

# Heritage Impact Assessment, Park Street United Reform Church, Newtown, SY16 1EE



Report by: Trysor

For: McCartneys LLP

January 2024



# **Heritage Impact Assessment, Park Street United Reform Church, Newtown, SY16 1EE**

By

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Trysor

Trysor Project No. 2023/893  
HER Event Record PRN – CPAT 215543

For: McCartneys LLP

January 2024

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*Cover photograph: The chapel on the corner of Park Street and New Church Street, looking south-southwest*

**Heritage Impact Assessment,  
Park Street United Reform Church,  
Newtown, SY16 1EE**

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**DYDDIAD** 3<sup>ydd</sup> Mis Ionawr 2024    **DATE**    3<sup>rd</sup> January 2024

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

**JENNY HALL MCIFA**    *Jenny Hall*

**PAUL SAMBROOK MCIFA**    *Paul Sambrook*

***Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.***

***We welcome any comments on the content or structure of this report.***

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Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCIfA) had 12 years excavation experience, which included undertaking watching briefs prior to becoming the Sites and Monuments Record Manager for a Welsh Archaeological Trust for 10 years. She has been a partner in Trysor since 2004 undertaking a variety of work that includes heritage impact assessments, desk-based assessments, upland survey, building recording, evaluations & excavations and watching briefs.

Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCIfA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He has been a partner in Trysor since 2004 undertaking a variety of work including heritage impact assessments, desk-based assessments, upland survey, building recording, evaluations & excavations and watching briefs.

## Event Record PRN – CPAT HER

PRN	CPAT 215543
Name	Heritage Impact Assessment, Park Street United Reform Church, Newtown, SY16 1EE
Type	HERITAGE ASSESSMENT
NGR	SO1082491460
Easting	310824
Northing	291460
Summary (English)	In 2023, Trysor carried out an assessment of the impact of changes to the former United Reform Church, Park Street, Newtown and its schoolhouse. © Trysor 2023
Crynodeb (Cymraeg)	Yn 2023, cynhaliodd Trysor asesiad o effaith newidiadau i'r hen Eglwys Ddiwygiedig Unedig, Stryd y Parc, Y Drenewydd a'i hysgoldy. © Trysor 2023
Description	In 2023, Trysor carried out an assessment of the impact of changes to the former United Reform Church, Park Street, Newtown and its schoolhouse. © Trysor 2023
Sources	Trysor, 2023, <i>Heritage Impact Assessment, Park Street United Reform Church, Newtown, SY16 1EE</i>
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## **Contents**

Summary	1
<b>1.</b> Introduction	2
<b>2.</b> Methodology	5
<b>3.</b> Heritage Impact Assessment Stage 1	5
<b>4.</b> Heritage Impact Assessment Stage 2	6
<b>5.</b> Statement of Significance	8
<b>6.</b> Heritage Impact Assessment Stage 3	9
<b>7.</b> Heritage Impact Assessment Stage 4	12
<b>8.</b> Bibliography	13
Appendix A: Photographs	14
Appendix B: Table of Changes	49

## Summary

*This report examines the significance of the former United Reform Church on Park Street, Newtown, Powys and its schoolhouse (Listed Buildings 8157 and 8158) at SO1082491460 and the impact of proposed changes upon that significance.*

*The chapel and schoolhouse were built a few years apart in the 1870s/1880s. The chapel is in the decorated Gothic Style and few changes have been made to the exterior since it was built. Notable features of the chapel are the large stained-glass window at the northwest end and the impressive organ which defines the layout at the southeastern end. The schoolroom is a plainer building with simpler style but copying the snecked masonry and freestone dressings. Internally there are few features of note that reflect its use as a schoolroom. A stage was inserted in the 20<sup>th</sup> century reflecting a change of use.*

*The chapel closed in 2016 and has since been sold, along with the schoolroom. Chapels present a particular challenge when repurposing the building and this development has taken considerable thought into keeping key elements whilst making the buildings suitable for residential use.*

*Externally there are few changes proposed. Dormer windows will be added to the roof of the chapel and the design of these been modified in line with comments from the Built Heritage Officer. Conservation rooflights will be inserted into the roof of the schoolhouse.*

*Internally there will be more changes as each building will be divided into two residential units. In the chapel both the large stained-glass window and the organ will be retained, with a large space created in front of each so they can still be appreciated. In the schoolroom, options have been looked at to retain the stage but this has not been possible - the stage footprint will be replicated in the floor design however.*

*Overall, the scheme has been considered and reviewed with a keen appreciation of the nature of the structures and their significance, whilst enabling them to be re-purposed. The Heritage Impact Assessment methodology has been followed and key characteristics will be preserved and the streetscape retained.*

*The remains of a former minister may have been reburied below the chapel floor when the chapel was built and a programme of archaeological monitoring is suggested during the works on the floor/utilities.*

*As re-purposing developments of this sort inevitably lead to change a Level 3 Building Recording is suggested before the development commences.*

## **1. Introduction**

1.1 This Heritage Impact Statement has been prepared for McCartneys LLP in relation to proposed changes to the former United Reform Church, Park Street, Newtown, SY16 1FE and its schoolhouse, both of which are grade II Listed Buildings (Listed Building numbers 8157 and 8158), see Figure 1 & 2.

1.2 The chapel lies on the corners of Park Street and New Church Street, at SO1082491460, with the schoolhouse to its southeast on New Church Street at SO1084291443.

1.3 This Heritage Impact Assessment (HIA) documents the objectives of the proposal, the significance of the building, the impact of the proposed refurbishment and the reasoning behind the preferred options. It follows the HIA methodology from Cadw (Cadw, 2017).

