

HISTORIC IMPACT STATEMENT FOR THE PROPOSED PART DEMOLITION, NEW EXTENSION AND REFURBISHMENT OF STONE COTTAGE, CHURCH STREET, HOLT, NR WREXHAM. LL13. 9RJ.

The application relates to the proposed demolition of the existing rear extension and replacement with a new 2 storey extension of increased depth, internal and external refurbishment of the retained building.

This Statement has been written with reference to TAN 24 document produced by the Welsh Government and with particular reference to the section on Conservation Areas.

Stone Cottage is situated on the main road virtually within the centre of the conservation area. It is probably one of the oldest building within Holt and may have connections with Bethesda Chapel which it adjoins. The proposed refurbishment does involve the demolition of the existing rear extension which is in a poor state of repair. We believe refurbishment of this extension is uneconomic, principally because it may have been a latter addition and it appears to be moving away from the main house. It is to also to the rear of the property will not impact significantly on the character of the main building. The existing extension has an almost flat roof, the incorporation of a pitched roof we believe will enhance the appearance of the property. This facing material for the new extension will be brick acceptable to the LA Conservation Officer and the roof covering will be second hand Welsh slate of a colour and size to match the main house roof.

Refurbishment of the exterior of the main house will involve removing the existing render and replacement with a through coloured render allowing for a contrasting smooth coloured render to reinstate all the existing features, quoins, windows surrounds and heads. This has been undertaken recently to the Bungalow situated to the rear of Stone Cottage and has proved satisfactory. Re-rendering is important to safe guard the future of this building which the technical document points too. The roof will be recovered, once repair work has been carried out, with existing salvaged slates and new second hand Welsh slates to match the original. Original slates will be used on the slope facing the main road with any imported slates used on the rear slope.

We believe that the works involved are necessary and any works will not be deter from the character of the building or its surrounding area.