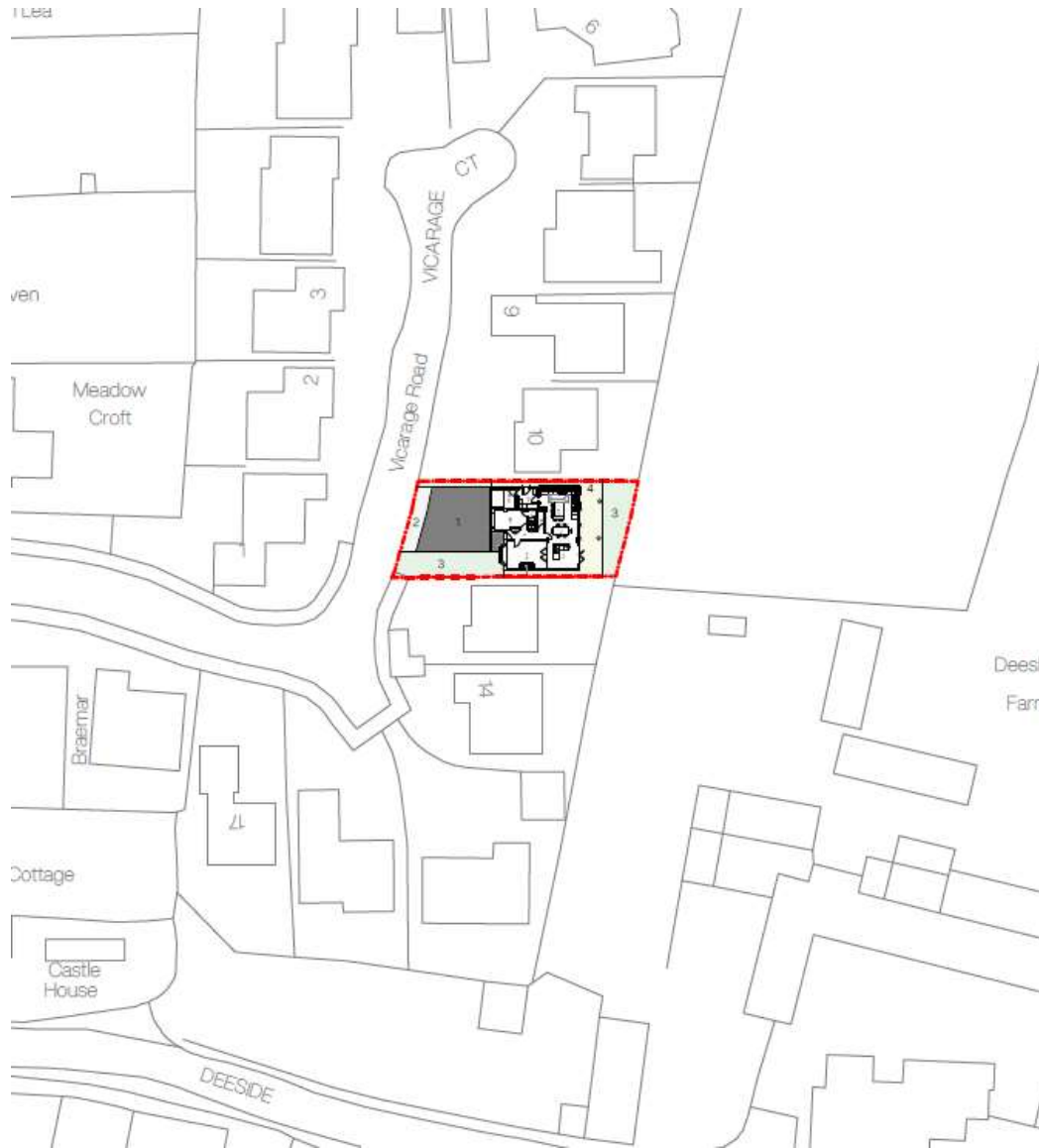


Heritage Impact Assessment

11 Vicarage Court

Single Storey Side Extension

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1.0 Introduction

The application site is located within the boundaries of Holt conservation area. Holt is situated on the border of England and Wales and sits on a flat plateau of land above the southwestern banks of the River Dee.

The conservation area covers most of the settlement which captures the medieval core of the village. Originally designated in 1975, Holt, and its boundaries were amended in March of 1999.

