

Pictorial Report for:



Barn 1, Holt Lodge Farm
Hugmore Lane,
Wrexham.
LL13 9YE

Prepared for:

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Description

Barn 1 at Holt Lodge Farm was formally used as storage area for Demon Tweeds. During its life time the Barn has been converted to various different uses with alterations to suit. To preserve the existing structure the roof has been replaced in recent years to ensure no further damage is caused. The pictures throughout this report show that the building is in need of rejuvenation.

We are also proposing to extend to the rear of the property to create much needed living space. Extension is to be modern in appearance to ensure a clear definition in development.



Picture 1
Front elevation



Picture 2
Side elevation



Picture 3
Rear elevation



Picture 4
Blocked Archway with timber doors (Neighbouring barn to the right)



Picture 5
Brickwork details on external walls



Picture 6
Blocked up opening which is to be reopened



Picture 7

Opening which is to be enlarged and glazed to form window



Picture 8

Plasterwork to the rear of the barn from previous portal frame unit



Picture 9
Door at first floor level on rear elevation



Picture 10

Modern style garage door within existing opening (To be removed)



Picture 11

Evidence of demolished portal frame building



Picture 12

Concrete slab with steel columns from previous portal frame building

Internal Photographs



Picture 13

Trusses with new Tyvek roofing felt installed



Picture 14

Internal staircase



Picture 15

Window and step within wall thickness at first floor level.

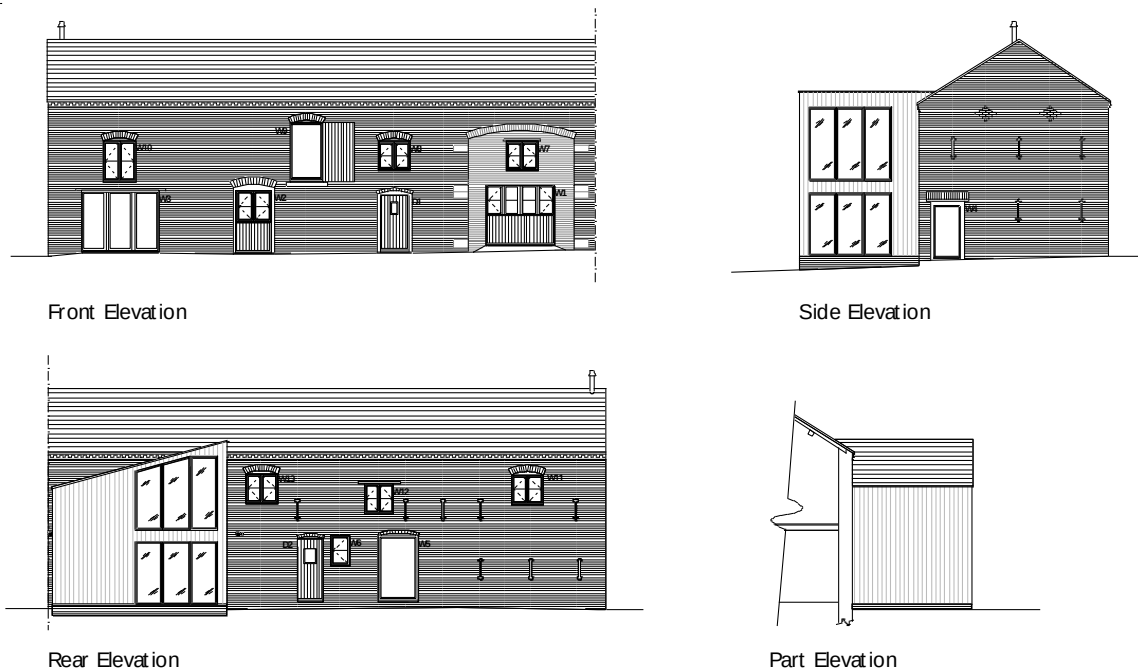


Picture 16
Internal storage tank at first floor level

Proposal

The Barn has previously been granted permission to be converted to form residential dwelling with a single storey extension to the rear. We are currently in the process of applying for variation in design to form a two storey extension to rear with internal alterations as an alternative. The proposal and change of use will help preserve the building and ensure it is maintained to the highest level.

The conversion work is to be completed sympathetically to the existing building and done to a good high standard.



Picture 17
Proposed elevations