1.4 Trysor have studied the history of the two buildings and undertook a site inspection on 10<sup>th</sup> May 2023.



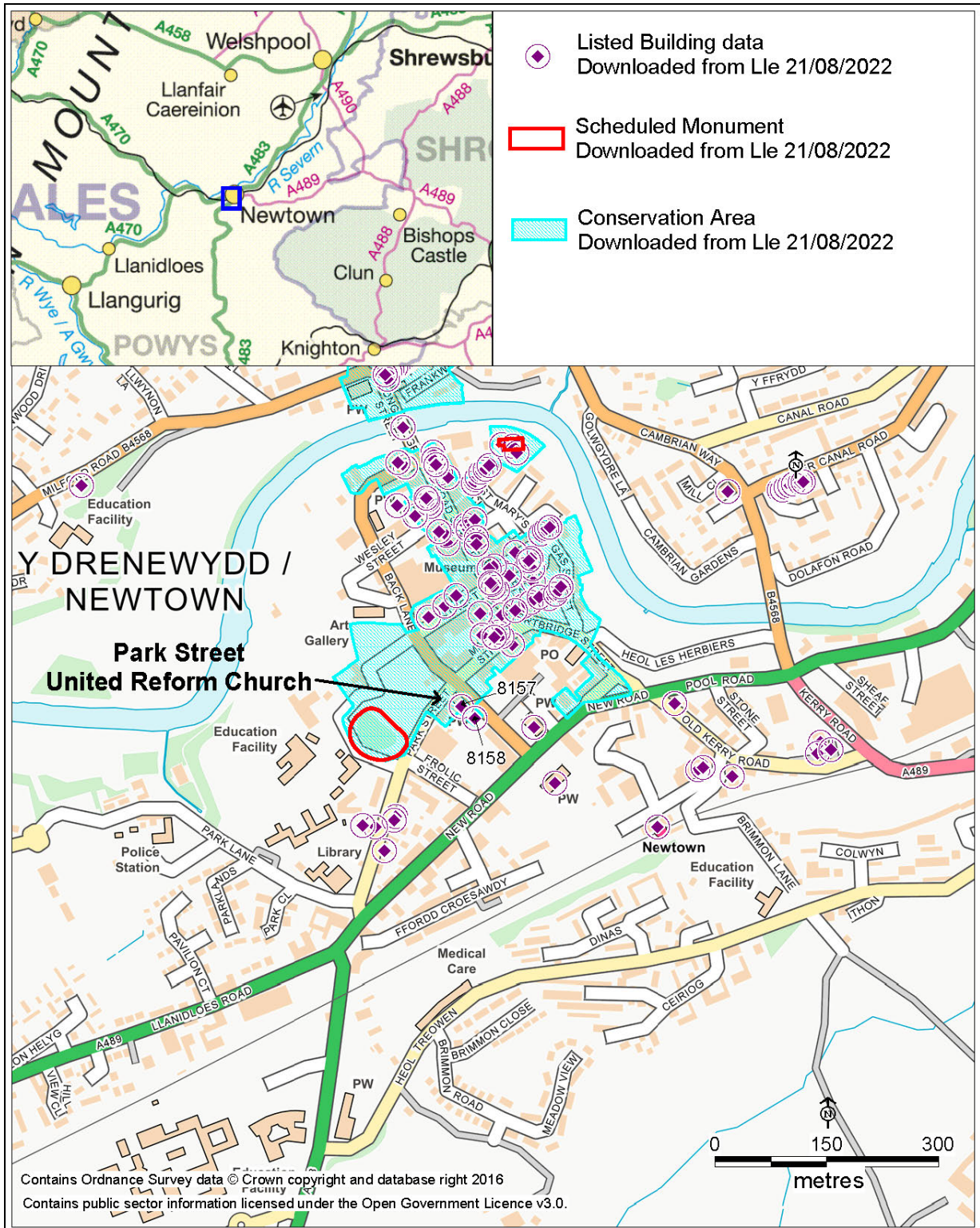


Figure 1: Location of the Park Street United Reform Church, Newtown, Listed Building 8157 and its schoolhouse, Listed Building 8158 at SO1082491460, showing other listed buildings, scheduled monuments and the Newtown (Centre) conservation area.

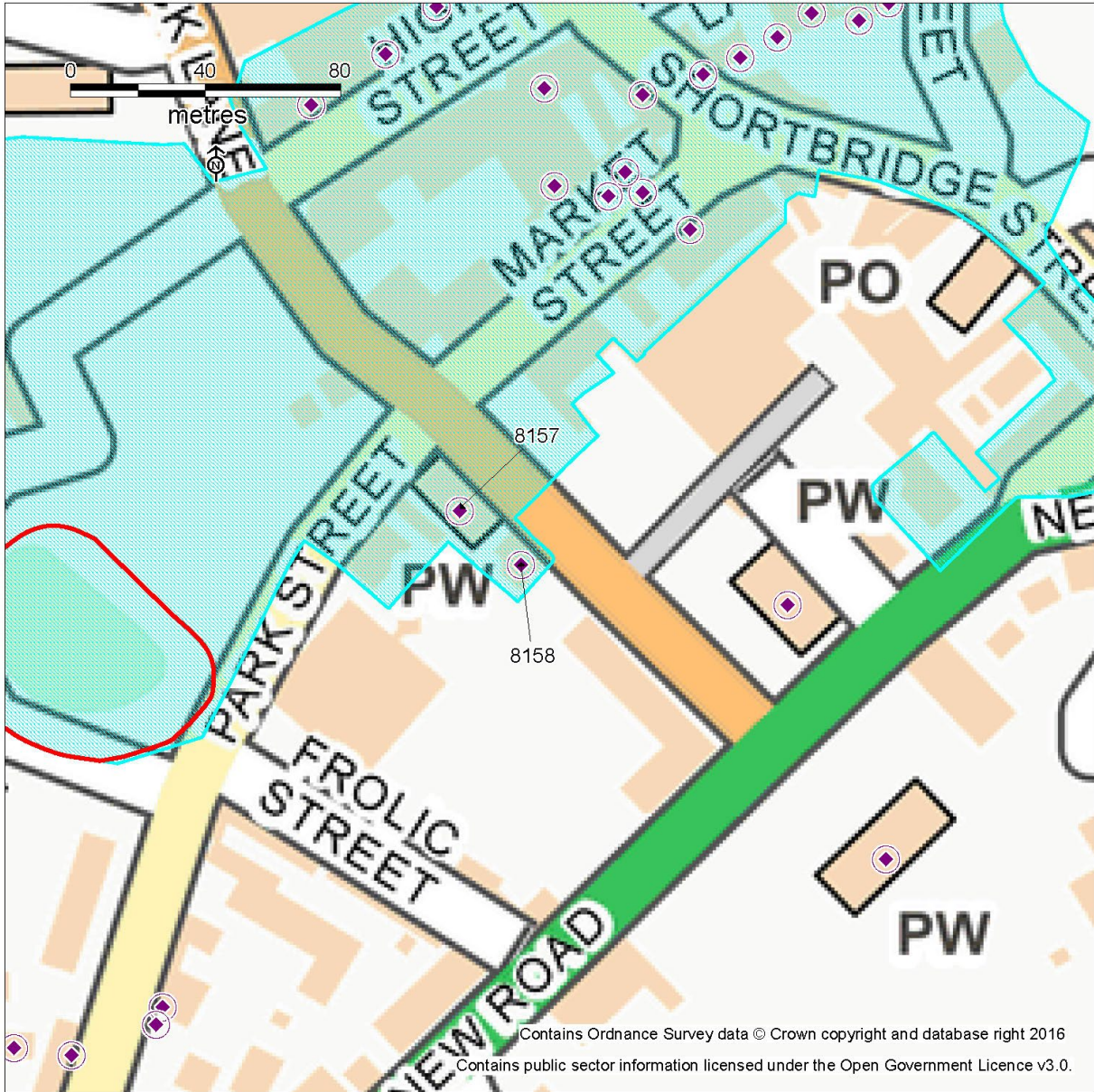


Figure 2: Detailed map showing the location of the chapel, and the schoolhouse to its southeast.

## **2. Methodology**

2.1 The process outlined in "*Heritage Impact Assessment in Wales*" (Cadw, 2017b) in order to assess the impacts on the historic asset has been followed.

This process has four stages;

Stage 1: Explain the objective and why changes are desirable or necessary

Stage 2: Understand the significance of the historic asset

Stage 3: Assess the impact of the proposals.

Stage 4: Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process

2.2 In order to inform this process, Trysor undertook a site visit on 10<sup>th</sup> May 2023 to examine the exterior and interior of the chapel on Park Street at SO10824291460 and the schoolhouse to its southeast at SO1084291443 on New Church Street. The wider surroundings were also explored and views in which the two buildings appear.

2.2.1 A photographic record of relevant features inside the buildings were made for the purposes of this report only. This examination did not amount to a building survey, as outlined in guidance (Historic England, 2016).

### **3. Heritage Impact Assessment Stage 1:** *Explain the objective and why changes are desirable or necessary*

3.1 The objective of the proposed changes is to re-purpose the chapel and its schoolhouse, turning the disused buildings into residential space and retaining the buildings in the streetscape.

3.2 The chapel closed in 2016 and internally is now starting to show signs of decay. The schoolhouse has possibly been used more recently but is no longer in everyday use.

#### **4. Heritage Impact Assessment Stage 2: Understand the significance of the historic asset**

4.1 Park Street English Congregational Chapel was built in 1876 in Newtown as a replacement for an earlier Congregational chapel which stood about 50 metres to the north on the diagonally opposite corner of the street, on the Market Street and Back Lane junction.

