

BRYNGLAS HOUSE: REPLACEMENT OF STOLEN ROOF LEAD

HERITAGE IMPACT STATEMENT

Incorporating Design & Access Statement



Newport City Council

21/01/25

Issue 02

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1.0. Introduction

1.1. Site Address:

Brynglas House
Brynglas Road
Newport
Gwent
NP20 5QU

- 1.2. Context: Brynglas House is a grade II listed Georgian/Victorian mansion (a copy of Cadw's Listing description is attached to this statement at Appendix 'A'). Originally built in 1834 for Edward and John Alfrey who owned the brewery housed in Newport Castle, the building was substantially rebuilt in 1874 by Thomas Cordes MP.

The site Brynglas House sits in is on the Registered Park and Garden list and designated grade II. The garden is a late nineteenth century formal and informal garden with ornamental tree and shrub planting.

The house was used as a hospital during the First World War, before becoming a school and then, since 1977, an adult training facility. However, due to repeated lead theft and associated health and safety risks, Brynglas House has been vacant since July 2022. In that time, the building has rapidly fallen into a state of disrepair. Prolonged water-ingress and an absence of heating has resulted in significant dry rot and mould outbreaks. In places, internal joinery has warped, ceilings have cracked and cornicing collapsed. Consequently, the heritage interest and significance of the building is under threat. A situation presently compounded by the lack of an alternative use for the building.

- 1.3. This document sets out a scheme to replace stolen roof lead with alternative materials and associated works.

Please refer to the attached site plan [Appendix 'B'], which shows the location of Brynglas House and its context with the surrounding buildings and wider site.

- 1.4. It is the applicant's intention to make the building weathertight and return it to a stable condition – a means of safeguarding its future and protecting its significance. Roof and drainage repairs form a sensible first stage in this process. A sound roof, coupled with effective rainwater goods, will help to limit further damage to historic fabric and make it more likely that the building can be brought back into beneficial use.

A subsequent application will be submitted for removing the existing cementitious render and replacing with a more sympathetic lime coating. Discussions are also underway to gradually reintroduce heating and ventilation to the building alongside a diligent monitoring regime.



Left: Typical views of stolen lead and temporary repairs, which are now failing

Condition surveys

- 1.5. Mann Williams (structural engineers) were engaged in 2022 to carry out a comprehensive assessment of Brynglas House [Structural Condition Survey Report 11735_R_JB_01A]. Following consultation with Newport City Council's (NCC) Principal Heritage Officer Laura Smith, small and localised opening-up works were undertaken inside the building to help inform the survey. They found the roof structure to be in "...reasonable condition, with most of the timberwork (trusses, rafters, ceiling joists) showing no obviously concerning defects in need of immediate structural intervention. Evidence of water ingress was observed locally and issues with the existing roof finishes are likely to cause further water ingress with the potential to degrade the structural elements and compromise the localised integrity of the roof.

The floor structures were noted as being in good to reasonable condition and the walls, whilst generally considered to also be reasonable, were seen to exhibit some "...obvious localised defects... Continued cracking and potential loss of patches of render is likely to accelerate the degradation of the masonry fabric with the potential to permit water ingress which could cause damp and damage to internal finishes. We recommend works are undertaken to resolve existing defects to mitigate risk to the historic fabric."

In 2024, Cambria Consulting (structural engineers) completed a façade survey of Brynglas House. Their visual inspection report is attached to this application [CC2723-CAM-ZZ-XX-RP-S-0001]. Prior to their survey, and with the agreement of Laura Smith, localised patches of detaching render were removed due to health and safety concerns. This provided an opportunity to examine the condition of some of the external lintels. Although they found the external elevations to be in "...generally satisfactory condition" and "...did not note any defect of a dramatic progressive structural concern", they did list numerous priority repairs "...to be completed in a 6-month period to avoid any progressive deformation."

Existing information and resources

- 1.8. Previous records of the building comprise:
- Interior and exterior photographs (circa late nineteenth/ early twentieth century);
 - Drawings informing adaptation into a junior mixed secondary school (circa 1920s);
 - Drawings informing construction of new dining room extension (1954);
 - Drawings informing new metalwork room (1955);
 - Drawings informing fire precautions (1977);
 - Book: "The Story of Bryn-Glâs House" by D.L. Anne Hobbs & Tony Friend (1989).
 - The Glamorgan-Gwent Archaeological Trust Historic Environment Record – information concerning the house's use as an auxiliary hospital during the First World War.



