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Heritage Impact Statement



Statement prepared for:

Mr Julian Davies
Bridgewater,
Church Street,
Holt,
Wrexham.
LL13 9JP

Statement required for:

Proposed rear extension and alterations to an existing dwelling.

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Explaining Objectives

The objective of this proposal is to extend to the rear of the Bridgwater property and make alterations to the internal layout of the existing building to provide a more habitable living space.

The application site is located in the Village of Holt, within the County Borough of Wrexham. Our site is situated within Holt Conservation Area, within this designated area there are several listed buildings present.

It is our intention to build an extension to the rear of the Bridgewater property, similarly to that of neighbouring properties. The proposed extension has been designed with sympathy to our surroundings and existing dwellings to fit and respect the character of the immediate vicinity.

Additionally, we are proposing improvements to the front façade that reflect the internal alterations. These changes will mean the door and windows will be relocated as shown on the proposed front elevation, these windows will retain the bay window style to preserve the character of the frontage. This will mean the removal of the flat roof covering above the front door and supporting stonework, which we believe was not part of the original frontage based on the information we have available to us.

The front boundary wall will also be rebuilt to create a wider entrance and ensure sufficient vehicle manoeuvrability.

This Heritage Impact Assessment is to accompany a full planning application for the proposal and is to be read in conjunction with the Design and Access Statement.

Understanding Significance

Holt conservation area was initially designated back August 1975, with the area extended in March 1990. The Village has documented history dating as far back as 1500 BC when pottery was discovered during excavating a suspected Roman Settlement located to the North West of the present settlement.

The excavation of the Roman settlement reviled occupying a 20 acre site a large tile and pottery factory once stood, comprising of officers, dwellings, workers barracks, kilns, workshops and drying sheds, quite an operation. Marked tiles produced link the site with the legionary fortress of Chester (Deva) approximately 10 miles away down the Dee River which forms the English Welsh Border at the head of the Village.

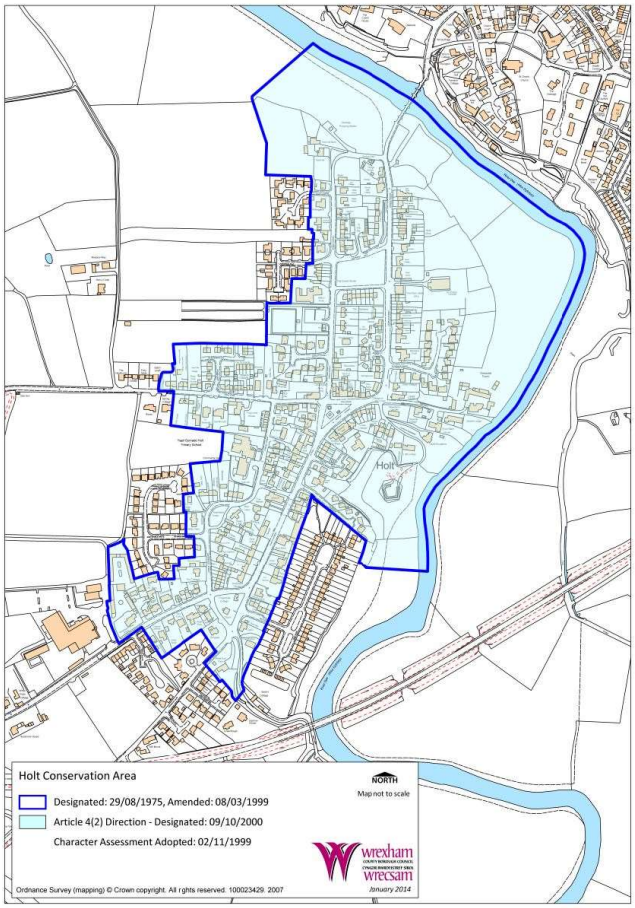
The Village settlement as it is today, owes its existence to the invasion of Wales by Edward I in the later years of the 13th century. Holt was seen as a prime military site due to the strategic position between Wales and England on the banks of the Dee. The Castle of which remains still stand today

was a pentagonal fortress built within the quarried red standstone cliff face by John De Warrene, Earl of Surrey.

The Castle became part of Edward's inland ring of castle fortresses in north east Wales along with Chirk, Ruthin, and Denbigh. The adjacent parallel and straight street from the bridge to The Cross were carefully planned and laid out at this time, establishing burgage plots many with front curtilage and rear croft.

During the middle ages Holt flourished as a small market town. The Cross is understood to be the focal point of all commercial activity. The 16th century saw the Markets of Holt overshadowed by the larger town markets of Wrexham. By the 17th century the village of Farndon across the boarder in England usurped Holt with its fairs.

In the 1640s the Civil War largely destroyed the castle and several buildings in the village removing the villages reputation as a medieval military fortress. The Village slowly recovered and during the 17th and 18th centuries farmsteads and cottages gradually replaced medieval burgages. Architecturally however, it was the Victorians who had the biggest impact on the area. Buildings such as The Academy on Castle Street, Kenyon Hall are prime examples of the Victorians influence on the character of the village as we see it today.



1.0 Map Holt Conservation Area

Holt is predominantly an agricultural settlement, which enjoys a rich trade in the strawberry industry, established for well over 100 years. Shops and outlets in the village have a reputation for high quality products, a reputation that spreads beyond the village settlement.

