



LRM
PLANNING
LIMITED

ENVIRONMENTAL STATEMENT ADDENDUM

Former University of Wales College Newport, Caerleon

August 2023



Report Control

Project: Caerleon Campus

Client: Acorn Property Group

Job Number: 22.160

File Origin: 22.160/Reports

Document checking

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Initialled: SC

Review by: Abi Hawke

Initialled: AH

Issue	Date	Status	Checked for issue
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Appendix 1: Site Location plan



1 Introduction

1.1 This statement is prepared in support of a S73 application relating to development at the Former University of Wales College Newport, College Crescent, Caerleon, Newport, NP18 3NS (see Appendix 1).

1.2 Planning Permission, LPA Ref 19/1212, was granted on 21st April 2021 for the development described below;

"Partial demolition, refurbishment and conversion of main building to 44 flats, conversion of TJ Webby building to 2no. Dwellings, conversion of TY Hywel building to 2no. Residential units (1 flat and 1 house), conversion of Felthorpe to 1no. Dwelling, demolition of other existing buildings and construction of 170 no. Dwellings, open space, landscaping, engineering and infrastructure works to include retention of listed gate piers."

1.3 In parallel, a Listed Building consent was also previously obtained (LPA Ref 17/0782), which was subsequently varied by a S19 application, LPA Ref 21/0294, approved on 24 June 2021.

1.4 The Redrow Homes provided further details and obtained permission through a number of subsequent submissions, including discharge of conditions, attached to both the host planning permission and listed building consents, and work in respect of the main development site has progressed. The phase one demolition work to the listed building was completed and the applicant has subsequently obtained approval for all of the pre-commencement conditions attached to the listed building consent.

1.5 This addendum is submitted in respect of a S73 application related to condition 1 of planning permission LPA Ref 19/1212 to allow for changes to be made to the plans approved for the listed buildings only (further detail in this respect is set out in section 3 of this statement).

1.6 The original planning permission was supported by an Environmental Statement prepared by Lichfields, formed by the Environmental Statement dated November 2019 and the Supplementary Environmental Statement dated October 2020. These documents considered the environmental effects of the proposed development on the following topic areas: transport, air quality, landscape & visual, arboriculture, ecology, cultural heritage and socio economic. In the context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, S73 applications are termed 'subsequent applications'.

1.7 Accordingly, to accompany the S73 application, the applicant has also compiled environmental information that is supplementary to that which was assessed in the determination of the host planning permission.

1.8 This supplementary environmental information is set out herein and is to be read in conjunction with the earlier environmental information previously provided, the accompanying Heritage Statement prepared by Avalon Planning & Heritage, Ref A2273 -August 2023 (see Appendix 2) and in the context of the information submitted to discharge various conditions imposed. It should be noted that a separate S19 application has been submitted in parallel (Planning Portal Ref PP-12360422) to for the LPA to consider the listed building consent considerations.



2 EIA Regulations

- 2.1 The Town and Country Planning (Environmental Impact Assessment) Regulations include consideration of multi-consent scheme. Regulation 2 requires the consideration of environmental information prior to granting planning permission for 'subsequent consents'. Subsequent application is defined in the regulations as an application for "consent, agreement or approval of a matter" that is:
- (a) required by or under a condition to which a planning permission is subject; and
 - (b) which must be obtained before all or part of the development permitted by the planning authority.
- 2.2 Accordingly, the S73 is considered to fall within this category. It doesn't follow that an Environmental Statement is required in respect of a subsequent application, the regulations state:
- "(2) Where it appears to the relevant planning authority that the environmental information already before them is adequate to assess the significant effects of the development on the environment, they must take that information into consideration in their decision for subsequent consent."***
- 2.3 In this regard, the adequacy of the environmental information prepared previously was considered by the Authority as part of the planning permission and through subsequent condition submissions.
- 2.4 As will be demonstrated in subsequent sections, the S73 will allow a number of changes to be made in respect of the listed buildings only, with the overall quantum of development, and indeed description of development, unchanged from that previously approved. Therefore, it is considered that the existing environmental information and assessment of likely significant effects is still valid.
- 2.5 There are no effects related directly to the proposed development that were not identified or identifiable at the time of the principal decision that would require an assessment to be undertaken or revised at this subsequent stage.
- 2.6 Moreover, there has not been any material change in circumstance associated with the application site that would render the conclusions of the submitted Environmental Statement invalid at the present time.



3 The proposed development

Background

- 3.1 The background to the current application is formed by the planning permission described in paragraph 1.1. Paragraph 1.3 provides a further update in terms of the progress obtained both in terms of the works to the main site and further approvals obtained to discharge relevant conditions on the host planning and listed building consents.
- 3.2 Pursuant to the screening and scoping opinion adopted by the LPA, the ES for the planning application focused on assessing the impact of the development on the following environmental topic areas of transport, air quality, landscape & visual, arboriculture, ecology, cultural heritage and socio economic.
- 3.3 The ES provided information in respect of the methodology used in undertaking the environmental impact assessment and the planning policy within which the application has been prepared and assessed. It similarly provided a detailed description of the site and the surrounding area and an explanation of the proposed development. The environmental impact assessment was conducted on the basis of a plans that illustrated the configuration of the components of the development. The technical assessments contained in the ES followed relevant guidance, where available, as described in individual topic chapters. Where necessary Technical Appendices were prepared and included with the ES.
- 3.4 The ES identified and assessed the likely significant environmental effects of the proposed development. It concluded that the proposed development can proceed without causing an unacceptable impact on either the local or wider environments. In many respects, the overall effect of the scheme was considered to be not significant/negligible or minor beneficial.
- 3.5 Through appropriate mitigation as identified herein and provided either inherently within the proposals or in the planning permission to be controlled by planning condition or planning obligation, measures will be taken to ensure that the impact of development is minimised.
- 3.6 For these reasons, this Environmental Statement concludes that the measured environmental consequences of the proposed development support the granting of planning permission. Permission was duly granted by the Authority.

Proposed Modifications

- 3.7 As previously mentioned, the S73 is sought to secure changes to the approved plans for the listed building and the immediate environs. Upon review of the approved plans the applicant noticed deficiencies in the consented design in respect of fire strategy and the modifications are primarily aimed at making improvements in this respect whilst making a better, more efficient use of space. Therefore, whilst some of the spatial/layout arrangements for the apartments have been improved, with enhanced facilities such as additional ensembles or extra storage, the overall quantum of development remains the same.
- 3.8 The main changes to be introduced are set out in the sections below;



Changes to the main Teacher's block:

3.9 Basement Plan:

- Double doors to the protected corridor added (replaces the single door entrance)
- M&E equipment added (as shown indicatively)
- Bin stored with new double doors added
- Cycle storage areas with new external doors added
- Removal of a small section of wall and door to stair 3 area

3.10 Ground Floor Plan:

- GF1 - General layout reconfigured - Hall/lobby area added
- GF2 - General layout reconfigured - Ensuite to Bed 1 added
- GF3 - General layout reconfigured - Ensuite to Bed 1 added
- Stair 2 - General stair layout reconfigured to include a new 4-person lift
- Communal lobby - Post boxes added
- GF4 - General layout reconfigured - unit handed and Hall/lobby area added
- GF5 - General layout reconfigured / improvements
- GF6 - General layout reconfigured - Hall/lobby area added
- GF7 - General layout reconfigured - Hall/lobby area added
- GF8 - General layout reconfigured - Hall/lobby area and Ensuite to Bed 1 added
- GF9 - General layout reconfigured - Hall/lobby area added
- GF10 - General layout reconfigured / improvements
- GF11 - General layout reconfigured - unit increased in floor area which includes new bed 1 with ensuite. Kitchen/dining and lounge now open plan
- GF12 - General layout reconfigured / improvements
- GF13 - General layout reconfigured - unit increased in floor area by taking some of the existing corridor space
- GF14 - General layout reconfigured - unit increased in floor area by taking some of the existing corridor space. This unit includes an additional new bed 1 with ensuite. Kitchen/dining and lounge areas are now handed
- GF15 - General layout reconfigured / improvements



- GF16 - Added another 2-bed apartment (planning application 2)
- GF17 - Village Hall - General layout reconfigured / improvements (compared the layouts from Powell Dobson Architects plans)
- GF18 - Village Hall - General layout reconfigured / improvements - Ensuite added to Bed 1 (compared the layouts from Powell Doson Architects plans)

3.11 First Floor Plan:

- FF1 - General layout reconfigured - unit increased in floor area by taking the corridor space. This unit includes an additional new bedroom and Hall/lobby area has been added
- FF2 - General layout reconfigured / improvements - unit increased in floor area by taking the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated
- FF3 - General layout reconfigured / improvements - this apartment converted to a 1-bed from a 2-bed unit and the apartment entrance has been relocated
- FF4 - General layout reconfigured / improvements - unit increased in floor area by taking some of the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated
- Stair 2 - General stair layout reconfigured to include a new 4-person lift
- FF5 - General layout reconfigured / improvements - Kitchen/dining and lounge areas have been handed
- FF6 - General layout reconfigured / improvements - Kitchen/dining and lounge areas have been relocated and ensuite added to Bed 1
- FF7 - omitted. The floor area is been incorporated into FF8
- FF8 - unit increased in floor area by taking the apartment FF7. This unit is a 3-bed apartment with Bed 1 and 2 having ensuites and the kitchen/dining and lounge area has an open plan layout
- FF9 - General layout reconfigured - Unit increased in floor area by taking some of the existing corridor space. The hall/lobby area has been added
- FF10 - General layout reconfigured - Unit increased in floor area by taking cupboard and riser space. Kitchen/dining and lounge areas have been handed and an ensuite added to Bed 1
- FF11 - General layout reconfigured - The hall/lobby area has been added and bathroom relocation to the existing study area
- FF12 - General layout reconfigured / improvements - unit increased in floor area by taking some of the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated



- FF13 - General layout reconfigured / improvements - unit increased in floor area by taking some of the existing lightwell space.
- FF14 - General layout reconfigured / improvements - unit increased in floor area by taking some of the corridor space. This unit includes an ensuite to bed 1, kitchen/dining and lounge areas have been handed and the apartment entrance has been relocated
- FF15 - General layout reconfigured / improvements
- FF16 - General layout reconfigured / improvements - Unit increased in floor area by taking some of the corridor space and stair (stair 5) making this a duplex 2-bed apartment.
- Second and Third Floor Plan:
- SF1 - General layout reconfigured - unit increased in floor area by taking the corridor space. This unit includes an additional new bedroom and Hall/lobby area has been added
- SF2 - General layout reconfigured / improvements - unit increased in floor area by taking the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated
- SF3 - General layout reconfigured / improvements - this apartment converted to a 2-bed to a 1-bed unit and the apartment entrance has been relocated
- SF4 - General layout reconfigured / improvements - unit increased in floor area by taking some of the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated
- Stair 2 - General stair layout reconfigured to include a new 4-person lift
- SF5 - General layout reconfigured / improvements - Kitchen/dining and lounge areas have been handed
- SF6 - General layout reconfigured / improvements - Kitchen/dining and lounge areas have been relocated and ensuite added to Bed 1
- SF7 - General layout reconfigured / improvements - Lounge areas have been relocated to the second floor and the bedroom and bathroom to the third floor. The apartment entrance has been relocated
- SF8 - General layout reconfigured / improvements - unit increased in floor area by taking some of the area around the lift space. This unit includes an ensuite to bed 1.
- SF9 - General layout reconfigured / improvements - unit increased in floor area by taking some of the corridor space. This apartment converted from a 1-bed to a 2-bed unit and the apartment entrance has been relocated
- SF10 - General layout reconfigured / improvements - unit increased in floor area by taking some of the corridor space. This apartment converted from a 1-bed to a 2-bed unit and the apartment entrance has been relocated
- SF11 - General layout reconfigured / improvements - unit increased in floor area by taking



the corridor space. The apartment entrance has been relocated

3.12 Roof Plan:

- Additional roof lights have been added to the rear of the building.
- Flat roof lights resized on the metal standing seam roof area
- In the light well area - reduce roof light from 2 to one and added metal standing seam roof section

