

The 'Works' - A Proposed New Cultural  
& Creative Centre in Llanelli Town Centre  
A Photographic & Measured Sketch Survey  
of Zion Baptist Chapel & School for CADW  
August 2010



lawray architects



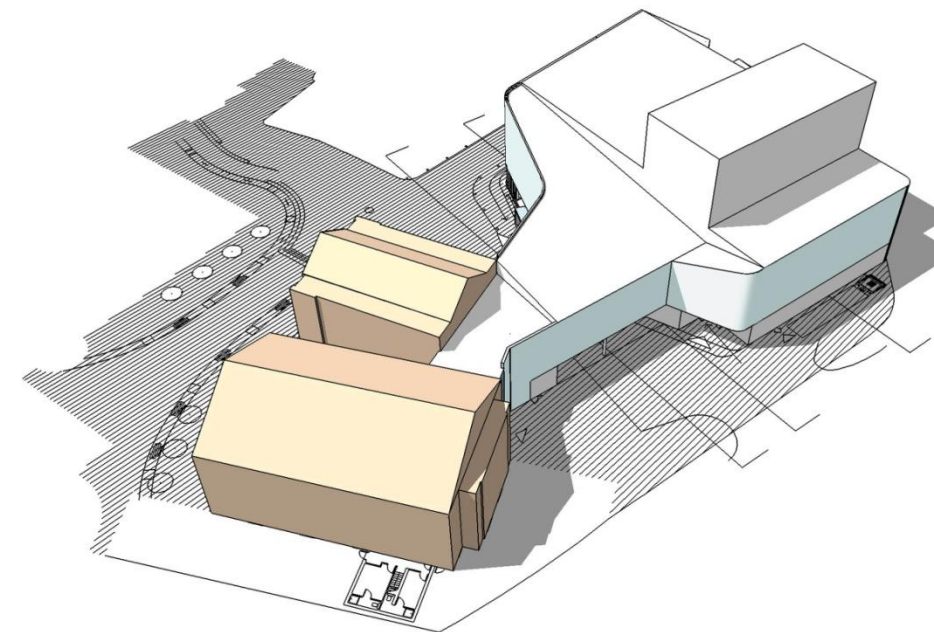
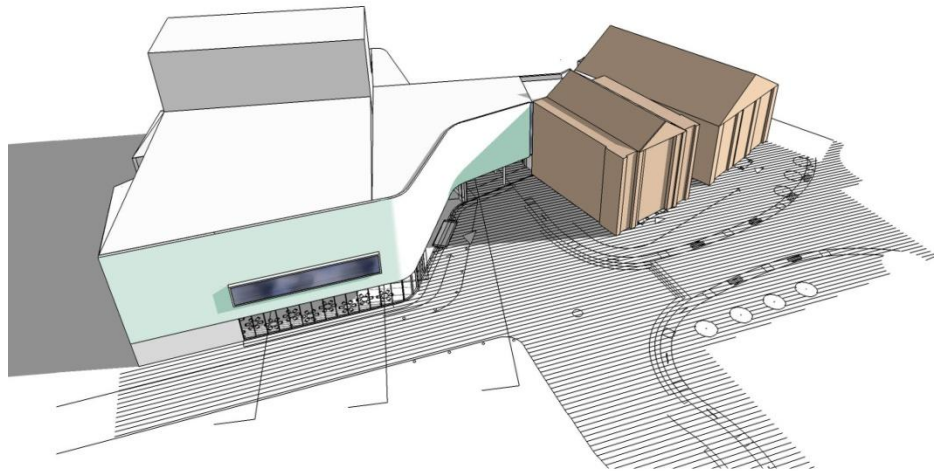
## **Contents**

1. Description of Proposed 'Works' Theatre Development
2. Drawings of Existing Baptist Chapel Buildings
3. Proposed Demolitions & Alterations
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# Brief Description of Proposed 'Works' Theatre Development

Early CAD massing studies...



### Introduction

The 'Works' is a mixed use development, consisting of a new-build elements such as flexible 500-seat theatre with associated 'back of house' facilities, administrative facilities, teaching facilities for Trinity College, large foyer bars & Cafes and refurbishment elements consisting of the Zion's Worship/Meeting Space (ground floor of School), Rehearsal/Performance space (first floor of School) and a community enterprise /performance space (ground floor of Zion chapel).

In developing proposals for the Works, the design team have sought to balance the needs of a modern theatre & cultural facility with respect for the existing Zion Chapel and School, i.e. preserving as much of their historic form, detail and character as possible, while also acknowledging new interior functions and an evolving civic context.

The Zion Chapels have for some time risked falling into a state of disuse and disrepair. Previous attempts to develop the existing buildings proposed functions that could have significantly disturbed the existing fabric, i.e. Social Housing, community health care, cafes, etc.. With the careful design of the 'Works' and its Business Plan, it is believed that a sustainable solution has finally been established, applying appropriate form and function to existing spaces.

### Design Form

the 'Works' development is dominated by a new 500 seat theatre and fly tower. Accordingly, so as not to dominate its neighbours, this relatively large accommodation stands as far back from the chapels as is possible on this site, immediately adjacent to the 25metre high 'Tinopolis' development along the west boundary.

The physical connection between the 'old and new' buildings, consists merely of a two storey link that stretches across Water Street in order to connect to the rear of Sunday school : Thus preserving 3 of 4 School elevations and all 4 Chapel elevations.

### Materials

The front (south) facade to the new-build theatre is dominated by a be-speckled metal curve. This element seeks to make reference to Llanelli's long association with metallurgy, but being predominantly grey in colour, it curves from front to back of the site in order to provide a neutral backdrop (or 'curtain') to the Zion Buildings. Indeed, it is intended that new-build form and material, landscaping and feature lighting will establish the Zion buildings as the 'star' of the development.

The material junction between 'old and new' consists of a glazed 'slot' between Theatre foyer and Sunday School, and a fully glazed stair well between the School and the Chapel : Thus preserving the form and identity of each component mass.

### Proposed Alterations & Demolitions

While current proposals attempt to minimise destruction to Zion Chapel/School and aim to utilise as much of the existing space and fabric as possible, the reality of accommodating contemporary functions and construction standards has resulted in the following alterations to the existing buildings :

#### 1) Removal (but possible re-location) of Listed Stone/Iron Boundary Wall

Reasons for removing this wall are threefold **a)** the Flood model necessitates maximum aperture along Water Street (9m), but both Annex and wall protrude 3metres into this zone, **b)** though DDA access to Chapels could be achieved within boundary via introduction of abrupt ramps, the designers instead prefer to achieve the necessary level changes via a gentle re-modelling of ground levels around the facility and across the public square, **c)** clients, users and designers believe that a change of function (from occasional ecclesiastic use to daily cultural/community use) necessitates both conceptual and actual 'openness'.

#### 2) Removal of Zion School's one storey Classroom Annex

It is suggested that this 'rear' element should be removed to facilitate concentrated link with the new-build proposals – an approach believed to achieve effective connection between elements, while minimising disruption to main volumes of School and Chapel themselves.

#### 3) Removal of remaining Gallery Seating & Stairs within the School

The original interior of the School has been significantly re-modelled after a fire in the 1960s. Removal of the upper gallery and contemporary suspended ceiling facilitate introduction of new subdividing floor structure, maintaining a large Worship Space on ground floor while also introducing a single large performance/rehearsal space on the first floor.

#### 4) Removal (but possible storage) of Ground Floor Pews within the Zion Chapel

Based upon consultant expertise, the Client 'business plan' has concluded that the existing ground floor pews (and sight lines) are not suitable for contemporary performances. Accordingly the pews are to be removed to facilitate introduction of largely 'transparent' cellular community accommodation under Gallery, while the central zone is left 'open' to accentuate 2 storey volume and facilitate occasional public performance.

Please refer to the accompanying Design & Access Statement for further descriptions and justification for the 'Works' project.



'Works 2'  
Proposed Theatre  
Development

Eastern Gateway  
Development  
New Car Park

'Tinopolis'

Upper Park Street

Eastern Gateway  
Development  
'Landmark Building'

Stepney Place

Eastern Gateway  
Development  
Multiplex Cinema

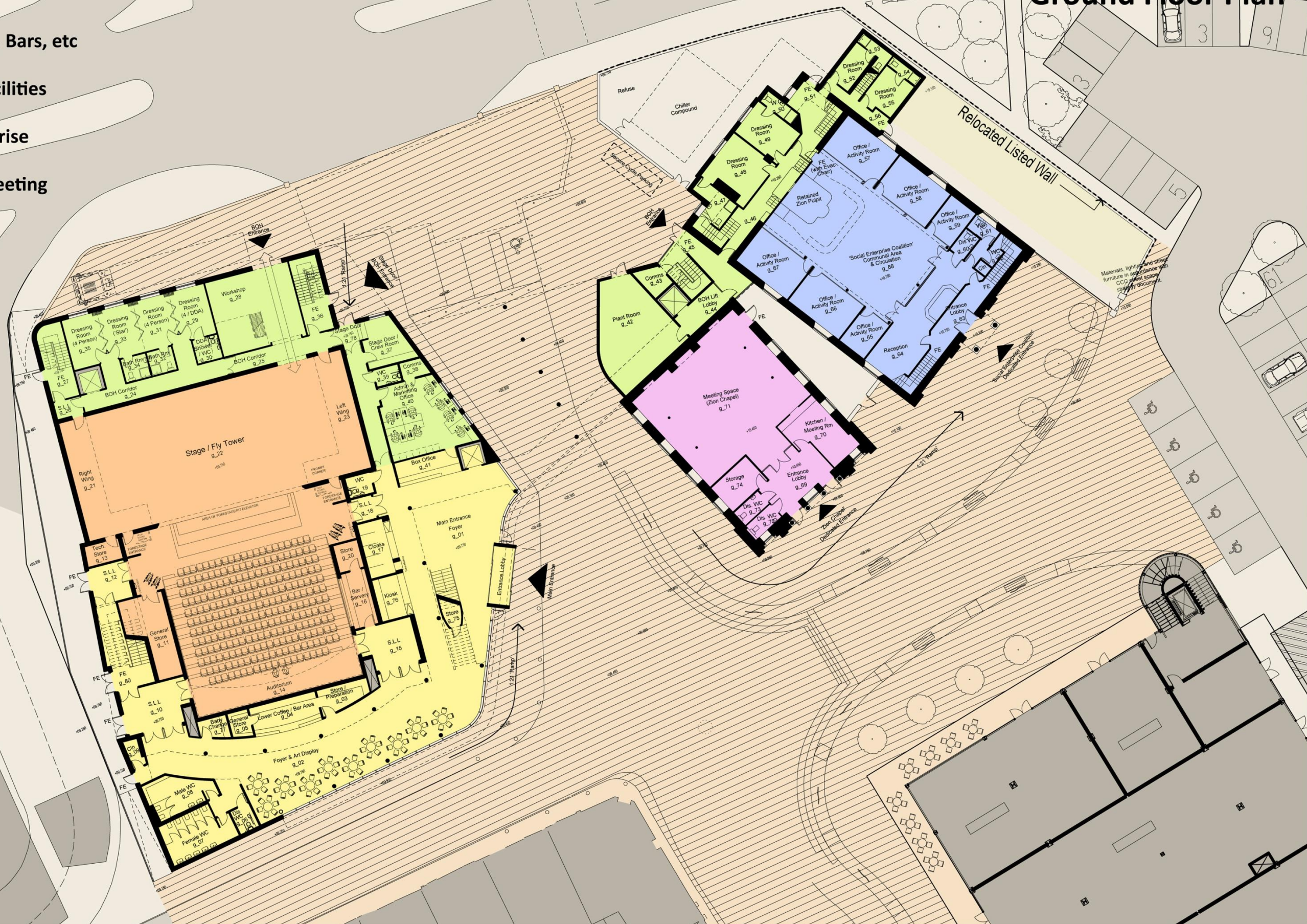


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# Ground Floor Plan

- Flexible Auditoria
- Public Foyer, Cafes, Bars, etc
- 'Back of House' Facilities
- Community Enterprise
- Chapel & Public Meeting

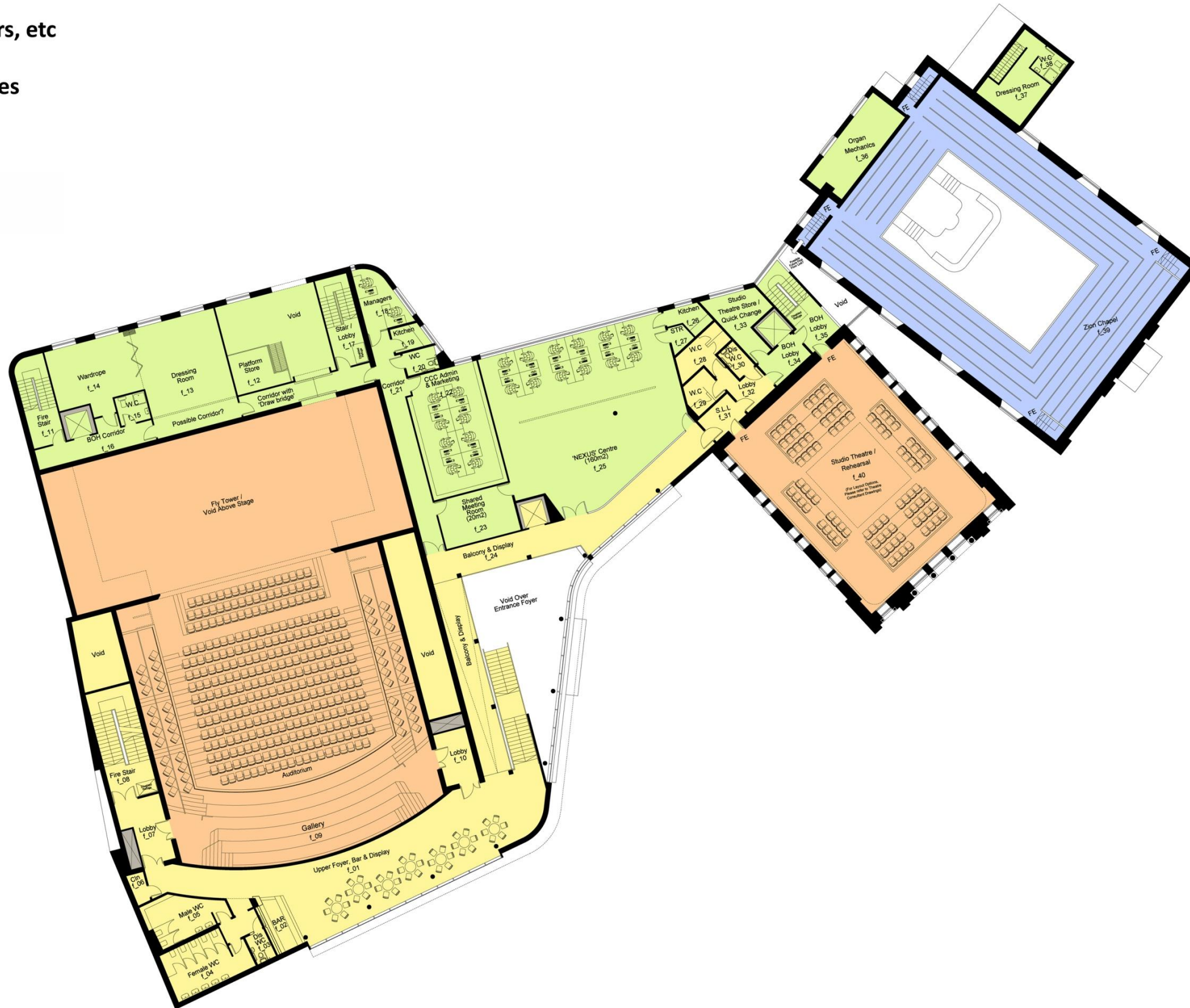


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# First Floor Plan

- Flexible Auditoria
- Public Foyer, Cafes, Bars, etc
- 'Back of House' Facilities
- Community Enterprise



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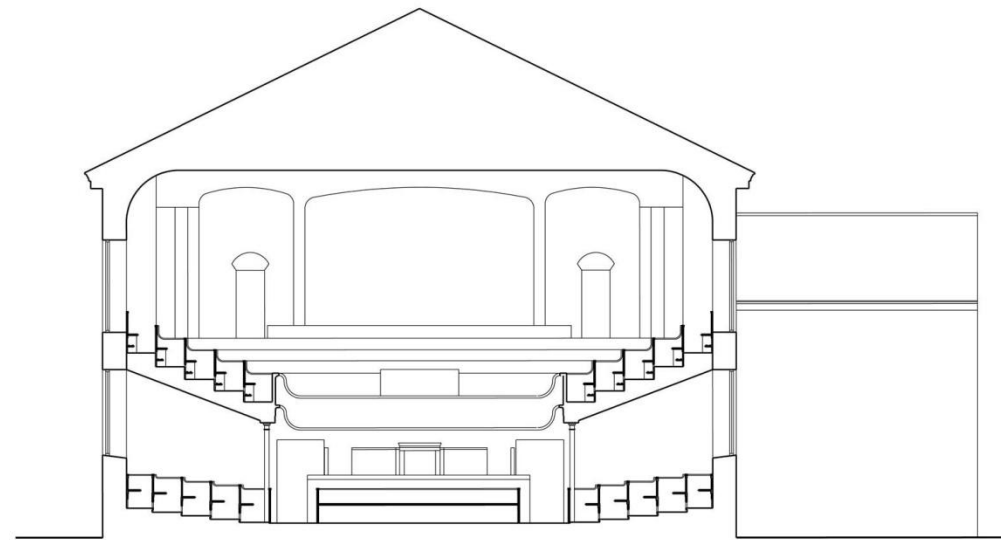


# Zion Chapel & School : Drawings of Existing Buildings

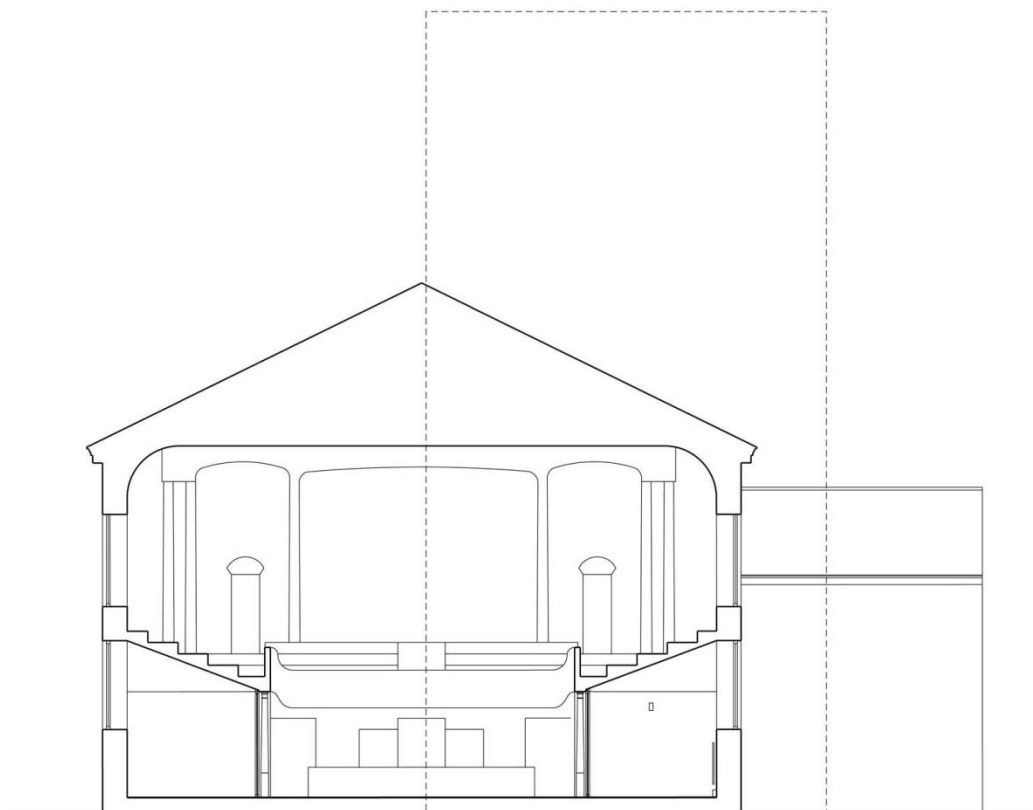






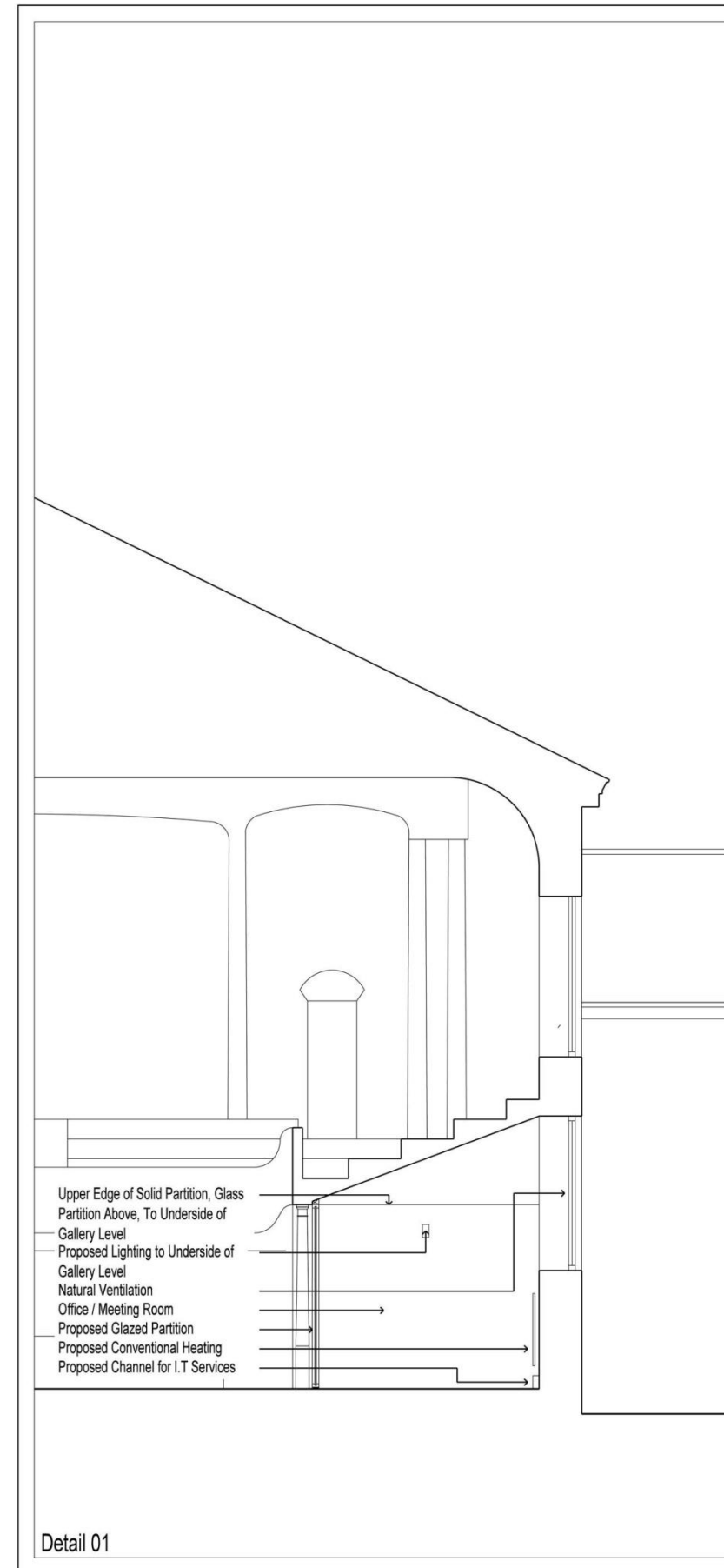


Existing Zion Chapel Survey Section



Proposed Zion Chapel Survey Section

Detail 01



Detail 01

Proposed Zion Chapel Glazed Partition Detail Section

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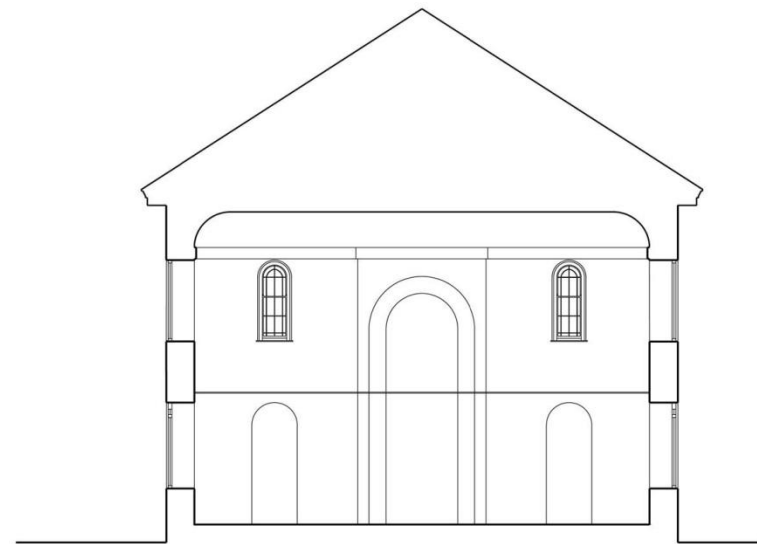
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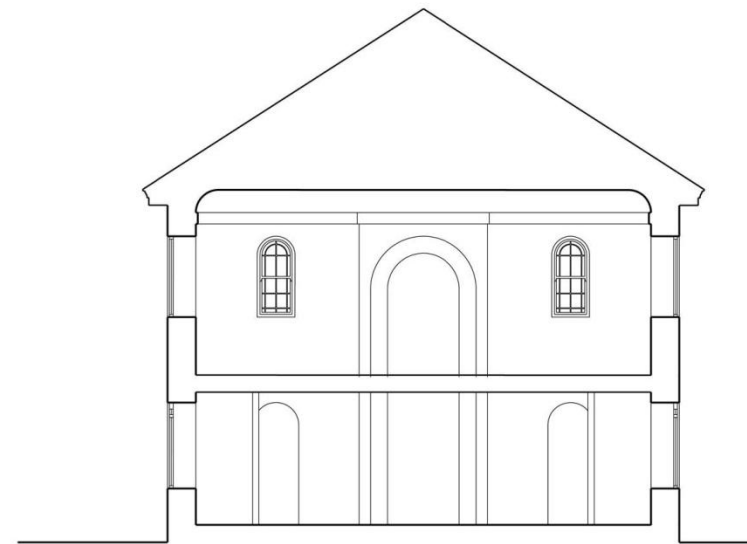
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Existing Sunday School Survey Section



