

P21-245



HOLT HILL, GREEN STREET, HOLT LL13 9JF

Heritage Statement

for Mr C Eaton

23/09/2021

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September 2021

Ver 1.2

PROJECT INFORMATION:

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COUNCIL	Wrexham County Borough Council

PROJECT TEAM:

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Appendix 1: History and Description of Holt Hill

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NON-TECHNICAL SUMMARY

This heritage statement has been commissioned by Edward Architecture on behalf of Mr C Eaton and has been undertaken to provide supporting information for an application for listed building consent relating to proposed structural works to the Grade II listed Holt Hill, Green Street, Holt, LL13 9JF (NGR 341018, 354317).

The Wrexham County Borough Council (WCBC) listed building consent application reference is P2021/0893, described as follows:

Listed building consent for demolition of existing parapets, roof, gables, chimneys and internal first floor walls and floor with external walls to corbel course. Reconfiguration of internal first floor layout and new floor construction, with internal and external alternations and two storey rear extension (in retrospect), Holt Hill Green Street, Holt, Wrexham

The scheme has been developed in consultation with WCBC's Conservation Officer following the identification of substantial issues with the integrity of the masonry and timber components of the roof and first floor of the building during works previously consented under WCBC planning reference P/2020/0065.

This report has been prepared to update a heritage statement submitted as part of a previous application for listed building consent (Mel Morris 2020), and is structured to provide a description of the site, a description of the current development proposals, a reappraisal of the significance of the affected parts of the structure based on information gathered during a site inspection on 8th September 2021 and an assessment of the impact of the development proposals.

The report concludes that the loss of historic fabric will inevitably represent a major negative impact on the evidential value of the building. The scheme seeks to avoid complete loss through retention of the ground floor structure of the house and through sensitive reconstruction using reclaimed materials from the dismantled upper floor wherever possible. The reconstruction of the first floor and roof to its original form will assist in maintaining the aesthetic value of the building and its contribution to the character of the Holt Conservation Area, while reinstatement of the composition of the early Georgian eastern façade will represent a major positive impact.

HERITAGE STATEMENT

1. INTRODUCTION

- 1.1.1. This heritage statement was commissioned by Edward Architecture on behalf of Mr C Eaton and has been undertaken to provide supporting information for an application for listed building consent relating to proposed structural works at Holt Hill, Green Street, Holt, LL13 9JF (NGR 341018, 354317, Figure 1).
- 1.1.2. The Wrexham County Borough Council (WCBC) listed building consent application reference is P2021/0893, described as follows:
Listed building consent for demolition of existing parapets, roof, gables, chimneys and internal first floor walls and floor with external walls to corbel course. Reconfiguration of internal first floor layout and new floor construction, with internal and external alternations and two storey rear extension (in retrospect), Holt Hill Green Street, Holt, Wrexham.
- 1.1.3. Holt Hill is a Grade II listed building (Cadw Reference Number 1540). A previous application for listed building consent for refurbishment of the building and the construction of a two-storey extension at the rear was approved by WCBC in July 2020 (reference P/2020/0065). The previous application was supported by a heritage statement (Mel Morris Conservation, January 2020) which provided a detailed overview of the building's history, phasing and significance, and an impact assessment.
- 1.1.4. Work commenced on the development 2021 in accordance with the approved scheme. Following removal of the roof covering, it became apparent that there were serious structural defects to the building. A roof inspection report (Struktura, March 2021) identified severe decay (dry rot, woodworm) and loss of cross section to most of the roof timbers, instability of the roof due to the ridge beams and purlins no longer being seated into the gable walls, instability of the chimney to the southern elevation and movement/instability of the eastern gable parapet and rear (western) gable walls.
- 1.1.5. In March 2021 a Section 78 notice ('Notice of intention to carry out emergency measures in order to deal with a dangerous building or structure') was served on the owners of Holt Hill by WCBC, identifying that the building was in a dangerous condition and that immediate action was required to remove the danger, as follows:
Reduce the height of the redundant chimney and parapet walling to gable & front including the stone capping, saving them in order to rebuild like for like including any detailing over windows. Further remediation structural works maybe required following the Structural Engineers observations.
- 1.1.6. The required works were undertaken, with the parapet wall removed to the level of the first -floor window heads, and the southern chimney reduced in height. All building materials were retained and stockpiled on site. The roof framing was also dismantled and the materials labelled and stored. On 4th May 2021, following removal of the parapet wall on the eastern elevation, part of the first-floor wall collapsed into the building, causing substantial damage to the floor of the central bedroom and lounge ceiling timbers below.
- 1.1.7. A building inspection report prepared in May 2021 (Struktura) recommended that the building be demolished, having identified a series of significant further problems including insect damage, rot and movement to the majority of the 1st floor timber joists, lintels, embedded timber framing and floorboards, unstable/unbonded masonry above door openings and front wall of the house, bowing and cracked walls around the perimeter of the first floor and decaying masonry to the external elevations at ground floor level.
- 1.1.8. In June 2021 ADS Structural (a conservation accredited structural engineer) undertook a further structural inspection at the request of Cadw. The report provided a detailed review of the condition of the remaining masonry and timber elements, and provide advice on options for repair and reuse.
- 1.1.9. Following a site inspection with the conservation officer for WCBC (Kathryn Moore) on 23rd July it was agreed that, while it would be ideal to progress works in accordance with all recommendations in the ADS Structural report, the funding for such extensive works to a building in private ownership would be prohibitive, and that careful demolition of the structure to the string course above ground floor window height would be the most sensible approach (email dated 26th July 2021).
- 1.1.10. In order to support the revised proposals for listed building consent, the Conservation Officer has requested an updated heritage statement/impact assessment. This report has been prepared in response to this requirement. The report updates that previously submitted (Mel Morris 2020), and is structured to provide the following:
 - A description of the site;
 - A description of the current development proposals;

- A reappraisal of the significance of the affected parts of the structure, based on information gathered during a site inspection on 8th September 2021;
- An assessment of the impact of the development proposals.

2. SITE DESCRIPTION

- 2.1.1. Holt Hill is located at NGR 341018, 354317, lying at the north east corner of Green Street and close to the northern limit of Holt village. The house occupies a prominent position above the River Dee which flows on a south east to north west alignment to the north of the house and defines the border between Wales and England.
- 2.1.2. The house is situated in large gardens, accessed via a driveway from Green Street in the east, with lawns to the east and south, a paved access to the north and an enclosed yard to the west which is currently used for site storage. The house is flanked to the north by an occupied barn conversion (Holt Hill Barn).
- 2.1.3. The main frontage of the house faces east (Figure 2), with three east-west aligned ranges extending to the west, described throughout this report as the norther, central and southern bays.
- 2.1.4. At the time of the site visit for the preparation of this report the house was enclosed within a large scaffold and temporary roof structure.

Holt Hill
Green Street
Holt



Figure 1: Site Location



Figure 2: Holt Hill, eastern elevation



Figure 3: Holt Hill, southern elevation

3. LEGISLATION, POLICY AND GUIDANCE

3.1. STATUTORY PROTECTION

3.1.1. The relevant heritage legislation in the context of the present site is described in the table below.

Table 1. Historic Environment Statutory Legislation

LEGISLATION	KEY ISSUES
Planning (Listed Buildings and Conservation Areas) Act (1990)	The 1990 Act is amended by the Enterprise and Regulatory Reform Act 2013 to introduce additional controls for works to listed buildings. Section 1 of the Act requires the Secretary of State to compile and maintain lists of buildings of special architectural or historic interest. The principal statutory duty under the Act is to preserve the special character of these historic assets, including their setting. Buildings on the list are assessed and graded against the criteria of architectural and historic interest. Buildings listed at Grade I are defined as those considered to be of exceptional interest. Grade II* listed buildings are particularly important buildings of more than special interest, while Grade II listed buildings are of special interest. This may include the extent to which the exterior of a building contributes to the interest of a group of buildings, i.e. 'group value'.
Historic Environment (Wales) Act 2016	This Act makes amendments to the Ancient Monuments and Archaeological Areas Act 1979, primarily in relation to ancient monuments in Wales. It also makes provision for the Welsh Ministers to compile and maintain a register of historic parks and gardens. It also makes amendments to the Planning (Listed Buildings and Conservation Areas) Act 1990 (c.9) in relation to buildings in Wales that are of special architectural or historic interest ("listed buildings"). The Act makes other provisions including: (a) for the compilation of a list of historic place names in Wales (section 34), (b) for the compilation of a historic environment record for each local authority area in Wales (sections 35 to 37), and (c) for the establishment, constitution and functions of the Advisory Panel for the Welsh Historic Environment (sections 38 and 39).

3.2. NATIONAL PLANNING POLICY

3.2.1. Planning Policy Wales (PPW) (Edition 11) provides the national planning policy framework for the consideration of the historic environment in Wales, and this is supplemented by guidance contained in Technical Advice Note 24: The Historic Environment and in associated best practice notes issued by Cadw (see Guidance below).

