

USW Caerleon Environmental Statement

Chapter I: Cultural Heritage

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EDP

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Contents

I1.0	Introduction	1
	About the Author	1
I2.0	Policy Context	2
	Introduction	2
	Legislation	2
	National Planning Policy	2
	Local Planning Policy	2
I3.0	Assessment Methodology & Significance Criteria	4
	Assessment Methodology	4
	Significance Criteria	4
	Consultation	7
	Assumptions and Limitations	7
I4.0	Baseline Conditions	9
	Existing Conditions	9
	Listed Buildings	10
	Non-designated Archaeological Remains	13
	Future Baseline	14
I5.0	Potential Effects	15
	During Construction	15
	Listed Buildings	15
	Non-designated Archaeological Remains	17
	During Operation	17
	Listed Buildings	17
	Non-designated Archaeological Remains	18
I6.0	Mitigation and Monitoring	19
	During Construction	19
	During Operation	19
I7.0	Residual Effects	20
	During Construction	20
	During Operation	20

I8.0	Summary & Conclusions	21
I9.0	Abbreviations & Definitions	23
I10.0	References	24

I1.0 Introduction

- I1.1 The Cultural Heritage chapter considers the likely effects 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.
- I1.2 The proposed development is described in detail in Chapter C. The development proposals comprise relatively limited changes, in respect of the historic environment, to a previous planning application (17/0781) and extant Listed Building Consent (17/0782) for the site.
- I1.3 This chapter incorporates a summary of the baseline archaeology and heritage impact assessments, which are included within ES Appendices I.1 to I.2. The majority of the existing baseline archaeology and heritage impact assessments were produced to support and inform the previous 2017 planning application for the site, as summarised in Appendix I.1; they nonetheless remain valid for the purposes of informing this ES Chapter.
- I1.4 The ES Appendices that inform the baseline assessment and assessment of impacts and effects comprise the following:
1. Appendix I.1: Heritage Impact Statement prepared by EDP, containing the following annexes:
 - i. Annex I.1: University of South Wales, Caerleon Campus: Heritage Assessment (Grover Lewis Associates, updated April 2017);
 - ii. Annex I.2: Historic Environment Desk-Based Assessment: Proposed Residential Development at Former Caerleon Campus University of South Wales (Locus Consulting, updated May 2016);
 - iii. Annex I.3: Former Caerleon Teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers Caerleon Campus, University of South Wales: Heritage Statement with Design and Access Statement, Part 1 (LHC, August 2017); and
 - iv. Annex I.4: Former Caerleon Teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers Caerleon Campus, University of South Wales: Heritage Statement with Design and Access Statement, Part 2 (LHC, August 2017).
 2. Appendix I.2: Archaeological Evaluation Report prepared by Worcestershire Archaeology.
- I1.5 The chapter describes the assessment methodology, the baseline conditions at the site and surroundings, the likely significant environmental effects, the mitigation measures required to prevent, reduce or offset any significant adverse effects and the likely residual effects after these measures have been employed.

About the Author

- I1.6 This chapter of the ES has been prepared by Eddy Stratford BA (Hons) MCIfA of EDP Ltd. EDP is an independent multi-disciplinary environmental consultancy that provides specialist advice with regard to historic environment issues associated with development proposals.

I2.0 Policy Context

Introduction

- I2.1 This section includes a brief review of policy relevant to cultural heritage matters, with a more comprehensive review of historic environment policy provided in Appendices I.1 and I.2 and their associated annexes.

Legislation

- I2.2 In March 2016, the Historic Environment (Wales) Act came into force. whilst providing a number of new provisions to existing legislation, the changes do not specifically affect the planning process, or the way archaeology and heritage is assessed.
- I2.3 The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process in both England and Wales.
- I2.4 The *Ancient Monuments and Archaeological Areas Act 1979* makes provision for the protection of scheduled monuments.

National Planning Policy

- I2.5 National planning guidance, concerning the treatment of the historic environment across Wales, is detailed in Section 6.1 of Chapter 6 Distinctive and Natural Places of *Planning Policy Wales* (Edition 10, December 2018) (PPW, 2018).
- I2.6 At Paragraph 6.1.2, it identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as “historic assets”.
- I2.7 Additional guidance covering archaeology and heritage matters across Wales is set out in *Technical Advice Note 24: The Historic Environment (TAN 24)* (Welsh Government, 2017).
- I2.8 TAN 24 states that it provides “*guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building Consent applications*”.
- I2.9 As well as providing general advice regarding the assessment of development impacts on the historic environment, the new Welsh Government guidance also provides more specific advice in respect of the approach which should be taken to various asset types, i.e. listed buildings, archaeological sites etc., and their settings.

Local Planning Policy

- I2.10 Local planning policy with regard to the historic environment is set out in the Newport Local Development Plan 2011–26 (LDP), which was adopted in January 2015. Objective 5 of the LDP relating to ‘Conservation of the Built Environment’ is “*to ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the historic and built environment*”.
- I2.11 LDP Strategic Policy SP9 Conservation of the Natural, Historic and Built Environment states that “*the conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals*”.

- I2.12 The LDP defers to Planning Policy Wales with regard to policies relating to development proposals that affect listed buildings or their settings.

I3.0 Assessment Methodology & Significance Criteria

Assessment Methodology

- I3.1 In the interests of consistency and clarity, this ES chapter utilises a methodology consistent with the methodology employed in the Cultural Heritage ES Chapter for the 2017 planning application for the site (17/0781).
- I3.2 A systematic methodology has been employed to assess the impact that the proposed development would have on historic assets, either as a result of direct physical works or development within the setting of the asset. Built historic assets are considered separately from archaeological historic assets. For the purpose of this exercise, built historic assets include listed buildings, conservation areas, and locally listed buildings, whilst archaeological historic assets include scheduled monuments, below-ground archaeology and archaeological features identified in the historic environment record.
- I3.3 The assessment methodology has regard to the statutory duties relating to development affecting listed buildings and conservation areas, national and local planning policy related to cultural heritage, and current practice guidance, as set out in detail in Appendices I.1 and I.2.
- I3.4 The proposed development has the potential to have both direct and indirect effects upon historic assets. Direct effects involve physical alteration or destruction as a result of the demolition of existing structures, the construction of the proposed development, or the ongoing presence of physical adaptations carried out. Indirect effects involve an impact on the setting of a historic asset that results in change to the significance of the asset.
- I3.5 Assessment of direct effects are made with specific regard to the significance of the evidential, historical, aesthetic and communal value of the buildings, structures and sites in question. Assessment has been based on thorough inspection and interpretation of the buildings, structures and sites in question including, where appropriate, background research to establish significance, which is set out comprehensively in the appendices that accompany this chapter.
- I3.6 In respect of indirect effects through change to setting, regard is had to the contribution of the setting to the significance of the historic assets in question. Visual, functional and historic relationships, character, cultural associations and traditions are considered to determine whether that contribution is positive, negative, or neutral; and to determine the nature and magnitude of the proposed change.

Significance Criteria

Determining Sensitivity to Change

- I3.7 In determining the sensitivity of a historic asset to change, both the inherent sensitivity of the significance of asset and the nature of its setting have been taken into account based on the baseline assessments detailed in the appendices. The sensitivity of historic assets has been classified in accordance with Table I.3.1 below.

Table I.3.1 Sensitivity of Historic Assets

Sensitivity	Criteria
High	World Heritage Sites Scheduled monuments (SMs) Grade I and II* listed buildings Grade I and II* registered parks and gardens Non-scheduled archaeological features of national importance
Medium	Grade II listed buildings Grade II registered parks and gardens Conservation areas Registered battlefields Non-scheduled archaeological features of regional importance
Low	Locally listed buildings Non-scheduled archaeological features of local importance

Determining Magnitude of Change

- I3.8 Assessment of the magnitude of change of direct and indirect impacts is based on professional judgement of the proposal in question and an adequate understanding of the significance of the historic asset affected. Changes may result in an adverse, neutral or beneficial impact.
- I3.9 Changes that the proposed development might cause are classified under one of the nine categories set out in Table I.3.2 below.

Table I.3.2 Magnitude of Change

Terminology	Meaning
Major adverse change	Total loss or major alteration to key elements or features of the historic asset, such that its significance would be fundamentally changed, or the proposed development would be so pervasive and intrusive within the setting that the significance of the historic asset would be substantially affected.
Moderate adverse change	Loss or alteration of one of the key elements or features of the historic asset, such that its significance would be partially changed, or the proposed development would be a negative element within the setting that would erode the significance of the historic asset to a clearly discernible extent.
Minor adverse change	Minor loss or alteration of one of the key elements or features of the historic asset, such that its significance would be slightly changed, or the proposed development would impose on the setting in a minor way that would erode the significance of the historic asset to a slight extent.
Negligible adverse change	A very minor loss or alteration of one of the key elements or features of the historic asset, such that its significance would be very slightly changed, or the proposed development would result in a negligible or barely perceptible change to the setting that would have very little appreciable effect on the significance of the historic asset.

Terminology	Meaning
Neutral change	No material change to significance, or adverse changes to significance that are balanced by beneficial changes.
Negligible beneficial change	Provision of an appropriate use for the asset, combined with works that would preserve the significance of the asset and would very slightly better reveal its significance, or the proposed development would create an enhancement within the setting of the historic asset.
Minor beneficial change	Provision of an appropriate use for the asset, combined with works that would preserve the significance of the asset and would slightly better reveal its significance, or the proposed development would create an enhancement within the setting of the historic asset such that its significance would be slightly better revealed.
Moderate beneficial change	Provision of an appropriate use for the asset, combined with works that would preserve the significance of the asset and would moderately better reveal its significance, or the proposed development would create an enhancement within the setting of the historic asset such that its significance would be moderately better revealed.
Major beneficial change	Provision of an appropriate use for the asset, combined with works that would preserve the significance of the asset and would substantially better reveal its significance, or the proposed development would create a considerable enhancement within the setting of the historic asset such that its significance would be substantially better revealed.

Significance of the Effects

I3.10

To determine the significance of the effects that the proposed development might cause, the matrix in Table I.3.3 is employed to combine the sensitivity of the historic asset to change with the magnitude of any change to the asset's significance (adverse or beneficial) that might result.

Table I.3.3 Significance of Effect

	High sensitivity to change	Medium sensitivity to change	Low sensitivity to change
Major adverse change	Major adverse effect	Major/moderate adverse effect	Moderate adverse effect
Moderate adverse change	Major/moderate adverse effect	Moderate adverse effect	Moderate/minor adverse effect
Minor adverse change	Moderate adverse effect	Moderate/minor adverse effect	Minor adverse effect
Negligible adverse change	Minor adverse effect	Minor/negligible adverse effect	Negligible adverse effect
Neutral change	No effect	No effect	No effect
Negligible beneficial change	Minor beneficial effect	Minor/negligible beneficial effect	Negligible beneficial effect
Minor beneficial change	Moderate beneficial effect	Moderate/minor beneficial effect	Minor beneficial effect
Moderate beneficial change	Major/moderate beneficial effect	Moderate beneficial effect	Moderate/minor beneficial effect
Major beneficial change	Major beneficial effect	Major/moderate beneficial effect	Moderate beneficial effect

- I3.11 The two highest categories of adverse effect (major and moderate adverse effect) are considered to constitute significant effects with regard to environmental impact assessment. Similarly, the two highest categories of beneficial effect (major and moderate beneficial effect) are considered to constitute significant effects with regard to environmental impact assessment.

Consultation

- I3.12 The methodology and appropriate study areas for selection of potentially sensitive cultural heritage receptors was previously established in consultation with Newport County Council (NCC) during the EIA scoping process for the 2017 planning application, which informed the scope of the baseline assessment and impact assessments contained within Appendix I.1.
- I3.13 A series of pre-application meetings between the applicant and NCC with respect to the current proposed development have established the agreed parameters of the current development proposals, with respect to the listed buildings and the development proposals across the wider campus site.
- I3.14 Pre-application consultation regarding heritage matters and the approach to the assessment for the current application was carried out with the Conservation Officer of NCC via e-mail and telephone conversations in May/June 2019.
- I3.15 In light of the limited changes between the current development proposals and the 2017 application, with respect to the historic environment, it was agreed that the body of existing baseline information that accompanied the previous 2017 application and informed the extant Listed Building Consent (17/0782) remains valid.

Assumptions and Limitations

- I3.16 No specific assumptions have been made in the preparation of this assessment, and neither are there any intrinsic limitations to the conclusions reached.

- I3.17 Baseline conditions have been established using existing assessments, available documentation and field assessment; it is important to note that this information may change before or during the construction and operation of the proposed development.
- I3.18 As set out above, the baseline information that has informed this ES chapter derives from a comprehensive body of assessment work that was undertaken to inform a 2017 planning application (17/0781) and Listed Building Consent (17/0782). The existing baseline information set out in Appendices I.1 and I.2 and their associated annexes has therefore previously been found by NCC to provide a robust evidence base upon which to assess the impacts of the proposals on the historic environment.
- I3.19 Appendix I.1 sets out the additional baseline assessment work that has been undertaken in order to address the limited changes between the proposed development and the 2017 application proposals, with respect to the historic environment.
- I3.20 Within reasonable limits, the assessment is undertaken in consideration of the ‘worst case’ scenario for the proposed development, i.e. those potential outcomes, situations or locations which would result in the most profound effect on cultural heritage receptors. It therefore identifies the greatest degree of change likely to accrue, and may be subject to mitigating factors or alternative conditions which might reduce those effects.
- I3.21 The assessment applies a pre-determined methodology to arrive at conclusions (as outlined above). This procedure brings a degree of objective, procedural rigour into what otherwise might be judged to be ‘personal opinion’. Certainly, professional judgement still plays its part, but the purpose of adopting the industry best-practice methodology is to make the process as clear and logical as possible.

I4.0 Baseline Conditions

Existing Conditions

- I4.1 The assessment considers the impact on historic assets within the application site and its surroundings. It considers both above-ground historic buildings and areas, and potential impact on below-ground archaeological assets. Designated heritage assets and the historic built form within and beyond the site are set out in detail in Appendix I.1 and its associated annexes, while archaeological matters are detailed in Appendix I.2.
- I4.2 In relation to historic assets located in the surrounding area, the area of search for the purposes of the baseline assessments extended for 1km from the application site boundary.
- I4.3 The identification of the relevant historic assets, their heritage interest, and the assessment of the contribution to significance made by their physical form and settings has been informed by the detailed analysis of a series of comprehensive baseline assessment reports (Appendices I.1 and I.2).
- I4.4 In this regard, the baseline assessments detailed in the appendices established that only the following historic assets have the potential to be affected by development proposals within the site:
- Former Caerleon Teacher Training College Building Grade II listed building (ID 87729).
 - Principal's Residence at the University of South Wales, Caerleon Campus Grade II listed building (ID 87726);
 - Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus Grade II listed building (ID 87727);
 - Gate Piers at the University of South Wales, Caerleon Campus Grade II listed building (ID 87728); and
 - Non-designated buried archaeological remains that may survive within the application site.
- I4.5 For all other historic assets in a wider 1km study area surrounding the application site (including 26 scheduled monuments, 83 listed buildings and a single conservation area), the baseline assessments (Annexes I.1 to I.4 of Appendix I.1) established that, in each case, the nature of the proposed redevelopment of the site is such that there is no potential for adverse impacts on their significance.
- I4.6 Therefore, aside from those specifically identified above, no further historic assets are considered to be sensitive to change resulting from the implementation of the proposed development and there is consequently no potential for any of these assets to receive significant effects.
- I4.7 In light of the findings of the baseline assessments set out in Appendices I.1 and I.2, which were endorsed by relevant consultees in formal consultation responses to application 17/0781, no historic assets beyond the site are discussed further in this assessment, with the focus instead being on the listed buildings and non-designated archaeological remains within the site, as set out above.
- I4.8 The baseline assessments established that, aside from the four listed buildings identified above, none of the buildings proposed for demolition within the site possess sufficient heritage significance to warrant consideration in the planning process, principally based on the fact that they are of comparatively recent construction, do not exhibit any particularly notable outward architectural sophistication or material interest, are built of a restricted range of relatively basic

materials and bear little or no evidential or aesthetic relationship to the original form and appearance of the original college design.

Listed Buildings

- I4.9 The four listed buildings identified above as the only designated historic assets sensitive to change resulting from the implementation of the proposed development are all located within the site. The baseline assessments established that these four listed buildings benefit from an extant listed building consent (17/0782) for their redevelopment and conversion to residential use consistent with the parameters of the proposed development that is the subject of this ES chapter.

Former Caerleon Teacher Training College Building (ID 87729)

- I4.10 The Former Caerleon Teacher Training College Building is a Grade II listed building, and is therefore a historic asset of medium sensitivity, in accordance with the criteria set out in Table I.3.1.
- I4.11 The baseline heritage assessment of the Former Caerleon Teacher Training College Building is contained within Appendix I.1, including Annexes I1 and I3. This provides an in-depth analysis of the building and the significance of its component parts, whereby the spaces, structures and fixtures and fittings are assessed as of high, moderate or low sensitivity and colour coded on a series of accompanying plans. Together, these baseline assessments supported the positive determination of the extant listed building consent (17/0782) and provide a comprehensive assessment of the Former Caerleon Teacher Training College Building and its special interest.
- I4.12 In summary, the former Caerleon Teacher Training College Building was designed by the architect Alfred Swash of Newport, together with his son Frank Stanley Swash, and was constructed 1912-14. The building was designed in a mixed Revival style and constructed from Old Red Sandstone rubble with Bath stone dressings, slate roofs, with a modillion eaves cornice, and stone chimney stacks. It has a long three-storeyed main elevation, articulated as three separate sections, comprising a central administration block flanked by a teaching block to the left and a kitchen and service block to the right. Detail is subtly varied to reflect the different functions of each area.
- I4.13 The principal façade is a balanced asymmetrical composition, dominated by an imposing central entrance bay and clock tower. The building stands on an eminence with its principal façade facing south-east. The site is laid out in the grand manner with a long, straight drive up the hill from College Road, focused on the clock tower. This axial arrangement is reinforced by a Classical gateway at the southern end of College Road and a pair of ancillary villas, or lodges (the Principal's Residence and Caretaker's/Gardener's Lodge), to either side of the approach, a short distance in front of the main building.
- I4.14 As set out in pages 42-47 of Annex I.3 in Appendix I.1, the main interest of the building is its external elevations and the survival of its original plan form. The original college building has been subject to relatively little alteration, with the exception of large extensions and additions to the rear (north-west) and on the north-eastern side, where adjacent later college buildings (which it has been established are of no special interest) have been connected.
- I4.15 Inside the Former Teacher Training College, the original fixtures and fittings and architectural details of the interior, where they survive, are all considered to contribute to the special interest of the listed building. These are all set out in pages 48-65 of Annex I.3 in Appendix I.1.
- I4.16 Pages 11-31 of Annex I.3 in Appendix I.1 establish that the spaces within the Former Teacher Training College with high significance are those primarily along the front elevation, clustered

near the centre of the building. These include the main entrance lobby, the principal's office, the vice principal's office, the assembly hall, the students' common room, the library, the matron's sitting room, the vice principal's flat, the master's sitting room and the assistant masters' bedrooms and sitting room, and the large study bedrooms. Also of high significance are the ground floor main corridor and the upper floor main corridor that link the two main staircases.

- I4.17 With particular regard to the current development proposals, which propose changes to the consented scheme focused on the former gymnasium (latterly the refectory), the assessment in Annex I.3 in Appendix I.1 has established that, while the surviving original external wall fabric of the gymnasium structure retains its high significance, the interior has experienced substantial change through redevelopment, such that it retains no original fabric or fittings of interest and is not sensitive to change. In this context, the proposed revisions to the consented scheme for this building do not propose to affect any aspects of the structure or internal fixtures that contribute to its character or special interest.
- I4.18 In terms of the setting of the Former Teacher Training College, analysis of historic sources set out within Annex I.1 in Appendix I.1 illustrates that much of the landscape around the Grade II listed building has changed dramatically since it was laid out in the early 20th century. This is particularly true of the areas to the immediate north, east and west of the building, which saw a dramatic expansion of the campus infrastructure throughout the 20th and early 21st centuries, including a series of extensions to the building itself.
- I4.19 In contrast, the landscape to the immediate south-east of the building retains a higher degree of historic authenticity.
- I4.20 The historical approach to the former Caerleon Teacher Training College Building is off College Crescent to the south-east of the site, via a gateway flanked by the listed gate piers, beyond which College Road is aligned with the main entrance of the college building and still forms the principal visual axis of the site.
- I4.21 Flanking the road at its termination, two 'lodges', comprising the Principal's Residence to the left and the Caretaker's/Gardener's Lodge to the right, emphasise and contain the approach, while adding visual interest and depth to the foreground views of the college building. Their presence allows the view of the college to unfold slowly, so that the whole front is not visible in its entirety until it is seen across the grounds in front of it.
- I4.22 The lodges were never intended to be identical, instead their form and detailing reflects the relative status of their original occupants. The architecture of the lodges matches the main building, with rock-faced stone and ashlar dressings, and together they form the key group of principal buildings within the original campus.
- I4.23 The three buildings survive within a complementary arrangement of landscaped ornamental grounds in front of the main teaching block, that extends to the privately enclosed grounds of each of the lodges.
- I4.24 Therefore, while the surrounding 20th century campus buildings are unsympathetic to the original college building and have been previously assessed (Annexes I.1 to I.4 in Appendix I.1) as 'degrading' the setting of the group of original college buildings and detracting from their significance, the key spaces that define the designed setting of the college building, i.e. the ornamental grounds in front of the main teaching block, have nonetheless remained relatively intact and free from later development. As such the relationship between the group of three listed buildings within their immediate designed setting remains legible.
- I4.25 Hence, it is assessed that the setting of the former Caerleon Teacher Training College Building continues to make a positive contribution to its special interest and significance, albeit that

contribution has been reduced and eroded by the intensification of development within the wider campus, and particularly in terms of the later developments that immediately about the building to the north, east and west.

I4.26 The aspects of the site which continue to make a strong, positive contribution to the listed building's significance are:

- The inter-relationship between the former Caerleon Teacher Training College Building and the associated lodges to the south-east where together they form a legible historic group;
- The inter-relationship of the principal south-east facing frontage of the building with the landscaped grounds which characterise the main entrance and form the space at the heart of the group of historic buildings; and
- The appreciation of the approach to the college building, through the listed gates, north-west along College Road, where the clock tower forms a landmark feature of the surrounding campus.

Principal's Residence at the University of South Wales, Caerleon Campus (ID 87726) and Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus (ID 87727)

I4.27 The Principal's Residence and Caretaker's Lodge buildings are Grade II listed buildings, and are therefore historic assets of medium sensitivity, in accordance with the criteria set out in Table I.3.1.

I4.28 The baseline assessment at Appendix I.1, Annex I.3 provides an in-depth analysis of the Principal's Residence and Caretaker's Lodge buildings and the significance of their component parts, where, as for the main college building, their spaces, structures and fixtures and fittings are assessed as of high, moderate or low sensitivity and colour coded on a series of accompanying plans. Together, these baseline assessments supported the positive determination of the extant listed building consent (17/0782) and provide a comprehensive assessment of each building and its special interest.

I4.29 In summary, the Principal's Residence building is a two-storey L-plan building designed in a mixed Revival style and constructed of Old Red Sandstone rubble with Bath stone dressings. It forms one of a non-matching pair with the Caretaker's/Gardener's Lodge, which is built in the same style, but has an off-square plan with a single storey range attached to the north-east. The subtle differences in the form and detailing of each building, as set out in Appendix I.1, Annex I.3, reflects the relative status of their original occupants.

I4.30 The buildings together form a foil to the main college building, which is located beyond ornamental landscaped grounds to the north-west, and as such they constitute an integral part of the original development of the college.

I4.31 The baseline assessment in Appendix I.1 identifies that each building is significant for the special architectural interest of its fabric, where they survive as well-preserved examples of early 20th century educational architecture, constructed as support buildings to the teacher training college. Their interest lies not only in the fine quality and character of their fabric, but also in their group value as a pair in close association with the main college building and the gate piers on College Road.

I4.32 The original fixtures and fittings, architectural details and spaces of the interior of each of the buildings, and their relative contribution to the significance of each lodge building is set out in detail in pages 32-39 and 66-79 of Annex I.3 in Appendix I.1.

- I4.33 In terms of the setting of these listed buildings, further to the general description of the historic and current campus setting of the buildings, as set out with respect to the former Caerleon Teacher Training College Building above, the immediate setting of each of these listed buildings is defined by their surrounding gardens. These modest gardens are largely enclosed by low hedges and vegetation, aside from on the southern boundaries with College Road, which are defined by low brick walls.
- I4.34 In much the same way as established for the former Caerleon Teacher Training College Building, the setting of the lodges continues to make a positive contribution to their special interest and significance, albeit that the contribution has been reduced and eroded by the intensification of development within the wider former USW campus, which has encroached towards the buildings.
- I4.35 Nonetheless, the aspects of the site which make a strong, positive contribution to the listed buildings' significance continue to be:
- The inter-relationship between each of the lodges as a matching pair and the former Caerleon Teacher Training College Building to the north-west, where together they form a legible historic group;
 - The inter-relationship of each building with its surrounding gardens and the landscaped ornamental grounds to the north-west, which form the space at the heart of the group of historic buildings; and
 - The appreciation of the approach to the lodges and college building beyond, north-west along College Road through the listed gates, where the lodges form a key component of the designed views towards the focal building within the campus.

Gate Piers at the University of South Wales, Caerleon Campus (ID 87728)

- I4.36 The Gate Piers are a Grade II listed building, and are therefore a historic asset of medium sensitivity, in accordance with the criteria set out in Table I.3.1.
- I4.37 The detailed assessment of the gate piers in Appendix I.1 has established that their special interest derives from the fabric of the piers, walls and railings. It has been established that the modern gates are of no heritage interest.
- I4.38 In terms of the contribution of setting to their significance, this is derived from the gate piers' situation on College Road, at the starting point of the vista towards the principal college buildings where they form original components of the campus, contemporary with the listed lodges and main college building to the north-west.
- I4.39 While it is understood that the gate piers were relocated in the mid-20th century from their original location between the Principal's and Caretaker's residences, they nonetheless retain their function and purpose, as well as their key original features, in their current location.

Non-designated Archaeological Remains

- I4.40 The baseline assessment of archaeological assets set out in Appendix I.1, Annex I.2, Figure 11.3, notes that NCC has identified that the site is located with an archaeologically sensitive area, which embraces the whole of the historic town and parts of the wider area.
- I4.41 The baseline archaeological assessment found that the application site is at least partially located within the extents of Lodge Hill Cemetery, a Roman cemetery associated with the Caerleon Legionary Fortress and its related *canabae* (civil settlement). This idea is supported by several discoveries made on the site in recent decades, including a stone sarcophagus burial (the

Caerleon College burial) and a lead coffin, and the location of the site adjacent to the Caerleon to Cardiff Roman road. The remains of the Roman Legionary Fortress and its associated *canabae* have been described as the most important Roman archaeological site in Wales. Consequently, such remains are potentially of high significance and national importance. However, given the extent of previous groundworks and archaeological investigations across the site, some areas of the site have a higher potential for remains than others.

- I4.42 Based on the results of existing records, the baseline assessment in Annex I.2 of Appendix I.1 concluded that the southern half of the site, in particular those areas adjacent to the Caerleon to Cardiff Roman road, has a 'high to moderate' potential to contain previously undisturbed archaeological remains that may be encountered during the proposed development, whilst the northern half of the site has a 'moderate to low' potential to contain previously undisturbed archaeological remains that may be encountered during the proposed development.
- I4.43 Subsequent archaeological investigations in the form of a trial trench evaluation were undertaken within the site in 2016, comprising the excavation of thirty-three trenches throughout the application site. The results are set out in Appendix I.2.
- I4.44 The evaluation discovered only limited finds of archaeological significance and noted that during the 20th century, the entirety of the site had undergone substantial landscaping, generally scarping into the natural clay and bedrock for the creation of terraces within the former hill slope, as the site has been developed. A full soil profile was rarely extant, with a notable exception toward the south-western side of the site.
- I4.45 Therefore, the results of trial trenching have moderated the understanding of the archaeological potential of the site and indicate that any surviving archaeological remains within it are unlikely to be of any greater than local or, at most, regional importance and therefore of medium sensitivity, in line with the criteria set out in Table I.3.1.

Future Baseline

- I4.46 The future baseline in respect of the listed buildings within the site, in the absence of a development scheme that seeks to ensure their long-term viable use and secure their continued maintenance in the future, is predicted to comprise the continued disuse and gradual decline of the fabric of each building, and the incremental loss of their significance and special interest, as well as the as well the incremental loss of positive elements of their settings that contribute to that significance.
- I4.47 In terms of the future baseline for any surviving archaeological remains within the site, there is not expected to be any material or significant change to the baseline in this respect, as any remains that are present will continue to survive as buried features.

15.0 Potential Effects

- 15.1 The historic assets, that will be subject to potential effects during the construction and operation of the proposed development, are identified as the listed buildings comprising the former main teacher training college building, the principal's residence, the caretaker's/gardener's lodge and the gate piers, as well as any buried archaeological remains that survive within the site.
- 15.2 The baseline assessments have established that no other historic assets are considered to be sensitive to change resulting from the proposed development.
- 15.3 Potential effects on those historic assets identified above are considered in two phases: impacts during construction (i.e. the immediate impacts of the work being carried out) and impacts during operation (i.e. the ongoing impacts of the completed development).

During Construction

- 15.4 The impacts during construction on historic assets will derive from the demolition of existing buildings and structures, adaptations to listed buildings, new construction and the associated construction site activity. Physical works to historic assets are an important consideration during construction. This might be harmful, where such work removes or alters historic fabric, or beneficial, if the work enhances the significance of the asset, for example where restoration work restores lost significance.
- 15.5 As conservation of historic buildings is concerned in the long-term with the end result of development proposals, short term changes to the settings of historic assets as a result of construction activity is not normally a material consideration in the assessment of impacts during construction.
- 15.6 Potential impacts on any below-ground archaeology within the application site are an important consideration during construction.
- 15.7 The impacts of the proposed development during construction and the magnitude of any changes are set below. The magnitude of change is assessed in accordance with Table I.3.2, while the significance of the effect in EIA terms is identified in line with the matrix set out in Table I.3.3.

Listed Buildings

Former Caerleon Teacher Training College Building (ID 87729)

- 15.8 In line with the consented scheme (17/0782), the impacts of the proposed development during construction, in terms of the physical change to the fabric of the Former Caerleon Teacher Training College listed building, would comprise the demolition of the later modern building extensions of no historic interest, so that only the original Edwardian buildings remain. These original buildings would subsequently be converted to residential use through their sympathetic subdivision into a series of apartments.
- 15.9 The assessment of the impact of the proposals in Appendix I.1 and in Annex I.4 provides a comprehensive schedule of the proposed physical changes to the listed building, which determines the relative impact of each element of the proposals on its significance.
- 15.10 The assessment concludes that, through the detailed analysis, there would be no major adverse impacts on the significance of the listed building or any of its component parts of special interest.

- I5.11 The assessment identifies that the proposals ensure the building keeps its overall plan form and retains the grand corridor at all floor levels. Furthermore, it establishes that the necessary interventions to implement the proposals would be achieved with no adverse change to any elements of the listed building with a high heritage value. It is noted that many of the alterations, such as the adaption of the large classroom spaces into flats, are also reversible.
- I5.12 Nonetheless, overall, the impact assessment concludes that the change in layout to convert the building into apartments and secure its long-term sustainable use, and the limited loss of fabric, would result in a moderate adverse impact on its significance.
- I5.13 However, the assessment also concludes that the removal of the rear extensions and later modern additions, which were designed with little respect for the architectural character of the original building, would have a positive impact on the building's significance. The original rear and side elevations of the building would be revealed, and the building's appearance would be enhanced through the demolition of the attached later university buildings and rebuilding of elevations in sympathetic fabric. These changes would, overall, result in a minor beneficial impact on the listed building.
- I5.14 On balance, the overall effect of the construction phase - taking in to account the moderate adverse impacts and minor beneficial impacts on this listed building of medium sensitivity - is considered to be a minor adverse change, resulting in a significance of effect assessed as minor adverse (not significant), in accordance with the matrix in Table I.3.3.
- Principal's Residence at the University of South Wales, Caerleon Campus (ID 87726) and Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus (ID 87727)**
- I5.15 In line with the consented scheme (17/0782), the impacts of the proposed development during construction, in terms of these listed lodges, would comprise physical change to the fabric of these buildings in order to reinstate them back to their original residential use, sympathetically subdividing each building into two dwellings.
- I5.16 The assessment of the impact of the proposals in Appendix I.1 and in Annex I.4 provides a comprehensive schedule of the proposed changes to each listed building, which determines the relative impact of each element of the proposals on the significance of each of these listed buildings.
- I5.17 The assessment in Appendix I.1 concludes that, through the detailed analysis, there would be no major adverse impacts on the significance of the Principal's Residence and Caretaker's/-Gardener's Lodge or any of their component parts of special interest.
- I5.18 The assessment identifies that the proposed change in layout to convert the buildings and secure their long-term sustainable use will have a minor adverse impact on their significance. Again, the proposals have ensured that these interventions would be achieved with no change to elements with a high heritage value, such as the staircase in the Principal's Residence, and would involve minimal loss of historic fabric.
- I5.19 Additionally, the replacement of minor modern interventions to the elevations to the lodges, which have been designed with little respect for the architectural character of the original building, will have a negligible beneficial impact.
- I5.20 On balance, the overall effect of the construction phase - taking in to account the minor adverse impacts and the negligible beneficial impacts on these listed buildings of medium sensitivity - is considered to be a minor adverse change, resulting in a significance of effect assessed as minor adverse (not significant), in accordance with the matrix in Table I.3.3.

Gate Piers at the University of South Wales, Caerleon Campus (ID 87728)

- I5.21 In line with the consented scheme (17/0782), the impacts of the proposed development during construction would comprise the retention of all original fabric of each gate pier in its current location, the removal of the modern gates and provision of a footway around the gate piers.
- I5.22 The assessment concludes that there would be no adverse impacts on the significance of the listed building or any of its component parts of special interest during construction. As such, the impacts during construction on this listed building of medium sensitivity is considered to be neutral, resulting in a significance of effect assessed as no change, in accordance with the matrix in Table I.3.3.

Non-designated Archaeological Remains

- I5.23 Construction works in the form of demolition activity, levelling works and subsequent excavations for foundations and pipe runs and the construction of sub-bases for roadways, are likely to disturb any below-ground archaeological remains that might exist in their footprint.
- I5.24 As such the loss of any below-ground archaeological remains, which are likely to be of no greater than medium sensitivity, will result in, at most, a moderate adverse (significant) effect in accordance with the matrix in Table I.3.3.

During Operation

- I5.25 During operation, the physical construction works have been completed so it is the ongoing effect of the proposed development that is considered. This includes the ongoing effect on the appearance and fabric of adapted historic assets, the provision for long-term re-use of buildings, and the long-term effects of changes in the settings of heritage assets. The latter includes considerations such as the enhancement of surrounding areas that were formerly unsightly or provided incongruous surroundings.
- I5.26 The principal impacts during operation on the listed buildings within the site relate to the implications for their future use and the changes to the nature of their settings. Impacts on buried archaeology within the site will have taken place during construction so are required to be assessed during operation.
- I5.27 The impacts of the proposed development during operation and the magnitude of any changes are set out below. The magnitude of change is assessed in accordance with Table I3.2, while the significance of the effect in EIA terms is identified in line with the matrix set out in Table I.3.3.

Listed Buildings

- I5.28 In terms of changes to the setting of the four Grade II listed buildings within the site, i.e. the Former Caerleon Teacher Training College, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers, the baseline assessment and impact assessment in Appendix I.1 has established that the proposed changes to the wider campus through the implementation of a comprehensive residential development, would result in beneficial change to the setting of each of these listed buildings.
- I5.29 The assessment established that the modern university buildings in the surrounding campus, such as the Rathmell Building, are not suitable for residential conversion and their demolition would result in a considerable enhancement to the setting of each of the listed buildings, such that their significance would be better revealed.
- I5.30 The proposals to replace existing bulky and architecturally poor buildings with smaller-scale residential development in an improved landscaped setting are laid-out with respect for the

dominant position of the original college building and its axial site plan, and the key relationships with the associated landscaped ornamental gardens and lodge buildings and gate piers to the south-east. This would ensure that the key elements of the setting of each of these listed buildings is preserved.

- I5.31 Furthermore, the appearance of the rear and sides of the Former Caerleon Teacher Training College would be enhanced through the demolition of the unsympathetic later additions and their replacement with a smaller-scale residential development that provides a generous offset to the listed building.
- I5.32 As such, it is considered that the operation of the proposed development, as it relates to the changes to the settings of the listed buildings within the site, would result in an improvement to their settings through the loss of negative influences and an overall increase to the degree to which the surroundings of the buildings make a positive contribution to their significance.
- I5.33 As such the operation of the proposed development is expected to result in a magnitude of change identified as minor beneficial to the historic assets of medium significance. The resultant significance of effect would be minor beneficial (not significant).

Non-designated Archaeological Remains

- I5.34 As set out above, impacts on buried archaeology within the site will have taken place during construction, so they are not required to be assessed during operation.

16.0 Mitigation and Monitoring

During Construction

- 16.1 During construction, the proposed adaptations to the listed buildings within the site (the Former Caerleon Teacher Training College, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers) are designed to minimise any harm, i.e. adverse effects. The removal of existing inappropriate additions and the resultant enhancement of the north-western side of the main college building will, to a degree, mitigate any perceived harm to the main college building caused by the proposed alterations.
- 16.2 Any residual harm to the main college building, Principal's Residence, Caretaker's/Gardener's Lodge, such as loss of internal fabric and alteration of the plan form can be mitigated to a degree by an appropriate level of recording secured through a condition attached to planning permission, as has been implemented in respect of the extant Listed Building Consent (17/0782). As such, these considerations have already been taken into account in the assessment of potential effects during construction set out above. Consequently, it is not necessary to consider further mitigation measures in this respect.
- 16.3 During construction, the proposed development has the potential to cause harm to buried archaeological remains through their complete loss. It is intended that such adverse effects will be mitigated by an appropriate scheme of archaeological works secured by condition attached to planning consent, to ensure that any such remains are adequately recorded and interpreted, together with the archiving and publication of the results.

During Operation

- 16.4 During operation, the impacts and effects of the proposed development on cultural heritage are all considered to be either beneficial or neutral. Consequently, further mitigation is not relevant in this respect.

17.0 Residual Effects

During Construction

- 17.1 In terms of the listed buildings within the site (the Former Caerleon Teacher Training College, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers), as mitigation has been built into the design of the proposed development, there is no need to moderate the conclusions in terms of the effects on these historic assets during construction.
- 17.2 As such, the overall significance of effect of the construction of the proposed development remains minor adverse in respect of the Grade II listed Former Caerleon Teacher Training College, Principal's Residence and Caretaker's/Gardener's Lodge, and 'no effect' in terms of the Gate Piers.
- 17.3 It has been established that the loss of any below-ground archaeological remains, which are likely to be of no greater than medium sensitivity, will result in, at most, a moderate adverse significance of effect on these assets. However, the implementation of mitigation, in the form of an appropriate scheme of archaeological works secured by condition attached to planning consent, will reduce the unmitigated moderate adverse significance of effect to a residual no effect.

During Operation

- 17.4 No further mitigation has been deemed necessary in terms of the effects of the proposed development during operation on either the listed buildings in the site or the potential buried archaeological remains. As such, the residual effects of the operation of the proposed development on the four listed buildings within the site remains minor beneficial.

18.0 Summary & Conclusions

- 18.1 The assessment finds 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 finds that they will be unaffected by either the construction or operation of the proposed development.
- 18.2 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.
- 18.3 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.
- 18.4 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.
- 18.5 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.

Table I.8.1 Summary of Effects

Receptor	Effects	Mitigation	Residual Effects
During Construction			
Grade II Listed Former Caerleon Teacher Training College Building	Moderate adverse and minor beneficial	N/A	Overall Minor Adverse and not significant
Grade II Listed Principal's Residence and Caretaker's/-Gardener's Lodge	Minor adverse and negligible beneficial	N/A	Overall Minor Adverse and not significant
Grade II Listed Gate Piers	Neutral	N/A	No Effect
Potential buried archaeological remains	Major Adverse	Programme of archaeological mitigation work	No Effect

Receptor	Effects	Mitigation	Residual Effects
During Operation			
Grade II Listed Former Caerleon Teacher Training College Building	minor beneficial	N/A	Minor Beneficial and not significant
Grade II Listed Principal's Residence and Caretaker's/- Gardener's Lodge	minor beneficial	N/A	Minor Beneficial and not significant
Grade II Listed Gate Piers	minor beneficial	N/A	Minor Beneficial and not significant
Potential buried archaeological remains	No effect	N/A	No Effect

19.0

Abbreviations & Definitions

- 1 Historic Environment - *“all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed”*
- 2 Historic Asset - *“an identifiable component of the historic environment. It may consist or be a combination of an archaeological site, an historic building, or a parcel of historic landscape. Nationally important historic assets will normally be designated”*
- 3 Scheduled Monuments – *“A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport.”*
- 4 Setting – *Setting is defined as the surroundings in which a historic asset is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape.*
- 5 Listed Building – *“A building is listed when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting. It means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; and for the purposes of this Act –
(a) any object or structure fixed to the building;
(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,
shall subject to subsection (5A)(a) be treated as part of the building.”*

110.0

References

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- 4 Cadw 2017a *Heritage Impact Assessment in Wales*
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- 15 Historic England (2015) Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide
- 16 HMSO 1990 Planning (Listed Buildings and Conservation Areas) Act
- 17 Howell, R. (1998) Construction of a Sports Centre and associated infrastructure works at the University of Wales College Newport, 1997-98: an Archaeological Watching Brief report, unpublished report
- 18 LHC 215 *Caerleon Campus: Feasibility Report*, unpublished report
- 19 Welsh Government 2018 Planning Policy Wales Tenth Edition
- 20 Welsh Government 2017 Technical Advice Note 24 The Historic Environment



USW Caerleon

**Appendix I.1:
Heritage Impact
Statement**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Redrow Homes
(South Wales) Ltd**

November 2019
Report Reference:
edp5601_r004c

Contents

Section 1	Introduction.....	1
Section 2	Legislation and Planning Guidance.....	5
Section 3	Methodology.....	11
Section 4	Relevant Historic Assets and the Baseline Position.....	15
Section 5	Impact Assessment.....	23
Section 6	Conclusions.....	31
Section 7	References.....	35

Annexes

Annex I.1	University of South Wales, Caerleon Campus: Heritage Assessment (Grover Lewis Associates, updated April 2017)
Annex I.2	Historic Environment Desk-Based Assessment: Proposed Residential Development at Former Caerleon Campus University of South Wales (Locus Consulting, updated May 2016)
Annex I.3	Former Caerleon Teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers Caerleon Campus, University of South Wales: Heritage Statement with Design and Access Statement, Part 1 (LHC, August 2017)
Annex I.4	Former Caerleon Teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers Caerleon Campus, University of South Wales: Heritage Statement with Design and Access Statement, Part 2 (LHC, August 2017)

Figure

Figure I.1	Location of Relevant Listed Buildings (edp5601_d021a 16 October 2019 AG/ES)
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	Report ref: edp5601_r004			
	Author	Formatted	Peer Review	Proofed by/Date
004_DRAFT	ES	SC	-	-
004a_FINAL DRAFT	ES	-	RS	JM/160719
004b	RS	-	RS	GL/161019
004c	RS	-	RS	GL/271119

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Section 1 Introduction

- 1.1 This Heritage Impact Statement (HIS) has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Redrow Homes (South Wales) Ltd (hereafter referred to as 'the Applicant') in support of the submission and subsequent determination of an application for planning permission and Listed Building Consent (LBC) in relation to the proposed redevelopment of the Caerleon University Campus (hereafter referred to as 'the site').
- 1.2 The locations and extents of the site and relevant historic assets within it are depicted on **Figure I.1**, which should be consulted in this respect.
- 1.3 The site includes the following four Grade II listed buildings:
- Principal's Residence at the University of South Wales, Caerleon Campus (ID **87726**);
 - Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus (ID **87727**);
 - Gate Piers at the University of South Wales, Caerleon Campus (ID **87728**); and
 - Former Caerleon Teacher Training College Building (ID **87729**).
- 1.4 The development proposals comprise relatively limited changes, in respect of the historic environment, to a previous planning application (17/0781) and Listed Building Consent (17/0782) for the site.
- 1.5 Consultation with the Newport City Council (NCC) Conservation Officer has established that the body of baseline assessment work in respect of the relevant designated historic assets, which supported the determination of the 2017 planning application (17/0781) and listed building consent (17/0782), remains valid for the current application. The assessments comprised the following documents:
- *University of South Wales, Caerleon Campus: Heritage Assessment* (Grover Lewis Associates, updated April 2017) (**Annex I.1**);
 - *Historic Environment Desk-Based Assessment: Proposed Residential Development at Former Caerleon Campus University of South Wales* (Locus Consulting, updated May 2016) (**Annex I.2**);
 - *Former Caerleon Teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers Caerleon Campus, University of South Wales: Heritage Statement with Design and Access Statement, Part 1* (LHC, August 2017) (**Annex I.3**); and

- *Former Caerleon teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers Caerleon Campus, University of South Wales: Heritage Statement with Design and Access Statement, Part 2* (LHC, August 2017) (**Annex I.4**).

- 1.6 Therefore, the purpose of this HIS is to provide a summary of the results of the previous body of assessment work for the site and historic assets within and around it, which was found by the LPA to be acceptable in the case of the previous application.
- 1.7 For the sake of brevity, this assessment makes reference to the baseline and impact assessments set out above, where their conclusions remain appropriate and valid with regard to the current application proposals. Where necessary, additional assessment is provided to address the limited changes to the development proposed within the current application.
- 1.8 In light of the above, this report presents a summary of the assessment of the potential impacts of (1) the proposed alterations to the Grade II listed buildings within the site, in terms of their special architectural or historic interest, and (2) the proposed development of the wider campus and the way in which it could potentially affect the Grade II listed buildings' settings.
- 1.9 It also provides (3) a summary of the potential impact of the proposals on designated historic assets beyond the application site and (4), consideration of the non-designated built form within the application site.
- 1.10 In so doing, this HIS addresses the requirements of current legislation and both national and local planning policies that cover the conservation and management of the historic environment.

Site Location and Boundaries

- 1.11 The site comprises the former Caerleon Campus of the University of South Wales. It is centred on National Grid Reference (NGR) ST 33496 91290 and measures approximately 13.1 hectares (ha) in size.
- 1.12 The former university campus comprises former lecture theatres, offices, student accommodation, catering and sports facilities and a library, surrounded by a rugby pitch, hard-standing including parking and improved grassland. The campus contains an assortment of buildings, ranging from the main teaching building, which dates from 1912, to the 'Kegie', a modern university teaching facility completed in 2007. The site has several large areas of surface car parking and a rugby pitch. Much of the north/north-eastern part of the campus is sloping ground comprising grass and trees.
- 1.13 The site is situated in the town of Caerleon where the wider landscape around its boundaries is dominated by residential housing.

- 1.14 The location and layout of the site are illustrated on **Figure I.1**, which also identifies the principal aspects of the built environment.

Proposed Development

- 1.15 The proposed redevelopment of the site (illustrated on Powell Dobson Architects Drawing Number 18137(05) 1101) comprises inter-linked applications for planning permission and LBC which will include the adaptation and re-use of the original main college building and the associated former principal's residence and caretaker's/-gardener's lodge, as well as residential development across the wider campus site following the demolition of a number of extant university buildings. The development is described as follows:
- The development of 218 residential units, including new build and the creation of apartments within the listed buildings that are to be converted/retained within the site;
 - Landscaping (including re-grading) and sustainable drainage works;
 - Access/infrastructure works [NB – The public right of way (PRoW) will remain on the existing alignment]; and
 - Removal and translocation of specified trees that are subject to tree preservation orders (TPO) (the remainder of TPO trees will be retained).
- 1.16 It should be recognised that the current development proposals, with respect to the historic environment, remain within the parameters of the proposals submitted for planning application (17/0781) and Listed Building Consent (17/0782).
- 1.17 Specifically, the proposals for the Grade II listed Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers remain unchanged from the previous application. The proposals for the Grade II listed Teacher Training College Building also remain within the parameters of the previous application, aside from proposals relating to one limited section of the building.
- 1.18 The main changes of relevance to the historic environment can be summarised as follows:
- The conversion of the former gymnasium (latterly the refectory) of the former Teacher Training College Building to residential use as two apartments, as opposed to conversion to a village hall as proposed under application (17/0781);
 - Changes to the proposed development in the wider campus surrounding the listed buildings such that results in a reduction in the scale and density of the built form in comparison to the 2017 scheme, as set out in the DAS, as well as the Landscape Strategy produced by EDP that accompanies the application (drawing reference edp5601_d016);

- The conversion of the existing Rugby pitch to a LEAP and 'kick-about' area, with housing brought forward;
- Change in levels directly in front of TJ Webley and Ty Hywel; and
- Demolition of the 'Kegie' building.

Consultation

- 1.19 A series of pre-application meetings between the applicant and NCC have established the agreed parameters of the current development proposals, with respect to the listed buildings and the development proposals across the wider campus site.
- 1.20 Pre-application consultation regarding heritage matters and the approach to the assessment for the current application was carried out with the Conservation Officer of NCC via e-mail and telephone conversations in May/June 2019.
- 1.21 In light of the limited changes between the current development proposals and the 2017 application, with respect to the historic environment, it was agreed that the heritage statement should summarise the body of existing baseline information and the conclusions of the assessments that accompanied the previous 2017 application, where they still remain valid. In addition, it was agreed that the heritage statement should also address the limited changes proposed within the current application and assess them appropriately.

Section 2

Legislation and Planning Guidance

- 2.1 This section sets out relevant legislation and planning policy, governing the conservation and management of the historic environment, that is of relevance to the current application.

Legislation

- 2.2 In March 2016, the *Historic Environment (Wales) Act* came into force. Whilst providing a number of new provisions to existing legislation, the changes do not specifically affect the planning process, or the way archaeology and heritage is assessed.
- 2.3 The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of listed buildings through the planning process in both England and Wales.
- 2.4 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting:

'...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.'

- 2.5 The 'special regard' duty of the 1990 Act has been tested in the Court of Appeal and confirmed to require that '*considerable importance and weight*' should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* (2014) EWCA Civ 137.
- 2.6 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State must preserve a listed building or its setting; and neither does it indicate that development that does not preserve them is unacceptable and should therefore be refused.
- 2.7 This point is made very clearly in Paragraph 54 of the High Court judgement in respect of *Forest of Dean DC v Secretary of State for Communities and Local Government* [2013] EWHC 4052 (Admin), which sets out that:

'...Section 66 (1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to 'the desirability of preserving' the setting of listed buildings. One sees there the basic purpose of the 'special regard' duty. It does not rule out acceptable change. It gives the decision-

maker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.'

- 2.8 In other words, it is up to the decision maker (such as a local authority) to assess whether the proposal which is before them would result in 'acceptable change'.

National Planning Policy

- 2.9 National planning guidance, concerning the treatment of the historic environment across Wales, is detailed in Section 6.1 of Chapter 6 *Distinctive and Natural Places* of Planning Policy Wales Tenth Edition, published in December 2018 (PPW, 2018).

- 2.10 At Paragraph 6.1.2, it identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings and historic parks, gardens, townscapes and landscapes, collectively known as 'historic assets'.

- 2.11 At Paragraph 6.1.6, the Welsh Government's specific objectives for the historic environment are outlined. These seek to 'conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy' and to 'safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved'.

- 2.12 At Paragraph 6.1.7, it is stated that:

'It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.'

- 2.13 As such, with regard to decision making, it is stated that: 'Any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets and their contribution to the character of place.'

- 2.14 Regarding listed buildings PPW (2018) states, at Paragraph 6.1.10, that '...there should be a general presumption in favour of the preservation of a listed building and its setting, which might extend beyond its curtilage' and then adds that 'For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to 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'.

- 2.15 It then adds that: 'The aim should be to find the best way to protect and enhance the special qualities of listed buildings, retaining them in sustainable use'.

- 2.16 Regarding archaeological remains, PPW states at Paragraph 6.1.23, that: *'The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not.'*
- 2.17 It then adds at Paragraph 6.1.24 that:
- '...Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance).'*
- 2.18 At Paragraph 6.1.25, it states that: *'In cases involving less significant archaeological remains, planning authorities will need to weigh the relative importance of the archaeological remains and their settings against other factors, including the need for the proposed development.'*
- 2.19 Paragraph 6.1.26 recommends that:
- '...Where archaeological remains are known to exist or there is a potential for them to survive, an application should be accompanied by sufficient information, through desk-based assessment and/or field evaluation, to allow a full understanding of the impact of the proposal on the significance of the remains. The needs of archaeology and development may be reconciled, and potential conflict very much reduced, through early discussion and assessment.'*
- 2.20 In situations where planning approval would result in archaeological remains being destroyed, at Paragraph 6.1.27, PPW (2018) states the following regarding the planning authorities' obligations:
- 'If the planning authority is minded to approve an application and where archaeological remains are affected by proposals that alter or destroy them, the planning authority must be satisfied that the developer has secured appropriate and satisfactory provision for their recording and investigation, followed by the analysis and publication of the results and the deposition of the resulting archive in an approved repository. On occasions, unforeseen archaeological remains may still be discovered during the course of a development. A written scheme of investigation should consider how to react to such circumstances or it can be covered through an appropriate condition for a watching brief. Where remains discovered are deemed to be of national importance, the Welsh Ministers have the power to schedule the site and in such circumstances scheduled monument consent must be required before works can continue.'*
- 2.21 Finally, also of relevance to the current application, Paragraph 6.1.28 is concerned with Historic Environment Records (HERs). This states that:

'The statutory historic environment records for each local authority area are managed and kept up-to-date by the Welsh Archaeological Trusts on behalf of the Welsh Ministers. These records must be used as a key source of information in making planning decisions affecting the historic environment. Advice on their use in decision making should be sought from the Trusts.'

Technical Advice Note 24 (TAN 24)

- 2.22 Additional guidance covering archaeology and heritage matters across Wales is set out in *Technical Advice Note 24: The Historic Environment (TAN 24)* (Welsh Government, 2017).
- 2.23 TAN 24 states that it provides *'guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building (LBC) applications'*.
- 2.24 As well as providing general advice regarding the assessment of development impacts on the historic environment, the new Welsh Government guidance also provides more specific advice in respect of the approach which should be taken to:
- World Heritage Sites;
 - Scheduled monuments;
 - Archaeological remains;
 - Listed buildings;
 - Conservation areas;
 - Historic parks and gardens;
 - Historic landscapes; and
 - Historic assets of special local interest.
- 2.25 Of relevance to the current application is Section 5, concerned with listed buildings, and specifically Paragraphs 5.9, 5.12, 5.13 and 5.14 which discuss listed building consent. Paragraph 5.9 clearly states the following:

'The Planning (Listed Buildings and Conservation Areas) Act 1990 requires any works of demolition, alteration and/or extension which would affect the character of a listed building to be authorised through the process of listed building consent. It is a criminal offence to carry out such works without consent, which should be sought from the local planning authority. When considering any applications for listed building consent, the local planning authority or the Welsh Ministers must 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. Consent is not normally required for repairs, unless they involve changes that would affect the character of the listed building. If in any doubt owners are advised to contact their local planning authority to seek clarification on whether or not consent is needed.'

2.26 Paragraph 5.12 states that:

'Applicants for listed building consent are required to provide a heritage impact statement. This presents the results of a heritage impact assessment, which is a process designed to ensure that the significance of the building is taken into account in the development and design of proposals for change. Heritage impact assessment should be proportionate both to the significance of the listed building, and to the degree of change proposed, and the statement should provide enough information to allow the local planning authority to judge significance and impact when considering applications for listed building consent.'

2.27 Paragraph 5.13 states that:

'When determining a listed building consent application, the local planning authority should consider the following issues:

- The importance and grade of the building and its intrinsic architectural or historic interest.*
- The physical features of the building which justify its listing and contribute to its significance, (for example its form and layout, materials, construction and detail) including any features of importance such as the interior, which may have come to light after the building's inclusion on the list.*
- The contribution of curtilage and setting to the significance of the building, as well as its contribution to its local scene.*
- The impact of the proposed works on the significance of the building.*
- The extent to which the proposed works would bring substantial community benefits for example, by contributing to the area's economy or the enhancement of its local environment.*

The listing grade may be a material consideration, but is not in itself a reliable guide to the sensitivity of a building to alteration or extension. For example, many grade II buildings are humble, once common building types, listed precisely because they are relatively unaltered examples of their kind and their special interest can be damaged by inappropriate alteration or extension.'

2.28 Paragraph 5.14 states that:

'Many listed buildings can sustain a degree of sensitive alteration and extension to accommodate continuing or new uses. Past changes that reflect the history of use and

ownership may themselves be aspects of the special interest of the listed building. When applicants and the local planning authority assess the heritage values and significance of a listed building, which is the subject of a consent application, they must consider the sensitivity of that building to the proposed changes. Sustaining the special interest and significance of a listed building through the process of alteration, extension or re-use is exacting, and should always be based on specialist knowledge and skill in order to realise the benefits that well-designed interventions can bring.'

- 2.29 As such, TAN 24 clearly recognises that the requirements with regard to listed buildings can be exacting, although it also clearly advises that the level of assessment and approach to decision making should be proportionate to the proposed changes.

Local Planning Policy

- 2.30 Local planning policy with regard to the historic environment is set out in the Newport Local Development Plan 2011–26 (LDP), which was adopted in January 2015. Objective 5 of the LDP relating to 'Conservation of the Built Environment' is *'to ensure that all development or use of land does not adversely affect, and seeks to preserve or enhance, the quality of the historic and built environment'*.
- 2.31 LDP Strategic Policy SP9: Conservation of the Natural, Historic and Built Environment states that *'the conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals'*.
- 2.32 The LDP defers to Planning Policy Wales with regard to policies relating to development proposals that affect listed buildings or their settings.
- 2.33 LDP environment policy CE5: Locally Listed Buildings and Sites states that *'buildings and sites of local significance for their architectural or historic interest will be included on a local list and should be protected from demolition or inappropriate development'*. However, a local list is yet to be published by NCC.
- 2.34 The legislation, plans and policies identified in the paragraphs above have been considered properly in the preparation of this report.

Section 3 Methodology

- 3.1 This section of the HIS outlines the methodology that was employed in the identification and assessment of potential impacts, both in the assessment contained within this report and in the body of existing baseline work that has previously been undertaken, as set out in **Section 2**.

General Methodology

- 3.2 In general terms, the assessment work has given due regard to the methodology and best-practice guidance outlined in Cadw's publication *Heritage Impact Assessment in Wales* (Cadw 2017a), and *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA, 2019).
- 3.3 The identification and assessment of 'significance' for the various historic assets that are the subject of the assessments draws on the four '*heritage values*' defined by Cadw in *Conservation Principles* (Cadw, 2011). These values consist of:
- The asset's *evidential value*, which is defined as those elements of the historic asset that can provide evidence about past human activity, including its physical remains or historic fabric;
 - The asset's *historical value*, which is defined as those elements of an asset which might illustrate a particular aspect of past life or might be associated with a notable family, person, event or movement;
 - The asset's *aesthetic value*, which is defined as deriving from the way in which people draw sensory and intellectual stimulation from the historic asset; and
 - The asset's *communal value*, which is defined as deriving from the meanings that a historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory.
- 3.4 As previously set out, consultation with the NCC Conservation Officer has established that the body of baseline assessment work in respect of designated historic assets, that supported the determination of the 2017 planning application (17/0781) and listed building consent (17/0782), remains valid for the current application. The assessments comprised the following documents:
- *University of South Wales, Caerleon Campus: Heritage Assessment* (Grover Lewis Associates, updated April 2017) (**Annex I.1**);

- *Historic Environment Desk-Based Assessment: Proposed Residential Development at Former Caerleon Campus University of South Wales* (Locus Consulting updated May 2016) (**Annex I.2**);
 - *Former Caerleon Teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers Caerleon Campus, University of South Wales: Heritage Statement with Design and Access Statement, Part 1* (LHC, August 2017) (**Annex I.3**); and
 - *Former Caerleon Teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers Caerleon Campus, University of South Wales: Heritage Statement with Design and Access Statement, Part 2* (LHC, August 2017) (**Annex I.4**).
- 3.5 The foregoing assessments utilised a broad range of background sources from relevant repositories in order to investigate and understand the origins and development of the site and the historic assets within and around it, in accordance with best practice. These sources are set out in detail in those reports, which should be consulted in this respect.
- 3.6 Having considered the background sources and the body of baseline assessment set out in the reports detailed above, the site and buildings within it were visited by an experienced surveyor, specialising in the investigation and assessment of standing buildings, in May 2019.
- 3.7 In each case, the objectives were to review the accuracy and continued relevance of the existing baseline reports, as well as to understand the buildings' special interest, identify any features of special interest which they possess and consider any evidence for chronological change which might affect that special interest, in order to understand the likely impact of the current development proposals.
- 3.8 At the same time, the site visit gathered information on the settings of the listed buildings within the proposed development site, and on other buildings deemed to represent non-designated historic assets; specifically, the contribution that the other buildings and spaces located within the campus boundary make to the special interest of the listed buildings.

The Assessment of 'Setting'

- 3.9 When assessing the 'indirect' impact of proposals on historic assets, it is important to ascertain whether change within their 'setting' would lead to a loss of 'significance'. This assessment is made through the application of Cadw's guidance *Setting of Historic Assets in Wales*, which was published on 31 May 2017.
- 3.10 In simple terms, it states that setting '*includes the surroundings in which it is understood, experienced and appreciated, embracing present and past relationships to the surrounding landscape*' (Cadw, 2017b). It must be recognised from the outset that

'setting', however, is not a historic asset, and cannot itself be harmed. The guidance states that the importance of setting *'lies in what it contributes to the significance of a historic asset.'*

- 3.11 As such, when assessing the indirect impact of proposals on historic assets, it is not a question of whether their setting would itself be affected, but rather a question of whether change within the asset's 'setting' would lead to a loss of its 'significance'.
- 3.12 Set within this context, where the objective is to determine the potential for development to have an indirect impact on designated assets, it is first necessary to define the significance of the asset in question - and the contribution made to that significance by its wider 'setting' - in order to establish whether there would be a loss, and therefore harm. In particular, the guidance states that change within an asset's setting need not necessarily cause harm - it can be positive, negative, or neutral.
- 3.13 Cadw's guidance (Cadw, 2017b) sets out a **four-stage** approach to the identification and assessment of potential setting effects:
- **Stage 1:** Identify the historic assets which might be affected;
 - **Stage 2:** Define and analyse the setting, to understand how it contributes to the asset's heritage significance;
 - **Stage 3:** Evaluate the potential impact of development; and
 - **Stage 4:** Consider options to mitigate or improve that potential impact.
- 3.14 Accordingly, this HIS has been prepared using best practice professional guidance and, in utilising and verifying an existing and recent evidence base that has been found by Cadw, GGAT and NCC to be sound and adequate for the purposes of the determination of a previous outline application for the site, is considered to provide a robust basis for an evaluation of the current development which is proposed at the site, in respect of heritage matters.

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Section 4

Relevant Historic Assets and the Baseline Position

- 4.1 The following section identifies the historic assets that are capable of being affected by the site's proposed redevelopment and sets out a proportionate summary of the baseline position against which the impact of the proposed development will be assessed.
- 4.2 The identification of the relevant historic assets, their heritage interest, and the assessment of the contribution to significance made by the elements/areas of each building proposed for alteration, has been informed by analysis of a series of comprehensive baseline assessment reports (**Annexes I.1 to I.4**). These assessments were undertaken to inform the previous application and Listed Building Consent for the site and, as their content remains valid, they should be read in conjunction with this report.
- 4.3 In this regard, the Heritage Assessment (Grover Lewis Associates April 2017; **Annex I.1**) and Heritage Statements Part 1 and 2 (LHC, August 2017) (**Annexes I.3 and I.4**) established that the following designated historic assets have the potential to be affected by development proposals within the site:
- Principal's Residence at the University of South Wales, Caerleon Campus (ID **87726**);
 - Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus (ID **87727**);
 - Gate Piers at the University of South Wales, Caerleon Campus (ID **87728**); and
 - Former Caerleon Teacher Training College Building (ID **87729**).
- 4.4 For all other designated historic assets in a wider 1km study area surrounding the application site (comprising 26 scheduled monuments, 83 listed buildings and a single conservation area), the baseline assessments (**Annexes I.1 to I.4**) established that, in each case, the nature of the proposed redevelopment of the site is such that there is no potential for adverse impacts on the significance of any of these assets.
- 4.5 In light of this conclusion, which was endorsed by relevant consultees in formal consultation responses to application 17/0781, no designated historic assets beyond the site are discussed further in this assessment, with the focus instead being on the listed buildings within the site, as set out above.

Former Caerleon Teacher Training College Building (ID 87729)

Summary of Significance

- 4.6 A heritage assessment of the Caerleon Campus, setting out its historical development, as well as a description of the Former Caerleon Teacher Training College Building, is contained

within **Annex I.1**. In addition, a further Heritage Statement (**Annex I.3**) provides an in-depth analysis of the building and the significance of its component parts, whereby the spaces, structures and fixtures and fittings are assessed as of high, moderate or low sensitivity and colour coded on a series of accompanying plans. Together, these baseline assessments supported the positive determination of the extant listed building consent (17/0782) and provide a comprehensive assessment of the Former Caerleon Teacher Training College Building and its special interest, which should accordingly be reviewed for detail in this respect.

- 4.7 In summary, the former Caerleon Teacher Training College Building was designed by the architect Alfred Swash of Newport, together with his son Frank Stanley Swash, and was constructed 1912-14. The building was designed in a mixed Revival style and constructed from Old Red Sandstone rubble with Bath stone dressings, slate roofs, with a modillion eaves cornice, and stone chimney stacks. It has a long, three-storeyed main elevation, articulated as three separate sections, comprising a central administration block flanked by a teaching block to the left and a kitchen and service block to the right. Detail is subtly varied to reflect the different functions of each area.
- 4.8 The principal façade is a balanced asymmetrical composition, dominated by an imposing central entrance bay and clock tower. The building stands on an eminence with its principal façade facing south-east. The site is laid out in the grand manner with a long, straight drive up the hill from College Road, focused on the clock tower. This axial arrangement is reinforced by a Classical gateway at the southern end of College Road and a pair of ancillary villas, or lodges (the Principal's Residence and Caretaker's/Gardener's Lodge), to either side of the approach, a short distance in front of the main building.
- 4.9 As set out in pages 42-47 of **Annex I.3**, the main interest of the building is its external elevations and the survival of its original plan form. The original college building has been subject to relatively little alteration, with the exception of large extensions and additions to the rear (north-west) and on the north-eastern side, where adjacent later college buildings (which it has been established are of no special interest) have been connected.
- 4.10 Inside the Former Teacher Training College, the original fixtures and fittings and architectural details of the interior, where they survive, are all considered to contribute to the special interest of the listed building. These are all set out in pages 48-65 of **Annex I.3**.
- 4.11 Pages 11-31 of **Annex I.3** establish that the spaces within the Former Teacher Training College with high significance are those primarily along the front elevation, clustered near the centre of the building. These include the main entrance lobby, the principal's office, the vice principal's office, the assembly hall, the students' common room, the library, the matron's sitting room, the vice principal's flat, the master's sitting room and the assistant masters' bedrooms and sitting room, and the large study bedrooms. Also of high significance are the ground floor main corridor and the upper floor main corridor that link the two main staircases.
- 4.12 With particular regard to the current development proposals, which propose changes to the consented scheme focused on the former gymnasium (latterly the refectory), the

assessment in **Annex I.3** has established that, whilst the surviving original external wall fabric of the gymnasium structure retains its high significance, the interior has experienced substantial change through redevelopment, such that it retains no original fabric or fittings of interest and is not sensitive to change. In this context, the proposed revisions to the consented scheme for this building do not propose to affect any aspects of the structure or internal fixtures that contribute to its character or special interest.

The Asset's Setting

- 4.13 Analysis of historic sources set out within **Annex I.1** illustrates that much of the landscape around the Grade II listed building has changed dramatically since it was laid out in the early 20th century. This is particularly true of the areas to the immediate north, east and west of the building, which saw a dramatic expansion of the campus infrastructure throughout the 20th and early 21st centuries, including a series of extensions to the building itself.
- 4.14 In contrast, as illustrated in the existing assessments (**Annexes I.1 to I.4**) and verified during the walkover for the current application, the landscape to the immediate south-east of the building retains a higher degree of historic authenticity.
- 4.15 The historical approach to the former Caerleon Teacher Training College Building is off College Crescent to the south-east, via a gateway flanked by the listed gate piers, beyond which College Road is aligned with the main entrance of the college building and still forms the principal visual axis of the site.
- 4.16 Flanking the road at its termination, two 'lodges', comprising the Principal's Residence to the left and the Caretaker's/Gardener's Lodge to the right, emphasise and contain the approach, while adding visual interest and depth to the foreground views of the college building. Their presence allows the view of the college to unfold slowly, so that the whole front is not visible in its entirety until it is seen across the grounds in front of it.
- 4.17 The lodges were never intended to be identical, instead their form and detailing reflects the relative status of their original occupants. The architecture of the lodges matches the main building, with rock-faced stone and ashlar dressings, and together they form the key group of principal buildings within the original campus.
- 4.18 The three buildings survive within a complementary arrangement of landscaped ornamental grounds in front of the main teaching block, that extends to the privately enclosed grounds of each of the lodges.
- 4.19 Therefore, while the surrounding 20th century campus buildings are unsympathetic to the original college building, and have been previously assessed (**Annexes I.1 to I.4**) as 'degrading' the setting of the group of original college buildings and detracting from their significance, the key spaces that define the designed setting of the college building, i.e. the ornamental grounds in front of the main teaching block, have nonetheless remained relatively intact and free from later development. As such, the relationship between the group of three listed buildings within their immediate designed setting remains legible.

- 4.20 Hence, it is assessed that the setting of the former Caerleon Teacher Training College Building continues to make a positive contribution to its special interest and significance, albeit that contribution has been reduced and eroded by the intensification of development within the wider campus, and particularly in terms of the later developments that immediately abut the building to the north, east and west.
- 4.21 The aspects of the site which continue to make a strong, positive contribution to the listed building's significance are:
- The inter-relationship between the former Caerleon Teacher Training College Building and the associated lodges to the south-east where together they form a legible historic group;
 - The inter-relationship of the principal south-east facing frontage of the building with the landscaped grounds which characterise the main entrance and form the space at the heart of the group of historic buildings; and
 - The appreciation of the approach to the college building, through the listed gates, north-west along College Road, where the clock tower forms a landmark feature of the surrounding campus.

Principal's Residence at the University of South Wales, Caerleon Campus (ID 87726) and Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus (ID 87727)

Summary of Significance

- 4.22 The Heritage Statement at **Annex I.3** provides an in-depth analysis of the Principal's Residence and Caretaker's Lodge buildings and the significance of their component parts, where, as for the main college building, their spaces, structures and fixtures and fittings are assessed as of high, moderate or low sensitivity and colour coded on a series of accompanying plans. Together, these baseline assessments supported the positive determination of the extant Listed Building Consent (17/0782) and provide a comprehensive assessment of each building and its special interest, which should accordingly be reviewed for detail in this respect.
- 4.23 In summary, the Principal's Residence building is a two-storey L-plan building designed in a mixed Revival style and constructed of Old Red Sandstone rubble with Bath stone dressings. It forms one of a non-matching pair with the Caretaker's/Gardener's Lodge, which is built in the same style, but has an off-square plan with a single storey range attached to the north-east. The subtle differences in the form and detailing of each building, as set out in **Annex I.3**, reflects the relative status of their original occupants.
- 4.24 The buildings together form a foil to the main college building, which is located beyond ornamental landscaped grounds to the north-west, and as such they constitute an integral part of the original development of the college.

- 4.25 The Heritage Statement at **Annex I.3** identifies that each building is significant for the special architectural interest of its fabric, where they survive as well-preserved examples of early 20th century educational architecture, constructed as support buildings to the teacher training college. Their interest lies not only in the fine quality and character of their fabric, but also in their group value as a pair in close association with the main college building and the gate piers on College Road.
- 4.26 The original fixtures and fittings, architectural details and spaces of the interior of each of the buildings, and their relative contribution to the significance of each lodge building is set out in detail in Pages 32-39 and 66-79 of **Annex I.3**.

The Assets' Setting

- 4.27 Further to the general description of the historic and current campus setting of the buildings, as set out with respect to the former Caerleon Teacher Training College Building above, the immediate setting of each of these listed buildings is defined by their surrounding gardens. These modest gardens are largely enclosed by low hedges and vegetation, aside from on the southern boundaries with College Road, where they are defined by low brick walls.
- 4.28 In much the same way as established for the former Caerleon Teacher Training College Building, the setting of the lodges continues to make a positive contribution to their special interest and significance, albeit that the contribution has been reduced and eroded by the intensification of development within the wider campus, which has encroached towards the buildings.
- 4.29 Nonetheless, the aspects of the site which make a strong, positive contribution to the listed buildings' significance continue to be:
- The inter-relationship between each of the lodges as a matching pair and the former Caerleon Teacher Training College Building to the north-west, where together they form a legible historic group;
 - The inter-relationship of each building with its surrounding gardens and the landscaped ornamental grounds to the north-west, which form the space at the heart of the group of historic buildings; and
 - The appreciation of the approach to the lodges and college building beyond, north-west along College Road through the listed gates, where the lodges form a key component of the designed views towards the focal building within the campus.

Gate Piers at the University of South Wales, Caerleon Campus (ID 87728)

Summary of Significance

- 4.30 The detailed assessment of the gate piers (**Annexes I.1 to I.4**) has established that their special interest derives from the fabric of the piers, walls and railings. It has been

established that the modern gates are of no heritage interest. The relative contribution of the gate piers' component parts to their significance and special interest is set out in detail in Pages 40-41 and 80 of **Annex I.3**.

The Assets' Setting

- 4.31 In terms of the contribution of setting to their significance, this is derived from the gate piers' situation on College Road, at the starting point of the vista towards the principal college buildings where they form original components of the campus, contemporary with the listed lodges and main college building to the north-west.
- 4.32 While it is understood that the gate piers were relocated in the mid-20th century from their original location between the Principal's and the Caretaker's residences, they nonetheless retain their function and purpose, as well as their key original features, in their current location.

Unlisted Buildings Within the Site

- 4.33 Several unlisted buildings within the site associated with the later development of the university campus are proposed for demolition, in order to bring forward and implement the development proposals.
- 4.34 The evolution of the non-designated built form associated with the university campus is set out in detail within **Annexes I.1** and **I.4**. Page 8 of **Annex I.4** details the notable buildings that comprise the main phases of expansion of the campus. This includes the Faculty of Art & Design located east of the main college block, which is described as a spectacular cascade of steel and glass positioned on the steep hillside. The building was designed in 1982 by Gwent County Council Architects Department, apparently inspired by earlier 1970s industrial buildings in the Newport suburbs.
- 4.35 The building has some limited degree of architectural interest and aesthetic value, through its striking representation of a late 20th century phase of the architectural development of the campus, and of the university's more recent aspirations. However, this is tempered by the fact that it takes its inspiration from more innovative and notable predecessors in Newport and that it makes no concession to the architecture of the original Edwardian campus buildings. In addition, its construction materials have aged relatively poorly in comparison.
- 4.36 Indeed, none of the unlisted buildings proposed for demolition relate to the original proposals for the Caerleon College, or the design aspirations of its architects, nor are they considered to sympathetically address the original Edwardian buildings.
- 4.37 As such, none of the unlisted buildings proposed for demolition are considered to possess sufficient significance to warrant consideration in the planning process; principally based on the fact that they are of comparatively recent construction, do not exhibit any particularly notable outward architectural sophistication or material interest, are built of a restricted

range of relatively basic materials and bear little or no evidential or aesthetic relationship to the original form and appearance of the original college design.

- 4.38 As noted above, the glass fronted Faculty of Art & Design is considered of some limited architectural merit although, nonetheless, is not considered to possess sufficient historical, architectural or aesthetic value to represent a non-designated historic asset.
- 4.39 The LPA has previously acknowledged that demolition of the late 20th century campus buildings gives considerable opportunity for the enhancement of the setting of the listed campus buildings, particularly where those attached or in close proximity to the rear of the principal college building are concerned.
- 4.40 As such, the removal of those modern extensions and additional campus buildings, mainly found to the rear of the main building, has previously been considered by the LPA to be justified on the basis that this will not only improve the setting of the listed buildings but will also result in the reinstatement of those external elevations of the listed college building that are currently obscured or lost. Therefore, these buildings are not discussed further within this report.

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Section 5

Impact Assessment

- 5.1 This section of the report summarises the nature of the proposed development, and then assesses its likely impact on those relevant historic assets identified in **Section 4**; i.e. the four listed buildings within the application site.
- 5.2 In light of the fact that, overwhelmingly, the development proposals for the physical changes to the listed buildings remain unchanged from the extant listed building consent (17/0782), this section summarises the conclusions of the previous comprehensive detailed impact assessment and justification statement set out in **Annex I.4**, which informed the positive determination of that listed building consent application. Where the current proposals deviate from the listed building consent, those changes are highlighted and assessed accordingly.
- 5.3 The impact assessment also addresses the impact of the revised proposals for the wider campus, in terms of the potential effects of the proposals on the listed buildings within the site through changes to their settings.

Summary of the Development Proposals

- 5.4 The formal description of the proposed development is:
- The development of 218 residential units, including new build and the creation of apartments within the listed buildings that are to be converted/retained within the site;
 - Landscaping (including re-grading) and sustainable drainage works;
 - LEAP and 'kick-about' area on site of rugby pitch;
 - Change in levels directly in front of TJ Webley and Ty Hywel;
 - Demolition of the 'Kegie' building;
 - Access/Infrastructure works [NB –The PRoW will remain on the existing alignment]; and
 - Removal and translocation of specified TPO trees (the remainder of TPO trees will be retained).

Former Caerleon Teacher Training College Building (ID 87729)

- 5.5 In terms of the proposals for this listed building, as has been previously set out, the proposed development remains within the parameters of the previous application, aside from proposals relating to one limited section of the building.
- 5.6 In line with the consented scheme (set out in Pages 7-8 of **Annex I.4**), the current proposals remain to demolish the modern later building extensions of no historic interest, so that only the original Edwardian buildings remain. These buildings would subsequently be converted to residential use through their sympathetic subdivision into a series of apartments.
- 5.7 The single deviation from the previously submitted scheme is the current proposal to convert the former gymnasium (latterly the refectory) to residential use as two apartments, as opposed to its conversion to a village hall proposed and consented under application 17/0782. Externally there are no new openings made as part of these proposals; a single door is being changed to a window. Internally, any modifications required to subdivide the internal space are kept to a minimum and all the main structural walls will remain.
- 5.8 In this respect, plans and elevations set out within **Annex I.4**, and which define the proposals for the internal and external demolition works to the former gymnasium, as well as the development proposals for external works, remain valid.
- 5.9 However, the plan illustrating the internal works to the ground floor level of the listed college building, including the former gymnasium (15024_TB_02_01 Proposed GF plan - Rev P7), is the only plan requiring amendment with respect to the proposals for the listed buildings under the current application.
- 5.10 As such, the addition of Plan 18137(SK)03, which accompanies the current application, details the revised proposals for residential conversion of the former gymnasium to two apartments, requiring the subdivision of the internal space of this structure. Plan 18137(SK)03 illustrates the proposed development of the apartments alongside the consented 'village hall' scheme, for comparison.
- 5.11 The remaining plans and elevations relating to the proposals for the Former Caerleon Teacher Training College Building, which are detailed in Pages 11-49 of **Annex I.4**, remain unchanged and there is no requirement for their revision as part of the current application.

Principal's Residence at the University of South Wales, Caerleon Campus (ID 87726) and Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus (ID 87727)

- 5.12 The proposed development of each of these listed buildings remains within the parameters of the previous application. In line with the consented scheme (detailed in Pages 8-9 of **Annex I.4**), the current proposals plan to reinstate each of these buildings back to their original residential use, sympathetically subdividing each building into two dwellings.

- 5.13 As such, plans and elevations relating to the proposals for the Principal's Residence and Caretaker's Lodge buildings, which are detailed in Pages 50-59 of **Annex I.4**, remain unchanged and there is no requirement for their revision as part of the current application.

Gate Piers at the University of South Wales, Caerleon Campus (ID 87728)

- 5.14 The proposals for the listed gate piers remain within the parameters of the previous application. In line with the consented scheme (set out in pages 9-10 of **Annex I.4**), the current proposals plan to retain the original fabric of each gate pier in its current location, remove the modern gates and provide a footway around the gate piers.
- 5.15 Plans and elevations relating to the proposals for the Gate Piers are detailed in Pages 60-62 of **Annex I.4** and remain unchanged. As such, there is no requirement for their revision as part of the current application.

Description of Proposals within Wider Campus

- 5.16 The Landscape Strategy (edp5601_d016) produced by EDP, alongside the Design and Access Statement that accompanies the application, illustrates how the current scheme for residential development does not exceed the parameters of the proposals submitted for planning application (17/0781) and, furthermore promotes a reduced scale, massing and density of built form in closest proximity to the listed buildings.
- 5.17 Notably, in contrast to the previous application, the current proposals propose the demolition of the 'Kegie' building, an imposing modern campus building located immediately south-west of the Principal's Residence, in close proximity to the Former Caerleon Teacher Training College Building. It is proposed to replace this structure with smaller-scale residential development that is set further back, away from the historic group of college buildings.
- 5.18 The landscaping proposals, set out in the Landscape Strategy (edp5601_d016) continue to promote the retention of key open spaces (the landscaped gardens to the south of the Former Caerleon Teacher Training College Building and the sports pitch to the west of College Road) while providing an increased separation between the listed buildings and new residential units beyond.

Identification and Assessment of Impacts

Former Caerleon Teacher Training College Building (ID 87729)

- 5.19 The assessment of the impact of the proposals in **Annex I.4** provides a comprehensive schedule of the proposed physical changes to the listed building within a 'Heritage Impact Table' in Pages 66-80, which determines the relative impact of each element of the proposals on the significance of the listed building.

- 5.20 The assessment in **Annex I.4** concludes that, through the detailed analysis in the Heritage Impact Table, there would be no major adverse impacts on the significance of the listed building or any of its component parts of special interest.
- 5.21 The assessment identifies that the proposals ensure the building keeps its overall plan form and retains the grand corridor at all floor levels. Furthermore, it establishes that the necessary interventions to implement the proposals would be achieved with no adverse change to any elements of the listed building with a high heritage value. It is noted that many of the alterations, such as the adaption of the large classroom spaces into flats, are also reversible.
- 5.22 Nonetheless, overall, the impact assessment in **Annex I.4** concludes that the change in layout to convert the building into apartments and secure its long-term sustainable use would result in a moderate adverse impact on its significance.
- 5.23 However, the assessment also concludes that the removal of the rear extensions and later modern additions, which were designed with little respect for the architectural character of the original building, would have a positive effect on the building's significance. The original rear and side elevations of the building would be revealed, and the building's immediate setting would be enhanced through the demolition of the attached later university buildings.
- 5.24 In light of the limited physical changes to this listed building proposed under the current application – in comparison to the consented scheme – the conclusions of the heritage statement in **Annex I.4** remain accurate and valid in all aspects of the proposals, aside from where those proposals relate to the gymnasium (latterly the refectory).
- 5.25 Specifically, the current application proposes the conversion of the former gymnasium (latterly the refectory) of the Former Teacher Training College Building to residential use as two apartments, as opposed to conversion to a village hall as proposed under application 17/0781.
- 5.26 With regard to the former gymnasium, the Heritage Impact Table in **Annex I.4** identified that the previously proposed conversion of this building to use as a village hall would result in a series of negligible beneficial changes, through the removal of existing internal partitions associated with its later refectory use. The demolition of later extensions, removal of the unsympathetic modern entrance and the proposed rebuilding of the original elevations, was determined to result in major beneficial change to the listed building.
- 5.27 In contrast, the introduction of new partitions and doorways to the gymnasium structure was determined to represent a minor adverse change.
- 5.28 The current proposals to convert the former gymnasium (latterly the refectory) to residential use are set out in plan 18137(SK)03 which accompanies the application.
- 5.29 In terms of the impacts of these revised proposals, it is still proposed to remove the existing internal partitions associated with its later refectory use, demolish the later extensions and the unsympathetic modern entrance and rebuild the original elevations, in line with the consented scheme. Externally there are no new openings proposed as part of these

proposals. As such, these elements of the revised proposals are similarly determined to result in beneficial change to the former gymnasium.

- 5.30 The proposals to convert the interior of the former gymnasium to residential use as two apartments (including the introduction of new partitions to subdivide the internal space), will again be focussed in a part of the listed building that no longer retains any fabric of significance, which might be directly impacted. Nonetheless, the partitioning of a structure whose interior was originally intended to be experienced as an open hall is, in line with the previous assessment in **Annex I.4**, determined to represent a minor adverse change to the significance of the listed building.
- 5.31 As such it is concluded that the proposed physical changes to the listed building through its conversion to residential use would not result in any greater effects on the significance of the listed building than the previously consented scheme for its conversion to a village hall.

Changes to the Listed Building's Setting

- 5.32 As set out above, the previous assessment of the consented scheme (**Annex I.4**) established that the development proposals for the listed building, and the proposed changes to the wider campus through the implementation of a comprehensive residential development, would result in positive change to the setting of the listed building.
- 5.33 The assessment established that the modern university buildings in the surrounding campus, such as the Rathmell Building, are not suitable for residential conversion and their demolition would result in a considerable enhancement to the setting of the Former Caerleon Teacher Training College Building, such that its significance would be substantially better revealed.
- 5.34 The proposals to replace existing bulky and architecturally poor buildings with smaller-scale residential development in an improved landscaped setting, laid-out with respect for the dominant position of the original college building and its axial site plan, and the key relationships with the associated landscaped ornamental gardens and lodge buildings to the south-east, would ensure that the key elements of the setting of the listed building were preserved.
- 5.35 Furthermore, the appearance of the rear and sides of the building would be enhanced through the demolition of the unsympathetic later additions to the original college building and their replacement with a smaller-scale, residential development that provides a generous offset to the listed building.
- 5.36 The Landscape Strategy (edp5601_d016) produced by EDP, alongside the Design and Access Statement that accompanies the application, illustrates how the current scheme remains within the parameters of the proposals submitted for the previous planning application (17/0781) and, furthermore, promotes a development of reduced scale, massing and density, with particular regard to the residential proposals in closest proximity to the listed building.

- 5.37 In contrast to the previous application, the current proposals propose the demolition of the 'Kegie' building, an imposing modern multi-storey structure located immediately south-west of the Former Teacher Training College Building, in close proximity to the Principal's Residence.
- 5.38 In this respect, the demolition of this large unsympathetic building within the immediate setting of the listed building provides an enhancement in comparison with the previous scheme (17/0781), through its replacement with smaller-scale residential development that is set further back, away from the historic group of college buildings.
- 5.39 As such, it is considered that the design proposals, as they relate to the setting of the Former Teacher Training College Building, continue to promote a comprehensive redevelopment of the campus site that would result in an improvement to its setting, the loss of negative influences and an overall increase to the degree to which the surroundings of the building make a positive contribution to its significance.

Principal's Residence at the University of South Wales, Caerleon Campus (ID 87726) and Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus (ID 87727)

- 5.40 The assessment of the impact of the proposals in **Annex I.4** provides a comprehensive schedule of the proposed changes to each listed building within the 'Heritage Impact Tables' in Pages 81-83, which determines the relative impact of each element of the proposals on the significance of each of these listed buildings.
- 5.41 The assessment in **Annex I.4** concludes that, through the detailed analysis in the Heritage Impact Tables, there would be no major adverse impacts on the significance of the Principal's Residence and Caretaker's/Gardener's Lodge or any of their component parts of special interest.
- 5.42 The assessment identifies that the proposed change in layout to convert the buildings and secure their long-term sustainable use will have a minor adverse impact on their significance. Again, the proposals have ensured that these interventions would be achieved with no change to elements with a high heritage value, such as the staircase in the Principal's Residence, and would involve minimal loss of historic fabric.
- 5.43 Additionally, the replacement of minor modern interventions to the elevations to the lodges, which have been designed with little respect for the architectural character of the original building, will have a positive effect.
- 5.44 In light of the fact that the current proposals for these listed buildings remain unchanged from the consented scheme (17/0782), the conclusions of the heritage statement in **Annex I.4** remain accurate and valid in all aspects of the proposals for the Principal's Residence and Caretaker's/Gardener's Lodge listed buildings.

Changes to the Listed Buildings' Settings

- 5.45 As set out in respect of the main college building, the proposals seek to ensure that the key elements of the setting of these listed buildings is preserved by replacing existing bulky and architecturally poor buildings in their wider settings with smaller-scale residential development in an improved landscaped setting. The proposals ensure the preservation of the Principal's Residence and Caretaker's/Gardener's Lodge listed building's key relationships with the associated landscaped ornamental gardens and main college building to the north-west, and the approach to the buildings from College Road to the south-east.
- 5.46 The Landscape Strategy (edp5601_d016) produced by EDP, alongside the Design and Access Statement that accompanies the application, illustrates how the current scheme remains within the parameters of the proposals submitted for the previous planning application (17/0781) and, furthermore promotes a development of reduced scale, massing and density, with particular regard to the residential proposals in closest proximity to these listed buildings.
- 5.47 In contrast to the previous application, the current proposals propose the demolition of the 'Kegie' building, an imposing modern multi-storey structure located immediately south-west of the Principal's Residence.
- 5.48 In this respect, the demolition of this large unsympathetic building within the immediate setting of the listed buildings provides an enhancement in comparison with the previous scheme (17/0781), through its replacement with smaller-scale residential development that is set further back, away from the historic group of college buildings.
- 5.49 As such, it is considered that the design proposals, as they relate to the setting of the Principal's Residence and Caretaker's/Gardener's Lodge listed buildings, continue to promote a comprehensive redevelopment of the campus site that would result in an improvement to their setting, resulting in a loss of negative influences and an overall increase to the degree to which the surroundings of the buildings make a positive contribution to their significance.

Gate Piers at the University of South Wales, Caerleon Campus (ID 87728)

- 5.50 The assessment of the impact of the proposals in **Annex I.4** provides a comprehensive schedule of the proposed changes to this listed building within a 'Heritage Impact Table' on Page 84, which determines the relative impact of each element of the proposals on the significance of the gate piers.
- 5.51 The assessment in **Annex I.4** concludes that there would be no adverse impacts on the significance of the listed building or any of its component parts of special interest. The detailed analysis in the Heritage Impact Table identifies a negligible beneficial change through the removal of existing metal gates and alterations to the roadway.

- 5.52 In light of the fact that the current proposals for this listed building, both in terms of the physical change to their fabric and change to their immediate setting, remain unchanged from the consented scheme (17/0782), the conclusions of the heritage statement in **Annex I.4**, remain accurate and valid in all aspects of the proposals for the listed gate piers.

