

FAO Sharon Holman, Wrexham Borough Council.

By email: sharon.holman@wrexham.gov.uk

7th March 2018

Your ref. P/2018/0129

Our ref. 53070.

Dear Sharon,

Internal works at Squires Cottage, Bersham.

Thank you for notifying the SPAB of the application to alter the Grade II listed house. Whilst we have not had an opportunity to visit the site, we have studied the documentation provided online and would like to provide the following comments.

Removal of inserted brick fireplace

The SPAB's approach to building conservation is based on the idea of Repair not Restoration. We celebrate the changes, additions and alterations to a building that have occurred over time. These changes, such as the inserted fireplace, explain the building's story and add to its interest. As the chimney has already been removed externally we feel that it is important to retain it internally. A suitably qualified CARE accredited engineer could advise on suitable methods of repairing the chimney insitu should assistance be required.

Forming a new timber stud partition to support the ceiling joists.

The photographs of the ceiling joists suggest that these timbers have chamfered edges and stop chamfered ends. The relationship between the stop chamfer and the wall is an important one. It is critical that any stop chamfers are retained visible within the space. A drawing showing the interface between the underside of joist and the new partition should be prepared to ensure that the chamfered ends remain visible within the space.

Treatment of window reveal

It is important that the internal aperture of the window avoids the use of square (right angled) plastering beads. Rounded timber beads instead be use.

We trust that our comments are helpful to you. Please let us know the outcome of this application in due course.

Yours sincerely



Mr Elgan Jones RIBA AABC

Casework Officer (Wales)

Email: casework@spab.org.uk