

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 3

Application Number: C25/0706/11/CR

Date Registered: 07/10/2025

Application Type: Listed Building

Community: Bangor

Ward: Glyder

Proposal: Demolition of rear extensions and erection of a new two-storey extension along with internal alterations to the main building

Location: Coleg Menai, Friars Building, Coleg Menai Ffriddoedd Road, Bangor, Gwynedd, LL57 2TS

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 Listed building application to demolish rear extensions and erect a new two-storey extension along with internal alterations to the main building.
- 1.2 The main building, which is visible from the road, is a very impressive two-storey building made of stone with stone windows and built around 1899. This building replaced a former school on other sites within the city, and the original site was on the site of a monastery, which is the background to the school's name, "Friars", as it is known today. Evidence exists which shows that the school evolved and developed over time, and by the 1940s this was the building that existed. Two other separate buildings form part of the site, but these do not form part of this application.
- 1.3 The site was still in use as a school until 1999 when the school was relocated to a new site, and Coleg Menai moved to the site until March 2025 after which the site stood vacant. The University has purchased the site in order to relocate the Business School, and the land to the north and east of the site is already part of the University campus.
- 1.4 The proposal involves demolishing the two-storey rear section, the 1930s section and erecting a new modern two-storey extension to enable teaching rooms to be brought up to modern standards. The plan is to locate the extension on the same footprint as the section to be demolished but rather than being in a cruciform shape it would be squarer in shape and measure approximately 28m by 26m with a height of 12.5m.
- 1.5 The extension would be a mix of light grey/red brick and red aluminium cladding. The front elevation, which is the southern elevation facing Ffriddoedd Road, will remain as it is, as this is the original part and no change is proposed here. On the western side of the main building, it is proposed to remove the existing car port and also remove mechanical ventilation equipment from the roof and install new vents. The new extension would connect to the main building and would be of a modern design with two pitched roofs mirroring the ridge of the main building. The lower section would be made of red brick and the upper level covered with red zinc cladding. Glass panes up to the higher level will connect the extension to the main building, with long glass panes at the centre and end of the extension.
- 1.6 A large part of the main building will still be visible on the rear (northern) elevation, along with the new modern section. This section of the extension would measure approximately 26m with a height of 12.5m, and again the materials will be a combination of red brick and red aluminium cladding. Parts of the roof will be flat (to accommodate the ventilation mechanism and equipment) and other parts will have a pitched roof. It is proposed to have glass panes along half of the rear elevation on the lower level, with 5 on the first floor and 3 windows within the roof. Rainwater goods have been incorporated within the design to be covered, but with several rainwater pipes running down the back.
- 1.7 On the eastern side (facing Reichel Hall) the extension would again reflect the main building with pitched roof sections, but it is also proposed to install fins which will mirror the pitched roof but will again cover the mechanical equipment. Solar panels are planned to be installed on the new extension in concealed places.
- 1.8 Internally within the main building on the first floor, the alterations involve the removal of a lot of modern works that have been added over time. When walking into the building through the main entrance the foyer can be seen and it is planned to create a new opening to the storage area next door and close an existing opening. Within the foyer there are double doors leading to the

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left and into the first large, long room, matching a similar room on the other side of the building. It is planned to remove unsuitable work that has been done to the building in the past, including the removal of the false ceiling, repairs to the windows along with work to remove modern plaster from the walls. Several original doors also still exist, and the intention is to preserve and reuse these. Leading out of this section towards the rear of the site, where the part to be demolished is located, is a long corridor connecting to the old kitchen which is to be converted into two offices by installing a new partition wall, which would lead directly into the new extension, to the foyer. In the end part of the main building where the headmaster's house is located, there is one fairly large room separating the long room, and it is proposed to demolish this wall but to keep the small parts of the wall on both sides. The rest of the headmaster's house will remain as it is, as a mixture of teaching rooms and offices. It is planned to create one new opening out of the rear of this section in order to have a new exit door where there is no existing opening, but it is planned to reuse the door from the extension that is to be demolished here.

- 1.9 Within the new extension there would be two large lecture halls, a general teaching room, toilets and seating areas along with the corridors, stairs and external doors. It is also proposed to install a new lift here. The second floor of the extension will contain the space for the two lecture halls along with seating areas, toilets, plant rooms and stores. This will then connect back to the main building, down the existing corridor past a large office which is at present a kitchen. The first floor on the main building would remain mostly as it is but with minor modifications by removing some internal partition walls and erecting others. The main foyer where the main staircase is situated is currently all open-plan and it is proposed to install a fire safety screen here. It is proposed to install the same type of screen on the second staircase within the headmaster's house. There is no proposed such work to the second floor.
- 1.10 The proposal involves an element of reusing some materials from the extension to be demolished, such as the iron handrail which will be relocated within the curtilage as a feature. However, the proposal also includes an element of significant restoration within the main building that has been deteriorating significantly over time. The proposal also includes landscaping works and works to the wider site, but these will form part of the full planning application.
- 1.11 The site lies within the City of Bangor but outside the central area. There are University sites near this site and adjacent residential dwellings. The building is a grade II listed building.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017

PS20: Preserving and where appropriate enhancing heritage assets

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note (TAN)

TAN24: The Historic Environment.