4.2 The first chapel was founded in 1821 but by the 1870s was falling into a dilapidated condition and no longer fit for use as a place of worship. Rather than repair the existing chapel, the small congregation took the brave step of securing land for a new and larger building (Newtown and Welshpool Express - September 26th 1876).

4.3 A suitable plot of land was bought from Lord Sudeley at the junction of Park Street and New Church Street and plans drawn up for a new chapel, large enough to seat 400 worshippers, along with a separate building for a schoolroom. It was intended to build a new chapel which would be a prominent and architecturally significant building in the townscape (Newtown and Welshpool Express - September 26th 1876).

4.4 The purchased site was occupied by earlier buildings which contemporary accounts describe as an "eyesore, if not positively offensive to all who have an idea of what is required in the centre of a large and flourishing town." (Newtown and Welshpool Express - September 26th 1876). The congregation raised over half of the estimated cost of £3000 to build their new home from within their own ranks and local businesses and donors.

4.5 A special service was held in Newtown Baptist Chapel on September 20<sup>th</sup>, 1876 to begin the proceedings surrounding the laying of the foundation stone of the new chapel. On the following day a large crowd assembled at the site for addresses from church and civic leaders, in advance of the laying of the foundation stone by Mr Hugh Lewis, Newtown Hall (Newtown and Welshpool Express - September 26th 1876). A time capsule was sealed inside the stone, which included "the autographs of the minister and seven deacons.

BENEATH THIS PULPIT LIE THE MORTAL REMAINS OF THE  
REVD GEORGE LEWIS D.D.  
WHO WAS BORN IN THE YEAR 1763 AND DIED JUNE 5<sup>TH</sup> 1822  
HE WAS PASTOR SUCCESSIVELY OF THE CONGREGATIONAL CHURCHES AT  
WREXHAM, LLANFYLLIN, AND NEWTOWN, AND PRESIDENT OF THE  
THEOLOGICAL COLLEGE WHICH WAS LOCATED FOR SOME TIME IN EACH  
OF THOSE TOWNS, BUT WHICH WAS TRANSFERRED IN 1839 TO BRECON.  
HE WAS ALSO AUTHOR OF A BODY OF DIVINITY "AND OF AN EXTENSIVE  
COMMENTARY ON THE NEW TESTAMENT"  
AS A MAN, A MINISTER, A TUTOR, AND AN AUTHOR,  
HE WAS HIGHLY ESTEEMED,

AND HAS LEFT A NAME WORTHY OF HONOURABLE REMEMBRANCE.

TO HIS MEMORY,

AND TO THAT OF JANE HIS WIFE,

WHOSE REMAINS ARE ALSO HERE INTERRED,

THIS TABLET HAS BEEN ERECTED BY A FEW FRIENDS.

*Transcribed from an internal, wooden plaque at the northwest end of the chapel*

4.6 The English Congregationalist churches merged with the Presbyterian Church of England to form the United Reform Church in 1972 <sup>1</sup>.

4.7 The Park Street chapel closed about 2016 and has not been used since.

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<sup>1</sup> <https://welshchapels.wales/nonconformity/independents/>

## 5. Statement of Significance

5.1 Park Street English United Reform Chapel, and its detached schoolroom, are Grade 2 Listed Buildings (listed in 1988) and are therefore considered to be of National Importance. The buildings are situated in a prominent position at the crossroads where New Church Street and Park Street meet. The reason for designation is not given with the listed building description online.

5.2 The chapel was built in the 1870s as a Congregational Chapel on a site close to the former Congregational chapel. It was built in the decorated Gothic style that was revived in the 19<sup>th</sup> century and retains its architectural characteristics. It has snecked masonry and freestone dressings.

5.2.1 Internally it retains the impressive organ which has defines the layout of the chapel at its southeast end, beyond which is the vestry.

5.2.2 There is a large stained-glass window at its northeast end, see Plate 31 and small stained-glass detail at the top of other windows, see Plates 26 & 33. The large stained-glass window bears the inscription *This stained-glass window was added through the liberality and exertions of Miss Lewis of Newtown Hall 1877.*

5.3 The schoolroom is a plainer building than the chapel but also uses snecked masonry and freestone dressings but with no stained glass in the windows. The southwest wall is built of brick but the windows still have stone dressing.

5.4 The exterior of the two buildings together creates a prominent feature in this part of the town on the corner of two roads.

5.5 The heritage value of the buildings lies with their largely unchanged character and surviving architectural features, demonstrating their construction in the later 19<sup>th</sup> century.

## **6. Heritage Impact Assessment Stage 3: Assess the impact of the proposals.**

*The proposed changes have been listed in Appendix B and its impact considered.*

6.1 The proposed development will see the division of the internal spaces in the buildings to create two residential units in the chapel and two in the schoolhouse. The proposed changes make use of the existing external footprint of the buildings and will not see substantial changes to the external fabric of the building.

### 6.2 CHAPEL

6.2.1 The chapel will be subdivided internally with a full height wall across the main body of the chapel to create two residential units, each of 3 storeys with the living accommodation on the first floor. Each residential unit will have its own access utilising the existing doors into the chapel at the northwest and southeast ends.

6.2.2 Internally the new layout respects some of the important aspects of the chapel, leaving doorways, lobbies and the organ in place. Both the organ towards the southeast end, and the large, central stained-glass window at the northwest end will be allowed space within the building. A broad hallway will be created across the width of the chapel in front of these features, and the 1st and 2nd floors will have a gallery to allow views of both to their full height. From outside the new floors will not be directly behind the window.

6.2.3 The pews and pulpit will be removed. This is a loss to the internal fittings of the chapel but would be required for most re-uses of the chapel.

6.2.4 The design will require the insertion of a new ground floor as the current floor slopes down towards the pulpit from northwest to southeast. It is proposed that the floor level in the southeastern residential unit will be slightly lower than that to the northwest accommodating the current access arrangements which respect the sloping floor. The first-floor floors above will maintain this difference but the second-floor floors will be at approximately the same height.

6.2.5 The new ground floors in the two residential units has the potential to disturb two elements

- Possible human remains in the form of the reburial of a former minister whose remains may have been moved from the previous chapel.
- Archaeological features below the chapel, including remains of buildings on the plot before the chapel was built and potential medieval remains

6.2.6 The windows, both the tracery and the lights, will be retained as they are with the following modifications

- The impressive stained-glass window will be retained and allowed space in the full height hallway at the northwest end of the chapel. It will not have any secondary glazing retaining its character.
- The smaller windows to either side of the large stained-glass window and the windows along either side of the chapel all have a small stained-glass design in the uppermost cusped roundel. These will be retained.
- Windows on the long walls to the northwest and southwest will be modified to include an openable pane with a thin metal inset to give ventilation and provide a means of escape in case of fire. Details will be agreed so that the frames for the opening pane are as thin as possible and do not compromise the look of the windows. These windows are not of stained glass but do have a diamond pattern glazing effect. They already have small sections which appear to be designed to open.
- All other sections of window will have secondary glazing to increase thermal efficiency and reduce noise from outside. The style and character of this secondary glazing to be agreed.

6.2.7 The new dormer windows to be inserted into the roof are a physical change to the chapel and are proposed to allow light into the second floor. There will be four full dormers on each side of the chapel, each one directly above the existing windows, flanked at each end of the roof by blank dormers, where extra light will not be needed into the full height hallways. The design of the dormers has already been altered taking on board comments from the Built Heritage Officer. The current proposal is symmetrical, balancing both sides of the building. They reflect the style of the architecture of the chapel, complete with matching finials and leaded sides but look distinctive enough to show as later additions.

