

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

DESIGN & ACCESS STATEMENT

Rev A – November 2020

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1.0 INTRODUCTION



Lawray Architects have been appointed to restore the rear modern 1960s facing brick extension to the Presbytery of the adjoining St Mary's Cathedral. The Cathedral itself is to be unaffected by the proposed works.

This application seeks to gain approval for the following items:

- **Replacement of two timber windows and a single door with sidelight to the 1960s rear scullery extension with uPVC.**
- **Reinstatement and installation of one kitchen timber window to the side of the building, including the reinstatement of previously removed stone tracery to the original Presbytery.**
- **Replacement of uPVC rainwater goods to the 1960s rear scullery extension.**
- **Replacement of painted timber fascia to the 1960s rear scullery extension with white uPVC.**

This Design & Access Statement has been prepared to accompany a Listed Building Consent application for the above proposed works to St Mary's Cathedral Presbytery. It is a comprehensive document that aims to provide a written and illustrated commentary when read in conjunction with the associated design drawings.

2.0 SITE

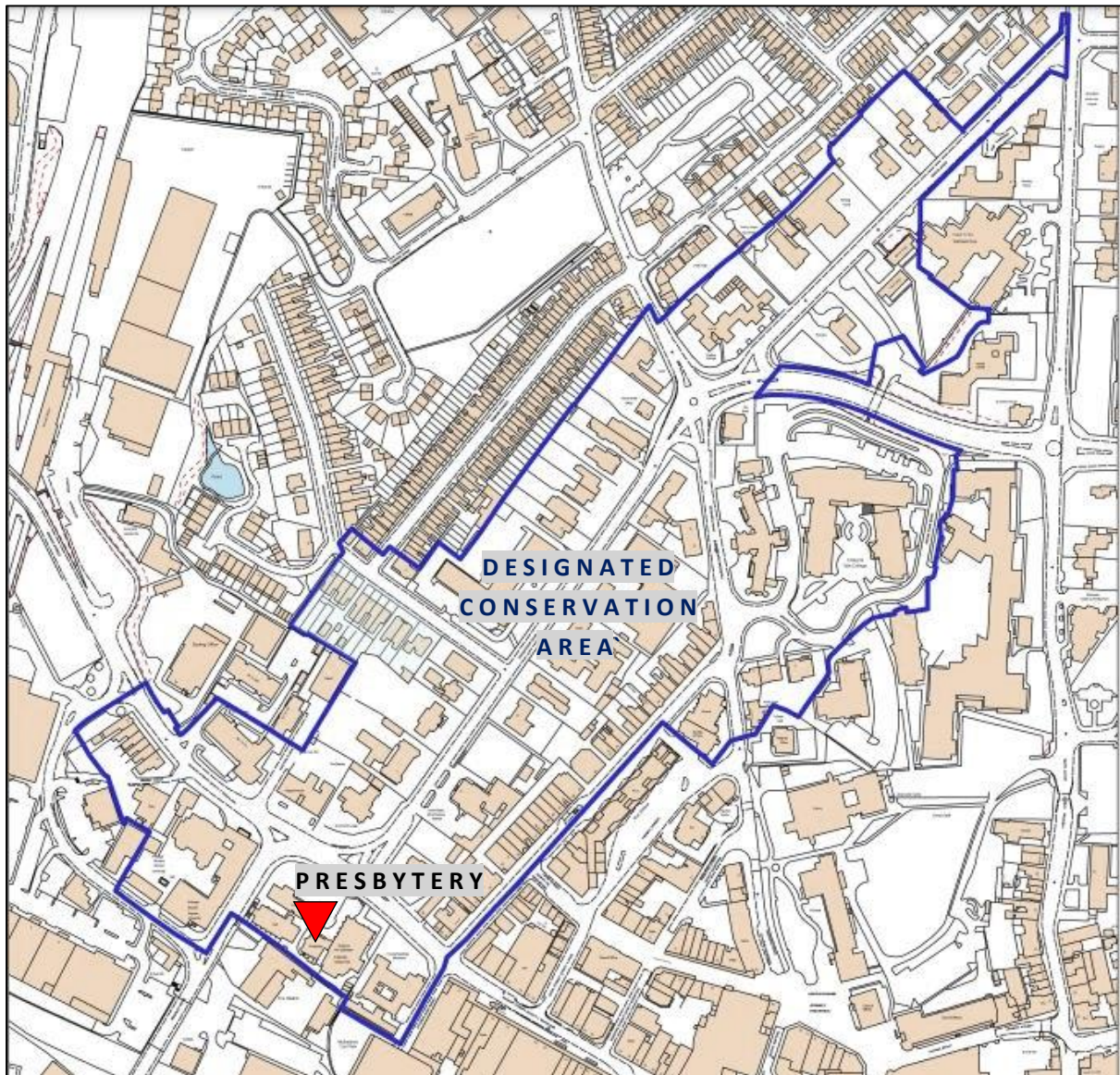
The Presbytery is situated adjacent to the Cathedral on Regent Street and can be accessed from the north via Grosvenor Road and from the south via Bradley Road. Wrexham Central train station is a 2-minute walk from the site, within Island Green shopping park. The property is also within the Grosvenor Road Conservation Area.

