

A background image of a street scene with a red overlay. The street is lined with buildings and has a sidewalk. A person in a uniform is visible on the right side of the street.

COMMUNITY FEEDBACK

Summary of engagements

Developer: Rapid IT (Outsourcing Services) Ltd

Proposed development Site: 63 Heol Cae Gurwen, Gwaun Cae
Gurwen SA18 1HG



Logo
Name

Proposed Development

Community Engagement & Feedback

A multi staged approach was used to engage the local community in order to discover the valuable opinion the community had and give them a say in the proposed development.

The most effective way of engaging the community was door to door and documenting people's knowledge of the buildings history and sending letters with prepaid envelopes to people around the area with fixed questions and an area to comment, this data would allow the developers to analyse the data and summarise the feedback and make the changes from the community.

EXECUTIVE SUMMARY

The majority of the persons living local inside the development was very positive and encouraging, however, there were negative connotations with the party next door who have refused to engage in any matter, the parties next door the servient tenant have a legal responsibility to pay for costs to the old tradesman's entrance being the ally way and in order to settle a proposal was made to write off the costs of their contribution as a settlement however this has been ignored and their opinions are money oriented and we perceive their intentions are to extort money from the developers and thus they have received fair proportion of input to the development. It is highly likely they will object to such development and that the planning committee consider the facts listed above and a document called the party wall in mitigation.

Overall positive feedback was received from the local community where they unanimously focused on affordable housing to the area and this should be a priority to the perspective development. The local lettings agent being Welsh Property a majority input in the planning and development site as the local business owner is considered the subject matter expert and has long extending personal relationships and manages properties in the area. This development was changed to focus on affordable housing and retaining the original front face of the Victorian era shops.

Summary responses

Out of 100 sent surveys in May 2023 only 18 of these were returned with 3 letters and are enclosed. 28% formed the opinion of demolishing the building and developing new affordable housing with 4% of that cohort wanting a veterinary practice. 72% favoured affordable housing with off street parking.

Summary door to door activities

The door-to-door survey was overwhelmingly positive however, it focused on the buildings history in the last 15 years and forms a negative response however, when showed perspective plans for redevelopment, all persons give a positive result however, several formed the opinion it was a waste of time and money.

On balance, the community formed a positive outcome to the development of affordable housing and retaining the old rebuilt Victorian shop front as it would have looked like when it was a Chemist and formed a vital link when the Gwter Fawr (now days Brynamman) as plagued with an outbreak of Cholera again in 1849, it was stated that Cholera was rampant in the district and people to the old chapel and chemist for solace and that the building was vital to the community at the time where local alchemy being potions, toxins, tonics were made local in the building. *On a foot note, during excavation works, the glass bottles were discovered and preserved. The air raid shelter was also discovered and signs where preserved.*

Local people recounted local history being at the end of C18 the only road to Gwaun-cae-gurwen was at Hewel hir from the Glwyd Farm to Penlle'rfedwen. Traders from Llangadog to Neath had to find their way along rugged mountain paths. At the side of this road Old Carmel Chapel (now the car park, rebuilt later opposite the building) was built with the development buildings. The buildings were lodges at this period behind the chemist and adjoining buildings and out of the small cottages, only one being of 55 has survived.

Summary of groups

Business - Estate Agents Leonna Whymark

The local lettings company stated there is a backlog of people who wish to rent the property for housing and the property used to be sub-letted into multiple rooms and that this should carry more weight as the community benefited from this use and would like to continue.

Mrs [REDACTED] of [REDACTED] Heol Cae Gurwen, Gwaun Cae Gurwen stated that she was highly enthusiastic about the prospective development and encouraged the outcomes of the development and liked the idea restoring the front and facing Victorian front of the property and have affordable housing as this will be the best of both worlds. (Letter Attached in Welsh)

[REDACTED] of [REDACTED] Heol Cae Gurwen, Gwaun Cae Gurwen

Advised that the building should be demolished and that the red bricks should be retained for 3 terraced houses and the red bricks should be used to form the new development. This would have allowed space for 3 houses with off street parking. (Letter attached)

Anonymous

Assertively stated that the buildings be demolished, and new housing should be built instead. (letter attached)

On balance

The community stated the priorities for the prospective development was affordable housing with off street parking and the retention of the front end of the shop, there was positive responses about restoring the front as it would have looked like without the canopy. Members of the local community sent in previous post card and photo's that we have enhanced with AI and the drawings of the front will be restored to using living memory and photographs.

