



Heritage Impact Statement

In Support Of An Application For

Conservation Area Consent

To Demolish Two Porches

At Berwig Cottage, Church Road, Minera, Wrexham, LL11 3DD

1. Introduction

- 1.1 This report has been prepared to inform an application for Conservation Area Consent for the demolition of two porches at Berwig Cottage, Minera.
- 1.2 The applicant is also seeking planning permission for an extension where one of the porches currently stands.

2. Project objectives

- 2.1 In respect of the northernmost porch, concerns about the condition of the porch and the cost of investing in maintaining the structure led to reflections about the value of retaining it. It is not the principal entrance to the building and is largely redundant. The following project objectives evolved out of the process of reflection
 - avoid cost of investing in a redundant structure
 - improve light levels to the ground floor room, and
 - improve legibility by improving clarity over where the principal entrance to the house is located (currently visitors not familiar with the property attempt to access the northernmost porch because it is encountered first, when in fact the principal entrance is beyond, at the south end).
- 2.2 In respect of the southernmost porch, it too is in poor condition, but of more significance are improvements sought to the layout of the house, to rationalise the internal circulation, remove the existing spiral staircase and increase the amount of useable room space. In addition, to provide a downstairs toilet / wet room, a utility area and more storage space. This led to the proposed extension proposal and as part and parcel of that the southernmost porch would be removed.

3. Significance of the historic asset

The Nature of the Asset

- 3.1 The relevant heritage asset is the Minera Conservation Area, an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. A Character Assessment and Management Plan for the area was published in December 2012 (the 'Minera CAMP').
- 3.2 It is noted the growth of much of the village resulted from activity during the industrial revolution of the late 18th and 19th centuries (the Minera CAMP, 1.8). A plaque on the east elevation of Berwig Cottage proclaims a date of 1822. No mapping for that period has been found. The cottages are present on the earliest found map, from a survey in 1872. A date of 1822 would put the origin of the building in the time of efforts to renew the lead mining industry in the early nineteenth century (Minera CAMP 2.7). However, there is no

evidence to directly link the erection of the building with lead mining and it is immediately adjacent to a sandstone quarry.

- 3.3 What is today called¹ Berwig Cottage appears to have been originally three cottages². It occupies higher ground above a distinctive curve in Church Road. It offers views out to the east but views toward the Cottage are very limited due to surrounding mature planting. It is only glimpsed up the shared access off Church Road. No views of the east elevation of the cottage from the village have been identified.
- 3.4 The building to the immediate south was a non-conformist Wesleyan Chapel, known for most of its life as Pen y Bryn Chapel (Minera CAMP 2.21). The original chapel was built in 1804, re-built in 1902 and is now a residential property. Pen y Bryn is identified as a building of visual / historic interest in the Minera CAMP (Figure 5); it is not a listed building.
- 3.5 Attached to the chapel is 2 Pen y Bryn Cottages, a nineteenth century sandstone building and originally two or three cottages. It was altered and extended, and converted to a single dwelling, in the twentieth century. It is not a listed building nor is it identified as a building of visual / historic interest in the Minera CAMP (Figure 5).
- 3.6 The south terminus of Berwig Cottage is sharply angled, following the boundary of the adjacent chapel grounds. This suggests the cottages were built after the chapel and its grounds were established. It is not a listed building nor is it identified as a building of visual / historic interest in the Minera CAMP (Figure 5).
- 3.7 Berwig Cottage has a slate roof but the walls have been rendered and none of the original stone is visible on the building (an example of the loss of architectural detailing referred to in the Minera CAMP para 5.2). The cottage is single aspect (east facing) (except for one small ground floor window in the west elevation).
- 3.8 The design guidance in the Minera CAMP (para 7.7) says of porches that they should be designed within the overall context and architectural style of the building and in reference to any appropriate nearby styles. They should not dominate the front elevation. The existing porches do not accord with this guidance. The pattern of glazing and door style do not match traditional designs (though they are timber framed) and the timber work to the gables is of a more elaborate style than would have been found on such modest cottages.
- 3.9 No name is attributed to the cottages on the nineteenth century maps and it is not known how the name Berwig Cottages ceased to be applicable to the homes further west. Nonetheless, this local Welsh place name has found a

¹ The original Berwig Cottages being located a little further west

² First discernible on the 1911-1912 map at Minera CAMP page 17 and see also para 4.5

new home at what is now Berwig Cottage, maintaining a link back to the older reference particular to this northern part of the village.