3.13 Elevations:

- Elevation 12 added double doors and a vent grill at the basement level
- Elevation 13A added doors to the sunken courtyard area
- Elevations 14 & 15 added the new flat roof extension
- Elevation 16 additional roof lights have been added
- Elevation 17 Solid door and side light added to the village hall building
- Elevation 19 added window-like doors (apartments FF06, FF08, SF06 and SF08)
- Elevation 19 (planning application 2) extension to the resident lounge apartment to be rebuilt. Frameless glass balustrade to extension roof area with a glazed door for gaining access to the roof terrace area)

Changes to Principals Residence:

3.14 Ground Floor Plan:

- House 1 - The kitchen and lounge now have an open-plan layout
- House 2 - Bay window to lounge added
- House 2 - Staircase relocated
- House 2 - Kitchen & dining and sitting room reconfigured
- House 2 - Added WC (under stairs)

3.15 First Floor Plan:

- House 1 - Added ensuite to Bed 4
- House 1 - Reconfigured doorway into Bed 3
- House 2 - Staircase relocated
- House 2 - Bathroom relocated



- House 2 - Cupboard added to the landing area
- House 2 - Added ensuite to Bed 1

3.16 Roof Plan:

- Bay window flat roof added

3.17 Elevations:

- Elevation 1 - Timber glazed door (replaces a solid door)
- Elevation 2 - Timber half-glazed door (replaces a solid door)
- Elevation 2 - Bay window added

Changes to Caretakers Lodge:

3.18 Ground Floor Plan:

- House 2 - Relocated the front door and created a new enclosed lobby area with a utility cupboard
- House 2 - Kitchen and bedroom handed
- House 2 - Added ensuite to bedroom
- House 2 - Added WC

3.19 First Floor Plan:

- House 1 - Added ensuite to Bed 1
- House 1 - Bed 3 made smaller due to the added ensuite
- House 1 - Bathroom reconfigured

3.20 Elevations:

- Elevation 2 - Timber glazed door (replaces a solid door)
- Elevation 2 - Timber glazed door (replaces a window)
- Elevation 4 - Timber glazed doors (replaces a solid door to House 1)
- Elevation 4 - Timber glazed doors (replaces a solid door to House 2)



4 Environmental Statement's conclusions and continued relevance

- 4.1 In the following paragraphs the findings of the ES are summarised along with the relevant supplemental information provided. This analysis demonstrates the continued validity of the ES in providing a basis for the consideration of the S73 subsequent application.

Transportation

- 4.2 The impacts of the proposals on Transportation have been fully considered and in particular the effects of construction traffic and the proposals when operational on sustainable infrastructure, the local road network and road safety.
- 4.3 Chapter D of the ES considers the impact of the proposal on the local transport network, along with section 4 of the SES. The ES concludes that there is a negligible effect during construction and a negligible effect in the completed development on severance, pedestrian and cyclist delay, pedestrian and cyclist amenity and accidents and safety. Prior to the implementation of mitigation there was expected to be a minor, adverse effect on driver delay for the completed development. Following the implementation of the proposed mitigation, there will be residual minor beneficial effects on severance, driver delay, pedestrian and cyclist delay, pedestrian and cyclist amenity and accidents and safety.

Updated Potential Effects and Mitigation

- 4.4 The S73 submission is consistent with the above, and accordingly there are no new or materially altered 'likely significant environmental effects' which have not already been assessed within the ES. The conclusions will remain the same insofar with the identified mitigation to be delivered through the implementation of the development.

Air Quality

- 4.5 Chapter E of the of the ES considers the impact of the proposal on the air quality of the area through the construction and operation of the development. It notes that with mitigation, no significant adverse air quality effects are likely during the construction or operational phases of development, with the ES noting residual effects being negligible or minor beneficial, with decreases in the concentration of pollutants within the Caerleon AQMA in all years in comparison to the Future Baseline, although the health effects of reduced exposure to air pollution may not be perceptible

Updated Potential Effects and Mitigation

- 4.6 The S73 submission is consistent with the above, and accordingly there are no new or materially altered 'likely significant environmental effects' which have not already been assessed within the ES. The conclusions will remain the same with the identified mitigation to be delivered through the implementation of the development.

Landscape and Visual

- 4.7 Chapter F of the of the ES, along with section 5 of the SES, considers the likely effects on landscape character and visual amenity within the defined study area expected to arise as a



result of the proposed development. The assessment of effects on Landscape Character identified some short-term adverse effects during the construction stage and at year 1 of the site's operation. However, in the longer term and with the benefits of the integrated mitigation proposed, the residual effects are considered to be beneficial in their nature while not significant in EIA terms.

- 4.8 With regard to Visual Amenity, effects during construction and at year 1 include some significant adverse but temporary effects on a number of receptors but longer-term residual effects were identified as being not significant and/or beneficial and neutral. No long term significant adverse effects were identified.

Updated Potential Effects and Mitigation

- 4.9 Again, the S73 submission is consistent with the above, and accordingly there are no new or materially altered 'likely significant environmental effects' which have not already been assessed within the ES. The conclusions will remain the same with the identified mitigation to be delivered through the implementation of the development.

Arboriculture

- 4.10 Chapter G of the of the ES, together with section 6 of the SES, considers the likely significant effects of the proposed development upon trees, hedges and woodland both within and surrounding the site. The ES notes that the proposed development permits the retention of all the most significant and valuable trees, hedges, orchard, woodland and parkland. There is also no obvious adverse impact upon trees adjacent to the site. Retained trees, hedges, orchards and woodland can be protected in accordance with the recommendations outlined within BS5837 Trees in relation to Design, Demolition and Construction -Recommendations (2012).

Updated Potential Effects and Mitigation

- 4.11 In view of the nature of this S73 submission, it is considered that the revisions remain consistent with the above, and accordingly there are no new or materially altered 'likely significant environmental effects' which have not already been assessed within the ES. The conclusions will remain the same with the identified mitigation to be delivered through the implementation of the development.

Ecology

- 4.12 Chapter H, of the ES, together with section 7 of the SES, considers the likely significant effects in respect of the proposed development on important ecological features; including species populations, habitats and designed sites. The ES noted that through avoidance, mitigation and compensation measures to be delivered through the implementation of construction environmental management plan, landscape and environmental management plan, meadow creation method statement and landscaping scheme are considered to ameliorate those significant effects identified to a residual level where no significant negative effects will arise.

Updated Potential Effects and Mitigation

- 4.13 Again, given the nature of the S73 submission, it is considered that the revised proposals remain consistent with the above, and accordingly there are no new or materially altered 'likely significant environmental effects' which have not already been assessed within the ES. The



conclusions will remain the same with the identified mitigation to be delivered through the implementation of the development.

Cultural Heritage

- 4.14 Chapter I, of the ES, together with section 8 of the SES, considers the likely significant effects in respect of the proposed development on the historic environment which can be expected to arise as a result of the proposed redevelopment of the former USW Caerleon campus, which will include the adaptation and re-use of the original main college building, the associated former principal's residence, caretaker's/gardener's lodge and gate piers, which are all listed buildings.
- 4.15 The assessment found that the impact of the proposed development on historic assets will be confined to assets that are located within the site. Notwithstanding the large number of historic assets within 1km of the application site, the assessment noted that they will be unaffected by either the construction or operation of the proposed development.
- 4.16 The assessment concludes that during construction, as a result of alterations to the fabric of the buildings in order to adapt and convert them to residential use, there will be an overall minor adverse effect on the former Caerleon Teacher Training College Building, the former Principal's Residence, and the former Caretaker's/Gardener's Lodge, all of which are Grade II listed buildings. These are not significant effects with regard to environmental impact assessment.
- 4.17 The assessment concludes that during operation there will be a minor beneficial effect on the Grade II listed former Caerleon Teacher Training College Building, due to it being in a sustainable long-term use and as a result of the enhancement of its setting.
- 4.18 During operation of the proposed development there will also be a minor beneficial effect on the Grade II listed former Principal's Residence, the former Caretaker's/Gardener's Lodge, and the Gate Piers at the original entrance to the Caerleon Campus, as the former Principal's Residence and Caretaker's/Gardener's Lodge will have a secure, long-term sustainable use and all the listed buildings will stand in an improved landscaped setting. These are not significant effects with regard to environmental impact assessment.
- 4.19 The assessment concludes that, while there is the potential for adverse impacts on any surviving archaeological remains within the site, resulting adverse effects would be fully mitigated by the implementation of an appropriate scheme of archaeological works secured by condition attached to planning consent.

Updated Potential Effects and Mitigation

- 4.20 Accompanying this submission is a Heritage Statement prepared by prepared by Avalon Planning & Heritage (see appendix 2) which has sought to consider the various internal and external changes, as set out in section 3, proposed to the statutory listed buildings.
- 4.21 In terms of the impact upon the Main Building (Teacher Block), the HS considers that the effect of the proposed amendments to the Main Building will be largely neutral, however it has been identified that some additional minor adverse impact will be caused by further alteration of the planform of the first and second floors and through small losses of original fabric. However, the HS goes on to state that there are a number of small offsetting benefits in the proposed amendments and the proposals are considered to have full justification because of the need for a viable fire strategy. The beneficial effects of the scheme overall which include for the removal of



all of the unsympathetic modern extensions and the sensitive reinstatement of lost sections of the northwest elevation and will provide a viable new use for the building and weigh in favour of the proposal.

- 4.22 Regarding the Principal's Residence, the HS states that the changes proposed to the extant permission for the conversion of the building are considered to be either of neutral effect or to benefit the building by better revealing its significance through removal of elements which currently detract from the quality of the elevations and the character of the building and replacement with materials which relate better to the historic fabric. This includes the removal of the 'shopfront window and poorly matched infill and its replacement with a bay window in matching stone to the rest of the building and repeating the form of existing bay windows. Overall, the HS confirms that the changes are considered to be driven by sound conservation principles and will be beneficial with reference to the extant consent.
- 4.23 Finally, considering the Caretakers Lodge, the HS notes that the proposed changes to the permitted scheme are light touch alterations to the internal layout with a very small loss of fabric to create a new external door from an existing window and a new internal door through a wall of moderate sensitivity. The majority of proposed amendments are of neutral effect and there are two proposed new doors which would replace existing unsympathetic and poor-quality external doors which are of no heritage value. The HS concludes that overall, the benefits of renovation of the Caretakers Lodge will exceed any very minor additional adverse effects from the two proposed additional doors.
- 4.24 In light of the above, it is considered that the revised proposals remain consistent with the ES and accordingly there are no new or materially altered 'likely significant environmental effects' which have not already been assessed within the ES.

Socio Economic.

- 4.25 Chapter J, of the ES, considers the likely socio-economic effects of the proposed development. The ES concludes that the proposed development represents a significant new capital investment in the area, which will provide needed housing and will generate additional resident expenditure that will help to support local services. The only mitigation that is likely to be required in respect of socio-economic matters relates to S106 contributions for secondary education. This contribution will overcome any minor adverse socio-economic impacts associated with the proposed development.

