

Pictorial Report for:
Revision A



47 Middle Road,
Coedpoeth,
Wrexham.
LL11 3TW

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Description

The existing cottage is situated on Middle Road, Coedpoeth. The cottage occupies a large sloping plot, to the rear of the site there are some outstanding views of Minera Mountain.

Built in the 18th Century, the property would have originally been constructed from sand stone which will have been locally sourced. This particular cottage has had additions over the years to enable the dwelling to have an integral bathroom, this extension had been constructed from brickwork which had been white washed, it is presumed the conservatory is the latest addition to the dwelling. The main room construction is a gable roof construction finished with natural slates. The bathroom/kitchen addition is a continuation of the rear gable roof which has a slightly different pitch as can be seen for the pictures.

The front elevation of the dwelling is very symmetrical with the original front entrance door in the center and windows at ground floor either side of the door and windows directly above at first floor level. An enclosed porch has been added to the front elevation which wouldn't have been original to the dwelling.

The property has been vacant for several years meaning the property has fallen into a poor state of repair.



Picture 1
Symmetrical front elevation



Picture 2
Shed to front of property



Picture 3
Side elevation with continua's roof slope



Picture 4
Rear & side elevation



Picture 5
*Side elevation indicating extent of extension with
Vertical mortar joint.*



Picture 6
Rear elevation bathroom window



Picture 7
Para-pit wall above roof line.



Picture 8
Window within side elevation



Picture 9
Side elevation (Vegetation against stonework)



Picture 10
Dated stone to front elevation



Picture 11
Extent of conservatory

Internal Photographs



Picture 13
Front entrance porch



Picture 14
First floor window



Picture 15
Chimney breast first floor



Picture 16
Ground floor window



Picture 17
First floor bedroom entrance



Picture 18
Ground floor bathroom



Picture 19
Kitchen window



Picture 20
Kitchen & loft entrance



Picture 21
Bar area Lounge



Picture 22
Entrance to kitchen from Conservatory



Picture 23
Disrepair of conservatory roof

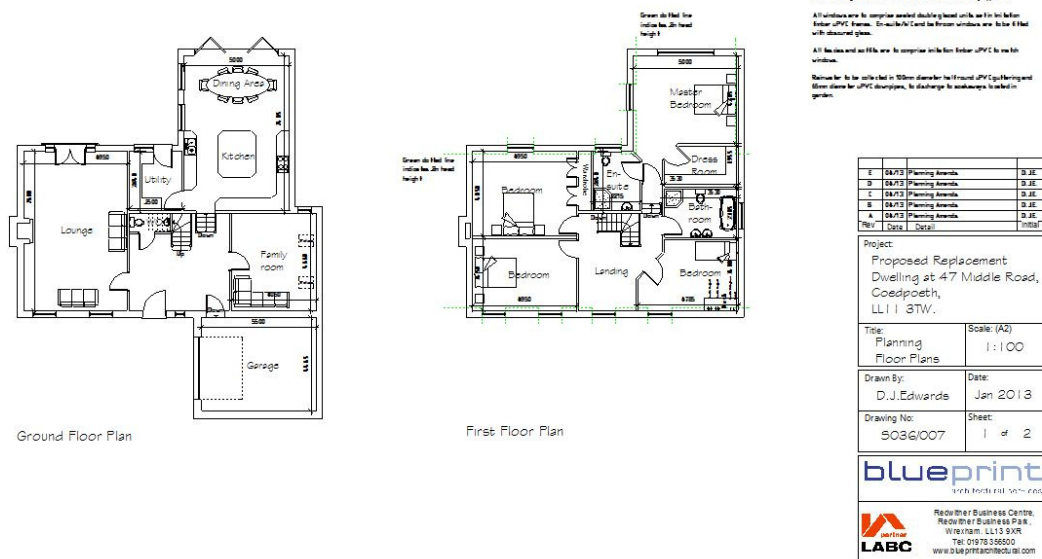


Picture 24
Entrance point of conservatory

Proposal

It is proposed that the existing cottage is safely demolished. any materials unable to be reused to be safely disposed of.

The front elevation is to re-use as many as possible of the existing stones. If this is not possible, it is intended that reclaimed stone be used. The side and rear elevations are to be blockwork with a rendered finish, subject to Local Authority's approval. The front elevation's windows and doors will try to complement the existing cottage. The roof is to be finished in as many as the original slates as possible. If there are not enough slates in a suitable condition, it is intended that reclaimed or new to match existing slates are to be installed. Off road parking is to be provided to the front of the property as the site plan annotates.



Picture 25
Floor Plans of the proposed scheme



Picture 26
Elevations of the proposed scheme