3.2.2. In general terms, policy is concerned with the protection of the significance of historic assets (including the contribution made by setting to that significance) and it affords greater protection to assets with statutory and non-statutory designations.

3.2.3. Heritage and conservation forms one of the core planning principles of PPW (paragraph numbers in bold text):

(6.1.5) "The historic environment can only be maintained as a resource for future generations if the individual historic assets are protected and conserved."

3.2.4. The PPW confirms that:

(6.1.5) "The planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations".

(6.1.7) "It is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way."

3.2.5. PPW lays out specific objects for the historic environment **(6.1.6)**:

- protect the Outstanding Universal Value of the World Heritage Sites;
- conserve archaeological remains, both for their own sake and for their role in education, leisure and the economy;
- safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved;
- preserve or enhance the character or appearance of conservation areas, whilst [at] the same time helping them remain vibrant and prosperous;
- preserve the special interest of sites on the register of historic parks and gardens; and
- protect areas on the register of historic landscapes in Wales.

3.2.6. With regard to listed buildings, paragraphs **6.1.10-6.1.14** state:

"There should be a general presumption in favour of the preservation or enhancement of a listed building and its setting, which might extend beyond its curtilage. For any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building, its setting or any features of special architectural or historic interest which it possesses.

For listed buildings, the aim should be to find the best way to protect and enhance their special qualities, retaining them in sustainable use. The continuation or reinstatement of the original use should generally be the first option, but not all original uses will now be viable or appropriate. The application of planning and listed building controls should recognise the need for flexibility where new uses have to be considered in order to secure a building's survival or provide it with a sound economic future.

The demolition of any listed building should be considered as exceptional and require the strongest justification.

Applicants for listed building consent must be able to justify their proposals, show why the alteration or demolition of a listed building is desirable or necessary and consider the impact of any change upon its significance. This must be included in a heritage impact statement, which will be proportionate both to the significance of the building and to the degree of change proposed."

3.3. LOCAL PLANNING POLICY

3.3.1. The Wrexham Unitary Development Plan (UDP) 1996-2011 was adopted on February 14th 2005, containing policies on general development principles (Policy GDP1) and listed buildings of special architectural or historic interest (Policy EC9):

3.3.2. Policy **GDP1** states that *"all new development should a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality."*

3.3.3. Policy **EC9** states that *"Alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures."*

3.3.4. A deposit plan of the new Wrexham Local Development Plan 2013-2028 was issued in April 2019. While not formally adopted at the time of writing, the Deposit Plan includes a draft policy relating to the historic and cultural environment (**Policy SP16**):

Development will only be supported where it conserves, protects and enhances the following cultural and heritage assets of the County Borough and, where appropriate, their settings:

- i. Listed Buildings and in particular those on the Buildings at Risk Register;*
- ii. Conservation Areas;*
- iii. Pontcysyllte Aqueduct and Canal World Heritage Site;*
- iv. Registered Historic Parks, Gardens and Landscapes; and*
- v. Scheduled Ancient Monuments and Archaeological Remains*

3.4. GUIDANCE

- 3.4.1. Guidance on the assessment of heritage significance through consideration of the component heritage values of an asset, and further guidance on the assessment of significance as part of the planning application process is contained in the Planning Policy Wales 11 Technical Advice Note 24: The Historic Environment (Welsh Government 2021) as supplemented by Managing Change to Listed Buildings in Wales (Cadw 2017) and in best practice guides produced by Cadw including The Setting of Historic Assets in Wales (Cadw 2017), Conservation Principles (Cadw 2011) and Heritage Impact Assessment in Wales (Cadw 2017).

4. AIMS AND OBJECTIVES

- 4.1.1. The aim of the heritage statement is to provide supporting information to accompany a listed building consent application for the proposed development.
- 4.1.2. To achieve this aim the following objectives of this report are:
- To describe the heritage significance of the affected historic asset, with reference to the previous assessment of the building undertaken prior to commencement of the development consented under application ref P/2020/0065, and in light of the current condition of the building;
 - To describe any changes associated with the proposed development and assess the potential impact on the heritage significance of the asset; and
 - To indicate measures incorporated into the design of the scheme to offset (remove, reduce or mitigate) any identified harm to historic assets.

5. METHODOLOGY

5.1. PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS

- 5.1.1. Headland Archaeology (UK) Ltd is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), an audited status which confirms that all work is carried out in accordance with the highest standards of the profession.
- 5.1.2. Headland Archaeology (UK), as part of the RSK Group, is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that RSK works to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.
- 5.1.3. This assessment has been undertaken by Laurence Hayes MCIfA IHBC. Laurence is a full member of the IHBC and is the designated service advisor for RSK's HESPR listing.
- 5.1.4. Ordnance Survey data is produced in this report under © Crown copyright and database rights Licence 100014807.

5.2. TERMINOLOGY – 'SIGNIFICANCE' AND 'IMPORTANCE'

- 5.2.1. Historic assets are assessed in this report in terms of their 'significance', taking account of Cadw's guidance in *Heritage Impact Assessment in Wales* (2017) ¹, *Conservation Principles* (2011), ² and *Managing Change to Listed Buildings in Wales* (2017).³
- 5.2.2. Impact assessment is concerned with effects on significance, the value or interest that applies to all historic assets and relating to the ways in which the historic environment is valued both by specialists and the public.
- 5.2.3. The significance of a historic asset will derive from factors including fabric, setting, rarity, completeness, historic and cultural associations, community, research and place-making potential. Significance is assessed in relation to the criteria in *Conservation Principles* (i.e. an asset's *evidential, historical, aesthetic and communal* values).
- 5.2.4. This use of the word 'significance', referring to the range of values or interest attached to an asset, should not be confused with the unrelated usage in EIA where the 'significance of an effect' reflects the weight that should be attached to it in a planning decision.
- 5.2.5. For further terminology and definitions, see appended Glossary.

5.3. STUDY AREA

- 5.3.1. The assessment in this report is concerned with the impact of development proposals on Holt Hill, and therefore the area of study comprises the building itself and the immediate curtilage.

5.4. DATA SOURCES

- 5.4.1. To inform the assessment, data relating to Holt Hill has been collected or reviewed from the following sources:
 - Cadw (records of designated heritage assets obtained from Cof Cymru-National Historic Assets of Wales);
 - Clwyd Powys Archaeological Trust (HER) for records of non-designated historic assets and previous archaeological events, viewed through the Archwilio website;
 - Wrexham County Borough Council website for records of conservation areas;
 - Historical Ordnance Survey mapping and pre-Ordnance Survey mapping;

¹ <https://cadw.gov.wales/sites/default/files/2019-05/20170531Heritage%20Impact%20Assessment%20in%20Wales%2026917%20EN.pdf>

² https://cadw.gov.wales/sites/default/files/2019-05/Conservation_Principles%20for%20the%20sustainable%20managment%20fo%20the%20historic%20environment%20of%20Wales.pdf

³ <https://cadw.gov.wales/sites/default/files/2019-05/20170531Managing%20Change%20to%20Listed%20Buildings%20in%20Wales%2024303%20EN.pdf>

- Previous heritage assessment and structural reports; and
- A site inspection undertaken on 8th September 2021.

5.5. IMPACT ASSESSMENT

5.5.1. The assessment is structured in four parts:

5.5.2. The baseline condition of the asset is described in Section 6, providing an overview of Holt Hill's designated status, a description of the history and form of the building (with reference to the existing 2020 assessment, see also Appendix 1) and additional descriptions of the principal spaces of the building following the inspection carried out in September 2021.

5.5.3. An updated assessment of the significance of the building is provided in Section 7.

5.5.4. A description of the development proposals is provided in Section 8.

5.5.5. An assessment of the impact of the development proposals on the significance of the asset is then provided in Section 9. In this report impacts are considered in relation to the criteria described in *Heritage Impact Assessment in Wales*:

- positive — such as the repair of damage, the removal of intrusive elements or bringing a building back into beneficial use so that it is no longer at risk
- neutral — such as where proposals are sympathetically designed, or change is accommodated in part of the building or site that is less sensitive
- negative — such as when important fabric or significant aspects of the original design are removed or altered. If the decision maker deems that the level of damage is unacceptable and there are few compensatory benefits, the application may be refused

5.5.6. In the assessment, impact magnitude is expressed as Major, Moderate, Minor, Negligible or Neutral, accompanied by a narrative description of this rating. Measures incorporated into the development proposals to minimise or offset harm are stated, and any potential mitigation measures to further reduce the residual impact recommended.

