

INITIAL - Heritage Statement for Charles Williams Church in Wales Primary School (The School House)

Property address: Charles Williams Church in Wales Primary School, Caerleon, Newport, NP18 1AZ

DUE TO THE URGENCY OF CERTAIN WORKS SUCH AS THE RE-ROOFING OF THE SLATE ROOF OVER THE COURTYARD AND RENDERING WORK AN UPDATED AND MORE DETAILED HERITAGE STATEMENT WILL BE SUBMITTED AS WORK PROGRESSES IN AGREEMENT WITH THE APPOINTED HERITAGE OFFICER.

A heritage impact assessment is currently being developed by an appointed heritage architect for the proposed work areas across the school house building and future aspirations.

General information has been provided below.

1. Introduction

This initial Heritage Statement has been prepared to support a Listed Building Consent application for the flat roof replacement on the School House, part of the Charles Williams Church in Wales Primary School located in Caerleon, Newport. The School House is an integral part of the Grade II* listed Endowed School, established in 1724 through the bequest of Charles Williams.

The property sits within the Caerleon Conservation Area, adjacent to the Roman fortress of Isca, further adding to its historical significance.

The proposed works are necessary to address the deteriorating condition of the roof, while ensuring that the architectural and historical integrity of the building is preserved.

2. Historical and Architectural Significance

The Endowed School, a historic educational establishment in Caerleon, was founded through the philanthropy of Charles Williams, a prominent figure in the local community. Constructed in 1724 with funds from Williams' bequest of £4,000, the school was intended to serve as a primary educational institution, fulfilling its role within the community for nearly three centuries.

The building, a quintessential example of Georgian architecture, features rendered stonework, a Welsh slate roof, and Georgian-style windows. The design is marked by a traditional hall and cross-wing plan, which mirrors early 18th-century country house styles, reminiscent of structures like Tredegar House. This layout provides insight into the architectural approach to schooling during the period, blending functional spaces with the aesthetics of residential design.

A key component of the building is the School House, originally serving as the headmaster's residence. This part of the structure not only supports the function of the school but also contributes to the architectural unity of the site. The School House retains its historical significance, embodying the original educational intentions and style of the early 18th century.

Throughout its history, The Endowed School has undergone several renovations and expansions, the most notable occurring between 1907-09 when the school was significantly enlarged. Some of the windows were replaced, yet these modifications have been sympathetic to the building's original character, allowing it to maintain its distinct historical identity. Despite these changes, the school remains an important part of the town's heritage, contributing significantly to the historic landscape of Caerleon.

Overall, The Endowed School stands as a testament to Georgian educational architecture and the legacy of Charles Williams' vision for local education, symbolising both the town's history and its ongoing commitment to learning.

3. Scope of Proposed Works

Further detailing information is to be provided as work progresses.

The scope of the work has been discussed with the previous heritage officer some of which has been agreed as not requiring listed building consent but have been included in the scope of works for context. The general scope of works as outlined below.

Areas considered to require listed building consent

a - Roof replacement - rear elevation overlooking courtyard URGENT WORK

Following assessment over easter and repairs to slipped slates - The two slopes are to be stripped, felt and battened.

Existing covering to be replaced with a Glendine slate. Slate are currently a mixture of Welsh slate, modern fibre slate with some potentially asbestos (currently being tested). Where necessary consideration will be given to the right slope over the courtyard to be recovered utilising a good quality salvaged Welsh slate.

Further discussion will be undertaken with the appointed heritage officer.

b - Lead roof replacement and internal roof drainage improvements - URGENT WORK

Complete replacement of the current lead roof covering over the front entrance porch, including flashing detail below the window. Repairs have been undertaken in the past due to water ingress, however recent inspection confirms that this has not been successful and further splits of the lead and failure of detailing has allowed for further water ingress to occur. The area is unusable.