Section 6 Conclusions

- 6.1 This Heritage Impact Statement (HIS) has summarised the existing baseline and impact assessments set out in detail within **Annexes I.1** and **I.4**, with regard to the built form within the site. The existing body of assessment work has been reviewed and updated as necessary with respect to the current development proposals.
- 6.2 The assessment has established that the following designated historic assets have the potential to be affected by development proposals within the site:
- Principal's Residence at the University of South Wales, Caerleon Campus (ID **87726**);
 - Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus (ID **87727**);
 - Gate Piers at the University of South Wales, Caerleon Campus (ID **87728**); and
 - Former Caerleon Teacher Training College Building (ID **87729**).
- 6.3 For all other designated historic assets in the wider area surrounding the application site (comprising 26 scheduled monuments, 83 listed buildings and a single conservation area), the baseline assessments have established that in each case, the nature of the proposed redevelopment of the campus site is such that there is no potential for adverse impacts on their significance.
- 6.4 Furthermore, none of the unlisted buildings proposed for demolition within the site are considered to possess any significance warranting consideration in the planning process. This is principally based on the fact that they are of comparatively recent construction, do not exhibit any notable outward architectural sophistication or material interest, are built of a restricted range of relatively basic materials and bear little or no evidential or aesthetic relationship to the original form and appearance of the college.
- 6.5 The results of the assessment of the four listed buildings within the application site have demonstrated that their significance has been taken into account in the development and design of the proposals for change.
- 6.6 The assessment has demonstrated that there would be no major adverse impacts on the significance of any of these listed buildings or any of their component parts of special interest.
- 6.7 The assessment identifies that the proposals ensure that each of the listed buildings keeps its overall plan form and that the necessary interventions to implement the proposals would be achieved with no adverse change to any elements of the listed buildings with a high heritage value, in line with the extant Listed Building Consent (17/0782).

- 6.8 In terms of the Former Caerleon Teacher Training College Building, the assessment has established that the proposed conversion of the former gymnasium to residential use as two apartments under the current application would not result in any greater effects on the significance of the listed building as a whole than the previously consented scheme for its conversion to a village hall (17/0782). This revised element of the proposals would not affect any aspects of the listed building's structure or internal fixtures that contribute to its character or special interest.
- 6.9 Nonetheless, the impact assessment concludes, in line with the assessments that supported the consented scheme, that the change in layout to convert the Former Caerleon Teacher Training College Building into apartments and secure its long-term sustainable use would result in a moderate adverse impact on its significance.
- 6.10 However, the assessment also concludes that the removal of the rear extensions and later modern additions, which were designed with little respect for the architectural character of the original building, would have a positive effect on the building's significance. The original rear and side elevations of the building would be revealed, and the building's immediate setting would be enhanced through the demolition of the attached, later university buildings.
- 6.11 With respect to the Grade II listed Principal's Residence and Caretaker's/Gardener's Lodge and Gate Piers, the assessment has confirmed that, whilst there would be some limited loss and harm to the fabric of each lodge building through their redevelopment, the proposals have ensured that these interventions would be achieved with no adverse change to elements with a high heritage value. As such, there would be no major adverse impacts on their significance or any of their component parts of special interest.
- 6.12 In light of the fact that the current proposals for these three listed buildings remain unchanged from the consented scheme (17/0782), the conclusions of the previous assessments that supported the positive determination of that Listed Building Consent remain accurate and valid in all aspects.
- 6.13 In terms of the proposed changes to the setting of the listed buildings, the assessment has established that the implementation of a comprehensive residential development scheme would result in positive change to the settings of the four listed buildings within the site.
- 6.14 The proposals to replace existing bulky and architecturally poor buildings with smaller-scale residential development in an improved landscaped setting are laid-out with respect for the dominant position of the original college building and its axial site plan, and the key relationships between the college building, lodges and gate piers and their associated landscaped ornamental gardens. This would ensure that the key elements of the setting of each of these listed buildings would be preserved.
- 6.15 The demolition of the 'Kegie' building, a large unsympathetic building within the immediate setting of the listed college and lodge buildings, which is a notable change from the previous application, provides an enhancement in comparison with the previous scheme

(17/0781), through its replacement with smaller-scale residential development that is set further back, away from the historic group of college buildings.

- 6.16 The reduced scale of the proposals surrounding the listed buildings means that, in respect of the historic environment, the current development proposals should be considered in more favourable terms than the previous scheme (17/0781).
- 6.17 As such, it is considered that the design proposals, as they relate to the setting of the Former Teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers listed buildings, continue to promote a comprehensive redevelopment of the campus site that would result in the loss of a number of negative influences and an overall increase to the degree to which the surroundings of the buildings make a positive contribution to their significance.
- 6.18 Therefore, for each of the four listed buildings within the application site, the identified harm and loss of parts of each building with minimal significance that would arise through the implementation of the proposals for their conversion to residential use should be weighed against the physical benefits identified to their fabric and the benefits arising through change in their wider settings, as well as the benefits of securing their long-term viable use and maintenance as a residential dwellings.
- 6.19 In conclusion, it is once more considered that the development proposals have responded positively to the historic environment constraints of the Caerleon University campus site and can be justified in terms of the relevant planning policy governing the management of the historic environment.

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Section 7

References

Cadw 2011 Conservation Principles, Policies and Guidance for the Sustainable management of the Historic Environment in Wales

Cadw 2017a Heritage Impact Assessment in Wales

Cadw 2017b The Setting of Historic Assets in Wales.

Chartered Institute for Archaeologists (CIfA) 2019 Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures

HMSO 1990 Planning (Listed Buildings and Conservation Areas) Act

Welsh Government 2018 Planning Policy Wales Tenth Edition

Welsh Government 2017 Technical Advice Note 24 The Historic Environment

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Annex I.1
University of South Wales, Caerleon Campus: Heritage Assessment
(Grover Lewis Associates, updated April 2017)

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University of South Wales, Caerleon Campus

Heritage Assessment



on behalf of the

University of South Wales

GLA-194
June 2015

Update – April 2017

Since this report was written in June 2015, the following changes have occurred:

1. The Caerleon Campus closed as an educational establishment in July 2016.
2. On the 2 March 2017, the following buildings were added to the statutory list of buildings of special architectural or historic interest, all at grade II:
 - i. Former Caerleon Teacher Training College Building (Record No.87729)
 - ii. Principal's Residence at the University of South Wales, Caerleon Campus (Record No.87726)
 - iii. Caretaker's / Gardener's Lodge at the University of South Wales, Caerleon Campus (Record No.87727)
 - iv. Gate Piers at the University of South Wales, Caerleon Campus (Record No.87728).

Contents

	Page
1.0 Introduction	2
2.0 Heritage context and archaeological potential	3
3.0 Historical development of the Caerleon Campus	5
4.0 Description of the original college buildings	9
5.0 Significance	14
6.0 Conclusions	18
 Sources	 20
 Appendix A: Figures	 21
Appendix B: Plates	25
Appendix C: Archaeological Constraints Assessment	33

1.0 Introduction

- 1.1 This report represents a heritage assessment of the Caerleon Campus, intended to underpin Disposal and Planning Reports being prepared by Alder King on behalf of the University of South Wales. The report covers both built heritage and buried archaeological potential. It has been prepared by Grover Lewis Associates Ltd on behalf of The University of South Wales.
- 1.2 This report has been jointly written and researched by Philip Grover BA (Hons), BTP, Dip Arch. Cons., MRTPI, Philip Heath BA (Hons) IHBC, and Fiona Moore BSc MA ACIfA, and has been checked by Roy M Lewis BA (Hons), MA (Arch Cons), MRTPI, IHBC. Grover Lewis Associates is a planning consultancy that provides specialist advice with regard to historic environment issues associated with development proposals.
- 1.3 At this stage, no specific development proposals are being considered, and therefore this report is purely intended to highlight potential heritage constraints on development. Nevertheless, it has been prepared having regard to relevant legislation, policy and guidance relating to the Historic Environment. The primary legislation relating to the historic environment is to be found in the Ancient Monuments and Archaeological Areas Act 1979, and the Planning (Listed Buildings and Conservation Areas) Act 1990. Chapter 6 of the Planning Policy Wales (PPW) Edition 7, July 2014 '*Conserving the Historic Environment*', sets out the broad policy objectives of the Welsh Assembly Government.
- 1.4 The PPW states that planning has a central role to play in conserving heritage assets and recognises the important contribution of both designated and non-designated heritage assets including archaeology. The PPW is supplemented by a series of Technical Advice Notes (TANs) and Welsh Office Circulars. Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology sets out advice on legislation and procedures relating to archaeological remains. Welsh Office Circular 61/96 Planning and the Historic Environment: Listed Buildings and Conservation Areas sets out advice on legislation and procedures relating to historic buildings and conservation areas.
- 1.5 The local heritage policy context is provided by the Newport Local Development Plan (adopted January 2015). This sets out policies for protecting and enhancing the historic environment including archaeological remains, historic buildings and conservation areas.

2.0 Heritage context and archaeological potential

- 2.1 The University of South Wales Caerleon campus is situated 2½ miles north east of the centre of Newport, and about half a mile north west of the centre of Caerleon.
- 2.2 Caerleon is of considerable archaeological importance as the location of a Roman legionary fortress or 'castra'. It was the headquarters of *Legio II Augusta*, a legion of the Imperial Roman Army, from about 75 to 300AD. The Romans called the site *Isca* after the River Usk (Welsh Wysg). It is believed that the name Caerleon may derive from the Welsh for 'Fortress of the legion'. Around 800AD the site was referred to as *Cair Legeion guar Uisc Augusta*. Caerleon is also archaeologically important as a site of an Iron Age Hill Fort.
- 2.3 Substantial areas in and around the modern town of Caerleon are protected as a part of the Caerleon Roman Legionary Fortress, a Scheduled Monument of international significance. To the immediate south-west of the town substantial excavated Roman remains can be seen, including the military amphitheatre, *thermae* (baths) and barracks that were occupied by the Roman Legion. In 2011 the remains of a Roman harbour were discovered at Caerleon. Recent finds suggest Roman occupation of some kind endured as late as AD380. A conservation area has been designated at Caerleon, covering the later historic core of the town, as well as embracing the whole of the area of the Roman Fort, and the fields of the west side that stretch down to the River Usk.
- 2.4 The site occupied by the Caerleon Campus falls outside the area designated as a Scheduled Ancient Monument, the greater part of which is located to the south of the railway. At its nearest point the campus is located approximately 150m north of the Scheduled Monument. However, the campus does lie within the wider area covered by the local designation as an Archaeologically Sensitive Area (ASA). This means that any proposal to undertake development within this area must take account of the potential impact of the development on possible underground archaeology. Any planning application for work within the Archaeologically Sensitive Area will need to be accompanied by an Archaeological Statement which has properly assessed the potential impact of the work on the below ground archaeology.
- 2.5 In order to underpin the current heritage assessment, a desk-based archaeological assessment (DBA) was carried out in June 2015 by Locus Consulting, to identify the nature and extent of the recorded archaeological resource within the campus site (henceforth referred to as 'the site'), and the

site's immediate environs, and to consider any constraints that the resource might pose to future development on the site.

- 2.6 The constraints assessment has indicated that there will be **no direct adverse impact** upon any designated heritage assets from any development within the footprint of the site.
- 2.7 The archaeological DBA report demonstrates that there is a **moderate to high potential** for undisturbed archaeological deposits to be encountered within the site. Development of the northern part of the site from the beginning of the 20th century is likely to have truncated any underlying archaeological deposits over much of the area. However, this does not preclude the possible discovery of features and residual material during any intrusive groundwork. The southern part of the site has not experienced significant development in the past, and may have remained in agricultural use for an extended period. Therefore, beneath the depth of any former plough-soil across the site, undisturbed archaeological deposits may remain *in situ*.
- 2.8 The assessment has also indicated that development of the site could have indirect adverse impacts upon a number of Scheduled Monuments within 3km of the site. The magnitude and significance of any impact will depend on the nature of any proposed development. Due to intervening structures, vegetation and the local topography, indirect development impacts are likely to be limited to within around 1km of the site, provided any future development within the site is consistent in scale and material construction with existing development in the surrounding area.
- 2.9 The situation of the site and the moderate to high potential for undisturbed archaeology, suggest that there is a chance that archaeological remains of high historic significance exist on the site. As such, it is unlikely that any proposed development would be wholly impeded on archaeological grounds alone. Any development proposed on the site will need to be accompanied by an appropriate scheme of archaeological works. These could include in the first instance a further archaeological desk-based assessment, followed by geophysical survey and/or trial trenching. This would beneficially be undertaken prior to the finalisation of any development proposals, providing opportunity for the layout and construction of any proposed structures to account for the presence of any significant archaeological remains should they be found.

3.0 Historical development of the Caerleon Campus

Educational background

- 3.1 The development of the college has its roots in the expansion of the Newport area during the 19th century. In 1801 Newport had a population of just over 1,000, but its port quickly grew in importance. The new Town Dock that opened in 1842 was capable of holding the largest ships in the world, and at its opening Newport was dubbed “an infant Liverpool”. By 1851 the population was 19,000.
- 3.2 The growing industrial population created a demand for high technical skills from employers, and a thirst for educational improvement among adults seeking to improve their prospects. The Chartist rising of 1839 reached its climax in Newport, advocating voting rights for workers within the industrial capitalist system. The Mechanics Institute movement, which began in 1821, was having an influence in south Wales by this time, and a Mechanics Institute opened in Newport Town Hall in 1841 comprising a reading room downstairs and a library upstairs.
- 3.3 As well as amassing and lending books, the Mechanics Institute arranged mutual instruction classes and the delivery of public lectures. It is to this organisation that the University traces its origins, just as UMIST traces its origins to the Manchester Mechanics Institute founded in 1824. The Institute closed in 1870, partly because a free library was established in the town, to which the Institute gave its books. The Library was supplemented by Technical Classes, which were given a boost by the Technical Instruction Act of 1889. Eventually the Newport Technical College was built in Clarence Place in 1908-10, to the design of the Borough Architect C. F. Ward. Due largely to its handsome handling of the corner site, with concave facade, convex portico and a dome, it remains a landmark of Newport today and is grade II listed, though now converted to apartments.

Origins of the Caerleon Teacher Training College

- 3.4 It was the 1902 Education Act that precipitated the foundation of the Caerleon Teacher Training College. By the terms of this Act, Local Education Authorities replaced the old School Boards and took responsibility for training teachers. The old pupil-teacher system was gradually abolished, in large measure due to educational reformer Robert Morant, in favour of extended secondary education for prospective teachers.

- 3.5 The Caerleon College was first mooted in 1908 in discussions between Monmouthshire County Council and the Board of Education. Eventually it was decided between Monmouth, Glamorgan, Newport and Cardiff that two new teacher training colleges would be provided, one at Barry for women, and one at Caerleon for men.
- 3.6 The two colleges were both built between 1912-14, on fine elevated sites. The Barry College was designed by Harry Teather and Cecil Wilson of Cardiff, while the design of the Caerleon College (see Figures 3, 4 and 5) was commissioned from Alfred Swash FRIBA JP of Newport (1860–1939) and his son Frank Stanley Swash (1885-1965), who had entered into partnership with his father in 1909. Before setting up independently in 1889, Alfred Swash had been articled to Newport architects Messrs. Habershon, Pite and Fawckner in 1877, and remained there as assistant for nine years. He won a competition in 1892 for laying out the 11-acre Fields Park Estate at Newport, which kept his practice busy until at least 1914.

The Caerleon site

- 3.7 The Caerleon College, for 100 students, was built on land that had been bought by Alderman Parry and sold on to the Education Committee. It was not the first time that the site had been considered for development; in 1895 the site had formed the main body of a speculative housing estate of 144 plots ranging from 500–4000 yards each (see Figure 1). It was advertised as the Llangattock Estate, taking its name from the parish of Llangattock juxta Caerleon in which the township of Caerleon lay. Examples of suggested house types were included in the particulars, suggesting a high quality development of individually designed semi-detached houses.
- 3.8 The estate did not materialise, presumably owing to a low level of interest. Parts of the proposed new roads had been laid out by 1901, but very few new houses had been built and their plot boundaries were not the same as shown on the 1895 plan. One of them, now part of the Caerleon campus, was the house called Felthorpe at the end of College Road (see Plate 2), in the vicinity of plots 143 and 144 on the 1895 plan. It is a house of the late 1890s, built of bright red brick and occupied in 1901 by Charles H. Burcham, hosier shopkeeper aged 37, and his family. His wife Mary (aged 32) and the eldest of their four daughters (aged 8) had been born in Newport, while the other three daughters (aged 3 and under) had been born in Caerleon. It seems reasonable to suggest that the family was living in newly-built Felthorpe House when they were born. Their domestic servant Olive Dyer (born in Derby and aged 22) lived with them.

- 3.9 A single storey wing had been added at the rear of Felthorpe House by 1920, to provide a drawing room with a bay window. The property was changed from residential to educational use in 2010 (Newport City Council planning application 10/0082). College Road, which runs in front of Felthorpe House, is on the line of one of the housing estate roads proposed in 1895, but it is unclear whether the road was laid out before the college was built in 1912-14. It would appear that Felthorpe House was purchased during the planning stage of the college, or at least in the early years, as it lies inside the gates. Felthorpe House is not unlike some of the Newport houses at Fields Park in character, but is much plainer.
- 3.10 The south east end of the prospective Llangattock housing estate, at Broad Walk and Lodge Road near the Railway Station, had been developed by 1920, albeit much more densely than the spacious layout envisaged in 1895. But most of the rest of the land was acquired by the College.

The Building and Development of the College

- 3.11 The inauguration of the new college was not without incident. The foundation stone by the main entrance (see Plate 3) was laid by the Liberal Home Secretary, Reginald McKenna, MP for Pontypool, on July 17th, 1912. During the previous evening, suffragettes used building materials to start a fire, but it was brought under control before much damage was done. By the time the College opened, the First World War had already broken out, so the first planned intake of students was reduced from 56 to 18. The death of the first Principal, Sir Edward Anwyl, in 1914, must have come as another blow. Sir Edward (1866-1914, see Plate 14), born in Chester, was a former Classical scholar of Oriel College, Oxford, and professor of Welsh at Aberystwyth for 22 years. He was knighted in 1911. He set a high bar for academic standards and was responsible for recruiting several distinguished academics to the new college.
- 3.12 Some simplifications were made in the construction of parts of the building. Whether these were matters of taste, or simply of “value engineering”, or a combination of both, has not been established. The ornamental ventilator on the roof of the teaching block (left hand ten bays of front elevation) appears never to have materialised; the proposed transom lights over the front elevation windows were omitted except to the ground storey; the decorative cartouches on the upper wall surfaces between the windows of the teaching block were omitted in favour of small cartouches in all of the front gables; the recessed panels between the first floor window lintels and second floor window sills were not made; and the contrasting material for the gable apexes was also omitted.

- 3.13 Aside from the above simplifications, it appears that the outbreak of the war may have delayed the completion of the new building. Detailed examination of the college archives might clarify this, but meanwhile it may suffice to note that the clock tower as built was less ambitious and elaborate than Swash's original Baroque design, and the gymnasium wing may be of slightly later date. The gymnasium wing is all of brick, simpler than the design drawn by Swash and with a hipped roof instead of the gabled roof shown in the original drawings. Annotations on the original plans suggest that it was omitted from the initial building contract.
- 3.14 The Caerleon Campus has developed extensively over time, mostly since the Second World War (see Figure 2). Land on the north western side of the campus was purchased after the war and provided space for early stages of expansion. Female students were admitted from 1962, and new halls of residence were opened in 1964. The Rathmell Building, linked to the eastern corner of the original building, was opened in 1985 to supplement the School of Art and Design building in Clarence Place, Newport. It was designed by Norman Robson Smith to take full account of the natural light. In 1996 the School of Art and Design transferred completely to the Caerleon Campus.
- 3.15 In 1994 a new student village was opened on the north east side of the campus, providing 414 en-suite bedrooms and increasing the overall number of study bedrooms at Caerleon to more than 700. The College was thus able to offer a place in Halls to all first year students. A new Sports Centre was added in 1999. The Kegie Building, to house fashion design workshops and the Wales International Study Centre, was opened in 2007. In 2008 work began on a new city centre campus.
- 3.16 Meanwhile there have been several mergers and changes in status. In 1975 the college merged with the Newport College of Art and the Gwent College of Technology to become the Gwent College of Higher Education, thereby merging the separate strands of their histories also. In 1996 the College was awarded University status, being known until 2004 as the University of Wales College, Newport, and thereafter as the University of Wales, Newport. In 2013 the University merged with the University of Glamorgan to become the University of South Wales. The closure of the Caerleon Campus was announced in September, 2014, owing to a decision to concentrate investment in Newport's new City Campus.

4.0 Description of the original college buildings

Main approach and lodges

- 4.1 The historic approach to the College is off College Crescent, via a gateway with panelled ashlar gate piers and curved wing walls of rock-faced stone, capped with original railings. The main gates are modern. Beyond them, College Road is aligned with the front door of the main building, and still forms the principal visual axis of the site.
- 4.2 Further along, the two lodges flanking the road emphasise and contain the approach, and also add visual interest and depth to the foreground of the College. Their presence allows the view of the college to unfold slowly, so that the whole front is not visible in its entirety until it is seen across the gardens in front of it. Without these lodges, the buildings would have less visual interest at a distance.
- 4.3 The lodges, although they are companions, were never intended to be identical. The larger and finer one, to the south west, was the Principal's House (see Plate 4), while the other to the north east was a lodge for the caretaker or gardener (sources differ on that point), with a power house attached (see Plate 5). Originally the power house was to have had a flat roof, but either the plan was changed or a hipped roof has been added since. The architecture of the lodges matches the main building, with rock faced stone and ashlar dressings. The Principal's house was further singled out with bay windows and a modicum of carved decoration.

The main building – original plan form and interior

- 4.4 The main building (see Plate 1) is entered by a bold portal of rusticated ashlar under the central clock tower (see Plate 6). Either side of the clock tower there are 15-bay ranges of equal length, giving a balanced but deliberately asymmetric composition.
- 4.5 The asymmetry is explained by the plan form (see Figure 3). The original building may be described in three separate zones. The south west end was the “teaching zone” ranged around a courtyard. It comprised classrooms and a lecture room on the sunny south east and south west sides, while the physical and chemical laboratories, and the art room and manual training rooms, were on the north-west side. Direct sunlight, with its attendant glare and casting of shadows, would no doubt be less favoured for these functions.

- 4.6 The central zone was occupied by the communal rooms, and by the offices and teaching staff accommodation. The communal rooms comprised the assembly hall, smoke room, cloakroom, students' common room, library, dining room and gymnasium. The gymnasium was out on a limb, attached to the main building by a single storey block containing the changing room, WCs, urinals and lavatories.
- 4.7 The teaching and administration staff accommodation on the ground floor comprised the general office and the separate offices of the Principal and Vice Principal, with a small waiting room on the opposite side of the adjacent main corridor.
- 4.8 The third, small zone at the north east end of the building was for the kitchen and domestic staff. Here could be found the servants' hall, kitchen, servery, scullery, larders and store rooms. Amidst it all was the matron's room (with the added elegance of a bay window), and matron also had a small sitting room on the front elevation.
- 4.9 Linking the three zones was the main corridor, running in a straight line behind the rooms on the frontage, and each zone had its own staircase to the upper floors. The corridors were specified to be fireproof, and two external fire exits were designed on the north-west elevation from the start.
- 4.10 The Assembly Hall, as the ceremonial focus of the building, was naturally in line with the front door, and at Caerleon as elsewhere the main internal architectural flourishes were reserved for the space between the front doors and the Assembly Hall. The arches along the route have architraves and panelled soffits, enriched with cartouches and other decoration (see Plate 7).
- 4.11 The windows in the Assembly Hall (see Plate 8) and on the two principal open well staircases have leaded lights with coloured glass. Those in the Assembly Hall include the names of inspirational and learned Welsh figures including:
- "Islwyn" = Rev. William Thomas (1832-1878), a Monmouthshire poet who took his "bardic name" or pseudonym Islwyn from the mountain Mynyddislwyn above his home. This window includes a portrait.
- Alfred Russel Wallace (1823-1913), co-presenter with Darwin of the theory of natural selection at the Linnean Society in 1858. See Plate 9.
- Dafydd ap Gwilym, Welsh poet (mid 14th century) and the patron he called Ifor "Hael" (= "the generous").
- William Jones, mathematician (1675-1749), who proposed the use of the Greek letter *pi* to represent the ratio of a circle's circumference to its diameter.

- 4.12 The lower part of the main hall is lined with varnished wainscot, and the ground floor corridors have a similar wainscot dado, with floors of polished wood blocks laid in herringbone pattern. Many of the original five-panelled doors survive along the corridors, some with overlights and some without.
- 4.13 The two main staircases have open tread ends with nosings and simple square iron balusters, each with a couple of twisted sections by way of decoration. The handrails are continuous, terminated at the bottoms with wreathed handrail ends, a curtail step and square framed iron newels. The staircase windows are stepped, so that they rise in parallel with the ascent of the stairs (see Plate 10).
- 4.14 On the upper floors (see Figures 4 and 5), the original uses were naturally much less diverse as the bulk of the space was taken up by 100 study bedrooms, 50 on the first floor and another 50 on the second floor. Most of these were of similar size, with little to distinguish them from one another except the varying quality of their aspects and views. However, there were six study bedrooms on the second floor that were much more spacious, and situated in the prime part of the front elevation otherwise given over to staff accommodation. Perhaps these rooms were reserved for students who had earned special privileges.
- 4.15 The upper floors are much sparser architecturally, the main efforts having been devoted to the ground floor.
- 4.16 Apart from the study bedrooms and associated bathrooms, boxroom and WCs, the upper floors also contained sitting rooms and bedrooms for the Vice Principal, Masters and Assistant Masters, mostly in the centre of the front elevation. Their presence justified the addition of bay windows, thereby giving the exterior a less institutional look. The domestic staff had their own set of bedrooms and a sewing room over their respective ground floor area of the building, including a nurse's room and sick room on the top floor.
- 4.17 All in all the form of the college appears to have been carefully considered. Instead of shoe-horning all the required accommodation into a preconceived shape, the proposal was allowed to evolve as practicalities required, while maintaining a strong centreline and symmetry of volume, if not of detail, to the front elevation.

The main building – exterior

- 4.18 The front and both side return elevations are of pink rock-faced Old Red sandstone with an ashlar frontispiece and other ashlar dressings of Bath stone. The roof is of uniformly-sized Welsh slate with buff clay ridges and there is a modillion eaves cornice capped with an ogee profiled gutter (see Plate 11), all painted white to maximise the architectural impact. A stone string course at ground storey window sill level has the effect of defining a plinth for the building. Substantial damage to the roof by fire in 1992 was repaired in accordance with the original details.
- 4.19 The front elevation is very long, but is given movement and interest by its balanced asymmetry. The left hand ten bays break forward slightly and read as a coherent unit on their own. The staff offices and accommodation in the centre have three two-storey bay windows (see Plate 12) of ashlar with cornices and parapets, giving variety of scale to the fenestration and providing a homely domestic character that prevents the building appearing too spartan and institutional. In addition, the central portal is capped with a fourth two-storey bay window surmounted first by a scrolled pediment framing a window in the tower, and then by the upper part of the tower.
- 4.20 The main stage of the tower (see Plate 13) is stepped in from its base. It has corner buttresses and a raised plaque to each face, each with a segmental hoodmould over the top. The front face bears the clock face. The next stage up comprises a rectangular raised plaque supported on twin corbels, repeated on each face. The tower then steps in again and is crowned with a pierced parapet. The whole composition is then finished with a central flagpole.
- 4.21 The rear elevations of the building are finished more plainly, as one would expect. Instead of ashlar architraves to the window and door openings there are brick jambs, block-bonded into the stonework, and segmental brick arches. The modillion eaves cornice on the front is replaced on the back by plain overhanging eaves, but still with ogee gutters.
- 4.22 The clock tower, the central element of the composition, was not built in accordance with Swash's original design. Whether Swash himself altered it, or someone else, has not been discovered, nor has it been discovered whether the alteration was made at the time of the original construction, or was a result of hasty completion at a later stage. The latter may be more likely, as the finished result is in a more stripped-down style than the rest of the homely, Queen Anne style frontage. The tower is more angular and plain, a harbinger of the Art Deco of the 1920s and '30s, and has an austerity somewhat out of

tune with the mellow warmth of the rest of the facade. It is nonetheless a notable central feature that forms a landmark.

5.0 Significance

Architectural Significance

5.1 Considering the continual change and adaptation to which institutional buildings are typically subjected, the Caerleon College remains remarkably intact and little-altered. Although there have been additions at the back and north east end, these have not significantly interfered with features of architectural merit. The more perishable elements, including the roof slates, rainwater goods and external joinery, mostly survive, and the stonework appears to be in good condition. The carved details remain sharp and crisp.

5.2 On the other hand, there is little evidence of originality in the design or detailing, and the use of Baroque and Queen Anne styles was a common choice for late Victorian and Edwardian educational buildings, partly because the style was conducive to large windows and was less austere than the Gothic taste that preceded it.

5.3 The Caerleon College gets only a lukewarm appraisal in John Newman's "Buildings of Wales" volume for Gwent/Monmouthshire:

"GWENT COLLEGE OF HIGHER EDUCATION, College Crescent (now part of University of Wales College, Newport). The enormously extended ridgetop range, thirty-one bays long, three storeys high with central clock tower, was begun in 1912, as a training college for 100 students, to the designs of Alfred Swash & Son of Newport. Mauve Old Red Sandstone, and Bath stone dressings for the various rather pinched accents, some Baroque, some Tudor. Tall, thin clock tower with sheer rectangular shapes. The l. third of the range completed to a simplified design which upsets the symmetry of the whole. Flanking the approach from the town, a pair of pavilions, one intended as the principal's house, the other a caretaker's and power house." (p142)

5.4 The comment about the left third being completed to a simplified design is perhaps misleading, as the same was actually true of the entire frontage (see above). On page 71, after praising C. F. Ward's Newport Technical Institute of 1909-10, Newman says:

The training college at Caerleon, begun in 1912 to the design of Alfred Swash & Son, by contrast squanders its magnificent ridgetop site, with an overstretched facade..."

5.5 Notwithstanding the criticism, the building has some good quality detailing and attractive attributes, and is large, prominent, competently designed and well-

preserved. At the time of its building it would have been a prestigious and regionally-important commission. The architectural significance is therefore considered to be moderate/high.

Historical Significance

- 5.6 The 19th century educational background of Newport was one of the reasons why the college was sited nearby at Caerleon. The college has some significance as one of the 'family' of training colleges built nationwide between the 1902 Education Act and the First World War. Its complementary association with the twin college at Barry (which is Grade II listed) adds to its historic interest. The historical significance is therefore considered to be high and of more than local interest.

Technological significance

- 5.7 There is nothing strikingly original about the building or its mode of construction. It was not a class of building where the embrace of progressive technology would have been of much benefit. The construction techniques appear to be entirely conventional, with nothing worthy of particular remark. The technological significance is therefore considered to be low.

Artistic significance

- 5.8 In considering the artistic significance, it is necessary to consider the site as a whole and not just the building in isolation. The building was designed to respect its site, which was elevated and commanding.
- 5.9 Some care was taken to make the building artistically appealing, as witnessed by the contrasting pink and grey building stones, deliberate positioning of entrance lodges, decoration of the entrance portal, bay window and tower, and complementary arrangement of the ornamental grounds in front.
- 5.10 The "overstretched" front elevation is broken up from a distance by the presence of the lodges, and at closer range by the asymmetry. It is arguable that had the façade been built to Swash's original design, the composition might have had a greater sense of consistency and poise.

- 5.11 There is scope for the architectural significance of the building to be better revealed by a redevelopment scheme for the remainder of the site as a whole. The redevelopment can be approached holistically in contrast to the present arrangement which has evolved incrementally over time, not always to the benefit of the original building's character and setting. The artistic significance is therefore considered to be moderate.

Contribution of setting to significance

- 5.12 The hilltop siting adds greatly to the presence of the building. However, the mundane nature of the surrounding twentieth-century buildings degrades the setting and detracts from the building's significance.

Formal status

- 5.13 The Caerleon College is not a listed building, nor is it located within a conservation area.
- 5.14 A listing survey of all communities in Wales was completed in 2005, resulting in the addition of some 30,000 buildings to the list. It is inconceivable that such a large and prominent building as the Training College would not have been looked at for listing as part of this process, but it was not selected.
- 5.15 The building was erected on the cusp between the 1840-1914 period, during which listings become increasingly selective, and the 1914-39 period, when a still higher quality is required for buildings to qualify. Alfred Swash does not appear to have left an important catalogue of work, so the College does not qualify as a key work of a principal Victorian architect. Consequently, it is not surprising that the building does not enjoy listed status. However, it remains the case that the building has some demonstrable quality and interest.
- 5.16 The Newport Local Development Plan 2011-26 (adopted January 2015) makes provision within its policies for the Council to prepare, and keep under review, a list of locally significant buildings and sites, and to provide guidance on their protection and conservation. The criterion proposed to designate such an asset is outlined in the Local List Background Paper 60. None of the buildings at the Caerleon Campus have been included on a local list.

Comparable examples

- 5.17 Some early 20th century training colleges are now listed. This is not surprising, as they were frequently a source of civic pride. Their size, coupled with lavish investment, usually in the hands of a capable architect, would often result in a building of architectural merit, sometimes helped by spacious sites which displayed them to advantage.
- 5.18 Examples of listed training colleges of similar age to Caerleon include:
- Bingley Training College (1909-11 by J. Vickers Edwards) Grade II
 - Jordanhill College, Glasgow (1913 by H&D Barclay) Grade B (see Plate 16)
 - Barry Training College (1913-14 by Teather and Wilson), the counterpart of the Caerleon college. Grade II
 - St Andrews Teacher Training College, Glasgow (1913 by Cowan and Watson) Grade B
 - City of Leeds Training College (now Leeds Metropolitan University 1911 by G. W. Atkinson) multiple buildings, Grade 2
 - William Booth Memorial College (1932 by Sir Giles Gilbert Scott) Grade II

6.0 Conclusions

- 6.1 This heritage assessment has established the heritage significance of the buildings within the Caerleon Campus, together with the archaeological potential of the site. The latter conclusions are informed by a desk-based archaeological assessment (DBA) carried out in June 2015 by Locus Consulting.
- 6.2 The assessment has concluded that there is a moderate to high potential for undisturbed archaeological deposits to be encountered within the site. Development of the northern part of the site from the beginning of the 20th century is likely to have truncated any underlying archaeological deposits over much of the area. However, this does not preclude the possible discovery of features and residual material during any intrusive groundwork. The southern part of the site has not experienced significant development in the past, and may have remained in agricultural use for an extended period. Therefore, beneath the depth of any former plough-soil across the site, undisturbed archaeological deposits may remain *in situ*.
- 6.3 The situation of the site and the moderate to high potential for undisturbed archaeology, suggests that there is a chance that archaeological remains of high historic significance exist on the site. However, it is unlikely that any future development would be precluded on archaeological grounds alone. Rather, any proposal for development on the site would need to be accompanied by an appropriate scheme of archaeological works. These could include in the first instance a further archaeological desk-based assessment, followed by geophysical survey and/or trial trenching. This would beneficially be undertaken prior to the finalisation of any development proposals, providing opportunity for the layout and construction of any proposed structures to account for the presence of highly significant archaeological remains should they be found.
- 6.4 With regard to built heritage, this assessment concludes that the original college building, together with its associated gate lodges, exhibits some architectural and historic interest. However, the building has not been included in the statutory list of buildings of special architectural or historic interest in Wales, nor has it been included on a local list.
- 6.5 The assessment concludes that the well-preserved original college building, together with its associated gate lodges, has moderate/high architectural significance as it is competently designed, has some good quality detailing and has attractive attributes. The building has moderate artistic significance.

- 6.6 The original college buildings have high historical significance, amounting to more than local interest, as the college was one of a 'family' of training colleges built nationwide between the 1902 Education Act and the First World War. The college's complementary association with the twin college at Barry (which is grade II listed) adds to its historic interest. The college clearly has local historic interest.
- 6.7 The mundane nature of the surrounding twentieth-century campus buildings degrades the setting and detracts from the significance of the original college buildings.

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Appendix A: Figures

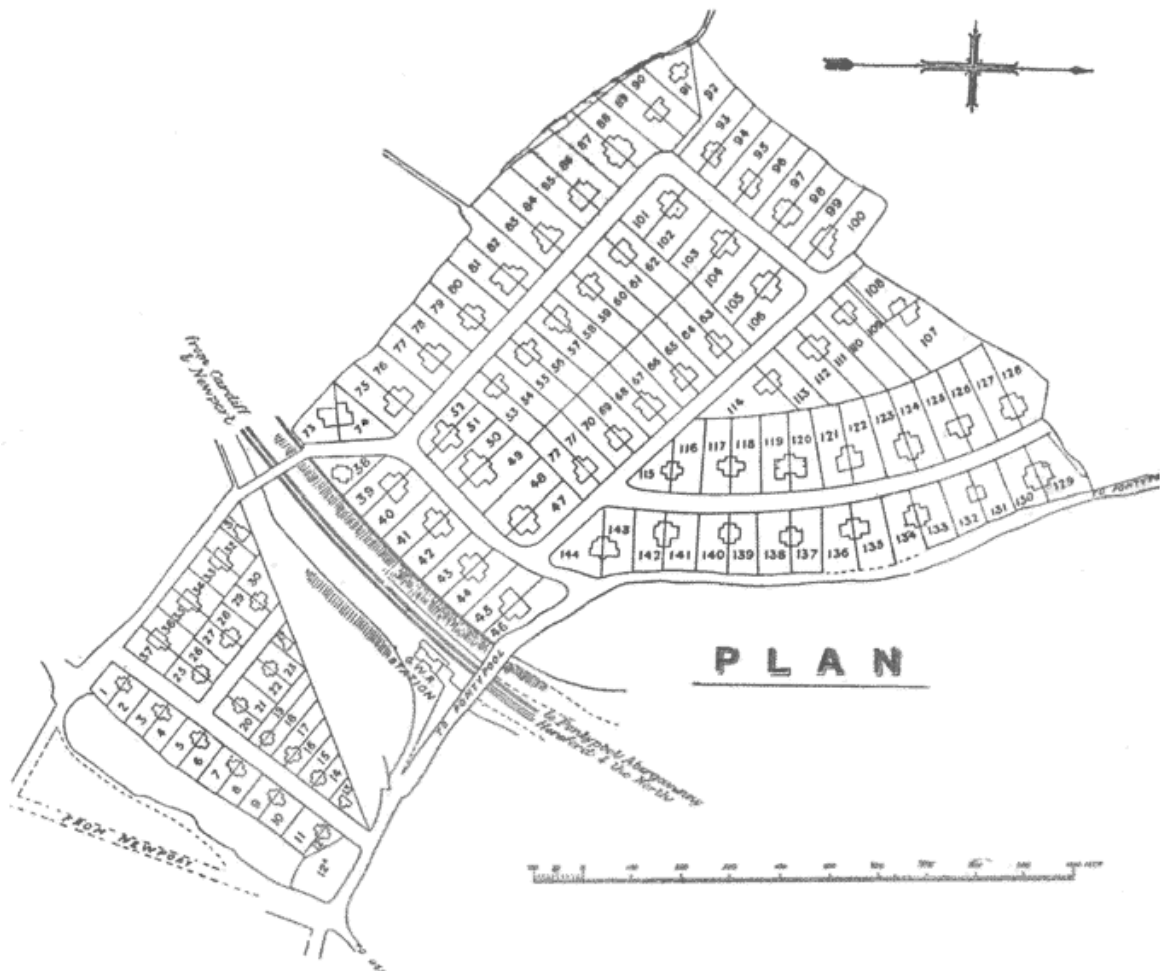


Figure 1: Plan of the Llangattock estate at Caerleon, as advertised in 1895. The house called Felthorpe was built in the vicinity of the plots numbered 143 and 144.

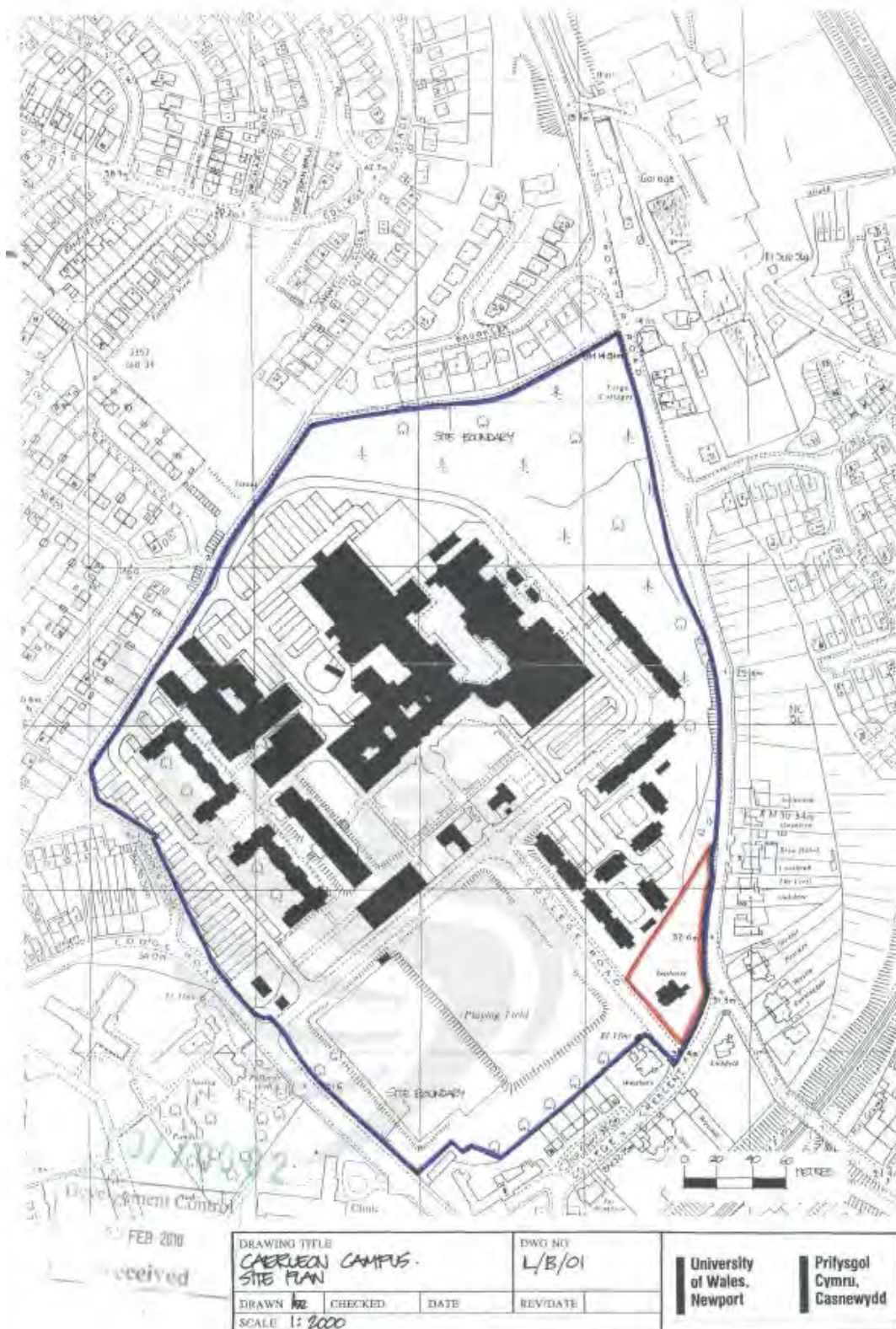


Figure 2: Caerleon Campus Site plan

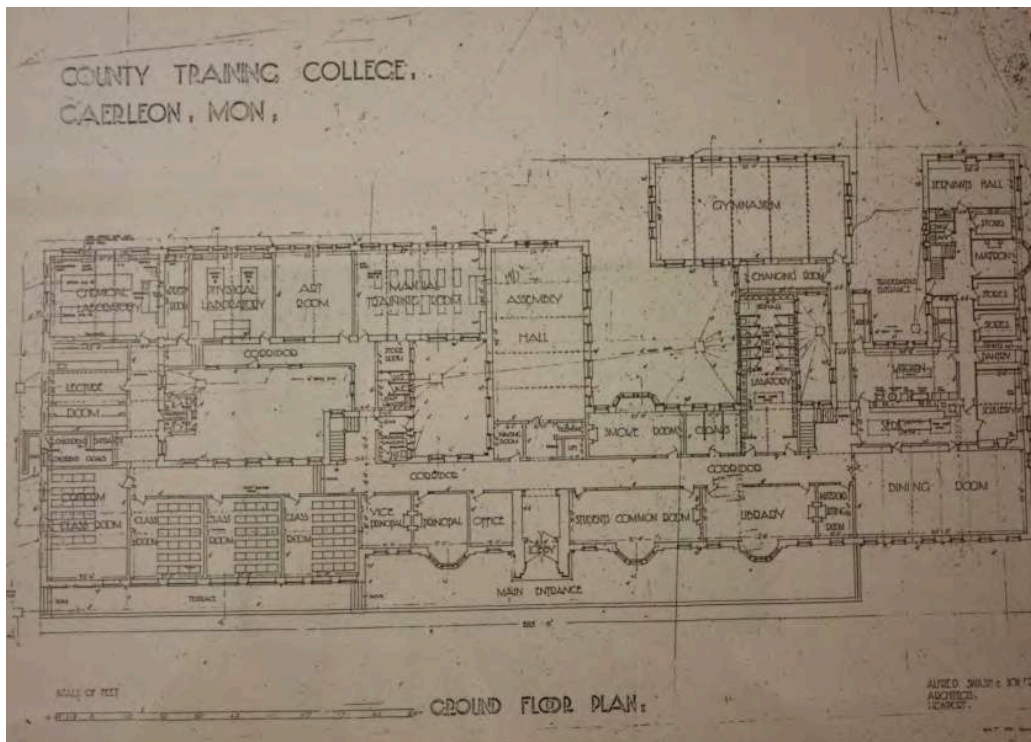


Figure 3: Original ground floor plan of the college

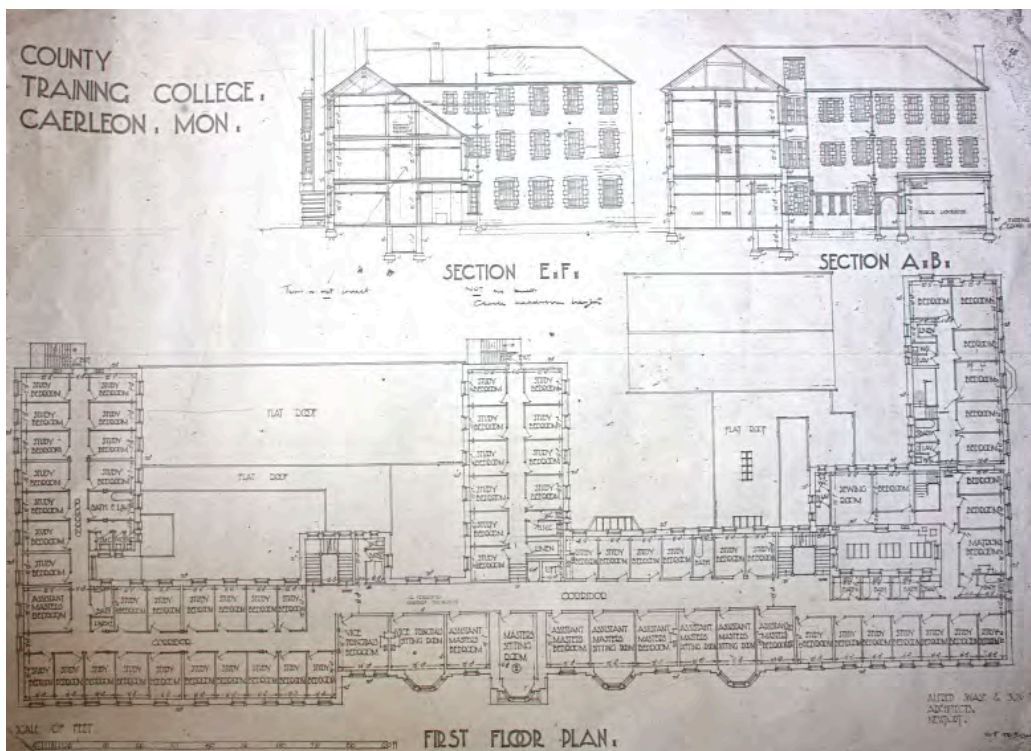


Figure 4: Original first floor plan of the college

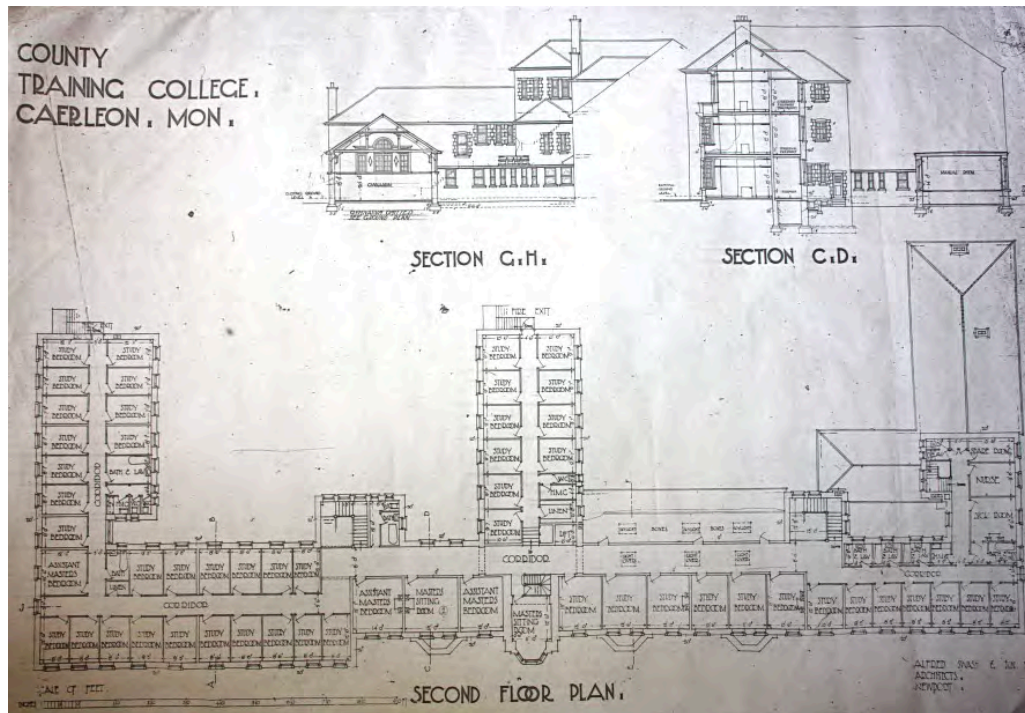


Figure 5: Original second floor plan of the college

Appendix B: Plates



Plate 1: Front elevation of the original college building



Plate 2 : Felthorpe, built in the late 1890s before the College



Plate 3: The Foundation stone laid 1912



Plate 4: The Principal's residence



Plate 5: The caretaker's or gardener's lodge



Plate 6: Central frontispiece of the main façade



Plate 7: Decorated arches between main entrance and Assembly Hall



Plate 8: The Assembly Hall

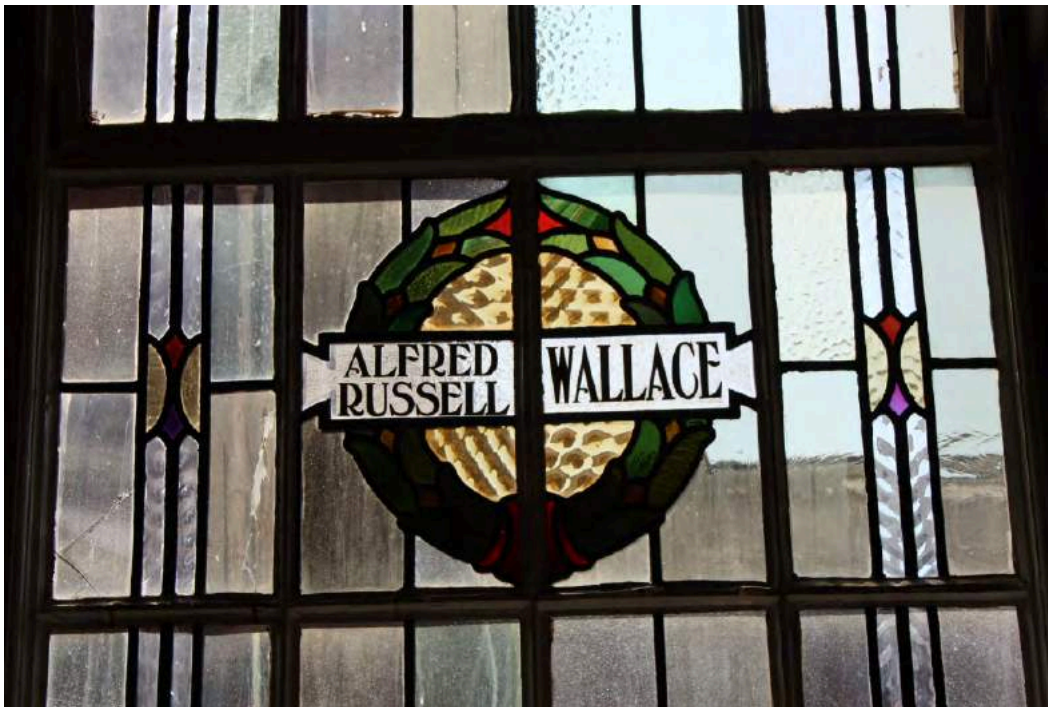


Plate 9: Coloured glass and leaded lights in the Assembly Hall



Plate 10: One of the principal staircases



Plate 11: Modillion eaves cornice



Plate 12: Detail of one of the bay windows



Plate 13: The clock tower



Plate 14 Sir Edward Anwyl

Appendix C: Archaeological Constraints Assessment

See separate document by Locus Consulting, June 2015

Annex I.2
Historic Environment Desk-Based Assessment:
Proposed Residential Development at
Former Caerleon Campus University of South Wales
(Locus Consulting, updated May 2016)

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Historic Environment Desk-Based Assessment:

Proposed Residential Development at Former Caerleon Campus

University of South Wales, Newport NP18 3QT



Issued by: Fiona Moore BSc (Hons) MA ACIfA

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Contents

1	Executive Summary	4
2	Acknowledgements.....	6
3	Introduction.....	7
3.1	Project Background	7
3.2	The Site, Location and Geology.....	8
4	Methodology	10
4.1	Aims and Scope	10
4.2	The Study Area	10
4.3	Site Inspection and Setting Assessment.....	11
4.4	Sources	17
4.5	Chronology	19
4.6	Consultation	20
4.7	Assumptions and Limitations	20
5	Results.....	21
5.1	Introduction.....	21
5.2	Archaeological and Historical Context	22
6	Discussion and Conclusions	31
6.1	Previous Impacts	31
6.2	Potential Development Impacts.....	32
6.3	Conclusions.....	38
7	References.....	39
7.1	Bibliography.....	39
7.2	Aerial Photography Sources	41
7.3	Cartographic Sources	44
7.4	Online Resources.....	45

Appendices

Appendix 1: Heritage Assets and Conservation Areas within the Study Area

Appendix 2: Archaeological Events within the Study Area

Appendix 3: Assessment Criteria

Appendix 4: Legislation and planning policy

Illustrations

Figure 1: Site Location

Figure 2a & b: Concept Options 1 and 2

Figure 3a & b: Scheduled Monuments and Listed Buildings in the Study Area

Figure 4a & b: Heritage Assets within the Study Area

Figure 5: Previous Archaeological Events within the Site and its environs

Figure 6: Concept Options 1 & 2 with approximate areas of previous archaeological investigation shown

Plates*

Plate 1: Looking south across former Caerleon Campus towards the Kegie and TJ Webley Buildings

Plate 2: Looking north across the former Caerleon Campus over the sports field at the southern end of the Site

Plate 3: Looking north-east towards the main entrance of the former campus from Lodge Road

Plate 4: Looking north-west across the former Caerleon Campus towards the Main Building

Plate 5: Looking north-east across the former Caerleon Campus towards and alongside student accommodation blocks

Plate 6: Looking north-west across the former Caerleon campus alongside student accommodation blocks

Plate 7: Looking north-west across the former Caerleon Campus towards area of semi-formal green space, and housing development beyond the Site's northern boundaries

Plate 8: Looking SE across the former Caerleon Campus towards the rear of the Main Building and alongside the Sports Centre

Plate 9: Looking east across the former Caerleon Campus towards a group of University buildings, beyond which lies the Main Building

Plate 10: Looking east from close to Penrhos Camp Scheduled Monument (**26**) towards former Caerleon Campus, visible on the horizon

*Number in **bold** refers to corresponding heritage asset map number on **Figure 3** and throughout the text.

1 Executive Summary

In January 2016 Locus Consulting were commissioned to carry out an assessment of the potential impacts that a proposed redevelopment of the former University of South Wales, Caerleon Campus may have on the historic environment resource. The proposed development site (centred on 333508, 191254) is located within close proximity to the remains of the nationally important *Isca* Roman Legionary Fortress and *Canabae*, described as the most important Roman archaeological site in Wales (CCW 2016). The Glamorgan-Gwent Archaeological Trust (GGAT) has recommended that a Historic Environment Desk-based Assessment should be compiled in the first instance, in order to inform recommendations for further archaeological evaluation works (Neil Maylan, pers. comm.). The Historic Environment Desk-based Assessment, and the results of any necessary pre-application evaluations will accompany an application for Outline planning permission for the proposed development.

The object of the assessment was to identify the nature and extent of the recorded archaeological resource within the proposed development site (henceforth referred to as 'the Site'), and the Site's immediate environs, and to undertake an assessment of any impacts that the proposed development may have on the historic environment resource.

The assessment has indicated that there will be **no direct impacts** upon any designated heritage assets as a result of the proposed development. Furthermore the assessment has indicated that the development may have **positive indirect impacts** upon Caerleon Conservation Area, and designated and undesignated heritage assets within and within the environs of Caerleon.

The assessment has found that the Site is at least partially located within the extents of Lodge Hill Cemetery, a Roman cemetery associated with the Legionary Fortress and *canabae*. This idea is supported by several discoveries made on the Site in recent decades, including a stone sarcophagus burial (the Caerleon College Burial) and a lead coffin, and the location of the Site adjacent to the Caerleon to Cardiff Roman road. It may be expected therefore to encounter further burial remains over the course of the proposed development. Such remains could potentially be of high significance and national importance. Given the extent of previous groundworks and archaeological investigations across the Site, some areas of the Site have a higher potential for remains than others; these areas have been identified by the report. Overall it is considered that the southern half of the Site, in particular those areas adjacent to the Caerleon to Cardiff Roman road, has a **high to moderate** potential to contain previously undisturbed archaeological remains that may be encountered during the proposed development, whilst the northern half of the Site has a **moderate to low** potential to contain previously undisturbed archaeological remains that may be encountered during the proposed development. Should such remains exist, they may be subject to **adverse direct impacts** as a result of the proposed development.

It is recommended that a scheme of archaeological evaluation be carried out prior to determination of planning permission (Rob Dunning, pers. comm 18.05.2016). The programme of evaluation is likely to involve archaeological trial trenching, and should be articulated within a project design formulated in consultation with the Glamorgan-Gwent Archaeological Trust (GGAT). Any archaeological evaluation carried out across the Site must be proportionate to the proposed development and the conclusions of this desk-based assessment. These recommendations are in line with national policy set out within Planning Policy Wales (PPW) Chapter 6.

2 Acknowledgements

Special thanks are due to Mr Neil Maylan at the Glamorgan-Gwent Archaeological Trust (GGAT) for advice provided prior to compilation of the assessment, and Dr Mark Lewis at the National Legionary Museum (Nation Museum of Wales), Caerleon, for his assistance and for providing access to National Museum archives.

3 Introduction

3.1 Project Background

3.1.1 In January 2016 Locus Consulting were commissioned to compile a Historic Environment Desk-based Assessment for a proposed redevelopment of the former University of South Wales Caerleon Campus, Caerleon, Newport NP18 3QT. This report will accompany an Outline planning application for the redevelopment. The assessment considers the potential archaeological resource within the proposed development site, henceforth referred to as ‘the Site’, and any potential impacts upon that resource which may arise as a result of the redevelopment.

3.1.2 A Feasibility Report has been compiled for the development, which states that, “The proposed redevelopment of the former Caerleon Campus site creates an opportunity to provide a high quality residential development that integrates well with adjacent areas of Caerleon.” (LHC, 2016, 11). Two indicative design options (Concept Options 1 & 2; **Figures 2a & b**) have been presented, based on a series of key development principles, which include:

- Retain and enhance existing site features where possible to create a locally distinctive development that reflects the character of Caerleon;
- Provide a range of high-quality housing types that meet local needs and provide a mixed and balanced community and reflect local character;
- Retain a mix of commercial and leisure uses where possible and viable;
- Create high quality streets and public spaces that are attractive, safe and pedestrian-friendly;
- Provide good connections to the local area and facilities;
- Create a mix of multi-functional greenspaces that provide the opportunity for residents to have a high quality of life and enhance the sustainability of the site;
- Enhance biodiversity and wildlife assets.

3.1.3 Both Concept Options include a mix of green space, new-build residential and commercial units, and conversion of existing buildings on the Site. The potential new-build units consist of houses and apartment buildings, and are a maximum of two-and-a-half to three storeys in height. Existing buildings to be retained are likely to consist of the Main Building, the Sports Centre, the Kegie Building, Felthorpe House, the TK Webley Building and Tŷ Hywel (LHC, 2015).

- 3.1.4 It should be noted that both Concept Options are **indicative only** at this stage. Depending on the viability of potential design options, the Main Building and Sports Centre may not be retained, and the rugby pitch may be utilised for development. Final design particulars will be subject to public opinion, and discussion with the Local Planning Authority.

3.2 The Site, Location and Geology

- 3.2.1 The Site (centred on 333508, 191254) consists of the former Caerleon Campus of the University of South Wales, and is approximately 13.1 hectares (ha) in area. Situated on a prominent lowland ridge extending ENE – WSW immediately north of Caerleon’s historic core, and within the Usk River Valley, the Site is bordered by modern housing development to the north, north-west and west, Ponthir Road to the east and the Lodge Road to the south-west.
- 3.2.2 The Site is located immediately north of Caerleon or *Isca* Legionary Fortress and Civil Settlement, or *canabae*, known widely as one of the three major Roman military establishments in Britain. The fortress was constructed on a plateau rising from the Usk and Afon Lwyd flood plains, and became the focus for settlement during the Roman Period. It is likely that the orientation of the fortress was established with respect to the best crossing points of these two rivers, with the *canabae* growing around the fortress (Evans, 2000, 5 & 6).
- 3.2.3 *Isca* had two major cemeteries, and the largest of these was established north-west of the fortress and *canabae*, on the slopes of Lodge Hill (Boon, 1987, 16 and Burnham & Davies, 2010, 129). Extensive investigations, including a large-scale excavation in the grounds of the nearby St Cadoc’s Hospital, have confirmed that the cemetery extended for at least 1km along the slopes of Lodge Hill, and by implication, into the proposed development site (Evans & Maynard 1997, 185).
- 3.2.4 Views out from the majority of the Site’s interior are generally obscured by the existing University buildings within the Site’s boundaries, whilst views out from the Site boundaries and from the highest points of the Site are largely uninterrupted for up to around 1km to the south and east overlooking the Usk and Afon Lwyd river valleys, and Caerleon town to the south and south-east. Land beyond the eastern bank of the Afon Lwyd rises sharply around 500m from the Site, terminating views beyond the summit of an adjacent ridge, whilst beyond the southern bank of the Usk, sharply rising land terminates views from the Site in a southerly direction approximately 1.5km from the Site. Newport lies immediately south of the River Usk. Rising land surrounds the Site to the north, north-west and west, obscuring views beyond around 200m in these directions.
- 3.2.5 The former Caerleon Campus comprises a group of University buildings which range in date from 1912 to 2007, the earliest being the Main Building situated at the centre and highest point of the

Site. The Main Building of the former campus was originally constructed as the Monmouthshire Training College in 1912. A number of areas of car parking, sports fields and semi-formal green space are located within the southern part of the Site and around the Site's edges. The Main Building is three storeys in height with a clock tower, and dominates the Site, and to an extent the views towards the Site from the surrounding area, despite the addition of more recent three-storey University buildings, including the 'Kegie', constructed in 2007 immediately south of the Main Building. Land within the Site rises from its external boundaries towards the Main Building, to a maximum height above Ordnance Datum (aOD) of 40m. The former campus itself is visible in views from rising land to the south, including from the M4 (CCW 2016).

- 3.2.6 The Site is located within the historic county and parish of Monmouthshire and Llangatock-juxta-Caerleon respectively. Llangatock-juxta-Caerleon Parish is recorded variously as part of the Hundreds of Usk and Edlogan. Landmap Wales describes the landscape containing the Site as entirely urban to the north of the remains of Caerleon Roman Fortress (CCW, 2016). The Pillmawr and Lodge Roads follow the line of the main Roman road from Caerleon to Cardiff, along which a series of Roman remains have been recoded including burials, cemeteries and funerary decorations (*Ibid.*). Much of the settlement as it remains today displays a 20th century character, although several significant structures remain from the Roman Period, and a number of buildings extant within the historic core of the settlement, and to a lesser extent its outskirts, date to the Medieval and Post-Medieval Periods.
- 3.2.7 The bedrock geology of the Site consists of the St Maughans Formation, a group of interbedded Argillaceous rocks and sandstone formed during the Devonian Period. These rocks were formed from rivers depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium and some bogs depositing peat. There are no superficial deposits recorded across the Site, but borehole scans from the Pillmawr Road, south-west of the Site (e.g. ST39SW331 & ST39SW330) record red clays and organic silts immediately beneath the topsoil (BGS 2016).

4 Methodology

4.1 Aims and Scope

- 4.1.1 The aim of this assessment is to establish the known and potential historic environment resource within the Site and its environs, and any potential impacts which may be imposed upon this resource by the proposed development.
- 4.1.2 The desk-based assessment has been carried out in accordance with the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance: historic environment desk-based assessment* (CIfA, 2012).
- 4.1.3 At the advice of Mr Neil Maylan, the GGAT Archaeological Planning Manager, for the purposes of assessing potential impact on the setting of designated heritage assets the procedures laid out within the English Heritage (now Historic England) document *The Setting of Heritage Assets* (2011) have been followed.
- 4.1.4 In addition, guidance set out within the Historic England documents *Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide* (2015) has been followed.

4.2 The Study Area

- 4.2.1 A fixed Study Area has been defined to facilitate assembling the data for this assessment. The data under consideration consists of designated heritage assets recorded by Cadw, Conservation Areas recorded by Newport City Council, and heritage assets and archaeological events recorded by the Glamorgan-Gwent Archaeological Trust Historic Environment Record (GGAT HER).
- 4.2.2 The **Study Area** is defined by a 1km buffer from the Site boundary (**Figures 3 - 5**). All designated and undesignated heritage assets and archaeological events recorded by Cadw and the GGAT HER within the Study Area are considered. Although there is no potential for **direct** (i.e. physical) development impacts on cultural heritage features outside the actual development area, it is considered that information from the Study Area may inform the assessment of the archaeological potential of the Site, i.e. the potential archaeological resource within the Site. In addition, potential **indirect** development impacts (i.e. impacts on setting and heritage significance) upon designated heritage assets and Conservation Areas within the Study Area will be assessed.

4.3 Site Inspection and Setting Assessment

- 4.3.1 A field-based inspection of the Site and the archaeological resource within the Study Area was undertaken on Monday 8th February 2016. Weather conditions were poor, with strong winds and heavy rain throughout much of the day. Visibility was somewhat restricted during much of the Site inspection.
- 4.3.2 As noted, the Site consists of the former University of South Wales, Caerleon Campus; a group of university buildings interspersed with areas of hard-standing, sports fields, landscaped green areas and semi-formal green areas (**Plates 1 – 9**). Situated at the summit of a ridge, the Site has been extensively terraced in recent years to facilitate the expansion of the campus from the Site's original use as the Monmouthshire Training College, established in 1912 (Howell, 1998). Level areas of land have been artificially created through removal and addition of material, to enable the creation of car parking areas and sports fields, and the construction of buildings.



Plate 1: Looking south across former Caerleon Campus towards the Kegie and TJ Webley Buildings



Plate 2: Looking north across the former Caerleon campus over the sports field at the southern end of the Site



Plate 3: Looking north-east towards the main entrance of the former campus from Lodge Road



Plate 4: Looking north-west across the former Caerleon Campus towards the Main Building



Plate 5: Looking north-east across the former Caerleon Campus towards and alongside student accommodation blocks



Plate 6: Looking north-west across the former Caerleon Campus alongside student accommodation blocks



Plate 7: Looking north-west across the former Caerleon Campus towards area of semi-formal green space, and housing development beyond the Site's northern boundaries



Plate 8: Looking SE across the former Caerleon Campus towards the rear of the Main Building and alongside the Sports Centre



Plate 9: Looking east across the former Caerleon Campus towards a group of University buildings, beyond which lies the Main Building

- 4.3.3 The Site is located within close proximity to *Isca* Legionary Fortress and *Canabae*, and the expansion of the former Caerleon Campus in recent years has resulted in various archaeological discoveries. On the occasion of the Site visit, no features of an archaeological nature were noted.

- 4.3.4 For the purposes of assessing impacts on the settings of designated heritage assets and Conservation Areas within the environs of the Site, views from the designated heritage assets and Conservation Areas towards the Site were assessed from publicly accessible viewpoints at, or as close as possible to the heritage asset or Conservation Area. Views of the heritage assets and Conservation Areas from the Site were also assessed, as were views from publicly accessible 'third points' which encompass both the Site and the heritage asset or Conservation Area. Oblique aerial photographs of the Site and its environs were also examined with a view to assessing any potential impacts upon the setting of heritage assets and Conservation Areas.
- 4.3.5 In general, views out from the Site towards the surrounding landscape were uninterrupted from the Site's boundaries; views from the interior of the Site to the surrounding landscape were generally obscured by the existing University buildings within the Site. Some views from the highest points of the Site's interior did however extend out for up to around 1.5km kilometres, for example from an outdoor seating area / viewing platform adjacent and to the SE of the Clarence Building.
- 4.3.6 Within Caerleon town, and Caerleon Conservation Area views of the Site from a number of points are largely obscured by the town's buildings, due to the high-density nature of the built townscape. From other points throughout the town and Conservation Area, the uppermost portion of the former University Campus Main Building's clock tower is visible rising above the townscape; from other locations within the town, larger proportions of the Site are visible, whilst from others, vegetation largely obscures views. The visibility of the Site from Caerleon town and Conservation Area therefore varies considerably, and is highly intermittent.
- 4.3.7 The Site is generally visible from the surrounding landscape beyond Caerleon town; the Main Building's clock tower is visible from numerous low-lying areas surrounding the Site, whilst the majority or entirety of the former campus is visible from higher ground surrounding the Site (**Plate 10**).



Plate 10: Looking east from close to Penrhos Camp Scheduled Monument towards former Caerleon Campus, visible on the horizon

- 4.3.8 As expected, the Site is within the settings of a large number of heritage assets. As such, the proposed development will result in impacts upon these settings, with the potential of having positive or adverse outcomes. Potential development impacts upon the setting of heritage assets is discussed further in **Section 6**.
- 4.3.9 A full digital photographic record was made of both the site visit and the setting assessment. This forms part of the project archive.

4.4 Sources

- 4.4.1 The following publicly accessible sources of primary and secondary information were consulted:
- Cadw Designated Heritage Assets
- 4.4.2 Cadw datasets of designated heritage assets were consulted in January 2016. These datasets contain information on all recorded designated heritage assets in Wales, i.e., World Heritage Sites, Scheduled Monuments, Listed Buildings, Historic Parks and Gardens, Designated Wrecks and Historic Landscapes. All designated heritage assets under consideration are referred to in the text by a unique reference number **01**, etc., and their locations displayed on **Figure 3**. Further details are given in **Appendix 1**.

Glamorgan-Gwent Archaeological Trust Historic Environment Record (GGAT HER)

- 4.4.3 The Site and Study Area lies within the jurisdiction of the Glamorgan-Gwent Archaeological Trust (GGAT), which curates the Historic Environment Record for Glamorgan and Gwent. The GGAT HER is a database of recorded archaeological sites, findspots, events and Historic Landscape data, and was consulted for information relating to the Study Area in January 2016. All heritage assets and events are referred to in the text by a unique reference number **01**, etc. and their locations displayed on **Figures 3 – 5**. Further details are given in **Appendices 1 & 2**.

Cartographic Sources

- 4.4.4 Historic mapping was obtained from the Gwent Archives. Information from historic maps can assist in the assessment of archaeological potential in the following ways; highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits. All maps consulted are listed in the **References** section below.

Aerial Photographs

- 4.4.5 Aerial photographs were viewed at the Central Register of Air Photography for Wales (CRAPW), and the Royal Commission for the Ancient and Historical Monuments of Wales (RCAHMW). A list of all aerial photographs viewed is given in the **References** section below.

Newport City Council

- 4.4.6 Newport City Council was consulted for information on Local Planning Policy and Conservation Areas in January 2016. All relevant Local Planning Policy is contained within Appendix 3.
- 4.4.7 All Conservation Areas under consideration are referred to in the text by a unique reference number **01**, etc., and their locations displayed on **Figure 4**. Further details are given in **Appendices 1**.

Documentary Sources

- 4.4.8 Other primary and secondary data relating to the Site and Study Area were obtained from the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW), the National Roman Legionary Museum (National Museum Wales), GGAT and online. The sources consulted are listed in the **References** section below.

Legislation and Planning Documents

- 4.4.9 The treatment of the historic environment within a development and planning context is governed by national legislation and planning policy which itself informs local authority planning policy, including the recently enacted *Historic Environment (Wales) Act* (2016). National Policy is dictated by Planning Policy Wales (PPW) which sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs) and Welsh Office Circulars. The scope of the assessment is not affected by European or other international legislation. The aspects of national legislation, and national and local policy which are considered of relevance to the Site, the historic environment, and this assessment are presented in **Appendix 4**.
- 4.4.10 The Site is located within Newport City Council's jurisdiction. Newport City Council's planning policy is set out within the Newport Local Development Plan 2011-26, which was adopted in January 2015. All Local Policy relevant to the proposed development is detailed in **Appendix 4**.

4.5 Chronology

- 4.5.1 Where referred to in the document, the main archaeological periods are broadly defined by the following date ranges:
- Palaeolithic 650,000 – 8500 BC;
 - Mesolithic 8500 – 4000 BC;
 - Neolithic 4000 – 2400 BC;
 - Bronze Age 2400 – 700 BC;
 - Iron Age 700 BC – AD 43;
 - Romano-British AD 43 – 409;
 - Early Medieval AD 410 – 1065;
 - Medieval AD 1066 – 1539;
 - Post-medieval AD 1540 – 1899;
 - Modern AD 1900 – present.

4.6 Consultation

4.6.1 In January and March of 2016, Mr Neil Maylan, the (now former) Archaeological Planning Manager with the Glamorgan-Gwent Archaeological Trust (GGAT), was approached for consultation on the proposed development and this desk-based assessment. Further verbal consultation held in May 2016 with Mr Rob Dunning, an Archaeological Planning Officer with GGAT, has advised that a programme of archaeological evaluation prior to determination of planning permission will be recommended by GGAT.

4.7 Assumptions and Limitations

- 4.7.1 Much of the information used by this study consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.
- 4.7.2 The Cadw designated datasets and the GGAT HER are a record of known archaeological and historic features. They are not an exhaustive records of all surviving historic environment features and they do not preclude the existence of further features which are unknown at present.

5 Results

5.1 Introduction

- 5.1.1 A search of the GGAT HER, the Cadw designated heritage asset datasets and Newport City Council Conservation Area data has identified a very large number of heritage assets; a total of three hundred and forty-two records exists for the Study Area. These consist of Scheduled Monuments, Listed Buildings, undesignated heritage assets and Caerleon Conservation Area. The vast majority of these are located outside the boundaries of the Site, and will not be subject to any direct development impacts (i.e. physical impacts). All are detailed in **Appendix 1** and displayed on **Figures 3 & 4**. The historic environment resource within the Study Area is overwhelmingly Roman in character.
- 5.1.2 It is important to note that the HER heritage asset dataset contains a number of duplicate records, event records and records with no information attached. Every effort has been made to account for these, but slight, unavoidable discrepancies in the data presented may remain.
- 5.1.3 A number of archaeological investigations and evaluations have been carried out within and around the Site, both in response to development proposals, and as part of an on-going investigation into the legionary fortress and *canabae*. Any relevant examples are discussed in greater detail below.

The Site

- 5.1.4 There are no designated heritage assets within the Site. GGAT HER contains three records of undesignated heritage assets within the Site, and one record of an archaeological watching brief that did not identify any archaeological remains (**327**). The undesignated heritage assets identified within the Site consist of a Roman inscribed stone (**161**), a lead coffin (**166**) and the Caerleon College burial (**222**). These HER entries support the idea that at least part of the Site may have been included in the boundaries of the Lodge Hill Roman Cemetery.
- 5.1.5 As a result of its proximity to *Isca*, the Site is also partially situated within the Caerleon Archaeologically Sensitive Area (ASA), designated by Newport City Council (**Figure 4**). Over half of the former campus is within the boundaries of the ASA, specifically the western part of the Site currently occupied by buildings, and the southern part of the Site in use as a car park and a sports field / rugby pitch. The Site's location within the ASA highlights a higher archaeological potential than may otherwise have been assumed.

The Study Area

- 5.1.6 Within the wider environs of the Site, i.e. within 1km of the Site's external boundary there are total of three hundred and forty-two records of designated and undesignated heritage assets (**1 – 342**), including the three noted above, within the Site. The vast majority of these reflect Roman activity in and around the Site, including within the extents of the legionary fortress and the civil settlement. The resource is used here to inform an assessment of the archaeological potential of the Site, and any potential development impacts upon that resource.
- 5.1.7 Of the total number of records for the Study Area, one hundred and seven are of designated heritage assets recorded by Cadw and the GGAT HER. These consist of twenty-six Scheduled Monuments, three Grade II* Listed Buildings and eighty Grade II Listed Buildings. It should be noted that eighteen of the eighty Grade II Listed Buildings are recorded as such by the GGAT HER but are absent from the Cadw designated heritage asset datasets.
- 5.1.8 In addition, Caerleon Conservation Area is partially located within the Study Area. Potential development impacts upon the settings and heritage significance (i.e. indirect impacts) of these designated heritage assets and Caerleon Conservation Area is discussed below.

5.2 Archaeological and Historical Context

Prehistoric Period (650,000BC – AD43)

- 5.2.1 The Prehistoric Period encompasses the Palaeolithic, Mesolithic, Neolithic, Bronze Age and Iron Age Periods. There are comparatively few entries in either the Cadw datasets or the GGAT HER for heritage assets dating to the Prehistoric Period; there are three records pertaining to prehistoric activity from a total of three hundred and forty-two records for the Study Area. These consist of the Iron Age Lodge Wood Camp Hillfort Scheduled Monument (**1**), and two Neolithic axes (**111 & 112**).
- 5.2.2 The archaeological record for the Study Area reflects very little visible prehistoric activity, which is likely due in the most part to the removal or destruction of prehistoric evidence by subsequent occupations, rather than an actual lack of activity. The Usk Valley was a highly suitable environment for settlement from early Prehistory. The axe findspots noted above attest to human activity in this area during the Neolithic Period, which was followed by settlement of small farming communities in the area during the Bronze Age Period (CAU, 2009, 5). The Silures occupied the area during the Iron Age Period (*Ibid.*), and more than likely constructed Lodge Hill Camp Hillfort.

- 5.2.3 Given the sheer volume of Roman archaeological evidence within the Study Area, the extent of previous disturbance within the Site, and the nature of the proposed development, it is considered that the potential for encountering prehistoric remains within the proposed development area is low to very low.

Roman Period (AD 43 – AD 410)

- 5.2.4 As noted, the vast majority of heritage assets recorded within the Study Area date to the Roman Period; in total there are two hundred and eleven Cadw and GGAT HER records relating to heritage assets of Roman date. These include twenty-two Scheduled Monuments recorded by Cadw and the HER (**2 – 23**), all of which are part of Caerleon Legionary Fortress and Civil Settlement. It should be noted that the GGAT HER records a number of additional features as Scheduled Monuments under SAM no. MM014 (**24**), which also date to the Roman Period; these also relate to the legionary fortress and *canabae*. All of the above are detailed in **Appendix 1**.
- 5.2.5 Three of the aforementioned HER entries are located within the Site itself, and represent a Roman inscribed stone (**161**), a lead coffin (**166**) and a stone sarcophagus burial (the ‘Caerleon College Burial’; **222**). All were discovered during various schemes of expansion of the former Caerleon Campus, across the south-eastern half of the campus. These records support the idea that the Lodge Hill Roman Cemetery is likely to have extended into at least part of the Site. No evidence for additional burials was recorded when the sarcophagus inhumation burial (**222**) was discovered, leading to the suggestion that this may have been an isolated burial (GGAT, 1995, 1).
- 5.2.6 In addition, a Roman road, part of the *via praetoria* (**333**) extends alongside the south-western Site boundary. Past archaeological investigations across Britain have recorded Roman burials and structures alongside Roman roads, and Roman cemeteries were often located close to major Roman roads.
- 5.2.7 There are a further one hundred and eighty-five HER records for the Study Area which date to the Romano-British Period (**113 – 160, 162 – 165, 167 – 221, 223 – 291 & 334 – 342**). These include Roman roads, fragments of former structures, funerary and ritual evidence and occupation evidence relating to the Legionary Fortress and Civil Settlement. All are detailed in **Appendix 1**.
- 5.2.8 Recent work has shown that at least part of the former Caerleon Campus should be considered as within the extents of the Lodge Hill Cemetery, a large Roman cemetery on the slopes of Lodge Hill and north-west of the legionary fortress. Excavations carried out in 1992 at Abbeyfield in the grounds of St Cadoc’s Hospital, south-west of the former Caerleon Campus, provided evidence of approximately one hundred and twenty-one grouped cremation burials (Evans & Maynard, 1997, 183 – 185). The cemetery was identified as essentially linear in character, defined at its northern

extent by a ditch (Burnham & Davies, 2010, 130). Groups of burials and casual finds have been identified extending over at least 1km, and given the Roman practice of burying all but very young children in designated, discrete burial grounds outside of settlement extents and within proximity to a road, it follows that the funerary remains noted above encountered within the former campus site provide a strong indication that at least the southern half of the Site was once part of the Lodge Hill Cemetery (Evans & Maynard, 1997 and Evans, 2000, 490).

- 5.2.9 The Lodge Hill Cemetery represents the largest known burial ground at Caerleon. All of the burials recorded at the Abbeyfield site in 1992 were cremations and dated largely to the 1st or 2nd century. The funerary evidence subsequently recovered from the former campus site reflects the adoption of inhumation during the later 2nd century AD, and its increasing popularity during the 3rd century. By the 4th century, inhumation had almost completely replaced cremation as the dominant burial rite (Burnham & Davies, 2010, 129). This gives rise to the suggestion that the former Caerleon Campus section of Lodge Hill Cemetery continued in use later than the Abbeyfield section, perhaps to the end of the 3rd century. The former Caerleon Campus may be part of a later, 2nd to 3rd century extension to the cemetery; it follows therefore that additional, as yet undiscovered inhumation burials, and Roman material of a more general nature may lie undiscovered within the boundaries of the Site, and could contribute to the wider investigation into funerary practices at *Isca*.

Early Medieval Period (AD 410 – 1066)

- 5.2.10 GGAT HER records three undesignated heritage assets within the Study Area which date to the Early Medieval Period. These are recorded as an Early Christian monument at Caerleon Church (**292**), an early medieval inhumation at Roman Gates (**293**), and an inhumation at Cambria House (**294**). All three are located within or just outside the historic core of Caerleon, and do not necessarily imply a particular potential for the Site to contain remains of similar date.
- 5.2.11 The three entries noted above do however demonstrate activity in the environs of the Site during the Early Medieval Period. The Roman presence at Caerleon declined during the 4th century, and archaeological evidence pertaining to 5th to 10th century Caerleon is relatively sparse, other than the three records noted above (GGAT, 2006, 4). The early medieval monument noted above (**292**) is a Christian cross that suggests a pre-Norman foundation for the Church of St Cadoc; the present church fabric is mainly 18th and 19th century in date, but the Early Christian cross (**292**), a dedication to St Cadoc, and the position of the church over the *principia* of the Roman fortress may indicate continuity of occupation from the Roman period onwards (GGAT HER, 2016). Documentary sources make mention of Caerleon towards the end of the 10th century; in AD 973

Edward, King of the Saxons is noted to have gathered a fleet at Caerleon, whilst during the early 10th century, Danish raiders are recorded as having destroyed the town (*Ibid.*).

- 5.2.12 In general the archaeological record lacks any substantial evidence of extensive occupation during this period, and as such the potential of the Site to contain archaeological remains dating to the Early Medieval Period is considered to be low to very low.

Medieval Period (AD 1066 – AD 1539)

- 5.2.13 Cadw and the HER contain fourteen records for the Study Area which date to the Medieval Period. These include two Scheduled Monuments, Caerleon Castle mound (**24**) and a medieval tower at the Hanbury Arms (**25**); two Grade II* Listed Buildings, the Church of St Cadoc (**27**) and the aforementioned medieval tower at the Hanbury Arms (**28**); and one Grade II Listed Building, a lamppost / churchyard cross in the ground of St Cadoc's Church (**30**).
- 5.2.14 The remaining nine HER records for the Study Area relate to undesignated heritage assets, and consist of a medieval tower at Caerleon Castle (**295**), Caerleon Priory (**296**), a market cross (**297**), Caerleon medieval bridge (**298**), Llantarnum Park Lodge (**299**), a bridge at Caerleon (**230**), the possible location of St Aaron's Chapel (**301 & 309**), a large iron buckle findspot at an Engineering Works on High Street (**302**), a motte (**303**), a corn mill (**304**), Caerleon Castle tower (**305**), Caerleon Churchyard (**306**), a medieval farm building (**307**), and wharves (**308**).
- 5.2.15 The records outlined above reflect a substantial presence within the area of the Site during the Medieval Period. Caerleon is known to have been an important medieval centre, and a thriving market town (CAU, 2009, 5 & Evans, 2004, 3). Caerleon is mentioned twice in the Domesday Book, and is noted as within the Hundred of Edloglan, and under the lordship of Turstin fitzRolf (Open Domesday, 2016). The Caerleon Castle motte was constructed after 1066, at which time the Lord of Caerleon was Caradoc ap Gruffydd, and a stone tower was probably added in 1217 by William Marshall. By the end of the 13th century the castle was held by the de Clares, and appears to have enjoyed relative stability before its destruction, which most likely took place during the rebellion of Owain Glyndwr from 1400 to 1405. According to John Leyland, the castle was in ruins by 1536 (Trett, 2006).
- 5.2.16 There is no archaeological evidence for medieval activity within or immediately adjacent to the Site, suggesting that the land had marginal or agricultural uses. Geological investigations carried out at the former Caerleon Campus in 1997-8 have shown that the north-western half of the former campus site fell steeply to the north-west to a deep valley (Howell, 1998); it may be that this part of the Site at least is unlikely to have been suitable for anything other than livestock grazing, or was simply left fallow. The Site and its immediate environs are depicted as farmland

on the 19th century Tithe map and noted as pasture; it is possible therefore following the abandonment of the Roman fortress at the end of the 3rd century AD, the Site was put to use for livestock grazing. As such, the potential for the Site to contain archaeological remains relating to the Medieval Period is considered to be low to very low, and any features or assemblages that may be present are likely to be restricted in extent.

Post-Medieval and Modern Periods (AD 1540 – Present)

- 5.2.17 Cadw and the HER contain ninety-two records relating to heritage assets of post-medieval date. These include one Scheduled Monument, Penrhos Camp Civil War earthworks (**29**), which also dates to the Modern Period; one Grade II* Listed Building, Caerleon Endowed School (**29**), and seventy-six Grade II Listed Buildings (**31 – 109**). It should be noted that of the seventy-six Grade II Listed Buildings dating to the Post-Medieval Period within the Study Area, only fifty-eight are recorded by Cadw as Listed Buildings (**31 – 88**); the remaining eighteen are recorded by the GGAT HER as Listed Buildings, and not by Cadw (**92 – 109**). The Grade II listed Buildings within the Study Area consist of urban and rural dwellings, ecclesiastical and commercial buildings and structural elements.
- 5.2.18 In addition the HER contains fourteen records pertaining to the Post-Medieval Period within the Study Area (**310 – 323**). These consist of domestic, commercial, industrial and infrastructural evidence, reflecting Caerleon's importance as a market town during the Post-Medieval Period. All of the Cadw and HER records of post-medieval activity in the Study Area are detailed in **Appendix 1**.
- 5.2.19 Cadw and the HER contain six records pertaining to heritage assets of modern date, i.e. from 1900 onwards. These include one Scheduled Monument, Penrhos Camp Civil War earthworks (**29**), noted above. Cadw also records three Grade II Listed Buildings, two of which are telephone boxes (**89 & 90**) and one of which is the War Memorial Drinking Fountain in Town Hall Park (**91**). In addition the HER contains two entries noted as modern in date, however the first of these is recorded as Caerleon Civil Settlement (Area under Broadway Playing Field) (**324**) and appears to have been mistakenly assigned a modern date, whilst the second is recorded as a Watching Brief which did not identify any remains of archaeological significance (**325**).
- 5.2.20 The available archaeological and documentary evidence illustrates that Caerleon continued to thrive post-1500, with an expanding townscape facilitated by the growth in industry and commerce. The Rivers Usk and Lwyd served as important transport routes, and merchants based themselves in the town, constructing large, impressive dwellings (CAU, 2009, 5). With the

Industrial Revolution the focus for commerce and industry shifted to Newport, which became the major export centre for the coal industry (CAU, 2009, 5).

- 5.2.21 The earliest map available which depicts the Site is the 1840 Tithe map for the parish of Llangattock juxta Caerleon, and accompanying 1838 Apportionment (Gwent Archives ref: D1602). The Site is shown as a collection of fields within a wider agricultural landscape, and is noted as pasture. At this time ownership of the Site was split between two individuals, John and William Morgan. John Morgan was in possession of the two fields adjacent to the north-western Site boundary, whilst William Morgan owned the remainder (*Ibid.*).
- 5.2.22 The 1st Edition Ordnance Survey (OS) map dating to 1882 shows no alteration to the Site from the 1840 Tithe map, other than the removal of a field boundary marking part of the Site's south-eastern boundary. By 1901 a building recorded as 'Felthorpe' has been constructed at the south-eastern corner of the Site, as shown on the Second Edition OS map; this building remains on the Site today as part of the former campus and is known as Felthorpe House. The 1920 OS map edition depicts and annotates the Monmouthshire Training College, which occupies the central third of the Site; the main Monmouthshire College building, and current Caerleon Campus Main Building is shown at the centre of the Training College complex. College Road has been constructed by this time and is shown extending north-west from College Crescent to the Training College. The TJ Webley Building and Tŷ Hywel are shown south-east of the main Training College building. The 'Felthorpe Building appears to have been re-named 'Tattysallagh', and an additional wing added to the rear. The rest of the Site remains undeveloped, with remnants of the 1840 field pattern visible. Very little alteration of the Site is shown on OS map revisions up to 1954, other than the addition of a sports field south-east of the main Training College building, shown on the 1943 revision.
- 5.2.23 Historic aerial photographs illustrate a gradual development of the Site from the Monmouthshire Training College to the USW Caerleon Campus. The earliest of these dates to 1946 (e.g. 106G/UK.1502.13.May.46 / 4636), and depicts the Monmouthshire Training College Main Building with landscaping to the front (south-east), with the TJ Webley Building and Tŷ Hywel slightly further south-east. Felthorpe House is shown at the Site's SE corner, but the rest of the Site remains undeveloped, and appears to be in agricultural use. The college continued its expansion into the 1950s, by which time the complex of buildings was in the process of expanding north. Residential development had begun to envelope the Site around this time, with development immediately west of the Site. By 1991, the Site was largely similar in appearance to the present day; a number of structures are absent however, for example the student

accommodation blocks that now occupy the south-eastern corner of the Site, and the Sports Centre at the north of the Site (9139 / 5991: 35).

