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Heritage Impact Statement



Statement prepared for:

Mr & Mrs Randell
3 The Gardens,
Holt,
Wrexham.
LL13 9JW

Statement required for:

Partly retrospective application for timber pergola and proposed changes to front door and gate.

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Explaining Objectives

The primary objective of this application is to seek retrospective planning consent for a small timber pergola that has been constructed within the garden of 3 The Gardens, Holt, Wrexham, and to obtain permission for two minor alterations to the front of the property—repainting the front door in a green colour and replacing the existing front gate with a new, taller timber gate of traditional appearance and matching in colour to the proposed front door.

The timber pergola was constructed to enhance the functional use of the garden space, providing a modest outdoor shelter to accommodate occasional cooking, storage, and leisure activities. Its scale is deliberately kept small to maintain a subservient relationship to the host dwelling, and its location is carefully chosen to avoid visibility from public viewpoints, ensuring it has minimal impact on the character of the conservation area.

The proposed repainting of the timber front door would offer a subtle visual enhancement while retaining the existing door. Similarly, the proposed replacement of the front gate with a timber gate as indicated, aims to improve privacy and security for the occupants while employing sympathetic materials and colour tones to remain in keeping with the surrounding built environment.

These objectives are rooted in a commitment to preserve and enhance the appearance and character of the Holt Conservation Area, ensuring that all changes respect the historical context, architectural rhythm, and materiality of the locality. The works are minor in scale and reversible in nature, designed to blend seamlessly with the existing built form and landscape, and to support the ongoing, appropriate residential use of the site.

This application recognises the importance of upholding the significance of heritage assets and the conservation area as a whole, and has been prepared with sensitivity to planning policy, conservation guidance, and the unique context of the site.

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

Understanding Significance

The Holt Conservation Area is recognised for its outstanding historical, architectural, and archaeological significance. The village of Holt is located on the border between England and Wales and has a rich history dating back to the prehistoric period. Archaeological discoveries indicate Roman occupation, most notably through the nearby remains of a Roman tile works and fort. The village grew substantially during the medieval period and became a significant trading and ecclesiastical centre, as reflected in its built environment and street layout.

One of the defining characteristics of the Holt Conservation Area is its diversity of architectural styles and periods, which contribute to the area's visual and historical richness. The layout of the village retains its medieval street pattern, with many properties fronting directly onto narrow lanes, reflecting a long history of continuous occupation and adaptation.

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.

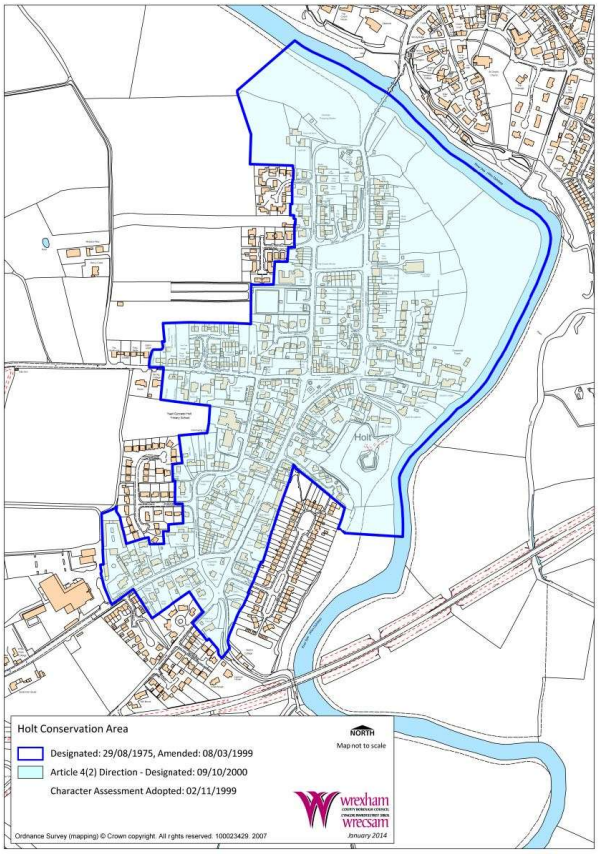
The excavation of the Roman settlement reviled occupying a 20 acre site a large tile and pottery factory once stood, comprising of officers, dwellings, workers barracks, kilns, workshops and drying sheds, quite an operation. Marked tiles produced link the site with the legionary fortress of Chester (Deva) 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

1. Timber Pergola (Retrospective)

- A small timber pergola has been erected in the garden of the property, located at the side of the dwelling away from the street frontage.
- The structure is of timber construction with a flat mono-pitched roof, functioning as a covered outdoor utility and cooking area.
- The pergola is predominantly screened by an existing brick boundary wall, making it largely invisible from public viewpoints within the conservation area.
- Due to its sympathetic materials, scale, and concealed location, the pergola has minimal visual impact on the character and appearance of the conservation area.

2. Painting of Front Door (Proposed)

- The proposal involves repainting the existing timber front door in an appropriate green tone, reflecting traditional colour palettes.
- This change will preserve and subtly enhance the character of the dwelling, in line with conservation principles.

3. Installation of New Timber Gate (Proposed)

- The existing front gate will be replaced with a larger timber gate, painted in the same green shade as the front door.
- The increased height is intended to enhance privacy while the use of traditional materials and colouring ensures the intervention will be visually appropriate and reversible.

Policies

Policy SP15: Historic and Cultural Environment
The proposal conserves and enhances the Holt Conservation Area through sensitive, small-scale interventions. The timber pergola is positioned discreetly at the side of the property and is largely screened by an existing brick wall, ensuring minimal visual impact. Its materials and scale reflect traditional outbuildings commonly found in conservation areas. The proposed green-painted front door and timber gate use appropriate colours and materials, preserving the area's character and enhancing the property's frontage. No listed buildings or key heritage views are affected, and all changes are reversible, supporting the policy's aim of protecting historic assets and their settings.

Policy SP12: Design Principles & Masterplanning Framework
The application responds positively to local character and context by using traditional materials and modest design solutions that integrate with the surroundings. The pergola and front gate adopt a high-quality, sustainable approach in line with design guidance, enhancing the property's function without harming the visual or environmental quality of the area. The use of natural timber and muted tones demonstrates sensitivity to place and contributes to the distinctive rural village setting, aligning with the aims of the design SPG and SP12's emphasis on locally responsive, sustainable design.

Conclusion

The retrospective and proposed developments at 3 The Gardens respect the historical context and architectural character of the Holt Conservation Area. The pergola's discreet placement, traditional material use, and modest scale ensure minimal impact. The proposed door and gate alterations enhance the property's frontage in a sensitive manner.

This application seeks to regulate what has been done to ensure the character of the area is preserved while enabling the ongoing utility and privacy of the home. We believe the development is entirely appropriate and complies with the applicable planning and conservation policies.

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References

Cadw. (2025). *Listed Buildings* . Cadw.