Managing Changes to Listed Buildings in Wales

3. Relevant Planning History:

3.1 C98A/0007/11/CR use of the building for educational purposes, two extensions, fire stairs, additional car park and demolition of some internal walls – Permitted 20/02/1998

C98A/0017/11/LL use of the building for educational purposes, two extensions, fire stairs, additional car park and demolition of some internal walls – Permitted 14/02/1998

C99A/0035/11/CR installation of two air handling units and associated duct works – Permitted 19/03/1999

C99A/0301/11/CR I) reduce the size of two air handling units for which listed building consent was granted under reference C99A/0035/11/CR II) provide an additional air handling unit III) provide louvres in the existing dormer IV) demolish a chimney stack and rebuild it in the same form to contain a ventilation flue V) provide a handrail along the fire escape route on the first floor – Permitted 21/08/1999

C99A/0560/11/HY Sign – Permitted 05/01/2000

C99A/0556/11/CR continued use of the building for educational purposes: internal and external alterations; louvres in existing dormers, ventilation grilles and doors (part 2) – Permitted 06/01/2000

C99A/0557/11/LL continued use of the building for educational purposes; internal and external alterations; louvres in existing dormers, ventilation grilles and doors (part 2) – Permitted 01/12/1999

C99A/0660/11/HY signs (revised application) – Permitted 14/02/2000

C00A/0091/11/LL siting of temporary building for 6 months – Permitted 29/03/2000

C00A/0621/11/CR variation of condition on consent number C99A/0301/11/CR to allow change of colour of ventilation units – Permitted 19/01/2001

C06A/0481/11/CR external alterations to roof – Permitted 07/09/2006

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C09A/0483/11/LL install a temporary portacabin at the rear of the building and create an opening to connect it to the existing building – Permitted 03/11/2009

C09A/0466/11/CR install a temporary portacabin at the rear of the building and create an opening to connect it to the existing building – Permitted 11/01/2010

C09A/0612/11/CR installation of internal platform lift (for carrying goods) – Permitted 29/01/2010

C12/1275/11/CR Construction of canopy over a parking space at the side of a building – Permitted 12/12/2012

4. Consultations:

Community/Town Council: Not received

British Archaeological Council: Not received

Ancient Monuments Society: Not received

The Twentieth Century Society: Not received

The Georgian Group: Not received

The Society for the Protection of Ancient Buildings: Not received

The Victorian Society: The Victorian Society raises concerns regarding the application for Coleg Menai (former Friar's School), Bangor (C25/0706/11/CR). The former Friar's School is a Grade II-listed building, meaning that it is recognised for its national significance and special interest. The school is defined by its cohesive Tudor Revival architecture and is a good example of a Victorian school, following a redesign of the school buildings by the State after the Welsh Intermediate Education Act 1889. The building was designed in 1899 by Douglas and Minshall and officially opened in 1900.

This application is for demolition and redevelopment at the rear of the building, which will result in the permanent loss of C20th material. We highlight that amongst the buildings to be lost is an apparent gymnasium (not to be confused with the later C20th assembly hall), potentially dating to c.1910; this extension is

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both a crucial aspect of the building's significance, but also deliberately cohesive to the front range's Tudor Revival architecture.

The extension's materiality, architecture and character all suggest that it was designed to be actively cohesive and sympathetic to the main range of 1900 and would appear to be closer to this range in age than the later C20th extensions. This extension appears to be first recorded on the 1913 OS revision map of Caernarvonshire (Caernarvonshire VI.12 Revised: 1913, Published: 1914): <https://maps.nls.uk/view/135191851#zoom=2.0&lat=6285&lon=8694&layers=BT>

We raise concerns that the application appears to have not assessed this extension adequately and may have misunderstood the provenance of the gym. We recommend a reassessment of this specific aspect of the building, with the significance of its historic material and relationship with the front range being reconsidered.

The loss of the mid C20th extensions is outside of the remit of the Society, so we are happy to defer to the 20 Century Society and your own Conservation Officers on this.

