



Heritage Impact Statement - Holt Hill, Green Street, Holt, LL13 9JF

Report for C Eaton

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Introduction

Mel Morris Conservation was appointed in November 2019 to undertake a detailed assessment of the historic development and significance of Holt Hill, Green Street, Holt near Wrexham. This assessment has informed revised proposals to carry out internal alterations and extensions to the building.

The report is divided into two sections – Part A is the assessment of significance and Part B is the impact assessment, which includes a summary of planning policy. Photographs and phase plans and elevations are included at the end of Part A.

Holt Hill is a grade II listed building which sits on raised ground to the west of the River Dee, and to the immediate south-west of the medieval Holt Bridge which separates England and Wales, which was famously painted by Richard Wilson ca. 1760. It sits at grid reference 341019, 354311 at approximately 10 metres AOD on the high ground to the west of the river. Holt lies within the administrative area of Wrexham County Borough Council. It lay within the County of Clwyd between 1974 and 1996 and before that it fell within the County of Denbighshire. It was first designated a listed building on 9th June 1952.

The ‘Coflein’ online entry for Holt Hill has 8 records, which include a short archaeological watching brief for the driveway, dated 2018, undertaken by Clwyd-Powys Archaeological Trust. A short description mentions a “6 fielded panel rear door”, which no longer survives.

The CADW list description states:
“C17 house refronted and enlarged in the eighteenth century. 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 with It is a two-storey with high parapet, partially obscured by ivy. Sandstone string courses to first floor and below parapet. 4 x 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. 1 x 12-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.

Interior: was not accessible at time of re-survey (March 1996). Listed for the special interest of the C18 remodelling of an earlier house.”

Parts of the list description which are errors are underscored above and considered in detail in the following assessment.

References included within the assessment are from the Bibliography, unless otherwise stated.

PART A - ASSESSMENT OF SIGNIFICANCE

Documentary Evidence

Holt Hill is recorded as Hodhill (1561) and Holt is recorded as early as 1326 (Smith, 342), although the church of St. Chad and Holt Castle were built in the 13th century. Holt Hill sits at the northern end of Green Street, which is part of the medieval settlement, although Holt Hill may lie just outside it.

“The village owes its existence to the invasion of Wales by Edward I in the late 13th Century, who conquered much of the historic Welsh Marcher of Bromfield and Yale. Holt was seen as a prime military site due to its strategic position between Wales and England on the banks of the Dee. The castle became part of Edward’s inland ring of castle fortresses in north east Wales along with Chirk, Ruthin and Denbigh to enforce the subjugation of the Welsh after Llewelyn ap Gruffydd, the Prince of Wales, failed in his attempt for Welsh independence.” (Holt Conservation Area Character Statement)

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 Midding Street (Vicarage Lane). It is plain that Mr Thomas Crewe’s house was at Holt Hill.”

He then hypothesises 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.

Palmer goes on to discuss the evidence for a Roman camp or villa within the fields to the north-west:

“North and North-west of Holt Hill, also, is a large table-land, which seen from the Farndon side of the Dee commended itself to me as a most likely and suitable position for a Roman villa, or even for a small camp... Then, on the 24th of September last (1905), Mr George Redrope, of Holt, told me, without prompting, that in a field called “The Wall Lock”, within the area above spoken of, foundations had been exposed, as of “a house of one of our kings”, and tiles “like terracotta” dug up, and gave me brief directions, which I misunderstood, for finding the field..... I picked up six broken pieces of Roman flooring and bonding brick. This strip lay in a close called the “Hillfield” and belonged to the Holt Hill property. It is possibly “the stonie croft” mentioned in Norden’s Survey of 1620, part of the lands of Mr Thomas Crewe. ... The Wall Lock is numbered 156A on the tithe survey map.”

The Roman tileworks, which he found, are part of a scheduled monument (DE013 - Holt Roman Settlement). They include a range of buildings including a massive bank of eight tile and pottery kilns, a further tile or

pottery kiln with an adjacent ‘workshop’, a walled compound enclosing long barracks type buildings and a luxurious house and a separate bathhouse. The site appears to be an industrial works serving the legionary fortress at Chester.

Palmer also recorded that “Holt Hill Farm has recently been sold by Mr E. B. Jones of Ynysfor, to Mr James Thomas of Holt”.

The various County maps of the 17th and 18th centuries do not identify the building as the scale of these maps is too small. A 1790 Estate Map of Holt (ref. CPAT Archaeological Evaluation - Green Street, Holt, 1994) also does not show the site. 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 is the dwelling occupied by Hannah Leche. The field named “Brick Kiln Field” is unlikely to be based on a Roman kilns, as these would have disappeared centuries before. It is much more likely to refer to 17th or 18th century clamp kilns as this is a common name given to fields in an area where brick production was localised.



Plate 1: Extract from the 1843 Tithe map with Holt Hill identified by the arrow.

The 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.

The Leche family are connected with Holt Hill by the marriage of John Leche of Stratton Esq. (third son of John Leche and Mary Hurleston) & Margaret Jones, spinster of Holt Hill, who were married on August 27th 1789. They had no children but the house remained in the Jones / Leche family.

Hannah Leche (nee Newell) is recorded as the occupant of Holt Hill at the time of the tithe award of 1845, but she died in 1845 (her probate is

dated 15 Apr 1846). Her will records she was the widow of William Leche of Carden Park (Sheriff of Cheshire in 1774), which was built by the Leche family, lords of the manor of Nether Carden from the early fifteenth until the early twentieth century. She must have vacated Carden Park when it was inherited by her son John Hurleston Leche. Her residence at Holt Hill suggests that the house was at that time of reasonably high status, suitable for use as a ‘dower’ house.

The 1871, 1881, 1891 and 1901 Census records the Beard family at Holt Hill, farmers.

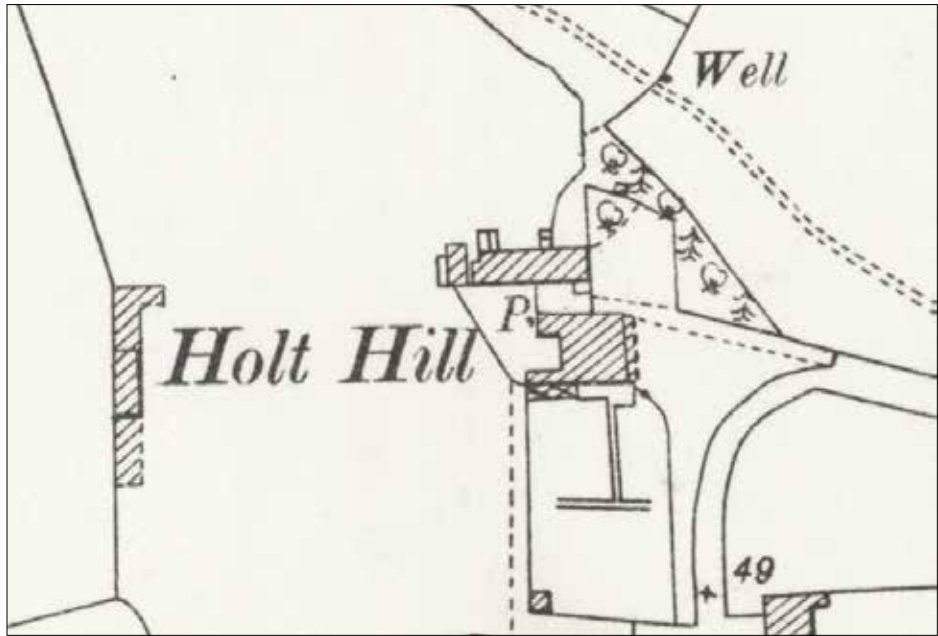


Plate 2 above: Extract from the 1899 Ordnance Survey map at a scale of 1:25 inches. Note that the field barn which stood to the west of the farmstead has been extended since 1843, as has the building to the north. The walled garden to the south survives with some additional internal walls and a glasshouse. A ‘pump’ lies to the west of the northern wing. All of these changes took place whilst the Beard family were farming the land.

