

Wrexham Miners Rescue Station.

Condition Survey + Recommendations – November 2023

for The Trustees of Wrexham Miners Rescue

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Site Location Plan for North Wales Mines Rescue Station © Bing Maps

General Details

Name of Building – **Wrexham Miners Rescue Station**

3 Maesgwyn Road, Wrexham, LL11 2AP.

Conservation Designations - Mine Rescue Building & Superintendents House – Grade II Listed

Cadw Ref: 87623 Date of Designation: 18.08.2010

NOT in a Conservation Area

Cadw - Listed Building at Risk Register

Grid Reference – Easting: 332811 Northing: 350744

Client Details – The Trustees of Wrexham Miners Project,

Wrexham Miners Rescue Station,

3 Maesgwyn Road, Wrexham, LL11 2AP.

Charity Commission Reference Number: 1157895

CIO - Foundation Registered 17 Jul 2014 as amended on 18 Sep 2023

Contact - Mr Kevin Wynn: Secretary and Restoration Project Coordinator

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Date of Inspection – Inspections took place on the 15.06.23 and 22.06.23.

Weather Conditions – The weather was very fine, clear and sunny on both days. The air temperature, varied between 20ºC and 26˚C. The weather had been settled and sunny for an extended period without any rainfall, prior to the inspections being made.

Name of Inspector – Geraint Roberts - MA Dip.Arch.(Cantab) RIBA Dip.Bldg.Cons.(RICS) SCA

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Brief History - *The North Wales Mines Rescue Station is on the 'Listed Buildings at Risk Register' as a consequence of actions that took place in 2010 when a portion of the Training Gallery and Drill Hall was demolished. The Building is now Grade II Listed in recognition of its significance and heritage values.*

The former Wrexham Mines Rescue Station was built between 1913 and 1918 and served as a base for equipping and training colliery rescue teams in the Wrexham area, across the Northeast Wales Coalfield and for allied heavy industries. The station closed in the 1980s and was acquired by the North Wales Fire and Rescue Service as a headquarters and training centre. The Fire Service vacated the premises around 2003, and following a change of ownership, planning consent was granted in 2004 for demolition and residential development of the site. This consent was renewed in 2007. The current owner purchased the property in 2014 though it mainly stood vacant until 2020 when areas have been modified and utilised for the training, educational and community activities/events that are hosted throughout the year.

Section 0.0: Introduction

0.1 The Brief

Geraint Roberts Associates were invited to undertake a condition survey of the Former North Wales Miners Rescue Station (now referred to as Wrexham Miners Rescue Station as part of an AHF funded Project Viability Appraisal Study. The purpose of this report is to record the current condition of the building, and to recommend a range of immediate and long-term repair and maintenance interventions whilst safeguarding its unique heritage values. Despite the events in 2010 and the modifications that have taken place during the last 50 years, the building retains its original composition and layout which is defined by three distinct elements. Facing on to Maesgwyn Road at the southern end of the site (R/H side of the front elevation) is the two-storey Superintendents House and immediately to its L/H side is the Main entrance and then an 'L' shaped, single storey Workshop Block which includes the main circulation route and now a café/kitchen. Towards the rear of the site (east) stands the larger Drill Hall and a 'U' shaped, flat roofed, single storey range of Training Galleries which wrapped themselves around three sides of the Hall. The NE corner of the galleries and a portion of the Drill Hall were impacted by the demolition works that took place during August 2010.

0.2 Scope and Limitations of the Report

The Condition Survey was written by Geraint Roberts RIBA SCA, based on a visual inspection that was initially made of The Wrexham Miners Rescue Station during two visits that took place on the 15th and the 22nd of June 2023. The report is based on the findings of an inspection made from ground level, floor level(s), ladders and other readily accessible positions, including the flat roofed areas. Unless otherwise stated the inspection has been purely visual and no enclosed

spaces or inaccessible parts, were opened up for inspection. Fitted carpets or bonded floor finishes have not been lifted unless specifically mentioned. Obvious evidence of woodworm activity or rot is noted, but it is not possible to comment on the condition of every timber in the building. The report indicates the condition of the structure/building and identifies defects. It does not purport to be wholly comprehensive or to give definite solutions for remedial work. It does not necessarily list all the defects and does not guarantee that there are no other defects present now, or that latent or other defects will not become apparent in the future. The report is not a specification for the execution of work nor is it a document for the purpose of obtaining estimates and must never be used for such purposes. Cost estimates are "order of cost" estimates only which will be subject to detailed investigation and specification. If reference is made to the presence of Asbestos, it should be noted that the inspection was not carried out by a qualified Asbestos surveyor.

Whilst no current or historical condition survey reports was available for review at the time of the inspection it is noted that various structural reports and condition survey reports of the building have been produced during the last fifteen years to accompany the submission of Full Planning Application and Listed Building Consent Application to Wrexham County Borough Council (WCBC).

0.3 Statutory Status

The Wrexham Miers Rescue Station stands on the east side of Maesgwyn Road, a mainly residential street characterised by late 19C and Edwardian brick-built terraced residential properties and more recent residential housing towards the southern end of the street. The former Crosville Bus Depot stands immediately to the north of the site (now subdivided into business units and the Chester-Shrewsbury railway line sits within a cutting beyond the east boundary of the site. The building is Listed Grade II, but does NOT sit within a Conservation Area, nor any other heritage designation. There are no other built heritage designations in the immediate vicinity, but a 130m long length of Wat's Dyke, approximately 100m to the east holds a Scheduled Monument designation.

The Cadw Listing Description for Wrexham Miners Rescue Station states -

List Description:
History: C1913, built by the North Wales Coal Owners Association to house the Mines Rescue Service for the North Wales coalfields.

Exterior: Mines Rescue station; Superintendents House to right and lower workshop range to left. Red Ruabon brick to ground floor and quoins and window dressings to first floor, buff brick to first floor. Slate roof with decorative brick gable stack, mixture of plate glass sash and casement windows all with corbelled sills and those to the ground floor of the Superintendents House with hoodmoulds and keystones.

Superintendents House: Two storeyed 5 bay main wing with central window to first floor with paired sash windows to either side. Bracketed first floor string course with central arched doorway to the ground floor with recessed panelled door with glazed leaded margin lights to the frame. Two paired sashes to the right and tripartite window to the left. Two storey wing to rear.

Workshop: two bay gabled wing with two further bays to right and single bay section linking with Superintendents House to right. Gabled wing has wide garage door entrance to left, paired casement window to right and above moulded red brick lunette in the gable and remains of panel with the word 'Rescue' in raised lettering. Linking section has semi-circular gable with moulded coping, scrolled stops and tympanum with the 'North Wales Coal Owners Association' in raised lettering. Underneath is a wide tripartite window in infilled opening, presumably a former vehicle entrance.

To the rear: left hand gable wing extends to the rear and encloses the central U-shaped single storey training gallery. Further flat roofed extensions to the rear of the Superintendents House.

Interior: Largely refitted for modern office use but retains original stairs and layout, in particular the windowless training gallery housed in the single storey U-shaped building to the rear.

Reason for Designation: Included for its special historic interest as a Mines Rescue Building, purpose built to serve the mines within the North Wales Coalfields and important for retaining its original form and layout, in particular the training gallery. It is a rare example within Wales and displays good architectural detailing and construction.

Listing Designation: Grade II

Date of Listing: 18.08.2010

Reference No. 87623 **Easting:** 332811 **Northing:** 350744

The Coflein Description for Machynlleth Clock Tower offers the following information –

NPRN Ref: 96153

Description
Mines Rescue Station, established by the North Wales Coal Owners Association in 1913. The station is a complex of buildings with a fine facade in orange and grey brick to Maesgwyn Road. A semi-circular terracotta panel over a doorway carries the inscription NORTH WALES COAL OWNERS ASSOCIATION in art-nouveau lettering. The centre closed in the 1980s.

B.A.Malaws, RCAHMW, 23 August 2010.

0.4 Construction Overview & Building Materials

The front elevation which comprises of the two-storey Former Superintendents House, the Mine Entrance to the Miners Rescue Building and the single storey Workshop block is a celebration of the brick, terracotta and tile products manufactured by Dennis of Ruabon at their Hafod Brick and Tile Works, Rhosllannerchrugog. The building was used as a 'shop window' to promote the products of the business and often received visitors who wished to inspect the vast range of products available at the time. The connection between the Gresford Colliery Disaster on the 22nd of September 1934 where 266 men died and the 'Dennis' family should not be underestimated as they were owners of the United Westminster Wrexham Collieries and the downcast shaft in which the explosion occurred was known as 'Dennis'. Henry Dennis, and his son Henry Dyke Dennis, began the colliery near Gresford in 1907.

The original buildings are all constructed of loadbearing pressed brickwork and terracotta from the Hafod Works of varying types and standards. The front and side elevations are mainly constructed in a half-lapped stretcher bond, which would suggest the presence of a cavity which is ventilated at low level (position of the vents are higher than finished floor level). There are numerous combinations of decorative/patterned brickwork panels, banding courses, keystones, hood mouldings, window reveals, sills and flat arched window heads and chimney details. There are panels of raised or corbelled brickwork to openings, external corners and at gables. A later extension and adaptations at the rear of The Superintendents house has been constructed from a mixture of metric common/facing bricks.

The duo-pitched, plain tiled roofs to the Superintendents house and the Workshop block are supported on a traditionally cut, timber roof structure. The underside of the tiles were originally torched. Rainwater goods were originally [painted cast iron that were supported on scrolled wrought iron support brackets. Note the unique cast iron support brackets for the down pipes. More recently, many of the gutters have been replaced by UPVC, but there is a programme of repairs underway, which is seeking to reinstate the original materials and details. There is a

plain, pointed verge detail to gables which have been surmounted inmost locations by an ornamental finial detail to the ornamental, half-round, stop end ridges.

The roof covering to the Drill Hall was originally an evenly sized and gauged Heather, Penrhyn Slate, with a patent glazed ridge light of wired, cast glass. The roof is supported on lightweight, steel angle trusses, timber purlins, rafters and battens. The underside of the roof is lined with a stained tongue and grooved board internally. The walls to the Drill Hall are again constructed of solid brickwork which has been widened to form piers on the line of the roof trusses over.

The single storey training galleries are constructed of solid brickwork walls with only minimal openings. The detailing is pain in nature at the rear of the building. The roof to the galleries is constructed of timber shuttered, reinforced in-situ concrete with an in-situ upstand/kerb at the perimeter. The original roof covering was originally mastic asphalt but is now covered by a torch-on felt with Flashband flashings at the margins. Gutter and downpipes are mainly UPVC in this area of the building. Please note that a length of the training gallery, the NE corner of the Drill Hall and a lean-to storage area to the Workshops was demolished in August 2010. A proportion of the building materials have been stored on site subsequently. Much of the Drill Hall roof is now covered with Tarpaulin to reduce the risk of water ingress, until a full programme of repairs can be funded and procured.