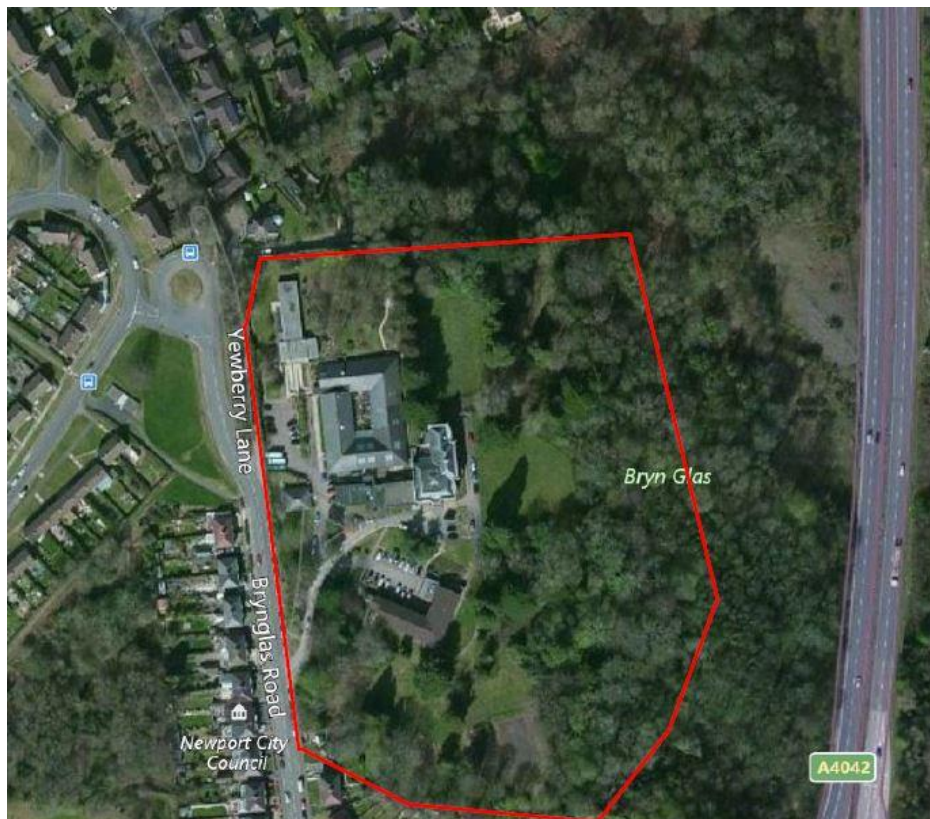
Left: Brynglas House
Red Cross Auxiliary
Hospital (circa 1917).



Above: 1968 OS site plan from when the house was still being used as a school.

2.0. The Site: Brief Description, History and Significance

- 2.1. The site sits on the north side of Newport in a residential area. To the north of the site is Brynglas Gardens, which is grade II listed and is probably the original gardener's dwelling for Brynglas House. To the west is Brynglas Road; to the south, Brynglas Avenue; and to the east is an area planted with substantial trees. Beyond this is the A4042, which runs at this point adjacent to the river Usk.



Above: Recent satellite plan of the Brynglas House site.

2.2. The main building:

Cadw consider grade II buildings “...of special interest which justify every effort being made to preserve them.” Brynglas House has been included in this category due to it being “...an early Victorian mansion with added historical interest for its connections with the Alfrey and Cordes families. Group value with Brynglas Gardens adjacent.”

2.3. Adult Training Centre:

Constructed in the 1970s as an adult training centre, the building is presently used as a temporary home for Millbrook Primary School and contributes little to the setting of Brynglas House. It is comprised of brickwork walls with modern windows, under a plain tile (possibly asbestos cement) roof.

2.3.1 Hostel/ Respite Care Building:

Also purpose-built in the 1970s as a hostel, this pale brick and rendered building does little to enhance or compliment the site. It is currently unoccupied since it is surplus to requirement.

2.3.2. Bungalow at the site entrance:

Another 1970s construction, which makes a negative contribution to Brynglas House and its gardens. Originally built as the caretaker's house, it presently sits in social services property portfolio. It is comprised of dark brick under an asbestos tile roof.