The Extent of the Asset

- 3.10 Berwig Cottage lies at the northwest extremity of the Conservation Area, on its inner edge. Despite the elevated position, the chapel and adjacent cottages are largely visually self-contained (due to the level of surrounding tree cover) and have little or no visual relationship with the wider Conservation Area.
- 3.11 Berwig Cottage is single aspect (bar one small west facing window) and therefore the east elevation is also the principal elevation. It overlooks a terrace which forms the principal private outdoor amenity space.
- 3.12 The former chapel lies immediately adjacent and on lower ground than Berwig Cottage. From the terrace on the east side of Berwig Cottage there are views over the chapel roof and of its north gable elevation. 2 Pen y Bryn Cottages lies slightly south west and behind Berwig Cottage and has little or no presence in views from the terrace. Views of the east elevation of Berwig Cottage from adjacent properties are only available from a couple of ground floor windows in the north gable elevation of the chapel.

The Significance of the Asset

- 3.13 The principal significance of this part of the Conservation Area is in the significance of the chapel in the social history of the village, the emergence of this cluster of buildings at a particular stage in the history of the village and in the vernacular architecture, including the expressed use of local building materials.
- 3.14 The significance of Berwig Cottage has been compromised by the application of render, covering both the original stone and original architectural details.
- 3.15 3, 4 & 5 Pen-y-Bryn Cottages had become derelict by the mid-1960s and in 1965 the Council had placed a demolition order on them. Following the completion of works to convert the three cottages into a single dwelling, the demolition order was revoked in 1998 (see Appendix D).
- 3.16 Attached as Appendix A to this document is a deed of release between Tarmac Roadstone Holdings Limited and Peter John Livingstone dated 19 May 1992. The plan attached to the deed includes Berwig Cottage, shown as still being three separate cottages. The date of the plan itself is not given. The plan is quite detailed and shows the articulation of other buildings where small additions have been made to them, for example, on the south elevation of the chapel. No similar indication is provided to suggest the presence of porches on the east elevation of the cottages. It does show a path immediately adjacent the east elevation of the cottages. The path is narrow and straight, with no diversion or expansion to allow for the presence of any

porches. It suggests the porches were not present at the beginning of the 1990s.