Proposed Sunday School Survey Section



Existing Sunday School Survey Section

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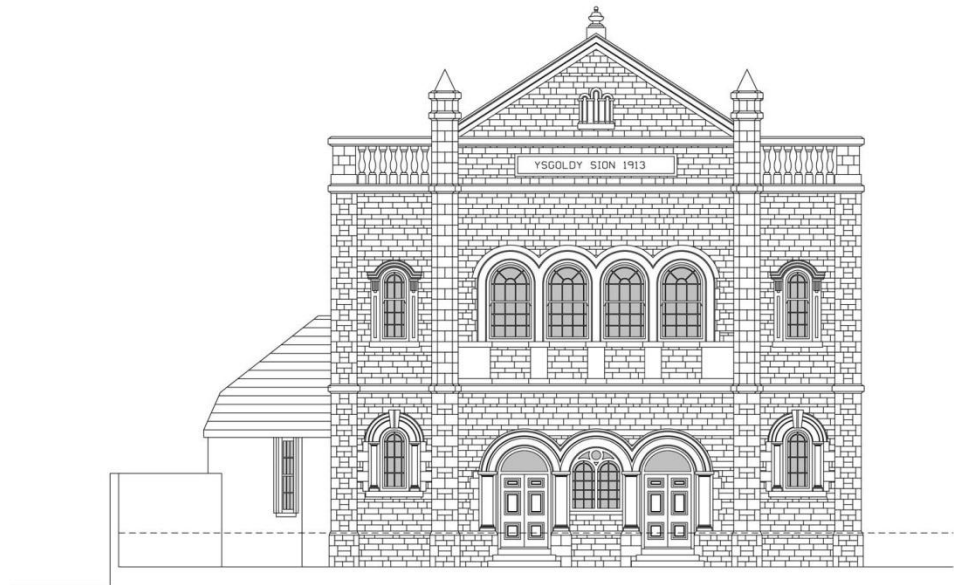
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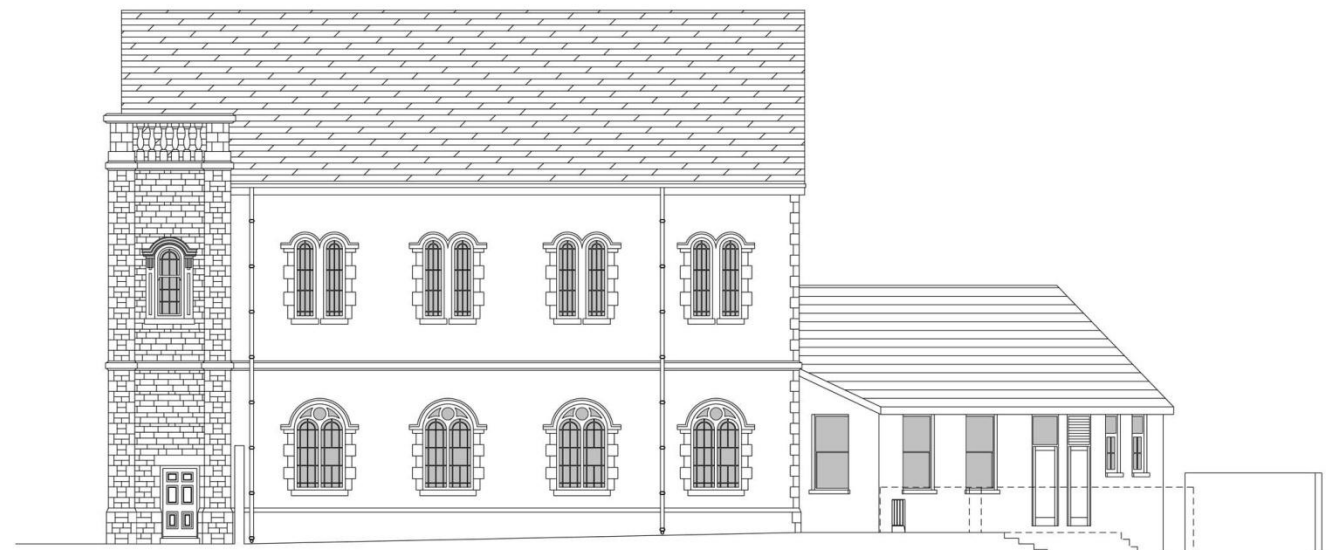


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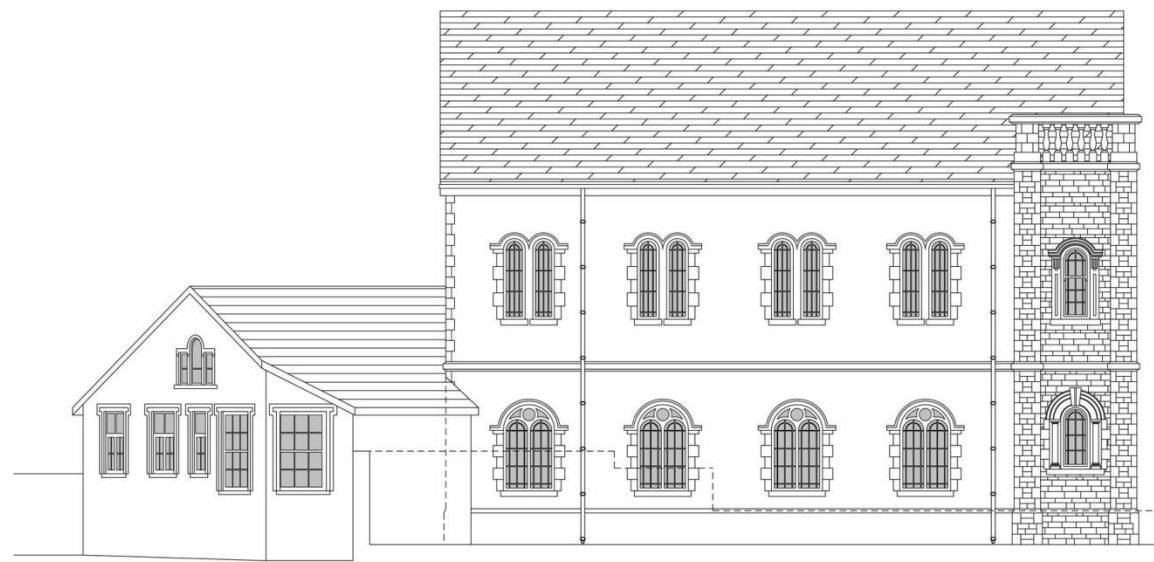
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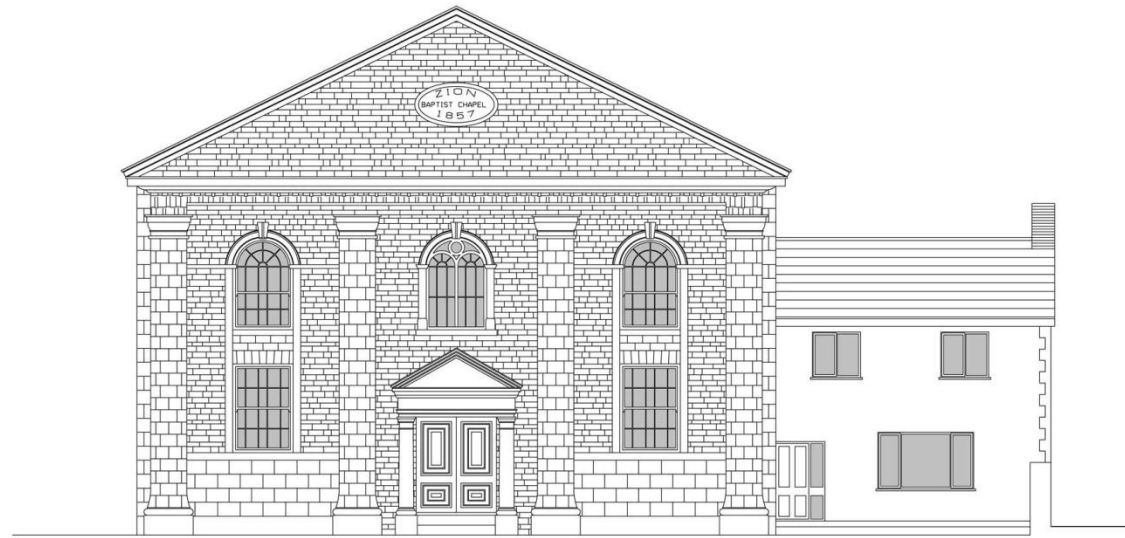
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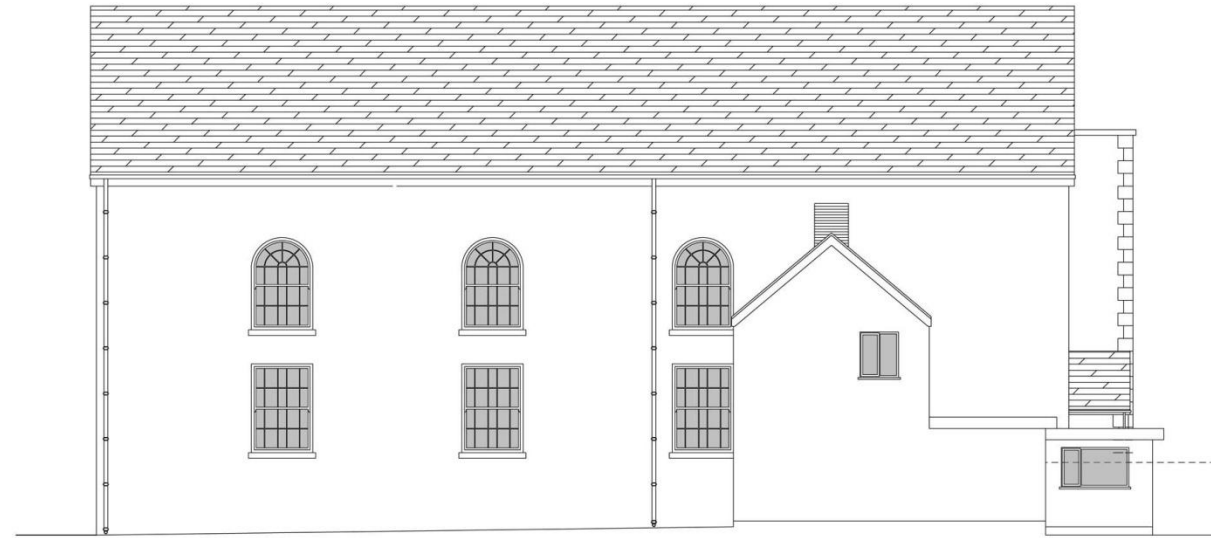
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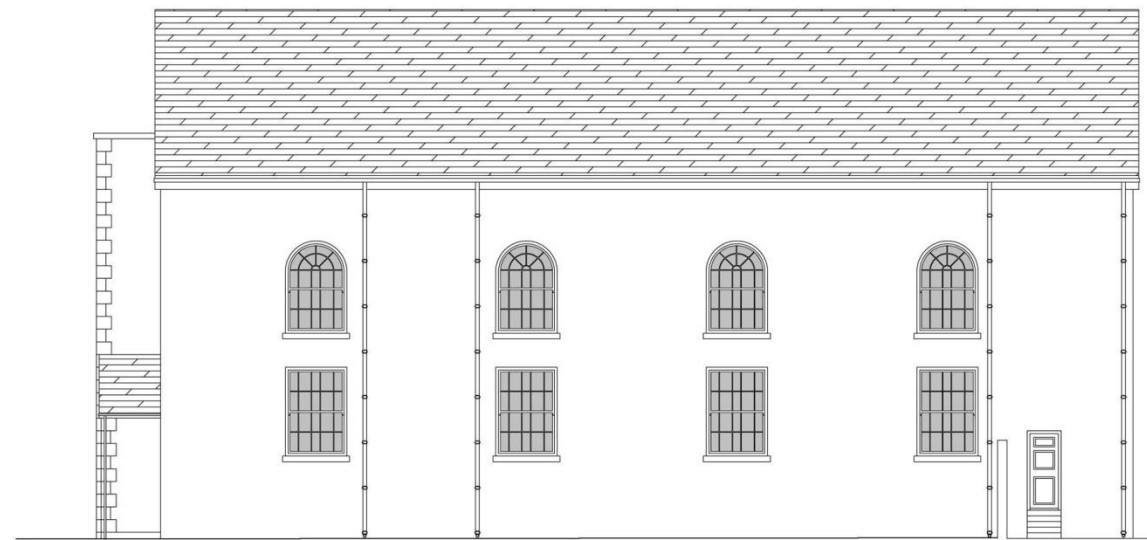
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# Zion Chapel & School : Proposed Demolitions & Alterations



Existing Care Taker's House :  
Contemporary Kitchen annex Demolished to facilitate proposed Services enclosure

Existing Zion Chapel :  
Preachers Room re-modelled to facilitate circulation & Fire Exit

Rear Access Compound :  
Perimeter brick walls Demolished and replaced to facilitate proposed Services enclosure and new Public Realm routes

Existing Zion Chapel :  
Deacons WC remodelled to provide Dressing Room shower/WC accommodation (existing fittings/finishes used where possible)

Existing Care Taker's House :  
Contemporary Interior Fittings removed to facilitate proposed Dressing Rooms accommodation

Existing Zion Chapel :  
Ground Floor Pews to be removed (and possibly stored?) to facilitate 'open' Social Enterprise Zone, with fully glazed perimeter offices

Existing Sunday School :  
Single storey annex, containing Kitchen, WCs and former Class Room to be demolished to facilitate 2-storey link with proposed new Theatre

Existing Sunday School :  
Contemporary Preaching Platform to be removed and replaced

Existing Sunday School :  
Columns and screens associated with recently re-modelled (1960s) First Floor Seating Gallery to be removed & reused. Glazed Partitions possibly to be returned to their perimeter recesses

Listed Wall, Railings & Gates :  
Entire Perimeter wall, railings & gates to be retained, but with 1) both Internal subdividing walls/railings to be removed 2) western-most stone wall to be removed 3) forecourt level to be raised by approximately 500mm to facilitate appropriate DDA access to Chapel & School, i.e. existing entrance steps to be buried

Existing Sunday School :  
Demolition of Stair Cases and Glazed Screen within Entrance Foyer in order to facilitate proposed interior layout with no first floor access

Construction (Design and Management) Regulations

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Proposed Demolitions

Proposed Removal / Partial Removal of Existing Fittings

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Proposed Demolitions & Remodelling

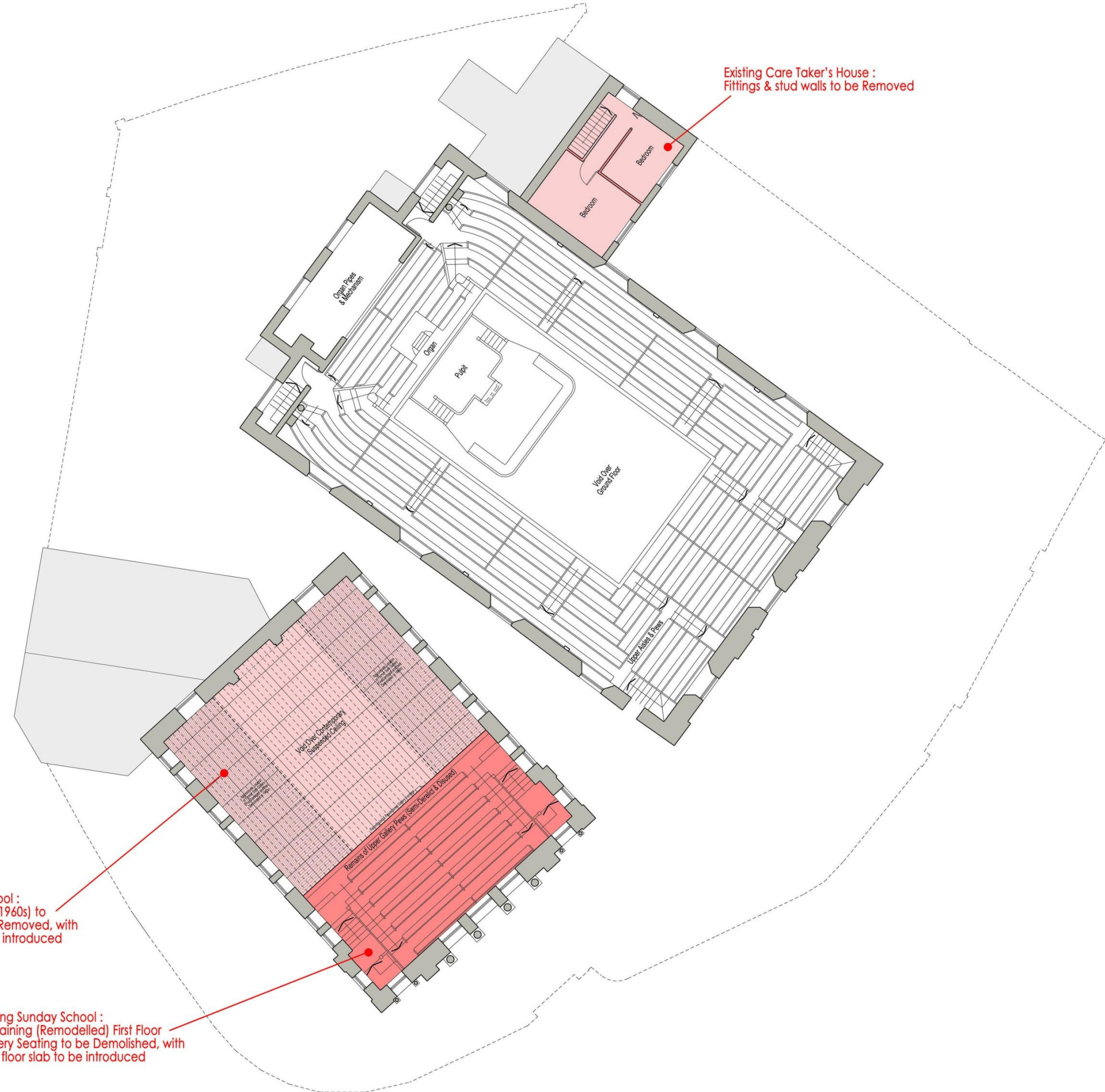
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- Proposed Demolitions
- Proposed Removal / Partial Removal of Existing Fittings

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Existing Sunday School :  
 Suspended ceiling (1960s) to  
 Ground Floor to be Removed, with  
 new floor slab to be introduced

Existing Sunday School :  
 Remaining (Remodelled) First Floor  
 Gallery Seating to be Demolished, with  
 new floor slab to be introduced



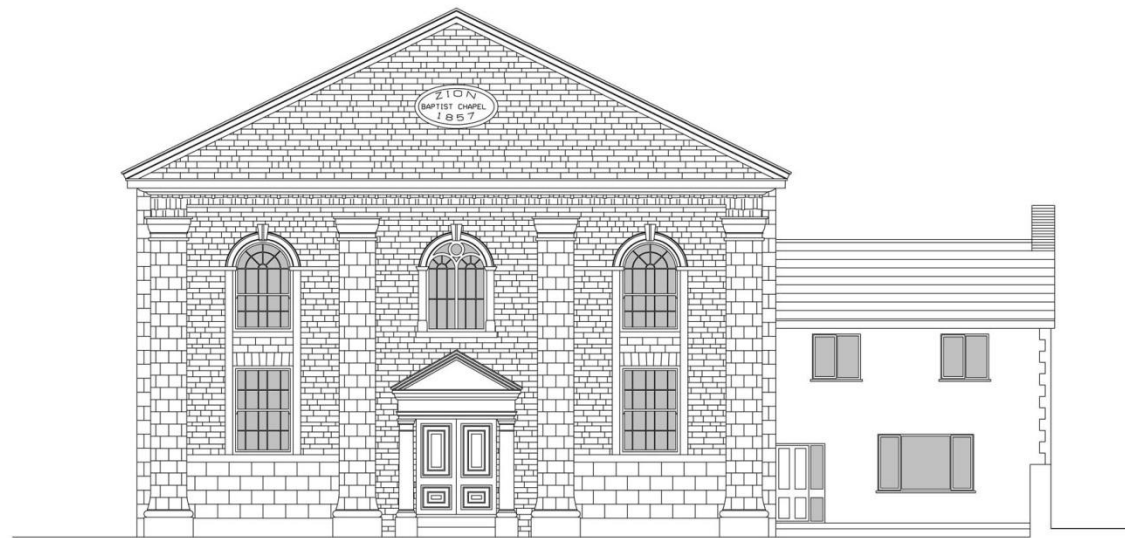




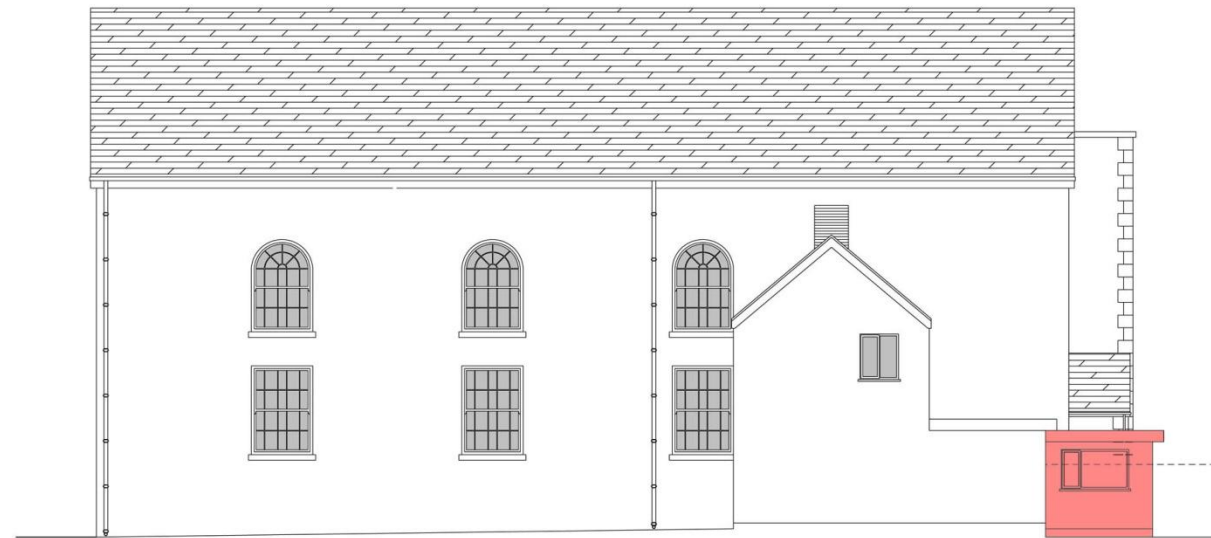


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 Proposed Demolitions



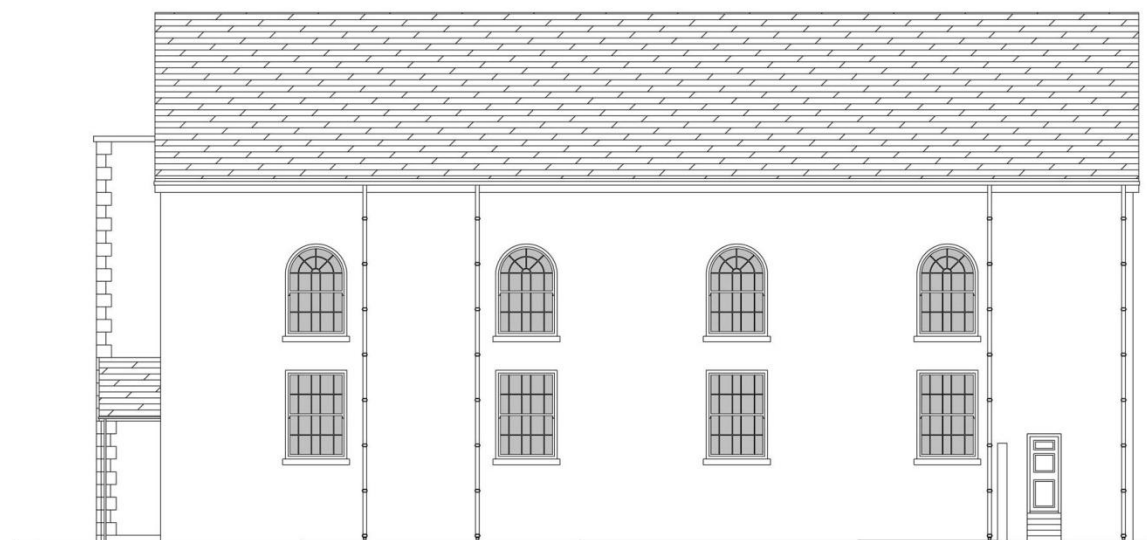
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Harvest Festival Diner within original interior of School Building (pre-remodelling), circa 1920s



