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# BRYNKINALT HALL, BRYNKINALT, CHIRK WREXHAM. LL14 5NS

**East Wing render repair work. Design, Access and Heritage Statement** **August 2025** **1040_DOC_003**

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# 1.0 INTRODUCTION

This document describes the proposed repair works to the external walls to the east wing of Brynkinalt Hall.

The three-storey Brynkinalt Great Hall, which forms the central section of the present-day hall, was completed in 1612 by Edward Trevor.

In 1808, extensive remodelling was carried out on the hall, designed by Charlotte, Viscountess Dungannon. Two new extensive wings were added to the house, containing a large dining and drawing room, with their own antechamber, a small waiting room. Two small morning rooms and a conservatory (since removed) overlooking the Ceiriog Valley were also constructed.

The hall was also modified with gothic embellishments including decorative crenelations, towers and turrets a. Elsewhere on the estate, numerous gate lodges, follies and a double-walled garden were also built.

From 1928, and delayed till the 1950s due to World War II, various additions added by Viscountess Dungannon in 1808 were reduced or removed, this includes the stucco (except in the east wing's end), and the larger service wing housing a kitchen at the rear were also demolished.

The hall offers as a venue for weddings and other events. Brynkinalt is a Grade II* listed building.

The estate is, as of 2022, managed by Iain and Kate Hill-Trevor

This report covers the necessary repair works to the roof and external walls




Above ; Google Maps Ariel View with area highlighted

# 2.0 THE HISTORY OF THE BUILDING AND CONTEXT

## 2.01 LOCATION

Address: Brynkinalt Hall, Brynkinalt, Chirk. LL14 5NS




## 2.02 LISTING DESCIPTION

Heritage Category: Listed Building.

Grade: II*

Date first listed: 20/10/1952

History

Brynkinallt, formerly spelt Bryncunallt, was built in 1612 for Sir Edward Trevor. The Trevor family claim descent from Tudor ap Rhys Sais, Lord of Chirk, Llangollen and Nanheudwy in the later C10. In 1498 the major part of the Trevor estate was forfeit, leaving a partial inheritance including Brynkinallt to John Trevor, constable of Whittington Castle, whose son was Sir Edward, who as captain in Ireland under Queen Elizabeth, acquired extensive lands in County Down now known as Rostrevor. He was knighted in 1617. His sons were staunch royalist supporters during the civil war, which brought them into conflict with the Myddletons of Chirk Castle. In 1664 the house at Brynkinallt was taxed for 16 hearths. The estate passed to Sir John Trevor, grandson of Sir Edward in 1675, who became speaker in the House of Commons and Privy Councillor under James II, William and Mary, and Anne. His daughter inherited in 1717 and married Michael Hill MP. The second son became Viscount Dungannon in the Irish peerage in 1765.

Major extensions were carried out from 1808 under the 2nd Viscount Dungannon, 1763-1837, to the design, according to an inscription at the rear, of the Countess Charlotte, when the whole house was given a cement render finish.

Exterior

The early house is built of brick in English garden-wall bond with sandstone quoins, some repaired with rendering, and slate roofs. Two principal floors with second floor over, 'E'-plan facing S, with a central porch, recessed bays either side and forward wings. Gothic pointed arch doorway with a studded oak door and crest over, set below a label mould which rises to a string which extends between floors completely around the front elevation. Shaped gables to the porch and wings, straight coped gables to the recessed bays. Stone finials. The windows are ogee-moulded behind a chamfered surround, mullioned and transomed, five light to the porch chamber, and 4-light to the ground floor of the wings, 3-light above and 3-light without transoms to the attics. Lead downpipes with the Trevor crest on the hoppers. The return ends of the 1612 house are of 2 bays, the second bay similarly gabled. On the W side, a single storey 3-bay extension of c1808, extended a further 2 bays for the kitchen, and a similar balancing wing on the E, 3-bays to a drawing room, the windows being

longer, and 2 further bays containing a conservatory. Shaped gable over the centre bay of each wing. Twelve-paned sashes with 3-centred stone heads, and chamfered plinth. Both wings terminate in a 3-sided bay, with the roof hipped, the S having a shaped gable and the ground floor extended as a terraced balcony.