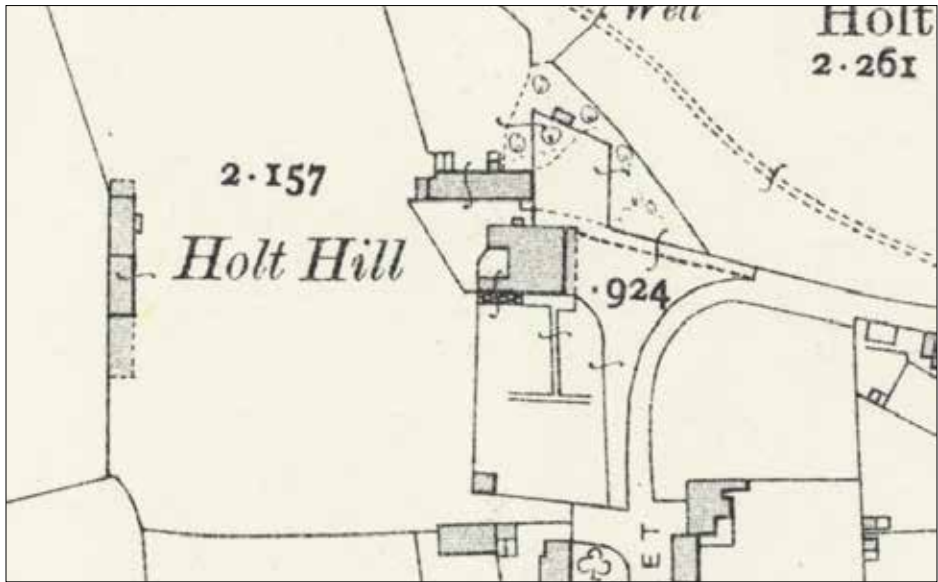


Plate 3 above: Extract from the 1911 Ordnance Survey map at a scale of 1:25 inches. There has been negligible change since 1899.

Short Summary Description

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. However, considering that it was once the home of a wealthy and well-established gentry family in a commanding location overlooking the River Dee, it is a rather sad building as 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 one 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.



Plate 4 above: The east elevation of ca. 1720-1730 of elegant simplicity and subtle articulation in the form of brick bands was a single unified composition, adopting the principles of the golden section. The protocol for the period was to have an attic storey to provide the correct classical proportions. Here the parapet incorporated faux or blind windows, which completely removed the evidence of the former gable frontage. The recessed openings have been later filled in. We can see from this photograph that the former doorway which was blocked up in the late 20th century (second window from the left) did not sit precisely under the first floor window, the reason being that the existing internal wall to the early hall prevented this. This would not have been as obvious as it is now, being a doorway. At some point the original doorway appears to have had a canopy. The square lintel is modern.



Plate 5 above: The raised bands between the floors comprised three courses of projecting brickwork and were finished in stucco. The brickwork is in very poor condition and the stucco will need to be reinstated, as originally intended. This image shows the Dining Room window with its segmental rubbed brick arch and the moulded architrave to the sash window, as originally designed. The sash window above is modern and incorporates a projecting timber cill, which is incorrect for the period. It also has 'horns' and has no architrave. To the left of the Dining Room window we can see evidence of the original 'tuck-pointed' joints which provided a high degree of refinement. This has been affected by subsequent repointing and the poor condition of the masonry, a large part of which is the result of rampant ivy.

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).



Plate 6 above: The west elevation incorporates a slightly taller wing to the south, with raised coped gable, of ca. 1690-1700 and a pair of gables to the centre and north which are coeval. These roofs were probably built immediately after the south wing.

Discussion of Phasing

The phase plans included with this assessment cannot be absolutely definitive about the precise dates of development, but they assist with the 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.



Plate 7: The central truss. The paired curved Queen struts are visible here, as is the timber studwork which incorporates reed and plaster for the raised ceiling in Bedroom 2. The mortices for an earlier, higher, collar reveal that the rafters may have been once under-drawn with reed and plaster, suggesting that the truss predates the east elevation.



Plate 8: The oak beam which spans the central and northern ranges supports the two trusses. The pegged joints can be seen over this doorway.

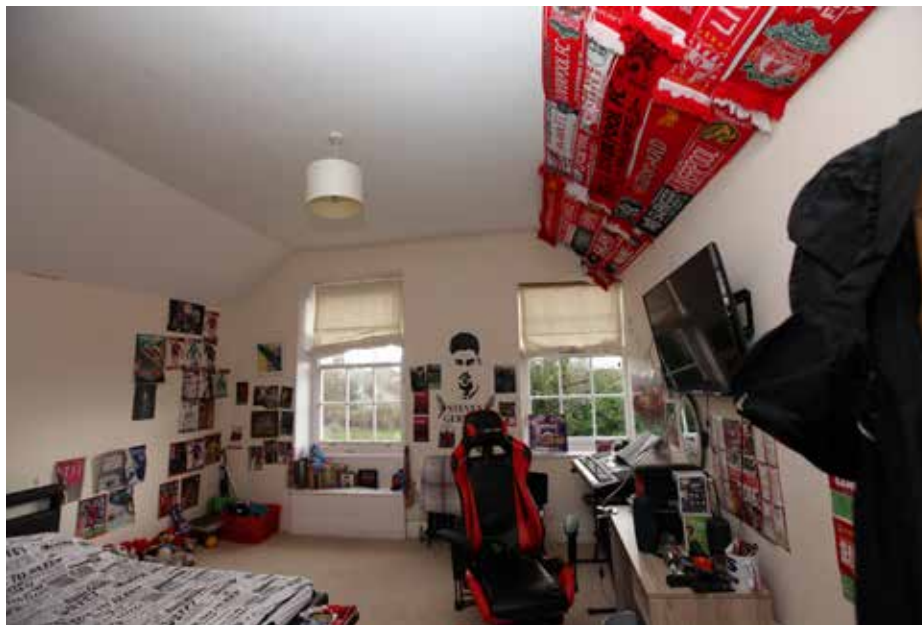


Plate 9: The central bedroom has one low sash window, to the right, which is an indication that the roof was an earlier phase, and that the sash window had to be modified to take into account the rake of the existing roof.

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 (see plate 10 for comparison - Bryniorcyn, Llanfynydd, Flintshire. – Smith, 1999).

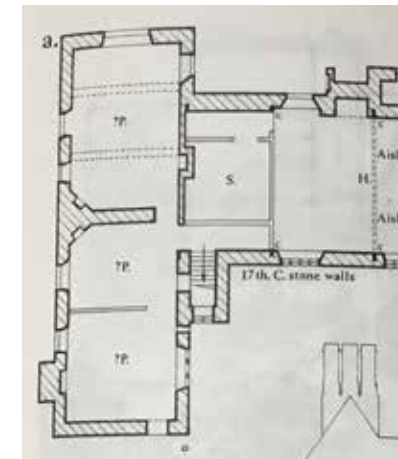


Plate 10: Example of plan form of a wing of ca. 1690 with back-to-back corner fireplaces.

Other examples of corner fireplaces in west Cheshire include: Shotwick Hall, 1 Church Street, Malpas, a number of houses within the Chester Rows, and The Old Grammar School, Weaverham (1683) and Woodlake House Tattenhall (1683). This date of 1683 for local corner fireplaces may push the dating evidence of the range to the period 1680-1700.

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 (see Webster's Farm, 1682 – Mercer, plate 94). It is quite an ornate detail for a dairy, suggesting a high-status building. Chirk Castle accounts of 1658 mention the family paying towards "making bricke to make a new kitchen at Kinnerton" and in 1663 104,800 bricks



Plate 11: The presence of a diamond mullioned oak window, which would have been unglazed and perhaps shuttered, within the present kitchen, is indicative of a 'dairy'. The evidence for this is in the original oak lintel which incorporates diamond-shaped sockets for the oak 'mullions'. The main spine beam is sitting on this lintel and there are no signs that this is an alteration.

were made for “mr Robert Lloyd's house in Ruabon” (William, 73).

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



Plate 12: Former Hall, now the Lounge. The joists are of large section with a long span. Also visible is the oak post in the wall and the stop-chamfered transverse beam inserted to support a brick wall above.

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 (cf. 1651 Glos; 1592 Glos; 1615 Angl - Hall, 37 and 59). 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 (see plate 8). 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 re-fronting, 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



Plate 13: Parlour with brick angle for the corner fireplace to the left, a later hearth to the centre, with modern surround, and an arched corner cupboard to the right of ca. 1730, for displaying best china. The ceiling was originally underdrawn with plaster.

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.



Plate 14: The cellar dates from ca. 1680-1700. The entrance was modified ca. 1730 in order to get access from the staircase hall. The original access to the cellar may have been central (see panel of brickwork to the left of the stone pier). Note the massive oak joists, which are re-used parts of a timber-framed building.

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 (see plate 11, with four blocked sockets – wooden diamond mullioned windows provided good ventilation for dairies – Flintshire, Smith, 660) 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.



Plate 15 above: Brickwork of ca. 1680-1700, formerly limewashed.



Plate 16 above: Brickwork of the late 17th century to the 'dairy', with dentilled band
Plate 17 below: Flemish bond brickwork with 'tuck pointing' of lime putty of ca. 1730.



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).



Plate 18 above: Inserted 18th century doors within original 18th century openings at the head of the staircase. The doorway to the right has a stop-chamfered frame.

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 stop-chamfered 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).



Plate 19 above: Stone moulded doorstep threshold and straight joints to the original front door.

Plate 20 below: Pegged oak door frame (early 18th century) to the original rear door. The inserted door and sub-frame is modern.



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.

