



The Priory, Caerleon

**Heritage Impact
Statement**

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On behalf of:
Caerleon Hotels Ltd

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APPENDICES

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Section 1 Introduction

- 1.1 This Heritage Impact Statement (HIS) has been prepared by The Environmental Dimension Partnership Ltd (EDP) for Caerleon Hotels Ltd (hereafter referred to as ‘the applicant’) to inform and support the submission and then approval of an application for Listed Building Consent (LBC) for ‘The Priory’ in Caerleon.
- 1.2 The Priory was first designated as a Grade II listed building (ID 2981) on 11 July 1951. This was later amended on 18 January 2002.
- 1.3 Representative photographs of the Grade II listed building and its wider setting are included as **Images EDP A1.1 to A1.6** in **Appendix EDP 1** and they should be consulted with the text.
- 1.4 The works that are proposed for The Priory (and form the basis for the LBC application) are described as follows:

“Proposed relocation and internalisation of existing kitchen extraction equipment and associated works”.
- 1.5 The application has been prepared and will be submitted in light of (and in response to) a period of formal engagement with officers at Newport City Council (NCC) during late winter and early spring 2025 and regarding the unauthorised installation of extraction flues on the rear (south) and side (east) external elevations.
- 1.6 This HIS has been drafted in accordance with current Cadw guidance (Cadw 2017a), which outlines the appropriate approach to be adopted where development proposals could have an adverse impact on historic assets.
- 1.7 Photographs showing the locations of the ductwork associated with the flues and its impact on the listed building are included as **Images EDP A1.7 to A1.9** of this report.
- 1.8 This HIS has been commissioned by the applicant and then prepared by EDP to fulfil the relevant requirements of current planning policies addressing the conservation and management of the historic environment, as well as to act as an evidence base to both inform and support the decision-making process for the LBC application.

Section 2

The Site

- 2.1 This section of the HIS will provide details of the location and boundaries of the site, along with its topographic position, land use and relevant statutory designations.

LOCATION OF THE PRIORY

- 2.2 The Priory is a hotel located in Caerleon's historic town centre, on the south-western side of High Street (B4236) opposite the Roman Baths Museum (ST 33956 90529).
- 2.3 Its northern elevation fronts the south side of High Street, but the vehicular access is through an entrance (marked by an arched gateway and a lodge house) in the west and the course of Broadway as it runs south towards the Roman amphitheatre.
- 2.4 The buildings of The Priory run south-east to north-west for a distance of nearly 90 metres, with car parking and well vegetated gardens to the rear.

LOCATION OF THE PROJECT SITE

- 2.5 The project site is a short, two-storey range at the south-eastern corner of the complex, set back behind the High Street frontage, which adjoins the staircase range to the north as the only internal access between the first floor and the ground floor underneath.
- 2.6 The range contains a kitchen on the ground floor (see **Image EDP A1.10**), which is open to the dining room to the west, and the upper floor above contains a private dining room that is accessed via the internal staircase (see **Images EDP A1.11** and **A1.12**).
- 2.7 The project site is entirely restricted to this peripheral corner of the listed building and no other area of its physical form and fabric will be touched or changed by the implementation of the proposals.
- 2.8 In fact, the proposals (as they are) focus on: (1) removing the existing, unauthorised external extraction equipment; (2) making good the unauthorised alterations; (3) creating a square hole in the internal floor structure; and then (4) installing the new equipment into the private dining room on the first floor and replacing a door and a window in the east-facing elevation to vent this system.
- 2.9 As a result, the assessment in **Section 5** will focus solely on this area of the listed building because of the limited scope and focus of the proposals and the limited effect that they are anticipated to have on this asset as a whole.

RELEVANT DESIGNATIONS

- 2.10 The Priory is a Grade II listed building and is therefore a 'Building of Special Architectural or Historic Interest' attracting legal protection for its physical form and fabric, as well as its

setting. As such, **Section 5** of this HIS will describe and assess the nature and the magnitude of any impacts on the significance of this historic asset.

- 2.11 The Priory is also located within the Caerleon Conservation Area which was designated by the Council on 01 January 1970.
- 2.12 However, following the completion of two site visits and walkovers, it is considered that the proposals for The Priory are sufficiently limited in scope and extent that they would have no wider effect upon the character or appearance of the Caerleon Conservation Area beyond the vegetated confines of the listed hotel's landscaped grounds.
- 2.13 As **Images EDP A1.1** and **A1.6** clearly illustrate, there is no wider experience or appreciation of the proposed development from beyond the hotel's landscaped grounds, especially due to the fact that it is positioned at the rear of the listed building (and the historic High Street) and it would be wholly limited to the side elevation.
- 2.14 As a result, the Caerleon Conservation Area is entirely scoped out of the assessment which follows in **Section 5** as a result of the conclusion that there would be no loss of significance from this large and extensive designation.

Section 3

Planning Policy Framework

- 3.1 This section of the HIS details the legislative and planning policy position, insofar as the site and the listed building are concerned.

LEGISLATION AND CASE LAW

- 3.2 The *Historic Environment (Wales) Act 2023* came into force on 04 November 2024, along with the suite of regulations which are necessary to support it, and now sets out the primary legislation for listed buildings and conservation areas across Wales.
- 3.3 Section 96(2) of the *Historic Environment (Wales) Act 2023* sets out the position in respect of the Welsh Government's stance on listed buildings and the evaluation and determination of LBC applications across Wales:

"In considering whether to grant Listed Building Consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—

(a) The listed building to which the application relates,

(b) The setting of the building, and

(c) Any features of special architectural or historic interest the building possesses".

- 3.4 The meaning of the 'special regard' duty has previously been tested in the Court of Appeal in terms of the *Planning (Listed Buildings and Conservation Areas) Act (1990)*. This process confirmed 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*.
- 3.5 However, it must be recognised that s66(1) of the 1990 Act did not identify that the local planning authority must preserve a listed building or its setting; and neither did it indicate that a development which does not preserve them is automatically unacceptable or should be refused consent.
- 3.6 This point is made in paragraph 54 of the judgement regarding *Forest of Dean DC v Secretary of State for Communities and Local Government (2013)*, which identifies 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.”

- 3.7 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

- 3.8 Welsh Government published *Future Wales: The National Plan 2040* on 24 February 2021, which highlights in the foreword from the Minister for Housing and Local Government that it forms a “*framework for planning the change and development our country will need over the next two decades*” (Welsh Government 2021).

- 3.9 In terms of the Welsh Government’s objectives, Number 6 of ‘Future Wales Outcomes’ on page 55 states that:

“Development plans will have a forward thinking, positive attitude towards enabling economic development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills-development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists and providing a distinctive and trusted brand for Welsh businesses.”

- 3.10 National planning guidance, concerning the treatment of the historic environment in Wales, is set out in Section 6.1 of Chapter 6: Distinctive and Natural Places of *Planning Policy Wales Edition 12* (PPW, 2024), published in February 2024.

- 3.11 At paragraph 6.1.2, PPW identifies the historic environment as comprising individual historic features, such as archaeological sites, historic buildings, historic parks and gardens, townscapes and landscapes, collectively known as “*historic assets*”.

- 3.12 At paragraph 6.1.6, the Welsh Government’s objectives for the historic environment are set out, with the following being relevant to the current assessment:

“safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved”.

- 3.13 At paragraph 6.1.7, it is clearly observed 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.”

- 3.14 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*”.

Listed Buildings

- 3.15 Regarding listed buildings, PPW 2024 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 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.”

- 3.16 Additional heritage guidance in Wales is set out in *Technical Advice Note 24: The Historic Environment* (TAN 24) (see Welsh Government, 2017).

- 3.17 TAN 24 (2017) notes that it gives “guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning applications”.

- 3.18 Section 5 of TAN 24 covers listed buildings, with paragraph 5.9 setting out the following in respect of the need for LBC:

“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.”

- 3.19 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.”

- 3.20 The subsequent paragraph of TAN 24 (paragraph 5.13) then adds the following in terms of the determination of LBC applications:

“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."*

3.21 The application of this current Welsh Government guidance to the historic assets at the site will be covered further below.

LOCAL PLANNING POLICY

3.22 The *Newport Local Development Plan 2011-2026* (adopted in January 2015) sets out the relevant planning policies at the local level, insofar as heritage matters are concerned. The adopted plan sets out objective 5 that 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"*.

3.23 Thereafter, Strategic Policy SP9: Conservation of the Natural, Historic and Built Environment sets out the local authority's approach in this respect:

"The conservation, enhancement and management of recognised sites within the natural, historic and built environment will be sought in all proposals"

3.24 The adopted Local Development Plan contains no specific policies for listed buildings and hence it is presumed that the consideration and (thereafter) determination of the LBC application for The Priory will employ the Welsh national guidance in PPW (2024) and TAN 24 (2017).

3.25 The national and local policies highlighted above have all been appropriately considered in the compilation of the sections that follow.

Section 4

Methodology

- 4.1 This section of the HIS outlines the methodology which was employed in the identification and assessment of potential impacts.
- 4.2 This assessment employs the current methodology that is outlined in Cadw's publication *Heritage Impact Assessment in Wales* (Cadw 2017a). It also gives due consideration to the guidance set out in Cadw (2017b) *Managing Change to Historic Buildings in Wales* insofar as the identification, assessment and justification of proposed alterations is taken forward in this report.
- 4.3 This HIS has also been produced in line with the professional guidance set out in the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (Chartered Institute for Archaeologists, 2020).
- 4.4 These best practice professional guidelines provide a national standard for the completion of assessments addressing the built aspects of the historic environment.
- 4.5 The identification and assessment of 'significance' for the various historic assets draws on the four "*heritage values*" defined by Cadw in *Conservation Principles* (Cadw, 2011). These values consist of the following:
- 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.
- 4.6 The starting point for the project was the collection, collation and evaluation of background archive material to enable a clear understanding of the structure's history and chronological development prior to the fieldwork.
- 4.7 The relevant sources of background (historic) information for the listed building and wider site were as follows:
- Cadw (via the 'Historic Wales' portal);
 - NCC's website;

- Historic maps from online sources;
- The National Monuments Record for Wales (NMRW) curated by the Royal Commission on the Ancient and Historical Monuments of Wales (RCAHMW); and
- The owners' collections.

4.8 These sources of background information were then checked and augmented through the completion of two site visits/building inspections in April and September 2025. These two visits were completed by a highly experienced member of the team.

4.9 The identification and assessment of the contribution that the historic asset's setting makes to its heritage significance applied Cadw (2017c) *Setting of Historic Assets in Wales* to this Grade II listed building.

Section 5

Results

- 5.1 This section of the HIS defines the baseline position against which any impacts arising from the proposed development will be assessed.

DESCRIPTION OF THE ASSET

- 5.2 The Priory was listed on 11 July 1951 (then amended on 18 January 2002), and the following paragraphs present the information in the listing citation.

Historic Interest

- 5.3 The listing citation, included as **Appendix EDP 2**, states that the asset comprises:

“A building of apparently medieval and early C16 origins, and some of the rubble walling seems to survive from then, but it was altered in the C17 and C18 and its external appearance and all features are almost entirely early/mid C19 and later.

Its overall character is of a Tudor Revival of c1840 which has been overlaid by many changes made necessary by the upgrading of the building to a late C20 hotel. It is said to have been built on the site of a Cistercian priory of probably C12 date. It was a private house of the Morgan family from 1450 to 1835 and has been a hotel since the mid C20.”

- 5.4 The brief investigation of archive sources for this statement has not identified any further details in respect of the building’s origins or later development.

The Exterior

- 5.5 The key features of interest on the building’s main north-facing elevation are summarised in the citation, with these being as follows:

“The building is constructed of local red sandstone conglomerate rubble with freestone dressings and with Welsh slate roofs with red brick chimneys. It has an extremely rambling plan which is very difficult to interpret and the main street elevation (north west) is a considerable distance from the garden elevation (south west). The buildings are two storeys throughout. The street elevation, from the left: a gabled section with a wing going back, this has two 2-light windows on the ground floor and a 3-light one above, all Tudor type with pointed heads to the lights and label moulds. There is a plinth and quoins to the left and the gable is outlined, pediment like, in stone, and there are kneelers and a moulded capstone to the gable. The left hand return has a 2-light window visible on the upper floor, the ground floor is hidden by the rubble wall which connects the building to No 32 High Street (qv). This wall contains a blocked doorway on the end in red brick. The next section is a two bay one with a 2-light window on each floor to the left and the entrance to the right. This has a stone framed square headed doorway below and a stone framed 3-light oriel above, this has a parapet rising above the eaves. Low pitch roof, with a 3-flue stack on the junction with the wing to the left and a single flue one in the rear slope. To the right

again is a five window range along the street with the windows placed randomly, apart from the four furthest to the right. All windows are 2-light as before, but they vary in size and only the ground floor ones have label moulds. The roof pitch is different and the ridge higher than the previous range. Next comes a long range which is blind apart from a single introduced 2-light window, plain roof with a massive chimney stack. There are also indications of blocked openings. This range was the stables (and was previously listed together with the boundary wall qv) but it has now been incorporated into the hotel as a range of bedrooms.”

- 5.6 The key features of interest on the building’s main north-facing elevation are summarised in the citation, with these being as follows:

“The garden elevation, from the right: a gabled wing with a 4-light timber mullion and transom oriel over a similar window. Then comes a single bay range with the roof in line with the elevation. This has a 3-light mullion and transom casement below and above, and a 6 over 3 pane sash in the left return of this range. Then comes a single gabled bay with a modern 2-light window above and below, the upper one has a small, possibly Tudor, niche to the right of it. The left return of this has a huge lateral stack with four tall brick flues, these are set on the diamond and panelled, the fourth and largest is on the square. Next comes a parallel range set back, with the hotel entrance and a small paned casement on the ground floor and three casements above, all these are late C20 joinery; massive lateral stack entirely hidden by creeper. Next comes the long lower range, previously the stables now bedrooms. Nine bays, doors and windows below, windows above, 2 and 3-light casements all late C20, massive ridge stack.”