The rear elevation has 5 window bays at each end with shaped gables, and a narrower central bay, also with a shaped gable over, and a 3-storey canted bay window with arched stone lights to the principal floor under a painted brick arch. Timber windows with labels to the 2nd floor and extruded corner towers with similar but smaller gables. External stairs each on an arcaded base placed each side rise to a crenellated parapet, and provide access to the main floor. At the centre, a stone panel records that 'the N and W fronts, with the hall and staircase, were erected from the sole design of Charlotte Viscountess Dungannon, 1808, whose genius planned, and whose taste embellished, the surrounding grounds and park'. The recessed bay on the right has a large window with stained glass, lighting her great stair hall.

On the E side, where the early C19 rendering has not been removed, there is, behind a canted bay, a tall circular tower of 5 stages, ending in a crenellated top. Canted bay behind. Further to the rear is a recessed section with an indented centre, trefoil and pinnacle over, and a further canted bay.

Interior

From the entrance porch, the doorway opens into the E end of a reception hall and sitting area, extending to the W, and opening at the far end into the formal dining room, previously the billiard room. This has an arcade of double fluted columns with entablature across each end. The N wing of the early house opens off as a smaller panelled parlour. To the E, a room has the library opening off in the early S wing, and leads to a drawing room in the added E wing with a plaster Adamesque ceiling by Jackson & Sons of 1973. To the rear, the great stair hall of 1808, occupies the former yard between the rear service wings. This has a gallery around the sides carried on Tuscan columns, reached by a grand axial stair at the far end, with ornate iron balustrading. Central domed roof light. The interior is largely in a heavy Classical style. One fine marble C17 chimney piece with a heraldic overmantel with carvings, volutes and a segmental head. The glass over the main entrance screen was a gift of Marquess Wellesley, cousin of Lord Dungannon and brother to the Duke of Wellington.

Reason for designation.

Included at grade II* as an important early Jacobean house, notable in particular for the early use of brickwork, and for the fine interiors of the early C19.

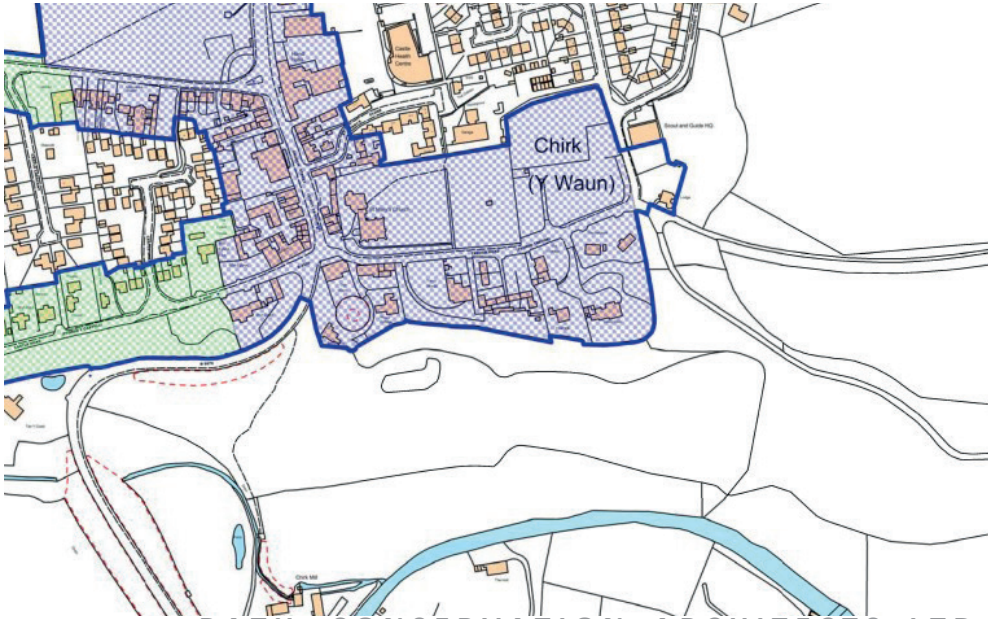
## 2.02 FLOOD ZONE MAP

Brynkinalt Hall is located outside any flood zone.




## 2.03 CONSERVATION MAP

The Chirk Conservation area covers the town and starts at the Chirk entrance lodge to the Estate.