6. BASELINE CONDITIONS

6.1.1. Holt Hill is a Grade II listed building (Cadw Reference Number 1540⁴). The full listing report states that following:

- *Location: situated on a prominent hill off Green Street overlooking the River Dee*
- *History: C17 house, refronted and enlarged in the C18. The steep pitch of the roof and depth of the gable ridge coping suggest that this section may have originally been thatched. The house was for many years the residence of the Crew family who owned a large acreage of land lying to the west. Norden mentions a house on this site in his survey of 1620.*
- *Exterior: Front elevation: Early-mid C18, red brick 2 storeys with high parapet, partially obscured by ivy. Sandstone string courses to first floor and below parapet. 4x 12-pane sash windows to ground floor, 4 similar windows to first floor. Left hand return gable shows C18 refronting is one room deep throughout the main facade. 1x12-pane sash window to first floor, C20 door to ground floor. To rear doubled gabled range marks part of the C17 house. Brick with C20 metal windows, renewed slate roof.*

6.1.2. Holt Hill is located at the northern end of the Holt Conservation Area, designated in 1975. The online summary for the conservation area states: "Holt is located approximately five miles to the north east of Wrexham and is situated on the border between Wales and England. It lies on a flat plateau above the south western banks of the River Dee and faces the Cheshire village of Farndon directly across the River to the north. The distinctive red sandstone bridge that spans the River between the two villages represents an ancient link between the two countries. The conservation area covers most of the settlement taking in the medieval core of the village as well as extending outwards along the main routes into the village centre." A conservation area character assessment and management plan is not currently available.⁵

6.1.3. Holt Bridge, to the north east of Holt Hill, is a Grade I listed building and scheduled monument.

6.1.4. There are no further designated or non-designated historic assets in the immediate vicinity of Holt Hill.

6.1.5. A detailed description and overview of the history and phasing of Holt Hill was set out in a heritage statement prior to commencement of the previously consented development (Mel Morris, 2020). Relevant extracts from that report are reproduced in Appendix 1, which should be read in conjunction with the following descriptions. Phase plans are reproduced below providing reference to the key phases and room descriptions.



Figure 4: Holt Hill, first floor phase plan (north to right of image)

⁴ <https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=1540>

⁵ <https://www.wrexham.gov.uk/service/conservation-areas>



Figure 5: Holt Hill, ground floor phase plan (north to right of image)

- 6.1.6. At the time of site inspection on 8th September 2021 work had ceased on site pending submission of the current application for listed building consent. The house is currently enclosed by a scaffold and temporary roof, providing access to the perimeter of the building at first floor level. The first floor was unsafe to enter from the interior of the building.
- 6.1.7. As described in the introduction, works carried out in early 2021 included removal of the majority of the roof structure (slate covering, rafters, ridge beams, purlins and wall plates), leaving two trusses with reed backing in situ above a single beam spanning the centre of the northern and central bays, and one purlin connecting the southern side of the northern truss to the brick gable walls of the eastern and western elevations.
- 6.1.8. In accordance with the Section 78 Notice issued by WCBC, the parapet wall of the eastern elevation has been dismantled to the top of the first-floor window heads, and the height of the southern chimney reduced to eaves level. The northern chimney stack has also been reduced in height. Following this work, part of the central bay of the eastern elevation collapsed in May 2021, resulting in the two central windows at first floor level and the surrounding brickwork falling into the building, partially collapsing the floor of Bedroom 2 into the room below (lounge/former hall).
- 6.1.9. Around the perimeter of the building the brickwork of the outer walls has generally been lowered to a level at, or slightly below, the level of the eaves. The western gable wall of the northern bay remains in situ.
- 6.1.10. The tops of the internal walls at first floor level are exposed where ceiling and roof timbers have been removed, the parallel timbers of the two internal roof valleys remaining.
- 6.1.11. Brief notes were made on site of any observed materials and down takings/removals to the interior of the building. First floor rooms are described in Table 2 below and ground floor rooms in Table 3. Photographs are included in Appendix 2.

Table 2. Description of first floor rooms

Room	Notes
Master Bedroom	The southern wall (late 17th-18th century) is two brick skins thick with a boarded-up window opening. The eastern wall is three skins thick, incorporating the Flemish-bond brickwork of the early 18th century refacing of the building, and incorporating a modern timber sash window. Removed plasterwork on the northern wall has exposed the timber framing of the earliest phase (late 16th-17th century), with infill brickwork which is visibly sagging above the northern end of the north-south aligned central axial beam at floor level. The western wall (late 17th century) is of brick, two skins thick and retaining the form of the removed roof ridge. The corner chimney in the south west corner of the room has a rectangular form in plan and is tied into the southern elevation, while the angled brickwork of the chimney breast encloses a void behind and abuts the western wall of the room- it was noted that lime plaster wall covering is present behind the abutting masonry indicating the chimney breast is a later addition. Throughout the room the original lime plaster has been skimmed with modern gypsum plaster. The central floorboards have been removed exposing the axial beam, with poorly seated perpendicular ceiling joists above the former parlour below.
Bedroom 2	The windows and central section of brick masonry of the eastern wall have collapsed into this room. The brickwork on the northern side of the missing window illustrates that the early-mid 17th century facing brickwork is poorly bonded to the earlier masonry behind. Removal of plaster to the southern wall has exposed a void in the late 16th-early 17th century timber framing at the western end of the room, the plaster being applied over wide laths between the frame uprights. The early 18th century western wall is timber framed with brick infill below a wide tie beam which spans the central and northern bays of the building, now largely exposed following removal of plaster facing. Where exposed, the northern wall (early 18th century) is brick with timber wall plates in situ above a header course, to either side of a brick chimney stack. The floor comprises wide east-west aligned boards over north-south aligned joists. The collapse of the eastern wall has resulted in the floor joists tipping from their northern end into the lounge below, alongside the boards above.
Bedroom 3	The eastern wall/north east corner of the parapet has historically been repointed with modern sand-based cement mortar. A boarded window is present in the eastern wall. Plasterwork and timber flooring otherwise in situ in this room.
Bedroom 4	The late 17th century southern wall, and the contemporary and opposing northern wall, are two brick skins thick, while the western gable wall is three skins thick. The western gable wall has been reduced in height to four brick courses above the sill level, the window removed on the western elevation. The staircase enclosure in the north east corner of the room is timber framed with brick infill and abuts the northern wall of the room. Where plaster has been removed in the south east corner of the room there is no indication of a former stack mirroring that in the adjacent master bedroom- there is no evidence of sooting or heat damage to the brickwork which is present on the opposite side of the wall. There is a significant crack opening between the eastern and southern walls.
Landing	This space was not seen in detail due to the access limitations, however the western gable wall (early 18th century) is two brick skins thick. The upper limit of the western gable wall has been reduced in height but the timber framed two-pane window remains in situ. A wall plate remains in situ onto which the central truss of the northern bay is seated.
Bathroom	The interior of the room is largely tiled over. The modern stud wall forming the eastern side of the room has been exposed following removal of the roof and ceiling

	materials. The western gable wall is two brick skins thick to eaves level, the gable itself being only one skin thick and surviving to the height of the ridge. The timber framed two-pane window remains in situ
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Table 3. Description of ground floor rooms

Room	Notes
Former Parlour	The interior of the former parlour remains largely unchanged. Key areas noted were the ceiling, where the modern plasterboard between the ceiling joists has been partly removed to either side of the large axial beam, and an area of removed plaster on the corner chimney breast which has exposed part of the brick arch of the original fireplace. A change in the brick masonry above the fireplace suggests this has been rebuilt or repaired when the fireplace was moved into its current position on the western wall, which also required visible alteration of the flue in the garage behind.
Lounge	The eastern, western and northern walls of this room remain largely unchanged. Plaster has been removed from the southern wall adjoining the former parlour, exposing randomly coursed brickwork above the timber lintel and door frame. Where plaster has been removed to either side of a timber upright to the west of the door it is apparent that the brickwork is also randomly coursed, and there is no indication of horizontal wall timbers connecting to the upright. A substantial, low transverse beam at the western end of the room is seated on slates embedded into the southern wall. The remains of a timber lintel set into the southern wall to the west of this low beam suggests the presence of a former doorway into the adjoining room, or a window opening, which is now infilled with brick. Most notably, three of the easternmost ceiling joists have collapsed into the room following the collapse of the eastern elevation at first floor level above. The joists remain seated into the southern wall. The collapse highlights that these timbers have been spliced and packed with an assortment of pieces of timber, including battens, planks and tongue-and-groove board.
Dining Room	This room is largely unaltered. Plaster has been removed from the door head in southern wall/entrance to lounge, revealing a timber lintel supporting uncoursed and poorly bonded brickwork supporting the ceiling joists above. Sections of removed ceiling plaster between the joists indicate that this is modern plasterboard.
Garage	No work has been undertaken in the garage. The walls are whitewashed brick, and the floor also constructed from brick. Against the eastern wall (adjoining the former parlour) is an unusual brick built flue which rises at an angle from the fireplace on the opposite side of the wall and patches through to the southern chimney in the corner. Windows in the southern and western walls are steel-framed. Plaster and lath ceiling materials between the north-south aligned joists is partially failing, exposing the underside of the floorboards in Bedroom 4 above.
Hall	The southern half of the hallway is unchanged. At the northern end the former doorway into the sunroom at the rear of the building has been infilled with breezeblock. Localised removal of the ceiling materials in this area indicate it is plaster and lath. For safety reasons the cellar was not entered.
Kitchen (former dairy)	Externally the former entrance/sunroom has been demolished and masonry of the new part-completed extension abuts the western wall. Internally the plasterwork remains in situ. The western wall (gable end of the building) has been modified as part of the previously consented development and includes a steel lintel above the window. The doorframe also remains in situ. The window of the northern wall has been blocked externally. The overlying timber lintel has split beneath the axial timber beam of the ceiling. Removed sections of

	plaster between the ceiling joist indicates that this is modern plasterboard concealing pipework for the bathroom above.
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- 6.1.12. At the rear of the building the structure of the new extension has been partly built, adjoining the western elevation of the northern and central bays. This comprises cavity walls with breeze block internal skin and brick outer skin. Timber framing for the first floor has been constructed.