Statement of Significance and Setting

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 farmbuilding 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.

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PHOTOGRAPHS



Plate 21 above: Queen strut truss to the northern range.



Plate 23 above: West brick gable to the northern range, with purlins.



Plate 22 above: 18th century brickwork of two phases to the northern range. The raked valley rafters visible relate to the brick chimney.



Plate 24 above: Purlin and massive ridge beam to the northern range.



Plate 25 above: central range Queen strut truss with secondary principal rafter.



Plate 27 above: Central range - west brick gable with purlins.



Plate 29 above: central range roof to the east showing the ridge beam and rafters



Plate 26 above: Central range Queen strut truss with additional principal rafter; increasing the pitch of the roof and inserted oak studwork to carry reed and plaster for the plastered ceiling below.



Plate 28 above: Detail of the central range truss showing the mortice in the principal rafter of the earlier raised collar.



Plate 30 above: Central range purlin and rafters.



Plate 31 above: Brick internal gable to centre of southern wing.
 Plate 32 below: detail of roof structure above the parlour and best bedroom.



Plate 34 above: Long beam of ca. 1700 supporting pair of Queen strut trusses.
 Plate 35 below: Bedroom 2 with raised soffit to ceiling of ca. 1730.

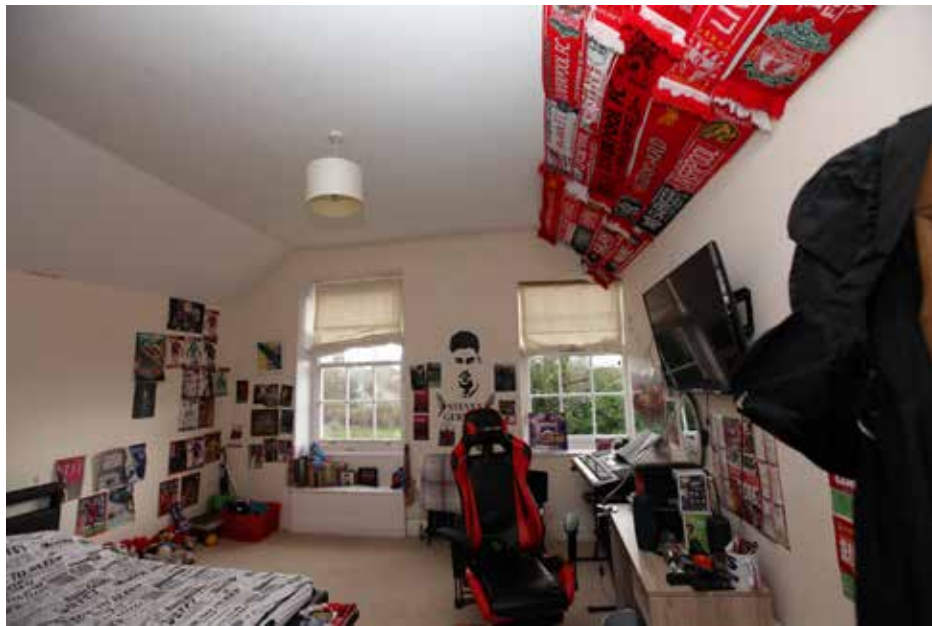


Plate 36 below: Bedroom 3 with raised soffit to ceiling of ca. 1730.



Plate 37 above: Master bedroom with corner fireplace to the left and original doorway of ca. 1690 to the right. The ceiling has been altered but may be C17.



Plate 38 left: 2-panel door to the master bedroom inserted in recent years (pers. comm. C. Eaton).

Plate 39 below: door frames to the master bedroom and bedroom 4 differ.





Plate 40 above: 2-panel C18 door to bedroom 3, ex-situ. The frame is 18th century.



Plate 41 above: 2-panel C18 door, ex-situ, to bedroom 2. The doorway opening is 18th century.



Plate 43 left: Step down to the landing over the former dairy. The floor then steps up into Bedroom 3, part of the c.1730 remodelling.



Plate 45 above: Ground floor Dining Room, with 20th century kitchen range inserted into 18th century chimney breast.



Plate 42 above: HL hinges have been screwed onto all of the 2-panel doors at first floor level. These are ex-situ but re-used 18th century hinges.



Plate 44 above: Rear bedroom 4, with inserted brick wall to the right, which forms the core of the later inserted staircase. The window on the west wall is a modern replacement.



Plate 46 above: Dining Room, looking into the Lounge. 2-panel 18th century door, probably ex-situ, and remodelled ceiling joists.

Plate 47 below: 17th century ceiling to dairy.





Plate 48 above: Former hall, with post in-situ.



Plate 50 above: Door to staircase hall from lounge - ex-situ.
Plate 51 below: Racked door lintel to timber-frame within lounge.



Plate 53 above: Hall with panelled lined windows of c.1730, that to the right has been relocated here from the adjoining parlour.
Plate 54 below: oak post of timber frame with pegged joints for horizontal rails.



Plate 49 above: View of former hall, with early joists, modern fireplace and trimmed joists around former chimney breast.



Plate 52 right: Detail of chamfered stop, with pyramidal moulding, inserted transverse beam carrying brickwork wall above.



Plate 55 below: Detail of oak chamfered beam.





Plate 56 above: View of the parlour, with corner fireplace to the left (blocked-up), later fireplace to the centre and arched cupboard of c.1730 to the right.



Plate 57 above: Doorway to the walled garden (south elevation), with raised and fielded panelled lining. Modern window.



Plate 59 above: Arched china cupboard with stepped architrave, decorative scalloped display shelves, curved back and raised and fielded panelled base, ca. 1730.

Plate 58 left: Parlour - modern door opening and door joinery inserted to replace original sash window and panelled lining.



Plate 60 above and Plate 61 below: Cellar with stone masonry of ca. 1680, re-used joists (probably 16th century)



Plate 62 below: Cellar with brick 19th century wine bins





Plate 63 above: Southern wing of c. 1680-1700, with raised parapet, remodelled stack and inserted sash window to east.



Plate 65 above: Brick gable to west end of southern wing of ca. 1680-1700, with raised brick band and remodelled window.



Plate 64 above: Brick masonry for staircase of ca. 1730 inserted into southern wing.



Plate 66 above: Brickwork to dairy wing, with decorative dentilled brick band and original opening to dairy window at ground floor level. Modern window to first floor.

HOLT HILL - PHASE PLANS

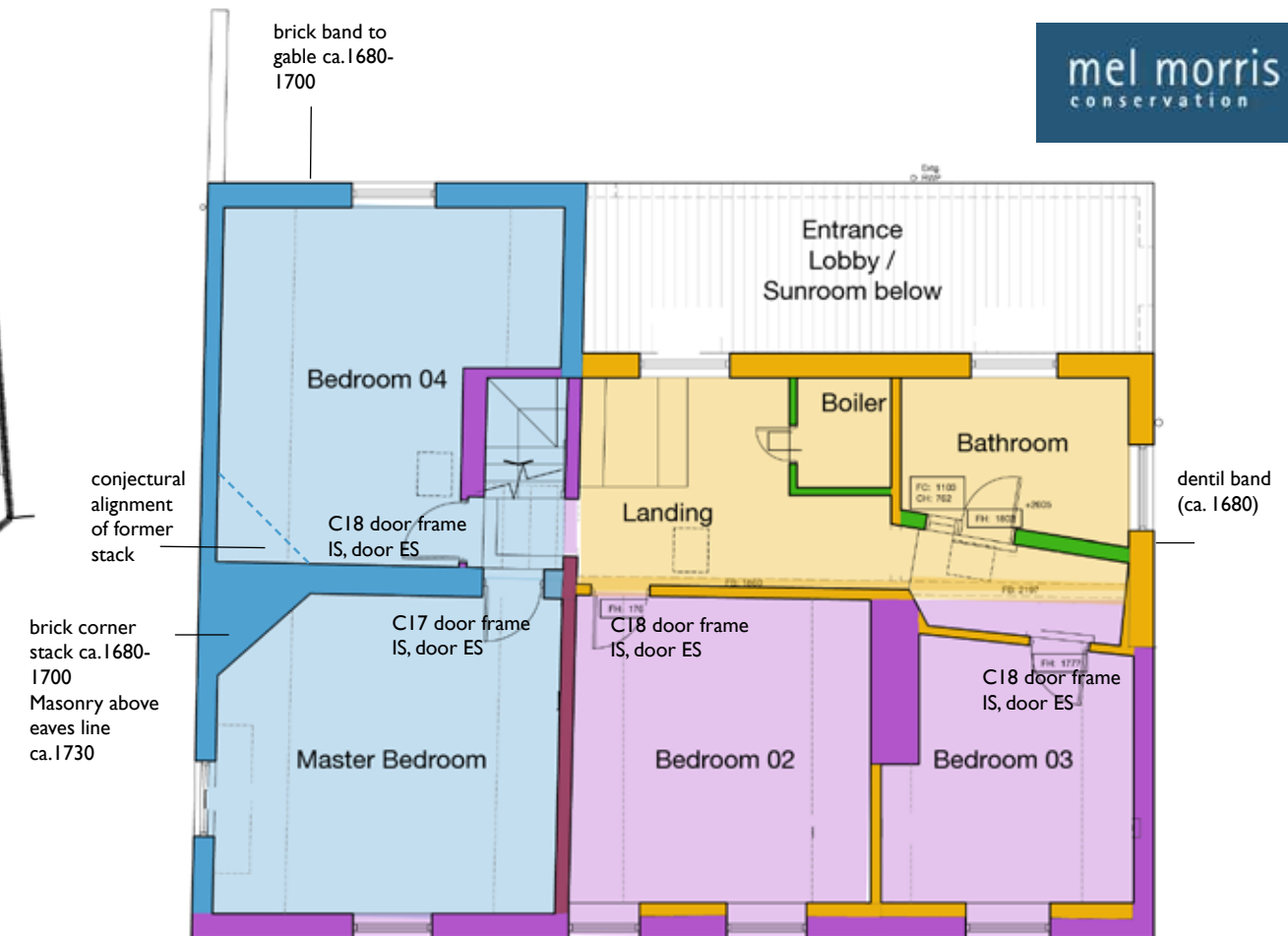
KEY:

