



Heritage Statement

Avalon
PLANNING & HERITAGE

RESIDENT'S LOUNGE
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 the 'Residents Lounge' within the Main Teaching Building at Caerleon Campus, Caerleon, Newport, Gwent to residential accommodation.
- 1.2 For the avoidance of doubt, this statement forms part of:
 - A Listed Building Consent Application for conversion of the Residents Lounge to 1no. apartment.
 - A Full Planning Application for conversion of the Residents Lounge to 1no. apartment.
- 1.3 This statement is written with reference to a 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 the Residents Lounge (hereafter 'The Site') located in the main teaching building at Caerleon Campus, University of Wales, Newport, Wales. The campus 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.

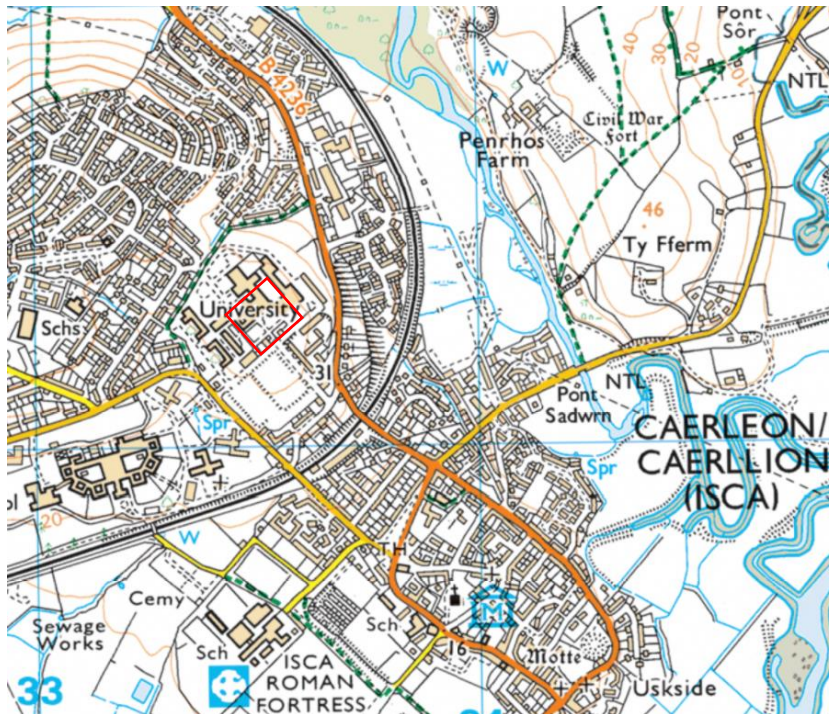


Figure 1.1: Site Location (Bing Maps).



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

- 1.7 The Site is referred to on early architect's drawings and in some of the documentation associated with previous applications as the 'Assembly Hall'. For clarity, the 'Assembly Hall' and the 'Resident's Lounge' are the same space.
- 1.8 The college is currently not in use for its original purpose since the University was moved to its city centre location. The location of the campus is shown below in red.

- 1.9 The Resident's Lounge (the site) is part of the Grade II Listed Teacher Training College Building and lies to the northwest of the main entrance hall. Its location is in red below.