The roof over the main entrance is currently covered by profiled, plastisol coated metal roof sheets with Flashband used to form weathering's at the perimeter. Originally, the roof would have been a patent glazed, single glazed roof construction that sits on corbels and lightweight angle iron-constructed metal angle trusses. The circulation areas in other locations which link the Workshop block with the Training Galleries and Drill Hall has been infilled with a mastic asphalt covering over a flat roofed timber structure and roof deck. It is assumed that the corridor was previously glazed, though the detail of the actual profile is not known.

Internally, most division walls are constructed of solid brickwork with only some first-floor walls having been constructed of lath and plaster covered timber studwork. Floor finishes are mainly in-situ concrete or a fired Ruabon Clay tile.

Most external joinery, including the sash and casement windows or doors consists of painted softwood. Whilst the window patterns differ, there is a consistency to the repletion of the profiles in most locations.

0.5 Alterations, Additions and Demolitions

The Miners Rescue Station is currently on the List buildings at Risk Register, because in part, a section of the Training Galleries, the NE corner of the Drill Hall and a portion of the Workshop wing was demolished by a previous owner in August 2010. Temporary measures were undertaken at the time to ensure that the structural integrity of adjacent areas was managed by providing timber shoring and propping of the masonry. Metal cladding was applied to the walls and a panel of concrete blockwork was introduced to the open end of the training galleries to provide protection from the elements. Tarpaulins have been used to protect the roof of The Drill Hall for the last 10 years or so to ensure that water ingress is minimised. These 'temporary' measures have been largely successful and have prevented further deterioration and decay from extending beyond the immediate areas of damage.

The current owner has undertaken further works in the meantime by reintroducing a version of the former entrance doors to the front of the building and by providing building services to the areas currently in use. A temporary teaching space has been created more recently within the Drill Hall which is a serviced, 'insulated timber box, within a box' construction that offers a safe environment in which numerous events and services are hosted. An accessible WC has also been introduced to support the activities within the building.

Immediately prior to undertaking this condition survey, the current owner successfully secured grant support from Cadw under their 2022/23 programme of Building Maintenance and Repair Grants to undertake emergency roofing repairs that includes maintenance and repair tasks to all

tiled roof coverings, the gradual replacement of UPVC gutters and downpipes with painted cast iron products. Repairs to flashings and abutments and minor maintenance tasks were undertaken to chimneys. The introduction of a new temporary roof covering to all flat roofed areas of the building was provided, an unsafe chimney to The Drill Hall was carefully dismantled and stored for rebuilding at a later date and new tarpaulins provided to ensure that the roof covering to The Drill Hall remains intact. The works have successfully provided sufficient protection to significantly halt the rate of water ingress and deterioration whilst maintaining the delivery of community based educational and support services, until such time as the capital funds can be accrued to undertake the permanent repairs and the reinstatement of lost architectural sections and details of the building.

0.6 Site Access and Accessibility Issues

The Miners Rescue Station faces directly on to Maesgwyn Road. No dedicated accessible parking/drop-off parking bays is available at present and no 'Disabled Parking' bays have currently been provided to the road or within the yard space at the back of the building. There is currently no space for 'drop-off purposes in front of the building and there is limited space for some vehicles to park on the patch of ground in front of the workshops. The pavement surface is slightly uneven in general terms and the surface materials are either a loose gravel, tarmac or pavers. The ground rises up from the road and as such, a temporary checker plate metal ramp has been utilised in the past. The angle of gradient to the temporary ramp at the main entrance exceeds current guidelines but does remove barriers to access for most building users and visitors. The existing approach to the entrance door of The Superintendents House is stepped and it is unlikely that this will change. However, level, barrier fee access is technically achievable via all doors and building approaches at the rear of the building.

There is space available within the curtilage of the site for limited offroad parking at the rear of the building. There is capacity for this provision to be improved and increased in a modest way and for an inclusive, access strategy to be developed for the building as a whole, without detrimentally impacting the key heritage values and significance of the building.

0.7 Summary Statement of General Condition

Despite the obvious issues about condition and the interventions that have taken place during the last 10-15 years (and notwithstanding the temporary propping and support measures that are in place) the structural integrity of the building is good and ongoing maintenance tasks are undertaken on a regular basis to address problems on a reactive basis, as they arise. There is a clear understanding of the maintenance priorities and a direction to repair and return currently unused rooms and spaces back into beneficial use. Summarising observations and items that should be considered as longer-term maintenance and repair goals include –

i. There are no apparent structural problems emanating from the ground conditions and foundations, though rainwater disposal should be monitored carefully to ensure that water is moving away from the base of walls. There is no significant cracking within the superstructure of the building at any location other than those areas impacted by the physical damage in 2010.
ii. The combined foul and rainwater drainage system is defective and requires immediate attention to reduce the risk of building damage in the future.
iii. The structural and building reinstatement works should be planned and programmed to The Drill Hall and Galleries at the earlier possible opportunity.
iv. In combination with item iii the roof covering to the Drill Hall will need to be reinstated and repairs undertaken to overhaul the existing glazed ridge detail.
v. The chimney at the west of the Drill Hall should be reinstated.
vi. There will be a need to permanently recover all flat roof areas, to increase rainwater drainage capacity and the condition of the infrastructure.
vii. To continue the programme of maintenance and repair to the external joinery and glazing throughout.
viii. To gradually undertake a programme of repair and refurbishment to reinstate lost interior finishes, fixtures and fittings to key areas of The Workshop wing and to The

Superintendents House in their entirety. These areas might normally be considered as 'building shells' due to the extent of repair that is necessary in these locations.

ix. To reinstate lost areas of brickwork and architectural detail so as to ensure that adjacent locations are not damaged or are susceptible to decay in the longer-term.

x. To continue and to ensure that all services compliance Testing and Inspections are undertaken on a regular basis.

xi. To ensure that the building materials and components stored on site are carefully managed and are kept safe from dispersal, theft or loss, so that they can be reused at a later date.

Section 1.0: Summary of Condition Externally

1.1 The Former Superintendents House

i. Foundations and Structural Matters

The nature of the existing foundations could not be determined at the time of the inspection, though the overall condition of the building structure would appear to be good. The alignment of wall finishes is true in all locations. There were no obvious locations where significant cracking or movement has taken place since the last condition survey was reviewed. The alignment of the roof structure was good and there were no obvious locations where outward movement has taken place. The only areas to monitor and to address in due course is the alignment and level of the exposed raters at the gables. It is noted that there is a slight dip in the alignment of the plain roof tile covering in these locations.

Internally, the level and alignment of the floor slab appears to be good in most locations and there are no obvious signs of settlement within individual ground floor rooms.

ii. External Walls`

The solid and cavity brickwork construction to the walls throughout is generally in good condition. The condition of the pointing is also stable and generally in good condition, though the standard of finish is not as high to the single storey extension at the rear of the property. The pointing of perpend joints at window openings and to banding courses should be considered as should the removal of paintwork from e.g., the large terracotta keystone detail over the main entrance. There are isolated locations where some physical damage has taken place to the brickwork and repairs or individual brick replacement may be considered, but these maters do not impact currently on the condition of the building in any way. Repairs and reinstatement of the brickwork and terracotta coping detail should be reinstated on either side of the approach to the main entrance. At the time of inspection (during a period of prolonged hot and dry weather), there was no significant evidence of water leaks from gutters and downpipes or areas of dampness which has impacted on the condition of the external walls.

iii. Doors, Windows, and External Joinery

The integrity of the existing painted timber sash windows and doors to the front elevation is generally good and the condition of the joinery is stable, despite the condition of the painted decoration and the need to be overhauled so that they can be made operation. It is advised that minor putty repairs are undertaken to the joinery before being prepared and redecorated. It is noted that the entrance door and side screens was in the process of being redecorated at the time of the inspections being made. Repairs are required to the leaded, coloured glass side panels where broken. The condition of the joinery to the side and rear elevations is generally satisfactory or but, in some locations, the condition is poor as there is indications of timber decay to later casement windows, particularly at ground floor level. First floor windows to the rear elevation have been boarded up internally or externally where the glass has also been broken in number of locations. A programme of repair is necessary to maintain, repair, overhaul or reinstate lost joinery details in these areas of the building and to ensure that openings are watertight.

The front timber panelled door and side screens is half-glazed and incorporates panels of decorative leaded glass. Some maintenance repairs are required to the coloured glass, where cracked or broken and the frame, carefully prepared and redecorated. The nature and style of the

ironmongery should be reviewed in the longer term. The condition/integrity of the more recent door to the rear elevation is satisfactory, but the glazed panel, decorative finish and ironmongery is poor.

The gable detail consists of exposed purlin ends which support exposed rafters and a conceal a boarded sofit. Minor timber repairs are necessary to exposed locations and the joinery should be prepared and redecorated. The eaves details consist of exposed timber rafter ends which appear to be in good condition with the exception of its decorative condition which should be addressed as soon as it is practicable to do so.

iv. Rainwater Goods and Rainwater Disposal System

The recent programme of maintenance repairs has included the replacement of some defective cast iron rainwater goods with new fittings to the front and side elevations. New, cast-iron downpipes on timber bobbins have been fixed to the main elevations, but there is a need in the future to reinstate the original cast iron support bracket details which are unique to this building. Similarly, the scrolled wrought iron support brackets to the gutters could also be reinstated, should it be possible to do so. There are also further repairs to be undertaken to the existing joints at the swan neck details as temporary measures to make good and therefore a permanent repair solution is required over the longer-term. The condition of the rainwater goods are generally good, though it was not possible to inspect the performance of the new jointing as a consequence of the dry period of weather. A grey UPVC, SVP remains in-situ on the rear elevation.

The condition of the rainwater disposal installation at downpipe positions to the perimeter of The Superintendents House is very poor and, in some locations, non-existent. Gullies and surrounds should be cleared out and made good where it is practicable to do so, but it is acknowledged and advised that future programs of repair consider the reinstatement of the rainwater disposal measures in its entirety to ensure that water can be moved away from the base of the walls.

v. Roof Coverings

Following a programme of maintenance repairs during the Spring-Summer of 2023, the condition and integrity of the plain tiled roof finishes throughout is good. The condition of the tile valleys is also generally good, though it is noted however that prior to this time, there were many damaged or missing tiles that required attention and that it will be necessary for the roof to be recovered in due course. It is acknowledged that the ridge tiles have also been maintained, but full rebedding will be required at a later date. Existing lead flashings and soakers were also inspected and refixed around chimney positions and where it was practicable to do so, these were refixed, and joints made good. It should be noted that no significant indications of water ingress from these locations apparent when viewed from within the property. Longer-term, it will be necessary for all lead flashings, soakers, and weathering to be replaced.

vi. Chimneys

The condition of the decorative pressed brick/terracotta chimneys to The Superintendents House are generally Satisfactory. Their alignment is generally good, and some maintenance tasks have been undertaken to make good and to secure lead flashings or soakers where accessible and to reinstate a damaged cap to a flue in the largest chimney stack. It is evident that some brickwork repair/replacement is required to the flue above the north gable and whilst a small amount of flaunching was undertaken to stabilise the existing, further work is required to all chimneys in this regard. It is also necessary for all chimneys to be repointed, and particularly the chimney over the east gable at the rear of the building. It is advised all flashings, and soaker details are replaced in the longer term, when the capital funds become available to address the roof covering as a whole.