Updated Potential Effects and Mitigation

- 4.26 Once again, given the nature of this S73 submission, it is considered that the revised proposals remain consistent with the above, and accordingly there are no new or materially altered 'likely significant environmental effects' which have not already been assessed within the ES. The conclusions remain the same with the identified mitigation to be delivered through the implementation of the development.

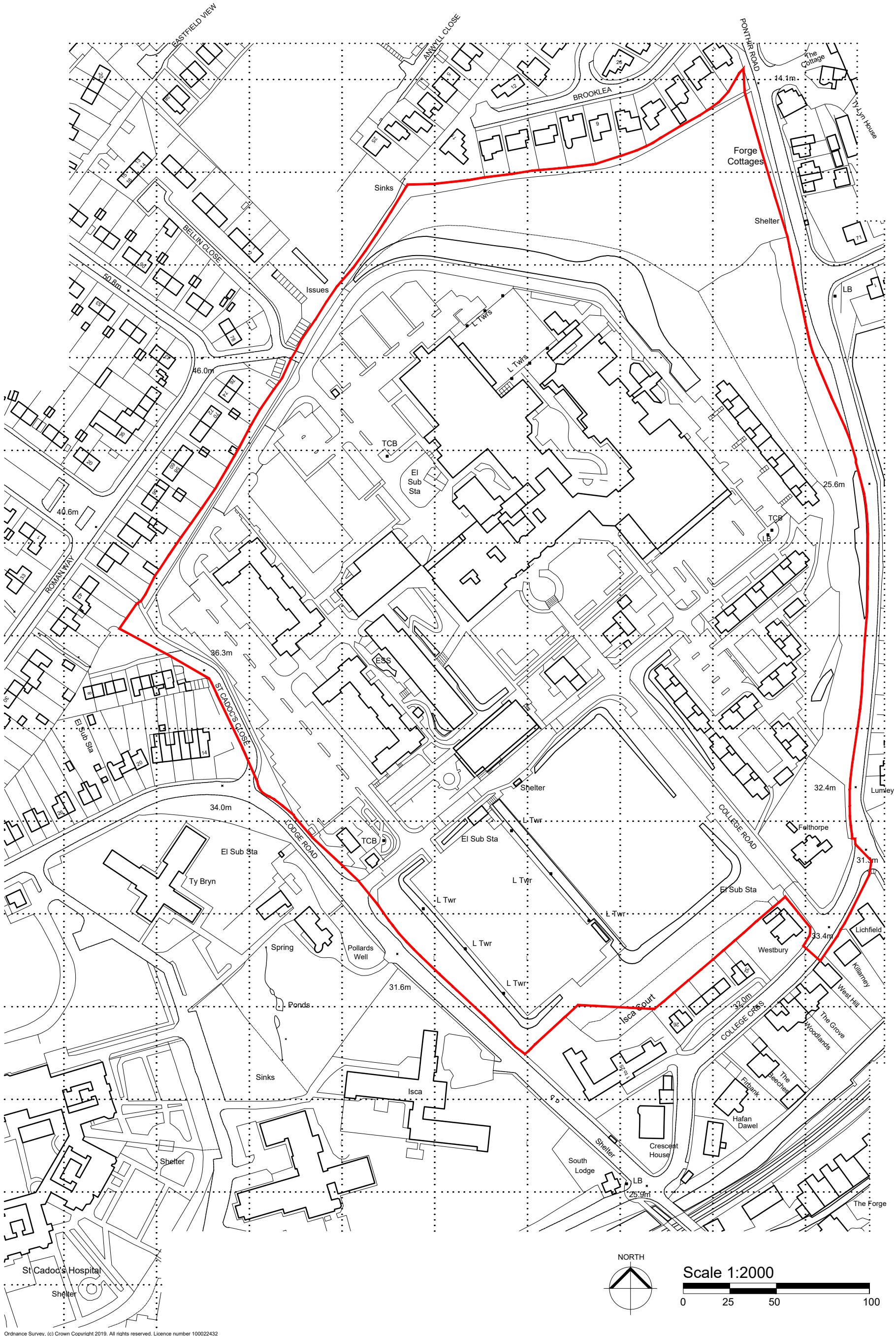


5 Conclusion

- 5.1 The assessment of the potential environmental impact has concluded that development can proceed without causing an unacceptable impact on either the local or wider environments. In many respects, the overall effect of the scheme will be not significant/negligible or minor beneficial.
- 5.2 The S73 application seeks to make changes to the listed buildings only with relatively minor changes to the internal and external details and its immediate environment, as set out in section 3 of this statement. The overall quantum of development is unchanged. There are no material changes in circumstance associated with the site which is the subject of this application for subsequent consent. Additional information is provided to support the accompanying S19 submission which supports the acceptability of the changes to the listed building.
- 5.3 For these reasons, the conclusions of the Environmental Statement remain relevant to the size of the approved development and support the approval of this S73 application.



Appendix 1: Site Location plan



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This drawing must not be scaled.
Figured dimensions and levels to be used.
Any inaccuracies must be notified to the architect.
Detail drawings and large scale drawings take precedence over smaller drawings.

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Contract: Redrow Homes
Caerleon Campus Redevelopment
Site Location Plan

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Appendix 2: Heritage Statement



Heritage Statement

Avalon
PLANNING & HERITAGE

MAIN BUILDING AND HOUSES
CAERLEON CAMPUS, NEWPORT, WALES
August 2023



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1.0 Introduction

Project Background

- 1.1 Avalon Planning & Heritage has been commissioned by Acorn Property Group to produce a Heritage Statement covering proposed Minor Amendments to Approved Plans for the conversion of Caerleon Collage main teaching building, The Caretaker's Lodge and The Principal's Residence to residential accommodation.
- 1.2 For the avoidance of doubt, this statement forms part of:
- A S19 Application to vary condition 1 (approved plans) in respect of 21/0294 variation of conditions 1 (approved plans), 4 (detailed schedule of works), 8 (walls and spaces to be made good) and 9 (detailed structural engineering report) of listed building consent 17/0782 for the partial demolition, refurbishment and conversion of a) main building to 42no. Flats, b) TJ Webby building to 2no. Dwellings and c) TY Hywel building to 2no. Dwellings (1no. Flat and 1no. House); demolition of buildings attached to the main building, removal of existing gates on listed piers and construction of level pedestrian access between retained gate piers. Amendments include changes to general layout and elevations.
 - A S73 Application to vary condition 1 (approved plans) in respect of 19/1212 partial demolition, refurbishment and conversion of main building to 44 flats, conversion of TJ Webby building to 2no. Dwellings, conversion of TY Hywel building to 2no. Residential units (1 flat and 1 house), conversion of Felthorpe to 1no. Dwelling, demolition of other existing buildings and construction of 170 no. Dwellings, open space, landscaping, engineering and infrastructure works to include retention of listed gate piers.

Amendments include additional en-suite facilities, repositioning of cloaks/stores/utilities and reinstatement of windows.

- 1.3 This statement is an addendum to the Heritage Statement (LHC Design 2017) submitted as part of Planning Application 19/1212; LBC 17/0782 and subsequent LBC 12/0294. This statement should therefore be read in conjunction with accompanying application drawings, and with reference to the 'Heritage Statement with Design and Access Statement Part 1 & 2' (LHC 2017). This Statement also draws on the content of a Building Survey undertaken in 2021 in response to condition 3 attached to LBC 17/0782 (LHC Design 2021).
- 1.4 The statement is written in accordance with paragraph 6.1.14 of Planning Policy Wales – 11th edition which requires that:

Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed.

- 1.5 It is drafted according to methodologies published by the Welsh Government and Cadw including 'The Conservation Principles for the Sustainable Management of the Historic Environment in Wales' (Conservation Principles 2011); 'Setting of Historic Assets in Wales' (Welsh Government, Cadw, 2017); and Heritage Impact Assessments in Wales (Cadw 2017).



Site Location and Description

- 1.6 The Site is located at Caerleon Campus, University of Wales, Newport, Wales, and includes the Former Teaching College; the Principal's Residence; and the Caretakers/Gardener's Lodge as well as surrounding gardens. It is accessed principally by College Road and is bounded on all sides by a recently approved residential scheme which is currently under construction by Redrow Homes.

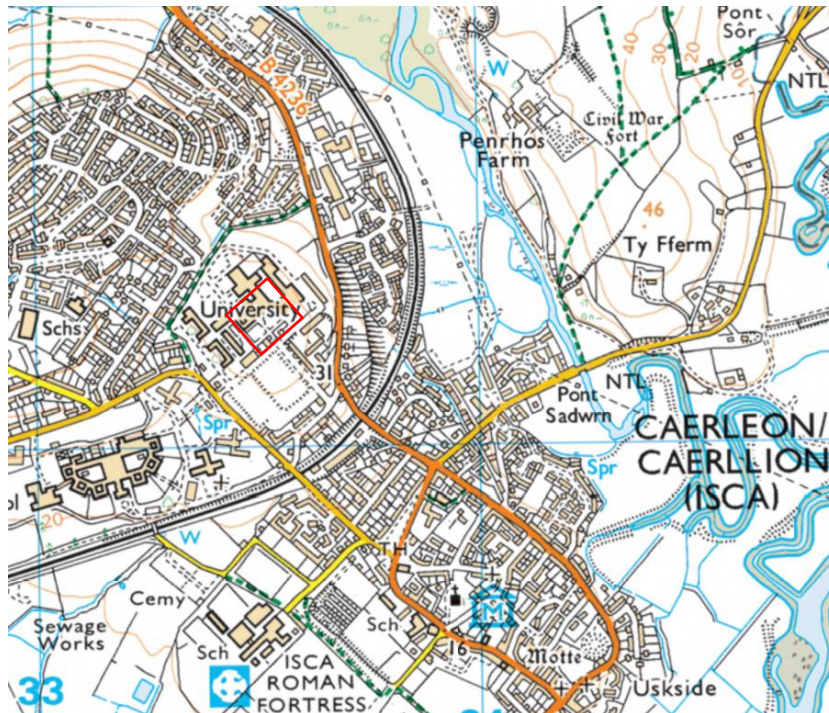


Figure 1.1: Site Location (Bing Maps).



Figure 1.2: Site Location (Google Earth, 2023).

- 1.7 The Site is currently not in use for its original purpose since the University was moved to its city centre location.

The Outline Proposals

- 1.8 The proposed amendments to the extant permission for conversion of the Main Building, The Principals Residence and The Caretakers Lodge are made with the intention of resolving issues with the permitted layouts. With respect to the main building,



alterations have been made to the layout of flats and the access routes through the building, to facilitate a viable fire strategy which has been shown to be not possible with the permitted layouts.

- 1.9 The Principals Residence alterations include works to the elevations aimed at improving the response to the historic character of the building and internal alterations to improve the layout and resolve issues with the design and location of a proposed new staircase that is unimplementable due to ceiling heights.
- 1.10 In the Caretakers Lodge changes are minimal. Where there are elevation changes they are intended to improve the response to historic character and/or improve the internal layout of the accommodation.

