



Charles Williams Church In Wales
Heritage Impact Assessment
Junior School Window Replacements &
Maintenance

Ben Cromwell

Revision 1

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1.0 Introduction

1.1 Reasons for this Study and Scope

This Heritage Impact Assessment has been prepared by Newport Norse in support of a Listed Building Consent application for the refurbishment of selected elements of the Junior Building at Charles Williams Church in Wales Primary School. The Junior School lies within the curtilage of the Grade II* listed Endowed School and is situated within the Caerleon Conservation Area.

The proposed works comprise:

- Replacement of damaged brick window surrounds with Bath stone;
- Replacement of box sash and casement windows on a like-for-like basis with operable timber units;
- Incorporation of slimline double glazing;
- Repair and repainting of soffits and bargeboards, with localised replacement where necessary;
- Repainting of existing windcatchers;
- Repainting and repair of gutters and downpipes.

1.2 Approach and Methodology

This assessment considers the potential impact of the proposed works on the heritage significance of the Junior School, the Endowed School (Grade II), *and the wider Caerleon Conservation Area. The methodology follows The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment No. 2) Regulations 2017, Planning Policy Wales (Chapter 6: The Historic Environment), and the Newport Local Development Plan. It also draws upon Cadw's Heritage Impact Assessments in Wales* and Conservation Principles, alongside Technical Advice Note 24: The Historic Environment.*

1.3 Sources of Information

A desk-based study informed this assessment, using resources including Coflein (the National Monuments Record of Wales), Purcell's Conservation Area Appraisal for Newport Council, scheduling and listing reports, and other published sources relating to the Endowed School and Caerleon.

2.0 Understanding the Site

2.1 Location and Setting

Charles Williams Church in Wales Primary School is located at the southwest corner of Caerleon town centre. It is bounded by High Street (northeast), Broadway (southeast), and the Caerleon Legionary Fortress (northwest and southwest). The school site incorporates a

range of buildings dating from the 18th to the 20th centuries, with the Junior School positioned to the rear of the Grade II* Endowed School.

Several other designated heritage assets are nearby, including: - The Lych Gate of the Church of St Cadoc (Grade II); - The Ashlar Doric Portico at The Roman Legionary Museum (Grade II); - Priory House (Grade II); - Entrance gates and railings to Priory House (Grade II).

2.2 The Junior School

The Junior School was constructed between 1907 and 1909, with later extensions added in the 1960/70's. It is built of rock-faced squared random rubble with red brick and Bath stone dressings. The main block runs east-west, with cross wings at either end. The roofs are steeply pitched and finished in slate, incorporating terracotta ridge tiles and finials. Distinctive features include tall lancet windows with sash frames, plain bargeboards, and circular ridge ventilators. Though not listed in its own right, the Junior School lies within the curtilage of the Endowed School, meaning alterations are subject to listed building consent.

3.0 Legislation, Policy, and Guidance

Relevant legislation and guidance include: - **Planning (Listed Buildings and Conservation Areas) Act 1990** (as amended); - **Planning Policy Wales** (Chapter 6: The Historic Environment); - **Newport Local Development Plan (2011–2026)**; - **Cadw Guidance**, including *Conservation Principles* (2011) and *Setting of Historic Assets in Wales* (2017).

These documents emphasise the careful management of change to sustain heritage significance, with a focus on authenticity, local character, and long-term sustainability.

4.0 Assessment of Significance

- **Evidential Value:** High. The Endowed School retains much of its original layout and fabric, offering important evidence of early educational practice. The Junior School illustrates later phases of development, documenting changes in educational provision through the 20th century.
 - **Historic/Illustrative Value:** High. Together, the buildings chart the evolution of education in Caerleon from the early 18th century to the present.
 - **Aesthetic Value:** High. The site contributes significantly to the Caerleon Conservation Area, with its architectural coherence and use of high-quality materials. Later additions are generally sympathetic, though some modern interventions detract slightly.
 - **Communal Value:** High. The school has played a central role in the life of Caerleon for nearly three centuries, fostering strong connections with the local community.
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5.0 Description of Proposals

The proposed works comprise:

- Replacement of damaged brick window surrounds with Bath stone;
- Replacement of box sash and casement windows on a like-for-like basis with operable timber units;
- Incorporation of slimline double glazing;
- Repair and repainting of soffits and bargeboards, with localised replacement where necessary;
- Repainting of existing windcatchers;
- Repainting and repair of gutters and downpipes.

These works are necessary to address deterioration and to sustain the ongoing use of the building as a functioning primary school.

Many of the existing windows are in poor condition and inoperable, resulting in inadequate ventilation throughout classrooms. This compromises both teaching conditions and pupil wellbeing. Their replacement with fully operable timber units will significantly improve ventilation and comfort levels within the building, ensuring the school remains functional and fit for purpose.

The brick window surrounds (quoins) have suffered extensive spalling and are actively allowing water ingress into the masonry fabric, accelerating deterioration of adjacent elements. Reinstatement in Bathstone provides a durable and authentic solution that is consistent with other surviving surrounds on the building, believed to have been original. The use of Bathstone is further justified given the difficulty in sourcing suitable imperial-sized brick in a matching colour.

The incorporation of slimline double glazing within the replacement sash windows will improve energy efficiency and thermal performance without compromising the original visual character. The slimline units are designed to retain historic glazing proportions and profiles, providing a sustainable upgrade that supports the continued educational use of the school.

