Historic Assessment and Heritage Impact Assessment

(Incorporating the understanding of the site, its context, its historical development, legislation, policy and guidance and assessment of its significance)

Project: Horsley Lodge, Marford

Contents

Part 1: Historic Assessment

1.0 Introduction and scope of report
2.0 Executive summary
3.0 Understanding and historic development of the site and its context
4.0 Identification of heritage assets

Part 2: Heritage Impact Assessment

5.0 Introduction
6.0 Proposed development
7.0 Assessment of significance of the site and its context and impact assessment
8.0 Mitigation Strategy
9.0 Conclusion

10.0 References
11.0 Legislation, Planning Policy and Guidance

Prepared by: R.Parry MRICS, BCAS, BA(Hons), MA, PGDip, IHBC
and William Flint MA March RIBA

Part 1: Historic Assessment

1.0 Introduction and scope of the report

A Heritage Assessment was commissioned in November 2023 by Mrs Alison Kynaston-Mainwaring to assist understanding of the historic environs with regards to works proposed at Horsley Lodge ("The Site"). Part 1 outlines the historic significance and that of its immediate and wider context. The second stage (Part 2) includes a Heritage Impact Assessment and outlines the proposed development and assesses its impact on the Site and its context.

This report has been prepared using existing historical research and following a site inspection; it establishes the historical and architectural significance of the Site and its context, which will inform development. The report refers to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy and relevant CADW guidance. Heritage Impact Assessment in Wales guidance (2017) provides advice upon completion of such documents and states that Heritage Impact Statements are required when applying for Planning Permission for development *in a registered historic park and garden or its setting*. The document states the statement *should be proportionate both to the significance of the historic asset and to the degree of changes proposed. It allows understanding of the significance of the historic asset which can help proposals for change and ensure that they are in line with the principles of good design'.*

This report has been completed to assess the current proposals on the significance of the Grade II Park and Garden.

2.0 Executive summary

This report documents the history and development The Site. It highlights the development of The Site and its immediate context, which contributes to the character and appearance of Horsley Lodge itself and the Park and Garden. It outlines relevant national and local policy and guidance in which any changes to The Site must adhere to.

The significance of The Site and designated heritage assets have been identified, along with describing the potential impact of the proposals on the significance of these assets. The results of which are seen in a table in Section 7.0 (Part 2).

3.0 Understanding and historic development of the site and its context

The Site sits 5m northeast of Wrexham [Wrecsam], to the far north-east of Wales and close to its boundary with England.

Horsley Lodge occupies a broadly triangular plot on sloping land on the eastern edge of the village of Marford, at the junction of Cox Lane and Hoseley Lane. It comprises a single storey brick cottage under a clay tile roof with a two-storey projecting gable to the rear. It stands at the entrance to the former drive to Horsley Hall, a substantial late-Victorian house set in an extensive estate, demolished in the 1960's.





Figures 1 & 2: Photographs of Horsley Lodge. Source: W.Flint

3.1 History

Horsley Lodge dates from between 1898-1909 (according to OS mapping) and is likely to have been built as a gatehouse, along with a new northern access to the former Horsley Hall.

Horsley Hall was largely demolished in 1963, it was set on a site of an earlier timber moated house 'Plas yn Horsli' from 1540, built by a local landowner, Dafydd Hen – later renamed Thomas Powell. Thomas was the constable of Holt Castle. Later descendants –also called Thomas, including the High Sheriff of Denbighshire in 1591, 1616, 1639 and 1640 took the Seat at Horsely. The Powell family lived at the hall until 1792.
in 1792 John Hughes of Wrexham purchased the property, who was a junior branch of the Powell Family.
Frederick Potts, the land agent to the 1st Duke of Westminster purchased the Hall between 1856 and 1866. He demolished the 16th century house and built the large red brick and stone 'Horsley Hall' in 1875. Although it has been noted that the 1st Ordnance Survey map suggests *that it had already been erected or was at least in the course of construction by 1872.* It was constructed of red brick with stone dressings and retained a fine stone 16th or 17th century fireplace. It faced south-westwards and was constructed on the same site as its predecessor.
The hall had to its front a wide drive, and to its north a stable block and ancillary buildings. Potts lived in the hall until his death in 1898 (aged 79).
In 1898 Pott's son sold the hall to Alfred Ashworth, who in 1906 bought 700 acres of the adjoining estate.
Between 1907 and 1912 Alfred employed George Herbert Kitchin (also known for designing Compton End and Lygrove House) to enlarge and remodel the Hall, which was completed in the 'Jacobethan' style. At this time, it was one of the largest houses to be built in Wales and was known for having lavish interiors. It had long west and east fronts, with the trance a large single storey