Statutory Designations

- 1.11 The site includes three buildings listed by Cadw under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, comprising:
- Former Caerleon Teacher Training College Building (Grade II Listed) Ref: 87729, date of listing 02/03/2017
 - Caretaker's / Gardener's Lodge at the University of South Wales, Caerleon Campus (Grade II Listed) Ref: 87727, date of listing 02/03/2017
 - Principal's Residence at the University of South Wales, Caerleon Campus (Grade II Listed) Ref: 87726, date of listing 02/03/2017

Relevant Planning History

Listed Building Consent

- 1.12 Listed Building Consent Reference 17/0782 was granted on 21st November 2018 for:

Listed building consent for the partial demolition, refurbishment and conversion of a) main building to 42no. flats, b) TJ Webby building to 2no. dwellings and c) TY Hywel building to 2no. dwellings (1no. flat and 1no. house); demolition of buildings attached to the main building, removal of existing gates on listed piers and construction of level pedestrian access between retained gate piers.

- 1.13 This consent was granted with 29 conditions comprising compliance with approved plans (1), bat mitigation strategy (2) implementation of a programme of building recording (3) submission of a phasing plan (4) and requiring the submission of details regarding the detail of new joinery (5 & 6), the installation of electrical & mechanical services, drainage and telecoms (7), details of making good following demolition (8) provision of structural engineers report (9) details of works to plasterwork (10) chimney works (11) details of refurbishment of fireplaces (12), staircases (13) rainwater Goods (14) radiators (15) details and samples of roof coverings (16) Landscaping details (17) works to suspended ceilings (18 & 28) details of repairs to external masonry (19) details of external and internal light fittings (20) details of internal wall linings (21) Lift installation (22) details of works to reception area (23) installation of stair lifts (24)



boundary treatments (25) acoustic separation between apartments (26) Fire management and control systems (27) works to gates and gate piers (29).

- 1.14 An application, reference 21/0226 for the discharge of Condition 3 (historic building recording) of LBC 17/0782 was made on the 2nd March 2021 and approved on 23rd July 2021. A building survey report was prepared under this condition (LHC Design 2021).
- 1.15 An application, reference 21/0294, for Variation of Conditions of LBC 17/0782 was approved on 24th June 2021:

Variation of conditions 1 (approved plans), 4 (detailed schedule of works), 8 (walls and spaces to be made good) and 9 (detailed structural engineering Report) of LBC 17/0782.

- 1.16 This application appears to have made no amendments to the proposed layout and design of the scheme, but did seek to vary the wording of the above conditions and to add additional documents and drawings. Conditions attached to the decision notice for this application did not include for historic building recording, this having been discharged under Condition 3 of application LBC 17/0782.
- 1.17 A further application to vary of Condition 3 (Phasing Plan) of LBC 21/0294 was submitted on the 14th October 2022 and granted on 16th January 2023:
- 22/0997 Variation of Condition 03 (phasing plan) of 21/0294.
- 1.18 A non-material amendment was made 15th June 2023 and approved on 13th July 2023:

- 23/0492 non-material amendment to vary condition 6 of 21/0294.

Planning Applications

- 1.19 Planning Permission reference 19/1212 was granted on 21st April 2021 for:

Partial demolition, refurbishment and conversion of main building to 44 flats, conversion of TJ Webly building to 2no. Dwellings, conversion of TY Hywel building to 2no. Residential units (1 flat and 1 house), conversion of Felthorpe to 1no. Dwelling, demolition of other existing buildings and construction of 170 no. Dwellings, open space, landscaping, engineering and infrastructure works to include retention of listed gate piers.

- 1.20 A total of four non-material amendments have subsequently been made to this permission as follows:
- 22/0922 Non-material amendment to plans condition 01 of planning permission 19/1212.
 - 23/0231 Non-material amendment to planning permission 19/1212.
 - 23/0665 Non-material amendment application to vary condition 1 (approved plans) in respect of 19/1212.
 - 23/0656 Non material amendment application to vary condition 1 (approved plans) of 19/1212



2.0 Statutory and Planning Policy Considerations

Legislation & National Planning Policy

- 2.1 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to pay special attention to the desirability of preserving (i.e., not harming) a listed building or its setting.
- 2.2 This requirement is maintained at Chapter 6 of Planning Policy Wales (PPW) Edition 11, which addresses distinctive and natural placemaking and well-being. Paragraph 6.1.10 requires that ‘there should be a general presumption in favour of the preservation or enhancement of a listed building and its setting’ and that ‘development proposal affecting a listed building...have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses’.
- 2.3 Planning Policy Wales: Technical Advice Note 24: The Historic Environment was published in May 2017 with its stated purpose to: ‘...provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications’. It encourages owners, developers and public bodies to use ‘The Conservation Principles for the Sustainable Management of the Historic Environment in Wales’ (Conservation Principles 2011) to assess potential impacts of development proposals on the significance of any historic assets and to refer to ‘Setting of Historic Assets in Wales’ (Welsh Government, Cadw, 2017) when assessing the impact of proposals on the setting of historic assets.

Local Planning Policy

2.4 The Planning policies for Newport City Council are contained in the Newport Local Development Plan, 2011 – 26, which was adopted in January 2015. Relevant policies include:

- Objective 5 – Conservation and the Built Environment
- Strategic Policy SP9 – Conservation of the Natural, Historic and Built Environment
- Environment Policy CE4 – Historic Landscapes, Parks, Gardens and Battlefields

***Object 5** – Conservation and the Built Environment recognises that the quality of the built environment is a contributor to the quality of life in Newport. The Strategy therefore seeks to preserve historical quality and to ensure that new development is carefully designed.*

***Strategic Policy SP9** – Conservation of the Natural, Historic and Built Environment recognises that Newport has a wide range of historically important buildings and sites. The policy therefore seeks to protect, retain, safeguard, conserve and enhance these heritage assets.*

***Environment Policy CE4** – Historic Landscapes, Parks, Gardens and Battlefields recognises that whilst it is important for Newport to develop and grow, this should not be done at the expense of its heritage. Therefore, there will be a presumption in favour of the retention, safeguarding, conservation and enhancement of sites recognised as being of historic interest, including listed*



buildings. The Council, in the determination of applications for Listed Building Consent, will have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

3.0 History and Development

- 3.1 The history and development of the site is outlined in detail in the existing heritage statement (LHC Design 2017 parts 1 & 2) and in an earlier report by Grover Lewis prepared in 2015 ahead of the buildings listing (Grover Lewis 2015). The history of the buildings is also presented in the Building Survey (LHC Design 2021).
- 3.2 This report makes no attempt to replicate that work, which was sufficient to support the approved planning and listed building consent applications. It instead seeks to summarise the key points and phases in the development of the site.

Early Settlement of Caerleon

- 3.3 In the first Century AD Caerleon was the site of a Roman Legionary Fortress and base for the Second Augustan Legion. The fortress lay to the southeast of the site and did not extend as far as the site itself. After AD75 a civilian town developed around the military fortress on an enlarged footprint. Once again it appears unlikely that this extended to within the site boundary.
- 3.4 In the 11th century a Norman castle was constructed in the southeast corner of the former Roman town and Caerleon came under Norman control being granted borough status in the late 12th century.

Medieval and Post Medieval Caerleon

- 3.5 Caerleon was a port and market town through the medieval period, however its development was restricted by the establishment of the town of Newport.
- 3.6 In the 19th century the growth of Caerleon was linked directly to the expansion of Newport as a significant port with new docks

built in 1842, capable of receiving the world's largest ships at that time.

- 3.7 The population of Newport grew and there was a high demand for technical skills to service the expanding industrial economy. This was the driver behind the establishment of the Newport Technical College at Clarence Place in Newport city centre in 1910.

The 20th Century – Caerleon College

- 3.8 The Education Act of 1902 placed responsibilities on Local Education Authorities to train teachers and Caerleon College was built as a result. A teacher training college for men, its design was the winning entry to an architectural competition submitted by architect Alfred Swash, FRIBA. The building was erected by 1912.

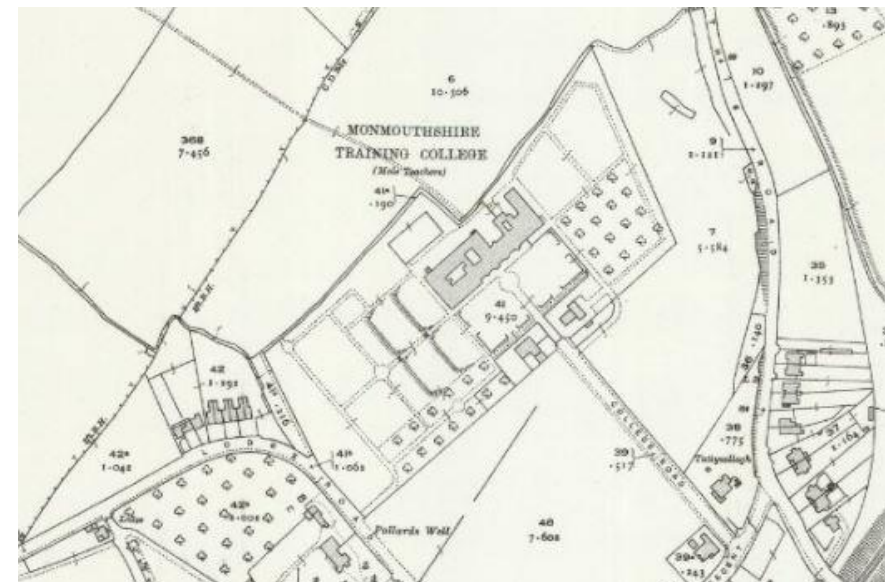


Figure 3.1: 25 Inch OS Map 1920

- 3.9 The OS Map of 1920 depicts the site including the college building in what would appear to be its original footprint, the two (now listed) houses in front of the college and a formal garden layout to the northeast, southeast and southwest. The College is approached from the southeast on College Road passing through open grass fields.
- 3.10 Architects plans of the college show the building arranged internally around a long lateral corridor extending the length of the principal front range with wings extending to the rear and incorporating two small courtyards. A full set of architects plans and elevations are reproduced in the Building Survey (LHC Design 2021). The ground floor plan shows a gymnasium building that is not present on the 1920 OS map. It appears likely that this

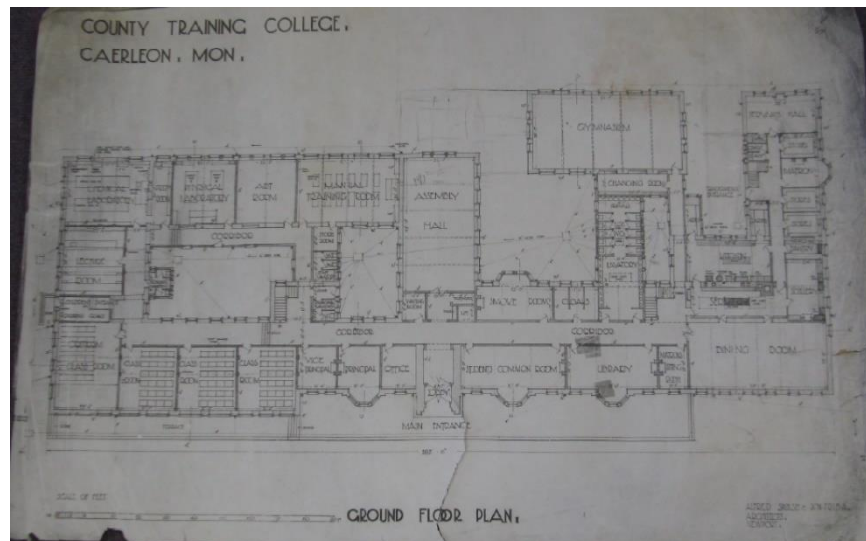


Figure 3.2: Original Architects Plans for the Teacher Training College (reproduced from LHC Design 2021 - originals currently missing)

element was not built initially, due the expense, and then the outbreak of World War I.