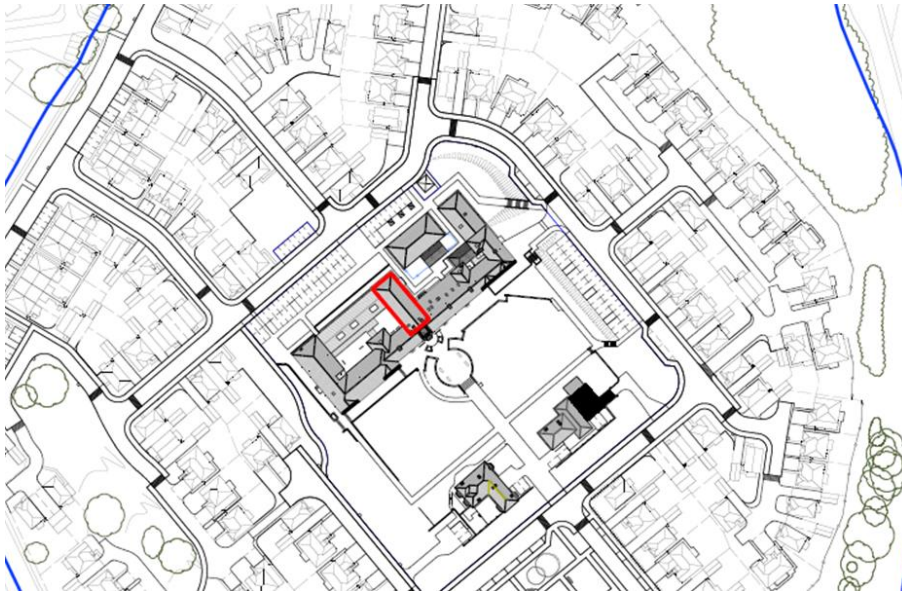


Figure 1.3: Site Location

The Outline Proposals

- 1.10 Conversion of the Resident's Lounge to 1no. apartment including the retention / rebuilding of an extension to the northwest of the Resident's Lounge for use as bedrooms and bathrooms, the creation of access from the Resident's Lounge into the extension and conversion of the Resident's Lounge to an open plan kitchen, dining and living space.

Statutory Designations

The Site is part of the former Caerleon Teacher Training College Building (Grade II Listed) Ref: 87729, listing by Cadw on 02/03/2017 under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Relevant Planning History

Listed Building Consent

- 1.11 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 Webly 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.

- 1.12 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).

- 1.13 The consented scheme does not include for conversion of the Resident's Lounge however it did affect the northwest wall through demolition of the extensions that are appended to it.
- 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 The consented scheme does not include for conversion of the Resident's Lounge however it did affect the northwest wall of the



Resident's Lounge through demolition of the extensions that are appended to it.

1.21 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.

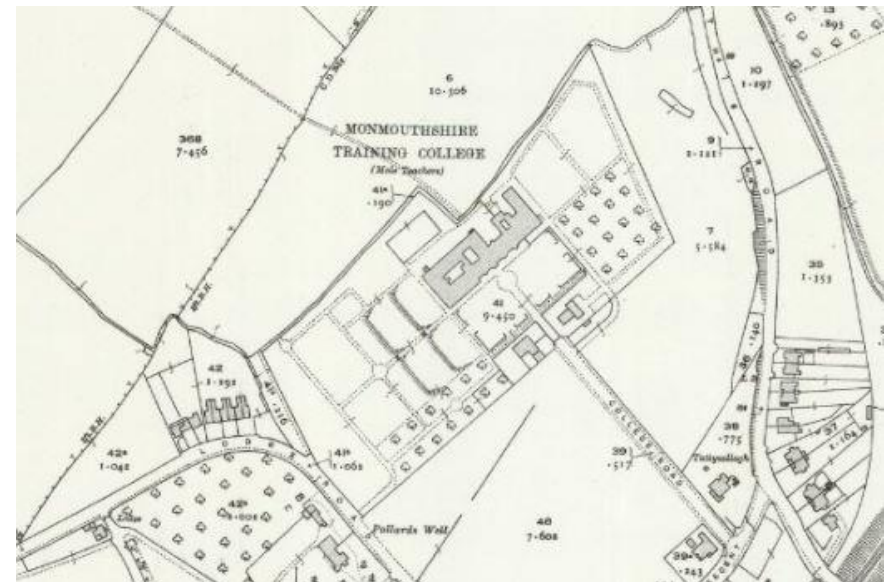


Figure 3.1: 25 Inch OS Map 1920

- 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 seems likely that this element was not built initially, due the expense, and then the outbreak of World War 1. The original plans and elevations show