## 6.3 SCHOOLROOM

6.3.1 The schoolroom is a plainer building than the chapel itself, reflecting that it was built a few years later and with a different purpose.

6.3.2 Externally there will be few alterations other than the insertion of rooflights and one set of new patio doors. The building will still retain its external character.

6.3.2.1 There will be five pairs of rooflights inserted into the schoolroom roof to give light to parts of the new first floor. These will be conservation rooflights and inset within the roof, rather than projecting past the face of the slates to minimise visual disruption.

6.3.2.2 New patio doors will be created through the northernmost pair windows on the southwest side of the schoolroom. The upper part of the windows including their brick and stone arch will be retained.



6.3.3 All other windows will be retained with secondary glazing and opening panes added, as in the chapel.

6.3.4 Internally the space will be converted into two residential units, both accessed from the lobby connected to the main external doorway.

6.3.5 A full-height wall will be built running southwest to northeast across the main space of the schoolroom to divide the space for the two residential units and a new first floor inserted at the same height as the current modern ceiling.

6.3.6 The wood panelling around the lower parts of the wall will be retained but will be concealed behind an internal lining to improve energy efficiency.

6.3.7 The wooden stage, and the areas to either side of the stage created by a mixture of wooden panelling, will be removed. The stage is unlikely to have been an original feature as the building was built as a schoolroom but it more likely to reflect 20<sup>th</sup> century repurposing of the main room. Options have been considered as to how the stage could be retained as a feature but its location and size create flow issues. What has been suggested is that the stage footprint is marked out on the new floor by using the stage floorboards.

6.3.8 The southwestern kitchen wall is wood panelling. This will be lined on one side and the other side retained. There is a metal column that runs up the kitchen side of the wall and this will be retained. The kitchen itself is modern and will be removed but the older chimney breast will be retained.

**7. Heritage Impact Assessment Stage 4:** *Set out the reasoning behind the preferred option, including design concepts and principles, in the light of the assessment process*

7.1 The design principle has to been to retain as many elements of the buildings, and the group value of the two buildings, as possible whilst allowing the re-purposing of a place of worship and its schoolroom to residential use.

7.2 The chapel closed in 2016 and has since been sold, along with the schoolroom. Chapels present a particular challenge when repurposing the building and this development has taken considerable thought into keeping key elements whilst making the buildings suitable for residential use.

7.3 Externally there are few changes proposed. Dormer windows will be added to the roof of the chapel and the design of these been modified in line with comments from the Built Heritage Officer. They have been made larger than originally proposed and line-up with the side windows below. They will have lead sides, and finals that match those on the building. They are necessary to allow light into the second floor. Conservation rooflights will be inserted down into the roof of the schoolhouse so the rooflights will not stand up from the roof line.

7.4 Internally there will be more changes as each building will be divided into two residential units. In the chapel both the large stained-glass window and the organ will be retained, with a large space to roof height created in front of each so they can still be appreciated. The vestry and rooms to the southeast of the organ will be retained as reused. In order to give the space in front of the window and organ

7.5 In the schoolroom there are few internal original features. Options have been looked at to retain the later stage but this has not been possible as the stage is an intrusive, raised structure that cannot be integrated into any considered design. The resolution within the design is that the stage footprint will be replicated in the floor design.

7.6 Overall, the scheme has been considered and reviewed with a keen appreciation of the nature of the structures and their significance, whilst enabling them to be re-purposed. Key characteristics will be preserved and the streetscape retained.

7.7 The remains of a former minister and his wife may have been reburied below the chapel floor when the chapel was built and a programme of archaeological monitoring is suggested during the works on the floor/utilities.

7.8 As re-purposing developments of this sort inevitably lead to change, a Level 3 Building Recording is suggested before the development commences.

## **8. Bibliography**

Cadw, 2011, *Conservation Principles*.

Cadw, 2017a, *Managing Setting of Historic Assets in Wales*.