- 3.11 The 1939 OS map shows the site with the addition of the gymnasium and another small extension to the rear of what is called on the original architects plan the 'Assembly Hall', now referred to as the 'Resident's Lounge'.

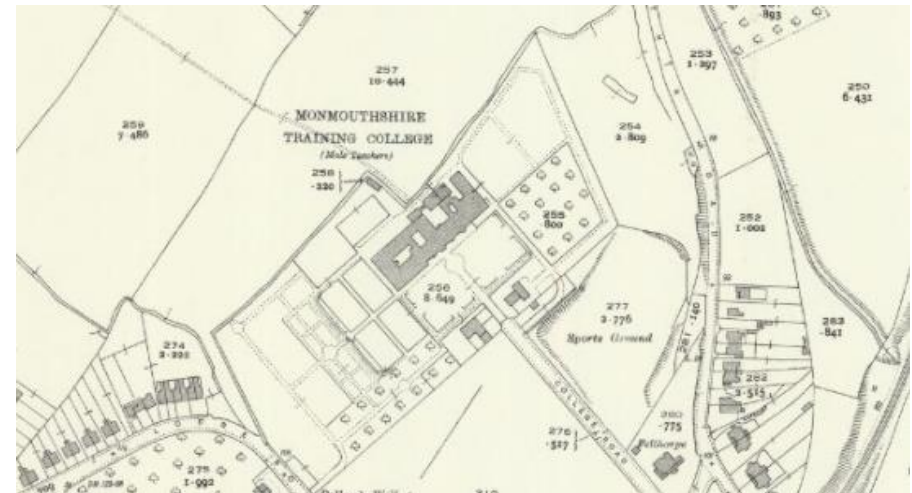


Figure 3.3: 25 Inch OS Map 1939.

- 3.12 Following World War Two the college was expanded with the rear of the college building being subsumed in extensions and additional development around to the west and northeast.
- 3.13 Architects plans for a group of extensions dated 1959 (not illustrated) show how the rear of the main building was adapted to be incorporated into a dining space with kitchens and other structures to the northwest which extended across the back of the college building and incorporated the gymnasium and the smaller extension to the rear of the Assembly Hall. The plans



show extensive alterations including the demolition and alteration of several walls.

- 3.14 Further extensions and additions through the later 20th century included: female halls of residence opened in 1964; the Rathmell building, which connects to the eastern flank of the original building, opened in 1985; in 1996 the School of Art and Design transferred completely to Caerleon; a student village in 1994 and a sports centre in 1999. The most recent addition on the site is the Kegie building, built in 2007 to house fashion design workshops and the Wales International Study Centre. These have caused further disruption to the rear elevations of the main building, mainly at ground floor level.
- 3.15 In 2008 the University began work on a city centre campus moving teaching from Caerleon resulting in the closure of Caerleon Campus in 2014.
- 3.16 Most recently planning (ref: 19/1212) was granted for the redevelopment of the campus including for demolition of all modern structures including modern extensions to the rear of the main teaching building and an original lavatory block, leaving only the original Grade II Listed college building, the two Listed houses to the southeast and separating the former gymnasium (now referred to as the Village Hall) from the main building.
- 3.17 The consented scheme included for construction of a residential housing development of 170 new dwellings in addition to conversion of the retained listed structures. Demolition of the campus beyond the site boundary two which this report pertains has proceeded during 2023 and construction of the 170 houses is in progress.
- 3.18 The demolition of the rear extensions of the main teaching building and internal demolition works (also consented under

planning consent ref 19/1212 and LBC ref: 21/0294) has not begun at the time of writing.

4.0 Current Condition of the Site

- 4.1 The current condition of the Grade II Listed Main Teaching Training Collage Building, the Grade II Listed Caretaker's Lodge and Grade II Listed Principal's Residence are described in detail in the Building Survey undertaken by LHC Design in 2021 and submitted in discharge of Condition 3 of Listed Building Consent 17/0782. No substantive works to the historic parts of the college building have been undertaken since this document was prepared and it therefore remains relevant.
- 4.2 A site visit to examine the building was also undertaken by Alex Farnell of Avalon Planning & Heritage on the 15th August 2023.

- 4.3 It was observed during the site visit that works to remove some of the modern extensions have started under extant permissions. This has exposed the northeast elevation previously obscured by additions. The elevation includes the ground floor and basement level and is in a very poor condition.
- 4.4 It was also evident that some intrusive investigation of the building had been carried out including limited removal of modern plasterboard finishes to verify the underlying structure. There has been no removal of any historically significant fabric.



Figure 4.1: Northeast elevation of the main teaching college following removal of extension.



5.0 Statement of Significance

- 5.1 In accordance with the requirement at Section 6 of the Planning Policy Wales: 11th Edition this statement describes the significance of the historic assets affected by the proposals and provides an assessment of their impacts on that significance.
- 5.2 For clarity, a detailed assessment of significance for the affected historic assets comprising: the Main Teaching Building; the Caretaker's Lodge; and the Principal's Residence, including a comprehensive set of significance plans, was provided in a Heritage Statement (LHC Design 2017) submitted with applications 19/1212 and 17/0782. As effectively an addendum to that document, this statement summarises the conclusions of the LHC Design Heritage Statement and should be read in conjunction with it. This statement does not seek to reassess the significance of the historic assets.
- 5.3 The assessment methodology used in the 2017 Heritage Statement by LHC Design and continued in this statement is in accordance with 'The Conservation Principles for the Sustainable Management of the Historic Environment in Wales' (Conservation Principles 2011), 'Setting of Historic Assets in Wales' (Welsh Government, Cadw, 2017) and 'Heritage Impact Assessments in Wales' (Cadw 2017).
- 5.4 In assessing significance Conservation Principles for the Sustainable Management of the Historic Environment in Wales makes reference to four heritage values:
- Evidential value: the potential of a place to yield evidence about past human activity.

- Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.5 An understanding of these values will inform the basis of an assessment of significance to be presented in a heritage impact statement.

5.6 Heritage Assets with potential to be affected by the proposals are:

- Grade II Listed Former Caerleon Teacher Training College Building (ref: 87729)
- Grade II Listed Caretaker's / Gardener's Lodge at the University of South Wales, Caerleon Campus (ref: 87727)
- Grade II Listed Principal's Residence at the University of South Wales, Caerleon Campus (87726)

The Significance of Grade II Listed Caerleon Teacher Training College

- 5.7 The principal elevations are considered to hold the key architectural value of the building with the internal spaces being generally of lesser importance. Rooms and spaces arranged along the front elevation of the ground floor are of significance and elsewhere, where spaces are well preserved and feature original detailing, they have been considered significant. This includes the main circulation corridors across all three floors.
- 5.8 Those spaces that have been eroded through modern interventions and lack original features have been considered



less significant or to hold no significance. Modern extensions to the rear are generally unsympathetic and considered to be detrimental to the significance of the building.

5.9 Pages 12 to 31 of Part 1 of the Heritage Statement (LHC Design 2017) provide significance diagrams for the building's walls and internal spaces. Further details of significant elements is provided on Pages 42-65 & 81-83 of the same document.

The Significance of the Grade II Listed Principal's Residence

5.10 The key architectural interest is in the external walls and elevations of the building. Particularly where it is viewed together with the Caretaker's Lodge and frames views to the Main Teaching Building with which it shares group value.

5.11 The interior of the building is of lesser value architecturally. The principal rooms are of moderate interest however spaces that have been altered by modern interventions and have lost their original character are of little interest.

5.12 Pages 32 to 35 of Part 1 of the Heritage Statement (LHC Design 2017) provide significance diagrams for the building's walls and internal spaces. Further detail of significant elements is provided on Pages 66-70 & 84 of the same document.

The Significance of the Grade II Listed Caretaker's Lodge

5.13 The key architectural interest is in the external walls and elevations of the building. Particularly where it is viewed together with the principal's Residence and frames views to the Main Teaching Building with which it shares group value.

5.14 The interior of the building is of lesser value architecturally. The principal rooms are of moderate interest however spaces that have been altered by modern interventions and have lost their original character are of little interest.

5.15 Pages 36 to 39 of Part 1 of the Heritage Statement (LHC Design 2017) provide significance diagrams for the building's walls and internal spaces. Further detail of significant elements is provided on Pages 74-78 & 85 of the same document.



6.0 Impact Assessment

Introduction

- 6.1 The assessment of the impacts of the proposed changes to the permitted scheme uses the existing Heritage statement and sensitivity diagrams as a basis for comparison to the extant permission.
- 6.2 It is considered appropriate for the impact of the currently proposed Minor Amendments to be framed with reference to the extant permission rather than with reference to the current condition. For example, where proposals do not change from the extant permission to the current proposal there is considered to be no additional impact, even if the extant permitted proposal was considered to result in harm. Where, for example, the current proposals would result in greater loss of original fabric than the extant permitted proposal, there would be judged to be some additional adverse impact.
- 6.3 For clarity and completeness, the proposed changes are presented in the tables below in direct reference to the impact assessment in the Heritage Statement prepared by LHC Design (2017). The first two columns present the works and impacts of the permitted scheme (as presented in LHC Design 2017) with the subsequent columns outlining the proposals in the corresponding locations in the current application and an assessment of the magnitude of impact, made using the methodologies employed in the LHC Design Heritage Statement as outlined on pages 63–65 of the 'Heritage Statement with Design & Access Statement, Part 2' (LHC Design 2017).
- 6.4 Where adverse impacts are judged to have increased with reference to the extant permitted scheme, these have been examined using the comprehensive photographic record in the Building Survey prepared by LHC Design (2021). Where uncertainty as to the impact remained, a visit to the site was made to clearly establish the likely impact.
- 6.5 It should be clearly stated that this assessment does not consider the principle of conversion to residential use, this having been established in the grant of the existing permissions. The bulk of proposed demolition required, and the changes to planform required to achieve a residential use has been permitted and the overall impacts of this are not revisited in this report.
- 6.6 It is also the case that this report makes no assessment of the impact on the building of new services, or of the any of the details of making good, or any of the matters dealt with by condition in the extant permissions as detailed in the associated decision notices.
- 6.7 This being the case, in practical terms the impact of changes on necessary service routes has not been considered. For example, the movement of a kitchenette from one proposed location shown in the extant permission to another proposed location in the current application, with no additional loss of fabric or impact on other historic features, would be considered to have no additional impact without regard for the position of service routes.

Assessment of Impacts

The table below is ordered by residential unit and by elevation (column 1) and the assessment of impact of changes proposed by the extant permission (as presented in LHC Design 2017) is in



columns 2 & 3. The proposed amendments are detailed in columns 4. Column 5 provides an assessment of the cumulative impact and a judgement as to its effect on the significance of the affected building in relation to the existing permission.

To assist the reader column 5 is colour coded to indicate whether cumulatively the impact has been judged to have increased, decreased or is neutral with respect to the extant permitted scheme.

For example, where the effect of the extant permitted scheme is judged to be negligible adverse in column 3 and the effect of the proposed amendment is judged in column 5 to cumulatively result in an impact that is still negligible adverse, it will be coloured blue to indicate that there is no net increase or decrease in adverse impact.