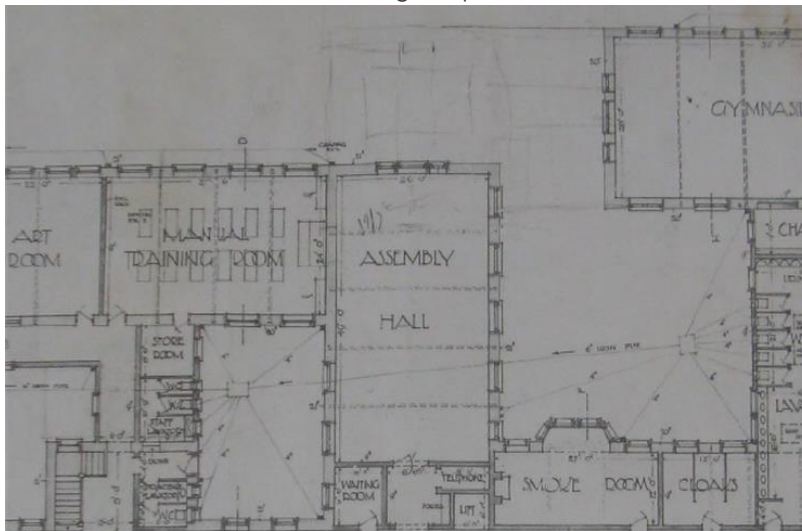


Figure 3.2: Original architect's plan of the College Building centred on the Assembly Hall

the Assembly Hall without its later extension. The north end of the hall is a solid external wall with three adjoining windows. The central of these is arched and there is a possibility that the arched window now positioned in the end wall of the Residents Lounge was originally fabricated for the window shown on this drawing. There are, however, no photographs available to confirm this.

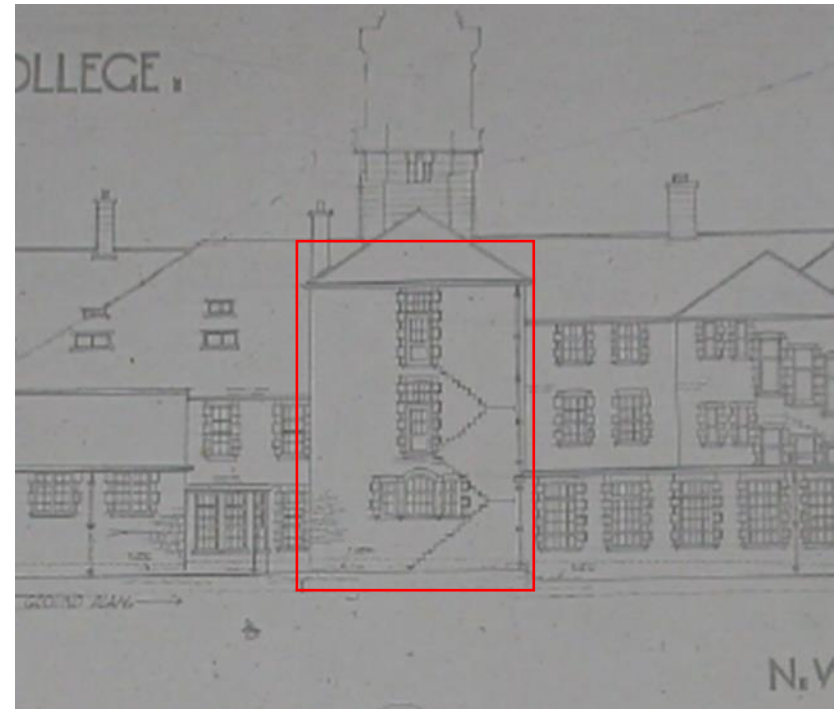


Figure 3.3 Northwest facing elevation of the College building. Assembly Hall is the ground floor of the highlighted elevation

- 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'.

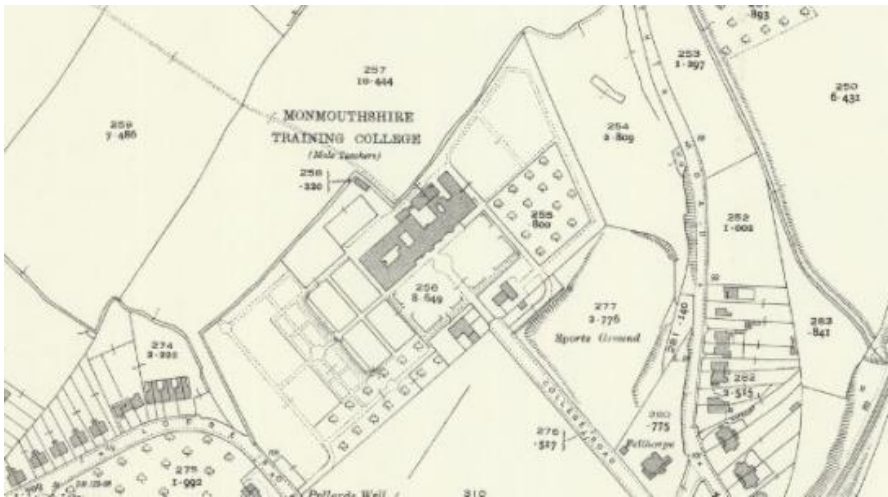


Figure 3.4: 25 Inch OS Map 1939.