porch, on the west side. There were two main storeys and a abled attic storey, projecting bays at the north and south ends, and a tower in the middle of the east side.
Philip Henry Ashworth inherited the estate in 1920, as Alfred's only son.
In 1917 Colonel Hall Walker (MP and 1st Baron Wavertree) bought and improved the Hall and added formal terraced gardens to the front.

It was listed for auction in 1933 with '20 main bedrooms, servants' quarters, formal gardens and its own golf course'.
The building was sold in 1934 for its demolition its contents were auctioned in the same year, however due to the commencement of World War II, the hall and estate were requisitioned by the War Ministry for use by the army. Nissen huts, garages and military buildings were added. The army also used the site as a training centre and became a military transport driving school for the Royal Pioneer Corps until 1958.

The army left in 1958, and for a short time the Hall was used as a private school.
The school closed. It was demolished in 1963.
Subsequently requests, investigations and options have been explored for the site, including proposed housing development and restoration of the parkland and garden in 2000.



Figure 3: Photograph of Horsley Hall prior to its demolition.
Source: https://www.parksandgardens.org/

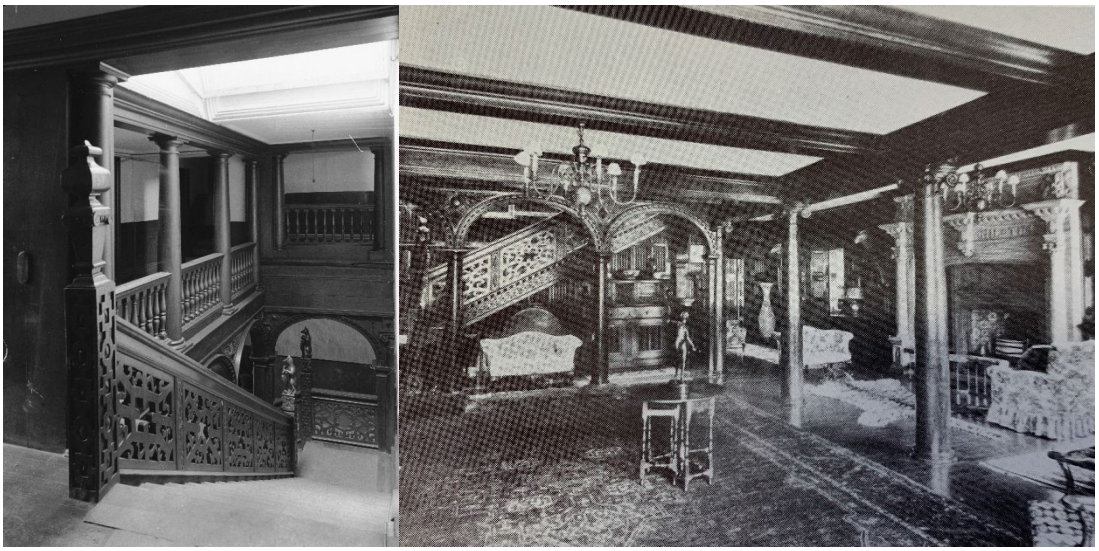


Figure 4: Photograph of Horsley Hall prior to its demolition.
Source: The Lost Houses of Wales (Book)





Figures 5 & 6: Interiors of Horsley Hall.
Source: https://www.thedicamillo.com/house/horsley-hall-plas-yn-horsli/



Figures 7 & 8: Interiors of Horsely Hall. Source: The Lost Houses of Wales (Book)

The grounds/gardens:

Terrace gardens were added by Phillip Ashworth between 1907-12, he also added a large swimming pool. Until 1978 a gateway from a house in Great Buckingham Street, London stood in the garden. This was blown down in 1978.

