Heritage
Impact
Assessment

Bryn Coed, Castle Road, Wxm.



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HERITAGE IMPACT STATEMENT FOR BRYN COED, CASTLE ROAD, CHIRK, WREXHAM.

Objective:

The Listed Building application has been submitted for the replacement of the timber orangery front and side panels, and also widening the existing front access.

Background:

Bryn Coed is grade II listed building located on the edge of the Chirk Conservation and prominently at the summit of the side of the Ceiriog Valley elevated above Church Street, a key approach into the town centre. The building is listed as being a very well-preserved early 20th Century restoration revival style property. The symmetry, massing and detail are of particular architectural significance. The building is also significant at a local level for its connections with the nearby Brynkinallt colliery, being built for the manager. Coal mining was an important industry within the Chirk area during the 19th and early 20th century and the building is a reminder of its successes.

Bryn Coed was built in 1912 by Shayler and Ridge, architects, for A Wood, manager of Brynkinallt Colliery, Chirk Green, in a Restoration revival style. It is a two storey house built of Ruabon type purple-red brick. It has a hipped slate roof with yellow clayware ridges and a timber dentilled eaves cornice. There are three bays, designed on a U-plan with the end bays set forward, and extended later by an L-shaped service wing on the East forming a third front wing. The central bay was altered in 1916, and the service end was added later in a matching style. The front angles of the two main wings have narrow stone quoins in the brickwork and twelve-paned sash windows with the boxes set to the front. The recessed centre bay has a single

storey entrance block spanning between the wings. There is also a central six-panelled door with a cross glazed overlight which is set in an eared and limestone frame. There are nine-paned sashes on each side. The recessed first floor has a central keyed oculus and eight-paned sashes on each side.

It was listed as a fine example of the late C19-early C20 Restoration revival style, notable for its composition (its symmetry and massing) and its attention to detail (in use of materials, restrained decorative elements, etc). It is a very well preserved example of its type.

Source:- Cadw listed buildings, (NJR 16/04/2008)

Justification For the Works Proposed:

ORANGERY:

The existing front, rear and side elevations are currently in a state of disrepair and the client wishes to replace all the existing timberwork with a like for like design whilst upgrading the glazing which currently offers very little in the way of thermal efficiency. The aim is to be sympathetic to the history of the building by emulating the existing design as closely as possible.

The painted timber windows are original and show signs of rot in most cases. The paint is flaking and has contributed to many of the windows being unable to open as originally intended.

The horizontal timber panels below the cill level are beyond repair and will need full replacement along with the timber skirting around the corner posts.

It will also need repair work to the existing steel corner posts which have become exposed to the outside elements and will degrade beyond repair if not repaired soon.

FRONT BOUNDARY WALL:

The front boundary wall consists of red/brown imperial facing bricks with inset panels, sand stone copings, sand stone pier caps and has large solid brick piers with curved walling to both existing entrances.

The left hand opening currently has a steel framed gate, painted black with vertical timber infill.

The right hand gate currently has a timber gate (not original) with square beading attached to the face and is not in use. The curved walling to the right hand side has a large diagonal crack and is showing signs of movement.

The aim is to widen the right hand side opening to match the left hand side. This will mean an increase in width of 770mm.

It is proposed that both openings will then have steel gates fitted in a style more befitting the character and age of the dwelling. It will also give an opportunity to rebuild the right hand side curved wall to consolidate and strengthen the wall.

Impact Upon the Setting of The Conservation Area:

Bryn Coed can be viewed from both the front and rear due to the site being located on elevated ground and is also adjacent to a public road that surrounds the site by three sides. The location of the property lies in very close proximity to to the centre of Chirk and has views of the viaduct and aqueduct.

ORANGERY:

The proposed alterations and replacement of the timber glazed walls will have a beneficial impact upon its settings due to the use of high-quality materials and near exact replica of the existing orangery, rigorous attention has been made to ensure the new timber windows and doors are in a similar style maintaining authenticity.

The design and use of materials will complement the existing building and any materials used will be of higher quality to ensure longevity.

It is proposed to use a triple glazed system which will greatly improve the thermal values of the room whilst also providing additional sound insulation from the adjacent main road. The company making the timber glazed panels and doors will be still be able to achieve a narrow profile look – please refer to the attached cross sectional details.

FRONT BOUNDARY WALL:

The proposed alterations to the front boundary wall will have a positive impact of the area because the existing wall has started to show signs of collapse where it is intended to be widened, and will be rebuilt in the same curved proportions as existing and both pier caps and copings will be re-used and re set in a stable/secure condition.