- 5.7 Representative photographs of the listed building (showing the principal external elevations) are included as **Images EDP A1.1 to A1.5**.

The Interior

- 5.8 The key features of interest on the listed building’s interior are summarised in the citation, with these being as follows:

“The street entrance reaches a vaulted passage which goes round a once open courtyard, now roofed above the ground floor. This has small traceried windows in 4-centred heads and these have painted heraldic windows. The vaulted passage is early C19 but the windows could be Tudor. To the left is a room to the front which has a Tudor fireplace and oak panelling which could be c1600. The staircase is of an early C18 closed string open well form with a moulded walnut handrail but it seems to have been reconstructed with a Gothic balustrade in the early Victorian period. The staircase is lit by a 5-light mullion and transom window with a stained glass picture of Roman Caerleon. The bar and reception area of the hotel is almost completely replanned and decorated as part of the late C20 hotel alteration. The upper stair hall is roofed by a semi-dome with bossed ribs in a late C18 or early C19 Gothic manner. The upper corridor also surrounds the small internal courtyard with windows looking on to the roof. None of the roof structures were seen at resurvey.”

- 5.9 The following sub-section (paragraphs 5.10 to 5.21) considers the information set out in the citation (see above), insofar as it informs the description and assessment of the contribution that the project site makes to the listed building’s significance.

DESCRIPTION OF THE PROJECT SITE

- 5.10 As set out above (paragraphs 2.5 to 2.9), the project site comprises two adjoining elements at the east end of the hotel complex.
- 5.11 Of rubblestone construction and finished with a red brick stack on the eastern gable end, the main range (to the south towards the garden) is composed of a gabled wing with a four-light timber mullion and transom oriel over a similar window on the ground floor. The gable end exhibits no architectural or decorative features.
- 5.12 In fact, the existing openings in the east-facing gable end of the southern range all appear to comprise recent insertions; most notably the fire door on the first floor which may be an enlarged/lengthened window opening based on its external decoration.
- 5.13 The internal spaces of this range exhibit no features of architectural or historic interest and they have all been altered and modernised throughout. The citation is clear in making the same point (above):
- “The bar and reception area of the hotel is almost completely replanned and decorated as part of the late C20 hotel alteration”.*
- 5.14 It is very difficult to see the roof above the ground floor kitchen area because of the kitchen equipment, but where access is possible it is apparent that it exhibits no features of interest or significance (with a very plain cornice and plaster ceiling) (see **Image EDP A1.13**).
- 5.15 The one feature of architectural interest on the ground floor is the full height transom and mullioned window in the garden elevation facing south (with its panelled reveals). It is clear that the insertion of the southern flue has taken out the upper section of this ground floor window (see **Images EDP A1.14** and **A1.15**).
- 5.16 The private dining room on the first floor (see **Images EDP A1.11** and **A1.12**) is altered and modernised throughout and it retains no features of architectural or historic interest beyond the window in the main south-facing elevation facing the gardens (including the floor fabric). The fire door represents an obvious insertion.
- 5.17 To the north, the main feature of the staircase range (other than the ornate staircase) is the five-light mullion and transom window with a stained glass picture of Roman Caerleon which dominates and characterises the east wall, although the ‘Gothic-style’ semi-domed roof with bossed ribs on the upper stair hall is also identified within the listing citation.
- 5.18 The internal features of the staircase range are shown in **Images EDP A1.16** and **A1.17** and they should hence be reviewed in this connection.
- 5.19 The eastern flue of the kitchen extraction system is carried up from the ground floor kitchen in a riser located in the north-east corner of the private dining room on the first floor before it passes out of the building through an existing small, narrow window opening.
- 5.20 This window opening (with its plain and simple lintel) is in the staircase range but concealed from the key internal features decorating this space by a wall separating off the elongated

private dining room (**Images EDP A1.18** and **A1.19**). Close examination shows that the window frame comprises just a simple timber casement.

- 5.21 In common with the southern flue (see below), the eastern flue exits the building as a steel duct which runs out across a flat-roofed extension against the east-facing gable-end and to the rear of the High Street façade (so it is entirely hidden from the historic streetscape).

STATEMENT OF SIGNIFICANCE

- 5.22 In view of its status as a 'Building of Special Architectural or Historic Interest', it is perhaps not surprising that the majority of its significance as an asset is considered to be held in the evidential, historic and aesthetic values of its built form and fabric.

- 5.23 Insofar as it provides information on the 'reasons for designation', the listing citation states the following:

"Included as an early C19 Tudor Revival house with earlier origins, but retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon."

- 5.24 In that sense, it is considered that the asset's special interest focuses on two areas: (1) the way in which its physical form and fabric still illustrate its origins as an early 19th century Tudor Revival house; and (2) its setting and its relationships with the buildings and spaces which make up the town's historic built environment.

Evidential Value

- 5.25 The Priory is assessed as having 'moderate' evidential value as a large Tudor Revival house from the mid-19th century which appears to incorporate historic features and building fabric from a Tudor house on the same site in the town.
- 5.26 The building's evidential value is most clearly expressed in the external elevations, which in both instances (facing High Street to the north and facing the grounds at the rear) illustrate the origins and subsequent development of the building and in the process make clear that this was intended and later maintained as a substantial and sophisticated town house.
- 5.27 The interior of The Priory has been extensively altered and modernised in its conversion into a hotel and so the evidential value has been (to an extent) reduced as a result, but a number of significant features have been retained and illustrate something of the grandeur and the sophistication of this grand residence.
- 5.28 These include the corridors and spaces enclosing the central courtyard, the panelled room with its Tudor fireplace and the staircase range which is lit by the huge window in the east-facing elevation (i.e., **Images EDP A1.20 - A1.22**).
- 5.29 The project site occupies a part of the building that has been modernised throughout and therefore retains no features of significance beyond the external elevations and the aspects of the staircase range which are highlighted in the citation. As a result, it is assessed that it makes a limited contribution to The Priory's evidential value and with that solely focused on

the arrangement of space, the main elevations (High Street and rear) and finally the aspects of the staircase range mentioned in the listing citation.

Historic Value

- 5.30 The Priory is assessed as having ‘moderate’ historic value, which reflects the fact that the building is thought to occupy the site of a Cistercian priory of medieval origin, converted into a private house by the Morgan family in 1450; later expanded into a Tudor Revival residence of sophistication and substance during the middle of the 19th century; and converted into a hotel in the last century.
- 5.31 The ability to identify and appreciate the earlier (medieval) phases of construction and use is constrained and diminished by the later use of The Priory from the 19th century onwards, specifically in terms of the Tudor Revival style and architecture of the house in the first place and then the modification and modernisation for the hotel conversion.
- 5.32 The project site is assessed as making a limited contribution to the asset’s historic value, principally because it relates to the most recent phases of development and occupation but also due to the fact that (aside from the interior of the staircase range) the structures that occupy this area of the building are now relatively plain and have few features which depict and elucidate The Priory’s long history.

Aesthetic Value

- 5.33 The Priory is assessed as possessing and exhibiting ‘moderate to high’ aesthetic value in its employment and also expression of Tudor Revival architecture from the mid-19th century. It does so primarily on the external elevations facing the southern side of High Street and out to its landscaped gardens at the rear.
- 5.34 Despite the alteration and modernisation of the 19th century town house by its conversion into a hotel in the mid-20th century, the internal spaces of the listed building retain a number of features of decorative interest that underpin and also contribute to its aesthetic interest.
- 5.35 These are focused on: (1) the rooms and corridors that adjoin the internal courtyard; (2) the panelled room with its Tudor fireplace to the left of the High Street entrance and now used as part of the restaurant; and (3) the staircase range located at the east end and forming a component of the overall project site.
- 5.36 As far as the project site is concerned, the implementation of the unauthorized extraction works to the building is assessed as having had a small impact on its aesthetic interest as a consequence of: (1) the partial loss of the transomed/mullioned window in the south facing elevation which is mentioned in the listing citation; and (2) the alteration to the presentation of the ‘garden-facing’ elevation because of the installation of the unattractive (shiny) steel ductwork at the east end of the property.

Communal Value

- 5.37 The building is assessed as possessing ‘low to moderate’ communal value that in this case is derived from the fact that The Priory comprises a distinctive and recognisable element of the historic streetscape forming the centre of one of Wales’s foremost historic towns and

where it forms a key local employer and also a strong, positive contributor to the local economy.

- 5.38 In that sense, its features of architectural and historic interest characterising the High Street elevation will form a key part of the experience of the many visitors to the town and museums on the opposite (north) side of this street and (in a similar fashion) it is concluded that those features exhibited internally and on the rear, south facing, elevation will be experienced and appreciated by the people who stay in the hotel's rooms, dine in its restaurant and socialise in the hotel bar and its neatly landscaped gardens.

The Building's Setting

- 5.39 The remaining (smaller or minority) part of the Grade II listed building's significance is drawn from its setting and where the following represent the main (positive) contributors:
- The spatial, visual and historic relationships with the other buildings and spaces in this part of the historic town centre and (specifically) where it combines with adjacent and other houses and commercial properties to define the junction of High Street and Cross Street to the north; and
 - The spatial, visual, functional and historic relationships with gardens to the south (rear) in view of the fact that these spaces offer an opportunity to experience and appreciate the building's special interest and features of special interest up close and likewise in private (thus enhancing the enjoyment of that interest) and would also have supported the property both economically and socially as a place for family enjoyment, relaxation and entertainment.
- 5.40 These aspects of the listed building's setting are illustrated in **Images EDP A1.1 to A1.7** and these show that the extraction vents, which have been installed without prior authorisation, have no bearing on the asset's inter-relationships with the wider streetscape on High Street because of the elements of the built form fronting the thoroughfare.
- 5.41 The unauthorised installation of the extraction equipment and ducting has to a small degree affected the inter-relationship between the asset and its gardens to the rear, which are still visually and spatially enclosed from the public realm by the arched gateway and its flanking lodge house east of Broadway and the mature trees in its gardens, although in reality it is a limited and localised loss because the external ductwork is focused on the furthest eastern end of the building, where it is concentrated on an area that has been significantly altered, extended and modernised in the recent past anyway.
- 5.42 The impacts of the proposed development on the significance of the building will be defined and robustly assessed in the following sub-section.

IMPACT ASSESSMENT

- 5.43 The proposals for the Grade II listed building (forming the basis of the LBC application) will comprise the following:
1. Removal of the structures and ducts associated with the unauthorised extraction works at the eastern end of the property (both inside and outside);
 2. Repair and making good (to a specification agreed by condition) of the window frame in the rear elevation;
 3. Creation of a square opening (measuring 0.77 metres x 0.77 metres) in the ceiling of the kitchen on the ground floor to accommodate ductwork for a new extraction system;
 4. Installation of the new extraction equipment in the private dining room on the first floor and hence replace the unauthorised system;
 5. Replacement of the existing timber fire door on the east side of the private dining room with a louvre to duct the extraction system; and
 6. Installation of a louvre into the small, rectangular window opening at the north-eastern corner of the private dining room as part of the extraction system.
- 5.44 The works are illustrated on the drawings in **Appendix EDP 3** and they should be consulted for further details of the scheme.
- 5.45 As far as (1) and (2) in paragraph 5.43 (above) are concerned, the removal of the extraction system and associated ductwork, which was installed without authorisation, would serve to restore the significance which was lost/damaged as a consequence of their installation and hence positively address the harm that was caused by these works.
- 5.46 Finally, it is assessed that the completion of (5) and (6) in paragraph 5.43 would not cause any loss of the listed building's heritage significance because the fire door in the south east of the private dining room is a modern feature of no architectural or historic interest and it is also evident that the window adjacent has previously been altered for the riser that comes up in the north-eastern corner.
- 5.47 As far as (3) and (4) in paragraph 5.43 are concerned, only the former would involve a loss of fabric from the listed building and all the same this would be limited in its extent, focused on an area of the building which the listing citation recognises has already been subjected to alteration and modernisation when this Victorian house was converted into a hotel in the last century and involve the loss of a plain and also undecorated area of plaster ceiling that may well represent a fairly recent replacement that is of little or no significance anyway.
- 5.48 The extraction equipment would be free-standing on the retained floor of the private dining room and thus no fixings or interventions into the historic fabric of the listed building would be necessary beyond the square hole cut into the floor.
- 5.49 As a result, there would be no loss of historic fabric as a result of these two alterations and no loss of significance as a result. In addition, it is concluded that there would be no impact

on the listed building's external appearance or character (or its setting) resulting from these small changes in view of the fact that they are tucked away on the east-facing elevation and concealed from High Street and screened from the landscaped gardens.

- 5.50 The installation of the extraction equipment would of course change the appearance of the private dining room on the first floor of the project site, but it is recognised that this internal space is entirely modernised and altered throughout already anyway and does not contain or exhibit any features of special interest that might be lost, damaged or concealed by these proposals. It is also the case that they would be limited to the private dining room, and they would have no impact on the interest and character of the staircase range adjacent to the north because these spaces are physically separated from each other.
- 5.51 As a result, it is considered that these alterations to the listed building could be undertaken without resulting in a loss of significance and therefore causing harm and (as such) these proposals would preserve the asset's special interest.