7. THE SIGNIFICANCE OF HOLT HILL

7.1.1. The significance of Holt Hill was summarised in the 2020 heritage statement as follows:

Holt Hill is an elegant early Georgian house which retains its classical and fairly flat façade facing the village. This elevation has been altered with some minor (but essentially reversible) alterations, but is in poor condition overall. The house also contains considerable evidence of earlier phases of development, which responded to the changing fashions in architecture by local gentry families. This high status may not be evident at first impression but this is most clear by the use of brick for the 17th century southern wing and the northern dairy, which are good, early examples in the region.

The building has high architectural interest for its provincial early Georgian expression, while it was occupied by a local gentry family. However, its social history is obscure and there are few internal details which reveal how it was used. The various phases were built in quick succession. The majority of the building dates from the period from 1600 until 1730 and there have been few structural alterations since that time. The southern wing is largely complete, as built with a parlour and cellar, and dates from ca. 1680-1700. The earliest phase of the building (timber-framed) is a hall embedded within the central range of the building, but the extent to which this 16th century or early 17th century building survives buried within the core is not known.

There are no 20th century additions of any value. The modern lightweight conservatory is a prominent and negative addition and all of the windows to the north and west elevations are modern replacements. It is notable that the building once had more ancillary structures attached to the west, including a further large wing running east-west and an additional narrow wing to the south, which may have been a single-storey farm building. This might explain why there are few original openings on the west facing elevation, if they were displaced with extensions. If these wings had survived, they would have made more sense of the internal layout and the purpose of each space.

The setting of the house has changed little since the Tithe map of 1845 although the various ancillary buildings and wings which were part of the working yard to the west of the main farmhouse have been altered so that this is now incorporated into an enclosed garden. The lawn to the east over which the house has its principal aspect, has not changed and this was designed as a simple foil so that the elevation could be clearly seen from Green Street. Later tree planting in the 19th century has provided greater privacy. The enclosed walled kitchen garden or orchard to the south, which appears on all of the early maps of the property survives substantially as originally intended, surrounded by a brick wall. The Ordnance Survey maps suggest that there was a glasshouse along the northern edge of the orchard. It is possible that the narrow range of buildings behind the glasshouse incorporated potting sheds. There is also a detached summerhouse shown in the south-west corner of the orchard. Some substantial walls are shown on the 19th century Ordnance Survey plans within the walled garden but the purpose of these walls is unclear. The detached farm building to the north, Holt Hill Barn, which is now in separate ownership, also incorporates late 17th century or early 18th century brickwork and still contributes to the setting of the main farmhouse.

7.1.2. During the course of the current site inspection it has been possible to expand upon the detail of the building description and the appraisal of significance to some extent, although the overall conclusions remain valid.

7.1.3. Fundamentally, following the commencement of the development in early 2021 the building was revealed to be in substantially worse condition than anticipated. This deterioration in the condition of fabric of the building is likely to have been exacerbated by a long period of neglect prior to the current owner taking possession. The building stood unoccupied for five years, although it is understood that that the period of neglect extends back to about 60 years.

7.1.4. The stated architectural interest remains high, despite the current condition. Expressed in *Conservation Principles* terms, the values which contribute to the significance of the building can be summarised as follows:

- **Evidential Value:** High. The surviving fabric permits an understanding of the form and development of the building over time, reflecting the changing function, status and needs of the occupants of the house. Exposure of the historic fabric in some areas provides further details relating to the phasing and degree of survival of earlier elements, with noted aspects being the timber framing to the core of the house at first floor level, the ad-hoc nature of structural alterations in 17th and 18th century phases, and (albeit minor) the absence of evidence for a second fireplace in the rear rooms of the southern range.
- **Historical Value:** Medium, reflecting the associative historical value with known figures of the local gentry in the post-medieval period. The later history reflects a gradual shift towards a more functional use as a farmhouse in the 19th century, before falling into disrepair and the addition of unsympathetic alterations in the 20th and 21st centuries.
- **Aesthetic Value:** High. The Georgian frontage of the eastern elevation represents the high point in the expression of architectural and aesthetic ambitions for the house, while the earlier ranges to the

rear are a legible collection of structures which over time coalesced into the final structural form. The building contributes to the character of Holt village. In its present condition the aesthetic value has been adversely affected by the necessary remedial works undertaken to the eastern façade and roof.

- Communal Value: Low. While an integral part of the character of the village at Holt, the building was and remains in private ownership, and is of low communal value overall.

8. DESCRIPTION OF THE DEVELOPMENT

- 8.1.1. The description of the development accompanying the current application for listed building consent is as follows:
- Demolition of existing parapets, roof, gables, chimneys and internal first floor walls and floor with external walls to corbel course. Reconfiguration of internal first floor layout and new floor construction, with internal and external alternations and two storey rear extension (in retrospect).*
- 8.1.2. The development proposals have been advanced in consultation with the Conservation Officer for WCBC and are illustrated in drawings PL001-PL153 accompanying the application. Drawings PL151-PL153 specifically show the extent of the proposed removals, some of which are in retrospect as elements of the building were required to be removed prior to consent as part of the Section 78 Notice works.
- 8.1.3. The development proposals are summarised below:
- Removal of roof coverings and timber roof structure;
 - Lowering of the perimeter walls, chimneys, windows, internal walls, door frames and doors of the building at first floor to the top of the lower projecting brick string course on the eastern elevation;
 - Removal of all internal flooring and supporting floor structures at first floor level;
 - Removal of external rainwater goods to ground floor level;
 - Removal of the 20th century glazed door to the eastern wall of the former parlour (identified as playroom/study) and its replacement with the southern sash window from the lounge; and
 - Replacement of the window removed from lounge with a new six-panel hardwood front door, four panel glazed transom and bracketed front canopy.
- 8.1.4. The masonry and timber structures of the first-floor level will be carefully dismantled and the materials cleaned and retained for reuse.
- 8.1.5. Reconstruction of the first-floor external walls of the building and chimneys will be undertaken to match the original form of the building, using reused bricks where possible, including the parapet wall to the eastern elevation and gables of the western elevation.
- 8.1.6. The first-floor windows on all elevations will be replaced as per the originals.
- 8.1.7. The roof structure will be replaced with a new timber frame matching the form of the removed structure. The surviving intermediate trusses of the central and northern bays will be reused in the roof, but will not form a load bearing structural component. The roof will be covered with slate to match the existing. Velux windows are proposed on each flank of the three roof ridges.
- 8.1.8. At ground floor level on the eastern elevation, brickwork infill will be constructed to match the existing Flemish bond brickwork below the replaced window to the former parlour. Joinery below the window on the interior face of the wall will match that of the other windows on this elevation.
- 8.1.9. Internally at ground floor level the existing layout will be retained.
- 8.1.10. The floor structure at first floor level will be reconstructed using new timber. The original timbers will be replaced but will not be load bearing.
- 8.1.11. Throughout the building, replacement lime mortar and plaster will be type-matched to the existing.
- 8.1.12. The proposed first floor layout is indicated on Drawing PL117, in general following the existing layout with three bedrooms in the eastern half of the building corresponding to the three structural bays, and a landing in the central bay. Bedroom 4 will be subdivided into two rooms with an access created from the master bedroom, while Bedrooms 2 and 3 will be slightly deeper in plan, incorporating en-suite bathrooms. Two additional bedrooms will be created at first floor level within the new extension at the rear of the property.
- 8.1.13. Representative images depicting these alterations are reproduced from the planning drawings in Figures 6-10 below.