The grounds of the former hall contains many remaining features and buildings relating to the Hall and its former use. Its basement rooms remain intact and remains of the stable block and other ancillary buildings to the north of the hall are evident. It is known that elements of the kitchen garden, rockwork garden with paths winding between rocks and ornamental trees, a dovecote, glasshouse, walls and gazebo are surviving. The site is privately owned, and the grounds are now thought to be overgrown and inaccessible – its boundary now cordoned off by barbed wire.

The Historic Record provides information on the following;

26215	Horsley Hall, doorcase	Decorative feature surrounding a door in a garden wall.	Dating to 1697,portland stone doorcase, pair of urns, pulvinate frieze, urns set in half domed niches at sides (NMRdatabase, 2001). A baroque gateway, moved from Great Buckingham Street, London. Blown down in1978 (Silvester, RJ, 2000d, pp4).
100362	Horsley Hall, dovecote and gazebo		SITE OF GAZEBO WITH DOVECOTE ABOVE, NOW DEMOLISHED. Not known whether de-listing has occurred (Silvester, R J,2000d, pp6). See also listed building description
126364	Horsley Hall, fountain		Fountain noted on early Ordnance Survey mapping during Glastir private woodland project

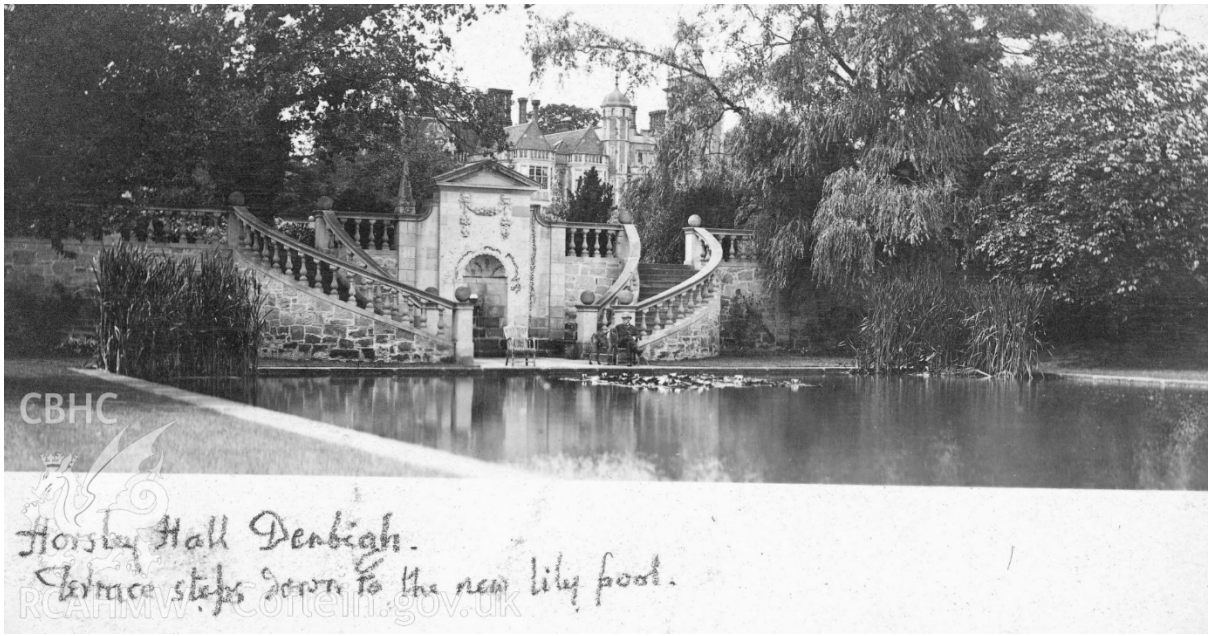


Figure 9: Photograph of steps and pool with Horsley Hall in the background.