CONSIDERATION OF THE ALTERNATIVES

- 5.52 Consultation with the applicant and engagement with the project team has confirmed that there are no more than three options:
1. Implement the current proposals covered by the LBC application;
 2. Retain/regularise the unauthorised works through a retrospective LBC application; and
 3. Change the hotel offer to eliminate or reduce the need for extraction.
- 5.53 The proposal forming the basis of the LBC application would be the one of the three that is most consistent with the conservation of the significance of this listed building because its approval and implementation would not have impacts on its historic form, fabric and setting and also because it would maintain the hotel as a thriving business that is sufficiently viable to invest in the maintenance and upkeep of the building going forwards over the long term, preventing decay and deterioration.

Section 6

Conclusions

- 6.1 This HIS has been prepared by EDP for the applicant in order to inform and support the preparation, submission and then approval of an application for LBC for proposed works at The Priory in Caerleon (designated as a Grade II listed building).
- 6.2 As far as the baseline position is concerned, this report has described the listed building's heritage significance (and the contribution made by its setting) and identified the loss of its significance as a consequence of the unauthorised works that have been undertaken.
- 6.3 It concludes that the works that are proposed represent the option which is most consistent with this designated asset's conservation and that they could be completed without causing any loss of the listed building's significance (its special interest) and harm. Indeed, this HIS demonstrates that the scheme that is proposed would preserve the special architectural or historic interest of the building.
- 6.4 As such, the proposals meet and address the relevant planning policies for listed buildings at the national and the local level and (because of that) there is no reason why the proposed scheme should not be treated favourably and granted LBC when it is submitted to the local planning authority for approval.

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 Managing Change to Historic Buildings in Wales

Cadw 2017c Setting of Historic Assets in Wales

Chartered Institute for Archaeologists (CIfA) 2020 Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures

Welsh Government 2017 Technical Advice Note 24 The Historic Environment

Welsh Government 2021 Future Wales: The National Plan 2040

Welsh Government 2024 Planning Policy Wales Edition 12

Appendix EDP 1

Images



Image EDP A1.1: View of the main elevation of The Priory looking west along High Street.



Image EDP A1.2: View of the main entrance to The Priory from the north.



Image EDP A1.3: View of the main elevation of The Priory looking east along High Street.



Image EDP A1.4: View of the rear (garden-facing) elevation of The Priory from the west.



Image EDP A1.5: View of the rear (garden-facing) elevation of The Priory from the south.



Image EDP A1.6: View of the rear elevation of The Priory looking north from the public footpath following the wall of the Roman fortress beside the amphitheatre.



Image EDP A1.7: View of the east end of The Priory from the gardens and showing the project site and the unauthorised extraction duct on the southern elevation.



Image EDP A1.8: Close-up of the east end of The Priory from the gardens and showing the project site and the unauthorised extraction duct on the southern elevation.



Image EDP A1.9: Close-up of the eastern gable end of The Priory and showing the project site and the unauthorised extraction duct on the eastern elevation of the staircase range.



Image EDP A1.10: View of the kitchen on the ground floor of the project site looking east from within the restaurant.



Image EDP A1.11: View of the private dining room on the first floor of the project site, looking south towards the window overlooking the gardens.



Image EDP A1.12: View of the private dining room on the first floor of the project site, looking north and showing the riser in the north-east corner.



Image EDP A1.13: Close-up of the cornice on the ceiling above the kitchen showing that it is most probably a 20th century replacement.



Image EDP A1.14: Close-up of the full height window at the south end of the project site and showing the panelling to the reveal.



Image EDP A1.15: Close-up of the outside of the window at the south end of the project site and showing the impact of the unauthorised ducting.



Image EDP A1.16: View showing the internal features of the staircase range looking east from the stair landing towards the window in the eastern elevation.



Image EDP A1.17: View showing the internal features of the staircase range looking west and showing the staircase and the plaster ceiling above the landing.



Image EDP A1.18: View of the east end of The Priory and illustrating the locations of the ducts associated with the unauthorised extraction.



Image EDP A1.19: Close-up of the eastern duct and showing its relationship with the small window opening in the east-facing elevation of the staircase range.



Image EDP A1.20: View showing the ornate decorative features of the passage round the east side of the central courtyard from the north.



Image EDP A1.21: View showing the features of the first floor corridor which runs along the east side of the central courtyard (looking north).



Image EDP A1.22: View of the panelled front room looking north-west towards the High Street frontage and showing the Tudor fireplace.

Appendix EDP 2

Listing Citation for The Priory

Full Report for Listed Buildings



The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
2981		II	Designated	11/07/1951	18/01/2002
Name of Property		Address			
The Priory Hotel					

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Newport	Caerleon	Newport	Caerleon	334012	190523
Street Side		Location			
SW		Opposite the Roman Baths Museum in the centre of Caerleon.			

Description

Broad Class	Period
Domestic	

History

A building of apparently medieval and early C16 origins, and some of the rubble walling seems to survive from then, but it was altered in the C17 and C18 and its external appearance and all features are almost entirely early/mid C19 and later. Its overall character is of a Tudor Revival of c1840 which has been overlaid by many changes made necessary by the upgrading of the building to a late C20 hotel. It is said to have been built on the site of a Cistercian priory of probably C12 date. It was a private house of the Morgan family from 1450 to 1835 and has been a hotel since the mid C20.

Exterior

The building is constructed of local red sandstone conglomerate rubble with freestone dressings and with Welsh slate roofs with red brick chimneys. It has an extremel rambling plan which is very difficult to interpret and the main street elevation (north west) is a considerable distance from the garden elevation (south west). The buildings are two storeys throughout. The street elevation, from the left: a gabled section with a wing going back, this has two 2-light windows on the ground floor and a 3-light one above, all Tudor type with pointed heads to the lights and label moulds. There is a plinth and quoins to the left and the gable is outlined, pediment like, in stone, and there are kneelers and a moulded capstone to the gable. The left hand return has a 2-light window visible on the upper floor, the ground floor is hidden by the rubble wall which connects the building to No 32 High Street (qv). This wall contains a blocked doorway on the end in red brick. The next section is a two bay one with a 2-light window on each floor to the left and the entrance to the right. This has a stone framed square headed doorway below and a stone framed 3-light oriel above, this has a parapet rising above the eaves. Low pitch roof, with a 3-flue stack on the junction with the wing to the left and a single flue one in the rear slope. To the right again is a five window range along the street with the windows placed randomly, apart from the four furthest to the right. All windows are 2-light as before, but they vary in size and only the ground floor ones have label moulds. The roof pitch is different and the ridge higher than the previous range. Next comes a long range which is blind apart from a single introduced 2-light window, plain roof with a massive chimney stack. There are also indications of blocked openings. This range was the stables (and was previously listed together with the boundary wall qv) but it has now been incorporated into the hotel as a range of bedrooms.

The garden elevation, from the right: a gabled wing with a 4-light timber mullion and transom oriel over a similar window. Then comes a single bay range with the roof in line with the elevation. This has a 3-light mullion and transom casement below and above, and a 6 over 3 pane sash in the left return of this range. Then comes a single gabled bay with a modern 2-light window above and below, the upper one has a small, possibly Tudor, niche to the right of it. The left return of this has a huge lateral stack with four tall brick flues, these are set on the diamond and panelled, the fourth and largest is on the square. Next comes a parallel range set back, with the hotel entrance and a small paned casement on the ground floor and three casements above, all these are late C20 joinery; massive lateral stack entirely hidden by creeper. Next comes the long lower range, previously the stables now bedrooms. Nine bays, doors and windows below, windows above, 2 and 3-light casements all late C20, massive ridge stack.

Interior

The street entrance reaches a vaulted passage which goes round a once open courtyard, now roofed above the ground floor. This has small traceried windows in 4-centred heads and these have painted heraldic windows. The

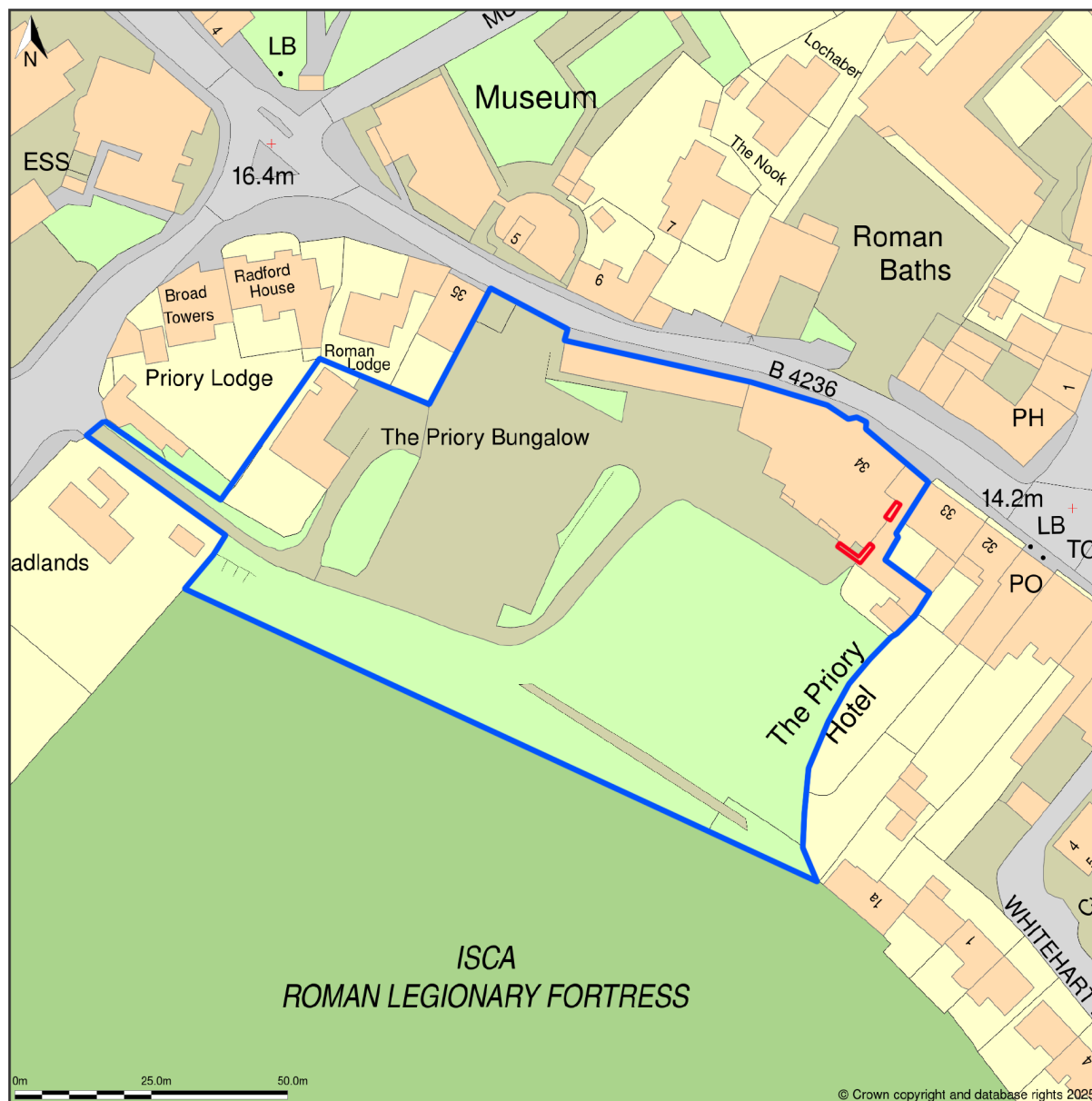
vaulted passage is early C19 but the windows could be Tudor. To the left is a room to the front which has a Tudor fireplace and oak panelling which could be c1600. The staircase is of an early C18 closed string open well form with a moulded walnut handrail but it seems to have been reconstructed with a Gothic balustrade in the early Victorian period. The staircase is lit by a 5-light mullion and transom window with a stained glass picture of Roman Caerleon. The bar and reception area of the hotel is almost completely replanned and decorated as part of the late C20 hotel alteration. The upper stair hall is roofed by a semi-dome with bossed ribs in a late C18 or early C19 Gothic manner. The upper corridor also surrounds the small internal courtyard with windows looking on to the roof. None of the roof structures were seen at resurvey.

Reason for designation

Included as an early C19 Tudor Revival house with earlier origins, but retaining significant historic character and having strong group value with the surrounding historic buildings in the centre of Caerleon.

Appendix EDP 3 Application Drawings

THE PRIORY HOTEL, HIGH STREET, CAERLEON, NEWPORT, NP18 1AG



LOCATION PLAN SHOWS AREA BOUNDED BY: 333862.12, 190403.42 334062.12, 190603.42 (AT A SCALE OF 1:1250), OSGRIDREF: ST33969050. THE REPRESENTATION OF A ROAD, TRACK OR PATH IS NO EVIDENCE OF A RIGHT OF WAY. THE REPRESENTATION OF FEATURES AS LINES IS NO EVIDENCE OF A PROPERTY BOUNDARY. PRODUCED ON 12TH MAY 2025 FROM THE ORDNANCE SURVEY NATIONAL GEOGRAPHIC DATABASE AND INCORPORATING SURVEYED REVISION AVAILABLE AT THIS DATE. REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE PRIOR PERMISSION OF ORDNANCE SURVEY. © CROWN COPYRIGHT 2025. SUPPLIED BY BUYAPLAN.CO.UK A LICENSED ORDNANCE SURVEY PARTNER (100053143). UNIQUE PLAN REFERENCE: #00978970-1B9489.

