



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recent Issue in accordance with the table below and ensure previous issues of this document are destroyed or marked as Superseded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

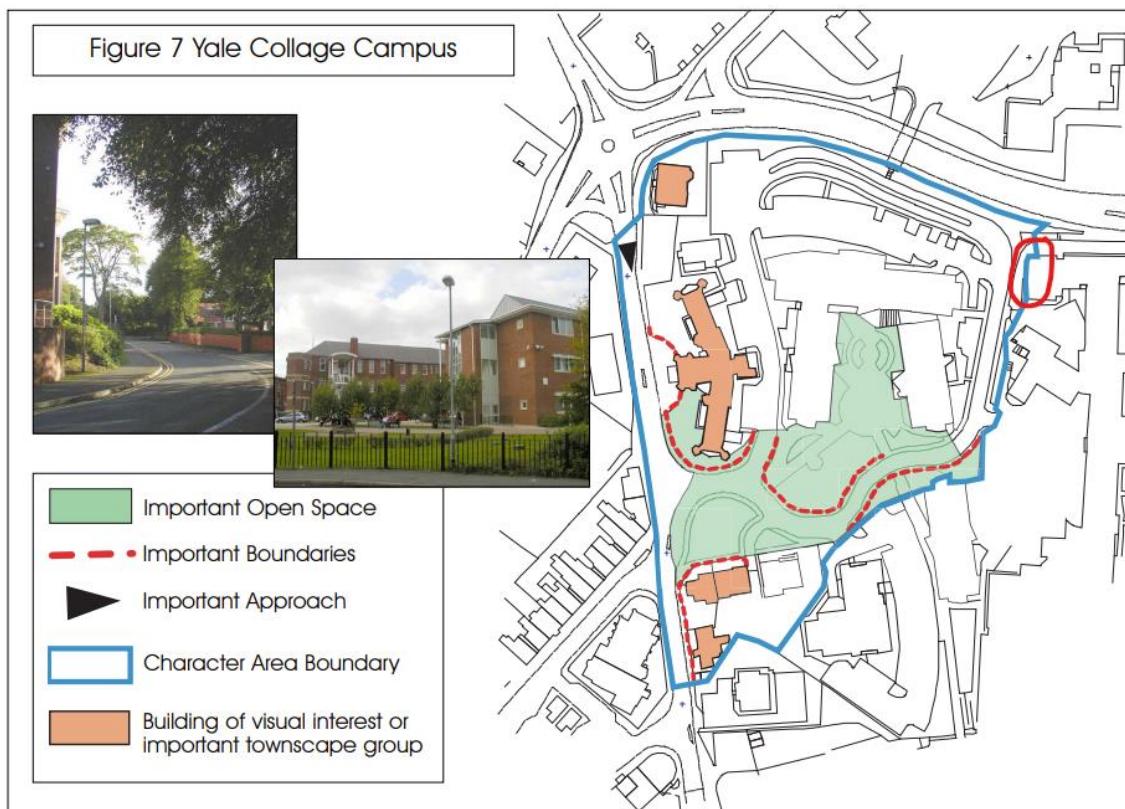
DOCUMENT ISSUE RECORD

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
4	Oct 2021	Building Context & Materials statement added	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.



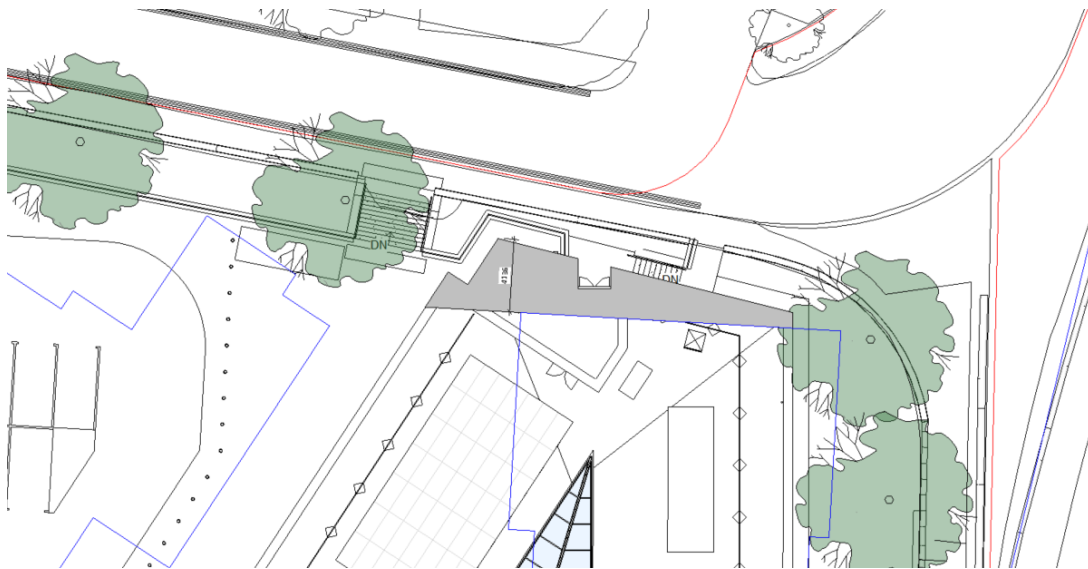
Extract from Grosvenor Road Conservation Area Assessment and Management Plan outlining in red the curtilage of the Conservation area and existing building to be removed

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.

Building Materials and Context with adjacent structures

The two existing buildings proposed for demolition comprise of a red brick, white profiled metal panels and white framed single glazed windows and of low architectural merit. The elevation on the curtilage of the Grosvenor Conservation Area is of simple brick design including a solid blue steel escape door, windows, brick infill, boiler flue, external concrete ramp with galvanised handrailing.

Opposite the proposed development (within the Grosvenor Conservation Area) is a building constructed circa 2000's, a five-storey building comprising of a black brick to ground level, tall slot windows, curtain walling and has a flat roof.

The proposed scheme reflects on these compositions with black blockwork to the ground level and tall slot windows / curtain walling and a flat roof.

The new building is sited next to a Victorian building that is outside the Grosvenor Conservation Area. On the other side of this Victorian building is a newly completed building (completed in 2019) finished in flat metallic coloured metal panels.

The proposed development identifies with this construction, will enhance, and frame the Victorian buildings appearance once the existing buildings have been removed.

The proposals also fall outside the Grosvenor Conservation Area important open space and boundaries

See photos below.



Gable elevations of buildings fronting the Grosvenor Conservation Area curtilage. These are to be demolished. Wall to be rebuilt in same bonding following completion with a new stone capping in keeping with original design



Existing five storey building opposite the proposed development that is within the Grosvenor Conservation Area



Example of newly completed existing metal clad building with tall slot windows to the right side of the Victorian building.



View towards the three-storey building which is to be demolished and the retained Victorian building to the right. When complete, the proposals will follow designs the newly completed building to the right of this Victorian building.

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 is 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.