Source: https://www.parksandgardens.org/



Figure 10: Doorcase within the grounds of Horsely Hall
Source: https://rcahmw.ibase.media/en/view-item?i=211521&WINID=1705859638538

Historic Mapping below;



Figure 11: Tithe Map of 1844



Figure 12: OS 1830-1880 (Engraved and Published 1978-82

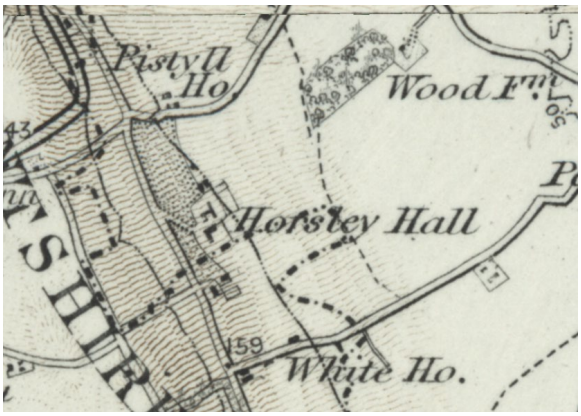


Figure 13: Wrexham Hills 1898 – Revised 1895



Figure 14: OS Six Inch Second Edition 1900 1888-1913 *(Surveyed in 1871-72, revised 1897-98)*

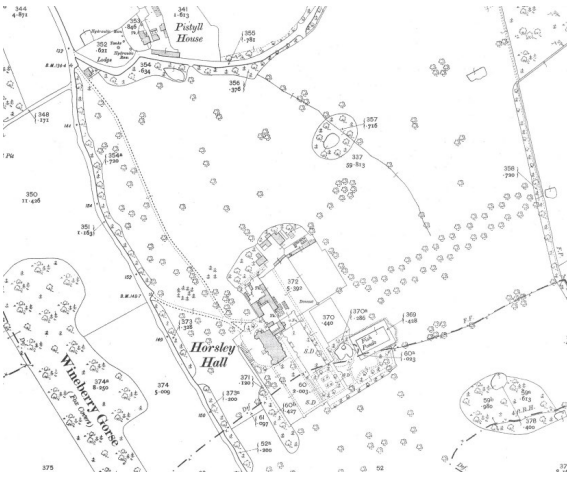


Figure 15: OS 1911 (surveyed in 1871, revised in 1909)
Source: National Library of Wales



Figure 16: OS 1 Inch Printed 1921 *(Surveyed 1870-85, revised 1882-92, 1985-8, 1904-5, 1916)*

