

FAO Mr Philip Forster, Wrexham County Borough Council
By email: philip.forster@wrexham.gov.uk

8th November 2017

Your ref. P/2017/0877
Our ref. 51389

Dear Philip,

Internal and external alterations to Cobham Cottage, Isycoed.

Thank you for notifying the SPAB of the application to make internal and external alterations to the Grade II listed house. Whilst we have not had an opportunity to visit the building we have reviewed the online application and would like to provide the following observations.

It has been somewhat difficult to assess this application given the quality of the drawn submission however we understand that the works propose is predominantly the replacement of existing modern windows and doors with new of a more sympathetic design. We trust that none of the opening apertures are affected by the work other than the insertion of the bi-folding doors within the modern brickwork.

The removal of the modern partition wall is a positive action as it will create an open space revealing the historic timbers embedded within the masonry. The alterations to the internal steps within the modern entrance hall does not impact the historic fabric or character of the house.

We are **supportive** of this application but given the lack of detail submitted it is worth conditioning some aspects of the work such as the new windows to ensure that the detailing is appropriate.

Please let us know the outcome of this application in due course.

Yours faithfully,



Mr Elgan Jones RIBA AABC.
Casework Officer (Wales)
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