Sites of Uncertain Date

- 5.2.24 There are a number of HER entries relating to the Study Area that have not been assigned a date range. These consist of Broad Pill (**326**), shown on the 1st Edition OS map, and which may actually date to the Post-Medieval Period (**326**), Caerleon Legionary Fortress: School Fields (**328**), which if part of the wider *Isca* Fortress as is implied, is likely to date to the Roman Period, and Caerleon Police Station (**329**). In addition, there are three HER records contained within the dataset for which no further information is available (**330 – 332**).

Previous Archaeological Events

- 5.2.25 There have been a number of archaeological evaluations and investigations within the boundaries of the Site and its environs, some of which were carried out in response to development proposals, and some of which were effected in response to previous discoveries. Those of particular relevance to this assessment are detailed below. The approximate areas of investigation are shown on **Figure 5**.

Archaeological Events within the Site:

- 5.2.26 The Corresponding Map No. for each event precedes the description.
- 5.2.27 **343: An Archaeological Evaluation at Gwent College of Higher Education, 1992 (Wessex Archaeology, 1992):** In December 1992, thirteen trial trenches were excavated at the eastern end of the Caerleon Campus, in advance of development of student accommodation blocks. No archaeological deposits were encountered during the evaluation. This was explained by extensive landscaping works that had previously taken place in the area of the campus, which were likely to have removed or destroyed any archaeological remains which may have existed sub-surface. In addition, the steepness of the natural slope prior to landscaping works is unlikely to have provided a suitable location for Roman activity including burials, or activity or occupation during any other period (Wessex, 1992, 1).
- 5.2.28 **344: An Inhumation Burial at Gwent College of Higher Education, 1995 (GGAT, 1995):** During the construction of the Rathmell Building, an inhumation burial was encountered by a mechanical excavator. The burial was located next to the site of a stanchion base outside the southern wall of the extension. Only the western end of the sarcophagus remained *in situ* at the time of the visit, as a result of damage inflicted by the mechanical excavator. It was concluded that the burial

was an isolated one, as no evidence of any other burials was encountered during the Watching Brief (GGAT, 1995, 1).

5.2.29 345: Archaeological Watching Brief during construction of the Caerleon Campus Sports Centre and associated infrastructure, 1997-8 (Howell, 1998): Archaeological monitoring of groundworks took place during the construction of the Caerleon Campus Sports Centre, at the western end of the Site, and at the southern end of the site for the creation of car parking around the main campus ring road. No archaeological features of any significance were noted. The Watching Brief did however establish that large areas of the campus site had been artificially terraced prior to the construction of the Sports Centre to enable previous construction works. These areas included:

- The southern and western sides of the campus, to facilitate areas of car parking around the main campus ring road. This area had been heavily terraced and was found to be made ground to at least the depth of the groundworks.
- The site of the Sports Centre was also made ground, particularly on the north and west side of the site, but also cut into natural subsoil bedrock. Geological assessment of the site identified a former valley in the location of the Sports Centre, indicating that the north-western part of the campus would have previously sloped very steeply downwards, thus rendering it unsuitable for significant activity prior to artificial terracing. The Lodge Hill cemetery therefore, is likely to have terminated at the top edge of this valley, an idea which is supported by the locations of the sarcophagus burial, the lead coffin and the inscribed stone, all of which were located on the gentler, south-eastern slope of the campus site.

5.2.30 346: Archaeological Watching Brief at University of Wales Newport Caerleon Campus, 2005 (GGAT, 2005): An Archaeological Watching Brief was carried out during groundworks for the construction of a new teaching facility at the Caerleon Campus. The north-eastern part of the development was reduced and terraced to a depth of 1.5m, whilst the south-western part of the site was excavated for a new basement. No archaeological features were noted during the course of the Watching Brief (GGAT, 2005, 3-5).

Archaeological Events Adjacent to the Site:

- 5.2.31 **347: Caerleon Lodge Hill Cemetery: the Abbeyfield Site, 1992** (Evans & Maynard, 1997): In 1992 archaeological excavations were carried out within the grounds of St Cadoc's Hospital in response to three new development proposals from the Gwent Health Authority. One of the three excavations, that of the Abbeyfield site, led to the discovery of approximately one hundred and twenty-two grouped cremation burials dating to the 1st and 2nd centuries (Evans & Maynard, 1997, 183-185). The cemetery site, known as Lodge Hill Cemetery was recognised to have been much more extensive than the portion excavated, and this and subsequent investigations have confirmed that the cemetery would have extended for at least 1km over the slopes of the hill, and into part of the Caerleon Campus site (Evans & Maynard, 1997, 202-203). Two main phases of use were identified; the activity at the eastern end of the Site was assessed as earlier than that at the western end, suggesting that the cemetery was extended west over the cemetery's period of use (*Ibid.*)
- 5.2.32 **348: Archaeological Evaluation at Land at Lichfield, Caerleon, 2009 (CAU, 2009)**: Four trial trenches were excavated immediately south of the Caerleon Campus, at the opposite side of College Crescent, in advance of development. Two trenches produced evidence of Roman walling, approximately 0.3m below turf and topsoil layers. The remains were interpreted as domestic buildings, consisting of large civilian building and some ancillary buildings (CAU, 2009, 6-10).
- 5.2.33 **349:** In addition to the above archaeological events, a lead coffin was discovered by a mechanical excavator during levelling works to create a sports field in the southern part of the Site. There is no further information available on the discovery, but from historic OS map and aerial photography evidence, it would seem that the discovery was made during or after the mid-19th century. It can be assumed that extensive levelling works took place over the entire area of the sports field, to create the level ground as it remains today.

6 Discussion and Conclusions

6.1 Previous Impacts

- 6.1.1 The Site consists of the former University of South Wales Caerleon Campus, Newport. The available archaeological, documentary and cartographic evidence has shown that during the Roman Period, the southern part of the Site at least is highly likely to have been part of the Lodge Hill Roman Cemetery, closely associated with *Isca*, a nationally important and highly significant Roman legionary fortress and civil settlement (*canabae*). The northern half of the Site has been shown to have been too steeply sloped to support much human activity during the Roman, or any other period, prior to extensive landscaping works. Between the abandonment of the Roman fortress and Lodge Hill Cemetery during the 3rd century AD, and the beginning of 20th century development on the Site, the land is likely to have been in agricultural or marginal uses.
- 6.1.2 Modern development of the Site began in 1912, with the construction of the Monmouthshire Training College. Further buildings were added throughout the 20th century, eventually resulting in the substantial group of buildings remaining today, which comprise the former Caerleon Campus of the University of South Wales. Prior to the 20th century, the Site has been shown to have been steeply sloped at the north, and undulating elsewhere. To facilitate the creation of car parking, playing fields, and level building platforms and foundations, extensive artificial levelling has taken place, involving both the removal of earth and the addition of made ground to various parts of the Site.
- 6.1.3 Consequently the development of the Site throughout the 20th century has resulted in substantial previous impacts. Such impacts are illustrated by the archaeological discoveries made during various phases of the development, e.g. the Caerleon College Burial (**222**), the lead coffin discovery (**166**) and the inscribed stone (**161**). These discoveries demonstrate that the level of previous disturbance extended to archaeological levels across various parts of the Site. Conversely, the addition of earth to level certain areas of the Site may have served to insulate and preserve archaeological deposits, which may lie undisturbed beneath this artificially made ground.
- 6.1.4 As noted a number of archaeological investigations have been carried out across the Site, which by their nature constitute previous impacts. It is unlikely therefore that archaeological deposits remain *in situ* to the depth of these investigations where they have been carried out.
- 6.1.5 The above does not preclude the existence of archaeological remains in these areas, but it does reduce the likelihood that archaeological deposits will remain undisturbed in these areas. The

approximate areas of known previous archaeological investigations across the Site, and existing buildings and disturbance are shown on **Figure 6**.

6.2 Potential Development Impacts

- 6.2.1 Negative impacts on heritage assets arise when changes made to them, or to their setting, lead to a reduction in their heritage significance. Such changes can lead to a reduction in the quality of the historic environment resource as a whole, as well as to its component heritage assets. This in turn can undermine research strategies, and inhibit further understanding of the historic environment and its development through time.
- 6.2.2 This assessment will accompany an Outline planning application for the proposed development, and will serve to inform a programme of further archaeological work should it be deemed necessary and proportionate. Two designs options have been put forward for the application, both of which involve the retention of a number of existing buildings, and the construction of new dwellings. Both Concept Options 1 and 2 state the maximum height of any new buildings as between two-and-a-half to three stories.
- 6.2.3 As noted, both Concept Options are **indicative only** at this stage. Depending on the viability of potential design options, the Main Building and Sports Centre may not be retained, and the rugby pitch may be utilised for the construction of new buildings. Final design particulars will be subject to public opinion and discussion with the Local Planning Authority, and may necessitate groundworks in areas other than those highlighted by the current Concept Options.

Direct Impacts

- 6.2.4 Groundworks for the removal of existing foundations, and the construction of the proposed buildings, associated landscaping and access routes are the main source of **direct impacts** from the proposed development. Such works can cause direct impacts through the removal or truncation of any below-ground archaeological deposits that may exist within the Site. Any buried archaeological deposits which may survive within the Site either in previously undisturbed areas, beneath existing foundations or to the depths of previous archaeological investigations, may be subject to direct adverse development impacts.
- 6.2.5 There are no designated heritage assets within the Site. There will therefore be **no direct impacts** upon any designated heritage assets as a result of the proposed development.
- 6.2.6 There are no known undesignated heritage assets within the Site; the three assets noted earlier, i.e. the Roman inscribed stone, the lead coffin, and the stone sarcophagus burial (Caerleon College

Burial), have been removed from the Site. As such there will be **no direct impacts** upon any known undesignated heritage assets.

The Archaeological Potential of the Site

6.2.7 The desk-based assessment has shown that at least the southern section of the Site is very likely to have been part of the Lodge Hill Roman Cemetery; its proximity to the Caerleon to Cardiff Roman road and the three archaeological discoveries made on the Site serve to substantiate this idea (the lead coffin, Caerleon College Burial, and Roman inscribed stone). Subsequent archaeological works carried out across the Site have however failed to identify archaeological remains of any great significance. This has been concluded as the result of a number of factors, specifically:

- Previous landscaping and levelling works may have removed or destroyed any archaeological deposits which may have existed;
- Levelling of the Site through the addition of made ground has placed any archaeological deposits at a thus far unreachable depth, thereby preserving them *in situ*;
- The north-western part of the Site has been shown to have been too steeply sloped to support activity prior to the 20th century development works. It may simply be that no archaeological remains are or ever were present in this area;
- Previous archaeological investigations have recorded and / or removed any archaeological deposits which were encountered.

6.2.8 As noted, the Concept Options put forward for this Outline application include the retention of a number of existing University buildings, including the Sports Centre, the Main Building, the Kegie Building, Tŷ Hywel, the TJ Webley Building, and Felthorpe House. As such, groundworks in and around these buildings, if necessary at all, will be minimal, and will likely be restricted to light landscaping works. Should any works be required to underpin existing buildings to be retained on the Site, this may necessitate groundworks which extend below the levels of previous disturbance.

6.2.9 It has been noted that the Concept Options presented are indicative only at the stage, and may require revision depending on viability, public opinion and consultation with the Local Planning Authority. The proposed development may for example require the demolition of the Main Building and the Sports Centre; this in turn may necessitate groundworks to remove existing foundations, which may extend below the levels of previous disturbance. In addition the proposed development may involve some development on the existing rugby pitch. This may require

groundworks extending below the levels of previous disturbance and landscaping, and hence to or below the level of archaeological deposits. Should groundworks be required in areas of the Site not highlighted by the current Concept Options, in particular the area adjacent to the Caerleon to Cardiff Roman road, the development may encounter previously unrecorded archaeological deposits (e.g. Roman burials). Such deposits have the potential to be of high significance, and of national importance. Should such deposits be encountered, they may be adversely impacted upon by the proposed development.

- 6.2.10 The proposed development may require the removal and replacement of made ground within the Site, to improve on existing potential building platforms. This may expose archaeological deposits which have hitherto been insulated by the made ground, which may then be adversely impacted upon by the proposed development.
- 6.2.11 The development may necessitate the removal of existing foundations following demolition of upstanding campus buildings. Groundworks may therefore extend below the level of previous disturbance. This gives rise to the potential for the development to encounter previously undisturbed archaeological deposits during the removal of existing foundations.
- 6.2.12 In light of the above, and in consideration of the overall nature of the proposed development, it is considered that the potential for the proposed development to encounter previously undiscovered archaeological remains within the southern part of the Site is **high to moderate**, whilst this potential within the northern half of the Site is considered to be **moderate to low**. This archaeological potential will vary across the Site, with those localised areas having previously undergone archaeological works and substantial landscaping possessing a lower potential for remains to the depth of those works or landscaping, and areas which have not previously been subject to substantial groundworks having the highest archaeological potential across the Site. The potential for adverse development impacts upon any archaeological remains which may exist within the Site will be subject to the nature and extent of development groundworks, which are as yet largely unknown.
- 6.2.13 The nature of archaeological remains which may be encountered within the southern half of the Site are likely to be funerary in nature, Roman in date, and related to Lodge Hill Cemetery. This does not however preclude the discovery of archaeological remains of other periods, or non-funerary Roman remains. Nor does the above assessment rule out the discovery of archaeological remains across any geographical area of the Site. The exact extents of much of the previous landscaping work across the Site for example, remain relatively unknown, and future development groundworks may extend below expected depths, and breach archaeological

horizons. Should removal of existing foundations or made ground be required, underpinning of any buildings to be retained, or simply greater foundation depths that would typically be expected, archaeological remains may be encountered. As a result it is difficult to predict exactly the locations of previously undisturbed archaeological remains or the likelihood of the proposed development encountering such remains.

- 6.2.14 Should any previously undiscovered archaeological remains exist within the Site and particularly the areas identified above, they may be subject to **direct adverse impacts** as a result of the proposed development.

Indirect Impacts

- 6.2.15 **Indirect impacts** to a heritage asset arise when a development causes impacts upon the setting and heritage significance of that heritage asset. Whilst the concept of setting does include an element of inter-visibility between a heritage asset and a development, **indirect impacts** are not entirely limited to visual impact upon the heritage asset in question. Setting also includes the relationship of the heritage asset with surrounding landscape elements and neighbouring heritage assets. **Indirect impacts** upon the setting and significance of a heritage asset can be **positive or adverse**. Please see **Appendix 3** for full definitions.
- 6.2.16 This assessment seeks to identify any potential impacts upon the settings, and thus the significance of the designated heritage assets within the Study Area. Cadw and the GGAT HER datasets contain three hundred and forty-one entries for heritage assets, and Newport City Council records Caerleon Conservation Area in the Study Area. Of the total number of heritage assets recorded in the Study Area, twenty-six are Scheduled Monuments, three are Grade II* Listed Buildings and eighty are Grade II Listed Buildings.
- 6.2.17 The Site is within the settings of all of the above heritage assets and Caerleon Conservation Area. For the purposes of this assessment, only the designated heritage assets within the Study Area have been considered for indirect impacts.
- 6.2.18 Initial visual assessment of the Site and Study Area has determined that inter-visibility of many of the heritage assets with the Site is impeded by existing buildings and vegetation. It is considered therefore that in many cases, indirect impacts upon designated heritage assets in the Study Area will be largely imperceptible. A number of designated heritage assets within the Study Area do however enjoy high levels of inter-visibility with the Site (e.g. Penrhos Camp Scheduled Monument, **26**) , and are likely to be subject to indirect impacts as a result of the proposed development.

- 6.2.19 The Scheduled Monuments within the Study Area almost exclusively date to the Roman Period, with four exceptions, the Iron Age Lodge Wood Camp Hillfort (1), the medieval Caerleon Castle Mound (24), the medieval tower at the Hanbury Arms (25) and Penrhos Camp Civil War Earthworks (26). The key elements of these Scheduled Monuments' significance are derived from their physical survival, and their topographical and visual relationship with Iron Age, medieval and post-medieval / modern sites in the vicinity. Their modern-day settings include substantial areas of built-up post-medieval and modern townscape, which has served to diminish their heritage significance somewhat.
- 6.2.20 The former Caerleon Campus site is visible in the townscape, particularly from the south, and its on-going development since the early 20th century has imposed noticeable intrusions upon the settings of the above Scheduled Monuments in the form of modern, large-scale three to four storey University buildings, which stand out from the residential and commercial townscape of Caerleon. In this respect, the heritage significance of the aforementioned Scheduled Monuments has diminished over time as a result of the campus' development; as a result though, the sensitivity to change of each of the Scheduled Monuments has decreased.
- 6.2.21 The proposed development involves the removal of a number of these large-scale University buildings, and their replacement with two-and-a-half to three story dwellings, more in-keeping with Caerleon's existing townscape character, and with increased vegetation and green space surrounding the buildings. In this respect, the proposed development may improve the settings of the Scheduled Monuments, as it will not be quite as distinct from the Caerleon townscape as the former campus is now, i.e. the proposed development will be more sympathetic to the existing Caerleon townscape character, and may add a slightly more sylvan feel to the overall townscape. It is considered therefore that the proposed development may have some **positive indirect impacts** upon the Lodge Hill Camp (1), Caerleon Castle Mound (24), medieval tower at the Hanbury Arms (25) and Penrhos Camp (26) Scheduled Monuments.
- 6.2.22 The remaining Scheduled Monuments within the Study Area (2 – 23) all relate to *Isca* Legionary Fortress and *canabae*. The assessment has shown that the former Caerleon Campus has been partially constructed over one of the two cemeteries associated with the fortress and settlement, Lodge Hill Cemetery. In this respect, the visual relationships between the various components of the Scheduled Monuments, and indeed any undesignated elements of the fortress and settlement, would have been highly significant, and a key contributor to the settings of each of the Scheduled Monuments, and the fortress and settlement as a whole. The settings and heritage significance of these Scheduled Monuments have therefore been adversely impacted upon over

time by the growth of post-Roman Caerleon, and the development of the former Caerleon Campus during the 20th century. As such, their sensitivity to change has also diminished.

- 6.2.23 Caerleon town is now a key element of the setting of the former Roman fortress and settlement. The removal of several imposing University buildings from the Site, for example large, three-and-a-half story student accommodation and teaching blocks, and their replacement with less conspicuous dwelling units is likely to enhance the setting of the Scheduled Monuments, by appearing more in-keeping with the Caerleon townscape character. It is considered therefore that the proposed development may have **positive indirect impacts** upon the settings and heritage significance of the Caerleon Legionary Fortress and *Canabae* Scheduled Monuments (**2 – 23**).
- 6.2.24 The Study Area contains a large number of Listed Buildings (**27 – 109**), many of which are within Caerleon Conservation Area (**110**), and which reflect the residential, commercial, agricultural and ecclesiastical development of Caerleon town and its catchment. In this respect the townscape is an integral part of the setting of each Listed Building, and a key contributor to their heritage significance. The former Caerleon Campus is a prominent element of the townscape and reflection of the town's development and education provision, and hence is now an integral element of the settings of any Listed Buildings in the vicinity. From various points across the town and from the wider landscape the buildings on the former campus can be seen to rise above the townscape and set themselves apart from the historic core of Caerleon, differing in form and scale from the majority of the buildings within and surrounding the town. In this respect, the modern campus could be said to diminish the heritage significance of the medieval and post-medieval Listed Buildings which share its setting. The replacement of some of the larger-scale buildings on the Site with less conspicuous units could therefore serve to enhance the settings and heritage significance of many of the Listed Buildings in the Study Area, and the Conservation Area; as noted the proposed development will be more sympathetic to the Caerleon townscape character, enhance the sylvan impression of the townscape, and as such, may enhance the settings of its Listed Buildings. It is considered therefore that the proposed development may have some **positive indirect impacts** upon the Listed Buildings and Conservation Area within the Study Area.
- 6.2.25 Oblique aerial photographs have been examined to appraise the likely impact of the proposed development, and lends support to the assertion that the proposed development may slightly enhance the settings of Caerleon Conservation Area and a number of heritage assets within the Study Area. The removal of the larger-scale, institutional buildings from the Site and their replacement with smaller-scale, lower impact dwelling units will be more sympathetic to the Caerleon townscape, and may result in some **positive indirect impacts** to the heritage assets and Conservation Area.

6.3 Conclusions

- 6.3.1 The assessment has indicated that there will be **no direct impacts** upon any designated or known undesignated heritage assets as a result of the proposed development.
- 6.3.2 The assessment has also indicated that the proposed development may result in **positive indirect impacts** to Caerleon Conservation Area and some, if not all, of the heritage assets within the Study Area.
- 6.3.3 Finally, the assessment has indicated that the southern half of the Site has a **high to moderate potential** to contain previously undiscovered archaeological remains, whilst the potential for the same across the northern half of the Site is considered to be **moderate to low**. The assessment of potential has taken into account the nature and extent of the existing campus development, and indicative and potential design options for the retention and demolition of various structures; previous archaeological investigations and discoveries, chance discoveries, and all available archaeological and documentary evidence. This potential varies for specific areas across the Site, i.e. those areas which have been subject to substantial groundworks or archaeological investigations are considered to have a lower potential than those which remain undeveloped. Conversely, some previously undisturbed areas of the Site will have a higher archaeological potential. Ultimately, the potential for direct adverse development impacts upon previously unrecorded archaeological remains will depend upon the nature and extent of development groundworks, which remain largely unknown at this stage.
- 6.3.4 In light of the findings of this assessment and on-going consultation with GGAT, it is recommended that a scheme of archaeological evaluation be carried out prior to determination of planning permission. The programme of evaluation is likely to involve archaeological trial trenching, and should be articulated within a project design formulated in consultation with the Glamorgan-Gwent Archaeological Trust (GGAT). Any archaeological evaluation carried out across the Site must be proportionate to the proposed development and the conclusions of this desk-based assessment. These recommendations are in line with national policy set out within Planning Policy Wales (PPW) Chapter 6, and with local planning policy relevant to the proposed development.

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- 7.1.7 Glamorgan-Gwent Archaeological Trust 1995 *An Inhumation Burial at Gwent College of Higher Education*. Unpublished GGAT Report.
- 7.1.8 Glamorgan-Gwent Archaeological Trust 2005 University of Wales Newport Caerleon Campus, Lodge Road, Caerleon, Newport: Archaeological Watching Brief. Unpublished GGAT Report.
- 7.1.9 Glamorgan-Gwent Archaeological Trust 2006 *Land off Roman Way, Caerleon: An Archaeological Watching Brief*. Unpublished GGAT Report.
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- 7.1.13 LHC 215 Caerleon Campus: Feasibility Report. Unpublished Report.

- 7.1.14 Newport City Council 2015 *Newport Local development Plan 2011-26. Adopted Plan January 2015*. Available at: <http://www.newport.gov.uk/documents/Planning-Documents/LDP-2011-2026/LDP-Adopted-Plan-January-2015.pdf> [Accessed 09.02.2016].
- 7.1.15 Trett, R. 2006. *A History of Caerleon*. Available at <http://www.caerleon.net/mynde/castle/page9.html> [Accessed 17.02.2016].
- 7.1.16 Wessex Archaeology 1992 *Land at Gwent College of Higher Education: Archaeological Evaluation*. Unpublished Wessex Report.
- 7.1.17 Welsh Government 1996 *Planning and the Historic Environment: Archaeology* Welsh Office Circular 60/96. Available at: <http://wales.gov.uk/topics/planning/policy/circulars/welshofficecirculars/circular6096/?lang=en> [Accessed 09.02.2016].
- 7.1.18 Welsh Government 1996 *Planning and the Historic Environment: Directions by the Secretary of State for Wales*. Welsh Office Circular 61/96. Available at: <http://wales.gov.uk/topics/planning/policy/circulars/welshofficecirculars/circular198/?lang=en> [Accessed 09.02.2016].
- 7.1.19 Welsh Government 1996 *Planning and the Historic Environment: Historic Buildings and Conservation Areas*. Welsh Office Circular 61/96. Available at: <http://wales.gov.uk/topics/planning/policy/circulars/welshofficecirculars/circular6196/?lang=en> [Accessed 09.02.2016].
- 7.1.20 Welsh Government 2012 *Planning Policy Wales (Edition 5)* Available at: <http://wales.gov.uk/topics/planning/policy/ppw/?lang=en> [Accessed 09.02.2016].

7.2 Aerial Photography Sources

7.2.1 Oblique Aerial Photographs viewed at the Royal Commission for the Ancient and Historical Monuments of Wales (RCAHMW):

Film Number	Frame No.	Date
2001-cs	1450	25/07/2001
2001-cs	1451	25/07/2001
2001-cs	1452	25/07/2001
2001-cs	1453	25/07/2001
2001-cs	1454	25/07/2001
2001-cs	1455	25/07/2001
2001-cs	1456	25/07/2001
2001-cs	1457	25/07/2001
2001/5060	43	25/07/2001
2001/5060	44	25/07/2001
2001/5060	45	25/07/2001
2001/5060	46	25/07/2001
2001/5060	47	25/07/2001
2001/5060	48	25/07/2001
2001/5060	49	25/07/2001
2001/5060	50	25/07/2001
2001/5060	51	25/07/2001
2001/5077	66	05/09/2001
2001/5077	67	05/09/2001
2001/5077	68	05/09/2001
2003-cs	1287	24/06/2003
2003-cs	1288	24/06/2003
2003-cs	1289	24/06/2003
2003-cs	1290	24/06/2003
2003-cs	1291	24/06/2003
88713	01	20/10/1988
88713	03	20/10/1988
88713	04	20/10/1988
88713	06	20/10/1988
88713	07	20/10/1988
88713	09	20/10/1988
88713	10	20/10/1988
88713	12	20/10/1988
81713	13	20/10/1988
89-cs	453	29/06/1989
89-cs	454	29/06/1989
89-cs	455	29/06/1989
89-cs	521	29/06/1989
89-cs	522	29/06/1989
89-cs	688	Null
89-cs	689	Null
905037	06	Null



905037	07	Null
905037	09	Null
905037	11	Null
905037	12	Null
905053	01	03/08/1988
905053	03	03/08/1988
905053	04	03/08/1988
905053	05	03/08/1988
92-cs	0211	26/06/1990
925300	00	26/06/1990
925300	01	26/06/1990
94-cs	1266	18/07/1991
94-cs	1267	18/07/1991
94-cs	1268	18/07/1991
94-cs	1269	18/07/1991
945058	70	24/03/1994
945059	41	24/03/1994
945059	43	24/03/1994
945077	61	26/03/1994
945077	62	26/03/1994
945077	65	26/03/1994
945077	67	26/03/1994
945077	68	26/03/1994
945148	55	18/07/1994
945159	56	18/07/1994
945159	57	18/07/1994
945159	58	18/07/1994
945159	59	18/07/1994
96-cs	1305	11/07/1996
96-cs	1306	24/07/1996
96-cs	954	11/07/1996
96-cs	955	11/07/1996
99-cs	2178	18/10/1999
99-cs	2179	18/10/1999
99-cs	2180	18/10/1999
99-cs	2181	18/10/1999
99-cs	2182	18/10/1999
99-cs	2183	18/10/1999
99-cs	2184	18/10/1999
99-cs	2185	18/10/1999
99-cs	2186	18/10/1999
99-cs	2187	18/10/1999
99-cs	2189	18/10/1999
995115	46	18/10/1999
995115	46a	18/10/1999
995115	47	18/10/1999
995115	48	18/10/1999
995115	49	18/10/1999
995115	50	18/10/1999
995115	51	18/10/1999



995115	52	18/10/1999
995115	53	18/10/1999
995115	54	18/10/1999

7.2.2 Vertical Aerial Photographs viewed at the Central Register of Air Photography for Wales (CRAPW)

WO Lib No.	Old Lib No.	Sortie No.	Date flown	Air Survey Org	Prints available to view
200029	N/A	Getmapping	01/01/2000	Getmapping	Prints available from Bluesky International/Getmapping
200401	N/A		01/01/2004	Geoinformation	Available from cititesrevealed.com
200601	N/A	COWI	06/06/2006	COWI	Prints available from Bluseky International
200901	N/A	Nextperspectives	01/01/2009	Getmapping	Prints available from Getmapping.com
201401	N/A	Nextperspectives	01/01/2014	Nextperspectives	Airbus, Nextperspectives
4636	385	106G UK 1502	13/05/1946	RAF	4127-29 & 3127-29
4650	513	CPE UK 1828	04/11/1946	RAF	3116-120
4709	589	CPE UK 1997	13/04/1947	RAF	3033-37
4703	1038	CPE UK 2267	29/08/1947	RAF	5052-54
4919	N/A	540 RAF 204	08/05/1949	RAF	5066-67
4901	1039	540 RAF 205	10/05/1949	RAF	5004-005
5055	N/A	58 RAF 535	03/08/1950	RAF	5027-30
5112	1172	58 RAF 676	12/05/1951	RAF	3204-07 & 4205-07
5507	N/A	82 RAF 1104	10/03/1955	RAF	120-124
6211	2090	58 RAF 5154	01/06/1962	RAF	F21: 103-106
6216	2120 A	58 RAF 5516	17/10/1962	RAF	V 29-31
6310	N/A	OS 63 074	17/10/1962	Ordnance Survey	7-8
7144	N/A	BKS	31/05/1963	BKS	2148192-194
7941	N/A	OS 79 130	01/06/1971	Ordnance Survey	225-227
8310	N/A	MAFF	22/09/1979	MAFF	143:79-81
8402	N/A	MAFF	03/07/1983	MAFF	208:29-31
8501	N/A	J A Story 0985	28/04/1985	JASStory(NRSC)	0985: 119-121
8520	N/A	OS 85 080	31/05/1958	Ordnance Survey	11-14
9139	N/A		01/08/1991	Geonex(NRSC)	5991: 35-37

7.3 Cartographic Sources

7.3.1 Historic maps viewed at Gwent Archives (Archives ref. no follows):

1765 *Plan of an Estate near Caerleon* (D43 Newport 294)

1765 *Plan of an estate near Caerleon, belonging to Henry Morgan* (D43.294)

1800 *Printed plan of Caerleon* (MISC.MSS.1031)

1838-1840 *Tithe Map and Apportionment for the Parish of Llangattock-juxta-Caerleon* (D1602)

1899 *Maps of Cassandra Farm, Gatlas Farm, Penrhos Farm, area of Hanbury Arms, Lodge Road*
(D8 Hanbury 0122)

c.1900 *Llangattock Estate. Prospectus for building plots and houses* (D871.12)

1922 *Map showing areas of Caerleon* (c/MISC.Maps0016)

1966 *Plan of Caerleon Isca Legio II Augusta* (Discoveries to Dec 1988) (D4165.31)

No date, *Map showing Caerleon areas* (c/MISC.Mpas0015)

No date, *Map showing extent of Roman Caerleon* from *Historic Newport* p129 (Matthews, J. 1910
Historic Newport. Newport-on-Usk: The Williams Press Ltd.

7.3.2 Ordnance Survey maps viewed at Gwent Archives (Archives ref. no. follows):

1st Edition 1883-2 Monmouthshire (OS 1882 XXIX.5 & OS 1883 XXIX.9)

2nd Edition 1901 Monmouthshire (OS 1901 XXIX.5 & OS 1901 XXIX.9)

1922 Edition 1920 Monmouthshire (OS 1920 XXIX.5 & OS 1920 XXIX.9)

7.3.3 Ordnance Survey Maps viewed online at National Library of Scotland (NLS Map Viewer):

Monmouthshire 1943 XXIX.NW

Monmouthshire 1954 XXIX.NW

7.4 Online Resources

- 7.4.1 Caerleon Net <http://www.caerleon.net/mynde/castle/page9.html> [Accessed 17.02.2016]
- 7.4.2 Geology of Britain Map Viewer, British Geological Survey (BGS) <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed 09.02.2016].
- 7.4.3 Landmap, The Countryside Council for Wales (CCW) <http://test.landmap.ccw.gov.uk/Map2.aspx?Editable=False&Action=Dynamic&MapCollectionName=Landmap&Layer01=settImnt;caerleon> [Accessed 09.02.2016].
- 7.4.4 National Library of Scotland Map Viewer. [Accessed 09.02.2016].
<http://maps.nls.uk/geo/find/#zoom=15&lat=51.6171&lon=-2.9611&layers=6&b=1&point=51.6170,-2.9618>
- 7.4.5 Open Domesday <http://opendomesday.org/place/ST3390/caerleon/> [Accessed 09.02.2016].

Appendix 1: Heritage Assets and Conservation Areas within the Study Area

Map No.	SAM No. / List Entry No. / HER PRN	Description	Period	Status (as designated by Cadw / Newport City Council / GGAT)	Co-ordinates (x, y)
1	MM023	Lodge Wood Camp	Prehistoric	Scheduled Monument	332329, 191365
2	MM243 / 1233g	Caerleon Legionary Fortress: Area off White Hart Lane	Roman	Scheduled Monument	334063, 190446
3	MM242 / 1379g	Caerleon Legionary Fortress: Area of Myrtle Cottage Barracks	Roman	Scheduled Monument	334139, 190608
4	MM248 / 1377g	Caerleon Legionary Fortress: Former Garden of The Firs	Roman	Scheduled Monument	334092, 190529
5	MM235 / 1203g	Caerleon Legionary Fortress: Grounds of St Cadoc's Home	Roman	Scheduled Monument	333946, 190815
6	MM240 / 1367g	Caerleon Legionary Fortress: Area behind Caerleon House	Roman	Scheduled Monument	334095, 190446
7	MM232 / 550g (Also 590g, 588g & 589g*)	Caerleon Amphitheatre *GGAT HER records a number of additional features as part of this Scheduled Monument, specifically: • Caerleon Fortress Defences (590g, Roman) • Caerleon Amphitheatre Baths A (588g, Roman) • Caerleon Amphitheatre	Roman	Scheduled Monument	333833, 190349

		<i>Baths H (589g, Roman)</i>			
8	MM241 / 807g	Caerleon Legionary Fortress: Town Hall Park, High Street	Roman	Scheduled Monument	333821, 190696
9	MM233 / 808g	Caerleon Legionary Fortress: Goldcroft Common	Roman	Scheduled Monument	333800, 190800
10	MM247 / 1024g	Caerleon Legionary Fortress: Old Vicarage Garden	Roman	Scheduled Monument	333886, 190651
11	MM237 / 594g	Caerleon Legionary Fortress: Field SE of Broadway	Roman	Scheduled Monument	333851, 190475
12	MM236 / 1266g	Caerleon Legionary Fortress: Area between Priory Hotel and Priory Lodge	Roman	Scheduled Monument	333966, 190504
13	MM239 / 1269g	Caerleon Legionary Fortress: Back Garden of No 4 Museum Street	Roman	Scheduled Monument	333999, 190609
14	MM244 / 5136g	Caerleon Civil Settlement: Site of Roman Building SE of Castle Street	Roman	Scheduled Monument	334394, 190448
15	MM238	Caerleon Legionary Fortress: Grounds of Museum	Roman	Scheduled Monument	333968, 190592
16	MM252 / 742g & 4810g	Caerleon Legionary Fortress: Car Park and Garden of Endowed School,	Roman	Scheduled Monument	333859, 190547

		North of Broadway			
17	MM254	Caerleon Civil Settlement: Area under Broadway Playing Fields	Roman	Scheduled Monument	333615, 190437
18	MM262 / 1383g	Caerleon Legionary Fortress: Former Ambulance Station Field	Roman	Scheduled Monument	334154, 190871
19	MM234	Caerleon Legionary Fortress: School Fields	Roman	Scheduled Monument	333753, 190574
20	MM230 / 584g (duplicate of 514g), 514g	Caerleon Legionary Fortress	Roman	Scheduled Monument	333700, 190600
21	MM246 / 1227g	Caerleon Legionary Fortress: Grounds of the Croft Nursing Home	Roman	Scheduled Monument	333863, 190814
22	MM245 / 898g	Caerleon Legionary Fortress: Grounds of Health Clinic	Roman	Scheduled Monument	333838, 190772
23	MM231 / 5131g	Caerleon Civil Settlement	Roman	Scheduled Monument	333443, 190764
24	MM014 / 542g (Also 514g, 515g, 516g, 522g, 530g, 4488g, 4489g*)	Caerleon Castle Mound. *GGAT HER records a number of additional features as part of this Scheduled Monument, specifically: • Isca (Caerleon Roman Fortress) (514g, Roman) • NW turret, Prysog Field (515g, Roman) • W turret (516g, Roman) • Turret in Prysog Field (522g, Roman)	Medieval	Scheduled Monument	334256, 190535

		• <i>Prysg Field (530g, Roman)</i> • <i>Bear House Field (4488g, Roman)</i> • <i>South corner (4489g, Roman)</i> • <i>Croft Nursing Home (4697g, Roman)</i>			
25	MM037 / 543g	Medieval Tower at Hanbury Arms	Medieval	Scheduled Monument	334165, 190372
26	MM011 / 652g	Penrhos Camp (civil war earthworks)	Post-Medieval/ Modern	Scheduled Monument	334231, 191771
27	2948 / 555g	Church of St. Cadoc	Medieval	Grade II* Listed Building	333939, 190642
28	2996 / 543g	Tower to the south west of, and attached to, The Hanbury Arms	Medieval	Grade II* Listed Building	334165, 190372
29	2984 / 2569g & 5579g*	The Endowed School (*GGAT HER records Caerleon Endowed School and Caerleon Junior School as two separate entries corresponding with one List Entry No. 2984. Caerleon Endowed School is recorded as a Grade II* Listed Building 5579g, whilst Caerleon Junior School is recorded as a Grade II Listed Building 2569g)	Post-Medieval	Grade II* Listed Building	333887, 190583

30	2949 / 557g	Lamppost in Churchyard of the Church of St Cadoc / Churchyard cross at Caerleon	Medieval	Grade II Listed Building	333932, 190612
31	21923 / 7869g	6, High Street, Caerleon	Post-Medieval	Grade II Listed Building	333974, 190553
32	22083 / 598g, 7877g & 7879g	Lodge Farmhouse with attached granary and cartshed	Post-Medieval	Grade II Listed Building	332513, 191380
33	22084	Derelict Cottage at Lodge Farm	Post-Medieval	Grade II Listed Building	332446, 191371
34	26107 / 2547g*	19, 20 & 21, Cross Street, Caerleon (*GGAT HER only records 19, Cross Street under the PRN 2547g)	Post-Medieval	Grade II Listed Building	334071, 190543
35	26108 / 2579g*	96 & 98, Mill Street (Castle Street), Caerleon (*GGAT HER only records 96, castle Street under PRN 2579g)	Post-Medieval	Grade II Listed Building	334271, 190601
36	26109 / 2560g*	27 & 28, High Street, Caerleon (*GGAT HER only records 28, High Street under PRN 2560g)	Post-Medieval	Grade II Listed Building	334083, 190480
37	26110 / 7878g	Lodge Farm Evangelical Church	Post-Medieval	Grade II Listed Building	332512, 191414
38	26111	Garden Wall of The Priest's House	Post-Medieval	Grade II Listed Building	334192, 190435
39	26112 / 2525g	Garden Wall of The Mynde	Post-Medieval	Grade II Listed Building	334159, 190544
40	26113	Garden Wall of Castle Acre	Post-Medieval	Grade II Listed Building	334185, 190590
41	26114	Garden Wall of Castle Acre	Post-Medieval	Grade II Listed Building	334225, 190593

42	26115	Garden Wall of Pen-y-mynde	Post-Medieval	Grade II Listed Building	334223, 190631
43	26116	Garden Wall of Pen-y-mynde	Post-Medieval	Grade II Listed Building	334249, 190636
44	26117	Lych Gate of the Church of St Cadoc	Post-Medieval	Grade II Listed Building	333918, 190593
45	26120 / 541g	Caerleon Bridge	Post-Medieval	Grade II Listed Building	334113, 190263
46	26122	35, High Street, Caerleon	Post-Medieval	Grade II Listed Building	333944, 190550
47	26124	Church of Ss David, Julian and Aaron	Post-Medieval	Grade II Listed Building	334170, 190437
48	26125 / 2516g	The Priest's House with attached wall and gates / 19, High Street, Caerleon	Post-Medieval	Grade II Listed Building	334178, 190426
49	26127 / 8885g	Quay Wall and Slip at the Hanbury Arms	Post-Medieval	Grade II Listed Building	334162, 190354
50	26128	Pendragon House	Post-Medieval	Grade II Listed Building	334074, 190550
51	26130	25, High Street, Caerleon	Post-Medieval	Grade II Listed Building	334124, 190451
52	26133	Entrance gates and railings of The Endowed School	Post-Medieval	Grade II Listed Building	333899, 190575
53	26134	Letter Box outside the Post Office	Post-Medieval	Grade II Listed Building	334049, 190506
54	26135	Entrance gates and railings of Priory House	Post-Medieval	Grade II Listed Building	333880, 190539
55	2947	Garden Wall of The Mynde	Post-Medieval	Grade II Listed Building	334221, 190467
56	2950 / 2526g	5, Backhall Street, Caerleon	Post-Medieval	Grade II Listed Building	334063, 190756
57	2951 / 2527g & 2528g	6 & 7, Backhall Street, Caerleon	Post-Medieval	Grade II Listed Building	334057, 190747
58	2955 / 2535g	The Hall / Back Hall, Backhall Street	Post-Medieval	Grade II Listed Building	334064, 190630

59	2956 / 2536g	Garden Railings and Gate to The Hall / Back Hall, Backhall Street	Post-Medieval	Grade II Listed Building	334061, 190623
60	2957 / 2538g	27, Backhall Street	Post-Medieval	Grade II Listed Building	334040, 190653
61	2958 / 2539g	The Red Lion PH	Post-Medieval	Grade II Listed Building	334062, 190722
62	2960	King's House	Post-Medieval	Grade II Listed Building	334188, 190408
63	2961 / 2542g	1, Cross Street, Caerleon	Post-Medieval	Grade II Listed Building	334053, 190535
64	2962 / 2543g	2, Cross Street, Caerleon	Post-Medieval	Grade II Listed Building	334056, 190542
65	2963 / 2544g	3, Cross Street, Caerleon	Post-Medieval	Grade II Listed Building	334059, 190549
66	2965 / 2548g & 2549g	19, 20 & 21, Cross Street, Caerleon	Post-Medieval	Grade II Listed Building	334070, 190535
67	2966 / 2550g	The Firs with attached railings	Post-Medieval	Grade II Listed Building	334073, 190520
68	2967 / 2551g	The Olde Bull Inn PH	Post-Medieval	Grade II Listed Building	334046, 190529
69	2968 / 2552g	9, High Street, Caerleon	Post-Medieval	Grade II Listed Building	334080, 190506
70	2969 / 2553g	10, High Street, Caerleon (National Westminster Bank)	Post-Medieval	Grade II Listed Building	334086, 190499
71	2970 / 2554g	15, High Street, Caerleon	Post-Medieval	Grade II Listed Building	334136, 190464
72	2971 / 2555g	Porth-y-mynde, wall and entrance gates of Caer Cottage	Post-Medieval	Grade II Listed Building	334140, 190455
73	2972 / 2556g	23, High Street, Caerleon	Post-Medieval	Grade II Listed Building	334137, 190445
74	2973 / 2557g	24, High Street, Caerleon	Post-Medieval	Grade II Listed Building	334130, 190449
75	2975 / 2889g	27 & 28, High Street, Caerleon	Post-Medieval	Grade II Listed Building	334091, 190475
76	2976	29, High Street, Caerleon	Post-Medieval	Grade II Listed Building	334063, 190490

77	2977 / 2561g	No 30 including attached railings	Post-Medieval	Grade II Listed Building	334056, 190495
78	2978 / 2563g	The Post Office	Post-Medieval	Grade II Listed Building	334048, 190500
79	2979 / 2564g	No 32 including attached railings	Post-Medieval	Grade II Listed Building	334042, 190506
80	2980 / 2565g	33, High Street, Caerleon	Post-Medieval	Grade II Listed Building	334033, 190511
81	2981 / 2566g	The Priory Hotel	Post-Medieval	Grade II Listed Building	334012, 190523
82	2982 / 2567g*	Boundary Wall between The Priory Hotel and No 35 (*GGAT HER also records the former stable of the Priory Hotel under this PRN)	Post-Medieval	Grade II Listed Building	333934, 190534
83	2983 / 2568g*	Priory House (*GGAT HER records Broad Towers, High Street under this PRN)	Post-Medieval	Grade II Listed Building	333887, 190530
84	2989	96 & 98, Mill Street, Caerleon	Post-Medieval	Grade II Listed Building	334276, 190598
85	2990 / 2580g	Ashlar Doric portico at The Roman Legionary Museum	Post-Medieval	Grade II Listed Building	333940, 190581
86	2995 / 548g	The Hanbury Arms PH	Post-Medieval	Grade II Listed Building	334177, 190382
87	3079	Wall of Nos. 14 and 15A	Post-Medieval	Grade II Listed Building	334126, 190464
88	3088 / 4529g	Penrhos Farmhouse	Post-Medieval	Grade II Listed Building	334128, 191741
89	3094 / 4644g	Telephone Call-box outside the Post Office	Modern	Grade II Listed Building	334052, 190504
90	3095 / 4645g	Telephone Call-box near The Goldcroft PH	Modern	Grade II Listed Building	333856, 190884

91	26123	War Memorial Drinking Fountain in Town Hall Park	Modern	Grade II Listed Building	333827, 190702
92	02531g	No 20 Backhall Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334090, 190600
93	02532g	No 21 Backhall Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334080, 190600
94	02533g	No 22 Backhall Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334080, 190610
95	02534g	The Cottage, Backhall Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334070, 190620
96	02537g	No 26 Backhall Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334040, 190650
97	02540g	No 1 Castle Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334250, 190470
98	02541g	No 2 Castle Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334240, 190460
99	02545g	No. 9 Cross Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334140, 190600
100	02546g	No. 10 Cross Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334150, 190600
101	02558g	Caerleon House, High Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334100, 190460
102	02570g	No 15 Mill Street	Post-Medieval	Grade II Listed Building (recorded by	334110, 190820

				GGAT HER, but not Cadw)	
103	02571g	No 80 Mill Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334170, 190730
104	02572g	No 82 Mill Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334170, 190720
105	02573g	No 84 Mill Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334180, 190720
106	02574g	No 86 Mill Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334180, 190710
107	02575g	No 88 Mill Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334190, 190710
108	02576g	No 92 Mill Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334200, 190690
109	02577g	No 94 Mill Street	Post-Medieval	Grade II Listed Building (recorded by GGAT HER, but not Cadw)	334210, 190690
110	N/A	Caerleon	N/A	Conservation Area	N/A
111	00600g	Greenstone axe	Neolithic	Undesignated	333290, 191200
112	03643g	Neolithic axe, Cold Bath Road	Neolithic	Undesignated	333600, 190700
113	06174g	Inscribed tombstone findspot at Caerleon	Roman	Undesignated	334100, 190300
114	00431g	Roman Inscribed Tombstone RIB 357, from Bulmore	Roman	Undesignated	335000, 191000
115	00432g	Tombstone RIB 367, reused in Kemys Inferior church	Roman	Undesignated	335000, 191000

116	<i>00517g</i>	W Gate Turret, Golledges Field	Roman	Undesignated	333760, 190480
117	<i>00518g</i>	S Corner Turret	Roman	Undesignated	333960, 190310
118	<i>00519g</i>	E Corner Turret and Furnace House	Roman	Undesignated	334240, 190600
119	<i>00520g</i>	Turret, Mill Street	Roman	Undesignated	334200, 190640
120	<i>00523g</i>	Turret, Prysog Field	Roman	Undesignated	333670, 190700
121	<i>00524g</i>	Turret in Prysog Field	Roman	Undesignated	333700, 190740
122	<i>00525g</i>	Caerleon west gate of fortress (Golledges Field)	Roman	Undesignated	333800, 190440
123	<i>00526g</i>	Former South Gateway, Caerleon	Roman	Undesignated	334120, 190450
124	<i>00527g</i>	Caerleon east gate of fortress	Roman	Undesignated	334080, 190750
125	<i>00528g</i>	Caerleon north gate of fortress	Roman	Undesignated	333740, 190770
126	<i>00529g</i>	E Corner Turret	Roman	Undesignated	334200, 190560
127	<i>00531g</i>	Roman Barracks, Myrtle Cottage Orchard	Roman	Undesignated	334160, 190600
128	<i>00532g</i>	Roman Barracks, Golledges Field	Roman	Undesignated	333810, 190500
129	<i>00534g</i>	Roman Barrack Block, Golledges Field	Roman	Undesignated	333830, 190600
130	<i>00535g</i>	Latrine, White Hart Lane	Roman	Undesignated	334050, 190470
131	<i>00536g</i>	Rampart building, Prysog Field	Roman	Undesignated	333670, 190690
132	<i>00537g</i>	Rampart, Golledges Field	Roman	Undesignated	333780, 190470
133	<i>00538g</i>	Rampart, White Hart Lane	Roman	Undesignated	334050, 190390
134	<i>00539g</i>	Rampart, eastern corner	Roman	Undesignated	334170, 190530
135	<i>00561g</i>	Caerleon Roman bridge (part of roman road RR60)	Roman	Undesignated	334180, 190380
136	<i>00562g</i>	Inscribed stone Hanbury Arms,	Roman	Undesignated	334180, 190380

		Caerleon (RIB 337)			
137	00563g	Castle Baths, Caerleon	Roman	Undesignated	334190, 190490
138	00564g	Column bases from Castle Baths, Caerleon	Roman	Undesignated	334220, 190520
139	00565g	possible praetorium at Caerleon (Townhall Fields)	Roman	Undesignated	333820, 190700
140	00566g	Courtyard building in Jenkins Field, Caerleon	Roman	Undesignated	333890, 190730
141	00567g	Caerleon Basilica Principiorum	Roman	Undesignated	333910, 190630
142	00568g	Roman building on the site of former Caerleon Telephone Exchange	Roman	Undesignated	333980, 190607
143	00569g	Basilica on site of Caerleon Endowed School	Roman	Undesignated	333790, 190650
144	00570g	Roman building on site of Caerleon Churchyard extension	Roman	Undesignated	333950, 190700
145	00571g	Caerleon Parade Ground	Roman	Undesignated	333680, 190430
146	00573g	Caerleon Parade Ground wall	Roman	Undesignated	333510, 190480
147	00574g	Buildings in the eastern extramural area at Caerleon	Roman	Undesignated	333640, 190320
148	00575g	Large administrative building, Vicarage garden	Roman	Undesignated	333990, 190550
149	00576g	Documented Roman building, White Hart lane	Roman	Undesignated	334070, 190420

150	<i>00577g</i>	Roman coin hoard, Prysg Field	Roman	Undesignated	333680, 190610
151	<i>00578g</i>	Roman coin hoard, Caerleon	Roman	Undesignated	333680, 190610
152	<i>00579g</i>	Roman coin hoard, Prysg Field	Roman	Undesignated	333660, 190590
153	<i>00580g</i>	Roman coin hoard, Myrtle Cottage	Roman	Undesignated	334180, 190620
154	<i>00581g</i>	Roman coin hoard, Caerleon	Roman	Undesignated	333700, 190690
155	<i>00582g</i>	Roman coin hoard, Caerleon	Roman	Undesignated	333610, 190630
156	<i>00583g</i>	Roman coin hoard, Caerleon Electricity Substation	Roman	Undesignated	333910, 190730
157	<i>00591g</i>	Rectilinear building, Bear House Field Building I	Roman	Undesignated	333590, 190370
158	<i>00592g</i>	Rectilinear building, Bear House Field Building VII	Roman	Undesignated	333510, 190450
159	<i>00593g</i>	Winged corridor-plan building, Caerleon Bear House Field Building VIII	Roman	Undesignated	333410, 190620
160	<i>00595g</i>	Temple of Diana	Roman	Undesignated	333720, 190480
161	<i>00601g</i>	Roman inscribed stone, Caerleon	Roman	Undesignated	333500, 191250
162	<i>00602g</i>	Roman inscribed stone, Caerleon	Roman	Undesignated	333150, 190950
163	<i>00603g</i>	Roman inscribed stone, Caerleon	Roman	Undesignated	333740, 190140
164	<i>00604g</i>	Roman stone coffin, Railway Street	Roman	Undesignated	333840, 190980
165	<i>00605g</i>	Cist	Roman	Undesignated	333680, 190990
166	<i>00606g</i>	Lead coffin, Caerleon	Roman	Undesignated	333530, 191100

167	<i>00607g</i>	Nant y Milwyr / Caerleon Aqueduct postulated location)	Roman	Undesignated	332800, 191800
168	<i>00608g</i>	Roman coin hoard, Prysg Field	Roman	Undesignated	333670, 190620
169	<i>00609g</i>	Building stone, Caerleon	Roman	Undesignated	333460, 190730
170	<i>00610g</i>	Rectilinear building, Bear House Field Building II	Roman	Undesignated	333590, 190370
171	<i>00611g</i>	Rectilinear building, Bear House Field Building III	Roman	Undesignated	333590, 190370
172	<i>00612g</i>	Rectilinear building, Bear House Field Building IV	Roman	Undesignated	333590, 190370
173	<i>00613g</i>	Rectilinear building, Bear House Field Building V	Roman	Undesignated	333590, 190370
174	<i>00614g</i>	6 masonry strip buildings, Caerleon Bear House Field Buildings I - VI (‘oblique shops’)	Roman	Undesignated	333590, 190370
175	<i>00615g</i>	Roman coin hoard, Bear House Field Building VII	Roman	Undesignated	333510, 190450
176	<i>00649g</i>	6 or 7 stone sarcophagi, Roman cemetery Caerleon Usk Road	Roman	Undesignated	334660, 191250
177	<i>00658g</i>	Site of a cemetery, Caerleon Twin Oaks	Roman	Undesignated	332000, 191000

178	<i>01016.16w</i>	Roman road RR60 Caerleon - Cardiff Roman Road	Roman	Undesignated	332970, 191010
179	<i>01102g</i>	Structural remains of Roman building, Penrhos Farm, Caerleon	Roman	Undesignated	334200, 191800
180	<i>02210g</i>	Caerleon Fortress Baths / Back Hall Street	Roman	Undesignated	334030, 190570
181	<i>02322g</i>	Roman inscribed tombstone, Caerleon	Roman	Undesignated	333400, 190740
182	<i>02342g</i>	Caerleon Roman Gates (excavated remains)	Roman	Undesignated	334000, 190750
183	<i>02522g</i>	Head of Attis, Caerleon Priory	Roman	Undesignated	334000, 190500
184	<i>02523g</i>	Lead curse tablet from Caerleon amphitheatre (rib 323)	Roman	Undesignated	333800, 190300
185	<i>02833g</i>	Alter to Salus, St Cadoc's Churchyard	Roman	Undesignated	333900, 190600
186	<i>02834g</i>	Dedication (RIB 327), St Cadoc's Churchyard	Roman	Undesignated	333900, 190700
187	<i>02835g</i>	Dedication (RIB 113), St Cadoc's Churchyard	Roman	Undesignated	333900, 190700
188	<i>02837g</i>	Building inscription (RIB 341)	Roman	Undesignated	333900, 190700
189	<i>02838g</i>	Tombstone from Caerleon (RIB 362)	Roman	Undesignated	333900, 190700
190	<i>02839g</i>	Tombstone from Caerleon (RIB 368)	Roman	Undesignated	333900, 190700
191	<i>02850g</i>	Roman tombstone	Roman	Undesignated	334230, 190580

192	<i>02851g</i>	Roman building inscription (RIB334)	Roman	Undesignated	334230, 190580
193	<i>02852g</i>	Dedication to Fortune and Bonus Eventus	Roman	Undesignated	334230, 190580
194	<i>02854g</i>	Boundary stone from Caerleon (RIB 325)	Roman	Undesignated	333767, 190431
195	<i>02978g</i>	Intaglio found at Caerleon	Roman	Undesignated	333440, 190830
196	<i>02979g</i>	Mosaic probably from Caerleon Fortress Baths	Roman	Undesignated	334060, 190620
197	<i>02981g</i>	Roman building, High Street	Roman	Undesignated	334020, 190570
198	<i>02982g</i>	Roman structure, Priory Garden Site	Roman	Undesignated	333880, 190520
199	<i>02994g</i>	Sculpture from Bulmore	Roman	Undesignated	335000, 191000
200	<i>02996g</i>	Caerleon Roman Quay	Roman	Undesignated	333420, 190110
201	<i>03077g</i>	Via Principalis, Caerleon Roman Fortress	Roman	Undesignated	333800, 190450
202	<i>03078g</i>	Roman building on the site of 'the Hall', Caerleon	Roman	Undesignated	334120, 190660
203	<i>03600g</i>	Roman Barracks Myrtle Cottage Orchard	Roman	Undesignated	334180, 190600
204	<i>03618g</i>	Vine Cottages	Roman	Undesignated	334000, 190700
205	<i>03619g</i>	Findspot, Head of Attis	Roman	Undesignated	332800, 190900
206	<i>03620g</i>	Centurial stone	Roman	Undesignated	333190, 191220
207	<i>03621g</i>	Inscribed stone, Vicarage Garden	Roman	Undesignated	333900, 190600
208	<i>03661g</i>	Sculptured Stone, Caerleon Castle Mound	Roman	Undesignated	334200, 190540
209	<i>03742g</i>	Tanhouse Drive: uncertain record, may relate to	Roman	Undesignated	334300, 190490

		development in 1982			
210	<i>03775g</i>	Head of Attis findspot, Broad Walk	Roman	Undesignated	333700, 190800
211	<i>03804g</i>	Inscribed stone	Roman	Undesignated	333860, 190380
212	<i>03805g</i>	Inscribed tombstone	Roman	Undesignated	334030, 190570
213	<i>03806g</i>	Inscribed tombstone	Roman	Undesignated	333400, 190740
214	<i>03991g</i>	Bronze phalera mount, findspot	Roman	Undesignated	334100, 190300
215	<i>04029g</i>	Cinerary urn, Church Field, St Cadoc's Hospital	Roman	Undesignated	333400, 190900
216	<i>04433g</i>	Site of a mosaic, Home Farm Green	Roman	Undesignated	332740, 190900
217	<i>04455g</i>	Amber necklace, Usk Road	Roman	Undesignated	334570, 191270
218	<i>04461g</i>	Building in Western Canabae, Caerleon	ROMAN	Undesignated	333680, 190830
219	<i>04490g</i>	Part of Barrack Block, Sandygate	Roman	Undesignated	333710, 190750
220	<i>04501g</i>	Cremation, tombstones, head of Attis, etc Abbeyfield site	Roman	Undesignated	332900, 190980
221	<i>04510g</i>	Area suggested for SAM status, Abbeyfield site, land adjacent	Roman	Undesignated	332900, 190900
222	<i>04884g</i>	Caerleon College burial	Roman	Undesignated	333600, 191300
223	<i>04922.0g</i>	Caerleon-Usk Road (E bank) at Bulmore	Roman	Undesignated	333250, 191600
224	<i>05154g</i>	Excavated buildings, Mill Street	Roman	Undesignated	334200, 190800
225	<i>05196g</i>	buildings in Caerleon Canabae (Broadway Farm)	Roman	Undesignated	333740, 190340

226	<i>05197g</i>	Possible building, Caerleon Endowed School's Broadway access	Roman	Undesignated	333840, 190550
227	<i>05284g</i>	Roman cobbled surface, the Mynde, Castle Lane, Caerleon	Roman	Undesignated	334190, 190550
228	<i>05578g</i>	Rubble found at Caerleon Endowed School	Roman	Undesignated	333800, 190610
229	<i>05580g</i>	Roman deposits, Caerleon Endowed School	Roman	Undesignated	333850, 190550
230	<i>05581g</i>	Roman deposits, Caerleon Endowed School	Roman	Undesignated	333830, 190560
231	<i>05630g</i>	Roman material, Sandygate, Caerleon	Roman	Undesignated	333650, 190750
232	<i>05670g</i>	Romano-British Deposits, Bridge House	Roman	Undesignated	334000, 190250
233	<i>05672.0g</i>	Via Sagularis and two walls, Castle Acre, Caerleon	Roman	Undesignated	334210, 190570
234	<i>05816g</i>	Possible Roman deposit, Sandy Gate	Roman	Undesignated	334220, 190600
235	<i>05892.0g</i>	Caerleon-Usk Roman road, West Bank route	Roman	Undesignated	334290, 191020
236	<i>05892.1g</i>	Caerleon-Usk Roman road, West Bank route	Roman	Undesignated	334128, 190807
237	<i>05894.0g</i>	Main Road in Canabae to east of Caerleon Fortress	Roman	Undesignated	334100, 190900
238	<i>05894.1g</i>	Main Road in Canabae to east of Caerleon Fortress	Roman	Undesignated	334236, 190854

239	<i>05894.2g</i>	Main Road in Canabae to east of Caerleon Fortress	Roman	Undesignated	334088, 190976
240	<i>05895.0g</i>	Via Principalis Dextra (the Broadway), Caerleon	Roman	Undesignated	333620, 190270
241	<i>07643g</i>	Metalled surface on School Field, Caerleon	Roman	Undesignated	333760, 190640
242	<i>07707g</i>	Via Sagularis at Castle Acre, Caerleon	Roman	Undesignated	334210, 190570
243	<i>09200g</i>	Roman Structure, Caerleon Comprehensive School	Roman	Undesignated	333473, 190679
244	<i>09201g</i>	Roman Storehouse, Caerleon Legionary Fortress	Roman	Undesignated	333932, 190455
245	<i>09333g</i>	Roman Workshop, Caerleon	Roman	Undesignated	333799, 190567
246	<i>09334g</i>	Roman Buildings, Caerleon	Roman	Undesignated	333500, 190330
247	<i>09340g</i>	Caerleon Roman Findspots	Roman	Undesignated	332490, 190920
248	<i>10305g</i>	Unknown Structure, Mill Street	Roman	Undesignated	334140, 190780
249	<i>10562g</i>	Buildings in Caerleon Canabae (Cambria Close site, formerly allotments)	Roman	Undesignated	334153, 190896
250	<i>10595g</i>	Roman Aqueduct, Caerleon	Roman	Undesignated	321400, 192540
251	<i>10714g</i>	Cremation on the Riding School Field, Caerleon	Roman	Undesignated	334070, 190970
252	<i>10836g</i>	Roman activity on bank of Afon	Roman	Undesignated	334310, 191010

		Lwyd to east of Caerleon Fortress (Millmead)			
253	<i>10837g</i>	Roman activity in extra-mural area to east of Caerleon Fortress (Tanhouse Drive)	Roman	Undesignated	334284, 190617
254	<i>10838.0g</i>	Perimeter patrol track, Caerleon Fortress	Roman	Undesignated	333730, 190800
255	<i>10838.1g</i>	Perimeter patrol track, Caerleon Fortress	Roman	Undesignated	333920, 190320
256	<i>10838.2g</i>	Perimeter patrol track, Caerleon Fortress	Roman	Undesignated	333730, 190800
257	<i>10840g</i>	Buildings in Caerleon Canabae (Mill Street Buildings 10-11)	Roman	Undesignated	334110, 190980
258	<i>10841g</i>	Building in Caerleon Canabae (Mill Street Buildings 18-19)	Roman	Undesignated	334160, 190880
259	<i>10842g</i>	Building in Caerleon Canabae (Mill Street Buildings 20)	Roman	Undesignated	334175, 190896
260	<i>10843g</i>	Building in Caerleon Canabae (Mill Street Buildings 12)	Roman	Undesignated	334101, 190950
261	<i>10844g</i>	Building in Caerleon Canabae (Mill Street Buildings 13)	Roman	Undesignated	334093, 190959
262	<i>10845g</i>	Building in Caerleon Canabae (Mill Street Buildings 14)	Roman	Undesignated	334110, 190939
263	<i>10846g</i>	Building in Caerleon Canabae	Roman	Undesignated	334183, 190952

		(Mill Street Buildings 7)			
264	<i>10847g</i>	Building in Caerleon Canabae (Mill Street Buildings 8)	Roman	Undesignated	334119, 190976
265	<i>10848g</i>	Building in Caerleon Canabae (Mill Street Buildings 9)	Roman	Undesignated	334180, 190922
266	<i>10849g</i>	Building in Caerleon Canabae (Mill Street Buildings 15-17)	Roman	Undesignated	334160, 190940
267	<i>10850g</i>	Possible fence in extra-mural area to east of Caerleon Fortress	Roman	Undesignated	334085, 190900
268	<i>10851g</i>	Culvert or drain in extra-mural area to east of Caerleon Fortress	Roman	Undesignated	334070, 190920
269	<i>10852g</i>	Area of possible market-gardens in extra-mural area to east of Caerleon Fortress	Roman	Undesignated	334085, 190900
270	<i>10853g</i>	Roman structures on bank of Afon Lwyd to east of Caerleon Fortress	Roman	Undesignated	334249, 191090
271	<i>10854g</i>	Roman activity in extra-mural area to east of Caerleon Fortress	Roman	Undesignated	334229, 190962
272	<i>10855.0g</i>	Side street in Caerleon Canabae	Roman	Undesignated	334250, 190852
273	<i>10856g</i>	Possible road(s) or side street(s) in Canabae to east of Caerleon Fortress	Roman	Undesignated	334370, 190450
274	<i>10857g</i>	Building in Caerleon Canabae	Roman	Undesignated	334254, 190865

		(Mill Street Building 1)			
275	<i>10858g</i>	Building in Caerleon Canabae (Mill Street Building 2)	Roman	Undesignated	334242, 190879
276	<i>10859g</i>	Building in Caerleon Canabae (Mill Street Building 3)	Roman	Undesignated	334242, 190879
277	<i>10860g</i>	Building in Caerleon Canabae (Mill Street Building 4)	Roman	Undesignated	334254, 190865
278	<i>10861g</i>	Building in Caerleon Canabae (Mill Street Building 5)	Roman	Undesignated	334254, 190865
279	<i>10862g</i>	Building in Caerleon Canabae (Mill Street Building 6)	Roman	Undesignated	334265, 190850
280	<i>10863g</i>	Building in Caerleon Canabae (Mill Street Building 21)	Roman	Undesignated	334242, 190896
281	<i>10864g</i>	Building in Caerleon Canabae (Mill Street Building 22)	Roman	Undesignated	334232, 190843
282	<i>10865g</i>	Possible building(s) in Caerleon Canabae (Social Club)	Roman	Undesignated	334204, 190388
283	<i>10866g</i>	Building in Caerleon Canabae (Ambulance Headquarters site)	Roman	Undesignated	334163, 190783
284	<i>10867g</i>	Possible building in Caerleon Canabae (Millmead)	Roman	Undesignated	334252, 190933

285	<i>10868g</i>	Iron-processing area in Caerleon Canabae (Mill Street)	Roman	Undesignated	334248, 190834
286	<i>10869g</i>	Occupation in Caerleon Canabae (Millmead)	Roman	Undesignated	334274, 190936
287	<i>10870g</i>	Ditches in Caerleon Canabae (Ambulance Headquarters)	Roman	Undesignated	334172, 190789
288	<i>10901g</i>	Courtyard Building, Caerleon Canabae	Roman	Undesignated	333766, 190318
289	<i>11072g</i>	Rectilinear building, bear House Field Building VI	ROMAN	Undesignated	333590, 190370
290	<i>00587g</i>	Possible Bath Building in Caerleon Canabae	Unknown; Roman	Undesignated	333750, 190170
291	<i>10839g</i>	Possible side street in Canabae to east of Caerleon Fortress	Unknown; Roman	Undesignated	334209, 190939
292	<i>00556g</i>	Early Christian monument at Caerleon Church	Early Medieval	Undesignated	333910, 190610
293	<i>08358g</i>	Early medieval inhumation at Roman Gates, Caerleon	Early Medieval	Undesignated	334000, 190700
294	<i>10742g</i>	Inhumation at Cambria House, Caerleon	Early Medieval	Undesignated	334242, 190879
295	<i>00545g</i>	Medieval tower Caerleon Castle	Medieval	Undesignated	334210, 190280
296	<i>00546g</i>	Caerleon Priory – remains of a small gothic window in present priory	Medieval	Undesignated	334010, 190510
297	<i>00559g</i>	Market cross (now at National	Medieval	Undesignated	334050, 190510

		Museum of Wales, Cardiff)			
298	<i>00560g</i>	Caerleon medieval bridge (record only)	Medieval	Undesignated	334230, 190330
299	<i>00599g</i>	Llantarnam Park Lodge	Medieval	Undesignated	332950, 191050
300	<i>00648g</i>	Bridge, Carleon	Medieval	Undesignated	334210, 191270
301	<i>00653g</i>	Possible location of St Aaron's Chapel	Medieval	Undesignated	334130, 191770
302	<i>04283g</i>	Large iron buckle findspot at Engineering Works, High Street	Medieval	Undesignated	334030, 190570
303	<i>05135g</i>	Motte	Medieval	Undesignated	334200, 190500
304	<i>05137g</i>	Corn mill	Medieval	Undesignated	334200, 190800
305	<i>05140g</i>	Caerleon Castle Tower	Medieval	Undesignated	334100, 190400
306	<i>08151g</i>	Caerleon Churchyard	Medieval	Undesignated	333930, 190630
307	<i>09202g</i>	Medieval Farm Building, Caerleon Legionary Fortress	Medieval	Undesignated	333932, 190455
308	<i>09640g</i>	Wharves	Medieval	Undesignated	334200, 190400
309	<i>10244g</i>	Possible site of St Aaron's chapel, Penrhos	Medieval	Undesignated	334500, 191170
310	<i>00558g</i>	Market House	Post-Medieval	Undesignated	334060, 190500
311	<i>00586g</i>	Post-medieval Bath-House in Caerleon	Post-Medieval	Undesignated	333460, 190730
312	<i>00647g</i>	Pont Sadwrn (bridge)	Post-Medieval	Undesignated	334220, 191160
313	<i>02562g</i>	Duplicate PRN	Post-Medieval	Undesignated	334040, 190490
314	<i>03791g</i>	Backhall St no. 32 (location only, no further information available)	Post-Medieval	Undesignated	334050, 190650
315	<i>05134g</i>	Brick Kiln	Post-Medieval	Undesignated	333900, 190200
316	<i>05138g</i>	Fulling Mill	Post-Medieval	Undesignated	334200, 190800
317	<i>05139g</i>	Skinyard	Post-Medieval	Undesignated	334500, 191100

318	05332g	Corn mill marked on Tithe map	Post-Medieval	Undesignated	334230, 190790
319	05333g	Skinyard	Post-Medieval	Undesignated	334470, 191130
320	05359g	Limekiln	Post-Medieval	Undesignated	334340, 192140
321	09776g	Industrial corn mill	Post-Medieval	Undesignated	334230, 190790
322	09777g	Skin Yard	Post-Medieval	Undesignated	334470, 191130
323	10547g	Victorian Building, Mill St	Post-Medieval	Undesignated	334150, 190780
324	00337g	Caerleon Civil Settlement; area under Broadway Playing Field	Modern	Undesignated	333600, 190400
325	09430g	Trinity View, Caerleon: no archaeological significance; scattered artefacts found during Watching Brief	Modern	Undesignated	332430, 190933
326	05125g	Broad Pill shown on 1 st edition OS map (pool, inlet, harbour)	Not Applicable	Undesignated	332800, 190400
327	05452g	Site name not known – trial trenching revealed no archaeological remains	Not Applicable	Undesignated	333630, 191350
328	00738g	Caerleon Legionary Fortress: School Fields	Unknown	Undesignated	333800, 190500
329	03811g	Caerleon Police Station	Unknown	Undesignated	333900, 190880
330	10153g	No info available	Unknown	Undesignated	N/A
331	10155g	No info available	Unknown	Undesignated	N/A
332	10213g	No info available	Unknown	Undesignated	N/A
333	See 1016.16w (178)	Roman road: 60b-01	Roman	Undesignated	N/A
334	See 1016.16w (178)	Roman road: 60b-01	Roman	Undesignated	N/A

335	N/A	Roman road: 62a-07	Roman	Undesignated	N/A
336	N/A	Roman road: 62a-09	Roman	Undesignated	N/A
337	N/A	Roman road: 62a-10	Roman	Undesignated	N/A
338	N/A	Roman road: 62a-11	Roman	Undesignated	N/A
339	N/A	Roman road	Roman	Undesignated	N/A
340	N/A	Roman road	Roman	Undesignated	N/A
341	N/A	Roman road	Roman	Undesignated	N/A
342	N/A	Roman road	Roman	Undesignated	N/A

Appendix 2: Archaeological Events within and Adjacent to the Site

Map No.	Event ID	Organisation	Description	Date
343	E003794	Wessex Archaeology	Archaeological Evaluation at Gwent College of Higher Education	December 1992
344	EE000435	GGAT	Inhumation Burial at Gwent College of Higher Education	1995
345	E4401	University of Wales	Archaeological Watching Brief during construction of Caerleon Campus Sports Centre and Associated Infrastructure	1997-8
346	N/A	GGAT	Archaeological Watching Brief at University of Wales Newport Caerleon Campus	2005
347	E000428	GGAT	Lodge Hill Cemetery Excavations	1992
348	E003094	CAU	Archaeological Evaluation at land at Lichfield, Caerleon	2009
349	N/A	N/A	Lead coffin discovered during landscaping works	Uncertain

Appendix 3: Assessment Frameworks and Criteria.

Heritage Significance: A heritage asset's 'significance' is the collective term for all of the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The Historic England publication *Conservation Principles, Policies and Guidelines* (2008) groups the heritage values of heritage assets into four categories:

- *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.

To avoid confusion with Significance of Impact, discussed below, this concept will be referred to as **heritage significance** henceforth.

Sensitivity, or **sensitivity to change**, with regard to the historic environment is a subjective term, which describes the potential for a heritage asset to absorb change. It reflects the value and current setting of a heritage asset, and the extent to which changes to that setting would affect the heritage significance of the asset. For example, the **sensitivity to change** of a heritage asset in a developed or semi-urban environment where recent intrusions would have impacted upon that heritage asset, would usually be lower than the sensitivity to change of a similar heritage asset in a remote or unspoilt setting. Sensitivity to change has therefore been taken into account in the assessment of impacts upon setting and heritage significance, on the basis that the magnitude and significance of potential development impacts will correlate directly with a heritage asset's sensitivity to change, i.e. the higher a heritage asset's sensitivity to change, the greater the magnitude and significance of potential development impacts upon that heritage asset.

The **setting** of a heritage asset is defined as the surroundings in which the heritage asset is experienced. The extent of any heritage asset's setting is not fixed, and may change as the heritage asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the heritage significance of a heritage asset, they may affect the ability to appreciate that heritage significance, or they may have a neutral impact (DCLG 2012, 56).

It is considered that the extent and importance of setting is often expressed by reference to visual considerations. Views of or from a heritage asset play an important part in the way in which it is experienced. Throughout this assessment the relevant guidance set out by the Historic England document *Seeing the History in the View: A Method for Assessing Heritage Significance within Views* (2011) has been followed.

It is also recognised that the setting of a heritage asset is influenced by other environmental factors such as noise, dust and vibration, by spatial associations, and by our understanding of the historic relationship between places.

Appendix 4: Legislation and Planning Policy.

Table 1: National Legislation relevant to the proposed development.

Title	Content
Historic Environment (Wales) Act 2016	The Historic Environment (Wales) Act 2016 was signed into law on 21 March 2016, and forms part of a suite of legislation, policy, advice and guidance that makes important improvements to the existing systems for the protection and sustainable management of the Welsh historic environment. In broad terms, the Bill gives more effective protection to listed buildings and scheduled monuments, enhances existing mechanisms for the sustainable management of the historic environment, and introduces greater transparency and accountability into decisions taken on the historic environment. Full details can be found at http://www.legislation.gov.uk/anaw/2016/4/contents/enacted.
Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Under the terms of this Act an archaeological site or historic building of national importance can be designated as a Scheduled Monument and is registered with the Welsh Government in Wales and with the Department of Culture, Media and Sport (DCMS) in England. Any development that might affect either the Scheduled Monument or its setting is subject to the granting of Scheduled Monument Consent. Cadw advises the Welsh Government in individual cases for consent and offers advice on the management of Scheduled Monuments in Wales.
Planning (Listed Buildings and Conservation Areas) Act (1990)	The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance). A Listed Building may not be demolished or altered or extended in any manner, which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of Listed Building (in descending order):

	• Grade I: buildings of exceptional interest; • Grade II*: particularly important buildings of more than special interest; and • Grade II: buildings of special interest, warranting every effort to preserve them.
Cadw Register of Landscapes, Parks and Gardens of Historic Interest in Wales	The Register of Landscapes, Parks and Gardens of Historic Interest in Wales is maintained by Cadw and has been prepared in two parts. Part one covers parks and gardens, and divides sites into three grades similar to those used for Listed Buildings. Entry on the Register does not bestow statutory protection, but promotes a better understanding of their significance and enables them to be a material consideration in the planning process. The second part covers ‘outstanding’ and ‘special’ historic landscapes throughout Wales. The Register provides information to decision makers and landscape managers, to help ensure that the historic character of the landscape is sustained, and that where change is contemplated, it is well informed. A good practice guide explains how the Register should be used in assessing the effect of major developments on the historic landscape.

Table 2: National Policy relevant to the Proposed Development.

Title	Content
Planning Policy Wales (PPW) Chapter 6: Conserving the Historic Environment	Chapter 6 of PPW: <i>Conserving the Historic Environment</i> sets out objectives and policy on the conservation of the historic environment within the planning process. It states that planning has a central role to play in conserving heritage, and that the preservation of archaeological remains, Listed Buildings, Conservation Areas, World Heritage Sites, Landscapes, Parks and Gardens, and their settings, should be a material consideration for local planning authorities when decided on planning applications. Key sections relevant to the proposed development in terms of this assessment are as follows: 6.5.1 The desirability of preserving an ancient monument and its setting is a material consideration in determining a planning application, whether that monument is scheduled or unscheduled. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical preservation in situ. In cases involving lesser archaeological remains, local planning authorities will need to weigh the relative importance of archaeology against other factors, including the need for the proposed development. 6.5.2 The needs of archaeology and development can be reconciled, and potential conflict very much reduced, if developers discuss their proposals for development with the local planning authority at an early stage. Archaeological assessments commissioned by developers (sometimes as part of a wider Environmental Impact Assessment) can help to provide information on the archaeological sensitivity of a site before submitting a planning application. If important remains are thought to exist at a development site, the planning authority should request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. The results of any assessment and/or field evaluation should be provided as part of a planning application. If this information is not provided, authorities should consider whether it is

	appropriate to direct the applicant to supply further information, or whether to refuse permission for inadequately documented proposals. 6.5.3 Where local planning authorities decide that physical preservation in situ of archaeological remains is not justified in the circumstances of the case, and that development resulting in the destruction of the archaeological remains should proceed, before granting planning permission the authority needs to be satisfied that the developer has made appropriate and satisfactory provision for the archaeological investigation and subsequent recording of the remains and the publication of the results. Archaeological investigations should be carried out before development commences, working to a project brief prepared by the planning authority.
Welsh Office Circular 60/96	<i>Planning and the Historic Environment: Archaeology</i> sets out advice on legislation and procedures relating to archaeological remains.
Welsh Office Circular 61/96	<i>Planning and the Historic Environment: Listed Buildings and Conservation Areas</i> sets out advice on legislation and procedures relating to historic buildings and conservation areas.
Welsh Office Circular 1/98	<i>Planning and the Historic Environment: Directions by the Secretary of State for Wales</i> updates aspects of Welsh Office Circular 61/96, in light of the "Shimizu" judgment.



Table 3: Objectives and Policies (2015) relevant to the historic environment and the current proposed development, taken from the Newport Local Development Plan 2011–26 (Adopted Local Plan January 2015).

Policy	Content
SP9	<u>Conservation of the Natural, Historic and Built Environment.</u> The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals.
CE4	<u>Historic Landscapes, Parks, Gardens and Battlefields.</u> Sites included in the Register of Landscapes, Parks and Gardens of Special Historic Interest and identified Historic Battlefields should be protected, conserved, enhanced and where appropriate, restored. Attention will also be given to their setting.
CE5	<u>Locally Listed Buildings and Sites.</u> Buildings and sites of local significance for their architectural or historic interest will be included on a local list and should be protected from demolition or inappropriate development.
CE6	<u>Archaeology.</u> Development proposals will normally be required to undertake an archaeological impact assessment before the proposal is determined: i) where groundworks and/or the installation of services are proposed within the archaeologically sensitive areas of Caerleon, the Levels, Lower Machen and the City Centre, or; ii) within other areas of recognised archaeological interest.
CE7	<u>Conservation Areas.</u> Development within or adjacent to conservation areas will be required to: i) be designed to preserve or enhance the character or appearance of the conservation area, having regard to the conservation area appraisal where appropriate; ii) avoid the removal of existing historic features, including traditional shopfronts and joinery; iii) use materials which are traditional, or appropriate to their context; iv) complement or reflect the architectural qualities of nearby buildings which make a positive contribution to the character of the area;

	v) pay special attention to the settings of buildings, and avoid the loss of any existing domestic gardens and open spaces which contribute to the character of the area; vi) avoid adverse impact on any significant views, within, towards and outwards from the conservation area.
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Annex I.3

Former Caerleon Teacher Training College Building, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers Caerleon Campus, University of South Wales: Heritage Statement with Design and Access Statement, Part 1 (LHC, August 2017)

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lhc

**Former Caerleon Teacher Training College Building,
Principal's Residence, Caretaker's / Gardener's Lodge And Gate Piers
Caerleon Campus, University of South Wales**

Heritage Statement with Design & Access Statement, Part 1

August 2017 www.lhc.net





Original Artwork of College - C.1914

Contents

1.0 Introduction

2.0 Historical Development

3.0 Pevsner & Statutory Status

Pevsner

Statutory Status

4.0 Implications of the Listing Grade & Assessment of Significance

Implications of the Listing Grade

Assessment of Significance

Aesthetic Value

Historical Value

Evidential Value

Communal Value

5.0 Sensitivity Analysis

Introduction

Former Teacher Training College

Principal's Residence

Caretaker's / Gardener's Lodge

Gate Piers

Summary

6.0 Assessment of Former Caerleon Teacher Training College

Front Elevation

Side Elevation to Teaching Block

Rear Elevation

Side Elevation to Kitchen / Service Block

Basement Floor

Ground Floor

First Floor

Second Floor

Attic

Substation

7.0 Assessment of Principal's Residence, University of South Wales, Caerleon Campus

Front Elevation to Campus Building

Side Elevation to College Road

Rear Elevation to College Entrance Gates

Side Elevation to Garden

Interiors

8.0 Assessment of Caretaker's / Gardener's Lodge, University of South Wales, Caerleon Campus

Rear Elevation to Campus Building

Side Elevation to College Road

Front Elevation to College Entrance Gates

Side Elevation to Engine House

Interiors

9.0 Assessment of Gate Piers, University of South Wales, Caerleon Campus

10.0 Summary of Significance

Glossary

Conservation Terms from the Burra Charter

Appendices

Appendix 1 – Draft Listed Building Descriptions

Report No	Written By	Checked By	Issued
15024 / HERITAGE 01	GE	PO/AW	Nov 2016
15024 / HERITAGE 02	GE	PO/AW	Mar 2017
15024 / HERITAGE 03	GE	PO/AW	Mar 2017
15024 / HERITAGE 04	GE	PO/AW	Apr 2017
15024 / HERITAGE 05	GE	PO/AW	Apr 2017
15024 / HERITAGE 06	GE	PO/AW	Aug 2017
15024 / HERITAGE 07	GE	JH	Feb 2018
15024 / HERITAGE 08	GE	JH	Mar 2018
15024 / HERITAGE 09	GE	JH	Mar 2018

1.0 Introduction



Main Building, Front Elevation

This report provides a heritage assessment of Caerleon Campus, University of South Wales. This report follows on from an earlier heritage assessment prepared by Grover Lewis in June 2015. The Grover Lewis report provided an initial assessment of both built heritage and buried archaeological potential.

This report concentrates solely on the built heritage aspect of the site and deals with those aspects in more detail. In particular, this report deals with the Former Teacher Training College, Principal's Residence, Caretaker's/Gardener's Lodge and Gate Piers.

This report has been prepared by Grant Elliott, BA (Hons), Dip Arch, RIBA, FCI Arb of LHC Architects. Grant is a chartered architect with over 25 years' experience. He is admitted to the RIBA Conservation Register as a Conservation Registrant. During his career, he has worked on numerous heritage projects, including world heritage status projects overseas in Kabul, Afghanistan and Yangon, Myanmar.

The former Caerleon Campus buildings are no longer being used for their original purpose as a teaching college due to the University being moved to a city centre location. The challenge therefore is to update the former campus

buildings for a new use while respecting and keeping important aspects of the buildings. To do this we need to understand the buildings and make balanced judgements.

This involves research into how the buildings were designed and built, how the buildings were originally used and how that has changed over time. One definition of building conservation is that it has nothing to do with the past, it is about what we take from the present to the future. However, that judgement has to be informed by understanding.

Therefore, this report provides an assessment of the existing heritage assets which can then be considered alongside any future development proposals.

2.0 Historical Development

The development of the former Caerleon College is connected with the expansion of Newport during the 19th Century. The growing industrial population created a demand for high technical skills from employers. Additionally, educational improvement among adults was a means of improving employment prospects.

In 1902 the Education Act placed a responsibility on Local Education Authorities for training teachers. Caerleon College was subsequently proposed in 1908 as a teacher training college for men. The college became a joint venture between Monmouth, Glamorgan, Newport and Cardiff councils. A separate teacher training college for women was proposed at Barry.

Caerleon College was subsequently built on an elevated site to the north of the centre of Newport. The design for the college was put out to competition and was won by Alfred Swash, FRIBA. Work started on site in 1912 and the college opened in 1914 during the lead up to the First World War.

The former campus has developed significantly over time, most notably after World War Two when additional land was purchased. Female students were first admitted from 1962 and female halls of residence were opened in 1964. The

Rathmell building, which connects to the eastern flank of the original building was opened in 1985. In 1996 the School of Art and Design transferred completely to Caerleon. Further developments include 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.

In 2008 work began on a city centre campus for the University, which saw a gradual move of teaching from Caerleon towards the city centre facility. This has resulted in the eventual closure of Caerleon campus in 2014 now that the university has decided to concentrate investment in Newport's city centre campus. Consequently, the University is now looking towards disposing of the former Caerleon campus and finding a sympathetic reuse of the historic buildings there.



Main Building, Front Elevation



Black & White Aerial Photo showing original Alfred Swash design



Black & White Aerial Photo showing early expansion to north & east of Main Building



Colour Aerial Photo showing continued expansion to west and south of Main Building



Colour Aerial Perspective showing continued expansion to west and south of Main Building

3.0 Pevsner & Statutory Status

Pevsner

Caerleon College is mentioned in the current Pevsner Architectural Guide for Gwent & Monmouthshire, Ref: Newman J, The Buildings of Wales, Gwent / Monmouthshire, Yale University Press (2002). The original college building by Alfred Swash is described as “an enormously extended ridgetop range, thirty-one bays long, three storeys high with central clock tower with sheer rectangular shapes”. Additionally, the Principal’s Residence and Caretaker’s / Gardener’s Lodge are noted as a pair of pavilions flanking the approach to the college building from the town.

The guide then goes on to note the more recent Faculty of Education as being “several unexciting blocks of the 1960s”. A more favourable description is given of the later building for the Faculty of Art & Design, which is described as a spectacular cascade of steel and glass down the steep hillside. The building was designed in 1982 by Gwent County Council Architects Department. Richard Rogers Inmos microchip factory from the 1970s Newport suburb of Duffryn is credited as giving inspiration for the building design.

The guide then describes the Rathmell Building designed in 1995 – 7 by Bowen, Dann Davies Partnership, which also houses departments of the Faculty of Art & Design, although in a different manner. This building is described as having a huge, metal-clad asymmetrical curve and brown brick walls, punctuated by a variety of windows. The entrance is under the top end of a colonnade along the east side of the building.

Finally the guide then describes the student housing from 1995 – 6 as being in three storey blocks with brown brick below and white cement panel cladding above, from which vertical timber struts project to carry out the eaves. Richard McCormac’s housing from the 1970s Newport suburb of Duffryn is credited as giving inspiration for the building design.

Statutory Status

In August 2016 and November 2016, The Welsh Government’s Historic Environment Service (Cadw) gave notice of their

intention to list a number of buildings on the campus. The buildings were subsequently included on the statutory list of buildings of special architectural or historic interest on 2nd March 2017. Each heritage asset has been listed in its own right and Cadw has described the heritage asset in a Listed Building Report.

The primary purpose of the description is to identify the building by describing its features, not to list all features of significance. Whether a feature is mentioned in the description or not has no relevance to whether it should be kept or not, its importance or its adaptability to change.

In this instance, Cadw listed a number of heritage assets with a Grade II listing under Section 1 of the Town & Country Planning Act, 1990, as outlined below. A full copy of the Historic Buildings Inspector’s listed building description is included as an appendix to this report.

87726 – Principal’s Residence at the University of South Wales, Caerleon Campus

87727 – Caretaker’s/Gardener’s Lodge at the University of South Wales, Caerleon Campus

87728 – Gate Piers at the University of South Wales, Caerleon Campus

87729 – Former Caerleon Teacher Training College Building

It is notable that within Cadw’s draft listed description for the Main Building, only the front elevation is described with regards to the exterior. The building has also been given a Group Value classification together with the Principal’s Residence, the Caretaker’s/Gardener’s Lodge and Gate Piers. Emphasis is placed on how these buildings are an integral part of the architectural composition of the whole of the college. The two lodges, as well as the entrance gateway lower down College Road, are positioned to frame the approach to the front elevation of the Main Building and limit the view until it is viewed in closer proximity.

Furthermore, the listing description for the lodges only relates to the exterior of the buildings and the interiors have not been inspected. It seems clear that Cadw is placing great emphasis on the site wide architectural composition when considering the merits of the heritage assets.

4.0 Implications of the Listing Grade & Assessment of Significance

Implications of Listing Grade

Within their notification, Cadw advise that listing is not a preservation order or a block on future changes. It ensures that proposals affecting the character of the building are considered by the local planning authority through an application for listed building consent.

British Standard 7913:2013 Guide to the conservation of historic buildings suggests that with listed buildings, the magnitude of change should be assessed in relation to the significance and value(s) of the building.

The magnitude of impact can range from a neutral impact where the value is low or negligible and there is no change, to very large where the value is very high and the impact is major.