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EXISTING LOCATION REFERENCE IMAGE 01 - SHOWING 'PART A' AND 'PART B' EQUIPMENT LOCATIONS
VIEW FROM FLAT ROOF (FIRST FLOOR LEVEL)

EQUIPMENT 'PART A'
EXTRACTION EQUIPMENT EXITS INTERNAL
KITCHEN AT GROUND FLOOR VIA EXISTING
WINDOW APERTURE LEVEL AND CONCLUDES
AT PITCHED ROOF LEVEL AS SHOWN

EQUIPMENT 'PART B'
EXTRACTION EQUIPMENT EXITS INTERNAL
BOARDROOM AT FIRST FLOOR LEVEL VIA
EXISTING WINDOW APERTURE AND CONCLUDES
AT FLAT ROOF LEVEL AS SHOWN

ALL OTHER EQUIPMENT HIGHLIGHTED HERE
IS NOT RELATIVE TO THIS APPLICATION -
EXISTING UNITS SHOWN HERE WITH
PRE-APPROVED PLANNING CONSENT

EQUIPMENT 'PART A'
EXTRACTION EQUIPMENT EXITS INTERNAL
KITCHEN AT GROUND FLOOR VIA EXISTING
WINDOW APERTURE LEVEL

ALL OTHER EQUIPMENT HIGHLIGHTED HERE
IS NOT RELATIVE TO THIS APPLICATION -
EXISTING UNITS SHOWN HERE WITH
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EXISTING LOCATION REFERENCE IMAGE 04 - SHOWING 'PART A'
VIEW FROM GROUND FLOOR LEVEL TERRACE/GARDEN



EXISTING LOCATION REFERENCE IMAGE 02 - SHOWING 'PART A' EQUIPMENT
VIEW FROM FLAT ROOF (FIRST FLOOR LEVEL)



EXISTING LOCATION REFERENCE IMAGE 03
VIEW FROM FLAT ROOF (FIRST FLOOR LEVEL)



EXISTING LOCATION REFERENCE IMAGE 04 - SHOWING 'PART B' EQUIPMENT
VIEW FROM FLAT ROOF (FIRST FLOOR LEVEL)

NOTES: DO NOT SCALE FROM THIS DRAWING ALL DRAWINGS TO BE CHECKED ON SITE COPYRIGHT
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FOR
INFORMATION

Location Plan (NTS)

Client THE PRIORY
CAERLEON NP181AG

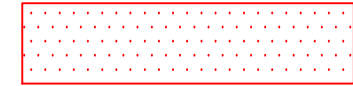
Project EXTRACTION

Drawing EXTRACTION EQUIPMENT
EXISTING LOCATION REFERENCES

Drawing No. 201	Date 20/09/25	Scale NOT TO SCALE	Revision —	Drawn By SLP
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PROPOSED LOCATION REFERENCE IMAGE 01 - SHOWING 'PART A' AND 'PART B' EQUIPMENT LOCATIONS
VIEW FROM FLAT ROOF (FIRST FLOOR LEVEL)



HATCH INDICATES EQUIPMENT TO
BE REMOVED AND RELOCATED
INTERNALLY WITHIN PROPOSAL

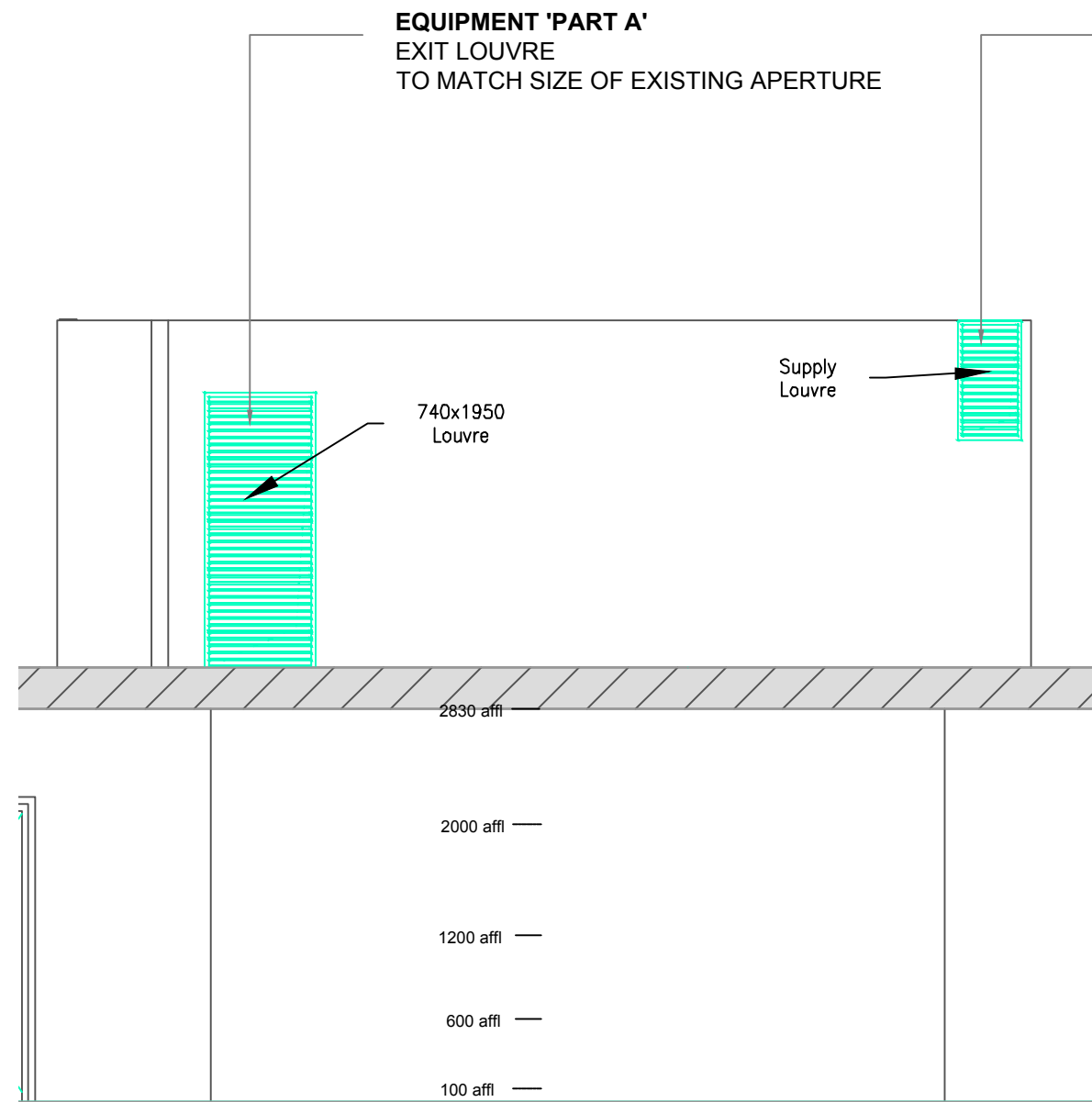
EQUIPMENT 'PART A'
PROPOSED EXIT LOUVRE LOCATION
EXISTING DOOR APERTURE

EQUIPMENT 'PART A'
TO BE RELOCATED INTERNALLY AND
EXIT VIA A LOUVRE PANEL WITHIN
EXISTING DOOR APERTURE
**THE ONLY EXTERNAL VISIBLE
EQUIPMENT WILL BE THE LOUVRE
PANEL**

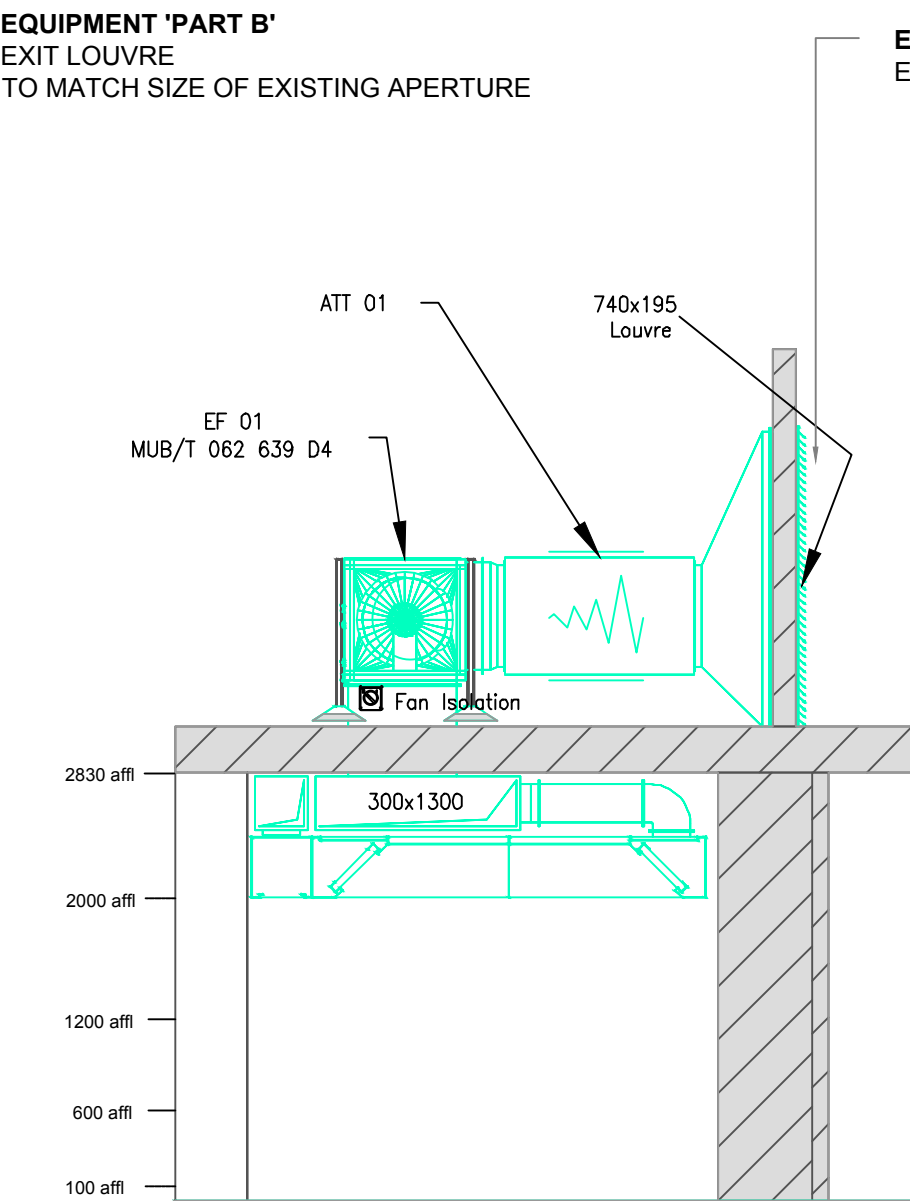
EQUIPMENT 'PART B'
PROPOSED EXIT LOUVRE LOCATION
EXISTING WINDOW APERTURE

EQUIPMENT 'PART B'
TO BE RELOCATED INTERNALLY AND
EXIT VIA A LOUVRE PANEL WITHIN
EXISTING WINDOW APERTURE
**THE ONLY EXTERNAL VISIBLE
EQUIPMENT WILL BE THE LOUVRE
PANEL**

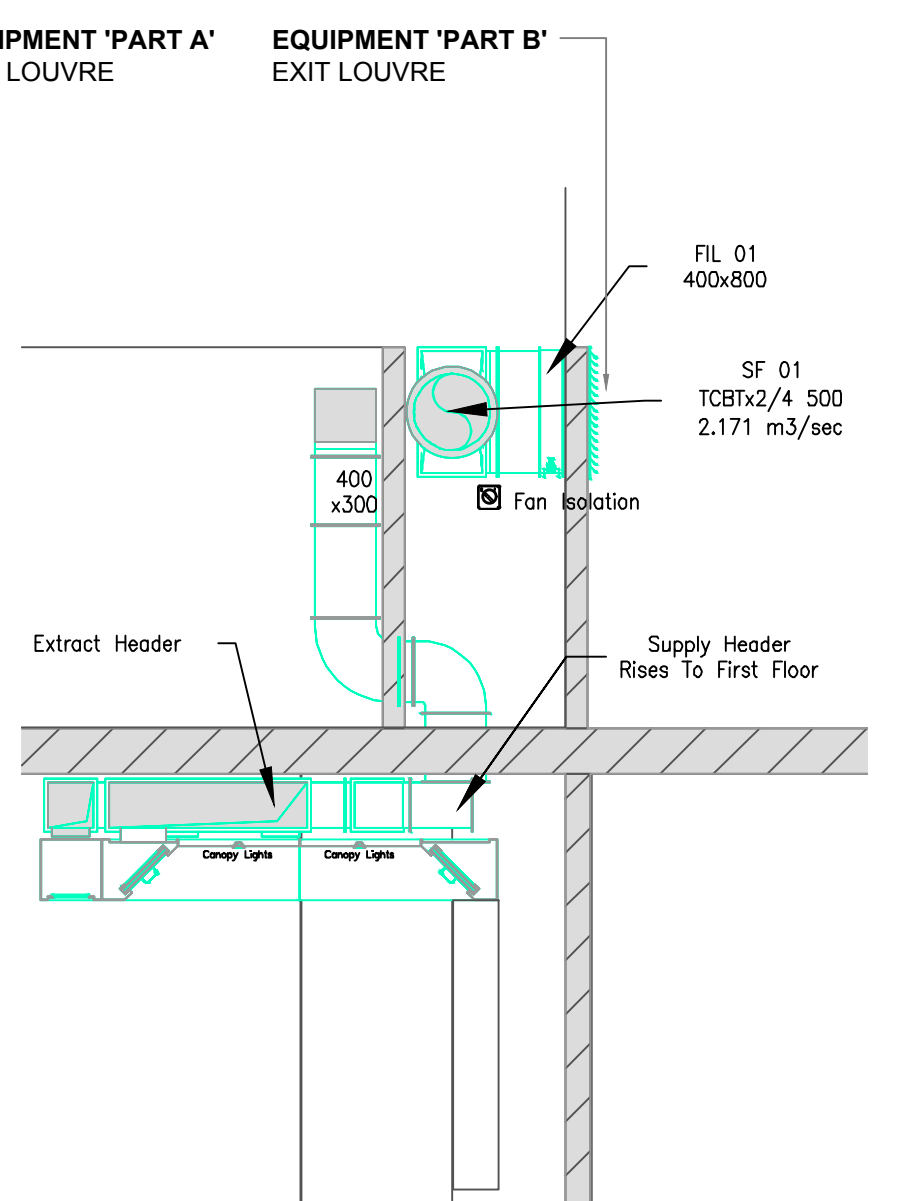
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PRE-APPROVED PLANNING CONSENT