6.0 Impact Assessment

6.1 Methodology

Assessment Criteria

The magnitude of impact has been assessed using the following scale:

- **High Beneficial:** The development significantly enhances the heritage values or the ability to appreciate those values.

- **Medium Beneficial:** The development enhances, to a clearly discernible extent, the heritage values of the asset or the ability to appreciate those values.

- **Low Beneficial:** The development enhances, to a minor extent, the heritage values of the asset or the ability to appreciate those values.

- **Negligible/None:** The development does not alter the heritage values of the asset or the ability to appreciate those values.

- **Low Adverse:** The development erodes, to a minor extent, the heritage values of the asset or the ability to appreciate those values.

- **Medium Adverse:** The development erodes, to a clearly discernible extent, the heritage values of the asset or the ability to appreciate those values.

- **High Adverse:** The development significantly diminishes the heritage values of the asset or the ability to appreciate those values.

Impact Assessment Table

Proposal	Objective	Impact on Evidential Value	Impact on Historic Value	Impact on Aesthetic Value	Impact on Communal Value	Mitigation
Removal of damaged brick quoins and reinstatement in Bath stone	Address deterioration where existing brick quoins are spalled, preventing water ingress and protecting adjacent sash windows.	Low adverse to low beneficial – some fabric loss, but reinstatement with historically appropriate Bath stone restores authenticity.	Medium beneficial – strengthens the building's relationship with the Grade II* Caerleon Endowed House.	High beneficial – Bath stone reinstatement enhances façade integrity and visual legibility.	Low beneficial – improved condition and appreciation by users.	Works to be carried out by skilled masons using Bath stone detailed to match surviving profiles. Protection of adjacent fabric ensured.
Replacement of timber sash windows with operable, slimline double-glazed units	Replace deteriorated, inoperable windows with new sash units for ventilation, improved classroom conditions, and better thermal performance	Low adverse – minor fabric loss offset by faithful replication of detailing.	Negligible – design character retained.	Medium beneficial – improved condition, energy efficiency, and visual integrity	High beneficial – improved comfort, ventilation, and sustainability for ongoing school use.	New sashes to replicate original joinery, glazing patterns and finish. Timber sustainably sourced, painted appropriately.
Replacement of timber casement windows with operable, slimline double-glazed units	Replace deteriorated, inoperable windows with new sash units for ventilation, improved classroom conditions, and better thermal performance	Low adverse – minor fabric loss offset by faithful replication of detailing.	Negligible – design character retained.	Medium beneficial – improved condition, energy efficiency, and visual integrity	High beneficial – improved comfort, ventilation, and sustainability for ongoing school use.	New windows to replicate original joinery, glazing patterns and finish. Timber sustainably sourced, painted appropriately.

Proposal	Objective	Impact on Evidential Value	Impact on Historic Value	Impact on Aesthetic Value	Impact on Communal Value	Mitigation
Re-paint & repair of guttering and rainwater goods	Re-pair deteriorated gutters and downpipes to prevent water damage.	Negligible – design character retained.	Negligible – design character retained	Negligible – design character retained	Medium beneficial – prolongs the life of the building for school use.	Colour to match historic precedent.
Repair/replace ment of soffits and bargeboards	Address decayed timber soffits and bargeboards to ensure weather protection and visual integrity.	Low adverse – some original material lost, but replaced in kind.	Negligible – minimal change to historic understanding.	Low to medium beneficial – reinstated elements improve appearance and integrity.	Low beneficial – better maintained appearance enhances perception.	Like-for-like timber replacements using traditional joinery techniques. Painted finish to match historic precedent.
Repair/replace ment of windcatchers	Improve ventilation systems by repairing or replacing existing windcatchers.	Low adverse – minor material loss.	Negligible – functional feature, limited historic sensitivity.	Low beneficial – repairs improve uniformity and reduce visual intrusion of deterioration.	Medium beneficial – improved ventilation supports ongoing communal function.	Repairs/replacements will match original design and profiles to maintain historic character.



Photo 1: One example of the Casement windows marked for replacement



Photo 2: One example of the box sash windows marked for replacement, also condition bargeboards & soffits.



Photo 3: Example of a different Bathstone surround on the same building.



Photo 4: One of two windcatchers marked for maintenance

7.0 Conclusion

The proposed works represent sensitive repairs and replacements that address significant areas of deterioration while respecting the character and significance of the Junior School and the wider curtilage of the Endowed School.

Key benefits include:

- Replacement of inoperable sash windows with new operable units, significantly improving ventilation and classroom comfort;
- Use of Bath stone surrounds, halting water ingress, providing durability, and reinstating the building's original design;

- Incorporation of slimline double glazing, delivering improved thermal efficiency while maintaining historic proportions;
- Enhanced protection of the building fabric through the repair of bargeboards, gutters, and windcatchers.

Although some minor loss of historic fabric will occur, this is outweighed by the long-term preservation of the building's heritage significance, improved functionality for school use, and alignment with Cadw's Conservation Principles and Planning Policy Wales. The proposals conserve and enhance the historic environment, ensuring the Junior School's continued contribution to the Grade II* Endowed School and the Caerleon Conservation Area while supporting its vital role as a place of education.