

From:]
Sent: 26 September 2018 11:32
To:
Cc:
Subject: FW: Erlas House

Thank you for your e-mail of 10 May 2018, requesting that we provide confirmation of our earlier decisions not to list Erlas House or advise if we intend to add its grounds to the Register of Historic Parks and Gardens.

Erlas House has been considered and rejected for listing three times previously; first in 1995 as part of a community resurvey of Holt, again in 2013 in response to a query from your authority and then once more in 2015 in reply to a query from a member of the public. Our responses on these occasions only concerned the main house and were based on an assessment of its exterior. Consequently, in response to your latest request for clarification on this issue, Cadw inspectors carried out a full site inspection of the house, internal and external, the gardens and grounds and associated buildings on 3 July, as a result of which we are able to provide the following assessment.

Assessment for Listing as a Building of Special Historic and Architectural Interest.

Erlas House, formerly known as Bryn Estyn, is a house built either in 1903 or 1905, half-timbered in the domestic Revival style. It replaced an earlier house of the late 18th century and was extended and altered through local authority use in the late 20th century. The assessment provided in 2013 stated that it did not meet the criteria on the basis that it is not of 'definite quality and character'. It also set out the stylistic background to the house and provided comparable examples that have been judged to be better examples of type and have been listed.

This latest assessment concludes that the external integrity of the building has been undermined by loss of detail, that the quality of the interior is not particularly high and that the immediate setting and integrity of the building have been further compromised by extensive alterations. Although it follows the standard form of similar Revival style houses of being planned around a great hall and relying heavily on vernacular materials and craft detailing, its overall quality and character is of a standard to be expected for such a house and is not of exceptional or unusual interest. The main hall and stair and the principal rooms retain fittings and finishes of merit (e.g. fireplaces, panelling, ceilings) but these are not of special interest as being of 'definite quality and character' and there is a degradation to what character there is from years of institutional use and the alterations already noted in the earlier assessment.

Applying the greater degree of selectivity required for post-c.1840 buildings, we do not consider that Erlas House or any built structures within its grounds meet the criteria for listing.

Assessment for Addition to the Register of Historic Parks & Gardens.

The earlier house and garden together with lawn and plantation are shown on the mid-nineteenth century tithe map. The 1st edition Ordnance Survey (1879) also depicts the earlier house and walled garden with parkland to the north, south and more extensively to the east of the house:

<https://maps.nls.uk/view/102341207#zoom=6&lat=6136&lon=2102&layers=BT> .

Following the purchase of the estate by Frederick W. Soames, the old Bryn Estyn hall was demolished and a new house built in the early 1900s. This is the current house now known as Erlas house. Soon after the house was built, the landscape gardener William Goldring (1854-1919) was asked to produce a design for the gardens to complement the new house. Goldring's plans (1908) for the garden at Bryn Estyn survive and a copy is on display in one of the buildings in the walled garden. The design includes a terrace to the south of the house, rose garden, tennis and croquet lawn, orchards and a new carriage drive. Some of these features can be seen on historic Ordnance Survey mapping (1911, 1:2,500) but not all of Goldring's designs, such as the new carriage drive, were completed. Elements of the gardens survive, such as the terrace and steps to the south of the house but much has been encroached upon by later 20th century development including buildings and tarmac parking areas. There are some fine trees in the grounds which could, if not already, be assessed by the local planning authority for protection by tree preservation order.

The walled kitchen garden at Erlas, which appears to date from the earlier Bryn Estyn hall and to have been incorporated into Goldring's designs, is now a thriving horticultural community project and has experienced less development. However, it would be unusual to register such a feature separately from the surrounding estate as it would normally be included within the registration as part of its group value together with the house, estate buildings, gardens and parkland.

To conclude, the grounds at Erlas house do not meet the criteria for addition to the Register of Historic Parks and Gardens due to the loss of original features and layout and encroachment by modern development.

I hope that this clarifies our position on Erlas House and its grounds, but please let me know if you need anything further.

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From:
Sent: 10 May 2018 16:53
To:
Cc:
Subject: Erlas House

Good Afternoon,

Erlas House and its associated grounds have been allocated as a strategic site within the forthcoming Local Development Plan. The Council sought views from Cadw on its potential for listing in 2013 and the response received, confirming it does not merit listed building status, is attached. Please could you confirm that this view remains unchanged.

In addition, please could you advise if the site is to be included on the statutory register of parks and gardens.

Kind Regards

Conservation and Environment Lead | Arweiniwr Cadwraeth a Amgylchedd



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