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Ref: 087 - APPRAISAL REPORT - Former Methodist Chapel, Pont-y-Blew, Chirk
Date: 26 May 2025

By email

Re: Appraisal Report for Former Methodist Chapel, Pont-y-Blew, Chirk. LL14 5BH.

Dear Sirs,

Further to confirmation of an instruction to carry out a structural appraisal of the chapel, find following our report on the current condition of the property and our recommendations for repair.

Introduction

This report will seek to determine the severity of any defects, their probable causes and any necessary repairs. Our inspection comprised a visual inspection of those elements of the property visible from within and without with the use a ladder where required. Testing requiring the use of specialist equipment or training, e.g. electrical systems, gas appliances, water systems, etc., has not been undertaken. Manhole covers were not lifted and drains were not tested. No excavations were undertaken to uncover buried elements and any notes on the condition of these elements are made based on the visible condition of the property. No internal nor external finishes were removed and therefore it is not possible to confirm whether buried elements are free from defect.

The building is a detached single storey unit constructed as a methodist chapel. The building is located within the garden of Grove House and is currently used as a workshop and store. The building is of traditional 'tin chapel' construction commonly used at the time and comprises profiled metal cladding to the roof supported off timber purlins spanning between regularly spaced timber trusses and the gable elevations. External wall construction comprises profiled metal cladding supported off timber studs at regular centres with single glazed timber windows and doors. Ground floor construction comprises timber decking supported off timber joists spanning between external and internal dwarf walls of solid brickwork. Foundation type was not proven but is likely to comprise brick stepped footings. Internal finishes comprise timber tongue-and-groove boarding with painted and stained finishes.

A dedication stone would confirm construction during 1908.

The inspection was carried out during the morning of 17th May. The weather during the inspection was cool and dry.

The purpose of the report is to identify whether the building is structurally sound and suitable for conversion into a single dwelling.

Internal Inspection

The interior of the building comprises a single large room with a small porch located on the front elevation. Three lines of purlins are visible to each slope supported off the front and rear elevations and three intermediate trusses. The trusses comprise timber rafters to each slope connected by a horizontal timber member with metal tie bars extending to the base of the rafters and the apex. A short area of horizontal ceiling extends between the uppermost purlins. The floor slopes down from the porch to the

centre of the room where it then becomes horizontal extending to the rear elevation.

The interior was decorated with painted finishes to the boarded walls and a stained finish to the horizontal and sloping ceilings. The floor has an exposed board finish.

The finishes to all surfaces have degraded over time through exposure to a damp unheated atmosphere for an extended period.



General view of interior.

Vegetation was noted growing internally at the corner of the front elevation and within the porch.

Generally, the vegetation is minor and is extending through gaps in and around the openings. However, above the window opening, the vegetation is growing through the roof verge. The elevation is overgrown externally which prevented a full inspection.



Vegetation growing through window and along roof verge.

Staining is apparent to the boarded finishes on the sloping ceilings throughout. The staining would appear to have been caused by weather penetration, though all areas were noted as dry at the time of inspection.

The purlins show slight distortion down the slopes of the roof throughout. Very minor opening of joints within the intermediate trusses was apparent throughout. These defects are typical where minor weather penetration has occurred within an unheated building and are not indicative of a structural issue.



Staining to timbers on sloping ceiling.
NOTE: slight distortion to purlins down slope.



Minor separation to joint of intermediate truss.

External Inspection

The elevations are finished with painted corrugated metal cladding to full height. The roof is generally finished with profiled metal cladding. Window and door openings are framed in softwood with single glazed windows.

The front elevation is overgrown with dense vegetation and was not fully visible.

Where visible, the paint finishes were noted as peeling with no significant corrosion to the cladding apparent. Slight degradation to paint finishes was noted to the visible window frame.

The elevation was noted as plumb where visible.



Front Elevation.

The paint finishes to the wall cladding on the right hand side elevation show degradation though no corrosion to the sheeting was apparent.

Peeling paint finishes were apparent to the window frames with some slight degradation apparent to the frames.

Surface corrosion is apparent to the roof cladding with no significant section losses apparent. However, a section of the cladding has been replaced in the past at ridge level.



Right Hand Side Elevation.

The timber kerb at the base of the cladding is rotted and is missing is areas.

No cracking is apparent to the brick plinth but the render finishes has fallen away in areas.



Rot and missing section of timber kerb.

The ridge line shows a slight dip towards the rear of the building. The wall shows an outwards lean generally at 2.2% increasing locally to 4.5% in the centre. The distortions are typically attributable to slight roof spread.

The paint finishes to the wall cladding on the rear elevation show degradation though no corrosion to the sheeting was apparent.

Rot and section losses were noted to the door cill and leaves.

The elevation was noted as plumb and straight.



Rear Elevation.

The paint finishes to the wall cladding on the left hand side elevation show degradation though no corrosion to the sheeting was apparent.

Peeling paint finishes were apparent to the window frames with some slight degradation apparent to the frames. A section of cladding was noted as loose possibly due to corroded fixings.

Severe surface corrosion is apparent to the roof cladding with no significant section losses apparent. However, a section of the cladding has been replaced in the past at ridge level.



Left Hand Side Elevation.

An external chimney is located in the centre of the elevation. The stack is finished with render over brickwork.

Cracked and missing render finishes are apparent throughout. A gap is apparent between the stack and elevation at higher level. Though this would appear to be an original feature and not evidence of movement.



Missing render finishes to external stack.

Discussion and Conclusions

The overall condition of the former chapel is considered to be reasonably good given its age and form of construction.

No evidence of movement is apparent in the brick plinth which would indicate that the foundations are adequate. The outwards lean in the right hand side elevation coincides with the dip in the ridge line and would indicate that roof spread has occurred. Staining internally and repairs to the roof cladding would indicate that historic weather penetration has occurred. At the time of inspection, all internal surfaces were dry indicating that repairs have been effective.

Although no internal or external finishes were removed during the inspection to prove the condition of the timber framing to the external walls. There is no evidence of suggest that the structural timbers are severely rotted.

Timber frames to the window and door openings are degraded due to their age and a lack of regular maintenance. The condition of the frames is such that replacement will be required as part of the conversion.

The Client, Dr Bill Seward, is seeking to renew the planning consent to convert the former chapel into a self-contained dwelling.

We consider that the former chapel is robustly constructed and is suitable for conversion into a self-contained dwelling following alterations and repairs as necessary.

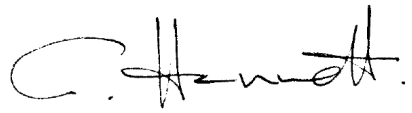
Recommendations

We would recommend that the following works repairs will be required in additional to any alterations to ensure the long term durability of the property:

1. Clear vegetation from front elevation.
2. Carefully remove cladding from roof, carry out repairs as necessary and provide new roof cladding.
3. Carefully remove external wall cladding to enable an inspection of timber framing. Carry out repairs as necessary and install cladding over a new breathable membrane.
4. Replace windows and doors.
5. Demolish redundant external chimney breast and repair cladding as required.

Should you wish to discuss this matter do not hesitate to contact the undersigned.

Yours faithfully,



Andrew Hannett
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