Cadw, 2017b, *Managing Heritage Impact Assessment in Wales*

Historic England, 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*

### **8.1 Maps**

### **8.2 Online Resources**

British Newspaper Archive <https://www.britishnewspaperarchive.co.uk/>

Newtown and Welshpool Express - September 26th 1876

Welsh Newspapers Online <https://newspapers.library.wales/>

Ancestry online <https://www.ancestry.co.uk/>

# **Appendix A: Photographs**

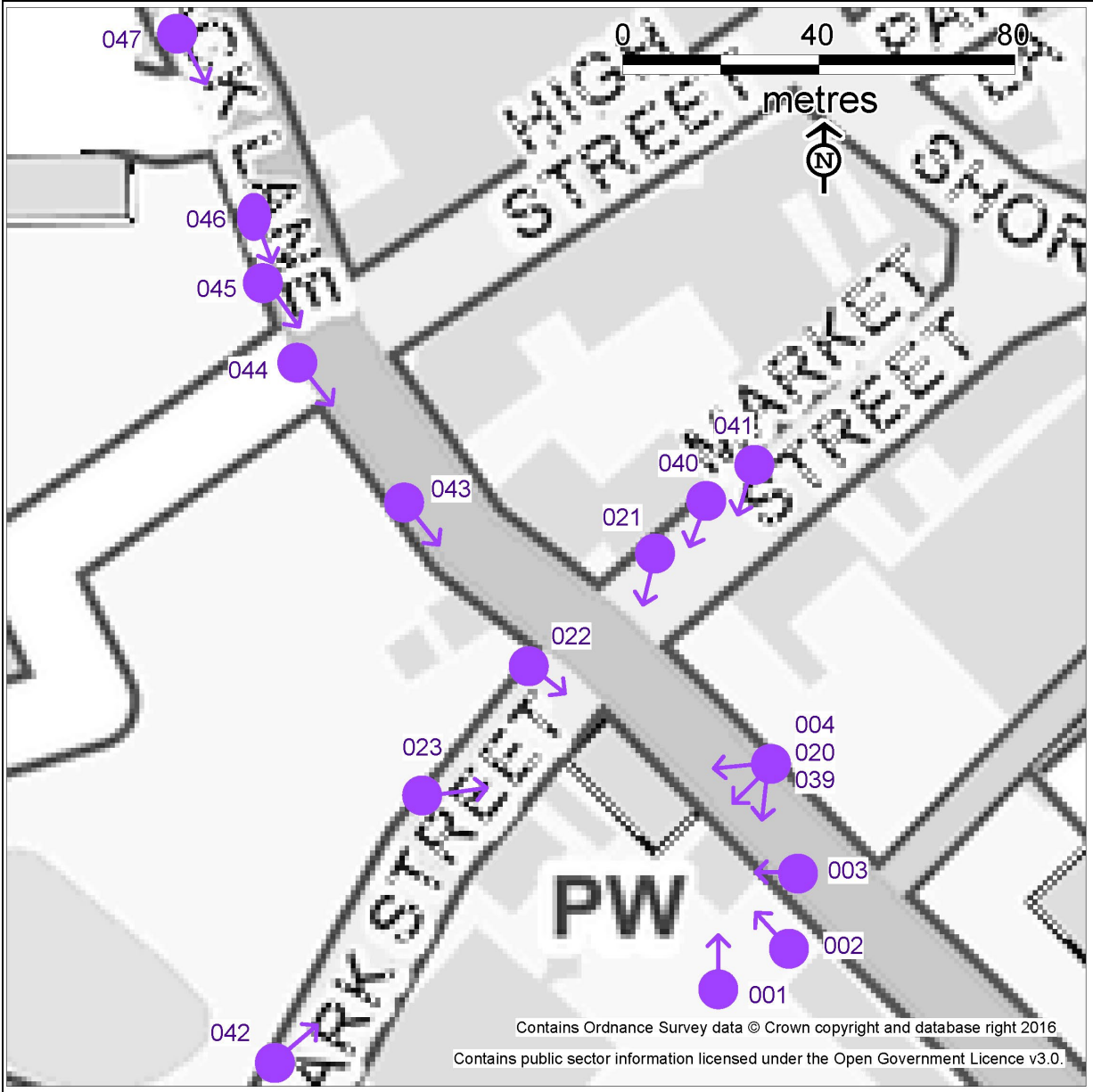


Figure 3: Location of photographs from longer views of the chapel and schoolroom

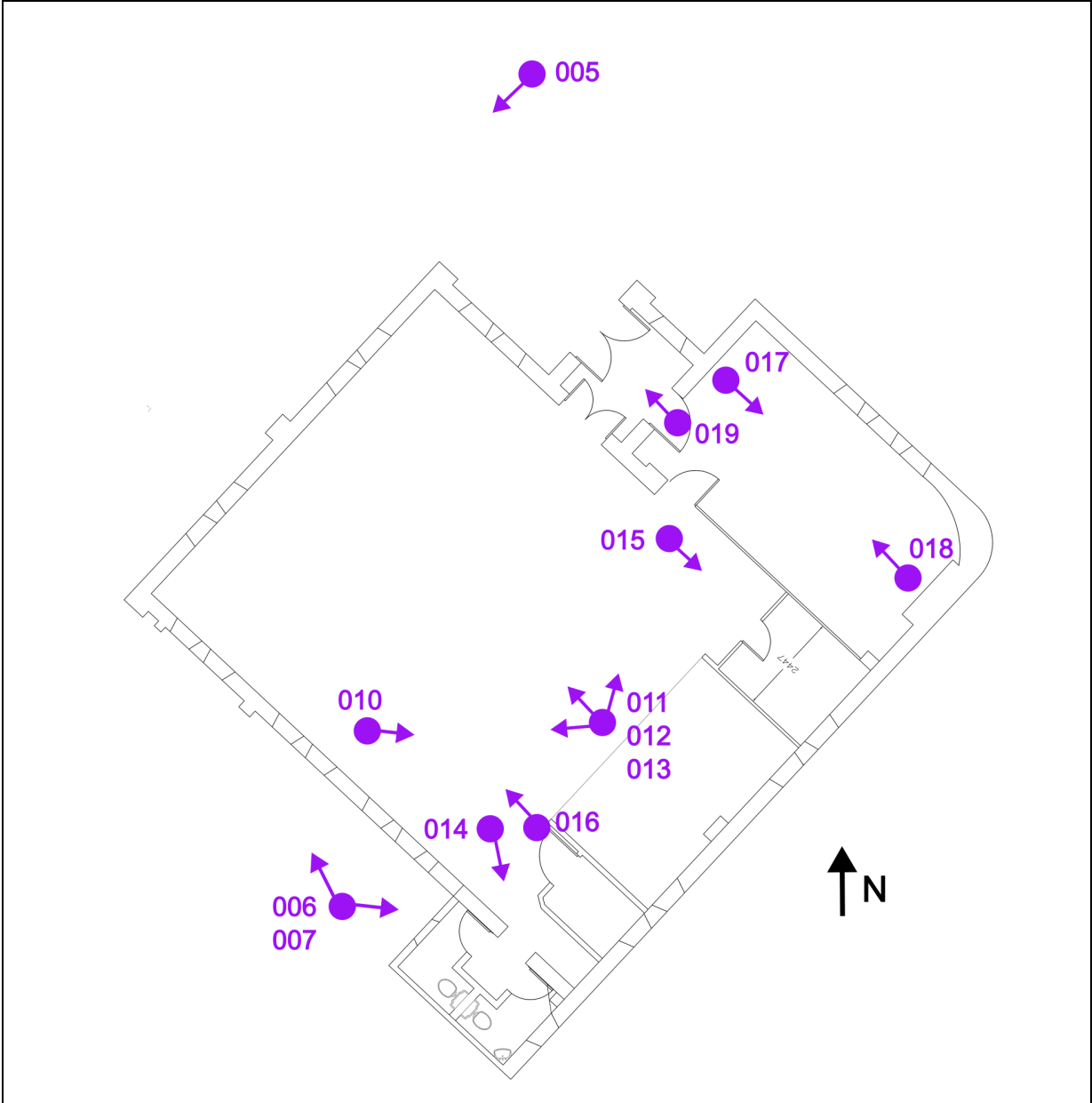


Figure 4: Location of photographs in and around the schoolroom



Figure 5: Location of photographs in and around the chapel.



*Plate 1: PSC2023\_001, A view of Park Street Chapel (left) and its schoolroom (centre), viewed from New Road. Looking north.*



*Plate 2: PSC2023\_002, A view of the Park Street schoolroom, seen from New Road. Looking northwest.*





Plate 3: PSC2023\_003, A view of a memorial stone in the wall of Park Street schoolroom, dating to 1882. Looking west.



Plate 4: PSC2023\_004, A view of the Park Street schoolroom, seen from New Church Street. Looking southwest.



*Plate 5: PSC2023\_005, A view of the gap between Park Street Chapel (right) and its schoolroom (left). Looking southwest.*



*Plate 6: PSC2023\_006, An external view of the southwest wall showing the brickwork of the schoolroom and a scar where a small structure once stood against the wall, and some repairs to the brickwork. Looking north-northwest.*



*Plate 7: PSC2023\_007, A view of the entrance through the southwest side of the schoolroom, with a lean-to extension to the right. Looking east.*



*Plate 8: PSC2023\_008, A view of the southwest side of the schoolroom. Looking southeast.*



*Plate 9: PSC2023\_009, A view of the chapel and schoolroom from New Church Street. Looking west-northwest.*



Plate 10: PSC2023\_010, A view inside the main hall of the schoolroom, showing the stage. Looking east.



Plate 11: PSC2023\_011, A view inside the main hall of the schoolroom. Looking northwest.



*Plate 12: PSC2023\_012, A view inside the main hall of the schoolroom. Looking west.*



*Plate 13: PSC2023\_013, A view inside the main hall of the schoolroom. Looking north-northeast.*



*Plate 14: PSC2023\_014, A view from the main hall of the schoolroom into the southeast extension where the toilet block is located. Looking south.*



*Plate 15: PSC2023\_015, A view into the side room to the northeast side of the stage in the schoolroom. Looking southeast.*





*Plate 16: PSC2023\_016, A view inside the roof space of the schoolroom. Looking northwest.*



*Plate 17: PSC2023\_017, A view inside the kitchen at the northeast corner of the schoolroom. Looking southeast.*



*Plate 18: PSC2023\_018, A view inside the kitchen at the northeast corner of the schoolroom. Looking northwest.*



*Plate 19: PSC2023\_019, A view of the main entrance and entrance hallway at the northwest side of the schoolroom. Looking northwest.*



*Plate 20: PSC2023\_020, A view of Park Street United Reform Chapel, viewed from New Church Street. Looking west-southwest.*



*Plate 21: PCS2023\_021, A view of Park Street United Reform Chapel, viewed from Market Street. Looking south.*



*Plate 22: PCS2023\_022, A view of Park Street United Reform Chapel, viewed from Park Street. Looking southeast.*



*Plate 23: PSC2023\_023, A view of Park Street United Reform Chapel, viewed from New Church Street. Looking east.*



*Plate 24: PSC2023\_024, A view of the façade of Park Street United Reform Chapel facing Park Street. Looking southeast.*



