

From: Arnall, Guy <Guy.Arnall@newport.gov.uk>
Sent: 17 September 2026 13:39
To: Davidson, Joanne (East Area Development Manager)
<Joanne.Davidson@newport.gov.uk>
Subject: RE: Planning Consultation Request for case ref: 26/0536 (University Of Wales College Newport College Crescent Caerleon Newport South Wales) (S99 LBC Variation of Approved Plans)

Hi Jo

Revised response following additional information.

Re: S99 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF 23/0683 S19 APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) IN RESPECT OF 21/0294 VARIATION OF CONDITIONS 1 (APPROVED PLANS), 4 (DETAILED SCHEDULE OF WORKS), 8 (WALLS AND SPACES TO BE MADE GOOD) AND 9 (DETAILED STRUCTURAL ENGINEERING REPORT) OF LISTED BUILDING CONSENT 17/0782 FOR THE PARTIAL DEMOLITION, REFURBISHMENT AND CONVERSION OF A) MAIN BUILDING TO 42NO. FLATS, B) TJ WEBLY BUILDING TO 2NO. DWELLINGS AND C) TY HYWEL BUILDING TO 2NO. DWELLINGS (1NO. FLAT AND 1NO. HOUSE); DEMOLITION OF BUILDINGS ATTACHED TO THE MAIN BUILDING, REMOVAL OF EXISTING GATES ON LISTED PIERS AND CONSTRUCTION OF LEVEL PEDESTRIAN ACCESS BETWEEN RETAINED GATE PIERS. AMENDMENTS INCLUDE CHANGES TO GENERAL LAYOUT AND ELEVATIONS. AMENDMENTS INCLUDE MINOR INTERNAL LAYOUT CHANGES TO IMPROVE FUNCTIONALITY

The covering letter which accompanies this application states that:

“The proposal is to make changes to existing permissions [LBC 23/0683] to convert and adapt the residents’ lounge, to form a single two-bed apartment. In terms of the proposed changes to the planning permission, the changes are minimal with the general layout and arrangement of the building mostly reflecting that previously approved. The changes relate to the inclusion of a previously communal lobby to the residential two-bedroom apartment, as well as an additional WC. The same overall number of units and bedrooms remain the same.”

Flooring

Supplied Drawing No. (20)024 Rev.03 (*Proposed Residents Lounge M&E & Floor make up details*) shows the build-up of new flooring, to include underfloor heating and flush herringbone tile finishes throughout.

The bedroom section to the rear of the apartment (Floor Detail 2) is shown to have a solid construction buildup totalling 277mm.

The large area of the principal apartment is shown to have “*thermal upgrade and UFH*” totalling 79mm above “*Existing floor joist[s] (joist depth unknown).*”

Though we were unable to access the rear portions of the apartment during our most recent site visit, I was under the impression that the principal area of the apartment featured a solid floor build-up – and not a suspended timber floor (having had its existing parquet floor finish removed). This is certainly the case for the lobby area now proposed to be incorporated into the apartment, which features an existing, red-tiled floor. This all needs to be checked for accuracy.

If the “*Flooring level will be matched into existing hallway level, which will then run throughout the whole apartment*”, I would still question what impact, if any, these proposals will have upon the historic doors proposed for retention (see below).

Proposed Residents Lounge Entrance Doors (Detail 4)

These are doors of high significance: as they are located directly opposite the principal entrance, they form primary introduction to internal spaces of the building.

If adjustment to finished floor levels is proposed (see above), we need to understand how any such changes would impact upon these doors. I would also suggest that threshold details be provided, if necessary.

Regarding glazing, it is proposed within Drawing (20)025 Rev.03 that: *“Existing glazing to the door lights and to the arched fanlight above to be carefully removed and replaced with Level 5 obscure security glazing meeting FD30 fire performance requirements. Original glazing bars, putty lines and bead profiles to be retained/reinstated to match existing so the external and internal appearance is unchanged.”* What type of obscured glass is to be used? The existing features an attractive bevelled-edged finish. We need to be sure that this detail is replicated within the new.

Regarding Ironmongery & security, I am pleased to see the existing bronze door handles now retained. It is also proposed that *“A BS3621-compliant mortice deadlock to be cut into the doors by a specialist joiner, located to minimise loss of historic fabric, with any redundant ironmongery holes made good. Additional security to be provided by concealed floor bolts fitted to the leading edge of each leaf.”* Can details for these fixtures be supplied prior to any approval, to avoid imposition of conditions? Unhindered photos of the existing doors would be very useful as part of the heritage impact assessment – particularly regarding the “Existing decorative kickplates” proposed for removal. Are they significant?

Proposed Residents Lounge Entrance Doors (Detail 1)

These are doors of high significance: as they are located directly opposite the principal entrance, they form primary introduction to the grand Resident’s Lounge space.

These proposals no longer permanently close the lobby doors, meaning that they will remain in action. This is a heritage benefit. However, I would again question If adjustment to finished floor levels is proposed (see above), as we need to understand how any such changes would impact upon these doors. I would also suggest that threshold details be provided, if necessary.

Many thanks,

Guy Arnall

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

E: Guy.Arnall@newport.gov.uk | Planning@newport.gov.uk