	late C16 / early C17		1720-1730
	1680-1700		C20
	1700-1720		

Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.

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EXISTING FIRST FLOOR PLAN

Rev	Date	Description	Drawn	Checked
Project For & on behalf of Irwin Mitchell Holt Hill, Green Street, Holt, Wrexham				
Drawing Existing Floor Plans				
Client CE				
BM Suitability Description SUITABLE FOR INFORMATION			BM Suitability Code S2	
Status	information	2 Riverside Way Whitehall Waterfront LEEDS	300 City Road Angel LONDON	
Date	Aug '19	LS1 4EH 0113 819 8041	EC1V 2NZ 0203 883 8602	
Drawn	wcc	www.edwardarchitecture.co.uk		
Checked	rsg	info@edwardarchitecture.co.uk		
Scale (A3)	1:100			
Project	0759	Originator	EA	Drawings No. A - PL03
edward architecture				

HOLT HILL - PHASE ELEVATIONS

KEY: 1680-1700 1700-1720 ca. 1730

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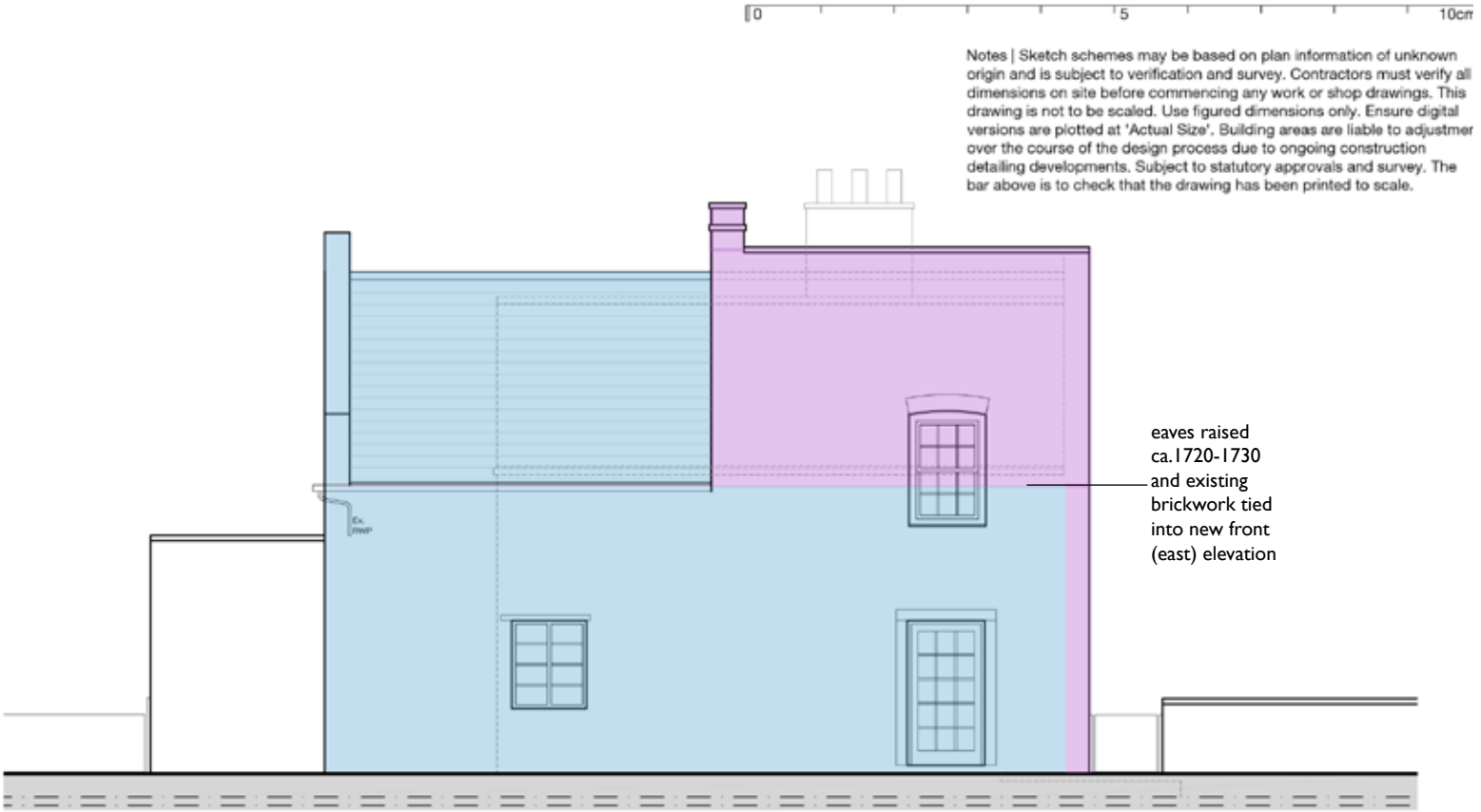
Melanie Lloyd Morris,
Dip. Arch. Cons, IHBC, MRTPI



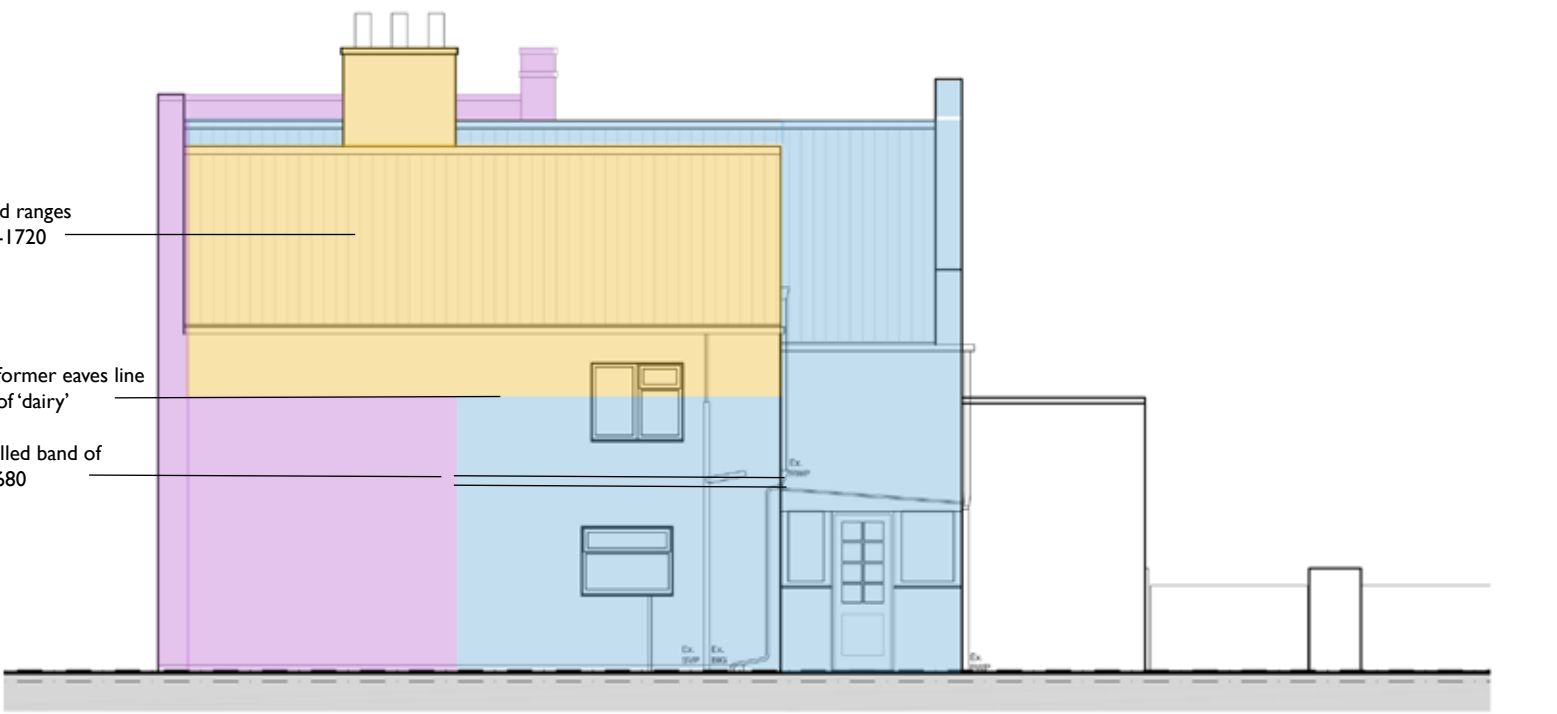
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Notes | Sketch schemes may be based on plan information of unknown origin and is subject to verification and survey. Contractors must verify all dimensions on site before commencing any work or shop drawings. This drawing is not to be scaled. Use figured dimensions only. Ensure digital versions are plotted at 'Actual Size'. Building areas are liable to adjustment over the course of the design process due to ongoing construction detailing developments. Subject to statutory approvals and survey. The bar above is to check that the drawing has been printed to scale.