## Zion Chapel & School : Photographic Survey





1. Southern (entrance) facade of School Building (1913)



2. Southern (entrance) facade of Zion Chapel (1857/1929)







1. Listed perimeter stone wall & iron railings, south-western element (Water Street), circa 1913



2. Listed perimeter stone wall & iron railings, central/southern-most element (Upper Park Street), circa 1913



3. Listed perimeter stone wall & iron railings, eastern-most element (Zion Row, beyond), circa 1913







1. Gates & gate piers to Zion Baptist School



2. Gates & gate piers to Zion Baptist Chapel



3. Gates & gate piers to Caretakers' House



Typical double gate pier, top



Typical double gate pier, base



Typical single gate pier, top







Typical wrought iron railing decoration



Typical wrought iron railing decoration



Typical wrought iron railing decoration



Typical wrought iron railing decoration



Typical wrought iron railing decoration



Typical wrought iron railing decoration







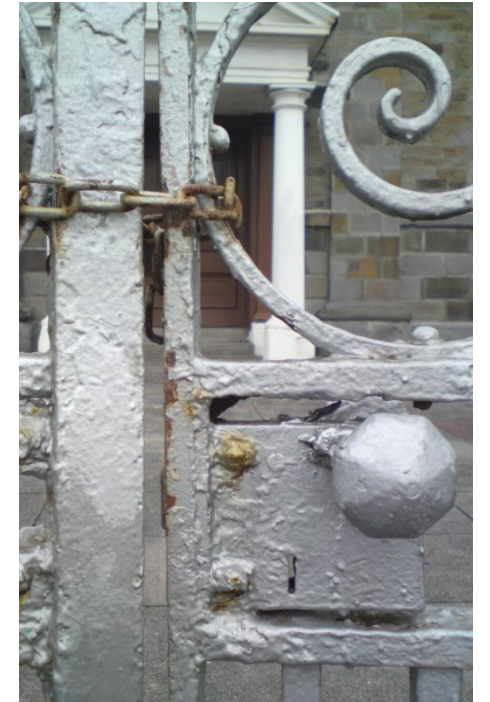
Typical wrought iron gate decoration



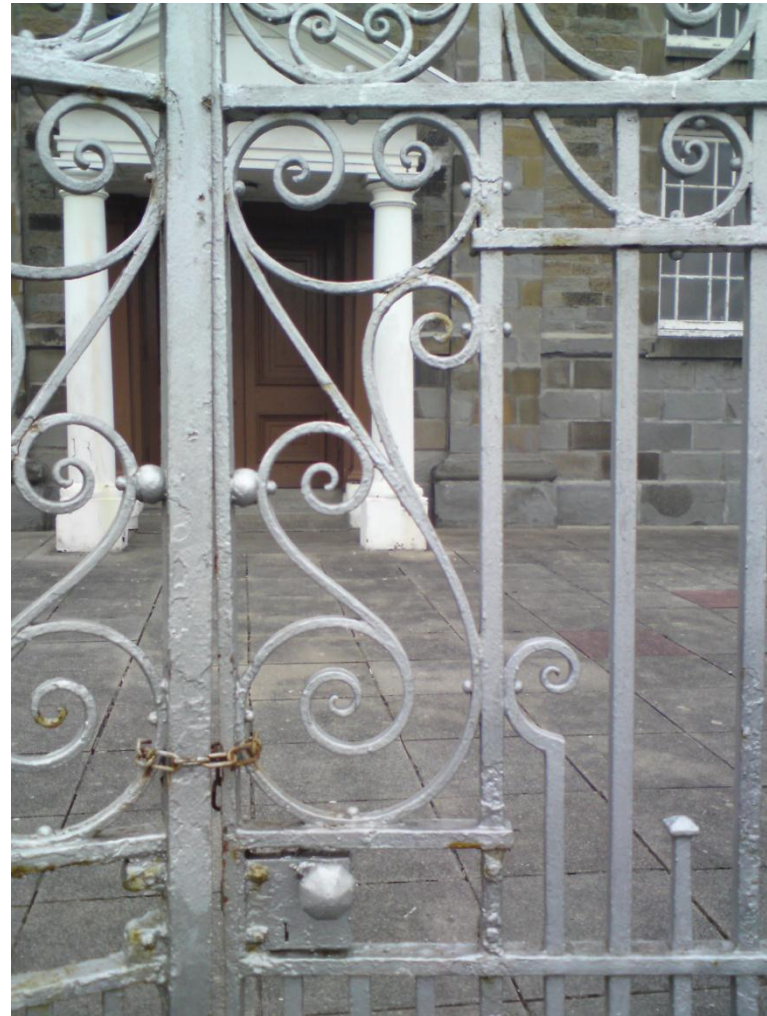
Typical wrought iron gate decoration



Typical wrought iron gate decoration



Typical wrought iron gate decoration



Typical wrought iron gate decoration



Typical wrought iron gate decoration







Typical wrought iron railing decoration



Typical wrought iron railing decoration



Typical wrought iron railing decoration



Wrought iron railings between Chapel & School







1. Zion Chapel, School and Classroom annex, from northwest (A484)



2. Classroom annex, from northwest (A484/Water Street)



3. Classroom annex, from northeast (rear service yard)



4. Classroom annex, from south (Water Street/entrance forecourt)







1a. Loft level stucco feature window, Classroom annex



1b. Kitchen/WC stucco feature windows, Classroom annex



1c. Stucco window detail, Classroom annex



2a. Classroom sash window, Classroom annex



2b. Corridor & WC doors, Classroom annex



2c. WC Windows, Classroom annex



2d. Cellar access, annex



2a. Classroom sash window, Classroom annex

2b. Corridor & WC doors, Classroom annex

2c. WC Windows, Classroom annex





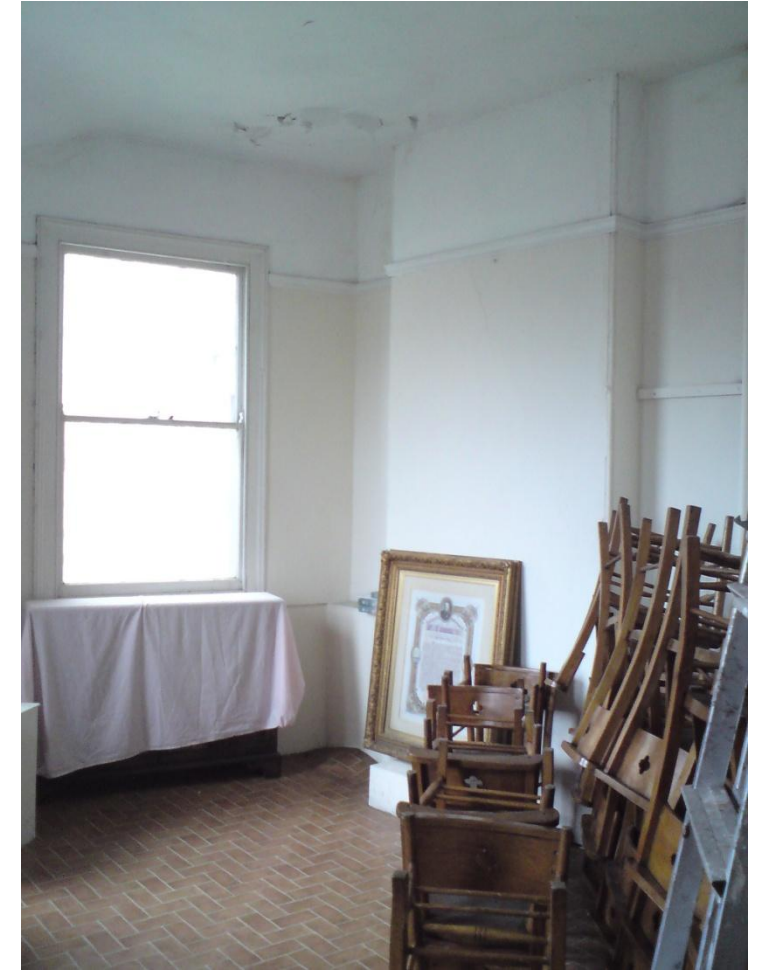
Classroom interior, Classroom annex



Classroom interior, Classroom annex



Classroom interior, Classroom annex



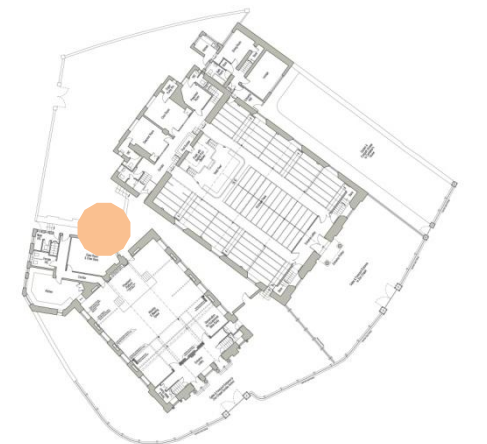
Classroom interior, Classroom annex



Dado detail, Classroom annex



Classroom ceiling, Classroom annex







Kitchen interior, (looking north), Classroom annex



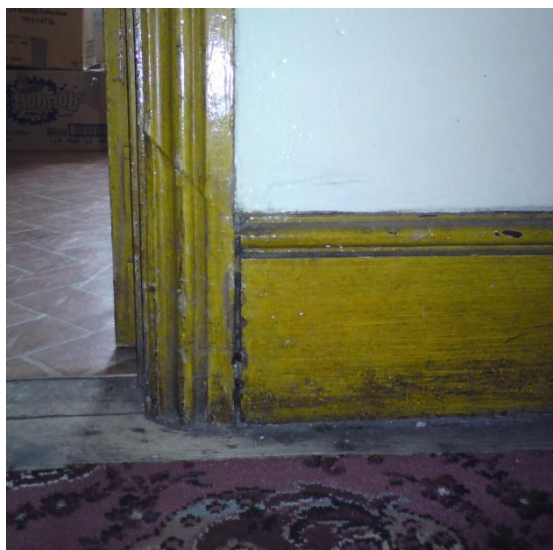
Kitchen interior, (looking south towards Serving hatch), Classroom annex



Kitchen detail, Classroom annex







Corridor Joinery, Classroom annex



WCs, Classroom annex



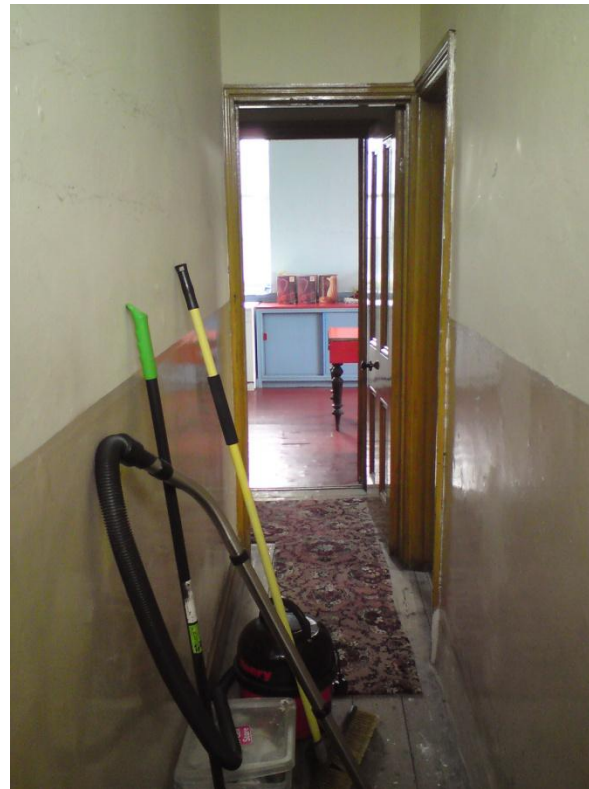
WCs, Classroom annex



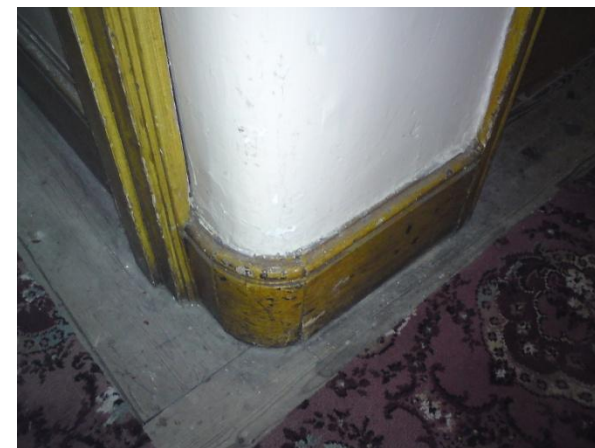
WCs, Classroom annex



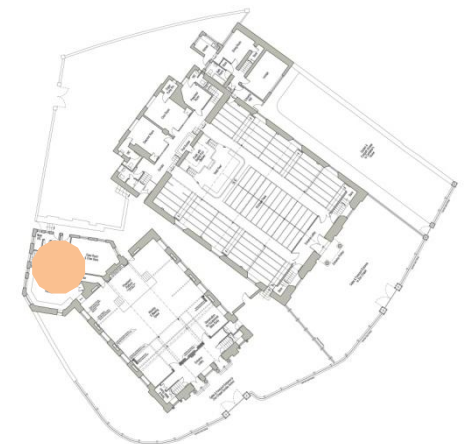
Corridor vista, Classroom annex



Corridor vista, Classroom annex



Joinery details, Classroom annex







Worship Space Vista (towards Gallery), School



U/s Gallery and Entrance Screen in Worship Space, School



Reconstructed Gallery frontage in Worship Space, School



U/s Gallery colonnade in Worship Space, School



Original Column detail in Worship Space, School



Gallery frontage detail & ceiling in Worship Space



Gallery detail (missing clock)



Floor plan diagram of the Zion Baptist Chapel and School, with an orange circle highlighting the location of the gallery area.





Glazed partition to u/s Gallery, Worship Space of School



Glazed/Folding partition detail to u/s Gallery



Contemporary timber colonnade to u/s Gallery



Folding Partition (Type #1), Worship Space



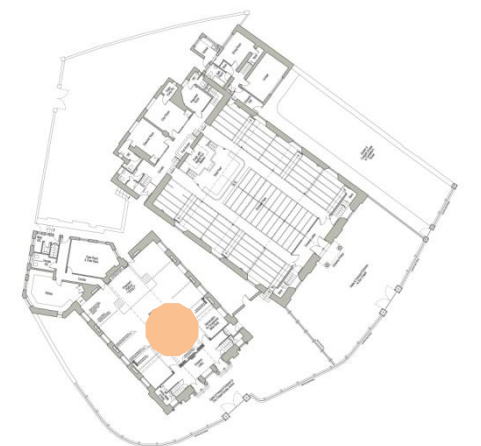
Folding Partition (Type #2), Worship Space



Original Partition Floor Track, Worship Space



Contemporary floor track fillet







Contemporary Preacher's stage, Worship Space of School



Reconfigured Alter wall feature, Worship Space of School



Concrete/plaster Altar detail, Worship Space of School



Contemporary stage details, Worship Space



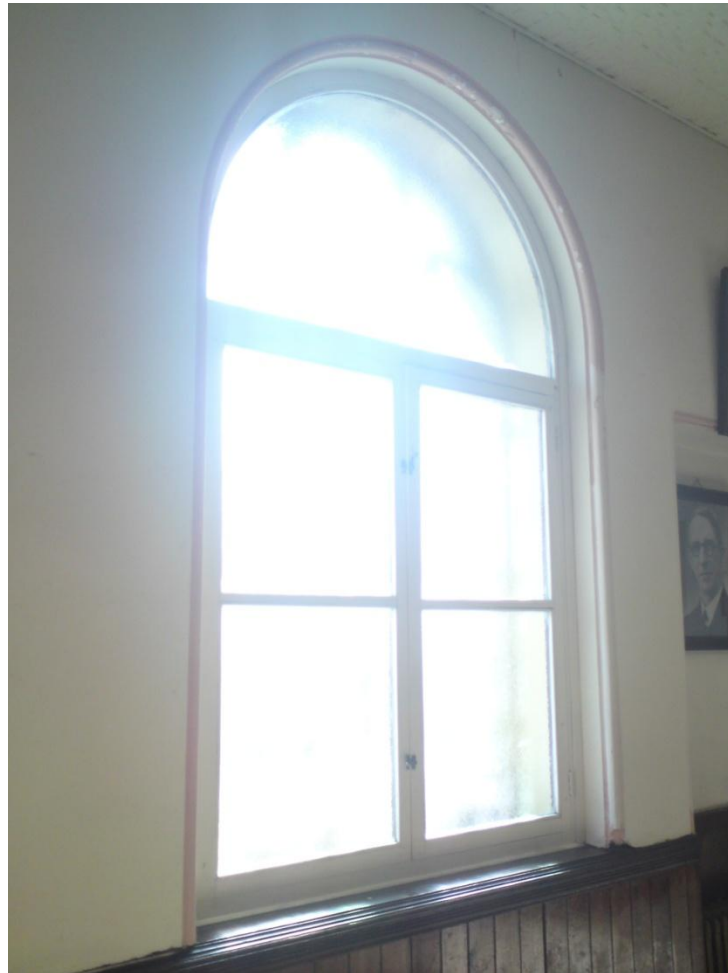
Upper Altar feature, now above 'ceiling void'







Original folding partition recess with newer cast iron radiator, Worship Space of School



Original 'Florentine' window with secondary glazing within Worship Space (West) of School



Original 'Florentine' windows with vent omitted within Worship Space (East) of School



Original 'Florentine' windows with vent omitted within Worship Space (East) of School



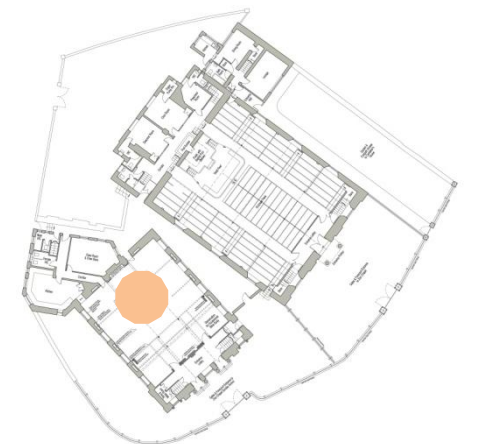
Kitchen serving hatch in Worship Space of School



Typical window cill/dado joinery



Typical partition recess/dado joinery







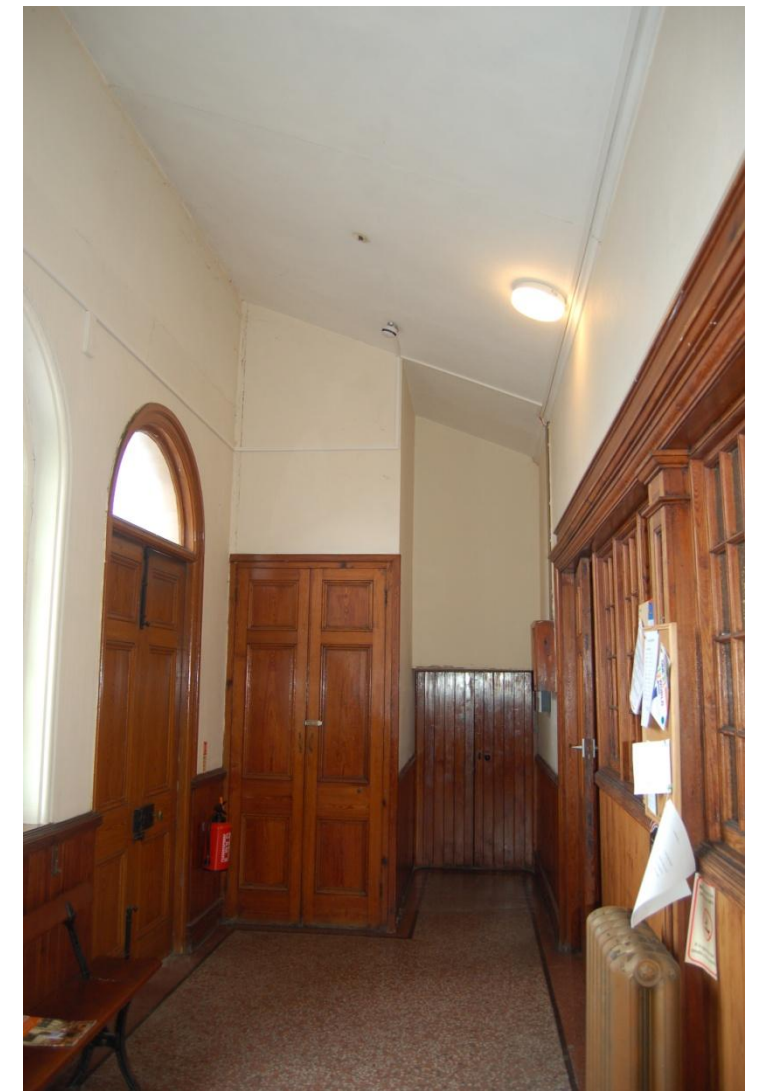
Timber/glazed screen, School Entrance Lobby



Timber door, School Entrance Lobby



Glazed panel, School Entrance Lobby



Doors to Gallery stairs, School Entrance Lobby



Timber Detail



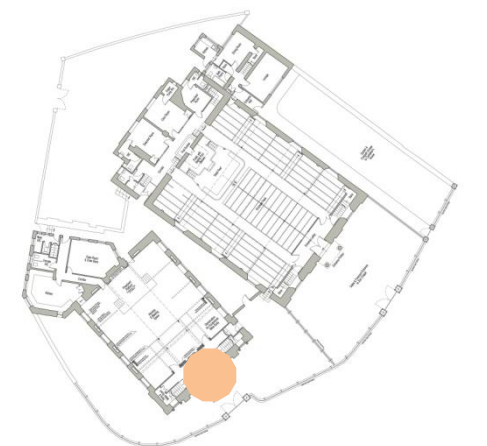
Timber Detail



Cast iron radiator



Commemorative Stone







Gallery stair vista (west), School building



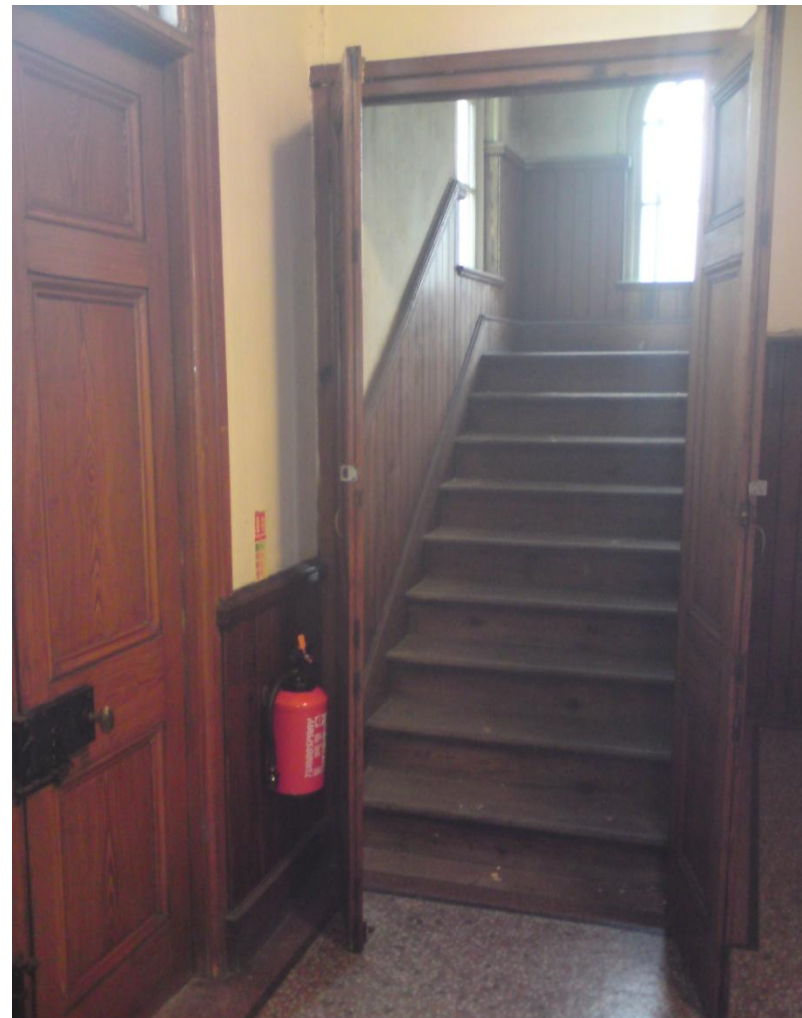
Gallery stair landing & windows (west), School building



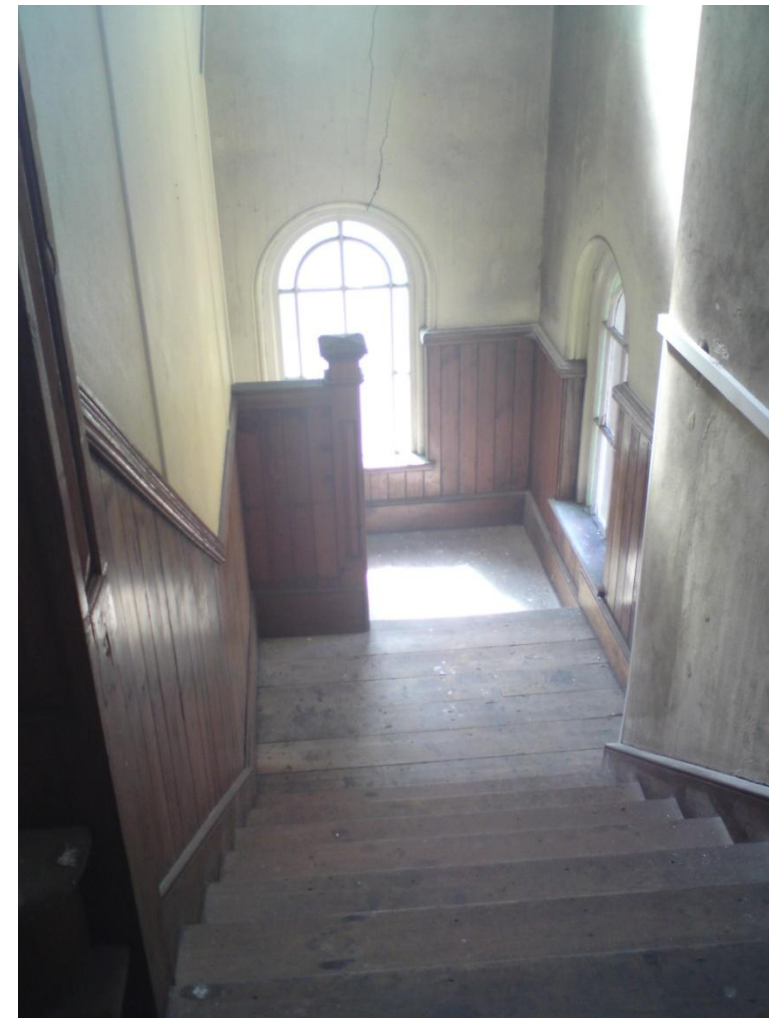
Gallery stair detail, School building



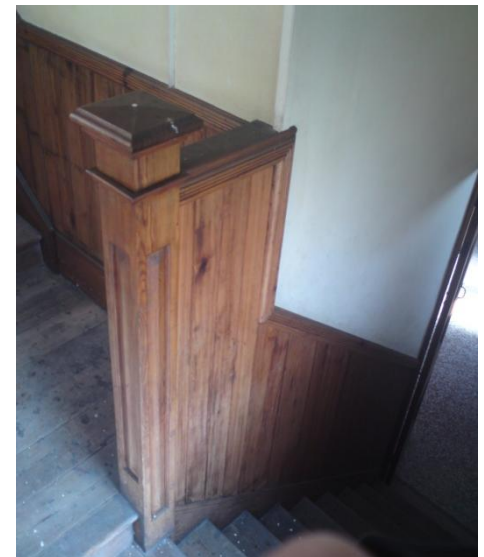
Gallery stair lobby doors (east), School building



Gallery stair vista (west), School building



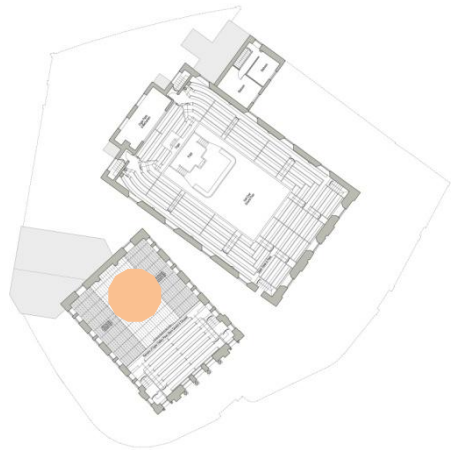
Gallery stair vista (west), School building



Stair landing detail,







Composite image of remodelled first floor Gallery seating/ceiling void within School building