Figure 6: Proposed eastern (front) elevation

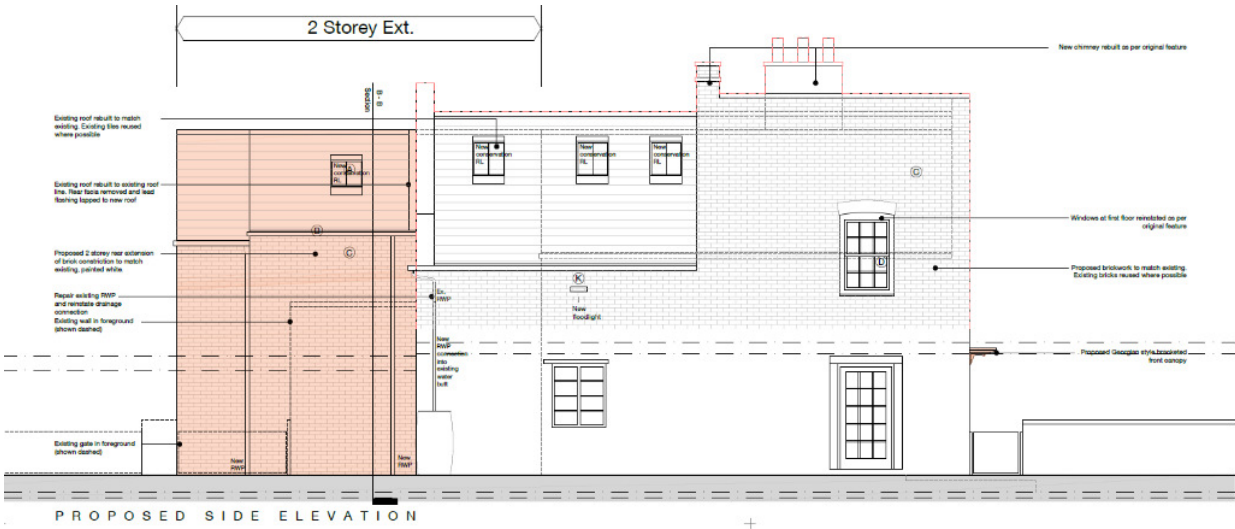


Figure 7: Proposed southern elevation



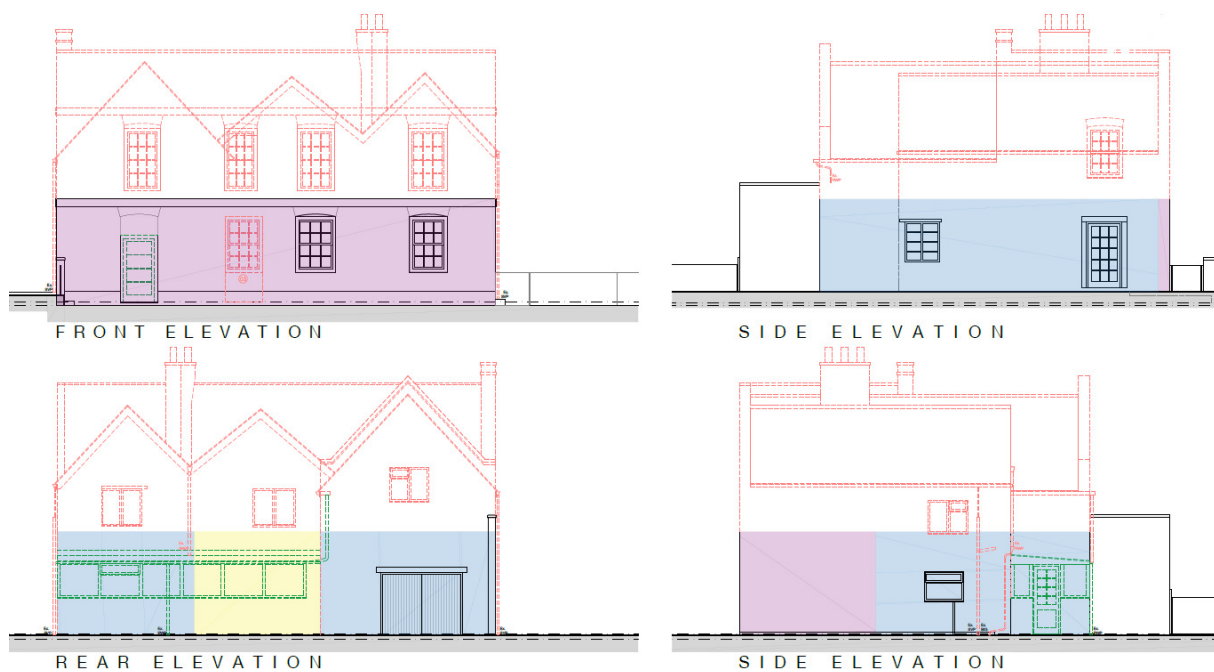


Figure 10: Demolition elevations (red to be removed)

9. IMPACT ASSESSMENT

- 9.1.1. A number of factors associated with the development proposals are unchanged from the previously consented development, and the assessment of impact regarding these remains as previously stated:
- 9.1.2. In respect of the rear extension, the new-build element follows the projected line of a northern wing to the building that was demolished in the 20th century. The extension spans the rear gable ends of the northern and central ranges of the current house, replicating the ridges of these two ranges but stepping down in height. The northern wall of the extension steps back from the northern elevation of the original northern wing. In so doing the extension will not dominate the form of the original building enabling its historic form to be appreciated. The impact of these works remains **Negligible Negative/Neutral** in respect of the building's evidential and aesthetic values.
- 9.1.3. There are no substantive differences to the proposals for internal alteration at ground floor level. The installation of a new WC within the hallway at the western end of the central range is unchanged, and a **Negligible Negative/Neutral** impact is assessed. The removal of the 20th glazed door to the former parlour and reinstatement of the front door to the former hallway represents a **Major Positive** impact, restoring the early Georgian composition of the eastern façade and enhancing the building's aesthetic value.
- 9.1.4. At first floor level the proposals to the exterior and interior represent a major alteration to the fabric of the listed building. The central aspect is the loss of historic fabric and the concomitant effect that this will have on the evidential, historic and aesthetic values of the building.
- 9.1.5. Comparison between the indicative phase plans of the building and the areas proposed for removal illustrate the impact, with loss of potential late 16th-early 17th century timber framing to the wall between the master bedroom and Bedroom 2, late 17th century masonry to the southern range, 18th century masonry and timber framing to the central and northern ranges, and the first-floor wall and parapet of the re-fronted Georgian east elevation. The 17th and 18th century chimneys will also be removed to first floor level, and the roof structure and flooring materials removed. Proposals for the internal layout at first floor level will retain some legibility of the original room layout, though altering appreciation of the relationship between the master bedroom and Bedroom 4, and to some extent the form of the landing space.
- 9.1.6. It is intended that the external walls will be rebuilt to match the original form of the building, using reused brick from the original structure wherever possible. This will preserve its aesthetic value, however the impact on its evidential value, including legibility of the structural phasing, will be **Major** and **Negative**. Replacement of the 20th century windows around the perimeter of the building to match the existing will represent a **Neutral** impact.
- 9.1.7. Reconstruction of the roof and chimneys will preserve its original form, and therefore appreciation of the aesthetic value of the house will be largely unaffected, however its evidential value will be lost. It is proposed to retain the two trusses in the central and northern bays, which will permit some appreciation of the original roof's evidential value, though disconnected from their original context and the wider structure as a whole. This impact will be **Major** and **Negative**.
- 9.1.8. Proposed velux windows on the flanks of the new roof will be largely unseen with the exception of those on the southern ridge. These are unlikely to represent a significant alteration to the aesthetic value of the building as a whole and the impact assessed to be **Negligible Negative**.
- 9.1.9. Internally the first floor will be rebuilt using new materials. The existing timbers of the floor structures of each room will be retained and replaced, in part preserving the aesthetic appearance of the ceiling from ground floor level, however the evidential value will be substantially altered. The existing floorboards are to be retained and reused. Overall these changes would represent a **Moderate-Major Negative** Impact.
- 9.1.10. Reconstruction of the internal dividing walls of the first floor will be carried out using new materials, resulting in a loss of evidential value associated with the existing historic fabric. Internal doors will be reclaimed hardwood 2-panel doors to match the existing, which are in themselves understood to be reclaimed and recent introductions to the building. The overall impact in respect of these changes would be **Major** and **Negative**.

10. DISCUSSION AND CONCLUSION

- 10.1.1. This assessment confirms that such extensive removal of fabric will result in a major negative impact upon the evidential value of the building's upper storey and roof. The fabric of the ground floor will remain in situ. The aesthetic value will however largely be preserved through sensitive reconstruction, and a major positive impact is assessed through reinstatement of the intended composition of the early Georgian façade.
- 10.1.2. The impact has to be understood in the context of the building's condition. *Managing Change to Listed Buildings in Wales*⁶ provides guidance in respect of renewal of building fabric, restoration/reconstruction and demolition which is informative in this instance. Relevant paragraphs are reproduced in Table 4 below.