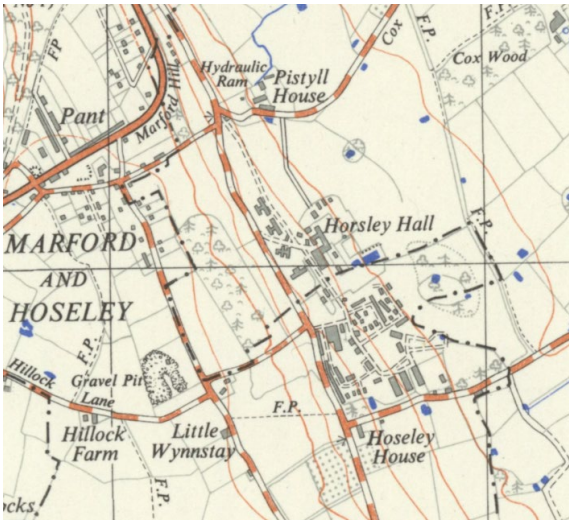


Figure 17: OS 1_25,000 Printed 1953 *(revisions 1909-10 and 1938-53)*

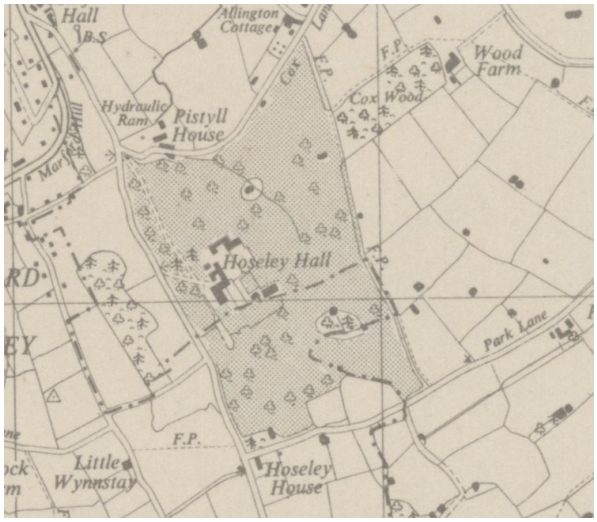


Figure 18: OS 1_25,000 1945-65

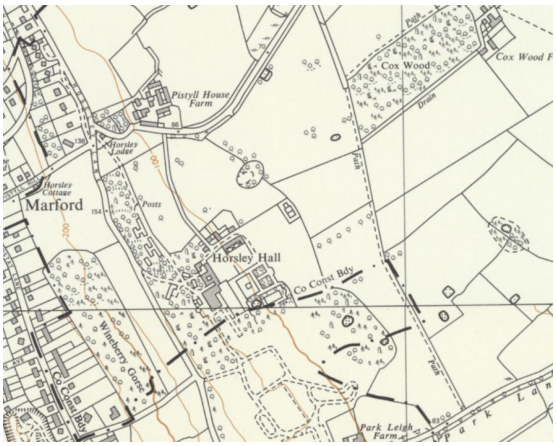


Figure 19: OS 1_25,000 1949-73

Maps reproduced with the permission of the National Library of Scotland.

The Lodge

The above maps show that the Lodge was built between 1898-1909, potentially its construction may correlate to the time when the Hall was in the ownership of Alfred Ashford who obtained additional acres and appointed Kitchen to enlarge and remodel the hall between 1907-1912.

The main and historic entrance to the Hall has originally been from the west, off Hoseley Lane. It wasn't until the late 1890s / early 1900s a second entrance was added, likely to be the same time as the Lodge was built on the corner of Hoseley Lane with Cox Lane. It appears when the military took over the site they added many other entrances, including another from Cox Lane, opposite Pistyll House.

The Lodge is built from brick and faux timber framing, mainly set over 1 floor under a tiled gabled roof with decorative barley twist brick chimneys. It has painted timber frame gables, bay windows and painted timber doors and windows. It appears to have been designed with some influence from the 'arts and crafts' movement, which links with its date of construction.

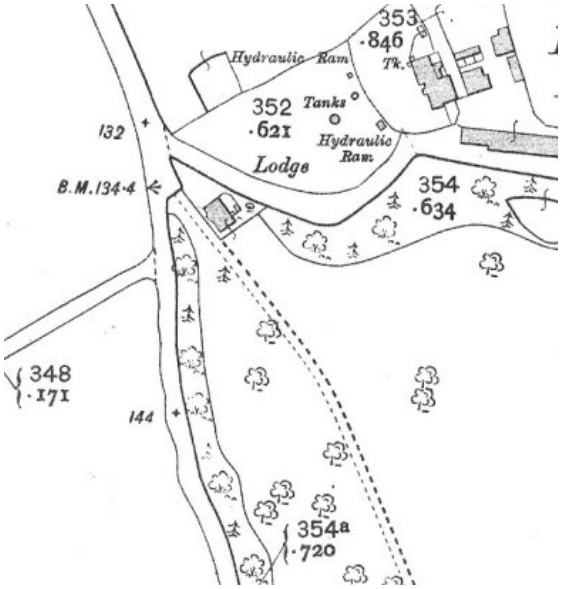


Figure 20: Extract from 1911 OS map – highlighting the Lodge and new entrance drive

4.0 Identification of heritage assets

The proposal relates to an extension at Horsley Lodge which sits within the Grade II Registered Historic Park & Garden 'Horsley Hall' (listing Ref No. PGW(C)59(WRE).

