



CASE STUDY: **CONSERVATION**
LLAY MINERS WELFARE INSTITUTE



North Elevation





LLAY MINERS WELFARE INSTITUTE IN 1936



Conservation and Restoration

- Phase 1 Included internal alterations to improve access into the Institute, with the installation of a new platform lift to improve the accessibility of the main function room on the first floor and a disabled WC. The 1970's draught lobby was replaced with a less intrusive lightweight glazed structure and the surrounding stonework was returned to its original condition. A ground floor office area was remodelled with a new reception desk provided. The existing sandstone portico was made safe and repaired with new stone pieced in to match the existing.
- Phase 2 Restoration of the principal North facing elevation. Work included the reinstatement of prominent metal windows to their original design taken from the 1920's architect's drawings, and the replacement of the damaged stone and render.

- Phase 3 Restoration of the East Elevation, with the refurbishment of windows, stonework, parapets, gutters and paintwork. Internal refurbishment was also included with improvements to two small function rooms to provide community facilities.
- Phase 4 Restoration of the South Elevation, with major structural repairs to the wall and roof after the discovery of a substantial outward lean in the facade wall due to wet and dry rot. The main first floor Function Room was also upgraded and remodelled.
- Phase 5 Restoration of the West Elevation, with the replacement of damaged stone and plaster and refurbishment works to the windows, gutters, paintwork and parapets.

CASE STUDY: CONSERVATION

LLEY MINERS WELFARE INSTITUTE

Name of Building

Lley Miners Welfare Institute

Date Completed

2012

Project Cost

Phases 1 & 2 - £90,000

Phase 3 - £69,344

Phase 4 - £186,000

Phase 5 - £99,000

Building Type

Community

Location

Lley, Wrexham

Client

Lley Miners Welfare Institute

Main Contractor

Phase 1- P & W Construction Ltd

Phases 2, 3 & 4 -Burleigh Stone Ltd

Phase 5 - Read Construction Ltd



Building Overview

Built in 1929, the Grade II Listed Miners Welfare Institute in Lley is the last remaining Miners Institute still in use in Wales. Described as Edwardian Baroque in style, the Institute is a key public building within the locality and provides social facilities for the local community. Over the years some of the original character of the building had been lost due to alterations made prior to the listing of the building, and the external condition of the building was beginning to deteriorate.

A rolling programme of restoration began in 2003 to improve the external fabric and secure the future of the building. Split into five phases over a nine year period, the work included structural stabilisation, wet and dry rot eradication, replacement of damaged stone and plaster, and restoration and repairs to the windows, gutters, paintwork and parapets.

Internal upgrading work was also included, with accessibility improvements helping to ensure the Institute meets current disabled access standards. Remodelling and redecoration of the main function rooms was also undertaken as part of the works.

Funding for the restoration work was provided through grants from various sources for each of the five phases, including the Heritage Lottery Fund, Welsh Assembly Government, Land Fill Tax Fund and WREN (Waste Recycling Environmental Ltd). Full consultation with the Council's Conservation Officer and the Institute's Trustees was undertaken throughout the restoration period.

Following the completion of the restoration work a long term maintenance plan has been put in place which will retain this building for the future and allow the Institute to remain as an important heritage building within the village of Lley.