

PLANNING STATEMENT

Former Carmel Chapel, Heol Cae Gurwen, Gwaun Cae Gurwen

Date: 30th September 2019

Conversion of Existing Ground Floor Chapel to Residential Apartment

Policy SC2 – Protection of Existing Community Facilities

Carmel Chapel has been empty since circa 2014. Whilst previously a well-used building for mid week and Sunday services for the community, weddings, funeral services and concerts for the Primary School, over recent years has fallen in disrepair. Dwindling members and a lack of the younger generation wanting to use the facility meant the church became surplus to requirements.

Extensive damp was evident throughout the main chapel building together with what appeared to be an unsafe gallery seating area on the first floor. Costly repair bills and a lengthy maintenance schedule meant running the building as a community facility was no viable, both financially and safely.

The chapel was put up for auction and was purchased 10th August 2016.

Whilst the loss of the community facility is unfortunate, we feel that the proposed residential unit will be better served and enhance the immediate vicinity.

Policy BE2 - Buildings of Local Importance

We note that no structural work is being undertaken Externally and so the facade will remain unchanged, conserving the appearance of the Chapel. Maintenance to the timber fascia boards will be undertaken (painting and minor repairs etc..) together with repairs / replacement of some damaged rainwater goods.

All existing windows and doors will remain but again with some maintenance carried out. The existing roof covering for both the main chapel and rear vestry will remain. The Stone Boundary walls and gates will also be unchanged.

Given the above and providing no material alteration will be made to the external appearance of the Chapel we feel that after maintenance the Chapel's appearance will be enhanced whilst remaining a building of local architectural importance.