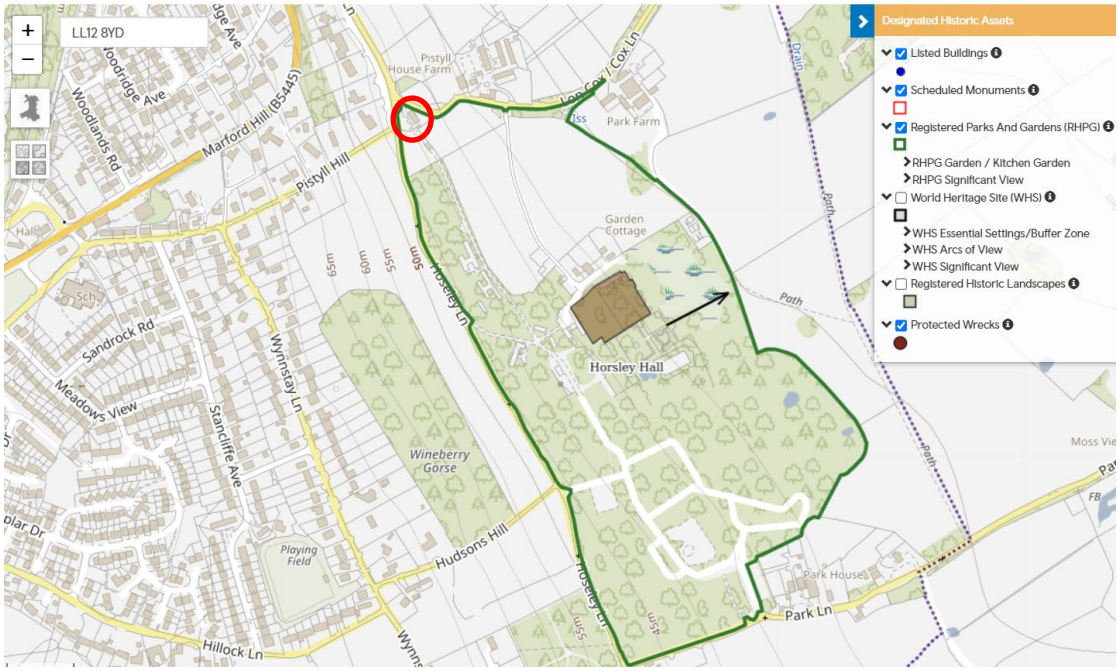


Figure 21: Map taken from the CADW website. Green line depicting the boundary of the Registered Park and Garden, the black arrow stating a 'Significant View' and shaded brown area highlighting the 'Kitchen Garden'. The Site located within the red circle.

4.1 Park and Garden

The Site sits within 'Horsley Hall' a grade II listed registered park and garden (PG), which was designated in 2022. The grounds and garden are included on the register for the survival of the structure of an extensive Edwardian garden, with some massive rockwork and a few fine ornamental trees, and for their association with G.H Kitchin

It's list description states *'The garden lies on an east-facing slope between the north-south Marford to Llan-y-pwll road and the level ground of the Dee valley, the remains of the house (NPRN 27368) lying towards its northern end.*

The whole site is neglected and derelict, with large areas covered in invasive vegetation. However, much of the garden's structure and some of its planting remain.

It was laid out in 1907-12 by Kitchin when the house was remodelled. Its layout is largely formal, with a series of garden compartments and terraces linked by straight paths flanked in places by yew hedging, now overgrown but originally clipped. The slope to the south of the house is terraced, with some enclosing yew hedging and rhododendrons. There are some informal elements, such as the

rockwork garden and a small pool garden. The main garden remains lie to the north-east, east, and south of the house.

The house was approached from the north-west. The higher ground between road and garden is occupied by mixed woodland. The main axis of the garden runs north-eastwards from the house. First is a rectangular level area, beyond which the main cross path runs north-west/south-east the full length of the garden.

Beyond this is a rectangular compartment bounded by yew hedging on a stone-revetted bank, then a narrow central path runs between stone walls of massive blocks to a large mound from which there is a view across the fields towards the remains of a lime avenue.

The rockwork is composed of massive blocks of stone. South of the path narrow paths wind through it to a small pool with a central plinth. Bamboo cover suggests a possible Japanese theme. To the south is a rectangular area with rockwork on two sides, and some large pine trees and an overgrown yew hedge along the south side. Steps on the west side lead up to the main cross path.

Next, to the south, is a compartment surrounded by a yew hedge, occupied by a former swimming pool. To the west is an informal area with an ornamental pool, with an alcove-shaped yew hedge to its south.
The southern end of the garden is largely seedling trees, interspersed among them some fine ornamental specimens.
To the north-east of the house are two conjoining walled compartments on ground sloping to the east, brick walls partially demolished.
At the south-east corner of the westernmost one is a small brick octagonal dovecote (NPRN 37150) originally attached to the dividing brick wall, but now free-standing.
Attached to the south end of the east wall of the east compartment is a ruinous, half-timbered gazebo.
Against the north wall of the eastern compartment is a fallen glasshouse.
All traces of the interior layout have gone. Garden features now gone include a classical portico, designed by Kitchin, at the end of the walks from the house to the water garden; a baroque gateway moved from Great Buckingham Street, London (present until 1978); and a rusticated stone gateway with elaborate wrought iron gate, again designed by Kitchin.