Main Building

Table 1: Basement Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change/ Increased)
Basement	(no changes in extant application)		Double doors to the protected corridor added (replaces the single door entrance)	Widening of door frame would cause some loss of original fabric. Negligible adverse change
Basement	Removal of modern partitions from Plant Room to return room to original size	Minor beneficial change	M&E equipment added (as shown indicatively)	In room historically used for plant, so in keeping with that. Additional partitions but minor. Negligible adverse change
	Removal of partitions adjacent to corridor	Negligible adverse change		
Basement	Removal of modern partitions from Plant Room to return room to original size	Minor beneficial change	Bin stored with new double doors added	Proposed double doors are replacing an existing window. Window currently blocked up /covered so benefit to reopening that space, but for a beneficial change this reinstatement would need to be a window rather than a door. Neutral change overall
Basement	Removal of modern partitions from Plant Room to return room to original size	Minor beneficial change	Cycle storage areas with new external doors added	Addition of a door in lieu of a window on the primary elevation of the main building. Small benefit to reopening blocked Window but proposed alteration of the opening to a door is a small impact.
	Removal of partitions adjacent to corridor	Negligible adverse change		



				Change is below ground level, coming out onto a lightwell so would not affect view of main elevation. Neutral change overall
Basement	(no changes in original application)		Removal of a small section of wall and door to stair 3 area	Doors not deemed to be significant features but small section of original wall removed. Negligible adverse change.

Table 2: Ground Floor Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change/ Increased)
GF1	Some door openings closed off	Negligible adverse change	Permitted layout retained. Hall/lobby added.	Minor changes to partitions. Neutral change
	Introduction of new partitions and door	Minor adverse change		
GF2	Some door openings closed off	Negligible adverse change	General layout reconfigured - Ensuite to Bed 1 added	Minor changes to partitions. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
	Removal of walk in safe	Negligible beneficial change		
GF3	Removal of existing door	Negligible adverse change	General layout reconfigured - Ensuite to Bed 1 added	Minor changes to partitions. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
Stair 2	Introduction of new staircase in Elevation 1 Entrance	Minor adverse change	General stair layout reconfigured to include a new 4-person lift	Staircase approved by extant permission, so no new damage to historic fabric. Neutral change



Communal lobby	Removal of modern partition in Elevation 1 Entrance	Negligible beneficial change	Post boxes added	Neutral change
GF4	Removal of some existing doors	Negligible adverse change	General layout reconfigured – unit handed and Hall/lobby area added	Changes to partitions. Neutral change
	Some door openings closed off	Negligible adverse change		
	Introduction of new partitions and doors	Minor adverse change		
GF5	Some door openings closed off	Negligible adverse change	Permitted layout retained. General layout reconfigured / improvements	Minor changes to partitions. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
GF6	Removal of modern partitions	Negligible beneficial change	General layout reconfigured – Hall/lobby area added	Changes to partitions. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
GF7	Removal of modern mezzanine	Negligible beneficial change	General layout reconfigured – Hall/lobby area added	Changes to partitions. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
GF8	Removal of doors into existing Assembly Hall	Slight adverse change	General layout reconfigured – Hall/lobby area and Ensuite to Bed 1 added	Changes to partitions. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
GF9	Removal of some existing doors	Negligible adverse change	General layout reconfigured – Hall/lobby area added	Minor changes to partitions. Neutral change
	Opening formed in existing wall	Negligible adverse change		
	Some door openings closed off	Negligible adverse change		
	Introduction of new partitions and doors	Minor adverse change		
GF10	Some partitions and doors removed	Negligible adverse change	General layout reconfigured / improvements	Minor changes to partitions. Neutral change
	Some door openings closed off	Negligible adverse change		
	Introduction of new partitions and doors	Minor adverse change		
GF11	Removal of some existing doors	Negligible adverse change	General layout reconfigured – unit increased in floor area which includes	Changes to partitions. Brings main space closer to original historic layout but does
	Openings formed in existing wall	Negligible adverse change		
	Some door openings closed off	Negligible adverse change		



	Introduction of new partitions and doors	Negligible adverse change	new bed 1 with ensuite. Kitchen/dining and lounge now open plan	result in the removal of small areas of two walls deemed to be of high sensitivity. Minor adverse change
GF12	Removal of existing bar fit out	Negligible beneficial change	General layout reconfigured / improvements	Changes to partitions. Neutral change
	Some door openings closed off	Negligible adverse change		
	Introduction of new partitions and doors	Minor adverse change		
GF13	Removal of some existing partitions	Negligible adverse change	General layout reconfigured – unit increased in floor area by taking some of the existing corridor space	Changes to partitions and additional openings made in original walls deemed to be of high sensitivity. Area generally lacking character or sensitivity. Minor adverse change from small loss of fabric
	Some door openings closed off	Negligible adverse change		
	Introduction of new partitions and doors	Minor adverse change		
GF14	Removal of existing partitions	Negligible adverse change	General layout reconfigured – unit increased in floor area by taking some of the existing corridor space. This unit includes an additional new bed 1 with ensuite. Kitchen/dining and lounge areas are now handed.	Removal of/ openings made in corridor wall deemed to be of moderate sensitivity. Minor adverse change from small loss of fabric
	Some door openings closed off	Negligible adverse change		
	Introduction of new partitions and doors	Minor adverse change		
GF15	Removal of some existing partitions	Negligible adverse change	General layout reconfigured / improvements	This space was generally compromised by later extensions and is therefore not sensitive. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
	Rebuild original rear elevation	Major beneficial change		



Table 3: First Floor Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change/ Increased)
FF1	Removal of some existing doors	Negligible adverse change	General layout reconfigured – unit increased in floor area by taking the corridor space. This unit includes an additional new bedroom and Hall/lobby area has been added	Proposed removal of section of wall deemed to be of high sensitivity. Potential to damage the fabric of the corridor walls. Additional partitions. However, the affected spaces lack character or sensitivity. Minor adverse change from small loss of fabric
	Opening formed in existing wall	Negligible adverse change		
	Some door openings closed off	Negligible adverse change		
FF2	Removal of some existing partitions and doors	Minor adverse change	General layout reconfigured / improvements – unit increased in floor area by taking the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated	Partial removal of walls deemed to be of moderate sensitivity. Introduction of new partitions. Listed Building Record describes the 'long corridor extending the entire width of the building which extends to the two main staircases'. This space is not affected by the proposals. This corridor is also much plainer than that of the ground floor. Doors are modern fire doors.
	Introduction of new partitions and doors	Minor adverse change		



				Minor adverse change from loss of fabric and planform changes
FF3	Removal of some existing partitions and doors	Negligible adverse change	General layout reconfigured / improvements - this apartment converted to a 1-bed from a 2-bed unit and the apartment entrance has been relocated	New entrance requires opening to be made in walls deemed to be of moderate sensitivity. Changes to partitions. Minor adverse changes from small loss of fabric
	Introduction of new partitions and doors	Minor adverse change		
FF4	- Removal of some existing partitions and doors	Negligible adverse change	General layout reconfigured / improvements - unit increased in floor area by taking some of the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated	Changes to partitions, and removal of some sections of walls deemed to be of moderate sensitivity. Interrupts planform of corridor. Space concerned lacks character. Minor adverse change from small loss of fabric
	Introduction of new partitions and doors	Minor adverse change		
Stair 2	new opening in floor slab	Minor adverse change	General stair layout reconfigured to include a new 4-person lift	Staircase approved by extant permission, so no new damage to historic fabric. Neutral change
	Introduction of new staircase	Minor adverse change		
FF5	Removal of some existing partitions and doors	Minor adverse change	General layout reconfigured / improvements - Kitchen/dining and lounge areas have been handed	Minor changes to partitions, and further removal of walls deemed to be of moderate sensitivity. Minor adverse change
	Introduction of new partitions and doors	Minor adverse change		
FF6	Removal of some existing partitions	Minor adverse change		



	Introduction of new partitions and doors	Minor adverse change	General layout reconfigured / improvements – Kitchen/dining and lounge areas have been relocated and ensuite added to Bed 1	Minor changes to partitions, and further removal of walls deemed to be of moderate sensitivity. Minor adverse change
FF7	Removal of some existing partitions	Negligible adverse change	Omitted. The floor area has been incorporated into FF8	Despite being incorporated into FF8, the footprint of extant FF7 remains relatively similar. Minor changes to partitions. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
FF8	Removal of some existing partitions	Negligible adverse change	Unit increased in floor area by taking the apartment FF7. This unit is a 3-bed apartment with Bed 1 and 2 having ensembles and the kitchen/dining and lounge area has an open plan layout	Layout of what was FF7 in extant proposal remains relatively similar, with only minor changes to these partitions. FF8 has changes to the partitions but no changes to the external walls which are the only fabric deemed to be of high sensitivity. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
FF9	Removal of some existing doors	Negligible adverse change	General layout reconfigured – Unit increased in floor area by taking some of the existing corridor space. The hall/lobby area has been added	Proposed removal of section of wall deemed to be of high sensitivity. Small alteration to original corridor walls. Additional partitions. Area lacks historic character. Minor adverse change from small loss of fabric
	Opening formed in existing wall	Negligible adverse change		
	Minor adverse change	Negligible adverse change		



FF10	Removal of some existing partitions	Minor adverse change	General layout reconfigured – Unit increased in floor area by taking cupboard and riser space. Kitchen/dining and lounge areas have been handed and an ensuite added to Bed 1	Removal of wall separating extant unit and cupboard/riser space, deemed to be of high sensitivity. Changes to partitions. Minor adverse change from loss of original fabric.
	Introduction of new partitions and doors	Minor adverse change		
FF11	Removal of some existing partitions and doors	Negligible adverse change	General layout reconfigured – The hall/lobby area has been added and bathroom relocation to the existing study area	Changes to partitions. Neutral change
	Opening formed in existing wall	Negligible adverse change		
	Some door openings closed off	Negligible adverse change		
FF12	Removal of some existing partitions	Minor adverse change	General layout reconfigured / improvements – unit increased in floor area by taking some of the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated	Changes to partitions but no changes to wall fabric deemed to be high sensitivity. Minor adverse change
	Introduction of new partitions and doors	Minor adverse change		
FF13	Removal of some existing partitions	Minor adverse change	General layout reconfigured / improvements – unit increased in floor area by taking some of the existing lightwell space.	Changes to partitions. Removal of 2 windows looking out into lightwell, replaced by wall opening and door. Changes are within a lightwell and not readily visible. Minor adverse change from loss of fabric and from obscuring elevations of historic character.
	Introduction of new partitions and doors	Minor adverse change		
FF14	Removal of some existing partitions	Negligible adverse change		



	Introduction of new partitions and doors	Minor adverse change	General layout reconfigured / improvements – unit increased in floor area by taking some of the corridor space. This unit includes an ensuite to bed 1, kitchen/dining and lounge areas have been handed and the apartment entrance has been relocated	Changes to partitions, and retention of less moderately sensitive wall fabric than the extant proposal. Minor adverse change from small loss of fabric
FF15	Removal of some existing partitions	Negligible adverse change	General layout reconfigured / improvements	Minor changes to partitions. Neutral change
	Introduction of new partitions and doors	Minor adverse change		
FF16	(FF16 did not exist in previous plan)		General layout reconfigured / improvements – Unit increased in floor area by taking some of the corridor space and stair (stair 5) making this a duplex 2-bed apartment.	Integration of the staircase into one flat and the integration of the corridor affects the planform and flow of the building. Very limited additional change to historic fabric, just introduction of new partitions. Existing plan already covers removal of modern partitions. Area is lacking in historic character. Minor adverse change from planform changes