PROPOSED EXTERNAL FLAT ROOF ELEVATION REFERENCE
SCALE 1:50 @ A1



PROPOSED SECTION REFERENCE
SCALE 1:50 @ A1



PROPOSED SECTION REFERENCE
SCALE 1:50 @ A1



EXISTING LOCATION REFERENCE IMAGE 02 - SHOWING 'PART A' EQUIPMENT
VIEW FROM FLAT ROOF (FIRST FLOOR LEVEL)



EXISTING LOCATION REFERENCE IMAGE 03
VIEW FROM FLAT ROOF (FIRST FLOOR LEVEL)

EQUIPMENT 'PART A'
EXIT LOUVRE LOCATION - EXISTING DOOR APERTURE

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PRE-APPROVED PLANNING CONSENT



EXISTING LOCATION REFERENCE IMAGE 04 - SHOWING 'PART B' EQUIPMENT
VIEW FROM FLAT ROOF (FIRST FLOOR LEVEL)

EQUIPMENT 'PART B'
EXIT LOUVRE LOCATION - EXISTING WINDOW APERTURE

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COMMENCEMENT OF WORKS.
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SHOULD BE MADE IF REQUIRED TO COMPLY WITH STATUTORY REQUIREMENTS.

FOR
INFORMATION

Location Plan (NTS)

Client THE PRIORY
Project EXTRACTION
CAERLEON NP181AG
Drawing EXTRACTION EQUIPMENT
PROPOSED LOCATION REFERENCES

Drawing No.
202

Date
20/09/25

Scale
AS NOTED

Revision
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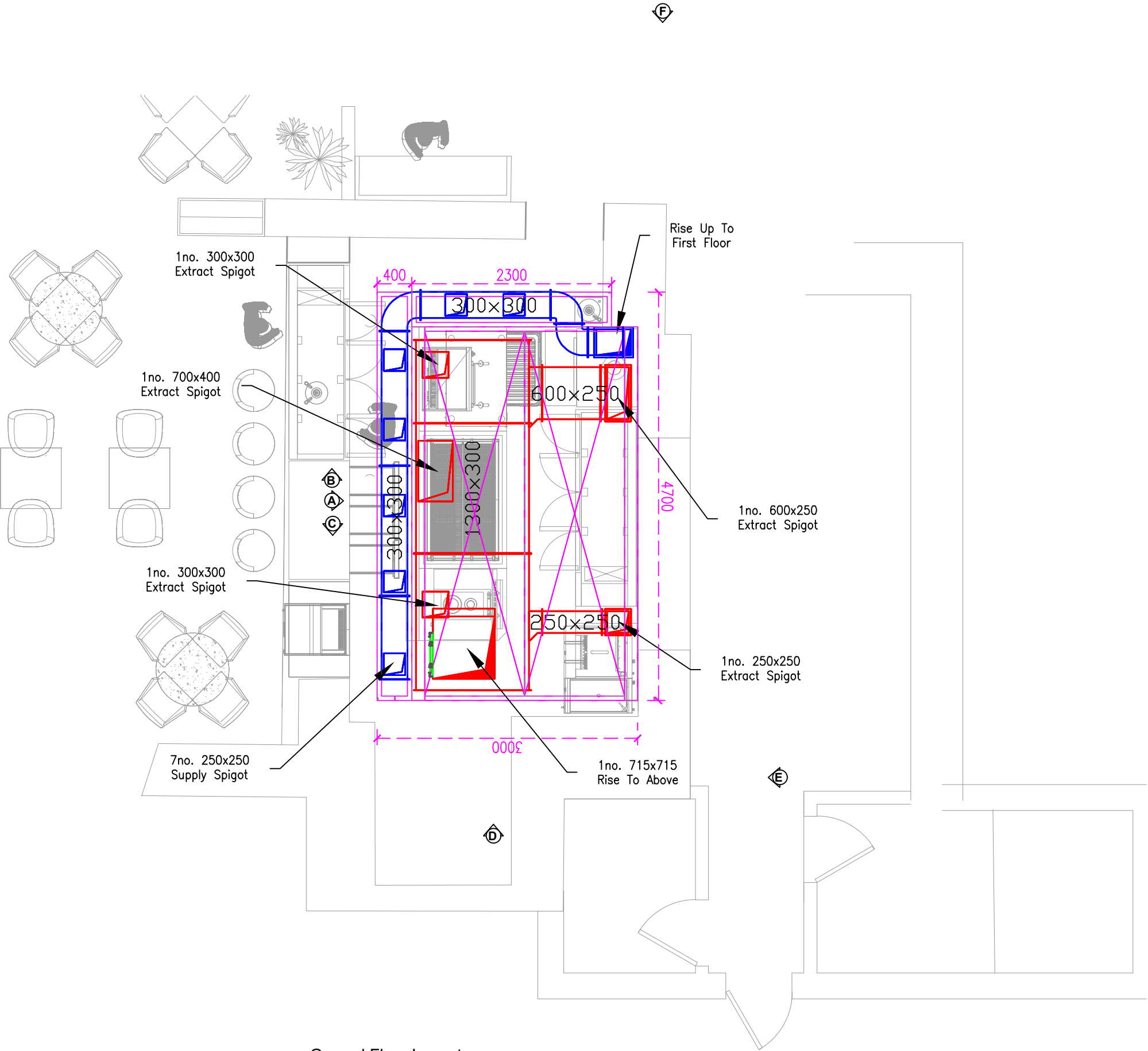
Drawn By
SLP

Kitchen Ventilation Design

Project	The Priory Caerleon	Designed By	Mark Fisher	Date	21/12/2024		
Item Ref	Appliance	Width (m)	Depth (m)	Area (m²)	Power	Coefficient	Volume
7	Pasta Cooker	0.400	0.785	0.314	Electric	0.20	0.063
8	Deep Fat Fryer *(1no.)	0.600	0.785	0.471	Electric	0.45	0.212
9	Benches, Table & Worktops	0.830	1.000	0.830	N/A	0.03	0.025
10	Benches, Table & Worktops	0.460	0.700	0.322	N/A	0.03	0.010
11	Combi Oven (Stand Mounted 6 Grid)	0.810	0.727	0.589	Electric	0.30	0.177
12	Induction Hob, Ceramic Stove	0.350	0.654	0.229	Electric	0.20	0.046
13	Refridgeration Unit	2.265	0.770	1.744	Electric	0.03	0.052
14	Chargrill/Charbroiler	1.480	0.910	1.347	Gas	0.95	1.279
15	Benches, Table & Worktops	1.580	1.000	1.580	N/A	0.03	0.047
16	Benches, Table & Worktops	1.200	1.000	1.200	N/A	0.03	0.036
17	Salamander Grill	0.733	0.562	0.412	Electric	0.55	0.227
18	Refridgeration Unit	1.100	0.700	0.770	Electric	0.03	0.023
19	Enclosed Charcoal Oven	0.900	0.700	0.630	Solid Fuel	1.24	0.781
Drawing Ref		Modo DP		Theoretical Extract Volume Required (m³/sec)			
Revision		Rev A - 20/11/24		Canopy Factor		Island (OPEN BOTH ENDS)	
						1.35	

CANOPY DETAILS			FILTER DETAILS			GRILLE DETAILS		
Canopy Type	Island - Extract Only		Filter Type	Spark Arrest Filter		Grille Type	Plenum - Perforated	
Canopy Length	4300	mm	Filter Size	500 x 400		Grille Size	6000 x 400	
Canopy Depth	2600	mm	Number Of Filters	14	no.	Number Of Grilles	1	no.
Canopy Back Height	400	mm	Volume Per Filter	0.287	m³/sec	Volume Per Grille	2.171	m³/sec
Canopy Front Height	400	mm	Free Area Per Filter	0.078	m²	Free Area Per Grille	1.375	m²
Canopy Area	11.180	m²	Velocity Per Filter	3.7	m/s	Velocity Per Grille	1.6	m/s
Face Velocity Method	3.913	m³/sec	Pressure Loss	-	Pa	Pressure Loss	-	Pa

EXTRACT SYSTEM DETAILS			SUPPLY AIR SYSTEM DETAILS		
Extract Volume Required	4.020	m³/sec	54% Supply Volume Required	2.171	m³/sec
Header Velocity (Advised 6 - 9)	10.3	m/s	Header Velocity (Advised 6 - 8)	18.0	m/s
Header Duct Size (Rectangle)	300 x 1300	mm	Header Duct Size (Rectangle)	400 x 300	mm
Number Of Spigot	7	no.	Number Of Spigot	7	no.
Spigot Velocity (Advised 5 - 7)	6.0	m/s	Spigot Velocity (Advised 3 - 5)	5.0	m/s
Spigot Duct Size (Rectangle)	300 x 320	mm	Spigot Duct Size (Rectangle)	250 x 250	mm
Termination Type	High Velocity Cowl		Termination Type	Louvre With Mesh	
Termination Velocity (Advised 10-15)	15.0	m/s	Termination Velocity (Advised 2 - 4)	3.0	m/s
Termination Size (Rectangle)	520 x 520	mm	Termination Size (Rectangle)	600 x 1200	mm



H	Supply Louvre Rotated
G	Revised Supply Louvre Location
F	Amended With Supply Louvre
E	Relocated Supply Fan Internally
D	First Floor Extract Header Revised
C	Relocated Extract System

B	Revised Supply Fan Location
A	For Approval

Revision:

Customer:
Project: The Priory Caerleon
Description: Ground Floor Vent Layout

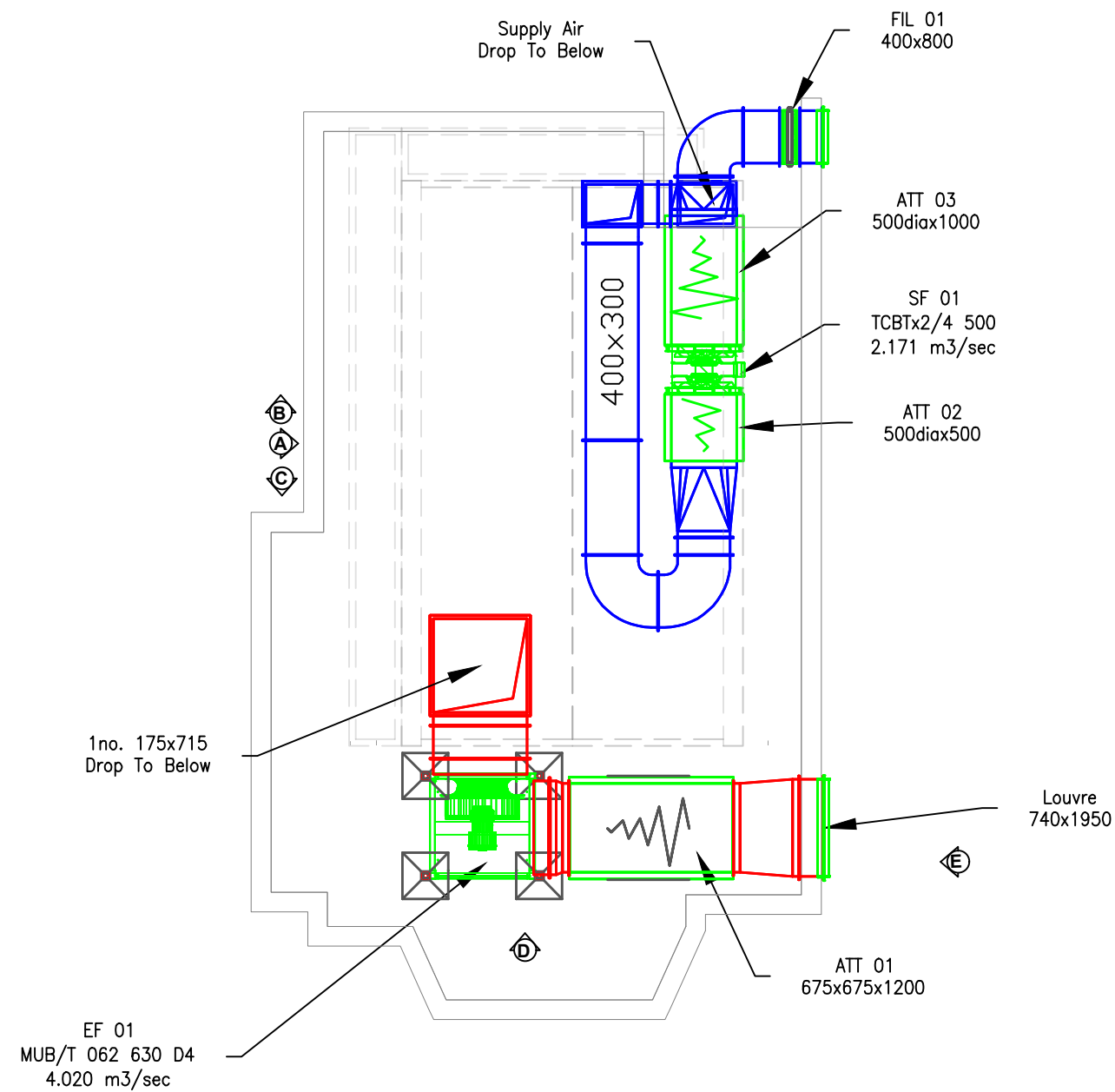
CCF Ref: CCF 22314
Date: 30/08/25
DrawingNo: TPC-GA-00-001