1.2 The Workshops/Café, Main Entrance and Circulation Areas

i. Foundations and Structural Matters

The nature of the existing foundations could not be determined at the time of the inspection, though the overall condition of this single storey 'L-shaped' area of the building in plan would appear to be good. The alignment of the facing brickwork to the elevations is true in all locations. There were no obvious locations where significant cracking or movement has taken place. The alignment of the roof structure was good and there were no obvious locations where outward movement of the roof structure has taken place. It is evident that the condition of the mortar finish differs at the point below the slate DPC within the plinth detail and that a slight amount of historical movement has taken place on this plane at the mid-point along the north elevation.

It is also of note that the existing lean-to at the NE corner of the building stands in a partially demolished state, following the events of 2010. Only the base of the walls at low-level are currently visible or the side walls at the abutment with the rest of the wing. It was not possible to inspect the condition of the slab, nor the base of the walls, due to these currently external spaces being used for the storage of brickwork and other building materials.

ii. External Walls

The solid and cavity brickwork construction to the walls throughout is generally in good condition (except where missing or partially demolished/in storage – see below). The elevations consist of pressed Ruabon brickwork red and textured panels of grey/buff with areas of raised and corbelled brick and terracotta detailing on gables, at openings and within feature panels. The condition of the pointing is also generally stable and is mostly in good condition, with the exception of localised areas of pointing at the level of the slate damp proof course within the detailing of the plinth, the perpends at sills, or adjacent to areas of damage. There are a small number of deteriorating/spalling bricks R/H side of the side door to the workshop at external ground level. Modifications/changes have been undertaken historically to the composition of the elevations where repairs could be considered. Alternatively, earlier known configurations of the brickwork could be reinstated. Typically, the main items include –

- The reinstatement of the semi-circular terracotta wording/signage, and associated detailing to the copings above the main entrance. The panel of lettering is currently in storage, but the surface has been painted extensively and it is advisable that the paint is removed, and the finish reverted back to the original terracotta or a breathable iteration of the
- Option to reinstate the original 3-centred arched entrance opening and doors with coordinating detailing, as evidenced on historical photographs.
- Reinstate the Goods Door on the Maesgwyn Elevation to a smaller and more appropriate design.
- Reinstate the brickwork detailing at the centre of the gable (NW corner) to an earlier, known design.
- Reinstate the lettering to a location that is in keeping with the composition.
- Repair lost or damaged bricks to these elevations. A number have been moved from their original location and others lost. Other bricks have been damaged where later fixings for e.g., gates, rainwater downpipes, building services have been introduced and then changed.
- Rebuilding of the partially demolished lean-to at the NE corner of the wing. Photographs, pre-demolition are available for reference purposes. It should be noted that the north elevation is constructed of a 290mm wide cavity construction with a 75mm cavity, whilst the other two sides are constructed in solid 225mm brickwork, and some inner walls consist of a single skin of brickwork.

At the main entrance, a steel lintel with snapped headers within the web and a tile drip detail over has been inserted since the time of The National Coal Board. A temporary modern sign over, offers an impression of the scale and impact of the original detailing, together with a sense of the original composition of the front elevation. The signage is in good condition.

iii. Doors, Windows and External Joinery

The condition of the external joinery to the windows and doors on the Maesgwyn Road elevation is generally good. The painted timber double doors to the main entrance are relatively new replacements of an earlier Clwyd Fire Service configuration (but not the original design) and are in very good condition. The adjacent windows to the café and kitchen are generally in a satisfactory, but stable condition, though they do need to be carefully overhauled in order that they can be made operational. They should also be redecorated in their entirety.

The condition of the exposed joinery to the rafter ends and the eaves detailing in this area of the building is also satisfactory, though the moulded painted timber at the verge to the gable detail over the workshop doors is poor, particularly beneath the north facing pitch. It is anticipated that much of this timber will need to be replaced.

The insulated, metal, segmental overhead door to the workshop and insulated panels over is in good condition, though it is suggested that should the opportunity arise, that it is replaced with a more appropriate design etc.

There are a number of different window types are visible along the north elevation though a number have been boarded up for security reasons. Where visible, the actual joinery is in a satisfactory condition, though an overhaul of the existing could be considered and all windows should be prepared and redecorated. The glass in many panes has been damaged or is broken as a result of historical vandalism. The existing solid side door of a framed, T&G beaded profile, with a painted finish is in good condition.

iv. Rainwater Goods and Rainwater Disposal System

The recent programme of maintenance repairs has included the replacement of some defective cast iron rainwater goods with new fittings to the front and side elevations. New, cast-iron downpipes on timber bobbins have been fixed to the main elevations, but there is a need in the future to reinstate the original cast iron support bracket details which are unique to this building. Similarly, the scrolled wrought iron support brackets to the gutters could also be reinstated, should it be possible to do so.

The condition of the rainwater disposal installation at downpipe positions to the perimeter of The Workshop wing is satisfactory along the north elevation, where gullies also sit within brickwork surrounds. In other locations e.g., to the front elevation and adjacent to the back door from the corridor on the rear elevation, the gully appears to be blocked and attention should be given to addressing this maintenance item again as a priority.

v. Roof Coverings

The programme of maintenance repairs undertaken during the Spring-Summer of 2023 have addressed numerous issues relating to damaged and missing plain tiles, the condition and integrity of the roof covering is now satisfactory to the external facing pitches and to the internal east facing pitch. A large proportion of the internal, south facing pitch was felted, battened and recovered during the programme of repairs, because of historical water ingress and the risk of timber decay. Despite the condition and deterioration of the lath and plaster ceiling finishes in these corresponding locations internally, inspections of the roof timbers and wall plate have confirmed that the structure remains in a relatively intact and stable condition. During the process of preparing the condition survey the roof area had been felted (roof membrane), battened and a proportion of this roof area had been retiled, but approximately 75% of the retailing was to be completed. The condition of the tile valleys in this area of the building remain in good condition and the ridge tiles have also been rebedded in part to maintain the integrity of the whole.

More generally, the verges at gables require repointing and the condition of adjacent timbers should be repaired and/or replaced as outlined in section 1.3 (iv). A rooflight located on the north elevation should be repaired and overhauled, though at the time of the inspection it was maintaining its weather integrity. The rooflight situated on the internal east facing pitch is in

poor condition and temporary remedial repairs undertaken to address weather integrity and safety issues. The rooflight is in need of considerable repair and a general overhaul.

The area of roof over the main entrance to The Miners Rescue Station is currently a series of plastisol coated, profiled metal roof sheeting which have been laid to a shallow fall and is weathered at perimeter abutments with Flashband or similar proprietary sealing products. The roof is supported on timber joists, but these are not currently visible from within the main entrance. The temporary roof solution replaces the original duo-pitched, patent glazed roofing system which discharged into gutters on the north and south sides of the space. The roof was originally supported on steel, angle frame trusses and purlins. The stone and/or timber corbels/brackets which supported the roof covering can still be seen within the entrance space. The temporary roof covering is not satisfactory but does prevent water ingress and is currently functional by discharging water on to adjacent flat roofed areas.

The flat roofed infill above the 'L' shaped corridor in plan which bridges the space between the Workshops and the Training Galleries/Drill Hall was recently recovered with a temporary felt finish to resist the ingress of water. These measures appear to have been successful. The roof comprises of mostly recent timber joists which span between existing gutter linings, now concealed and a timber deck provides a substrate on which the current and earlier roof covering finishes s have been applied. The roof deck is positioned at a lower level to that of the adjacent training galleries, but coordinates with the eaves flashings of the Workshop Block. The temporary nature of the covering is satisfactory and is functioning well at the time of the inspections.

vi. Chimneys

There are no chimneys on this part of the building.

1.3 The Drill Hall and Training Galleries

i. Foundations and Structural Matters

As previously, the nature of the existing foundations could not be determined at the time of the inspection, though the overall condition of this single storey block that includes the remains of the 'U' shaped training galleries which wrap themselves around the taller (floor to eaves height and span) duo-pitched Drill Hall space at the centre is defined by the extent/remains of the partial demolitions of 2010 and subsequent temporary works which took place afterwards.

The partial demolition of the Training Gallery to approximately 50% of its length, on the north side of the block, down to slab level and the partial demolition of 3No bays to the side wall of the Drill Hall has resulted in a range of temporary measures being implemented to maintain the structural integrity of the whole and to provide weatherproof envelope to resist the elements. Timber shoring has been provided to the east facing gable whilst a combination of new brick piers to support the roof structure and/or Acrow props provided in other locations. Temporary wall cladding has been installed to resist water ingress and temporary roof repairs undertaken where the covering had been felted, battened and a temporary tarpaulin cover provided over. The areas of the Temporary Works appear to be stable and safe at the time of the inspection, but as a result of the urgent need to progress the reinstatement repairs, the description of the works can only be described as being poor and a priority matter to address, once capital funding has been secured. It is important that the condition of the temporary works are inspected and monitored on a regular basis, that temporary props are tightened where required and should any changes or movement be encountered, that the advice of a Consultant Structural Engineer is sought without delay.

Elsewhere, and at all other locations, the structural condition of this block, which includes a basement at its NW corner appears to be good and stable. The alignment of the facing brickwork to the elevations is true in all locations (the alignment of the brickwork to the east facing gable is also good, despite the shoring and excluding the condition of the brickwork at its NE corner). There were no obvious locations where significant cracking or movement has taken place. The alignment of the roof structure is concealed by the temporary protection measures,

but beyond the areas of demolitions, the ridgeline it is relatively true. A chimney stack was carefully dismantled which stood above the west facing gable during the course of the recently completed programme of maintenance and repairs, due to its poor structural condition. The bricks have been carefully stored for the chimney to be reconstructed at a later date. The condition of the pointing is also good in the main, with only a few locations of repair being necessary.

The roof structure to the training galleries is shuttered, reinforced in-situ concrete. The roof design, which includes an in-situ concrete upstand at the perimeter has been constructed to falls across its width. Where visible, the condition of the roof appears to be satisfactory. It should be noted that the reconstructed length of tunnel created within the SW corner of the training galleries is in good condition. It is a lining of brickwork, hooped steelwork with timber infill and a layer of sand pugging over. The overall structural condition appears to be good.

ii. External Walls

The solid brickwork construction to the walls in this area of the building is less decorative and there are fewer embellishments to the finishes at openings or along the line of the gables etc. Beyond the areas of partial demolition, the walls are in good condition. The elevations consist of pressed Ruabon brickwork and common brickwork. There is evidence that a number of openings have been altered or modified historically and different brick types used in some locations. The condition of the infill locations is generally good. The condition of the pointing is also generally stable and is mostly in good condition, with the exception of localised areas of pointing at low level or below locations where rainwater has leaked historically.

Dense concrete blockwork has been used to provide a division between the area of demolition and all other areas on the north side of Training Galleries.

iii. Doors, Windows and External Joinery

There are no window openings within this area of the building, though a number have been filled in historically. There is a single external, painted timber, vertically boarded timber door, beneath a lean-to weather deflector on the south facing side elevation. The door is currently used as a means of escape from the galleries and is in need of redecoration.