*Plate 25: PSC2023\_025, A memorial stone in the façade of the chapel, laid when the building was under construction in 1876. Looking southeast.*



*Plate 26: PSC2023\_026, A view inside Park Street United Reform Chapel, viewed from the pulpit. Looking northwest.*



*Plate 27: PSC2023\_027, A view inside Park Street United Reform Chapel, looking towards the pulpit and pipe organ. Looking southeast.*



*Plate 28: PSC2023\_028, A view inside Park Street United Reform Chapel, looking towards the pulpit and pipe organ. Looking southeast.*

*There is no Plate 29 or photo PSC2023\_029 – the photo was removed as not needed.*





Plate 30: PSC2023\_030, A closer view of the pulpit and pipe organ. Looking east-southeast. The wording around the arch above the organ reads "Exalt at the Lord our God and worship at His footstool for He is holy" taken from Psalms 99 v5



*Plate 31: PSC2023\_031, A view of the stain glassed window in the northwest gable wall of the chapel. Looking northwest. The stained glass has geometric patterns at the top and bottom with the central section displaying five different plants*



*Plate 32: PSC2023\_032, A view inside the "tower" at the north corner of the chapel. It seems that only the base was built initially, and the upper part of the tower was never added. Looking southeast.*



*Plate 33: PSC2023\_033, A view of the wooden partition, creating an inner vestibule inside the main entrance from Park Street. Looking northwest.*



*Plate 34: PSC2023\_034, A view of a section of floor which has been taken up inside the inner vestibule inside the entrance into the chapel from New Church Street. Looking north.*



Plate 35: PSC2023\_035, A view of a memorial plaque to the southwest of the pipe organ. Looking southeast.



*Plate 36: PSC2023\_-36, A view inside the vestry at the south corner of the chapel, showing the wooden-walled water closet inside the vestry. Looking south.*



*Plate 37: PSC2023\_037, A view inside the vestry at the south corner of the chapel. Looking west.*





*Plate 38: PSC2023\_038, A view inside the vestry at the south corner of the chapel, showing the fireplace. Looking west-northwest.*



*Plate 39: PSC2023\_039, A view showing the entrance into the chapel on New Church Street (to the left) with the trees of Newtown Park in the distance. Looking northwest.*



*Plate 40: PSC2023\_040, A view along Market Street, showing that the chapel is partially visible from the southwestern 40 metres of the street. Looking southwest.*



*Plate 41: PSC2023\_041, A view along Market Street, showing that the chapel is no longer visible from over 50 metres along the street. Looking southwest.*



*Plate 42: PSC2023\_042, A view from Park Street showing that the chapel disappears from view after some 60 metres along the street to the southwest. Looking northeast.*



*Plate 43: PSC2023\_043, A view towards the chapel from outside Newtown Park, 70 metres to the northwest. From this position the chapel is only partially visible. Looking southeast.*



Plate 44: PSC2023\_044, A view towards the chapel from outside the Back Lane gates into Newtown Park, 90 metres to the northwest. From this position the chapel is only partially visible. Looking south-southeast.



Plate 45: PSC2023\_045, A view towards the chapel from beyond the Back Lane gates into Newtown Park, 110 metres to the northwest. From this position the chapel is partially visible. Looking southeast.



Plate 46: PSC2023\_046, A view towards the chapel from beyond the Back Lane gates into Newtown Park, 130 metres to the northwest. From this position the chapel is partially visible. Looking southeast.



Plate 47: PSC2023\_047, A view towards the chapel outside the Newtown Silver Band room, 165 metres to the northwest. From this position the chapel is partially visible. Looking southeast.

## Appendix B Table of Changes

Black normal text	Descriptive
Blue Text	Changes that are positive or with no impact
Red Text	Changes with a negative impact
<b>Bold Green Text</b>	<b>Recommendations to reduce negative impact</b>

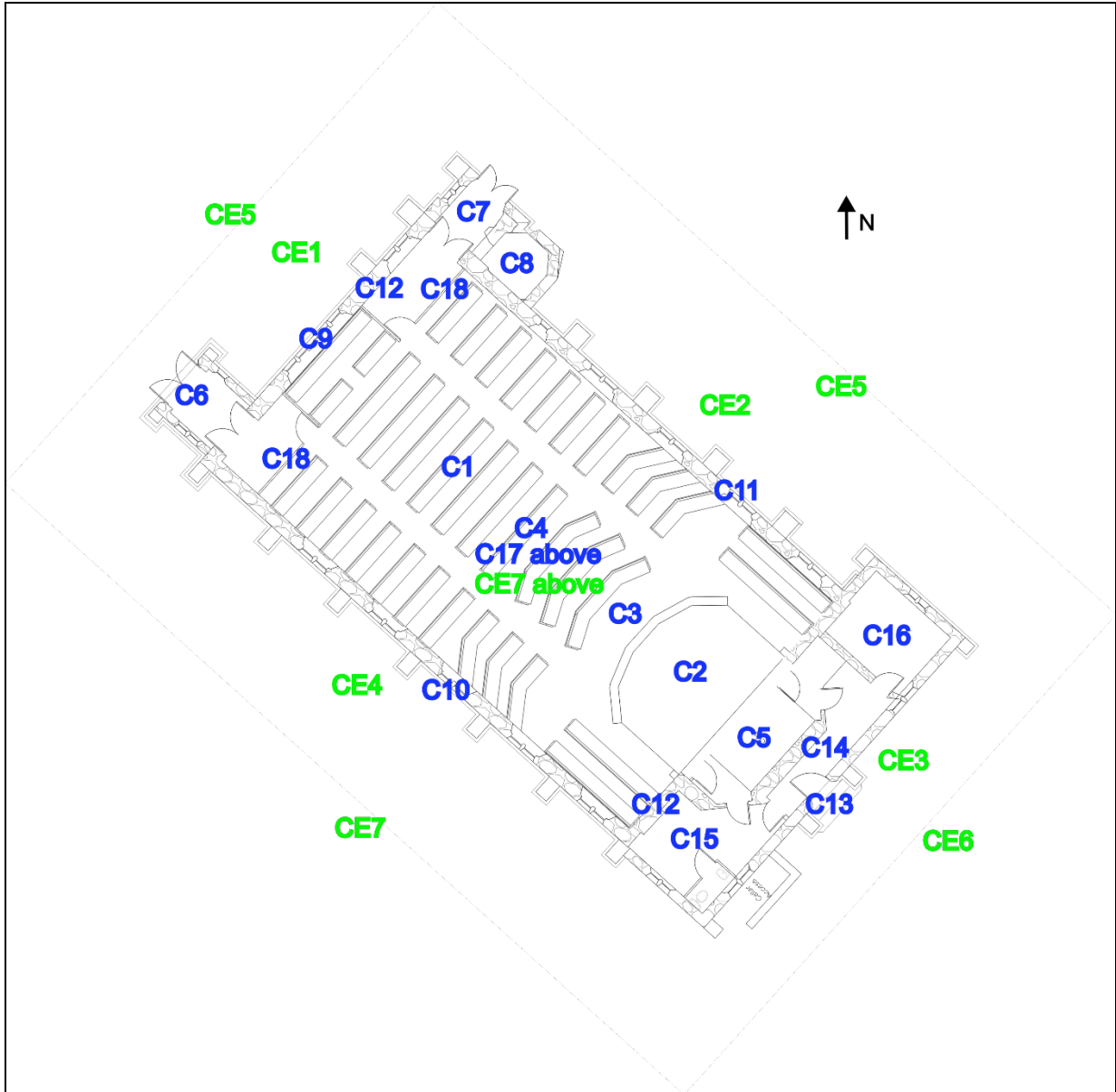


Figure 6; Location of feature numbers listed below.