- 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 The external character of the extension to the Assembly Hall is apparent from the surviving parapet which is visible from the roof and fire escape on the northwest elevation. The parapet is built in rusticated red sandstone matching the rest of the original college building. The extension appears to have been designed to be completely in keeping with the original building. Some surviving brick dressed window openings below the parapet on the northwest facing elevation of the extension (where it rises above the surrounding later extensions) are in a similar

configuration to those on the original drawings of the northwest elevation of the Assembly Hall including an arched window.

- 3.14 It is possible that the arched window now positioned in the Residents Lounge was repositioned to this arched opening on what became the external wall of the extended Assembly Hall. Effectively it seems likely that the windows on the original northwest elevation were moved or replicated in the new northwest elevation of the extension.



Figure 3.5: (left) Extension parapet (in red) – southwest facing elevation



Figure 3.6: Brick dressed windows below the parapet on the northwest facing elevation of the extension.



Figure 3.7: Flat roof and parapet of the extension show its original footprint, which has been largely disrupted on the interior. View from fire escape looking west and north respectively.





- 3.15 A set of architect's drawings dated 1959 show the configuration of the Assembly Hall and the extension at that time, and detail alterations made to incorporate both the extension and the gymnasium into a large dining hall with kitchens to the north. What is apparent is that the addition of the extension to the northwest end of the Assembly Hall, at some time between 1920 and 1939, included the complete removal of the ground floor external wall on the northwest elevation of the Assembly Hall with the loss of the three windows. The wall is illustrated as having been replaced by a ramp into the extension and a balustrade. It would appear therefore that originally the single storey extension and the Assembly Hall were effectively an open plan space.
- 3.16 The 1959 alterations included the removal of large sections of the extension walls although, as illustrated above show, the roof and parapet of the extension have survived these later alterations completely and provides legibility to the former footprint of the extension.

