Berrys Ref: SA56974

BERRYS

Wrexham County Borough Council

Planning Service

16 Lord Street

Wrexham

LL11 1LG

Date: 30th January 2026

Planning Portal Reference: PP-14665699

Dear Sir/ Madam,

THE HAND HOTEL, CHIRK, WREXHAM, LL14 5EY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), HISTORIC ENVIRONMENT (WALES) ACT 2016, HISTORIC ENVIRONMENT (WALES) ACT 2023

Application for Listed Building Consent

On behalf of our client, Mr. Edward Kamau, please find enclosed an application or Listed Building Consent ('this Application') for works to replace part of the roof at The Hand Hotel, Wrexham. The Site lies within the administrative jurisdiction of Wrexham County Borough Council ('the Council').

The description of development for the proposals ('the Proposed Development') reads as follows:

'Replacement of roof to single-storey pitched extension, including re-use of slates and timbers where possible, and like-for-like replacement of degraded materials'

This letter sets out the documents and drawings submitted as part of this application, and comprises the heritage impact assessment which considers the effect of the proposals on the grade II listed Hand Hotel. For the avoidance of doubt, this is a listed building consent application for proposals which do not have the potential to affect the significance of any other heritage assets.

Application contents

Please find enclosed the following information:

- Location Plan (Drawing Ref: SA56974-BRY-ST-PL-A-001_-)
- Existing Site Plan (Drawing Ref: SA56974-BRY-ST-PL-A-0005_-)
- Proposed Site Plan (Drawing Ref: SA56974-BRY-ST-PL-A-0005_-)
- Heritage Statement (this letter)

Significance of the Site

The Site comprises The Hand Hotel, a grade II listed building (Cadw Ref: 1298). The hotel was built as a hostelry on the Holyhead Road in the 18th century, principally serving travellers on the road to and from Ireland. It also lies within the Chirk Conservation Area, and is described in the Conservation Area Appraisal (2014) as '*a good surviving example of one of the early hostelries'*.

It is red brick in Flemish bond, with a stone plinth and a hipped slate roof. The principal elevation has a central entrance with a Tuscan portico and entablature.

To the rear, the hotel has a 19th century range with a steep pitched roof. This part of the hotel includes the area which is subject to this application.

The building possesses special interest as a good example of an historic coaching inn associated with a well-travelled route. Architecturally, the principal elevation to Station Road is attractive, and reflective of the period in which it was constructed.

To the rear, the building has been extended and altered over time to reflect the changing requirements for the site.



Figure 1: 1898 OS(red circle indicative of area subject to this application, not to scale)



Figure 2: 1960 OS (red circle indicative of area subject to this application, not to scale)

The 1898 OS at Figure 1 shows the linear principal elevation of the hotel along Church Street, with a range of outbuildings projecting towards the rear.

By 1960 (Figure 2), the rear of the building had been reconfigured to provide a further rear extension and remove the previous outbuilding.



Figure 3: aerial view of the Site today (red circle indicative of area subject to this application, not to scale)

The aerial view at Figure 3 shows the current arrangement of the Site, including the piecemeal character of the rear extensions.

The area of the building which comprises the Site extends to the rear of the principal range, and comprises a narrow single-storey brick projection with a slate roof, which appears to have been constructed in two phases, with two different roof pitches. Part of the eastern elevation is built in blockwork, and there is an area of sheeting to the roof which has lifted and is allowing water ingress.

The photographs below at Figures 4 and 5 show the area of roof that is subject to this application.





Figure 4: the single-storey roof to be replaced as part of the proposals





Figure 5:: the areas of roof to be replaced, showing degraded condition of some areas of tiles and lifting sheeting

The proposals

The existing condition of the roof has degraded, with moss and vegetative growth and some areas of water ingress. In order to prevent this and to secure the long-term future of the listed building, consent is sought for the following works:

- Removal of existing inner courtyard roof slates and retain those able to be re used.
- Removal of existing roofing battens and underlay.
- Replacement of deteriorated roof members as required on inspection.
- Application of new roof membrane.
- Application of new roof battens.
- Re-application of existing fit-for-purpose slates and new Welsh slate tiles.

The works would be undertaken with a conservation-led approach, and where possible, existing materials would be retained and re-used. Where this is not possible, new roof slates would be installed to match existing, and to maintain the historic character of the property.

The new roof membrane and battens would ensure the long-term structural integrity and weatherproofing of the listed building. There would be no change to the pitch or form of the roof.

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Heritage Assessment

The proposals comprise the replacement of the roof to part of a rear extension to the Hand Hotel. The works are required to secure the building against water ingress, and to ensure its long-term conservation.

The works are being undertaken utilising like-for-like materials, and there will therefore be no change to the character of the listed building, or its special interest.

The interest of the listed building would therefore be preserved.

The proposals would therefore meet the terms of Policies EC9 (Listed Buildings of Special Architectural or Historic Interest) of the Wrexham Unitary Development Plan 1996-2011 (2005), policy 6.1 (The Historic Environment) of Planning Policy Wales Edition 12 (2024), and the requirements set out at Section 5 of Technical Advice note 24: The Historic Environment (2017).

We would be grateful if Wrexham County Borough Council could confirm that this Application is complete and will be validated shortly. In the meantime, should any further clarification, information or assistance be required, please contact Alexandra Rowley (Alexandra.rowley@berrys.uk.com, 07918 319768) of this office in the first instance.

Yours faithfully,

[redacted]

Alexandra Rowley BA (Hons) MA

Senior Heritage Consultant

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