CHAPEL - INTERNAL			
Feature Number	Description	Impact	Comment
C1	Pews	The pews are currently in the position in which they were last used. <b>In order to make the space inside the chapel usable they will need to be removed.</b>	Very few uses of the chapel which would be viable could retain the pews so re-use of the building will inevitably require their removal. A few of the pews will be retained and used in the hallways and landing. <b>Level 3 building</b>



<b>CHAPEL - INTERNAL</b>			
Feature Number	Description	Impact	Comment
			<b>record before removal to preserve by record</b>
C2	Pulpit stands in front of the organ	<b>The pulpit will need to be removed in order to create the hall area for the southeast dwelling. This hall area will display the organ.</b>	<b>Level 3 building record before removal to preserve by record</b>
C3	Floor in main body of chapel. The floor of the main body of the chapel slopes from the northwest end southeastwards down towards the raised pulpit area. The floor has a void underneath it.	<b>The floor will be taken up and new floors relaid.</b> The ground floor in the southeast unit will be lower than that in the northwest. It is possible that under the floor are the buried remains of a former minister and his wife but the location of this and the manner of the burial is unknown. The chapel was built in an area not far from the medieval castle and where previous buildings are shown on historic mapping pre-dating the chapel.	<b>Level 3 building record before removal to preserve by record</b>  <b>Archaeological watching brief to check for buried human remains.</b>  <b>Archaeological watching brief on any other archaeological remains.</b>
C4	Open space. The main body of the chapel is a large open space. There is no gallery or second floor so the area is currently open from the floor to the ceiling.	<b>The open space will be subdivided by a full height internal partition across the chapel and further subdivisions on each side of the partition.</b>	<b>Level 3 building record before removal to preserve by record</b>
C5	Organ. The impressive organ stands at the southeast end of	<b>The organ and arch will be retained and space created on each floor to display the organ</b>	<b>Restore the wording around the arch</b>

<b>CHAPEL - INTERNAL</b>			
Feature Number	Description	Impact	Comment
	the chapel within a purpose-built alcove so the front is flush with the southeast wall of the main body of the chapel. Above the alcove is a decorative arch with the wording "Extoll ye the Lord our God, and worship at his footstool for he is Holy"		
C6	Doorway and lobby to the northwest onto Park Street	The doorway and lobby will be retained to access the northwest unit.	
C7	Doorway and lobby to the northwest on the Church Street	The doorway and lobby will be retained to access the northwest unit.	
C8	Uncompleted stair turret, built when the chapel was built in anticipation of the need for a gallery which was never progressed	The stair turret will be retained	
C9	Large window at northwest end	The large stained-glass window at the northwest end will be retained and a space created on all floors so that the window remains an impressive internal feature. Secondary glazing will not be placed in this window so the design and character of this window will not be	

<b>CHAPEL - INTERNAL</b>			
Feature Number	Description	Impact	Comment
		altered.	
C10	Windows along chapel to the southwest	<p>The windows along the southwest side of the chapel will be retained. The internal vertical divisions will not divide a window.</p> <p>The windows will have an openable pane inserted with thin metal inset – this will provide ventilation and a means of escape. The rest of the windows will have secondary double glazing to improve heat retention and reduce external noise. These windows are not of stained glass and the window surround will not be altered.</p>	<b>The design of the openable section and the secondary glazing to be agreed</b>
C11	Windows along chapel to the northeast	<p>The windows along the southwest side of the chapel will be retained. The internal vertical divisions will not divide a window.</p> <p>The windows will have an openable pane inserted with thin metal inset – this will provide ventilation and a means of escape. The rest of the windows will have secondary double glazing to improve heat retention and reduce external noise. These windows are not of stained glass and</p>	<b>The design of the openable section and the secondary glazing to be agreed</b>

<b>CHAPEL - INTERNAL</b>			
Feature Number	Description	Impact	Comment
		the window surround will not be altered.	
C12	Plaques on wall at southeast and northwest ends	There are a few plaques on the northwest and southeast walls. Their location may conflict with the proposed plans.	The current plaques on the walls will be removed, retained and resited once works completed.
C13	Entrance door to the southeast towards the schoolhouse	This entrance will be retained as the access into the southeast unit, including the two passages to either side of the organ	
C14	Lobby at southeast end	This lobby area will be retained	
C15	Room to southwest at southeast end	This room will be retained in its current layout, the chimney breast will be retained. The toilet will be upgraded but partition retained.	
C16	Room to northeast at southeast end	This room will be retained in its current layout, the chimney breast will be retained	The fireplace will be retained but hidden behind utility units. The chimney line will still be visible
C17	Ceiling/roof space	The roof structure will be retained but will no longer be visible apart from in the second-floor rooms and at either end. The lower part of the roof trusses will be encased by the inserted second floor so that the corbels on which the trusses sit will be visible on the first floor.	<b>Level 3 building record before change to preserve by record</b>
C18	Wood partitions at	These will be removed	<b>Level 3 building</b>

<b>CHAPEL - INTERNAL</b>			
Feature Number	Description	Impact	Comment
	the northwest end of the chapel created foyer areas from each doorway and lobby		<b>record before change to preserve by record</b>

<b>CHAPEL - EXTERIOR</b>			
Feature Number	Description	Impact	Comment
CE1	Northwest end of chapel	<span style="color: blue;">The exterior of the northwest end of the chapel will remain as it is.</span> The internal floor divisions will be set back from this external wall and will not impact on the views of the stained-glass windows. The dormer windows on the lateral sides of the chapel roof to the northeast and southwest are a physical change to the chapel and are proposed to allow light into the second floor. The northernmost dormer on each side is a blank one to balance design and that and the finials of the other dormers will be partially visible in views of the chapel.	

<b>CHAPEL - EXTERIOR</b>			
Feature Number	Description	Impact	Comment
CE2	Northeast side of chapel	<p>The dormer windows on the lateral sides of the chapel to the northeast and southwest are a physical change to the chapel and are proposed to allow light into the second floor. They will be most notable in views of the northeastern side of the chapel. The design of the dormers has already been altered taking on board comments from the Built Heritage Officer. The current proposal symmetrical balances dormers on both sides of the building. They will reflect the style of the architecture of the chapel but look distinctive enough to show as later additions. The dormers are slightly larger than the original design and balance better in scale with the arched windows below. The sides of the windows will be of lead and the finials on top will match the finials elsewhere on the chapel.</p>	

<b>CHAPEL - EXTERIOR</b>			
Feature Number	Description	Impact	Comment
CE3	Southeast end of chapel	The exterior of the northwest end of the chapel will remain as it is. Views of the southeast end of the chapel are restricted as longer direct views of it are blocked by the schoolroom. The new dormers will be visible but won't obstruct or detract from other features of the chapel	
CE4	Southwest side of chapel	As for the northeast side of the chapel	
CE5	Boundaries to the northwest and northeast	No change proposed	
CE6	Space between chapel and schoolroom	A wall will be built between the two buildings to define each property	<b>Any dividing wall between the schoolhouse and the chapel should be kept to a minimum and not extend beyond the northeastern corner of the schoolhouse so that the chapel and schoolhouse can still be appreciated as a group</b>
CE7	Boundary to the southwest of chapel	No change proposed	

<b>CHAPEL - EXTERIOR</b>			
Feature Number	Description	Impact	Comment
CE8	Roof	<p>The dormer windows on the lateral sides of the chapel to the northeast and southwest are a physical change to the chapel and are proposed to allow light into the second floor. The design of these has already been altered taking on board comments from the Built Heritage Officer. The current proposal symmetrical balances both sides of the building and reflects the style of the architecture of the chapel through the external use of the finials but looks distinctive enough to show as a later addition. The sides of the dormer windows will be of lead. The dormers are slightly larger than the original design and balance better with the arched windows below. The sides of the windows will be of lead and finials on top to match the finials elsewhere on the chapel.</p>	<p>Mitigation within the design has already been undertaken following comments from the Built Heritage Officer</p>