A bank of roof glazing straddles the ridgeline along approximately 60% of the length of The Drill Hall. Where visible, it appears to be a Patent Glazing System that was glazed with a chicken wired safety glass with a stippled/cast finish. The condition of the glazing bars could not be checked, but many of the glass panels are cracked or have been chipped or are missing all together. There is a need for the roof glazing to be checked and a detailed programme of repairs undertaken, once access is possible.

iv. Rainwater Goods and Rainwater Disposal System

Where applicable, the rainwater drains into UPVC hoppers and downpipes at the perimeter of the lower-level flat roofs. The condition of the rainwater goods is satisfactory and was functional at the time of the inspections.

The condition of the rainwater disposal installation at the foot of the walls is poor and does require attention. The capacity or performance of the gullies could not be determined at the time of the visits.

v. Roof Coverings

The programme of maintenance and emergency repairs undertaken during the Spring-Summer of 2023 have addressed numerous issues relating to water ingress and temporary weather protection with the installation of a new felt roofed covering together with the fixing new tarpaulins and timber battens over the Drill Hall roof.

The roof coverings to this area of the building comprise of felt (previously, felts and asphalt) to the flat roofs over the Training Galleries and a natural Welsh slate covering of evenly sized and coursed heather blue, Penrhyn Slates. As a result of the recent repairs, the condition of the

covering to the flat roofs is good, though it does conceal a range of issues/details that will need to be addressed in the longer term. A part of the temporary repairs, a number of services penetrations (with and without upstands) have been covered over and these will also need to be addressed in due course. It is difficult to appraise the condition of the slated roof covering to the Drill Hall, but where visible on the south facing roof pitch, the overall condition at the time of the inspection is good. Hoverer, it is known that there are large areas of repairs needed to the north facing pitch to reinstate the lost areas of slate roof covering. The condition of the roof covering must be described as poor as a result of the historical damage. Towards the west end of the north facing pitch, the temporary roof repairs have made good individual, lost and damaged slates temporarily, but it is evident that nail fixings are deteriorating, and further repairs will be required. The lead flashing and soakers at the base of the chimney that has been temporarily dismantled have been secured and are in a satisfactory condition. A precast concrete paving slab has temporarily been installed to protect the flue.

vii. Chimneys

As noted previously, the chimney located on the west facing gable has been temporarily dismantled and the bricks placed into storage for rebuilding the whole at a later date.

A further chimney which acts as a flue from the basement of the building sits on the NW side of the flat roofed area on the north side of the Drill Hall. The chimney stack is constructed of common brickwork and whilst some vegetation growth should be removed from the flaunching. The overall condition is satisfactory, though the flaunching and minor areas of repointing should be undertaken.

1.4 External Areas and Boundaries

i. Maesgwyn Road Elevation

The main elevation to Maes Gwyn Roads is set back from the footway by approximately 2.0m-2.5m. There is a square edging set flush with the surface of the footway and the area of ground behind has been tarmacked up to the face of the building. The tarmacked finish is in good condition. The nature of the surface changes near the main entrance and the surfacing reverts to compacted aggregates of various types. There is some moss growth and vegetation growing within this area of surfacing which can make the approach a little more uneven and slippery in certain weather conditions. A piece of durbar plate steel deals with the step in level between the roadside and the finished floor level to the building. The gradient has not been checked for compliance with BS8300 but is an adaptation that addresses most issues relating to access for the time being.

The ground in front of the Former Superintendents House is uneven and consists of compacted loose aggregates of various types on either side of the main entrance. The flanking brickwork detailing to the walls on either side of the approach to the front door is in need of repair. There are dislodged and lost bricks together with a unit of the terracotta copings on the L/H side. The concrete surface to the path and to the steps is in a satisfactory condition, but the grano finish over the original step has spalled has fallen away. The pipework from the rainwater pipe gullies have been modified historically (as the road and footway has raised in level) and they do not connect with the existing infrastructure.

ii. External Areas at the Rear of the Property

Vehicular access to the rear of the property is via a space between the north elevation to the Workshop block and the south wall to the original bus depot building. The surface is tarmacked and is generally in a satisfactory condition. Cuts have been made in the finish historically to accommodate changes to building services, but the patching is also in a satisfactory condition. Towards the east boundary, the surfacing changes to clean 50mm stone. The surface is uneven, but is clean, as is the recently placed stone on geotextile that now covers the external areas along the east and south sides of the property.

iii. Rear and Side Elevation Boundaries

The north boundary of the site is the external party wall with the large business premises to the north. Windows overlook the vehicular approach, but the base of the wall is generally in good

condition along its length. A large 150mm galvanised pressed metal downpipe is located at the east end of the building. It is assumed that it joins the combined drainage system in an adjacent location.

The rear (east boundary) with the railway is defined by a plastisol coated galvanised 1.8m high, palisade fence. The fence panels are in good condition. A number of the trees on the east side of the fence are maturing and their canopies do overhang the site of the Miners Rescue Station.

The south boundary is a garden wall to an adjacent residential property. It is nom. 1350mm high, has been constructed of pressed Ruabon brick and finished with terracotta copings. The copings have been lost towards the east end of the wall (SE corner of the site), but the condition of the wall also deteriorates in this location, because of the tree trunk of a maturing specimen which is growing across the line of the boundaries. The condition of the wall is satisfactory, but there are copings to rebed and there is some patch repointing to be undertaken.

Section 2.0: Summary of Condition Internally

2.1 The Former Superintendents House

Internally, the former Superintendents House is essentially a 'building shell'. Wall, floor and ceiling finishes have been removed in many locations and the building has been stripped back to the face of the brickwork. No heating, lighting or water is operation within the building and therefore the following commentary is more general in nature.

i. Ground Floor Areas

Entrance Hall

Plain, painted plastered ceiling (assumed lath and plaster as elsewhere) is in good condition, run, plaster cornice detail is in good condition with a picture rail approximately 300mm below. The walls are currently finished with painted woodchip wallpaper, which is in poor condition, over earlier painted plaster finishes. The condition of the plastered finish is stable and is generally in good condition.

Painted timber architraves and skirtings throughout are in a satisfactory condition. Much of the original details remain in-situ, but most doors have been removed and replaced with painted flush doors unless being stored elsewhere, will need to be replaced with new. The staircase rises up to first floor level as a straight flight from the rear, NE corner of the space Turned, painted newel, handrail and spindles over a panel of vertically fixed beaded T&G. Staircase is currently covered with a carpet tile to the going and risers and aluminium nosing's fitted with black inserts to the top face. The external entrance door and side screens is in a satisfactory condition, but the decorative finish is poor and requires a general overhaul (repairs had commenced at the time of the inspection). There are a number of cracked or broken pieces of leaded/coloured glass in the decorative composition of the side screens. The panels should be carefully removed and conserved/repaired by a specialist. The decorative, mayflower or similar obscure glass to the door and fanlight panels is in good condition. Recent ironmongery has been introduced historically which should be replaced with more appropriate fittings, should there be an opportunity to do so.

The original floor finish comprises of rectangular, plain red floor tiles which have been laid in a 90º herringbone pattern which are positioned tightly against one another, over a solid substrate construction (nature and thicknesses not known). There is no evidence of cracking or distortion/movement within the surface where visible, but much has been concealed by a later self-levelling cementation screed. It is advisable that time is taken to remove the later screed and to expose the original surface finish.

Former Superintendents Office (N side of entrance hall)

Plain, painted plaster ceiling is in a satisfactory condition. Florescent light fittings from previous use. No cornice or further details remain. It is assumed that some later refurbishment has taken place. There are two plastered wall finishes and two walls, where the finishes have been

stripped back to the brickwork. The plastered walls are in a satisfactory condition, but there are issues to address lower R/H side of the wall to front elevation. Historical door and window openings have been bricked up of blocked up to the entrance lobby or the to the current WC beyond the rear wall. The alterations are both historical and more recent. The condition is stable, but no decorative finishes remain.

The remains of the painted joinery throughout is satisfactory, though there are signs of impact damage and there are no skirtings fitted to three of the walls. An original display cupboard with glazed doors has been retained in the SE corner. Later, painted flush door to the entrance hall with more recent SAA ironmongery.

Timber parquet floor, laid to a 45º herringbone pattern to approximately75% of the floor, but the remaining area, nearest the north wall is missing and should be reinstated, should it be practicable to do so. The remainder of the floor is stable, but its finish is poor.

Lining Room (S side of entrance hall)
Plain, painted plastered ceiling (assumed lath and plaster as elsewhere) is in good condition, run, plaster cornice detail is in good condition with a picture rail approximately 300mm below. A fluorescent light fitting is fixed centrally within the ceiling. The walls are currently finished with painted woodchip wallpaper, which is stable and in a satisfactory condition, over earlier painted plaster finishes. The condition of the plastered finish is stable and is generally in good condition. A chimney breast is situated at the centre of the east wall (rear wall), no indication of the fireplace or surround remain, and the flue does not appear to be ventilated. A notice board is fixed to the south wall.

The painted joinery is in poor decorative condition but is otherwise sable. Joinery at to the window surround is in a satisfactory condition. A painted flush door with SAA ironmongery provides access to the entrance hall.

Timber parquet floor, laid to a 45º herringbone pattern is stable in its condition, where visible, but is covered in later finishes/floor preparations. The decorative finish is therefore poor.

Former Canteen (when used by The Fire Service at the side of the property)
Originally a lath and plaster ceiling, the plaster has been removed and the sawn laths remain visible. No finish is present, and no plaster decoration present as seen in the rooms at the front of the property. Plain, painted plaster wall finishes are generally stable and are in a satisfactory condition, though their decorative finish is poor. Casement window and boarded up door opening to the south elevation. Large rectangular hatch opening to the east wall, from the kitchen, no shutter or doors to separate the rooms. Window with obscure arctic glass to the north wall and the projection of an unvented chimney stack on the west wall, no fireplace or fire surround fitting remain.

Plain, painted timber joinery throughout. All relatively recent and not original to the building, where visible at the time of the inspection.

Floor is solid, no floor finish, but a range of preparations/screeded finish is visible. Whilst in poor condition, it appears to be stable, with no significant cracking to the finishes at the time of the inspection.

Former Kitchen (rear of the property)
The kitchen was created within a flat roofed extension at the rear of the property. Painted plasterboard finish to the ceiling, fluorescent bulkhead light fittings. No significant cracking to the finish. It is stable and in a satisfactory condition. A lintel is visible at the height of the ceiling, though work to be undertaken to the bearing L/H side. Note, a chimney stack is built into the gable wall above this location.

Walls are constructed of either brickwork of concrete blockwork. A projecting ‘box out’ area of timber stud wall to the L/H side of the door from the entrance hall contains the accessible WC

from the adjacent space. There is little within the construction of the wall to resist the spread of flame in the event of a fire, particularly as the different functions indicate that it will be the line of a compartment in the future. The wall is insulated with a lightweight glass fibre insulation and partially boarded with a single layer of wall board. Wall finish elsewhere is tiled full height with glazed ceramic tiles, but along the north and east walls, the finishes have been removed and the varied nature of the substrate is visible. Investigations have taken place to check the nature of the construction above the hatch to the canteen. A storeroom is situated at the SE corner of the space. It is in a satisfactory condition.