VALUE ^	Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No Change	Negligible	Minor	Moderate	Major
MAGNITUDE OF IMPACT >						

Magnitude of Impact against Value (BS 7913:2013 figure 2)

In terms of overall significance value the following relative values may be assigned to the various grades of listed buildings.

LISTING GRADE	SIGNIFICANCE
Grade I	Very High
Grade II*	High
Grade II	Medium
Undesignated	Low

As a group of historic buildings that are proposed to have Grade II listing, the campus buildings would have Medium significance. So in general terms, the effect of minor alterations on the campus buildings would not have the same level of impact as the same intervention to a Grade I listed building, such as a C14 Church, which would have Very High significance.

4.0 Implications of the Listing Grade & Assessment of Significance

Assessment of Significance

There are many reasons why people value historic buildings or places beyond practical usefulness or personal association. They help us understand aspects of the past and add to the quality of our present environment. The significance of a particular heritage asset is the sum of the heritage values that people ascribe to it. These values are wide ranging and interrelated, but can broadly be summarised in the four categories below.

Aesthetic Value

Aesthetic significance derives from the ways in which people draw sensory and intellectual stimulation from a place. This includes design values attached to a building or landscape. The Former Caerleon Teacher Training College and associated buildings is a good example of early-20th Century Edwardian architecture and has an aesthetic Value.

Historical Value

Historical significance stems from the ways in which the present can be connected by a place to people, events and aspects of life in the past. The Former Caerleon Teacher Training College and associated buildings is a good example of a collection of early 20th Century educational architecture and has a historical value.

Evidential Value

Evidential significance derives from the potential of a place to yield significant evidence, usually from physical remains, about past human activity. Physical remains provide the sole source of information about undocumented aspects of the past, making age a strong indicator of relative evidential value. In this instance, the Former Caerleon Teacher Training College has the potential for undisturbed archaeological to be found in the ground and has an evidential value. This aspect is dealt with in more detail in the reports by Grover Lewis.

Communal Value

Communal significance stems from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory. This can include commemorative and symbolic values important to collective memory, social values which contribute to people's identification with particular places, or the spiritual values people associate with special buildings and places. In this instance, the Former Caerleon Teacher Training College has become a landmark building for the area and has strong cultural associations for many local people and has a communal value.

5.0 Sensitivity Analysis

Introduction

The Sensitivity Analysis has been prepared using a methodology in an example report to which the Conservation officer has referred to as being good practice. Spaces and structure have been assessed as of high, moderate or low sensitivity and colour coded on the accompanying plans.

Sensitivity will in many cases derive from the assessment of significance. However, although the whole building may have significance, such as for historical reasons, different parts of its fabric will have different levels of sensitivity, which need to be identified to minimise potential harm. The Sensitivity Analysis has been developed in this report as a series of coloured plans, which allows direct comparison between proposed drawings and the sensitivity analysis.

For an element or space to be considered as having high sensitivity it needs to have particular importance to the overall character of the heritage asset, retain a large quantity of its original fabric, or exhibit unique features. A low sensitivity is given where there is very little fabric of historic interest, or if it does not contribute to, or detracts from the overall interest of the asset.

Former Teacher Training College

The main interest in the building is the external walls, as the building forms a set piece within the master plan within Alfred Swash's original design. The front elevation and the side elevation retain all their original features. The rear elevation and side elevation to the kitchen block also retain most of their original features, although their fabric has been eroded at ground floor level through the introduction of unsympathetic, modern extensions to the original building. Therefore, the building elevations generally have a high sensitivity.

At basement level, there are no spaces of high sensitivity, the central corridor and original boiler room are considered to have moderate sensitivity.

At ground floor level, the spaces with high sensitivity are the main entrance lobby, the principal's office, the vice principal's office, the assembly hall, the students' common room, the library and the matron's sitting room. Also of high sensitivity is the main corridor and two main staircases. The classrooms, dining room, servery and smoke room are of moderate sensitivity, as these spaces have been partially eroded by modern interventions. The kitchen wing and gymnasium have little of the original fabric left and have no sensitivity.

At first floor level, the spaces with high sensitivity are the vice principal's flat, the master's sitting room and the assistant masters bedrooms and sitting room. Also of high sensitivity is the main corridor linking the two main staircases. The study bedrooms and corridors are assessed as having moderate sensitivity. Where there have been large interventions to the study bedrooms and the original character of the spaces has been lost, the spaces have been assessed as having no sensitivity.

At second floor level, the spaces with high sensitivity are the assistant master's bedrooms and sitting room, the master's sitting room and the large study bedrooms. Also of high sensitivity is the main corridor linking the two main staircases. The study bedrooms and corridors are assessed as having moderate sensitivity. Where

there have been large interventions to the study bedrooms and the original character of the spaces has been lost, the spaces have been assessed as having no sensitivity.

At third floor level, the space with high sensitivity is the tower room.

Principal's Residence

The main interest in the building is the external walls, as together with the Caretaker's / Gardener's Lodge, the building frames the view of the Former Teacher Training College. The elevations retain all their original features and have a high sensitivity.

Inside the building, the space with high sensitivity is the staircase. The principal rooms are of moderate sensitivity, as these spaces are of a lesser importance and have been partially eroded by modern interventions. Where there have been large interventions and the original character of the space has been lost, the space has been assessed as having no sensitivity.

Caretaker's / Gardener's Lodge

The main interest in the building is the external walls, as together with the Principal's Residence, the building frames the view of the Former Teacher Training College. The elevations retain all their original features and have a high sensitivity.

Inside the building, there are no spaces with high sensitivity. The main principal rooms are of moderate sensitivity, as these spaces are of a lesser importance and have been partially eroded by modern interventions. Where there have been large interventions and the original character of the space has been lost, the space has been assessed as having no sensitivity.

Gate Piers

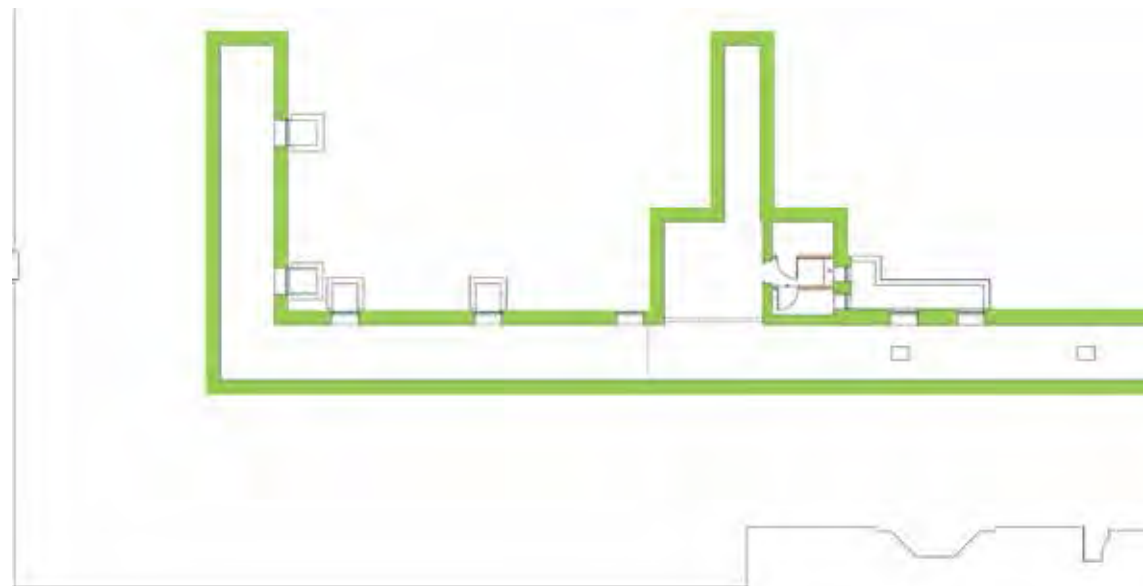
The main interest in the gate piers is their walls, as the piers are the starting point of the vista towards the former Teacher Training College. The piers retain their original features and are of high sensitivity. The gates themselves are modern and have no sensitivity.

Summary

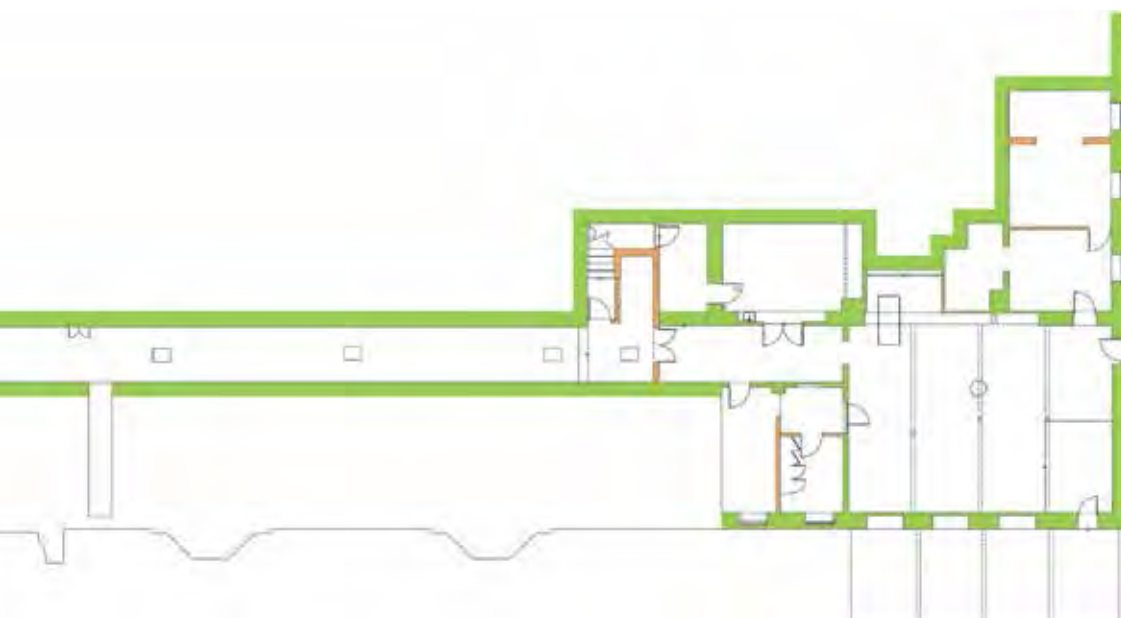
The main interest in the buildings is their elevations, which have a high sensitivity. This is reflected in the group value given to the buildings within their listing.

Inside the Former Teacher Training College, the spaces with high sensitivity are those primarily along the front elevation, clustered near the centre of the building. These include the main entrance lobby, the principal's office, the vice principal's office, the assembly hall, the students' common room, the library, the matron's sitting room, the vice principal's flat, the master's sitting room and the assistant masters bedrooms and sitting room and the large study bedrooms. Also of high sensitivity is the ground floor main corridor and the upper floor main corridor that link the two main staircases.

The inside of the Principal's Residence and the Caretaker' / Gardener's lodge are of lesser importance. In the Principal's Residence only the staircase is of high sensitivity and there are no spaces of high sensitivity in the Caretaker's / Gardener's Lodge. The gate piers are of high sensitivity.



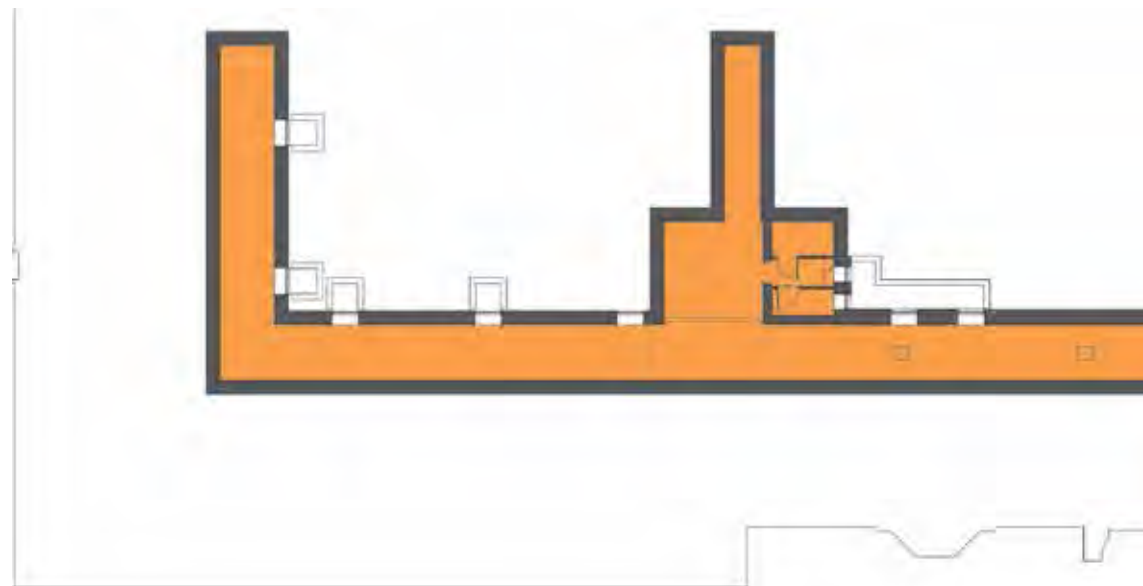
- High Sensitivity
- Moderate Sensitivity
- No Sensitivity



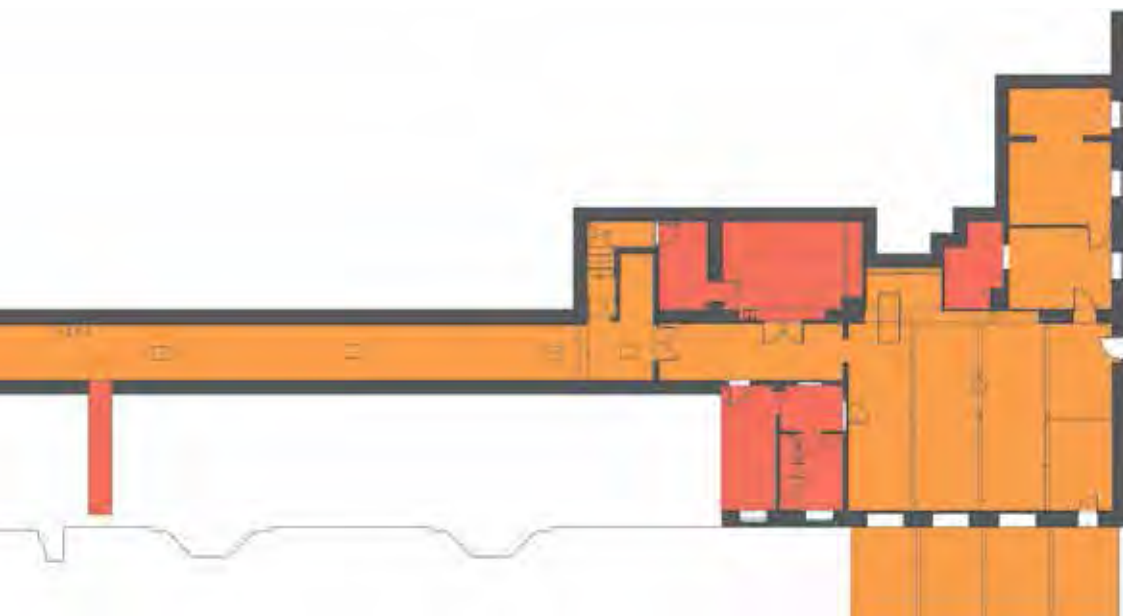
Former Caerleon Teacher Training College Building
Sensitivity Analysis, Wall Fabric

Existing Basement Floor Plan





- High Sensitivity
- Moderate Sensitivity
- No Sensitivity



Former Caerleon Teacher Training College Building
Sensitivity Analysis, Spaces
Existing Basement Floor Plan





- High Sensitivity
- Moderate Sensitivity
- No Sensitivity



Former Caerleon Teacher Training College Building
Sensitivity Analysis, Wall Fabric

Existing Ground Floor Plan





- High Sensitivity
- Moderate Sensitivity
- No Sensitivity



Former Caerleon Teacher Training College Building
Sensitivity Analysis, Spaces

Existing Ground Floor Plan





- High Sensitivity
- Moderate Sensitivity
- No Sensitivity

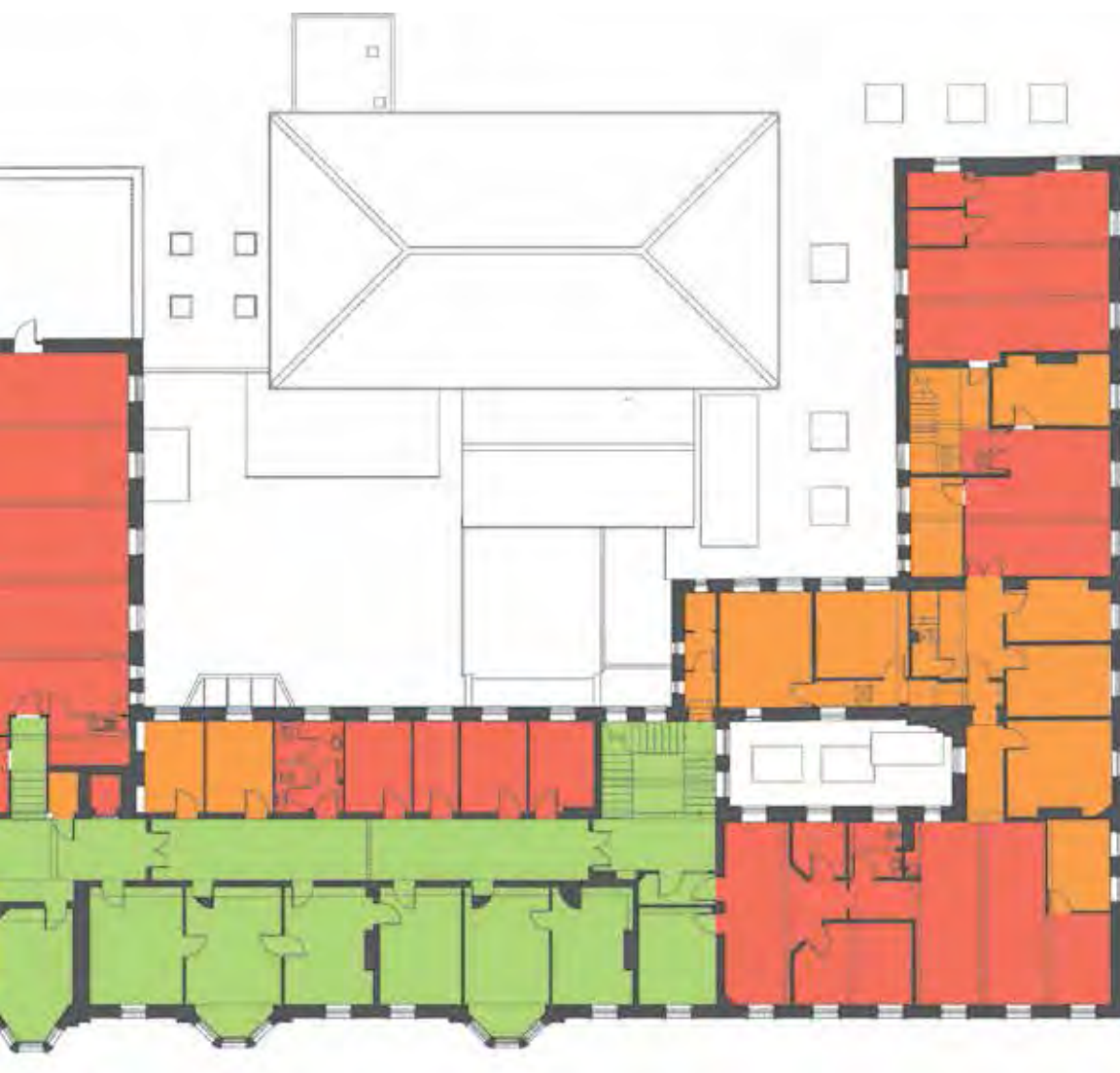


Former Caerleon Teacher Training College Building
Sensitivity Analysis, Wall Fabric
Existing First Floor Plan





- High Sensitivity
- Moderate Sensitivity
- No Sensitivity



Former Caerleon Teacher Training College Building
Sensitivity Analysis, Spaces
Existing First Floor Plan





- High Sensitivity
- Moderate Sensitivity
- No Sensitivity



Former Caerleon Teacher Training College Building
Sensitivity Analysis, Wall Fabric

Existing Second Floor Plan





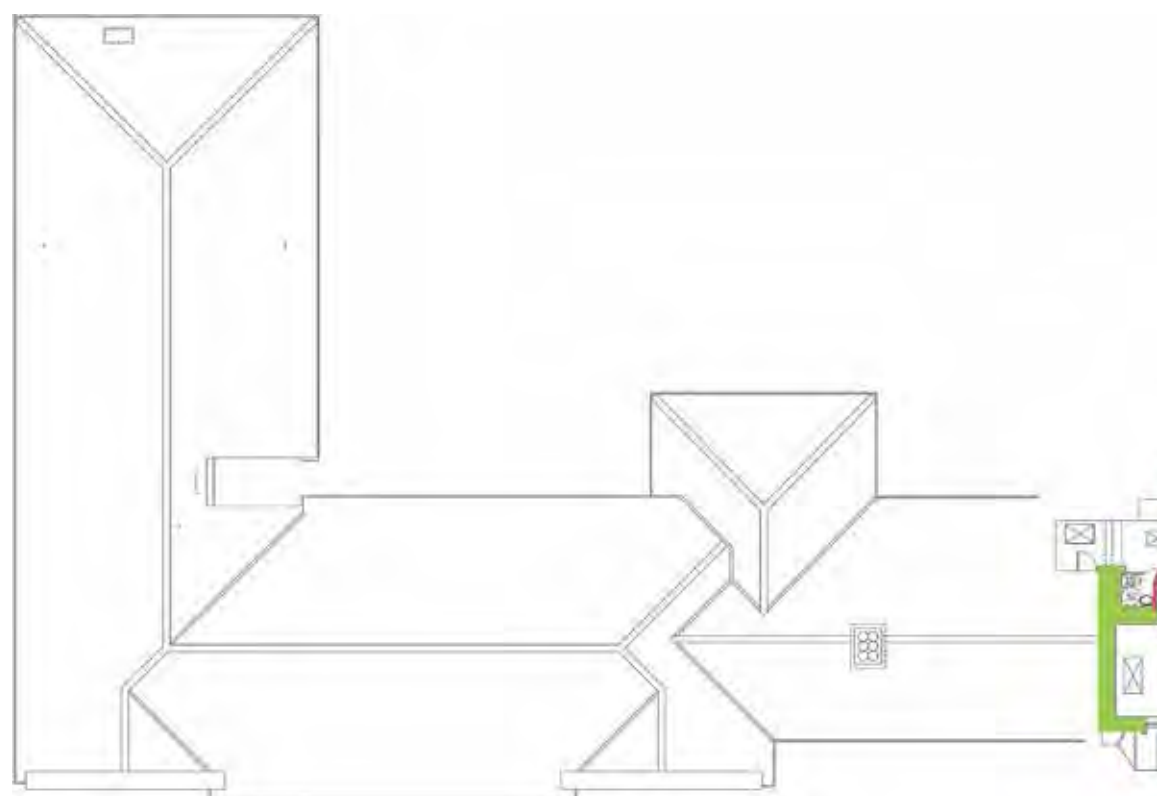
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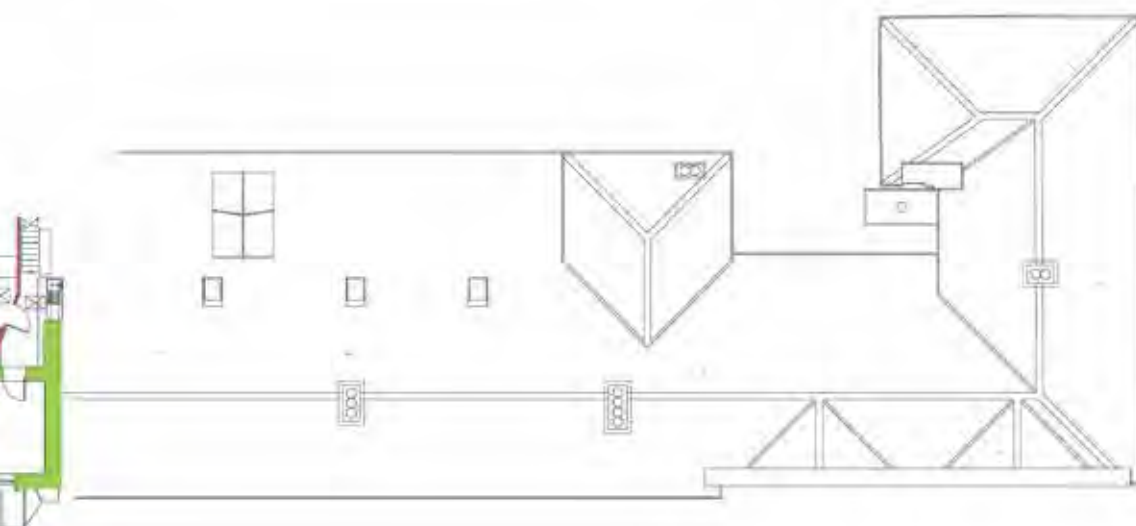
Former Caerleon Teacher Training College Building
Sensitivity Analysis, Spaces

Existing Second Floor Plan



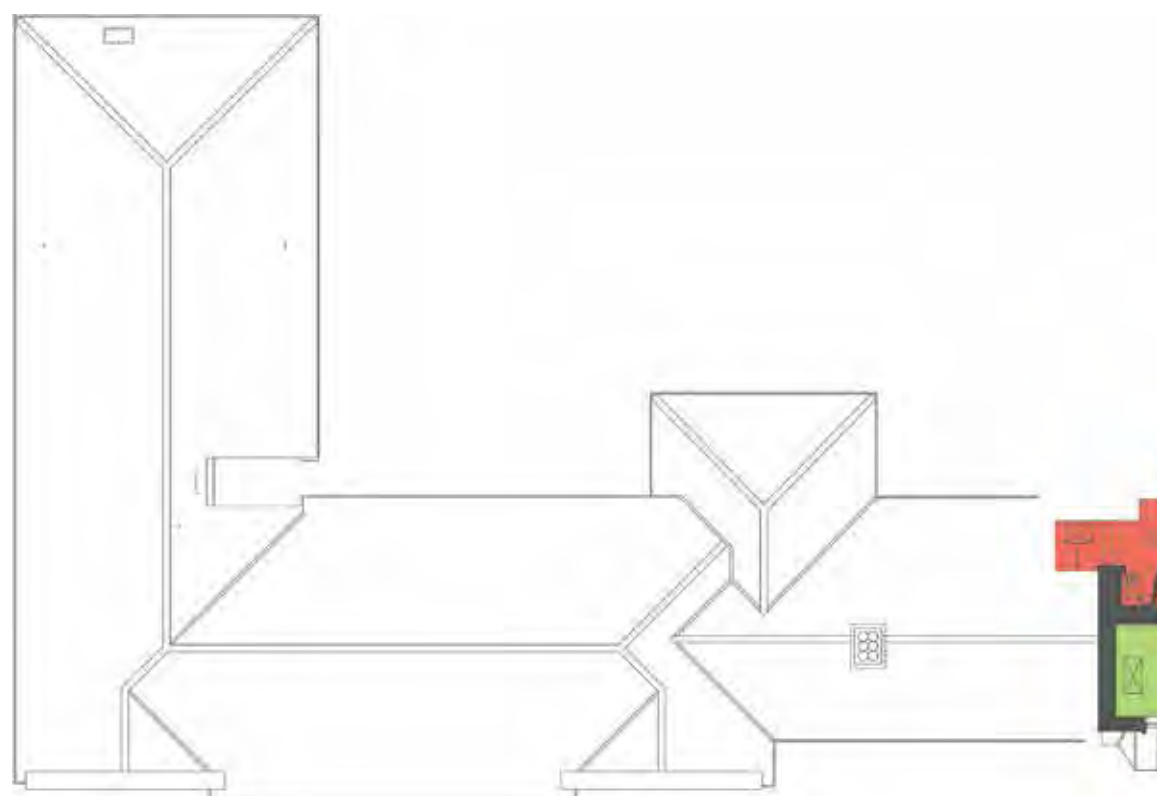


- High Sensitivity
- Moderate Sensitivity
- No Sensitivity

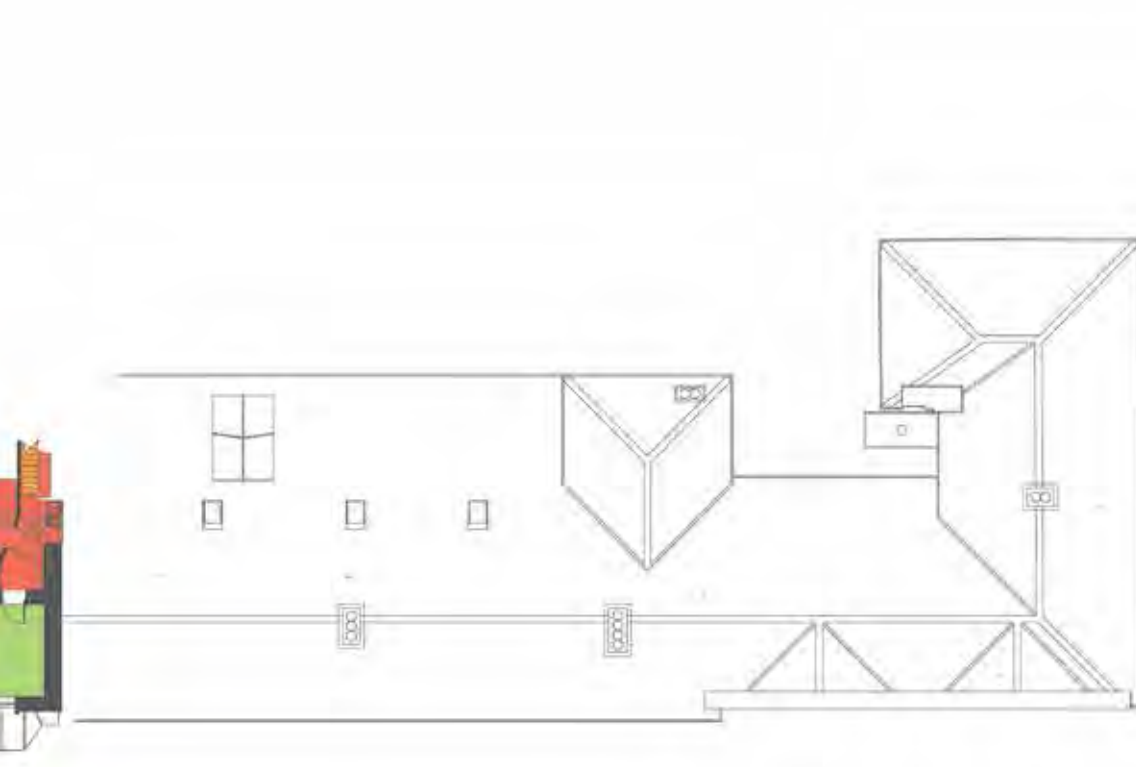


Former Caerleon Teacher Training College Building
Sensitivity Analysis, Wall Fabric
Existing Thrid Floor Plan





- High Sensitivity
- Moderate Sensitivity
- No Sensitivity

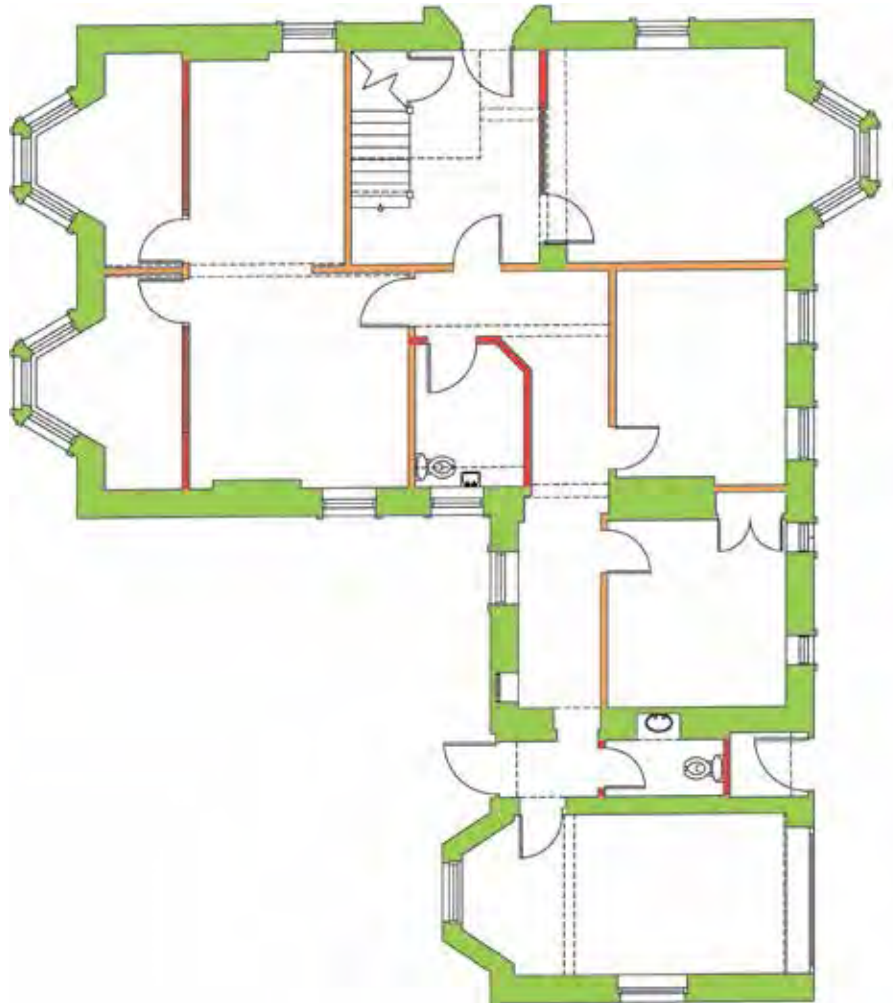


Former Caerleon Teacher Training College Building

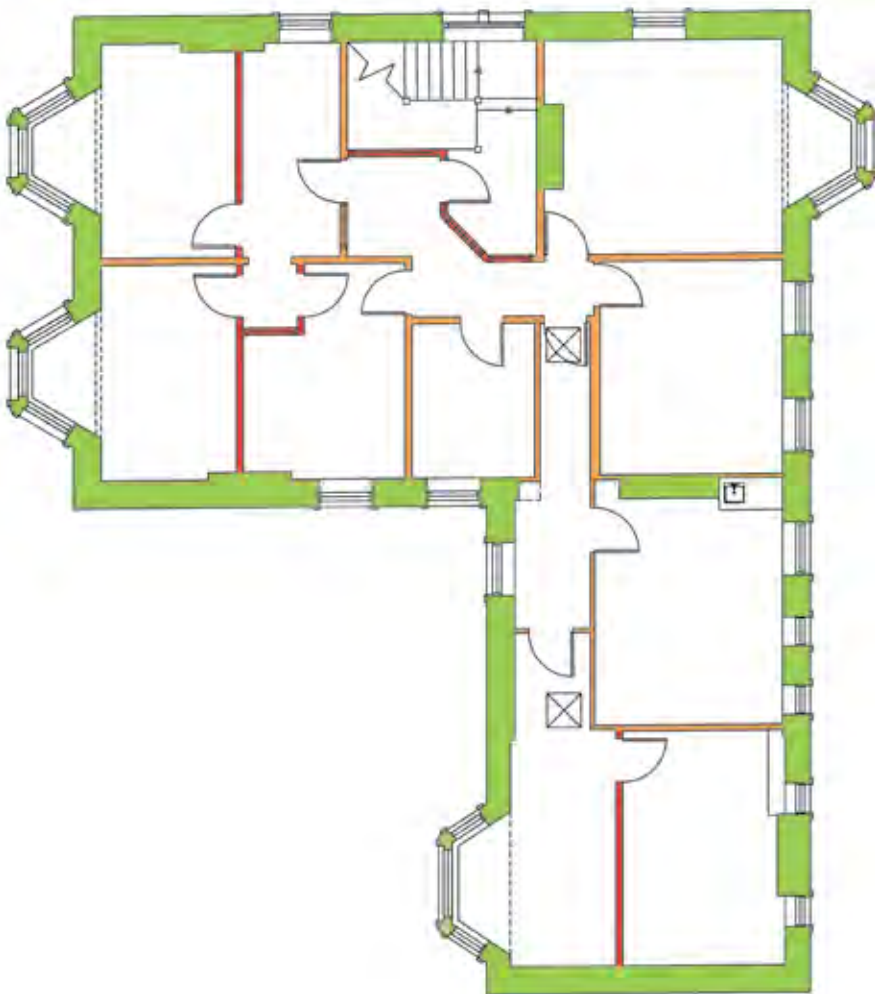
Sensitivity Analysis, Spaces

Existing Thrid Floor Plan



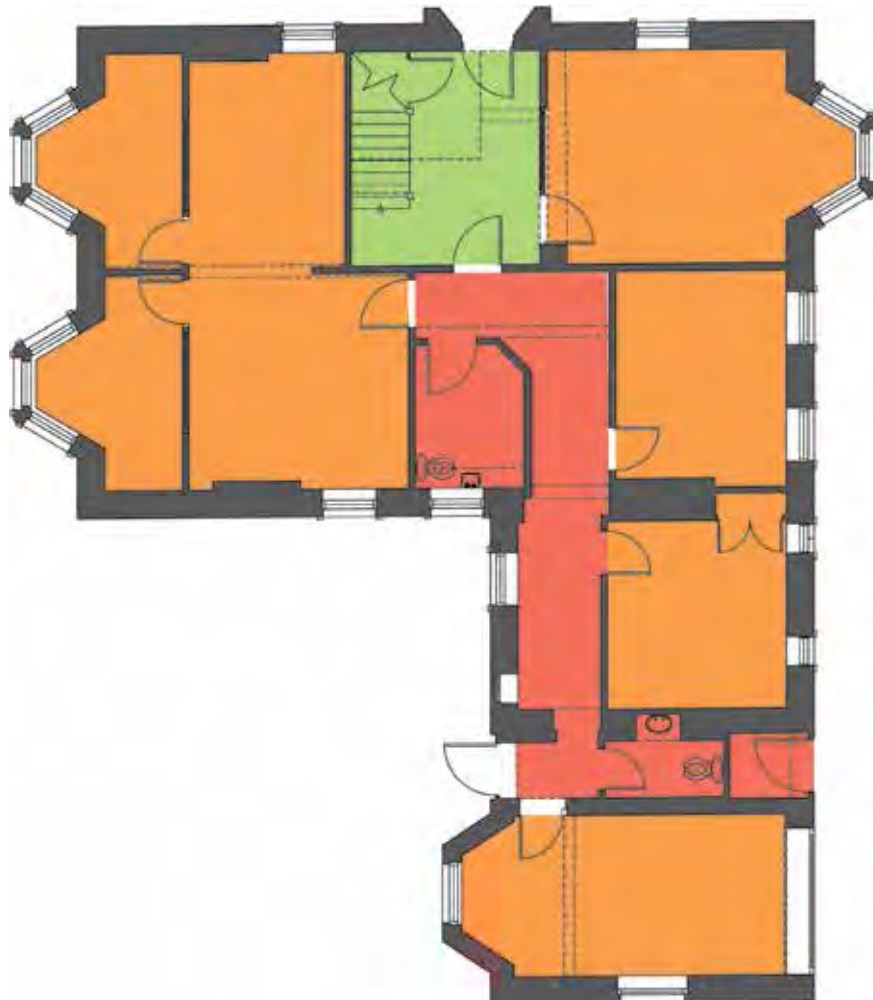


- High Sensitivity
- Moderate Sensitivity
- No Sensitivity

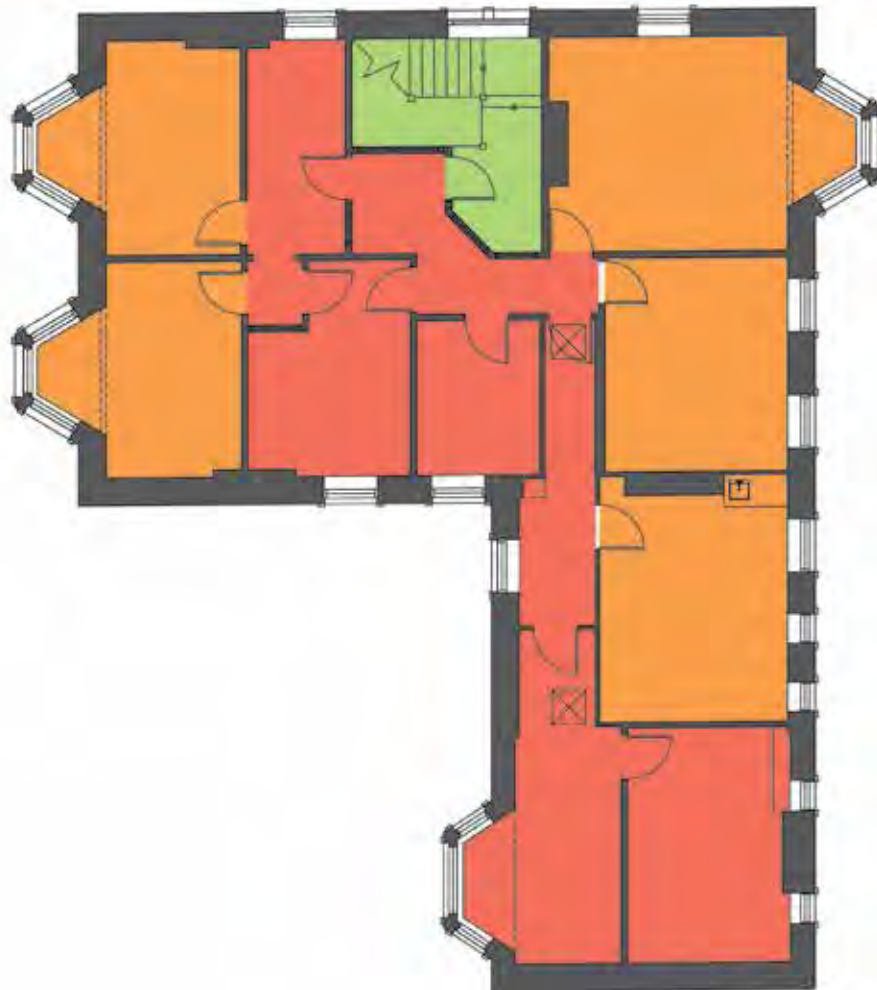


Principal's Residence
Sensitivity Analysis, Wall Fabric
Existing Floor Plans



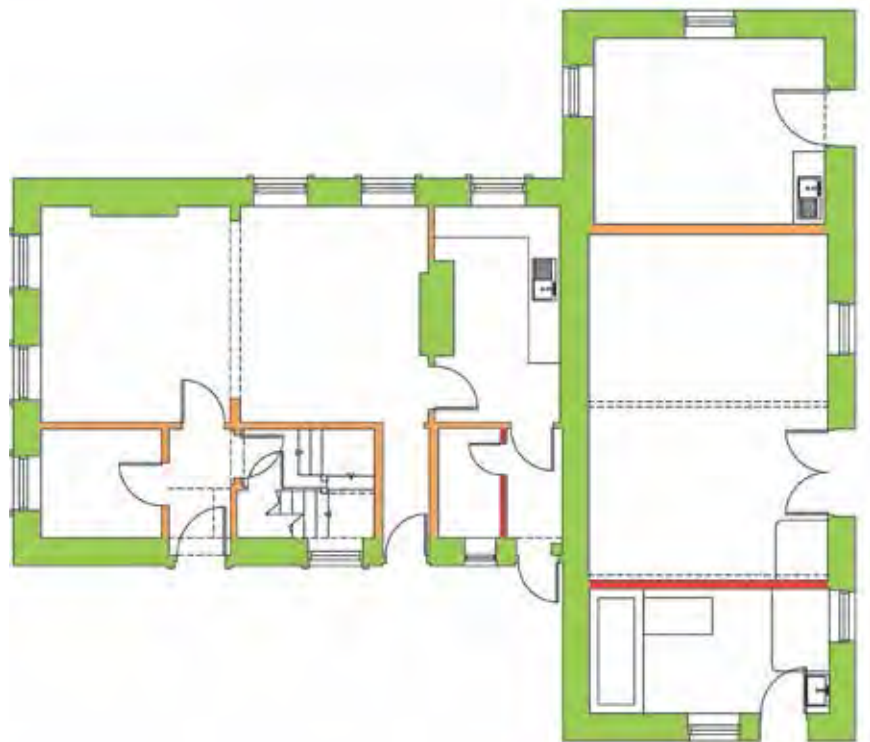


- High Sensitivity
- Moderate Sensitivity
- No Sensitivity

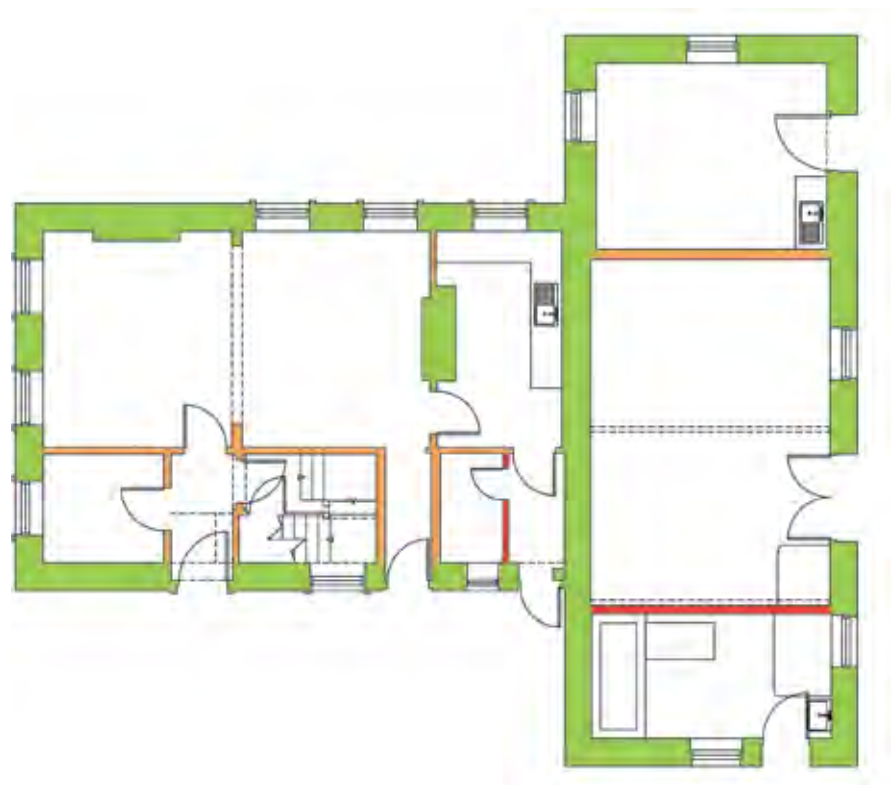


Principal's Residence
Sensitivity Analysis, Spaces
Existing Floor Plans



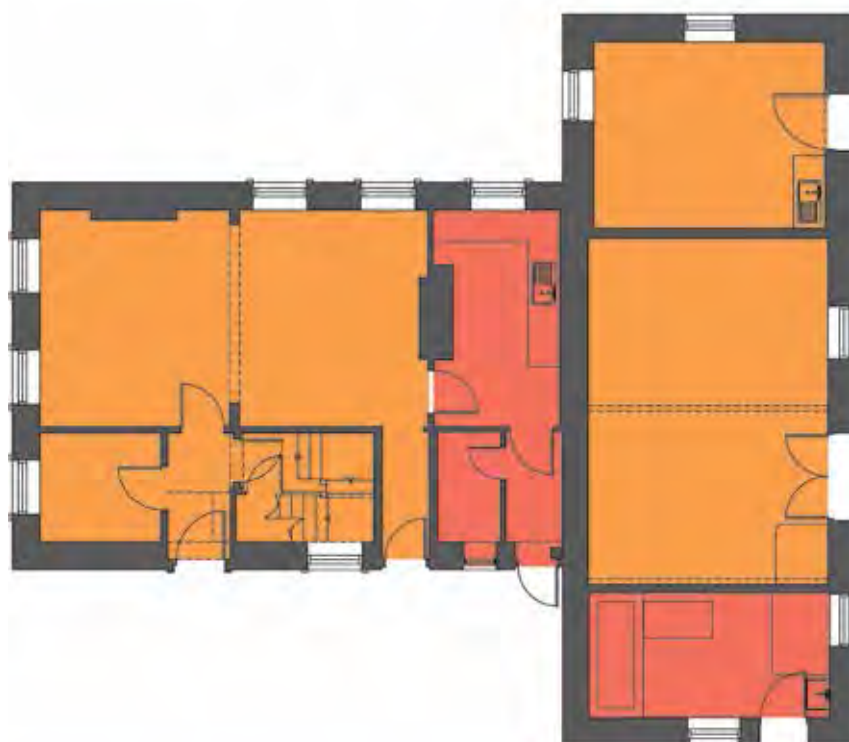


- High Sensitivity
- Moderate Sensitivity
- No Sensitivity

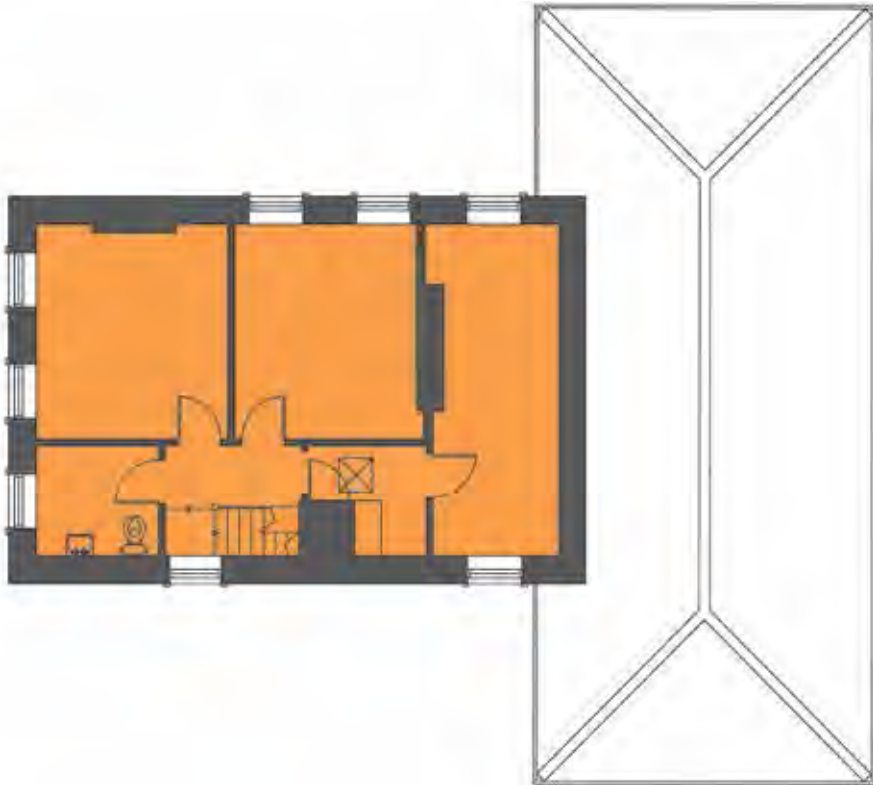


Caretaker's / Gardener's Lodge
Sensitivity Analysis, Wall Fabric
Existing Plans



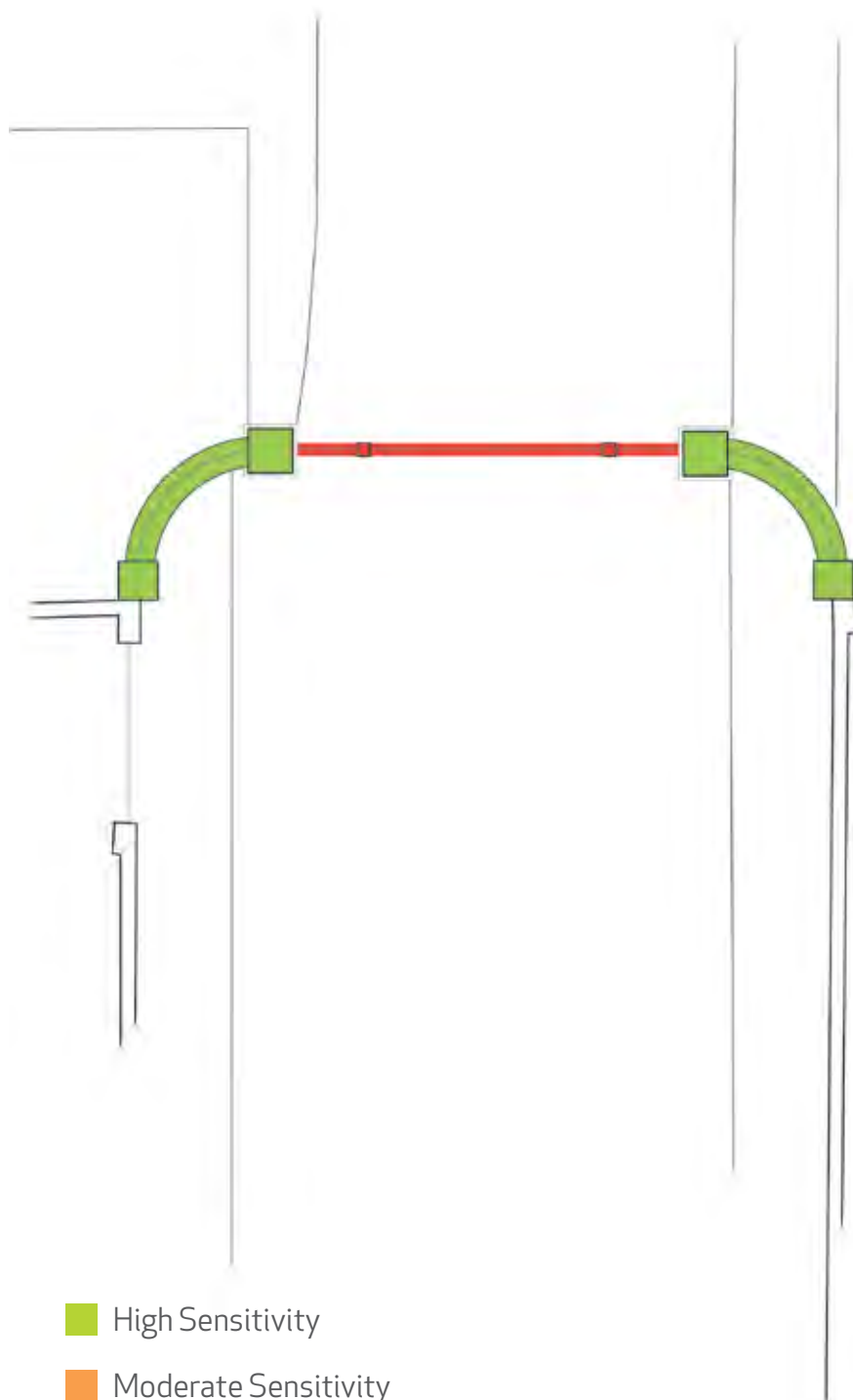


- High Sensitivity
- Moderate Sensitivity
- No Sensitivity

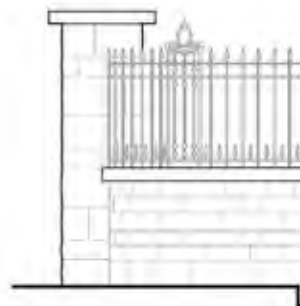
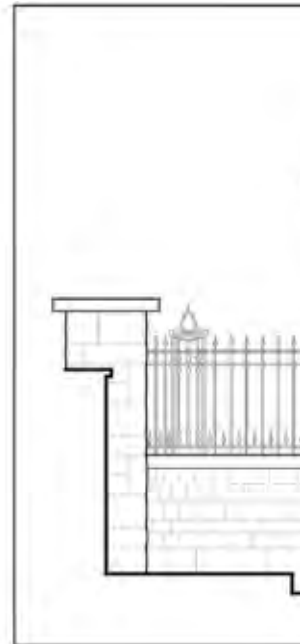


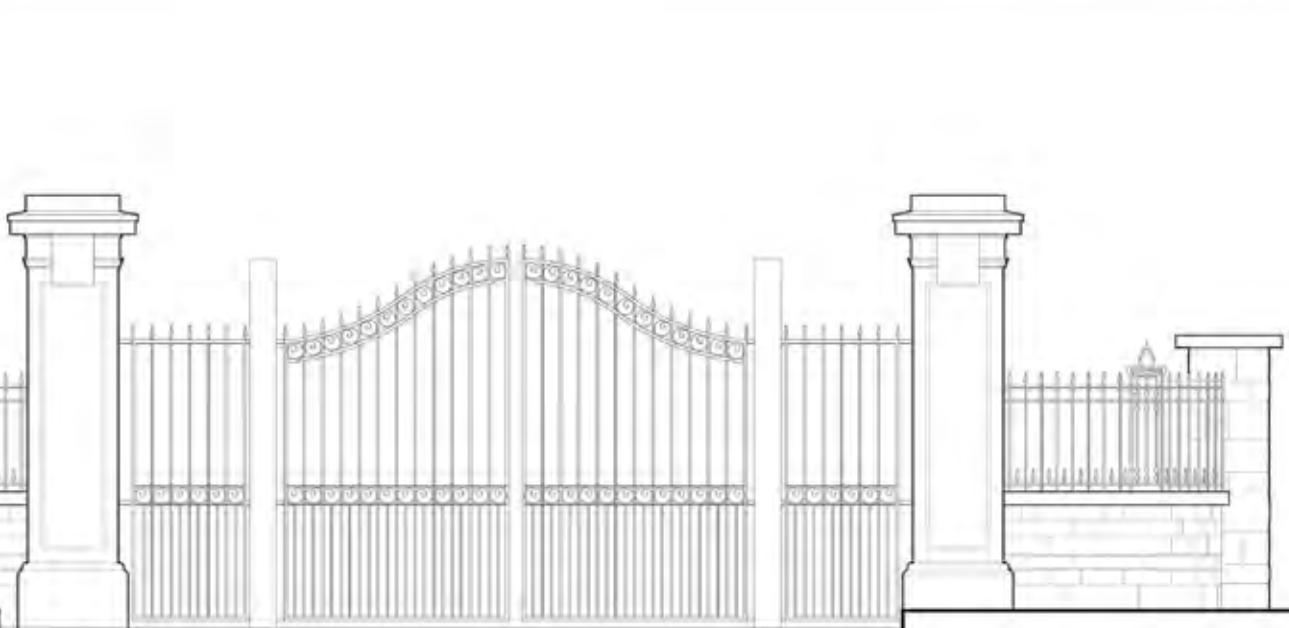
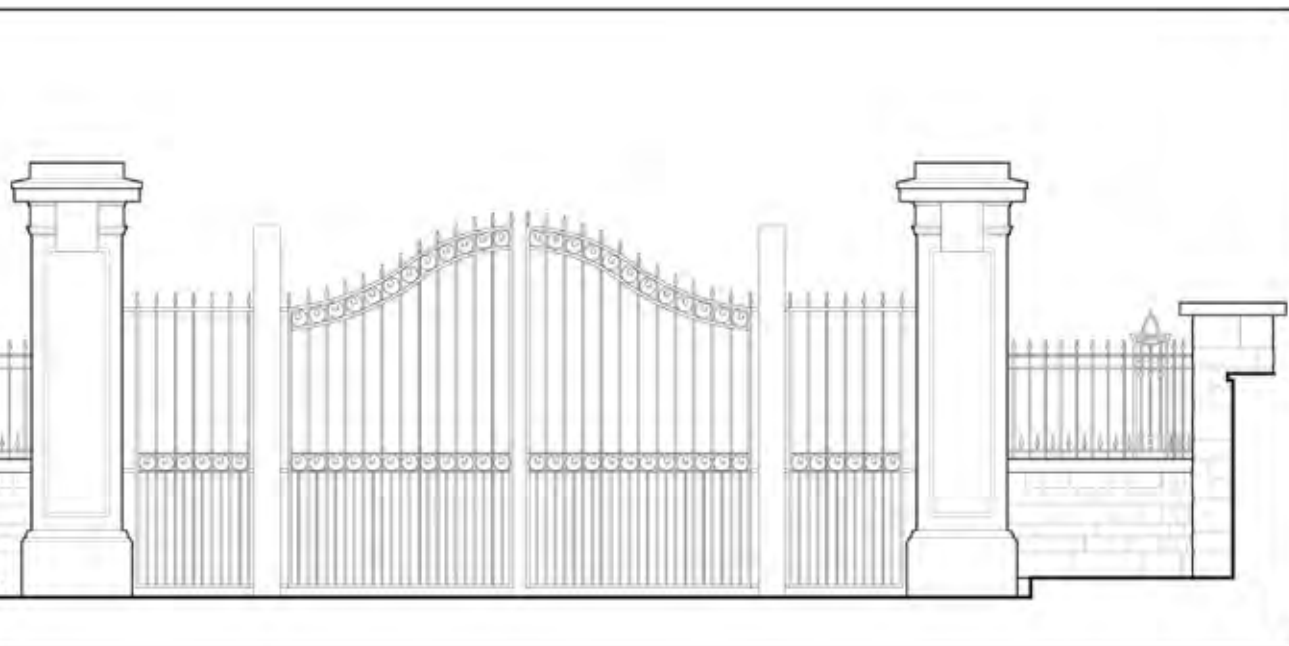
Caretaker's / Gardener's Lodge
Sensitivity Analysis, Spaces
Existing Plans





- High Sensitivity
- Moderate Sensitivity
- No Sensitivity





Gate Piers
Sensitivity Analysis, Wall Fabric
Existing Plans



6.0 Assessment of Former Caerleon Teacher Training College Building

Front Elevation (South Elevation)

The long three storied front elevation is expressed as three separate sections. It is described in the listing as being in mixed Revival style of old red sandstone rubble with Bath stone dressings; slate roofs with modillion eaves cornice and stone chimney stacks. The central block is the Administration Block which is a symmetrical composition, dominated by the entrance bay and clock tower. This central block is flanked by the Teaching Block to the left and the Kitchen and Service Block to the right. Each block is detailed differently to reflect its function.

The following features are of significance:

- The ashlar entrance tower with arched canopy and oriel windows with cartouches in the aprons and projecting bay windows
- The eaves cornice to the entrance tower with swan neck pediment framing the window at the base of the tower
- The tower itself which is stepped back in two stages and which contains the clock and high parapet with balustrading and flag pole
- The flanking window ranges to the Kitchen and Service block to the right and the flanking window ranges to the Teaching Block to the left
- The two storied canted bay windows themselves which are of ashlar and have panelled aprons and moulded cornices
- The windows themselves which are small paned sash windows. The ground floor windows are taller and generally have a high set transom and continuous sill band. Windows between the canted bays have stone architraves with hood moulds to the ground floor. Additionally, some windows have pedimented architraves. Ground floor windows to the Teaching Block have architraves with key stones
- The gables with their plain ashlar coping and central decorative stone wreath
- The slate roof with terracotta roll top ridge tiles and heavily moulded cornices to the eaves.
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks

Side Elevation to Teaching Block (West Elevation)

The side elevation continues the same theme as the main elevation, but it is less elaborate. It is expressed as a single block and has no canted bay windows or gables.

The following features are of significance:

- The ashlar surrounded side entrance with hood mould. The oriel window over, set within carved decorative stonework surround
- The windows themselves which are small paned sash windows. The ground floor windows are taller and generally have a high set transom and continuous sill band. Windows have stone architraves. Some ground floor windows have architraves with key stones
- The slate roof with terracotta roll top ridge tiles and heavily moulded cornices to the eaves.
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks



Front Elevation from College Road



Front Elevation, Admin & Teaching Blocks



Front Elevation, Admin & Kitchen Blocks



Side Elevation, Teaching Block



Front Elevation, Clock Tower



Side Entrance, Teaching Block

6.0 Assessment of Former Caerleon Teacher Training College Building

Rear Elevation (South Elevation)

The long three storied rear elevation is also expressed as three separate sections. The central block is the Administration Block which is a symmetrical composition, dominated by the clock tower behind. This central block is flanked by the Teaching Block to the right and the Kitchen and Service Block to the left. Again, each block is detailed differently to reflect its function.

As expected the rear elevation is far less formal than the front elevation. On the rear elevation, features are emphasised in a more modest fashion and brickwork tends to be used in lieu of ashlar stonework. For example, brickwork is used for the window surrounds and chimney stacks and the entire Gymnasium walls are stretcher bond brickwork. Additionally, there are no moulded cornices to the eaves.

In more recent times, the building has been extended to the rear and much of the original façade has been lost or is now concealed. Additionally, the Gymnasium has had a modern glass screen entrance installed.

The following features are of significance:

- The decorative brickwork surround to the windows and fire escape doors
- The windows themselves which are small paned sash windows to the main rooms and casement windows with stained glass leaded lights to the main stair towers. The windows have stone sills.
- The slate roof with terracotta roll top ridge tiles
- The cast iron rainwater goods
- The brick and rubble stone chimneys with decorative terracotta chimney stacks

The following features are not of significance:

- The modern extensions
- The modern glass entrance to the Gymnasium

6.0 Assessment of Former Caerleon Teacher Training College Building

Side Elevation to Kitchen & Service Block (East Elevation)

The side elevation continues the same theme as the main elevation, but it is less elaborate. It is expressed as a single block and has no canted bay windows or gables. Part of this elevation has four storeys, as it also includes the lower ground floor.

In more recent times, the building has been linked to a new Teaching Block, the Rathmell Building.

The following features are of significance:

- The windows themselves which are small paned sash windows. The ground floor windows are taller and generally have a high set transom and continuous sill band. Windows have stone architraves. Some ground floor windows have architraves with key stones
- The slate roof with terracotta roll top ridge tiles and heavily moulded cornices to the eaves.
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks

The following features are not of significance:

- The link to a new Teaching Block, namely Rathmell Building



Rear Elevation, Admin Block



Rear Elevation, Teaching Block



Rear Elevation, Gymnasium, now Refectory



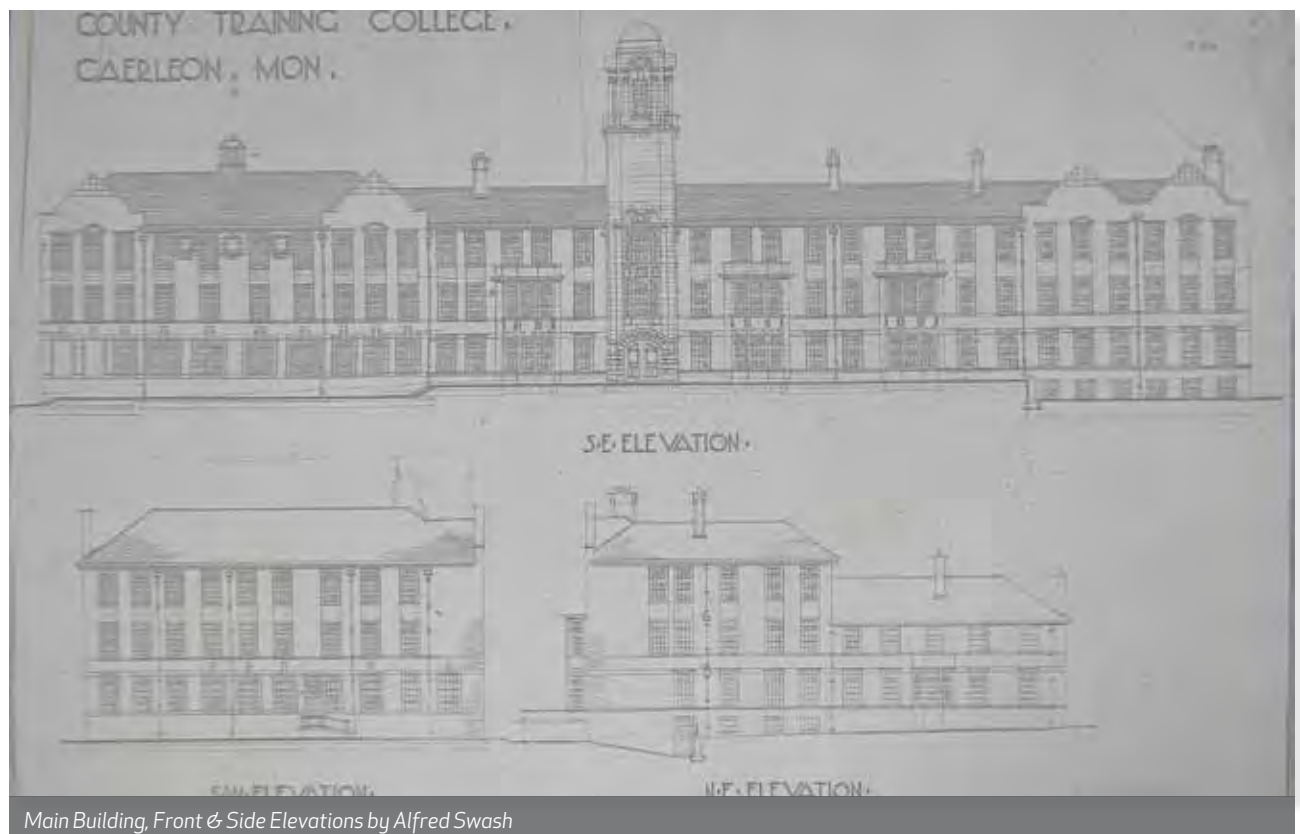
Side Elevation, Kitchen & Service Block



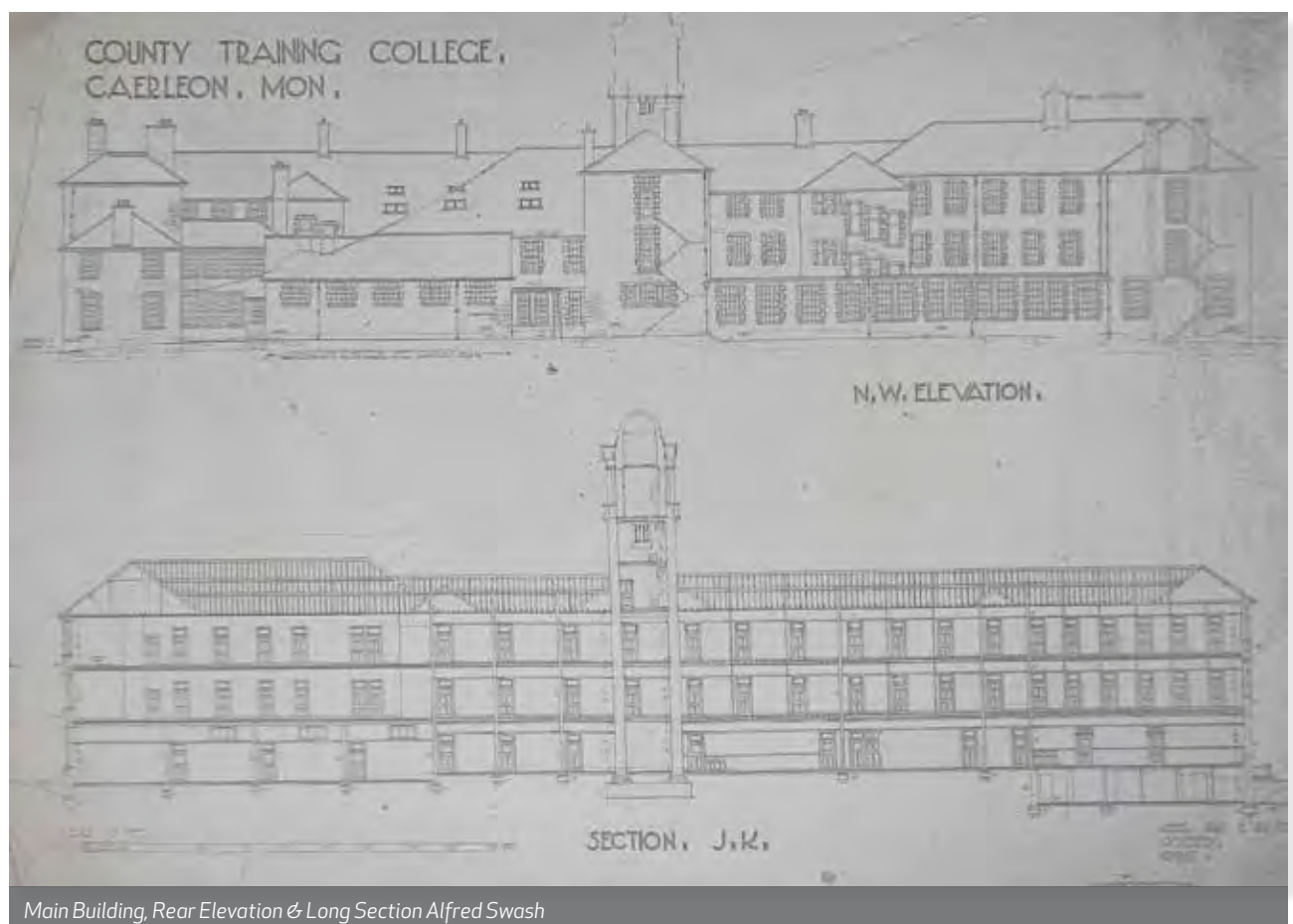
Courtyard Elevation



Courtyard Elevation



Main Building, Front & Side Elevations by Alfred Swash



Main Building, Rear Elevation & Long Section Alfred Swash

6.0 Assessment of Former Caerleon Teacher Training College Building

Basement Floor

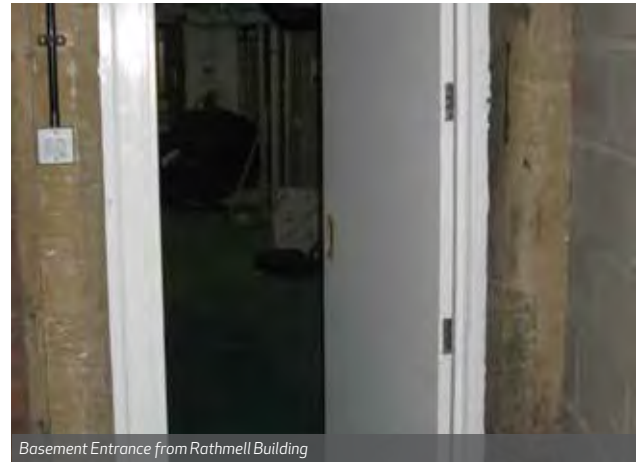
The basic form of the plan, as originally built largely remains intact. There is a large Plant Room in the far corner of the Kitchen & Service Block, which would have been accessed from the side elevation where the ground level was lowered to the basement level. This Plant Room is connected to a corridor which then runs the width of the building across the Administration Block and then the Teaching Block. In more recent times, there have been some partitions installed within the Plant Room to create smaller plant spaces. Additionally, the new Rathmell Building has been added to the side elevation. There is also a modern heating system with pipework being fed from a new boiler house, through the length of the original corridor to a heat exchanger.

The following features are of significance:

- The original external walls
- The original internal walls
- The original sash windows
- The original chimney

The following features are not of significance:

- The modern heating services and heat exchanger
- The modern extension, namely the Rathmell Building



6.0 Assessment of Former Caerleon Teacher Training College Building

Ground Floor

The basic form of the plan, as originally built largely remains intact. There is a central Entrance Hall with a long corridor extending the entire width of the building. The Central Block originally contained the Assembly Hall, Smoking Room, Library, Students Common Room, Principal's and Vice Principal's Office. The Main Entrance Hall and Assembly Hall are the main points of focus and have the greatest level of architectural detail. The lobby to the Assembly Hall contains the war memorial to students of the college who gave their lives in World War One. The war memorial, along with various other plaques in the Assembly Room are currently being removed, so that they can be relocated to the new campus. The Assembly Hall is lined with wall panelling. The entrance doors to the Assembly Hall and windows are of stained glass depicting prominent Welsh figures. The Smoking Room and Students' Common Room have been subdivided in more recent years and have most recently been used for offices.

The block to the left of the Central Block is the Teaching Block, which is arranged around a central courtyard. The original plan shows that as well as Classrooms and a Lecture Theatre there was a Chemical Laboratory, Physical Laboratory, Art Room and Manual Training Room. Some of these rooms remain intact, such as the Lecture Room and Manual Training Room. However, other rooms, such as the Art Room, Physical Laboratory and some Classrooms have been subdivided to form offices. The Art Room also now incorporates a mezzanine level. Additionally, some Classrooms have been subdivided to form smaller offices. The wall between the Common Classroom and adjoining Classroom has been removed to create a large open plan office.

There have been a number of small extensions into the courtyard, primarily to provide toilet facilities and a ramp to overcome a change in floor levels. The corridor largely remains intact in its original form, although the link to the original side entrance has now been closed off and fire doors have been installed across the width of the corridor and to close off the staircases to meet current safety standards. The main staircase itself is lined with wall panelling and stained glass windows in a similar fashion to the Assembly Hall. The staircase itself has an oak handrail with decorative twisted balusters and moulded treads. To the rear of the block, there is a modern extension, which is accessed via what was originally the Prep Room to the Chemistry Laboratory.

The block to the right of the Central Block is the Kitchen & Service Block, which is arranged around two courtyards. The original plan shows that as well as the Dining Hall and Served, there was a large working Kitchen with all the ancillary accommodation of the time, including a scullery, larders, pantry, stores, a Matron's office and Servants' Hall. To the rear of the block was the Gymnasium with associated Changing Room and Lavatories. Some of these rooms remain intact, such as the Dining Room, which was last used as the Student Bar. Other rooms have changed substantially, such as the Gymnasium, which is now the Refectory. Most of the other rooms were last used as offices which has involved both the removal of some partitions and the erection of some new partitions in order to provide regularised rooms. One courtyard space has been infilled to provide a student shop and the other courtyard has had a number of small extensions to provide ancillary accommodation.

The corridor largely remains intact in its original form, although fire doors have been installed across the width of the corridor and to close off the staircases to meet current safety standards. The main staircase itself is lined with wall panelling and stained glass windows in a similar fashion to the Assembly Hall. The staircase itself has an oak handrail with decorative twisted balusters and moulded treads. The servants' staircase also remains intact. As expected, it is much simpler in form than the main staircase. To the rear and side of the block, there are modern extensions.

6.0 Assessment of Former Caerleon Teacher Training College Building

The following features are of significance:

- The wainscot panelling, skirting, timber doorways and door frames and parquet flooring to the corridor
- The war memorial
- The wall lining to the Assembly Hall
- The stained glass entrance doors and windows to the Assembly Hall
- The wall lining to the main staircase
- The stained glass windows to the main staircases
- The original main staircases with oak handrail, decorative twisted balusters and moulded treads
- The original external walls
- The original internal walls and internal doors
- The original sash windows and external doors
- The wall panelling, picture rail and decorative cornice in some of the rooms
- The original radiators
- The servants' staircase

The following features are not of significance:

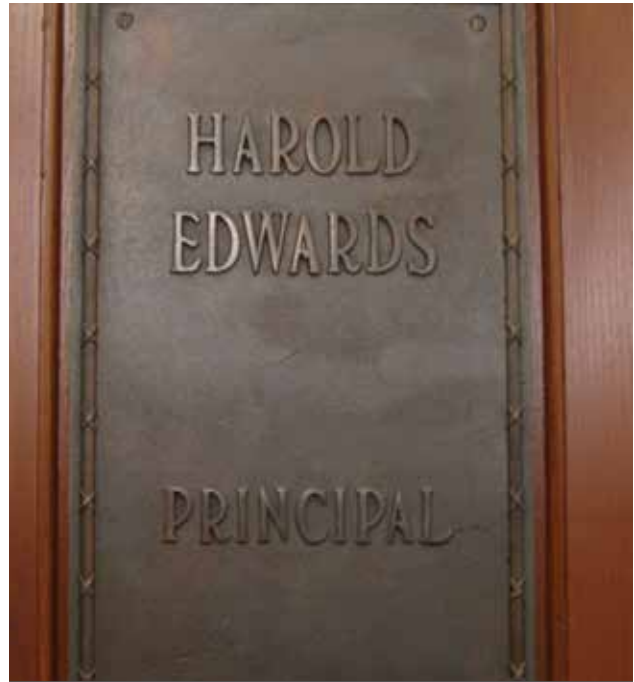
- The modern extension to the rear of the block
- The modern partitions that have been installed to subdivide rooms
- The modern glazed screens that have been installed to subdivide rooms
- The mezzanine level to the Art Room
- The extensions into the Courtyards
- The recent fire doors
- The services including electrics and lighting
- The modern suspended ceilings in the teaching areas
- The carpets and other modern floor finishes
- The bar counter and fittings and furniture fitting out
- The shop entrance screening and internal fitting out
- The refectory entrance screening and internal fitting out
- The passenger lift



Assembly Hall



Assembly Hall Entrance Doors



Assembly Hall Plaque



Assembly Hall Window



College War Memorial



Art Room



Physical Laboratory



Chemical Laboratory



Lecture Room



Knock-through between Rooms



Principal's Room



Corridor, Administration Block



Corridor, Teaching Block



Classroom Door



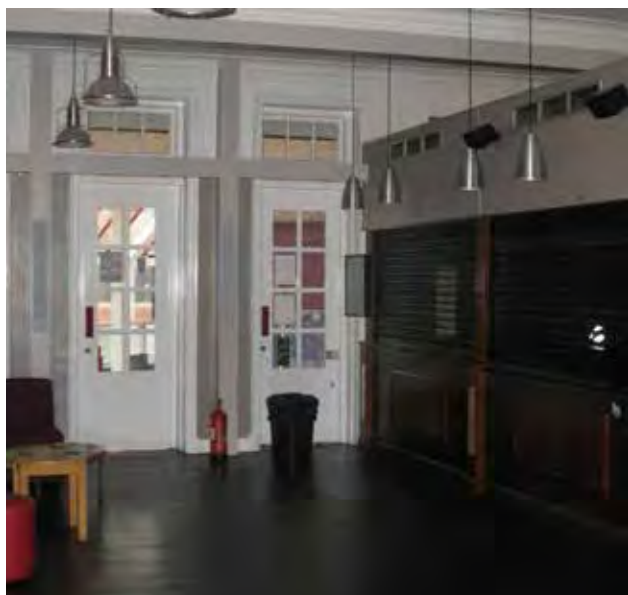
Fire Doors Corridor, Administration Block



Main Staircase



Main Staircase



Dining Room, now Student Bar



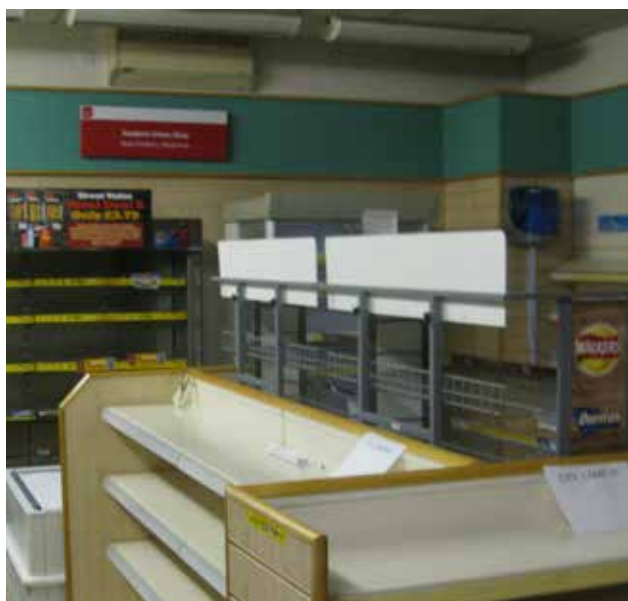
Dining Room, now Student Bar from Rathmell Building



Gymnasium, now Refectory



Gymnasium, now Refectory

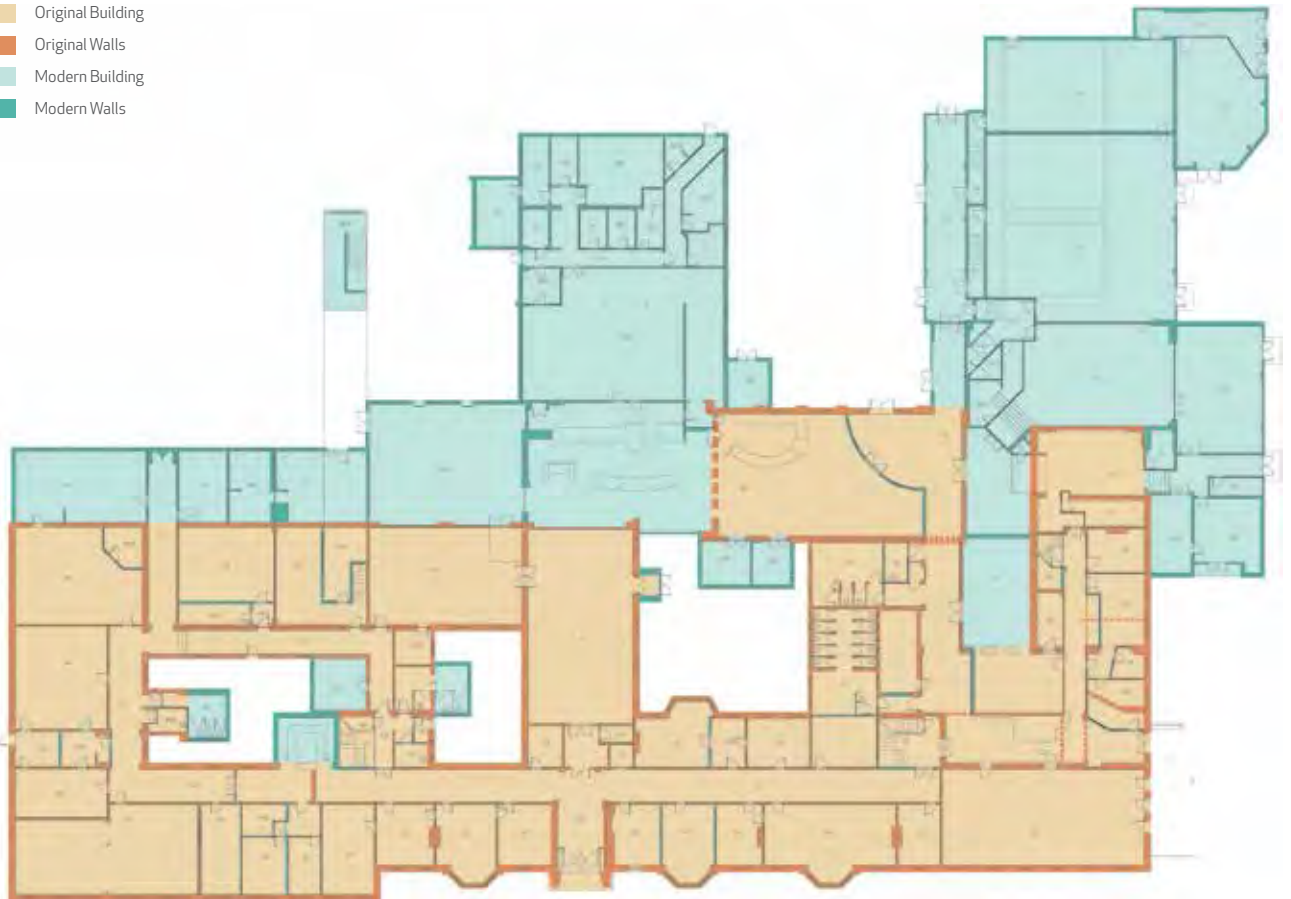


College Shop

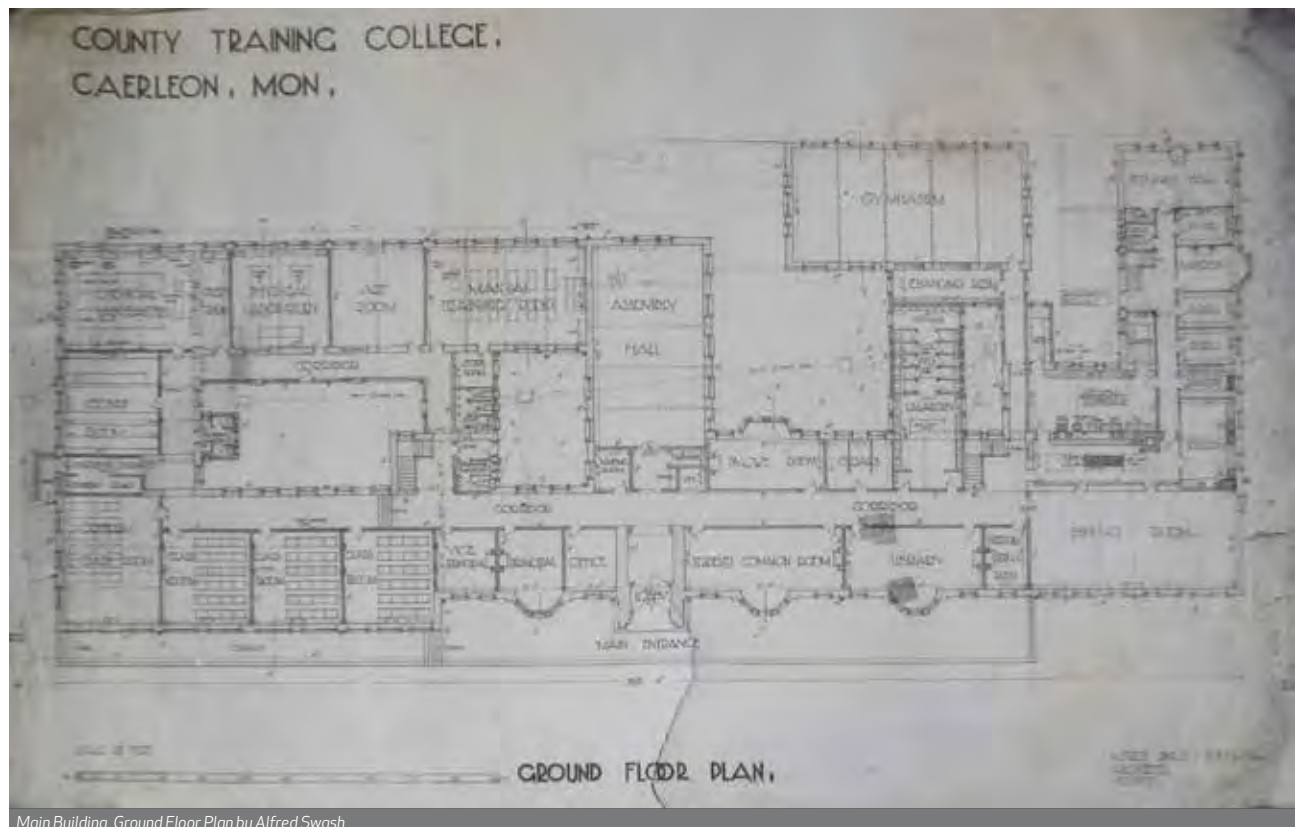


Glazed Screen by entrance to Rathmell Building

- Original Building
- Original Walls
- Modern Building
- Modern Walls



Main Building, Existing Ground Floor Plan



Main Building, Ground Floor Plan by Alfred Swash

6.0 Assessment of Former Caerleon Teacher Training College Building

First Floor

The basic form of the plan, as originally built largely remains intact. As with the ground floor, there is a long corridor extending the entire width of the building which extends to the two main staircases.

