

DESIGN ACCESS STATEMENT

DOCUMENT REF: 23-448/301

Location: Jerusalem Chapel, 1 Station Road, Pontrydyfen, SA12 9SG

INTRODUCTION

This Design & Access Statement has been prepared by SEAGREY Design Ltd in support of an application for the continued conversion of the Chapel to a residential property and for Listed Building Consent. This property is a Grade II listed building. Previous Planning Consent was issued on 14th November 2017 – P2017/0885 for renovation and change of use of Jerusalem Chapel to residential accommodation. In addition, on the 9th of March 2018 there was Listed Building Consent (Execute Works) Approval.

(Planning Consent was previously granted in 2008 to alter the side elevations and remove internal features to create an eight-bedroom guesthouse with all associated facilities including en-suite bathrooms – P2008/0508 and Listed Building Consent P2008/0510)

BACKGROUND

The Chapel building was in very poor condition as it had been derelict for many years and had suffered much vandalism to windows with associated internal damage. The interior was quite dilapidated although most features were intact including the pulpit, the balcony pews, and stained-glass windows. Many of these features remain within the family home having been incorporated into the internal design and conversion.

DESCRIPTION OF JERUSALEM CHAPEL

The main building is a traditional Welsh Chapel style which was originally built in 1824, rebuilt in 1845 and again in 1876 by the architect W. Jones of Rhondda. This remains the current Chapel and is in the period of Post Medieval, sub-Classical style with round-headed window and door opening to the stone facade. The Gable-fronted Chapel building has accented quarter stone quoins; the pedimented gable has a soffit with dentillated billet frieze along with a keyed oculus (with vents) feature and an inset date stone plaque below - the roof finish is Welsh Slate. Attached to the right side of the Chapel is a block/brick-built addition (circa 1950's) which originally housed toilets.

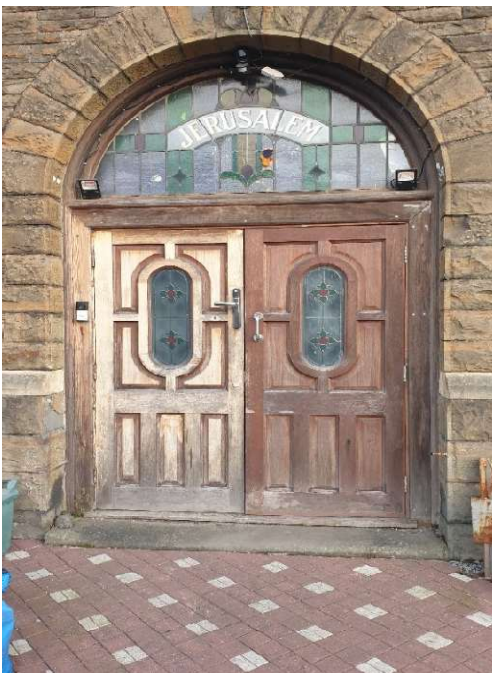
VISION

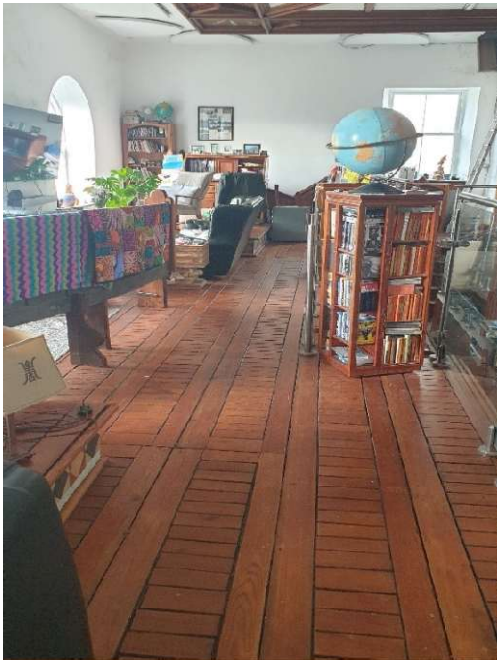
Following their Planning/LB Consent in 2018, the new owners have renovated the property sensitively to become a lovely family home, bringing back some of the Chapel's former glory, whilst adapting it to modern standards of living. This renovation will prevent any further degradation of this historic Grade II listed landmark, although they still have a lot of work to complete.

