



Client. Coleg Cambria
Job No. 20068
Date. June 2021 - Rev A October 2021

Coleg Cambria
Yale Campus Redevelopment – Phase 2
Heritage Impact Statement



CONTROL SHEET

Please ensure when referencing this document that you are using the most recent Issue in accordance with the table below and ensure previous issues of this document are destroyed or marked as Superseded

DOCUMENT APPROVAL

Author	Checked	Approved by
AJC	DM	DM

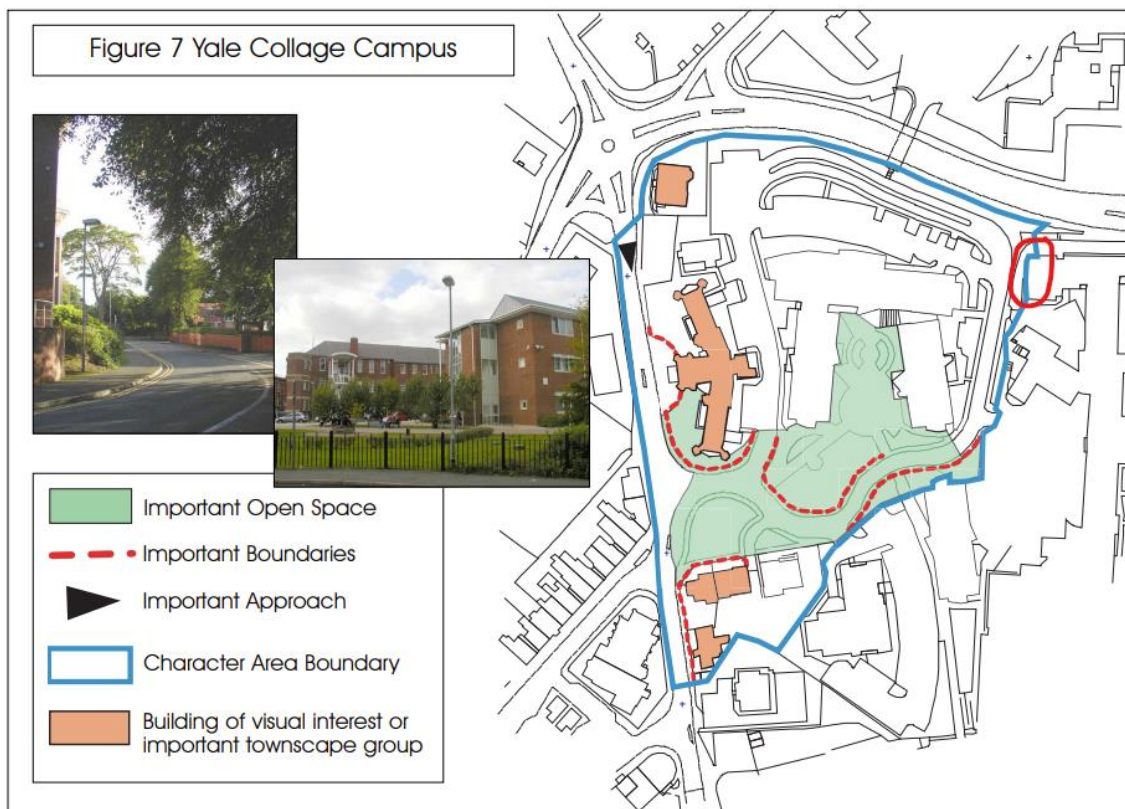
DOCUMENT ISSUE RECORD

Issue	Date	Description of Amendment	By	Checked
1	June 2021	Issue for Planning Pre-Application	AJC	DM
2	July 2021	Issue for Full Planning Application	AJC	DM
3	Oct 2021	Incorporating LA comments	AJC	DM

Siting

The existing buildings facade form the outline of the Grosvenor Road Conservation Area with the existing buildings proposed to be demolished falling outside the Character area boundary.

The existing building façade against the boundary is simple in its design and of low quality brickwork and a second building outside of the Character Area Boundary metal sheeting design both with a flat roof again of low quality design.



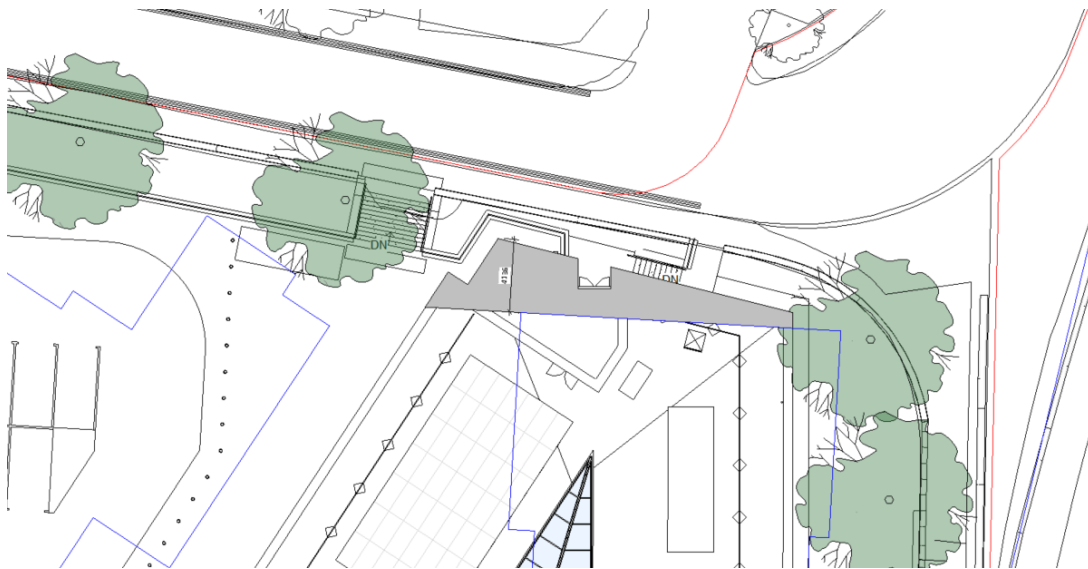
Extract from Grosvenor Road Conservation Area Assessment and Management Plan outlining in red the curtilage of the Conservation area and existing building to be removed

Proposals

Following demolition of the existing buildings and completion of the new structure, the new structure will fall within the Grosvenor Road Conservation Area by 4.2m.

New materials are outlined on the proposed elevation drawings.

Existing landscaping/path walls will be rebuilt to match existing on completion of the works



Blue line denoting existing building to be removed. Façade of the existing building forms the curtilage of the Grosvenor Road Conservation Area

Grey area highlights the new building encroaching the 4.2m into the Grosvenor Road Conservation Area.

Conclusion

The existing buildings are of low quality in design and use of materials, the new proposal though modern in design will enhance the surrounding area by removing the two buildings which will visually enhance the view of the rear elevation of the original Victorian college building sited along Chester Road.

The buildings directly opposite the proposed new structure within the Character Area Boundary are of a more recent construction circa 2000, we have incorporated the low level dark feature banding and similar curtain walling to other areas of this current building. On the gable end which encroaches into the Character Area Boundary we have also incorporated within the design the long narrow window feature of this current building.

As there would be minimal visual benefit moving the new building outside the Grosvenor Road Conservation Area, with the design elements incorporated to compliment the adjacent buildings we feel that though the proposal are modern, this will enhance the conservation area by removing low standard buildings improving visual sightlines to the original Victorian building on Chester road as well.