The Central Block originally contained the accommodation for staff. These rooms were located in the Central Block on the front elevation. They have generous views over the campus. The more generous sized rooms with the bay windows were used as Sitting Rooms by the staff. The majority of the other rooms were study bedrooms for the students. These were located off the central corridor, with shared bathroom facilities being located at regular intervals. From the Central Block, there is also access via a staircase to the Clock Tower Flat. From here a ceiling hatch leads into the Clock Tower itself. The Kitchen & Service Block also incorporated the Matron's Bedroom and Sewing Room.

In more recent times, some of the original rooms have had partitions removed to create large offices. This is most apparent in the Central Block, where all of the walls have been removed to create a large open plan office. Similar

arrangements have been made in the Kitchen & Service Block with the study bedrooms and servants' quarters to create open plan offices there.

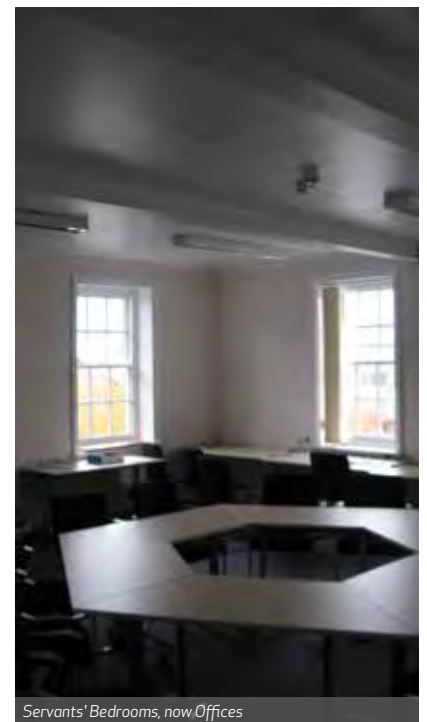
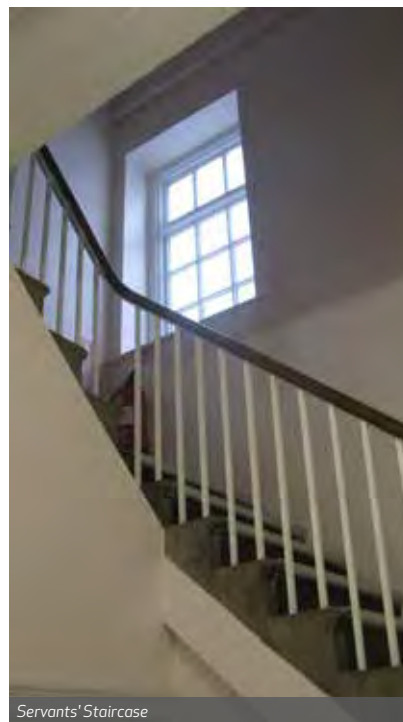
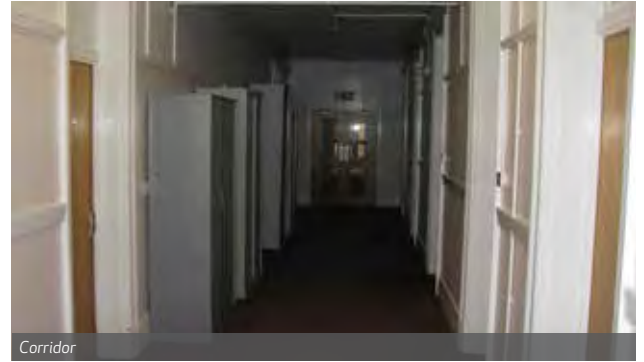
As with the ground floor, the corridor largely remains intact in its original form, although the link to the windows on the side elevations has now been closed off and fire doors have been installed across the width of the corridor and also to close off the staircases to meet current safety standards. The corridor at this floor level is also much plainer than the corridor on the ground floor.

The following features are of significance:

- The original external walls
- The original internal walls and internal doors
- The original sash windows
- The picture rail and decorative cornice in some of the rooms
- The original radiators
- The clock

The following features are not of significance:

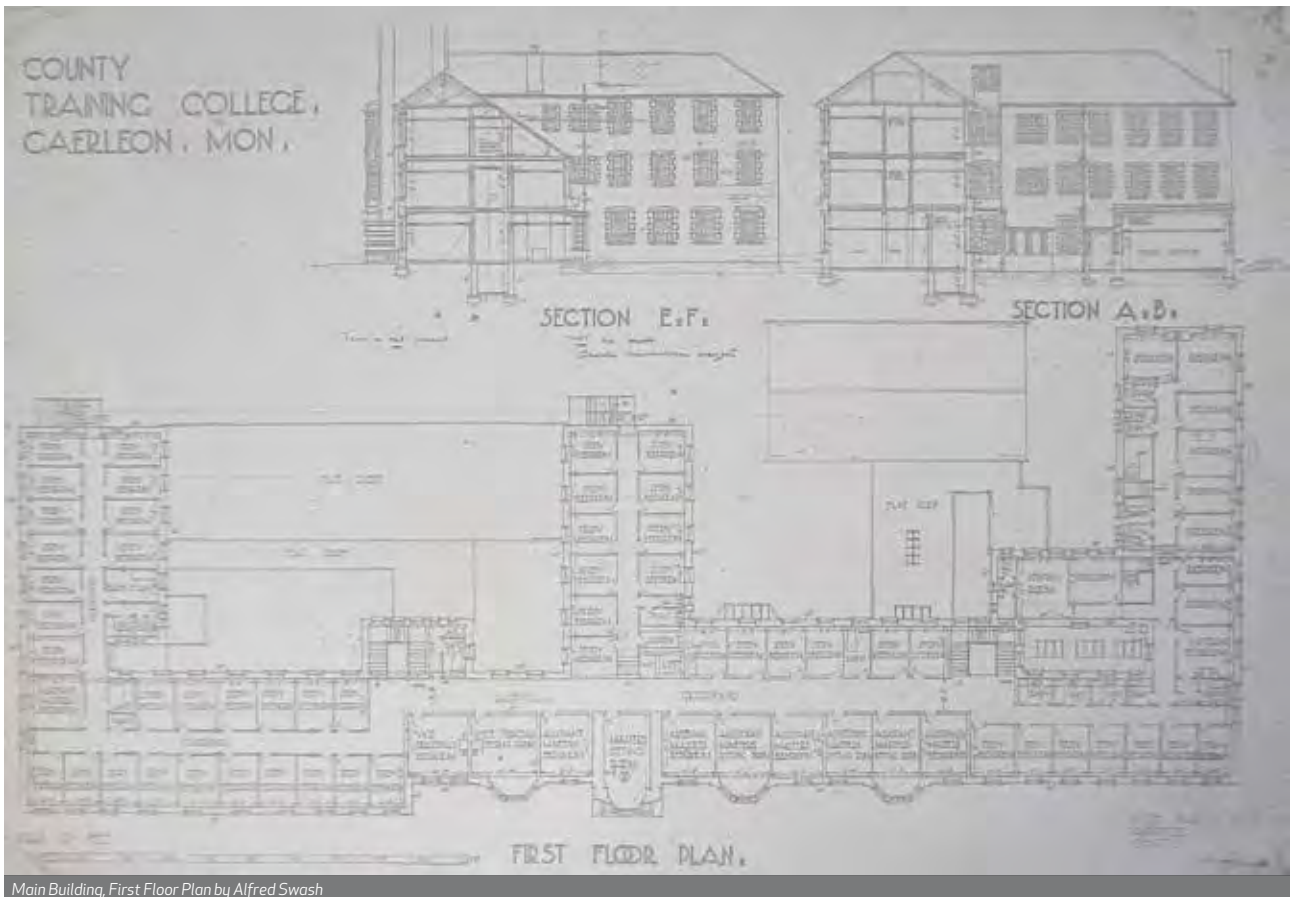
- The modern extension to the rear and side of the block
- The modern partitions that have been installed to subdivide rooms
- The recent fire doors
- The services including electrics and lighting
- The modern suspended ceilings in some of the office areas
- The carpets and other modern floor finishes
- The passenger lift



- Original Building
- Original Walls
- Modern Building
- Modern Walls



Main Building, Existing First Floor Plan



Main Building, First Floor Plan by Alfred Swash

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6.0 Assessment of Former Caerleon Teacher Training College Building

Second Floor

The basic form of the plan, as originally built largely remains intact. As with the ground floor, there is a long corridor extending the entire width of the building which extends to the two main staircases.

The Central Block originally contained the accommodation for staff and some students, who were treated in a more privileged manner. These rooms were located in the Central Block on the front elevation. They have generous views over the campus. The majority of the other rooms were study bedrooms for the remaining students. These were located off the central corridor, with shared bathroom facilities being located at regular intervals. From the Central Block, there would have previously been access into the Clock Tower itself. The current access is now from a ceiling hatch in the Clock Tower Flat as described in the first floor above. The Kitchen & Service Block also incorporated the Nurse's Bedroom and Sick Room.

In more recent times, although the ground floor and first

floor have tended to be used for office accommodation, the second floor has largely remained as student accommodation. This has resulted in some of the study bedrooms being converted into kitchens.

Additionally, bathroom pods have been installed in some of the study bedrooms so as to provide ensuite facilities. As with the ground floor, the corridor largely remains intact in its original form. On this floor, the link to the windows on the side elevations has been maintained. As with the other floors, fire doors have been installed across the width of the corridor and to close off the staircases to meet current safety standards. The corridor at this floor level is much plainer than the corridor on the ground floor.

The following features are of significance:

- The original external walls. The original internal walls and internal doors
- The original sash windows
- The picture rail and decorative cornice in some of the rooms
- The original radiators

The following features are not of significance:

- The modern partitions that have been installed to subdivide rooms
- The recent fire doors. The roof lights to the corridor
- The services including electrics and lighting. The passenger lift
- The carpets and other modern floor finishes

Attic

The basic form of the attic plan, as originally built largely remains intact. The roof construction is largely original and has been formed from a series of King Post Trusses supporting common rafters on purlins. There are some dividing walls and chimneys separating the roof spaces and mineral wool insulation has been laid across the ceiling joists.

The following features are of significance:

- The original roof, including the king post trusses
- The original internal walls and chimneys

The following features are not of significance:

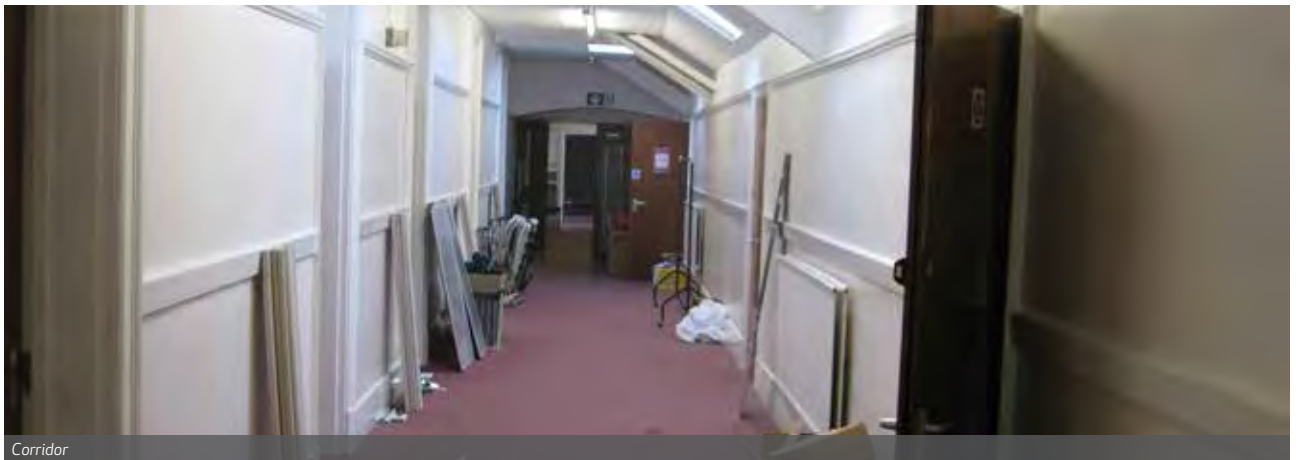
- The mineral wool insulation. The services including electrics and lighting



Study Bedroom, now Student Kitchen



Corridor



Corridor

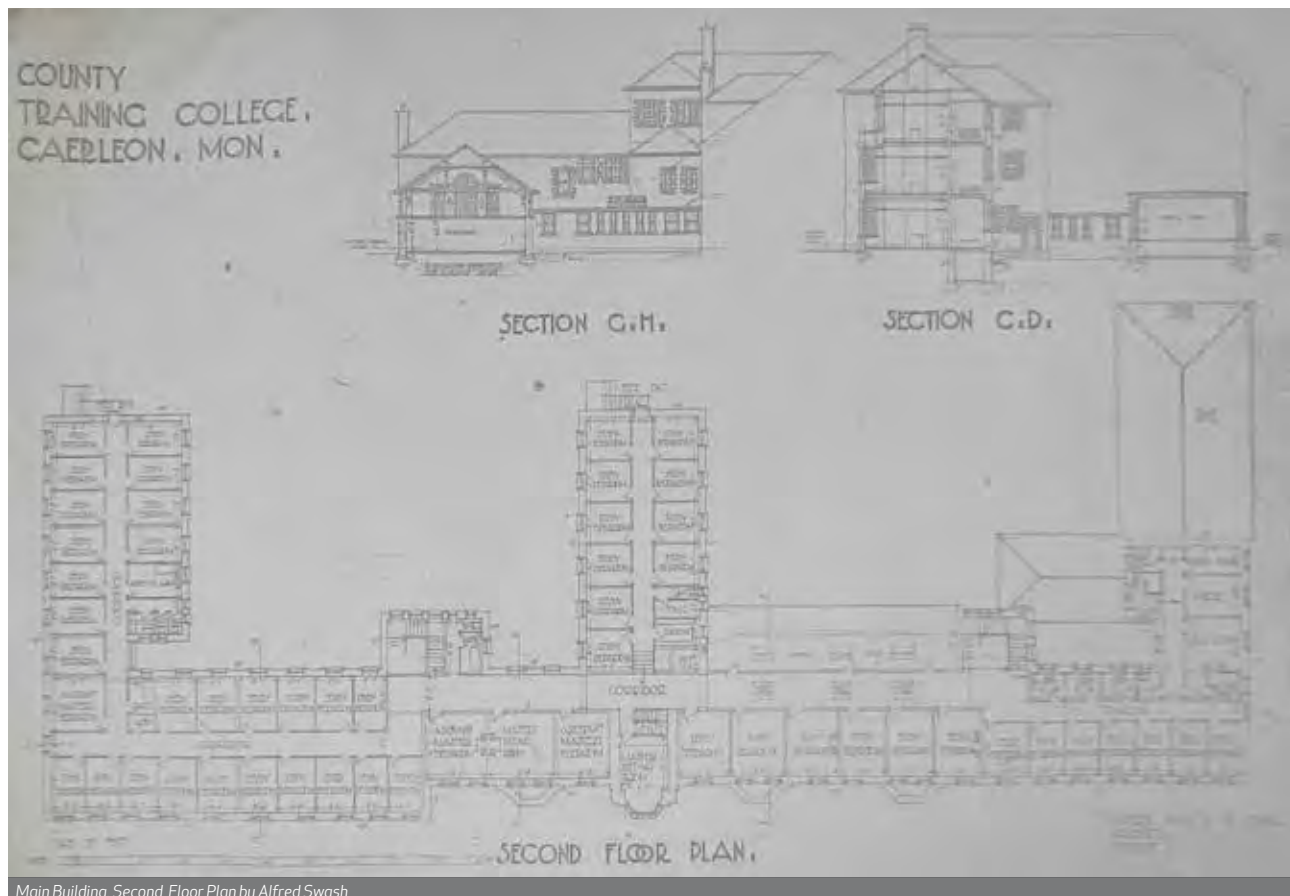


King Post Truss

- Original Building
- Original Walls
- Modern Building
- Modern Walls



Main Building, Existing Second Floor Plan



Main Building, Second Floor Plan by Alfred Swash

6.0 Assessment of Former Caerleon Teacher Training College Building

Substation

The building is one storey high and is rectangular in plan. The walls are built in stretcher bond brickwork. The openings have shallow brick arches and concrete sills. Some of the original windows and doors remain. The roof is pitched, with gable ends and is finished with slates with a matching ridge tile. The verge, fascia and rainwater goods are new.

The following features are of significance:

- - The original brick elevations and slate roof
- - The original windows and doors with their shallow brick arches and

The following features are not of significance:

- - The modern doors
- - The verge, fascia and rainwater goods



Substation

7.0 Assessment of Principal's Residence, University of South Wales, Caerleon Campus

Front Elevation facing Main Building (North Elevation)

The building is two stories high and is L shaped in plan. The listed building description describes the building as mixed Revival style, of old red sandstone rubble with Bathstone dressings; continuous cill course, hipped slate roofs, deep eaves and ashlar chimney stacks. The sash windows have upper lights of small panes and large single lower pane lights.

The elevation facing the Main Building is of red sandstone rubble designed in three bays. The central bay contains the entrance with Bathstone surround and canopy. The stone surround to the entrance door is splayed and has carved recesses which frame the entrance door. The entrance door itself is a hardwood timber with a decorative stained glass panel. Above the canopy, the dressed stonework continues and houses a raised wreath panel. Above this is a narrow paired casement window with small panes, which is also surrounded in dressed stone. The bays either side contain sash windows with upper lights of small panes and a large single pane to the lower lights. These windows are also dressed with Bath stone.

The following features are of significance:

- The main entrance door with its stained glass panel
- The dressed stone framing and canopy to the main entrance door
- The dressed stone wreath
- The windows with their dressed stone surround
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks



Front Elevation to Campus Building

Side Elevation to College Road (East Elevation)

The elevation facing the College Road is of red sandstone rubble designed in eight bays. The far right hand bay contains a full height projecting bay made of Bathstone. This contains sash windows with upper lights of small panes and a large single pane lower light to all sides of the bay. There are then three full sized sash windows and four narrow sash windows irregularly spaced. Again, all of the windows have upper lights of small panes and a large single pane lower light. They are all surrounded with dressed stone. On the left hand side at the ground floor there is a 'shopfront' window with dressed stone below. This was originally the garage for the property. To the right of this, there is a secondary plain painted boarded door with an over panel. The infill material to the over panel is of a modern composition. This would have originally been a fanlight over the door, the same as the door on the garden elevation. A moulded timber cornice runs above the shopfront window and door.

The following features are of significance:

- The projecting bay with sash windows
- The windows with their dressed stone surround
- The painted boarded door
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods.
- The ashlar stone chimneys with decorative terracotta chimney stacks
- The moulded timber cornice running above the shopfront window and door

The following features are not of significance:

- The shopfront window
- The infill to the over panel to the secondary entrance door



Side Elevation to College Road

7.0 Assessment of Principal's Residence, University of South Wales, Caerleon Campus

Rear Elevation to College Entrance Gates (South Elevation)

The rear elevation to the College Entrance Gates is of red sandstone rubble designed in a single bay. At ground floor level there is a casement window with lights of small panes. The decoration on this elevation is more restrained. The window has a dressed stone cill, but there is no other decorative stonework elsewhere on the elevation. The UPVC rainwater pipe is a recent addition. The original college wall, in stretcher bond brickwork, with a splayed pointed brick coping, also runs along this elevation and abuts the building on either side.

The following features are of significance:

- The window with its dressed stone cill
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The ashlar stone chimneys with decorative terracotta chimney stacks
- The original brick college wall

The following features are not of significance:

- The UPVC rainwater goods



Rear Elevation to College Entrance Gates

Side Elevation to Garden (West Elevation)

The side elevation to the garden is of red sandstone rubble designed in a single bay. To the left there are two full height projecting bays made of Bathstone. These contain sash windows with upper lights of small panes and a large single pane lower light to all sides of the bay. Set back, to the right, are a further three bays. The first bay has full size sash windows with upper lights of small panes and a large single pane lower light. The windows have a dressed stone surround. The second bay has a painted boarded door with a fanlight over. The third bay has a full height projecting bay with Bathstone surround to the windows at first floor level only. The windows in this bay are sash windows with upper lights of small panes and a large single pane lower light to all sides of the bay. The original college wall, in stretcher bond brickwork, with a splayed pointed brick coping, also runs along this elevation and abuts the two full height projecting bays.

The following features are of significance:

- The projecting bays with sash windows
- The windows with their dressed stone surround
- The painted boarded door and fanlight
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods.
- The ashlar stone chimneys with decorative terracotta chimney stacks
- The original brick college wall



Side Elevation to Garden

7.0 Assessment of Principal's Residence, University of South Wales, Caerleon Campus

Interiors

The basic form of the plan, as originally built, largely remains intact. From the main entrance, upon entering the building there is a hardwood staircase leading to the first floor. The staircase has decorative newel posts and the panelling underneath remains intact. The principal rooms have generally kept their size and have not been subdivided. The cornice and picture rail in the majority of the principal rooms remains intact.

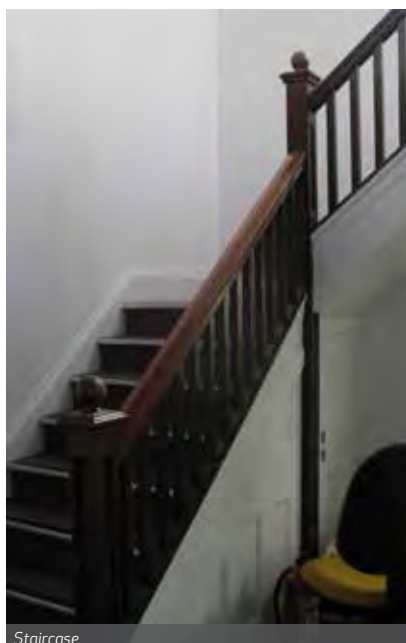
In more recent years the building has been used to provide office accommodation. A number of the original walls have had glazed screen installed to make a more open plan arrangement. The principal rooms with projecting bays onto the garden have been subdivided to provide cellular offices. The corridor from entrance door off College Road has become a toilet and a further disabled toilet has been incorporated within the ground floor.

The following features are of significance:

- The original external walls
- The original internal walls and internal doors
- The original staircase
- The original sash windows
- The picture rail and decorative cornice in some of the rooms

The following features are not of significance:

- The modern partitions and glazed screens that have been installed to subdivide rooms
- The services including electrics and lighting
- The carpets and other modern floor finishes
- The recent fire doors



Staircase



Cornice & Picture Rail



Subdivision of Room into Offices



Principals Residence, Existing First Floor



Principals Residence, Existing Ground Floor

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8.0 Assessment of Caretaker's / Gardener's Lodge

Rear Elevation facing Main Building (North Elevation)

The building is two stories high and is T shaped in plan. It is formed of two blocks, with one block housing the accommodation and another block housing the Engine House. The listed building description describes the building as mixed Revival style, of old red sandstone rubble with Bath stone dressings, hipped slate roofs and ashlar chimney stacks. The sash windows have upper lights of small panes and large single lower pane lights.

The rear elevation to the Main Building is of red sandstone rubble designed in three bay. These contain sash windows with upper lights of small panes and a large single pane lower light. The windows have a dressed stone surround.

The adjacent Engine House has a large casement window with small panes and a ventilation louvre, which is a modern addition. The decoration on the Engine House elevation is more restrained. The window has a dressed stone cill, but there is no other decorative stonework elsewhere on the elevation.

The following features are of significance:

- The windows with their dressed stone surround
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks

The following features are not of significance:

- The ventilation louvre to the Engine House



Rear Elevation to Campus Building

Side Elevation to College Road (West Elevation)

The elevation facing the College Road is of red sandstone rubble designed in three bays. The far right hand bay contains a full height projecting bay made of Bathstone. These contains sash windows with upper lights of small panes and a large single pane lower light. The windows have a dressed stone surround.

The following features are of significance:

- The windows with their dressed stone surround
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks



Side Elevation to College Road

8.0 Assessment of Caretaker's / Gardener's Lodge

Front Elevation to College Entrance Gates (South Elevation)

The elevation facing the College Entrance Gates is of red sandstone rubble designed in three bays. These bays contain sash windows arranged in an irregular fashion with upper lights of small panes and a large single pane lower light. The windows have a dressed stone surround. The left hand bay also contains the entrance door with Bathstone surround and canopy. The entrance door itself has a glazed panel with a central diamond shaped pane.

The adjacent Engine House has a large casement window with small panes and a ventilation louvre as well as a louvred ventilation door. The decoration on the Engine House elevation is more restrained.

The window has a dressed stone cill, but there is no other decorative stonework elsewhere on the elevation. The ventilation louvre and door are modern additions.

The original college wall, in stretcher bond brickwork, with a splayed pointed brick coping, also runs in front of this elevation. A single storey brick built store with a flat roof is a more recent addition that has been built just behind the wall.

In more recent times, a single storey brick built store and some sheds have been erected within the curtilage of the Lodge.

The following features are of significance:

- The windows with their dressed stone surround
- The entrance door with its dressed stone surround and canopy
- The more modest window and door to the Engine House
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks
- The original brick college wall

The following features are not of significance:

- The ventilation louvre and ventilation door to the Engine House
- The single storey brick built store and sheds



Front Elevation to College Entrance Gates

Side Elevation to Engine House (East Elevation)

The side elevation to the Engine House is of red sandstone rubble designed in four bays. These contain two large casement windows with small panes. One of the windows has had a ventilation louvre installed at high level. In addition to the windows, there is the main entrance door, which is a painted boarded double door and a side door which is a painted boarded single door with a fanlight over with small panes.

The decoration on the Engine House elevation is more restrained. The windows have a dressed stone cill, but there is no other decorative stonework elsewhere on the elevation. The ventilation louvre is a modern addition. In front of the elevation a modern stone wall has been built to tie in with the original brick college wall.

The following features are of significance:

- The windows with their dressed stone cills
- The entrance doors, including the fanlight
- The slate roof with terracotta roll top ridge tiles
- The cast iron rainwater goods
- The original brick college wall

The following features are not of significance:

- The ventilation louvre
- The modern stone wall



Side Elevation to Engine House

8.0 Assessment of Caretaker's / Gardener's Lodge

Interiors

The basic form of the plan, as originally built largely remains intact. From the main entrance, upon entering the building there is a staircase leading to the first floor. The staircase has decorative newel posts and the panelling underneath remains intact. The principal rooms have generally kept their size and have not been subdivided. The fireplaces in the majority of the principal rooms remains intact.

In more recent years the building has been used to provide office accommodation. The original kitchen, scullery, pantry and coal store were all recently used as offices or admin stores. However, there has generally been no walls removed or subdivided in converting the building to office use.

The following features are of significance:

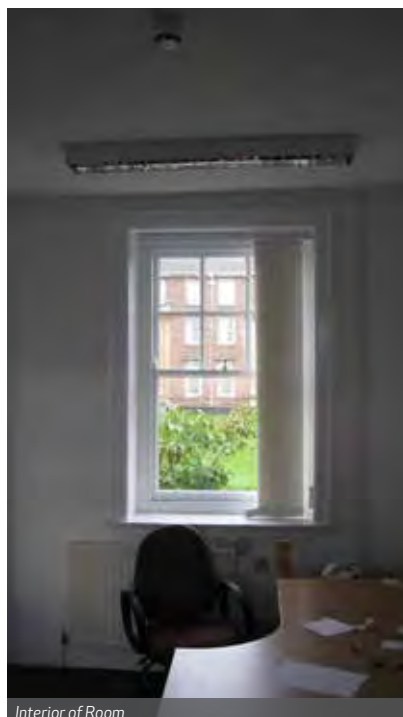
- The original external walls
- The original internal walls and internal doors
- The original sash windows
- The original staircase

The following features are not of significance:

- The modern doors
- The carpets and other modern floor finishes
- The services including electrics and lighting



Staircase



Interior of Room



Fireplace

• COUNTY TRADING COLLEGE •
 • CARRLETON MON •
 • LODGE & POWER HOUSE •



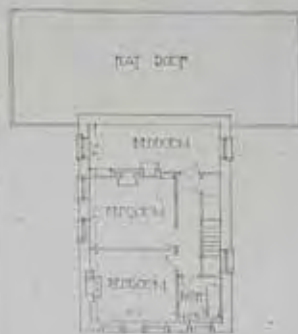
• FRONT ELEVATION •



• SIDE ELEVATION •



• SECTION •



• POWER HOUSE PLAN •



• REAR ELEVATION •



• FRONT ELEVATION •

Caretaker's / Gardener's Lodge, Plans & Elevations by Alfred Swash

9.0 Assessment of Gate Piers, University of South Wales, Caerleon Campus

Gate Piers

The gate piers were relocated from their original location between the Principals and the Caretakers residences when the campus expanded (after WWII). The piers are square in plan with a recessed panel on each face and with bases and capitals. The piers are made of ashlar stone. A curved rubble stone wing wall with iron railings is attached to each pier. The iron railings have decorative finials in the shape of a thistle. The gates themselves are a modern copy of the original.

The following features are of significance:

- The original ashlar piers
- The rubble wall and iron railings

The following features are not of significance:

- The replacement gates



10.0 Summary of Significance

From the analysis the following elements are of special interest:

Former Caerleon Teacher training College

Introduction

The main interest in the buildings is their external elevations. This is reflected in the group value given to the buildings within their listing.

Inside the Former Teacher Training College, the spaces with high significance are those primarily along the front elevation, clustered near the centre of the building. These include the main entrance lobby, the principal's office, the vice principal's office, the assembly hall, the students' common room, the library, the matron's sitting room, the vice principal's flat, the master's sitting room and the assistant masters bedrooms and sitting room and the large study

bedrooms. Also of high significance is ground floor main corridor and the upper floor main corridor that link the two main staircases. The substation also has some significance.

The inside of the Principal's Residence and Caretaker' / Gardener's lodge are of lesser importance. In the Principal's Residence only the staircase is of high significance and there are no spaces of high significance in the Caretaker's / Gardener's Lodge.

The gate piers are of high significance and the gates are of no significance. From the detailed analysis the following elements are of special interest:

Front Elevation (South Elevation)

- The ashlar entrance tower with arched canopy and oriel windows with cartouches in the aprons and projecting bay windows
- The eaves cornice to the entrance tower with swan neck pediment framing the window at the base of the tower
- The tower itself which is stepped back in two stages and which contains the clock and high parapet with balustrading and flag pole
- The flanking window ranges to the Kitchen and Service block to the right and the flanking window ranges to the Teaching Block to the left
- The two storied canted bay windows themselves which are of ashlar and have panelled aprons and moulded cornices
- The windows themselves which are small paned sash windows. The ground floor windows are taller and generally have a high set transom and continuous sill band. Windows between the canted bays have stone architraves with hood moulds to the ground floor. Additionally, some windows have pedimented architraves. Ground floor windows to the Teaching Block have architraves with key stones
- The gables with their plain ashlar coping and central decorative stone wreath
- The slate roof with terracotta roll top ridge tiles and heavily moulded cornices to the eaves.
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks

Side Elevation to Teaching Block (West Elevation)

- The ashlar surrounded side entrance with hood mould. The oriel window over, set within carved decorative stonework surround
- The windows themselves which are small paned sash windows. The ground floor windows are taller and generally have a high set transom and continuous sill band. Windows have stone architraves. Some ground floor windows have architraves with key stones
- The slate roof with terracotta roll top ridge tiles and heavily moulded cornices to the eaves.
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks

10.0 Summary of Significance

Rear Elevation (North Elevation)

- The decorative brickwork surround to the windows and fire escape doors
- The windows themselves which are small paned sash windows to the main rooms and casement windows with stained glass leaded lights to the main stair towers. The windows have stone sills.
- The slate roof with terracotta roll top ridge tiles
- The cast iron rainwater goods
- The brick and rubble stone chimneys with decorative terracotta chimney stacks

Side Elevation to Kitchen & Service Block (East Elevation)

- The windows themselves which are small paned sash windows. The ground floor windows are taller and generally have a high set transom and continuous sill band. Windows have stone architraves. Some ground floor windows have architraves with key stones
- The slate roof with terracotta roll top ridge tiles and heavily moulded cornices to the eaves.
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks

Basement Floor

- The original external walls
- The original internal walls
- The original sash windows
- The original chimney

Ground Floor

- The wainscot panelling, skirting, timber doorways and door frames and parquet flooring to the corridor
- The war memorial
- The wall lining to the Assembly Hall
- The stained glass entrance doors and windows to the Assembly Hall
- The wall lining to the main staircase
- The stained glass windows to the main staircases
- The original main staircases with oak handrail, decorative twisted balusters and moulded treads
- The original external walls
- The original internal walls and internal doors
- The original sash windows and external doors
- The wall panelling, picture rail and decorative cornice in some of the rooms
- The original radiators
- The servants' staircase

10.0 Summary of Significance

First Floor

- The original external walls
- The original internal walls and internal doors
- The original sash windows
- The picture rail and decorative cornice in some of the rooms
- The original radiators
- The clock

Second Floor

- The original external walls
- The original internal walls and internal doors
- The original sash windows
- The picture rail and decorative cornice in some of the rooms
- The original radiators

Attic

- The original roof, including the king post trusses
- The original internal walls and chimneys

Substation

- The original brick elevations and slate roof
- The original windows and doors with their shallow brick arches and concrete sills.

10.0 Summary of Significance

Principal's Residence, University of South Wales, Caerleon Campus

Front Elevation to Main Building (North Elevation)

- The main entrance door with its stained glass panel
- The dressed stone framing and canopy to the main entrance door
- The dressed stone wreath
- The windows with their dressed stone surround
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks

Side Elevation to College Road (East Elevation)

- The projecting bay with sash windows
- The windows with their dressed stone surround
- The painted boarded door
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods.
- The ashlar stone chimneys with decorative terracotta chimney stacks
- The moulded timber cornice running above the shopfront window and door

Rear Elevation to College Entrance Gates (South Elevation)

- The window with its dressed stone cill
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The ashlar stone chimneys with decorative terracotta chimney stacks
- The original brick college wall

Side Elevation to Garden (West Elevation)

- The projecting bays with sash windows
- The windows with their dressed stone surround
- The painted boarded door and fanlight
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods.
- The ashlar stone chimneys with decorative terracotta chimney stacks
- The moulded timber cornice running above the shopfront window and door
- The original brick college wall

Interiors

- The original external walls
- The original internal walls and internal doors
- The original staircase
- The original sash windows
- The picture rail and decorative cornice in some of the rooms
- The carpets and other modern floor finishes

10.0 Summary of Significance

Caretaker's / Gardener's Lodge, University of South Wales, Caerleon Campus

Rear Elevation to Main Building (North Elevation)

- The windows with their dressed stone surround
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks

Side Elevation to College Road (West Elevation)

- The windows with their dressed stone surround
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks

Front Elevation to College Entrance Gates (South Elevation)

- The windows with their dressed stone surround
- The entrance door with its dressed stone surround and canopy
- The more modest window and door to the Engine House
- The slate roof with terracotta roll top ridge tiles and deep moulded cornices to the eaves
- The cast iron rainwater goods
- The ashlar stone chimneys with decorative terracotta chimney stacks
- The original brick college wall

Side Elevation to Engine House (East Elevation)

- The windows with their dressed stone cills
- The entrance doors, including the fanlight
- The slate roof with terracotta roll top ridge tiles
- The cast iron rainwater goods
- The original brick college wall

Interiors

- The original external walls
- The original internal walls and internal doors
- The original sash windows
- The original staircase

Gate Piers, University of South Wales, Caerleon Campus

- The original ashlar piers
- The rubble wall and iron railings

Glossary

Conservation Terms from the Burra Charter

Adaption

Means modifying a place to suit the existing use or a proposed use.

Associations

Means the special connections that exist between people and a place.

Compatible use

Means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Conservation

Means all the processes of looking after a place so as to retain its cultural significance.

Cultural significance

Means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric

Means all the physical material of the place including components, fixtures, contents and objects.

Interpretation

Means all the ways of presenting the cultural significance of a place.

Maintenance

Means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

Meanings

Denote what a place signifies, indicates, evokes or expresses.

Place

Means site, area, land, landscape, building or other work, group of buildings or other works and may include components, contents, spaces and views.

Preservation

Means maintaining the fabric of a place in its existing state and retarding deterioration.

Reconstruction

Means returning a place to a known earlier state and is distinguished from restoration by the introduction of a new material into the fabric.

Related object

Means an object that contributes to the cultural significance of a place but is not at the place.

Related place

Means a place that contributes to the cultural significance of another place.

Restoration

Means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Setting

Means the area around a place, which may include the visual catchment.

Use

Means the functions of a place, as well as the activities and practices that occur at the place.

Appendix 1 – Listed Building Descriptions



Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 01443 33 6000 Ffacs 01443 33 6001
Ebost cadw@wales.gsi.gov.uk
Gwefan www.cadw.cymru.gov.uk

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff CF15 7QQ
Tel 01443 33 6000 Fax 01443 33 6001
Email cadw@wales.gsi.gov.uk
Web www.cadw.wales.gov.uk

Mr Stephen Godber
Director of Estates & Facilities Services

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

qA1141606/87726/87727,87728,87729

By email only

Dyddiad
Date

2 March 2017

Stephen.godber@southwales.ac.uk

Llinell uniongyrchol
Direct line

03000256054

Ebost
Email:

Christopher.Thomas035@wales.gsi.gov.uk

Dear Mr Godber

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST NOTICE OF LISTING

**87726 – PRINCIPAL'S RESIDENCE AT THE UNIVERSITY OF SOUTH WALES,
CAERLEON CAMPUS**

**87727 – CARETAKER'S/GARDENER'S LODGE AT THE UNIVERSITY OF SOUTH
WALES, CAERLEON CAMPUS**

**87728 – GATE PIERS AT THE UNIVERSITY OF SOUTH WALES, CAERLEON
CAMPUS**

**87729 – FORMER CAERLEON TEACHER TRAINING COLLEGE BUILDING,
CAERLEON, NEWPORT**

I refer to our recent correspondence regarding the above, and I would like to inform you that the above building is now included on the statutory list of buildings of special architectural or historic interest. You will receive formal notice of listing from your local authority, but it is the Welsh Government's Historic Environment Service (Cadw) practice to provide informal notification as soon as possible after listing. I am enclosing a copy of the list description which explains the importance of the building, the reason for its listing and the date it was listed.

As you may know, listing is not a preservation order and places no additional responsibility upon owners for the upkeep of their property; owners are not required to maintain their property to any prescribed standard. It is a means for controlling change to architecturally and historically important buildings through the listed building consent (lbc) process. This means that if you were to undertake works to the building which affected its character – such as an extension or part demolition - you would need lbc from the local planning authority. Further information on listing and lbc is available on our website or in printed form if you require. Although there is no statutory right of appeal against listing, if you think we have misunderstood the significance of your property and would wish to bring any material to our attention we should be glad to review it.

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Appendix 1 – Listed Building Descriptions



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Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff CF15 7QQ
Tel 01443 33 6000 Fax 01443 33 6001
Email cadw@wales.gsi.gov.uk
Web www.cadw.wales.gov.uk

Thank you very much for your assistance in this matter.

Yours sincerely,

Christopher Thomas
Case Officer
Policy and Protection

Cc: Grover Lewis Associates Ltd and Alder King Property Consultants

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

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Web www.cadw.wales.gov.uk

Mr Stephen Godber
Director of Estates & Facilities Services

Trwy e-bost yn unig

Stephen.godber@southwales.ac.uk

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

Dyddiad
Date

Llinell uniongyrchol
Direct line

E-bost
Email:

qA1141606/87726/87727,87728,87729

2 Mawrth 2017

03000256054

Christopher.Thomas035@wales.gsi.gov.uk

Annwyl Mr Godber

DEDDF CYNLLUNIO (ADEILADAU RHESTREDIG AC ARDALOEDD CADWRAETH) 1990

ADEILADAU O DDIDDORDEB PENSAERNIOL NEU HANESYDDOL ARBENNIG HYSBYSIAD RHESTRU

87726 – PRINCIPAL'S RESIDENCE AT THE UNIVERSITY OF SOUTH WALES,
CAERLEON CAMPUS

87727 – CARETAKER'S/GARDENER'S LODGE AT THE UNIVERSITY OF SOUTH
WALES, CAERLEON CAMPUS

87728 – GATE PIERS AT THE UNIVERSITY OF SOUTH WALES, CAERLEON
CAMPUS

87729 – FORMER CAERLEON TEACHER TRAINING COLLEGE BUILDING,
CAERLEON, NEWPORT

Cyfeiriaf at ein gohebiaeth ddiweddar ynglŷn â'r uchod, a hoffwn eich hysbysu bod yr adeilad uchod bellach wedi'i gynnwys ar y rhestr statudol o adeiladau o ddiddordeb pensaernïol neu hanesyddol arbennig. Cewch hysbysiad rhestru ffurfiol gan [awdurdod cynllunio lleol] ond mae'n arfer gan Wasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) i gyflwyno hysbysiad anffurfiol cyn gynted â phosibl ar ôl rhestru. Amgaeaf gopi o ddisgrifiad ar y rhestr sy'n egluro pwysigrwydd yr adeilad, y rheswm dros ei restru a'r dyddiad y cafodd ei restru.

Efallai y gwyddoch nad gorchymyn cadw yw rhestru ac nid yw'n rhoi unrhyw gyfrifoldeb ychwanegol ar y perchenogion i gynnal eu heiddo; nid oes gofyn i berchenogion gynnal eu heiddo i unrhyw safon ragnodedig. Mae'n ffordd o reoli unrhyw newid i adeiladau sy'n bwysig yn bensaernïol ac yn hanesyddol drwy broses ganiatâd adeilad rhestredig. Mae hyn yn golygu, os byddech am wneud gwaith ar yr adeilad a fyddai'n effeithio ar ei gymeriad - megis estyniad neu ei ddymchwel yn rhannol - byddai angen i chi gael caniatâd adeilad rhestredig gan yr awdurdod cynllunio lleol. Mae rhagor o wybodaeth am restru a chaniatâd adeilad rhestredig ar gael ar ein gwefan. Er nad oes hawl apelio statudol yn erbyn rhestru, os ydych o'r farn ein bod wedi camddeall arwyddocâd eich eiddo a hoffech dynnu ein sylw at unrhyw ddeunydd, byddem yn fwy na pharod i fwrw golwg drosto.

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Appendix 1 – Listed Building Descriptions



Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 01443 33 6000 Ffacs 01443 33 6001
E-bost cadw@wales.gsi.gov.uk
Gwefan www.cadw.cymru.gov.uk

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff CF15 7QQ
Tel 01443 33 6000 Fax 01443 33 6001
Email cadw@wales.gsi.gov.uk
Web www.cadw.wales.gov.uk

Diolch yn fawr am eich cymorth gyda'r mater hwn.

Yn gywir,

Christopher Thomas
Swyddog Achos
Polisi a Gwarchod

Cc: Grover Lewis Associates Ltd a Alder King Property Consultants

Mae'r Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL
INVESTOR IN PEOPLE



Appendix 1 – Listed Building Descriptions

Cadw

This building is listed under the Planning (Listed Building & Conservation) Areas Act 1990

Listed Building: Report for Building

Authority :	Newport	Record Number :	87729
		Date of Listing :	02 Mar 2017
Community :	Caerleon	Date of Ammendment :	
Locality :		Date Delisted :	
		Grid Ref :	333501,191 299
		Grade :	II
Name :	Former Caerleon Teacher Training College Building		

Street No, Name :

Street Side :

Location :

On high ground to the north west of the town approached via Lodge Road and College Road.

History

Constructed 1912-14 and designed by the architect Alfred Swash of Newport and his son Frank Stanley Swash.

The establishment of a teacher training college came about as a result of the 1902 Education Act which set up Local Education Authorities (LEA) as a replacement for School Boards, giving each local authority responsibility for education, including the training of teachers.

A training college at Caerleon was first suggested in 1908 by Monmouthshire County Council, and following discussions with the neighbouring areas of Glamorgan, Newport and Cardiff it was decided to establish two training colleges to cover the combined area, one at Caerleon for male teachers and one in Barry for female teachers.

The plot for the Caerleon College had been earmarked for development for housing from the end of the C19 but was sold by Alderman Parry to Monmouthshire County Council. The foundation stone for the College was laid on July 17th 1912 by Reginald McKenna, MP for Pontypool and Home Secretary in the Liberal government.

The final design of the building was not quite as originally intended, as early drawings show a more substantial clock tower and a higher level of decoration. The outbreak of war had an impact on the first intake of student teachers with only 18 of the intended 56 students admitted in 1914.

The original building was designed to house all the functions of the college, but the campus site continued to

Appendix 1 – Listed Building Descriptions

develop throughout the twentieth century, and into the twenty-first with a series of additional buildings, both for teaching and accommodation. The original building suffered a fire in 1992 which damaged the roof to the left of the clock tower. In 2014 it was decided to relocate to a new campus in Newport and close the Caerleon site.

Exterior

College building in mixed Revival style, of Old Red Sandstone rubble with Bath stone dressings; slate roofs, with modillion eaves cornice and stone chimney stacks.

Long 3 storeyed main elevation articulated as three separate sections, comprising central administration block flanked by teaching block to left and kitchen and service block to right. Detail subtly varied to reflect different functions of each area.

Administration block is a balanced asymmetrical composition, dominated by entrance bay and clock tower. This is ashlar, with entrance advanced beneath shallow arched canopy and two storey oriel window with cartouches in the aprons. Eaves cornice of flanking ranges forms swan neck pediment framing window in base of tower, which is stepped back in two stages, with clock in elongated second stage, and high parapet with pierced balustrading above. This entrance bay is flanked by 5 and 9-window ranges, their rhythm dominated by two storey canted bay windows, one to the left, and two to the right. These are ashlar, with panelled aprons and heavily moulded cornices. Windows throughout are small-paned sashes, the ground floor windows taller and with a high-set transom and continuous sill band. Windows between the canted bays have stone architraves, with hood-moulds to ground floor.

Teaching block is advanced to the left, built around a courtyard with a main elevation 3-4-3 bays, the outer bays with shallow pedimented gables. Windows are similar to those in entrance range, but large ground floor windows, though tall, lack transoms, and have architraves with keyblocks. Shallow segmentally pedimented architraves to central windows in upper storey, with blank shields over. 9-window return range.

Kitchen and service range to right comprises paired gables, each a 3-window range, with pedimented architraves to ground and second floors (segmental to central windows in upper storey), the taller ground floor windows with transoms.

Interior

Central entrance and hall with a long corridor extending the entire width of the building. Some alteration to internal partitions but interior survives largely intact and retains original plan form and detail including doors and doorframes, wainscot panelling, skirting, stairs (to each block), parquet flooring. The upper floors also survive largely intact but have simplified detail.

The Central block contains offices, staff accommodation and the assembly hall at the rear. The main entrance hall and assembly hall are the main focal points of the college building and have the greatest level of architectural decoration. The hall has wall panelling and, tall leaded windows some with coloured glass depicting prominent Welsh figures.

Either side of the entrance hall are general offices and offices for the Principal and Vice Principal as well as the communal rooms for the students. The teaching wing is arranged around a courtyard on the ground floor, classrooms and lecture rooms on south sides with laboratories on north side. The kitchen wing consists of a large dining room on the south side with kitchens store rooms and servants hall behind.

On both the first and second floors there is as with the ground floor a long corridor extending the entire width of the building with two main staircases located at the rear at either side of the main block. The upper floors are primarily used for study bedrooms, some larger rooms with sitting rooms and separate bedrooms mostly located in the central wing and therefore benefit from the bay windows.

Listed

Caerleon Teacher Training College building is listed for its special architectural interest as a well preserved example of early C20 educational architecture, a teacher training college of fine quality and character. Its form and appearance reflects the functions of the College and the requirements of teacher training during this

Appendix 1 – Listed Building Descriptions

period. Group value with the nearby Principal's House and Caretaker's/Gardener's Lodge and Gate Piers on College Road. It is not the intention to list the sports facility building, the Rathmell building or other modern additions to the rear and side of the Teacher Training College building as they are not considered to meet the criteria for listing.

References

None recorded

Sources

Author	Date of Publication	Title	Volume
Grover Lewis Associates	June 2015	University of South Wales, Caerleon Campus: Heritage Assessment.	

Appendix 1 – Listed Building Descriptions

Listed Building Former Caerleon Teacher Training College Building	Plas Carew, Unit 5/7 Cefn Coed Parc Nantgarw, Cardiff, CF15 7QQ Tel: 01443 336000 Fax: 01443 336001 Email: cadw@wales.gsi.gov.uk Web: www.cadw.wales.gov.uk	Plas Carew, Uned 5/7 Cefn Coed Parc Nantgarw, Cardiff, CF15 7QQ Ffôn: 01443 336000 Ffacs: 01443 336001 E-bost: cadw@wales.gsi.gov.uk Gwefan: www.cadw.wales.gov.uk
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST		
Unitary Authority : Newport	Ordnance Survey Grid Reference : 333501 191299	
Community : Caerleon	0 25 50 M 	
Cadw yw adran amgylchedd hanesyddol Llywodraeth Cymru Cadw is the historic environment division of the Welsh Government This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction is prohibited. Cadw, its logo, and the Welsh Government logo are registered trademarks of the Welsh Government. All rights reserved. 10007018 (2018).		

Appendix 1 – Listed Building Descriptions

Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990

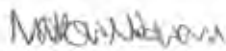
Listing of : Former Caerleon Teacher Training College Building, Caerleon, Newport

Record Number: 87729

Grade: II

Grid Reference: 333501 191299

Signed by Matthew Coward under authority of the Cabinet Secretary for Economy and Infrastructure, one of the Welsh Ministers.



Matthew Coward
Senior Heritage Planning and Designations Manager
in the Welsh Government

Date: 2 March 2017

Appendix 1 – Listed Building Descriptions

Cadw

This building is listed under the Planning (Listed Building & Conservation) Areas Act 1990

Listed Building: Report for Building

Authority :	Newport	Record Number :	87726
		Date of Listing :	02 Mar 2017
Community :	Caerleon	Date of Amendment :	
Locality :		Date Delisted :	
		Grid Ref :	333518,191 232
		Grade :	II

Name : Principal's Residence at the University of South Wales, Caerleon Campus

Street No, Name :

Street Side :

Location :

On high ground to the north west of the town approached via Lodge Road and College Road. On the left hand side of the drive immediately in front of the College.

History

Constructed as an integral part of the development of the College. College Road is aligned with the central entrance of the college and forms the main approach to it. The two lodges, the Principal's Residence and the Caretaker's/Gardener's Lodge as well as the entrance gateway lower down College Road are positioned to frame the approach, the lodges limiting the view of the main college building until it is viewed in closer proximity.

The two lodges were designed in tandem and stylistically similar to the main College building but they are not identical. The Principal's residence is larger and has greater architectural detailing.

Exterior

House of mixed Revival style, of Old Red Sandstone rubble with Bath stone dressings; continuous cill course, hipped slate roofs, deep eaves and ashlar chimney stacks. Sash windows with upper lights of small panes and large single pane lower lights.

Two storey 'L' shaped plan, main entrance front of three bays on north east, central entrance with Bath stone surround and canopy, with narrow paired window and raised wreath panel above. 'Garden' elevation to south west of two projecting full height bays, then set back to right 2 bays offset to right in the return and further two bays to right, boarded door with overlight offset to right with small side window to left, single bay at extreme left, and to right full height bay with plain window on the ground floor and Bath stone window to first floor. Single ground floor window in the south east elevation. North east elevation of 8 bays, full height

Appendix 1 – Listed Building Descriptions

bay to right then three full size windows and then four narrow windows irregularly spaced. On the ground floor a 'shopfront' with door to right side in the 3 left hand bays and two small windows to right.

Interior

Not inspected

Listed

Included for its special architectural interest as a well preserved example of early C20 educational architecture, constructed as a support building to the teacher training college and of fine quality and character. Group value with the Former Caerleon Teacher Training College Building, the nearby Caretaker's/Gardener's Lodge and Gate Piers on College Road.

References

None recorded

Sources

Author	Date of Publication	Title	Volume
Grover Lewis Associates	June 2015	University of South Wales, Caerleon Campus: Heritage Assessment.	

98 | Former Caerleon Teacher Training College

Listed Building Principal's Residence at the University of South Wales, Caerleon Campus		Plas Carew, Unit 5/7 Cefn Coed Parc Nantgarw, Cardiff, CF15 7QQ Tel: 01443 336000 Fax: 01443 336001 Email: cadw@wales.gsi.gov.uk Web: www.cadw.wales.gov.uk		Plas Carew, Unit 5/7 Cefn Coed Parc Nantgarw, Cardiff, CF15 7QQ Ffôn: 01443 336000 Ffacs: 01443 336001 Ebost: cadw@wales.gsi.gov.uk Gwefan: www.cadw.wales.gov.uk	
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST					
A detailed map of the area around the University of South Wales campus in Caerleon. The building is highlighted in red. A north arrow is in the top left corner. A circular marker with the number 87726 is located near the building.					
Unitary Authority : Newport		Ordnance Survey Grid Reference : 333518 191232			
Community : Caerleon		0 25 50 M 			
Cadw yw adran amgylchedd hanesyddol Llywodraeth Cymru Cadw is the historic environment division of the Welsh Government This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Welsh Government, London Number: 100017016 (2016) Mae'r cerbyd y map hon yn dibynnu ar ddiagram o'r Arddangosfa Gyhoeddus a'r Cofrestrwyd Llywodraeth Cymru. Mae'r cerbyd hon yn dibynnu ar ddiagram o'r Arddangosfa Gyhoeddus a'r Cofrestrwyd Llywodraeth Cymru. Mae'r cerbyd hon yn dibynnu ar ddiagram o'r Arddangosfa Gyhoeddus a'r Cofrestrwyd Llywodraeth Cymru.					

Appendix 1 – Listed Building Descriptions

Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990

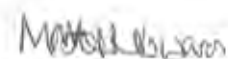
Listing of : Principal's Residence at the University of South Wales, Caerleon Campus,
Caerleon, Newport

Record Number: 87726

Grade: II

Grid Reference: 333518 191232

Signed by Matthew Coward under authority of the Cabinet Secretary for Economy and
Infrastructure, one of the Welsh Ministers.



Matthew Coward
Senior Heritage Planning and Designations Manager
in the Welsh Government

Date: 2 March 2017

Appendix 1 – Listed Building Descriptions

Cadw

This building is listed under the Planning (Listed Building & Conservation) Areas Act 1990

Listed Building: Report for Building

Authority :	Newport	Record Number :	87727
		Date of Listing :	02 Mar 2017
Community :	Caerleon	Date of Amendment :	
Locality :		Date Delisted :	
		Grid Ref :	333545,191 252
		Grade :	II
Name :	Caretaker's / Gardener's Lodge at the University of South Wales, Caerleon Campus		
Street No, Name :			
Street Side :			

Location :

On high ground to the north west of the town approached via Lodge Road and College Road. On the right hand side of the drive immediately in front of the College.

History

Constructed as an integral part of the development of the College. College Road is aligned with the central entrance of the college and forms the main approach to it. The two lodges, the Principal's Residence and the Caretaker's/Gardener's Lodge as well as the entrance gateway lower down College Road are positioned to frame the approach, the lodges limiting the view of the main college building until it is viewed in closer proximity.

The two lodges were designed in tandem and stylistically similar to the main College building but they are not identical. The Principal's residence is larger and has greater architectural detailing.

Exterior

House and workshop of mixed Revival style, of Old Red Sandstone rubble with Bath stone dressings; hipped slate roofs, deep eaves and ashlar chimney stacks. Sash windows with upper lights of small panes and large single pane lower lights.

Two storey off-square plan with single storey range attached to north east. Elevation to the college approach and north west elevation both of three bays. Entrance elevation to south east with 3 doors to ground floor, principal door with Bath stone surround to left, service doors to right with ventilation window, 3 windows above, central window lowered. Workshop range of two tall windows and two doorways, to left wide and boarded, to right narrow with overlight. Single window in northern gable end and west return, southern gable

Appendix 1 – Listed Building Descriptions

with tall central window and door to right.

Interior

Not inspected.

Listed

Included for its special architectural interest as a well preserved example of early C20 educational architecture, constructed as a support building to the teacher training college and of fine quality and character. Group value with the Former Caerleon Teacher Training College Building, the nearby Principal's House and Gate Piers on College Road.

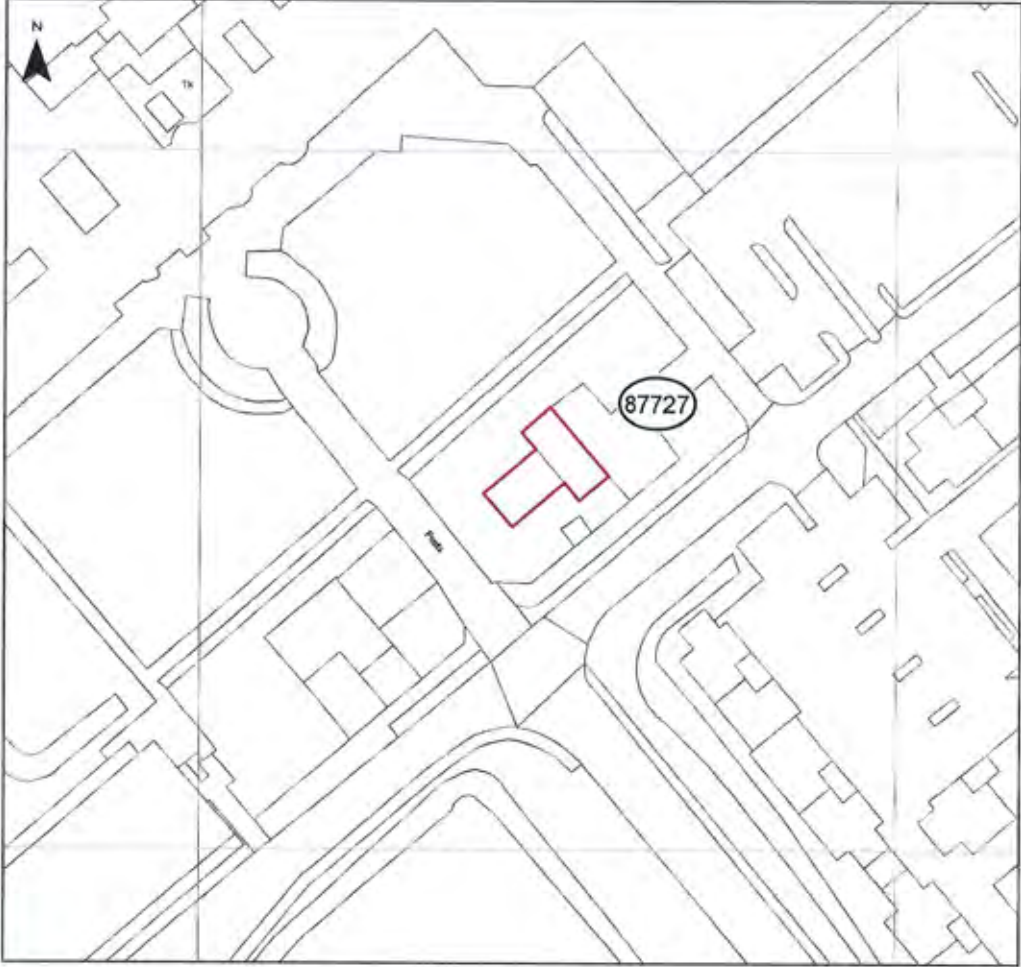
References

None recorded

Sources

Author	Date of Publication	Title	Volume
Grover Lewis Associates	June 2015	University of South Wales, Caerleon Campus: Heritage Assessment.	

Appendix 1 – Listed Building Descriptions

Listed Building Caretaker's/Gardener's Lodge at the University of South Wales, Caerleon Campus	Plas Carew, Unit 5/7 Cefn Coed Parc Nantgarw, Cardiff, CF15 7QQ Tel: 01443 336000 Fax: 01443 336001 Email: cadw@wales.gsi.gov.uk Web: www.cadw.wales.gov.uk	Plas Carew, Uned 5/7 Cefn Coed Parc Nantgarw, Cardiff, CF15 7QQ Ffôn: 01443 336000 Ffacs: 01443 336001 Ebost: cadw@wales.gsi.gov.uk Gwefan: www.cadw.wales.gov.uk
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST		
		
Unitary Authority : Newport	Ordnance Survey Grid Reference : 333545 191252	
Community : Caerleon	0 25 50 M	
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Appendix 1 – Listed Building Descriptions

Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990

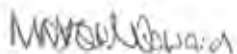
Listing of: Caretaker's / Gardener's Lodge at the University of South Wales, Caerleon Campus, Caerleon, Newport

Record Number: 87727

Grade: II

Grid Reference: 333545 191252

Signed by Matthew Coward under authority of the Cabinet Secretary for Economy and Infrastructure, one of the Welsh Ministers.



Matthew Coward
Senior Heritage Planning and Designations Manager
in the Welsh Government

Date: 2 Nov 2017

Appendix 1 – Listed Building Descriptions

Cadw

This building is listed under the Planning (Listed Building & Conservation) Areas Act 1990

Listed Building: Report for Building

Authority :	Newport	Record Number :	87728
		Date of Listing :	02 Mar 2017
Community :	Caerleon	Date of Amendment :	
Locality :		Date Delisted :	
		Grid Ref :	333639,191 114
		Grade :	II
Name :	Gate Piers at the University of South Wales, Caerleon Campus		

Street No, Name :

Street Side :

Location :

On high ground to the north west of the town at the southern end of College Road. Adjacent to Felthorpe house.

History

Constructed as an integral part of the development of the College. College Road is aligned with the central entrance of the college and forms the main approach to it. The two lodges, the Principal's Residence and the Caretaker's/Gardener's Lodge as well as the entrance gateway lower down College Road are positioned to frame the approach, the lodges limiting the view of the main college building until it is viewed in closer proximity.

Exterior

Panelled ashlar gate piers with bases and capitals, curved rubble stone wing walls to either side with iron railings and rubble stone end piers. Gates replaced.

Interior

Listed

Included for its special architectural interest as an integral part of the design of the College, which is a good example of early C20 educational architecture. Group value with the Former Caerleon Teacher Training College Building, the nearby Caretaker's/Gardener's Lodge and the Principal's residence on College Road.

References

None recorded

Appendix 1 – Listed Building Descriptions

Sources

Author	Date of Publication	Title	Volume
Grover Lewis Associates	June 2015	University of South Wales, Caerleon Campus: Heritage Assessment.	

Appendix 1 – Listed Building Descriptions

Listed Building Gate Piers at the University of South Wales, Caerleon Campus		Plas Carew, Unit 5/7 Cefn Coed Parc Nantgarw, Cardiff, CF15 7QQ Tel: 01443 336000 Fax: 01443 336001 Email: cadw@wales.gsi.gov.uk Web: www.cadw.wales.gov.uk		Plas Carew, Uned 5/7 Cefn Coed Parc Nantgarw, Cardiff, CF15 7QQ Ffôn: 01443 336000 Ffacs: 01443 336001 E-bost: cadw@wales.gsi.gov.uk Gwefan: www.cadw.wales.gov.uk	
BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST					
Unitary Authority : Newport		Ordnance Survey Grid Reference : 333639 191114			
Community : Caerleon		0 20 40 M			
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Appendix 1 – Listed Building Descriptions

Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990

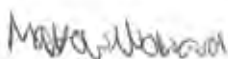
Listing of : Gate Piers at the University of South Wales, Caerleon Campus, Caerleon, Newport

Record Number: 87728

Grade: II

Grid Reference: 333639 191114

Signed by Matthew Coward under authority of the Cabinet Secretary for Economy and Infrastructure, one of the Welsh Ministers.



Matthew Coward
Senior Heritage Planning and Designations Manager
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Date: 2 March 2017





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Plymouth

The Design Studio
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Royal William Yard
Plymouth, Devon
PL1 3RP

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www.lhc.net



Annex I.4
Former Caerleon Teacher Training College Building,
Principal's Residence, Caretaker's/Gardener's Lodge
and Gate Piers Caerleon Campus, University of South Wales:
Heritage Statement with Design and Access Statement,
Part 2 (LHC, August 2017)

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lhc

**Former Caerleon Teacher Training College Building,
Principal's Residence, Caretaker's / Gardener's Lodge and Gate Piers
Caerleon Campus, University of South Wales**

Heritage Statement with Design & Access Statement, Part 2

August 2017 www.lhc.net



Contents

10.0 Planning Policies and Guidance

Introduction
Planning Policy Wales
CadW: Conservation Principles
Planning Policy Wales: Technical Advice Note 24, The Historic Environment
British Standard 7913:2013: Guide to the Conservation of Historic Buildings
Newport City Council: Validation Requirements
Newport City Council: Planning Policies

11.0 Alternative Uses

Background
Residential Care
Offices
Hotels
Retail

12.0 Design & Access Statement

Former Caerleon Teacher Training College
Principal's Residence
Caretaker's / Gardener's Lodge
Gate Piers

13.0 Drawing Analysis

Former Caerleon Teacher Training College
Principal's Residence
Caretaker's / Gardener's Lodge
Gate Piers

14.0 Heritage Impact

Methodology
Former Caerleon Teacher Training College Heritage Impact Table
Principal's Residence Heritage Impact Table
Caretaker's / Gardener's Lodge Heritage Impact Table
Gate Piers Heritage Impact Table
Heritage Impact Statement

Report No	Written By	Checked By	Issued
15024 / HERITAGE 04	GE	PO/AW	Mar 2017
15024 / HERITAGE 05	GE	PO/AW	Apr 2017
15024 / HERITAGE 06	GE	PO/AW	Aug 2017
15024 / HERITAGE 07	GE	JH	Mar 2018
15024 / HERITAGE 08	GE	AL	Aug 2018
15024 / HERITAGE 09	GE	AL	Aug 2018

10.0 Planning Policies and Guidance

Introduction

Donald Insall, whose 1966 study of Chester resulted in the appointment of the country's first conservation officer, identifies ten conservation maxims, as follows:

1. Observe what is there
2. Understand it
3. What are its merits?
4. What detractions?
5. What should we keep?
6. What to remove?
7. What may we add?
8. In what character?
9. And how to relate?
10. Finally, how to provide continuing care?.

The current proposals arise as a result of such a process. The building itself has been studied and analysed; research into archives has been undertaken to understand its development; previous alterations have been assessed and judgements made about what is important.

Decisions have been taken about what should be kept and removed in the context of national and local planning policies. At key stages consultations have been carried out with planning officers and conservation officers at Newport City Council. Additions have been proposed subsidiary to the existing building. Continuing care will be provided by repairing the building and keeping it in beneficial use as a residential development.

Planning Policy Wales

Planning Policy Wales (PPW), Edition 9, November 2016 is the main policy document relating to development in Wales. Chapter 6: Conserving the Historic Environment, deals with heritage assets. The objectives pertinent to this statement are to:

Conserve and enhance the historic environment, which is a finite and non-renewable resource and a vital and integral part of the historical and cultural identity of Wales.

Recognise its contribution to economic vitality and culture, civic pride, local distinctiveness and the quality of Welsh life, and its importance as a resource to be maintained for future generations. Base decisions on an understanding of the significance of Wales' historic assets.

Contribute to the knowledge and understanding of the past by making an appropriate record when parts of a historic asset are affected by a

proposed change, and ensuring that this record or the results of any investigation are securely archived and made publicly available.

Protect the Outstanding Universal Value of the World Heritage Sites in Wales.

Conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy. Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.

Preserve or enhance the character or appearance of conservation areas, while at the same time helping them remain vibrant and prosperous.

Preserve the special interest of sites on the register of historic parks and gardens in Wales. Conserve areas on the register of historic landscapes in Wales.

10.0 Planning Policies and Guidance

CadW: Conservation Principles

CadW, the Welsh Government's historic environment service, published 'Conservation Principles' in March 2011.

"Conservation Principles" sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. People value historic places in many different ways. "Conservation Principles" shows how they can be grouped into four categories:

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 meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The document also provides a set of principles based on understanding significance and managing historic assets to sustain their evidential, historical, aesthetic and communal values. In paragraph 39, with regard to 'integrating conservation with other interests', Conservation Principles states that changes which would harm the heritage values of an historic asset will be unacceptable unless:

The changes are demonstrably necessary either to make that asset sustainable, or to meet an overriding public policy objective or need; and

There is no reasonably practicable alternative means of doing so without harm; and

That harm has been reduced to the minimum consistent with achieving the objective; and

It has been demonstrated that the predicted benefit decisively outweighs the harm to the values of the asset, considering its comparative significance; the impact on that significance; and the benefits to the asset itself and/or the wider community or society as a whole.

The guidance contained in the document also includes

a recommended approach to assessing significance, advice on how to apply the principles and policies in practice and detailed interpretation of policies on repair, on intervention for research, on restoration, on new work and alteration and on enabling development.

Planning Policy Wales: Technical Advice Note 24, The Historic Environment

The Welsh Government published TAN: 24 in May 2017, which replaced Welsh Office Circulars 61/96 'Planning and the Historic Environment: Historic Buildings and Conservation Areas', 1/98 'Planning and the Historic Environment: Directions by the Secretary of State for Wales', and 60/96: 'Planning and the Historic Environment: Archaeology' which are now withdrawn. The purpose of TAN 24 is to provide guidance on how the planning system considers the historic environment during development plan preparation and decision making on Listed Building applications. Reference is made to the six conservation principals in 'Cadw: Conservation Principals', as follows:

1. *Historic assets will be managed to sustain their values*
2. *Understanding the significance of historic assets is vital*
3. *The historic environment is a shared resource*
4. *Everyone will be able to participate in sustaining the historic environment*
5. *Decisions about change must be reasonable, transparent and consistent*
6. *Documenting and learning from decisions is essential*

TAN 24 encourages organisations to understand the heritage values and assess the significance of historic assets that will be affected by a proposed development. Reference is made to four heritage values in 'Cadw: Conservation Principals', as follows:

1. Aesthetic value
2. Historical value
3. Evidential value
4. Communal value

An understanding of these values can then form the basis of a statement of significance prepared as part of a heritage impact statement.

10.0 Planning Policies and Guidance

British Standard 7913:2013: Guide to the Conservation of Historic Buildings

BS 7913:2013: Guide to the Conservation of Historic Buildings lists twenty five individual heritage values (section 4.2) and notes that this list is not exhaustive. The importance being to understand the building and avoid harming its significance as far as possible.

The British Standard describes best practice in the management and treatment of historic buildings. It is intended for those who own, use, occupy and manage historic buildings, the professional team's contractors and others employed to work on their behalf, and can be used by decision makers and funders. It is intended to provide building owners, managers, archaeologists, architects, engineers, surveyors, contractors, conservators, planners, conservation officers and local authority building control officers with general background information on the principles of the conservation of historic buildings and sites, when setting conservation policy, management strategy and procedures.

Newport City Council: Validation Requirements

Newport City Council publishes a Listed Building Consent Application Advice Note, which provides the following checklist of supporting documents:

Design and Access Statement: Your Design and Access Statement will need to explain and justify the approach taken to ensure that the listed building preserves or enhances its special historic and architectural importance. The assessment should be proportionate to the proposals and their likely impact.

Location Plan: At Scale 1:1,250 or 1:2,500.

Plans: At each floor level. Separate drawings to show existing and proposed situations.

Elevations and Sections: External alterations must be shown on existing and proposed elevations. And internal alterations on similar sections. If your proposals involve demolition works, areas of the building / structure to be demolished must be shown.

Details: For works affecting larger scale features.

Photographs: Dated photographs showing the existing appearance of areas of the building to be affected must be included.

Ecology: A statement must be included on what ecological constraints were considered.

Note: Some of the above information may not necessarily be required for validation purposes, but providing it at submission stage will avoid delays should it subsequently be required.

Newport City Council: Planning Policies

The Planning policies for Newport City Council are contained in the Newport Local Development Plan, 2011 – 26, which was adopted in January 2015. The main policies applying to the site are:

- 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".

11.00 Alternative Uses

Background

Prior to considering a residential use for the Former Caerleon Teacher Training College Building, the client had considered a number of other uses for the existing buildings.

Residential Care

The village location and situation of the Former Caerleon Teacher Training College Building has potential to attract regional and national retirement operators. However, due to the size of settlement, its distance from local amenities and the timescales for bringing forward the surrounding new build residential development, there has been little interest from care providers. Additionally, a further obstacle would be that a significant amount of alterations would be needed to the Former Caerleon Teacher Training College Building to meet the accessibility requirements and space standards for such as use.

Offices

The office market in and around Newport has remained stagnant for the past five years, pending excepted increase in activity following the completion of the friar walk retail scheme. Availability of office accommodation has remained fairly constant, influenced by poor demand and a lack of new development. Caerleon is not considered a typical out of town office location, with only a handful of small attractions over the last five years. Additionally, a further obstacle would be that whilst the ground floor classrooms of the Former Caerleon Teacher Training College Building may lend themselves to office use this would certainly not be the case for the bedrooms on the upper floors.

Hotels

With regards to hotels, it is considered that Newport benefits from sufficient hotel provision within the city centre and in close proximity to the M4 motorway junctions. Market Assessments have not revealed any significant interest from hotel operators. Additionally, a further obstacle would be that whilst the upper floor bedrooms of the Former Caerleon Teacher Training College Building may lend themselves to conversion as enlarged hotel bedrooms use this would certainly not be the case for the classrooms on the ground floor.

Retail

With regards to retail, as the Former Caerleon Teacher Training College Building is located 'out of centre', it is unlikely that any significant retail development could be established. Additionally, a further obstacle would be that whilst the ground floor classrooms may lend themselves to retail use this would certainly not be the case for the bedrooms on the upper floors.

12.0 Design & Access Statement

Background

Design proposals have been developed in close consultation with the multi-disciplinary project team comprising: architects, landscape architects, structural engineers, mechanical and electrical engineers, heritage consultants and planning consultants. The process has also involved pre-application consultation with Newport City Council and the Design Commission for Wales.

This Design and Access Statement is set out following guidelines from the CABE publication 'Design and Access Statements: How to write, read and use them'. Details on landscaping aspects and vehicular and transport links are included in the separate site wide Design and Access Statement, which deals with the development of the campus as a whole.

Former Caerleon Teacher Training College

Use

The existing Teaching Block was last used as mainly as office accommodation, with some student accommodation on the second floor. The proposals are to convert the Teaching Block to residential use by sympathetically subdividing it into a series of apartments. On the ground floor there is also a Residents' Lounge and a Village Hall. A soft marketing exercise has been carried out by Alder King and there has been no interest from any prospective purchasers for any other use.

Amount

The proposals are to demolish the modern building extensions, so that only the original Edwardian building remain. This original building is then converted and so the amount of building remains unchanged.

Layout

The original layout of the existing Teaching Block largely remains intact. The proposals are for the plan form of the building to be largely retained.

At ground floor level, the Clock Tower Entrance Lobby is retained. This leads on to the central corridor with the two grand staircases at each end. The Assembly Hall becomes a Resident's Lounge and the original Gymnasium becomes a Village Hall. The remaining accommodation is converted to apartments, with an additional staircase being provided in the west wing by the original pupil's entrance.

At first floor and second floor levels, again, the central corridor, extending down the wings of the building and the two grand staircases is retained. The remaining accommodation is converted to residential accommodation. This involves an additional staircase being provided in the west wing to provide adequate means of escape and the removal of the corridors to the wings to provide reasonable flat layouts.

At basement level the original Plant Room is retained and the existing chimney is used for new flues.

Scale

The existing original building stays as part of the proposals and the scale remains unchanged. There are no extensions planned to the building.

Appearance

The existing building stays as part of the proposals and the appearance largely remains unchanged. There are no new openings planned to the building. With the

12.0 Design & Access Statement

demolitions of the modern extensions to the north and east, much of the original building will be revealed and so overall appearance will be enhanced. For example, the north elevation, ie the rear of the building, will be returned to its original arts and crafts composition. The original gymnasium will become visible as a standalone building. The east elevation, ie the side of the building, will be returned to its original semi grand status.

Inclusive Access

The apartments will have improved inclusive access by providing a bathroom and WC at entry level. The common areas of the building will have improved inclusive access by providing a new accessible lift that accesses all floor levels off the main corridor. Additionally, platform lifts are provided to the ground floor corridor where there are currently steps dealing with a change in floor levels. An accessible visitors' toilet is also provided besides the Resident's Lounge. The Village Hall also has level access and an accessible toilet.

Principal's Residence

Use

The existing Principal's Residence was originally planned as a grand residence, with a suite of four master bedrooms and separate servants' quarters, with their own additional two bedrooms. An early intervention was to incorporate a garage within the servant's quarters. However, more recently the building has undergone a number of internal alterations and was last used as office accommodation.

The proposals are to reinstate the Principal's Residence back to its original residential use. Therefore, the proposals are to sympathetically split the building into two

houses, one in the main part of the house where the Principal would have lived and one in the original servant's part of the property. This will create two dwellings that are sympathetic to the original layout of the building. In particular, the existing staircase will be reinstated as the main feature within a large house.

Amount

The proposals are to convert the existing building only and so the amount of building remains unchanged.

Layout

The original layout of the existing Principal's Residence Lodge largely remains intact. The proposals are for the Entrance Hall to the main house to act as a grand lobby to both the ground floor apartment and the first floor apartment. The original staircase up to the first floor also remains intact.

The proposed layout for both the ground floor apartment and the first floor apartment in the main house then removes some of the modern office partitioning and returns the rooms back to their original proportions.

The proposed layout for the servant's part of the property also makes use of the original room layout, although there is the introduction of a new staircase within the house.

Scale

The existing building stays as part of the proposals and the scale remains unchanged. There are no extensions planned to the buildings.

12.0 Design & Access Statement

Appearance

The existing building stays as part of the proposals and the appearance largely remains unchanged. There are no new openings planned to the building.

Inclusive Access

The apartments will have improved inclusive access by providing a bathroom and WC at entry level. The house will have improved inclusive access by providing a WC at ground floor level.

Caretaker's / Gardener's Lodge

Use

The existing Caretaker's / Gardener's Lodge was last used as office accommodation. The adjacent Power House was last used as a Workshop. The proposals are to reinstate the Caretaker's / Gardener's Lodge back to its original use as a standalone dwelling and to sympathetically convert the Workshop to an apartment.

Amount

The proposals are to convert the two existing buildings only and so the amount of building remains unchanged.

Layout

The original layout of the existing Caretaker's / Gardener's Lodge largely remains intact. The proposed layout seeks to reinstate the residential use and enhance the usability of the property, with minimal intervention. At ground floor level, the wall between the sitting room and kitchen is opened up to provide a single open plan space that is more in keeping with modern day living. At first floor level, the plan remains unchanged.

The original layout of the Workshop has two internal walls, which currently divide

the building into three separate spaces. The proposed layout seeks to provide a 1 bedroom apartment within the Workshop. The existing walls are removed and a new open plan layout is created for the apartment, which maintains the full height aspect of the existing space.

Scale

The two existing buildings stay as part of the proposals and the scale remains unchanged. There are no extensions planned to either of the buildings.

Appearance

The two existing buildings stay as part of the proposals and the appearance largely remains unchanged. There are no new openings planned to either of the buildings.

Inclusive Access

The Caretaker's / Gardener's Lodge will have improved inclusive access by providing a bathroom and WC at ground floor level. The apartment in the Workshop will provide inclusive access by having all the accommodation at ground floor level, including a bathroom and WC. Corridors and door widths will not be restrictive to wheelchair users.

Gate Piers

Use

The existing gate piers mark the entrance of the road to the campus from the south east. They set up the vista to the Former Caerleon Teacher Training College. The use of the gate piers is unchanged with the new proposals.

Amount

The existing gate piers stay as part of the proposals and so the amount remains unchanged.

12.0 Design & Access Statement

Layout

The original layout of the existing Principal's Residence Lodge largely remains intact. The proposals are for the Entrance Hall to the main house to act as a grand lobby to main house. The original staircase up to the first floor remains intact and is better displayed.

The proposed layout for both the ground floor the first floor apartment in the main house then removes some of the modern office partitioning and returns the rooms back to their original proportions.

The proposed layout for the servant's part of the property also makes use of the original room layout, although there is the introduction of a new staircase within the house.

Scale

The existing gate piers stay as part of the proposals and the scale remains unchanged.

Appearance

Natural stone / setts are used in the widening of the footpath in the immediate vicinity of the gateway. This is a sympathetic materials match to the dressed stone of gate piers.

Inclusive Access

The proposals will improve access by removing the gates and providing a footway round the gate piers.