Rev	Date	Description	Drawn	Checked
Project	For & on behalf of Irwin Mitchell Holt Hill, Green Street, Holt, Wrexham			
Drawing	Existing Elevations			
Client	CE			
BM Suitability Description			SUITABLE FOR INFORMATION	
BM Suitability Code			S2	
Status	information	2 Riverside Way Whitehall Waterfront LEEDS	320 City Road Angel LONDON	
Date	Aug '19	LS1 4EH 0113 819 8041	EC1V 2NZ 0203 883 8602	
Drawn	wcc	edwardsarchitecture.co.uk		
Checked	rsg	info@edwardsarchitecture.co.uk		
Scale (A3)	1:100			
Project	0759	Originator	EA	Discipline
			A	PL04

PART B - HERITAGE IMPACT STATEMENT

Methodology

Mel Morris Conservation is a conservation-accredited heritage consultancy (HESPR). Mel Morris is a full member of the Institute of Historic Building Conservation and the role of the consultancy has been to advise the architect and applicant on the significance of the listed building, and advise where there may be harm to the listed building from the impacts of any proposals. Our advice has been taken on-board by the architects in this revised submission. Where there are any impacts these are described in this report as falling within one of the following categories:

Major positive / Minor positive / Negligible positive
Major negative / Minor negative / Negligible negative
Neutral / none

Each alteration is identified by number, cross-referenced to the proposal plans, and the impact is described and summarised. The impacts are then summarised in our conclusions.

Heritage Impact Assessment in Wales (Cadw 2017) sets out the general principles to consider when planning changes to historic assets and applying for listed building and conservation area consent. CADW state:

“Most proposals will have a range of impacts which may be:

- 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.”

(Heritage Impact Assessment in Wales)

Cadw clearly consider small, sympathetic alterations which take into account the significance of the building to have a neutral impact. There is no sense in the Cadw guidance of subtle differences between different levels of impact, as they identify just three categories. However, our methodology differentiates between different levels of impact in order for the decision maker (the planning authority) to make informed decisions. This impact statement, therefore, identifies impacts based on the 7 categories above and identifies in brackets the Cadw category of ‘neutral’ where this is appropriate.

Legislation and Planning Guidance

Historic Environment (Wales) Act 2016

The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment No. 2) Regulations 2017 requires an application for listed building or conservation area consent to be supported by a heritage impact statement. This requirement came into force on 1 September 2017.

Technical Advice Note 24: The Historic Environment

To complement the provisions contained in the Historic Environment (Wales) Act 2016 and Planning Policy Wales Chapter 6: The Historic Environment, a new Technical Advice Note 24: The Historic Environment was published on 31 May 2017. It provides detailed planning guidance to fully reflect how the historic environment should be considered through the planning process.

Managing Change to Listed Buildings in Wales sets out general principles to consider when making changes to listed buildings and explains how to apply for listed building consent, including the roles and responsibilities of owners, local planning authorities and the Welsh Government’s Historic Environment Service (Cadw).

This best-practice guidance is aimed principally at owners of listed buildings and agents acting on their behalf to help them understand the implications of owning a listed building and making changes to it.

Setting of Historic Assets in Wales explains what setting is, how it contributes to the significance of a historic asset and why it is important. It also outlines the principles used to assess the potential impact of development or land management proposals within the settings of World Heritage Sites, ancient monuments (scheduled and unscheduled), listed buildings, registered historic parks and gardens, and conservation areas.

Local Planning Policy

Local Planning policy is contained in the ‘The Unitary Development Plan (UDP) 1996 - 2011, which was adopted by Wrexham County Borough Council on the 14th February 2005. Relevant policies are :GDP1 and EC9, specifically:

GDP1a) 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.

“Policy EC9 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”

Holt Conservation Area

Holt Hill falls within the north-western part of Holt Conservation Area. This impact assessment considers the impact on the listed building and its setting. It does not repeat an assessment of the impact on the character of Holt Conservation Area, as it is considered that the listed building takes precedence and essentially the impacts are the same.

Holt Hill falls within Sub-Area I, which is described as “The River Dee Banks, including the Castle, Church and Bridge.” The map which accompanies the character areas suggest that the eastern lawn and the orchard and former kitchen garden are part of an area of ‘strong enclosure by trees’ but this limited to a small area to the east, and not the lawn or kitchen garden, so we have concluded that this is a mapping error.

The description of Holt Hill is as follows:

“Holt Hill is a Grade II listed building on Bridgeview. It is Georgian in appearance and the frontage is a remodelling of the original 17th Century house.

Its distinctiveness lies in its symmetry and simple beauty. Ivy covers much of the brick front elevation. The horizontal stone string course between the first and second storey and below the parapet are barely visible, but the vertical symmetry of the traditional softwood sash windows, painted white with thin mullion bars and 12 panes is more pronounced. The many mature trees close to its boundary enhance this building.”

There are no other entries related to buildings which bear direct comparison with Holt Hill.

Planning History

The most recent planning application for internal alterations and extensions (P/2019/0674 and P/2019/0673) was refused on the grounds that there was insufficient information. This Heritage Impact Statement bridges that gap and also has addressed the significance of the listed building, resulting in significant modifications to the plans.

Previous applications for Holt Hill are as follows:

- Levelling of driveway and laying of block paving (P/2018/0210)
- Tree works (P/2018/0008)
- Conversion of domestic outbuilding to single dwelling (P/2009/0998 and P/2009/0997)
- Internal alterations and rear two storey and single storey extensions P/2019/0674 and P/2019/0673 - refused

There are no other recorded applications on the Wrexham planning portal pre 2004. An email received from Development Control at Wrexham County Borough Council confirms that there is no planning history prior to 1996, or even prior to 2009.

Proposed Work

This document has been prepared to support a Householder Planning and Listed Building Consent application for proposed internal alterations and rear two storey and single storey extensions at Holt Hill, Green Street, Holt, Wrexham. LL13 9JF. The proposals also include minor alterations to add lights on the property and within the curtilage.

The proposed rear extension involves the demolition of an existing single-storey glazed porch / conservatory. This is identified in the Statement of Significance as having a harmful impact on the listed building. There is also no record of this structure having listed building consent (the house was first listed in 1952). The current owner acquired the property in 2017. The proposal will create two bedrooms, a jack-and-jill bathroom and additional open-plan family/ dining /living area.

Internal alterations to the existing dwelling will merge two bedrooms into a single master bedroom suite and improve the internal layout and floor levels to create two ensuite bathrooms and a downstairs WC.

Drawings Submitted

In addition to existing drawings, the following drawings are submitted with the application:

0759 - EA - A - PL06 - E - Proposed Ground Floor Plan

0759 - EA - A - PL07 - E - Proposed First Floor Plan

0759 - EA - A - PL08 - E - Proposed Roof Plan

0759 - EA - A - PL09 - F - Proposed Elevations 1 of 2

0759 - EA - A - PL10 - F - Proposed Elevations 2 of 2

0759 - EA - A - PL11 - E - Proposed Sections

Design Principles and Concepts

Proposals have been developed to ensure that the design reflects the character and significance of Holt Hill, adopting traditional construction details, but that they are also subservient to the principal listed building. There is a distinct difference in building hierarchy between the front, east-facing, facade and the rear wings, which formerly contained servicing functions. These rear wings were at some time lime-washed, in keeping with the local building tradition. The proposal respects these differences and the extension adopts a white-painted brick finish, so that it does not jar alongside the whole group, including the separately listed former farmbuildings to the north.