## 2.04 THE HISTORY OF THE BUILDING

Brynkinalt has been home to the Trevor Family since it was built in 1612 by Sir Edward Trevor The Trevors are direct descendants of a union which took place in 942 between Tudor Trevor, King of Gloucester, and Angharad, daughter of Howel Dda, King of Wales.

The family are also descendants of Llewellyn the Great, Prince of Wales (1194-1240), and the Kings of Ireland, and the present Prince of Wales inherits his most recent Welsh and Irish blood through the Trevor Family. The family includes several renowned characters including Sir John Trevor who was one of the few Welsh Speakers in the history of the House of Commons to date. The Duke of Wellington's mother was also a Trevor and the Duke used to visit his grandmother here and accompanied her to nearby Llangollen to see the now infamous Ladies of Llangollen.

The building contains this original 17th century building at its core and this still forms the principal, formal approach to the house. The early nineteenth century additions to the sides and rear of the house were carried out to the designs of Charlotte, Viscount Dungannon, 1763-1837

To unify the seventeenth century work to the new late Georgian Gothic additions the whole was rendered in a traditional three coat lime render with 'Roman cement stucco'' detailing to the hood moulds, string courses etc. This render is shown on the photo, bottom left. In turn this render was removed in the first half of the twentieth century, the underlying brick repointed in a cement based mortar. At this time the large kitchen wing to the north west was demolished. [To the right of the top photo].

## 2.05 ARCHITECTURAL AND HISTORIC SIGNIFICANCE

In addition to the architectural and historic importance clearly set out by the CADW listing description at the beginning of this document the house sits in an important landscaped park.

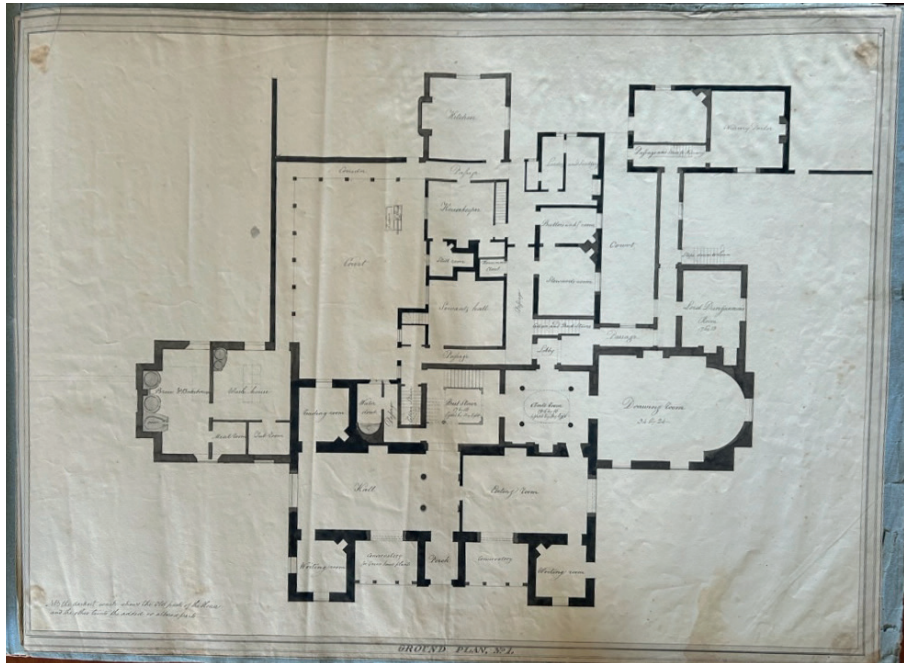
The Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales was established in 2002 and given statutory status in 2022. It is administered by Cadw, the historic environment agency of the Welsh Government. Parks and gardens are listed at one of three grades, matching the grading system used for listed buildings. Grade I is the highest grade, for sites of exceptional interest; Grade II*, the next highest, denotes parks and gardens of more than special interest; while Grade II denotes nationally important sites of special interest.