Table 4. *Managing Change to Listed Buildings in Wales- Relevant Guidance*

Section	Guidance
4.3 Periodic Renewal	... more extensive renewal activity (such as reroofing or re-rendering) is sometimes necessary to keep a building in use. Renewal of any building element should be visually and physically compatible with the existing fabric to retain the architectural character of the building and to respect its traditional performance. Recording may be necessary before and during renewal work both to compensate for the loss of original fabric and to take the opportunity to find out more about the building and its historical development. For example, the re-rendering of a wall may reveal significant evidence of earlier phases of the building's history, or the replacement of a roof covering may reveal how it was originally laid. Recording may be a condition of your listed building consent.
4.4 Restoration and Reconstruction	The restoration or reconstruction of lost, destroyed or superseded elements of a building will only be justified if it enhances the building, improves its viability, and is based on authentic and compelling evidence. You should avoid speculative reconstruction and the reinstatement of features that were deliberately superseded by later historical additions, or which were lost as a result of a significant historical event. On the other hand, proposals to restore the damage arising from casual neglect and decay, abandonment and crude adaptation would normally be encouraged.
4.5 New Work or Alteration	New work or alteration may sometimes be necessary or appropriate to keep a historic building in long-term viable use or to give it a new lease of life. You must be able to explain why the work is needed and provide sufficient information to explain the impact of your proposal on the significance of the building. The quality of design and execution should enhance the aesthetic value of the building and its setting, and additions should not dominate. Any new work should also respect the performance characteristics of the building. The choice of appropriate materials and craftsmanship is crucial. The need for quality in new work applies at every level, from small interventions in a historic room to major new buildings or developments.
4.6 Demolition	You should consider the demolition of a listed building only in exceptional circumstances and as a last resort. The factors to consider include the condition of the building, the cost of repair and maintenance relative to its significance and the value that could be derived from continued use balanced against the merits of alternative proposals for the site. Where a building has been deliberately neglected, less weight will be given to these costs. Efforts should be made to keep the building in use including, for example, the offer of the unrestricted freehold for sale at a fair market price. The preservation of facades alone, or the gutting and reconstruction of interiors is not normally an acceptable basis for reuse. You should consider reusing the entire listed building to meet your needs rather than assuming that you can start afresh with a cleared site

⁶ Managing change to Listed Buildings in Wales, Cadw 2017

- 10.1.3. The removal of the fabric of the upper storey as proposed has been necessitated by the damage caused to the structure through years of neglect and poor maintenance. The extent of the deterioration, which came to light following removal of the roof covering, was so far reaching that the building was deemed to be in an unsafe condition, requiring immediate removal of the eastern parapet wall and southern chimney.
- 10.1.4. Two structural reports have since been prepared for the building, the first of which recommended full demolition, while the second report by a conservation accredited structural engineer identified options for retention of fabric through extensive remedial works. The first approach was seen to be unacceptable in light of the significance of the building, while the full suite of measures of the second economically prohibitive.
- 10.1.5. The proposed approach therefore represents a compromise between the two, ensuring that the building can be saved in the long term and put to a viable use consistent with its intended purpose. Retention of the ground floor fabric will preserve the evidential value of the building in part. The reuse of original materials in the reconstruction of the upper storey may help to offset the loss of evidential value to some extent, and sympathetic reconstruction will help to preserve or enhance aspects of Holt Hill's aesthetic value and historic character, however the loss of the original first floor of the structure will be permanent.
- 10.1.6. It is concluded that the circumstances of the development should be considered exceptional, in line with national and local policy and guidance, and this should be a factor which is taken into account when reaching a decision on the application.
- 10.1.7. Further mitigation of the impact may be recommended by the local authority as a condition of consent, such as the implementation of a programme of historic building recording. This would ensure that a permanent record is made of the building and placed in the public domain before work to remove the upper storey commences. However, it should be noted that areas of the structure are unsafe to enter, which may place limitations on the extent to which a full detailed record achievable.

GLOSSARY

Term	Definition
Designated Historic asset	Assets registered on the National Historic Assets of Wales, Cadw. These may be protected by primary legislation (e.g. listed buildings, conservation areas, scheduled monuments) or have a non-statutory designation (e.g. World Heritage Sites, registered battlefields, registered parks and gardens, designated wrecks)
Historic asset Conservation Principles (Cadw 2011)	"An identifiable component of the historic environment. It may consist or be a combination of an archaeological site, an historic building, or a parcel of historic landscape. Nationally important historic assets will normally be designated." Some historic assets are designated as Scheduled Monuments, Listed Buildings, World Heritage Sites, Conservation Areas, Registered Parks and Gardens, Registered Battlefields, or locally designated through policies in the Local Plan. Undesignated assets may be recorded in Historic Environment Records, while many other assets are currently unrecorded. Information contained in HERs and SMRs is not definitive, since they may include features which, for instance, have been entirely removed, or are of uncertain location, dubious identification, or negligible importance. The identification of undesignated historic assets is therefore to some extent a matter of professional judgement. Both discrete features, and extensive landscapes defined by a specific historic event, process or theme, can be defined as historic assets; and assets may overlap or be nested within one another.
Listed Building	A building or structure which is considered to be of 'special architectural or historic interest'
Non-Designated Historic asset	Assets identified by the local planning authority or national registers for the historic environment which have no formal designation but are considered to have a degree of significance meriting consideration in planning decisions. These can include locally listed buildings, information on sites held by the relevant Historic Environment Record and National Record of the Historic Environment
Archaeological Site (also 'Monuments')	Historic assets which may consist of surface and/or sub-surface remains, features, deposits and/or material relating to past human activity with a degree of significance meriting consideration in planning decisions.
Significance:	The value of a historic asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a historic asset's physical presence, but also from its setting.
Significance: cultural heritage values	Cultural values in the historic environment that people want to enjoy and sustain for the benefit of present and future generations. Archaeological - There will be archaeological interest in a historic asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point; Architectural - These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the historic asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types; Artistic - Artistic interest is an interest in other human creative skills, like sculpture; Historic - An interest in past lives and events (including pre-historic). Historic assets can illustrate or be associated with them. Historic assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Setting: Conservation Principles (Cadw 2011)	" The surroundings in which an historic asset is experienced, its local context, embracing present and past relationships to the adjacent landscape." Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral
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APPENDIX 1: HISTORY AND PHASING OF HOLT HILL (EXTRACTS FROM MEL MORRIS 2020)

History of Holt Hill

Holt Hill is recorded as Hodhill (1561). Palmer records the name of Thomas Crewe associated with Holt Hill as early as Henry VII's reign. He identifies from Norden's Survey that "Thomas Crewe, gent. lived, in 1620, at a house close to Holt Bridge, and had lands including "The Wallock" and "Stonie Croft" (north of his house); and that Edward Crewe, gent. then lived near at hand, in Middling Street (Vicarage Lane). It is plain that Mr Thomas Crewe's house was at Holt Hill."

It is hypothesised that the property passed from the Crewe family to the Jones family of Ynysfor by the marriage of Christian Crew to Mr John Jones of Pentref in the 1740s.

The earliest reliable map showing the building is the Tithe map of 1843. The Tithe apportionment of 1845 identifies plot nos. 109 (Bridge Meadow), 110 (Orchard), 111 (Barnfield), and 112 (House, Buildings and garden) around the building, all owned by Thomas Jones, whilst plot no. 112 (immediately to the east of the house) is a dwelling occupied by Hannah Leche.

The tithe map shows a larger floor plan to Holt Hill than currently stands, with an extended wing to the west and a short wing to the north, both running east-west. The same arrangement survives in the late 19th century and the early 20th century Ordnance Survey maps.

During the later 19th and early 20th centuries the house was occupied by the Beard family, identified in census returns as farmers.

Summary Description of the House

Holt Hill is a brick house of two distinct faces and character – an early Georgian face to the east of circa 1720-1730 and a gable-fronted elevation to the west spanning the period 1680-1710. It has lost its original decorative plasterwork to the ground floor reception rooms, parlour and hall, and has no original fireplaces from these early phases or fireplaces of any particular interest – all have been blocked up, removed or replaced, and it has no original balustrading to the principal staircase. The current owner confirms that the previous owner introduced most of the current 18th century 'historic' doors. There is also extensive evidence of remodelling of joists and the floor structure. The roof spaces and cellars provide more authentic details and for dating evidence we are reliant on these and an understanding of the plan form, the building evolution and of external dateable features to interpret the phasing.

The Georgian design is very simple, with a flat face of Flemish-bond brickwork, with tuck-pointed joints in lime putty, and sash windows which sit on the face of the building with exposed sash boxes. The symmetrically arranged windows are traditional double-hung sashes, with rubbed and gauged segmental (or cambered) brick arches and the elevation has two raised horizontal bands, the upper forming the impression of a cill band to a 'mock' attic storey. This east façade is a later re-fronting of an earlier house. This is clear from the evidence within the brickwork and the roof structure, which incorporates three ranges of steeply-pitched roofs running perpendicular to the east elevation. These each butt-up to the front parapet wall.

The brick parapet is very high and finished with a moulded stone coping and was intended to give the impression of a house of classical proportions, with a 'mock' third fenestrated storey within the parapet, adopting the principles of the golden section. The parapet still retains the straight joints and segmental single brick arches of blocked-up window apertures. These were not true windows, as they overlap the earlier 18th century pitched roofs, but were probably very shallow brick reveals, perhaps originally painted with four trompe l'oeil windows.

