

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 01 July 2021 13:16
To: planning
Subject: [DKIM:INVALID] P/2021/0543 Salem Chapel, Bank Street, Ponciau, Wrexham - Objection

Dear Simon

Thank you for the consultation on this demolition and new residential dwelling development.

We previously advised on 31/8/2017 with regard to outline application P/2017/0666 that the building would require a heritage impact assessment utilising a Level 3 building survey to assess the importance of the building and the impact of development. This assessment was never completed.

We have no record of this chapel on the Historic Environment Record, but it does appear on the RCAHMS National Monuments Record as NPRN 7854 where the building is described as a Welsh Independent Chapel built in the Arts and Crafts style in 1896. The chapel is currently well preserved with only minor damage to the brickwork and windows, and it retains a decorated facade with a rosette window, ornate tiles and string courses. Internally the layout is intact with a fine Arts and Crafts style roof. There appear to be intact dedication stones built into the front wall.

Overall, we would prefer to see this building retained and developed as a sympathetic conversion rather than being demolished. It is one of the oldest structures on the modern street frontage in Ponciau and directly relates to the social history of the area as a focus of religious worship and education for the industrial working community.

There appears to be no real justification for the demolition of the building and no evidence that re-sale of the property for renovation has been attempted. The building appears to be in a decent state of repair with only cosmetic changes and minor modernisation required to bring it back into habitable use.

Reference to the historic environment guidance below is applicable here:

TAN 24 defines an historic asset as “an identifiable component of the historic environment. It may consist or be a combination of an archaeological site, a historic building or area, historic park and garden or a parcel of historic landscape, nationally important historic assets will normally be designated” *It is considered that the building proposed to be demolished would be an historic asset.*

Section 6.1.7 of Planning Policy Wales 11th edition (Feb 2021) requires that “it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. Any change that impacts on an historic asset should be managed in a sensitive and sustainable way”. *Demolition would not protect and conserve this heritage asset and would effectively erase it for an unsustainable development of no particular character.*

We would therefore have to object to this application.

Kind regards

Mark Walters

Mark Walters

Development Control Archaeologist / Swyddog Rheoli Datblygiad

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