WELSH PROPERTY

5 Heol Cae Gurwen, Gwaun Cae Gurwen, Neath Port Talbot Wales, SA18 1HB

The Messer's
63 Heol Cae Gurwen
Gwaun Cae Gurwen
SA18 1HG

13/06/2022

RE: Heartfelt Gratitude for Consideration of Affordable Housing at 63 Heol Gwaun Cae Gurwen

Dear Messer's,

On behalf of Welsh Property, I would like to express our sincere gratitude for the invaluable opportunity to review the plans and revise the drawings for the development at 63 Heol Gwaun Cae Gurwen. It has been a pleasure collaborating with your esteemed team to ensure that the project aligns with the needs of the local community.

We are particularly thankful for your responsiveness to our suggestions regarding the suitability of the development to serve as affordable housing. The chronic shortage of affordable housing in the area has been a pressing concern, and we are delighted that your team has taken the necessary steps to address this issue. The revisions made to the plans clearly demonstrate your commitment to not only constructing a quality development but also ensuring its positive impact on the local community.

The alteration of the plans to accommodate the needs of the venerable individuals in the area who are desperate to remain within the community is especially commendable. The prospect of providing affordable housing options for these residents not only addresses a crucial need but also contributes to the well-being of the entire community. Your willingness to adapt the project to benefit those in need is truly praiseworthy.

We understand that such changes may elicit pessimistic responses from individuals resistant to change. However, we want to assure you that the people of the local community who will benefit from this initiative are overwhelmingly grateful. The prospect of affordable housing not only offers a lifeline for those in need but also fosters a sense of community and belonging.

In closing, I would like to extend our full support to your team as you navigate any challenges that may arise during the implementation of these changes. Your commitment to enhancing the local community through this development is truly admirable, and we look forward to witnessing the positive impact it will undoubtedly have on the lives of those who call 63 Heol Gwaun Cae Gurwen home.

Once again, thank you for your collaboration and dedication to creating a development that goes beyond bricks and mortar, making a meaningful difference in the lives of the people it serves.

Kind Regards



Leonna Whymark

Y Parcherog
63 Heol Cae Gurwen
Gwan Cae Gurwen
SA18 1HG

3.6.23

Ee: Her Adeilad o her Stryd Carnel

Diolch am y pwy'n gwybodaeth a gefais.
Hoffwn achub a y cyfle hwn i aton

fy edmygedd o gerfogaedd atoch yn
fy edmygedd i adfe yr adeilad

gwreiddiol heb y caopi.

Tymwydd y caopi pan oedd y stryd i
gerddwyr yn nigr, a chymerydd ei
o'r tu allan i her fferyllfa a'r roi i

wrend palmar y tu allan i capel.

Roedd y per blaen gwreiddiol yn
Fictoriad ac nid yn yr 20fed ganrif rhwng
y rhyfelwedd a dylai ddychwelyd i
Salon gan mai dinedd a'r pŵdoedd
gwrend iddo edrych yn foder.

Llyn farch iawn bod yr adeilad hwn
wedi i ddychwelyd i ddwylo lleol ac
rwy'n awos i weld ei gystadlenau yn
fy amser

Cofion



R.E: Prospective development of: N° 63 GCG

Following our conversation, to re-iter, I advised you to knock the old building down and recover the Red engineer's bricks from the old buildings,

My recommendation too you was to clear the site and build 3 terrace houses with off street parking enough for 2 cars per building.

Re-use the Red Bricks from the old buildings to recreate the old look and feel from the ground level and render the rest above.

This would be modern and acceptable and will be in character of the area.

This solution will provide housing for 3 families with off street parking and is the most economical and prospective outcome rather than wasting all that money on designs and plans that are unprofitable.

Should you require any further advise and a list of prospective builders, I'm gladly here for you

Regards

Matt;

Do yourself a favour by
knock that building
down, and start again

It is an eyesore of
something that has its
days

There is plenty of space
to build something decent

Take my advice
should that be another
charity shop you will
regret it.