The date of the Georgian re-fronting is probably circa 1720-1730. The windows have negligible reveals with exposed sash boxes and originally had moulded architraves, although the only original window with its moulded architrave is that serving the Dining Room. The first floor sash windows are all altered with modern projecting timber cills, which is not the original arrangement. The lack of deep reveals to the window openings is typical of windows which predate the London Building Acts (1709), but in the provinces this was very late to be adopted. There is no evidence that these windows have been re-positioned in the openings.

The raised brick bands (each of three courses of brick) are faced with the remains of stucco, which is in very poor condition, not stone as the list description states. This was complemented with a stucco plinth, also in poor condition.

The simplicity of the elevation, the elegant flatness, and subtle articulation of brick bands are typical of this early Georgian character and are part of the historic and architectural importance of the building. The surviving detail of the blocked-up windows and original sash window also provide high evidential value of the original design intent.

The west elevation contains three gable wings, of uneven size, with altered windows, a raised coped brick gable to the southern wing and modern bargeboards to the central and northern ranges. The southern wing with the coped gable is the earliest. The other two first floor roofs and gables are coeval, although the ground

floor structure of each range is of different phases. Each pitched roof has a similar ridge beam and the central and northern ranges each have a jointed truss above a very large jointed beam which spans both the central and northern wing. This massive beam, which has no signs of any scarf joint, is not central to the wings and reveals that this modification and the brick gables as they currently stand may be part of an intermediate phase of remodelling (i.e. before the Georgian east facade was built).

Phasing

Indicative, though not definitive, phase plans of the building were included with the previous heritage statement to assist with interpretation.

The core of the house was a central hall around which other elements were added. Whether this was a single-storey hall or a two-storey structure we do not know for sure and it is not possible to be definitive about the date of this hall, which may be late 16th century, even though the list description gives an emphatic date of the 17th century, which may be based on a documentary reference to a building on the site in 1620.

The two roof trusses within the building within the central range and northern wing are off-set and not equidistant from the front (east) and rear (west) walls. They are of similar form and date and they sit over a massive oak beam. This oak beam is contemporary with the trusses, which are jointed and pegged into the beam. It was intended to span the central and northern ranges and to unify the internal functions of these ranges around the first floor landing and upper hall. The roof structure throughout the central and northern ranges is of trenched double-purlin form, with a large square oak ridge purlin supported on Queen strut trusses and brickwork. The central truss is altered with open mortices in the same opposing location suggesting some modification. This truss within the central range also appears to have been 'beefed-up' with an additional principal rafter added to the southern principal, which is supporting the higher purlin. This would suggest that the truss has been modified at a time of re-roofing. The roof structure to the southern 'wing' is of single-purlin construction of ca.1690-1700 and the purlins sit on an internal brick gable wall. The collars / ceiling joists to this range are later additions, which is why an internal oak lintel which served the west-facing gable window is visible within the roof space.

It is clear from the evidence that the southern wing of the building with its two distinct bays and corner fireplace was built circa 1680-1700 and that this would have been a two-storey structure which was designed with windows to both the western and eastern gables but there is no evidence for any windows to the south flank wall during this phase. This building has a single corner fireplace on an internal wall, but the western bay is unheated. It seems highly unlikely that given the large size of the space that it would have been originally unheated and it is suggested that in fact the corner fireplace was one of a pair of back-to-back corner fireplaces, a pattern found at many other houses.

The evidence suggests that this was short-lived before the other ranges were altered (ca. 1700) and the whole building was re-faced to the east in a more fashionable classical form (ca. 1730).

There is also evidence for a 17th century brick-built attached 'dairy' to the north (now the kitchen). This may have been a single-bay building attached to the earlier hall, or it may have been in turn attached to a timber-framed single-bay kitchen to the east, but it is apparent that this structure was not initially integrated with the rest of the house. The ceiling is particularly low to the former dairy and the straight joint in the brickwork on the northern flank wall finishes well below the present eaves level. The dairy has a decorative brick band in the form of a single course of projecting bricks and a row of headers underneath forming a dentil. This detail is found in the late 17th century. It is quite an ornate detail for a dairy, suggesting a high-status building.

We can see clear evidence that the whole of this dairy 'wing' was raised in height so that it became included within the main body of the house. The raising of the eaves to the 'dairy' is contemporary with the inserted oak beam spanning the central and northern ranges. The original ceiling level of the 'dairy' was not altered, which is why at first floor level the floor steps down over the 'dairy'. However, the roof over the dairy and Bedroom 3 is a single phase and the gable end over the bathroom and landing is of the same date. The long oak beam acts as the base of a pair of trusses, with curved Queen struts. All of the three bedrooms (Nos. 1, 2 and 3) have raised ceilings with raked sides and high soffits, along the lines of inserted ceiling joists which act as collar ties. We can see inside the bedrooms that each tall sash window of the east façade would have interrupted an eaves-level flat soffit, so the sash windows are coeval with the high flat soffits. The truss over Bedroom 2 has been modified in order to attach a flat plastered ceiling and the oak studwork and reed and plaster which can be seen from inside the ceiling hatch reveals this clearly (see Plate 7). The truss inside the roof space over bedroom 3 and the landing and bathroom is off-set from an internal brick wall, which is an 18th century wall set on an angle. The wall appears to act in part as support for the end of a purlin which runs to meet the eastern wall. The brickwork is probably associated with the former eastern wall of the 'dairy'. Large oak valley rafters within this roof space relate to a large brick chimney breast.

Plan Form Evidence

Former Hall/Current Lounge

The earliest evidence of a house on this site is within the central bay of the building, the former hall, which retains a timber post in the southern wall and transverse oak joists which are set at approximately 600mm centres. These joists are of very substantial section although square, not chamfered. The post contains a large socket, the remains of pegs and a chamfered profile to the parlour, which may be part of a door frame. It is likely that the wall within which it is embedded is still timber-framed, encased in plaster. The 'racked' door frame to the parlour door is also a probable indication of hidden timber-frame. There is no evidence that this oak post has been moved here from elsewhere and its location is precisely equidistant from the front (east-facing) and rear (west-facing) elevations, which suggests that it was perhaps one of a pair and divided the original 'hall' into two equal sized bays on plan. The alternative hypothesis is that this post was one of a pair framing an external door within a south-facing elevation, pre-dating the southern wing. There is no evidence of a matching post to the opposite wall which, if this was one of a pair of opposing posts, would have been displaced when the present chimney breast was inserted, which serves both the present Lounge and the Dining Room. The joists do not contain any mouldings which might assist with dating, and it is possible that they were heightened at the time of the Georgian remodelling, but the presence of a timber-framed house on this site correlates with the documentary record and we can hazard a guess that the timber-frame is the remains of an early 17th century timber-frame, or even late 16th century, as a building was described on this site in 1620. Even dendrochronology is not necessarily going to provide a more definitive date, based on the condition of the joists, although this could be attempted at some point in the future.

The original chimney breast in this room would have been substantial and would have projected into the space. This has been removed and the current hearth is flat with a modern fireplace surround. We can see that when the chimney breast was removed the joists would have been left 'free-hanging', so trimmers have been added close to the north wall, which are still visible. All of this evidence would have been hidden during the first decades of the 18th century by under-drawing the ceilings in reed and plaster, when a plastered soffit was de rigueur, and the current appearance is therefore not as designed. The chimney breast would have served both the hall and the kitchen to its rear (now the Dining Room). It is not clear whether all of this former chimney breast was removed but a substantial part of it was removed and the present hearth seems to date from the time of the Georgian remodelling of the front elevation, but the evidence is inconclusive.

The Lounge (former hall) also has another odd feature, which is a low transverse beam with stop-chamfers at one end. These stop chamfers are of pyramidal or nailhead form, which is a rare detail. The beam has been inserted in order to support a brick wall above at first floor level but when it was inserted is open to conjecture. It may have been during the Georgian remodelling or before then, in order to support the new roof structure and trusses. The beam itself is certainly much older than the 18th century and may have come from another part of the house, or from somewhere else entirely. The brick wall which the beam is supporting continues in the alignment of a very long oak beam which spans both the hall wing and the kitchen wing to its north, which is explained elsewhere. What appears to have taken place is that the central hall was remodelled to increase its depth in the 18th century and at the same time a rear staircase hall was created. It is likely that the original staircase was a steep solid-tread ladder contained in the rear bay of the hall but that when the house was remodelled between 1700 and 1730 this was displaced.

Former Kitchen / Current Dining Room

As a result of this remodelling, the chimney breast to the present Dining Room is forced into the corner of the space, which seems odd at first glance. The presence of an early 20th century range in this room indicates that it continued to be used as the kitchen into the 20th century. As a Georgian room, it would have had a flat plastered soffit, nailed with reeds or lathes and finished with lime-plaster. However, it is clear from the nail holes which are along the inside faces of the ceiling joists, rather than the underside, that many of the joists have been turned on their sides and new joists have been inserted which do not have nail holes, probably in the late 20th century. The ceiling in the Dining Room, therefore, has been extensively modified and it is not possible to accurately identify the date of the remodelling.