Painted joinery of a plain nature is satisfactory. Painted flush doors, where present are in a satisfactory condition.

Where visible, screeded, solid floor finish. No significant cracking visible at the time of the inspection.

ii. First Floor Areas

First Floor Landing

Painted plaster ceiling finish, all generally stable with no significant cracking evident. No decorative or architectural details present, the condition of the decorative finish is poor. Plain, painted plaster walls throughout are stable. Some areas of staining and historical water ingress, but stable and dry at the time of the inspection. Indications of black mould having been present, but not currently problematic. Window opening on the east elevation is boarded up for security reasons and the poor condition of the window when viewed externally.

Painted plaster timber joinery throughout is in a satisfactory condition, though the condition of the decorative finishes is poor. Original skirtings architraves and balusters, handrail and spindles around the top of the staircase. Painted, flush doors have been fitted at door openings with more recent SAA ironmongery, all in a satisfactory location, though assumed not to be original.

Timber floorboards covered in previous floor preparations. The condition of the substrate appears to be good.

Single WC at top of Staircase

Plain plastered ceiling and walls in a satisfactory condition, but the decorative finish is poor. Window has been boarded internally, due to the broken glass and the condition of the of the decorative finishes externally. WC pan present, but fittings are in poor condition. Timber boarded floor which is covered in later floor covering preparations and glues.

Bedroom 1 (NW corner of the property)

No ceiling finish present, only the sawn timber laths are visible. The condition is stable. Painted plaster walls throughout and the projection of a chimney breast is situated in the north wall, though no fireplace or surround remains. The condition of the plastered surfaces are stable and in a satisfactory condition, though the decorative finish is poor. There is evidence of historical cracks, having been filled, but the finishes have not re-cracked to a significant degree subsequently.

Painted timber joinery is in poor decorative condition but is generally sound. There is evidence of black mould having been problematic historically e.g., painted finishes to the window joinery, but the interior is currently dry and there are no current reasons for concern. Painted flush door is fitted in the lining from the stair landing.

Timber floorboards covered in previous floor preparations. The condition of the substrate appears to be good.

Bedroom 2 (middle room to the front elevation)

Narrow bedroom, wall papered ceiling over a lath and plaster finish. The paper lining is in poor condition, but where visible, the lath and plaster finish appears to be stable, with no significant

areas of cracking or locations where the key may have been damaged. Painted plaster walls are generally stable and are in a satisfactory condition, though the condition of the decorative finish is poor. Whilst some cracking and the filling of holes in the plaster finishes have taken place historically, they have not subsequently re-cracked.

Painted timber joinery, skirtings and architrave is original, though it is assumed that the painted flush door and ironmongery is later. All generally stable and in a satisfactory condition.

Timber floorboards covered in previous floor preparations. The condition of the substrate appears to be good.

Bedroom 3 (NW corner of the property)
Woodchip lined plaster ceiling on timber laths is stable and the plaster finish generally appears to be in a satisfactory condition. Condition of the painted plaster finishes to the walls are stable and are in a satisfactory condition, despite the poor decorative finish.

Painted timber joinery, skirtings and architrave is original, though it is assumed that the painted flush door and ironmongery is later. All generally stable and in a satisfactory condition.

Timber floorboards covered in previous floor preparations. The condition of the substrate appears to be good.

Bathroom (side elevation)
Plain, painted plater finish is in a satisfactory condition. Damaged, fluorescent light fitting in the centre of the ceiling. The condition of the painted plaster finishes to the walls a stable, except for an area of the lath and plaster partition with Bedroom 4, which is in poor condition. Plaster has also been lost from the external wall, where the wash hand basin was previously fixed. There is also localised damage to finishes, where earlier services have been stripped out historically.

The painted timber joinery is in poor condition or is missing in most locations. The doors are not present to a store cupboard to the L/H side of the main chimney stack. The later, painted flush door to this room is leaning against an adjacent wall. A WC pan minus other fittings is positioned in the NE corner of the room R/H side of the door.

Timber floorboards covered in previous floor preparations. Some boards have been lifted and refixed, but otherwise stable and in a satisfactory condition.

Bedroom 4 (rear elevation)
Woodchip lined plaster ceiling on timber laths is stable. The paper lining is ripped in numerous locations, but the plaster finish generally appears to be in a satisfactory condition. There is cracking in the ceiling adjacent to the chimney breast. Checks to be made to ensure that the plaster key in adjacent locations is sound. Condition of the painted plaster finishes to the walls are stable and are in a satisfactory condition, despite the poor decorative finish.

Painted timber joinery, skirtings and architrave is original, though it is assumed that the painted flush door and ironmongery is later. All generally stable and in a satisfactory condition.

Timber floorboards covered in previous floor preparations. The condition of the substrate appears to be good.

2.2 The Workshops/Café, Main Entrance and Circulation Areas

i. The Main Entrance and Circulation Areas

The condition of the main entrance lobby to the Workshops/Cafe, Drill Hall and Training Galleries is generally in good condition. The ceiling lining, beneath the profiled metal sheeting over is in a satisfactory condition. The remains of the masonry corbels and which supported the angle iron trusses of the historical, patent glazed roof finish (now removed) remain in-situ, as do the timber clad gutter linings which are supported on timber wall brackets.

The south wall is now covered by a recently installed memorial and interpretation to the Gresford Colliery disaster. The finish to the recently installed east wall, a partition with outward opening double doors, which displays a full height printed photograph of the scene, following the Gresford disaster is in good condition. Painted brickwork to the north and east sides of the space is in good condition. One of the windows to the café is concealed by a collier map of workings beneath Wrexham, but where visible, the painted timber window is in good condition, but paintwork should be cleaned back to ensure that it is operational in the future.

The condition of the recently installed external painted timber door and frame is good.

The painted concrete floor is generally in good condition.

Circulation Corridor beyond the Main Entrance
This is an area of infilled roof, possibly with a patent glazed covering originally. The covering is currently flat, consisting of timber joists, between the original timber-lined gutters each side. The roof structure is covered by a timber deck and the space between the roof joists is insulated. The insulation is exposed in some locations but is concealed by plasterboard in others. fluorescent LED and circular bulkhead fittings light the space. There have been issues because of water ingress on a regular basis, but following the temporary/emergency repairs undertaken, the space has been dry. The capacity of existing downpipes within the space should be reassessed as capacity is currently problematic. Recent events have also indicated that there are also problems with the combined drainage infrastructure as water has been backing up and there has been localised flooding within the property during extreme periods of rainfall. The roof structure and ceiling finishes are otherwise in a satisfactory condition.

Painted brickwork walls throughout are in good condition, particularly at the west end of the corridor. The black painted timber lining to the gutters and supporting timber bracketry is generally in a satisfactory condition. Only minor repairs necessary to the gutter detailing where exposed from beneath. There is also a black painted skirting detail at low level over two courses. The flat arch lintels to each of the window and door openings are also in good condition.

The painted timber joinery is much altered, though an original window from the café is in good condition. Elsewhere replacement solid core doors, linings and pencil round architraves and some skirtings have been used to accommodate the new building uses. The joinery is varied but is generally in good condition. Please note that windows and doors are missing from locations at the east end of the corridor. It will be necessary that these are replicated and reintroduced in their entirety. Please note that it is likely that additional/secondary fire rated glass screens will need to be provided on the internal, room face so that half-hour fire protection can be provided from the corridor.

At the northern end of the western corridor, there is a location of stepped access to a basement space, in which a boiler/furnace was located to produce smoke for training purposes. The treads do undulate but are generally solid. The condition of the painted wall surfaces is generally good as is the brick plinth with radiused brickwork. The condition of the painted wrought iron railings and gate which protects the stairwell is also good.

The floor finish is generally painted concrete and is in a stable and satisfactory condition, an overlaid timber laminate floor covering has been laid nearer the main entrance and into the café space.

Basement
In-situ Concrete ceiling is in a satisfactory condition as are the brick walls and floor. The surfaces are darkened by use historically, but the space was relatively dry and in a satisfactory condition. The steps accessing the basement are slightly uneven and some remedial measures might be considered.

Accessible WC
Located at the southern end of the access corridor, an accessible WC has been created that extends into some of the space belonging to The Former Superintendents House. Painted plasterboard ceiling is generally in good condition. Some staining due to historical water ingress, circular bulkhead light fitting in the centre. Painted brickwork east and west walls are in good condition, though some flaking paintwork dure to periodic water ingress historically. North and south walls are studwork partitions, finished with painted plasterboard. Door from the corridor is a veneer faced solid door within a part undecorated softwood lining on the inner faces. The partition walls are in good condition. Screeded floor is in a satisfactory condition, though currently uneven due to access being required to an existing inspection chamber within the space.

Accessible WC fittings with grabrails have been positioned to an unconventional layout but are functional and sufficient space is available to manoeuvre most wheelchairs. The layout does not strictly align with BS8300 and Pat M of the Building Regulations. Hot water is provided via a wall mounted over-sink water heater.

Single WC
Access from the corridor, the location of the WC (previously the Female WC) is located beneath the staircase of the Former Superintendents House. Painted plasterboard ceiling and walls are in good condition. Plain, painted timber skirtings are in good condition. Floor finish in good condition. The room includes a vitrified enamel WC and wash hand basin. Both are in good condition.

ii. Café/Kitchen
Café
The café site to the north of the main entrance and is accessed from the corridor via a boarded timber door. Painted plaster or plasterboard ceiling (construction not known) is all in good condition. LED strip-light fitting light the space. There is a rooflight near the door into the room and bulkhead linings are in a satisfactory condition. The rooflight over is in poor condition as referenced previously. Painted brickwork walls throughout are in good condition. A small area of paint has been removed from brickwork at the SW corner. Some blemishes to the decorative finishes at low level from use.

Painted skirtings conceal the edges of a laminated timber flooring product which has overlaid what is assumed to be a screeded concrete floor. The tables, chairs, and chilled display cabinets all appear to be in good condition. The painted joinery to the windows and doors is in good condition.

Main Kitchen
Located to the north of the café, L/H side the kitchen ceiling and walls have been lined with a proprietary Whiterock of similar upvc hygienic lining. The condition is good. Bulkhead strip lights illuminate the space. Slip-resistant vinyl finish floor covering is also in good condition. Painted joinery to the window and to the storeroom door in the SW corner is in good condition. Incoming gas supply (disconnected) located in the cupboard.

Stainless steel catering fittings throughout with an electric hob and ovens, table, drawer and shelving units and a large, stainless steel double catering sink and drainer.