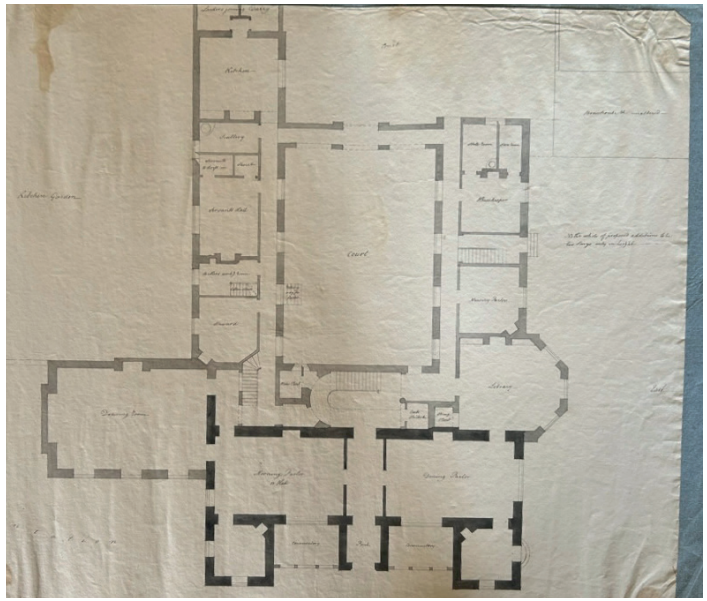
Brynkinalt is listed grade II* which places it in the category of ''Particularly important parks and gardens of more than special interest' It is described here as '' a large picturesque landscape park; formal and informal pleasure gardens, laid out in the nineteenth-century and providing the setting to the house and its gardens''

