Pictorial Report for:



Cefn Kynaston
Hill Street,
Cefn Mawr,
Wrexham.
LL14 3BA.

Prepared for:

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Description

Listed in 1996 Cefn Kynaston has been listed due to it being a very well-preserved example of a small scale early C19 house of considerable character.

A carved stone built into the garden wall carries the date 1805 with initials V over T.A. On stylistic evidence, the house in its present form seems unlikely to be as early as this, and is probably c1820-30. It was extended with a rear wing in the later C19.

Within the listing there is no mention of the outbuilding, due to its material in contrast to the main dwelling the outbuilding would appear to be a later addition to the house.

The outbuilding has been altered during its life span, notably are the brick arches (front elevation) openings have been altered meaning much of the character of the building has been lost, the alterations and additions installed within the openings have no bearing on the registered listed dwelling.



Picture 1
Front elevation.



Picture 2

Side elevation (gable end).



Picture 3

Front elevation (Sliding doors to garage).



Picture 4
Gable end close up of existing window within opening.



Picture 5
Gable end movement that required repair.



Picture 6
View of outbuilding from Hill Street.



Picture 7
Rear view of outbuilding.



Picture 8

New windows installed within existing opening.



Picture 9

Traditional hinged doors and shutters installed within existing openings.



Picture 10

Glazed doors installed within altered opening (existing lintel remains in place)



Picture 11

Internal photograph of new window (gable end) and ironmongery.



Picture 12
New window within opening (front elevation).



Picture 13
Door profile (new installed) for workshop.



Picture 14

New Double door and shutters within existing opening.

Proposal

Due to administrative issues, work has been done to the building which is documented on this pictorial report, prior to discharging planning conditions.

Blueprint have completed the report on this occasion due to the limited existing photos that are available due to the work already being commenced. This document illustrates the existing and proposed windows/doors that have been installed which clearly document the improvement made to the building.

Stabilization works have been completed to preserve the building and avoid any further deterioration of the structure.

From the documented plans submitted to the LA under application P/2023/0563 proposed slightly vary but are located within existing openings with the exception of the glazed doors within the gable end of the building, which have been installed below the existing lintel.