Heritage Impact Statement

Bryn Seion Chapel, Clayton Road, Pentre Broughton, Wrexham
Grade II Listed Building

Location and Coordinates:
Bryn Seion Chapel is located on Clayton Road, Pentre Broughton, Wrexham. The Ordnance Survey grid reference for the building is **SJ298538** (OS Eastings 329855, Northings 353854), corresponding to geographic coordinates **53.0773° N, –3.0485° W**. British Listed Buildings

1. Introduction and Objectives

This Heritage Impact Statement has been prepared to support an application for Listed Building Consent for the replacement of windows on the **west-facing elevation** of Bryn Seion Chapel, Pentre Broughton. The chapel was converted to three dwellings and my house is Golan (middle dwelling, on previous plans marked as unit 2).

The objective of the proposed works is to address ongoing building fabric deterioration caused by defective modern windows, to prevent further water ingress, and to safeguard the long-term condition of the listed building, while ensuring that the replacement windows are visually sympathetic and do not harm the building's special architectural or historic interest.

I am the first resident to occupy unit 2. I have attempted to obtain copies of the plans that were approved but the council appear to only have copies of plans that were replaced when the layout and design was changed. I would like to confirm that no structural changes have been made, or will be made to the exterior of the building.

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2. Significance of the Heritage Asset

Bryn Seion Chapel is a Grade II listed former Nonconformist chapel, recognised for its architectural and historic interest as a 19th-century place of worship. The building's significance derives primarily from:

- Its Neo-Classical architectural form, including symmetry, proportions, and classical detailing
- Its stone construction, including coursed and squared stone with ashlar detailing
- Its historic role as a chapel and later sensitive conversion to residential use

The building's heritage significance lies principally in its external form, massing, materials, and overall architectural character, rather than in later internal alterations or modern fittings introduced during conversion.

3. Existing Windows and Their Contribution to Significance

The existing windows on the west-facing elevation:

- Were installed as part of the late-20th-century conversion of the chapel to residential use (2013)
- Are not original to the chapel and do not date from its period of significance
- Are constructed from softwood of poor quality
- Have rotted extensively and are failing structurally and functionally
- Are poorly designed and installed, allowing persistent rainwater penetration into the building fabric and cavity

These windows do not contribute positively to the significance of the listed building and have no historic or architectural value in their own right.

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4. Condition Issues and Need for Change

The west elevation is particularly exposed to severe weather, including:

- High winds
- Driving rain
- Prolonged wet conditions

As a result, the defective windows have allowed ongoing water ingress, leading to:

- Damp penetration
- Risk of damage to internal finishes and structure
- Potential long-term harm to the stonework and masonry

The chapel residents have attempted repeated repairs, which have reduced but not eliminated water ingress. Continued repair is no longer viable due to the extent of decay and inherent design flaws of the existing units.

Replacement is therefore necessary to prevent further deterioration of the historic fabric and to ensure the building's continued use and preservation.

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5. Description of the Proposed Works

The proposal is to replace the existing windows with new windows that are:

- Constructed from hardwood, offering improved durability and longevity
- Double-glazed, to improve weather resistance and thermal performance
- Painted white, consistent with the existing appearance
- Like-for-like in design, matching the proportions, glazing pattern, and visual character of the existing windows

The new windows are intended to replicate the appearance of the current units, ensuring that they do not appear materially different from the windows elsewhere in the building.

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6. Assessment of Impact on Significance

The impact of the proposed works on the significance of the listed building is assessed as neutral to beneficial, for the following reasons:

- No original or historic fabric will be lost
- The visual appearance of the building will be largely unchanged
- The replacements will be more appropriate in material quality and craftsmanship
- The works will reduce water ingress, thereby protecting the historic stone fabric

By addressing a known defect that is actively harming the building, the proposals support the long-term conservation of the heritage asset.

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7. Reasoning Behind the Preferred Option

Replacement with high-quality hardwood windows has been selected as the preferred option because:

- Repair has proven ineffective and unsustainable
- Hardwood offers greater resistance to decay in an exposed location
- Improved detailing will prevent further water ingress
- Like-for-like design ensures no visual harm to the listed building
- The proposal aligns with conservation principles by removing harmful modern interventions and replacing them with durable, sympathetic alternatives

This approach represents the least harmful and most responsible solution, balancing conservation requirements with the need to protect the building from further damage.

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8. Conclusion

The proposed replacement of the west-facing windows at is necessary, proportionate, and justified. The existing windows are modern, defective, and damaging the building, while the proposed replacements will:

- Preserve the building's appearance
- Protect its historic fabric
- Ensure its continued viability and condition

The works will not harm the special architectural or historic interest of the Grade II listed building and are consistent with best practice in the conservation of historic buildings.

Signed: Sonya Ashbarry



Date 02/01/2026