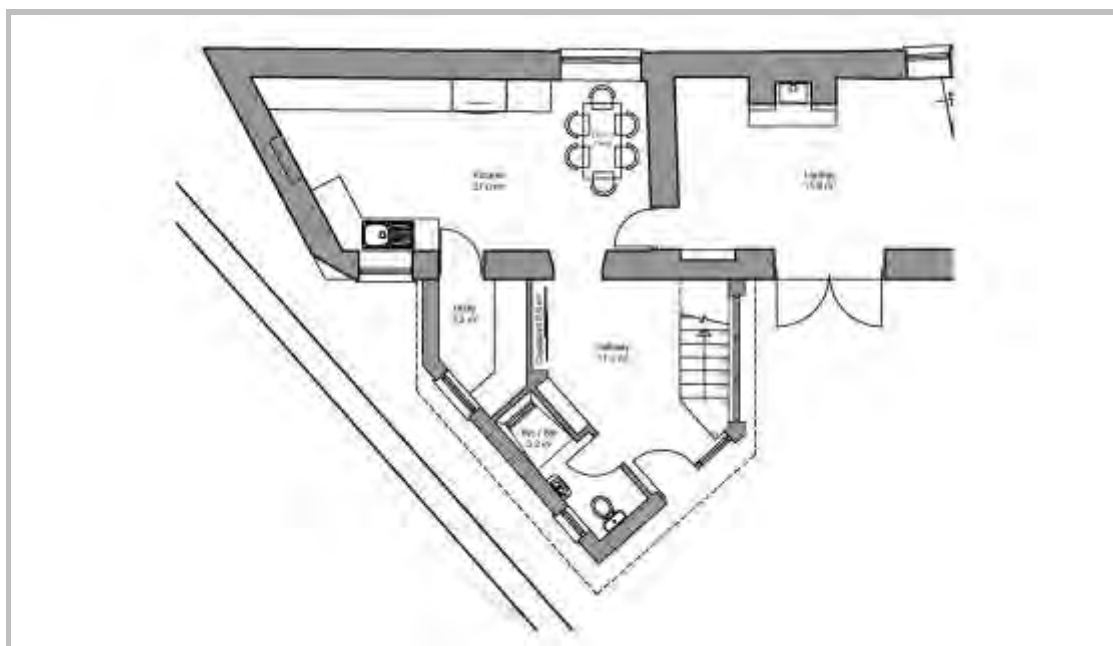
- 3.17 Plans of the building were produced in July 1993 for an application for approval for works under the building regulations. The porches are not shown on the plans of the building. See Appendix B.
- 3.18 Plans of the building were produced in January 1995 for an application for approval of works under the building regulations, for works to add a boiler room to the north elevation. The northernmost of the two porches is not shown on the plans of the building. See Appendix C.
- 3.19 It can be concluded with a high degree of certainty the porches were added at some point after 1994, probably as part of other works carried out in the mid-1990s.
- 3.20 Having regard to the age of the porches and the degree of non-compliance with the design guidance in the Minera CAMP, it is concluded the porches detract from the significance of the parent building as a historic asset.

4. Options for change

- 4.1 Due to the poor quality and condition of the porches, no alternatives to their complete removal have been considered.
- 4.2 In respect of the northernmost porch, consideration was given to replacing the original doorway with a single tall window, see sketch below



- 4.3 This would maximise light to the room and reveal the opening as a former doorway. However, this approach was not considered to be in keeping with the scale of subdivision employed in the window frames used across the rest of the elevation.
- 4.4 In respect of the southernmost porch, consideration was given to retain the doorway to provide access to the utility area from the kitchen, see sketch below



- 4.5 However, part of the objective in having the downstairs toilet / wet room, separate utility room and additional storage is to allow for the removal, treatment and storage of soiled items and there is a preference to be able to achieve all that without needing at any point to go through the kitchen.

5. The proposed changes

- 5.1 The proposal is to remove both porches from the east elevation.
- 5.2 The northernmost porch which will be replaced with a window to match the existing, with new walling below the window, rendered and painted to match the existing.
- 5.3 The southernmost porch which will be replaced by a new extension. The original doorway opening will be retained internally as a storage cupboard within the utility room.

6. Impact of the proposal

- 6.1 The removal of the porches will be an enhancement to the character and appearance of Berwig Cottage. The works to make good after the removal of the northernmost porch are sympathetic to the fabric and appearance of the exterior of the building. The works to make good after the removal of the southernmost porch will become incorporated into the interior in association with proposals to construct an extension in that area. The works are sympathetic to the fabric of the building and will not affect the external appearance.
- 6.2 The removal of the porches would have no material effect on the adjacent chapel and cottage or to their contribution to the Minera Conservation Area.

- 6.3 The removal of the porches would preserve the special architectural and historic interest of the Minera Conservation Area and would deliver a minor enhancement to character and appearance.

Report prepared by

Adrian Thompson MRTPI

Director, Lightwater TPC

12 July 2020³



HIS - Appendix A – 1992-May – Deed of release between Tarmac Roadstone Holdings Limited and Peter John Livingstone dated 19 May 1992

HIS - Appendix B – 1993-Jul – possible Building Regulations plan for renovation

HIS - Appendix C – 1995-Jan – possible Building Regulations plan for boiler room

HIS – Appendix D – 1998-Sep – Confirmation of revocation of demolition order

³ Original report 19 Sep 2019

DATED

19th May.