13.0 Drawing Analysis

Former Caerleon Teacher Training College

Basement Floor – Demolitions

1. Removal of modern partitions from Plant Room to return room to original size
2. Excavations for passenger lift pit
3. Removal of partitions adjacent to corridor

Basement Floor – Proposals

1. New passenger lift pit
2. New vertical risers formed

Ground Floor – Demolitions

1. Externals - Demolition of modern buildings to rear
2. Passenger lift - new opening in floor slab and wall
3. FF1 - Removal of some existing doors
4. FF1 - Opening formed in existing wall
5. FF2 - Removal of some existing partitions and doors
6. FF3 - Removal of some existing partitions and doors
7. FF4 - Removal of some existing partitions and doors
8. Stair 2 – new opening in floor slab
9. FF5 - Removal of some existing partitions and doors
10. FF6 - Removal of some existing partitions
11. FF7 - Removal of some existing partitions
12. FF8 - Removal of some existing partitions
13. Stairs Landing – Opening formed in existing wall
14. FF9 - Removal of some existing doors
15. FF9 - Opening formed in existing wall
16. FF10 - Removal of some existing partitions
17. FF11 - Removal of some existing partitions and doors
18. FF11 - Opening formed in existing wall
19. Risers - Removal of some existing partitions
20. FF12 - Removal of some existing partitions
21. FF13 - Removal of some existing partitions
22. FF14 - Removal of some existing partitions
23. FF15 - Removal of some existing partitions
24. Classroom Roof – Formation of new openings for lanterns

Ground Floor - Proposals

1. Passenger Lift – New installation
2. GF1 - Some door openings closed off
3. GF1 - Introduction of new partitions and doors
4. GF2 - Some door openings closed off
5. GF2 - Introduction of new partitions and doors
6. GF3 - Introduction of new partitions and doors
7. Elevation 1 Entrance – Introduction of new staircase
8. GF4 – Some door openings closed off
9. GF4 - Introduction of new partitions and doors
10. GF5 – Some door openings closed off
11. GF5 - Introduction of new partitions and doors
12. GF6 - Introduction of new partitions and doors
13. GF7 - Introduction of new partitions and doors
14. GF8 - Introduction of new partitions and doors
15. Inner Courtyard – Courtyard garden provided
16. GF9 - Some door openings closed off
17. GF9 - Introduction of new partitions and doors
18. GF10 - Some door openings closed off
19. GF10 - Introduction of new partitions and doors
20. GF11 - Some door openings closed off
21. GF11 - Introduction of new partitions and doors
22. Courtyard Entrance – New partitions to form Entrance and Disabled WC
23. GF12 - Some door openings closed off
24. GF12 - Introduction of new partitions and doors
25. GF13 - Some door openings closed off
26. GF13 - Introduction of new partitions and doors
27. GF14 - Some door openings closed off

13.0 Drawing Analysis

28. GF14 - Introduction of new partitions and doors
29. GF15 - Introduction of new partitions and doors
30. GF15 – Rebuild original rear elevation
31. Village Hall – Rebuild original elevations
32. Village Hall – Introduction of new partitions and doors

First Floor – Demolitions

1. Externals - Demolition of modern buildings to rear
2. Passenger lift - new opening in floor slab and wall
3. FF1 - Removal of some existing doors
4. FF1 - Opening formed in existing wall
5. FF2 - Removal of some existing partitions and doors
6. FF3 - Removal of some existing partitions and doors
7. FF4 - Removal of some existing partitions and doors
8. Stair 2 – new opening in floor slab
9. FF5 - Removal of some existing partitions and doors
10. FF6 - Removal of some existing partitions
11. FF7 - Removal of some existing partitions
12. FF8 - Removal of some existing partitions
13. Stairs Landing – Opening formed in existing wall
14. FF9 - Removal of some existing doors
15. FF9 - Opening formed in existing wall
16. FF10 - Removal of some existing partitions
17. FF11 - Removal of some existing partitions and doors
18. FF11 - Opening formed in existing wall
19. Risers - Removal of some existing partitions
20. FF12 - Removal of some existing partitions
21. FF13 - Removal of some existing partitions
22. FF14 - Removal of some existing partitions
23. FF15 - Removal of some existing partitions
24. Classroom Roof – Formation of new openings for lanterns

First Floor – Proposals

1. Passenger Lift – New installation
2. FF1 - Some door openings closed off

3. FF2 - Introduction of new partitions and doors
4. FF3 - Introduction of new partitions and doors
5. FF4 - Introduction of new partitions and doors
6. Stair 2 - Introduction of new staircase
7. FF5 - Introduction of new partitions and doors
8. FF6 - Introduction of new partitions and doors
9. FF7 - Introduction of new partitions and doors
10. FF8 - Introduction of new partitions and doors
11. FF9 - Some door openings closed off
12. FF10 - Introduction of new partitions and doors
13. FF11 - Some door openings closed off
14. Risers - Introduction of new partitions and doors
15. FF12 - Introduction of new partitions and doors
16. FF13 - Introduction of new partitions and doors
17. FF14 - Introduction of new partitions and doors
18. FF15 - Introduction of new partitions and doors
19. Classroom Roof – Installation of glass lanterns

Second Floor – Demolitions

1. Externals – Removal of fire escape stairs to rear
2. Passenger lift - new opening in floor slab and wall
3. SF1 - Removal of some existing doors
4. SF1 - Bathroom Pod and communal kitchen removed
5. SF1 – Openings formed in existing walls
6. SF2 - Removal of some existing partitions and doors
7. SF3 - Removal of some existing partitions and doors
8. SF4 - Removal of some existing partitions and doors
9. Stair 2 – new opening in floor slab
10. SF5 - Removal of some existing partitions
11. SF6 - Removal of some existing partitions
12. SF7 - Removal of some existing partitions
13. SF7 – Removal of bathroom pods
14. SF8 - Removal of some existing partitions
15. SF8 – Removal of bathroom pods
16. SF9 - Removal of some existing partitions
17. SF9 – Removal of bathroom pods
18. SF10 - Removal of some existing partitions
19. SF10 – Removal of bathroom pods

13.0 Drawing Analysis

20. SF11 - Removal of some existing partitions
21. Risers - Removal of some existing partitions
22. SF12 - Removal of some existing partitions
23. Second Floor Roof – Openings formed for AOVs

Second Floor – Proposals

1. Passenger Lift – New installation
2. SF1 - Some door openings closed off
3. SF2 - Introduction of new partitions and doors
4. SF3 - Introduction of new partitions and doors
5. SF4 - Introduction of new partitions and doors
6. Stair 2 - Introduction of new staircase
7. SF5 - Introduction of new partitions and doors
8. SF6 - Introduction of new partitions and doors
9. SF7 - Introduction of new partitions and doors
10. SF8 - Introduction of new partitions and doors
11. SF9 - Introduction of new partitions and doors
12. SF10 - Introduction of new partitions and doors
13. SF11 - Introduction of new partitions and doors
14. Risers - Introduction of new partitions and doors
15. SF12 - Introduction of new partitions and doors
16. Second Floor Roof – AOVs installed

Third Floor – Demolitions

1. SF7 - Removal of some existing modern partitions

Third Floor – Proposals

1. SF7 – No change

Roof - Demolitions

1. Main Roof – Openings formed for AOVs
2. Store – Modern dormer removed

Roof – Proposals

1. Main Roof – AOVs installed
2. Store – Original roof reinstated

Elevation 1 – Demolitions

1. Externals - Demolition of modern buildings to rear
2. Externals – Removal of modern door from side entrance
3. Externals - Openings formed for AOV

4. Externals – Ventilation grill removed

Elevation 1 – Proposals

1. Externals – Traditional door installed in line with Swash's original proposals
2. Externals – AOV installed

Elevation 2 – Demolitions

1. GF2 – Removal of walk in safe
2. FF3 - Removal of some existing partitions and doors
3. SF3 - Removal of some existing partitions and doors
4. Inner Courtyard – Removal of original single storey ancillary blocks
5. GF6 – Removal of modern partitions
6. Classroom Roof – Formation of new openings for lanterns
7. Externals - Demolition of modern buildings to rear

Elevation 2 – Proposals

1. GF2 - Ceiling installed to conceal modern beams
2. FF3 - Ceiling installed to conceal modern beams
3. FF3 - Introduction of new partitions and doors
4. SF3 - Introduction of new partitions and doors
5. Inner Courtyard – Courtyard garden provided
6. GF6 - Introduction of new partitions and doors
7. Classroom Roof – Installation of glass lanterns

Elevation 3 – Demolitions

1. Externals - Demolition of modern buildings to rear
2. GF6 – Removal of modern partitions
3. Classroom Roof – Formation of new openings for lanterns
4. Removal of security bars from windows
5. Removal of end wall
6. Inner Courtyard – Removal of original single storey ancillary blocks
7. Inner Courtyard – Removal of modern single storey block with ramp
8. GF2 – Removal of walk in safe
9. FF3 - Removal of some existing partitions and doors

13.0 Drawing Analysis

10. SF3 - Removal of some existing partitions and doors

Elevation 3 – Proposals

1. Village Hall – End elevation reinstated in line with Swash's original proposals
2. GF6 - Introduction of new partitions and doors
3. Classroom Roof – Installation of glass lanterns
4. Inner Courtyard – Courtyard garden provided
5. GF2 - Ceiling installed to conceal modern beams
6. FF3 - Ceiling installed to conceal modern beams
7. FF3 - Introduction of new partitions and doors
8. SF3 - Introduction of new partitions and doors

Elevation 4 – Demolitions

1. GF1 – Removal of some existing doors
2. FF1 - Removal of some existing doors
3. SF1 – Openings formed in existing walls
4. Inner Courtyard – Removal of original single storey ancillary blocks
5. Classroom Roof – Formation of new openings for lanterns
6. Externals - Demolition of modern buildings to rear

Elevation 4 – Proposals

1. Inner Courtyard – Courtyard garden provided
2. GF8 - Introduction of new partitions and doors
3. Classroom Roof – Installation of glass lanterns

Elevation 5 – Demolitions

1. Externals - Demolition of modern buildings to rear
2. Classroom Roof – Formation of new openings for lanterns
3. FF1 - Opening formed in existing wall
4. SF1 – Openings formed in existing walls
5. SF1 - Removal of some existing doors

Elevation 5 – Proposals

1. Village Hall – Rebuild original elevations
2. GF8 - Introduction of new partitions and doors
3. Classroom Roof – Installation of glass lanterns
4. Inner Courtyard – Courtyard garden provided

Elevation 6 – Demolitions

1. Externals - Demolition of modern buildings to rear
2. FF7 - Removal of some existing partitions
3. FF7 – Existing door removed
4. SF7 - Removal of some existing partitions
5. Lobby - Bathroom Pod and communal kitchen removed
6. SF8 - Removal of some existing modern partitions

Elevation 6 – Proposals

1. Village Hall – Rebuild original elevations
2. FF8 - Introduction of new partitions and doors
3. SF8 - Introduction of new partitions and doors
4. SF7 – No change

Elevation 7 – Demolitions

1. GF9 – Opening formed in existing wall
2. FF9 - Opening formed in existing wall
3. FF11 - Removal of some existing partitions and doors
4. SF9 - Removal of some existing partitions
5. Externals - Demolition of modern buildings to rear

Elevation 7 – Proposals

1. GF9 - Introduction of new partitions and doors
2. GF10 - Some door openings closed off
3. GF10 - Introduction of new partitions and doors
4. SF11 - Introduction of new partitions and doors

Elevation 8 – Demolitions

1. Externals - Demolition of modern buildings to rear
2. Courtyard Entrance - Removal of existing toilet block
3. GF10 – Some partitions and doors removed
4. FF11 - Removal of some existing partitions and doors
5. FF9 - Removal of some existing doors
6. Store – Modern dormer removed
7. SF9 - Removal of some existing partitions
8. SF9 – Removal of bathroom pods
9. Second Floor Roof – Openings formed for AOVs
10. Main Roof – Openings formed for AOVs

13.0 Drawing Analysis

Elevation 8 – Proposals

1. Village Hall – Rebuild original elevations
2. GF10 - Introduction of new partitions and doors
3. GF10 - Some door openings closed off
4. Second Floor Roof – AOVs installed
5. Main Roof – AOVs installed

Elevation 9 – Demolitions

1. Village Hall - Remove existing Refectory fit out
2. Village Hall - Removal of existing partitions
3. Courtyard Entrance - Removal of existing toilet block
4. GF10 – Some partitions and doors removed
5. GF11 – Openings formed in existing wall
6. FF10 - Removal of some existing partitions
7. FF11 - Opening formed in existing wall
8. SF10 - Removal of some existing partitions
9. SF10 – Removal of bathroom pods
10. Second Floor Roof – Openings formed for AOVs
11. Main Roof – Openings formed for AOVs

Elevation 9 – Proposals

1. Village Hall – Rebuild original elevations
2. GF11 - Some door openings closed off
3. GF11 - Introduction of new partitions and doors
4. FF10 - Introduction of new partitions and doors
5. FF11 - Some door openings closed off
6. SF10 - Introduction of new partitions and doors
7. Second Floor Roof – AOVs installed
8. Main Roof – AOVs installed

Elevation 10 – Demolitions

1. Removal of modern partitions from Plant Room to return room to original size
2. Removal of modern infill to light well
3. GF12 – Removal of existing bar fit out
4. GF13 – Removal of some existing partitions
5. Externals - Demolition of modern buildings to rear
6. FF12 - Removal of some existing partitions
7. FF13 - Removal of some existing partitions
8. SF11 - Removal of some existing partitions

Elevation 10 – Proposals

1. New balustrading / guarding installation
2. GF12 - Introduction of new partitions and doors
3. GF12 - Some door openings closed off
4. GF13 - Introduction of new partitions and doors
5. GF14, GF15 – Rebuild original elevations
6. FF12 - Introduction of new partitions and doors
7. FF13 - Introduction of new partitions and doors
8. SF11 - Introduction of new partitions and doors

Elevation 11 – Demolitions

1. Externals - Demolition of modern buildings to rear
2. Removal of modern partitions from Plant Room to return room to original size
3. Removal of modern infill to light well
4. GF12 – Removal of existing bar fit out
5. FF13 - Removal of some existing partitions
6. FF12 - Removal of some existing partitions
7. SF11 - Removal of some existing partitions
8. Second Floor Roof – Openings formed for AOVs
9. Main Roof – Openings formed for AOVs

Elevation 11 - Proposals

1. GF15 – Rebuild original rear elevation
2. GF13 - Introduction of new partitions and doors
3. GF12 - Introduction of new partitions and doors
4. FF13 - Introduction of new partitions and doors
5. FF12 - Introduction of new partitions and doors
6. SF10 - Introduction of new partitions and doors
7. Second Floor Roof – AOVs installed
8. Main Roof – AOVs installed
9. New balustrading / guarding installation

Elevation12 – Demolitions

1. Removal of modern door
2. Removal of modern windows
3. Removal of modern doors and openings in façade and bar
4. Externals - Demolition of modern buildings to rear
5. Removal of cooling unit

Elevation 12 – Proposals

13.0 Drawing Analysis

1. Reinstatement of door with original door pattern
2. Reinstatement of windows with original window pattern
3. Reinstatement of windows with original window pattern
4. New balustrading / guarding installation
5. GF14, GF15 – Rebuild original elevations

Elevation 13 – Demolitions

1. Removal of modern infill to light well

Elevation 13 – Proposals

1. New balustrading / guarding installation

Elevation 14 – Demolitions

1. Removal of modern windows
2. Removal of modern doors and openings in façade
3. GF12 – Removal of modern doors into bar
4. FF14 - Removal of existing cupboard
5. Stair 3 - Removal of existing modern doors
6. SF12 - Removal of some existing partitions
7. Stair 3 - Removal of existing modern doors

Elevation 14 - Proposals

1. Reinstatement of windows with original window pattern
2. Reinstatement of windows with original window pattern

Elevation 15 – Demolitions

1. Removal of modern windows
2. Removal of modern doors and openings in façade
3. Removal of modern glazed screen
4. FF14 – New opening formed in partition
5. SF12 - Removal of some existing partitions

Elevation 15 - Proposals

1. Reinstatement of windows with original window pattern
2. Reinstatement of windows with original window pattern
3. GF14 - Introduction of new partitions and doors

4. FF14 - Introduction of new partitions and doors
5. SF12 - Introduction of new partitions and doors

Elevation 16 – Demolitions

1. GF14 – Removal of existing partitions
2. GF13 – Removal of some existing partitions
3. FF14 – Openings formed in existing partitions
4. Externals - Demolition of modern buildings to rear
5. Courtyard Entrance - Removal of existing toilet block
6. Main Roof – Openings formed for AOVs
7. Store – Modern dormer removed
8. FF7 - Removal of some existing partitions
9. FF8 - Removal of some existing partitions
10. SF7 - Removal of some existing partitions
11. SF8 - Removal of some existing partitions
12. Inner Courtyard – Removal of original single storey ancillary blocks
13. Inner Courtyard – Removal of modern single storey block with ramp
14. GF6 – Removal of modern partitions
15. Corridor - Removal of existing modern doors
16. Corridor - Removal of existing modern doors

Elevation 16 – Proposals

1. GF14 - Some door openings closed off
2. GF13 - Some door openings closed off
3. FF15 - Introduction of new partitions and doors
4. Main Roof – AOVs installed
5. Main Roof – Original roof reinstated
6. Elevation reinstated with new entrance door
7. FF7 - Introduction of new partitions and doors
8. FF8 - Introduction of new partitions and doors
9. Windows reinstated
10. Inner Courtyard – Courtyard garden provided
11. Elevation 1 Entrance – Some door openings closed off
12. SF7 - Introduction of new partitions and doors
13. SF8 - Introduction of new partitions and doors

13.0 Drawing Analysis

Elevation 17 – Demolitions

1. Elevation 1 Entrance - Removal of modern partition
2. GF4 - Removal of some existing doors
3. FF5 - Removal of some existing partitions
3. FF5 - Form opening in existing partition
4. SF5 - Form opening in existing partition
6. FF8 - Removal of escape door
7. SF8 - Removal of some existing partitions
8. SF8 - Removal of escape door
9. SF7 - Removal of some existing partitions
10. Externals - Demolition of modern buildings to rear
11. Courtyard Entrance - Removal of existing toilet block
12. GF14 - Removal of existing partitions
13. FF15 - Removal of some existing partitions

Elevation 17 – Proposals

1. GF4 - Some door openings closed off
2. FF5 - Introduction of new partitions and doors
3. SF5 - Introduction of new partitions and doors
4. Inner Courtyard - Courtyard garden provided
5. Classroom Roof - Installation of glass lanterns
6. FF8 - Introduction of new partitions and doors
7. FF7 - Introduction of new partitions and doors
8. SF8 - Introduction of new partitions and doors
9. SF7 - Introduction of new partitions and doors
10. Village Hall - Rebuild original elevations
11. GF13 - Some door openings closed off
12. GF14 - Some door openings closed off
13. FF15 - Introduction of new partitions and doors

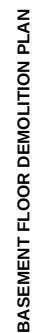
Elevation 18 – Demolitions

1. Externals - Demolition of modern buildings to rear
2. Main Roof - Openings formed for AOVs
3. Store - Modern dormer removed
4. Village Hall - Removal of modern entrance
5. Removal of modern external staircases
6. Removal of fire escape doors

Elevation 18 – Proposals

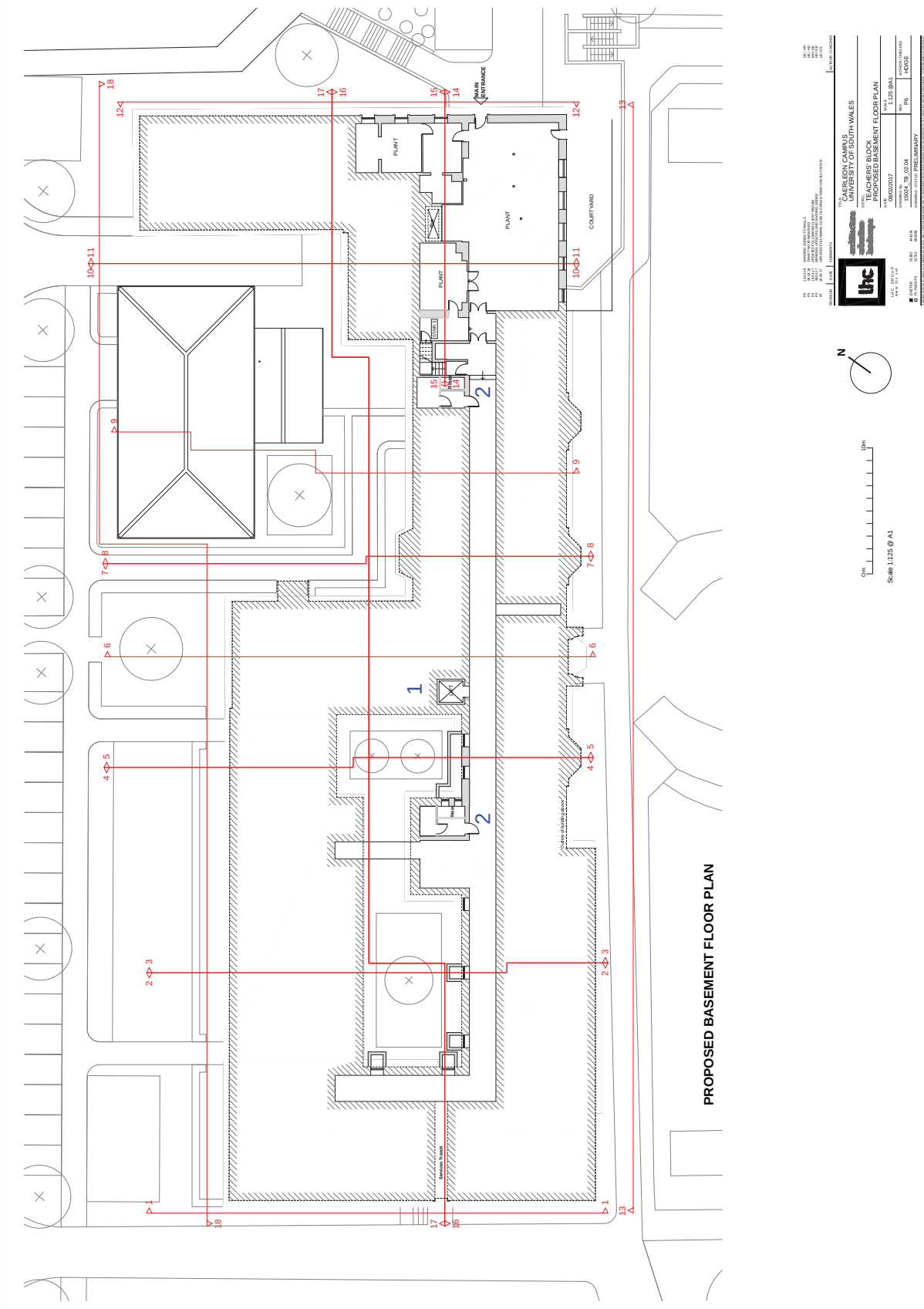
1. GF15 - Rebuild original rear elevation
2. Village Hall - Rebuild original elevations
3. Main Roof - AOVs installed
4. Main Roof - Original roof reinstated
5. GF5 - GF8 - Rebuild original rear elevation
6. Windows installed in fire door openings

18 | Former Caerleon Teacher Training College

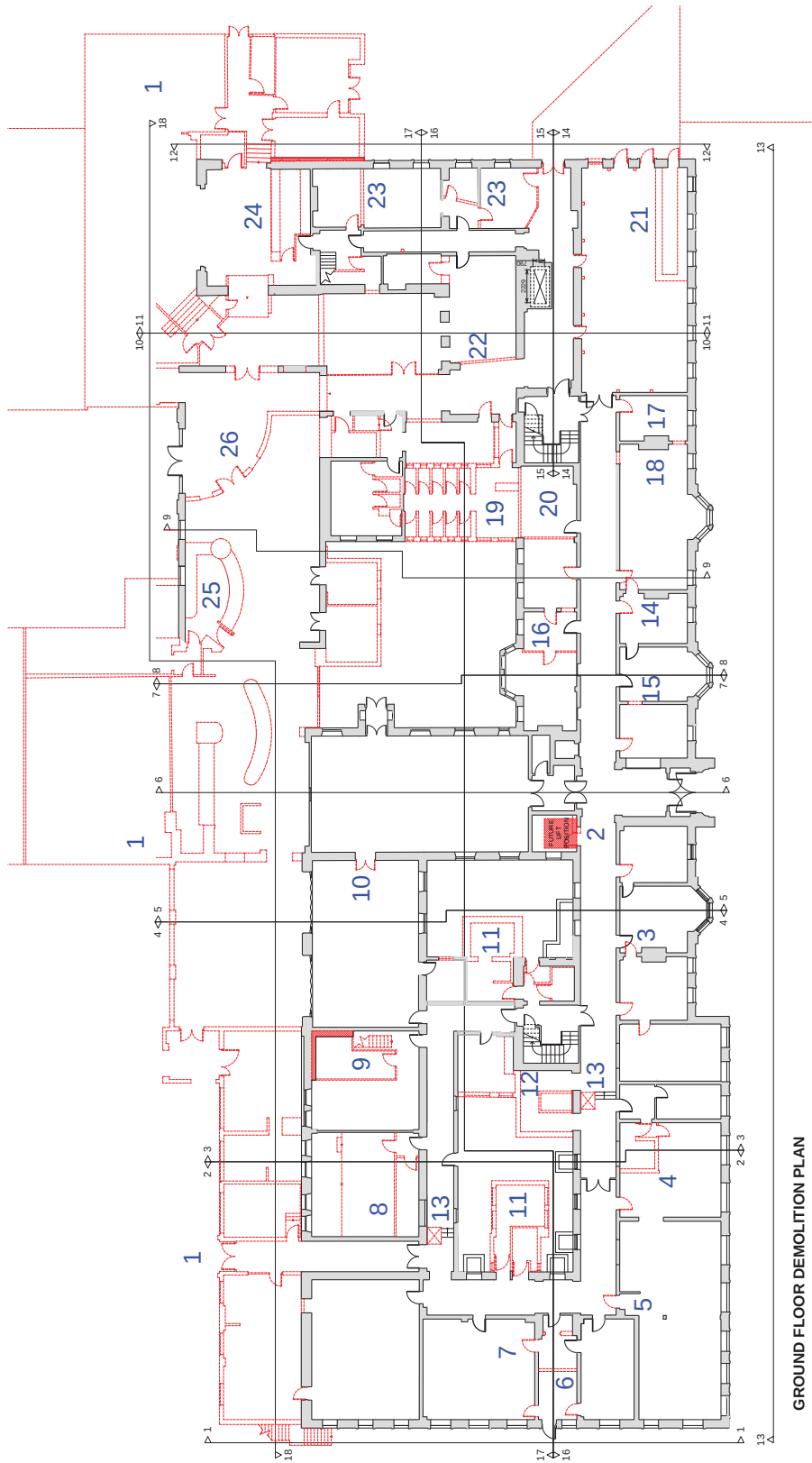


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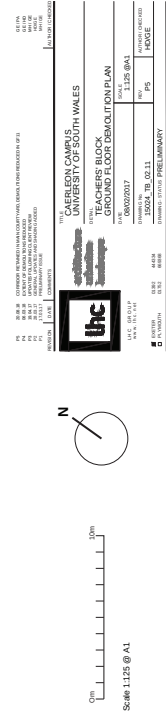
13.0 Drawing Analysis



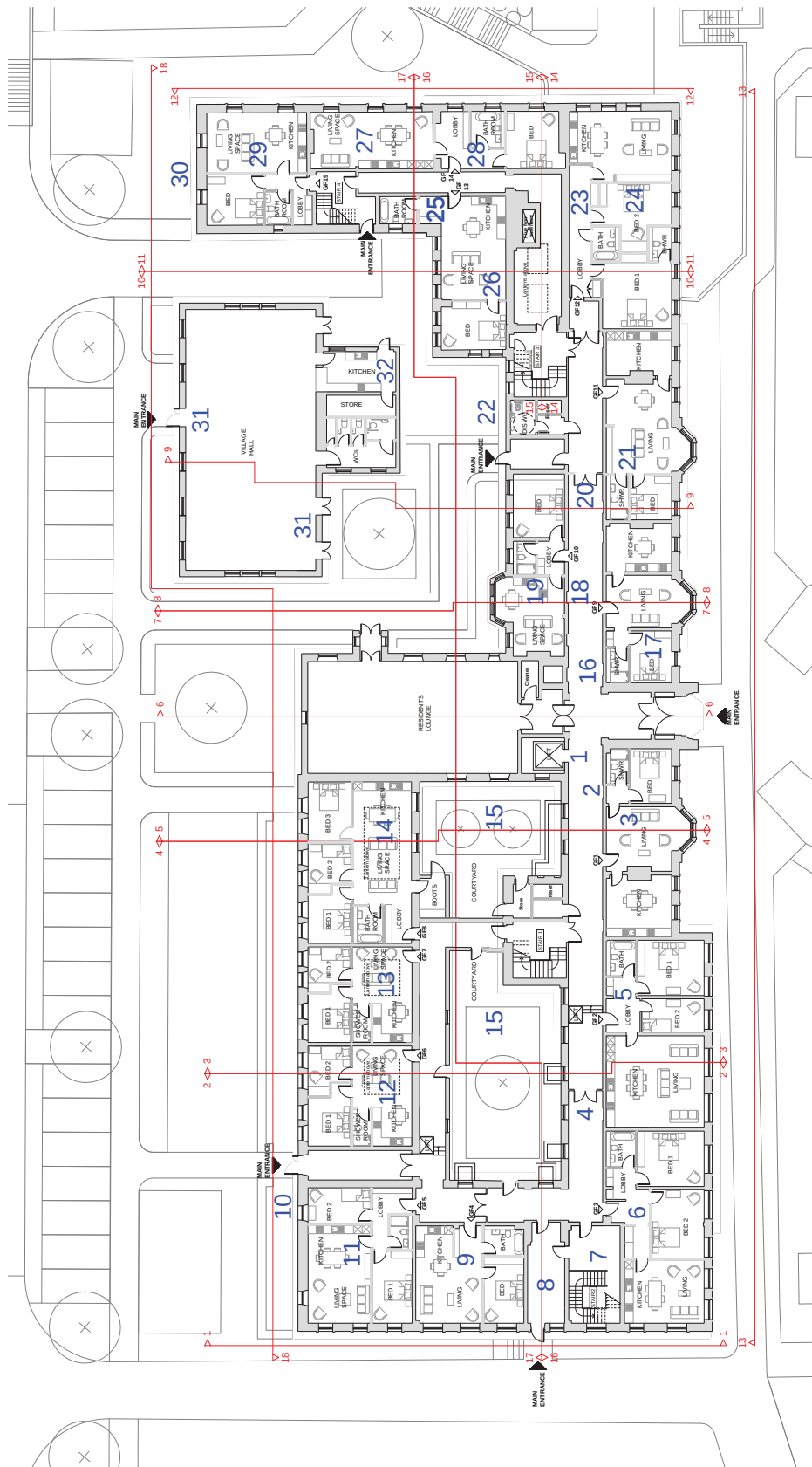
13.0 Drawing Analysis



GROUND FLOOR DEMOLITION PLAN



13.0 Drawing Analysis

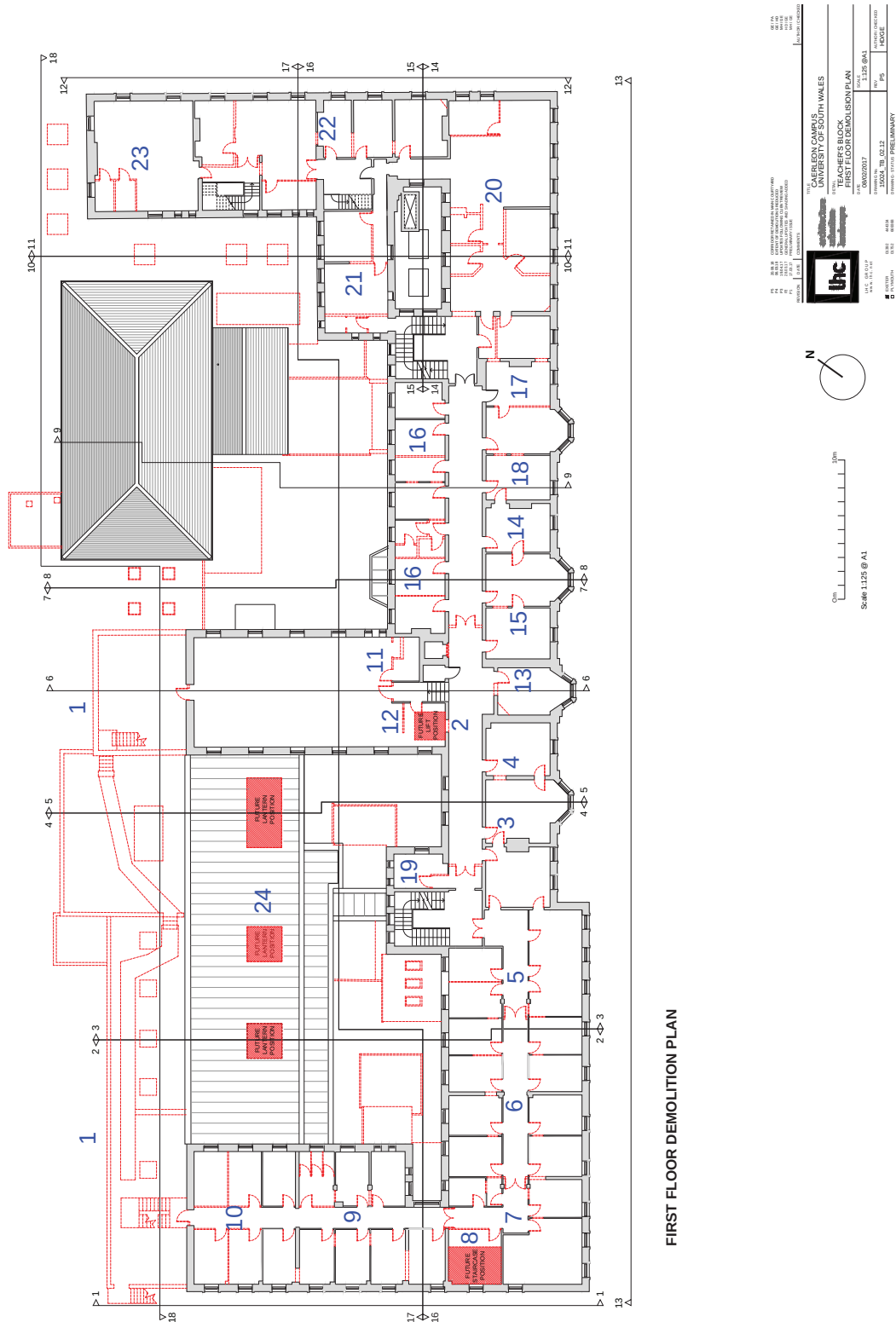


PROPOSED GROUND FLOOR PLAN

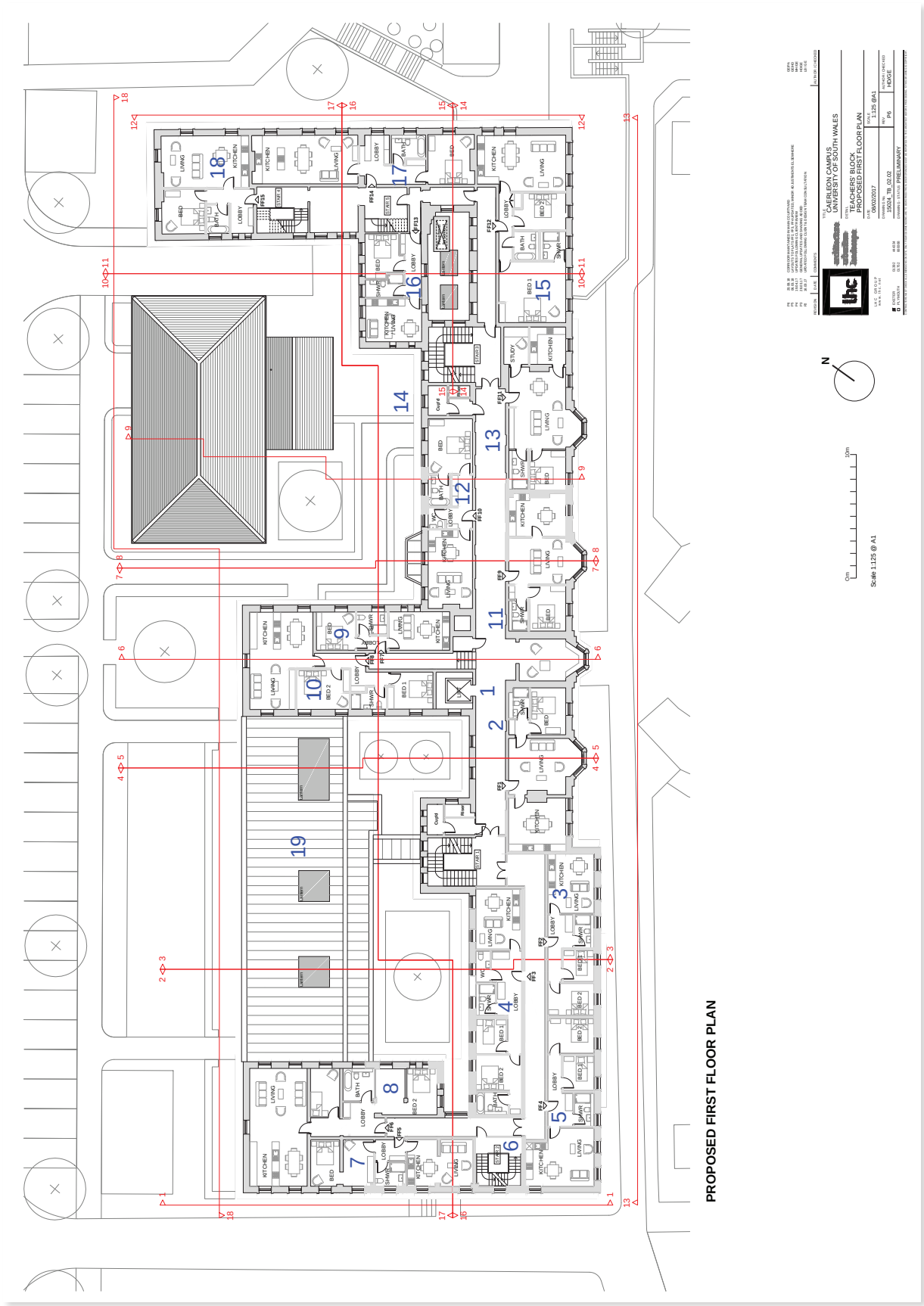
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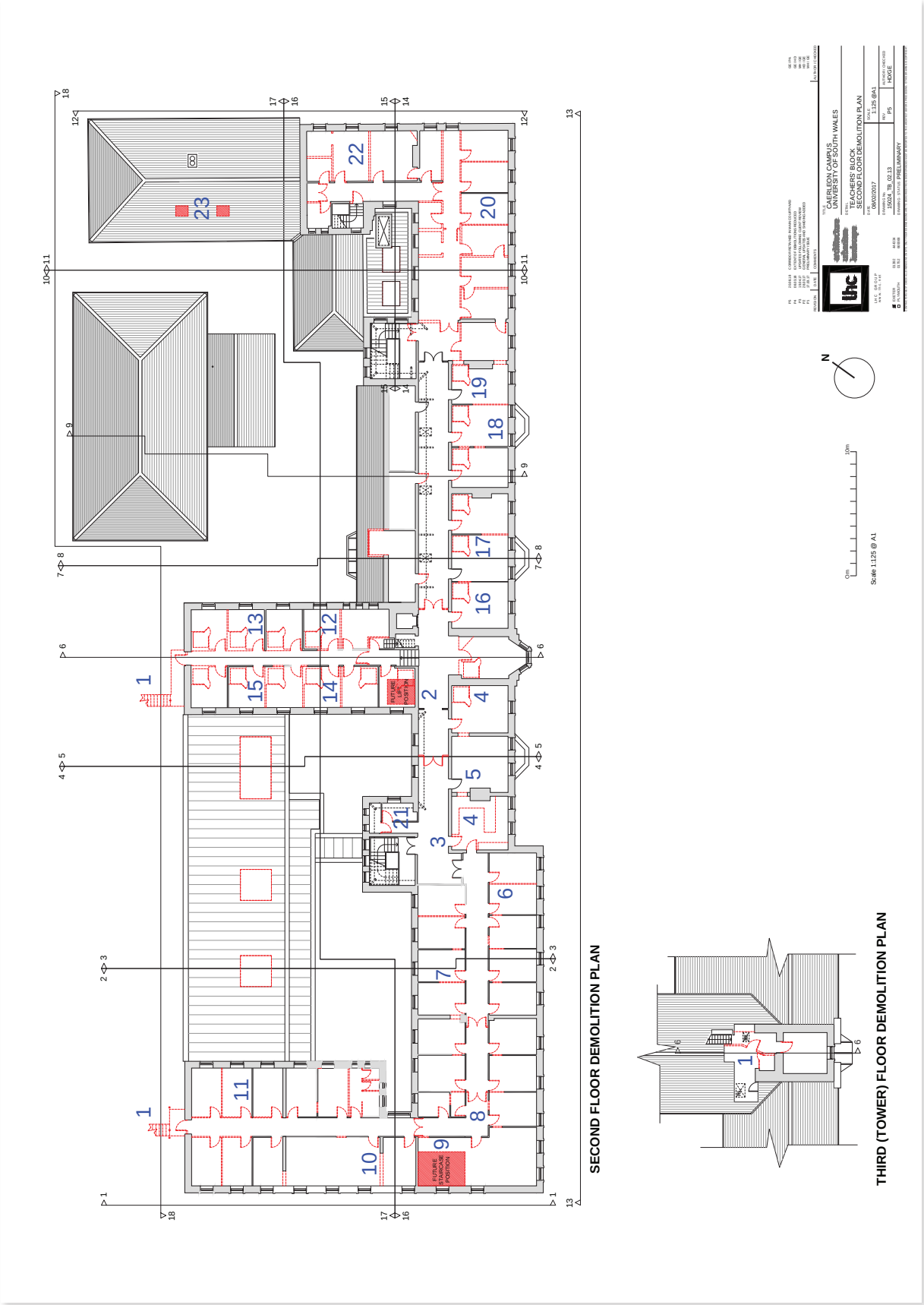
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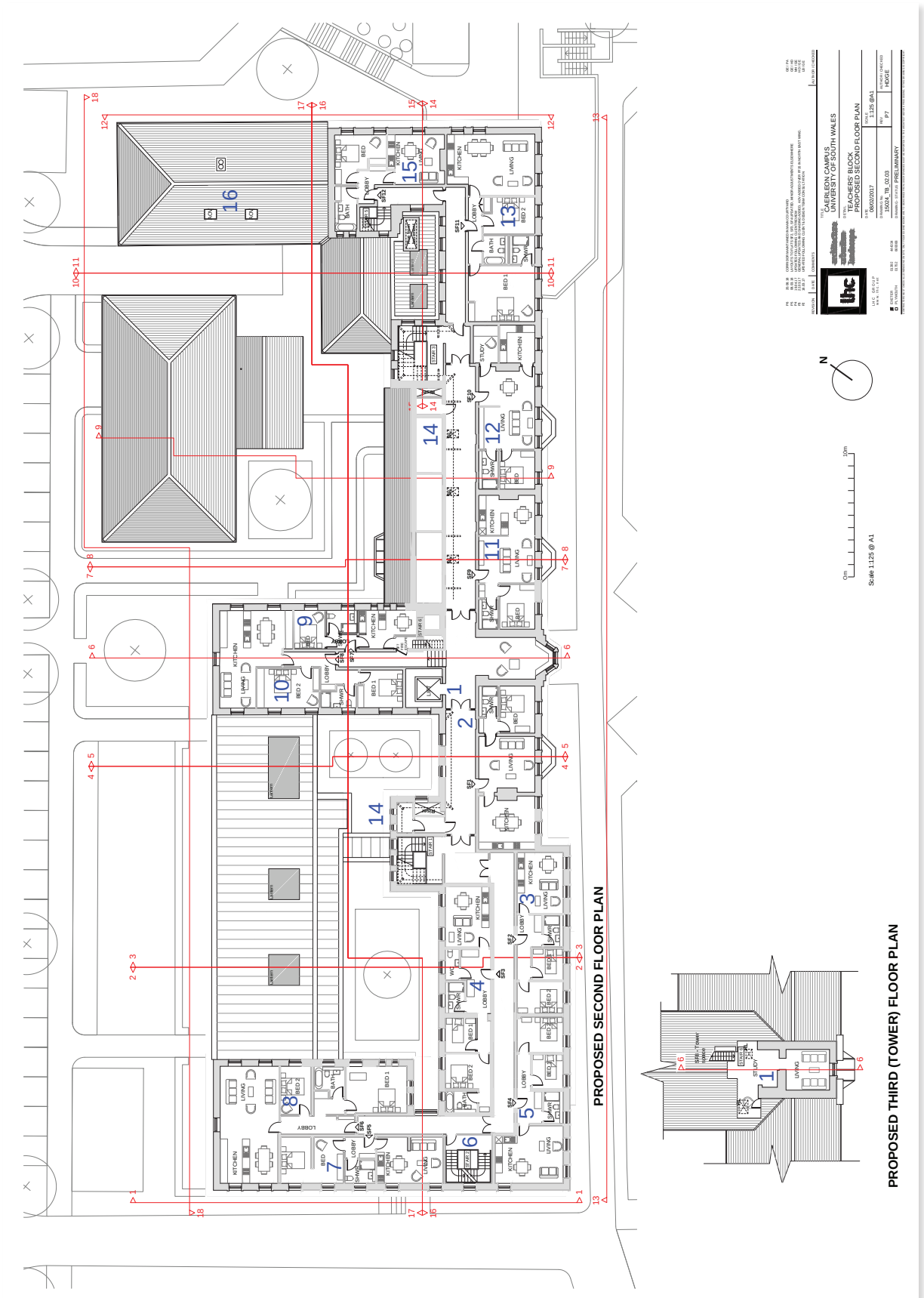
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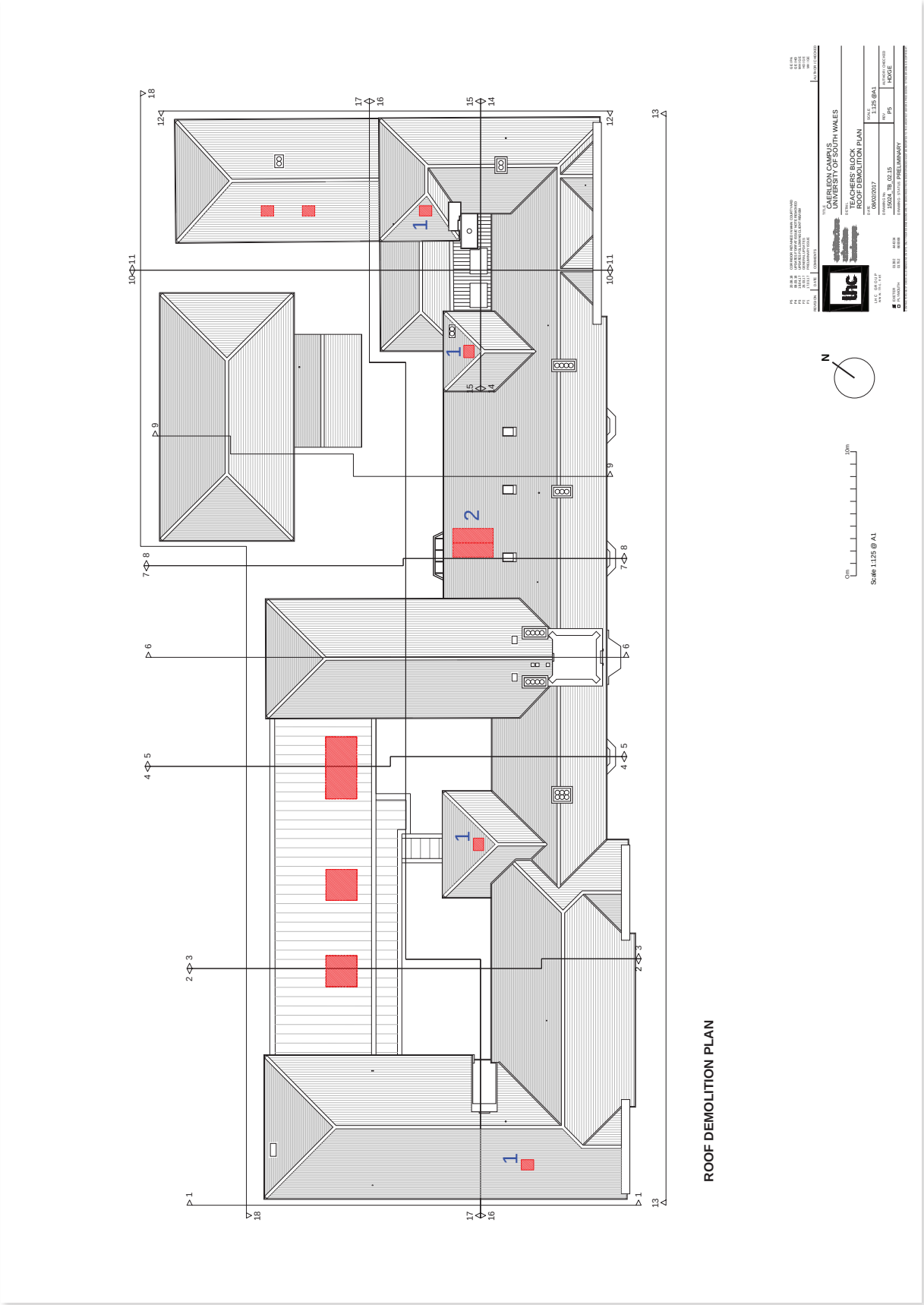
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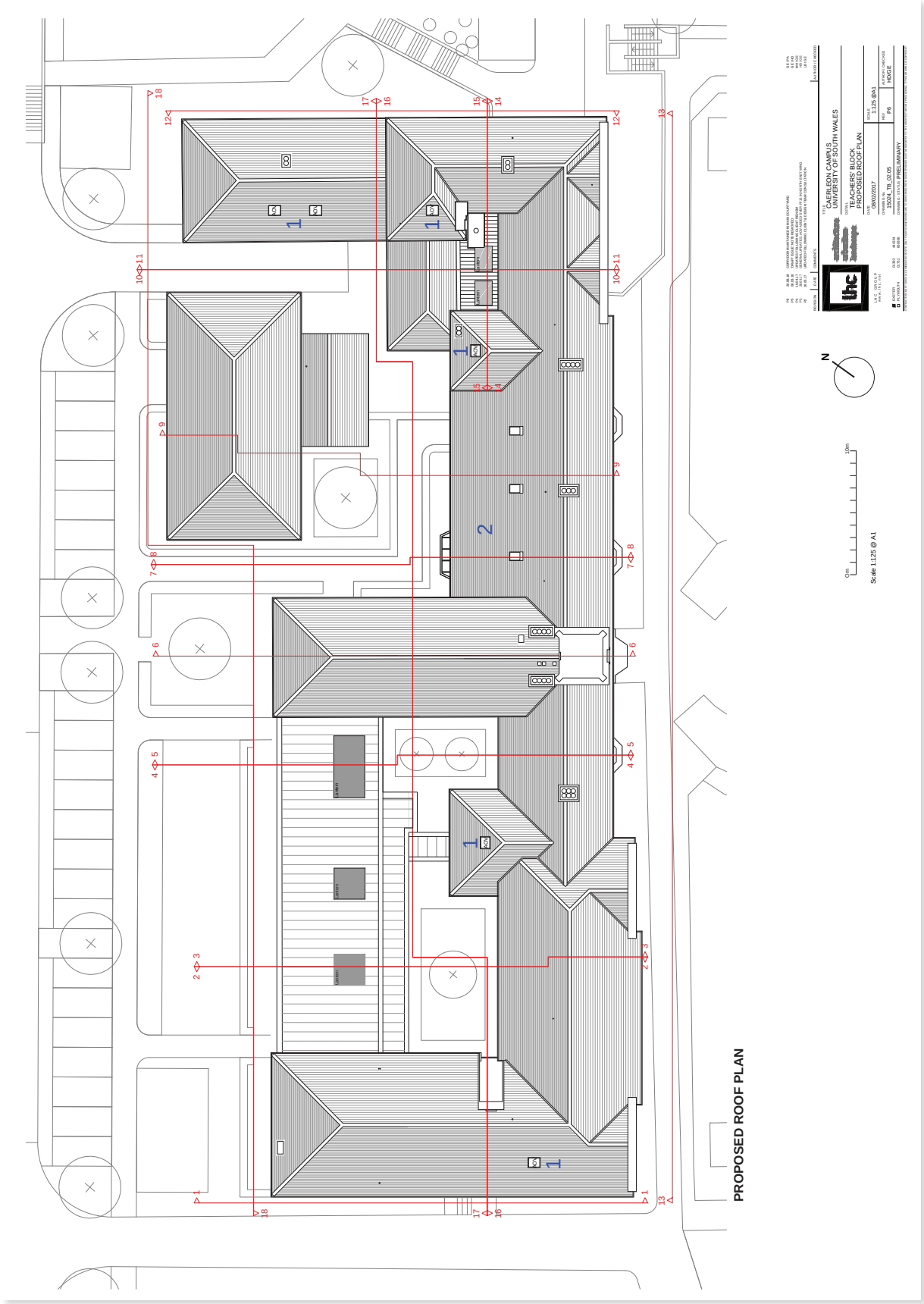
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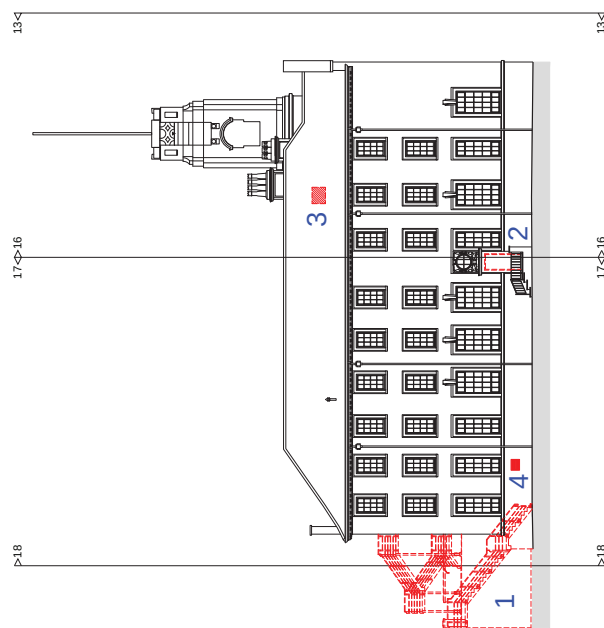


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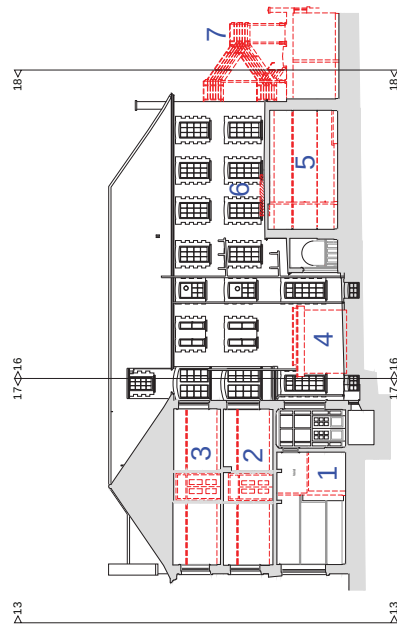


13.0Drawing Analysis

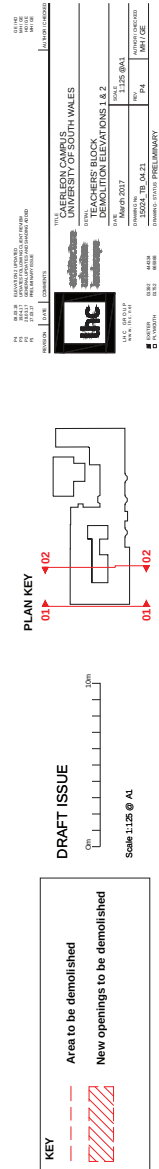




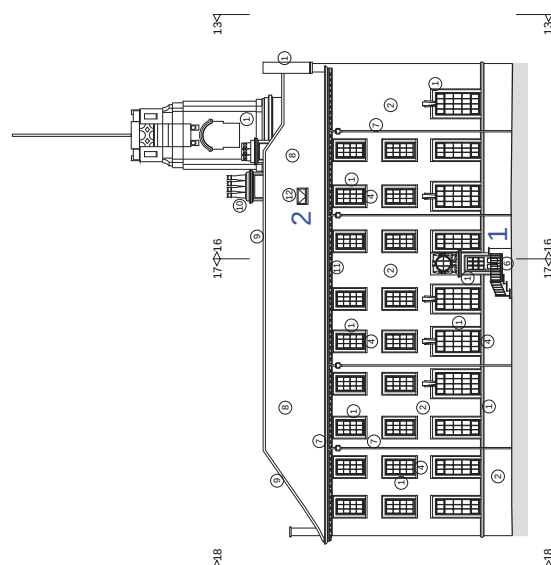
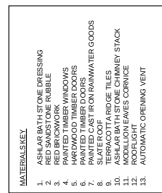
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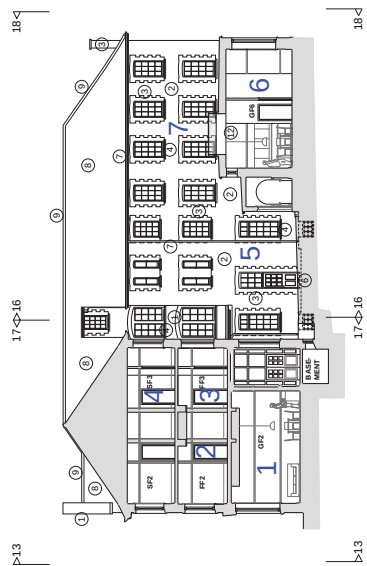
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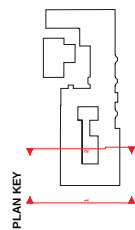
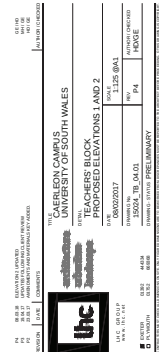
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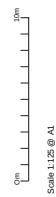
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PROPOSED ELEVATION 2

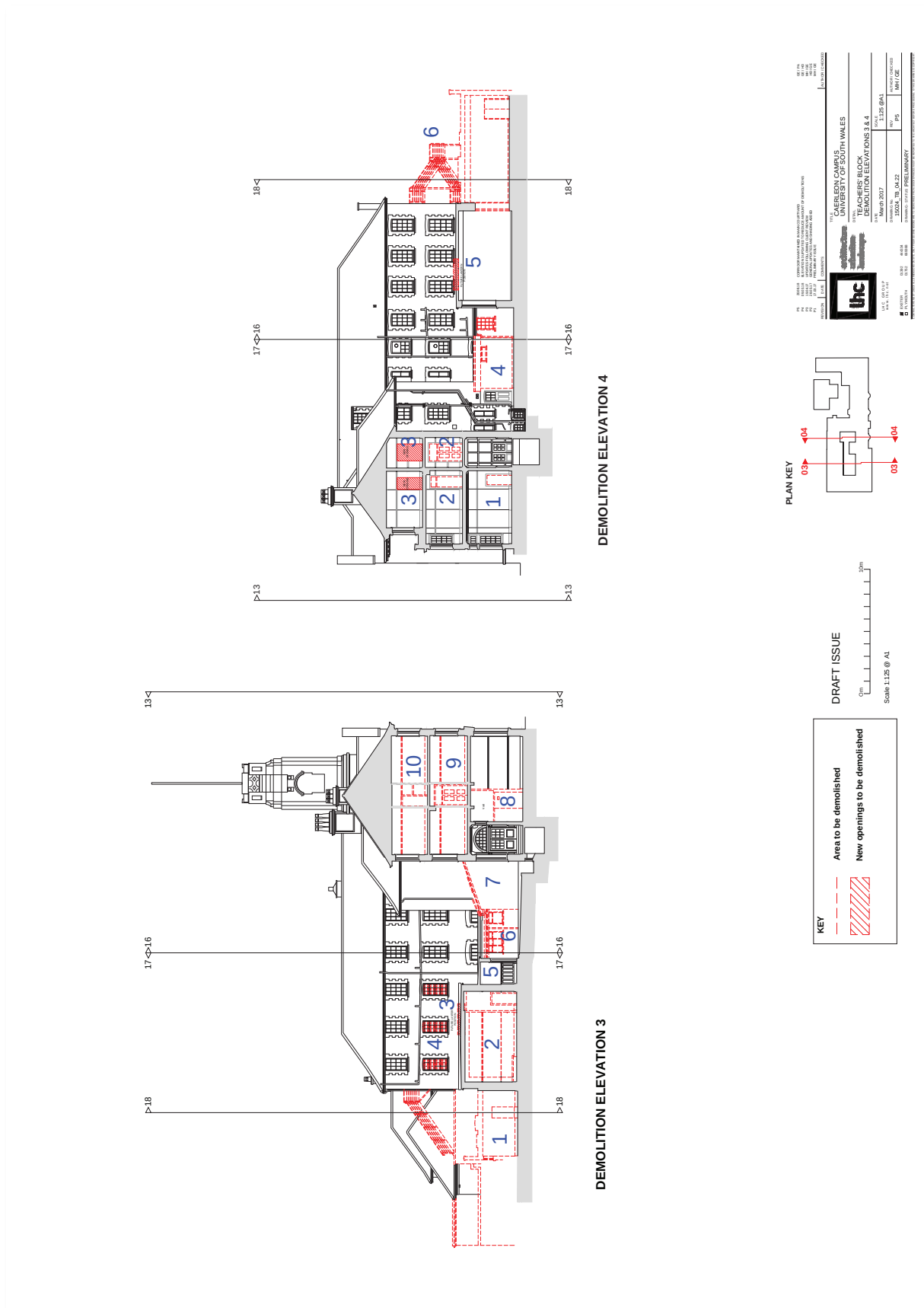


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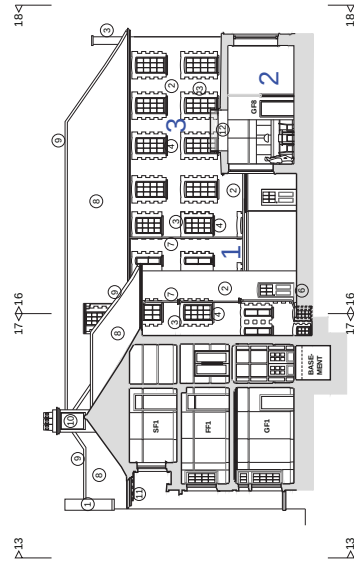
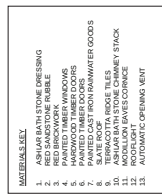


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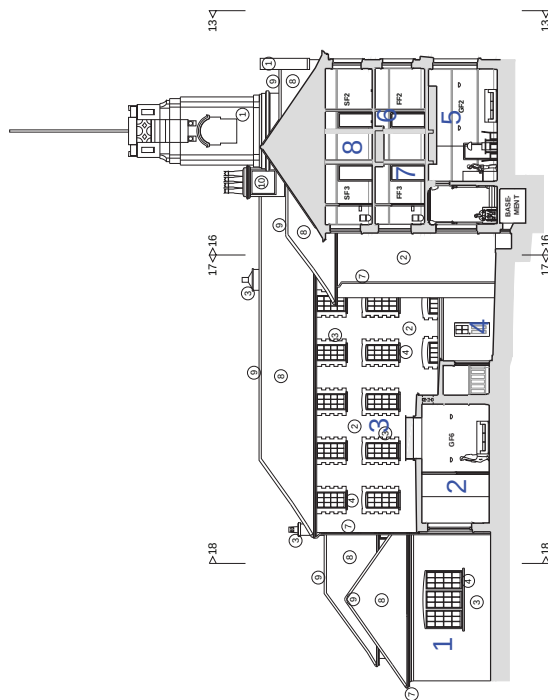


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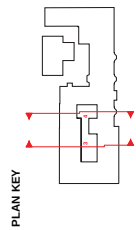
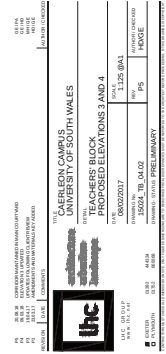
Elevation 4

PROPOSED ELEVATION 4



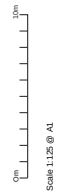
PROPOSED ELEVATION 3

PROPOSED ELEVATION 3

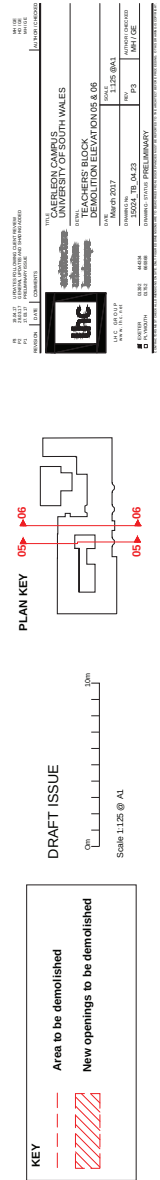


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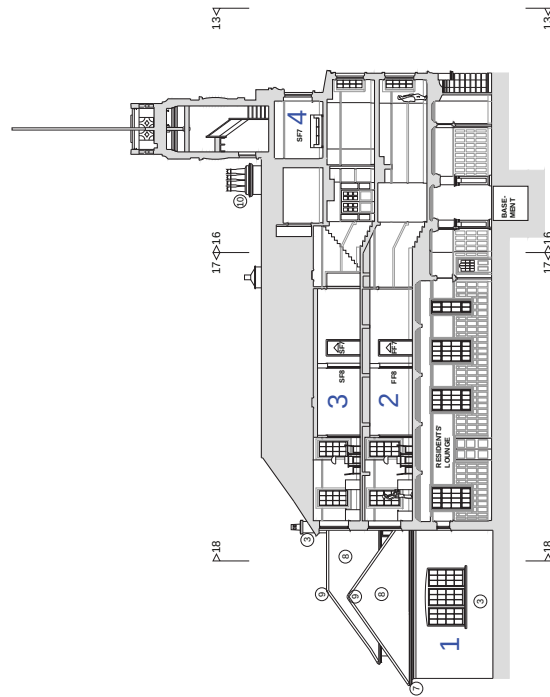
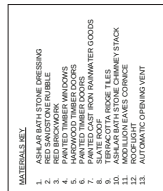
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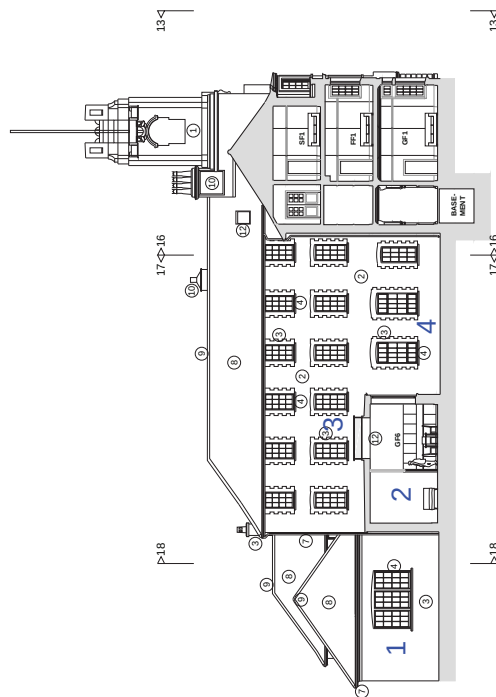
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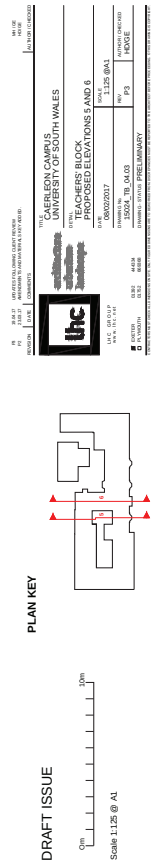
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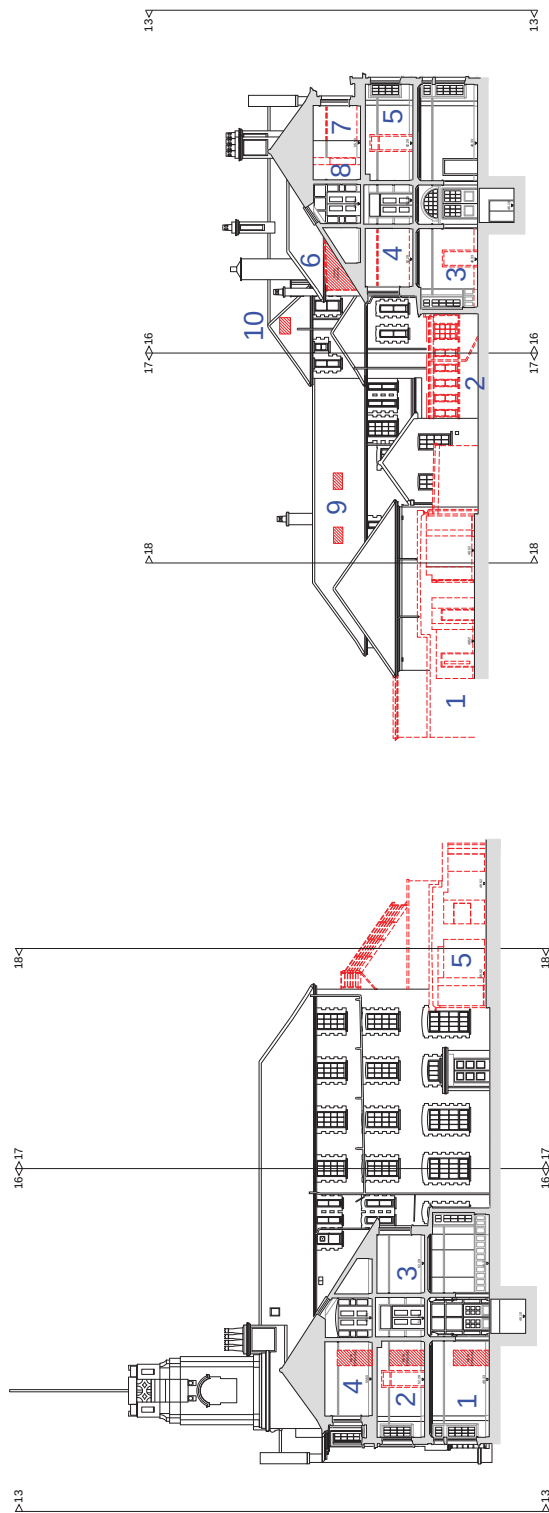


PROPOSED ELEVATION 6



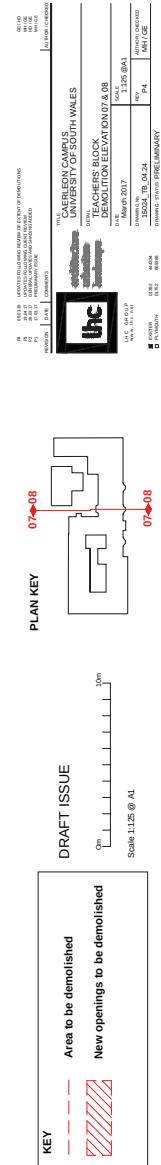
PROPOSED ELEVATION 5



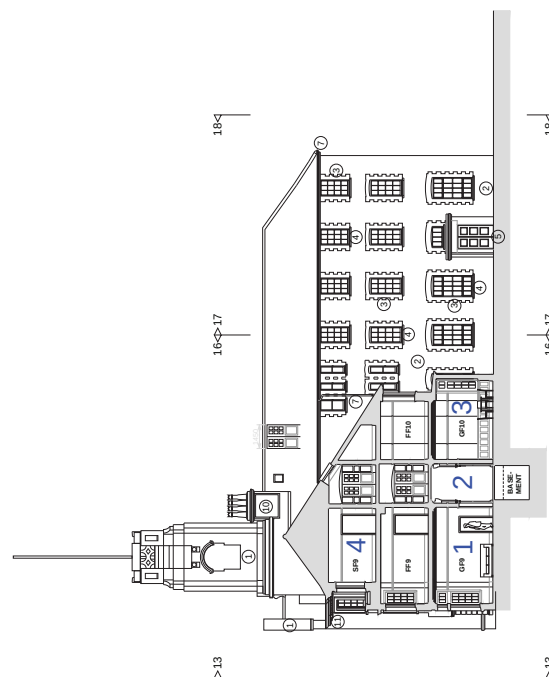
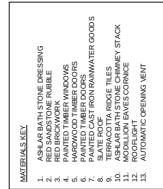


DEMOLITION ELEVATION 08

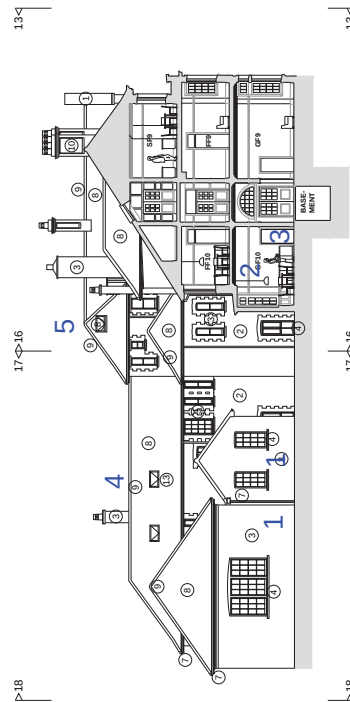
DEMOLITION ELEVATION 07



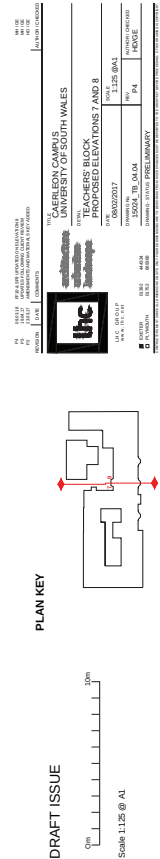
13.0 Drawing Analysis

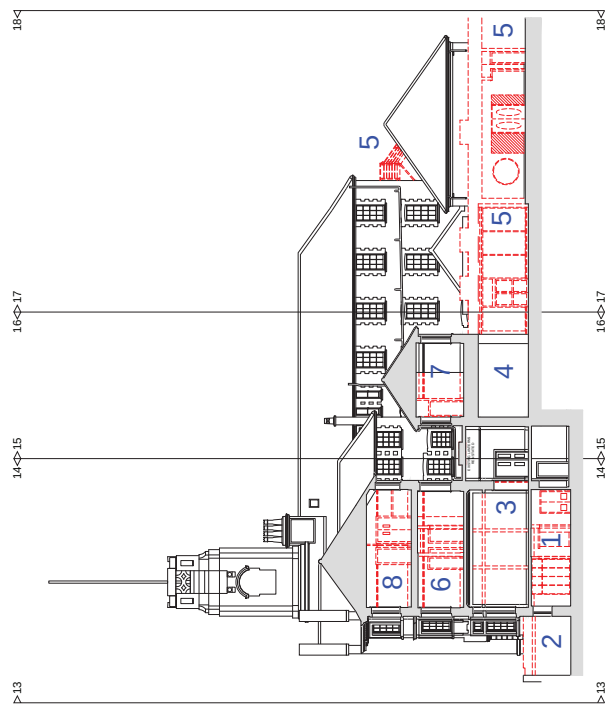


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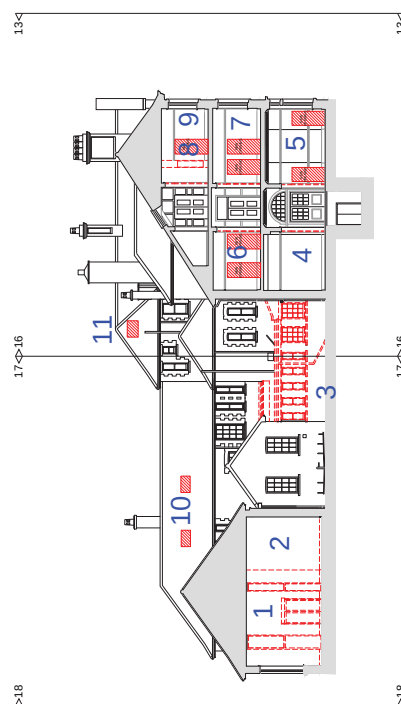


PROPOSED ELEVATION 8

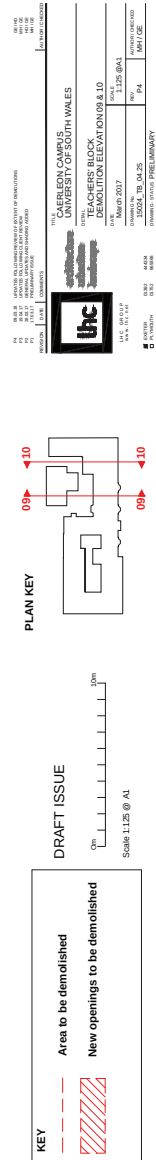




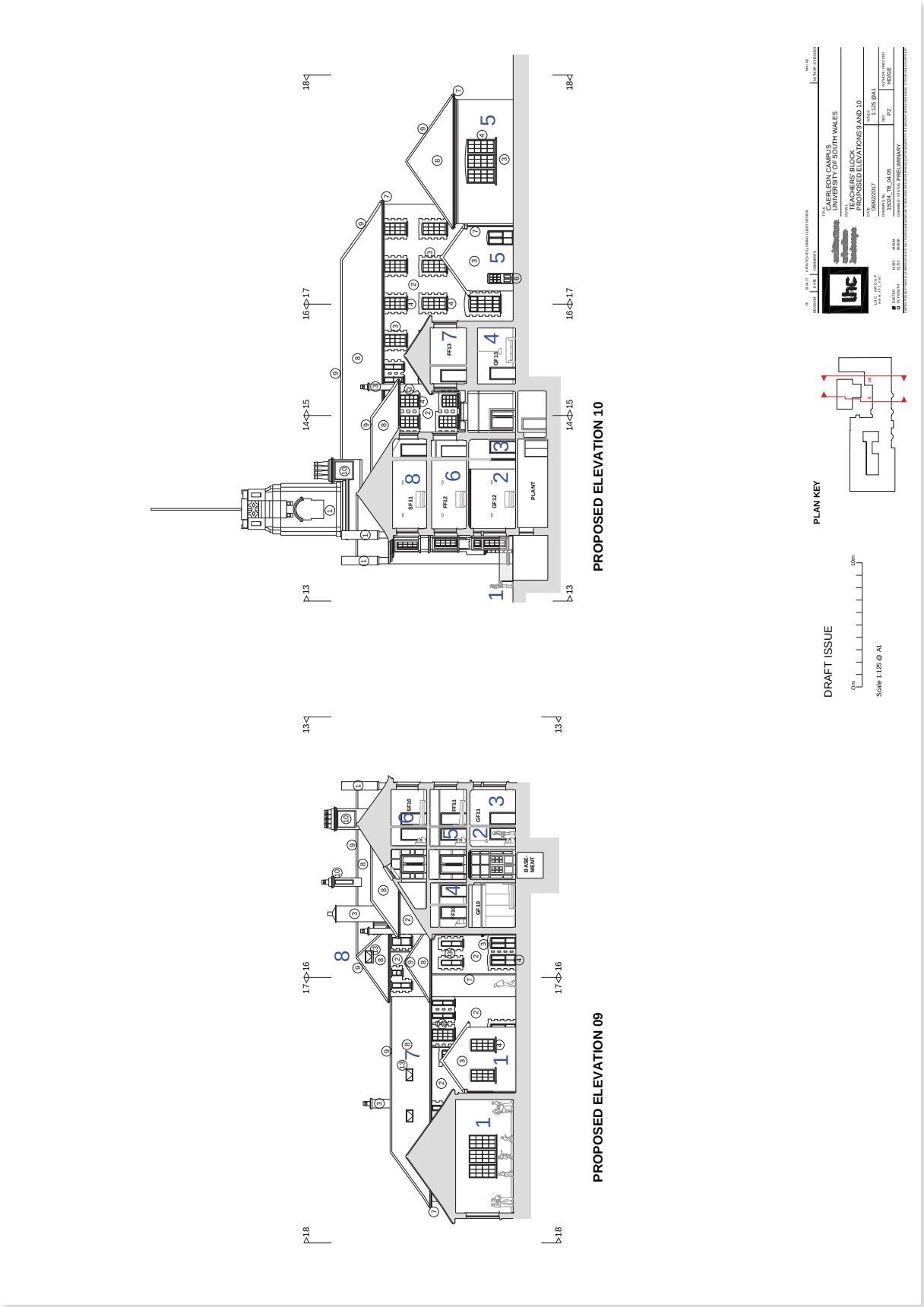
DEMOLITION ELEVATION 10



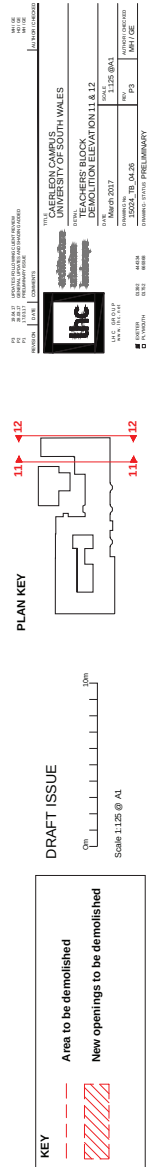
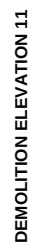
DEMOLITION ELEVATION 09



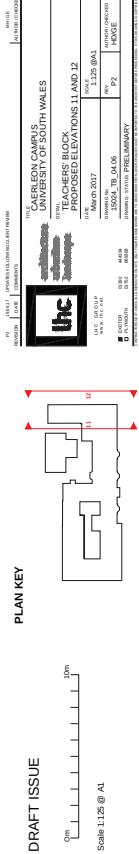
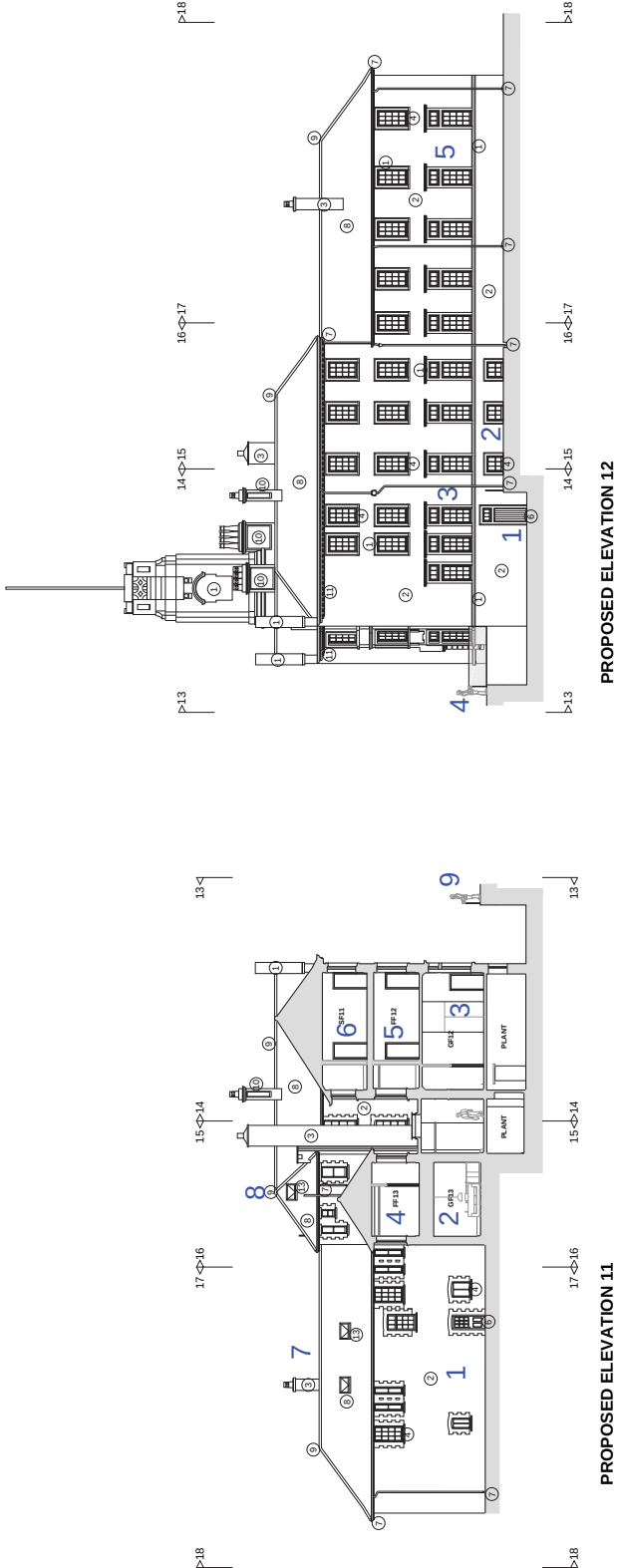
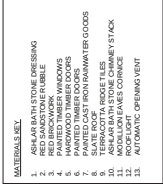
13.0 Drawing Analysis



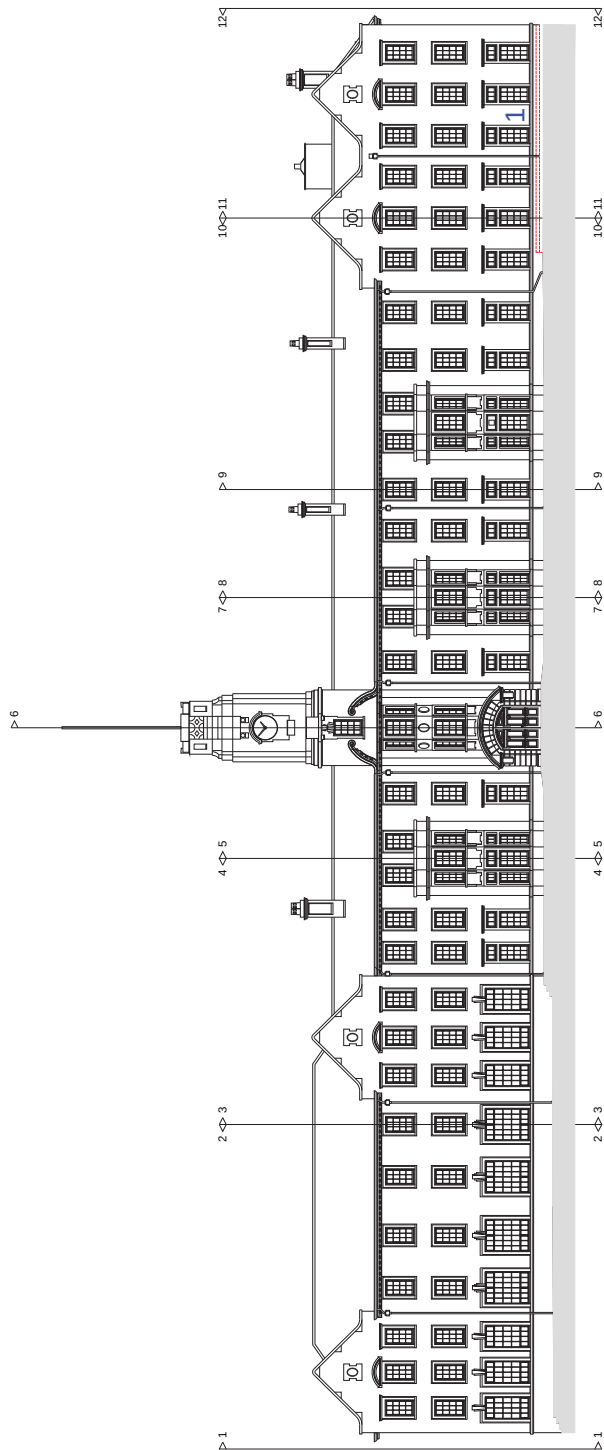
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13.0 Drawing Analysis



13.0 Drawing Analysis



DEMOLITION ELEVATION 13

KEY

- Area to be demolished
- New openings to be demolished

PLAN KEY

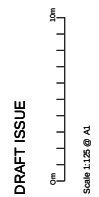
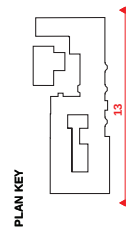
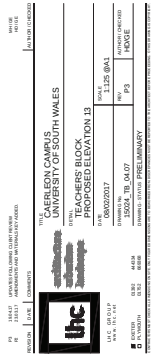
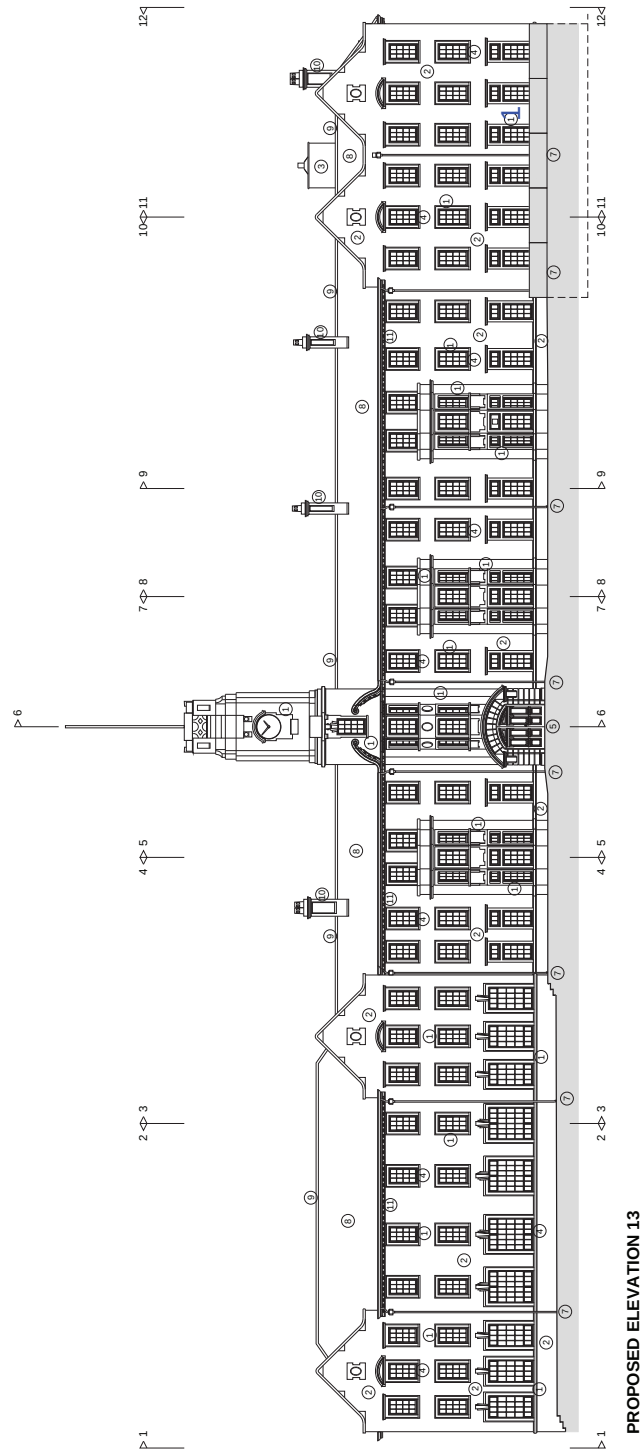
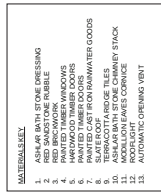
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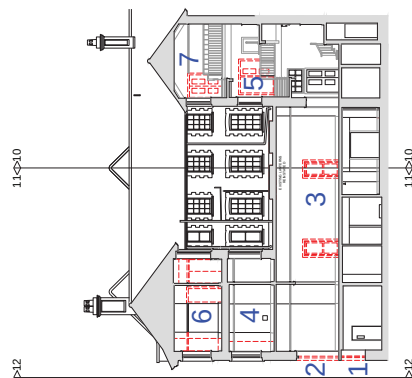
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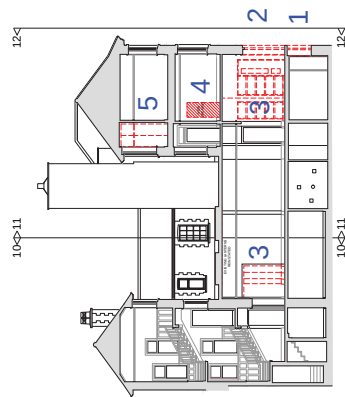
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DATE	March 2017
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DRAWN BY	130024 - WB - 04.27
CHECKED BY	130024 - WB - 04.27
APPROVED BY	130024 - WB - 04.27
DATE	130024 - WB - 04.27
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LOCATION	CARLEIL CAMPUS UNIVERSITY OF SOUTH WALES
DATE	March 2017
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DATE	130024 - WB - 04.27

13.0 Drawing Analysis

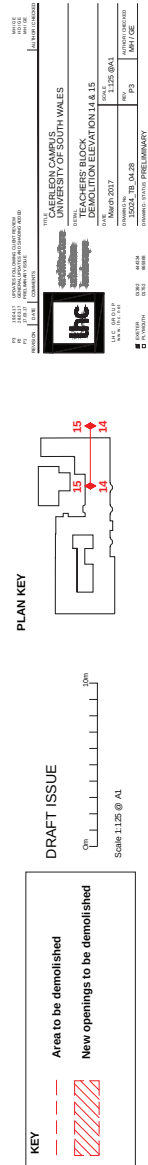




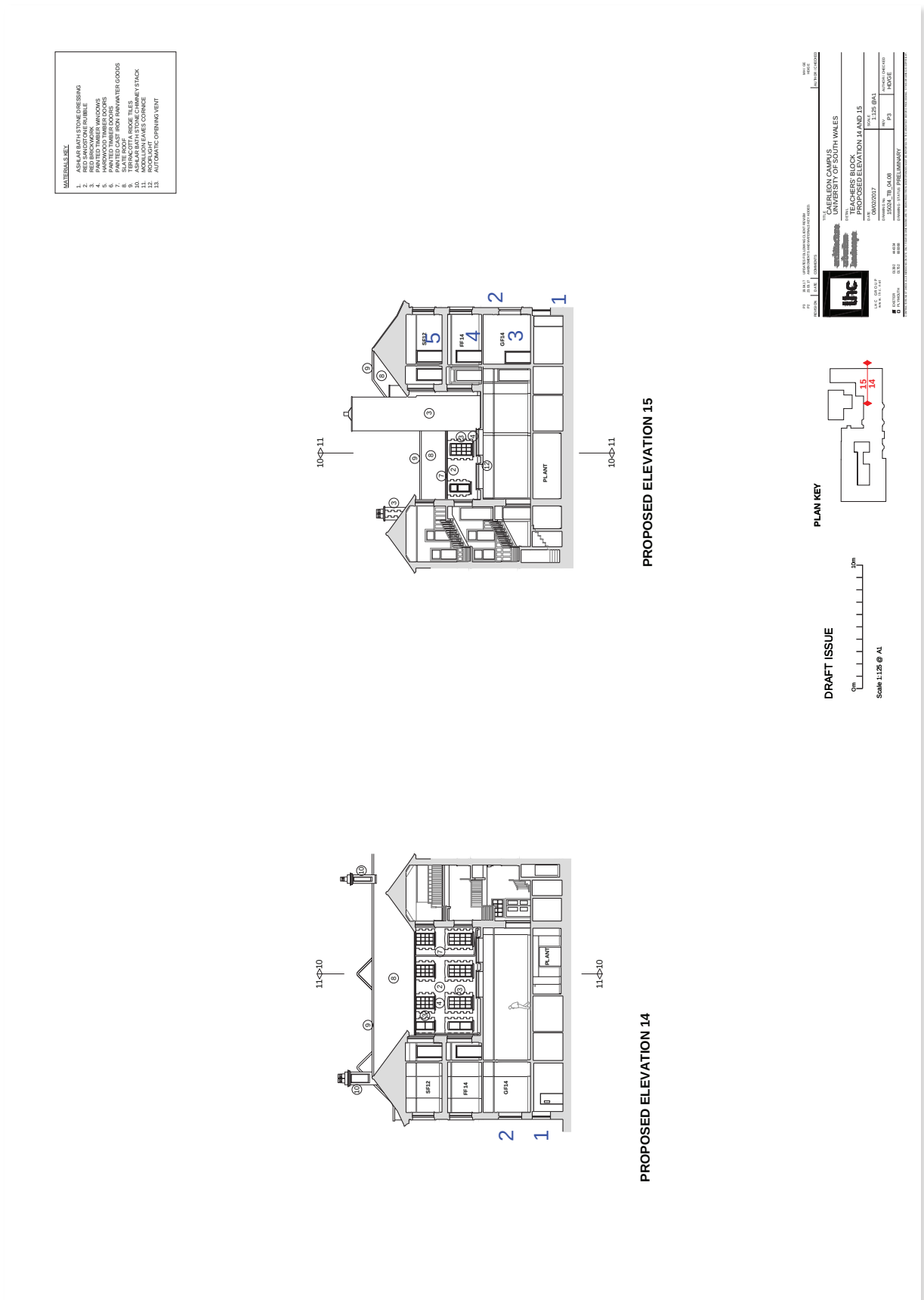
DEMOLITION ELEVATION 14



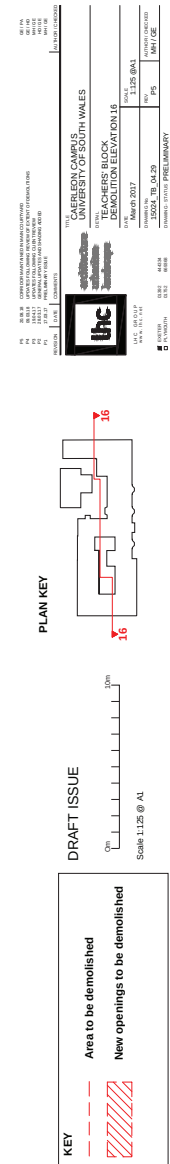
DEMOLITION ELEVATION 15



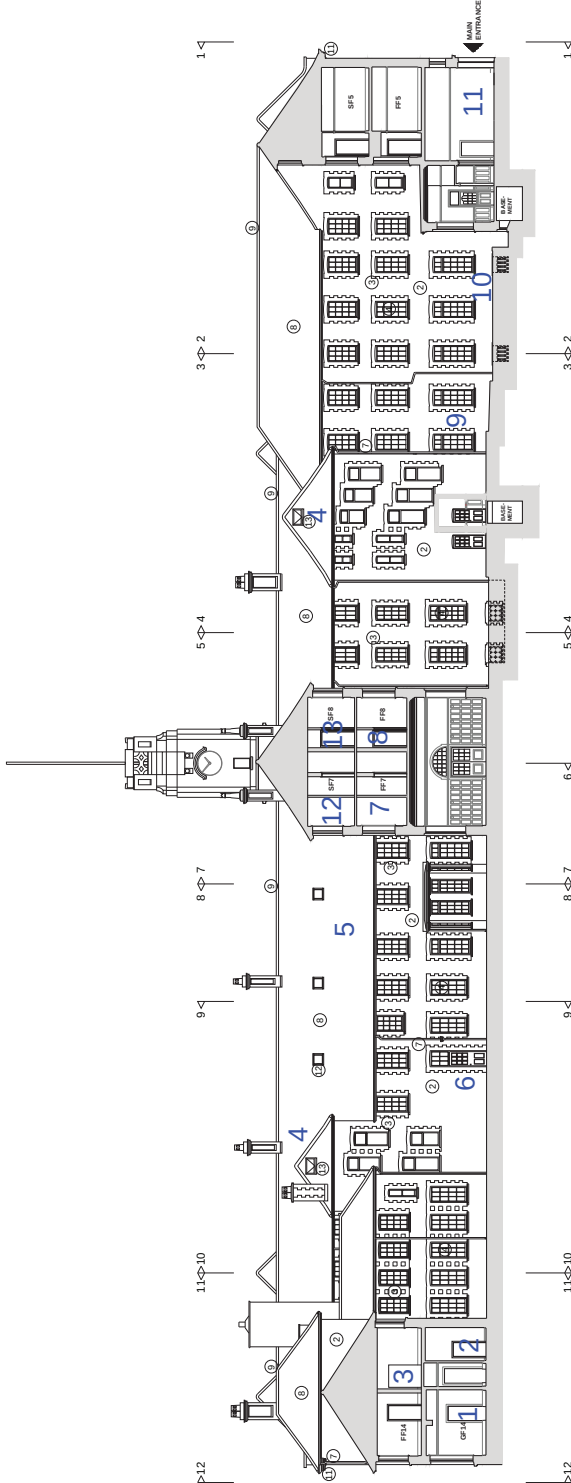
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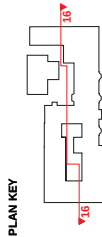
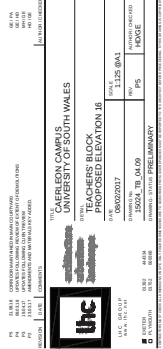
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13.0 Drawing Analysis