Table 4: Second and Third Floor Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change/ Increased)
SF1	Removal of some existing doors	Negligible adverse change	General layout reconfigured – unit increased in floor area by taking the corridor space. This unit includes an additional new bedroom and Hall/lobby area has been added	Change to partitions. Additional opening in wall deemed to be of high sensitivity. Corridor on second floor deemed to be high sensitivity but additional partitions put where no current wall exists. Area lacks historic character. Minor adverse change from small loss of original fabric
	Bathroom Pod and communal kitchen removed	Minor beneficial change		
	Openings formed in existing walls	Negligible adverse change		
	Some door openings closed of	Negligible adverse change		
SF2	Removal of some existing partitions and doors	Minor adverse change	General layout reconfigured / improvements – unit increased in floor area by taking the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated	Partial removal of walls deemed to be of moderate sensitivity. Introduction of new partitions. Removal of original corridors has potential to adversely affect the legibility of the building, in relation to its original use as a training college/school. Changes to partitions. However, the area lacks historic character and sensitivity. Minor adverse change from small loss of fabric and change to planform
	Introduction of new partitions and doors	Minor adverse change		



SF3	Removal of some existing partitions and doors	Minor adverse change	General layout reconfigured / improvements - this apartment converted to a 2-bed to a 1-bed unit and the apartment entrance has been relocated	Entrance moved, resulting in additional opening to wall deemed to be of moderate sensitivity. Changes to partitions and removal of other walls deemed to be of moderate sensitivity to make open plan kitchen /lounge. Minor adverse change
	Introduction of new partitions and doors	Minor adverse change		
SF4	Removal of some existing partitions and doors	Negligible adverse change	General layout reconfigured / improvements - unit increased in floor area by taking some of the corridor space. This unit includes an ensuite to bed 1 and the apartment entrance has been relocated	Partial removal of walls deemed to be of moderate sensitivity. Introduction of new partitions. Removal of original corridors has potential to adversely affect the legibility of the building, in relation to its original use as a training college/school. Changes to partitions. However, the area lacks historic character and sensitivity. Minor adverse change from small loss of fabric and change to planform
	Introduction of new partitions and doors	Minor adverse change		
Stair 2	New opening in floor slab	Minor adverse change	General stair layout reconfigured to include a new 4-person lift	Staircase approved by extant permission, so no new damage to historic fabric. Neutral change
	Introduction of new staircase	Minor adverse change		
SF5	Removal of some existing partitions	Minor adverse change		Minor changes to partitions.



	Introduction of new partitions and doors	Minor adverse change	General layout reconfigured / improvements – Kitchen/dining and lounge areas have been handed	Neutral changes.
SF6	Removal of some existing partitions	Minor adverse change	General layout reconfigured / improvements – Kitchen/dining and lounge areas have been relocated and ensuite added to Bed 1	Changes to partitions. Some loss of walls deemed to be of moderate significance, but others retained (where they hadn't been in the extant plans). Minor adverse changes.
	Introduction of new partitions and doors	Minor adverse change		
SF7	Removal of some existing partitions	Minor adverse change	General layout reconfigured / improvements – Lounge areas have been relocated to the second floor and the bedroom and bathroom to the third floor. The apartment entrance has been relocated	Changes to partitions, and removal of walls deemed to be of moderate sensitivity. Minor adverse changes
	Introduction of new partitions and doors	Minor adverse change		
	Removal of some existing modern partitions (Tower)	Minor beneficial change		
SF8	Removal of some existing partitions	Minor adverse change	General layout reconfigured / improvements – unit increased in floor area by taking some of the area around the lift space. This unit includes an ensuite to bed 1.	Changes to partitions, and removal of walls deemed to be of moderate sensitivity. Minor adverse changes
	Removal of bathroom pods	Minor beneficial change		
	Introduction of new partitions and doors	Minor adverse change		
SF9	Removal of some existing partitions	Minor adverse change	General layout reconfigured / improvements – unit increased in floor area by taking some of the corridor space. This apartment converted from a 1-bed to a 2-bed unit and the apartment entrance has been relocated	Additional partial removal of walls deemed to be of high and moderate sensitivity. Introduction of new partitions. Removal of original corridors has an impact on the original plan and flow of the building. Changes to partitions. Area lacking in historic character.
	Removal of bathroom pods	Minor beneficial change		
	Introduction of new partitions and doors	Minor adverse change		



				Minor adverse change from small loss of fabric and change to planform.
SF10	Removal of some existing partitions	Minor adverse change	General layout reconfigured / improvements - unit increased in floor area by taking some of the corridor space. This apartment converted from a 1-bed to a 2-bed unit and the apartment entrance has been relocated	Additional partial removal of walls deemed to be of high and moderate sensitivity. Introduction of new partitions. Interruption of original corridors has an impact on the original plan and flow of the building. Changes to partitions. Area lacking historic character. Minor adverse change from small loss of fabric and change to planform
	Removal of bathroom pods	Minor beneficial change		
	Introduction of new partitions and doors	Minor adverse change		
SF11	Removal of some existing partitions	Minor adverse change	General layout reconfigured / improvements - unit increased in floor area by taking the corridor space. The apartment entrance has been relocated.	Changes to partitions, and removal of walls deemed to be of moderate sensitivity. Minor adverse changes
	Introduction of new partitions and doors	Minor adverse change		

Table 5: Elevations Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change/ Increased)
E12	Removal of modern door	Moderate beneficial change	Added double doors and a vent grill at the basement level	Proposed door location currently hidden by new Teaching Block (the Rathmell Building), removal of which is already approved. Basement in poor condition.
	Removal of modern windows	Moderate beneficial change		
	Removal of modern doors and openings in façade and bar	Moderate beneficial change		
	Demolition of modern buildings to rear	Major beneficial change		



	Removal of cooling unit	Negligible beneficial change		Additional openings in walls considered to be of high sensitivity, but change negligible in the context of an overall beneficial renovation of the elevation. Negligible adverse change
	Reinstatement of door with original door pattern	Moderate beneficial change		
	Reinstatement of windows with original window pattern	Moderate beneficial change		
	New balustrading / guarding installation	Negligible adverse change		
	GF14, GF15 – Rebuild original elevations	Major beneficial change		
E13A	Removal of modern infill to light well	Minor beneficial change	Added doors to the sunken courtyard area	Courtyard below ground level so no visible impact to the main elevation from afar. Door to replace existing window, in wall deemed to be of high sensitivity. Window is currently blocked up, but extant proposal reopens it. Neutral change
	New balustrading / guarding installation	Negligible adverse change		
E14 & E15	Removal of modern windows (E14)	Moderate beneficial change	Added the new flat roof extension into lightwell (associated to Flat 13)	Loss of windows 3 windows on E14 and 1 window on E15. Walls are cropped faced stone, with sash windows and brick segmental arches and quoins. Elevations face into lightwell and are not readily visible. Moderate adverse change
	Removal of modern doors and openings in façade (E14)	Moderate beneficial change		
	Reinstatement of windows with original window pattern (E14)	Moderate beneficial change		
	Removal of modern windows (E15)	Moderate beneficial change		
	Removal of modern doors and openings in façade (E15)	Moderate beneficial change		
	Removal of modern glazed screen (E15)	Moderate beneficial change		
	Reinstatement of windows with original window pattern (E15)	Moderate beneficial change		
E16	Demolition of modern buildings to rear	Major beneficial change	Additional roof lights have been added	Rear elevation described by the LB record as 'far less formal than the front elevation'. Slate roof with terracotta roll top ridge tiles.
	Courtyard Entrance – Removal of existing toilet block	Minor adverse change		
	Main Roof – Openings formed for AOVs	Negligible adverse change		



	Store – Modern dormer removed	Minor beneficial change		Proposed rooflights will be recessed, so visual impact should be minimal. Negligible adverse change
	Inner Courtyard – Removal of original single storey ancillary blocks	Minor adverse change		
	Inner Courtyard – Removal of modern single storey block with ramp	Moderate beneficial change		
	Main Roof – AOVs installed	Negligible adverse change		
	Main Roof – Original roof reinstated	Moderate beneficial change		
	Elevation reinstated with new entrance door	Moderate beneficial change		
	Windows reinstated	Moderate beneficial change		
	Inner Courtyard – Courtyard Garden provided	Minor beneficial change		
E19	Not shown on extant permission drawings		Added window-like doors (apartments FF06, FF08, SF06 and SF08)	New timber double glazed sash windows to replace existing fire exit doors. Style of sash window to match existing window profiles and painted to match. Negligible beneficial change

Summary of Impacts to the Main Building

- 6.8 The proposed changes comprise principally alterations to the configuration of apartments and access arrangements with respect to stair positions and distances from fire exit routes.
- 6.9 At the ground floor the most significant areas of the building including the panelled corridor between the two principal staircases and the principal rooms along the front elevation there is little change proposed. Small alterations to the extant proposals for new partitions within the individual flats will not affect the heritage interest of the building. Where there are small losses of fabric at ground floor these are in the much less sensitive areas to the northeast and southwest of the central range of the main building.
- 6.10 Changes at first floor are more pronounced. This is due to the increased need for appropriate access to stair-cases to satisfy requirements of the fire strategy. The impacts are principally changes to the planform of the first floor which change the flow of the building at this level and reduce the legibility of the first floor with respect to its original use as a college. There are also some small additional losses of historic fabric to facilitate the new layout, however these have been kept to a minimum. Changes also include for the introduction of a first-floor level into an



existing light well. This will have fabric impacts on several existing original windows. However, the area affected is an entirely internal lightwell space which is physically inaccessible and cannot be appreciated from anywhere outside of the space itself. The quality of the spaces on the first floor are currently quite poor and they lack the strong sense of character seen on the ground floor. On balance there are small additional elements of adverse change, but these are considered justified by the need to design a viable fire strategy.

- 6.11 At second floor there are similarly changes to the planform which in principle affect the readability of the buildings former use. Once again however these changes are to parts of the building with greatly reduced significance and very little distinctive character. There are again small elements of fabric removal largely from less significant walls to facilitate the new layout. The minor additional adverse change to the second floor is considered justified by the need to design a viable fire strategy.
- 6.12 Changes to external elevations are generally without additional adverse impact. However, the changes to the lightwell (discussed above) will have impacts that are considered minor due to their location which makes them largely unobserved. There are also small additional benefits to the removal of existing modern fire exit doors on the rear elevation and replacement with windows.
- 6.13 Overall, the changes to the main building will result in a small increase in adverse effects by comparison to the extant permission. These changes are justified by the amended fire strategy and are considered to still be outweighed by beneficial effects of the scheme overall which include for the removal of all of the unsympathetic modern extensions and the sensitive reinstatement of lost sections of the northwest elevation and will provide a viable new use for the building.