1992

TARMAC ROADSTONE HOLDINGS LIMITED

and

PETER JOHN LIVINGSTONE

D E E D O F R E L E A S E

DAFYDD PROSSER
Solicitor
Coedpoeth Clwyd

THIS DEED OF RELEASE is made the *19th* day of *May*
one thousand nine hundred and ninety two BETWEEN: TARMAC
ROADSTONE HOLDINGS LIMITED whose Registered Office is
situate at Hilton Hall Hilton Lane Essington Wolverhampton
West Midlands WV11 2BQ (hereinafter called "the Company") of
the one part and PETER JOHN LIVINGSTONE of 17 Sandringham
Road Wrexham Clwyd (hereinafter called "Mr.Livingstone") of
the other part

1. By a Conveyance dated the seventeenth day of August one
thousand nine hundred and eighty one and made between The
Company of the one part and Mr.Livingstone of the other part
the property edged green on the plan annexed hereto ("the
Green Land")(inter alia) was conveyed to Mr.Livingstone for
an estate in fee simple and clauses 2(a) and 2(b) of that
Conveyance imposed restrictive and positive covenants on
(inter alia) the Green Land

2. The Company as beneficial owner hereby releases the Green
Land from the said covenants to the intent that the Green
Land shall hereafter be deemed to be owned and enjoyed free
of the burden of the said covenants

3. Mr.Livingstone acknowledges that the remainder of the
land conveyed to him by the said Conveyance of the
seventeenth day of August one thousand nine hundred and
eighty one shall in all respects remain subject to the said
covenants

4. IT IS HEREBY CERTIFIED that the transaction hereby
effected does not form part of a larger transaction or of a
series of transactions in respect of which the amount or
value or the aggregate amount or value of the consideration
exceeds THIRTY THOUSAND POUNDS

IN WITNESS whereof the Company has caused its Common Seal to
be affixed and Mr.Livingstone has hereunto set his hand and
executed this deed the day and year first before written

THE COMMON SEAL of TARMAC)
ROADSTONE HOLDINGS LIMITED)
was hereunto affixed in)
the presence of)



John *V. Mawson*
Director

P. S. P. *[Signature]*
Secretary

SIGNED as a Deed and DELIVERED)
by the said PETER JOHN)
LIVINGSTONE in the presence of)

W H Groome
15 Park Road
Coedpoeth
Retired

[Signature]