2.3.3. Millbrook Primary School annexe building/ Top Block:

Of lightweight, possibly demountable construction, the main core appears to have been built in the late 1960s as an additional classroom block on the site of the original walled garden. At some stage, a sizeable extension of similar construction – painted joinery and low-level infill panels – has been added to the north elevation. Prior to Millbrook Primary School's relocation to the site, this building was used for day services. The school then utilised it as a teaching space until they vacated in early 2024 because of concerns over its poor structural condition. Like the other curtilage structures, this building does little to enhance or compliment the site.

2.4. Significance: According to Ezra Watts, AWW, "Brynglas House is one of a group of small country houses built in and around the edge of Newport in the 19th century. Comparison with these shows that Brynglas House is of significance as a rare surviving example where the plan-form of the former house is still readable and retaining substantial original detail unlike many other examples in the area." (Unpublished Feasibility Report, 2019, p.18).

Significance Values

- Evidential value: **MEDIUM**
The full history of the house is not understood. For example, had there been a previous house on the site? The phased development of the house is not fully understood and should be recorded prior to any work being carried out.
- Historical value: **MEDIUM**
The full evolution of the house is uncertain and could be better understood. To better understand the house a phased understanding could be produced. Its relationship with Newport and the people of Newport more generally could be better comprehended.
- Aesthetic value: **MEDIUM**
Whilst the building is now in a bit of a sorry state, its aesthetic value (both internally and externally) is still easily readable. Internally there are still many spaces and details of quality – for example, the staircase, fire surrounds, skirtings and architraves.
- Communal value: **MEDIUM**
The house and wider site will be part of the memory of those living in and around the area and will have been part of their daily lives. Its use as a hospital is likely to now be too distant to be remembered by many people. However, its use as a school is more likely to still be a retained recollection, with the more recent memories being the strongest.

3.0. Schedule of Proposed Works and Justification

[Proposed works in black text, justification in blue]

Summary of Works:

- Replace all existing flat roof coverings;
- Reaffix slipped slates and replace broken ones;
- Replace stolen lead detailing for an alternative material;
- Overhaul rainwater goods;
- Repair roof lantern; and
- Remove redundant fixings, cables etc.



Left: annotated roof plan showing proposed flat roof works

3.1. Flat roof areas highlighted in green:

3.1.1. The existing felt waterproofing is to be overlayed with a Derbigum Olivine cap sheet in conjunction with a Eurorroof self-adhesive underlay.

This work is necessary since these felt roof coverings are at the end of their serviceable lives. There are numerous blisters and widespread liquid repairs, indicating that there has been a longstanding issue with water-ingress in these locations. The toilet area beneath the north-west roof is frequently flooded and significant mould growth has become established on the ceilings.

Whilst there will be a minimal visual impact – the replacement covering has an opaque olive-green appearance in contrast to the black of the existing – this is offset by the new covering's impressive environmental credentials. Derbigum Olivine's naturally-sourced upper mineral layer neutralises carbon dioxide during rainfall and is fully recyclable at the end of its life (circa 50 years). Additionally, these areas of roof are hidden behind parapets and so are not visible to the public.

Right: images showing water-related deterioration to the toilet area (below north-west roof)



Above: north-west roof (felt)



Above: main flat roof (felt)

3.2. Parapet gutters and bays highlighted in grey:

3.2.1. The parapet gutters and roofs above the bay windows are to be covered with the Eurorof Premium High Performance Roofing System. Remaining lead is to be stripped and the underlying timber deck will be inspected prior to application. The principal heritage officer will be informed if any further repairs are necessary first.

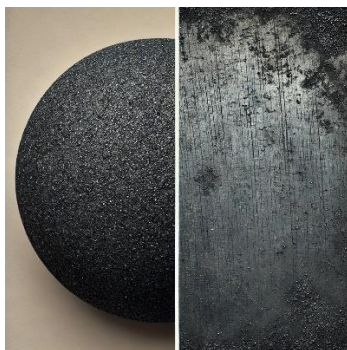
This work is necessary because sections of lead have been stolen from these areas. Ideally, the applicant would replace the missing lead like-for-like but the risk of further theft is too high to justify this approach. Mineral felt has been chosen instead for the following reasons:

- **Previous usage** – the two middle bays on the eastern elevation are already covered in felt, although this is at the end of its serviceable lifespan.



Left: existing felt to one of the window bays

- **Aesthetic compatibility** – the charcoal finish of Eurorof mineral felt is not so dissimilar in shade to weathered lead and so will blend with the building's appearance.