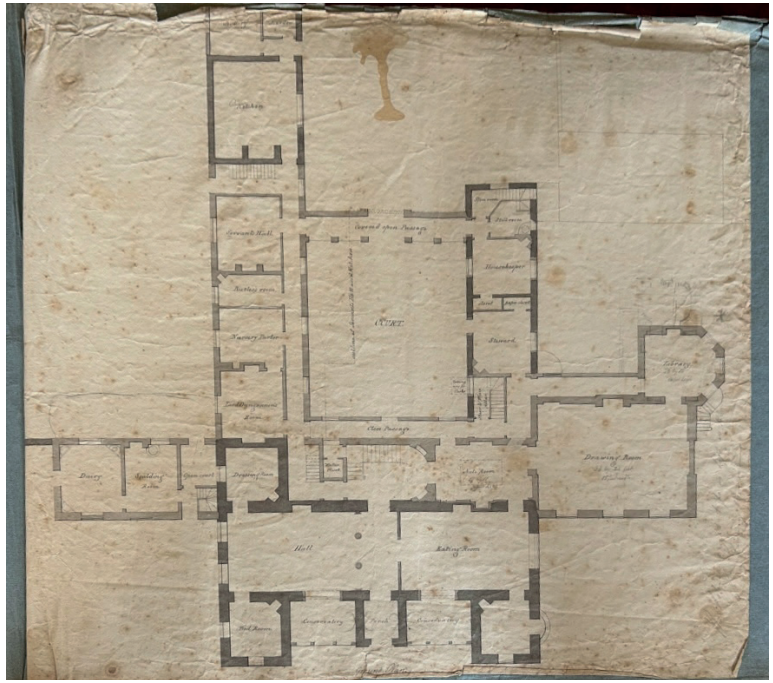


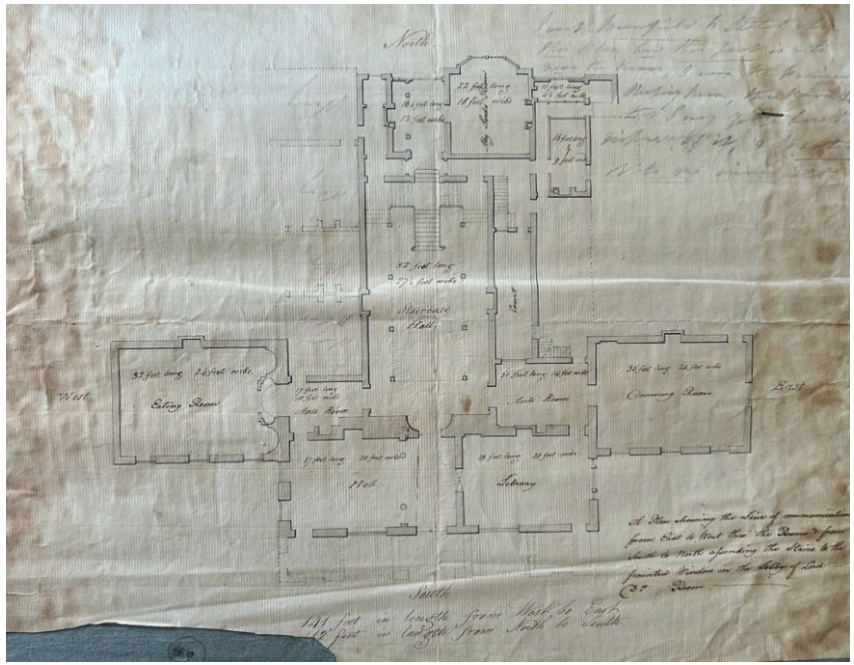




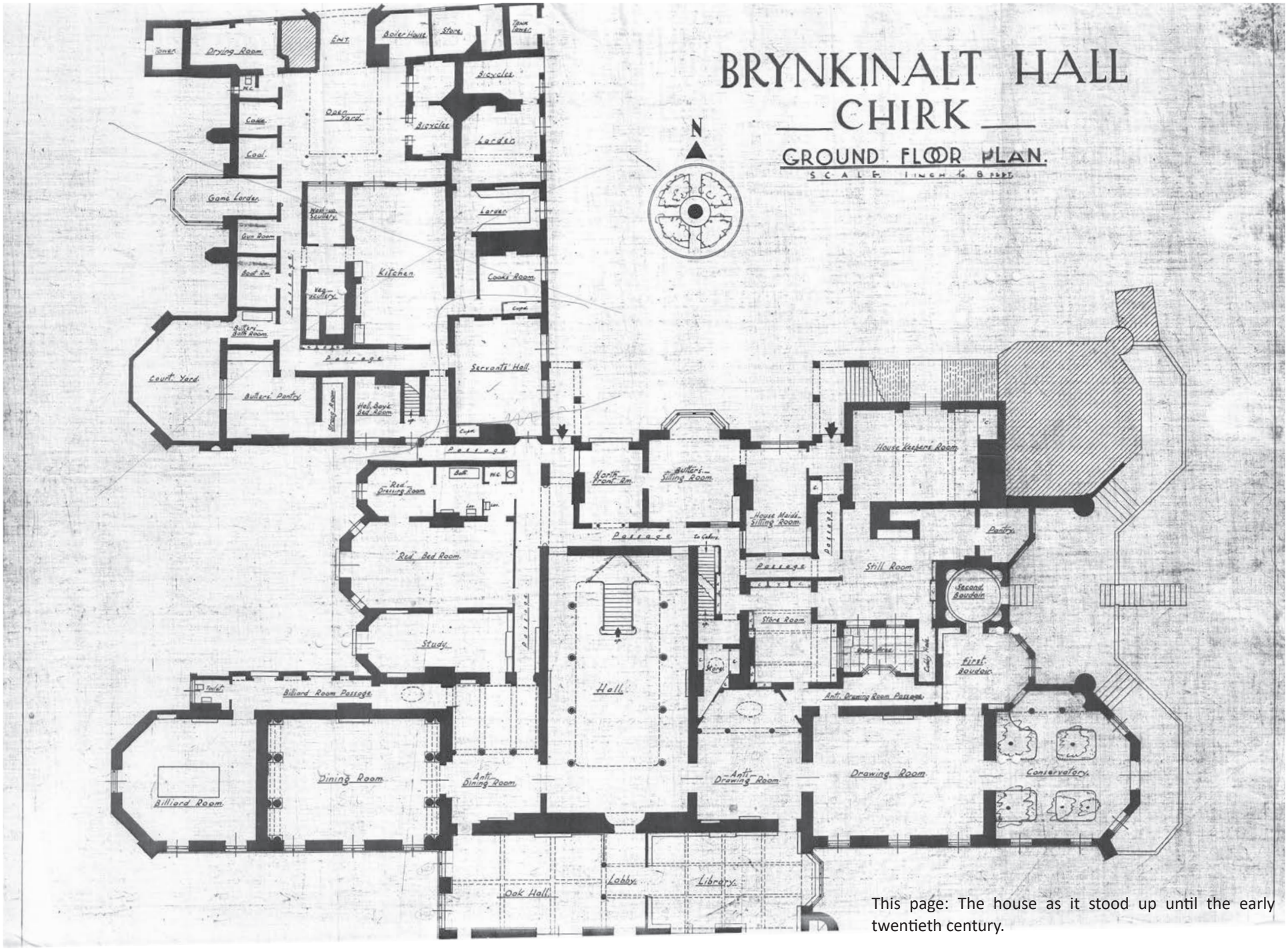








This page: Extracts from Vicountess Dungannon's early nineteenth century book of plans and elevations showing the development of her layout for the new side wings and extension to the rear. The final scheme included further extension of the east and west wings as shown on the following page.




This page: The house as it stood up until the early twentieth century.







This page: South elevation options from Vicountess Dungannon's book of plans and elevations. The side wings are shown without the additional width as built, and the whole shown as two storeys high.