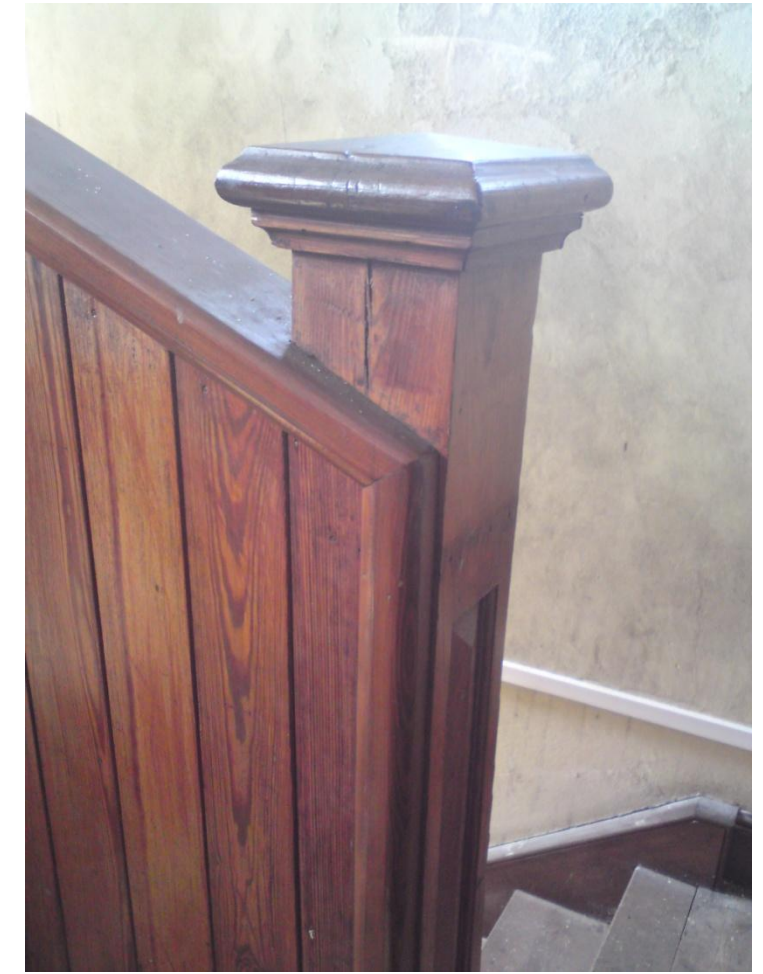
Gallery pew vista, School building



Gallery pew detail, School building



Gallery pew detail, School building



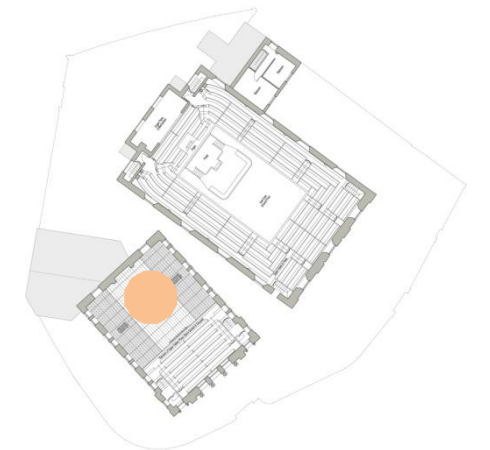
Gallery joinery detail, School building



Gallery pew detail, School building



Gallery joinery detail, School building







Gallery level window vista, School building



Gallery level window head detail, School building



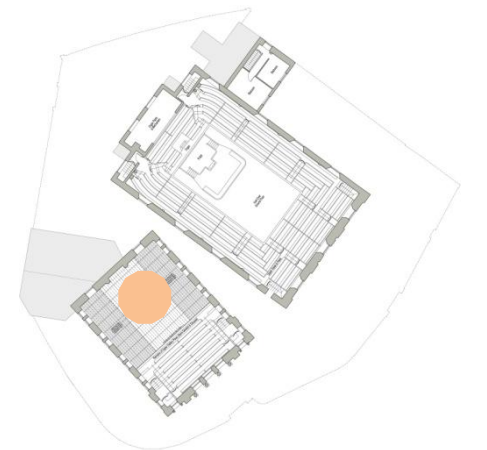
Gallery level window sill detail, School building



Secondary Glazing (west), School building



Ceiling level altar detail, School building







Original plaster ceiling, School building



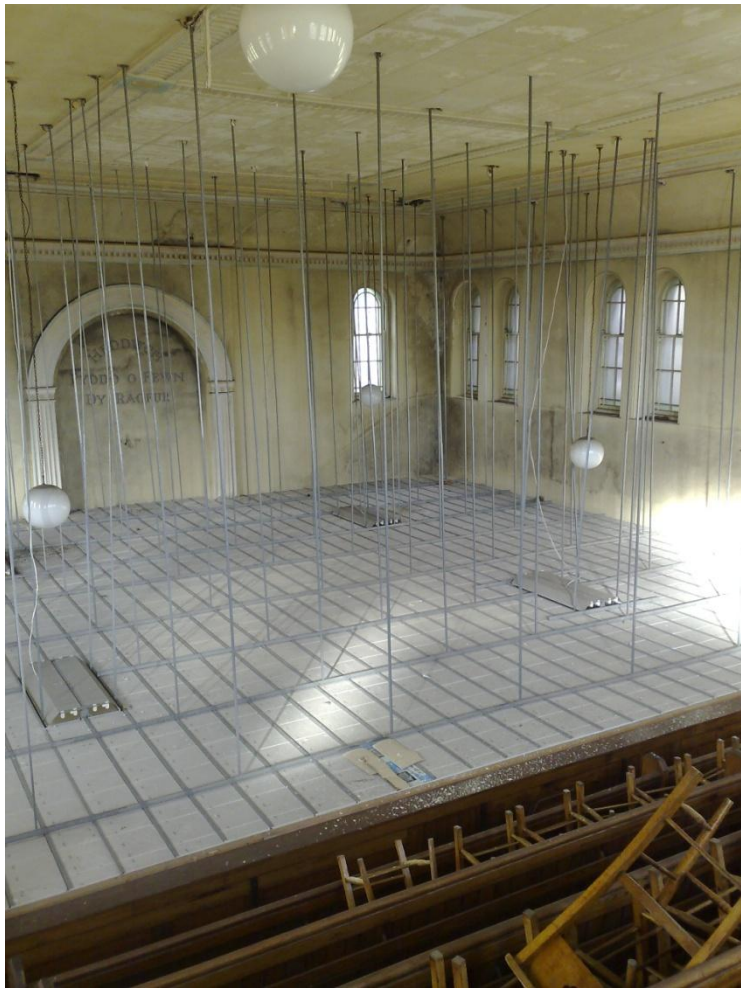
Original plaster ceiling detail, School building



Original plaster ceiling detail, School building



Original plaster ceiling detail, School building



Ceiling void vista, School building



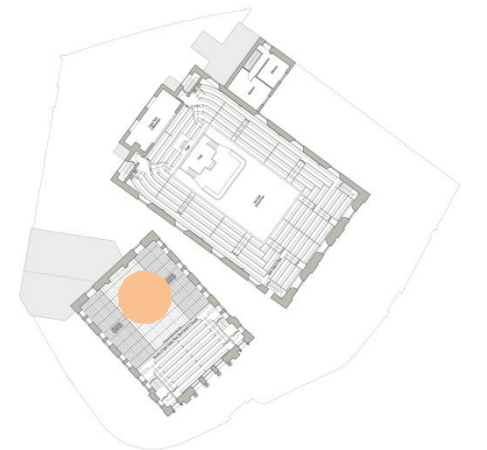
Gallery level wall plaster mouldings, School building



Gallery level wall plaster mouldings, School building



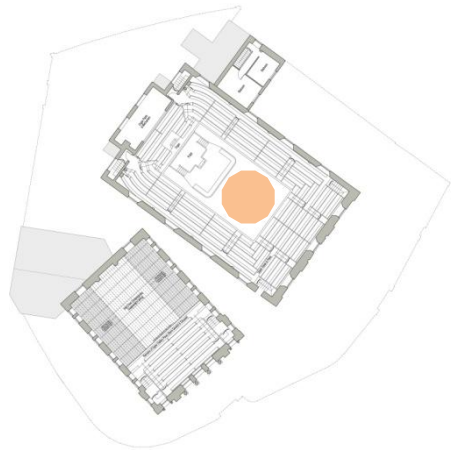
Gallery level wall plaster mouldings, School building







Composite image of Zion Chapel interior







Gallery level vista, Zion Chapel



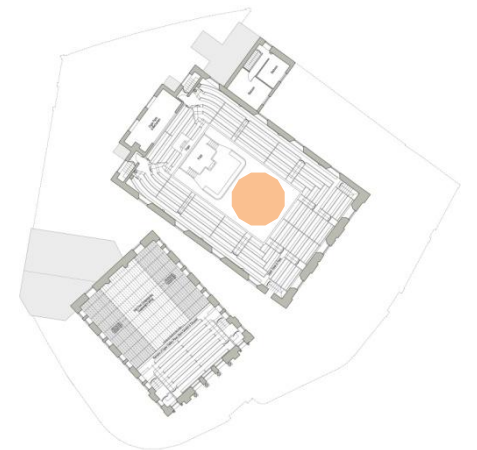
Gallery level pews (original, 1857), Zion Chapel



Gallery level pew doors (original, 1857), Zion Chapel



Gallery level pews (1929), Zion Chapel







Ground level vista, Zion Chapel



Ground level 'flat' central pews, Zion Chapel



Ground level 'stepped' side pews, Zion Chapel



Ground level pew vista, Zion Chapel



Ground level pew alteration, Zion Chapel



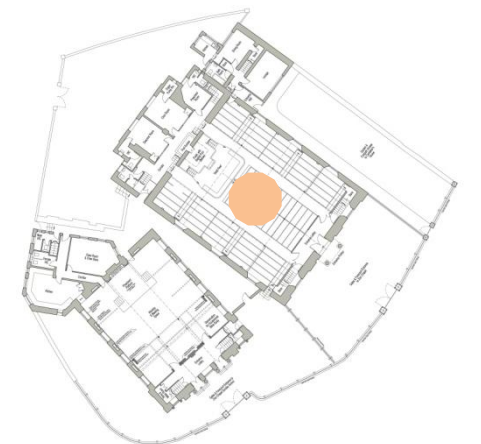
Commemorative stones, Zion Chapel



Pew doors, Zion Chapel



Wall vent, Zion Chapel







Ceiling plaster/joinery detail with small vent, Zion Chapel



Central plaster/timber/brass roof vent, Zion Chapel



Plaster/timber roof vent, Zion Chapel



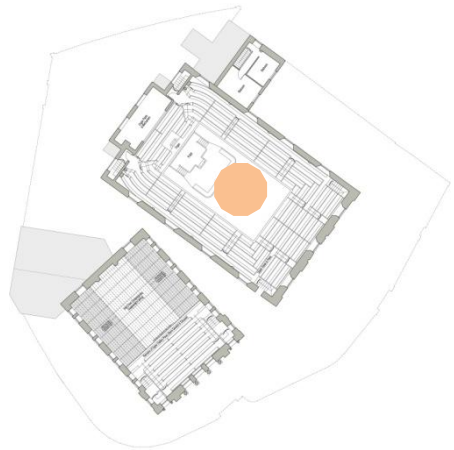
Ceiling plaster/joinery detail, Zion Chapel



Ceiling level light fitting, Zion Chapel



Ceiling level plaster details, Zion Chapel







Deacons' Room interior (west), Zion Chapel



Deacons' Room interior (west), Zion Chapel



Deacons' Room interior (west), Zion Chapel



Deacons' Room en-suite, Zion Chapel



Deacons' Room interior (east), Zion Chapel



Deacons' Room interior (south), Zion Chapel



Deacons' Room en-suite







Choirs' Room interior (east), Zion Chapel



Choirs' Room interior (east), Zion Chapel



Choirs' Room interior (south), Zion Chapel



Choirs' Room interior (south), Zion Chapel



Choirs' Room interior (north), Zion Chapel







Preachers' Room interior, Zion Chapel



Preachers' Room interior, Zion Chapel



Preachers' Room interior, Zion Chapel



Preachers' Room en-suite, Zion Chapel



Preachers' Room en-suite, Zion Chapel







Zion Chapel & Caretaker's House from northeast



Zion Chapel & Caretaker's House from east



Zion Chapel & Caretaker's House from southeast



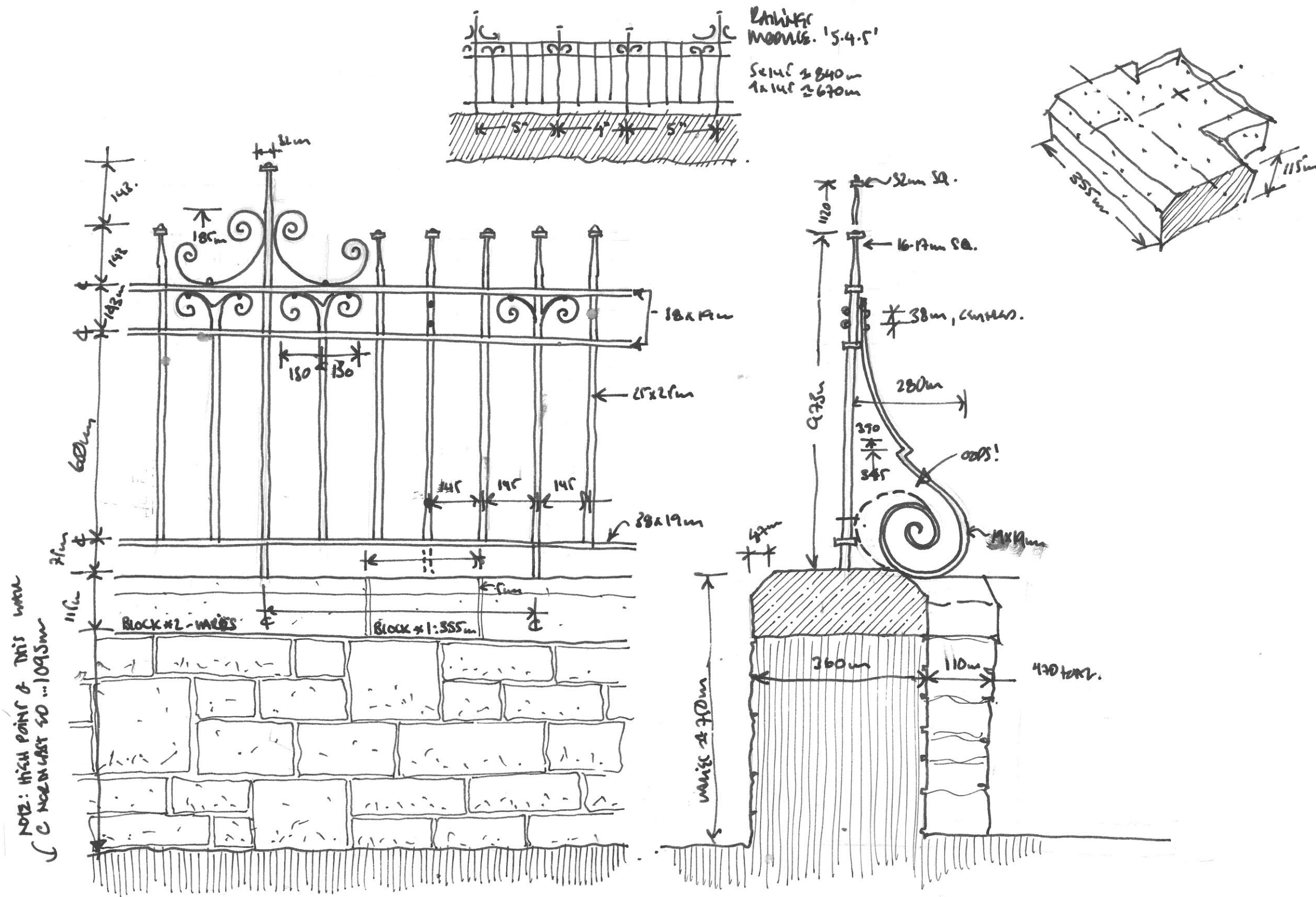


# Zion Chapel & School : Measured Detail Survey









Typical wrought iron railings and stone wall detail, along listed boundary wall (south)





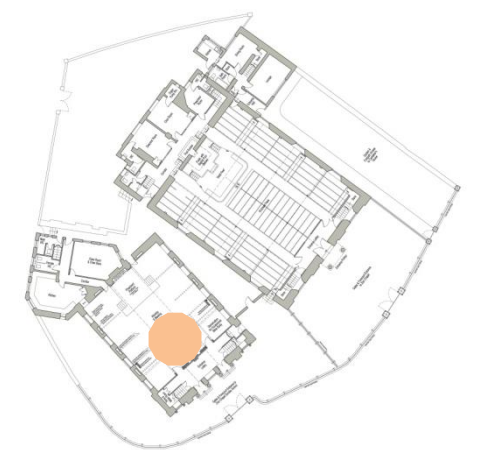
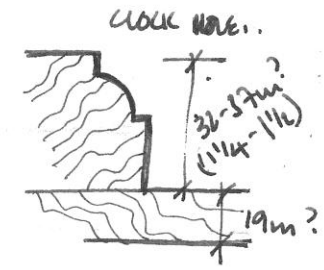
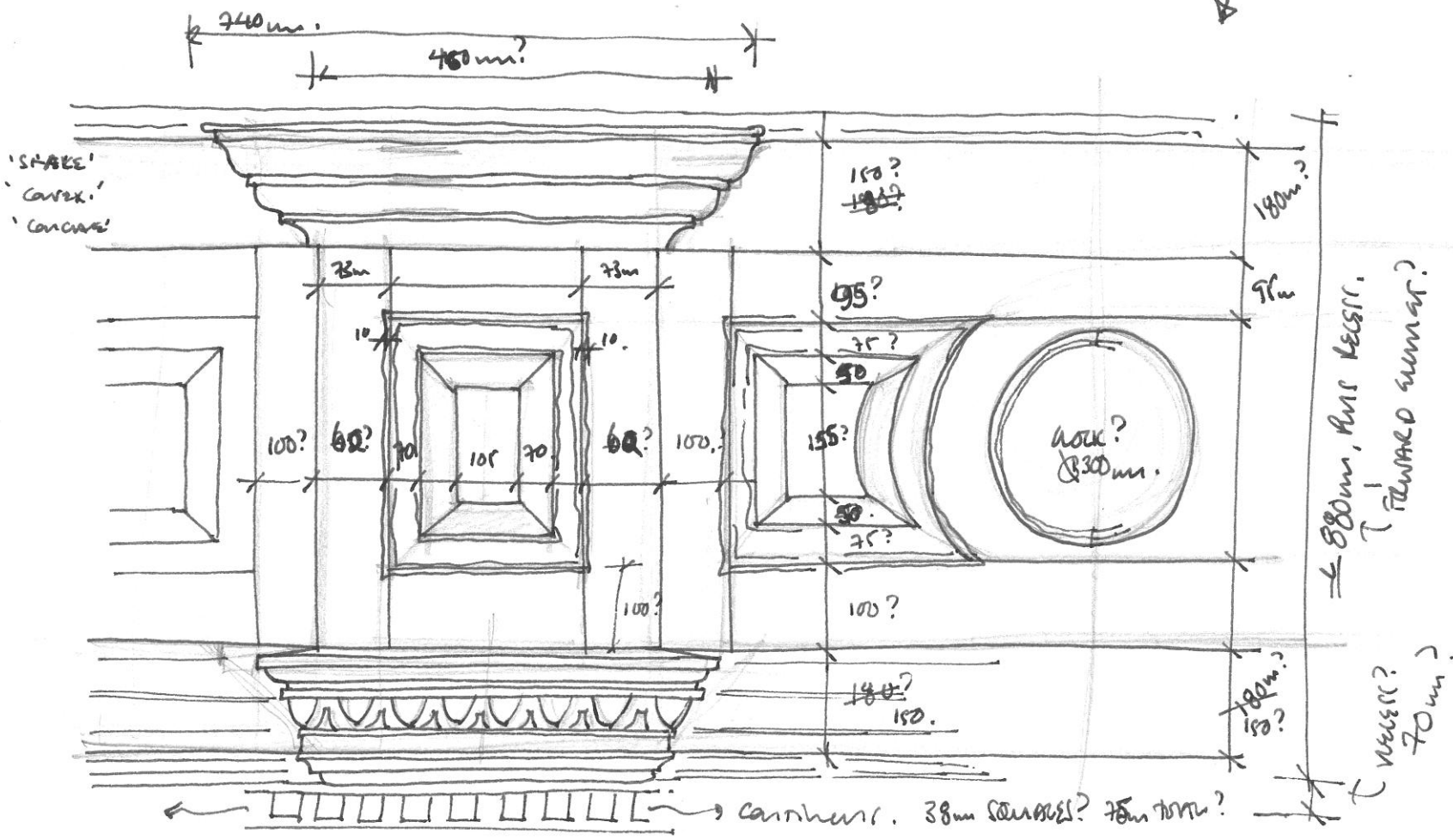
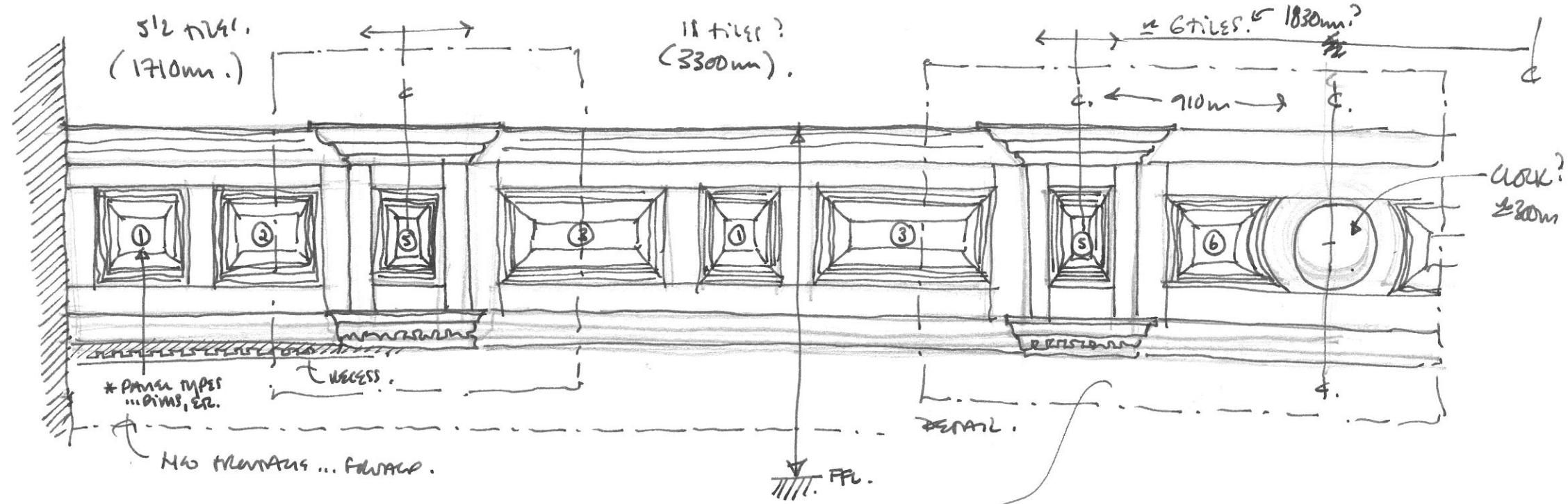