Left: comparison between Eurorof felt (l-h) and weathered lead (r-h)

- **Deterrence** – Replacing lead with mineral felt removes the incentive for theft, reducing security risks and costs associated with repairs.
- **Cost-effectiveness** – Eurorof is more cost-effective than lead due to lower upfront costs and easier installation.
- **Environmental considerations** – providing a safer and less toxic alternative, Eurorof also negates the ecological harm caused by lead mining and processing.

3.3. Slate repairs:

3.3.1. Slipped slates are to be reaffixed. The condition of nails and battens/ sarking boards will be assessed prior to repairs. Rusted iron nails and fixings will be replaced with copper or stainless steel equivalents, or tingles.

3.3.2. Missing or broken slates are to be replaced with Canadian (Glendyne) natural slate.

These repairs are necessary to arrest water-ingress and protect historic fabric beneath from saturation.



Left: typical view of slipped slates

Given the age of the house, the existing slates are likely to be Welsh. However, it has been decided to use Canadian (Glendyne) slates because of budgetary and time constraints; Welsh slates are triple the price and currently have a very long lead time. Nevertheless, Glendyne slates will provide a durable and near identical alternative, which will complement the remaining blue/ grey Welsh slate on the roof. Indeed, according to the Glendyne brochure (2024): "*Since 2007 Glendyne slate has been approved by the **Snowdonia National Park Authority** as acceptable for use within the boundaries of the national park as it is equivalent in colour, texture and weathering characteristics to slates from the Blaenau Ffestiniog area.*"

3.4. Ridges and hips:

- 3.4.1 Given repeated lead theft, it is proposed not to reinstate missing/stolen lead. Instead, the applicant wishes to substitute that taken for another material. The remaining lead on the ridges and hips is to be stripped and replaced with Klover Wakaflex lead flashing alternative.



Left: roof plan showing extent of lead theft

Replacement of the lead rolls on the ridges and hips is necessary because, as indicated by the markup overleaf, the latter has been targeted disproportionately by thieves. Whilst only a relatively small section of lead is missing from the ridges (the closest ridge to the north face of the chimney), it is preferable to remove the remainder and replace with Klover Wakaflex lead flashing alternative for the following reasons:

- **Aesthetic consistency** – Treating ridges and hips differently would disrupt their, as designed, visual harmony.
- **Aesthetic compatibility** – Wakaflex will complement the roofscape and wider building. It is relatively similar to lead in appearance but not enough to fool anyone into stealing it.
- **Deterrence** – Unlike lead, which is often targeted for its scrap value, Wakaflex holds no significant resale value. This reduces the likelihood of theft.
- **Technical considerations** – It would be technically difficult, and unsightly, to sufficiently weatherproof the resultant lead/Wakaflex juncture and unnecessarily introduce a potentially vulnerable detail.
- **Cost-effectiveness** – Wakaflex is durable and can withstand adverse weather conditions, offering long-term protection for Brynglas House.

3.5. Overhaul of rainwater goods:

- 3.5.1. Historic rainwater goods will be checked to ensure that they are operating as intended, repaired as necessary and redecorated. Unsympathetic uPVC and aluminium sections will be removed and replaced with rainwater goods more in keeping with the house. NCC's principal heritage officer will be consulted prior to any replacement.

These repairs are necessary to address benign neglect/ lack of maintenance, to remove inappropriate additions and to ensure that rainwater is efficiently discharged away from the building.

3.6. Roof lantern repairs:

- 3.6.1. All cracked Georgian glass panes are to be replaced like-for-like and localised glazing bar repairs will be carried out.

Right: existing poor condition of roof lantern



These repairs are necessary to address benign neglect/ lack of maintenance and to ensure that the roof lantern remains weathertight.

3.7. Removal of redundant fixings:

- 3.7.1. All inappropriate and redundant modern fixings, including an old radio mast support bracket and cabling will be carefully removed from the roof.

These additions are not in keeping with the building and their removal will make a positive visual contribution. The radio mast support bracket is projecting from the main flat roof area and its flashing detail is sub-standard. Its removal will design out a potentially vulnerable water-ingress point.



