

Pictorial Report for:



Disused Chapel
Southsea Road,
Southsea,
Wrexham

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Description

The existing chapel is situated on Southsea Road, at the junction with Cross Street and Fordd Newydd. Southsea Road has mixed habitants, with housing, shops and an industrial unit all within easy walking distance. The styles include red brick housing, rendered finishes, stone facades and metal cladding. Development to Southsea Road has taken place over a number of decades and thus there are various architectural styles incorporated along the street.

Built in the 19th Century, the Chapel's four elevations are stone construction and the pitched roof is finished in traditional slate. The façade includes arched and circular windows with stone surrounds and a distinctive stone cross is fixed atop of the front porch and gable's ridge. A stonewall to match the elevation surrounds the front yard with discreet decorative iron fencing and gates between stone posts. Side and rear walls are a mixture of brick and stone dwarf walls with structural piers and stone caps. The rear elevation has a timber-clad shed with asbestos roof linked to it.

The chapel has been unoccupied and disused for at least 15 years and has since become dangerous with disrepair and neglect. The chapel and its shed link have both been boarded up for a number of years and recently scaffolding and security fencing were erected for public safety



Picture 1
Extent of disrepair to front and side elevation



Picture 2
Extent of disrepair to front and side elevation



Picture 3
Extent of wall and roof disrepair from side elevation



Picture 4
Extent of scaffolding to side elevation



Picture 5
Timber clad shed with asbestos roof to rear elevation



Picture 6
Dwarf wall to front yard with neighbouring brick wall



Picture 7
View of side elevation from neighbour's yard



Picture 8
Streetscape



Picture 9
Front yard dwarf wall



Picture 10
Front yard dwarf wall



Picture 11
Stone Sill



Picture 12
Existing dilapidated shed



Picture 13
Extent of excavated ground floor



Picture 14
Stone wall joists to carry existing floor



Picture 15
Depth of footings in relation to existing floor level



Picture 16
Access to former cellar (blocked up)



Picture 17
Difference between floor levels

Internal Features

The existing Chapel has a number of internal features typical of buildings constructed around this period. Though it would be desirable to retrieve some of these features, this is more likely to be impossible and they will therefore have to be removed from site.



Pictures 18 and 19

If possible, the existing entrance tiles will be saved and reused but this cannot be determined until site works start



Picture 20

Stain glass window is too far beyond repair to be saved

External Features

Like the internal features, it is unlikely the existing features will not be saved, but this has been incorporated in to the sympathetic design of the new building



Picture 21 & 22 & 23
Porch Corbel and Keystone detail



Picture 24
Ridge cross feature



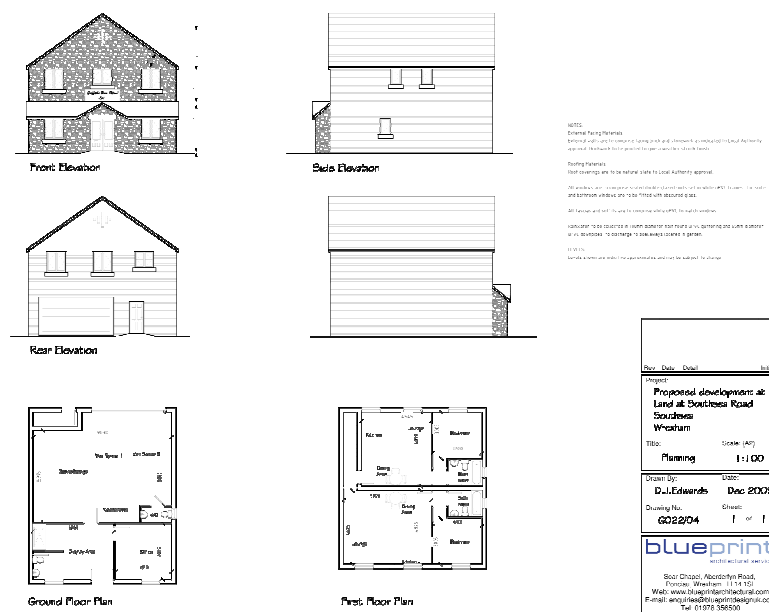
Picture 25
Existing name stone

Proposal

It is proposed that the existing chapel be safely demolished, with all asbestos safely removed and disposed of by specialist contractors. Any materials unable to be reused to be safely disposed of.

Planning permission has been granted for a commercial residence at ground floor level with 2No. 1-bedroom flats above. The commercial development is to be for a bathroom specialist and will include a display area and office to the front elevation and a garage / storage unit to the rear. The flats are to be accessed by a private staircase to the property's rear.

The front elevation is to re-use as many as possible of the existing stones. If this is not possible, it is intended that reclaimed stone be used. The side and rear elevations are to be traditional brick, with the finishing brick subject to Local Authority's approval. The front elevation's windows and doors will try to compliment the existing whilst ensuring the building's new use cannot be confused with its previous. The roof is to be finished in as many as the original slates as possible. If there are not enough tiles in a suitable condition, it is intended that reclaimed or new to match existing tiles are to be installed. The rear yard of the property is to be enclosed in a 2m high wall / fence (subject to Local Authority's approval) with parking for 6 vehicles (including the 2 spaces incorporated in the garage). New hard and soft landscaping will be used to compliment the development and to ensure there is minimal disruption to the neighbourhood, the opening hours for the commercial premises will be restricted.



Picture 26
Planning drawings of the proposed scheme

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