Scale: 1:50 @ A3
Drawn By: SB
Material:

Revision:



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1 First Floor Layout
Scale - 1:50

H	Supply Louvre Rotated
G	Revised Supply Louvre Location
F	Amended With Supply Louvre
E	Relocated Supply Fan Internally
D	First Floor Extract Header Revised
C	Relocated Extract System

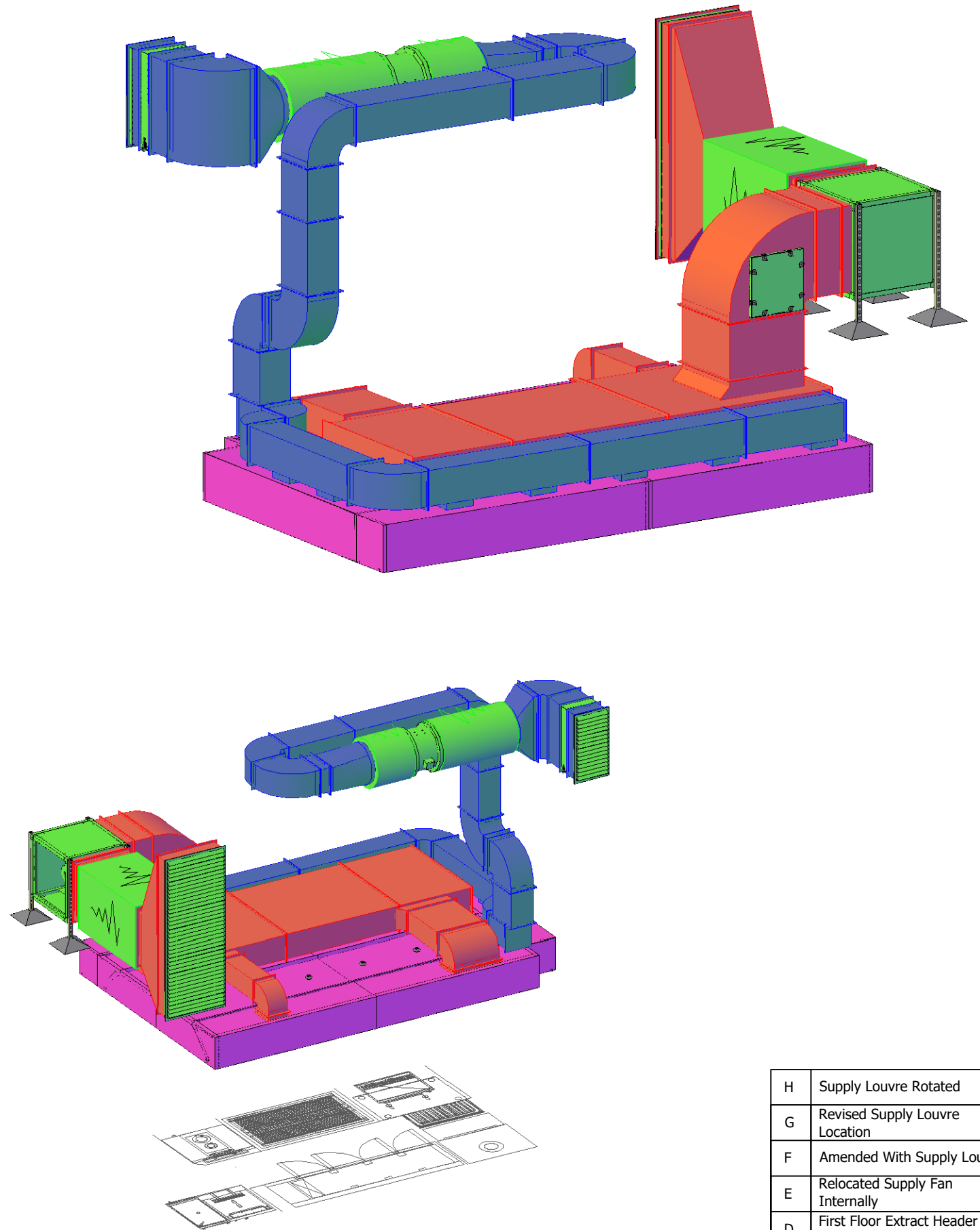
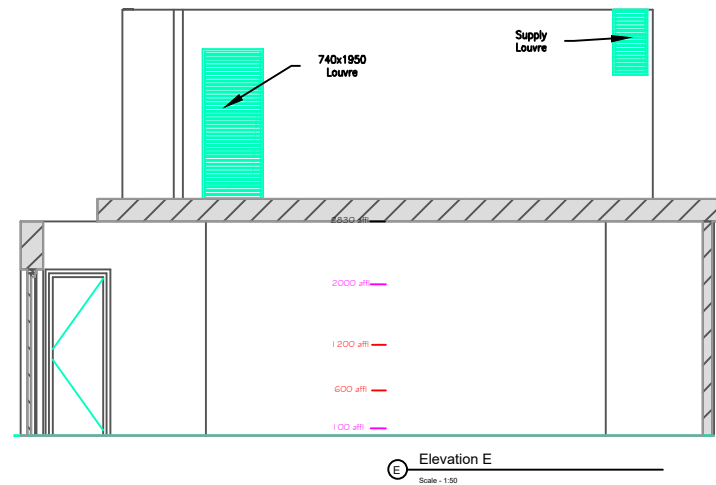
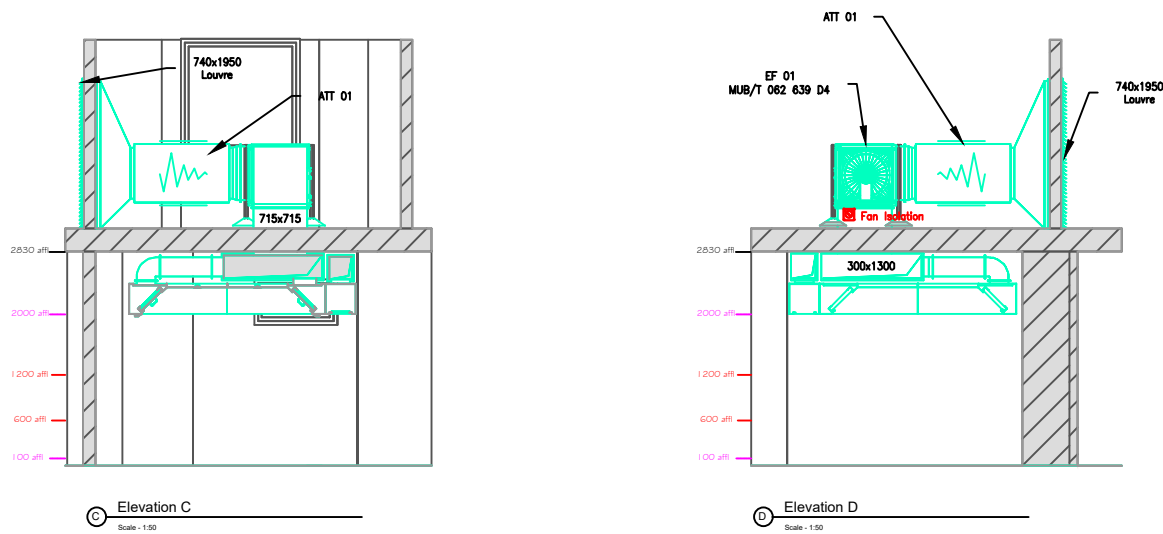
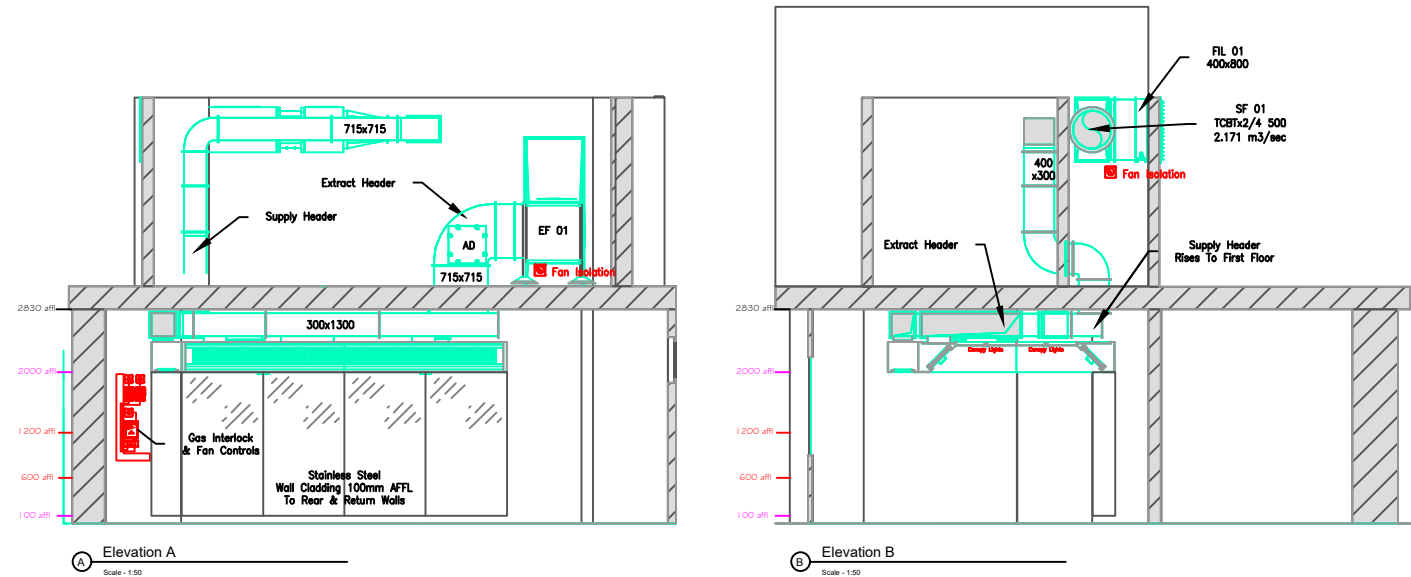
B	Revised Supply Fan Location
A	For Approval

Revision:



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Customer:		CCF Ref:	CCF 22314	Scale:	1:50 @ A3
Project:	The Priory Caerleon	Date:	30/08/25	Drawn By:	SB
Description:	Ground Floor Vent Layout	DrawingNo:	TPC-GA-00-001	Material:	
					Revision:



H	Supply Louvre Rotated
G	Revised Supply Louvre Location
F	Amended With Supply Louvre
E	Relocated Supply Fan Internally
D	First Floor Extract Header Revised
C	Relocated Extract System

B	Revised Supply Fan Location
A	For Approval

Revision:



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Customer:	CCF Ref: CCF 22314	Scale: 1:50 @ A3
Project: The Priory Cearleon	Date: 30/08/25	Drawn By: SB
Description: Elevations & 3D Visual	DrawingNo: TPC-EL-00-003	Material:

EQUIPMENT SCHEDULE

			Description	Nominal Data					Free Area		Ventilation			Efficiency	Electrical Supply							
				Diameter (mm)	Width (mm)	Height (mm)	Length or Depth (mm)	Weight (kg)	Temp Rating (°C)	Free Area (%)	Free Area (m)	Airflow (m3/sec)	Velocity (m/s)	Pressure Loss (PA)	Efficiency (%)	Volatage (V)	Phase (~)	Frequency (Hz)	Loading (kW)	Amps (A)	Motor Type	Pole (p)
Fans			Backward Curved Blade Fan - Straight Flow Axial Fan	-	820	820	820	112.5	120													
EF 01	Kitchen Extract	MUB/T 062 630 D4																				
SA 01	Kitchen Supply Air	TCBTx2/4-500		595	-	-	375	50	70							400	3	50	4.517	8.08	AC	4
															400	3	50	1.7	3.4	AC	4	1370
Silencers			Silencer Silencer Silencer		675	675	1200					4.020		45								
ATT 01	Kitchen Extract																					
ATT 02	Kitchen Supply Air			500			500						2.171		20							
ATT 03	Kitchen Supply Air			500			1000						2.171		30							
Filters			600x600x50 600x600x50		595	595	45					1.086		25								
FIL 01	Kitchen Supply Air	Pleated Filter			595	595	45						1.086		25							
FIL 01	Kitchen Supply Air	Pleated Filter																				
Extract Grilles			500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter 500x400 Standard Type 2 Baffle filter		495	395	45			40%	0.078	0.287	3.67	10								
BF 01	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 02	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 03	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 04	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 05	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 06	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 07	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 08	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 09	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 10	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 11	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 12	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 13	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
BF 14	Kitchen Extract	500x400 Baffle Filter			495	395	45			40%	0.078	0.287	3.67	10								
Supply Grilles			1050 x 250 Eggcrate Grille 1050 x 250 Eggcrate Grille 1050 x 250 Eggcrate Grille 1050 x 250 Eggcrate Grille 1100 x 250 Eggcrate Grille 1100 x 250 Eggcrate Grille		1083	283					0.312	0.184	0.59	1								
SG 01	Kitchen Supply Air	1050x250 DDG			1083	283					0.312	0.184	0.59	1								
SG 02	Kitchen Supply Air	1050x250 DDG			1083	283					0.312	0.184	0.59	1								
SG 03	Kitchen Supply Air	1050x250 DDG			1083	283					0.312	0.184	0.59	1								
SG 04	Kitchen Supply Air	1050x250 DDG			1083	283					0.312	0.184	0.59	1								
SG 05	Kitchen Supply Air	1100x250 DDG			1133	283					0.312	0.193	0.62	1								
SG 06	Kitchen Supply Air	1100x250 DDG			1133	283					0.312	0.193	0.62	1								

H	Supply Louvre Rotated
G	Revised Supply Louvre Location
F	Amended With Supply Louvre
E	Relocated Supply Fan Internally
D	First Floor Extract Header Revised
C	Relocated Extract System



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Customer:		CCF Ref:		Scale: 1:50 @ A3		B	Revised Supply Fan Location
Project: The Priory Caerleon		Date: 30/08/25		Drawn By: SB		A	For Approval
Description: Equipment Schedule		DrawingNo: TPC-ES-00-004		Material:		Revision:	

Notes:

1) Responsibility for Cable Sizing

It is the responsibility of the first fix electrician to ensure that the correct sizing of cables is determined for all electrical installations. This includes taking into account factors such as current load, voltage drop, and cable length in compliance with relevant regulations and safety standards. Proper cable sizing is essential to ensure the safe and efficient operation of the electrical system.