The design principles that have been adopted in the renovation of the property have maintained as many of the original features as possible. This includes the stained-glass window above the main door, front

elevation, external stonework and the internal decorative ceiling cornice and ceiling rose, the salvaged timber from the pews has also been used in various places throughout the building as the work was completed (photographs provided). The Balcony level and supports are intact, and the various rooms have been constructed within the overall structure on the top level. Most of the windows have been replaced with the same shape and similar style, in keeping with the age of the building, and as working sash windows where required. However, the windows are constructed in specialist uPVC material, and details were not submitted to the Local Authority prior to installation. At the time, the owner was working with NPT Building Control who were satisfied with the quality and detail of the windows and that the U-value improved the internal quality of heat retention and were in the correct style for the building.

EXISTING SITE DETAILS





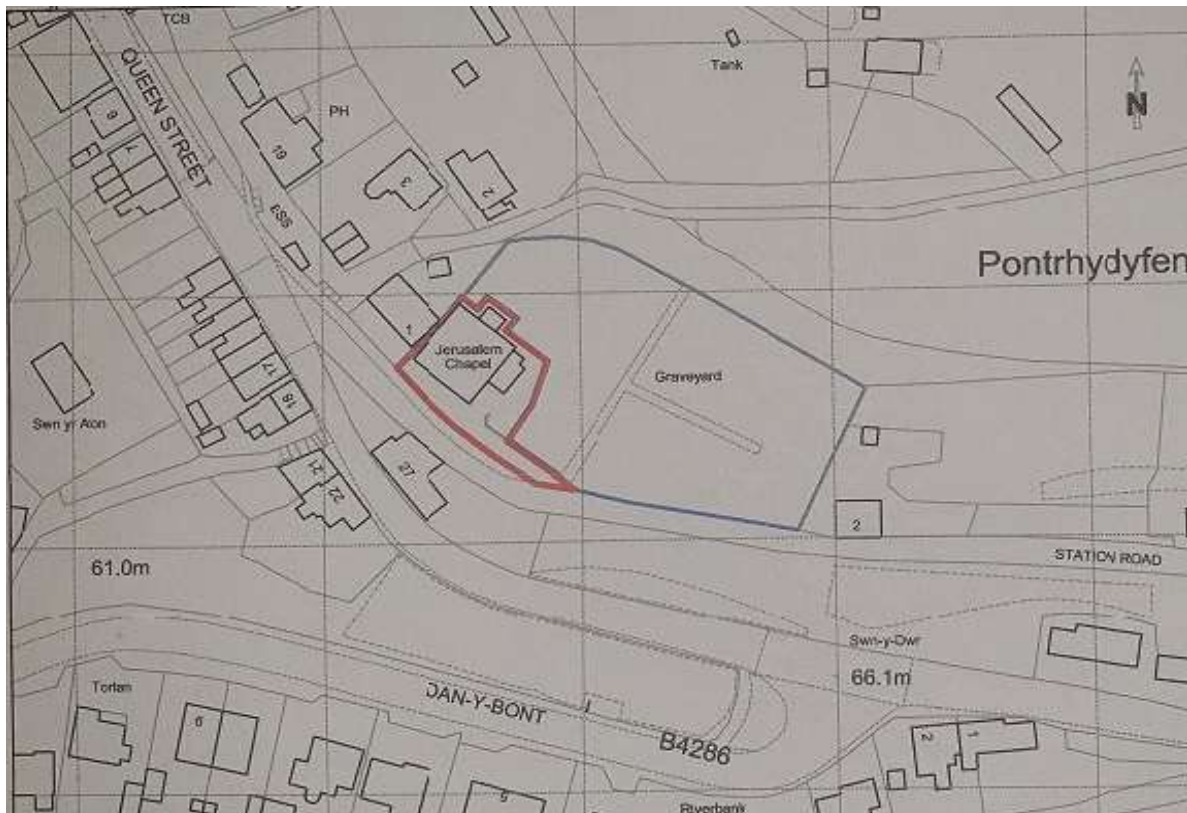
The above photographs show the restoration works carried out so far, mostly internal as there is still some work to be done to the façade and the other external walls, after the extension is completed. The owner still intends to install additional stairs in the central area of the Chapel, as agreed on the previous application (P2017-0885 now invalid).