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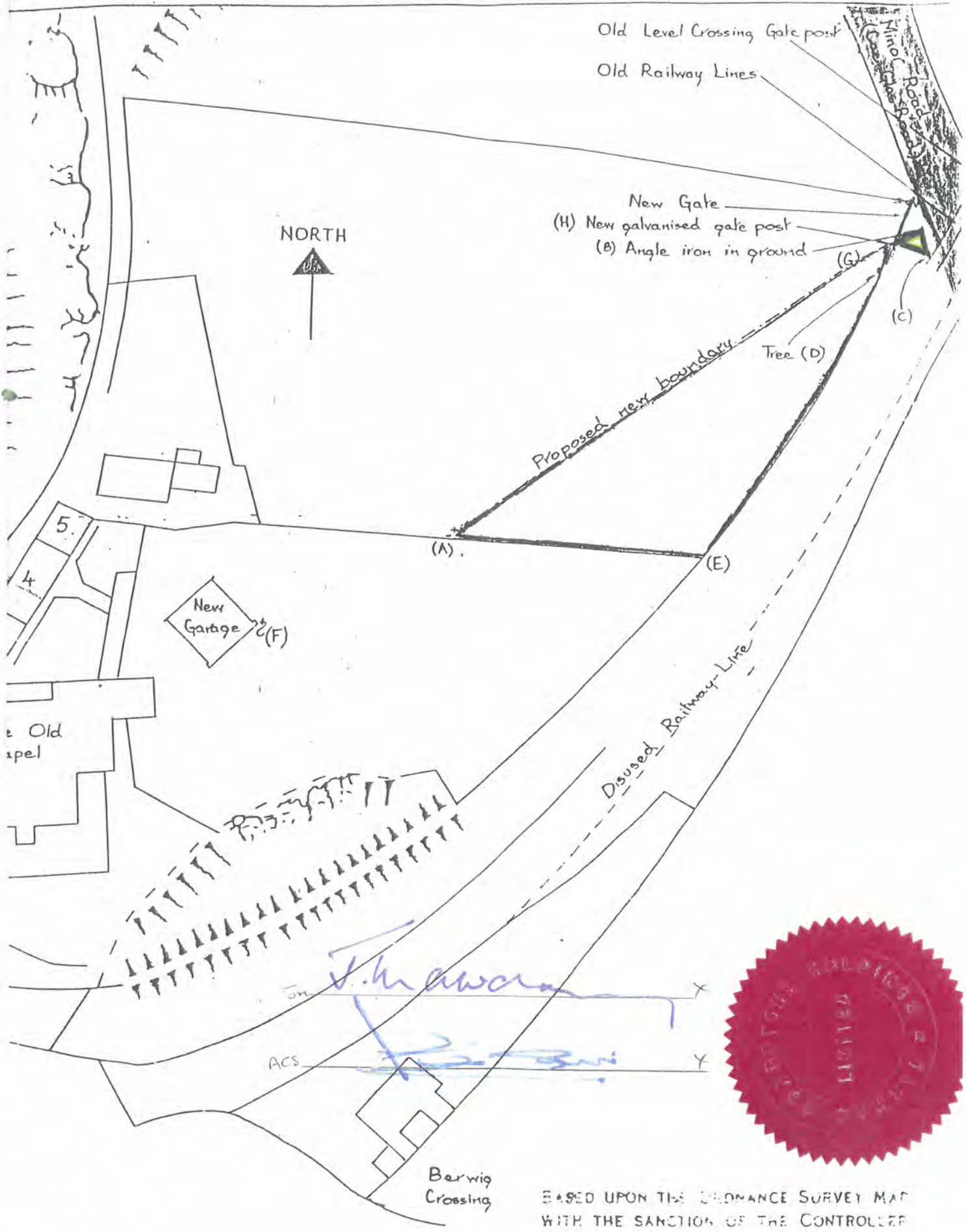
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LE Land at Pen y Bryn Chapel, Cae Glas Road, Minera.



BASED UPON THE ORDNANCE SURVEY MAP
WITH THE SANCTION OF THE CONTROLLER
OF H.M. STATIONERY OFFICE.

CROWN COPYRIGHT RESERVED

right

JONES PECKOVER

SCALE 1:500 - Do not scale



NEW WINDOWS TO BE DOUBLE GLAZED
ONLY SET IN NEW FRAMES OPENING
UPWARDS TO BE AT LEAST 50% OF FLOOR
AREA WITH FLOOR JOIST END FLOOR
FLOOR TIEBACKS OF WINDOWS TO
BE FITTED WITH 200mm CONCRETE
TIEBACKS



SHEDS MUST BE COVERED IN 10% OF
SHEATHING & 25% OF SHEATHING
PANELS TO BE COVERED IN 10% OF
100% SHEATHING WITH NEW PANELS
AND IN EXISTING PANELS AT A RATE
OF 1 IN 10

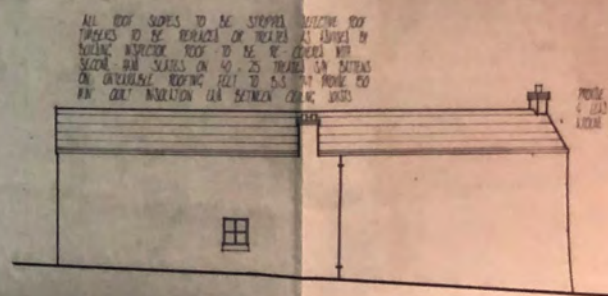
Front Elevation.



Side Elevation.