PROPOSED ELEVATION 16

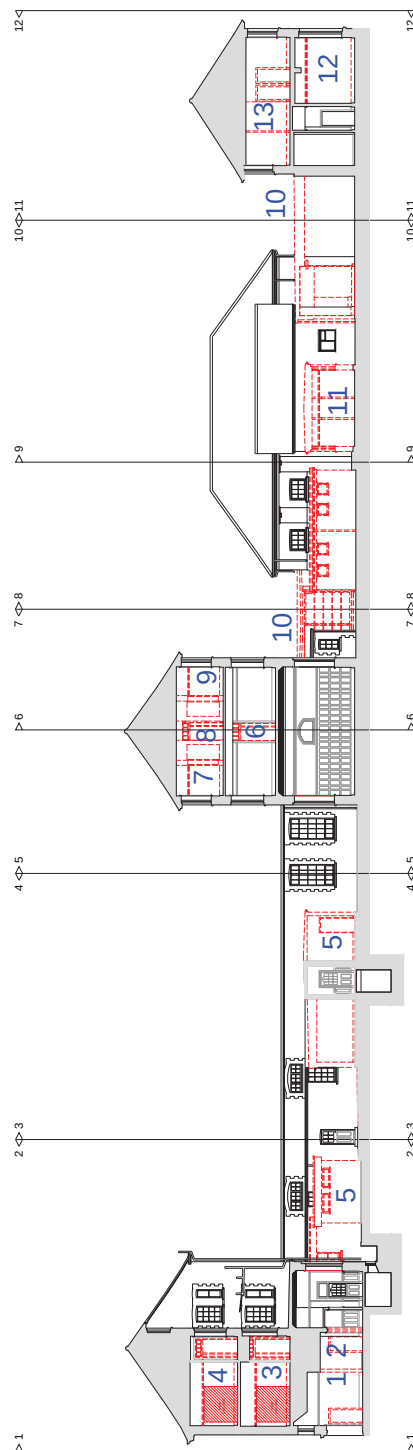


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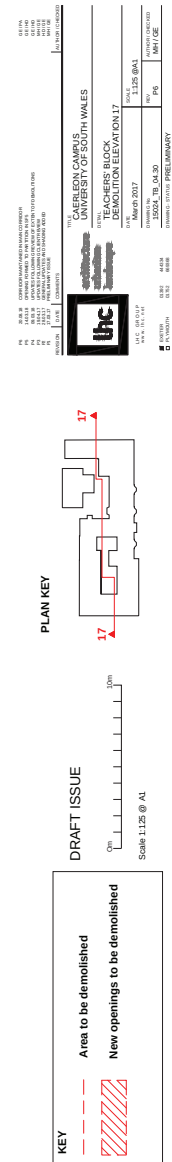
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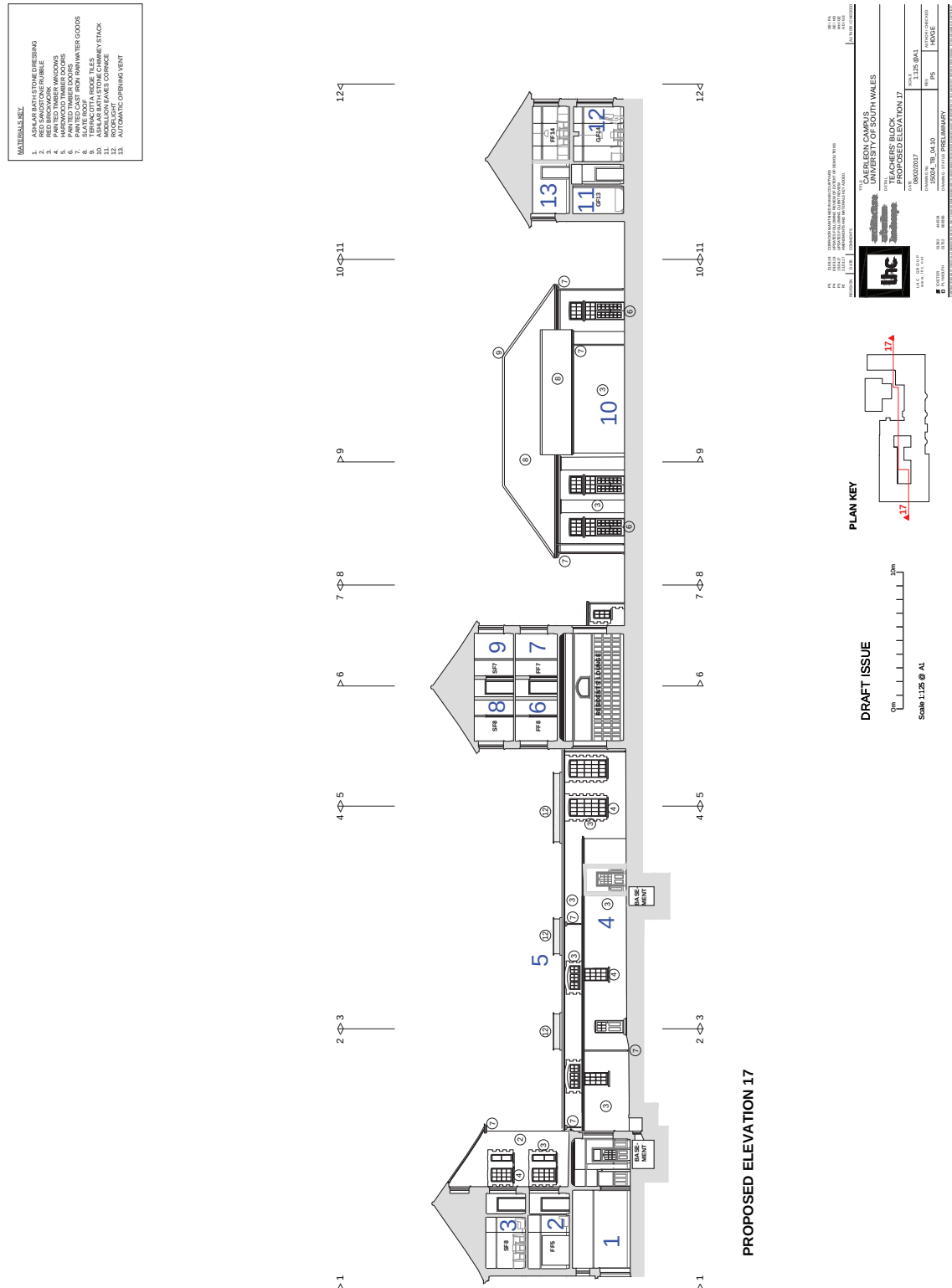
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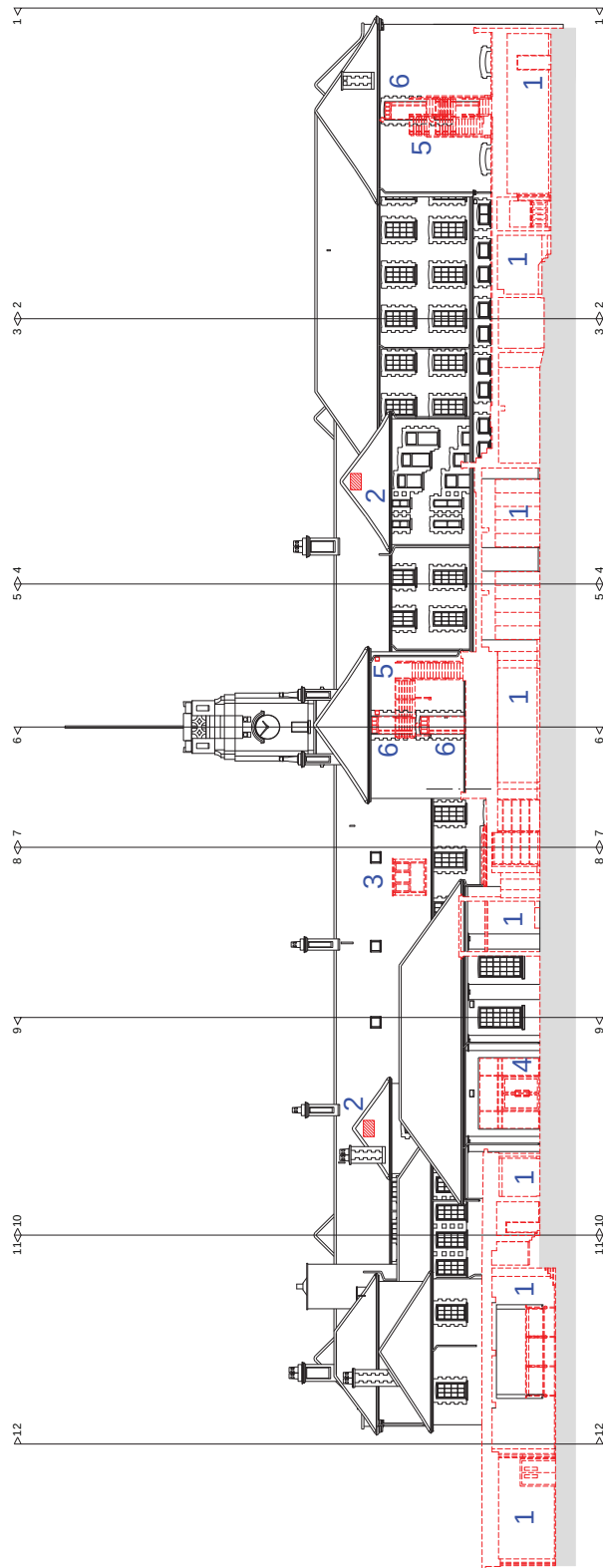
DEMOLITION ELEVATION 17



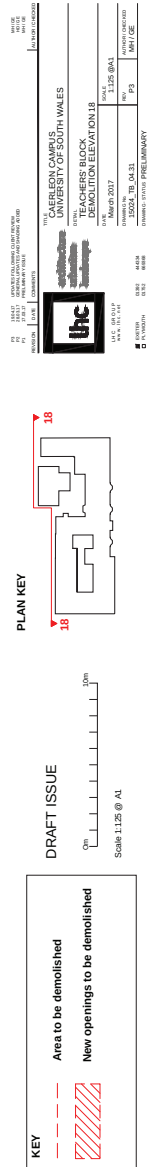
13.0 Drawing Analysis



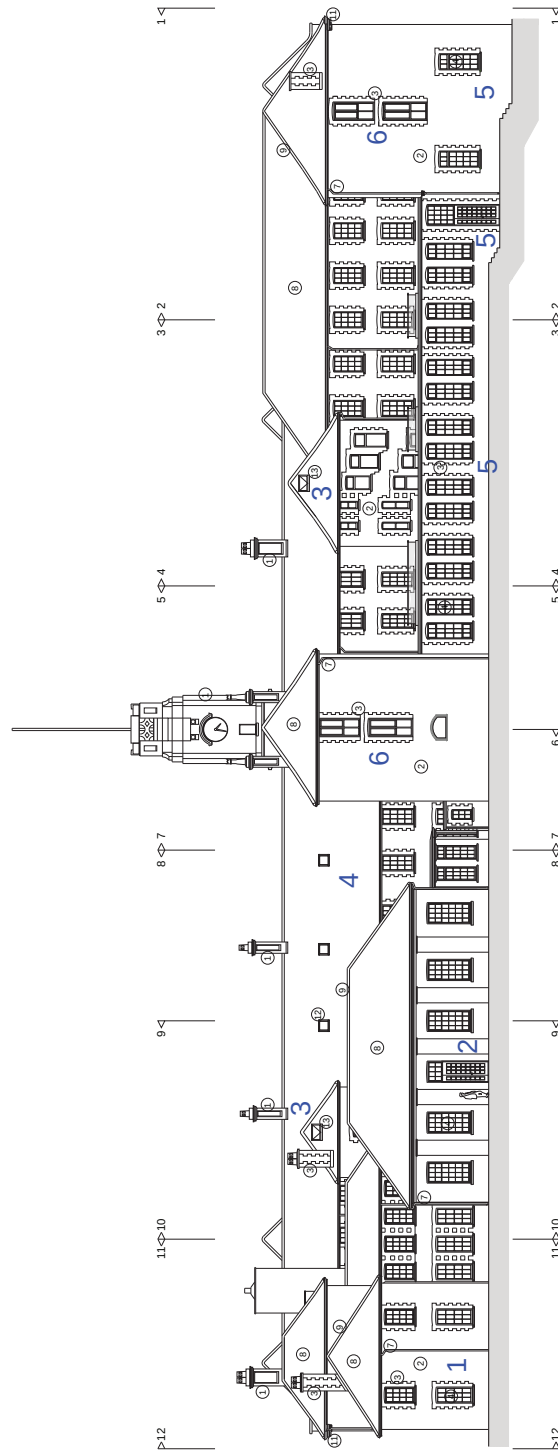
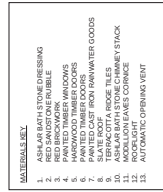
13.0 Drawing Analysis



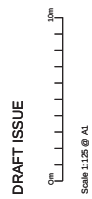
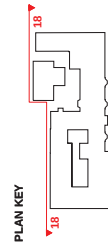
DEMOLITION ELEVATION 18



13.0 Drawing Analysis



PROPOSED ELEVATION 18

[illegible]

13.0 Drawing Analysis

Principal's Residence

Floor Plans – Demolitions

1. Ground Floor - Removal of some internal partitions and modern glazed office screens
2. First Floor - Removal of some internal partitions and modern glazed office screens
3. First Floor - Opening formed in first floor for new staircase
4. Roof – No Change

Floor Plans – Proposals

1. Ground Floor - Introduction of some new partitions
2. Ground Floor - Rooms returned more to original size
3. Ground Floor - Introduction of new staircase to first floor
4. First Floor - Introduction of some new partitions
5. First Floor - Rooms returned more to original size
6. Roof - No change

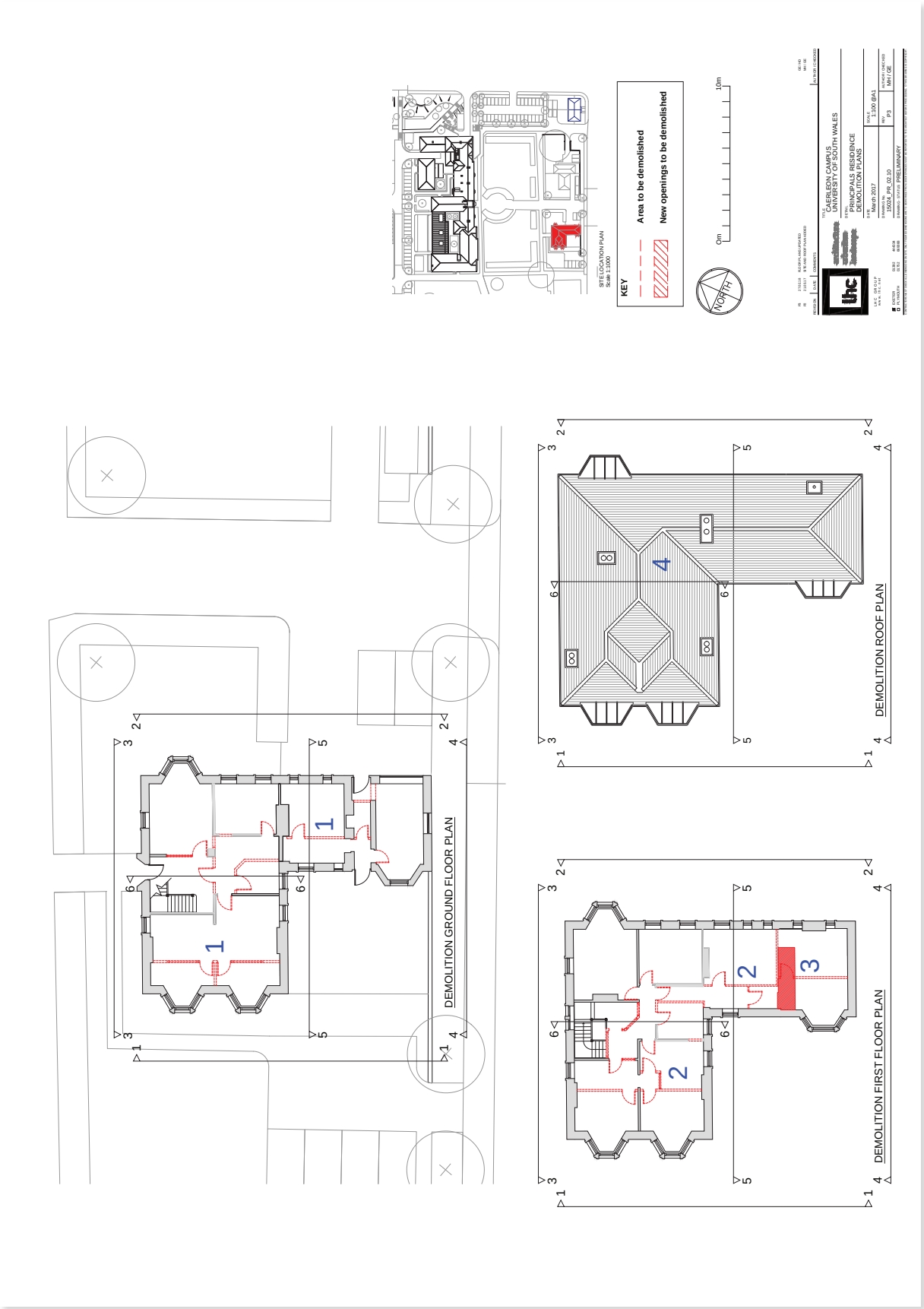
Elevations & Sections - Demolitions

1. Elevation 1 – Removal of floodlight
2. Elevation 2 - Removal of floodlights and university signage
3. Elevation 2 - Removal of modern door and solid infill panel to fanlight over
4. Elevation 3 - Removal of emergency escape light
5. Elevation 4 - Removal of floodlight
6. Section 5 - Removal of some internal partitions
7. Section 6 - Removal of some internal partitions

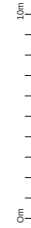
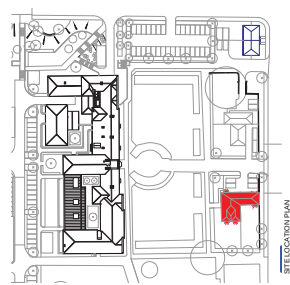
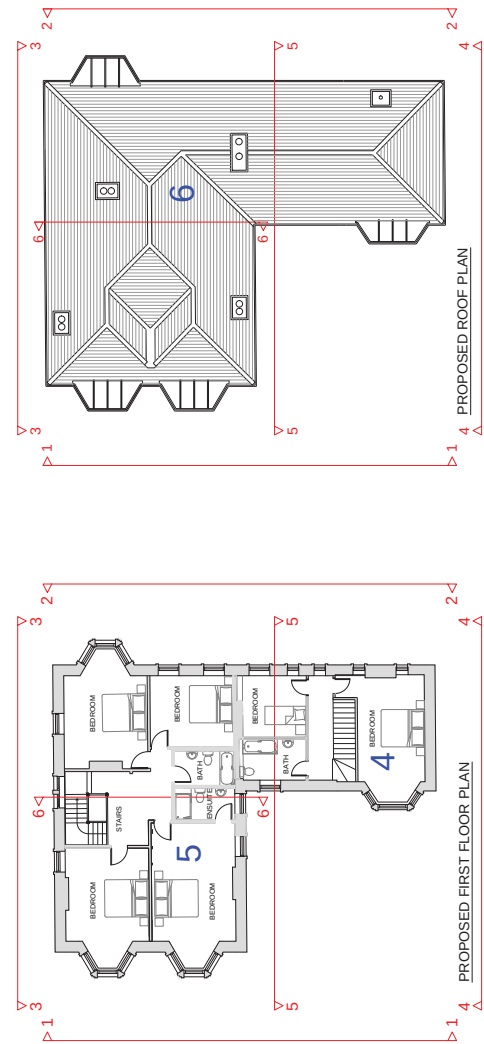
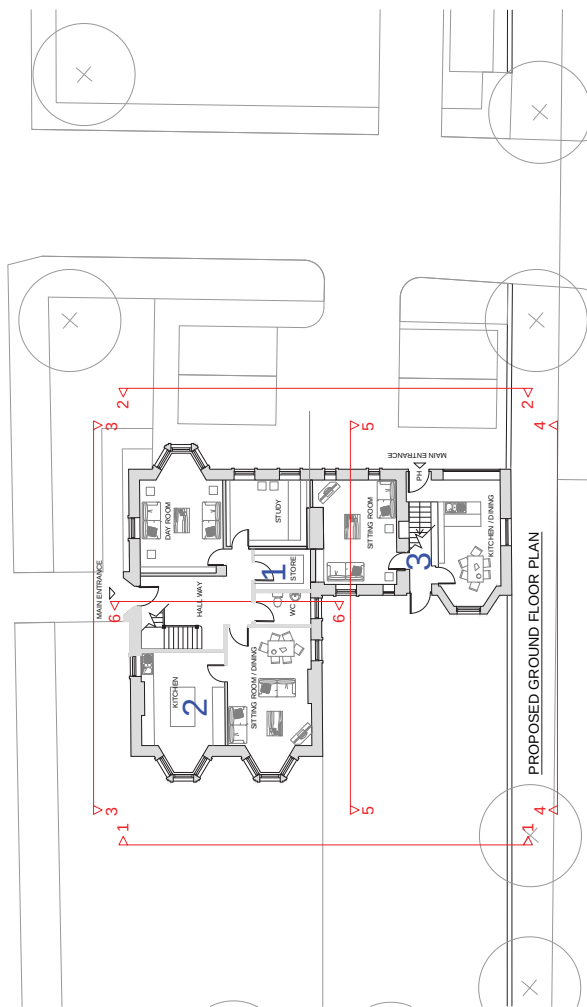
Elevations & Sections - Proposals

1. Elevation 1 – No change
2. Elevation 2 - Replacement door with fanlight over, to match similar arrangement on Elevation 1
3. Elevation 3 - No change
4. Elevation 4 - No Change
5. Section 5 - Introduction of some new partitions
6. Section 5 - Rooms returned more to original size
7. Section 6 - Introduction of some new partitions
8. Section 6 - Rooms returned more to original size

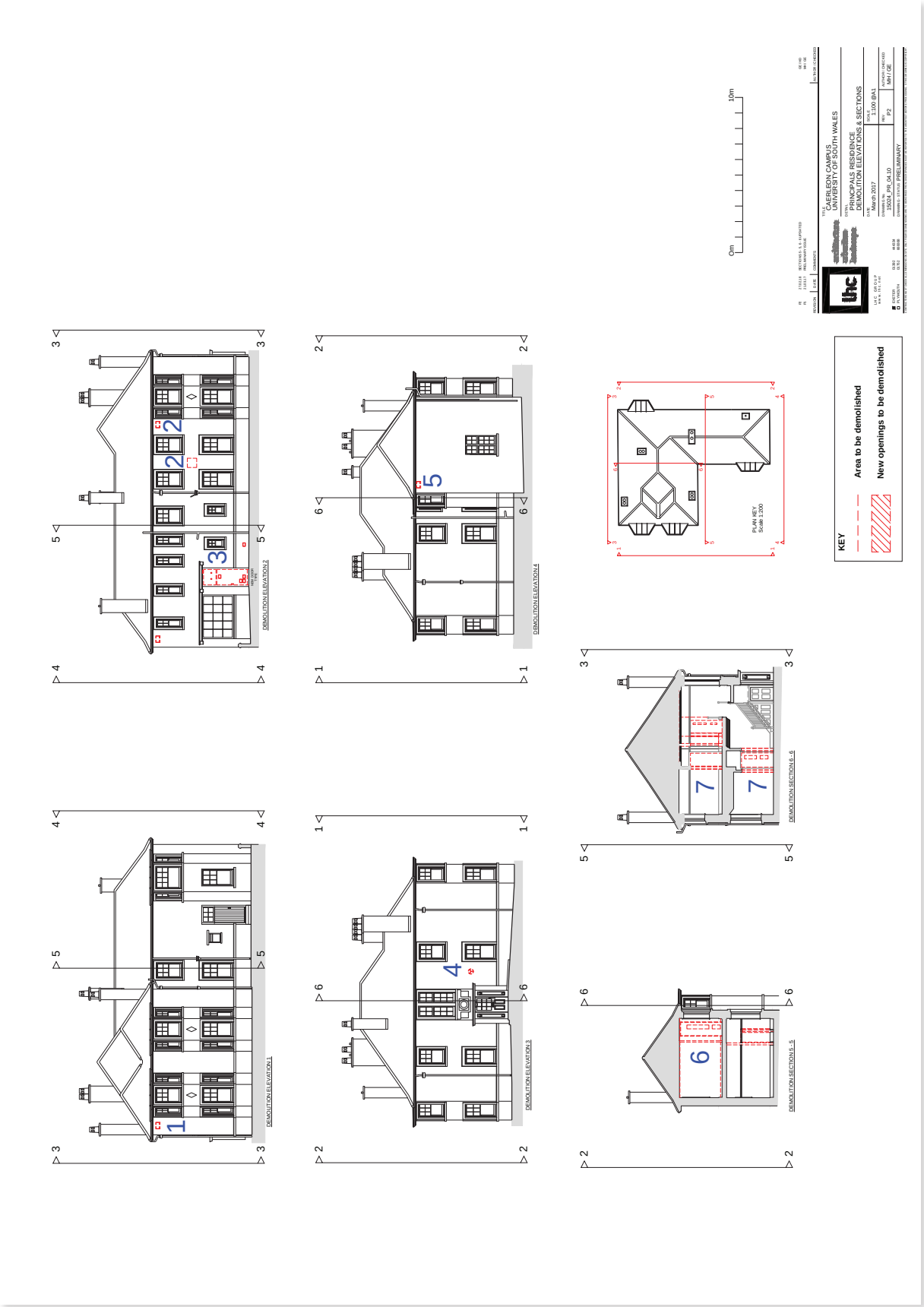
13.0 Drawing Analysis



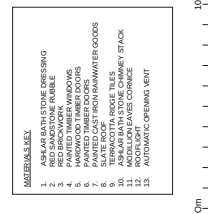
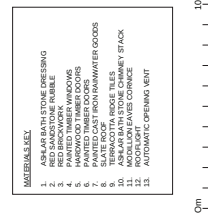
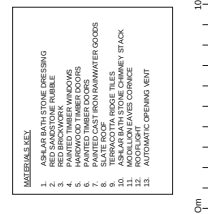
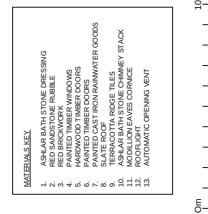
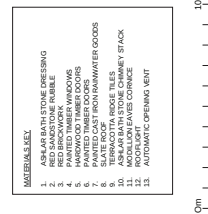
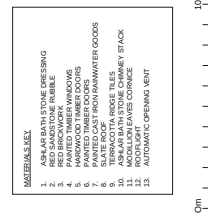
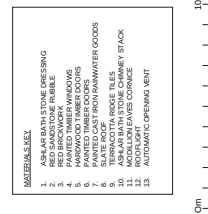
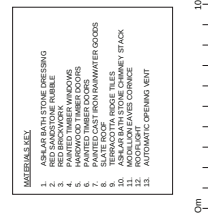
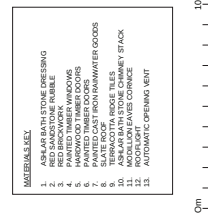
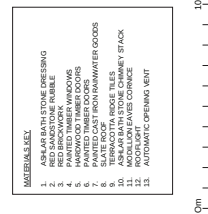
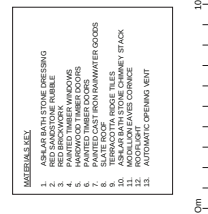
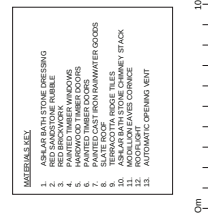
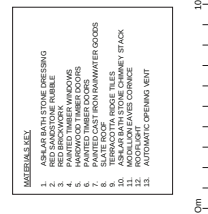
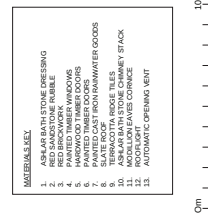
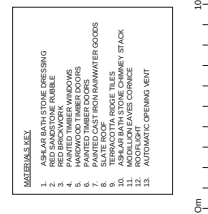
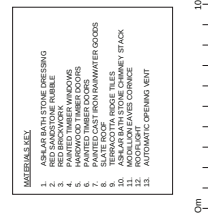
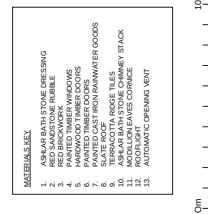
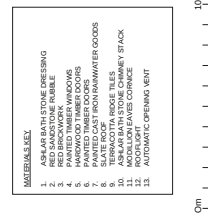
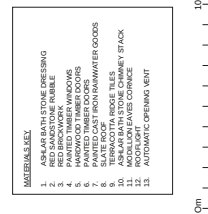
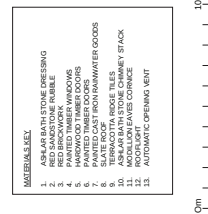
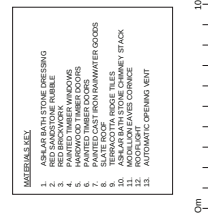
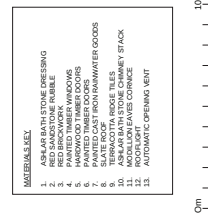
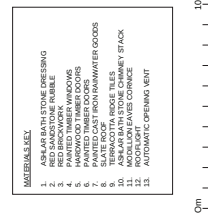
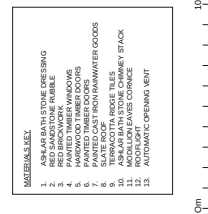
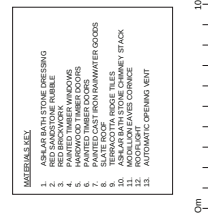
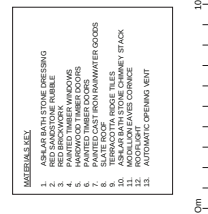
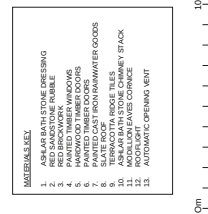
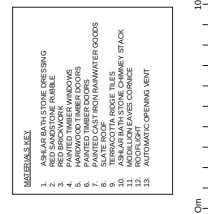
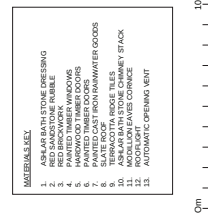
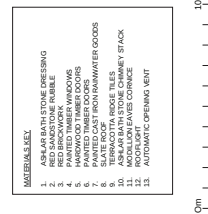
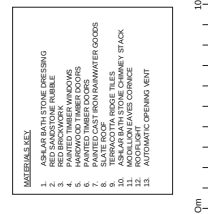
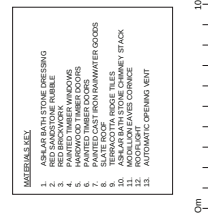
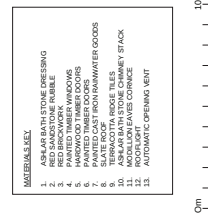
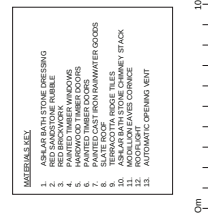
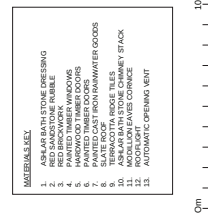
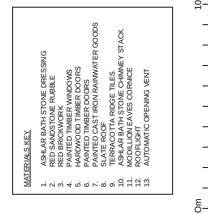
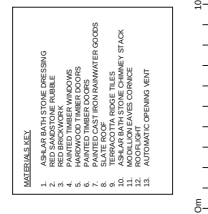
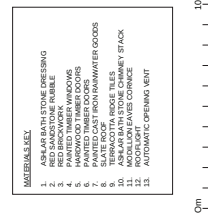
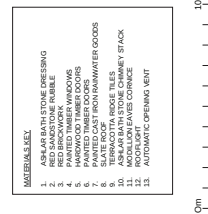
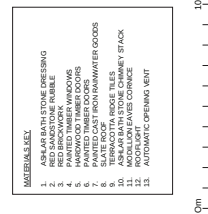
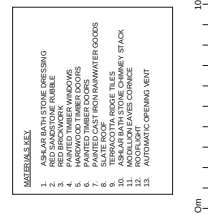
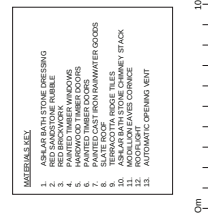
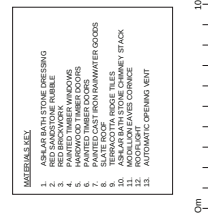
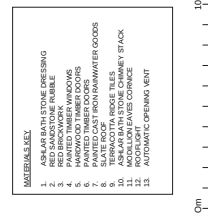
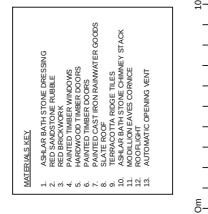
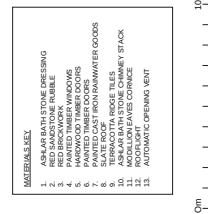
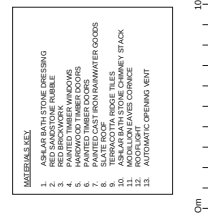
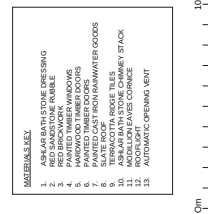
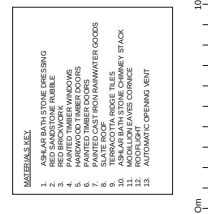
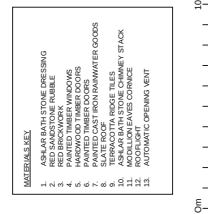
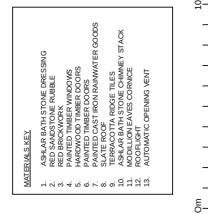
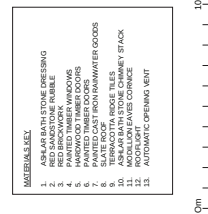
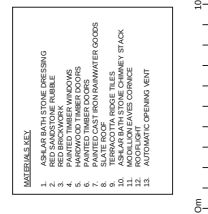
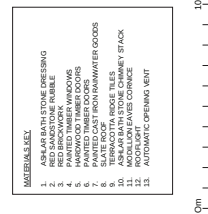
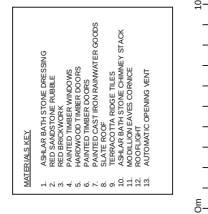
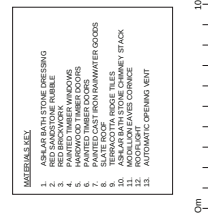
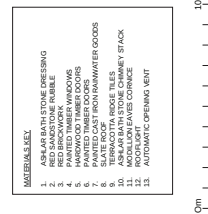
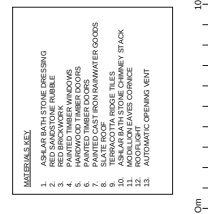
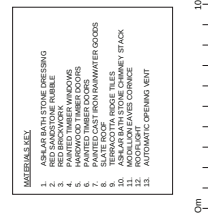
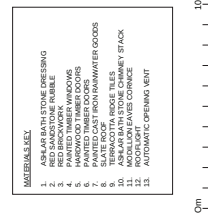
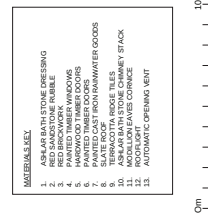
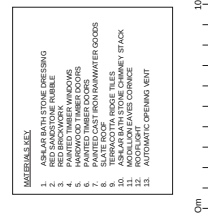
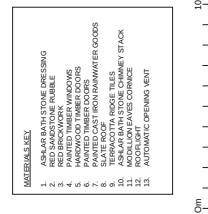
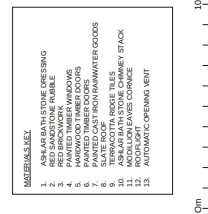
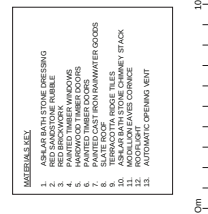
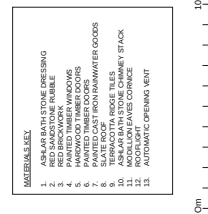
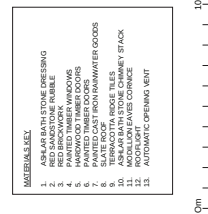
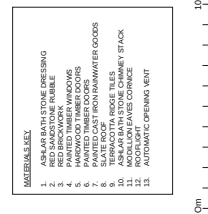
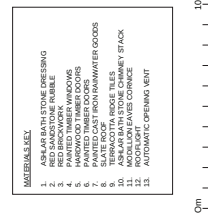
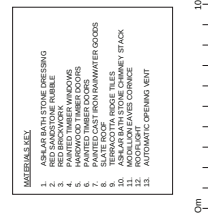
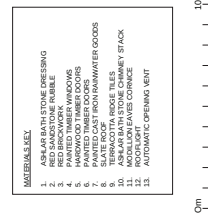
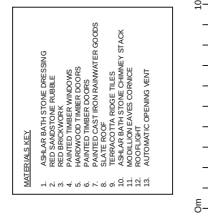
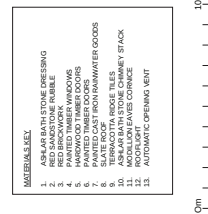
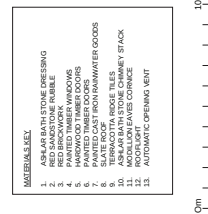
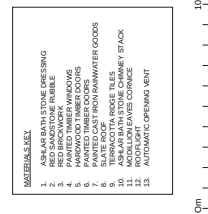
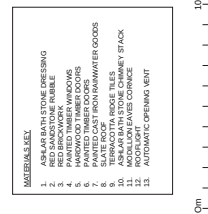
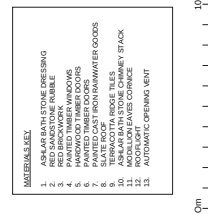
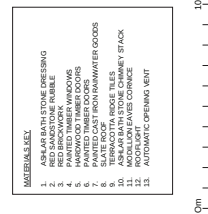
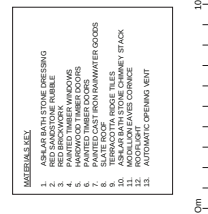
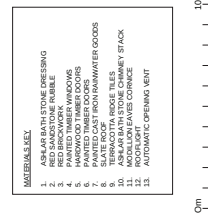
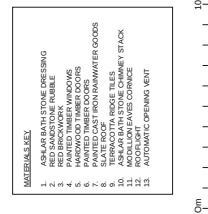
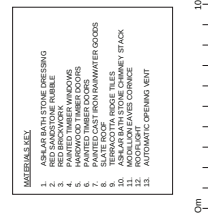
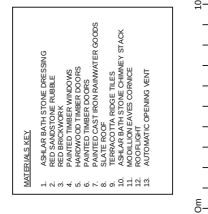
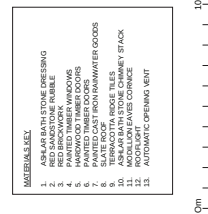
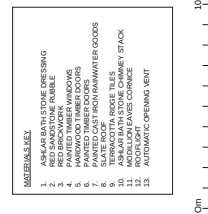
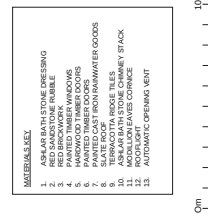
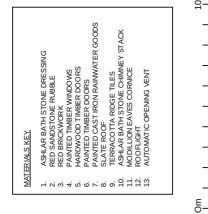
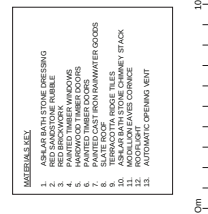
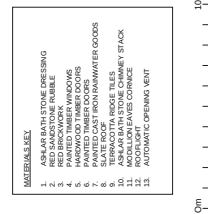
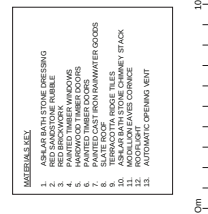
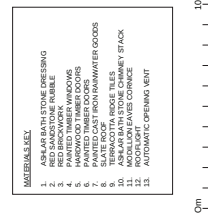
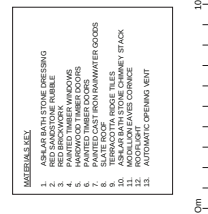
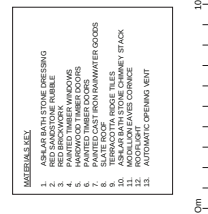
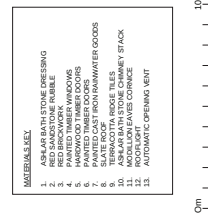
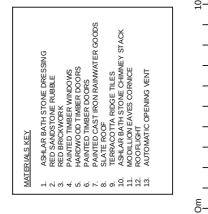
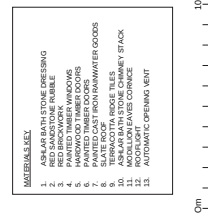
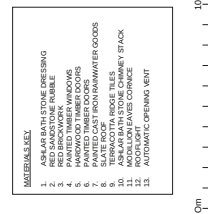
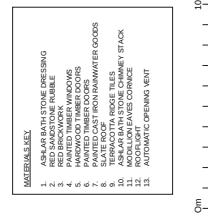
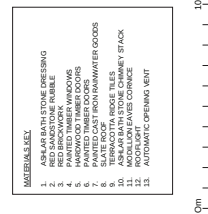
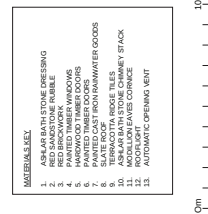
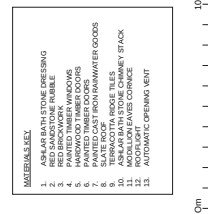
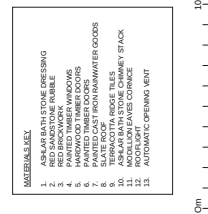
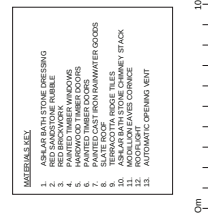
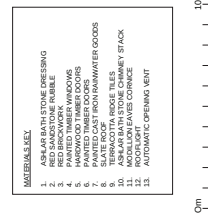
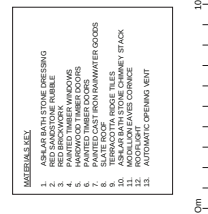
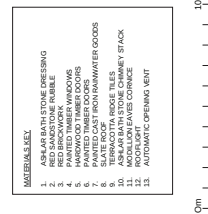
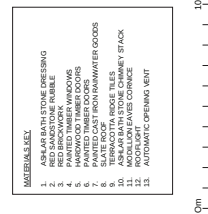
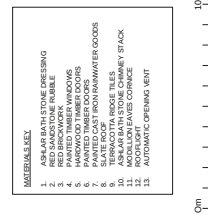
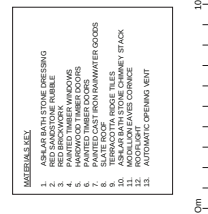
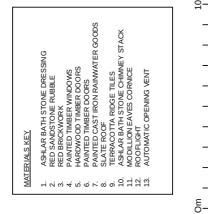
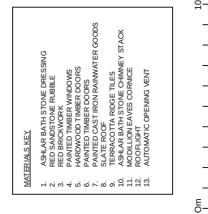
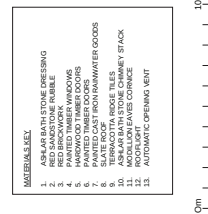
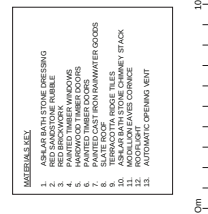
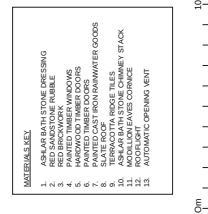
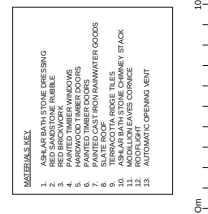
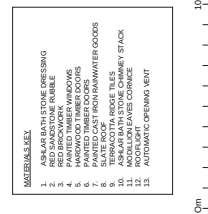
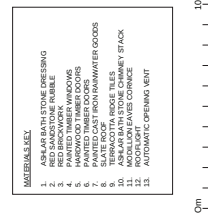
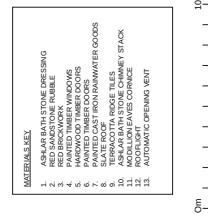
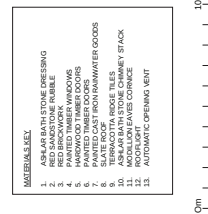
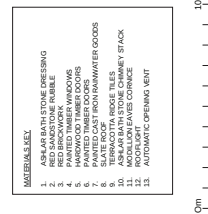
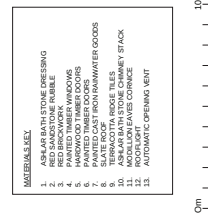
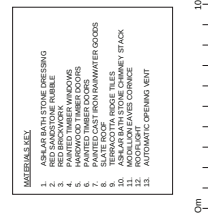
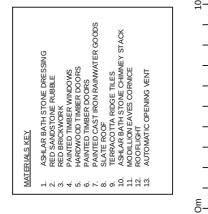
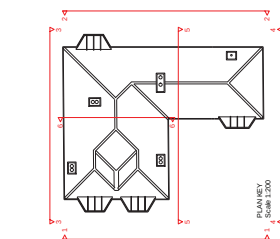
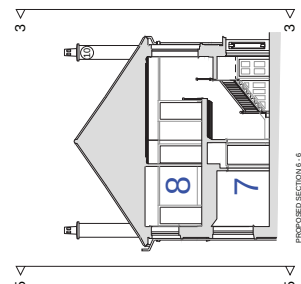
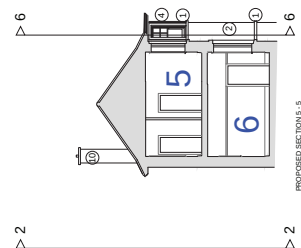
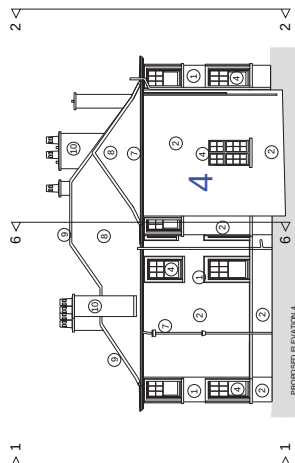
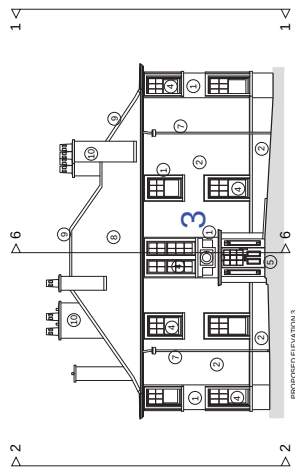
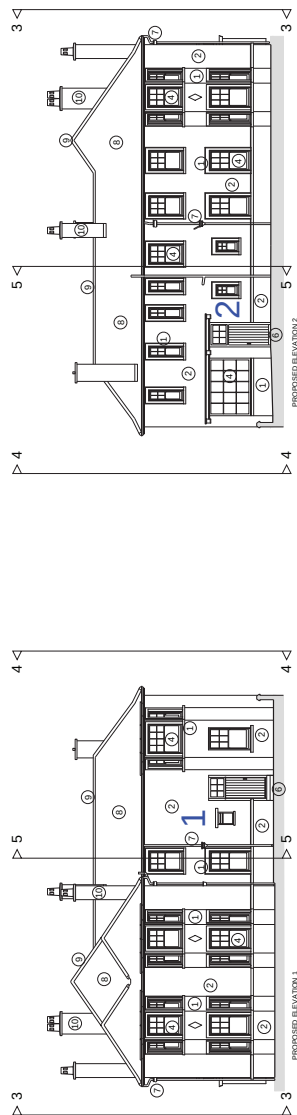
13.0 Drawing Analysis

[illegible]

13.0Drawing Analysis



13.0 Drawing Analysis



13.0 Drawing Analysis

Caretaker's / Gardener's Lodge

Floor Plans - Demolitions

1. Ground Floor - Removal of some internal partitions from outbuilding
2. Ground Floor - Removal of some internal partitions and glazed office type doors from house
3. First Floor - No change
4. Roof - No change

Floor Plans – Proposals

1. Ground Floor - Introduction of some new partitions to outbuilding
2. First Floor – No change
3. Roof – No change

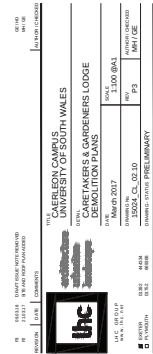
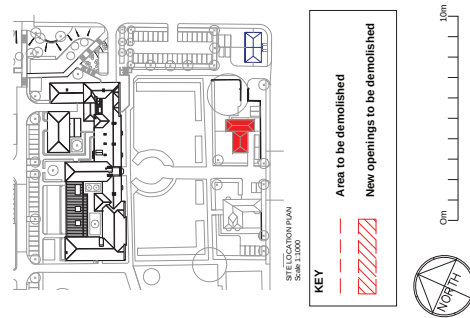
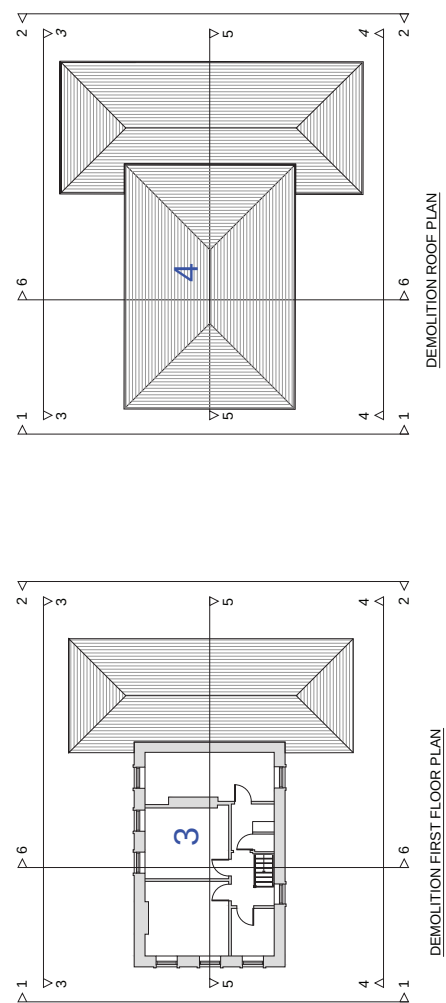
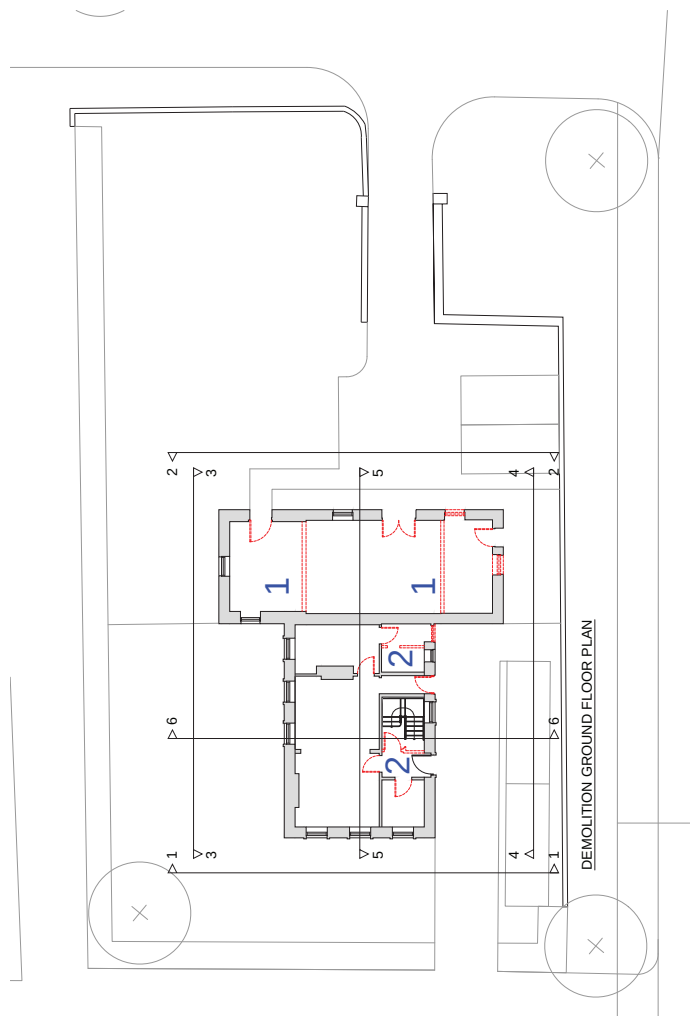
Elevations & Sections - Demolitions

1. Elevation 1 – Removal of university signage
2. Elevation 2 - Removal of emergency lighting
3. Elevation 2 - Removal of modern louvre to top section of window
4. Elevation 2 - Removal of modern external doors
5. Elevation 3 - Removal of floodlight
6. Elevation 4 - Removal of modern external doors
7. Elevation 4 - Removal of modern louvre to top section of window
8. Elevation 4 - Removal of flues / vents
9. Section 5 - Removal of glazed office type doors
10. Section 6 – No change

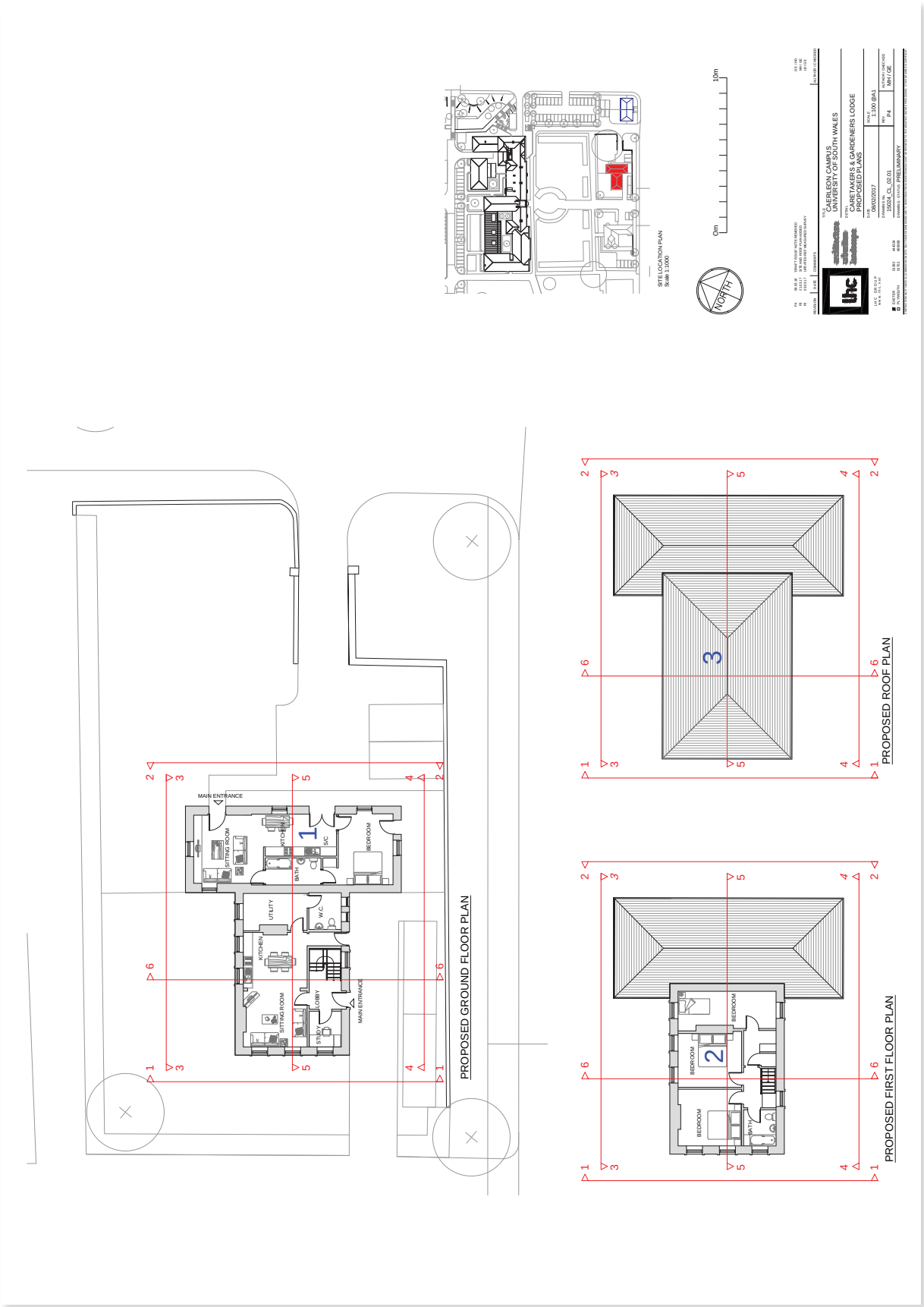
Elevations & Sections – Proposals

1. Elevation 1 - No change
2. Elevation 2 - Reinstatement of window in place of modern louvre
3. Elevation 2 - Replacement doors to match period of the building
4. Elevation 3 – No change
5. Elevation 4 – Reinstatement of window in place of modern louvre and door
6. Elevation 4 - Replacement doors to match period of the building
7. Section 5 – Replacement doors to match period of the building
8. Section 6 – No change

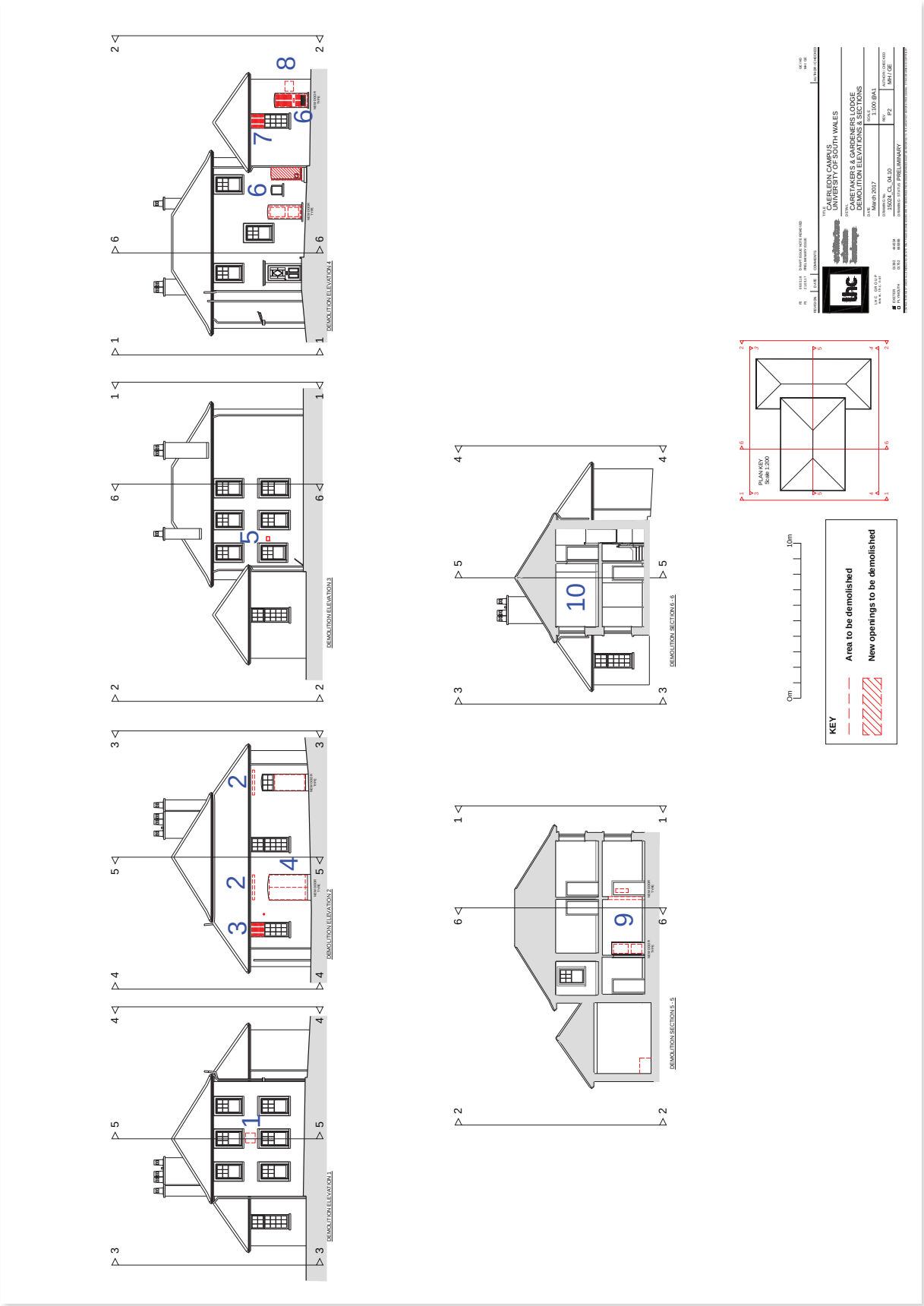
13.0 Drawing Analysis



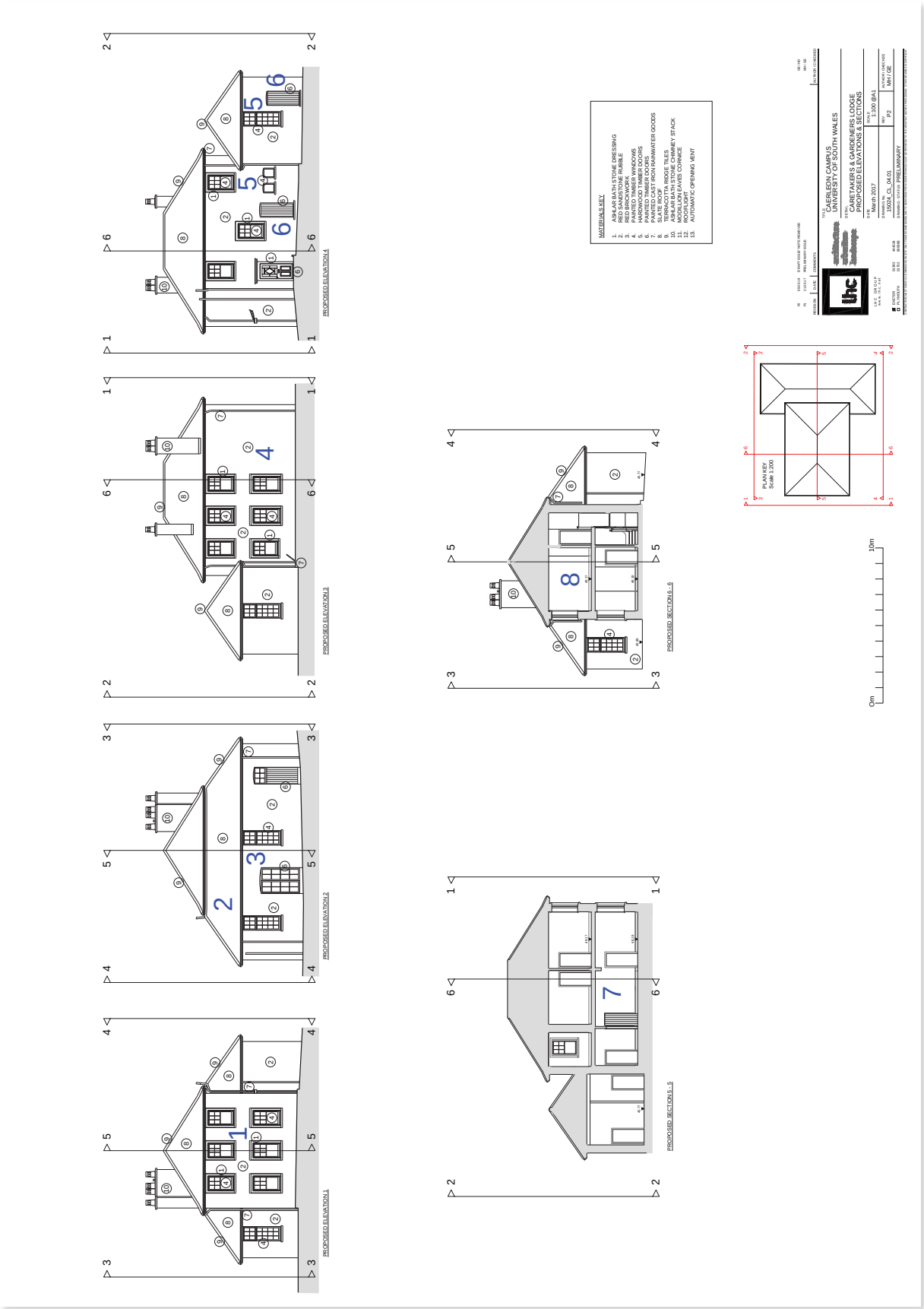
13.0Drawing Analysis



13.0 Drawing Analysis



13.0 Drawing Analysis



13.0 Drawing Analysis

Gate Piers

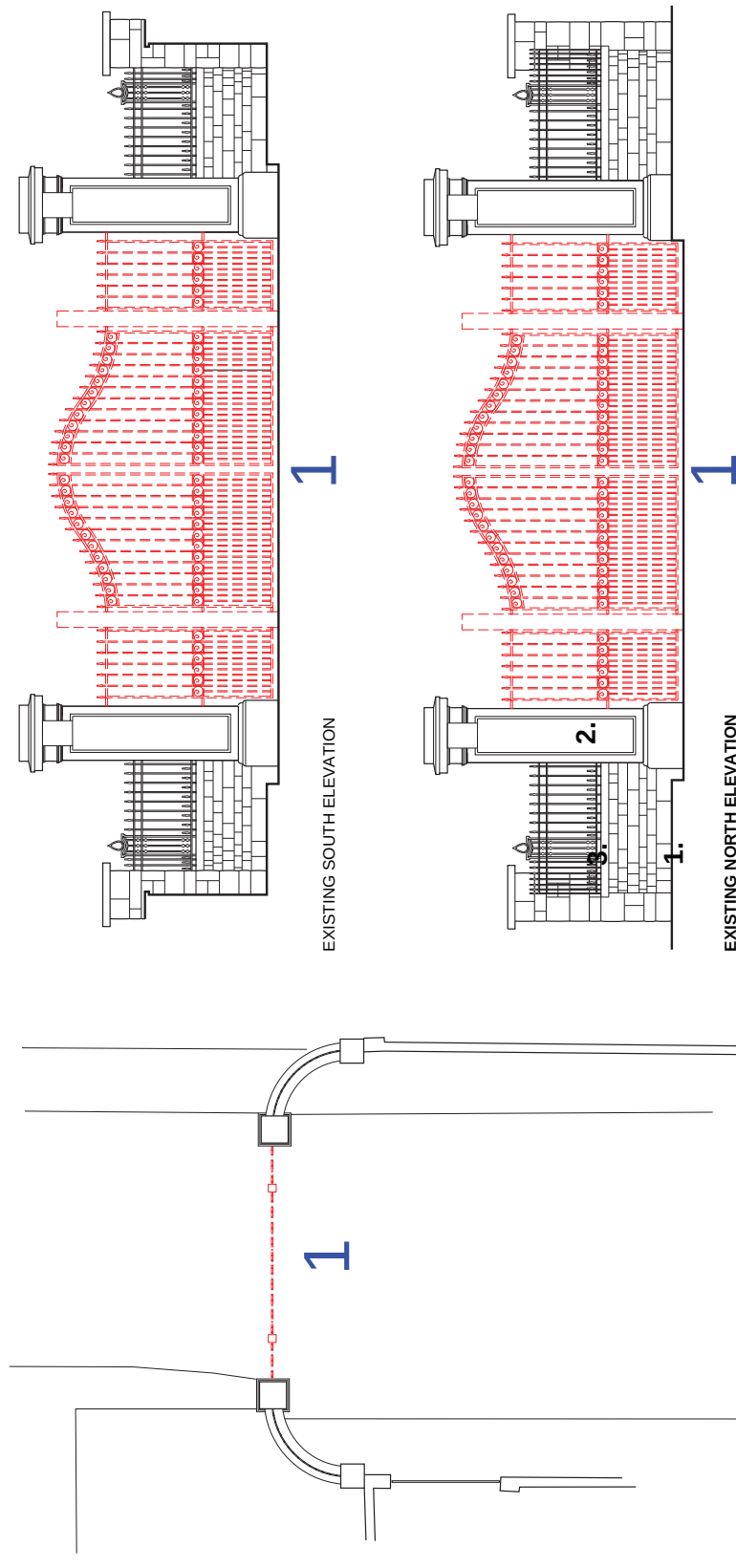
Gate Piers – Demolitions

1. Removal of modern gates

Gate Piers – Proposals

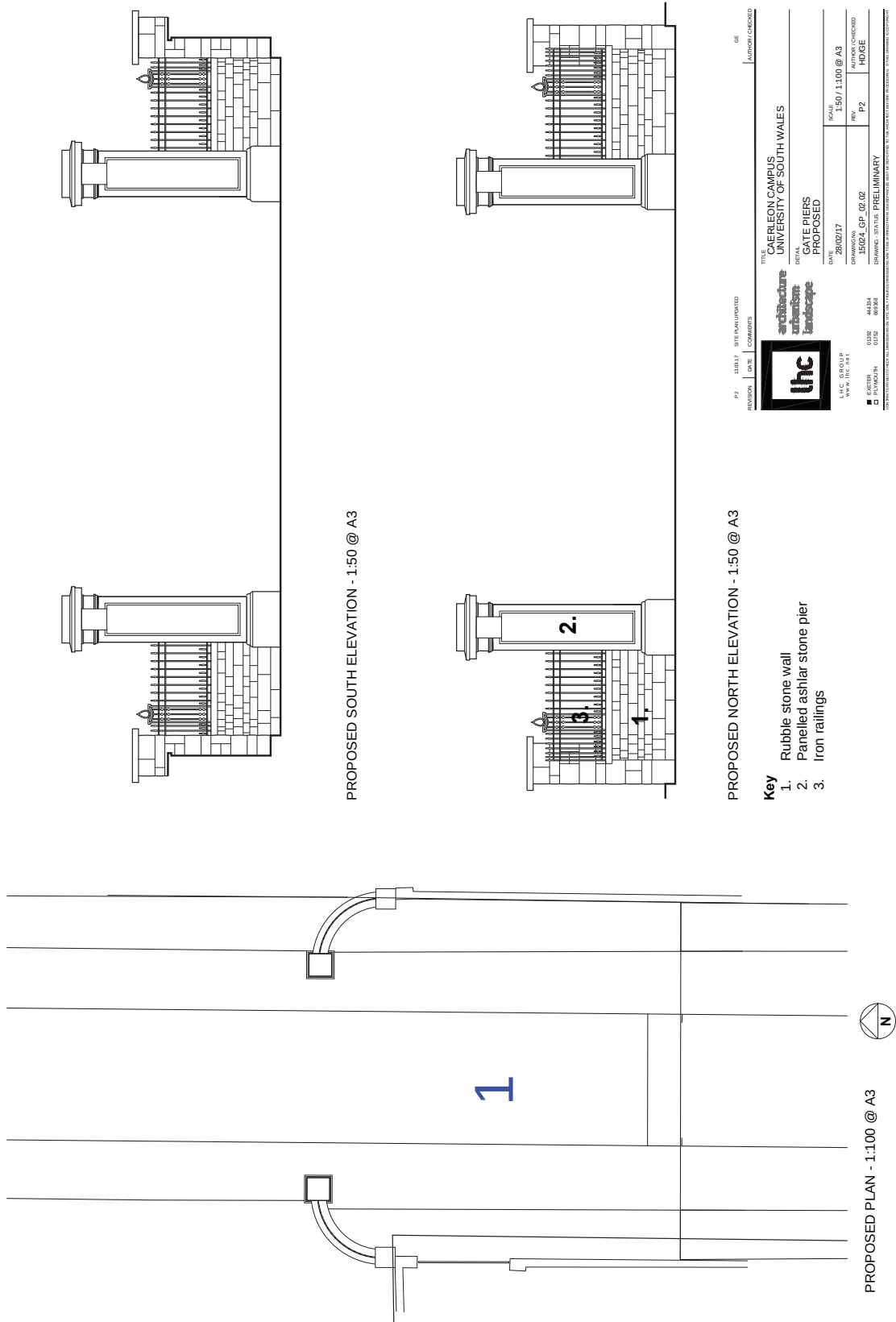
1. More sympathetic materials used in alterations to road

13.0 Drawing Analysis



REVISION	DATE	COMMENTS	AUTHOR/CHECKED
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DATE 28/02/17 SCALE 1:50 @ A3			
DRAWING ADSL_GP_02_01 REV P1			
PROJECT UNIVERSITY OF SOUTH WALES HOSE			
DATE 03/02 44/504			
☒ L1/01/17 ☐ L1/01/18 DATE 03/02			
DRAWING SUPPLY PRELIMINARY			

13.0 Drawing Analysis



14.0 Heritage Impact

Methodology

British Standard 7913:2013 Guide to the conservation of historic buildings suggests that with listed buildings, the magnitude of change should be assessed in relation to the significance and value(s) of the building. The magnitude of impact can range from a neutral impact where the value is low or negligible and there is no change, to very large where the value is very high and the impact is major.

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large/ Very Large	Very Large
	High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/ Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No Change	Negligible	Minor	Moderate	Major
	MAGNITUDE OF IMPACT					

Magnitude of Impact against Value (BS 7913:2013 figure 2)

14.0 Heritage Impact

In terms of overall significance value the following relative values may be assigned to the various grades of listed buildings.

Listing Grade	Significance
Grade I	Very High
Grade II*	High
Grade II	Medium
Locally Listed Buildings	Low

As a group of historic buildings that are Grade II listing, the campus buildings would have Medium significance. So in general terms, the effect of minor alterations on the campus buildings would not have the same level of impact as the same intervention to a Grade I listed building, such as a C14 Church, which would have Very High significance.

The following heritage impact tables are based on BS 7913:2013 with the following magnitudes of change:

- Major adverse change
- Moderate adverse change
- Minor adverse change
- Negligible adverse change
- Neutral change
- Negligible beneficial change
- Minor beneficial change
- Moderate beneficial change
- Major beneficial change

14.0 Heritage Impact

Changes that the proposed development would cause are classified under one of the nine categories set out below.

Terminology	Meaning
Major adverse change	Total loss or major alteration to key elements or features of the historic asset, such that its significance would be fundamentally changed, or the proposed development would be so pervasive and intrusive within the setting that the significance of the historic asset would be substantially affected
Moderate adverse change	Loss or alteration of one of the key elements or features of the historic asset, such that its significance would be partially changed, or the proposed development would be a negative element within the setting that would erode the significance of the historic asset to a clearly discernible extent
Minor adverse change	Minor loss or alteration of one of the key elements or features of the historic asset, such that its significance would be slightly changed, or the proposed development would impose on the setting in a minor way that would erode the significance of the historic asset to a slight extent
Negligible adverse change	A very minor loss or alteration of one of the key elements or features of the historic asset, such that its significance would be very slightly changed, or the proposed development would result in a negligible or barely perceptible change to the setting that would have very little appreciable effect on the significance of the historic asset
Neutral change	No material change to significance, or adverse changes to the significance that are balanced by beneficial changes
Negligible beneficial change	Provision of an appropriate use for the asset, combined with works that would preserve the significance of the asset and would very slightly better reveal its significance, or the proposed development would create an enhancement within the setting of the historic asset such that its significance would be slightly better revealed
Minor beneficial change	Provision of an appropriate use of the asset, combined with works that would preserve the significance of the asset and would slightly better reveal its significance, or the proposed development would create an enhancement within the historic asset such that its significance would be slightly better revealed
Moderate beneficial change	Provision of an appropriate use of the asset, combined with works that would preserve the significance of the asset and would moderately better reveal its significance, or the proposed development would create an enhancement within the setting of the historic asset such that its significance would be moderately better revealed
Major beneficial change	Provision of an appropriate use of the asset, combined with works that would preserve the significance of the asset and would substantially better reveal its significance, or the proposed development would create a considerable enhancement within the setting of the historic asset such that its significance would be substantially better revealed

14.0 Heritage Impact

Former Caerleon Teacher Training College Heritage Impact Table

The following heritage impact table is based on BS 7913:2013

Location	Work	Magnitude of Impact	Impact of Proposal	Magnitude of Change
Basement Plan Demolitions	1. Removal of modern partitions from Plant Room to return room to original size	Minor	Slight	Minor beneficial change
Basement Plan Demolitions	2. Excavations for passenger lift pit	Minor	Slight	Neutral change
Basement Plan Demolitions	3. Removal of partitions adjacent to corridor	Minor	Slight	Negligible adverse change
Basement Plan Proposals	1. New passenger lift pit	Minor	Slight	Neutral change
Basement Plan Proposals	2. New vertical risers formed	Moderate	Moderate	Negligible adverse change
Ground Floor Plan Demolitions	1. Externals - Demolition of modern buildings to rear	Major	Moderate	Major beneficial change
Ground Floor Plan Demolitions	2. Passenger lift - new opening in floor slab and wall	Moderate	Moderate	Negligible adverse change
Ground Floor Plan Demolitions	3. Removal of some existing doors	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	4. GF2 – Removal of walk in safe	Minor	Slight	Negligible beneficial change
Ground Floor Plan Demolitions	5. GF3 – Removal of existing door	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	6. Elevation 1 Entrance - Removal of modern partition	Minor	Slight	Negligible beneficial change
Ground Floor Plan Demolitions	7. GF4 - Removal of some existing doors	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	8. GF6 – Removal of modern partitions	Minor	Slight	Negligible beneficial change
Ground Floor Plan Demolitions	9. GF7 – Removal of modern mezzanine	Minor	Slight	Negligible beneficial change
Ground Floor Plan Demolitions	10. GF8 – Removal of doors into existing Assembly Hall	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	11. Inner Courtyard – Removal of original single storey ancillary blocks	Moderate	Moderate	Minor adverse change
Ground Floor Plan Demolitions	12. Inner Courtyard – Removal of modern single storey block with ramp	Moderate	Moderate	Moderate beneficial change
Ground Floor Plan Demolitions	13. West Corridor – Removal of part of steps to accommodate platform lifts	Moderate	Moderate	Minor adverse change
Ground Floor Plan Demolitions	14. GF9 – Removal of some existing doors	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	15. GF9 – Opening formed in existing wall	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	16. GF10 – Some partitions and doors removed	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	17. GF11 – Removal of some existing doors	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	18. GF11 – Openings formed in existing wall	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	19. Courtyard Entrance - Removal of existing toilet block	Moderate	Moderate	Minor adverse change

14.0 Heritage Impact

Ground Floor Plan Demolitions	20. Courtyard Entrance – Removal of some existing partitions	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	21. GF12 – Removal of existing bar fit out	Minor	Slight	Negligible beneficial change
Ground Floor Plan Demolitions	22. GF13 – Removal of some existing partitions	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	23. GF14 – Removal of existing partitions	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	24. GF15 – Removal of some existing partitions	Minor	Slight	Negligible adverse change
Ground Floor Plan Demolitions	25. Village Hall - Remove existing Refectory fit out	Minor	Slight	Negligible beneficial change
Ground Floor Plan Demolitions	26. Village Hall - Removal of existing partitions	Minor	Slight	Negligible beneficial change
Ground Floor Plan Proposals	1. Passenger Lift – New installation	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	2. GF1 - Some door openings closed off	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	3. GF1 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	4. GF2 - Some door openings closed off	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	5. GF2 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	6. GF3 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	7. Elevation 1 Entrance – Introduction of new staircase	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	8. GF4 – Some door openings closed off	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	9. GF4 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	10. GF5 – Some door openings closed off	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	11. GF5 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	12. GF6 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	13. GF7 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	14. GF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	15. Inner Courtyard – Courtyard garden provided	Moderate	Moderate	Minor beneficial change
Ground Floor Plan Proposals	16. GF9 - Some door openings closed off	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	17. GF9 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	18. GF10 - Some door openings closed off	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	19. GF10 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	20. GF11 - Some door openings closed off	Minor	Slight	Negligible adverse change

14.0 Heritage Impact

Ground Floor Plan Proposals	21. GF11 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	22. Courtyard Entrance – New partitions to form Entrance and Disabled WC	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	23. GF12 - Some door openings closed off	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	24. GF12 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	25. GF13 - Some door openings closed off	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	26. GF13 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	27. GF14 - Some door openings closed off	Minor	Slight	Negligible adverse change
Ground Floor Plan Proposals	28. GF14 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	29. GF15 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Ground Floor Plan Proposals	30. GF15 – Rebuild original rear elevation	Major	Moderate / Large	Major beneficial change
Ground Floor Plan Proposals	31. Village Hall – Rebuild original elevations	Major	Moderate / Large	Major beneficial change
Ground Floor Plan Proposals	32. Village Hall – Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Demolitions	1. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
First Floor Plan Demolitions	2. Passenger lift - new opening in floor slab and wall	Moderate	Moderate	Negligible adverse change
First Floor Plan Demolitions	3. FF1 - Removal of some existing doors	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	4. FF1 - Opening formed in existing wall	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	5. FF2 - Removal of some existing partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Demolitions	6. FF3 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	7. FF4 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	8. Stair 2 – new opening in floor slab	Moderate	Moderate	Minor adverse change
First Floor Plan Demolitions	9. FF5 - Removal of some existing partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Demolitions	10. FF6 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
First Floor Plan Demolitions	11. FF7 - Removal of some existing partitions	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	12. FF8 - Removal of some existing partitions	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	13. Stairs Landing – Opening formed in existing wall	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	14. FF9 - Removal of some existing doors	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	15. FF9 - Opening formed in existing wall	Minor	Slight	Negligible adverse change

14.0 Heritage Impact

First Floor Plan Demolitions	16. FF10 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
First Floor Plan Demolitions	17. FF11 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	18. FF11 - Opening formed in existing wall	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	19. Risers - Removal of some existing partitions	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	20. FF12 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
First Floor Plan Demolitions	21. FF13 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
First Floor Plan Demolitions	22. FF14 - Removal of some existing partitions	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	23. FF15 - Removal of some existing partitions	Minor	Slight	Negligible adverse change
First Floor Plan Demolitions	24. Classroom Roof – Formation of new openings for lanterns	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	1. Passenger Lift – New installation	Minor	Slight	Negligible adverse change
First Floor Plan Proposals	2. FF1 - Some door openings closed off	Minor	Slight	Negligible adverse change
First Floor Plan Proposals	3. FF2 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	4. FF3 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	5. FF4 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	6. Stair 2 - Introduction of new staircase	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	7. FF5 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	8. FF6 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	9. FF7 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	10. FF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	11. FF9 - Some door openings closed off	Minor	Slight	Negligible adverse change
First Floor Plan Proposals	12. FF10 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	13. FF11 - Some door openings closed off	Minor	Slight	Negligible adverse change
First Floor Plan Proposals	14. Risers - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	15. FF12 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	16. FF13 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	17. FF14 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
First Floor Plan Proposals	18. FF15 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change

14.0 Heritage Impact

First Floor Plan Proposals	19. Classroom Roof – Installation of glass lanterns	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	1. Externals – Removal of fire escape stairs to rear	Moderate	Moderate	Moderate beneficial change
Second Floor Plan Demolitions	2. Passenger lift - new opening in floor slab and wall	Moderate	Moderate	Negligible adverse change
Second Floor Plan Demolitions	3. SF1 - Removal of some existing doors	Minor	Slight	Negligible adverse change
Second Floor Plan Demolitions	4. SF1 - Bathroom Pod and communal kitchen removed	Minor	Slight	Minor beneficial change
Second Floor Plan Demolitions	5. SF1 – Openings formed in existing walls	Minor	Slight	Negligible adverse change
Second Floor Plan Demolitions	6. SF2 - Removal of some existing partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	7. SF3 - Removal of some existing partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	8. SF4 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change
Second Floor Plan Demolitions	9. Stair 2 – new opening in floor slab	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	10. SF5 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	11. SF6 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	12. SF7 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	13. SF7 – Removal of bathroom pods	Minor	Slight	Minor beneficial change
Second Floor Plan Demolitions	14. SF8 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	15. SF8 – Removal of bathroom pods	Minor	Slight	Minor beneficial change
Second Floor Plan Demolitions	16. SF9 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	17. SF9 – Removal of bathroom pods	Minor	Slight	Minor beneficial change
Second Floor Plan Demolitions	18. SF10 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	19. SF10 – Removal of bathroom pods	Minor	Slight	Minor beneficial change
Second Floor Plan Demolitions	20. SF11 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	21. Risers - Removal of some existing partitions	Minor	Slight	Negligible adverse change
Second Floor Plan Demolitions	22. SF12 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	23. Second Floor Roof – Openings formed for AOVs	Minor	Slight	Negligible adverse change
Second Floor Proposals	1. Passenger Lift – New installation	Minor	Slight	Negligible adverse change
Second Floor Proposals	2. SF1 - Some door openings closed off	Minor	Slight	Negligible adverse change
Second Floor Proposals	3. SF2 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change

14.0 Heritage Impact

Second Floor Proposals	4. SF3 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Proposals	5. SF4 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Proposals	6. Stair 2 - Introduction of new staircase	Moderate	Moderate	Minor adverse change
Second Floor Proposals	7. SF5 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor proposals	8. SF6 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Proposals	9. SF7 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Proposals	10. SF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Proposals	11. SF9 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Proposals	12. SF10 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Proposals	13. SF11 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Proposals	14. Risers - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Proposals	15. SF12 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Second Floor Plan Demolitions	16. Second Floor Roof – AOVs installed	Minor	Slight	Negligible adverse change
Third Floor Demolitions	1. SF7 - Removal of some existing modern partitions	Minor	Slight	Minor beneficial change
Third Floor Proposals	1. SF7 – No change	No change	Neutral	Neutral change
Roof Demolitions	1. Main Roof – Openings formed for AOVs	Minor	Slight	Negligible adverse change
Roof Demolitions	2. Store – Modern dormer removed	Moderate	Moderate	Minor beneficial change
Roof Proposals	1. Main Roof – AOVs installed	Minor	Slight	Negligible adverse change
Roof Proposals	2. Store – Original roof reinstated	Moderate	Moderate	Minor beneficial change
Elevation 1 Demolitions	1. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 1 Demolitions	2. Externals – Removal of modern door from side entrance	Minor	Slight	Moderate beneficial change
Elevation 1 Demolitions	3. Externals - Openings formed for AOV	Minor	Slight	Negligible adverse change
Elevation 1 Demolitions	4. Externals – Ventilation grill removed	Negligible	Neutral	Negligible beneficial change
Elevation 1 Proposals	1. Elevation 1 – Traditional door installed in line with Swash's original proposals	Minor	Slight	Moderate beneficial change
Elevation 1 Proposals	2. Elevation 2 – AOV installed	Minor	Slight	Negligible adverse change
Elevation 2 Demolitions	1. GF2 – Removal of walk in safe	Minor	Slight	Negligible beneficial change
Elevation 2 Demolitions	2. FF3 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change
Elevation 2 Demolitions	3. SF3 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change

14.0 Heritage Impact

Elevation 2 Demolitions	4. Inner Courtyard – Removal of original single storey ancillary blocks	Moderate	Moderate	Minor adverse change
Elevation 2 Demolitions	5. GF6 – Removal of modern partitions	Minor	Slight	Negligible beneficial change
Elevation 2 Demolitions	6. Classroom Roof – Formation of new openings for lanterns	Moderate	Moderate	Minor adverse change
Elevation 2 Demolitions	7. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 2 Proposals	1. GF2 - Ceiling installed to conceal modern beams	Minor	Slight	Negligible beneficial change
Elevation 2 Proposals	2. FF3 - Ceiling installed to conceal modern beams	Minor	Slight	Negligible beneficial change
Elevation 2 Proposals	3. FF3 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 2 Proposals	4. SF3 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 2 Proposals	5. Inner Courtyard – Courtyard garden provided	Moderate	Moderate	Minor beneficial change
Elevation 2 Proposals	6. GF6 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 2 Proposals	7. Classroom Roof – Installation of glass lanterns	Moderate	Moderate	Minor adverse change
Elevation 3 Demolitions	1. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 3 Demolitions	2. GF6 – Removal of modern partitions	Minor	Slight	Negligible beneficial change
Elevation 3 Demolitions	3. Classroom Roof – Formation of new openings for lanterns	Moderate	Moderate	Minor adverse change
Elevation 3 Demolitions	4. Removal of security bars from windows	Negligible	Neutral	Negligible beneficial change
Elevation 3 Demolitions	5. Removal of end wall	Moderate	Moderate	Minor adverse change
Elevation 3 Demolitions	6. Inner Courtyard – Removal of original single storey ancillary blocks	Moderate	Moderate	Minor adverse change
Elevation 3 Demolitions	7. Inner Courtyard – Removal of modern single storey block with ramp	Moderate	Moderate	Moderate beneficial change
Elevation 3 Demolitions	8. GF2 – Removal of walk in safe	Minor	Slight	Negligible beneficial change
Elevation 3 Demolitions	9. FF3 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change
Elevation 3 Demolitions	10. SF3 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change
Elevation 3 Proposals	1. Village Hall – End elevation reinstated in line with Swash's original proposals	Major	Moderate / Large	Major beneficial change
Elevation 3 Proposals	2. GF6 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 3 Proposals	3. Classroom Roof – Installation of glass lanterns	Moderate	Moderate	Minor adverse change
Elevation 3 Proposals	4. Inner Courtyard – Courtyard garden provided	Moderate	Moderate	Minor beneficial change
Elevation 3 Proposals	5. GF2 - Ceiling installed to conceal modern beams	Minor	Slight	Negligible beneficial change
Elevation 3 Proposals	6. FF3 - Ceiling installed to conceal modern beams	Minor	Slight	Negligible beneficial change

14.0 Heritage Impact

Elevation 3 Proposals	7. FF3 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 3 Proposals	8. SF3 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 4 Demolitions	1. GF1 - Removal of some existing doors	Minor	Slight	Negligible adverse change
Elevation 4 Demolitions	2. FF1 - Removal of some existing doors	Minor	Slight	Negligible adverse change
Elevation 4 Demolitions	3. SF1 - Openings formed in existing walls	Minor	Slight	Negligible adverse change
Elevation 4 Demolitions	4. Inner Courtyard - Removal of original single storey ancillary blocks	Moderate	Moderate	Minor adverse change
Elevation 4 Demolitions	5. Classroom Roof - Formation of new openings for lanterns	Moderate	Moderate	Minor adverse change
Elevation 4 Demolitions	6. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 4 Proposals	1. Inner Courtyard - Courtyard garden provided	Moderate	Moderate	Minor beneficial change
Elevation 4 Proposals	2. GF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 4 Proposals	3. Classroom Roof - Installation of glass lanterns	Moderate	Moderate	Minor adverse change
Elevation 5 Demolitions	1. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 5 Demolitions	2. Classroom Roof - Formation of new openings for lanterns	Moderate	Moderate	Minor adverse change
Elevation 5 Demolitions	3. FF1 - Opening formed in existing wall	Minor	Slight	Negligible adverse change
Elevation 5 Demolitions	4. SF1 - Openings formed in existing walls	Minor	Slight	Negligible adverse change
Elevation 5 Demolitions	5. SF1 - Removal of some existing doors	Minor	Slight	Negligible adverse change
Elevation 5 Proposals	1. Village Hall - Rebuild original elevations	Major	Moderate / Large	Major beneficial change
Elevation 5 Proposals	2. GF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 5 Proposals	3. Classroom Roof - Installation of glass lanterns	Moderate	Moderate	Minor adverse change
Elevation 5 Proposals	4. Inner Courtyard - Courtyard garden provided	Moderate	Moderate	Minor beneficial change
Elevation 6 Demolitions	1. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 6 Demolitions	2. FF7 - Removal of some existing partitions	Minor	Slight	Negligible adverse change
Elevation 6 Demolitions	3. FF7 - Existing door removed	Minor	Slight	Negligible adverse change
Elevation 6 Demolitions	4. SF7 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 6 Demolitions	5. Lobby - Bathroom Pod and communal kitchen removed	Minor	Slight	Minor beneficial change
Elevation 6 Demolitions	6. SF8 - Removal of some existing modern partitions	Minor	Slight	Minor beneficial change
Elevation 6 Proposals	1. Village Hall - Rebuild original elevations	Major	Moderate / Large	Major beneficial change