- Proposal to replace the lead roof with a new lead roof undertaken by a specialist roofer. To include replacement of the existing lead capping to the parapet walls and new lead flashing set between the window ledge and roof level. (Replacement of existing cement failed infill).
- Clear out existing outlets and replace deteriorated sections where they pass through the parapet wall / roof with new pipe or lead tube. Outlets to continue to discharge into the existing hoppers and downpipes.

c - Roof replacement - 'Pyramid roof' - URGENT WORK

Due to the poor condition of the roof and materials not being in keeping with the surrounding area. Complete replacement of the covering with a Glendine slate. Works to include further assessment of the timber roof structure, where deemed necessary additional strengthening works to be undertake etc under advice from a structural engineer. All lead detail where roof areas meet to be assessed and replaced as necessary.

Further discussions required with the heritage officer

d - Window replacement and improvement - **URGENT WORK**

At least x4 timber windows to be replaced due to failing condition to the side elevation overlooking the grass courtyard. - not original openings.

Additional work areas to be undertaken previous advice obtained from heritage officer not considered to require listed building consent.

e - External render - school house

To the rear and side elevation overlooking the grassed courtyard - completely remove existing finish, review wall condition and replace with a lime render (exact specification to be determined).

f – Existing timber beam replacement - **URGENT WORK**

Replacement of the existing rotten timber beam to the music room which spans across the 'new' window opening - structural engineer to provide calculation for beam replacement. urgent due to structural impact on the surrounding areas.

The type of beam to be provided requires further discussion with the appointed heritage officer.

g- Internal render - various rooms

Following further assessment of the areas which have been exposed and allowed to dry out - re-render walls with a suitable lime render (exact specification to be determined)

h - External stone wall improvements – along high street

External stone / brick wall of the ground floor WC's along high street (runs along the pavement) and brick boundary wall, the extent of the brickwork to be cleaned and repointed to be determined, initial proposals up to the main entrance gate to the school. Clean the walls using suitable techniques undertaken by a specialist heritage contractor.

- Repair any areas of previously damaged or deteriorated stone (including cills) and brickwork.
- Review the brickwork condition around the existing steel lintels, this may require opening up of an area to allow for assessment by a structural engineer. Where further works are required to these areas to allow for provision of replacement support this will be discussed separately and an application submitted as necessary.
- Rack out existing mortar joints (most of which have been repointed with cement mortar) and replace with a suitable lime mortar mix - colour matching to the existing as best as possible.

i - External stone wall improvements – within school grounds

Main courtyard - Rear of the main building - Rack out and replace current cement mortar with lime mortar to match existing, undertake stone / brick repairs as necessary (minimal).

j - Exploratory work

- 1) Remove a small section of external render to the rear of the school house (area adjacent the side entrance to the large music room) limited visibility if any from the pavement. Works undertaken to determine the composition of the existing finish and ease in which it can be removed. Areas approximately 2m2.

- 2) Removal of existing render to the chimney stack at the rear of the school house ' pyramid roof'. Works to allow for assessment of the remaining structure and underlying brickwork, lead detailing, etc. Temporary weather protection to limit water ingress whilst the course of action is discussed further and agreed with the heritage officer.
- existing brickwork in good condition, clean, re-point, make good.
 - structure remains in a serviceable condition, however brickwork is not suitable to repoint only.
 - existing structure and brickwork in poor condition - take down and reconstruct the chimney with a brick finish to match existing remaining chimneys.

k- Rain-water good - Repair and recoat.

Where possible carefully remove existing cast iron rainwater goods to the lower and upper roof areas. Where these cannot be removed without risk of causing damage they will be stripped and coated in situ.

- Take away for stripping, repair and recoating - Colour to be black.
- Provide temporary rainwater goods as necessary.
- Reinstate existing cast iron rainwater goods.

4. Impact Assessment

FURTHER INFORMATION TO FOLLOW

5. Conclusion

The proposed works to the School House at Charles Williams Church in Wales Primary School, is essential for maintaining the structural integrity and aesthetic appearance of this Grade II* listed building. The works will provide enhanced protection against weather-related damage while having a minimal impact on the visual and historical character of the building. By carefully selecting materials and following best conservation practices, the proposed works will contribute to the long-term preservation of the School House and its significant place within Caerleon's historic landscape.

The proposed works will not adversely affect the character or setting of the Caerleon Conservation Area or the nearby Scheduled Ancient Monuments. Instead, they will help ensure that this important educational and historical landmark can continue to serve the community and future generations, preserving the heritage of Caerleon and its architectural legacy.

Prepared by:

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