Finally, we wish to raise the importance of consulting the National Amenity Societies on applications that involve the full or partial demolition of listed buildings. The easiest way to do this is to notify the Joint Committee of National Amenity Societies via the email: casework@jcnas.org.uk For more information on how the Victorian Society works, and when to consult us, please see our 'About Us' pages on our website: <https://www.victoriansociety.org.uk/about-us/how-we-work/>

Senior Conservation Officer: No consultation – The Conservation Unit has dealt with this application, and therefore the Conversation Unit's professional opinion has been included in the report and is therefore not reported separately.

Royal Commission on the Ancient and Historic Monuments of Wales: Thank you for consulting us on the plans for Coleg Menai at Bangor, application number C25/0706/11/CR. The remit of the Royal Commission permits us to comment only on the historical significance on the building and the adequacy or otherwise of the record.

The present Friars building of Coleg Menai dates from 1899 (opened 1900) and was built by Douglas and Minshull, architects of Chester, who were winners of a design competition. The building is constructed in the Tudor style in snecked rubble with freestone dressings, including a stringcourse, eaves band and gable parapets with finials, and slate roof. The main two storey front is asymmetrical with a projecting central tower with a pyramidal roof, and an attached headmasters house to the right. Known as the Friars School, the building first appears on OS 25-inch Second Edition (1900).

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The proposals concern the 1940s extension to the rear, which is two storeys in height, in cruciform plan, and has to an extent reproduced the Tudor details of the original building although not all of the extension has received this treatment. Nevertheless, it provides an example of how architects responded to an original building and should not be discarded altogether of any heritage value. We welcome the heritage impact assessment submitted as part of the application in addition to the drawings of plans and elevations. However, we would recommend also as a condition of consent, that further mitigation measures are carried out in the form of a Level 2 photographic recording in accordance with the criteria outlined on p.26 of Historic England's Understanding Historic Buildings: A Guide to Good Recording Practice (2016). The photographic record should not be embedded in a PDF but rather exported individually as TIFF files with 300dpi, with copies of the resulting survey deposited with the National Monuments Record of Wales in Aberystwyth.

HENEB: Propose standard archaeological conditions.

Public Consultation: A notice was posted on site and in the press, and nearby residents were informed. The advertising period has expired and correspondence was received providing comments based on the following:

- Support the continued use of the building for educational purposes
- The heritage statement is poor
- Reuse of building materials
- It's not just the front of the building that is listed

5. Assessment of the relevant planning considerations:

The impact of the development on the setting and character of the Listed Building

5.1 Paragraph 5.13 of Technical Advice Note (TAN) 24: The Historic Environment, states that Local Planning Authorities should consider the following matters:

- The importance and grade of the building and its intrinsic architectural or historic interest
- The physical features of the building which justify its listing and contribute to its significance, including any features of importance such as the interior, which may have come to light after the building's inclusion on the list
- The contribution of curtilage and location to the significance of the building, as well as its contribution to its local streetscene
- The impact of the proposed works on the significance of the building

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- The extent to which the proposed works would bring substantial community benefits, for example, by contributing to the area's economy or the enhancement of its local environment
- 5.2 The application relates to works to demolish rear extensions and erect a new two-storey extension together with internal alterations to the main building. The building, a former school, is a very impressive two-storey one on the side of Ffriddoedd Road with several associated buildings at the rear, car parking spaces and a large former green school pitch. The separate buildings and the field are not subject to any alteration with this application. Parking and landscaping matters form part of the associated planning application.
- 5.3 As noted above, the main building, which is visible from the road, is a very impressive one made of stone with stone windows and was built around 1899 and opened in 1900. There is some doubt as to the age of the rear sections, which is the part to be demolished, and this has arisen within correspondence on the application. Because of this, more information has been commissioned and submitted in order to assess more on the rear sections, their age and importance. From the "Heneb Gwynedd Archaeology Report 1840" there is evidence that within old maps of the area from 1911, the south-westerly section (i.e. the building known as the old gymnasium) was in the process of being constructed and was a separate building to the main front building seen today. By the time the 1914 map was published, the gymnasium had been completed and had a roof. Interior plans of the school in 1935 show this building in use as a gymnasium with a toilet building added to the north but it is still a separate building. Aerial photographs from 1945 show that this building was included and added to the rear of what is now the main building, with a second floor built and the present hall. It therefore appears that this rear section is quite contemporaneous with the main building, and the rear has developed over the years.
- 5.4 However, due to a significant lack of maintenance over time, this section is now in a poor condition, and the size and space of the rooms are not suitable for the University's requirements as a lecture hall. An extensive record has been made of the building, and the rear sections are important to the development and history of the site, but it is not possible to convert these to the required lecturing use and it is considered that their demolition would protect the long-term future of the site. As a compromise, discussions have already taken place in terms of reusing the materials from the section to be demolished, but it is also felt that retaining the gymnasium footprint on the floor within the new extension would be a consideration to preserve the evidence of the location, by placing a different-coloured section within the flooring but also photographs on the walls. It is felt that it would be appropriate to impose a condition on this as part of the permission.
- 5.5 In terms of the internal alterations, it is felt that much of the work is acceptable through the removal of unsuitable work such as the false ceilings and also treatment to the front windows which are striking stone windows that are to be restored. Some alterations have taken place to some of the front windows over time, but evidence exists showing the historic design of the windows and it is intended to use this for their restoration. It is proposed to reuse some doors from the rear section within the new opening at the rear of the headmaster's house, which is to be welcomed, but also with the parquet floor from the rear hall, and again it is felt that imposing a condition agreeing to the reuse of these features would be appropriate in this case.
- 5.6 The new extension would be a mixture of light grey/red brick and red aluminium and zinc cladding. On the western side of the main building, it is proposed to remove the existing car port and also remove mechanical ventilation equipment from the roof and install new vents. The new extension would connect to the main building and would be mainly square in shape and measure