2) Compliance with Wiring Regulations:

The first fix electrician must ensure all cable installations comply with the latest edition of the IET Wiring Regulations (BS 7671) and any other relevant local electrical codes. Non-compliance may result in project delays, rework, or safety hazards.

3) Coordination with Other Trades:

The first fix electrician is responsible for coordinating with other trades (e.g., plumbers, carpenters, plasterers) to ensure that electrical routing does not interfere with other installations, and proper clearances are maintained.

4) Load Calculations and Circuit Design:

The first fix electrician is responsible for calculating electrical loads to determine the appropriate circuit design, ensuring that circuits are neither underloaded nor overloaded, preventing future electrical faults.

5) Testing and Verification:

All cable installations and circuits must be tested and verified to ensure they meet performance and safety standards before being covered by plaster or other finishes. Proper documentation of test results must be provided.

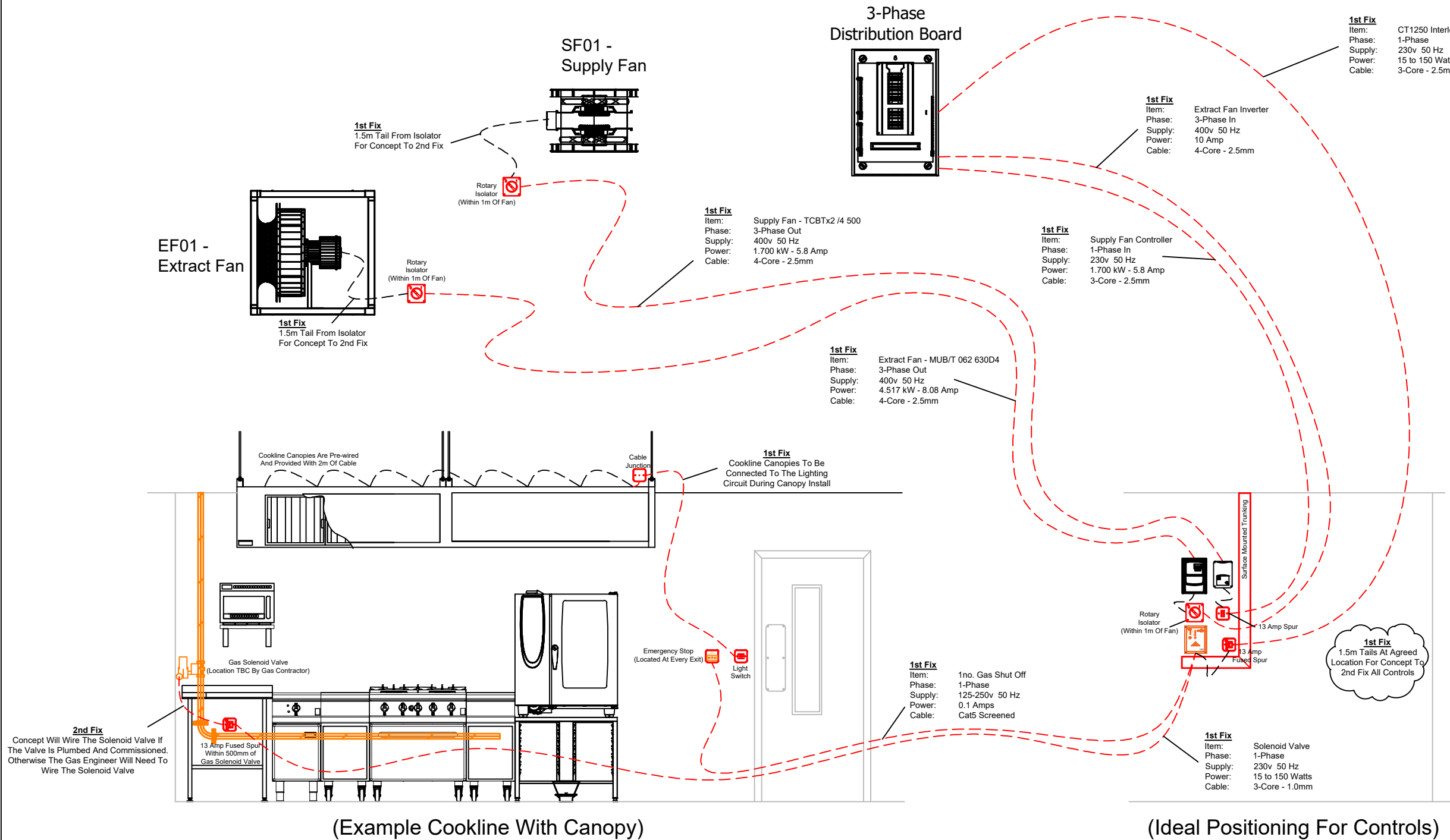
6) Identification of Circuits:

All cables should be properly labeled and identified during the first fix stage to avoid confusion in later phases. Clear identification assists in future maintenance and troubleshooting.

H	Supply Louvre Rotated
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C	Relocated Extract System

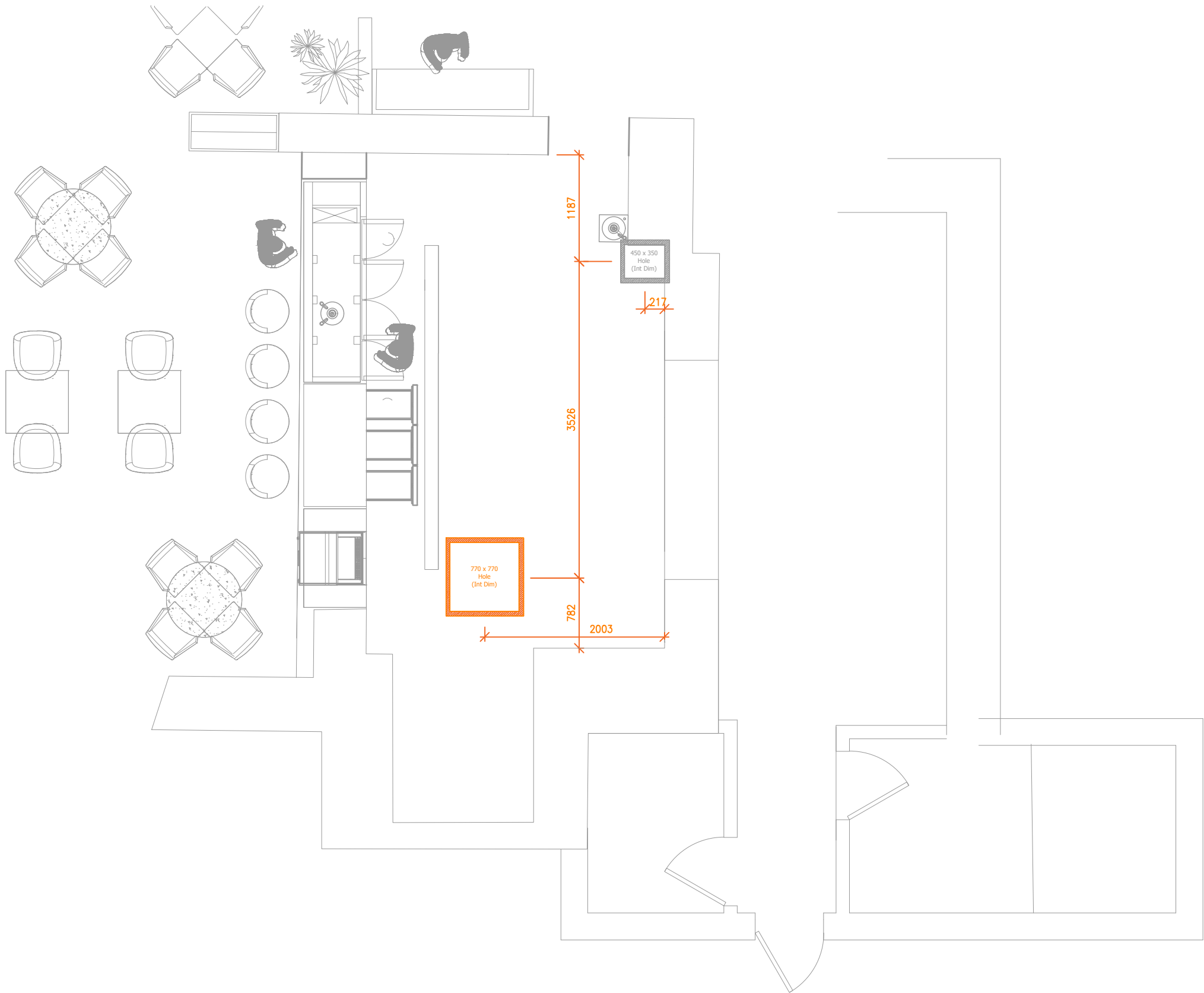
B	Revised Supply Fan Location
A	For Approval

Revision:



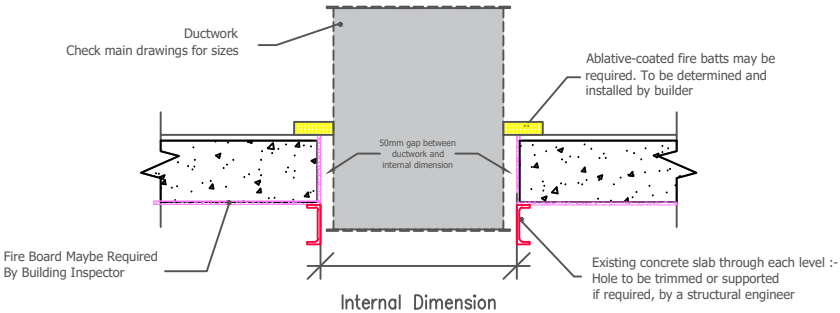
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Customer:		CCF Ref:	CCF 22314	Scale:	Not To Scale	B	Revised Supply Fan Location
Project:	The Priory Caerleon	Date:	30/08/25	Drawn By:	SB	A	For Approval
Description:	Services Schematic	DrawingNo:	TPC-SS-00-005	Material:		Revision:	



0 Builders Work - Ductwork Holes For Canopy
Scale - 1:50

Ductwork Penetration - Through Floors Levels
(Concrete - Structure to engineers detail)



Builders Holes

Roof & Upstands

Dimensions shown are internal measurements from the ground floor kitchen, and should follow the same plumb line through the building, including the roof penetrations. It is advised that a 45mm timber upstand is constructed around the hole on the roof, and weathered by a roofing contractor. Concept to provide a galavanised cravat or cowl with the ductwork sections that drops over the pre-weathered upstand.

Holes Through Floor Levels

All holes through floor levels should be cut by the builder prior to Concepts installation and covered with a temporary covering, which can be easily removed. Fire batt or heavy gauge steel sheets may be required though internal levels. An approved contractor will be required to install these, after all ventilation has been installed.

Holes Through Block/Brick Walls

All lintels required for block and brick walls should be designed and be installed as per the structural engineer’s specifications, prior to ventilation install.

Make Up & Trims

After the ductwork has been passed through the ventilation holes, the builder is responsible for making up or trimming the holes to ensure a sufficient, neat finish. All holes must be trimmed to a size that is appropriate for the ducting, with sufficient clearance and sealed. Ensure that any gaps between the duct and the hole are properly sealed using appropriate materials (e.g., fire-rated sealant, foam, or mineral wool) to maintain the integrity of the building and prevent drafts, water ingress, or fire hazards.