Site Address:

The Presbytery, at St Mary's Cathedral, 47 Regent Street, Wrexham, LL11 1RB



Grosvenor Road Conservation Area:



Wrexham.gov.uk. 2020. [online] Available at: <<https://www.wrexham.gov.uk/sites/default/files/2020-09/grosvenor-road-cons-area-map.pdf>>

3.0 BRIEF

The proposed external restoration endeavours are to address the deterioration of the existing apertures of the Presbytery's 1960s extension without adversely affecting the fabric or appearance of the facades.

The existing window and door frames are generally in extremely poor condition and need to be replaced as a matter of urgency.

4.0 PROPOSAL

In response to the brief, the key changes proposed are as follows:

- **Replacement of two timber windows and a single door with sidelight to the rear scullery extension.**
 - There is evidence of extensive and severe rotting to the timber windows and sills within the scullery extension, the white paint is chipped and has significantly decayed. The door and sidelight along with the window frames and sills are to be replaced with low maintenance uPVC.
- **Reinstatement and installation of one kitchen timber window to the side of the building, including the reinstatement of stone tracery**
 - The historic stone window is to be re-instated as the original, with two stone mullions, a transom and squared head to match the adjacent existing window. New stone is to be Cefn sandstone to match the existing - obtained locally from J Burton Stone Masonry, Wrexham.
 - The existing cill and head 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. These are to be retained and DOFF cleaned and lithomex repaired, as necessary.
 - New steel heritage double glazed windows are to be fitted into the stone, their profile to match existing.
 - Minor impact upon the internal finishes such as plasterwork and kitchen tiles around the window are to be made good following external works.
- **Replacement of uPVC rainwater goods to the rear scullery extension.**
 - The newer uPVC rainwater goods have been left as a bare grey finish or painted green, 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.
- **Replacement of painted timber fascia to the rear scullery extension with white uPVC.**
 - The fascia board to the extension, currently painted green, has deteriorated profusely with evidence of rotting and warping - reflecting a lack of ongoing and regular maintenance. It is proposed to replace the fascia with low maintenance white uPVC.

6.0 PHOTOGRAPHIC SURVEY



Kitchen timber framed window to be reinstated with Cefn stone



Stone mullions on adjacent windows



South elevation of the scullery extension



East elevation of the scullery extension



Warped fascia board painted green on east elevation



Green pipework to south elevation



Rotting timber on the window frames to the extension and to the kitchen



8.0 CONCLUSION

This Design & Access statement, alongside the detail drawings and other documentation, provides a comprehensive and robust package of information, which outlines the proposal and assesses the impact of the works on the property and church.

The proposed works will bring the following benefits to both the client and occupants of the building:

- **Restoring the existing window frames, door, fascia, and rainwater goods with uPVC will provide a low maintenance solution for the upkeep of the non-historic exterior of the Presbytery.**
- **Replacing the kitchen aperture with stone to match existing will reinstate the historic value of the east façade.**

The proposed refurbishment and remedial works will improve the condition of the exterior, increase the longevity of the building, and improve the aesthetics of the immediate area.

It is felt that the proposals are complimentary to the existing Cathedral, having been carefully designed with consideration given to the existing massing, scale, material, and aesthetic of St Mary's. The proposals have no adverse impact to the character of the existing structure and will only help to preserve and strengthen the building's appearance.