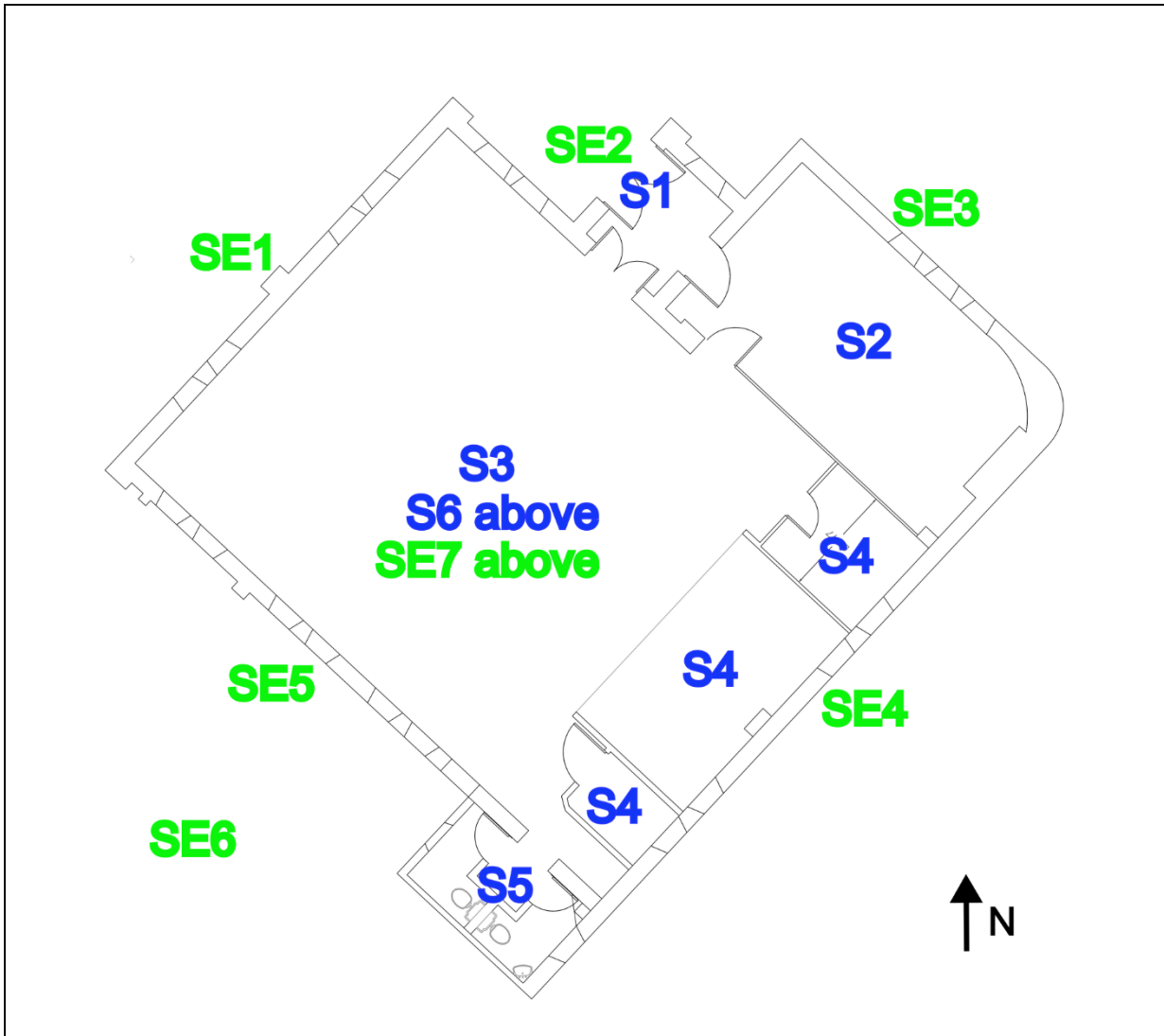


Figure 7; Location of changes to the schoolroom listed below giving the feature number.

SCHOOLHOUSE - INTERNAL			
Feature Number	Description	Impact	Comment
S1	Entrance Lobby	The entrance lobby will be retained as it is other including the double doors into the schoolroom hall	<b>Level 3 building record before change to preserve by record</b>
S2	Kitchen	The kitchen will be removed and wall lined and improved on one side. The wood panelling on the other side of the wall, and	<b>Level 3 building record before change to preserve by record</b>

<b>SCHOOLHOUSE - INTERNAL</b>			
Feature Number	Description	Impact	Comment
		the metal column which stretches up to the ceiling, will be retained. Chimney will be retained.	
S3	Main Space	The main space is a large open space with a wooden stage at the southern end and painted wood panelling around the edges of the room. This space will be divided into two residential units with a full height wall running northeast to southwest across the main space with further subdivisions to create rooms on each side of the division. In the southwest wall, a new external doorway is proposed taking the two northwestern windows out and turning into patio doors.	<p><b>The wood panelling around the lower parts of the walls will be retained, but will be hidden by an internal lining to increase energy efficiency.</b></p> <p><b>Level 3 building record before change to preserve by record</b></p> <p>The upper part of the windows to be replaced by patio doors will have the brick and stone arch above the windows retained.</p>
S4	Stage in main space	The stage and wood panelling that creates stage rooms to either side of it will be removed. The stage is not an original feature of what was a schoolroom and was presumably added in the 20 <sup>th</sup> century. The stage and surrounding wood panelling will be removed	<p><b>Level 3 building record before change to preserve by record</b></p> <p><b>Use the floor of the stage for the flooring in the same place to reflect the location of the stage.</b></p>
S5	Toilets	The toilets are modern and will be removed.	

<b>SCHOOLHOUSE - INTERNAL</b>			
Feature Number	Description	Impact	Comment
		The space will be retained as a utility area and the <b>small chimney in the eastern corner will be retained.</b>	
S6	Ceiling/Roof Space	The roof space, only accessible by ladder, is spacious with 3 window lights each to the north and south sides. The ground floor ceiling which creates the floor roof space is modern as is a ceiling above which blocks off the upper part of the roof space. These will be removed and a new floor inserted as the same level as the existing ground floor ceiling. The roof space will form the bedroom areas and the space will be divided in two by a new wall between the two newly created apartments. There will be no impact on features of historic interest from this proposal.	

<b>SCHOOLHOUSE - EXTERNAL</b>			
Feature Number	Description	Impact	Comment
SE1	External wall - northwest	<b>There will be no change to this face of the building</b>	
SE2	Doorway	<b>There will be no change to the external part of the doorway</b>	
SE3	External wall -	<b>There will be no</b>	

<b>SCHOOLHOUSE - EXTERNAL</b>			
Feature Number	Description	Impact	Comment
	northeast	change to this face of the building	
SE4	External wall - southeast	There will be no change to this face of the building	
SE5	External wall - southwest	There will be a new doorway created where the two northern windows are currently. The upper part of the windows will be retained including the brick and stone arch	<b>Level 3 building record before change to preserve by record</b>
SE6	Boundary to the southwest	Boundary will be retained	
SE7	Roof	The slate roof will be retained and repaired but 5 pairs of rooflights will be inserted to allow light into the newly created floors on the first floor.	<b>The rooflights will be conservation lights and recessed into the roof so that they do not protrude.</b>