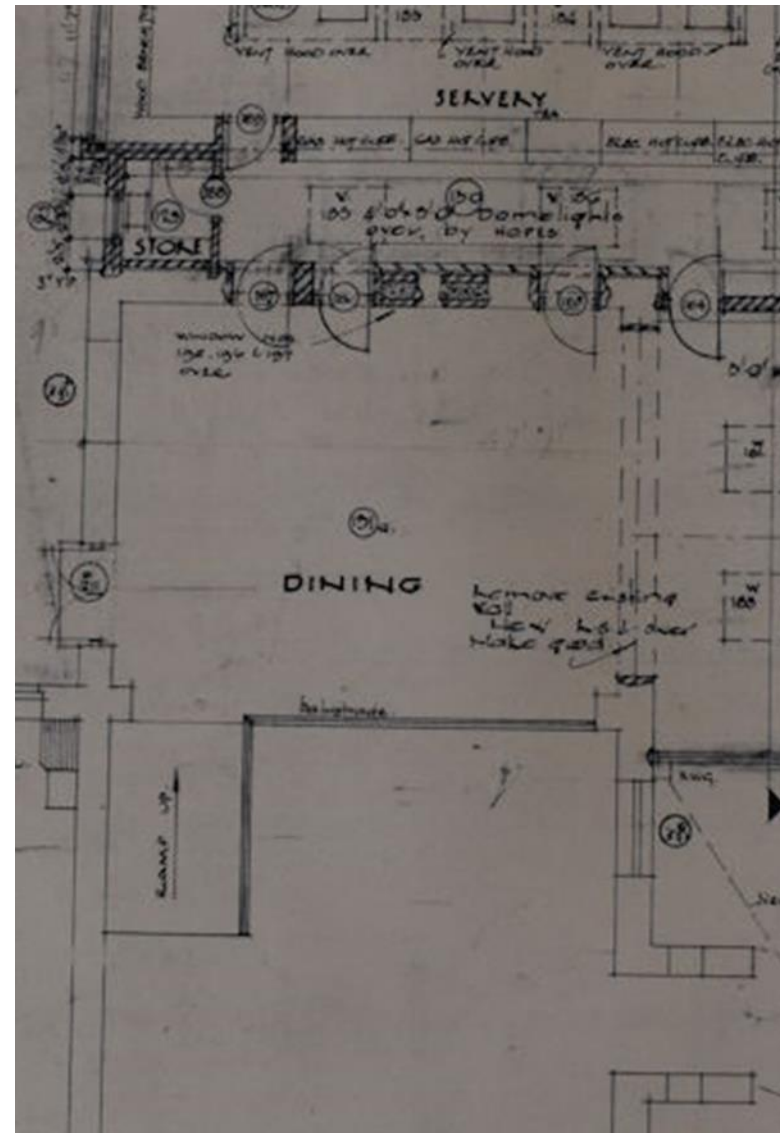
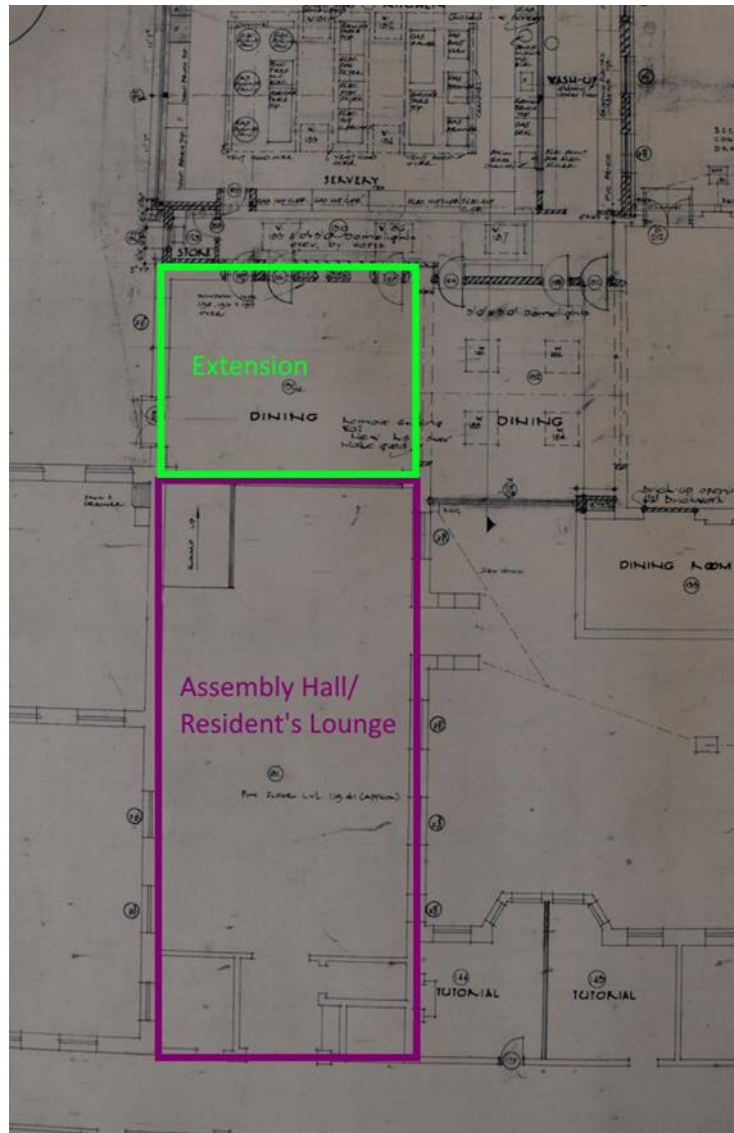


Figure 3.8: Architect's Drawings for 1959 extensions and alterations to the College Building