The existing non-original timber gates will be replaced with very high quality gates in a style more befitting the property. The gates are designed to respect the historical significance of the property. They will not affect any original features or structures and will be installed in a manner that avoids permanent alterations to the listed site.

The installation process will be fully reversible, ensuring that the heritage value of the property is preserved.

The wrought iron look is sympathetic to the original architectural style, maintaining visual harmony with the building and its surroundings.

It is also intended to fit a high quality letter/parcel box to the front of the wall adjacent to the main entrance as shown on the proposed elevations and attached details. The box is necessary to allow the occupant to secure the site whilst the property is vacated and will be in a black colour to tie in with the black painted gates.

Beneficial Impact Upon the Significance of The Building:

ORANGERY:

The proposed works to the orangery will enable better use of the building due to the higher quality materials intended to be used which will greatly improve the thermal values and ensure longevity whilst preserving existing features. The current orangery is slowly becoming dilapidated where the timber glazed panels are showing signs of rot and paint delamination along with the existing steel corner posts being exposed. Without robust intervention it is likely that in time, the orangery could be lost to decay which would adversely affect the rear elevation and be detrimental to original design.

FRONT BOUNDARY WALL:

There are currently non-original gates securing the property which are not in keeping with the age of the dwelling so the new proposed gates which will be hugely beneficial to the significance of the building by improving the overall visual appearance of the entire frontage.

Negative Impact Upon the Significance of The Building and Mitigating Factors:

ORANGERY:

The proposed works aims to remove original materials which is always unfortunate but it is intended to replace them with higher quality timber and glazing in an almost exact style.

There would be no negative impact on the significance of the building and the proposal aims only to improve that which is currently dilapidated.

FRONT BOUNDARY WALL:

The proposed widening of the lefthand access would mean that it is no longer original and would have a minor negative impact on the significance the building. The access is currently not in use and if reinstated would mean a better/safer ingress and egress from the site.

Materials:

ORANGERY:

Windows – The new windows will be hardwood triple glazed heritage approved units.
Paint all windows and sills including primer, base coat and top coat.
The colour will be white to match existing.
Doors - The new double doors will be hardwood triple glazed heritage approved units.
Paint doors and sill including primer, base coat and top coat.
The colour will be white to match existing.

The horizontal timber boarding to be replaced with new and painted in white to match existing. Painting to consist of primer, base coat and top coat.

Any loose or spalled bricks to be replaced with like for like (there are spare original bricks on site) and repointed where necessary.

FRONT BOUNDARY WALL:

Existing curved side wall bricks to be carefully dismantled, cleaned up and re-used where possible. Any blown bricks to be replaced with matching imperial bricks.

Existing natural stone copings and pier caps to be re-used.

The gates will be constructed from high-quality steel with the effect of wrought iron, which is in keeping with the traditional aesthetic of the property.

The gates will be hot dipped galvanised, then powder coated satin black or another historically appropriate color to blend seamlessly with the site's existing features.

The combination of Hot dip Galvanising and powder coating offers maximum longevity to the gates, ensuring long-term durability and weather resistance, reducing maintenance needs.

The cantilever sliding design eliminates the need for a ground track, which minimizes potential disruption to the surrounding surfaces and ensures smooth operation.

This design is ideal for sites where level ground is required to preserve the visual continuity of the property.

High-speed automation reduces the time the gates remain open, minimizing obstructions to traffic on the adjacent roadway.

The strategic designation of the closest gate as the entrance and the furthest gate as the exit ensures safe and efficient traffic flow, reducing potential congestion or delays near the junction.

The gates are designed to respect the historical significance of the property. They will not affect any original features or structures and will be installed in a manner that avoids permanent alterations to the listed site and are fully reversible should it be required in the future.

Conclusion:

The proposed works will seek to minimise any loss of historic features and to complement the existing through the use of matching materials where new are required and making good/refurbishing where practical.

The client wishes to maintain the same colour scheme as existing which will have a minimal impact on the surroundings whilst also creating consistency.

In doing so the character of the building will be preserved and improved upon.



Photo of rear existing elevation/orangery.



Photo of rear elevation.



Photo showing dilapidation of the brick bearing and timber claddings.



Timber dilapidation on orangery photo.



Timber dilapidation on orangery photo.



Timber dilapidation on orangery photo.



Failing structural bearing for existing steel post and ineffectual damp coursing.
It also shows the concrete floor slab running through to the outside which has started to fail and is also greatly undersized.



Photo showing where the right hand boundary wall has been re-built in the past complete with a concrete coping.



Existing left hand gate.



Existing right hand gate.



Existing right hand gate showing cracking of curved brickwork.



Existing right hand entrance.