The photos to the right show how, without the original render, the development of this design can be clearly be seen. The first phase included a brick base and each window was built with a stone head. The further extension opted for a more economical construction with rubble stone bases and brickwork window heads.

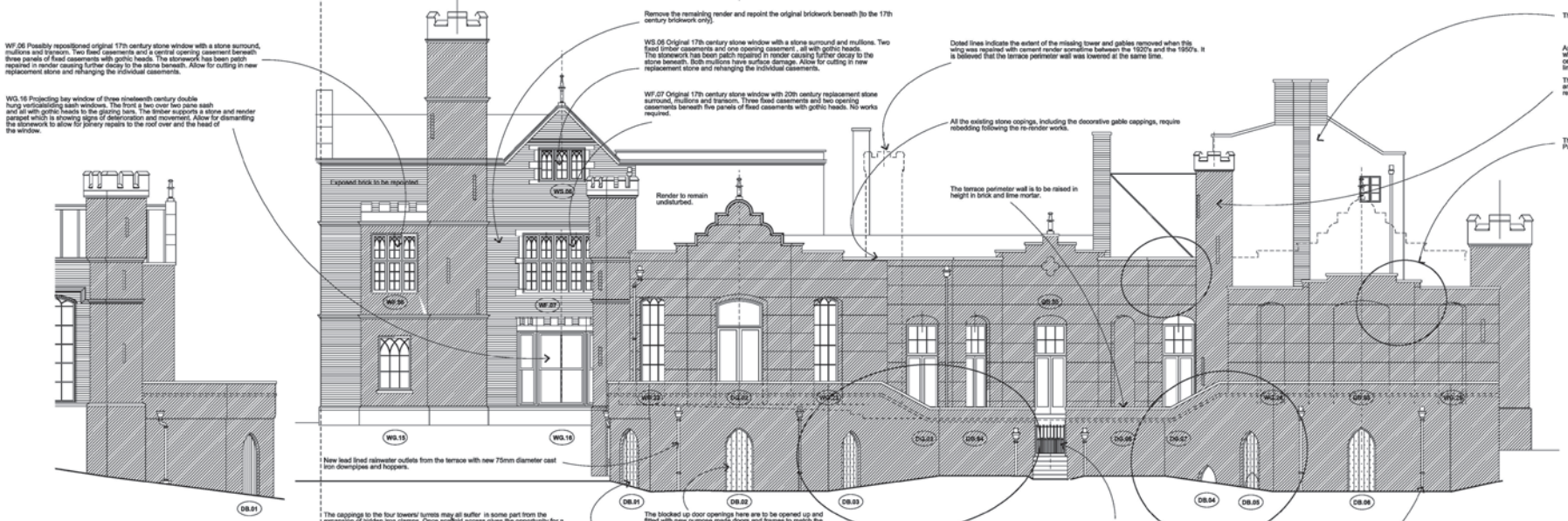
This indicates that the eastern elevation was built slightly later than the first phase of alteration but still under the guidance if Vicountess Dungannon. It is thought that the render was replaced to the east elevation but not elsewhere, in the twentieth century, as this later phase of construction used random building materials, all expected to be covered up and unsuitable for exposure.

