

Hi Jo

Re: Construction of a New Sports and Teaching Facility, Including Altered Parking Arrangements and Associated Landscaping and Infrastructure

The proposal does not directly affect any listed buildings. However, the site lies within the archaeologically sensitive area of Caerleon, where several HER events/sites are recorded nearby. It is also located outside - but immediately adjacent to - the Caerleon Conservation Area. Several Scheduled Monuments (SMs) surround the site, including MM230 (Caerleon Legionary Fortress) to the east, MM254 (Caerleon Civil Settlement: Area under Broadway Playing Fields) directly to the south, and MM231 (Caerleon Civil Settlement) further south-west. The Caerleon Conservation Area also lies directly to the south and east.

Existing

As noted at pre-application stage (and in relation to 25/0812 PRNO), the buildings proposed for demolition are unlisted and of limited architectural merit. They comprise a multi-phase complex of late-20th/early-21st-century school buildings, presenting a fragmented and utilitarian backdrop in views of principal heritage concern (particularly from the south and south-east). These existing structures do not make a positive contribution to the setting of the Conservation Area or adjacent Scheduled Monuments. Their removal is therefore not considered harmful to the understanding, experience, or appreciation of these heritage assets.

Proposed

The scheme includes a large new detached building and adjacent car park. This building will be the most visually prominent element, positioned along the partially tree-lined southern boundary contiguous with both the Conservation Area and SM MM254. It will be most visible from the south (see Views 4 & 5, pp. 87–88 of the DAS).

The proposed two-storey, flat-roofed brick building was deemed acceptable in scale and form at pre-application stage, with key concerns focused on façade articulation and materiality. The use of a simple, uniform dark brick palette is welcomed, providing a generally cohesive and robust elevation. The southern façade retains a high solid-to-void ratio, creating large expanses of brickwork. This is mitigated by recessed panels that introduce rhythm across the elevation and, if sufficiently set-back, will suitably articulate the façade. Recessed panels also house first-floor windows. However, in my view, the current window arrangement appears somewhat arbitrary and fails to provide any real visual interest. Greater uniformity - or well-balanced variation - should be considered, which may also further relieve the expanses of brick. Ground-level doors (and their arrangement) will have very little prominence within those views under consideration.

Reveal depth of brick recesses and windows will be critical to the success of such a design approach. Current proposals suggest 50mm for recessed brick features and a minimum of 100mm for window reveals. These details should be made clear and secured prior to determination through suitably scaled construction drawings (similar to p.80 of the DAS).

Brick samples have been produced on site. A single brick type is preferred; of those presented, Ibstock "Antique Red" offers the best dark-red tone and texture, adding subtle visual interest if carefully articulated.

Integrated window shading is proposed on the southern elevation to address future weather demands. A dark finish is preferable, avoiding bright accents. On clear days, these features will cast subtle, shifting shadows, helping to break up the building mass when viewed through the treeline. Additional planting along the southern boundary will further soften views. Details for external shading should also be secured via independent construction drawings (as per p.80 of the DAS).

At the eastern end of the southern elevation, a projecting glazed corner is proposed, adding visual relief to an otherwise solid façade - particularly important in views from the east (see View 3, p.86 of the DAS). High-quality flush-closing casement windows with a dark finish (dark grey/black) should be pursued to enhance depth within recessed panels. These details should be secured wherever possible.

Archaeology

Heneb has been consulted; I defer to their expertise regarding potential below-ground heritage impacts.

Conclusion

Subject to submission of satisfactory details on material choices and façade articulation, it is considered that the proposal will not adversely impact upon the way in which neighbouring heritage assets are understood, experienced, or appreciated. Their setting will be preserved. Hopefully, Cadw share this view.

As always, happy to discuss.

Many thanks,

Guy Arnall

Please be aware that I will be away from the 22nd December, returning 5th January 2026.

Prif Swyddog Treftadaeth / Principal Heritage Officer

Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council