Left: redundant radio mast support bracket

4.0. Impact

- 4.1. The proposed works will make a positive contribution in sustaining the heritage values and significance of Brynglas House. The proposed works have been considered carefully in accordance with relevant heritage guidance and the established legislative framework.
- 4.2. There will be a negligible impact (both visual and evidential) from replacing the existing felt roof coverings. The as designed coverings, likely lead, were replaced long ago and now the replacements are beyond their serviceable lives. A change in colour notwithstanding, this could be considered like-for-like replacement and will ensure that the building is protected from the elements.
- 4.3. Whilst there will be a noticeable evidential and visual impact from replacing the lead on the ridges with Wakaflex, and the parapet and bay lead with mineral felt, this is offset by the benefits – namely, reinstating weathertightness and improving the chances of bringing the house back into beneficial use. A photographic record of before and after shots will be archived as evidence of this change.
- 4.4. The overhauling of rainwater goods will have a beneficial impact in ensuring that rainwater is effectively discharged away from the house whilst improving its aesthetics through careful selection of historically sympathetic goods.
- 4.5. The house's historic context and associations will be strengthened by addressing noticeable damage and neglect, whilst safeguarding its future.
- 4.6. Communal value will be retained and enhanced in enabling renewed occupation.
- 4.7. Collectively, the programme of essential roof repairs will have a positive impact in addressing the damage caused by theft and helping to safeguard the future of Brynglas House.

5.0. Consultation

- 5.1. This application has been prepared with great care and has been submitted following pre-application consultation with Laura Smith, Principal Heritage Officer to Newport City Council (NCC).
- 5.3. Newport Norse discussed the works with Laura Smith during a site visit on 12th June 2024 where she gave specific advice on the level of information that would be required in support of an application for such works.

6.0. Summary

- 6.1. We believe that the proposed works are proportional to address the onerous repair and maintenance requirements for Brynglas House. These have been carefully thought through with due regard for national, and local, planning and heritage policy and guidance.
- 6.2. The overall aim of the proposals is to ensure that the building is protected from the elements and brought back into beneficial use.

7.0. Design and Access Statement

7.1. Layout

The overall layout of the property is not affected by the proposals. The extent and impact of the proposed works has been addressed in the preceding parts of the Heritage Impact Statement.

7.2. Character & Appearance

The proposed works have a limited impact upon the character and appearance of Brynglas House. It is envisaged that they will enhance the present building.

7.3. Scale

No alterations to the scale of Brynglas House are proposed.

7.4. Environmental Sustainability

Derbigum Olivine has been specified for the two flat roof areas because of its proven performance and impressive environmental credentials. Derbigum Olivine's naturally-sourced upper mineral layer neutralises carbon dioxide during rainfall and is fully recyclable at the end of its life (circa 50 years).

7.5. Community Safety

The proposed works have no impact on community safety.

7.6. Community Involvement

The proposed works will have no impact on community involvement.

7.7. Access

The proposed works will have no impact on access.

Appendix A – Listing Description

Full Report for Listed Buildings



Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
3003		II	Designated	02/05/1980	28/08/2001

Name of Property	Address
Brynglas House	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Newport	Shaftesbury	Newport	Brynglas	331084	190201

Street Side	Location
E	On high ground overlooking Newport to S. Still in extensive grounds which slope S and eastwards down to the banks of the River Usk. Now surrounded by 19th and 20th century urban development.

Description

Broad Class	Period
Domestic	

Originally built in 1834 for Edward and John Alfrey who owned the brewery housed in Newport Castle. House was substantially rebuilt in 1877 by Thomas Cordes MP for Newport and it remained in the family until 1890. Used as hospital during the 1914-18 First World War and purchased by Newport Council in 1922 for use as school. Still in Council ownership, it has been a Community Centre since 1974. Malpas Tithe Map of 1840 shows Bryn Glas as a large roughly rectangular house with a W rear range. The OS map surveyed 1881 shows it as roughly U-shaped with the E garden frontage as the central section, the grounds descending to the Great Western Region Railway, the Monmouthshire section of the Eastern Valleys Line running alongside the River Usk. The rear service wing including kitchen and servants quarters was demolished. Photograph of 1890 shows the central section originally had balustraded parapets at main roof level and to the canted bays, with pediment heads over the 2nd and 5th upper floor windows, and further stacks.

Exterior

Classical mansion. Two storeys. Originally of stucco with ashlar dressings, now wholly painted. Very shallow pitched hipped roof of Welsh slate with central narrow rectangular stack, only readily visible above E elevation. Entrance frontage to S: a central canted bay with windows to each face, flanked on each side by a single window range. Raised end pilasters, corniced parapet and platband separating the storeys. Central flat-roofed portico in front of a round-arched moulded doorway, with entablature, slender Ionic columns and rear pilasters. Wide single storey ground floor bay projects to left. Original glazing was 12 pane-sashes with slender glazing bars, narrow sills; some glazing altered.