Development of the village in the late 20th century has been influenced by improved road links. This has meant Holt can be easily accessed by commuters working in the larger Cities of Chester, Liverpool and beyond.

The opening of the A534 Wrexham-Nantwich Road has ensured no through traffic passes through the village, improving in the environment for residence of the village. Standard executive house types constructed to meet consumer demand have eroded the character of the village, in more recent times developments of later buildings add and contribute to the character of the conservation area.





2.0 Properties surrounding application site

Being within a designated conservation area there are several listed buildings within the village below;

The Parish Church of St, Chad – Grade I listed – Reason for Designation: It is an outstanding example of a medieval parish church. Sir William Stanley, who held the lordship of Bromfield and Holt Castle in the late fifteenth century, remodelled the Church. Ewan Christian and John Douglas of Chester restored the Church in 1871-3 at a cost of £4,000. Christian built the present sanctuary and Douglas was responsible for most of the furnishings and a complete or very substantial rebuilding of the camberbeam roof. (Cadw, 2024)

2 Frog Lane, Holt, LL12 9JA - Grade ii listed – Reason for Designation*:* Listed for its special interest as a part of a late C17 house, still retaining much of its historic character.

Originally late C17, later altered. Probably part of the former residence of the Powell family. This once sizeable house was divided into three smaller cottages and No. 2 is the middle remaining property. The cottages were then bought in the late C19 by the Bellis family and used as workers housing.

Late C17 red brick, left hand bay, with gable facing the street, of 2 storeys with attics. Decorative brick banding at eaves level with later slate roof and rear brick stack. One 2-light casement window with small leaded panes and rough brick cambered headers to each floor. Door placed to side of gable section, later wooden moulded canopy with decorative cast-iron strap supports. 2 storey extension to right, (see vertical joint) similar red brickwork with smaller 2-light casement windows with small leaded panes to each floor. (Cadw 2021)

Village Cross - Grade ii Listed – Reason for Designation: Listed for the special interest of its origins as a medieval cross.

The Market Cross, probably of later medieval date. It was re-erected in its present position in 1896. Late medieval. Chamfered red sandstone shaft set on a graduated octagonal stepped base. The base consists of six sandstone steps. Shaft plinth has carved inscription `THIS PINNACLE RE-FIXED 1896'. (Cadw 2021)

War Memorial – Grade ii Listed – Reason for Designation: Listed as a good example of a well designed village war memorial and of importance to the history of Holt.

War Memorial by Mansley of Chester, commemorating the Great War (1914-18) it was unveiled on August 1st, 1920. It cost over £600 and the money was raised by public subscription. Two additional tablets commemorating the fallen of World War Two were added in 1947. Sandstone obelisk set on square plinth set in turn on a stepped base. The obelisk has carved sword with the words `PRO PATRIA' and inscription `IN MEMORY OF THOSE WHO GAVE THEIR LIVES FOR JUSTICE AND RIGHT IN THE GREAT WAR'. Stone plinth has carved lion surmounted by crown with inlaid marble slabs containing the names of the fallen with additional inserts commemorating the fallen of the Second World War. (Cadw 2021)

Identifying proposed changes including assessing the impact and reasoning

Identifying the proposed changes to the site is a simple task. The proposal is to construct an extension to the rear of the Bridgewater property and make appropriate internal alterations. Respecting the form and character of this existing and neighbouring dwelling was key during the development the design of the proposal.

It has previously been documented that the influx of standardised house types deteriorated the character of the village and therefore, retaining the style and aesthetic of the property has been prioritised while proposing the desired expansion of the home, similar to that of neighbouring properties, which many have also extended.

We are proposing changes to the existing frontage that are sympathetic to the current appearance of the property, such as usage of existing window styles, which ensures the building retains its character to minimise impact on the character of the area.

Assessing the impact to the conservation area, the improvements in terms of a bird's eye view will be significant adding to the built pattern of the area.

Many recent additions have avoided the traditional residential estate pattern of development, Castle gate located to the southern boundary of the village being a good example of this, the use of materials and designs of the properties respect the conservation area, although the site only abuts the conservation area.

The Parish church of St. Chad's entrance is located to the North of the application site and undoubtedly has a significant impact on the character of the area, therefore careful consideration has been made to ensure the proposal does interfere with the views and character of the church.

The neighbouring Holmlea property was successful in their application for a two storey rear extension that is similar to the extension in this proposal and therefore, we believe there is no reason this application should be looked upon unfavourably. The application number is P/2023/0200.

Policies

Policy PS2

Policy PS2 Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy EC7

Within, and in close proximity to, conservation areas, the priority will be to preserve and/ or enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

Conclusion

Due to the application site's location within the settlement boundary limit of Holt the principle of development we don't believe can be questioned, the factors that are important in the application is how the dwellings have been designed and their impact on the wider conservation area.

The intentions are to produce a development which adds to the character and respects the conservation area. The footprint of the property's extension has been designed with the current building pattern in mind.

The scale, aesthetics, positioning, and layout of the site has all been developed to ensure enhancements to features of the conservation area. It is a vital aspect of the application to ensure we are improving the site and the conservation area.

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References

Cadw. (2021). *Listed Buildings* . Cadw.