Secondary Kitchen
Located to the north of the café, R/H side. Painted plaster ceilings and walls are in good condition. Bulkhead strip lights illuminate the space. Slip-resistant vinyl floor covering is also in good condition. The space contains the fridges and freezer, shelving, a double sink and drainer, a length of laminate worktop on which a coffee maker stands and a washing machine beneath.

iii. Workshop and Associated Rooms

Workshop

Workshop space including sectional overhead door to Maesgwyn Road, an inspection pit which is covered by planked timber and ladder access to attic spaces over this wing of the building.

Painted plaster ceiling finishes throughout, assumed to be lath and plaster. There is a break in the ceiling along its north side, where the ceiling joists intersect the north facing roof pitch to this wing of accommodation. The condition of the ceiling appears to be satisfactory, but there are areas where the key to the laths has been broken. Further investigations are required to check the condition of the ceiling generally, because of the cracking that is evident. The key has already been lost in its entirety along the west wall and at the west end of the space, at the panel which includes the sectional, overhead door. The condition of the ceiling at the SE corner of the space, above the door from the main circulation corridor is in very poor condition. Plaster and the plaster key has been lost and the laths have rotted in the immediate are, due to historical water ingress. The plaster key at adjacent locations has been lost and there is a risk that small areas of plaster could fall to the ground. The margins of this damage and decay should be secured at the earliest opportunity with screws and large washers, or with carefully positioned timber battens. Superficially, the decorative finish is in poor condition due to flaking paint.

Painted brickwork walls throughout. Whilst modifications have taken place to the west wall, the condition of the walls is good, though the condition of the decorative finish is poor.

The joinery within the space is in a satisfactory condition, and because the windows may never have been redecorated, their profiles, linings and surrounds are very sharp indeed.

The space has the incoming water supply and stop tap for the building.

Floor coverings include painted, parquet timber flooring which has been laid in a 45º herringbone pattern and painted concrete. There is some wear and damage to the timber flooring in some locations, but the substrate is generally stable and is sound. The condition of the concrete floor in other areas is good. The condition of the covered, inspection pit was not viewed during the course of the visits.

A vertical, steel ladder provides access to the roof voids above the workshops. It is positioned against the east wall and appears to be in good condition.

Attic Spaces/Roof Voids Above the Workshops

Accessed via the vertical ladder from the workshop, the attic space to the east is partially boarded with square edged t&g boarding which is generally in a satisfactory condition. The boarding provides support to existing air handling units and ductwork, introduced historically. The ductwork is no longer in use.

The underside of the tiled roof covering was originally finished with a lime torching. Much has now been lost or is loose from the north facing pitch, but the torching has been lost in its entirety from the south facing pitch with the introduction of a roof membrane beneath recently recovered areas of roof. The recovering of the roof in this area of the building is still to be completed, but there is no indication of water ingress, and the condition of the roof timbers appears to be good where visible. Despite considerable water ingress historically at locations along the south, inward facing elevation, the condition of the rafter ends is satisfactory (battens and laths which supported the plaster finish internally were decayed).

The lime torching debris from the recovering of the tiled roof should be removed from this space in its entirety. It is currently covering most horizontal surfaces.

The condition of the exposed brickwork to the east gable is generally satisfactory, though some remedial repairs are advised on the north side of this exposed face.

Future Meeting Room
The plaster has been removed from the lath and plaster ceiling in its entirety, with the least decayed laths remaining in-situ. It is evident that water ingress has taken place historically from the adjacent flat roofed areas and has caused damage and decay, but at the time of the visit, the surfaces were dry and in a stable condition. The issues of water ingress have been addressed. The grille in the ceiling connects back to the air handling equipment in the attic/roof space over. Where visible, the ceiling joists appear to be in a satisfactory condition.

The existing paint finish to the fairfaced brickwork walls has been removed in its entirety. The condition of the wall faces is good throughout. There is no window and no door present within the existing openings which face on to the corridor. This is an internal room with no direct access to fresh air. It will be necessary for the windows and doors to be reinstated in due course and there is also fire protection measures that will need to be considered in accordance with Part B of the Building Regulations to resist the passage of smoke and flame.

The original floor finish was a large format, fired clay tile, which has subsequently been covered by a cementitious screed and other adhesive preparations. It is suggested that trials are undertaken to carefully remove the later screed finish and to expose the original tiles. It is advised that these trials are undertaken following communications with the LA Building Conservation Officer and having secured their agreement.

Future Exhibition/Education Room
The plaster has been removed from the lath and plaster ceiling in its entirety, with the least decayed laths remaining in-situ. As previously, it is evident that water ingress has taken place historically from the adjacent flat roofed areas and has caused damage and decay, but at the time of the visit, the surfaces were dry and in a stable condition. The issues of water ingress have been addressed. The rafters and ceiling joists where visible are generally in good condition.

The walls are fairfaced brickwork which has been painted historically. Despite the poor condition of the decorated finishes, the condition of the wall faces is good throughout. There is no window and no door present within the existing openings which face on to the corridor and the space beyond the external door. It will be necessary for the windows and doors to be reinstated in due course and there is also fire protection measures that will need to be considered in accordance with Part B of the Building Regulations to resist the passage of smoke and flame. The window openings to the north elevation have been boarded up. Whilst glass has been broken, the condition of the timber frames themselves are generally sound, though the decorative finish is poor. The door opening to the east elevation has been boarded up and a door and frame will need to be reinstated.

The original floor finish was a large format, fired clay tile, which has subsequently been covered by a cementitious screed and other adhesive preparations. It is suggested that trials are undertaken to carefully remove the later screed finish and to expose the original tiles. It is advised that these trials are undertaken following communications with the LA Building Conservation Officer and having secured their agreement.

Former Shower Room
Painted plasterboard ceiling. The ceiling finish has been lost in a number of locations but where damage has not occurred, is otherwise in a stable, but poor condition.

The space opens directly off the adjacent exhibition/education space and was previously a shower area that was used by fire service. The walls are all constructed of brickwork and were lined full height with a ceramic tile finish, which has now been removed. The sand cement bedding remains on the wall. High level timber windows with obscure glass are present on the north wall. Thay are generally in a satisfactory condition but require a considerable overhaul.

A late C20 slip resistant floor tile finish has been installed to falls. Where visible, at the time of the inspection, the floor finish was in a stable and satisfactory condition.

Lean-to Ancillary Spaces
These rooms at the east end of the 'L' shapes workshop block were partially demolished in 2010 and their standing remains are currently being used for the storage of materials. Access is via an existing door opening in the east wall of the Exhibition/Education Room. Please refer to the full description under section 1.2 ii of this report.

2.3 The Drill Hall and Training Galleries (existing and demolished)

The Drill Hall currently houses of an insulated timber framed classroom structure which sits within the main space to provide heated accommodation with services where the educational and community-based events and activities can be hosted. It is essentially a temporary 'box within a box' which is also surrounded on three sides (where not partially demolished) by the remains of the training galleries.

i. The Drill Hall (Classroom)

A temporary, insulated timber framed structure has been erected at the southwest end of the original Drill Hall space and its internal dimensions are approximately 6m x 10m. The nature of the construction is not known but is sheathed on its external face by OSB and is plasterboarded in full and decorated on its internal face. It has been indicated that the ceiling construction consists of single span composite timber joists which have been insulated and lined externally with OSB and internally with a painted plasterboard finish.

The internal finishes are all in good condition. The space has been fitted with lighting, small power, together with fixtures and fittings that include wall cupboards, bas units with a worktop and a sink with a drainer. Foose fixtures and fittings including tables and chairs sit within the space. All are in good condition. The space is accessed via a pair of solid core double doors with SAA ironmongery, off the main entrance lobby and a single door in the north wall provides a secondary means of escape into adjacent areas. A further door provides access to the Training Galleries at its SW corner.

The Drill Hall (Original Space)
The temporary classroom sits within and beneath the larger volume of the original Drill Hall, a larger space with eaves level at approximately 3.5m and a ridge height to the duo-pitched roof at 6.2m, and an overall width of 7.5m. The roof structure and walls to the Drill Hall at the NE corner of the space was partially demolished in 2010. These actions primarily damaged three bays of the space, which are now being propped and clad with a variety of materials to maintain the structural integrity of the building, but also its weather protection. Please refer to section 1.3 i of this report.

The structure of the Drill Hall comprises of timber rafters, purlins and a timber boarded T&G lining which are supported on steel angle trusses, spaced at approximately 3.4m centres. Where visible, the condition of the underside to the roof structure is satisfactory to the west end of the space, but it is in very poor condition (but temporarily made safe) where the demolitions took place. The roof integrity has been retained with temporary rafters and a felted covering beneath tarpaulin externally. A truss within the space (2nd bay from the east gable) remains bent and distorted as a result of the demolitions and the timber structure which backed on to the double height training gallery space is in poor condition and is supported at present by Acrow props. It will be necessary to reinstate this 'back wall' to the Drill Hall, together with the upper attic level which was used during training gallery simulations. Within these areas of the Drill Hall, brickwork walls are missing, and trusses are carried on temporary brickwork piers.

The condition of the decorative finish to the T&G boards to the underside of the roof covering is poor as is the painted finishes to the stell roof trusses in the main. There is a painted finish to the brickwork walls which. The brickwork is generally in good condition, but the decorative finishes are in poor condition. The concrete floor finish is in good condition where visible, but the painted finish has been lost in most locations.

ii. Training Galleries (Fire Service Controls)

Room containing the Fire Service Control Panel and ductwork in the SW corner of the 'U' shaped galleries which wrap themselves around three sides of the Drill Hall. Reinforced, in-situ concrete roof construction with a timber boarded, shuttered finish is in good condition. The roof construction has been cast to a fall in its entirety. There is a difference in level of approximately 100mm across the 3-metre width to the space.

Painted brickwork wall finishes throughout are in good condition. Painted concrete floor finish is in a satisfactory condition. Painted timber joinery to the door from the temporary classroom and into the training gallery. The fixtures and fittings, including the fire service control panel for the training galleries beyond and the existing ventilation ductwork with associated equipment is in good condition (serviceability not known).

Training Gallery Tunnel

Length of training space along the south side of the Drill Hall which has been fitted out to simulate a colliery tunnel. The space consists of curved steelwork supports with a painted timber boarded lining over. The gaps between the steelwork supports have been lined with dense blockwork with a 300mm high plinth/kerb detail each side. All decorated with a black painted finish at low level and a cream colour to the curved steelwork and timber lining. Ductwork/extract points are visible along the south side of the tunnel wall. It is known that a layer of sand pugging has been placed over the timbers on the outside of the arched steelwork to resist the passage of smoke and to resist the pressurisation of the space historically during training exercises. The void above the training tunnel (beneath the in-situ concrete roof) which contains the sand pugging is in a satisfactory condition. Water leaks have been addressed and the space was dry at the time of inspection. The condition of the training tunnel as a whole is good.