PROPOSALS

Since moving into the property, the owner has decided that he wants to review the plan for the conversion of the side extension where the Utility space is which will also have a back door into the new garden area. The plan is now to provide an access door through the side Elevation (originally a window) into a new small vestibule extension through to the proposed Ground Floor Bathroom and Utility space. The new small, flat roof extension will have small windows to bring light into the space and will be finished with the same render which is proposed for the existing toilet block, the rear small extension and the side walls of the Chapel, once all the construction is finished. The main wall finish will be rendered (Bauwer breathable stone wall insulation system) to contrast with the stone facade in keeping with the original standard of the Chapel.

The additional 1st Floor window originally proposed (P2017-0885/0889) to the right-hand side is no longer required as there is plenty of light provided by the new windows to that level. The roof area of the extension is planned to be a flat roof type with a welded rubber EDPM finish.

DETAILS OF SITE POSITION AND LOCATION MAP



Jerusalem Church sits prominently in the centre of Pontrhydyfen, Port Talbot, sited high above the main B4287 through the village, with views over the surrounding hills and valleys. It is not far from the access to the famous viaduct path (NCN887) over the valley below to the south part of Pontrydyfen village.

COMMUNITY

The Chapel was a central part of the community until services ceased in the latter part of the 20th century - with its neo-classical façade and prominent position, as well as the connection with one of that period's most famous actors, Richard Burton. There is a memorial stone in the cemetery to the late Richard Walter Jenkins (his true name) laid in honour on the grave of his parents and sister.

As this graveyard contains the ancestors of many in the village, it is visited frequently by locals and the occasional tourist, and through partnership with the owner of the land and Chapel, the space is well kept and open at all times to the public. This has resulted in more care being taken to preserve the monuments and a good relationship with the local residents, who support the refurbishment of the building to preserve such a local feature and not allow it to fall into a derelict state. The Chapel & the immediate surrounding area, however, is a private residence and not open to the public.

PARKING DETAILS



Parking area is sufficient for a number of vehicles on the sloped driveway which runs up to the Chapel front. The proposed new arrangement allows for two car parking spaces in front of the old toilet block extension with Gabion baskets filled with ornamental stones marking out the parking area, and there are also spaces on the sloped driveway up to the Chapel. All this area belongs to the property and has room for 3-4 cars minimum, without encroaching onto the road.

Some of the parking area is already paved with clay tiles, and the remaining will be covered with a permeable gravel grid system, where a honeycomb grid will be laid on permeable substrate and filled with gravel – the grid will prevent the gravel from spreading and retain it within the specified area.



LIGHTING

There is no intention at present to add any lighting to the front of the main Chapel building, however some low-level PIR security lighting may be required around the side of the new extension.

INVOLVEMENT / CONSULTATION

Local Planning Authority (LPA) / Neighbours

Aside from the original Planning Applications and the Building Control process for the work on the Chapel, the LPA has been consulted on the outstanding Conditions from those applications. They have advised that a new application is required to cover the elements of the interior development, the on-site parking and the new windows, which will be assessed in conjunction with CADW.

As mentioned previously, the local community are generally supportive of the new owner's development of the Chapel, as he is helping to retain the heritage of the area and helping to preserve the Graveyard for their families.

SUMMARY

In conclusion, having spent considerable time renovating the Chapel Building – the time has come to move onto the existing side extension and develop it into additional domestic accommodation as a Utility space with a new Bathroom. This will, in turn, free up some of the space in the main building which is full of materials waiting to be utilised in the adjacent area, so that the interior work can be completed. This will also include the work needed to complete the external facades with similar materials. All care has been taken to maintain and preserve the main character and features of the Chapel, and the new extension is intended to be subservient to the style of the existing building, and not to stand out with any prominence.