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Sent: 11 February 2026 11:39
To: Davidson, Joanne (East Area Development Manager)
<Joanne.Davidson@newport.gov.uk>
Subject: RE: Planning Re-Consultation Request for case ref: 25/1030 (Caerleon Comprehensive School Cold Bath Road Caerleon Newport South Wales) (FULL)

Hi Jo

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

My comments remain fundamentally unchanged following additional information (Revised HIA, submitted 06/02/2026). Slightly revised response below.

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

Existing

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

Proposed

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

The proposed two-storey, flat-roofed brick building was deemed acceptable in scale and form at pre-application stage, with key concerns focused on façade articulation

and materiality. The use of a simple, uniform dark brick palette is welcomed, providing a generally cohesive and robust elevation. The southern façade retains a high solid-to-void ratio, creating large expanses of brickwork. This is mitigated by recessed panels that introduce rhythm across the elevation and, if sufficiently set-back, will suitably articulate the façade. Ground-level doors (and their arrangement) will have very little prominence within those views under consideration.

As such, reveal depth of brick recesses and windows will be critical to the success of such a design approach. Current proposals suggest 50mm for recessed brick features and a minimum of 100mm for window reveals. I would still suggest that these details be secured prior to determination through suitably scaled construction drawings (similar to section drawings on p.80 of the DAS).

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

Integrated window shading is proposed on the southern elevation to address future weather demands. A dark finish is preferable, avoiding bright accents. On clear days, these features will cast subtle, shifting shadows, helping to break up the building mass when viewed through the treeline. Additional planting along the southern boundary will further soften views (and should be secured via condition as necessary). Ideally, details for external shading should also be secured up-front, via suitably scaled drawings as suggested above.

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

Archaeology

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

Conclusion

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

As always, happy to discuss.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer

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

Adfywio a Datblygu Economaidd / Regeneration and Economic Development

Cyngor Dinas Casnewydd / Newport City Council