

Cerys Jones

From: Sharon Holman
Sent: 20 October 2021 12:00
To: planning_admin
Subject: P/2021/0893 - Holt Hill, Green Street, Holt.

Civ – consultation resp - SPAB

From: Elgan Jones <elgan.jones@spab.org.uk>
Sent: 19 October 2021 10:33 AM
To: Sharon Holman <Sharon.Holman@wrexham.gov.uk>
Subject: Holt Hill, Green Street, Holt.

Your reference: P/2021/0893

Our reference: 169888

Holt Hill, Green Street, Holt.

Dear Sharon,

Thank you for consulting the SPAB over the proposals to demolish and reconstruct large portions of the grade II listed house. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation submitted online and would like to provide the following observations.

This application proposes to remove, replace and rebuild a significant portion of the grade II listed house. We are of the opinion that fully taking down the main elevation of the building is an unnecessary course of action, and it is hoped that further investigations into alternative processes will give a more satisfactory solution. Although we acknowledge that there appear to be some problems regarding the deterioration of the building fabric, we believe that the property remains entirely capable of repair and reuse. In our experience, where there is a willingness to work with existing fabric rather than take the easy route of demolition and redevelopment, then a solution can be found.

To this end, we would recommend that the applicant seeks advice from a structural engineer who is listed on the Conservation Accreditation Register for Engineers (<http://www.careregister.org.uk/>) and therefore has proven knowledge and expertise with regard to the conservation of historic structures and sites. We believe that further investigation into the cause of the structural movement might show that the issue can be tackled without major intervention and we are confident that with suitable input from a conservation-minded professional it would be possible to prepare a strategy for the repair of the building that retains the historic fabric whilst upgrading it to allow a sustainable future use.

Whilst the creation of a facsimile structure may have the result of preserving something of the character of this section of Holt Hill in terms of the overall form, massing and general appearance, the site will unquestionably suffer a significant loss of integrity and authenticity. The new buildings will be a pale shadow of the existing structures, as they will no doubt be quietly 'squared up' and made to fit the rigid geometry of modern building practices. Any sense of patina or age will be eradicated and a great deal of the spirit of the place will be lost forever. This would seem to be an unjustified and undignified way to treat a worthy and much valued, though undesignated, heritage asset.

In summary, we wish to register an **objection** to the proposals contained within this application.

We trust our comments are helpful to you.

Kind regards,

Elgan

Elgan Jones

Casework Officer

The Society for the Protection of Ancient Buildings

37 Spital Square, London E1 6DY

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