Extensive E-facing garden frontage. Central projecting 6-window range - three 12-pane windows each above two wide canted ground floor bays with large sash windows, tripartite to centre, some glazing bars lost. The bays are separated by a narrow round-arched niche. At each end are bowed 3-window ranges of large first floor 12-pane sashes and long full-height ground floor 15-pane sashes. End pilasters, platband and shallow roof cornice and parapet. N-facing elevation has a similar 3-window range of large sashes.

Interior

In spite of later institutional use, interior contains a range of C19 fittings and furnishings, including shutters to almost all the windows, panelled reveals, door surrounds with paterae, decorative plasterwork, marble fireplaces. The 5-sided porch has an encaustic tiled floor and the glazed lobby entrance has decorative plasterwork of side pilasters with egg and dart cornice and narrow Ionic scrolls, acanthus leaf coving and anthemion cornice to the ceiling. The main hall has a wider coloured range of decorative floor tiles, similar plasterwork, piers with similar narrow capitals. Corridor with a series of heavy moulded bracketed plaster arches gives access to the main reception rooms of the garden frontage; panelled cupboards on the inner rear wall. Room 1(former library) with front and garden elevations has decorative plasterwork cornice, panelled reveals and shutters to the long windows of the bowed garden wall. Room 1A on the other side of the hall (former morning room) has bay window to front and door to former conservatory to side; some modest decorative plasterwork. Room 2 (former music room) has an elaborate and delicate gilded and painted wooden chimney-piece incorporating mirrors resting on a white heavily carved marble fireplace; the painted decoration here and on the ceiling is derived from Roman classical motifs popular in the late C18-early C19 Pompeian style, also a 3-banded ceiling cornice of classical motifs. The window bay recess is framed by fluted columns with Ionic capitals and pilasters against the wall; low panelled dado and entablature over door. Coffee bar (former dining room) has an elaborate heavily carved brown/grey marble fireplace incorporating pre-Raphaelite style tiles, heavy billet-moulded cornice and heavy brackets to the bay window recess. Room 3 to rear was butler's pantry. Room 4 at end (former

billiard room) has two frontages and is at a lower level; former dressing room off.