- 3.17 The college continued to expand through the late 20th century with the rear of the college building being subsumed in extensions and additional development around to the west and northeast. These 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.
- 3.18 In 2008 the University began work on a city centre campus moving teaching from Caerleon resulting in the closure of Caerleon Campus in 2014.
- 3.19 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.
- 3.20 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.
- 3.21 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 further assessment of the current condition of The Site (the Residents Lounge) and the structure to the immediate north, to be retained or rebuilt as an extension under the proposed scheme, was made during a site visit undertaken by Alex Farnell of Avalon Planning & Heritage on the 14th of August 2023.
- 4.3 The lounge is in reasonable condition but has clearly been disused for some time. The wood panelling has two clear phases to its construction which match with the expected phasing demonstrated by the historic architectural plans. On the south, east and west walls the panelling is darker in colour with a noticeable patina of its age and has decorative carved plaques at regular intervals across the top. The panelling on the north wall by contrast is a lighter more orange tone with a less pronounced grain and clearly of more recent origin. It has no carved decoration. All of the panelling is, on inspection, of only moderate quality.



Figure 4.1: Internal panelling in the Resident's Lounge

- 4.4 The construction of the north wall is further revealed from the north side where plaster board has been partially removed. It shows the wall to be of a modern stud partition construction. The panelling on the inside of the Residents Lounge appears likely to be comprised of sheets of plywood fixed to a stud frame with the panel 'framing' applied over the top.



Figure 4.2: view of the construction of the panelled north wall of the Residents Lounge

- 4.5 There is an arched stained-glass window in the north wall above the panelling. This window is obscured from the other side and



Figure 4.3: : Internal appearance of the extension (top) looking towards stud partition with Resident's Lounge (bottom) looking to surviving original stone walls at the northwest corner of the extension.



appears very likely to have been moved from an original location into what is a modern stud partition.

- 4.6 The extension to the north of the Residents Lounge has been further extended and altered throughout the later 20th century. As has already been noted above that the partition between the extension and the Residents Lounge is a modern stud wall. The ceiling level inside the extension is a relatively low suspended ceiling and the space has been altered by removal of earlier walls such that it lacks legibility in relation to its original configuration (as shown on the OS map of 1936 and architect's drawings of 1959).
- 4.7 Some of the original fabric does remain however, and this is most visibly the case when viewed externally from the roof above. Here the parapet and flat roof of the extension allow its original form and character to be appreciated. The parapet is illustrated in photographs in section 3 of this report.



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 Heritage Assets with potential to be affected by the proposals are:
- Grade II Listed Former Caerleon Teacher Training College Building (ref: 87729)
- 5.3 For clarity, a detailed assessment of significance for the affected historic assets comprising: the Main Teaching Building, including a comprehensive set of sensitivity diagrams, 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.
- 5.4 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).
- 5.5 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.
- 5.6 An understanding of these values will inform the basis of an assessment of significance to be presented in a heritage impact statement.

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.

Existing assessment of The Site

5.10 The Site is understood to make a strong contribution to the significance of the Teacher Training College. It is cited in LHC Design 2017 as a space of high sensitivity (see figure 5.1). The area to the northwest is part of extensions to the rear of the college building that are considered to be of no sensitivity. There is a small entrance way on the northeast side of The Site leading to an external courtyard. This is also an addition and cited as having no sensitivity.



Figure 5.1: Sensitivity Diagram (LHC Design 2017)

5.11 In further detail on the significant elements of the Teacher Training Building LHC Design 2017 highlights that 'The Main Entrance Hall and Assembly Hall are the main points of focus and have the greatest level of architectural detail'. It indicates the following individual features as particularly contributing to significance:

- The wall lining to the Assembly Hall
- The stained-glass entrance doors and windows to the Assembly Hall

Updated Assessment of The Site

- 5.12 Following additional focused research on The Site and a further site visit to examine the fabric of the space with reference to the proposals, it is possible to make the following clarifications regarding the significance of The Site.
- 5.13 It is the considered opinion of the author of this report that contrary to the existing sensitivity diagrams, the early extension to the former Assembly Hall, which was built in stone with brick dressings to match the original building, does have a degree of architectural interest and does make a contribution to the significance of the Teaching Training College. Its contribution has been substantially impacted by the loss of its legibility and by the loss of fabric it has suffered.
- 5.14 It is also considered that the northwest wall of the former Assembly Hall is of a modern stud construction and although it is a positive feature where its panelled appearance completes the aesthetic of the room, it is of no intrinsic value being of low quality and not accurately reflecting the original design, which included three windows subsequently repositioned to the end wall of the extension. The arched stained-glass window is likely to be an original feature of the room but not in its original position.