The twentieth century saw the loss of the large kitchen range to the north west together with decorative elements to the east range including false gables, crenellations and a decorative tower adjacent to the conservatory [shown dotted on the following elevations].



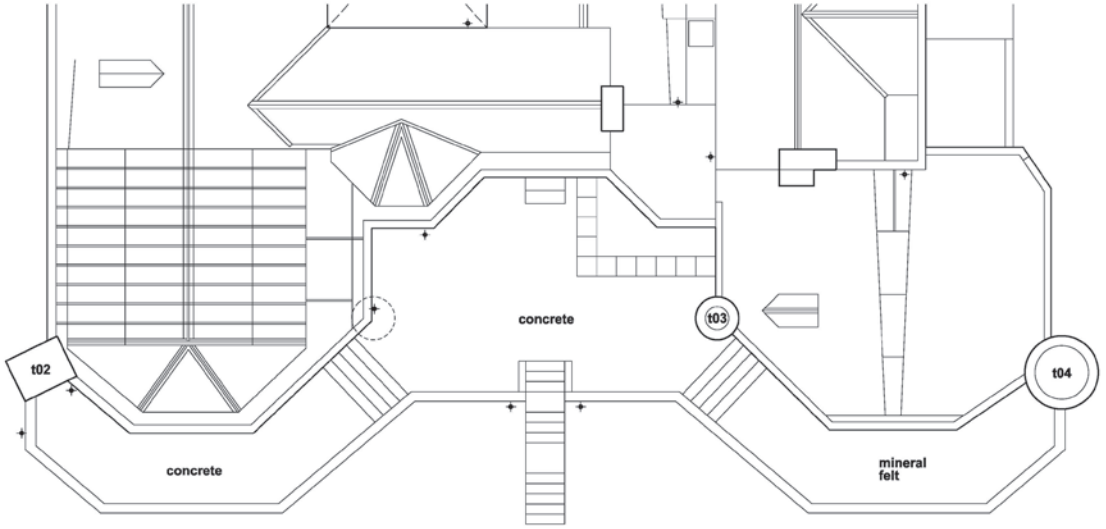

PART EXISTING SOUTH ELEVATION

EXISTING EAST ELEVATION

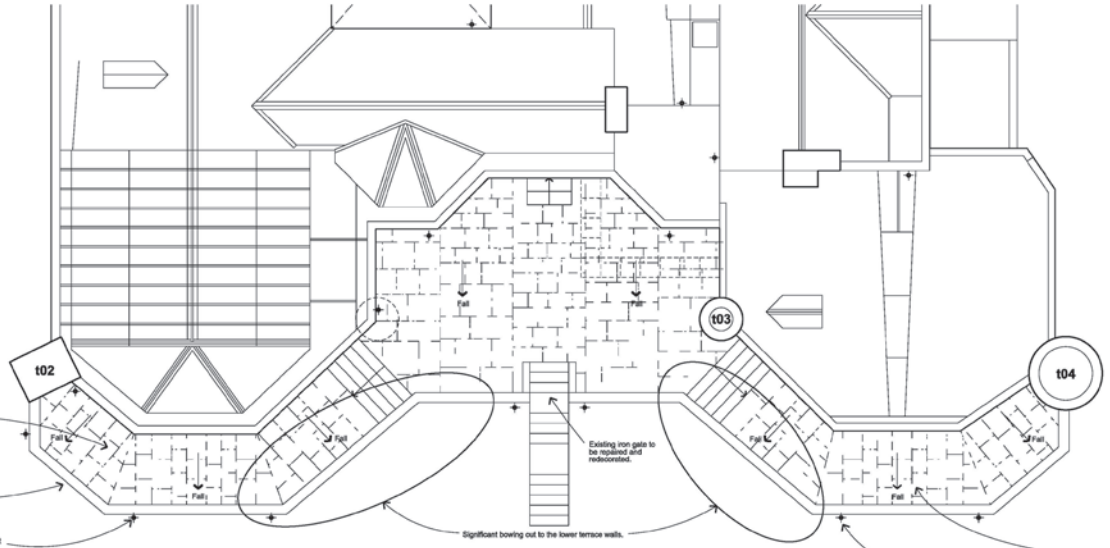



PART PROPOSED SOUTH ELEVATION

PROPOSED EAST ELEVATION




PART PLAN OF THE EXISTING EAST WING




The terrace concrete is to be removed and replaced with compacted crushed stone laid to falls, ready to recieve new stone paving. The aim is to allow the surface water to run off via the new rainwater pipes and limit the amount of water reacing the brick vaults below.