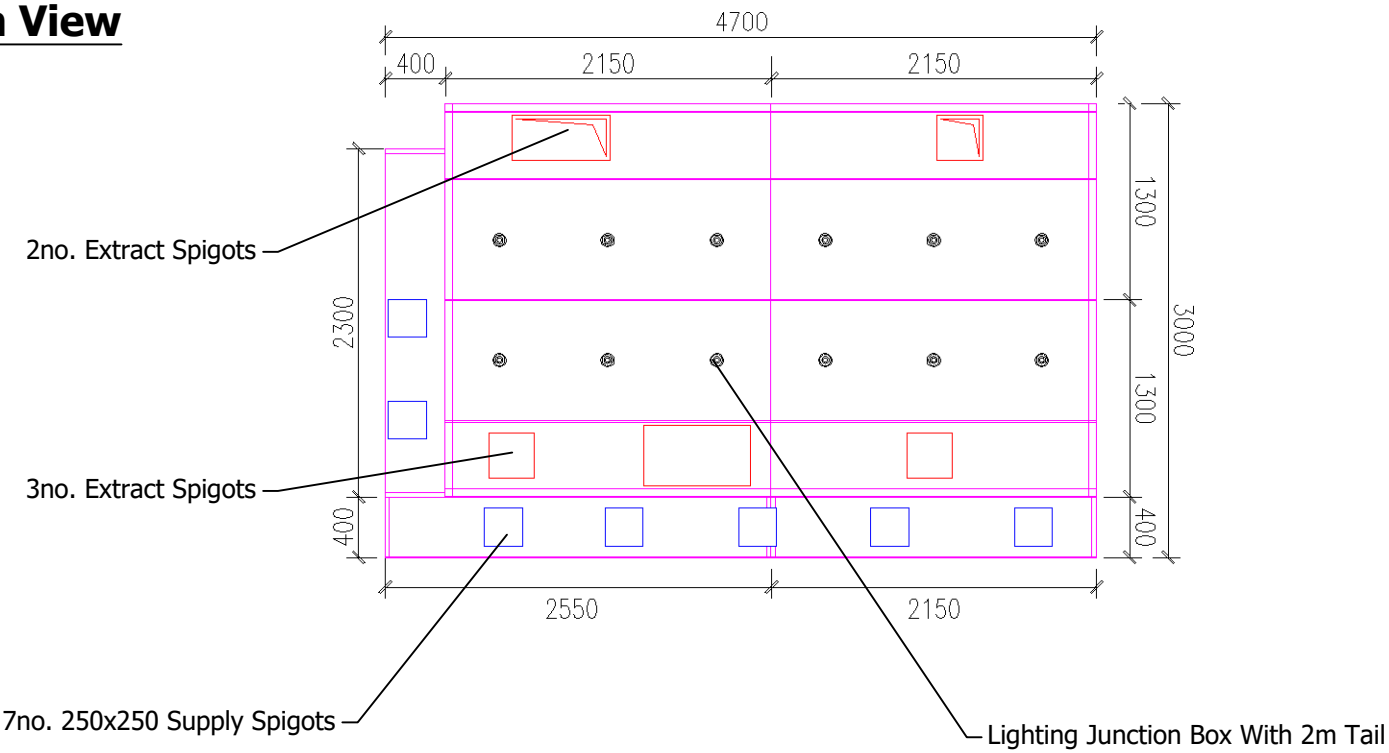
H	Supply Louvre Rotated
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Revision:	



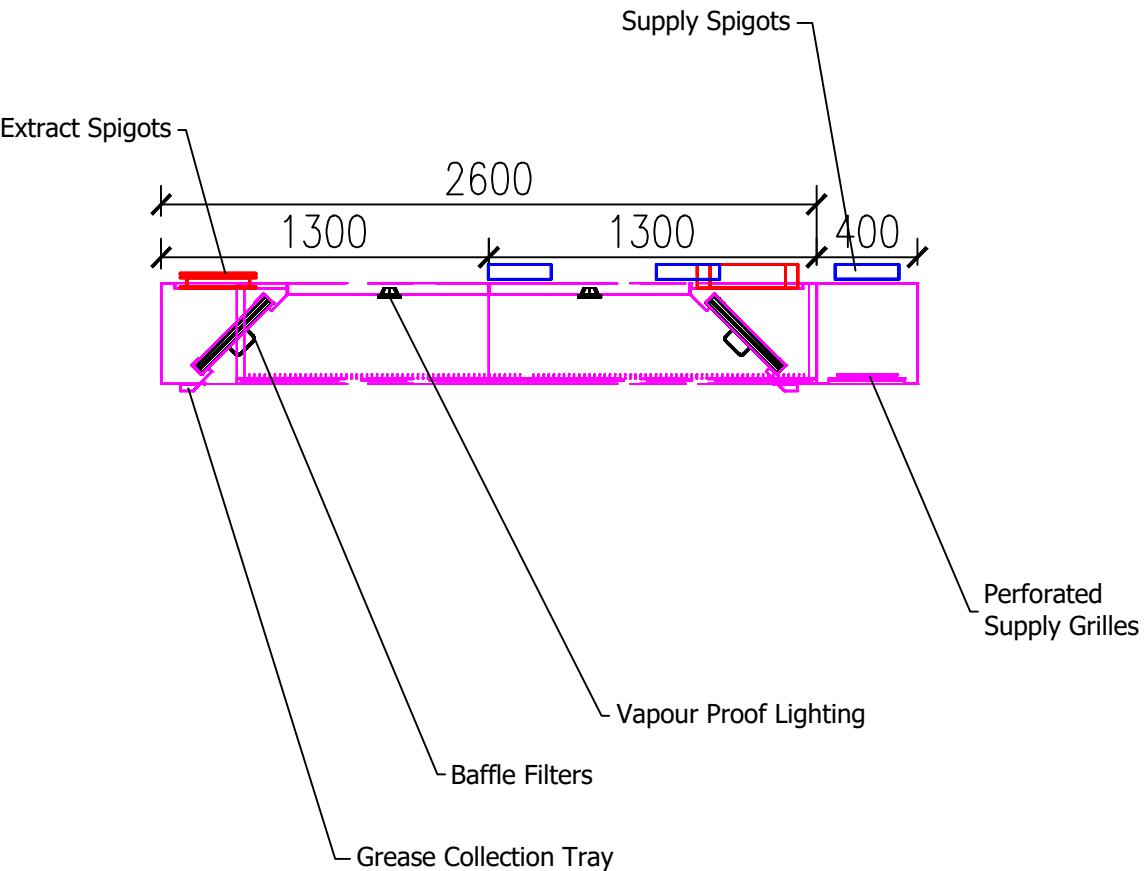
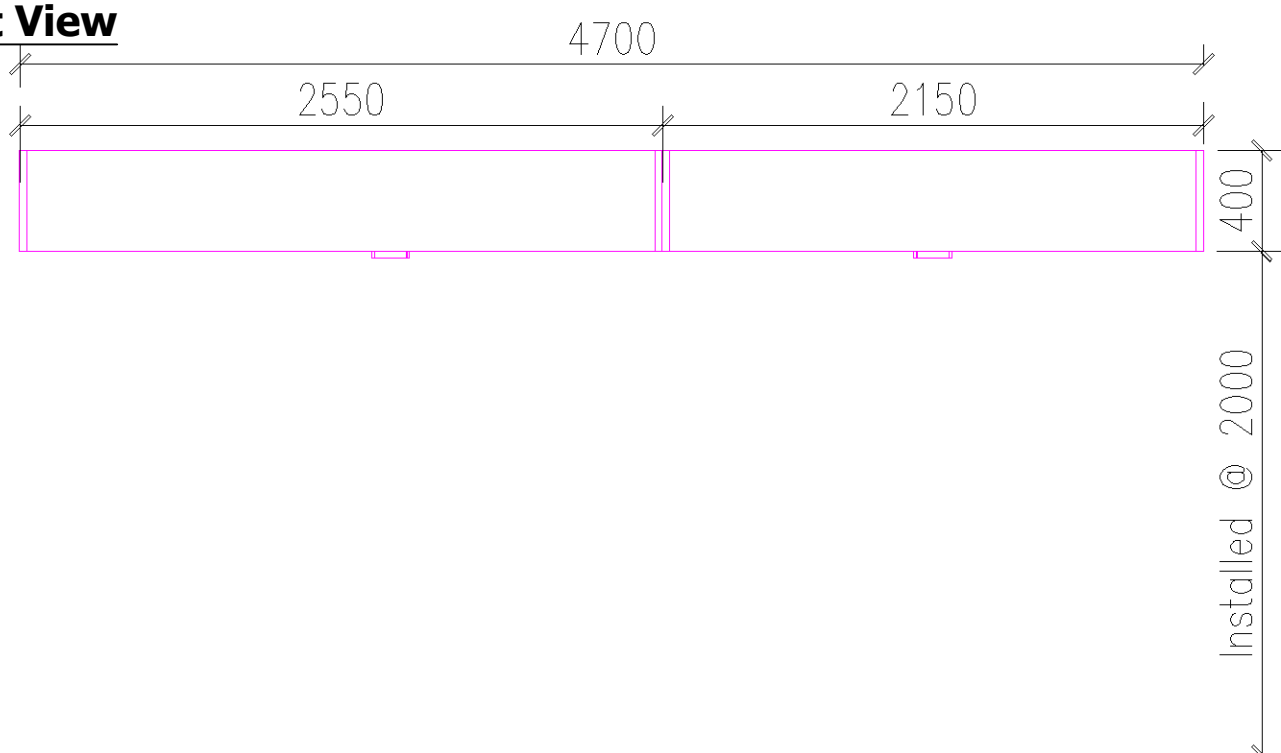
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Customer:	The Priory Caerleon	CCF Ref:	CCF 22314	Scale:	1:50 @ A3
Project:		Date:	30/08/25	Drawn By:	SB
Description:	Builders Work & Setting Out	DrawingNo:	TPC-BW-00-006	Material:	
					Revision:

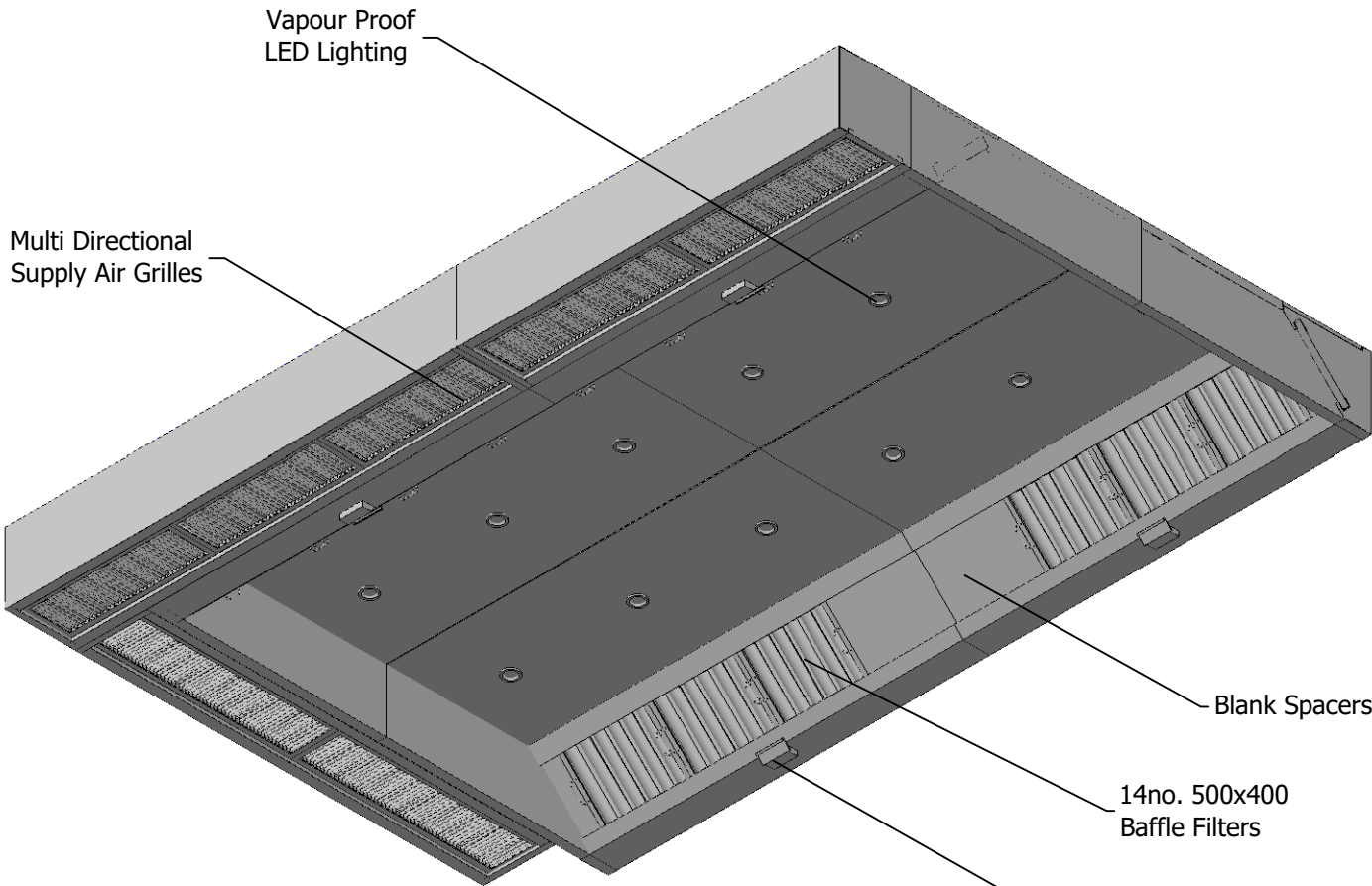
Plan View



Front View



Side Elevation



3D Visual

Canopy Material & Thickness
304 Grade 1.2mm
Extract Flowrate (m3/sec)
4.020 m3/sec
Supply Flowrate (m3/sec)
2.171 m3/sec

H	Supply Louvre Rotated
G	Revised Supply Louvre Location
F	Amended With Supply Louvre
E	Relocated Supply Fan Internally
D	First Floor Extract Header Revised
C	Relocated Extract System
B	Revised Supply Fan Location
A	For Approval



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Customer:	The Priory Caerleon	CCF Ref:	CCF 22314	Scale:	1:50 @ A3	B	Revised Supply Fan Location
Project:	Manufacture - Main Canopy	Date:	30/08/25	Drawn By:	SB	A	For Approval
Description:	Manufacture - Main Canopy	DrawingNo:	TPC-MF-00-007	Material:	Stainless Steel	Revision:	



the environmental
dimension partnership

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