It is estimated that the village has been occupied since the Roman period. There are traces of the local church which are likely to date back to the 15th and 17th century.

The medieval bridge which links Holt, and the adjacent village Farndon is a grade 1 listed monument, constructed in sandstone, the bridge remains a structural beauty into the 20th century.

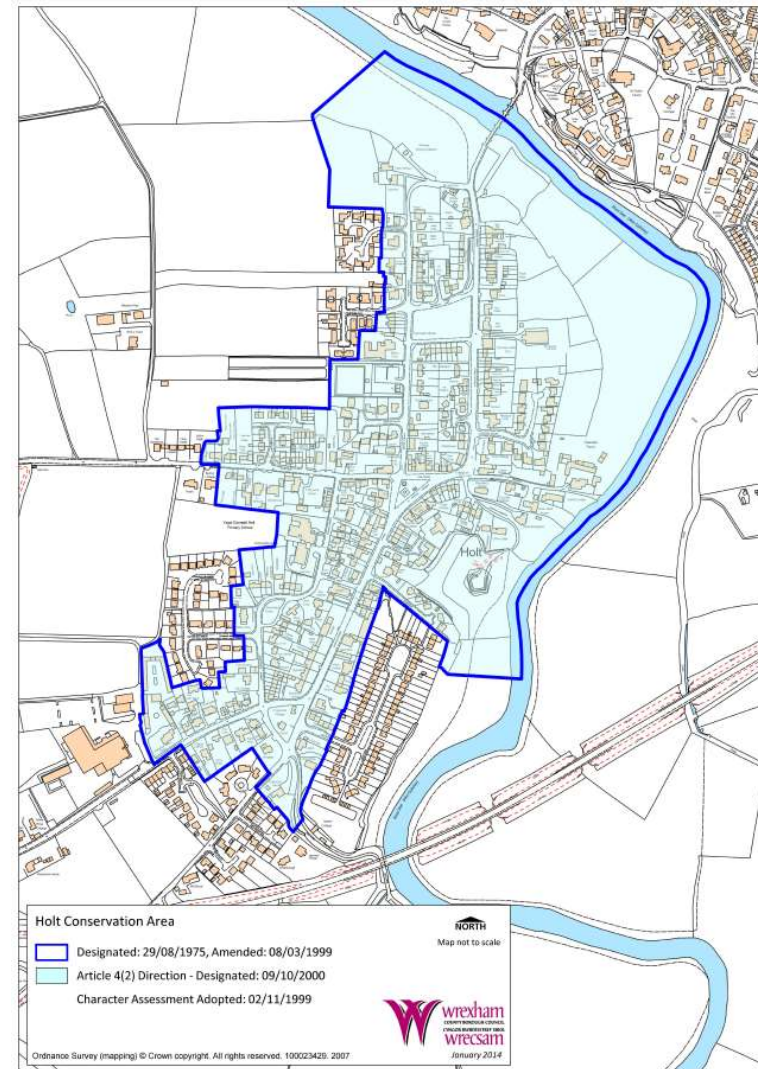


Figure 1- Map of Holt Conservation Area (Wrexham.GOV,2022)

2.0 Explaining objectives

Our objective is to rejuvenate the existing building and its landscaping to improve the overall aesthetic appearance of the property, along with providing modern living spaces within. The existing dwelling has only a small kitchen and dining area which is proving cramped for the residents. By enabling the small side extension, accompanied by some design tricks inside, we are able to welcome a generous kitchen, dining, living area to the rear section of the property.

The existing dwelling currently has single glazed, brown uPVC windows which not only are outdated in comparison to the neighbouring properties, but they are also having a negative impact on the dwelling's thermal efficiency. The intension is to replace the existing sets with brand new, white uPVC frames and glazing bars which utilise double glazing thus, ensuring the heat within the dwelling is retained.