The list description also states:

Setting - Situated in the Dee valley with the village of Gresford to the west and open farmland to the east.

Significant views - From the large mound from which there is a view east across the fields towards the remains of a lime avenue. (as highlighted in Figure 1 – black arrow)

4.2 Horsley Lodge

Although not designated a Listed Building, with its association to the former Horsely Hall and it being located within the grounds of the Registered Park and Garden, the Lodge could be considered as a 'Historic asset of special local interest' (HASLI). Formal pre-application advice from CADW and the local authority however have not specifically classed the building as a HASLI, nor is it known to be on any local list. CADW states that HASLI's are *'cherished by local communities and contribute to the character of a place, but have no formal recognition or protection'*. Technical Advice Note 24 defines HASLI as 'local historic assets which are not already designated as schedul*ed monuments, listed buildings or conservation areas, or registered historic parks and gardens which make an important contribution to*

local distinctiveness and public knowledge. Their selection should be based on sound local evidence and consultation and may be maintained on a list buy the local planning authority'.

The Lodge's significance will however be identified as part of this report and that significance assessed along with identifying impact upon it, following local and national policy and guidance (as per Section 7).

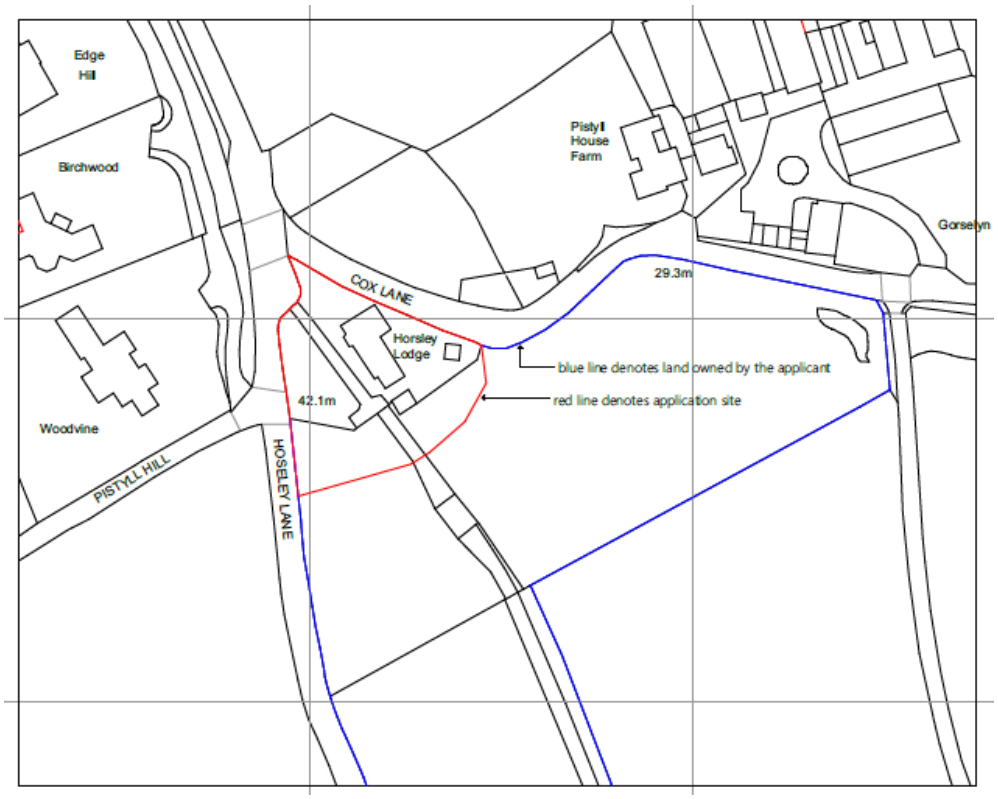


Figure 22: Site Plan – source Flint Architecture identifying Horsley Lodge (red line).











Figures 23-30: Horsley Lodge and grounds. Source: Flint Architecture