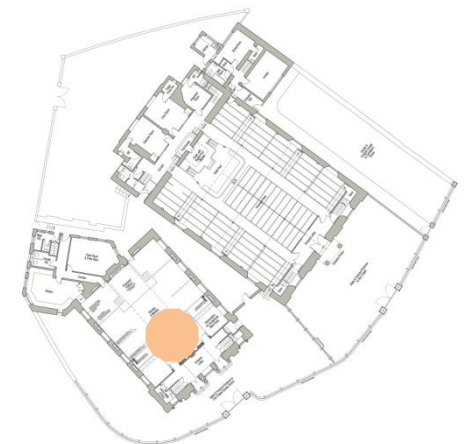
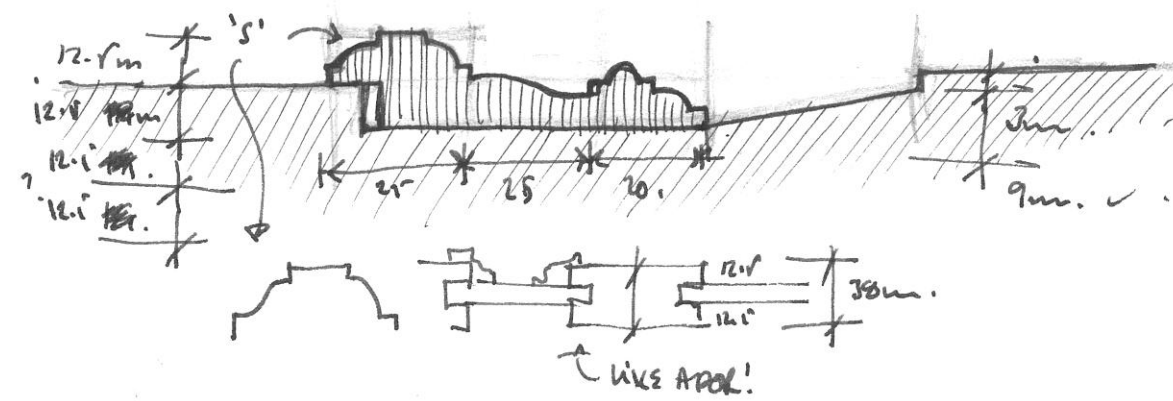
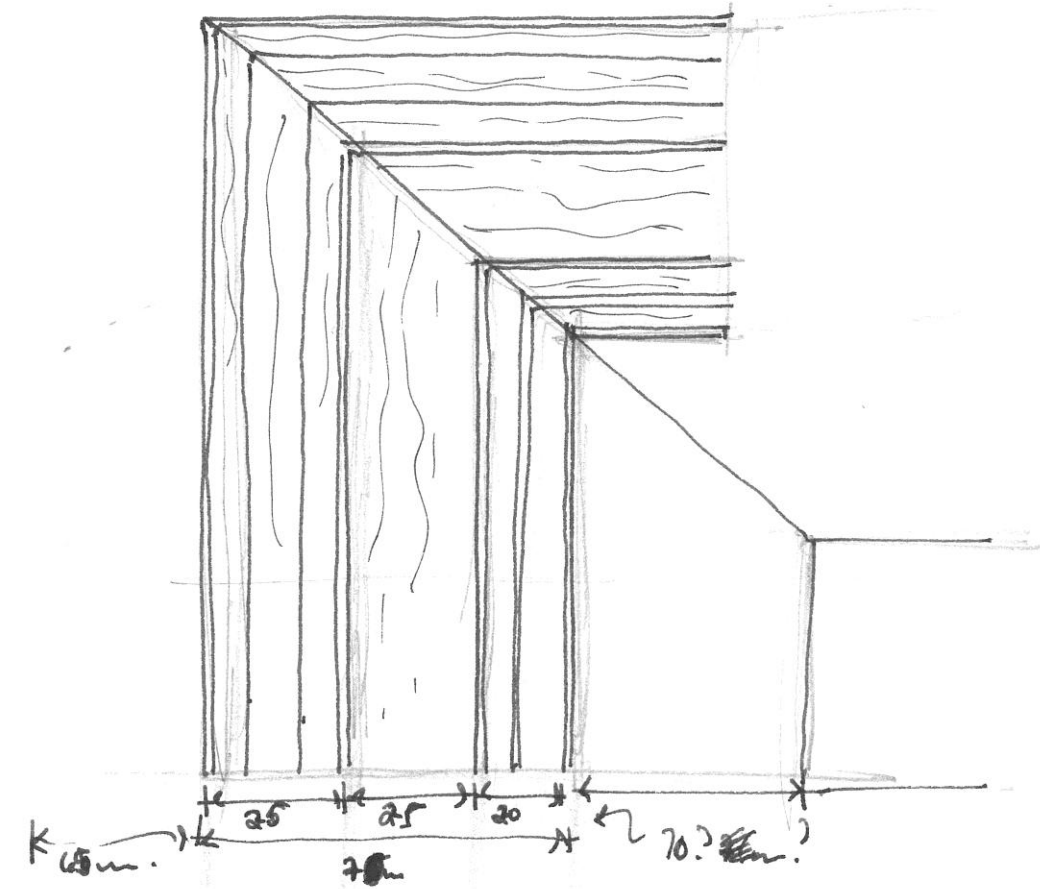
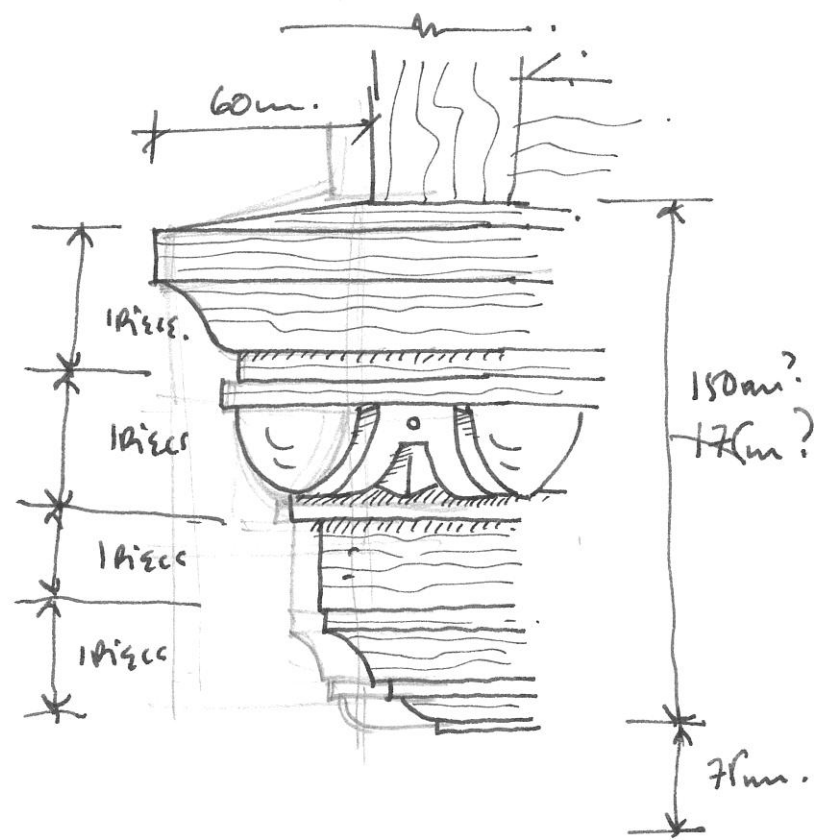
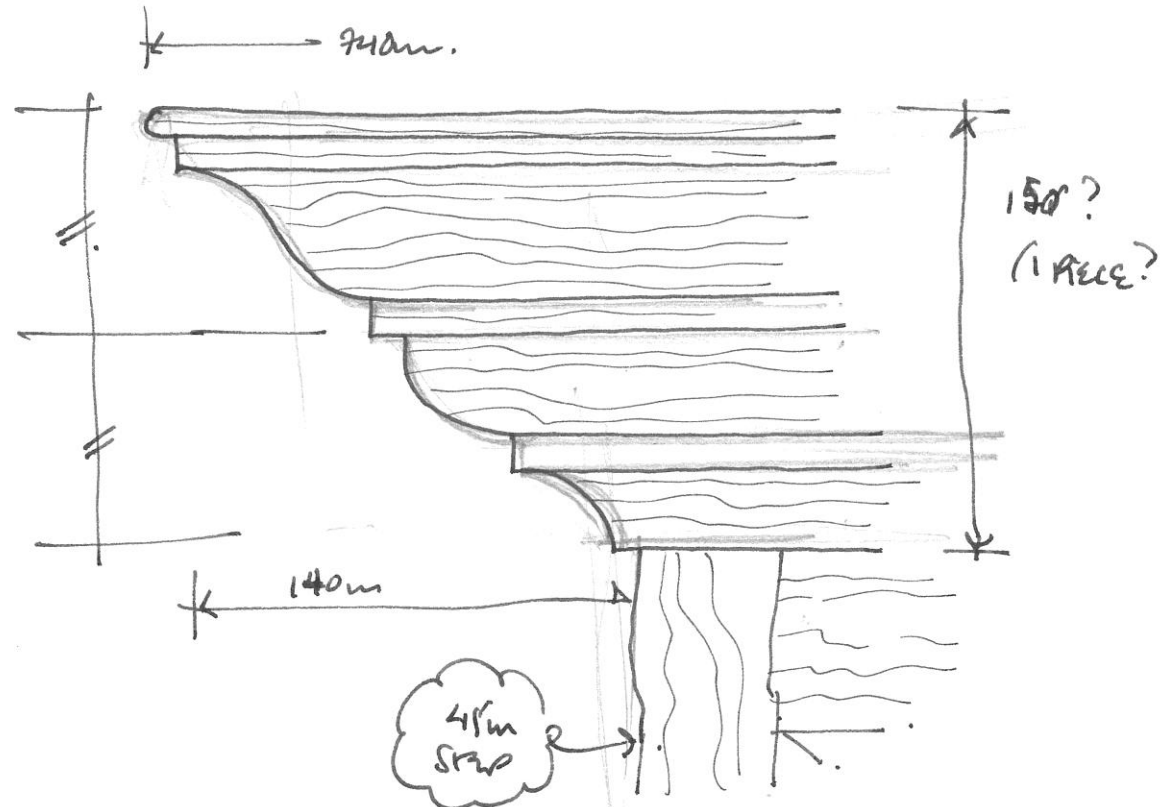






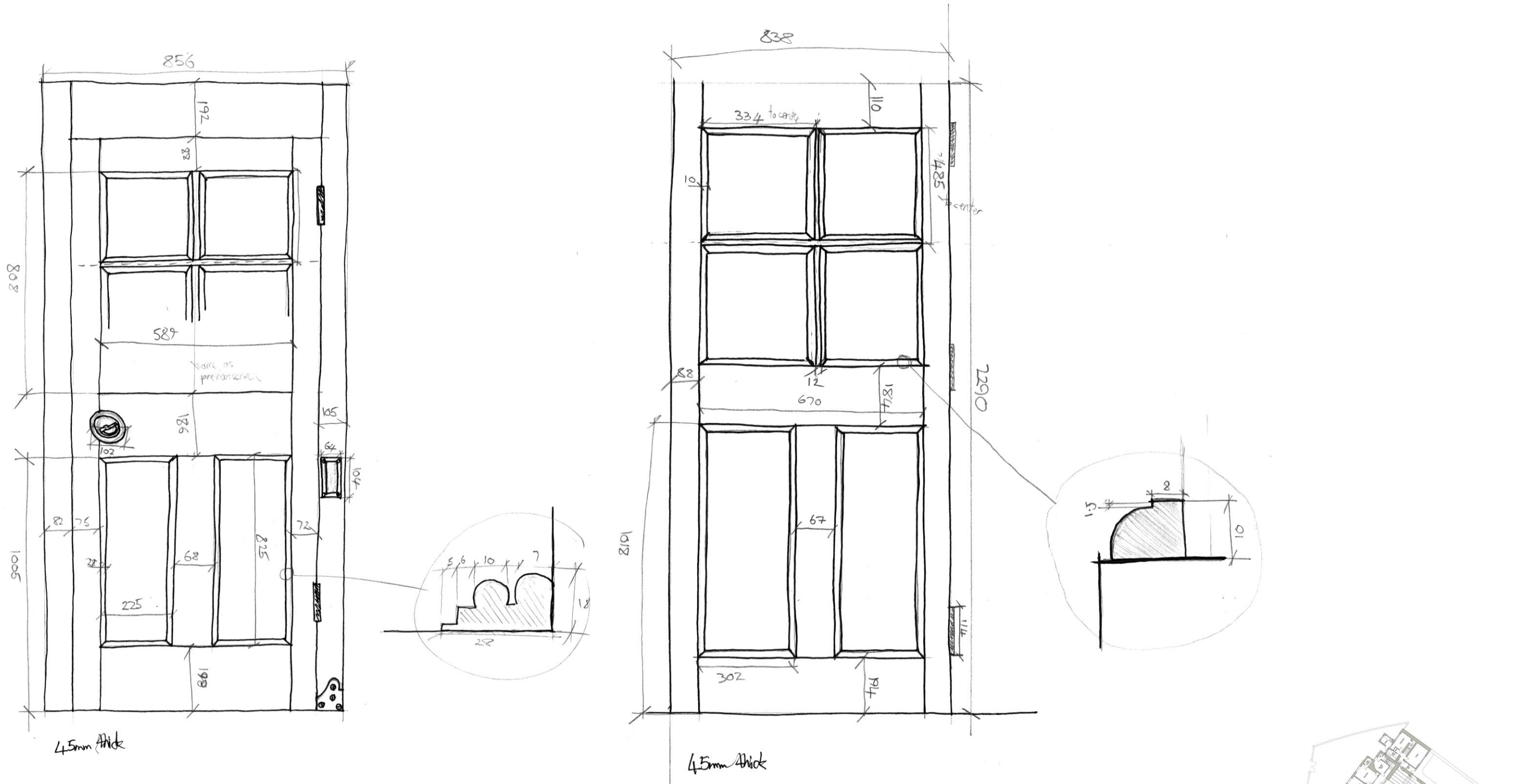
Detail of original/re-modelled Gallery frontage, partially visible at high level within Worship Room of Zion School.





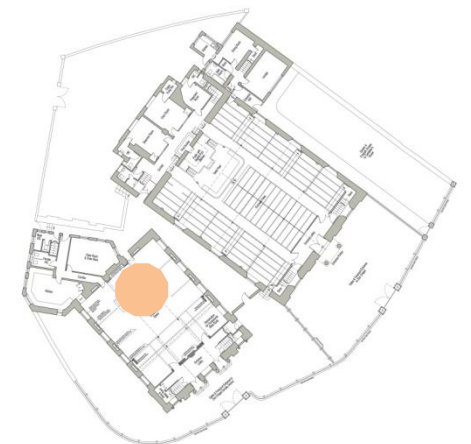
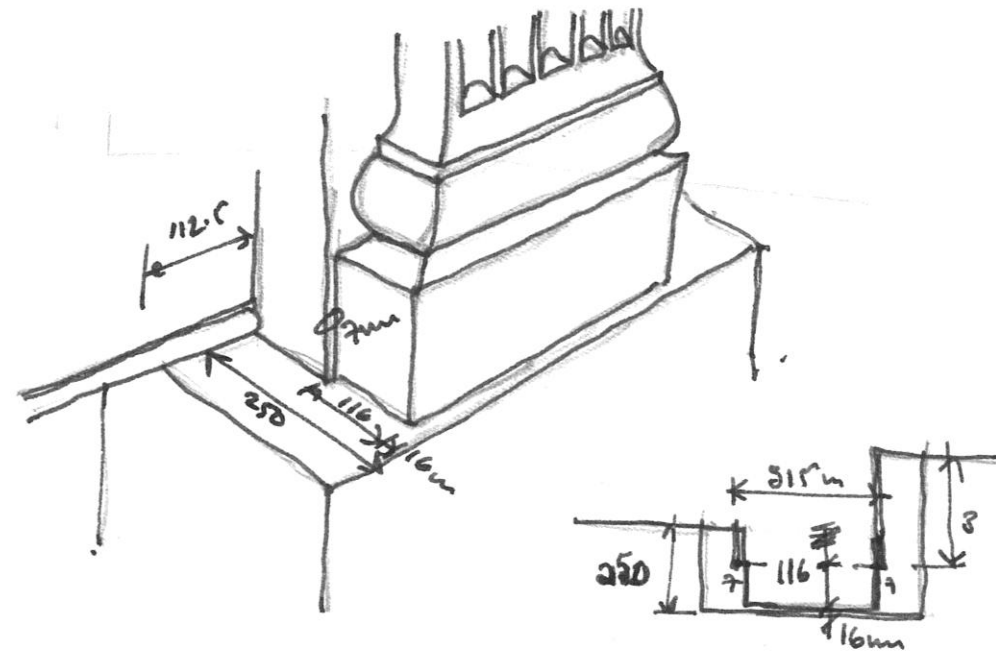
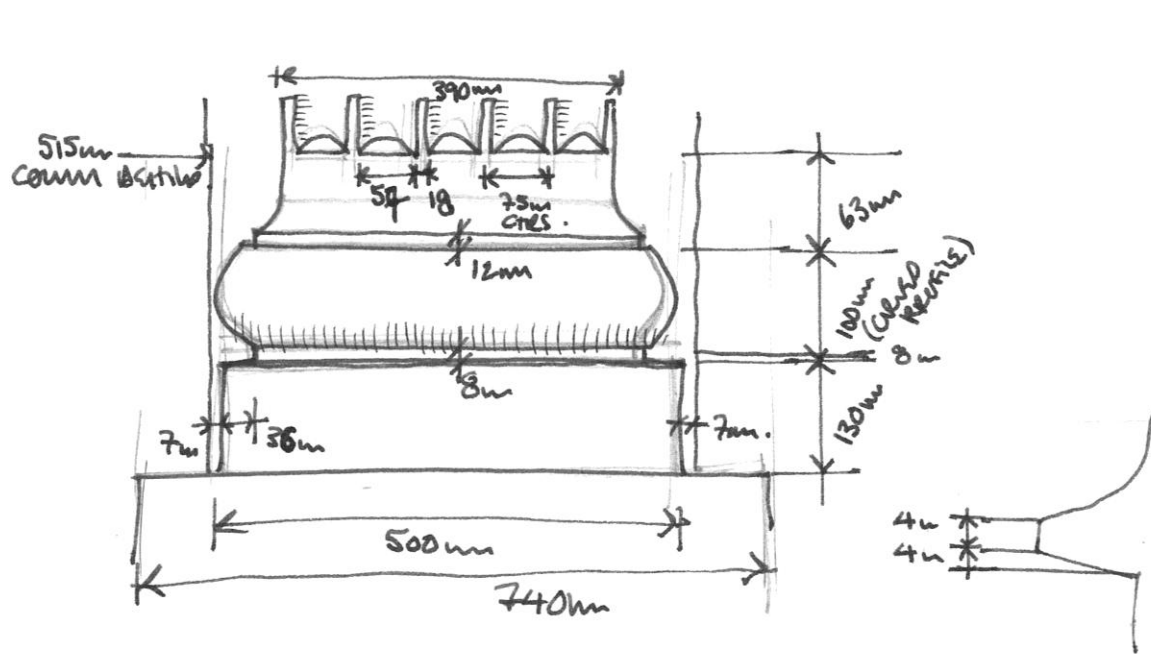
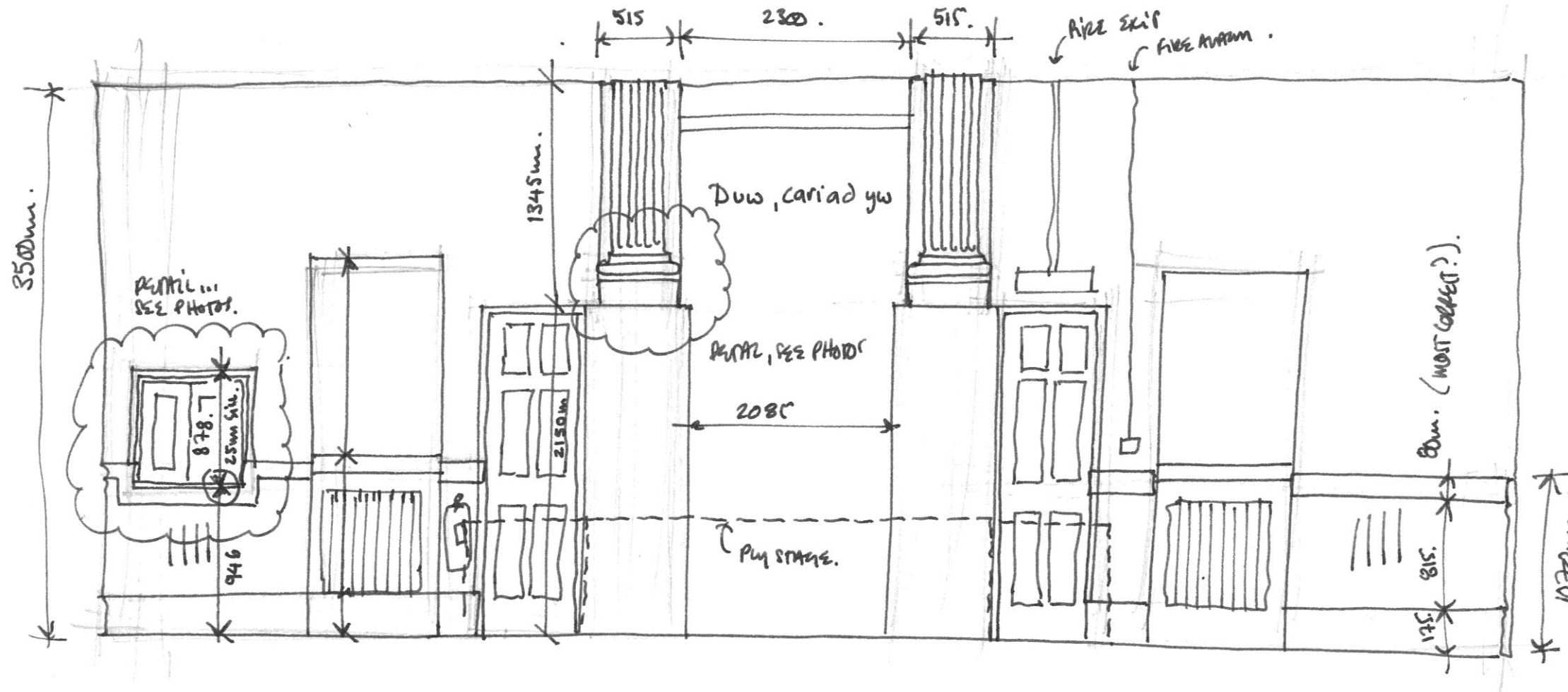
Detail of original/re-modelled Gallery frontage, partially visible at high level within Worship Room of Zion School.





Folding Partition elements (one with door, the other without), currently re-located within Worship Room of Zion School.





Worship Room section/elevation (looking north) with re-modelled altar details, within ground floor of Zion School.

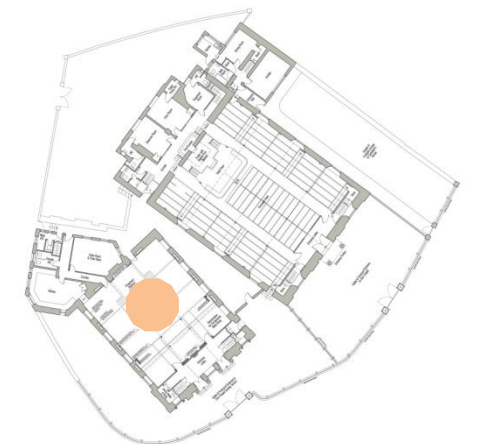
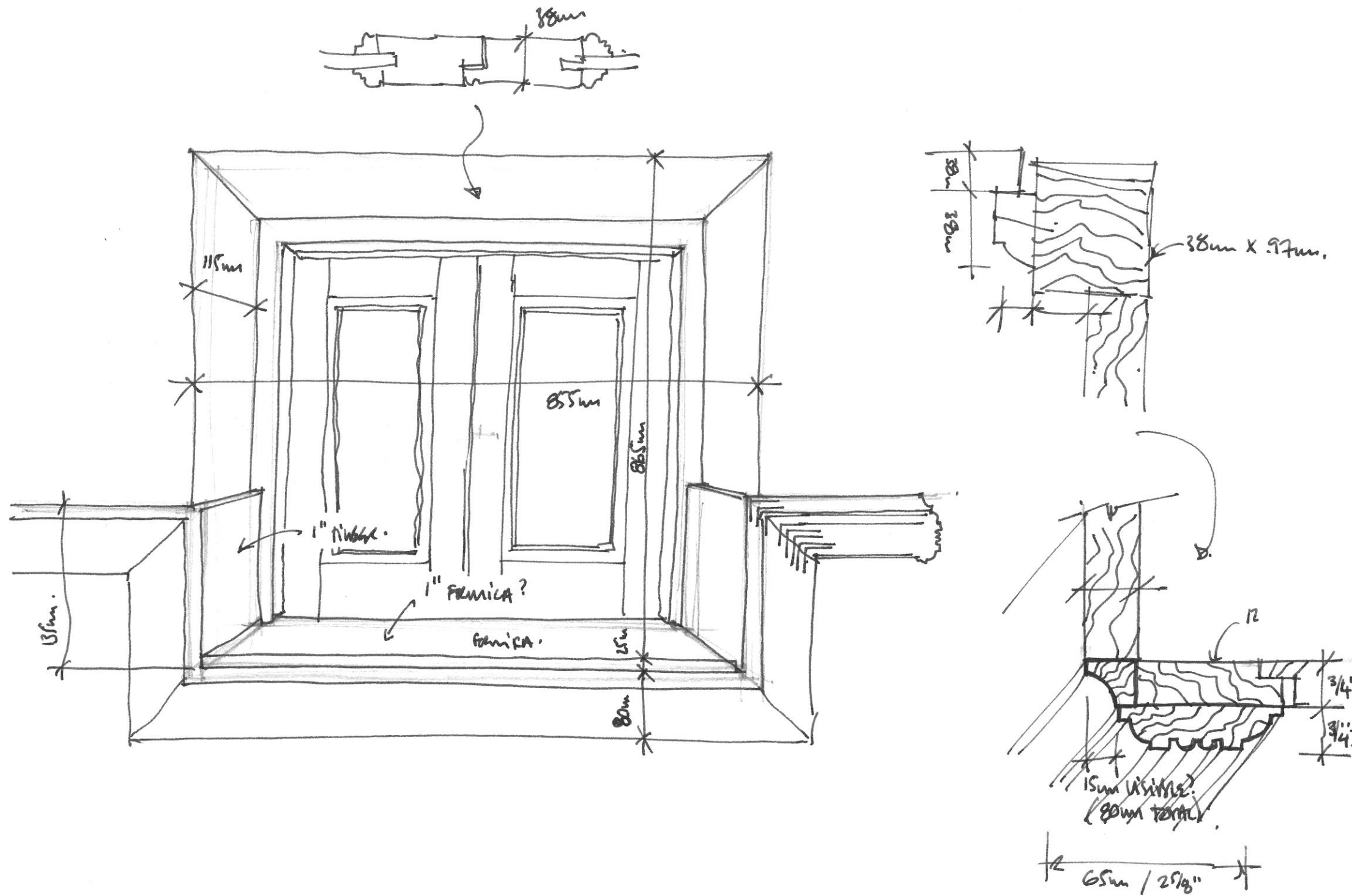










