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Design & Heritage Statement

Address: No.19, Pen Dyffryn, Salop Road, Wrexham, Wrexham Principal Area LL13 OEG

Property: Pen Dyffryn is a good early C19 house, of particular interest for the survival of its service accommodation. It was built as a private house c1830 (and shown on the Tithe Map of 1838), but possibly incorporates some elements of an earlier building on the site. The hymn writer Mrs Maude and her family lived here in the later C19 and early C20.

The building is of brick construction with a slate roof. It is 2 storeys, with a main block of 3 bays with a central entrance, and a rear service wing incorporating coach house and arched entry into the rear stable yard. The stable wing encloses the courtyard to rear of house. The front entrance has a central doorway in latticed wood porch with a swept leaded roof, the doorway is enclosed with moulded architrave. To its right, a squared tripartite bay window and 3 similar sash windows above. A single storeyed extension to the left was added in 1943. The Eastern elevation has a small triangular oriel window in the upper storey, then 2 window range service wing set back. The Coach house block adjoins this wing to the rear, with a segmental archway leading to the rear yard. The stable block is partly built out of red sandstones blocks suggesting that it was built around an earlier building on the site. It includes a small single unit cottage, with an angled fireplace.

The main front range faces due south with the rear service wings, stables and courtyard facing the road. Much of Pen Dyffryn is screened from Salop Road by the trees and hedge boundaries which contribute significantly to the Character of the Conservation Area by forming a consistent and dominate backdrop.

Application Purpose: This statement is in reference to the proposal of the replacement of 12 no. sash windows installed into the existing frames throughout the property as-well as 2no. casement sashes installed into an existing window frame. Our client intends to replace the existing sashes with new double-glazed heritage sashes installing them into the existing frames. All new sashes will replicate the existing glazing bar configurations with emphasis on slim section sizes and glazing making sure to complement the property's and surrounding area's heritage. The proposed replacements will not alter the overall size of the windows or brickwork openings. (see proposed design specifications)

Existing window condition report: We believe the majority of the windows that are being put forward for replacement to be non-original due to a number of factors including the presence of historic glass, section sizes, interior moulding, timber type and condition.

Items 7, 8, 9, 11 and 13 all have a lambs tongue interior moulding. The remainder of the windows have been manufactured with a traditional Ovolo moulding. The above mentioned items with the lambs tongue moulding all lack the presence of historic glass, this along with some oddities in their manufacture makes us believe these windows are not original to the property; The box frames of items 8 and 9 appear to have been made too tall for the brickwork aperture, the top sashes seem to have either been remade or modified to suit, the head of the box is non-existent and instead the top sashes have been fixed in position. The pulleys for the bottom sash

are located 100 - 200mm above the head of the top sash into the brickwork cavity. Aswell as this bizarre manufacturing / installation mistake, all of the items show serious signs of rot, all requiring substantial amounts of timber replacement.

At a glance Items 2 and 12 are very obviously fairly recent replacement windows, manufactured with lambs tongue moulding that show very little evidence of years of maintenance and re-painting. All of the glass is float and the sashes have also been manufactured with top and bottom sash horns.

The rest of the items 1, 3, 4, 5, 6 and 10 are believed to be the oldest of the windows that the proposal relates to. These windows do contain what appears to be historic glass, however this only makes up around 30% of the total glazing, all of which is very heavily scratched. All of these items have been heavily filled and painted in previous years which, in our experience, is usually done to hide rotten timber. We do not remove this filler during surveys as it's likely to leave the windows in a fragile, unusable state that would only worsen. However, we did investigate further on item 6 and found substantial rot; Both bottom rails require full replacement aswell as the adjoining sash stiles and glazing bars, a repair to this window would require over 50% of the timber and glass being replaced. We expect the majority of the other sashes to require the same.

Specification of proposed new joinery: The sashes will be manufactured entirely from sustainably sourced hardwood Sapele which is a highly durable and low maintenance wood lacking permeability - the ideal material for manufacturing windows.

Glazing specification will consist of a 4mm Pilkington Optifloat Clear / 6mm Argon Filled Cavity / 4mm Pilkington K Glass S Clear. Configuration will be identical to that of the original windows and in keeping with the aesthetic/heritage of the area. The units will be ultra tight sightline heritage units, glazed using traditional methods into solid timber glazing bars. (see proposed design specification)

All joinery will be manufactured traditionally with wedged mortice and tenon joints and the correct interior Ovolo profile scribed onto the styles and transoms. All sections of the new sashes will be manufactured to the correct slim proportions. Mid-rails will be manufactured with a 'built in' draught-seal. (see proposed design specification)

The existing frames and weight boxes will be retained. We will remove any inadequate repairs and replace them with hardwood timbers machined to match the existing sections and moulding. All rotten timber is removed and hardwood timber is machined to match the original specification and spliced in, secured with polyurethane glue, repairs are then detailed and painted, leaving a window frame that appears completely original.

Notes: The U Value of the existing 3mm float glass is approx. 5.9 W/m²K whereas the proposed glazing system we will be installing has a U Value of approx. 1.6 W/m²K, making the new joinery roughly 4x more thermally efficient as the existing. With the volume of glass we would be replacing this would achieve a considerable energy saving in line with the national effort to save energy. The new glass will be toughened where necessary due to the safety risk caused by falling from height and falling shards of glass as well as following building regulations 6262.

Summary: After our thorough survey that is to determine which service is favourable (restoration or replacement) we deem replacement sashes to be favourable in order to retain the original aesthetic of the property and also to avoid the uneconomical repair and painting of tampered with and unoriginal windows.

It is important that we are able to achieve a final product with a level of quality to match the property was first built to, we do not believe it is possible to do this provided the condition of the existing windows.

Please find attached our specification for the proposed sashes.

If you have any queries regarding this report, please do not hesitate to contact our office.

Signed:

Kieran Fyfe

A handwritten signature in black ink, appearing to be 'K. Fyfe', is centered within a light gray rectangular box.