Proposals seek to construct a two-storey rear extension of brick construction with two wings, one which continues the form of the existing northern range, and which echoes the footprint of a former wing on this site, and the other which is smaller and set back. A further single storey extension of brick construction with a parapet roof and roof lantern is nestled between the two ranges to reduce its impact. New openings within the new gabled wings are proportionate to each wing, reflecting the traditional massing and vertical emphasis of window-to-wall areas.

The two storey extension will step back from the existing 'dairy' wing, which will then be identifiable as a distinct phase. The new northern 'wing' is narrower in elevation than the existing range and steps down in ridge line, preserving the outline of the original northern gable. The central range / wing continues the same width but the ridge also steps down so that the identity of the original gable is preserved.

Windows are not proposed to the side of the extension to avoid overlooking the adjacent dwelling. A simple boarded door is proposed, in keeping with its subservient role in the building hierarchy, here to provide access for muddy boots, etc. The converted farmbuilding to the north of site has a rear aspect that overlooks the western garden of Holt Hill, a former shared yard. All proposals have been designed to minimise impact on the outlook/ amenity of the adjacent dwelling.

Roofs will be of matching materials (Welsh slate) stepped down to reflect the building hierarchy and all rainwater goods will be upgraded to cast aluminium, to be sympathetic to the building traditions.

Listed Building Alterations

Managing Change to Listed Buildings in Wales sets out key areas which are addressed in this impact statement. The following are of particular relevance:

*“4.3 Periodic Renewal ⇐
You may find that more extensive renewal activity (such as reroofing or rerendering) 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 rerendering 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.
Carrying out renewal works may affect protected species, such as bats, and an appropriate survey by a qualified and competent ecological consultant should be undertaken.*

The proposals involve the need to re-lay the existing lead valley gutters. These will need to be carried out to Lead Sheet Association guidelines, in accordance with best practice. The gables of the two wings which are being extended will require a lead flashing detail at the break between the two roofs, which also complies with the LDA guidelines. Full details will need to be supplied as a condition of LBC.

*“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.
Small-scale work to reinstate missing detail may be justifiable where it is based on good evidence.”*

Our proposals involve the restoration of the original front entrance doorway, and the restoration of a sash window to the parlour. There is clear evidence for this arrangement and it will restore the Georgian elevation to its historic appearance. As the elevation is important for its symmetry and completeness, this will be a major positive and justifiable alteration, which enhances the listed building. The restoration of the sash window to the parlour will also require the panelled lining to the present lounge

to be removed and reinstated in this Parlour window opening. A method statement should be submitted as part of a LBC condition addressing how this will be achieved. The restoration of a door to the front elevation will require a proper 6-panelled door, with raised and fielded panels, to be installed in order to reflect an authentic door for the period. A properly detailed fanlight with ovolo-moulded glazing bars, will also be required, as will a moulded architrave to the door frame, which should be fixed in the same plane as the sash windows.

“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.”

The proposals involve an extension to the listed building. This has been considered and amended in accordance with the recommendations of Mel Morris Conservation. A detailed assessment of impacts is set out on page 20.

Extensions and the Setting of a Listed Building

The definition of setting is set out in TAN 24 Historic Environment:

“The setting of an historic asset includes the surroundings in which it is understood, experienced, and appreciated embracing present and past relationships to the surrounding 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 that significance or may be neutral. Setting is not a historic asset in its own right but has value derived from how different elements may contribute to the significance of a historic asset.”

Assessment of the setting of designated heritage assets is one of professional judgement, by a qualified and competent expert. Assessment starts from the point of understanding significance.

The Significance of the Listed Building

The underlying philosophy of conservation is set out in Cadw’s Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Conservation Principles). This makes it clear that every conservation decision should be based on an understanding of its likely impact on the special qualities that contribute to the significance of a listed building.

“What is ‘significance’?

‘Significance’ is the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

In the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- **archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point. This equates to evidential value.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage 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 interest is an interest in other human creative skill, like sculpture. This equates to aesthetic value.
- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage 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. This equates to communal and historical value.

In legislation and designation criteria, the terms ‘special architectural or historic interest’ of a listed building is used to describe all or part of what is referred to as the identified heritage asset’s significance.

ASSESSMENT OF INDIVIDUAL IMPACTS

Proposed Extension

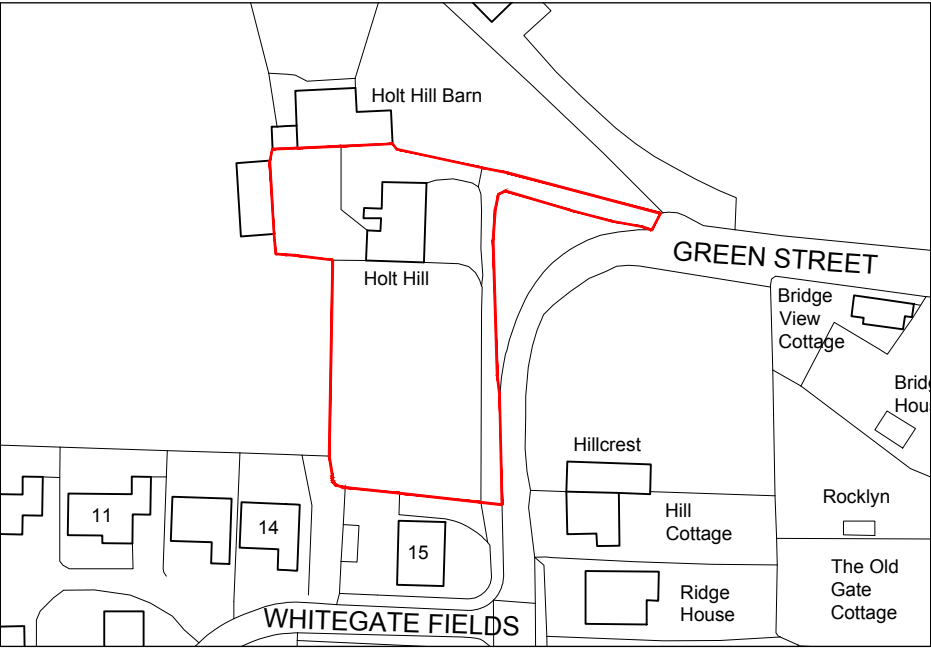


Plate 67 above: Current OS map (2019) - OS licence 100022432, © Crown copyright 2020, All Rights Reserved

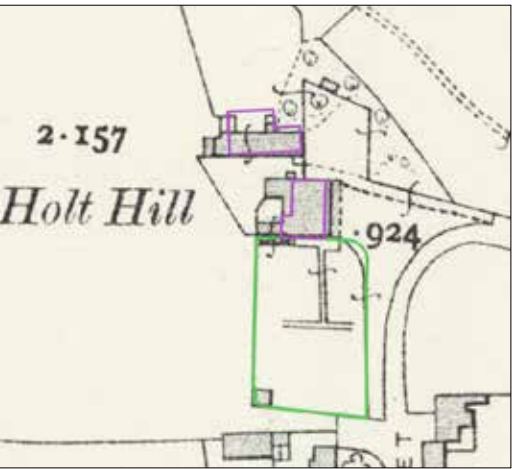


Plate 68 above and Plate 69 left: 1911 Ordnance Survey map, with to the left an overlay of the two maps.

The purple overlay is the existing 2019 plan and this demonstrates that a large wing was located in line with the northern wing, which has since been demolished. This wing existed as long ago as at least 1834 and as recently as 1964 (OS map)..

Alteration No. 3 - ground floor

The proposed alteration to the front elevation of the listed building is to restore the original front entrance door. There is positive evidence of this location in the form of the door threshold and straight joints and the fact that it entered the 'Hall'. As with all early Georgian buildings of the 1730s, the front door would have been a classical design, based on a 6-panel door, with raised and fielded panels. This is almost without exception. The proposal reinstates a traditional solid panelled hardwood door in line with the style shown on page 20. Full drawn details of this door will be needed at a scale of 1:10. In addition to the new door a fanlight will be required to be reinstated, as would have been originally designed. The proposal is to also provide a simple but classical door canopy based on similar examples we have found for 18th century buildings (see example below).