The concrete has caused some structural movement to the vaults below which will need to be addressed before the replacement paving is installed.

Once the structural repairs are complete the replacement of the hard cement render with lime and the removal of the concrete will allow this part of the building to breath and avoid the further retention of damp in the inner structure.

The terrace perimeter wall is to be raised in height in brick and lime mortar.

New lead lined rainwater outlets from the terrace with new 75mm diameter cast iron downpipes and hoppers.

The lack of adequate drainage from the concrete terrace has caused significant issues with water retention and frost attack to the low-level terrace walls. This has left the cement-based render in of a very poor condition. The Concrete slabs are to be carefully lifted and replaced with stone paving. The surface water drainage is to be replaced. Allow for the partial rebuilding of the bowed sections of masonry and their re-rendering in a lime based render.

New lead lined rainwater outlets from the terrace with new 75mm diameter cast iron downpipes and hoppers.

PART PLAN OF THE PROPOSED EAST WING

0 1 2 3 4
SCALE IN METRES @ 1:75

| REV | DATE | NOTES | INIT. |
|---|---|---|---|

PROJECT
BRYNKINALT HALL, CHIRK, NORTH WALES

DRAWING TITLE
PART PLAN OF THE EAST WING AS EXISTING AND AS PROPOSED.

| STATUS | PLANNING | | |
|---|---|---|---|
| DATE | DRAWN | CHECK | SCALE @ A1 |
| AUG 25 | AW | | 1:75 |

| | UNIT / BLOCK | CI / SfB CODE | TYPE & NUMBER | REVISION LETTER |
|---|---|---|---|---|

DRAWING NO.
1049 1007

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# 3.0 THE PROPOSALS

## 3.01 EXTERIOR AND ELEVATIONS

A full description of the condition of the principal elements is given in the accompanying 'Brynkinalt, schedule of repair document.

The key areas covered in this application relate to the stabilisation of the masonry to the east elevation and the replacement of the render with a lime based mix -

- The breaking up of the concrete to the eastern terraces, repairs to the supporting brick vaults and partial rebuilding and raising of the solid balustrade and retaining walls.

- The laying of new stone flagstones to the eastern terraces

- Structural repairs. Following the removal of the hard cement based external render there are a number of structural repairs to be carried out. In certain areas the brickwork will need to be taken down and rebuilt. Elsewhere damage sections of brickwork will have to be cut out and replaced prior to the application of the new render system.

- External render. The removal of the mid 20th century hard cement-based render. And its replacement with a new three coat lime render mix.

- The introduction of new surface water discharge gullies to the eastern terraces and the installation of new cast iron rainwater pipes

The above repair work is relatively straightforward. The principal unknowns are the condition of the underlying brickwork following the removal of the cement render which can only be exposed once the works have started.

All of the works above are essential for the ongoing maintenance and survival of this important historic building.

## 3.06 ECOLOGY

There are no signs of that activity or roosting within the roof spaces at Brynkinalt. These areas are regularly maintained by both the owners and maintenance staff.

An ecology report has not been prepared as this was considered unnecessary with a nature of the works proposed.

# 4.0 ACCESS STATEMENT

There are no alterations to the access to this property within these proposals.

# 5.0 CONCLUSION

The above works are necessary and are and important element in the overall scheme of repair work to the house.

The proposals will act as a significant benefit to the building principally with the removal of the, damaging hard cement-based render and pointing and it's replacement with a traditional three coats lime render and lime mortar. The cement render applied immediately after the second war has lasted for less than 70 years. If the lime render is applied correctly and in accordance with the accompanying method statements then this should have a significantly longer lifespan.

# 6.0 APPENDIX

1049_Method statement. External render replacement. 07.05.2024.

1049_Method statement. External walls repointing and repair works. 07.05.2024.

1049_Method statement. Cast iron and wrought iron repair works. 07.05.2024.