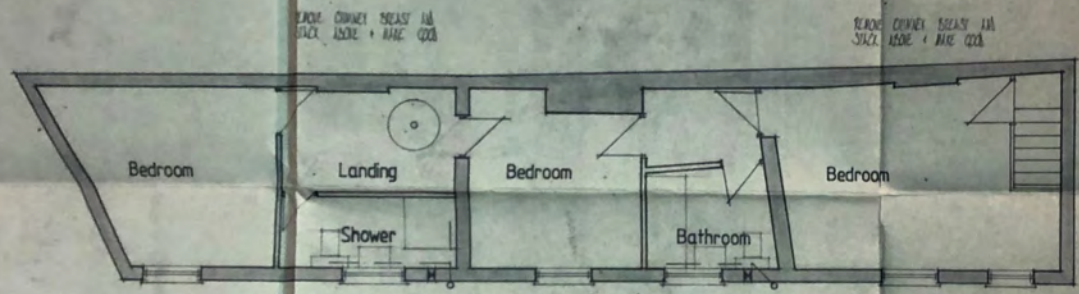


Side Elevation.



Rear Elevation.

PROVIDE AN OVER
LOOK CORNER STAIR

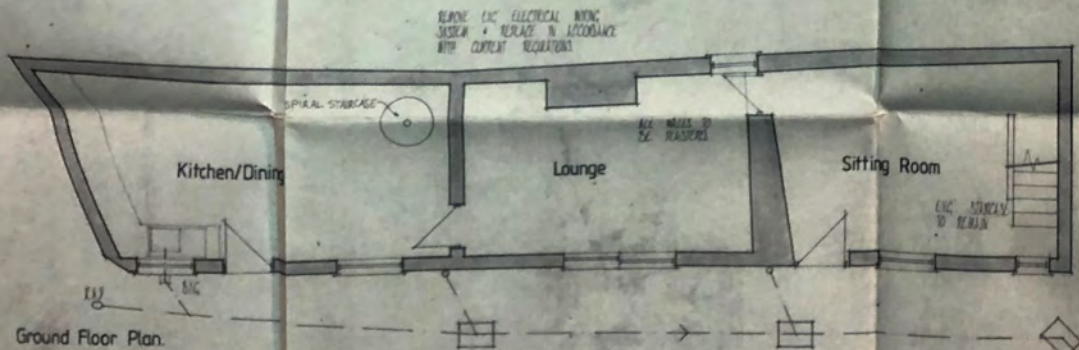


First Floor Plan.

NEW PATTERNS FOUND AT FIRST FLOOR
LEVEL BUILT IN 1920 TRANSFERRED ON
75% 50% SW TILES SET AT 400mm
BUILT OFF 75% 50% SW SQUARE

REMOVE & RE-INSTALL KITCHEN
IN BATHROOM & SHOWER TO CONFORM
TO L.A.S. BATH AND BE COVERED
INTERLOCKING

ALL WALLS 50% ARE WITH 75% DEEP SOLID ROADS DIRECT ALTHOUGH
TO 100% ARE ALL BATHROOM & SHOWER ROOM WALLS TO CONFORM TO
100% ARE SOLID & REPAIR FLOORING SOLID WALLS TO SOLID FLOOR
COVER ALL WALLS TO 100% REPAIRING WALLS REPAIRING CLAY
TILES AND A CONCRETE MATERIAL AT A RATE OF 1 IN 100 WALLS TO
BE PAINTED OUT OF 225 SQUARE ON 150 THE CONCRETE BASE WITH
600 450 GULLY WALLS COVERS & REPAIRS SOLID & REPAIR TO BE
LARGE WALLS SET AT 50% OF 50% TO BE REPAIRING 100
AND ASIDE REPAIRS DRINK LIGHT & FITTED WITH 50% CHZ REPAIR



Ground Floor Plan.