Former Parlour Wing / Current Playroom and Garage

The southern wing contains a former Parlour to the east (now the Playroom) and a completely separate space to the west, which now contains the garage. This space appears to have had a separate and distinct use by the early 18th century, when it was lowered in status, at which time it was not accessible from the ground floor from within the house and which made any hearth redundant. The staircase enclosure is certainly a later insertion and the plan evidence suggests that it is coeval with the Georgian refronting, as it is contemporary with the blocking of the connecting doorway between the Parlour and the modern garage and the creation of an arched cupboard recess. There is no evidence for a former chimney breast to this part of the building so its secondary purpose in the 18th century remains elusive. The brick masonry for the dividing bay extends all the way into the roof space up to the ridge beam, rather than a truss, as seen in the other wings. The gable

elevation had a different form, as there are straight joints in the gable brickwork and the remains of a timber lintel within the attic space, just above the ceiling joists, which indicates a higher gable window. The Parlour sits over a cellar. This is a conventional arrangement for the late 17th and early 18th century. The cellar and parlour were created at the same time ca. 1680-1700, or thereabouts. The cellar is largely coursed stone masonry but the bedrock has also been cut out. Some sections of brickwork around the cellar entrance steps may reflect remodelling to create an access off the rear hall in ca. 1730. The corner fireplace to the parlour is supported in part on massive angled oak beams and later inserted metal straps. The ceiling joists in the cellar contain some massive re-used beams from a timber-frame building, probably re-used from this site. They have been incorporated as floor joists and overlaid with boards. At a later date, in the 19th century a brick dividing wall and brick wine bins were added. The Parlour continued in this use for a long period. This was the best room in the house, which is why it has the decorative cupboard for displaying china. The presence of a corner chimney breast and fireplace on an angle, intended to simply heat the occupants rather than for cooking, is very typical of a parlour of ca. 1680-1700, when this was a short-lived fashion. It meant that the fireplace surround could be quite refined in design. It also continued into the room above, which was also heated as the best chamber.

Northern Wing

The northern wing has a slightly narrower form and the reason for this is related to the original service function of this 'wing'. The present Kitchen has a low ceiling and it also has dateable features, such as the remains of a diamond-mullioned window to the north, with four blocked sockets – wooden diamond mullioned windows provided good ventilation for dairies- and a single projecting horizontal brick band with dentil moulding of projecting headers to the north. It also has a straight joint on the north elevation, where it was either free-standing or may have abutted an earlier timber-framed kitchen bay. The lack of any evidence of a masonry stack to this space, and the presence of a crude diamond lattice suggests it was probably used as a dairy. The beams within this room have no dateable mouldings but the transverse beam is substantial. Brick banding is also found over a long period, from the 17th century to the late 18th century. It is suggested that this bay was built in the late 17th century as a low two-storey structure (ca. 1680). This explains why there is a lower floor level to this part of the house at first floor level. The eaves to this dairy were raised when this and the adjoining range were part rebuilt at first floor level.

First Floor

The southern wing repeats the ground floor layout, with paired rooms to either side of a central brick wall and the secondary space (Bedroom 4) approached off the inserted staircase of ca. 1730 and the first floor landing. The lack of any form of heating in this large rear room may be explained by the possible removal of a back-to-back corner fireplace. The master bedroom (Bedroom 1) uses the corner fireplace and with its paired sash windows was the best bedroom in the house. Bedroom 2 and Bedroom 3 were created at the same time, but Bedroom 3 was approached off the landing, via another room (now the Bathroom). The precise date that they were remodelled is not fully understood but they were certainly in their present form by 1730 and the significant thickness of the front (east) wall revealed on plan, compared with the newly built front wall to the master bedroom, which is not as deep on plan, contributes to the hypothesis that the central and northern ranges have roofs which predate the new front of 1710-30. The layout of these rooms do not relate to the floor plan at ground floor level which represents an earlier phase of development.

Other Features - Dating Evidence

Brickwork

There are at least three distinct phases of brickwork within the building. All of the bricks are locally produced, slop-moulded bricks made in a brick clamp kiln. Brick Kiln Field identified on the Tithe map lies just to the north-west of the house overlooking the River Dee. The earliest phase of brickwork is probably that found within the 'dairy' in the northern wing, which incorporates dentilled brick banding to a distinct phase of ca. 1680, but this phase has a later raised eaves.

The second phase of brickwork is found in the southern wing (south and west elevations) which is of two bays, comprising a Parlour and a second room on plan. The character of this brickwork is of random bond, with a high firing temperature and some plum and reddish-black brickwork showing signs of flaring. The higher firing temperature which has led to this finish has meant that the brickwork in this range has fared much better than the later brickwork. The south elevation has been lime-washed at some point and this has been recently removed but the painted finish to the west gable remains. The only distinct detail in this phase of brickwork is a two-course raised brick band to the west gable which is a detail found in the late 17th century. It is likely that another band lower down this elevation was removed at some time.

The east-facing elevation is faced in Flemish-bond brickwork. The joints are large with areas of original 'tuck-pointing' in order to give a more refined impression. This brickwork incorporates segmental rubbed brick arches to the sash windows. This was a fashion in the first half of the 18th century (between 1710 and 1730 –

Lynch, 50) but quickly became old-fashioned when flat gauged brick arches were the norm. Elsewhere the brickwork is largely over-painted in multiple layers of limewash and modern paints and the bond is not easily distinguished.

Joinery

The building has been considerably altered and adapted over its life, with timbers re-used, which makes it difficult to be absolute about all of the dateable evidence, although there are some clear features which are typical of certain periods. There are no early fireplaces and it seems that most, if not all, of the doors were inserted in the building in recent decades (pers. comm. C. Eaton).

There are four early to mid 18th century doors of a two-panel design at first floor level which the current owner has informed us were installed by the previous owner. These have all been stripped of their original paint finish (probably dipped) and all have planted HL hinges which have been fixed with modern screws. The door frames to these doors have a variety of mouldings, some of 18th century form, that to Bedroom 4 has a stopchamfered frame, rather than a moulded architrave, which suggests perhaps a secondary or more utilitarian purpose to that space. The evidence at both ground and first floor level is that the internal doors are in the same locations as set out in the early 18th century.

The front door to the front (east-facing elevation) was relocated in recent times when it was moved from the Hall to the Parlour. The remains of the door threshold can still be seen as well as the modified brickwork. This original opening would have had a fanlight. The neatly inserted panelled apron and low-level lining to the present sash window must have been located here from the adjoining room, the parlour, which now contains a modern fully-glazed door, which is highly unsympathetic. The rear door which enters the rear staircase hall has an 18th century door frame with pegged joints. This is in-situ and provides evidence of the original layout at this point, although the door and subsidiary frame are replacements (described under Coflein as 6-panel raised and fielded).

The Parlour contains a modern fireplace surround to the west wall, which incorporates a horizontal flue in the garage, and to the right of this an 18th century arched cupboard recess, with contemporary joinery for displaying silver and china, with arched timber head, stepped architrave, scalloped edge display shelves and low-level raised and fielded panelled cupboards. This is in-situ and would have been related to a 17th or 18th century fireplace surround. The cupboard may have occupied the location of a former doorway into the rear bay (now garage) but this was removed ca. 1730. The original hearth to this room still survives in the form of a corner chimney breast, but the fireplace was removed when a fireplace was added to the internal west wall, although when this was altered is not known. It uses the same flue.

APPENDIX 2: PHOTOGRAPHS



Photo 1: Eastern elevation, view to north west



Photo 2: Northern elevation, view to south west



Photo 3: Western elevation, southern range, view to east



Photo 4: Southern elevation, view to north



Photo 5: First floor western elevation, view to south east across new extension



Photo 6: First floor western elevation, northern and central bays. View to east



Photo 7: First floor, Bedroom 4 facing north east



Photo 8: Eastern elevation, first floor, facing north west



Photo 9: Northern elevation, first floor, facing west



Photo 10: Bedroom 1 facing west



Photo 11: Bedroom 2 facing west through wall collapse



Photo 12: Bedroom 3 facing south



Photo 13: Bedroom 1 facing north



Photo 14: Bedroom 4 facing south east



Photo 15: Detail of corner chimney, Bedroom 1, facing north west



Photo 16: Landing and bathroom with remaining roof trusses, facing south



Photo 17: Bathroom, facing south



Photo 18: Former Parlour, view to west



Photo 19: Detail of exposed chimney breast in former parlour, view to south west



Photo 20: Lounge showing ceiling collapse, view to south west



Photo 21: Detail of exposed wall upright and lintel embedded in wall to west, lounge, view to south



Photo 22: Dining Room, view to south east



Photo 23: Garage, view to east



Photo 24: Hallway, view to south



Photo 25: Kitchen, view to north east