Principal's Residence

Table 6: Ground Floor Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change/ Increased)
House 1	Ground Floor – Removal of some internal partitions and glazed office type doors from house	Negligible adverse change	The kitchen and lounge now have an open-plan layout	Removal of north-west to south-east modern partition already approved. There is a large existing opening between the two rooms, with the wall of moderate sensitivity. Might result in the loss of some historic fabric to remove the rest of that wall.
	Ground Floor – Introduction of some new partitions to outbuilding	Negligible adverse change		



				Negligible adverse change.
House 2	Ground Floor – Removal of some internal partitions and glazed office type doors from house	Negligible adverse change	Bay window to lounge added	Inserted 'shopfront window and door are a later section of wall, large window and side door that are poorly matched and do not relate well to the rest of the building. They are considered to lack significance and detract from the buildings heritage interest. The proposal to include a bay window to match that at the opposite end of this elevation are not based on historical evidence which has not been forthcoming, but is considered to be more appropriate than the existing. Therefore the proposal is considered to be a minor beneficial change.
	Ground Floor – Introduction of some new partitions to outbuilding	Negligible adverse change		
House 2	Staircase not detailed in extant permission		Staircase relocated	The requirement of the additional staircase is the result of the subdivision of the space, in contrast to the original layout. There is some harm derived from the planform change and loss of fabric, but no more than the extant permitted work. Neutral change
House 2	Ground Floor – Removal of some internal partitions and glazed office type doors from house	Negligible adverse change	Kitchen & dining and sitting room reconfigured	Relocated around proposed new staircase location and proposed addition of bay window. Less removal of original wall because no need for opening on the right of the front door. Negligible adverse change.
	Ground Floor – Introduction of some new partitions to outbuilding	Negligible adverse change		



House 2	Ground Floor – Removal of some internal partitions and glazed office type doors from house	Negligible adverse change	Added WC (under stairs)	Location of proposed staircase isn't included in the Building Record, but window retained so no huge impact. Negligible adverse change
	Ground Floor – Introduction of some new partitions to outbuilding	Negligible adverse change		

Table 7: First Floor Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change/ Increased)
House 1	Changes not detailed in LHC Design Heritage Statement (2017)	Not stated	Added ensuite to Bed 4	No increase in harm by comparison to extant permitted works. Neutral change
House 1	Changes not detailed in LHC Design Heritage Statement (2017)	Not stated	Reconfigured doorway into Bed 3	Wall of moderate significance, but only small alteration to position of doorway. No increase in harm by comparison to extant permitted works. Neutral change
House 2	Changes not detailed in LHC Design Heritage Statement (2017)	Not stated	Staircase relocated	The requirement of the additional staircase is the result of the subdivision of the space, in contrast to the original layout. There is some harm derived from the planform change and loss of fabric, but no more than the extant permitted work. Neutral change



House 2	Changes not detailed in LHC Design Heritage Statement (2017)	Not stated	Bathroom relocated	No increase in harm by comparison to extant permitted works. Neutral change
House 2	Changes not detailed in LHC Design Heritage Statement (2017)	Not stated	Cupboard added to the landing area	No increase in harm by comparison to extant permitted works. Neutral change
House 2	Changes not detailed in LHC Design Heritage Statement (2017)	Not stated	Added ensuite to Bed 1	No increase in harm by comparison to extant permitted works. Neutral change

Table 8: Elevations Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change / Increased)
E1	Elevation 1 – No change	Neutral Change	Timber glazed door (replaces a solid door)	E1 = West Elevation Painted boarded door listed as a feature of significance but shown during site visit to be of modern character. Fanlight matches the window design of the rest of that elevation. Negligible beneficial change
E2	Elevation 2 – Removal of modern louvre to top section of window	Moderate beneficial change	Timber half-glazed door (replaces a solid door)	E2 = East Elevation Painted boarded door listed as a feature of significance but shown during site visit to be of modern character. Fanlight matches the window design of the rest of that elevation. Negligible beneficial change
	Elevation 2 – Removal of modern external doors	Moderate beneficial change		
	Elevation 2– Reinstatement of window in place of modern louvre	Moderate beneficial change		



	Elevation 2 – Replacement doors to match period of the building	Moderate beneficial change		
E3	Elevation 3 – Removal of floodlight	Negligible beneficial change	Bay window added	Existing elevation is a modern alteration and is starkly out of character. The proposed bay will directly reference the other bay windows in matching stone and will be a better response to the historic character of the building. Minor beneficial change

Summary of Impacts to the Principals Residence

6.14 The changes proposed to the extant permission for the conversion of the Principal's Residence are considered to be either of neutral effect or to benefit the building by better revealing its significance through removal of elements which currently detract from the quality of the elevations and the character of the building and replacement with materials which relate better to the historic fabric. This includes the removal of the 'shopfront window and poorly matched infill and its replacement with a bay window in matching stone to the rest of the building and repeating the form of existing bay windows.

6.15 Overall, these changes are considered to be driven by sound conservation principals and will be beneficial with reference to the extant permission.

Caretaker's Lodge

Table 9: Ground Floor Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change / Increased)
	Ground Floor – Removal of some internal partitions and	Negligible adverse change		



House 2	modern glazed office screens		Relocated the front door and created a new enclosed lobby area with a utility cupboard	Proposed front door would replace a window, with a significant dressed stone sill. Minor adverse change.
	Ground Floor – Introduction of some new partitions	Negligible adverse change		
	Ground Floor – Rooms returned more to original size	Minor beneficial change		Changes to partitions. Neutral change.
	Elevation 2 – Removal of floodlights and university signage	Negligible beneficial change		
	Elevation 2 – Removal of modern door and solid infill panel to fanlight over	Moderate beneficial change		
	Elevation 2 – Replacement door with fanlight over, to match similar arrangement on Elevation 1	Moderate beneficial change		
House 2	Ground Floor – Removal of some internal partitions and modern glazed office screens	Negligible adverse change	Kitchen and bedroom handed	Changes to partitions. Negligible adverse change
	Ground Floor – Introduction of some new partitions	Negligible adverse change		
	Ground Floor – Rooms returned more to original size	Minor beneficial change		



House 2	Ground Floor – Removal of some internal partitions and modern glazed office screens	Negligible adverse change	Added ensuite to bedroom	Changes to partitions. Negligible adverse change
	Ground Floor – Introduction of some new partitions	Negligible adverse change		
	Ground Floor – Rooms returned more to original size	Minor beneficial change		
House 2	Ground Floor – Removal of some internal partitions and modern glazed office screens	Negligible adverse change	Added WC	Changes to partitions. Negligible adverse change
	Ground Floor – Introduction of some new partitions	Negligible adverse change		
	Ground Floor – Rooms returned more to original size	Minor beneficial change		

Table 10: First Floor Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change/ Increased)
House 1	No Changes	Neutral	Added ensuite to Bed 1	Removal of wall fabric of moderate significance. Negligible adverse change from removal of fabric



House 1	No Changes	Neutral	Bed 3 made smaller due to the added ensuite	Additional partition. Neutral change
House 1	No Changes	Neutral	Bathroom reconfigured	Neutral change

Table 11: Elevations Proposed Changes

Unit	Extant Permitted Work	Magnitude of Change (resulting from extant permission)	Proposed Minor Amendment	Cumulative Impact (Reduced / No change/ Increased)
E2	Elevation 2 – Removal of floodlights and university signage	Negligible beneficial change	Timber glazed door (replaces a solid door)	Existing door has little heritage value Neutral change in relation to extant permission
	Elevation 2 – Removal of modern door and solid infill panel to fanlight over	Moderate beneficial change		
	Elevation 2 – Replacement door with fanlight over, to match similar arrangement on Elevation 1	Moderate beneficial change		
E2	Elevation 2 – Removal of modern door and solid infill panel to fanlight over	Moderate beneficial change	Timber glazed door (replaces a window)	Windows are significant replacement with a door is a Minor adverse impact.
	Elevation 2 – Replacement door with fanlight over, to	Moderate beneficial change		



	match similar arrangement on Elevation 1			
E4	Elevation 4 – Removal of floodlight	Negligible beneficial change	Timber glazed doors (replaces a solid door to House 1)	Unsympathetic Modern door to be replaced. Negligible Beneficial change
E4	Elevation 4 – Removal of floodlight	Negligible beneficial change	Timber glazed doors (replaces a solid door to House 2)	Replacement of modern louvre door with timber glazed door. No change to structural opening. Negligible beneficial change

Summary of the Impacts to the Caretakers Lodge

- 6.16 Proposed changes to the permitted scheme are light touch alterations to the internal layout with a very small loss of fabric to create a new external door from an existing window and a new internal door through a wall of moderate sensitivity. The majority of proposed amendments are of neutral effect and there are two proposed new doors which would replace existing unsympathetic and poor-quality external doors which are of no heritage value.
- 6.17 Overall, the benefits of renovation of the Caretakers Lodge will exceed any very minor additional adverse effects from the two proposed additional doors.



7.0 Concluding Comments

- 7.1 This statement has been commissioned by Acorn Property Group and provides an assessment of the heritage impacts of proposals for minor amendments to existing permissions to convert Grade II Listed Caerleon Teacher Training College, Grade II Listed Principal's Residence and Grade II Listed Caretakers Lodge to residential use. It forms part of a Section 73 Application for minor amendments to Planning Permission ref: 19/1212 and a Section 19 application to amend conditions of Listed Building Consent 21/0294.
- 7.2 The main college building is significant for the quality and design of its external elevations, and the characterful ground floor principal corridor and rooms. The planform of the building reflects its original use as a college and contributes to its significance. The first and second floors are of substantially less significance and sensitivity internally. The main building has been adversely impacted by extensions and alterations built from 1959 onwards and has lost sections of fabric from its rear elevations. The approved planning permission includes for removal of all of the later extensions to expose the obscured elevations and reconstruction or repair of the damaged elevations. The scheme also seeks to subdivide the main building to provide for flats. Whilst some adverse change will result from the reordering of the internal rooms, it is considered that the approved scheme is overall beneficial to the heritage interests of the Caerleon Teacher Training College.
- 7.3 An extant permission for planning permission and listed building consent allows for the conversion of the main building to residential accommodation comprising 42 flats and the conversion of the Principal's Residence and the Caretakers Lodge into two houses each. The scheme includes for removal of harmful extensions and making good of damaged elevations as well as reorganisation of the internal spaces. The permitted scheme was considered to have considerable benefits in better revealing the significance of the listed buildings and on the whole minor to moderate adverse impacts from changes to the internal layout which avoided making alterations to the key areas of heritage sensitivity.
- 7.4 It has since been found that the permitted scheme layout does not allow for the implementation of a viable fire safety strategy. There is also an issue with the implementation of a proposed staircase in the Principals Residence.
- 7.5 The applicant now seeks amendments to the layout of the accommodation in the Main Building, the Principals Residence and the Caretakers Lodge aimed at resolving the fire strategy, making minor improvements to the proposed living accommodation and addressing poor quality or detrimental elements of the existing condition of the buildings that were not dealt with by the extant permission.
- 7.6 It is considered that the effect of the proposed amendments to the Main Building will be largely neutral, however it has been identified that some additional minor adverse impact will be caused by further alteration of the planform of the first and second floors and through small losses of original fabric. However, there are a number of small offsetting benefits in the proposed amendments and the proposals are considered to have full justification because of the need for a viable fire strategy.
- 7.7 On balance it is judged that the small additional adverse impact will be outweighed by the beneficial effects of the scheme as a



whole to remove the accretion of extensions and better reveal the character and significance of the original building.

- 7.8 Proposed amendments to the scheme for the Principal's Residence are considered to be beneficial. Amendments to the scheme for the Caretakers Lodge include small additional adverse effects from alterations to make a new door but also include the beneficial replacement of poor-quality doors and are outweighed by the benefits of renovating the building.
- 7.9 The proposals for minor amendments are considered to accord with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with requirements of national and local planning policy.



8.0 References

Cartographic Sources

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- Original Plans and Elevations of Caerleon Teacher Training College by Alfred Swash & Son. Accessed in LHC Design Building Survey 2021, which has drawn on Grover Lewis Associates 2015. The Originals are not available. According to LHC Design 2021 they were once held at Gwent Archives but were passed to Monmouth Council and not returned. They are currently missing.



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