REMOVE EXISTING ELECTRICAL WIRING
SYSTEM & REPLACE IN ACCORDANCE
WITH CURRENT REQUIREMENTS

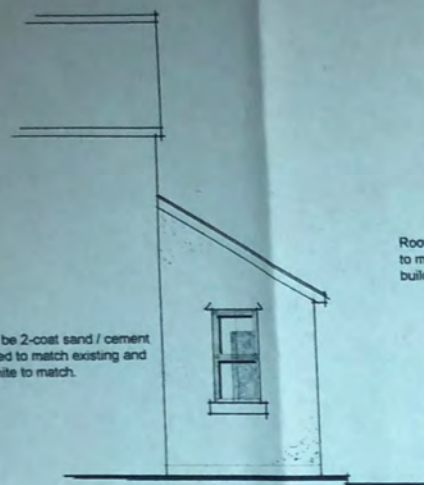
ALL WALLS TO
BE REPAIRED

EXIST. STAIRCASE
TO REMAIN

INSTALL INSULATED SKYLINE MC THROUGHOUT IN
ACCORDANCE WITH REPAIRS PROVIDED BY SPECIALIST
CONTRACTOR INSTALLATION TO BE COVERED OUT TO
CONFORM WITH 8.5.1575 & REPAIRING AGREEMENT
HOUSE CERTIFICATE ALL ASSOCIATED REPAIRS OF
TO & HIGH TO HAVE 15.50 ANOTHER IN ACCORDANCE
WITH 8.5.1575 ALL WORK TO EXIST 1.50 REAR
ASSOCIATE SIGNED CONTRACT

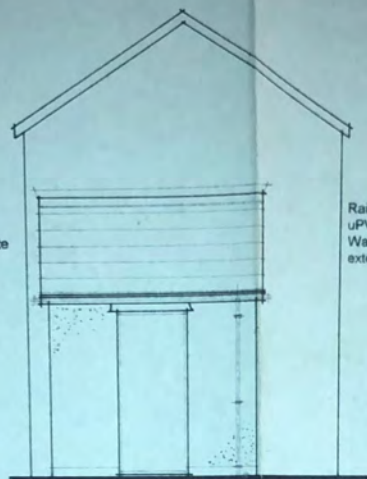
BACK TO NEW
SLOPE WALL

PROJECT	Pen-Y-Bryn Cottages, Minera.		
CLIENT	Mr & Mrs GP I R Wynne		
DRAWING	Proposed	DWG NO	12100W-01
G. RAYMOND JONES AND ASSOCIATES CHARTERED ARCHITECTS 9 GROVE PARK ROAD WREXHAM, CLWYO PHONE 0554113			
SCALE	DATE	DRAWN	
1:50 & 1:100	July 1993	G.J.F.	



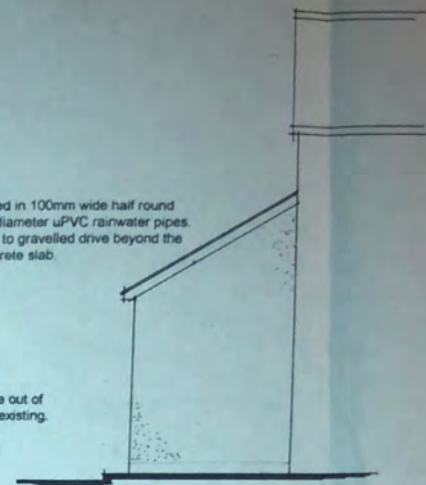
Wall finish to be 2-coat sand / cement render textured to match existing and decorated white to match.

FRONT ELEVATION.



Roof coverings to be natural slate to match existing roof to main building in size and colour.

SIDE ELEVATION.



Rainwater is to be collected in 100mm wide half round uPVC gutters and 65mm diameter uPVC rainwater pipes. Water is to be discharged to gravelled drive beyond the extent of the existing concrete slab.

Rainwater goods to be out of black uPVC to match existing.

REAR ELEVATION.

ROOF CONSTRUCTION.

Roof coverings to be natural slate to match existing fixed to 30mm x 20mm softwood battens on untearable underlating felt type 1F to BS 747:1961, laid over 100mm x 50mm softwood rafters set at 400mm centre's. Rafters supported at upper end with 125mm x 75mm softwood poleplate rawbolted to wall at 800mm centre's with 200mm long M10 bolts. Provide 100mm x 50mm softwood wallplate over blockwork at lower end of rafters and secure rafters with mild steel truss clips. Provide 1No. diagonal brace to underside of rafters out of 100mm x 25mm softwood. Provide softwood fascia and plywood soffit. Provide 35mm wide continuous uPVC vent to soffit to allow ventilation to boiler room. Provide 150mm minimum high Code 4 Lead flashing at junction of roof coverings and existing wall. Flashing is to be chased into stonework to a minimum depth of 75mm.

