



Client. Coleg Cambria
Job No. 20068
Date. June 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recent Issue in accordance with the table below and ensure previous issues of this document are destroyed or marked as Superseded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

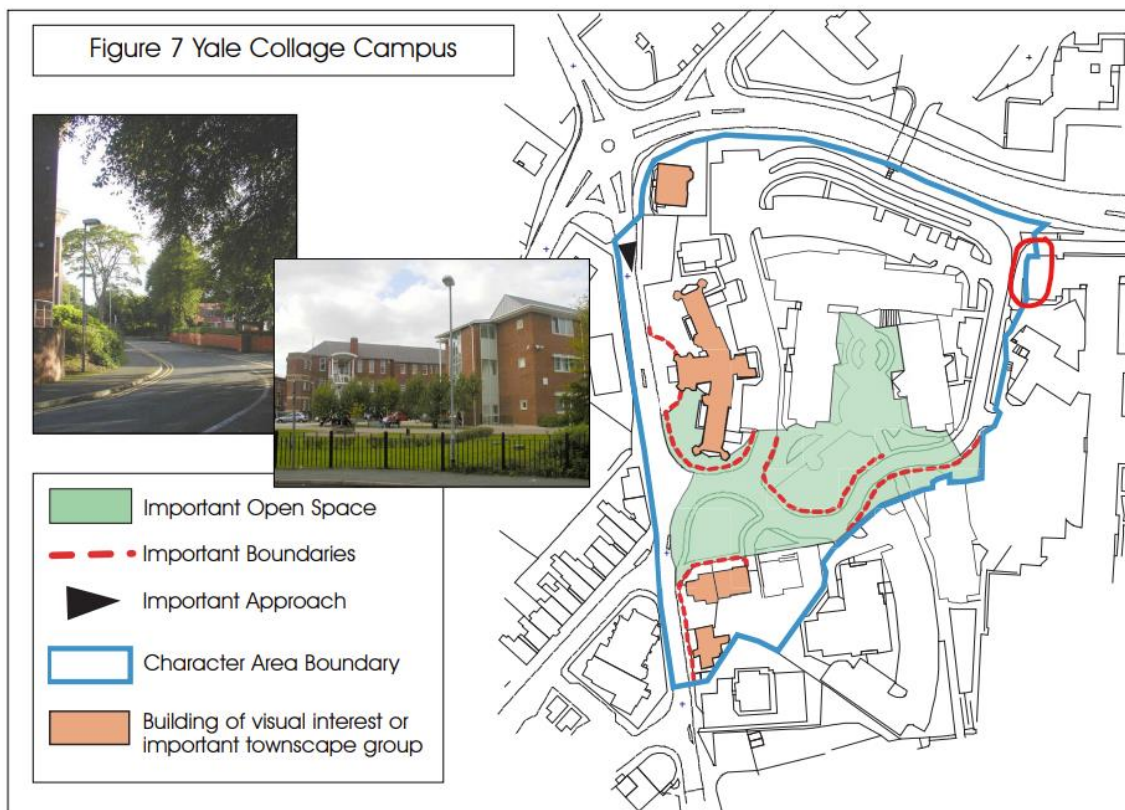
Issue	Date	Description of Amendment	By	Checked
1	June 2021	Issue for Planning Pre-Application	AJC	DM
2	July 2021	Issue for Full Planning Application	AJC	DM

Siting

The existing buildings form the outline of the Grosvenor Road Conservation Area with the existing building falling outside.

The building façade is simple in its design and of low quality

External walls are of red brick with coping stones



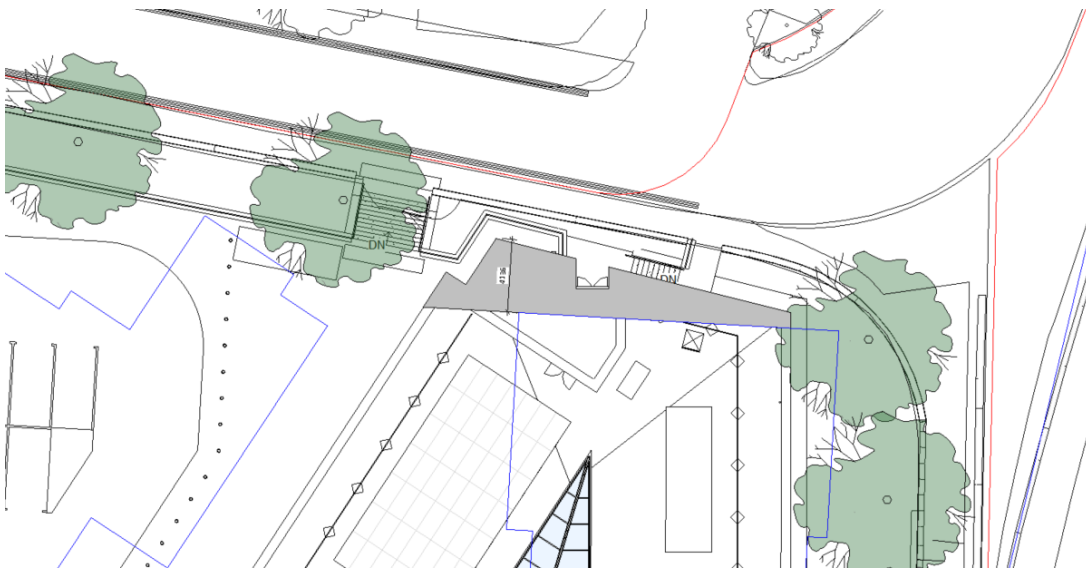
Extract from Grosvenor Road Conservation Area Assessment and Management Plan outlining in red the curtilage of the Conservation area and existing building to be removed

Proposals

Following demolition of the existing building 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 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

As there would be minimal visual benefit moving the new building outside the Grosvenor Road Conservation Area, It is proposed that the impact of a new facade would have minimal little impact to the appearance of the Grosvenor Road Conservation Area