From: Elgan Jones <elgan.jones@spab.org.uk>
Sent: 15 September 2026 11:48
To: Lauren Rowlinson <Lauren.Rowlinson@wrexham.gov.uk>
Subject: Cornish Hall, Wrexham Road, Holt, Wrexham, LL13 9SW

Your reference: P/2026/0542

Our reference: 221953

Cornish Hall, Wrexham Road, Holt, Wrexham, LL13 9SW

Dear Lauren,

Thank you for consulting the SPAB over the proposals to undertake internal alterations at the grade II listed farmhouse. Whilst we have not had an opportunity to visit the site, we have reviewed the documentation submitted online and would like to provide the following observations.

The documentation submitted provides limited information, making it difficult to fully assess the proposals contained within this application. In addition, much of the justification for the proposed alterations appears to have been redacted, which further hinders our ability to determine whether any resulting harm to the significance of the heritage asset is justified.

The proposals include the installation of secondary glazing to the front door through the fixing of a framed secondary glazing system to the rear of the existing door. This approach would result in an unsatisfactory detail, and we therefore question whether alternative solutions have been considered. While it is difficult to confirm from the information provided, the agent may wish to assess whether the existing glazing arrangement is an original feature or a later alteration. The significance of the current glazing should also be evaluated, as it may be acceptable to replace modern glazing (should it be confirmed as such) with an alternative that better meets performance requirements.

We have concerns regarding the proposed alterations to the staircase and their impact on both the character of the building and its historic fabric. The illustrations provided do not contain sufficient detail to enable a full assessment of the likely impacts. Furthermore, for an intervention of this nature, we would expect a more robust design justification that explores alternative options and explains why the proposed solution is considered the most appropriate and sympathetic approach.

The application also proposes the installation of a new safety Polyflor vinyl floor covering over the existing floor finishes. However, no information has been provided regarding the nature, condition, or significance of the existing coverings, nor has any assessment been submitted to demonstrate how they may be affected by the proposed works.

In summary, the application currently lacks sufficient information, detail, and justification to enable a full assessment of the proposals or their impact on the significance, character, and historic fabric of the building.

We trust our comments are helpful to you.

Kind regards,

Elgan

Elgan Jones

Casework Officer

The Society for the Protection of Ancient Buildings

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