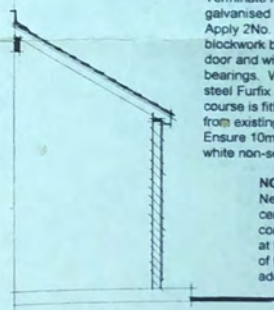
WALL CONSTRUCTION.

Finish to be 2-coat sand / cement render decorated to match the existing cottage applied to single skin hollow concrete blockwork. Render to include suitable water resistant additive. Terminate render 150mm above level of concrete slab with galvanised mild steel render stop bead and form into a bullcast. Apply 2No. coats of Synthaprufe bitumastic paint to exposed blockwork below bullcast. Provide Catnic lintols type CNSXA over door and window openings each with 150mm minimum end bearings. Walls to be tied into existing stonework with stainless steel Furix channels. Ensure that 150mm wide uPVC damp proof course is fitted behind Furix channel, and that new render is isolated from existing to prevent ingress of moisture to existing walls. Ensure 10mm wide gap between new and existing render, and fill with white non-setting polysulphide sealant.

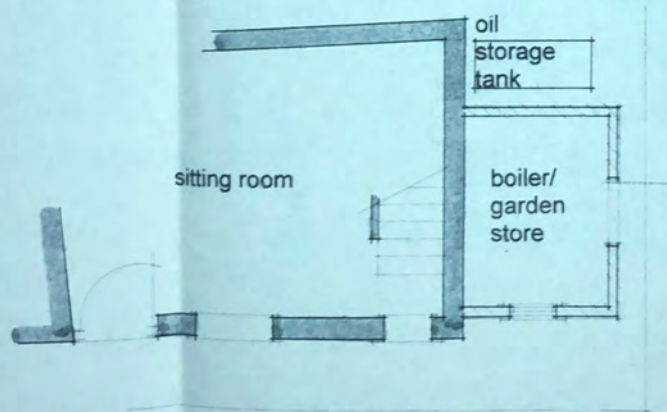
NOTE.

New single skin blockwork structure forming store for central heating boiler is to be built directly off the existing concrete slab in this area. Small trial holes are to be dug at the discretion of the Building Inspector around the perimeter of the slab to determine its thickness, foundation, and hence adequacy to sustain the new structure.

REV A. 4/95. Construction notes added for submission of Building Regulations Application.



SECTION.



PLAN.

Window is to be single glazed with softwood frame decorated to match the existing windows.

**PROPOSED GARAGE / GAMES ROOM
& BOILER ROOM / STORE at
PEN-Y-BRYN COTTAGES, MINERA, CLWYD.**

for Mr. and Mrs. G.P. Wynn.

WORKING DRAWING
Boiler Room / Garden Store - Plans & Elevations.
Dwg No. 122.02 Scale 1:50 January 1995.

D.S. JONES & Co.
ARCHITECTURAL & PLANNING CONSULTANCY.
Park Court Offices,
45, Rhosddu Road,
Wrexham, Clwyd, LL11 2NS.
Telephone 0978 312446.

Phillip A. Walton

Director of Environmental Services
Cyfarwyddwr Gwasanaethau Amgylcheddol



Mr G P Wynne
Berwig Cottage
Cae Glas Lane
Off Church Road
Minera
WREXHAM

Your Ref/Eich Cyf

Our Ref/Ein Cyf

Date/Dyddiad

Ask for/Gofynner am

Direct Dial/Rhif Union

BÉRJE/CJR

16 September, 1998

Mr Bryn Evans

01978 297013

Dear Sir

Housing Act 1985

Revoked Demolition Order 3, 4, 5, Pen-Y-Bryn Cottages

Minera

Following an inspection of the above cottages, they have been found to be fit in all respects and now collectively form a satisfactory single unit of accommodation.

I would inform you that the demolition order served only the 23 September 1965 has now been revoked and arrangements have been made to remove the land charge on them.

Yours faithfully

Chief Public Protection Officer