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26m by 28m with a height of 12.5m, and would be of a modern design with two pitched roofs mirroring the pitched roof of the main building. The lower section would be made of red brick and the upper level covered with red zinc cladding. Glass panes up to the higher level will connect the extension to the main building, with long glass panes at the centre and end of the extension.

- 5.7 A large part of the main building will still be visible on the rear (northern) elevation, along with the new modern section. This part of the extension would again be of materials that are a combination of red brick and red aluminium cladding. As above, parts of the roof will be flat (to accommodate the ventilation mechanism and equipment) and other parts will have a pitched roof. It is proposed to have glass panes along half of the rear elevation on the lower level, with 5 on the first floor and 3 windows within the roof. Rainwater goods have been incorporated within the design to be covered, but with several rainwater pipes running down the back.
- 5.8 On the eastern side (facing Reichel Hall) the extension would again reflect the main building with pitched roof sections, but it is also proposed to install fins which will mirror the pitched roof but will again cover the mechanical equipment. Solar panels are intended to be installed on the new extension but will be located in concealed places, but it is felt that it would be reasonable to impose a condition to agree in advance on the exact type of panels and colour.
- 5.9 This extension is considered to be modern and stands out distinctly from the main building, but the design uses the existing features of the main building in terms of materials and colour principally, but also in terms of the pitched shape of the sides which creates a parapet to enable the flat roof to be covered. It is not considered that the extension would detract from the appearance or importance of the main building but would instead show the evolution of the building over time, as has happened with the rear extensions to be demolished.
- 5.10 The plan from the front elevation shows that parts of the new extension are visible. Having received additional information looking into this, and also bearing in mind the nature of the land rising from the main road, it is not considered that the extension would be visible from the front. It is inevitable that it would be visible from the side where the playing fields are and it is considered that this would be acceptable in terms of viewing the building as a whole, but the relevant plans require an explanation.
- 5.11 It is considered that the proposal would be a significant modern addition, but also the future of the property must be considered as it stands vacant and deteriorates. The loss of the rear extensions will be a loss of historic fabric, but this has been explained and justified within the application in terms of returning the building to long-term use, and the historical record that has already been made and also a condition for the reuse of the materials would retain part of this extension. The proposal is considered to be a high-quality design but also sensitive to the listed building by restoring the main building, and in terms of the internal alteration works by doing the minimum while respecting the original layout. It is considered that by keeping the new modern extension to the rear, the main building at the front will continue to be the main focus. It is therefore felt that the proposal satisfies the requirements of policy PS20 of the LDP as well as conservation guidance, and is acceptable for approval in accordance with the following noted conditions.

6. Conclusions:

- 6.1 In accordance with the above assessment, we consider that the proposal has been fully justified and that it also respects the building by keeping the modern extension to the rear and keeping the interior alteration works to a minimum, but also retaining and reusing features within the

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building. It is the Senior Conservation Officer who has prepared the report for this application with delegated powers from Cadw, and therefore there is no need to refer the application to Cadw should the application be approved.

7. Recommendation:

7.1 To approve the application subject to the following conditions:

1. 5 years
2. In accordance with the plans
3. Heneb conditions
4. Details of any secondary glazing to be agreed beforehand
5. Agree to reuse materials from the building to be demolished
6. Aluminium rainwater goods
7. Specifications of solar panels
8. Details of any lights to be agreed
9. Details of any signs to be agreed
10. Details of the screen by the stairs to be submitted before its installation
11. Details of how the footprint of the gym will be recorded must be submitted before its demolition
12. Submit samples of the materials
13. Use of lime with any pointing/rendering work