

ST. MARY'S CATHEDRAL, PRESBYTERY, REGENT STREET, WREXHAM,
LL11 1RB

HERITAGE IMPACT STATEMENT

Rev A – November 2020

Lawray Architects
The Byre, Croesnewydd Hall, Wrexham, LL13 7YP

The application focuses on improvement works to the rear of the presbytery, the majority of which is proposed for the modern (1960s) facing brick extension alone (fig. 2)

In addition, the most impactful proposal is to reinstate the rear window to the kitchen (accommodated within the original outrigger extension to the Victorian presbytery) where the stone tracery is proposed to be reinstalled to match the surviving windows (fig.1)

Stonework is believed to be local Cefn sandstone, although that will be confirmed prior to any work being carried out. A local source has been identified to aid matching the original, which will be locally DOFF cleaned to ensure an accurate match.

Three new narrow-framed metal windows will be installed between the stone mullions and reinstated stone jambs to mimic the relationship between frames and stonework elsewhere on the original presbytery.



Figures 1 and 2 – the existing timber frame window to be reinstated

Restoration of the rear window

In the kitchen, the large window has been previously replaced with a modern timber frame installed within the original stone casing (see fig. 1). The timber frame is rotted in places, including the cill, and the paint has chipped. It is evident from the marks on the stone casing that the original window featured two stone mullions, separating the window into three panels. It is proposed it be re-instated as the original, with two stone mullions and squared head to match the adjacent existing windows, albeit without a transom (fig.3) The stone detailing appears structurally solid, with no obvious deterioration except where the surface exhibits smoke staining and is heavily encrusted with sooty matter and dust. It is proposed to be retained.



Figure 3 – the existing adjacent windows, showing the stone mullions



Figures 4 and 5 – rotting timber on the window frames to the extension and to the kitchen

Repair works to the rear extension

To the scullery, at the rear of the presbytery kitchen (accommodated within the 1960s flat-roofed facing brick extension), it is proposed that the two timber frame windows and door in the modern extension are replaced with new replacement uPVC elements as they are in a state of disrepair with localised rotting and paint chipped away. Lack of maintenance is an ongoing issue; the choice of low-maintenance uPVC instead of a straight like-for-like timber replacement reflects this.

The newer uPVC rainwater goods have been left as a bare grey finish or painted green (see figs. 3 and 6), which appears unfinished and contrasting to the original cast iron pipework. It is intended to match existing colours to the original presbytery as closely as possible, and so proposed replacement pipework and gutters to the extension will be a black uPVC to match. It is proposed to paint the pipework to the rear of the presbytery in black to match the cast iron pipes adjacent (see fig. 3).

The fascia to the extension is very badly rotted in places - again reflecting a lack of ongoing and regular maintenance – and warped and are painted green (see fig. 7).

It is proposed to replace the fascia with low-maintenance white uPVC.

The foregoing measures will tidy up an unsightly addition to the original presbytery whilst retaining its useful accommodation. By selecting low-maintenance replacements, it is hoped that future maintenance and expenditure can be targeted towards the more significant structures across the site.



Figures 6 and 7 – green pipework and green soffits with evidence of rotting and warping.