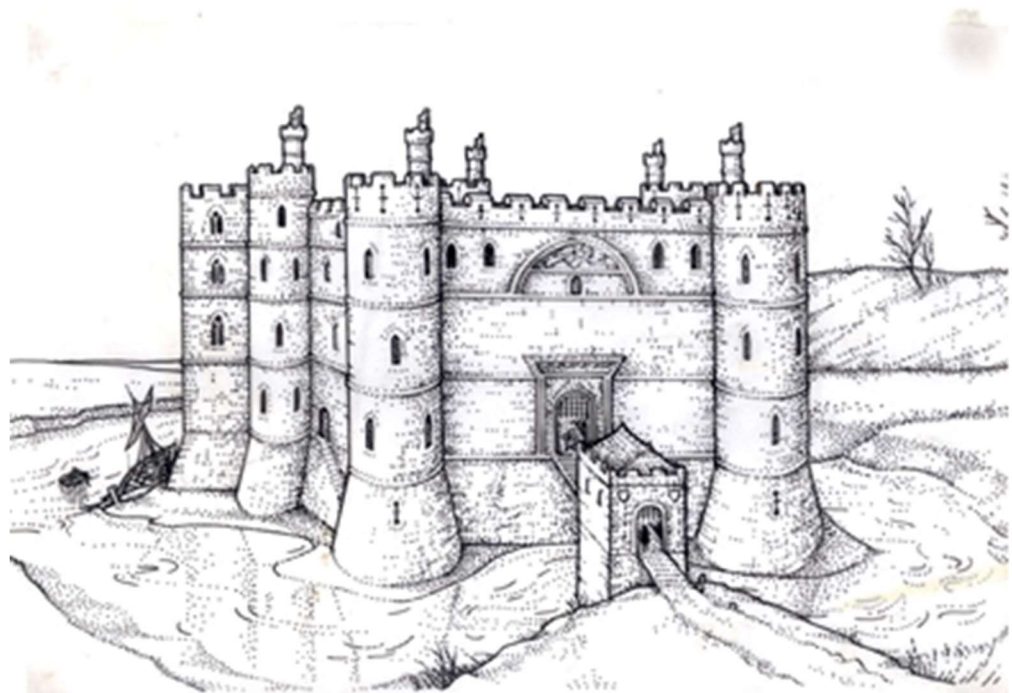
A second dated feature to the property is the use of pebbledash on sections of the external walls. Whilst this was an excellent design feature when it was originally applied, it now needs a modern uplift to ensure the home requires little future maintenance and matches dwellings in the vicinity. Furthermore, the existing brown fascias, soffits, guttering and downpipes will all be replaced as part of the application.

3.0 Understanding significance

As mentioned previously, the site lies within the boundary of Holt conservation area. According to Holtvillage.com (2022), in 1282 Holt, which was formerly known as Villa Lenois was founded as an English town when the lands were granted to John de Warrenne who then constructed Holt Castle.

Now the remains of Holt castle are minimal. However, at one point the castle boasted a large pentagonal shape with five round towers which surrounded the courtyard. Figure 2 indicates an artist's illustration of the castle from the 14-15th century. It is believed that when the castle was constructed (early 1300's), it was one of the strongest ever built.

4.0 Identifying the proposed changes and assessing the impact



The proposed extension stemmed from conversations between the Architect and the Client. It was made apparent from an early stage this area for the extension seemed most viable as it proved to be a logical infill area.

The single storey side extension is screened from the front elevation by the existing garage roof which pitches from the front to the back and utilised a concrete tiled roof.

A window has been added to the rear elevation at ground floor level to; a) flood the new kitchen area with natural light, and b) ensure balance is provided to the rear elevation in regard to masonry and openings. The materials used for the window will be white uPVC which will match the new windows which are proposed throughout the house.

To enable a sleek K-Rend finish can be applied to the façade, the existing pebbledash will be hacked off. The render will be applied to the areas only which the pebbledash previously occupied to ensure the building retains the original character. The new fascias and soffits will reduce the need for constant maintenance and painting and will also allow the property to match several properties on the street.

The existing driveway has had its fair share of wear-and-tear over the years which has left sections in a state of disrepair. It is our intention not to only bring the house back to its former glory but also the landscaping around. Hence, a new resin driveway is proposed. The visually pleasing material is porous which will enable any surface water to discharge naturally into the ground.



Front Elevation



Front Elevation



Rear Elevation

5.0 Conclusion

The main aspect of the proposal is to rejuvenate the existing dwelling and bring key aspects back to life. The existing dwelling is calling for a more modern living space which we feel is achieved by the side extension. The use of new materials which are seen countless times in the vicinity bolster the dwellings need to an uplift. The extension retains the original character of the home as we feel the extension utilises a small infill gap which is tucked behind the existing garage.

Considering all of the information provided above and the supporting documents; we feel the application should be looked favourably upon and granted permission.

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