6.0 Impact Assessment

Introduction

- 6.1 The proposals for the Residents Lounge are to convert the space as an open plan kitchen, living and dining space, to retain and where necessary rebuild the pre 1936 rear extension, create new access from the Residents Lounge to the extension, arrange the interior of the extension to provide for a bathroom and two bedrooms one with ensuite.
- 6.2 The proposals are justified by the need to find create a use for the Residents Lounge that allows for its character to be preserved, but also for the space to be used and maintained as part of a residential scheme, for which there is extant permission. There is understood to be no viable use which would allow public access within the wider scheme to this space which would be unused and unappreciated.

Assessment of Impacts

- 6.3 Proposals to retain and rebuild the extension structure in stone, and with details to match the host building, will enhance the character of the building and allow for a better understanding of its historical development. It will retain significant historic fabric that is to be lost under extant permissions. By revealing the significance of the extension, the special interest of the Teacher Training College as a whole will be enhanced.
- 6.4 The proposed open plan layout of the living spaces in the Resident's Lounge itself have been designed to have no impact on the character and features of the room. There will be no internal divisions, no fixtures to the walls or ceiling. A room divider will be provided to zone the space and create a kitchen area but

this will not reach the walls or ceiling. Therefore, the full space of the Lounge will remain legible and all of its character will be preserved.

- 6.5 The proposed use of the Lounge is considered to have no adverse impact on the significance of the Teacher Training College.
- 6.6 The new layout in the retained extension is considered to have no impact. The space is currently completely compromised and illegible. There is therefore no character to the space, its planform and no historic features to consider.
- 6.7 Proposals to create two new entrances through the northwest wall of the Resident's Lounge will remove modern fabric only. There will be no impact from loss of fabric. It will also alter the planform and to a small extent the character of the space. However, as has been discussed above the layout and character of this end of the room, and in particular the northwest wall, has been altered on several previous occasions and its current appearance (as a solid panelled wall) does not have any historical integrity. It is therefore considered to have no adverse impact.
- 6.8 In summary the character of the space and significant historic fabric (panelling and other original joinery, stain-glass windows) will be preserved, and a significant element of the listed building (the pre 1939 extension) will be retained and restored to better reveal its significance. The proposals are considered to be beneficial to the Grade II Listed Caerleon Teacher Training College and to accord with the provisions of the Planning (Listed Building and Conservation Areas) Act 1990 and with national and local planning policy.



Further Opportunities

- 6.9 Small additional opportunities to enhance the heritage values of the college building include the addition of carved decorative plaques to the northwest wall of the Resident's Lounge to match the rest of the room, and the possible repositioning of the arched stained-glass window to the external northwest wall of the extension. This would require further investigation during demolition and reconstruction phases to better understand its previous position and whether it is feasible or desirable to move it.



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 the conversion of The Site of the Resident's Lounge to a single dwelling. The Site is part of Grade II Listed Caerleon Teacher Training College. This statement forms part of a full planning application and application for Listed Building Consent.
- 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 including the Resident's Lounge.
- 7.3 The Teaching College Building of which the Site is apart has an extant planning permission and listed building consent for conversion to residential flats. These permissions did not include for the conversion of the Resident's Lounge.
- 7.4 The proposals for conversion would retain a pre-1939 extension to the northwest of the Resident's Lounge which is considered to be of heritage value. The planform of the Resident's Lounge would be retained, and it would remain legible without loss of character of historic features. Necessary new openings would be made in the northwest wall which is of modern fabric.
- 7.5 It is considered that the proposals will enhance the significance of the Grade II Listed Caerleon Teacher Training College.
- 7.6 The proposals 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

- Google Maps (2023).
- Llangattock Parish Tithe Map 1840
- 25 Inch OS Map Monmouthshire Sheet XXIX.5 1901
- 25 Inch OS Map Monmouthshire Sheet XXIX.5 1920
- 25 Inch OS Map Monmouthshire Sheet XXIX.5 1939

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