14.0 Heritage Impact

Elevation 6 Proposals	2. FF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 6 Proposals	3. SF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 6 Proposals	4. SF7 - No change	No change	Neutral	Neutral change
Elevation 7 Demolitions	1. GF9 - Opening formed in existing wall	Minor	Slight	Negligible adverse change
Elevation 7 Demolitions	2. FF9 - Opening formed in existing wall	Minor	Slight	Negligible adverse change
Elevation 7 Demolitions	3. FF11 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change
Elevation 7 Demolitions	4. SF9 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 7 Demolitions	5. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 7 Proposals	1. GF9 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 7 Proposals	2. GF10 - Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 7 Proposals	3. GF10 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 7 Proposals	4. SF11 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 8 Demolitions	1. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 8 Demolitions	2. Courtyard Entrance - Removal of existing toilet block	Moderate	Moderate	Minor adverse change
Elevation 8 Demolitions	3. GF10 - Some partitions and doors removed	Minor	Slight	Negligible adverse change
Elevation 8 Demolitions	4. FF11 - Removal of some existing partitions and doors	Minor	Slight	Negligible adverse change
Elevation 8 Demolitions	5. FF9 - Removal of some existing doors	Minor	Slight	Negligible adverse change
Elevation 8 Demolitions	6. Store - Modern dormer removed	Moderate	Moderate	Minor beneficial change
Elevation 8 Demolitions	7. SF9 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 8 Demolitions	8. SF9 - Removal of bathroom pods	Minor	Slight	Minor beneficial change
Elevation 8 Demolitions	9. Second Floor Roof - Openings formed for AOVs	Minor	Slight	Negligible adverse change
Elevation 8 Demolitions	10. Main Roof - Openings formed for AOVs	Minor	Slight	Negligible adverse change
Elevation 8 Proposals	1. Village Hall - Rebuild original elevations	Major	Moderate / Large	Major beneficial change
Elevation 8 Proposals	2. GF10 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 8 Proposals	3. GF10 - Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 8 Proposals	4. Second Floor Roof - AOVs installed	Minor	Slight	Negligible adverse change
Elevation 8 Proposals	5. Main Roof - AOVs installed	Minor	Slight	Negligible adverse change

14.0 Heritage Impact

Elevation 9 Demolitions	1. Village Hall - Remove existing Refectory fit out	Minor	Slight	Negligible beneficial change
Elevation 9 Demolitions	2. Village Hall - Removal of existing partitions	Minor	Slight	Negligible beneficial change
Elevation 9 Demolitions	3. Courtyard Entrance - Removal of existing toilet block	Moderate	Moderate	Minor adverse change
Elevation 9 Demolitions	4. GF10 - Some partitions and doors removed	Minor	Slight	Negligible adverse change
Elevation 9 Demolitions	5. GF11 - Openings formed in existing wall	Minor	Slight	Negligible adverse change
Elevation 9 Demolitions	6. FF10 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 9 Demolitions	7. FF11 - Opening formed in existing wall	Minor	Slight	Negligible adverse change
Elevation 9 Demolitions	8. SF10 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 9 Demolitions	SF10 - Removal of bathroom pods	Minor	Slight	Minor beneficial change
Elevation 9 Demolitions	11. Second Floor Roof - Openings formed for AOVs	Minor	Slight	Negligible adverse change
Elevation 9 Demolitions	12. Main Roof - Openings formed for AOVs	Minor	Slight	Negligible adverse change
Elevation 9 Proposals	1. Village Hall - Rebuild original elevations	Major	Moderate / Large	Major beneficial change
Elevation 9 Proposals	2. GF11 - Some door openings closed off	Moderate	Moderate	Minor adverse change
Elevation 9 Proposals	3. GF11 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 9 Proposals	4. FF10 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 9 Proposals	5. FF11 - Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 9 Proposals	6. SF10 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 9 Proposals	7. Second Floor Roof - AOVs installed	Minor	Slight	Negligible adverse change
Elevation 9 Proposals	8. Main Roof - AOVs installed	Minor	Slight	Negligible adverse change
Elevation 10 Demolitions	1. Removal of modern partitions from Plant Room to return room to original size	Minor	Slight	Minor beneficial change
Elevation 10 Demolitions	2. Removal of modern infill to light well	Minor	Slight	Minor beneficial change
Elevation 10 Demolitions	3. GF12 - Removal of existing bar fit out	Minor	Slight	Negligible beneficial change
Elevation 10 Demolitions	4. GF13 - Removal of some existing partitions	Minor	Slight	Negligible adverse change
Elevation 10 Demolitions	5. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 10 Demolitions	6. FF12 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 10 Demolitions	7. FF13 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 10 Demolitions	8. SF11 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change

14.0 Heritage Impact

Elevation 10 Proposals	1. New balustrading / guarding installation	Minor	Slight	Negligible adverse change
Elevation 10 Proposals	2. GF12 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 10 Proposals	3. GF12 - Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 10 Proposals	4. GF13 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 10 Proposals	5. GF14, GF15 – Rebuild original elevations	Major	Moderate / Large	Major beneficial change
Elevation 10 Proposals	6. FF12 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 10 Proposals	7. FF13 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 10 Proposals	8. SF11 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 11 Demolitions	1. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 11 Demolitions	2. Removal of modern partitions from Plant Room to return room to original size	Minor	Slight	Minor beneficial change
Elevation 11 Demolitions	3. Removal of modern infill to light well	Minor	Slight	Minor beneficial change
Elevation 11 Demolitions	4. GF12 – Removal of existing bar fit out	Minor	Slight	Negligible beneficial change
Elevation 11 Demolitions	5. FF13 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 11 Demolitions	6. FF12 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 11 Demolitions	7. SF11 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 11 Demolitions	8. Second Floor Roof – Openings formed for AOVs	Minor	Slight	Negligible adverse change
Elevation 11 Demolitions	9. Main Roof – Openings formed for AOVs	Minor	Slight	Negligible adverse change
Elevation 11 Proposals	1. GF15 – Rebuild original rear elevation	Major	Moderate / Large	Major beneficial change
Elevation 11 Proposals	2. GF13 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 11 Proposals	3. GF12 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 11 Proposals	4. FF13 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 11 Proposals	5. FF12 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 11 Proposals	6. SF10 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 11 Proposals	7. Second Floor Roof – AOVs installed	Minor	Slight	Negligible adverse change
Elevation 11 Proposals	8. Main Roof – AOVs installed	Minor	Slight	Negligible adverse change
Elevation 11 Proposals	9. New balustrading / guarding installation	Minor	Slight	Negligible adverse change
Elevation 12 Demolitions	1. Removal of modern door	Minor	Slight	Moderate beneficial change

14.0 Heritage Impact

Elevation 12 Demolitions	2. Removal of modern windows	Minor	Slight	Moderate beneficial change
Elevation 12 Demolitions	3. Removal of modern doors and openings in façade and bar	Minor	Slight	Moderate beneficial change
Elevation 12 Demolitions	4. Externals - Demolition of modern buildings to rear	Major	Moderate / Large	Major beneficial change
Elevation 12 Demolitions	5. Removal of cooling unit	Negligible	Neutral	Negligible beneficial change
Elevation 12 Proposals	1. Reinstatement of door with original door pattern	Minor	Slight	Moderate beneficial change
Elevation 12 Proposals	2. Reinstatement of windows with original window pattern	Minor	Slight	Moderate beneficial change
Elevation 12 Proposals	3. Reinstatement of windows with original window pattern	Minor	Slight	Moderate beneficial change
Elevation 12 Proposals	4. New balustrading / guarding installation	Minor	Slight	Negligible adverse change
Elevation 12 Proposals	5. GF14, GF15 – Rebuild original elevations	Major	Moderate / Large	Major beneficial change
Elevation 13 Demolitions	1. Removal of modern infill to light well	Minor	Slight	Minor beneficial change
Elevation 13 Proposals	1. New balustrading / guarding installation	Minor	Slight	Negligible adverse change
Elevation 14 Demolitions	1. Removal of modern windows	Minor	Slight	Moderate beneficial change
Elevation 14 Demolitions	2. Removal of modern doors and openings in façade	Minor	Slight	Moderate beneficial change
Elevation 14 Demolitions	3. GF12 – Removal of modern doors into bar	Minor	Slight	Negligible beneficial change
Elevation 14 Demolitions	4. FF14 - Removal of some existing cupboard	Negligible	Neutral	Negligible beneficial change
Elevation 14 Demolitions	5. Stair 3 - Removal of existing modern doors	Negligible	Neutral	Negligible beneficial change
Elevation 14 Demolitions	6. SF12 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 14 Demolitions	7. Stair 3 - Removal of existing modern doors	Negligible	Neutral	Negligible beneficial change
Elevations 14 Proposals	1. Reinstatement of windows with original window pattern	Minor	Slight	Moderate beneficial change
Elevations 14 Proposals	2. Reinstatement of windows with original window pattern	Minor	Slight	Moderate beneficial change
Elevation 15 Demolitions	1. Removal of modern windows	Minor	Slight	Moderate beneficial change
Elevation 15 Demolitions	2. Removal of modern doors and openings in façade	Minor	Slight	Moderate beneficial change
Elevation 15 Demolitions	3. Removal of modern glazed screen	Minor	Slight	Moderate beneficial change
Elevation 15 Demolitions	4. FF14 - New opening formed in existing partition	Minor	Slight	Negligible adverse change
Elevation 15 Demolitions	5. SF12 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 15 Proposals	1. Reinstatement of windows with original window pattern	Minor	Slight	Moderate beneficial change
Elevation 15 Proposals	2. Reinstatement of windows with original window pattern	Minor	Slight	Moderate beneficial change

14.0 Heritage Impact

Elevation 15 Proposals	3. GF14 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 15 Proposals	4. FF14 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 15 Proposals	5. SF12 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation16 Demolitions	1. GF14 – Removal of existing partitions	Minor	Slight	Negligible adverse change
Elevation16 Demolitions	2. GF13 – Removal of some existing partitions	Minor	Slight	Negligible adverse change
Elevation16 Demolitions	3. FF14 - Openings formed in existing partitions	Minor	Slight	Negligible adverse change
Elevation16 Demolitions	4. Externals - Demolition of modern buildings to rear	Major	Moderate	Major beneficial change
Elevation16 Demolitions	5. Courtyard Entrance - Removal of existing toilet block	Moderate	Moderate	Minor adverse change
Elevation16 Demolitions	6. Main Roof – Openings formed for AOVs	Minor	Slight	Negligible adverse change
Elevation16 Demolitions	7. Store – Modern dormer removed	Moderate	Moderate	Minor beneficial change
Elevation16 Demolitions	8. FF7 - Removal of some existing partitions	Minor	Slight	Negligible adverse change
Elevation16 Demolitions	9. FF8 - Removal of some existing partitions	Minor	Slight	Negligible adverse change
Elevation16 Demolitions	10. SF7 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation16 Demolitions	11. SF8 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation16 Demolitions	12. Inner Courtyard – Removal of original single storey ancillary blocks	Moderate	Moderate	Minor adverse change
Elevation16 Demolitions	13. Inner Courtyard – Removal of modern single storey block with ramp	Moderate	Moderate	Moderate beneficial change
Elevation16 Demolitions	14. GF6 – Removal of modern partitions	Minor	Slight	Negligible beneficial change
Elevation16 Demolitions	15. Corridor - Removal of some existing partitions	Negligible	Neutral	Negligible beneficial change
Elevation16 Demolitions	16. Corridor - Removal of existing modern doors	Negligible	Neutral	Negligible beneficial change
Elevation 16 Proposals	1. GF14 - Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 16 Proposals	2. GF13 - Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 16 Proposals	3. FF15 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 16 Proposals	4. Main Roof – AOVs installed	Minor	Slight	Negligible adverse change
Elevation 16 Proposals	5. Main Roof – Original roof reinstated	Minor	Slight	Moderate beneficial change
Elevation 16 Proposals	6. Elevation reinstated with new entrance door	Minor	Slight	Moderate beneficial change
Elevation 16 Proposals	7. FF7 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 16 Proposals	8. FF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change

14.0 Heritage Impact

Elevation 16 Proposals	9. Windows reinstated	Minor	Slight	Moderate beneficial change
Elevation 16 Proposals	10. Inner Courtyard – Courtyard garden provided	Moderate	Moderate	Minor beneficial change
Elevation 16 Proposals	11. Elevation 1 Entrance – Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 16 Proposals	12. SF7 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 16 Proposals	13. SF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 17 Demolitions	1. Elevation 1 Entrance - Removal of modern partition	Minor	Slight	Negligible beneficial change
Elevation 17 Demolitions	2. GF4 - Removal of some existing doors	Minor	Slight	Negligible adverse change
Elevation 17 Demolitions	3. FF5 – Form opening in existing partition	Minor	Slight	Negligible adverse change
Elevation 17 Demolitions	4. SF5 – Form opening in existing partition	Minor	Slight	Negligible adverse change
Elevation 16 Proposals	5. Inner Courtyard – Removal of original single storey ancillary blocks	Moderate	Moderate	Minor adverse change
Elevation 17 Demolitions	6. FF8 - Removal of escape door	Minor	Slight	Negligible adverse change
Elevation 17 Demolitions	7. SF8 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 17 Demolitions	8. SF8 – Removal of escape door	Minor	Slight	Negligible adverse change
Elevation 17 Demolitions	9. SF7 - Removal of some existing partitions	Moderate	Moderate	Minor adverse change
Elevation 16 Proposals	10. Externals - Demolition of modern buildings to rear	Major	Moderate	Major beneficial change
Elevation 17 Demolitions	11. Courtyard Entrance - Removal of existing toilet block	Moderate	Moderate	Minor adverse change
Elevation 17 Demolitions	12. GF14 – Removal of existing partitions	Minor	Slight	Negligible adverse change
Elevation 17 Demolitions	13. FF15 - Removal of some existing partitions	Minor	Slight	Negligible adverse change
Elevation 17 Proposals	1. GF4 – Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 17 Proposals	2. FF5 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 17 Proposals	3. SF5 - Introduction of new partitions and doors	Moderate	Moderate	Negligible adverse change
Elevation 17 Proposals	4. Inner Courtyard – Courtyard garden provided	Moderate	Moderate	Negligible adverse change
Elevation 17 Proposals	5. Classroom Roof – Installation of glass lanterns	Moderate	Moderate	Minor adverse change
Elevation 17 Proposals	6. FF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 17 Proposals	7. FF7 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 17 Proposals	8. SF8 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 17 Proposals	9. SF7 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change

14.0 Heritage Impact

Elevation 17 Proposals	10. Village Hall – Rebuild original elevations	Major	Moderate / Large	Major beneficial change
Elevation 17 Proposals	11. GF13 - Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 17 Proposals	12. GF14 - Some door openings closed off	Minor	Slight	Negligible adverse change
Elevation 17 Proposals	13. FF15 - Introduction of new partitions and doors	Moderate	Moderate	Minor adverse change
Elevation 18 Demolitions	1. Externals - Demolition of modern buildings to rear	Major	Moderate	Major beneficial change
Elevation 18 Demolitions	2. Main Roof – Openings formed for AOVs	Minor	Slight	Negligible adverse change
Elevation 18 Demolitions	3. Store – Modern dormer removed	Moderate	Moderate	Minor beneficial change
Elevation 18 Demolitions	4. Village Hall - Removal of modern entrance	Major	Moderate	Major beneficial change
Elevation 18 Demolitions	5. Removal of modern external staircases	Major	Moderate	Major beneficial change
Elevation 18 Demolitions	6. Removal of fire escape doors	Minor	Slight	Negligible adverse change
Elevation 18 Proposals	1. GF15 – Rebuild original rear elevation	Major	Moderate / Large	Major beneficial change
Elevation 18 Proposals	2. Village Hall – Rebuild original elevations	Major	Moderate / Large	Major beneficial change
Elevation 18 Proposals	3. Main Roof – AOVs installed	Minor	Slight	Negligible adverse change
Elevation 18 Proposals	4. Main Roof – Original roof reinstated	Minor	Slight	Moderate beneficial change
Elevation 18 Proposals	5. GF5 – GF8 - Rebuild original rear elevation	Major	Moderate / Large	Major beneficial change
Elevation 18 Proposals	6. Windows installed in fire door openings	Minor	Slight	Negligible adverse change

14.0 Heritage Impact

Principal's Residence Heritage Impact Table

The following heritage impact table is based on BS 7913:2013

Location	Work	Magnitude of Impact	Impact of Proposal	Magnitude of Change
Floor Plans Demolitions	1. Ground Floor - Removal of some internal partitions from outbuilding	Minor	Slight	Negligible adverse change
Floor Plans Demolitions	2. Ground Floor - Removal of some internal partitions and glazed office type doors from house	Minor	Slight	Negligible adverse change
Floor Plans Demolitions	3. First Floor - No change	No change	Neutral	Neutral change
Floor Plans Demolitions	4. Roof - No change	No change	Neutral	Neutral change
Floor Plans Proposals	1. Ground Floor - Introduction of some new partitions to outbuilding	Minor	Slight	Negligible adverse change
Floor Plans Proposals	2. First Floor - No change	No change	Neutral	Neutral change
Floor Plans Proposals	3. Roof - No change	No change	Neutral	Neutral change
Elevations & Sections Demolitions	1. Elevation 1 - Removal of university signage	Negligible	Neutral	Negligible beneficial change
Elevations & Sections Demolitions	2. Elevation 2 - Removal of emergency lighting	Negligible	Neutral	Negligible beneficial change
Elevations & Sections Demolitions	3. Elevation 2 - Removal of modern louvre to top section of window	Minor	Slight	Moderate beneficial change
Elevations & Sections Demolitions	4. Elevation 2 - Removal of modern external doors	Minor	Slight	Moderate beneficial change
Elevations & Sections Demolitions	5. Elevation 3 - Removal of floodlight	Negligible	Neutral	Negligible beneficial change
Elevations & Sections Demolitions	6. Elevation 4 - Removal of modern external doors	Minor	Slight	Moderate beneficial change
Elevations & Sections Demolitions	7. Elevation 4 - Removal of modern louvre to top section of window	Minor	Slight	Moderate beneficial change
Elevations & Sections Demolitions	8. Elevation 4 - Removal of flues / vents	Negligible	Neutral	Negligible beneficial change
Elevations & Sections Demolitions	9. Section 5 - Removal of glazed office type doors	Minor	Slight	Moderate beneficial change
Elevations & Sections Demolitions	10. Section 6 - No change	No change	Neutral	Neutral change
Elevations & Sections Proposals	1. Elevation 1 - No change	No change	Neutral	Neutral change
Elevations & Sections Proposals	2. Elevation 2 - Reinstatement of window in place of modern louvre	Minor	Slight	Moderate beneficial change
Elevations & Sections Proposals	3. Elevation 2 - Replacement doors to match period of the building	Minor	Slight	Moderate beneficial change
Elevations & Sections Proposals	4. Elevation 3 - No change	No change	Neutral	Neutral change
Elevations & Sections Proposals	5. Elevation 4 - Reinstatement of window in place of modern louvre and door	Minor	Slight	Moderate beneficial change
Elevations & Sections Proposals	6. Elevation 4 - Replacement doors to match period of the building	Minor	Slight	Moderate beneficial change
Elevations & Sections Proposals	7. Section 5 - Replacement doors to match period of the building	Minor	Slight	Moderate beneficial change
Elevations & Sections Proposals	8. Section 6 - No change	No change	Neutral	Neutral change

14.0 Heritage Impact

Caretaker's / Gardener's Lodge Heritage Impact Table

The following heritage impact table is based on BS 7913:2013

Location	Work	Magnitude of Impact	Impact of Proposal	Magnitude of Change
Floor Plans Demolitions	1. Ground Floor - Removal of some internal partitions and modern glazed office screens	Minor	Slight	Negligible adverse change
Floor Plans Demolitions	2. First Floor - Removal of some internal partitions and modern glazed office screens	Minor	Slight	Negligible adverse change
Floor Plans Demolitions	3. First Floor - Opening formed in first floor for new staircase	Moderate	Moderate	Minor adverse change
Floor Plans Demolitions	4. Roof - No Change	No change	Neutral	Neutral change
Floor Plans Proposals	1. Ground Floor - Introduction of some new partitions	Minor	Slight	Negligible adverse change
Floor Plans Proposals	2. Ground Floor - Rooms returned more to original size	Minor	Slight	Minor beneficial change
Floor Plans Proposals	3. Ground Floor - Introduction of new staircase to first floor	Moderate	Moderate	Minor adverse change
Floor Plans Proposals	4. First Floor - Introduction of some new partitions	Minor	Slight	Negligible adverse change
Floor Plans Proposals	5. First Floor - Rooms returned more to original size	Minor	Slight	Minor beneficial change
Floor Plans Proposals	6. Roof - No change	No change	Neutral	Neutral change
Elevations & Sections Demolitions	1. Elevation 1 - Removal of floodlight	Negligible	Neutral	Negligible beneficial change
Elevations & Sections Demolitions	2. Elevation 2 - Removal of floodlights and university signage	Negligible	Neutral	Negligible beneficial change
Elevations & Sections Demolitions	3. Elevation 2 - Removal of modern door and solid infill panel to fanlight over	Minor	Slight	Moderate beneficial change
Elevations & Sections Demolitions	4. Elevation 3 - Removal of emergency escape light	Negligible	Neutral	Negligible beneficial change
Elevations & Sections Demolitions	5. Elevation 4 - Removal of floodlight	Negligible	Neutral	Negligible beneficial change

14.0 Heritage Impact

Elevations & Sections Demolitions	6. Section 5 - Removal of some internal partitions	Minor	Slight	Negligible adverse change
Elevations & Sections Demolitions	7. Section 6 - Removal of some internal partitions	Minor	Slight	Negligible adverse change
Elevations & Sections Proposals	1. Elevation 1 – No change	No change	Neutral	Neutral change
Elevations & Sections Proposals	2. Elevation 2 - Replacement door with fanlight over, to match similar arrangement on Elevation 1	Minor	Slight	Moderate beneficial change
Elevations & Sections Proposals	3. Elevation 3 - No change	No change	Neutral	Neutral change
Elevations & Sections Proposals	4. Elevation 4 - No Change	No change	Neutral	Neutral change
Elevations & Sections Proposals	5. Section 5 - Introduction of some new partitions	Minor	Slight	Negligible adverse change
Elevations & Sections Proposals	6. Section 5 - Rooms returned more to original size	Minor	Slight	Minor beneficial change
Elevations & Sections Proposals	7. Section 6 - Introduction of some new partitions	Minor	Slight	Negligible adverse change
Elevations & Sections Proposals	8. Section 6 - Rooms returned more to original size	Minor	Slight	Minor beneficial change

14.0 Heritage Impact

Gate Piers Heritage Impact Table

The following heritage impact table is based on BS 7913:2013

Location	Work	Magnitude of Impact	Impact of Proposal	Magnitude of Change
Gate Piers Demolitions	1. Removal of modern gates	Negligible	Neutral	Negligible beneficial change
Gate Piers Proposals	2. More sympathetic materials used in alterations to road	Negligible	Neutral	Negligible beneficial change

14.0 Heritage Impact

Heritage Impact Statement

The detailed analysis in the Heritage Impact Table shows that there are no major impacts on the Teaching Block. Overall, the change in layout to convert of the building into apartments will have a moderate impact. The building keeps its overall plan form and the grand corridor at all floor levels has been retained. The proposals have ensured that these interventions have been achieved with no change to elements with a high heritage value. Many of the alterations, such as the adaption of large classroom spaces into flats are also reversible.

Additionally, the removal of the rear extensions and later modern additions, which have been designed with little respect for the architectural character of the original building, will have a positive effect. The original rear and side elevations of the building will be revealed and the building's setting will be enhanced. The modern buildings, such as the Rathmell Building, are not suitable for residential conversion and the demolition of these modern buildings will result in a considerable enhancement to the setting of the former Caerleon Teacher Training College such that its significance would be substantially better revealed.

The detailed analysis in the Heritage Impact Table also shows that there are no major changes on the Principal's Residence and Caretaker's / Gardener's Lodge. The change in layout to convert the buildings will have a minor impact. Again, the proposals have ensured that these interventions have been achieved with no change to elements with a high heritage value, such as the staircase in the Principal's Residence.

Additionally, the replacement of minor modern interventions to the elevations to the lodges, which have been designed with little respect for the architectural character of the original building, will have a positive effect.

Furthermore, upgrading the accommodation in the Teaching Block, Principal's Residence and Caretaker's / Gardener's Lodge to that required for modern day living, will provide a long term sustainable use for the heritage assets and secure their future.

Finally, the detailed analysis in the Heritage Impact Table also shows that the removal of the modern gates is of negligible impact in terms of magnitude of impact.

In summary, the detailed analysis in the Heritage Impact Table shows that the proposals are in line with national and local policies on conservation of the built heritage.







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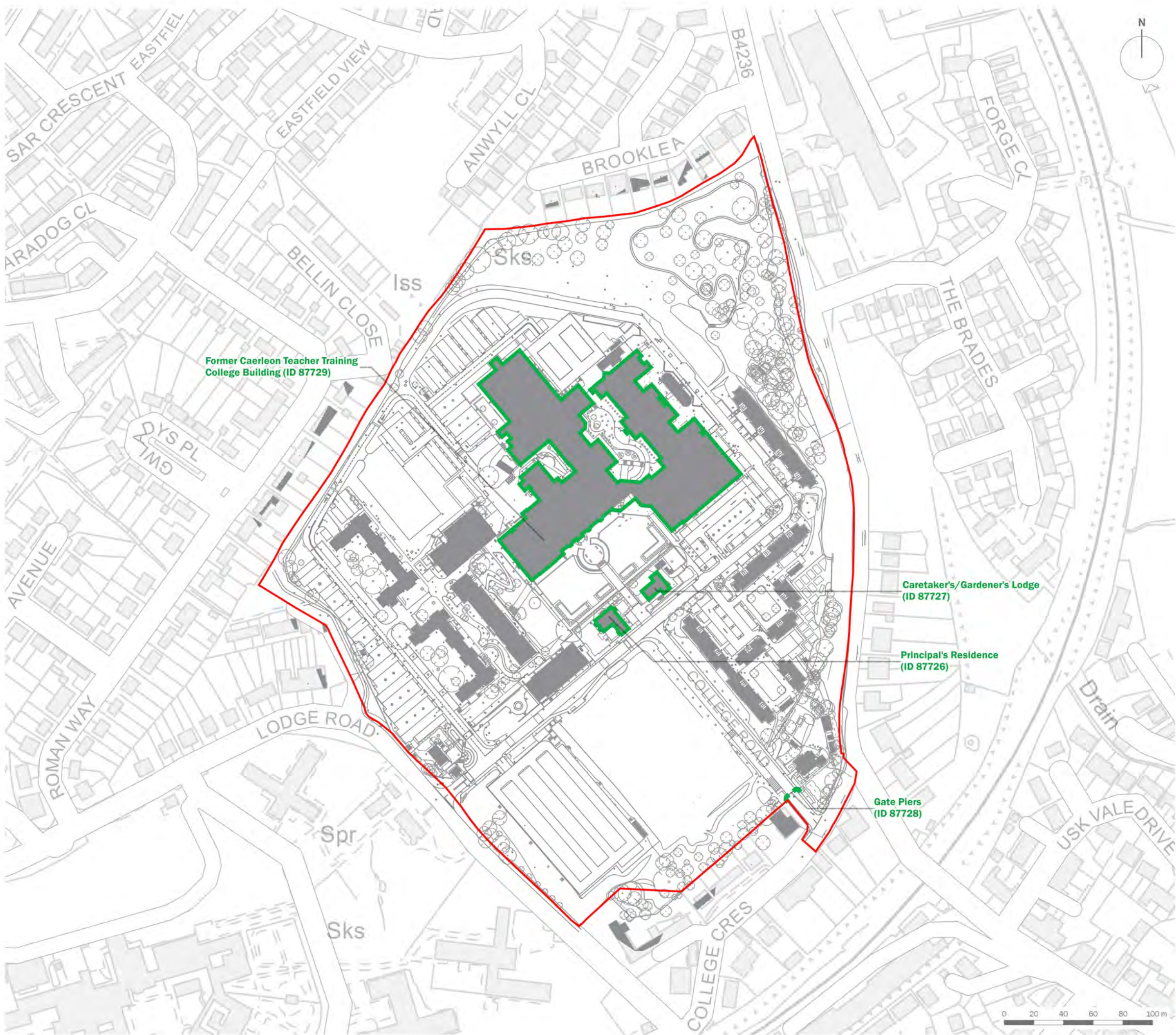
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Figure

Figure I.1 Location of Relevant Listed Buildings
(edp5601_d021a 16 October 2019 AG/ES)

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Planning Application Boundary

Listed Building Consent Application Boundary

client	Redrow Homes (South Wales) Ltd		
project title	USW Caerleon		
drawing title	Figure I.1: Location of Relevant Listed Buildings		
date	16 OCTOBER 2019	drawn by	AG
drawing number	edp5601_d021a	checked	ES
scale	1:2,500 @ A3	QA	GY



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Archaeological evaluation at Caerleon Campus, University of South Wales, Caerleon, Newport



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Contents

Summary

1

Report

1 Background.....	2
1.1 Reasons for the project	2
2 Aims.....	2
3 Methods.....	2
3.1 Personnel.....	2
3.2 Documentary research	2
3.3 Fieldwork strategy	2
3.4 Structural analysis	3
3.5 Artefact methodology, by Rob Hedge	3
3.5.1 Artefact recovery policy.....	3
3.5.2 Method of analysis.....	3
3.5.3 Discard policy	3
3.6 Environmental archaeology methodology, by Elizabeth Pearson.....	3
3.6.1 Sampling policy.....	3
3.6.2 Processing and analysis	4
3.6.3 Discard policy	4
3.7 Statement of confidence in the methods and results	4
4 The application site	4
4.1 Topography, geology and archaeological context.....	4
4.2 Current land-use	4
5 Results	4
5.1 Structural analysis	4
5.1.1 Phase 1: Natural deposits	5
5.1.2 Phase 2: Roman deposits	5
5.1.3 Phase 3: Post-Roman deposits.....	5
5.1.4 Phase 3: Modern deposits	5
5.2 Artefact analysis, by Rob Hedge	6
5.2.1 Summary artefactual evidence by period	6
5.2.2 Discard and retention.....	6
5.3 Environmental analysis, by Elizabeth Pearson	6
6 Synthesis	7
7 Significance	8
7.1 Nature of the archaeological interest in the site	8
7.2 Relative importance of the archaeological interest in the site	8
7.3 Physical extent of the archaeological interest in the site	8
8 The impact of the development	8
9 Publication summary	8
10 Acknowledgements	9
11 Bibliography	9

Archaeological evaluation at Caerleon Campus, University of South Wales, Caerleon, Newport

Peter Lovett and Tom Vaughan

With contributions by Rob Hedge and Elizabeth Pearson

Illustrations by Carolyn Hunt

Summary

An archaeological evaluation was undertaken at Caerleon Campus, University of South Wales, Caerleon, Newport (NGR ST 33485 91210). It was undertaken for Locus Consulting on behalf of the University of South Wales, who intends residential redevelopment, for which a planning application will be submitted.

Thirty three trenches were excavated across the site. The majority revealed that the site has undergone substantial landscaping, generally scarping into the natural clay and bedrock for the creation of terraces within the former hill slope, as the site has been developed during the 20th century. A full soil profile was rarely extant, with a notable exception toward the south-western side of the site where the soils sealed a probable cremation deposit within a small pit and a north to south aligned gully, at a depth of 0.64m and 0.60m respectively below the present ground surface. A single heavily abraded tile fragment and two pieces of corroded iron nail were recovered from the gully fill, which also contained moderately abundant charcoal. The cremation deposit was recorded and left in situ.

Report

1 Background

1.1 Reasons for the project

An archaeological evaluation was undertaken at Caerleon Campus, University of South Wales, Caerleon, Newport (NGR ST 33485 91210). It was commissioned by Locus Consulting, whose client intends residential redevelopment, for which a planning application will be submitted to Newport City Council.

The proposed development site is considered to include potential heritage assets, specifically the possible continuation of a major Roman cemetery into the development site (E000428).

The project conforms to the scope of works identified in correspondence from Locus Consulting, dated 8 July 2016, for which a project proposal (including detailed specification) was produced (WA 2016).

The project also conforms to the *Standard and guidance: Archaeological field evaluation* (ClfA 2014a).

2 Aims

The aims of this evaluation are:

- determine the presence or absence of archaeological deposits beyond reasonable doubt;
- identify their location, nature date and preservation;
- assess their significance;
- assess the likely impact of the proposed development.

3 Methods

3.1 Personnel

The fieldwork was led Peter Lovett (BSc (hons.)), who joined Worcestershire Archaeology in 2012 and has been practicing archaeology since 2004, assisted by Elspeth Iliff (BA (hons.); MSc), Nina O'Hare (BA (hons.)) and Aidan Woodger (BA (hons.); MSc). The project manager responsible for the quality of the project was Tom Vaughan (BA (hons.); MA; ACIfA). Illustrations were prepared by Carolyn Hunt (BSc (hons.); PG Cert; MCIfA). Elizabeth Pearson (MSc; ACIfA), contributed the environmental report, and Robert Hedge (MA Cantab) contributed the finds report.

3.2 Documentary research

An archaeological desk-based assessment (DBA) was undertaken by Locus Consulting (2016). The DBA identified the potential for the continuation of a major Roman cemetery into the site (Lodge Hill Roman Cemetery).

3.3 Fieldwork strategy

A detailed specification has been prepared by Worcestershire Archaeology (WA 2016).

Fieldwork was undertaken between 15 and 26 August 2016.

33 trenches, amounting to just over 1,800m² in area, were excavated over the site area of 13.7ha. The location of the trenches is indicated in Figure 2.

Deposits considered not to be significant were removed under archaeological supervision using a 360° tracked excavator, employing a toothless bucket. Subsequent excavation was undertaken by hand. Clean surfaces were inspected and selected deposits were excavated to retrieve artefactual material and environmental samples, as well as to determine their nature. Deposits were recorded

according to standard Worcestershire Archaeology practice (WA 2012). On completion of excavation, trenches were reinstated by replacing the excavated material.

3.4 Structural analysis

All fieldwork records were checked and cross-referenced. Analysis was effected through a combination of structural, artefactual and ecofactual evidence, allied to the information derived from other sources.

3.5 Artefact methodology, by Rob Hedge

The finds work reported here conforms with the relevant sections of *Standard and guidance for the collection, documentation, conservation and research of archaeological materials* (ClfA 2014b), with archive creation informed by *Archaeological archives: a guide to the best practice in the creation, compilation, transfer and curation* (AAF 2011), and museum deposition by *Selection, retention and dispersal of archaeological collections* (SMA 1993).

3.5.1 Artefact recovery policy

The artefact recovery policy conformed to standard Worcestershire Archaeology practice (WA 2012; appendix 2).

3.5.2 Method of analysis

All hand-retrieved finds were examined. They were identified, quantified and dated to period. A *terminus post quem* date was produced for each stratified context. The date was used for determining the broad date of phases defined for the site. All information was recorded on *pro forma* sheets.

The pottery and ceramic building material was examined under x20 magnification and referenced as appropriate by fabric type and form.

3.5.3 Discard policy

The following categories/types of material will be discarded after a period of 6 months following the submission of this report, unless there is a specific request to retain them (and subject to the collection policy of the relevant depository):

- where unstratified
- post-medieval material in general, and;
- generally where material has been specifically assessed by an appropriate specialist as having no obvious grounds for retention.

See the environmental section for other discard where appropriate.

3.6 Environmental archaeology methodology, by Elizabeth Pearson

The environmental project conforms to relevant sections of the *Standard and guidance: Archaeological field evaluation* (ClfA 2014a), *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (English Heritage 2011b), and *Environmental archaeology and archaeological evaluations* (AEA 1995).

3.6.1 Sampling policy

Samples were taken according to standard Worcestershire Archaeology practice (2014). A single sample (of 40 litres) was taken from the site (Table 2).

3.6.2 Processing and analysis

The samples were processed by flotation using a Siraf tank. The flots were collected on a 300µm sieve and the residue retained on a 1mm mesh. This allows for the recovery of items such as small animal bones, molluscs and seeds.

The residues were fully sorted by eye and the abundance of each category of environmental remains estimated. A magnet was also used to test for the presence of hammer scale. The flots were scanned using a low power MEIJI stereo light microscope and plant remains identified using modern reference collections maintained by Worcestershire Archaeology, and a seed identification manual (Cappers *et al* 2012). Nomenclature for the plant remains follows the New Flora of the British Isles, 3rd edition (Stace 2010).

Charcoal was examined under a low power MEIJI stereo light microscope in order to determine the presence of oak and non-oak charcoal.

3.6.3 Discard policy

Remaining sample material and scanned residues will be discarded after a period of 6 months following submission of this report unless there is a specific request to retain them.

3.7 Statement of confidence in the methods and results

The methods adopted allow a high degree of confidence that the aims of the project have been achieved.

4 The application site

4.1 Topography, geology and archaeological context

The background to the site has been previously presented in the DBA (Locus Consulting 2016). In summary, the site lies to the north of the Roman Caerleon legionary fortress and civilian settlement, with a Roman road extending along the south-western boundary. The site is situated on the eastern edge of the large Lodge Hill Roman Cemetery. To date over 120 cremation burials have been discovered, in pits of various forms and in a range of vessels, as well as unenclosed burials over an area which extended for at least 1km to the north of the fort, alongside the road (Evans and Maynard 1997).

Three undesignated heritage assets are located within the present site itself, being an inscribed stone, a lead coffin and a stone sarcophagus burial, all of Roman date. The presence of the burials indicates that Lodge Hill cemetery may have extended into the current development site, although it was noted that the three heritage assets were found in isolation.

The geology of the site comprises St Maughans Formation-Argillaceous Rocks and Sandstone, Interbedded (BGS 2016). In reality, following the fieldwork it was found that the dominant geology on the site is heavy red marl clay with occasional outcrops of sandstone. The site is sited upon a small hill, though it has been heavily landscaped. The land rises up from all sides to the middle of the site, centred on the original university building which dates from 1912.

4.2 Current land-use

The site comprises a series of buildings that formed the Caerleon College Campus, with associated car parking and landscaped gardens.

5 Results

5.1 Structural analysis

The trenches and features recorded are shown in Figures 2-6. The results of the structural analysis are presented in Appendix 1.

5.1.1 Phase 1: Natural deposits

The natural geology consisted of heavy red marl clay, with occasional outcrops of purplish red sandstone. The depth of the natural geology below the current ground surface varied considerably across the site due to the extensive landscaping that had occurred during previous phases of development.

In Trenches 23-28 the depth of the natural was between 0.33m and 0.8m below the current ground level (Plate 1). Immediately to the east, in Trenches 29-33, the original slope of the hill was encountered and the depth of the natural increased to up to 2m (Fig 4; Plates 2-3). Similar landscaping was evident on the northern side of the site. Trenches 5-10 were between 0.4m and 1.2m deep, with the break of slope beginning in Trenches 3 and 4, dropping away to the north-east to 2.2m in Trench 1. Trench 4 in particular revealed an indicative profile, with a depth of 0.4m at the south-western end, dropping to 2.3m at its north-eastern end (Plates 4-6). Trenches 20-22 in the south-west corner of the site were particularly deep, with the natural identified at up to 2.2m below the current ground level (Plate 7).

Trenches 17-19 revealed a gentle north-east to south-west downward slope, with little made-ground burying the natural geology, which was recorded at between 0.47m and 0.74m. Trench 16 to the north revealed large amounts of dumping to level out the land, with the natural observed at 1.2m below the current surface level (Plate 8). Trenches 11 and 12 were located near the top of the hill, with the natural geology generally flat where observed (Plate 9). It was between 0.7m and 0.9m below current ground level. Trenches 13-15 were located within a courtyard area of the college buildings, on the eastern slope of the highpoint of the hill. The presence of numerous services limited the size of the three trenches, but where natural geology was observed, it was just below the surface, at between 0.37m and 1.1m deep (Plates 10-11).

5.1.2 Phase 2: Roman deposits

A small gully, [1905], was excavated in Trench 19 (Figs 3 and 6; Plates 12-13). This was aligned north to south, and terminated at its southern end. It was filled by a compact mid reddish brown silty clay, containing frequent charcoal fragments and occasional small fragments of burnt bone. A heavily abraded piece of ceramic building material (CBM) was recovered, along with a possible iron nail (Section 5.2 below). The gully had a slightly concave shape, and measured 0.28m deep and 0.47m wide. It was 0.6m below the current ground surface.

Immediately to the east, in Trench 18, a probable cremation deposit was identified (1806) (Fig 6; Plates 14-15). This was a sub-circular cut 0.3m in diameter, with burnt bone and charcoal visible in the top of the fill. It was sealed by a subsoil, and was 0.64m below the current ground surface. It was not excavated, but left in situ.

5.1.3 Phase 3: Post-Roman deposits

Subsoil was evident only in a few trenches. Trenches 17-19 revealed a thin (0.2-0.3m thick) subsoil sealing the natural and the two archaeological features present. This was a mid reddish brown silty clay. In Trench 21 a subsoil was observed, although as it lay at approximately 2m depth, below modern overburden, accurate recording of the deposit was limited.

Very occasionally a buried topsoil was observed, sealed by the made ground as the site was levelled. These soil horizons could be seen in Trenches 16 (at 1.2m deep), 21 (at 1.8m deep) and 33 (at 1.9m deep).

5.1.4 Phase 3: Modern deposits

As discussed above, there was in places extensive dumping of redeposited natural and construction rubble to level the ground. This was most extensive in Trenches 1, 2, 4, 20-22 (Fig 3), and 29-33. Where the trenches were located in car park areas, there was a layer of hardcore (up to 0.5m thick) levelling below the tarmac surface. In Trenches 20-22, this sealed an older car park surface, some c 1m below the current ground level, which also lay upon a hardcore bed.

5.2 Artefact analysis, by Rob Hedge

The artefactual assemblage recovered is summarised in Table 1.

Very little artefactual material was recovered. The assemblage came from two stratified contexts and could be dated from the Roman period onwards (see Table 1). Artefact condition was generally poor.

context	period	material class	material subtype	object specific type	count	weight(g)
101	modern	glass		vessel	1	396
1904	Roman	ceramic		tile	1	56
	Roman	metal	iron	nail	2	18
Totals					4	470

Table 1: Quantification of the assemblage

5.2.1 Summary artefactual evidence by period

Roman (?or later)

Fill (1904) of gully [1905] contained the only material of Roman date, comprising:

- An extremely abraded fragment of ceramic building material in a sandy, oxidised fabric with frequent <1mm rounded quartz and occasional <2mm ironstone inclusions. With no intact surfaces, its condition precluded identification to any specific form, but the fabric is similar to those of the Severn Valley group (Mills 2013, 463).
- Two small and heavily corroded iron fragments, likely to be the head and shaft of a nail.

Modern

A single later 20th century milk bottle was recovered from layer (101). Other modern material revealed comprised largely building rubble and modern debris, which was identified as such on site and not retained.

5.2.2 Discard and retention

The assemblage is not considered sufficiently significant to warrant retention; however, the final decision rests with the appropriate museum.

5.3 Environmental analysis, by Elizabeth Pearson

The environmental evidence recovered is summarised in Tables 2-4.

Uncharred remains, consisting of mainly root fragments are assumed to be modern and intrusive as they are unlikely to have survived in the soils on site for long without charring or waterlogging.

Well preserved charcoal was moderately abundant in the fill (1904) of Roman gully [1905]. Scanning of this material showed that both non-oak (possibly *Prunus*) and oak (*Quercus robur/petraea*) charcoal was present in a sufficient quantity for analysis. This indicates the potential to recover charcoal which may provide information on the fuel economy and use of woodland resources, should further excavation and sampling be undertaken.

Although possible burnt bone was noted during excavation of the gully, none was identified during environmental analysis.

Context	Sample	Feature type	Fill of	Position of fill	Period	Sample volume (L)	Volume processed (L)	Residue assessed	Flot assessed
1904	1	Ditch	1905	Primary	Roman	40	40	Yes	Yes

Table 2: List of bulk samples

context	sample	large mammal	charcoal	uncharred plant	artefacts	comments
1904	1	occ	mod	occ*	occ Fe slag. Bone is burnt	* = probably intrusive

Table 3: Summary of environmental remains, occ = occasional, mod = moderate

context	sample	preservation type	species detail	category remains	Quantity/ diversity	comment
1904	1	?wa*	unidentified herbaceous root fragments	misc	+/low	
1904	1	ch	cf <i>Prunus</i> sp, <i>Quercus robur/petraea</i> wood, non-oak wood	misc	++/low	well preserved fragments
1904	1	?wa*	<i>Rorippa islandica</i> , unidentified seed	seed	+/low	

Table 4: Plant remains from bulk sample (1904)

Key:

preservation	quantity
ch = charred	+ = 1 - 10
min = mineralised	++ = 11- 50
wa = waterlogged	+++ = 51 - 100
?wa = waterlogged or uncharred	++++ = 101+
* = probably intrusive	

6 Synthesis

The probable cremation deposit in Trench 18 was the only feature identified within the trench, and the only one of its type from the whole site. The focus of Lodge Hill Cemetery lay to the west on the other side of the Lodge Road, although it has long been conjectured that it extended into the present site, due to the previous discovery of three high status burials here. The present investigations have determined that simple cremation burial activity also extended to the north-east of the road.

The small ditch or gully in Trench 19, 15m to the south-west is of unknown function, but it is conjectured to be a boundary feature associated with the cemetery activity. The sparse artefactual assemblage indicates a Roman date for the feature. The extremely abraded condition of the ceramic building material is likely in part to be due to acidic soil conditions. The fill contained moderately abundant charcoal of both oak and non-oak species, which may relate to pyre activity and provides information on the fuel economy and use of woodland resources. Small burnt bone

fragments were noted in the fill during the excavation, which may indicate the presence of other cremation deposits in the immediate vicinity of the gully.

No other features pre-dating the modern period were identified. Only rarely was a topsoil and subsoil profile extant, as frequently modern landscaping was determined to have cut into the natural clay and bedrock. Elsewhere, in order to level out the ground for construction, large amounts of material has been dumped, burying the natural geology under metres of made ground. Figure 5 shows the contours of the hill as it may have been prior to the construction of the college, based on levels observed during these investigations. The campus is therefore more a series of terraces than a sloping hill.

The only part of the site that doesn't appear to have been substantially scarped and landscaped is on the western side, closest to Lodge Road. Here, in Trenches 17-19, the soil profile was relatively intact, and sealed archaeological remains; the only pre-modern archaeological deposits identified during the evaluation. It should be noted however, that within these trenches a number of modern services were identified, which cut into the surface of the natural, so will have truncated earlier deposits locally, even if the wholesale landscaping seen elsewhere has not occurred in this area of the site.

7 Significance

7.1 Nature of the archaeological interest in the site

The archaeological activity identified relates to burial activity, specifically a cremation deposit and a potentially related linear gully.

7.2 Relative importance of the archaeological interest in the site

The deposits are of local significance, relating specifically to Lodge Hill cemetery and the hinterland of Caerleon fortress and settlement.

7.3 Physical extent of the archaeological interest in the site

The significant archaeology was identified along the south-western side of the site, within Trenches 18 and 19, sealed below subsoil at a depth of 0.64m and 0.60m below the present surface.

8 The impact of the development

The historic environment is a non-renewable resource and therefore cannot be directly replaced. However mitigation through recording and investigation also produces an important research dividend that can be used for the better understanding of the area's history and contribute to local and regional research agendas (cf NPPF, DCLG 2012, section 141).

The full extent and depth of groundworks associated with the proposed development is currently unknown to WA. The archaeological deposits of significance were identified in Trenches 18 and 19. Should the proposed groundworks extend to more than c 0.50m depth in this area, then they may be considered to have a negative impact on the identified archaeological horizon. An appropriate scheme of archaeological mitigation should therefore be determined prior to development here.

9 Publication summary

Worcestershire Archaeology has a professional obligation to publish the results of archaeological projects within a reasonable period of time. To this end, Worcestershire Archaeology intends to use this summary as the basis for publication through local or regional journals. The client is requested to consider the content of this section as being acceptable for such publication.

An archaeological evaluation was undertaken on behalf of Locus Consulting at Caerleon Campus, University of South Wales, Caerleon, (NGR ST 33485 91210), in advance of proposed redevelopment.

Thirty three trenches were excavated across the site. The majority revealed that the site has undergone substantial landscaping, generally scarping into the natural clay and bedrock for the creation of terraces within the former hill slope, as the site has been developed during the 20th century. A full soil profile was rarely extant, with a notable exception toward the south-western side of the site where the soils sealed a probable cremation deposit within a small pit and a north to south aligned gully, at a depth of 0.64m and 0.60m respectively below the present ground surface. A single heavily abraded tile fragment and two pieces of corroded iron nail were recovered from the gully fill, which also contained moderately abundant charcoal. The cremation deposit was recorded and left in situ.

10 Acknowledgements

Worcestershire Archaeology would like to thank the following for their kind assistance in the successful conclusion of this project, Fiona Moore and Adam Partington (Locus Consulting Ltd), and Rob Dunning (Archaeological Planning Management Officer, Glamorgan-Gwent Archaeological Trust Ltd).

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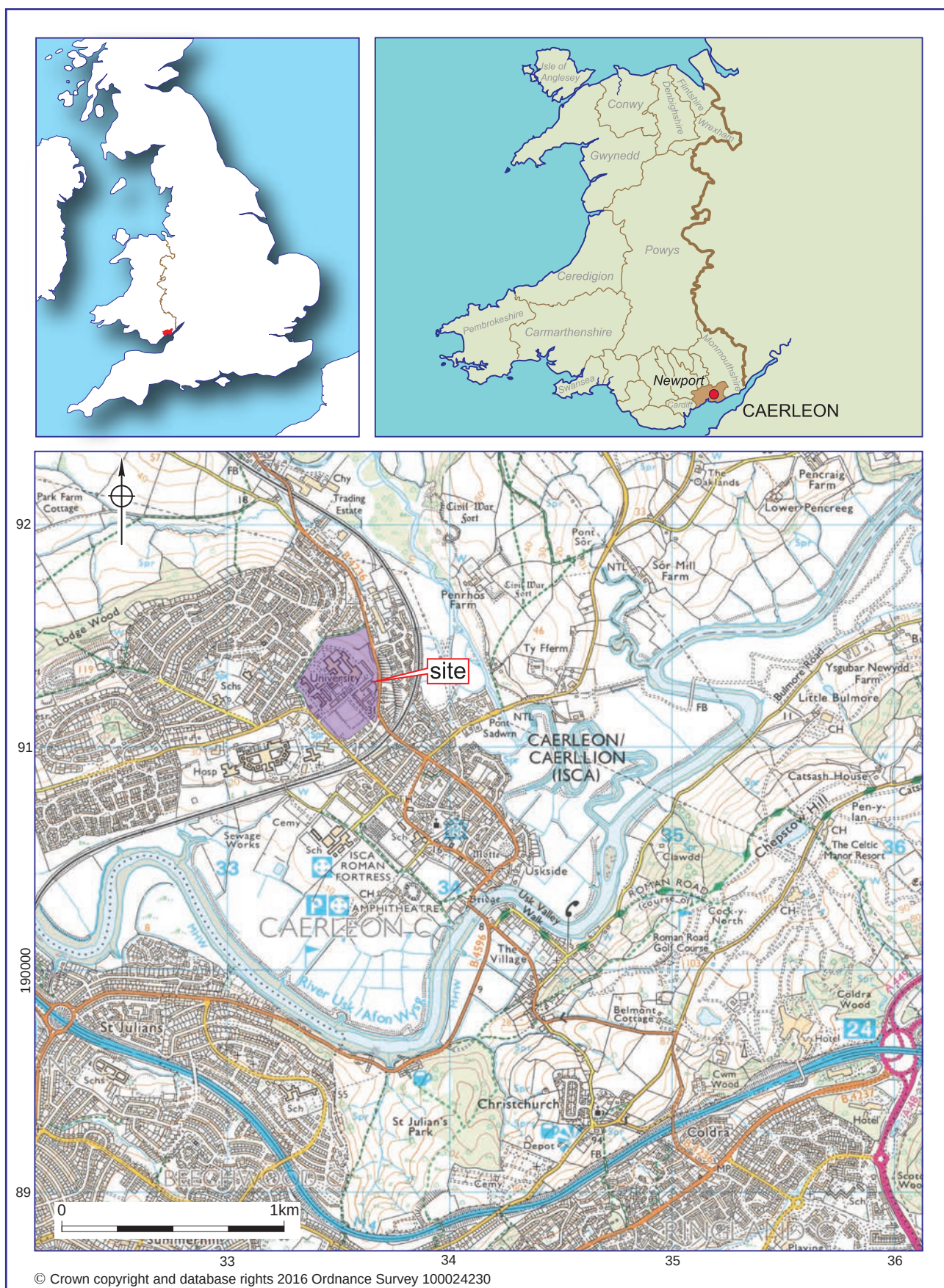
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Figures



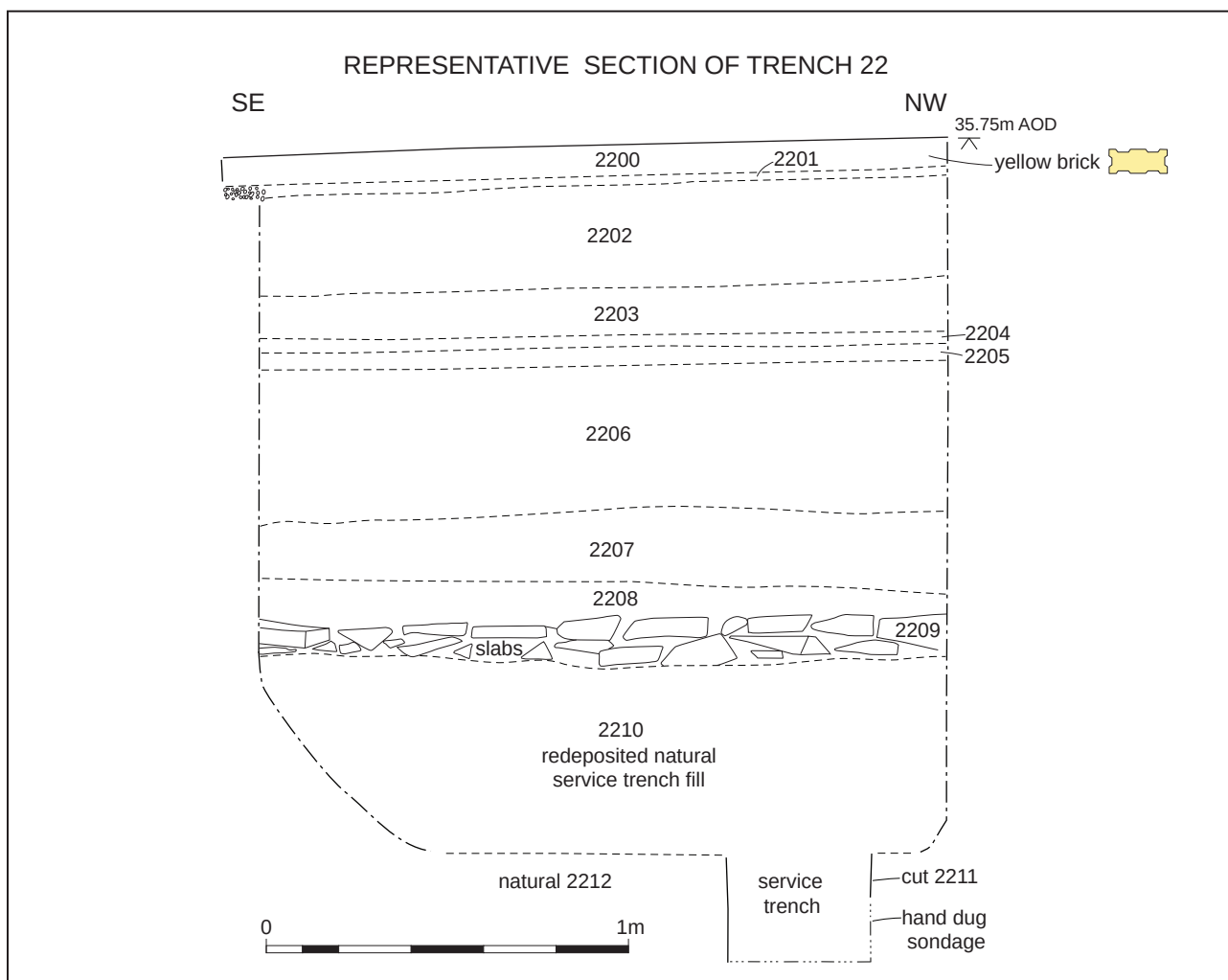
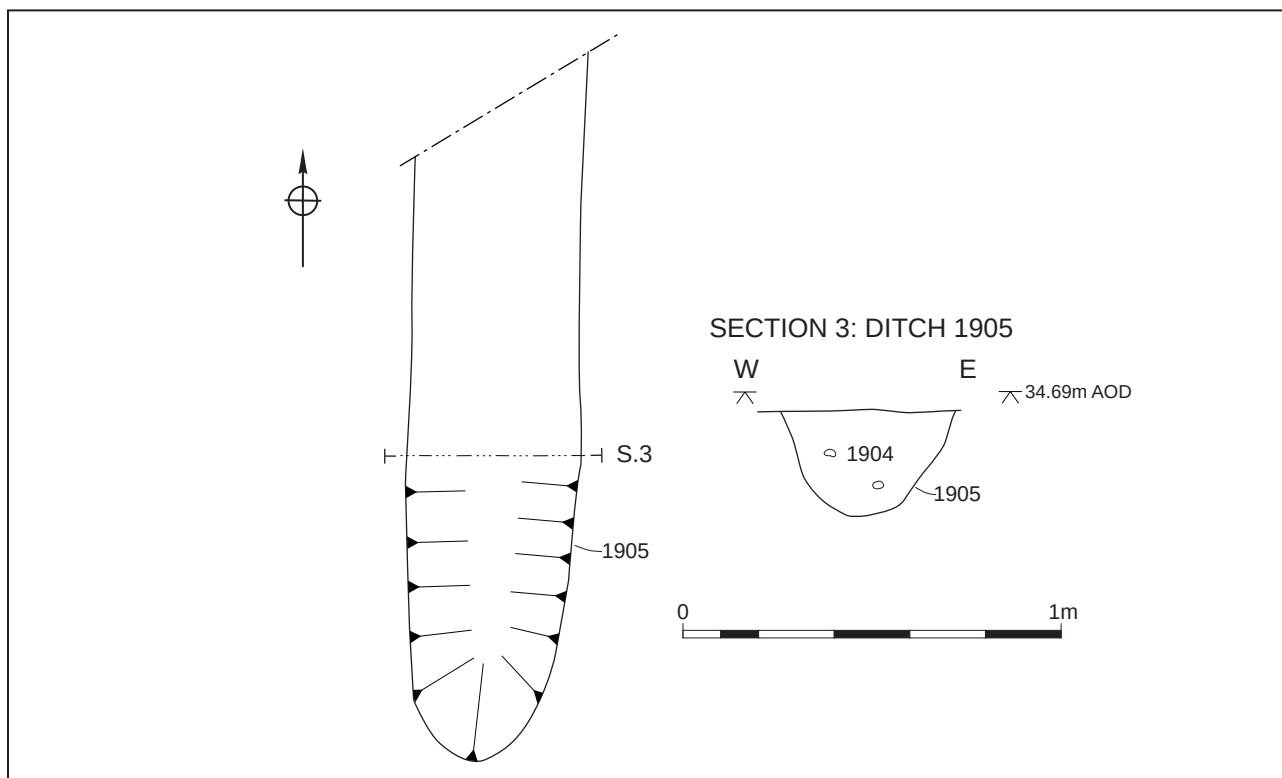
Location of the site

Figure 1



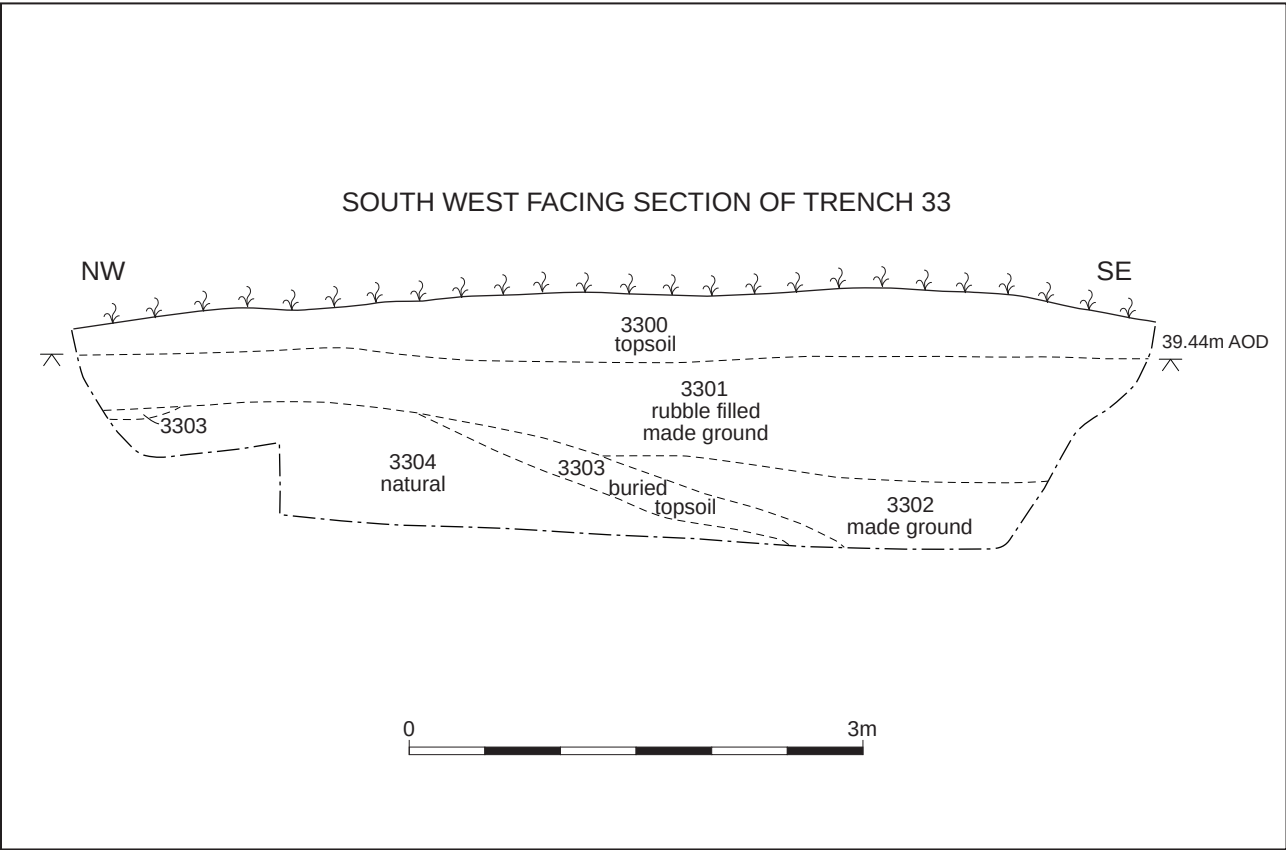
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Trench location plan

Figure 2



Plan and section of ditch 1905; representative section of Trench 22

Figure 3



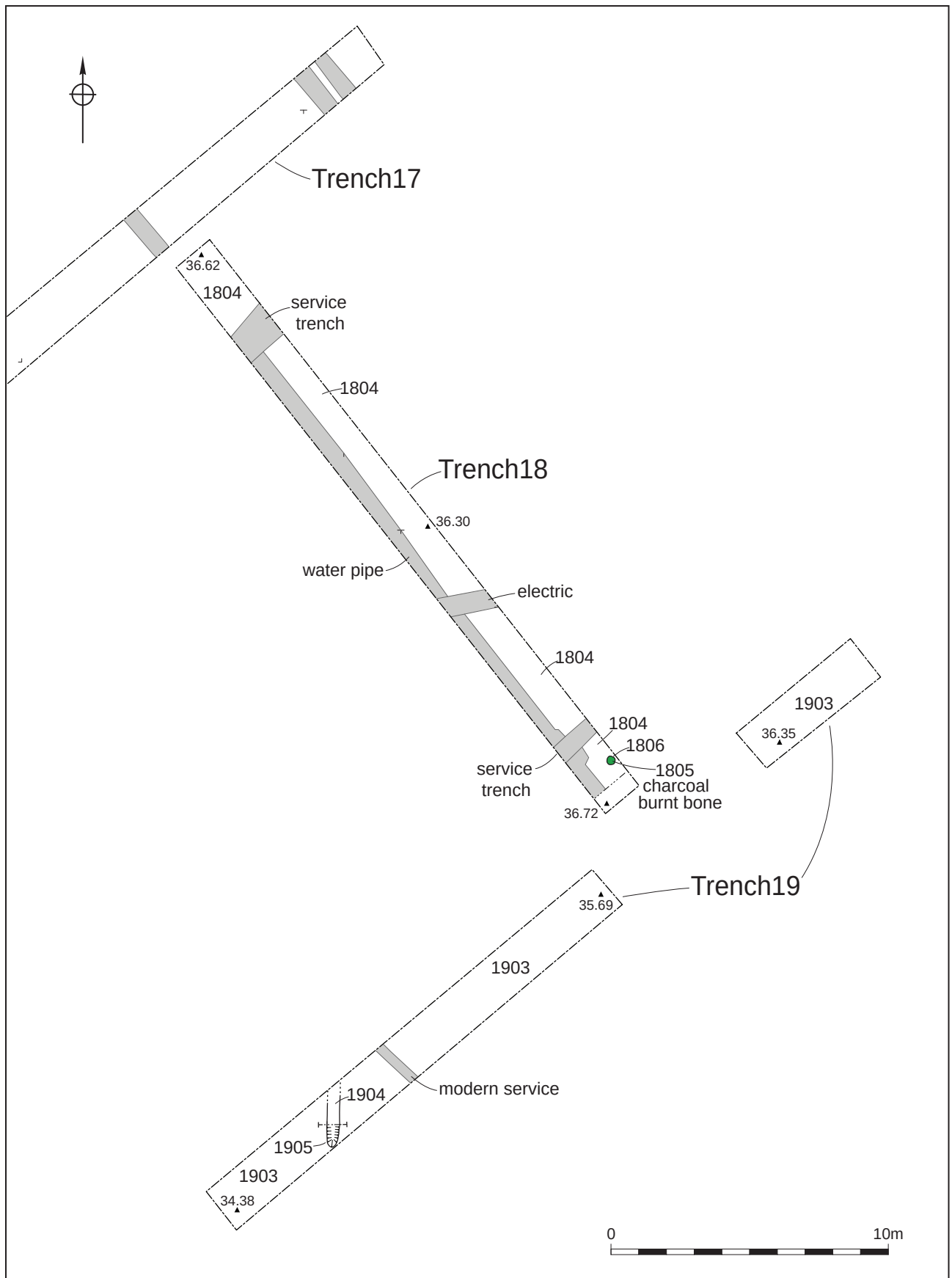
Trench 33: section

Figure 4



Contour plan

Figure 5



Plan of Trenches 18 and 19

Figure 6

Plates



Plate 1 Trench 23, looking north-west (1m scales)



Plate 2 Section of Trench 33, showing made ground above natural slope, looking south-east (1m scales)



Plate 3 Trench 33, looking south-east (1m scales)



Plate 4 Trench 4, looking north-east (1m scales)



Plate 5 Section of Trench 4, showing dumping to level out the slope, looking south-east (1m scales)



Plate 6 Sondage in Trench 4, with dumped soil at bottom, looking south-east (1m scale)



Plate 7 Sondage through made ground in Trench 21, revealing buried topsoil and subsoil, looking north-west (1m scales)



Plate 8 Section of Trench 16m showing buried topsoil under made ground looking south-west (1m scales)



Plate 9 Trench 12, looking north-east (1m scales)



Plate 10 Trench 13, looking south-west (1m scales)



Plate 11 Section of Trench 13, showing natural bank, looking south-east (1m scale)



Plate 13 Section of gully 1905, looking north (0.5m scale)



Plate 14 Probable cremation deposit 1806, looking south-west (0.3m scale)



Plate 15 Probable cremation deposit 1806, looking north-east (0.5m and 0.3m scales)

Appendix 1 Trench descriptions

Trench 1

Length: 19m Width: 1.6m Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
100	Surface	Layer	black Tarmac	0.22m	Tarmac car park surface
101	Modern Layer	Layer	Compact light brownish red clay	0.36m	Clay and rubble made ground for car park above
102	Modern Layer	Layer	Compact mid brownish red silty clay	1.12m	Modern rubble-filled made ground layer
103	Drain	Fill	Loose mid reddish orange sand		Fill of service drain [104]
104	Drain	Cut			Storm drain or other similar service
105	Topsoil	Layer	dark brownish red clay	0.4m	Buried topsoil
106	Subsoil	Layer	mid brownish red clay	0.1m	Buried subsoil
107	Natural	Layer	Compact light brownish red silty clay		Natural

Trench 2

Length: 19m Width: 1.6m Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
200	Surface	Layer	black Tarmac	0.25m	Tarmac car park surface
201	Modern Layer	Layer	Loose mid greyish yellow gravelly sand	0.25m	Made ground below tarmac
202	Modern Layer	Layer	Compact light brownish red silty clay	0.1-0.5m	Levelling deposit of re-deposited natural
203	Topsoil	Layer	Compact dark reddish brown silty clay	0.40m	Buried topsoil below made ground deposits
204	Subsoil	Layer	Compact mid brownish red silty clay	0.05-0.60m	Buried subsoil
205	Natural	Layer	Compact light brownish red silty clay		Natural
206	Ditch	Fill	gravel	1.1m+	Fill of service drain [207]
207	Drain	Cut		1.1m+	Modern service drain
208	Drain	Fill	Loose mid reddish orange gravelly sand	0.9m+	Fill of drain [209]
209	Drain	Cut		0.9m+	Storm drain - seen in Trench 1 as [104]

Trench 3

Length: 29m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
300	Surface	Layer	black Tarmac	0.22m	Tarmac car park surface
301	Modern Layer	Layer	Loose light greyish orange gravelly sand	0.15m	Levelling deposit below tarmac
302	Modern Layer	Layer	Compact mid orangey red silty clay	0.10m	Levelling deposit of re-deposited natural
303	Natural	Layer	Compact mid orangey red silty clay		Natural

Trench 4

Length:

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
400	Surface	Layer	black Tarmac	0.2m	Tarmac car park surface
401	Modern Layer	Layer	Loose light greyish pink gravelly sand	0.2m	Levelling deposit for car park
402	Modern Layer	Layer	Compact mid reddish brown sandy clay	0.6m	Levelling deposit of re-deposited topsoil
403	Modern Layer	Layer	Compact mid brownish red silty clay	1.5m	Re-deposited natural
404	Natural	Layer	Compact mid orangey red silty clay		Natural

Trench 5

Length: 18m

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
500	Surface	Layer	yellow brick surface	0.08m	Car park paving at NE end of trench
501	Surface	Layer	yellow brick surface	0.08m	Car park paving at SW end of trench
502	Surface	Layer	black Tarmac	0.20m	Tarmac car park surface
503	Modern Layer	Layer	yellow sand	0.08m	Sand bedding for paving (500)
504	Modern Layer	Layer	yellow sand	0.08m	Sand bedding for paving (501)
505	Modern Layer	Layer	Compact Concrete	0.20m	Levelling deposit below tarmac surface
506	Natural	Layer	Compact mid brownish red clay		Natural

Trench 6

Length: 26m Width: 1.6m Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
601	Modern Layer	Layer	black Tarmac	0.20m	Tarmac surface
602	Modern Layer	Layer	greyish white Hardcore	0.20m	Hardcore below tarmac
603	Natural	Layer	Compact mid reddish brown clay		Natural clay and sandstone brash

Trench 7

Length: 27m Width: 1.6m Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
700	Surface	Layer	yellow brick surface	0.08m	Paved parking area
701	Modern Layer	Layer	Loose mid greyish brown sand	0.07m	Sand bedding for brick surface (700)
702	Modern Layer	Layer	light greyish white Hardcore	0.30m	Levelling deposit below car park paving
703	Topsoil	Layer	dark brown	0.20m	Topsoil
704	Modern Layer	Layer	pink Hardcore	0.15m	Made ground below topsoil
705	Modern Layer	Layer	light brownish white		Lower made ground deposit
706	Natural	Layer	mid reddish brown silty clay		Natural

Trench 8

Length: 15m Width: 1.6m Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
800	Surface	Layer	yellow brick surface	0.08m	Brick paved parking area
801	Modern Layer	Layer	mid greyish brown sand	0.07m	Bedding sand for brick parking surface (800)
802	Modern Layer	Layer	light yellowish white Hardcore	0.35m	Hardcore below car park paving
803	Surface	Layer	black Tarmac		Tarmac car park surface
804	Surface	Layer	black Tarmac		Tarmac car park surface
805	Natural	Layer	Compact red clay		Natural
806	Natural	Layer			Stoney brash - only seen in middle of trench

Trench 9

Length: 15m

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
900	Surface	Layer	black Tarmac	0.26m	Tarmac car park surface
901	Modern Layer	Layer	Loose mid brownish yellow sandy gravel	0.24m	Levelling deposit
902	Natural	Layer	Firm mid brownish red silty clay		Natural

Trench 10

Length: 23m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1000	Surface	Layer	yellow brick surface	0.08m	Car park paving
1001	Modern Layer	Layer	light greyish brown sand	0.06m	Bedding sand for brick paving (1000)
1002	Modern Layer	Layer	Loose Hardcore	0.30m	Hardcore below car park
1003	Natural	Layer	Firm mid brownish red silty clay		Natural

Trench 11

Length: 11m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1100	Surface	Layer	black Tarmac	0.15m	Tarmac car park surface
1101	Modern Layer	Layer	Hardcore	0.25m	Hardcore levelling deposit
1102	Modern Layer	Layer		0.15m	Made ground deposit of clinker
1103	Modern Layer	Layer	Compact mid brownish red clay	0.15m	Re-deposited natural
1104	Natural	Layer	Compact mid brownish red silty clay		Natural

Trench 12

Length: 21m Width: 1.6m Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1200	Surface	Layer	black Tarmac	0.15m	Tarmac car park surface
1201	Topsoil	Layer	Friable mid brownish grey clay silt	0.30m	Topsoil
1202	Modern Layer	Layer	Hardcore	0.35m	Hardcore below tarmac surface
1203	Modern Layer	Layer	Compact mid brownish red silty clay	0.10m	Re-deposited natural
1204	Natural	Layer	Compact mid brownish red silty clay		Natural
1205	Modern Layer	Layer		0.20m	Clinker made ground deposit

Trench 13

Length: 6m Width: 1.6m Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1300	Topsoil	Layer	Friable mid greyish brown clay silt	0.5m	Topsoil
1301	Modern Layer	Layer	Compact mid reddish brown silty clay	0.4m	Made ground of re-deposited natural
1302	Natural	Layer	Compact mid brownish red silty clay		Natural

Trench 14

Length: 6m Width: 1.6m Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1400	Surface	Layer	brick surface	0.07m	Brick paving
1401	Modern Layer	Layer	Loose greyish yellow gravelly sand	0.1m	Made ground
1402	Modern Layer	Layer	Loose dark grey gravelly	0.2m	Made ground
1403	Natural	Layer	Compact mid brownish red silty clay		Natural

Trench 15

Length: 3m

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1500	Surface	Layer	brick surface	0.07m	Brick paving
1501	Modern Layer	Layer	Loose greyish yellow gravelly sand	0.1m	Upper made ground
1502	Modern Layer	Layer	grey gravelly sand	0.1m	Lower made ground deposit
1503	Modern Layer	Layer	mid brownish red gravel	0.23m	Made ground containing two storm drains
1504	Natural	Layer	Compact mid brownish red silty clay		Natural

Trench 16

Length: 14m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1600	Surface	Layer	brick surface	0.5m	Modern brick surface
1601	Modern Layer	Layer	Firm mid orangey red silty clay	0.35m	Made ground
1602	Topsoil	Layer	Moderately Compact dark reddish brown silty clay	0.18m	Buried topsoil
1603	Natural	Layer	Firm mid reddish brown silty clay		Natural
1604	Subsoil	Layer	mid reddish brown silty clay	0.19m	Subsoil

Trench 17

Length: 24m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1700	Surface	Layer	black Tarmac	0.20m	Tarmac car park surface
1701	Modern Layer	Layer	greyish white Hardcore	0.15m	Hardcore below tarmac
1702	Natural	Layer	mid brownish red clay	0.35m	Disturbed/ weathered natural
1703	Natural	Layer	red clay		Natural

Trench 18

Length: 25m Width: 1.6m Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1800	Surface	Layer	brick surface	0.08m	Brick car park surface
1801	Modern Layer	Layer	Compact mid greyish brown sand	0.12m	Bedding sand for brick surface
1802	Modern Layer	Layer	white Hardcore	0.25m	Hardcore and cement made ground deposit
1803	Subsoil	Layer	greyish orange clay		Subsoil
1804	Natural	Layer	Friable reddish brown clay		Natural
1805	Pit	Fill	dark grey silty clay	0.64m+	Fill of possible cremation pit [1806] containing charcoal and bone fragments
1806	Pit	Cut		0.64m+	Possible cremation pit - unexcavated

Trench 19

Length: 24m Width: 1.6m Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
1900	Surface	Layer	black Tarmac	0.2m	Tarmac surface
1901	Modern Layer	Layer	Hardcore	0.1m	Hardcore levelling deposit
1902	Subsoil	Layer	Compact mid brownish red silty clay	0.34m	Subsoil or re-deposited natural
1903	Natural	Layer			Natural brash
1904	Ditch	Fill	Compact mid reddish brown silty clay	0.28m	Fill of small ditch or gully [1905] containing frequent charcoal, burnt bone and two possible metal hobnails. May be linked to nearby Roman cemetery.
1905	Ditch	Cut		0.28m	N-S aligned small ditch or gully with a V-shaped profile. Situated on edge of known Roman cemetery to which it may be related - possible boundary ditch?

Trench 20

Length: 25m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2000	Surface	Layer	brick surface	0.08m	Brick car park surface
2001	Modern Layer	Layer	Hardcore	0.60m	Hardcore levelling deposit for brick surface (2000)
2002	Modern Layer	Layer	Compact mid brownish red silty clay	0.22m	Levelling deposit of re-deposited natural
2003	Surface	Layer	black Tarmac	0.28m	Buried tarmac surface of previous car park
2004	Modern Layer	Layer	Compact mid brownish red silty clay	1.02m	Re-deposited natural made ground below tarmac
2005	Natural	Layer	Compact mid brownish red silty clay		Natural

Trench 21

Length: 30m

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2100	Surface	Layer	brick surface	0.08m	Brick car park surface and pavement
2101	Modern Layer	Layer	Hardcore	0.35m	Hardcore levelling deposit below brick surface (2100)
2102	Modern Layer	Layer	Hardcore	0.6m	Lower levelling deposit of rubble hardcore
2103	Surface	Layer	black Tarmac	0.32m	Buried tarmac surface of former car park
2104	Modern Layer	Layer	Compact mid Brownish Red silty clay	0.85m	Re-deposited natural made ground
2105	Natural	Layer	Compact mid brownish red silty clay		Natural
2106	Topsoil	Layer	Moderately compact mid reddish brown clay loam	0.2m	Buried topsoil, observed from top of trench only
2107	Subsoil	Layer	Moderately compact mid brownish red silty clay	0.1m	Subsoil, observed from top of trench only

Trench 22

Length: 23m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2200	Surface	Layer	yellow brick surface	0.10m	Brick car park paving
2201	Modern Layer	Layer	Loose Hardcore	0.02m	Bedding of limestone chippings for brick surface (2200)
2202	Modern Layer	Layer	greyish whi Concrete	0.20m	Concrete bed for brick surface (2200)
2203	Modern Layer	Layer	Compact greyish brown Hardcore	0.15m	Hardcore layer
2204	Modern Layer	Layer	Soft yellow sand	0.03m	Sand levelling deposit
2205	Modern Layer	Layer	Loose black charcoal	0.05m	Thin layer of loose coal and charcoal
2206	Modern Layer	Layer	Compact Hardcore	0.41m	Made ground of limestone chippings
2207	Modern Layer	Layer	dark grey sand	0.22m	Made ground of sand and stone chippings
2208	Modern Layer	Layer	reddish brown clay	0.15m	Made ground deposit of clay
2209	Surface	Layer		0.15m	Demolition spread of sandstone slabs (40 x 30 x 6cm) laid roughly
2210	Drain	Fill	red clay		Re-deposited natural fill of service trench [2211]
2211	Drain	Cut			Service trench
2212	Natural	Layer	Firm reddish brown clay		Natural

Trench 23

Length: 35m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2300	Surface	Layer	black Tarmac	0.03m	Tarmac car park surface
2301	Modern Layer	Layer	mid blackish grey Hardcore	0.30-0.50m	Hardcore levelling deposit below tarmac (2300)
2302	Modern Layer	Layer	mid pinky brown Hardcore	0.05-0.20m	Lower levelling deposit of hardcore, probably associated with car park or construction of the student flat - only seen at NW end of trench.
2303	Modern Layer	Layer	mid blackish grey Hardcore	0.15-0.20m	Hardcore seen in middle and SE end of trench - primary levelling deposit associated with the campus construction.
2304	Natural	Layer	Firm mid pinky red silty clay	0.05m +	Natural - probably scarped during campus
2305	Drain	Cut			Ceramic drain in middle of trench
2306	Drain	Cut			Ceramic drain at SE end of trench

Trench 24

Length: 25.4m

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2400	Modern Layer	Layer	black Tarmac	0.1m	Tarmac surface NE of brick surface (2401) Same as (2500) and (2402)
2401	Modern Layer	Layer	brick surface	0.14m	Light yellowy-grey machine made, unfrogged bricks sat on a bed of brownish-yellow sand in a herring-bone pattern. Surface formed of one course of unbonded bricks. Same as (2502) and (2503) - see (2502) for brick dimensions. Surface inbetween tarmac (2400) and (2402) bordered by concrete kerbstones.
2402	Modern Layer	Layer	black Tarmac	0.1m	Tarmac surface SW of brick floor (2401) Same as (2400)
2403	Modern Layer	Layer	mid blackish grey Hardcore		Mid blackish grey grade 1 hardcore.

2404	Modern Layer	Layer	pinky white Hardcore		Pinkish white limestone chipping hardcore
2405	Drain	Fill			Fill of NE service trench
2406	Drain	Cut		0.15m +	Cut of service trench vertical sides curvilinear
2407	Drain	Fill	reddish brown clay		Fill of land drain. Red brown clay, coal, bone china 19th/20th century, stone/cobbles
2408	Drain	Cut		0.15m +	Cut of land drain E-W. Linear cut
2409	Drain	Fill	brown sandy clay		Cobbles, coal, stone chippings in brownish sand clay matrix
2410	Drain	Cut		1.1m +	Linear cut
2411	Natural	Layer	Firm reddish brown clay		Reddish brown firm clay with blue grey streaks

Trench 25

Length: 15m

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2500	Modern Layer	Layer	Tarmac	0.12m	Tarmac surface for
2501	Modern Layer	Layer	mid blackish grey Hardcore	0.3-0.5m	Mid blackish grey grade 1 rubble hardcore below carpark (both tarmac road and brick parking spaces) Levelling deposit / made ground
2502	Modern Layer	Layer	brick surface	0.1m	Light yellowish grey machine made bricks laid on a bed of sand in a herring-bone pattern, with no bonding between bricks, to form car parking spaces at the NE end of the trench. Separated from tarmac by tarmac kerbstones (Brick dimensions L-198mm W-99mm D-78mm)
2503	Modern Layer	Layer	brick surface	0.1m	Same as (2502) but at SW end of trench - surface of present car park.
2504	Modern Layer	Layer	Firm mid pinky red silty clay		Natural. Clay marl containing streaks of light yellowy grey sandy clay
2505	Drain	Cut			Unglazed ceramic drain cut into (2504) at NE end of trench - drain (modern)
2506	Drain	Cut			Same as (2505), but

towards SW end of trench.
Modern drain, but pre-campus

Trench 26

Length: 14m Width: 1.6m Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2600	Modern Layer	Layer	Tarmac	0.16m	Tarmac road surface
2601	Modern Layer	Layer	Hardcore	0.17m	Rubble/hardcore made ground
2602	Natural	Layer	Firm mid brownish red clay		Clay marl natural, cut by modern service trench containing rubble/hardcore

Trench 27

Length: 21.5m Width: 1.6m Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2700	Topsoil	Layer	Moderately compact mid reddish brown sandy silt	0.1m	Topsoil and turf
2701	Modern Layer	Layer	Loose mid blueish grey Hardcore	0.26m	Modern rubble hardcore
2702	Natural	Layer	Firm mid brownish red clay	0.04m	Natural

Trench 28

Length: 10m Width: 1.6m Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2800	Modern Layer	Layer	Tarmac	0.1m	Tarmac
2801	Modern Layer	Layer	Hardcore	0.4m	Hardcore
2802	Modern Layer	Layer			Fibre sheet/Terram 2-3mm thick
2803	Natural	Layer	Firm reddish brown clay		Natural

Trench 29

Length: 22.2m

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
2900	Topsoil	Layer	Loose mid greyish brown sandy silt	0.08m	Topsoil and turf only seen at each end of trench
2901	Modern Layer	Layer	Loose light blackish grey gravel	0.26m	Present gravel layer. Seen in middle of the trench between the grass and topsoil at either end. Bordered by a row of upright concrete slabs at the NE end and a concrete slab path to the SW.
2902	Modern Layer	Layer	Moderately compact dark blackish grey Hardcore	0.2-0.45m	Hardcore made ground containing modern rubbish and patches of natural material. Lies directly beneath topsoil at the SW end of the trench and gravel surface. Layer thins towards the NE, disappearing before the topsoil at the NE end.
2903	Modern Layer	Layer	Compact mid pinky brown sandy silt	0.2-0.3m	Hardcore made ground beneath NE topsoil. Butts against gravel (2901) to SW, where it ends.
2904	Modern Layer	Layer	Compact mid reddish brown silty clay	0.05-0.62m	Clay matrix with patches of hardcore, occasional concrete lumps, degraded sandstone, rare plastic, - modern build up layer or redeposited natural mixed with modern rubbish. Layer thins as it runs SW from the NE end of the trench, petering out towards the SW end of the gravel surface.
2905	Modern Layer	Layer	Compact mid brownish red clay	0.2m +	Redeposited natural clay marl containing rare charcoal flecks and degraded sandstone. Runs the length of the trench.
2906	Drain	Fill	light greyish yellow sand		Pocket of light greyish yellow moderately fine sand. Seen in section as a small wedge. Extent unknown. Plastic pipe.
2907	Unknown	Layer	Compact mid pinky red silty clay		Seen in NW facing section as a small wedge sloping downwards towards the NE, against sand (2906). Continues SW into step in trench height, hence extent

			unknown. Natural or redeposited?
2908	Drain	Cut	Plastic drain crossing the trench squarely at SW end. Cuts into
2909	Drain	Cut	Cut of unknown service trench filled with fine pea gravel, running the length of the trench at a slight diagonal
2910	Drain	Cut	Gas pipe surrounded by fine pea grit, Just clipped by the eastern side of the trench, hence the step westwards

Trench 30

Length: 14.5m

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
3000	Topsoil	Layer	Moderately compact mid brownish grey clay silt	0.2m	Topsoil
3001	Dump	Fill	Compact mid brownish red silty clay	0.3m	Redpeosited natural upper fill of dump containing hardcore, degraded sandstone and plastic.
3002	Dump	Fill	Moderately compact dark blackish grey Hardcore	0.6m	Rubble deposit at base of dump [3003]. Containing modern rubbish inc.
3003	Dump	Cut		0.2-1.1m	Cut of modern dump containing (3001) and (3002). Seen as a cut of unknown extent, with gradually sloping sides and an imperceptible base break of slope to an uneven base, at NE end of trench, continuing into tr 31, as [3105], overlain by topsoil (3000), cuts (3004), and overlies (3005).
3004	Modern Layer	Layer	Compact mid greyish red silty clay	0.8m	Modern made ground of repdeposited natural, possibly mixed with
3005	Layer	Layer	Compact mid brownish red silty clay	0.6m	Redeposited natural
3006	Layer	Layer	Compact mid brownish red silty clay	0.5m	Same as (3005) but with less mottles.

Trench 31

Length: 15m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
3100	Topsoil	Layer	Moderately compact mid brownish grey clay silt	0.15m	Topsoil
3101	Modern Layer	Layer	Compact mid brownish red silty clay	0.8m	Made ground deposit filled with rubble
3102	Modern Layer	Layer	Compact mid brownish red silty clay	1-1.9m	Made ground of redeposited natural, overlying old turf line
3103	Modern Layer	Layer	Compact mid brownish red silty clay		Made ground containing pebbles, charcoal and modern rubbish. Overlies (3104) to NW and (3102) to SE, where it contains a grey lense of organic material and a metal pipe partially along boundary with (3102)
3104	Modern Layer	Layer	Moderately compact dark blackish grey sandy silt		Modern rubble dump
3105	Modern dump	Cut			Cut of modern material dump, cut into (3102) and overlain by (3101). To NW contains (3104) at NE end, which is overlain by (3103). Increases in thickness to SE.
3106	Topsoil	Layer	Soft mid blackish grey silty clay		Buried topsoil Appears to slope down to SE, where this is another patch of possible buried topsoil. Overlies natural (3108)
3107	Topsoil	Layer	Soft mid blackish grey silty clay		Same as (3106) but at SE end of trench. Buried topsoil.
3108	Natural	Layer	mid brownish red clay		Natural

Trench 32

Length: 12.4m

Width: 1.6m

Orientation: North-east to south-west

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
3200	Topsoil	Layer	Moderately compact mid brownish grey clay silt	0.2m	Topsoil
3201	Modern Layer	Layer	Compact mid greyish red silty clay	0.5m	Modern made ground. Abundant rubble hardcore and modern metal
3202	Modern Layer	Layer	Compact mid brownish red silty clay	0.6m	Made ground consisting of redeposited natural and rubble.
3203	Natural	Layer	Compact mid brownish red silty clay		Natural

Trench 33

Length: 7.5m

Width: 1.6m

Orientation: North-west to south-east

Context summary:

Context	Feature	Context	Description	Height/ depth	Interpretation
3300	Topsoil	Layer	Firm mid brownish red clay	0.25m	Topsoil from recent allotments
3301	Modern Layer	Layer	Compact mid brownish red clay silt	0.8m	Made ground of redeposited natural
3302	Modern Layer	Layer	Compact dark brownish red silty clay	0.75m	Made ground of redeposited natural
3303	Topsoil	Layer	Compact dark brownish grey silty clay	0.3m	Buried topsoil
3304	Natural	Layer	Compact mid brownish red silty clay		Natural

Appendix 2 Technical information

The archive (project code: P4886)

The archive consists of:

2	Context records AS1
7	Field progress reports AS2
7	Photographic records AS3
262	Digital photographs
1	Drawing number catalogues AS4
4	Scale drawings
1	Sample number catalogues AS18
33	Trench record sheets AS41
1	Box of finds
1	CD-Rom/DVDs
1	Copy of this report (bound hard copy)

The project archive is intended to be placed at:

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