Fire Service Training Space

Towards the east end of the south elevation, and beyond a dividing wall which contains a small opening between areas is a training space which has been sub-divided by a network of slatted timber panels and gates which can be opened and closed to suit the training being undertaken. The subdividing partitions are in good condition. The training space itself is also in good condition, comprising of a continuation of the reinforced, in-situ concrete roof construction, fairfaced brickwork walls and a concrete floor slab. Salts are deposited on the underside of the concrete roof, which suggest that water ingress has taken place. Future checks and investigations to be undertaken into the condition of the concrete and whether any carbonation has taken place and to inspect the condition of the reinforcement. It is apparent that openings in the side walls have been changed and reconfigured on a number of occasions historically. There is a fire escape door opening on the south elevation,

Partially Demolished Training Gallery (north elevation – NE corner)

Area of the training gallery that has been partially demolished down to the level of the existing concrete slab and/or the slate DPC. Please also refer to section 1.3.

Partially Demolished Room – North Elevation

A partially demolished room exists on the north elevation which was a point of access to the Training Galleries. The east wall has been blocked up to make the building secure and weathertight at a point following the events of 2010. As elsewhere, the remains of the in-situ concrete roof structure and fairfaced brick walls are in good condition. Most surfaces are blackened by the historical use of the building and some chalk writing remains on the south wall to the space (likely reinforced latterly). Concrete floor finish is also in a satisfactory condition as are the more recent doors and ironmongery at existing openings on the north and south facing elevations.

Former Plant Room

Positioned above the basement at the NW corner of the training galleries, this is a room which contained various pieces of mechanical and electrical services equipment. Numerous penetrations of the in-situ concrete roof construction have been made historically, now

temporarily covered by plywood boxings and the recently installed felt covering. There is evidence that water ingress was a problem in this location, due to the pattern of staining that is visible. Condition to be monitored as the building envelope gradually dries out. Painted, fairfaced brickwork walls are in a satisfactory condition, though the decorative finish is poor. Concrete floor and plinths are in a satisfactory condition. Most pipework and ductwork has been cut out and removed from the space.

2.4 Building Services – Mechanical, Electrical, Plumbing

i. General Observations

Please refer to the accompanying Building Services Refurbishment Report that was prepared by Crookes Walker in July 2023. It was not possible to inspect electrical test certificates or completion certificates in regard to works undertaken in recent years to The Wrexham Miners Recue Station for the preparation of this report.

Section 3.0 Recommendations

3.1 URGENT REPAIR AND MAINTENANCE RECOMMENDATIONS

Ref.	Description	Q3 Budget Cost 2023
	Note: A programme of roof and building fabric repairs were undertaken prior to the preparation of this condition	
i.	Undertake a Drainage Survey to determine the condition and to plot the location of the existing below ground foul and surface water installations. Including and allowance for some jetting	£1,500.00
ii.	Remedial measures and actions from the recommendations of the Drainage Survey to ensure that the below ground drainage works.	£TBA
iii.	Clear out all gullies and inspect/clean the existing below ground rainwater drainage pipework where access is possible, to ensure that water does move away from the base of the walls.	£300.00
iv.	Connection of the kitchen extract to air	£600
v.	Undertake and present current electrical testing certification for the building where applicable (unless the records are available elsewhere).	£750.00
	TOTAL (ex VAT)	**£2,850.00**

3.2 ESSENTIAL TASKS FOR ONGOING MAINTENANCE AND CARE

Ref.	Description (building fabric approximate values)	Q3 Budget Cost 2023
i.	Recovering of the existing roofs throughout, both pitched and flat roofs which include the retiling, reslating work to existing chimneys and full installation with flashings and thermal upgrades to the flat roofs (permissions needed for material changes to be made).	£ 150k
ii.	Rebuilding of the chimney stack to the Drill Hall	£5k
iii.	Structural Repairs for the reinstatement of damaged/partially demolished roof structures to the Drill Hall and Training Galleries.	£160k
iv.	Repairs to the external windows and doors	£35k
v.	Overhaul, repair and/or reinstatement of the existing below ground drainage	£40k
vi.	Minor Repointing works generally	£6k
vii.	Repair and reinstatement of internal windows and doors	£20k
viii.	Repairs and reinstatement of existing ceilings	£70k
ix.	Repair and overhaul of wall finishes	£25k
x.	Repair and overhaul of floor finishes	£40k
	TOTAL (exVAT)	**£541,000.00**

3.3 DESIRABLE LONGER-TERM REPAIR & ENHANCEMENT WORKS

Ref.	Description (building fabric and MEP approximate values)	Q3 Budget Cost 2023
i.	Adaptation and thermal upgrade of pitched roof finishes	£25k
ii.	Enhancement of the below ground drainage installation	£30k
iii.	Reinstatement of identified brickwork features/details	£50k
iv.	Part mezzanine floor cost and modifications	£40k
v.	Upgrading of windows with secondary windows internally + new and fire upgrade windows & glass	£85k
vi.	Refurbishment, adaptations ceilings and decorations	£40k
vii.	Refurbishment, adaptations walls and decorations	£50k
viii.	Refurbishment, adaptations of floors and finishes	£55k
ix.	Internal wall and Partition modifications	£60k
x.	Adaptation and new internal doors and windows	£35k
xi.	Full MEP installation as outlined in accompanying Crookes Walker and SP Projects budget costings for The Superintendents House	£97k
xii.	Full MEP installation as outlined in accompanying Crookes Walker and SP Projects budget costings for The Superintendents House	£315k
	TOTAL (ex VAT)	**£882,000.00**

Please refer to the accompanying budget project costings prepared by S P Projects in relation to the AHF Project Viability Appraisal costs apply to 4th Quarter 2023

Distribution

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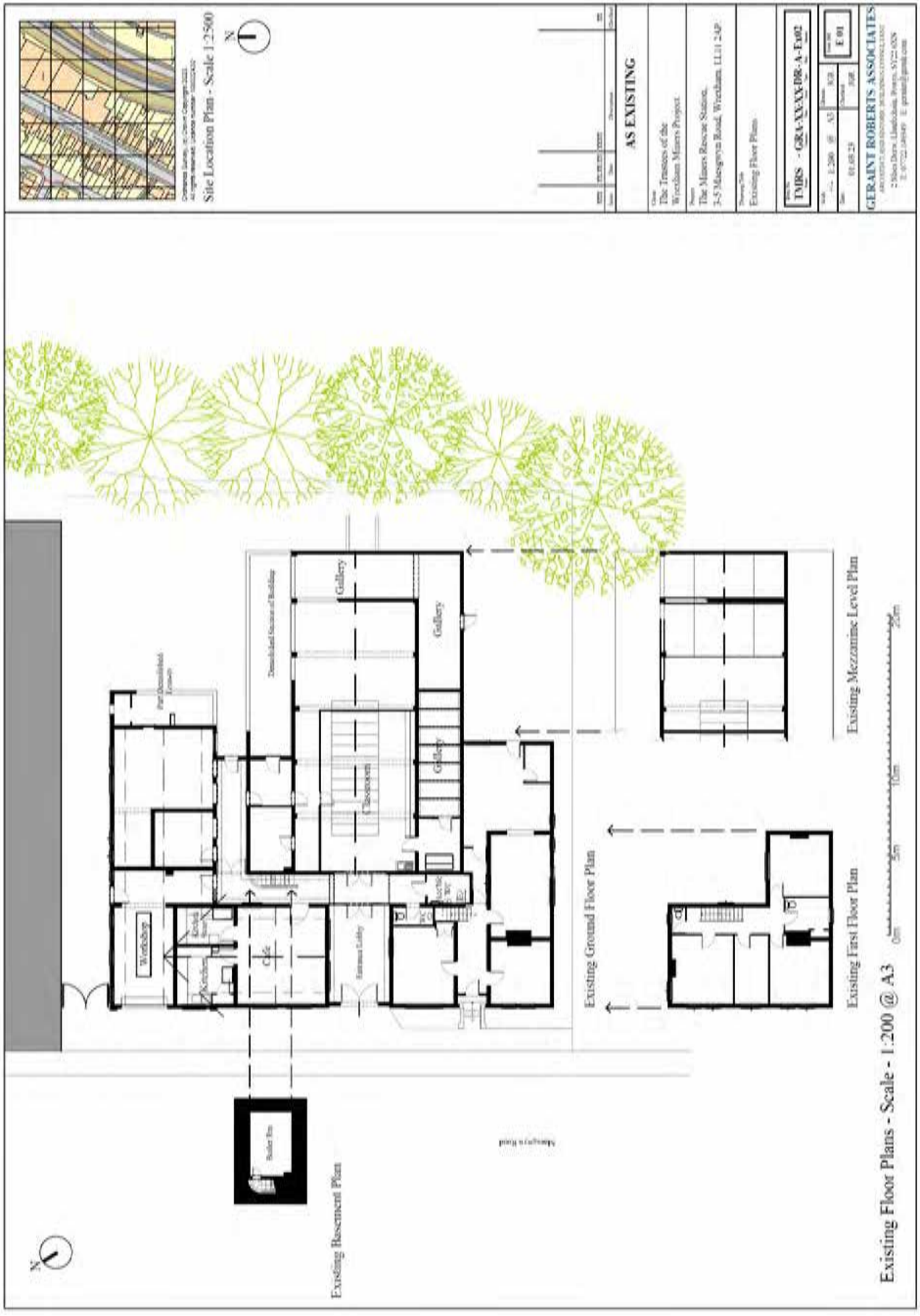
Signed – Geraint Roberts Date – November 2023

Appendix A – Existing Site Plan, Floor Plans, Elevations and Drill Hall/Training Galleries Section