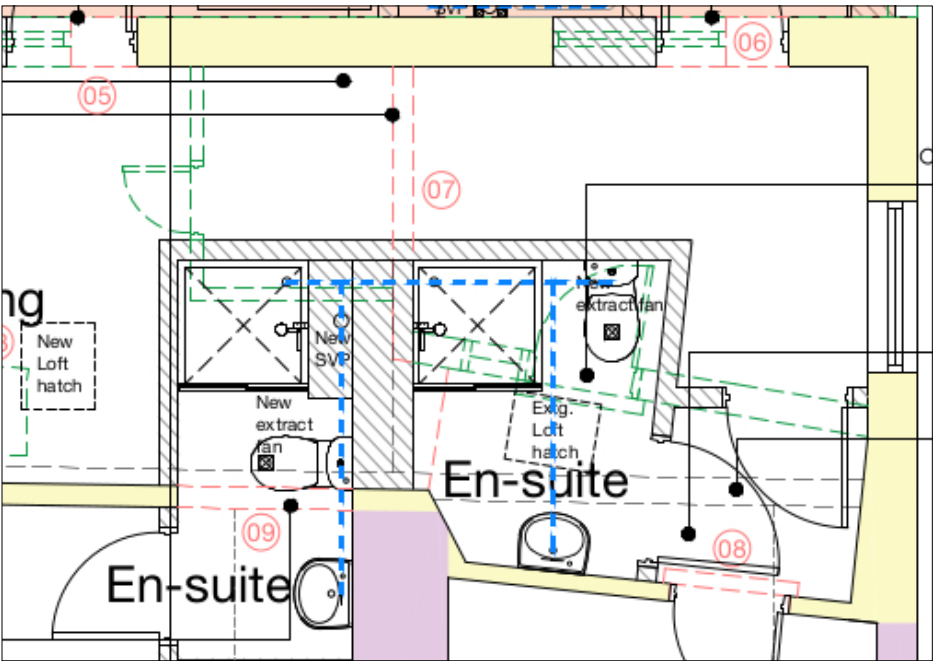
Plate 71 above: Example of Georgian door with classical door canopy, as proposed.

This canopy provides a degree of protection from rain for visitors, whilst being entirely low-key and sympathetic to the listed building. It is recommended that the detailed design is a condition of LBC with drawings at 1:10 and 1:5. The adjoining room will require the sash window to be reinstated and the panelled lining which is currently in the former doorway to be moved back to the Parlour. The relocation of this raised and fielded panelled lining and all alterations to restore the window to the Parlour should also be a condition of LBC.

The proposals will unpick some of the more unsympathetic and harmful alterations, including the modern glazed door to the Parlour, which does not appear to have LBC, and the replacement of the flat brick lintels with the traditional segmental arched brick lintels, all of which will restore the balance of the original designed composition to the east facade.

Impact - Major positive

Alterations No. 5 and 6 - first floor



The proposal involves adapting the landing to the first floor to provide access into the new extension. Two of the existing windows will be partially blocked up and new door openings inserted into the proposed Bedrooms 4 and 5. Neither of these windows is of any age and these both appear to be modified or moved openings. The impact on significance from the removal of the brickwork of ca. 1700 is negligible.

Impact - negligible negative / neutral (CADW)

Alteration No. 7 - first floor and Insertion of New Partitions

The creation of ensuite bathrooms at first floor level to bedrooms 2 and 3 involves some changes to the floor plan. The existing oak beam is preserved in-situ and new stud partitions are inserted within the landing space. There are already some modern partitions in this space, which were inserted to create a bathroom and a boiler cupboard. It is proposed that these are removed, including a small part of a brick wall of ca. 1700. The wall currently supports the valley gutter and wallplates and some minor modifications will be required to ensure that a beam is engineered to carry the roof when this section of wall is removed. The new ensuite bathrooms will each require an extract fan, which will need to terminate in a slate roof vent. This can be flush with the slate roof (e.g. Glidevale slate vent). Full details of the beam and slate roof vents should be conditioned.

Impact - minor negative

Alteration No. 8 - first floor

The existing floor level, which drops down over the 'dairy', will be heightened to avoid multiple steps. However, the existing floorboards will be retained in-situ and a new floor laid over them. This is to preserve the evidence of the earlier 17th century 'dairy' phase. This is then fully reversible.

Impact - negligible negative / neutral (CADW)

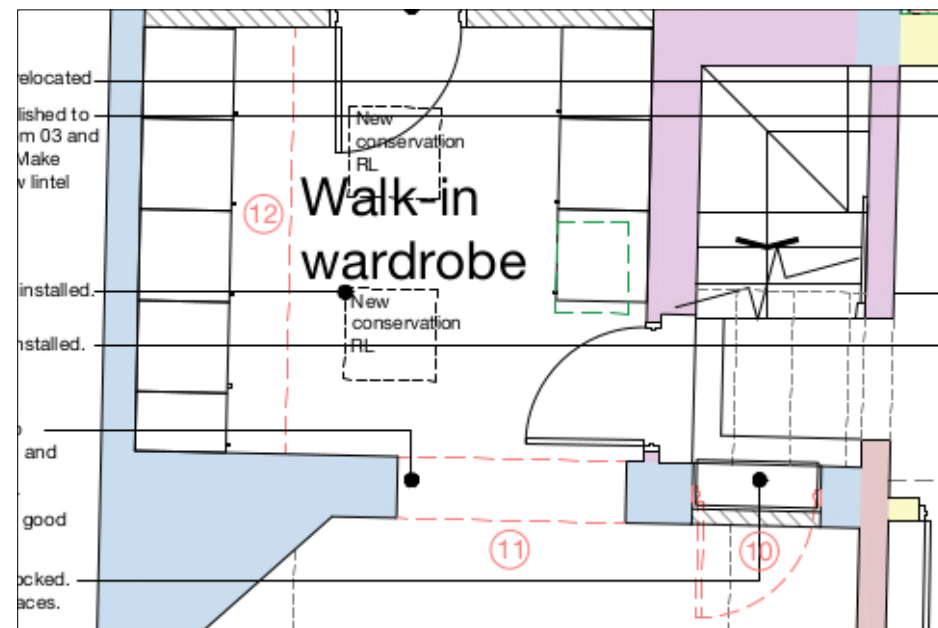
Alteration No 9 - first floor

The creation of an ensuite bathroom to Bedroom 2 involves straddling the bedroom and landing space. As there are no cornices, fixtures or fittings affected within the bedroom, this has negligible impact on the significance of the room. The proposal involves removing a small section of wall between the bedroom and the existing landing to create a connecting doorway. This is brickwork, probably of ca. 1700. The removal of a small section of brickwork will have only a minor negative impact through a small loss of fabric. The existing oak beam remains in-situ supporting the roof trusses, but it may need to be protected and encased where it is within a shower room.

Impact - minor negative

Master Bedroom and Bedroom 4

Alterations No. 10, 11 and 12



Bedroom 4 was downgraded when it was adapted in the early Georgian period. It remained unheated and the brick staircase which was inserted interrupted the original plan form. The proposed adaptation of this space to divide it into a bathroom and dressing room involves inserting a new stud partition wall. This does not affect any fixtures, fittings or historic plasterwork or historic windows and is fully reversible. This will have no impact on the significance of the building.

The proposed partial demolition of a section of the brick wall between the Master Bedroom and the proposed Dressing Room will remove 1.2 metres wide of brickwork of ca. 1690. The corner chimney beast of ca. 1680-90 will be retained and its form clearly expressed. A new structural lintel will need to be inserted over this opening as this wall supports the brick internal gable and the single-purlin roof structure of c1690. The intention is to remove the existing door to Bedroom 1 and to approach the bedroom from the door which currently enters Bedroom 4. The owner has indicated that the present two-panel 18th century doors were introduced by the previous owner. Although the removal of the door may cause only negligible harm, it is important that this opening is still identifiable in some form, as this was the original doorway opening of c.1690 within this range. The door frame should be retained, either to the bedroom side or the landing side. Full details should be agreed as a condition of LBC.

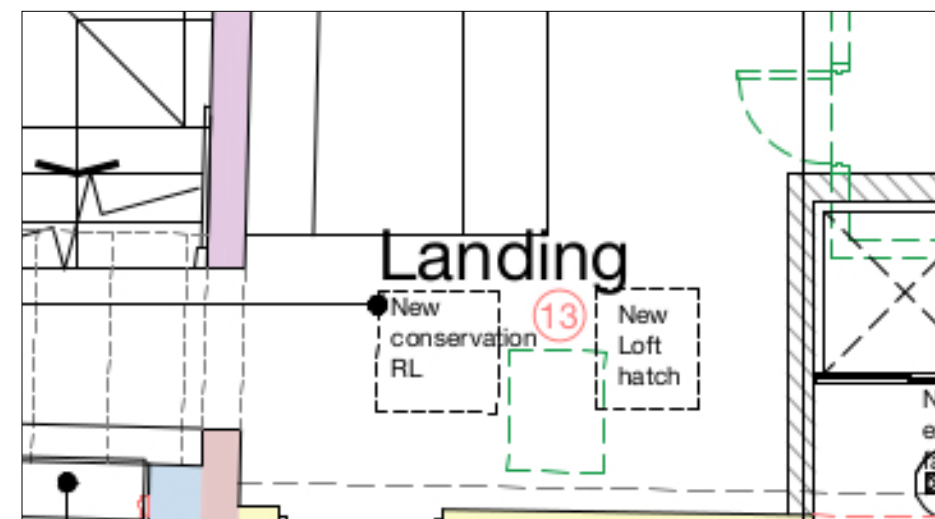
Impact – minor negative

The loss of brickwork of c.1690 between Bedroom 1 and Bedroom 4 will cause minor harm. The loss of the original doorway into Bedroom 1, the best bedroom, can be mitigated by retention of the door frame, as evidence.

