

Cerys Jones

From: Mark Walters <mark.walters@cpat.org.uk>
Sent: 31 August 2017 11:39
To: planning_admin
Cc: Anna Irwin
Subject: P/2017/0666 Salem Chapel, Bank Street, Ponciau - Heritage Impact Assessment - Level 3 Survey
Attachments: Heritage Impact Assessment in Wales.cleaned.pdf; Level 3 Survey.pdf; Contractors List 2017.cleaned.pdf

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Dear Sir or Madam

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

We have no record of this chapel on the Historic Environment Record, but it does appear on the RCAHMW National Monument 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. At present we have very little information on the significance of the chapel and its contents and we would therefore advise that the applicant is required to complete a Heritage Impact Assessment including a Level 3 study of the building in accordance with TAN 24: the Historic Environment (2017) and Planning Policy Wales (Chapter 6, 2016)

We have also approached Cadw to determine whether the building is of listing quality.

I have attached guidance on Heritage Impact Assessments in Wales and a brief for a Level 3 survey. The survey would include a detailed photographic, descriptive and measured survey of the building and will include a desktop study with a phased history of the building. The architects plans may be used for annotation instead of measured survey where they are seen to be sufficiently detailed and accurate. I have also attached an advisory list of archaeological contractors who may wish to tender for this work. All of the attachments should be forwarded to the applicant.

Kind regards

Mark Walters