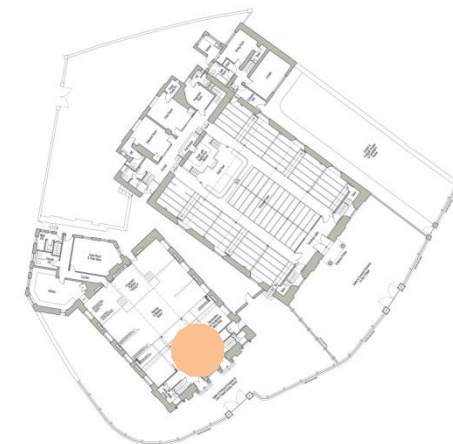
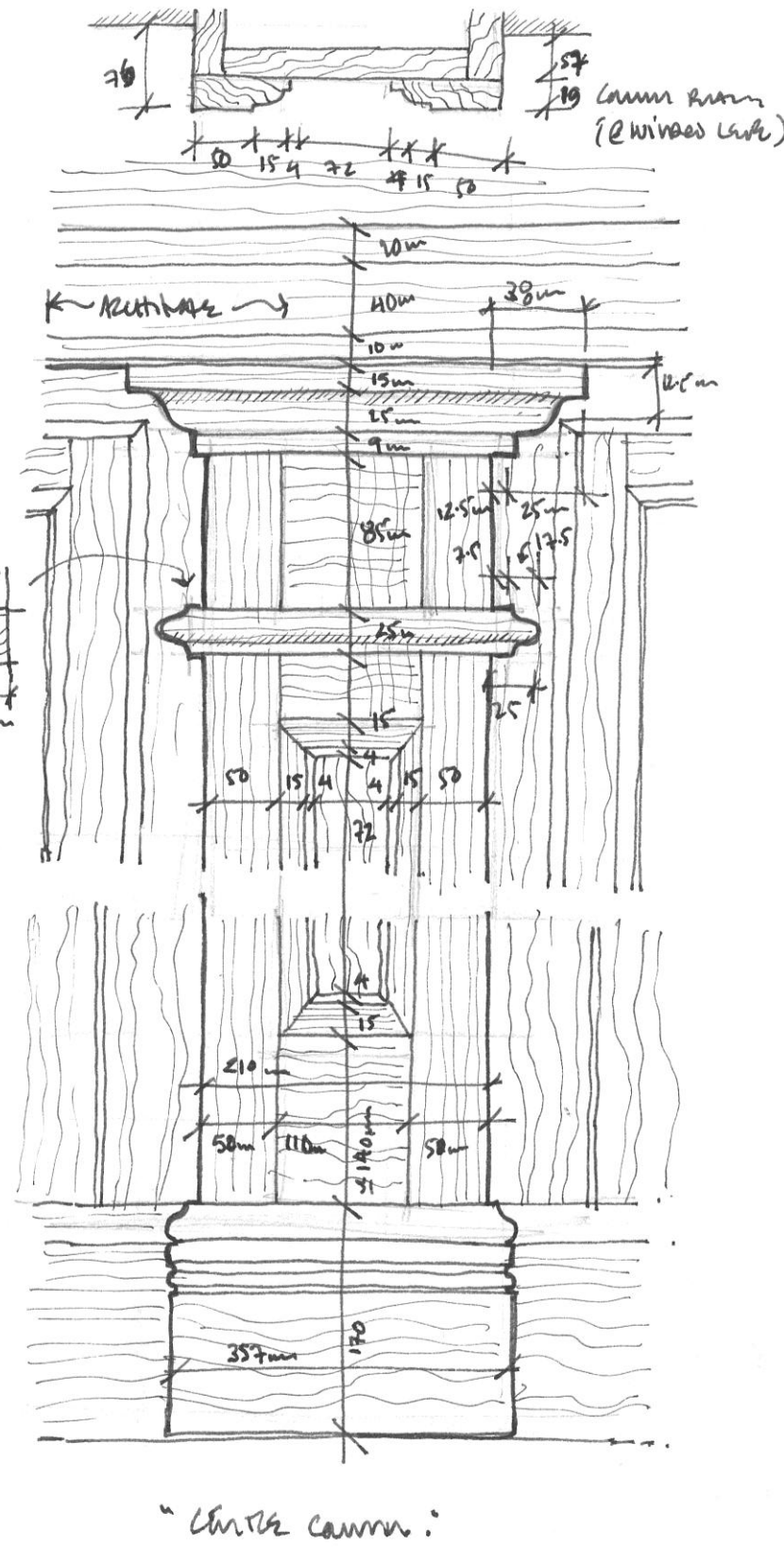
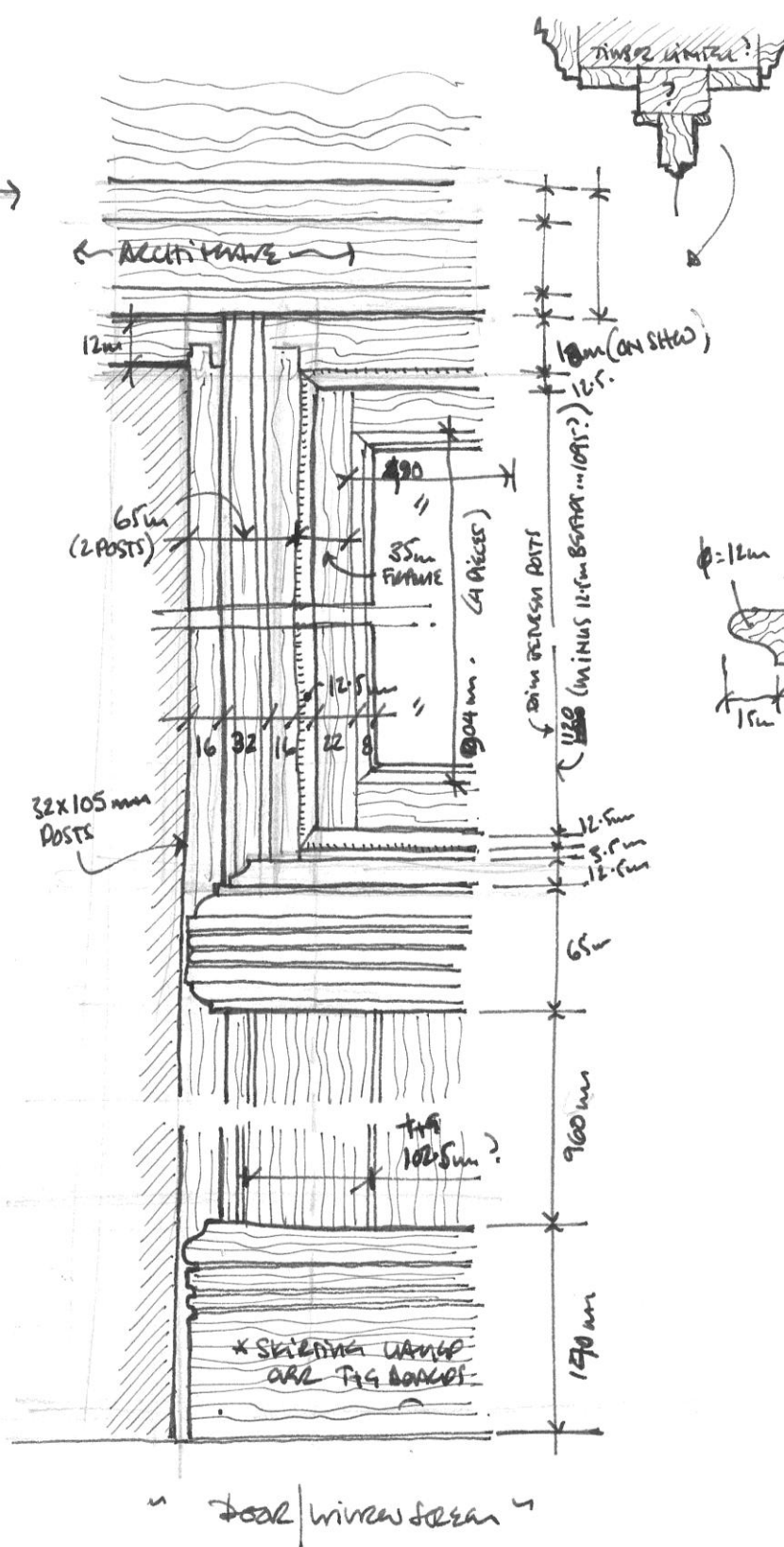
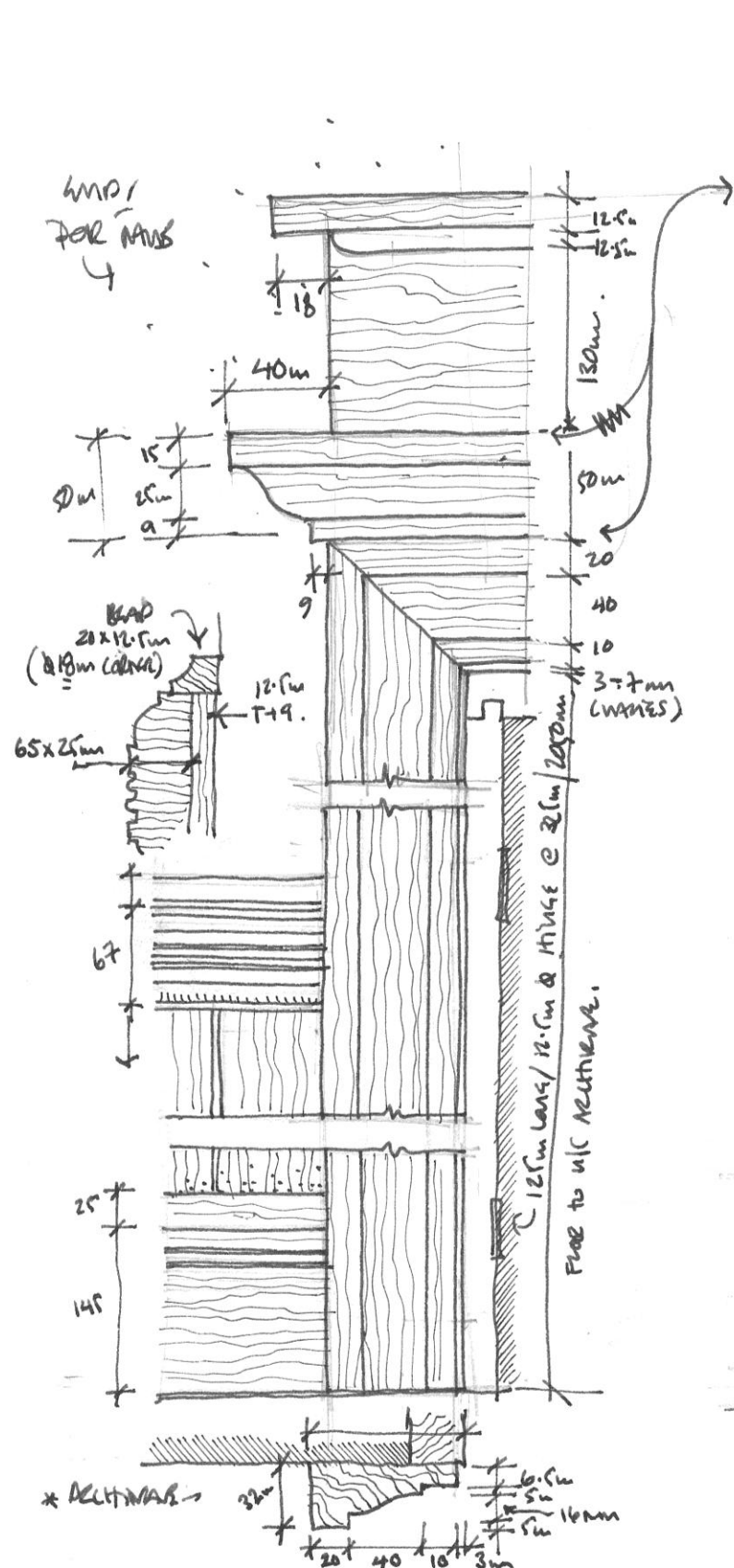


Worship Room/Kitchen Servery Hatch, within ground floor of Zion School.







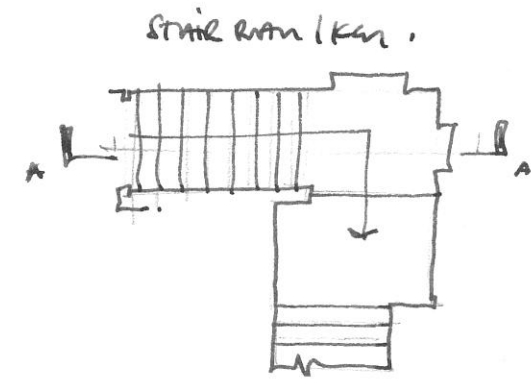
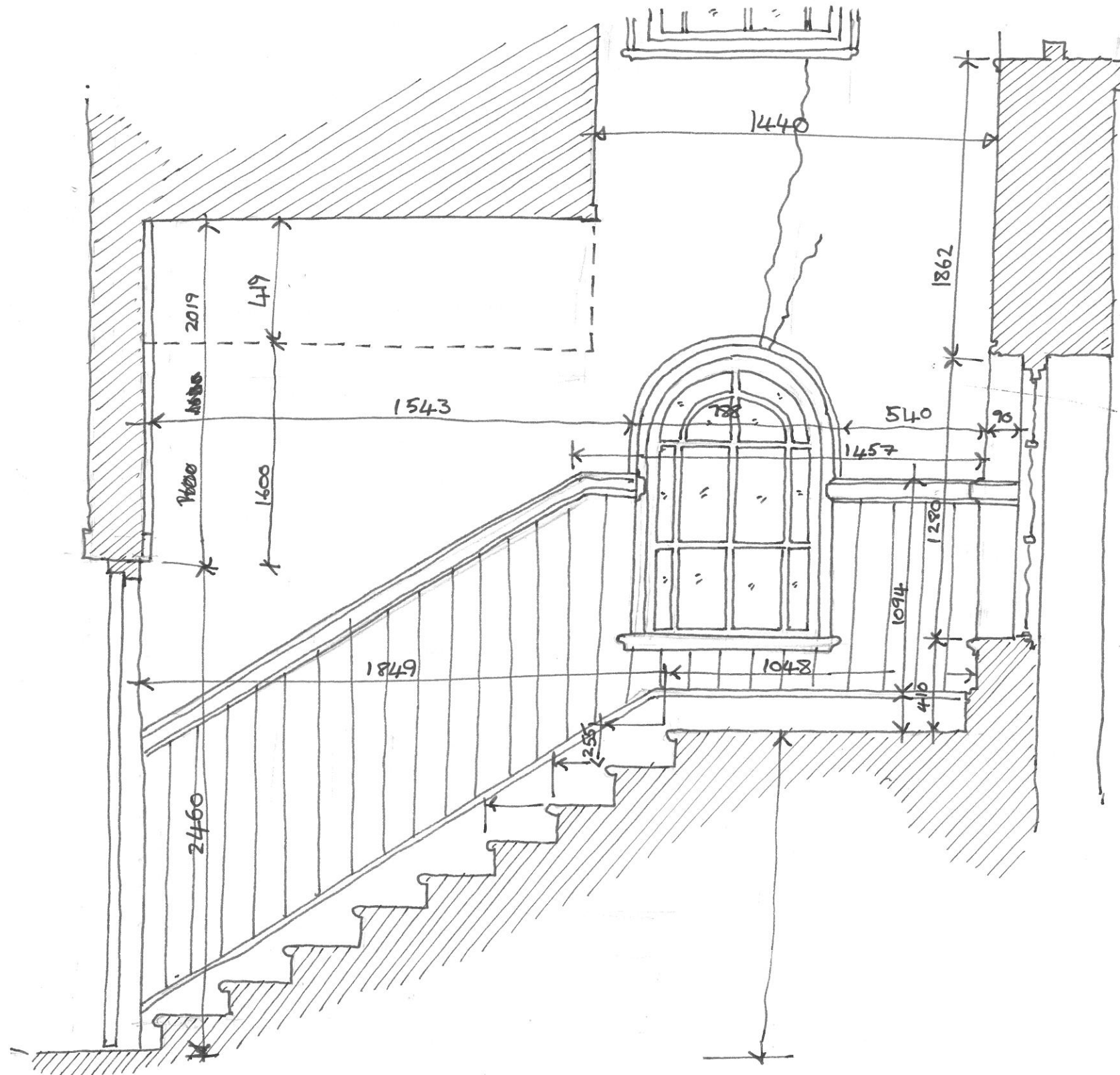


Timber/Glazed partition details within Entrance Lobby of Zion School.



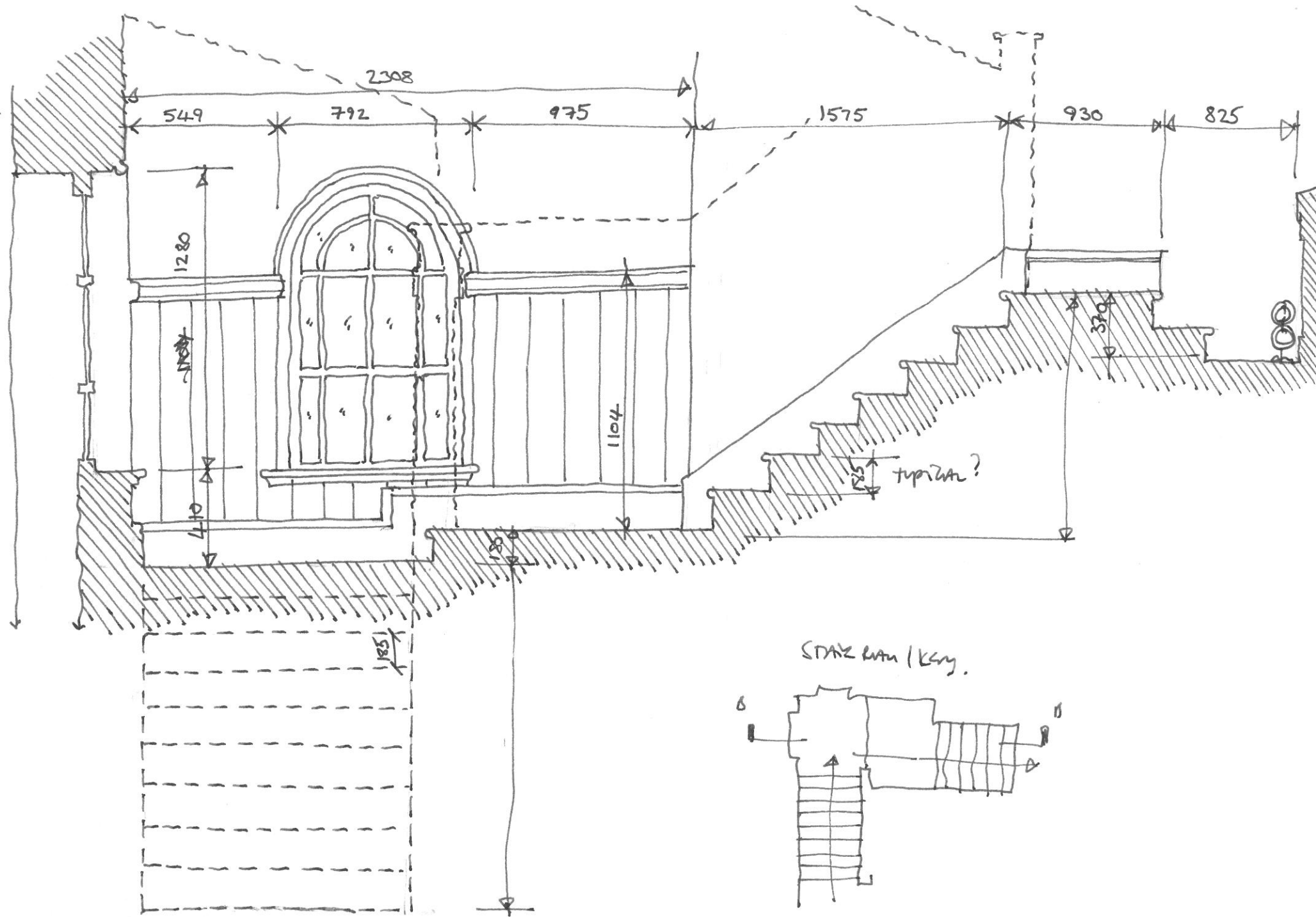






Section through lower level Gallery stair well (west) Zion School.





Section through upper level Gallery Stair well (west) Zion School.





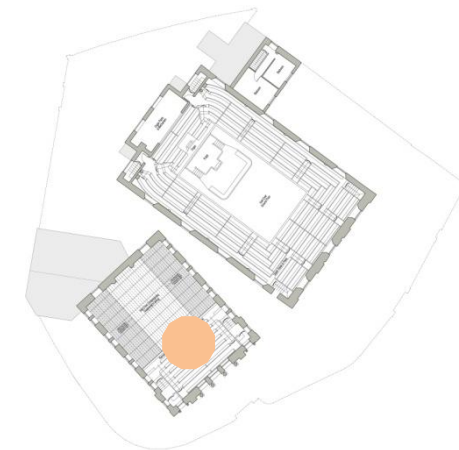
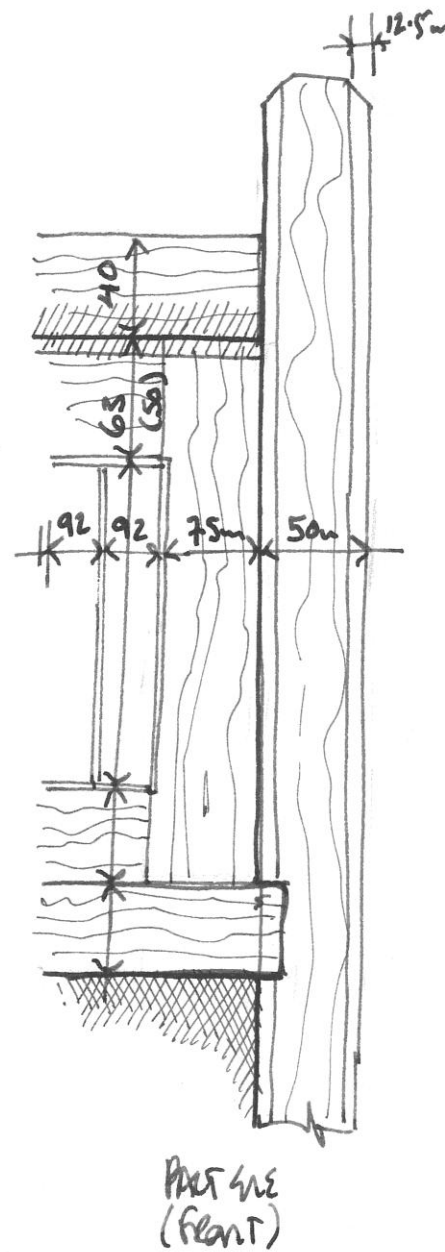
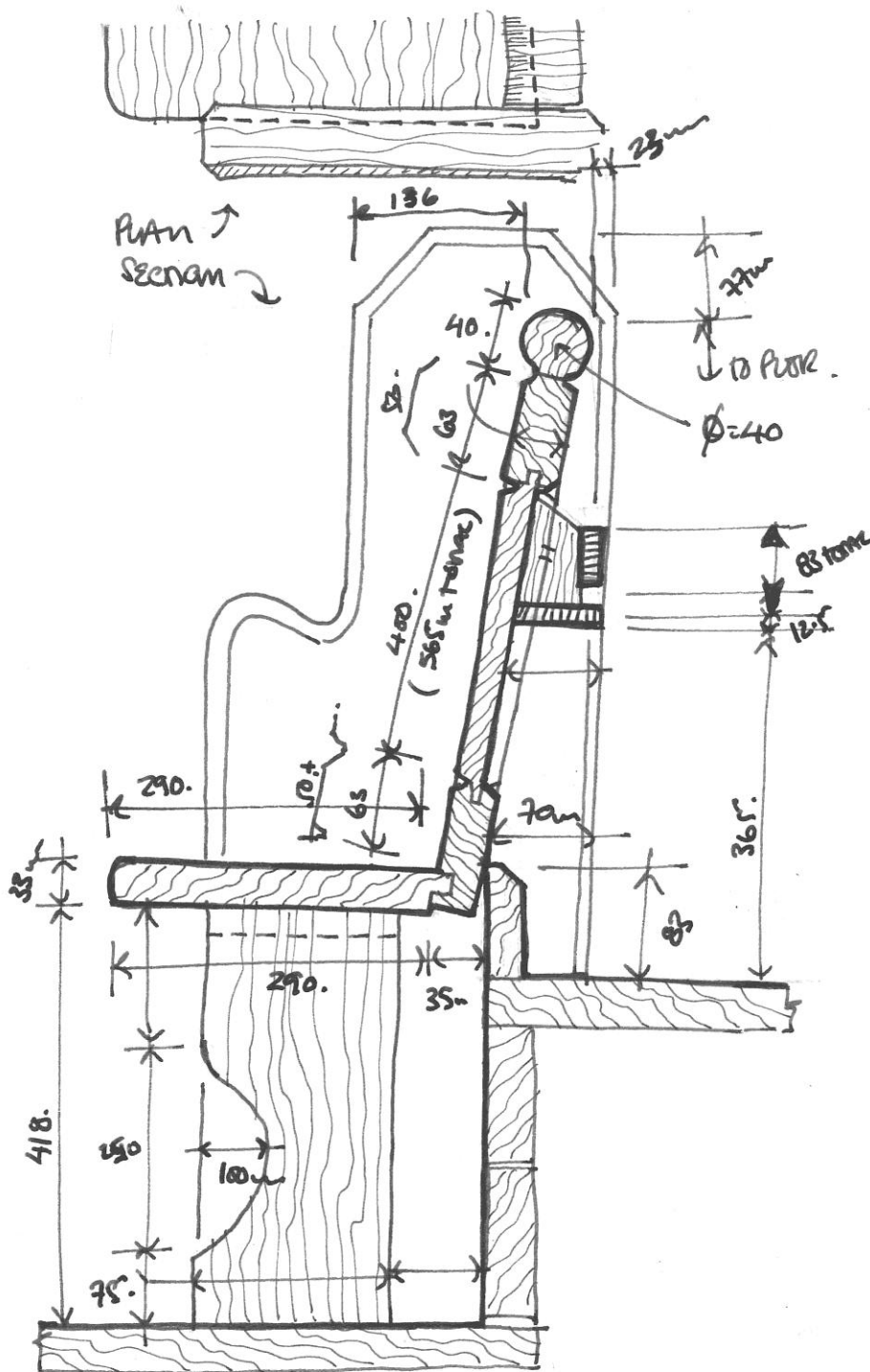
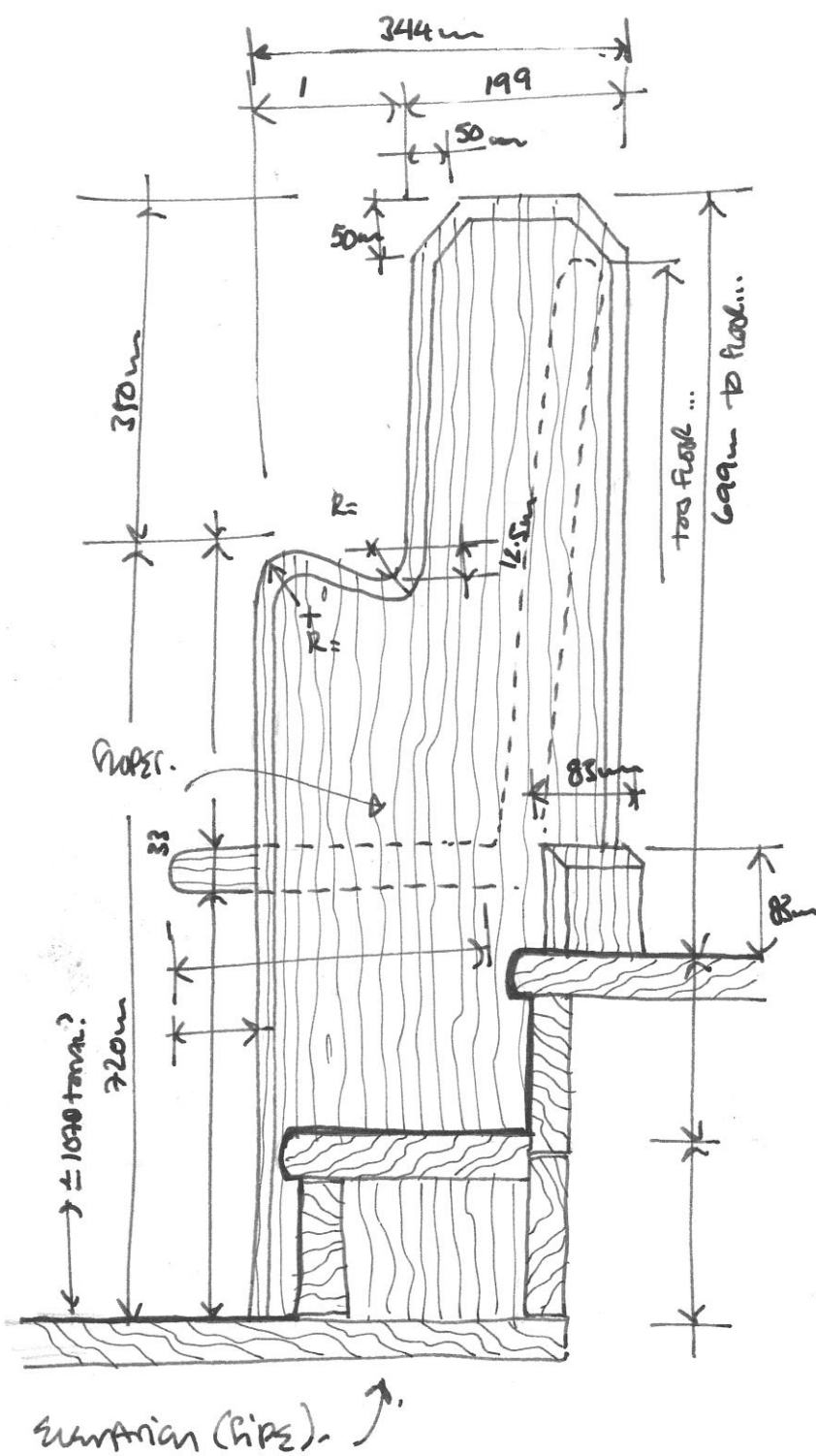