The proposal involves inserting new conservation rooflights to the new Dressing Room. This room would be otherwise dark and unlit. The rooflights will sit within the slope of the roof and this will require some minor modification to the rafters to trim around them. It will also require a section of the ceiling joists (of ca. 1730) within the flat soffit to be removed in order to create sloping sides in studwork and plasterboard for the light to spill down to the Dressing Room. The external impact of two conservation rooflights will be greater than one, but views of this elevation are limited and restricted in oblique views by the presence of the front parapet.

Impact - minor negative

Alteration No. 13 - first floor



The proposal involves inserting a new conservation rooflight over the landing. This space would be otherwise dark and unlit. The rooflight will sit within the slope of the roof and is hidden by being within one of the valleys. This will require some minor modification to the rafters to trim around the new window. It will also require a section of the ceiling joists (of ca. 1700) within the flat soffit to be removed in order to create sloping sides in studwork and plasterboard for the light to spill down to the landing.

Impact - negligible negative / neutral (CADW)

Fixtures and Services

There are a number of minor alterations proposed to the external appearance of the listed building. These are illustrated on the accompanying drawings, as follows:

- New floodlights to north, west and south elevations
- New wall lights to the east and west elevations
- New external flues to boiler, kitchen cooker hood and WC

There are also two proposals which lie within the domestic curtilage which have the potential to affect the setting of the listed building:

- New floodlight on a 3-metre pole to the enclosed west garden
- Bollards to light the driveway

Lights

We have considered the most effective way of providing lighting which has the least impact on the listed building. It is considered reasonable to provide floodlighting under the eaves of the north and south wing, and to leave the Georgian elevations, with the parapets, unfettered. As there are deep overhanging eaves to both north and south wings the floodlights can be fitted so that they are close to the eaves and unobtrusive. The proposed floodlight to the new wing is located on a modern gable and has less impact than on the historic fabric. It will be angled so that it is directed away from the neighbouring property to the north. The lighting to the entrance doors, both east and west elevations, is tailored so that this provides a good pool of light around the doorways, whilst being modern unobtrusive fittings. The details of each of these proposals will need to be submitted by way of condition. However, this is largely a matter of design and a principle which can be supported.

The proposed bollard lighting and flood light on the 3-metre pole provide lighting around the main circulation areas. These will be controlled so that they can be turned on and off independently, for specific tasks. The pole can be painted in a finish so that it is unobtrusive (e.g. RAL 6013, not black). Bollards can be discreet modern fittings, subject to submitting designs. Neither of these proposals will have a negative impact on the setting of the listed building, provided that the designs are sympathetic.

Impact - negligible negative / neutral (CADW)

All external flues should be designed to have the smallest impact on external appearance, although the size of extract ducts, which is dictated by the room size, influences the size of the flue and vent. White vent covers may be less obtrusive on the white-painted brickwork than galvanised or brown vents. It is recommended that details be provided by way of condition.

Impact - neutral

Rainwater Gutters, Downpipes and Lead Valleys

The proposals involve the replacement of the existing upvc gutters and rainwater goods with new cast-aluminium, deep-section gutters and downpipes to a traditional cast pattern. These will be painted black and will be fixed on rise-and-fall brackets, as can still be found on the southern wing. Cast-aluminium is being manufactured today to traditional cast-iron profiles and is a durable and sympathetic replacement for the existing upvc, which is buckled and under-sized.

New lead valley gutters will be required throughout the building, along the existing and new valleys. These will be designed to comply with the Lead Development Association /Lead Sheet Association guidelines to best practice.

Impact - minor positive

CONCLUSIONS

All alterations to listed buildings will have some degree of impact and where alterations are 'negligible' or 'neutral' it is considered that these are acceptable and reasonable in order to make dwellings comfortable for the occupants.

Heritage Impact Assessment in Wales (CADW 2017) states:

“If you propose more extensive change, or your historic asset is especially important, you will need to make a more detailed assessment. This will need to include detailed information about the significance of the asset as a whole and a thorough explanation of the impact of the proposed changes. In such a case, it is advisable to engage a qualified and competent expert to conduct the heritage impact assessment and to write the heritage impact statement.”

This detailed assessment follows this guidance and is written by an accredited conservation consultant and addresses each alteration in turn.

The main purpose of the extension is to provide the owner of the house and his family with an open-plan kitchen / dining / living room. This is not achievable within the existing historic floor plan without significant, and harmful, alterations. By using the extension to house this modern lifestyle, it reduces the impact on the original building and its plan form and future-proofs it. Alterations at first floor level increase the number of bedrooms overall by one but also provide additional bathroom facilities. At present there is only one bathroom, no separate WC, and no downstairs cloakroom or WC. It is considered to be more than reasonable to increase the number of toilets and bathrooms within this large family dwelling. There are a number of external light fittings proposed. In providing an extension within the massing of the building, retaining the form of the projecting wings, this will create some areas where there is less natural daylight. It

is considered very reasonable to install rooflights, rather than insert new windows in external elevations, to provide natural daylight to these internal circulation spaces.

With regard to Offsetting, the Cadw guidance states:

“In some circumstances, where damage is unavoidable, there may be opportunities to introduce compensatory measures. Although these will not reduce the direct impact of change on the significance of the historic asset, they may help offset the harm. Offsetting measures could include, for example, creating public access, improving understanding through detailed investigation, providing interpretation, or (as a last resort) recording any features that would be damaged, obscured or even destroyed by the proposed works. Your proposals for offsetting should be presented to your local planning authority when they concern a listed building or conservation area, or to Cadw in the case of scheduled monuments so that the benefits of the scheme, including the compensatory measures, can be weighed against the impact of the development on the significance of the historic asset.

To summarise, there are no alterations proposed which have a major or moderately negative impact on the listed building. Of the alterations proposed only the removal of panels of brickwork has a minor negative impact and these are relatively small alterations. Most alterations to the listed building are considered to be 'negligible negative' or 'Cadw - neutral'. The principal rooms within the listed building are being retained on plan, so that the plan form is preserved; i.e. Parlour, Hall, Dining Room and Dairy. Where there are alterations to the plan form these are minor and largely do not affect fixtures or fittings or rooms of high significance. Any fittings that are of interest that are affected, such as doorways, are being carefully detailed to preserve the evidence of the plan form and historic details in-situ.

As well as the proposed internal alterations there are a number of works of external enhancement, including the restoration of the front elevation to its designed form of ca. 1730, and the provision of cast aluminium rainwater goods to replace the existing upvc. These are both major positive works. They can be seen, in weighing up the balance of impacts, to off-set the minor negative impacts.

The design has evolved to take into account all areas of concern highlighted by the heritage consultant and to identify opportunities for enhancement. As a result, we can fully support the application as it stands.

MITIGATION

In order to safeguard the special interest of the listed building a large number of details will need to be addressed by way of condition and further detailed drawings to a larger scale. These include:

- Structural engineer's details for new beams and any proposed modifications to the existing structure; including details of over-boarding over the 'dairy';
- Front door, fanlight and canopy, including sections to show the position within the opening and the profile of the canopy brackets
- Front sash window to Parlour / Playroom;
- Reinstatement of panelled lining to Parlour / Playroom window;
- Brickwork for the restoration of openings to the front / east elevation, including brick bond, pointing and jointing;
- Brickwork for the replacement segmental lintel to the front door;
- Stone threshold to the new front entrance door (post commencement);
- Stucco rendered plinth - repair specification;
- Roofing slate
- Rear sash windows, including section of glazing bar and meeting rail and section through wall showing position of sash box;
- Side boarded door details;
- Lead valley gutters, including specification for use of Lead Sheet Association guidelines and Code 5 as a minimum for lead to replacement valley gutters, to ensure that the materials have a long life and preserve the special interest of the listed building;
- Lead flashing details to existing rear gables, to meet the Lead Sheet Association guidelines on best practice;
- 3-metre pole and light fitting to garden, to ensure that this preserves the setting of the listed building;
- Floodlights to north, west and south elevations, to ensure that these are as discreet and have as little impact as possible on the elevations;
- Light fittings to east elevation, to ensure that these do not detract from the principal elevation;
- New roof vents to bathroom extracts;
- Flues
- Conservation rooflights - specifying source and dimensions;
- Internal works to insert conservation rooflights, including any joists to be trimmed (post commencement);
- New internal doors and windows throughout.