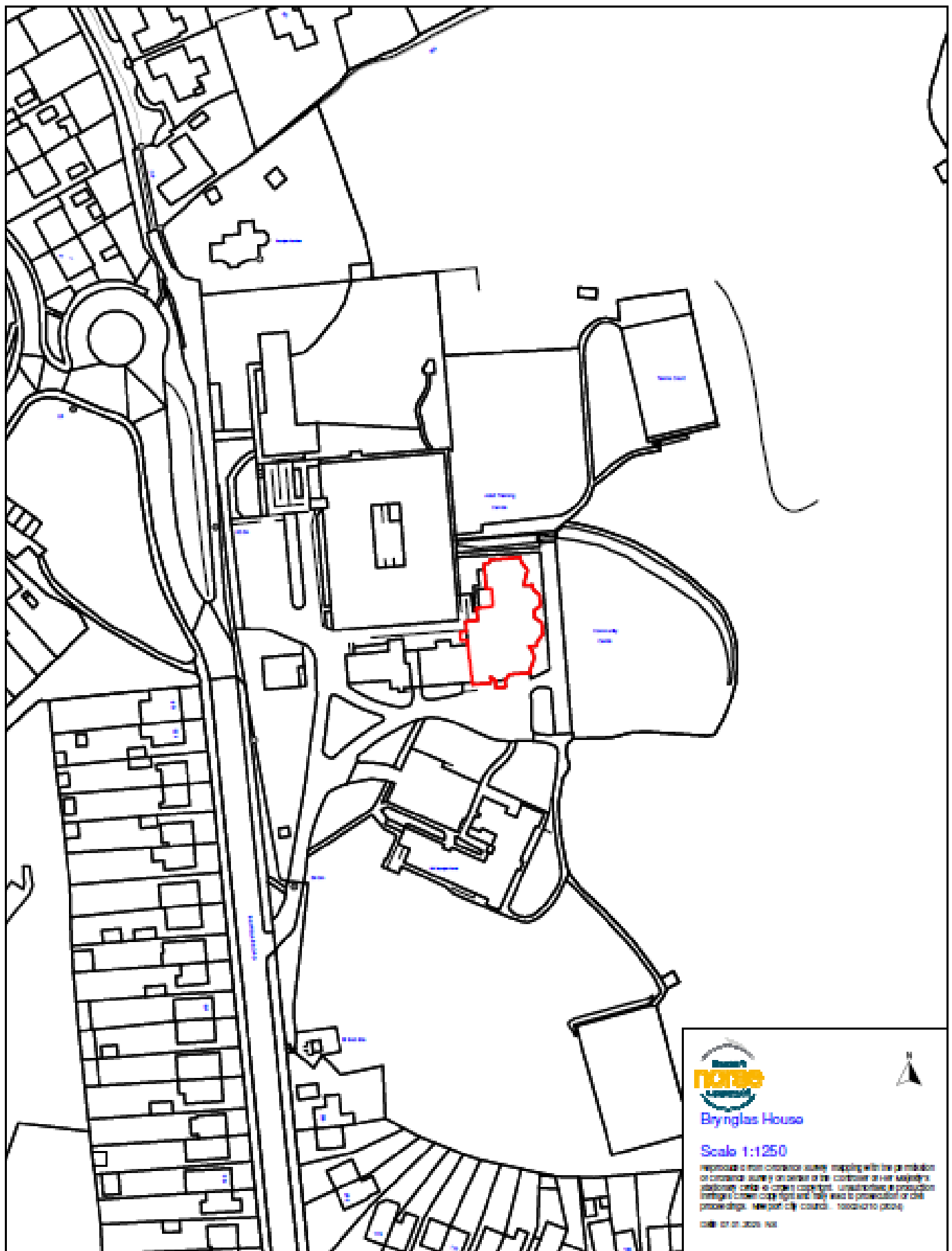
Open well staircase of dark wood with twisted balusters and decorative treads ends rises to a landing newel under an arcade of 3 round-headed arches and round columns with shallow capitals and similar cornice. Tall round-arched staircase window with fluted surround and brackets and millenium glazing. Main first floor rooms lead off the L-shaped landing/comidor. These have less elaborately moulded plasterwork and mainly plain pale marble classical style fireplaces; smaller former service rooms off rear passage.

Reason for designation

Listed as an early Victorian mansion with added historical interest for its connections with the Allfrey and Cordes families. Group value with Brynglas Gardens adjacent.

Appendix B – Site Plan

* Red highlighting indicates scope of roofing works



Appendix C – Heritage Impact Assessment

Proposed work: Replacing lead with alternative materials

Your objective	Significance of fabric affected	Assessing beneficial impact	Assessing harmful impact	Mitigation	Proposed Solution	Other options considered	Conclusions
•Stop water-ingress. •Protect historic fabric. •Stabilise building/ return to useable condition.	Internals = High - original joinery and plaster detailing. Highly decorated ceiling cracking and vulnerable. Ridges & hips = Low - a lot of lead has been stolen but some still remains. Parapet gutters = Low-Medium - some lead has been stolen but a lot remains. Window bays = Low - 2 nr. of these have already been felted. These coverings are at the end of their serviceable lives. Flat roof areas = Low - the smaller northern area is a modern extension, which has likely always been covered in felt.	•Deter further theft and associated damage. • Prevent further damage to building and safeguard its future. •Bring building back into beneficial use. •Environmental benefits with using Olivine.	•Loss of remaining lead to replace with alternative materials. •Visible change to as designed features of the roof. •Potentially diminishes building's historical & architectural integrity.	•Not very visible for ground and surrounding area. •Documentation of material change. •Benefits outweigh the harm. •Opportunity to improve environmental credentials of roof - Olivine specified.	Use lead alternative material - felt for flat roofs, bays and parapet gutters, and Wakaflex for ridges and hips.	•Put lead back - option discounted because of the risk of further theft and damage. •Tern-coated steel - expensive compared with felt and difficult to find a contractor with the technical expertise. •Modern aluminium ridge capping - unsympathetic visual mismatch. •Improve security - preventative measures being explored. •Only replace stolen sections of parapet lead - discounted because of technical detailing at interface with felt. •Use of liquid product - discounted because not as traditional finish as felt, less of proven durability, felt easier to repair and maintain, and less cost effective. •Use roll-top ridge tiles – too costly.	Benefits of replacing lead with alternative materials outweigh the harmful impacts and the works are reversible.