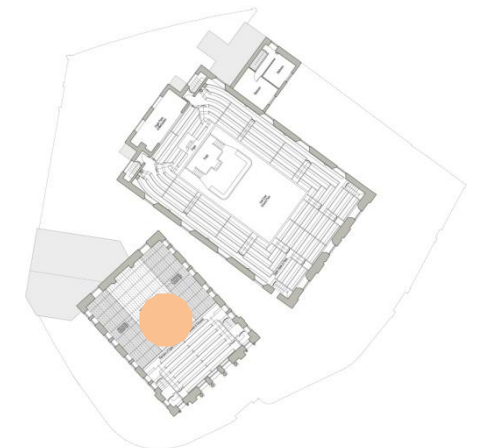
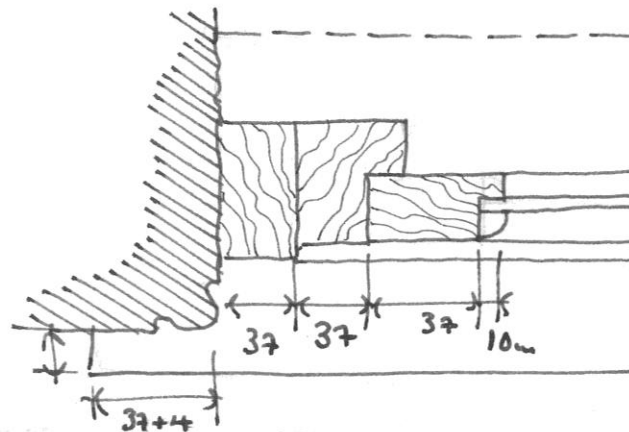
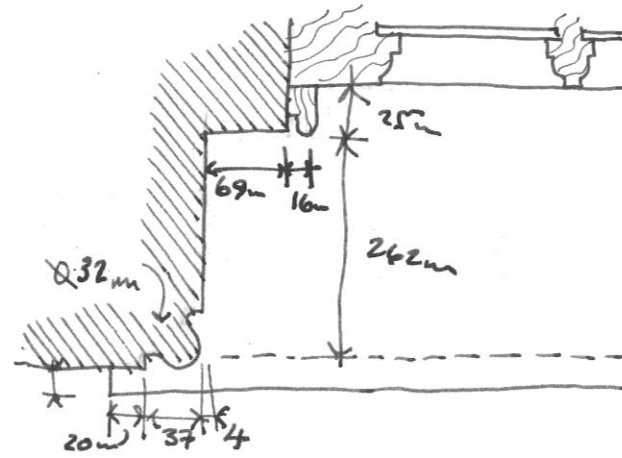
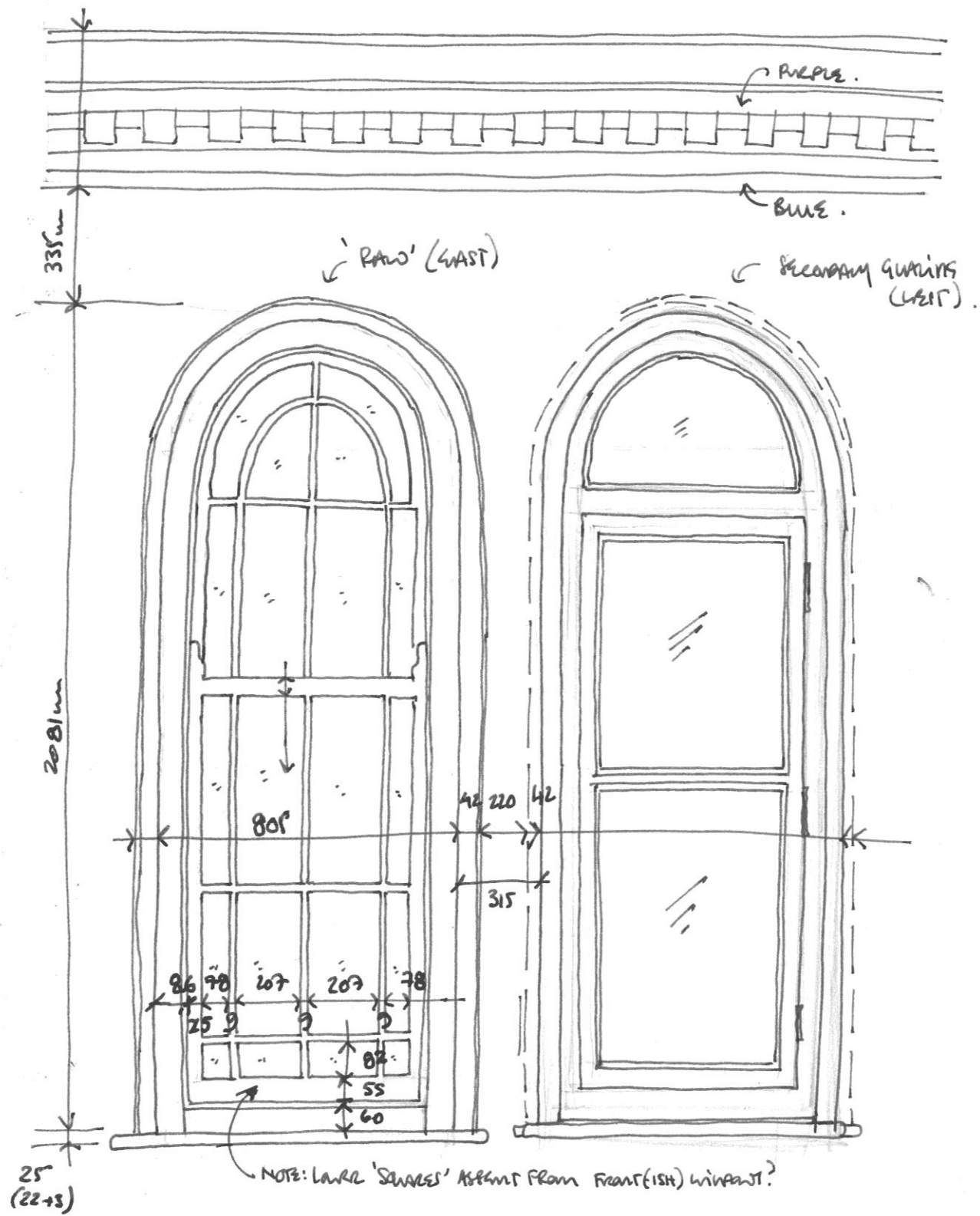










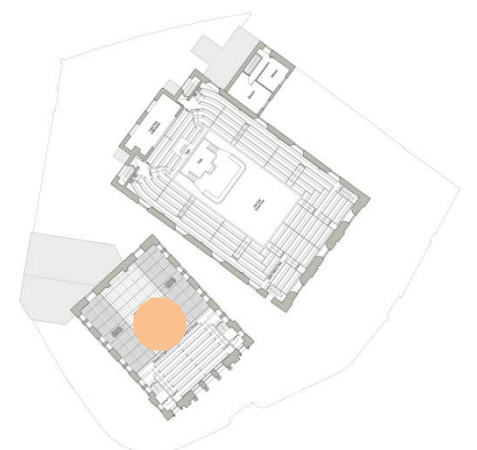
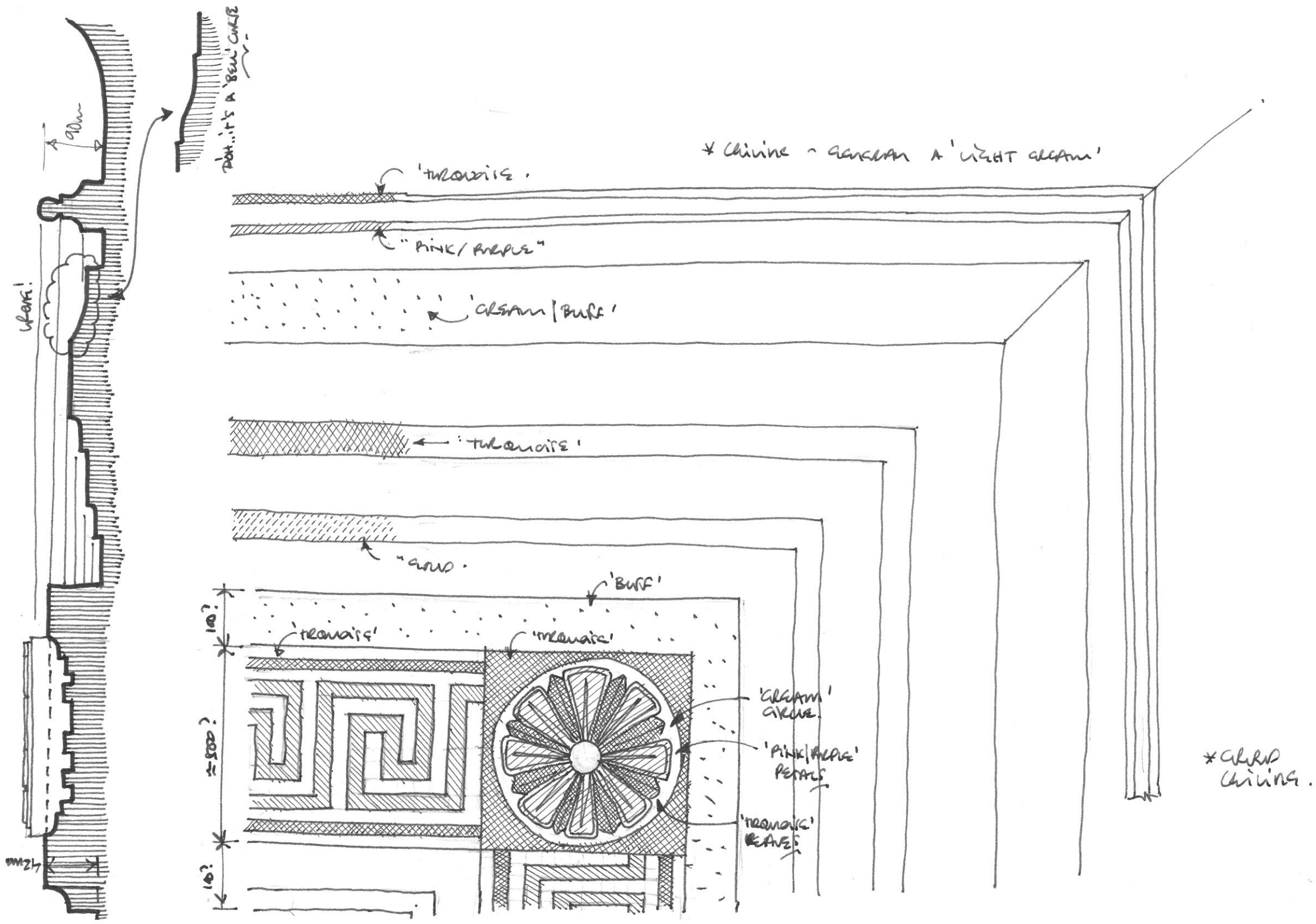


Details of Gallery-level windows (with secondary glazing to those on the west) within Zion School







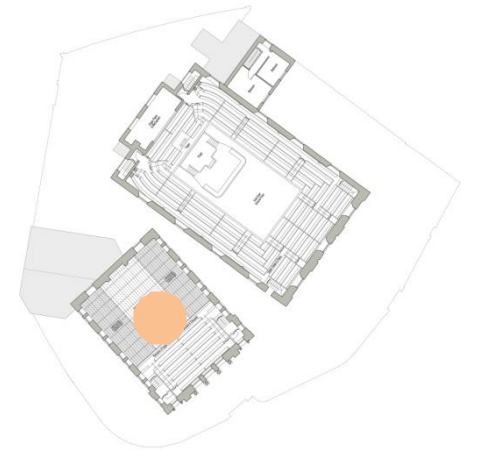
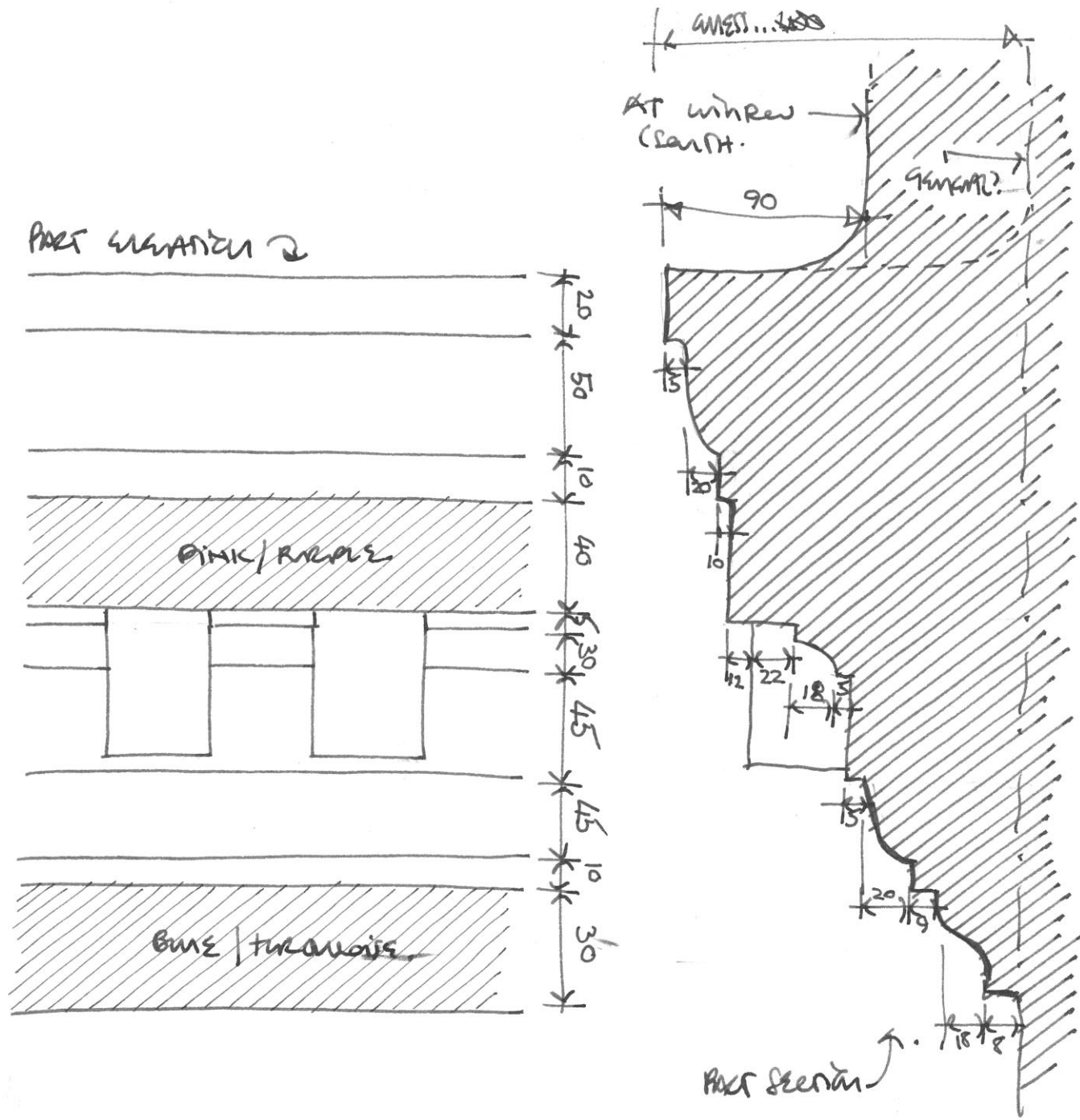


Details of original ceiling plaster mouldings above concealed gallery of Zion School







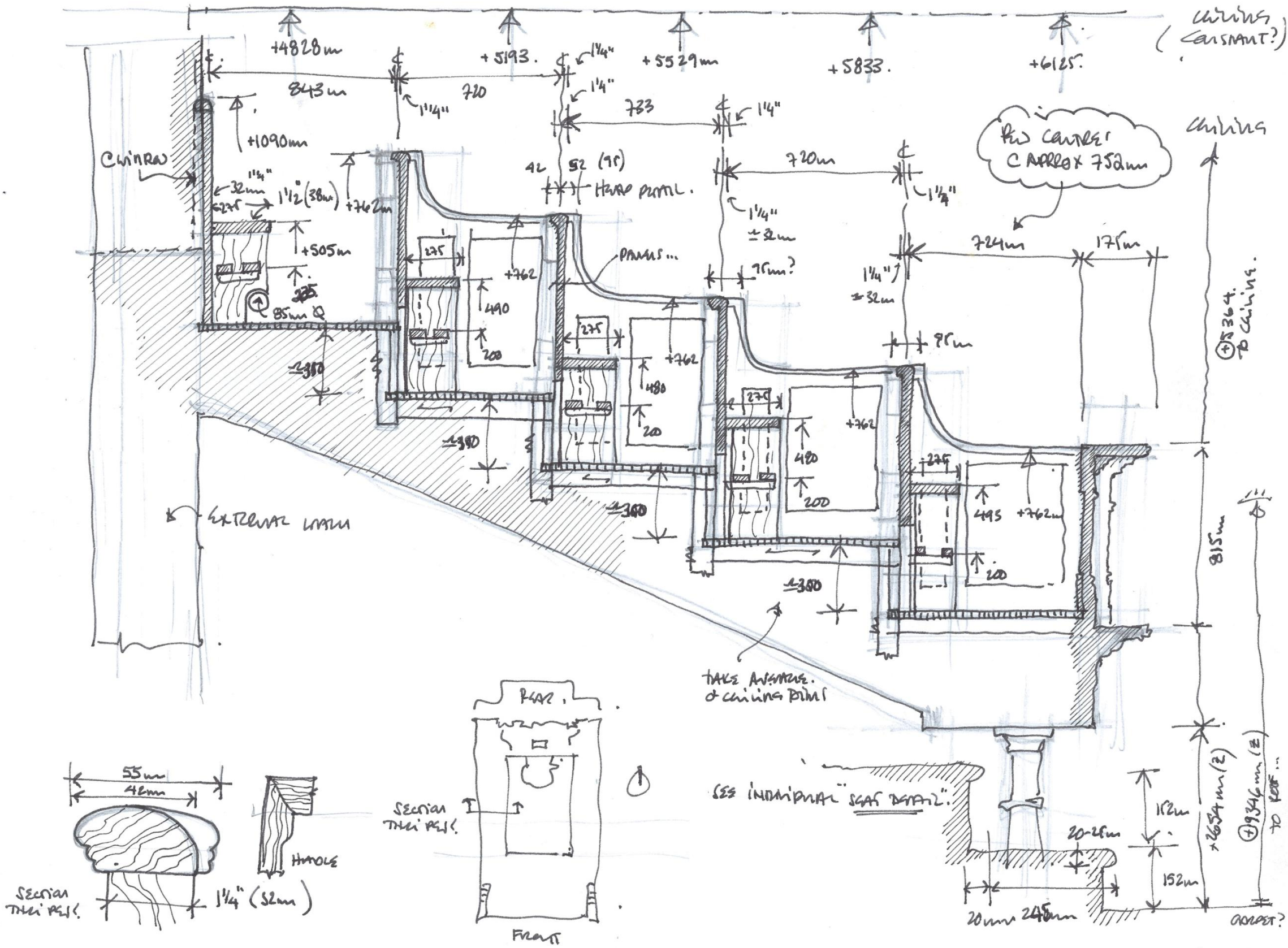


Details of original wall plaster mouldings above concealed gallery of Zion School







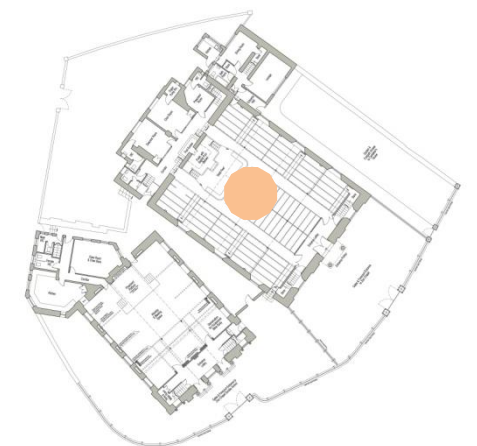
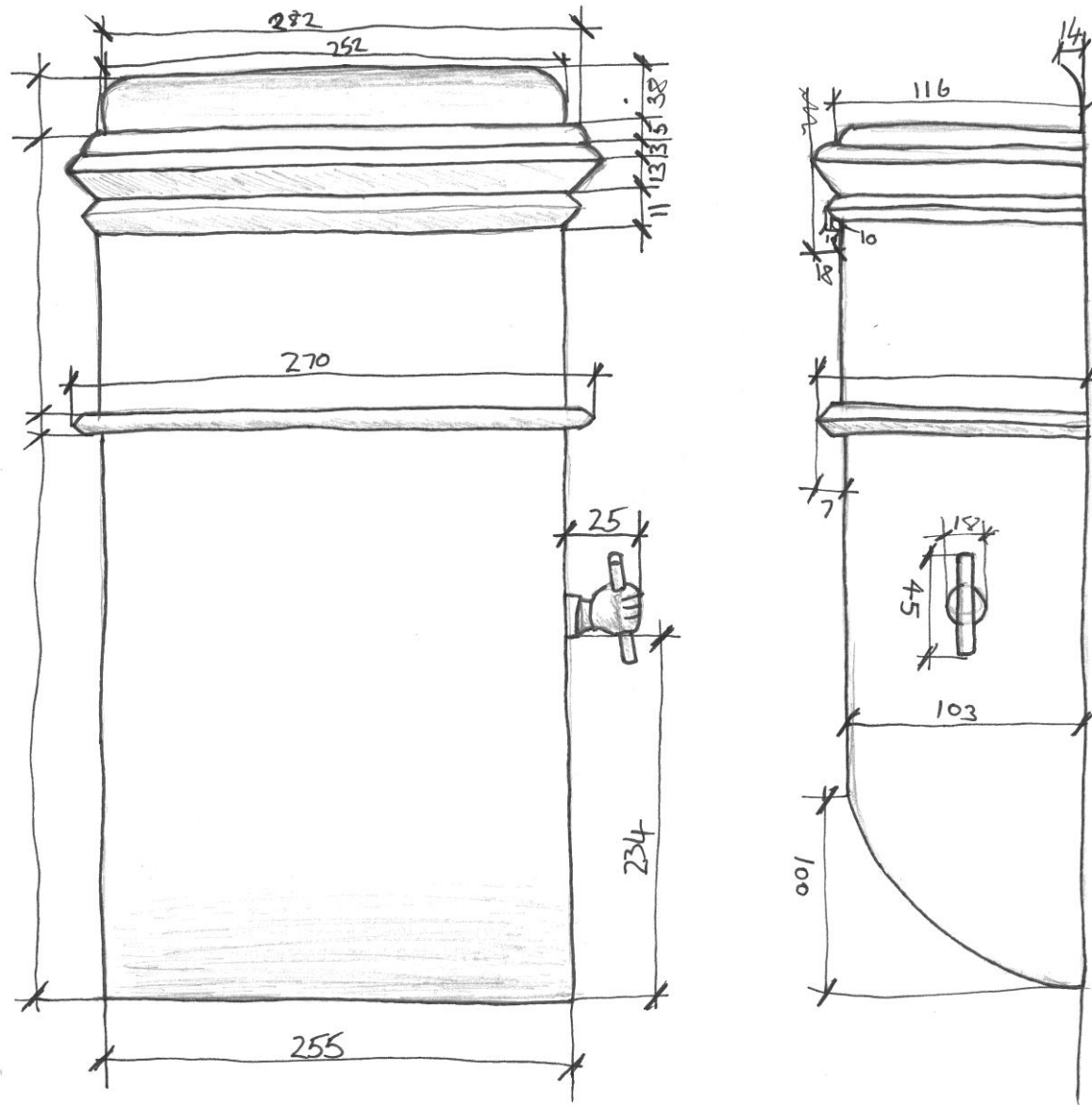


Section through Gallery seating of Zion Chapel Worship Room









Section through typical wall-mounted cast iron vent within Worship Room of Zion Chapel