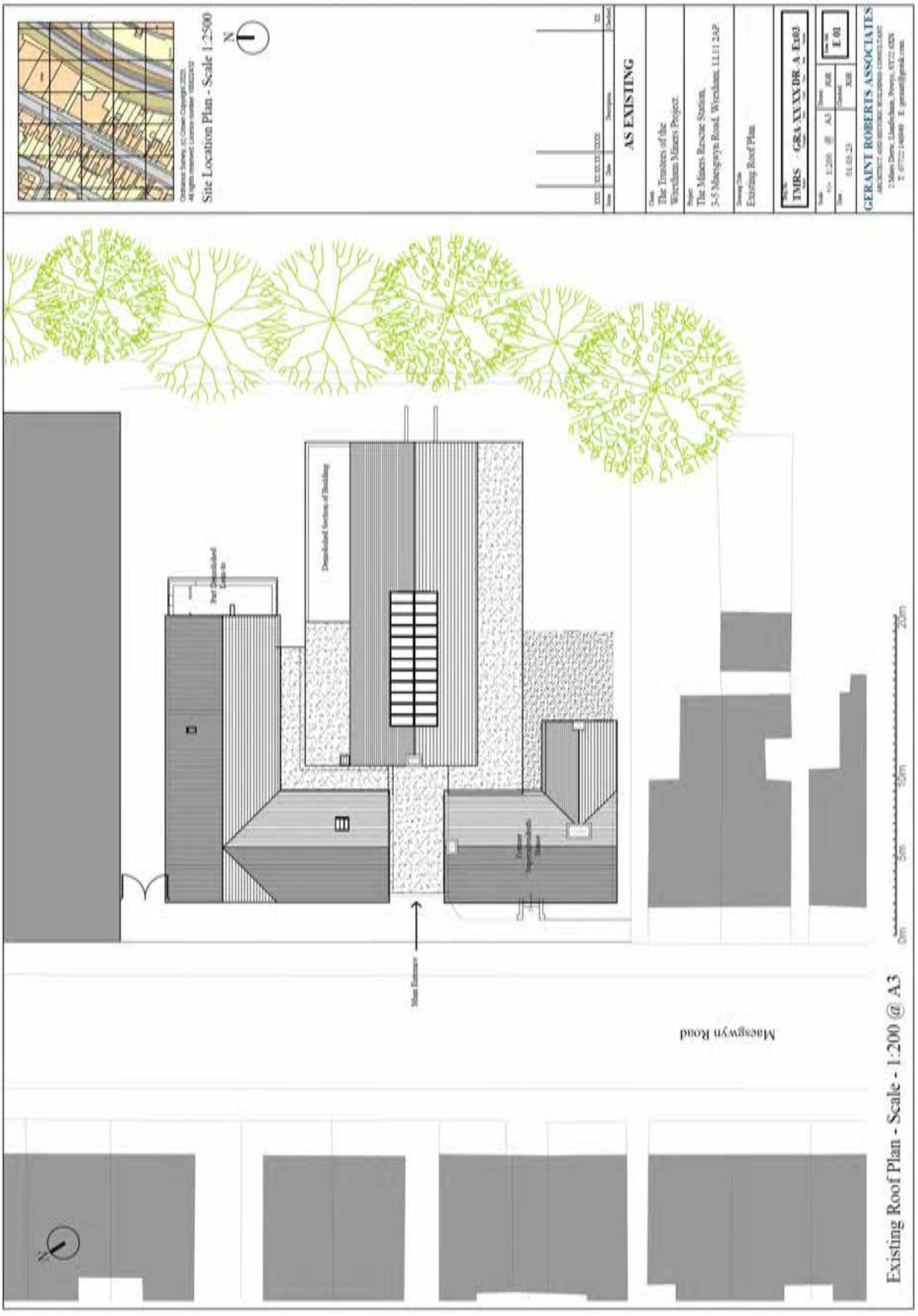
Existing Site Plan – Not to Scale



Existing Ground and First Floor Plan – Not to Scale



Existing Roof Plan – Not to Scale

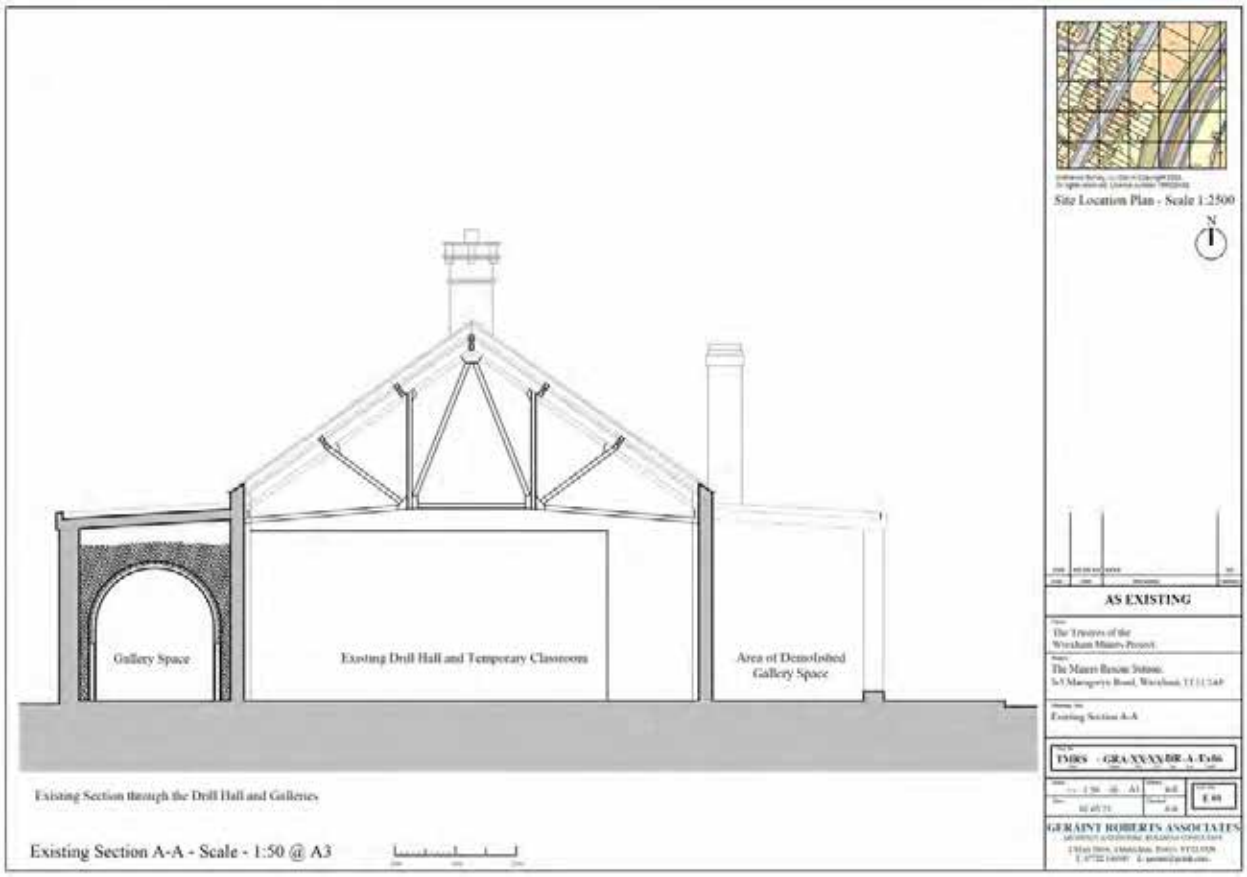


Existing Elevations – Not to Scale





Existing Section through the Drill Hall and Training Galleries – Not to Scale



Appendix B – Record Photographs of the Condition Survey Visit.



Figure 1 Existing Front Elevation to Maesgwyn Road



Figure 2 Existing Front Elevation to The Former Superintendents House



Figure 3 Rear Elevation to The Superintendents House and to the Training Galleries and Drill Hall



Figure 4 Recently undertaken roof repairs to the Training Galleries and Drill Hall



Figure 5 North Elevation to the Workshop Block



Figure 6 Partially Demolished East Elevation to the Workshop Block



Figure 7 Repairs undertaken to the north pitches of the Drill Hall and Training Galleries



Figure 8 Existing Entrance Hall to the Superintendents House



Figure 9 Room to the North of the Entrance Hall



Figure 10 Existing Canteen



Figure 11 Existing Kitchen Space



Figure 12 Bedroom 1 Typical Condition



Figure 13 Bedroom 2 Typical Condition



Figure 14 Bedroom 3 Typical Condition



Figure 15 Existing First Floor Landing



Figure 16 Existing Bathroom



Figure 17 Bedroom 4 Typical Condition



Figure 18 Existing Approach to the Main Entrance



Figure 19 Existing Lobby at The Main Entrance



Figure 20 Existing Circulation Space



Figure 21 Existing Circulation Space

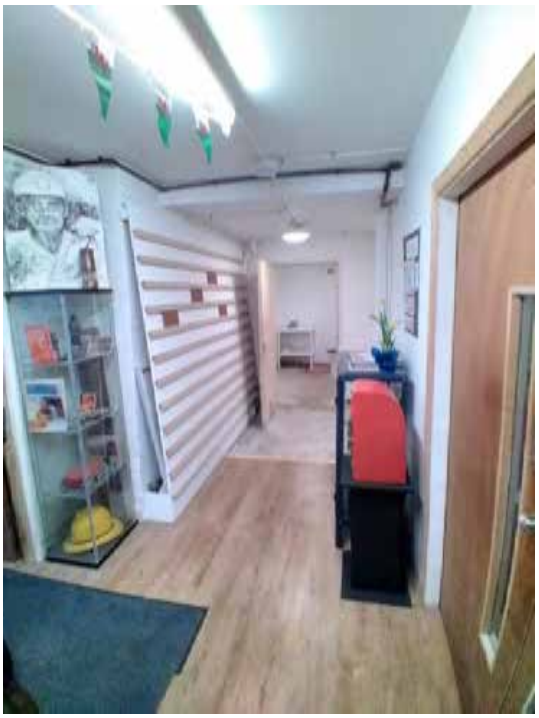


Figure 22 Existing Circulation Space and Accessible WC





Figure 23 + 24 Existing Cafe Space



Figure 25 Existing Kitchen Space



Figure 26 Existing Second Kitchen



Figure 27 Existing Workshop





Figure 28 + 29 Existing Attic Space



Figure 30 Future Meeting Room



Figure 31 Image of the Existing Tiled Floor Covering



Figure 32 Temporary Classroom Space



Figure 33 East end of the Existing Drill Hall (partially demolished)



Figure 32 Temporary brick pier and cladding with Acrow Props



Figure 33 Image within the Drill Hall of the damaged truss and Temporary Classroom

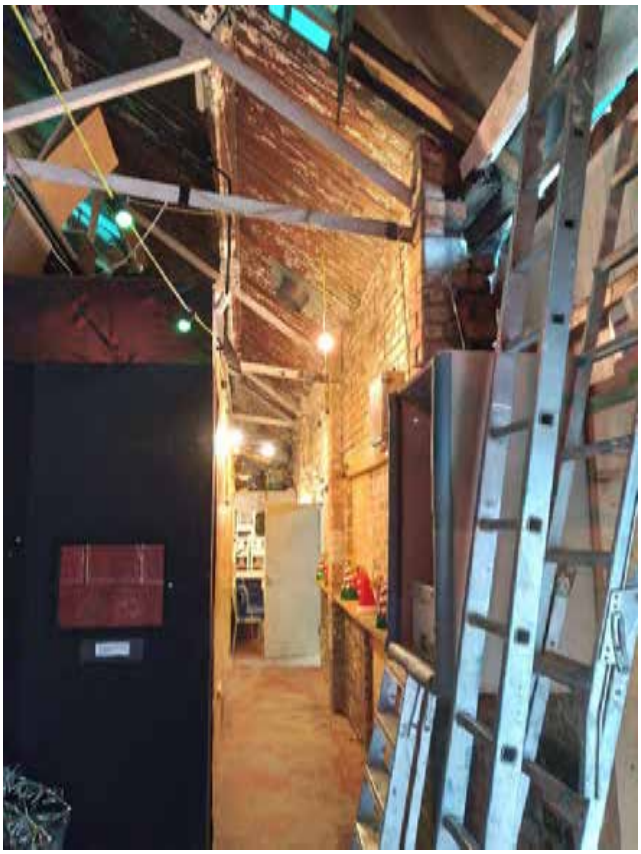




Figure 34 + 35 Images within the Drill Hall along the North Wall





Figure 36 + 37 Existing Fire Service Control Panel within the Training Galleries and Ventilation Ductwork



Figure 38 1Existing Training Gallery



Figure 39 Later, Fire Service Training Gallery



Figure 40 Upper Attic Space within the Double Height Section of the Training Galleries



Figure 41 Image of the Drill Hall prior to the transfer of the building to the Fire Service