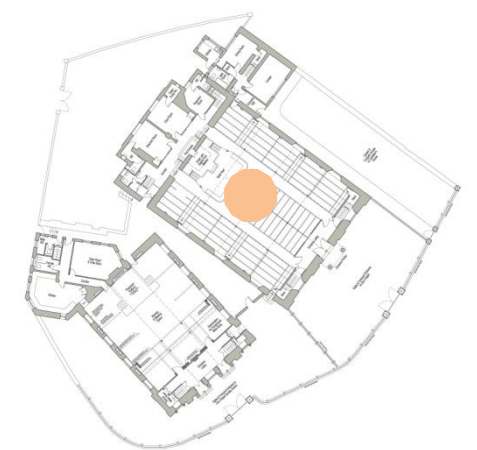
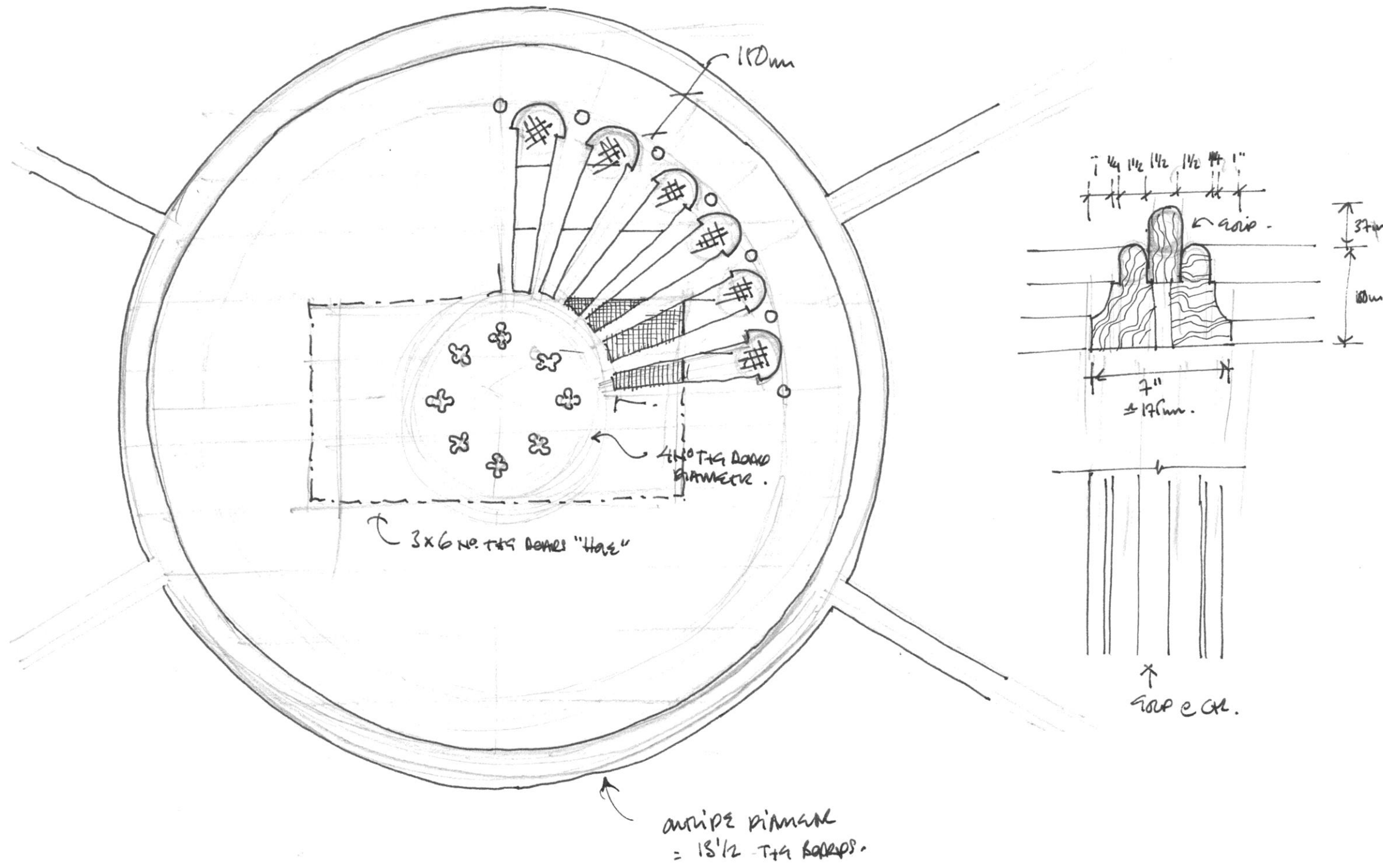






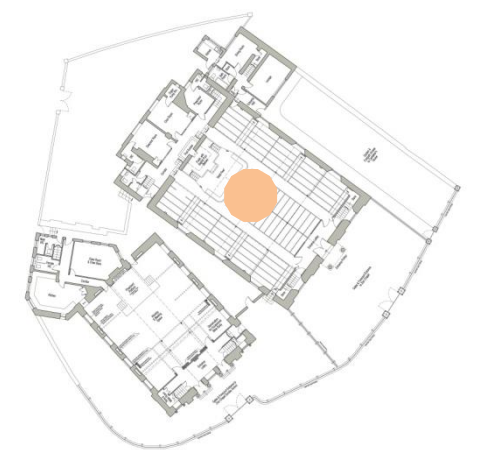
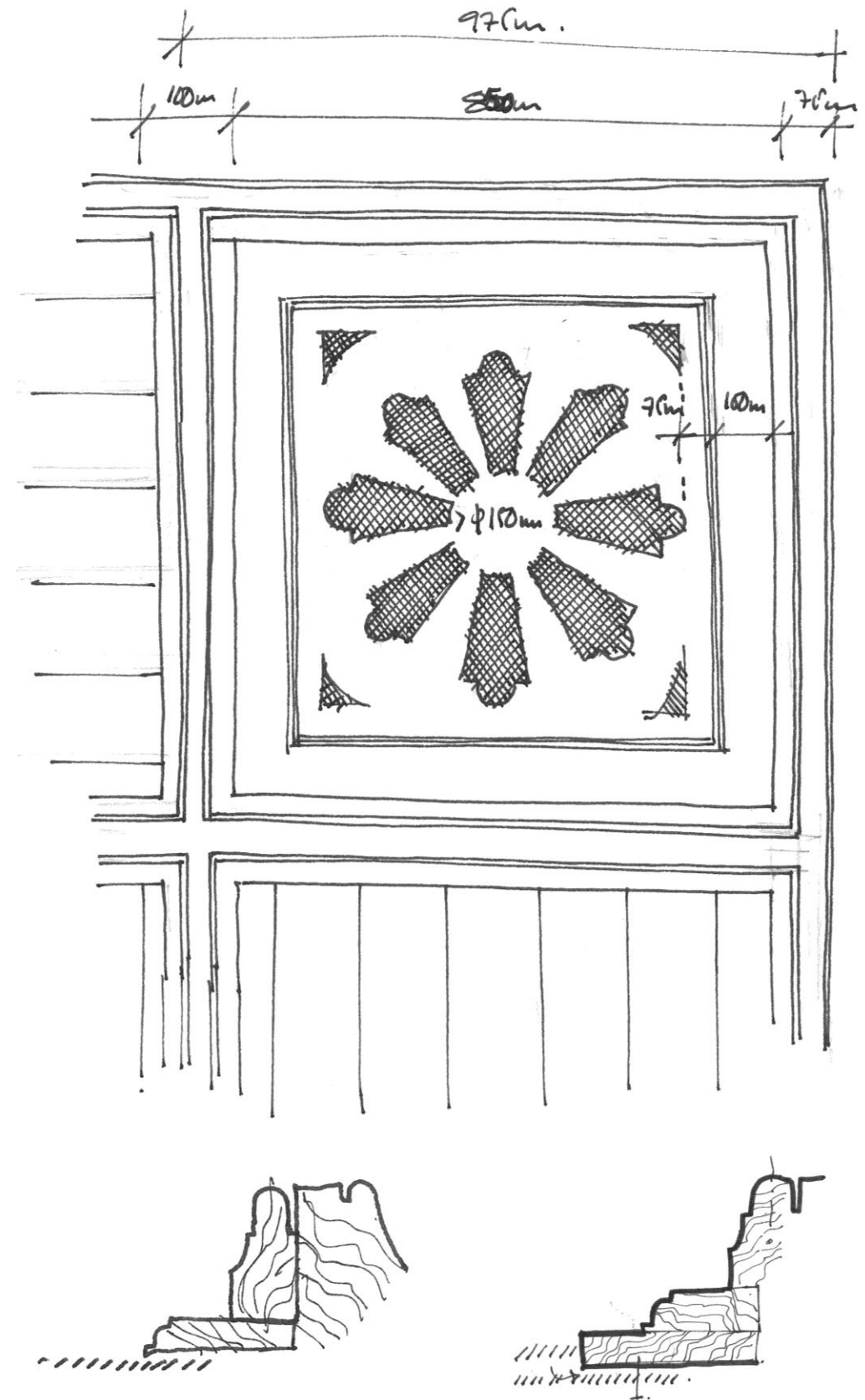
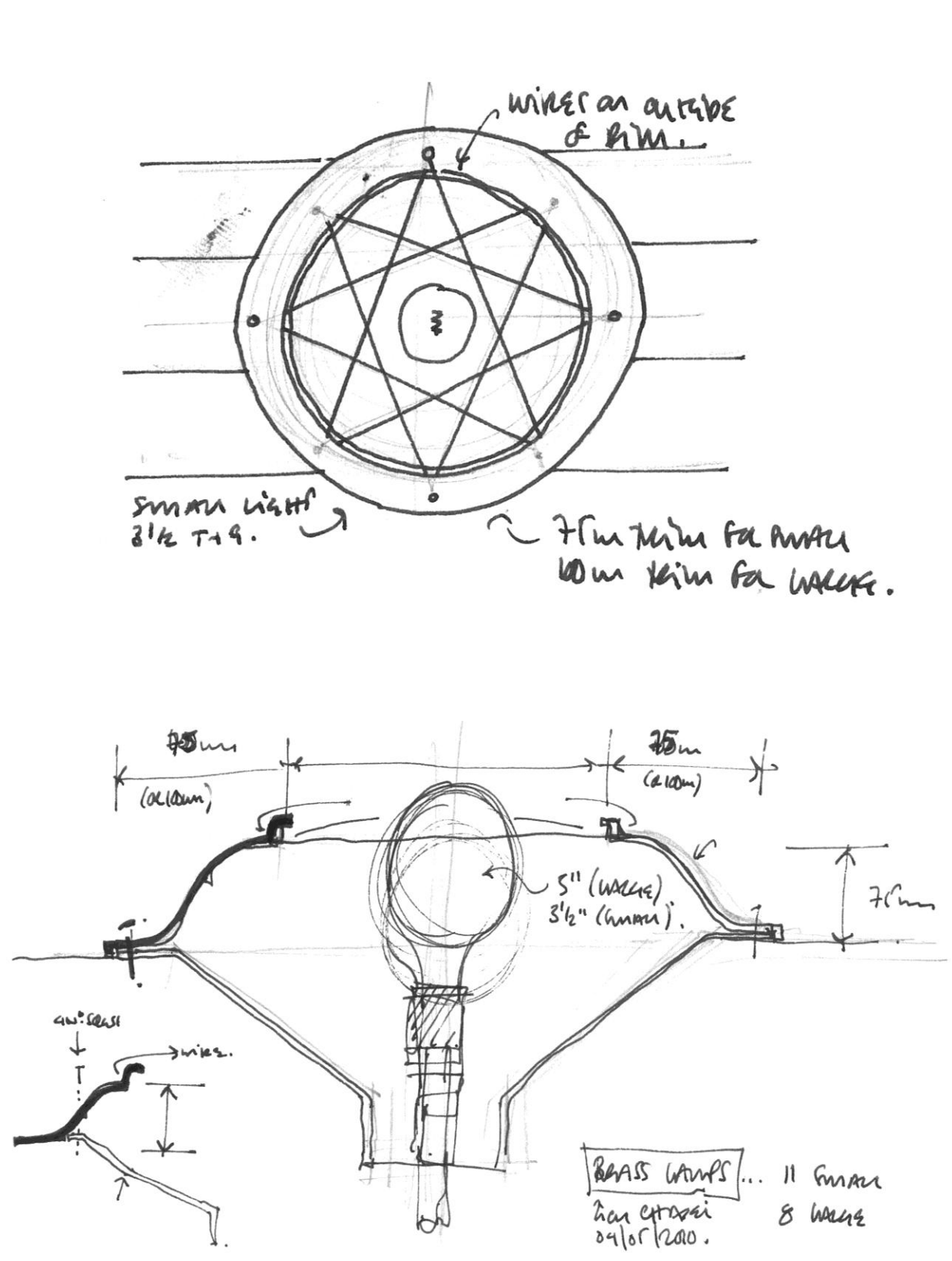






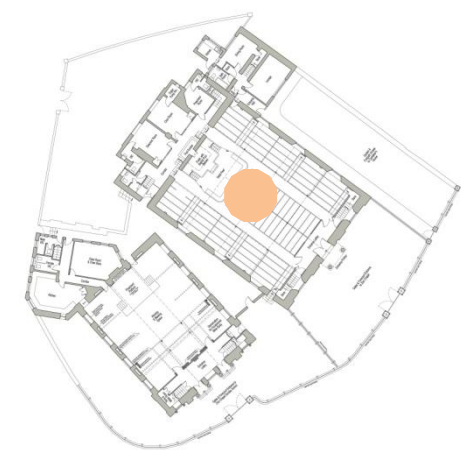
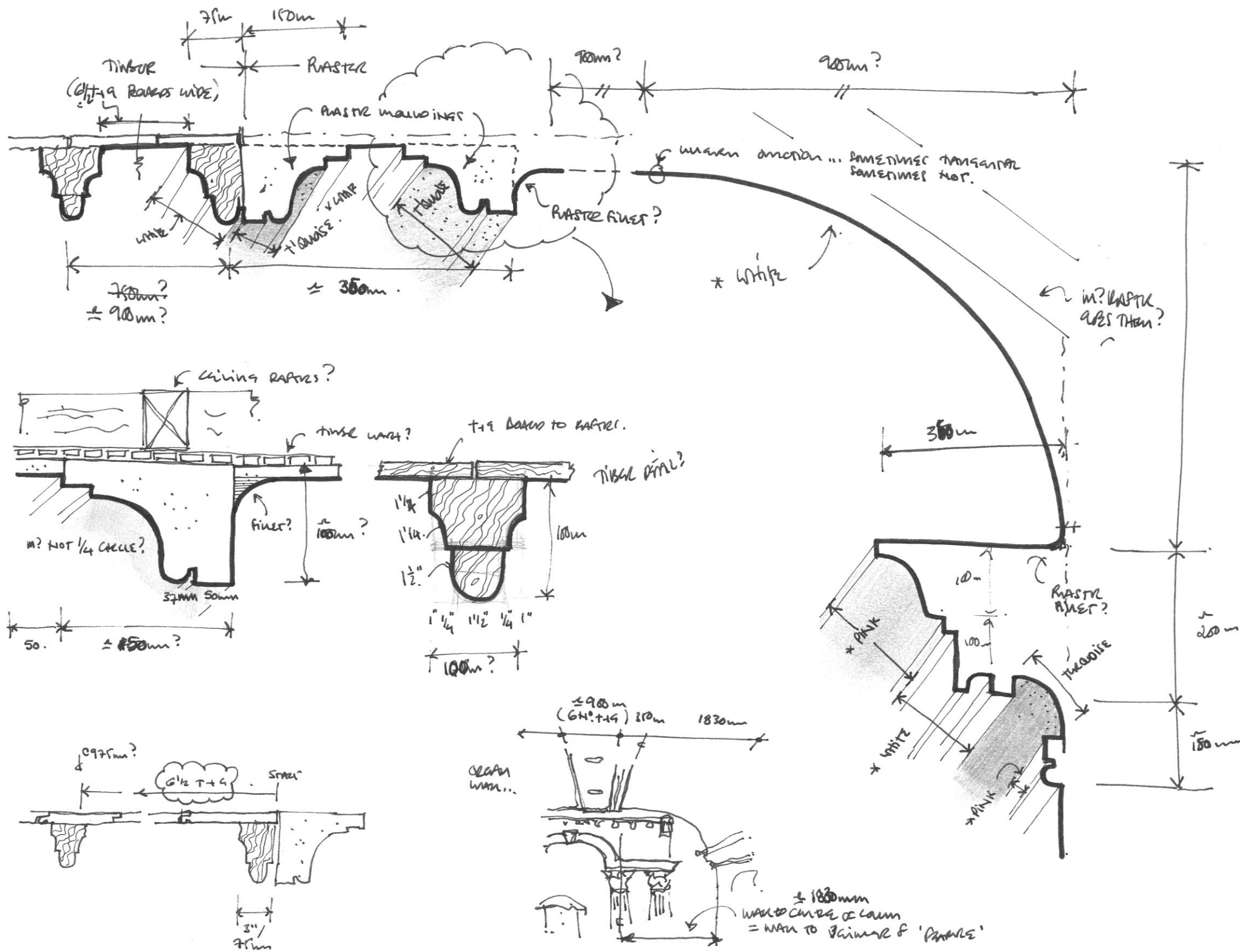
Detail of secondary timber/plaster 'feature' roof vent, within ceiling of Zion Chapel Worship Room





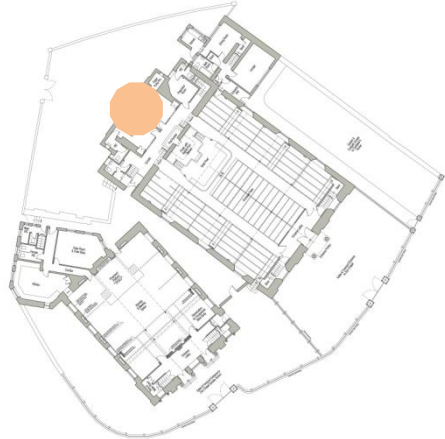
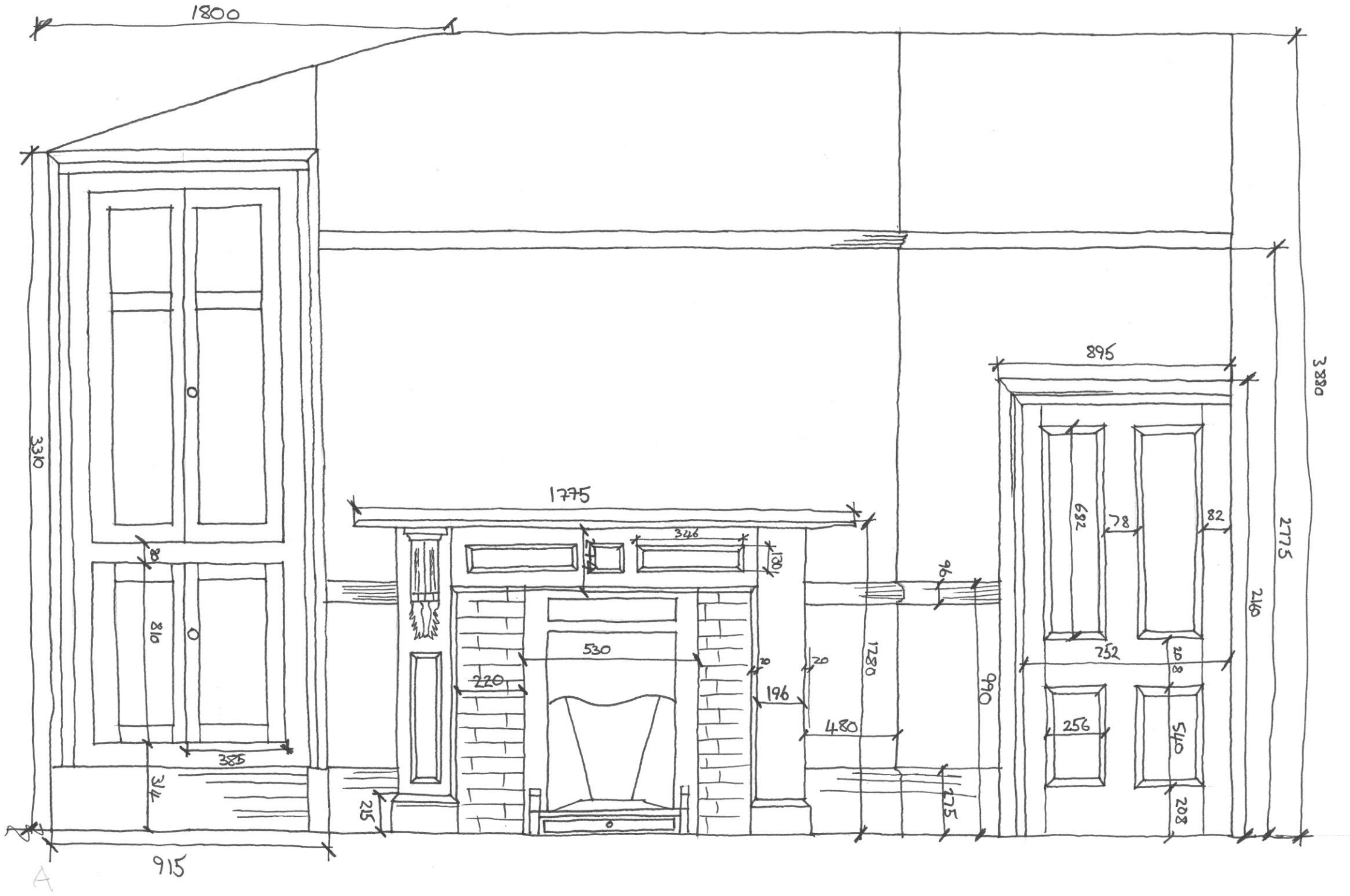
Detail of small timber/plaster roof vent & recessed brass light fitting, within ceiling of Zion Chapel Worship Room





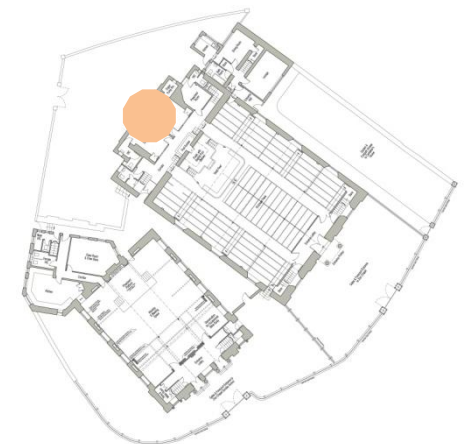
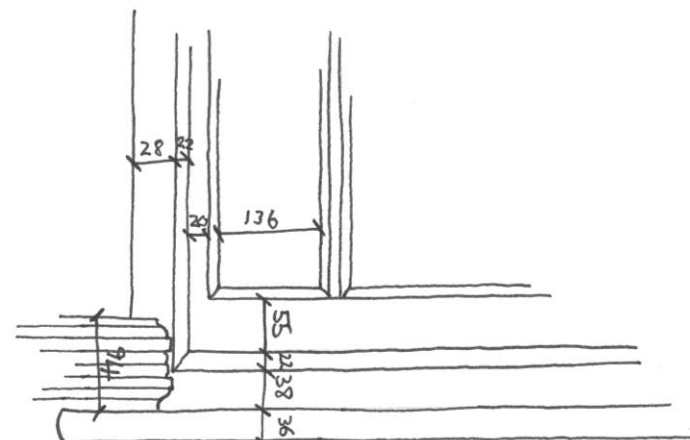
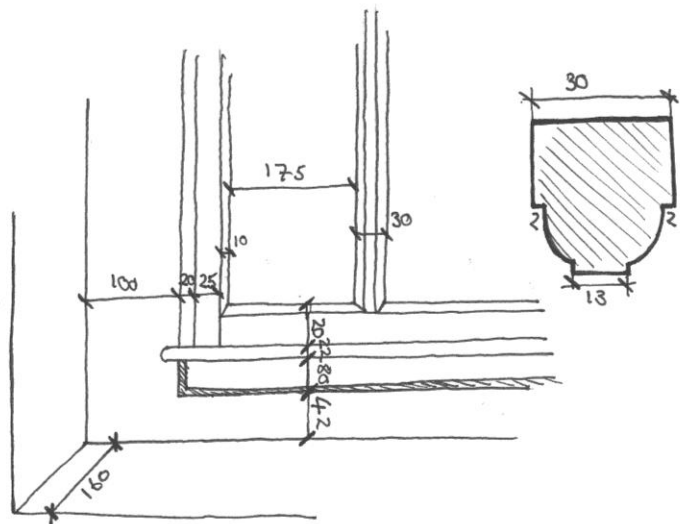
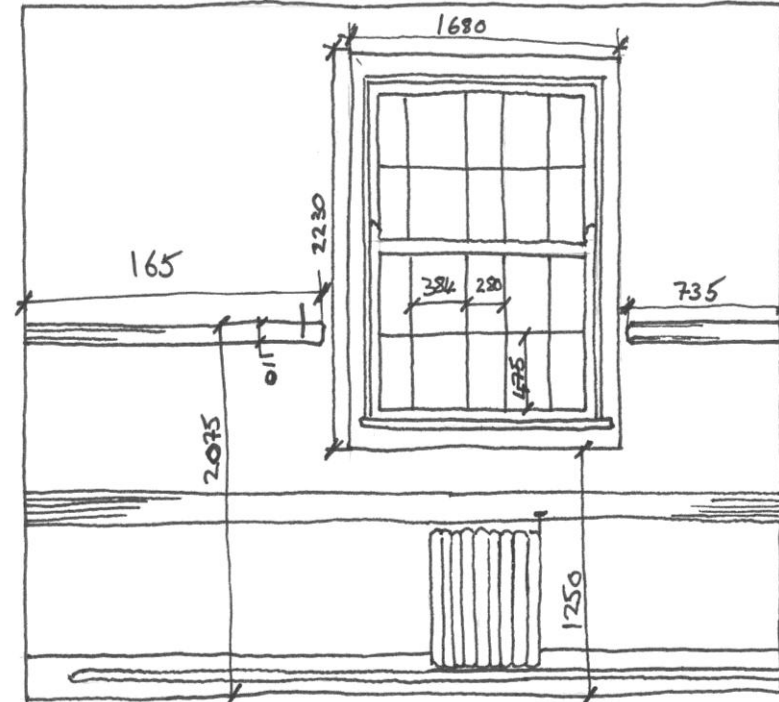
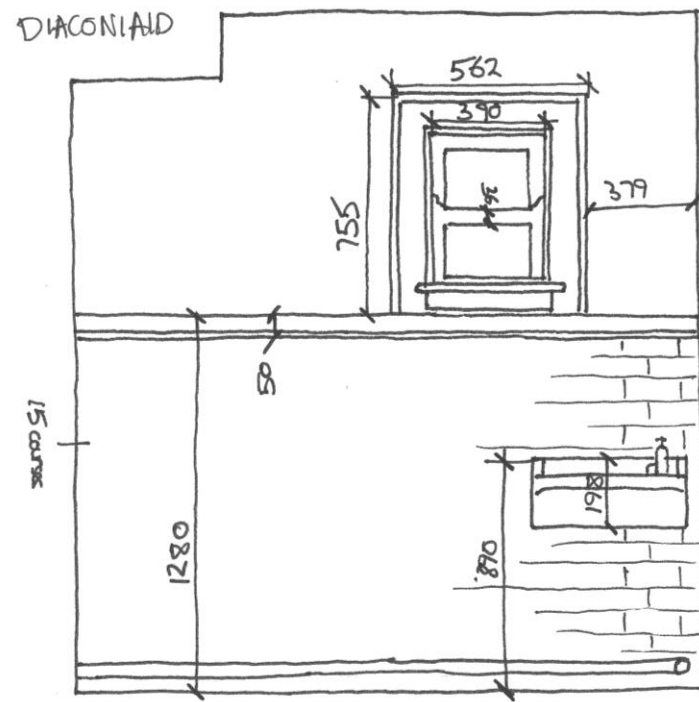
Detail of high level plaster mouldings, within Zion Chapel Worship Room





Typical joinery elevation within Deacons' Room and Choir Room (mirrored) of Zion Chapel





Typical joinery, etc., within Deacons' Room and Choir Room of Zion Chapel



Report prepared by Lawray Architects,  
throughout Autumn of 2009 to Spring of 2010.  
Additional Photographs & Measured drawings  
are available upon request, please contact :

**Lawray Architects**  
**1, the Rise,**  
**Llanishen,**  
**Cardiff,**  
**CF14 0RA**

**Tel : 02920 762 511**

**Web : [www.lawray.co.uk](http://www.lawray.co.uk)**