

PICKHILL FARMHOUSE
PICKHILL, CROSS LANES
WREXHAM

HERITAGE IMPACT STATEMENT & DESIGN AND ACCESS STATEMENT

To inform and support a proposed scheme of repair and alteration to the Grade II listed building.

January 2026

Prepared on behalf of Sarah and Spencer Jones.

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1 Introduction

1.1 This Heritage Impact Statement has been prepared to inform and support applications for listed building consent and planning permission for a comprehensive scheme of proposed repair and alteration to Pickhill Farmhouse, Holt Road, Cross Lanes, Wrexham, a Grade II listed building (Cadw Ref: 1638).

1.2 The proposals seek to undertake essential repairs to address structural instability of the northeast ranges, to address long-term defects as well as works of alteration to ensure the listed building is fit for modern habitation and thus supporting its long-term conservation.

1.3 The proposals to Pickhill Farmhouse entail the following key works:

- Dismantling of part of the northeast range to facilitate installation of new foundation to address ongoing movement issues. Dismantled section to be rebuilt on a like for like basis using salvaged materials.
- General repair and refurbishment of the external envelope to ensure the building is weathertight and secure using appropriate materials which support the breathability of the historic fabric.
- Installation of new conservation rooflights.
- Renewal of existing windows with new, timber frame slim-profile double glazed side hung casement windows and renewal of existing external doors (where openings are being retained) with new hardwood timber boarded doors.
- Alterations including Infilling of two window openings, formation of 2 new window openings, change of a door to a window and reinstatement of 2no infilled window openings.
- Demolition of modern kitchen extension on the northwest side elevation of the one and half storey lean-to range adjoining the northwest cross wing.
- Creation of new principal entrance in place of modern extension include erection of timber frame, open porch with gabled roof carried on oak post set on brick dwarf wall reusing existing internal door opening as new front door

opening, and lime rendering to the external brickwork of the one and half storey brick range.

- Erection of single storey, flat roof extension to the rear elevation within the re-entrant between the northwest cross wing range and the central range.
- Repairs to remaining sections external and internal timber frame to address decay.
- Renewal of lime plaster finishes to internal walls.
- New insulated floors throughout the ground floor.
- Lowering of the internal finished floor level by 150mm in the proposed kitchen, utility and parlour.
- Like for like repair and renewal of existing ceiling finishes where required.
- Installation of new insulated floors throughout including lowering of the finished floor levels within the proposed kitchen, utility and parlour areas by 150mm.
- Reconfiguration of the existing hall to form a new entrance hall, boot room and store with removal of section of the first floor structure over to increase ceiling height over the entrance.
- Reinstatement of a former door opening between the proposed games room and secondary staircase.
- Reinstatement of a partially infilled door opening between the proposed kitchen and the secondary staircase.
- Renewal of the secondary staircase which is a later insertion to an original position with new glass and oak frame balustrade.
- Renewal of rotten vertical timber posts and removal of lath and plaster infill between the posts to the internal dividing wall between the secondary staircase and new internal hallway.
- Renewal of the existing balustrade to the main staircase including removal of a plastered bulkhead.

- Formation of a downstairs WC within the existing cupboard between the existing front room and main staircase.
- Installation of new services including underfloor heating within the new insulated floors and a wet central heating system to the first floor accommodation.
- Subdivision of existing first floor stores to form a bedroom and a bathroom.
- Infilling of an existing door opening to a first floor store but retaining the door in situ.
- Integration of breathable insulation above the first floor ceilings and within new internal stud walls.

1.4 This statement has been prepared to follow the requirements set out within regulation 6 (2) of The Planning (Listed Buildings and Conservation Areas) (Wales) (Amendment No.2) Regulations 2017 and follows guidance presented with Planning Policy Wales (2024), Technical Advice Note 24 *The Historic Environment* (TAN24) (2017) and Cadw best practice guidance *Heritage Impact Assessment in Wales* (2017).

1.5 Specifically, this statement provides the following:

- A description of the proposed works including design principles and concepts and a schedule of works.
- The reasoning and aims of the proposed works discussion of the options considered for the purpose of achieving the overarching aims.
- A proportionate description of the significance of Pickhill Farmhouse with particular focus upon the areas of the building subject to proposed works.
- An assessment of the impact of the proposals upon heritage significance.

1.6 This report should read alongside the drawings and details prepared by Blueprint Architectural Services and the Structural Assessment Report and associated details prepared by Andrew Hannett.

2 Background and Planning Context

Background

2.1 Pickhill Farmhouse was purchased by the current owners in 2024 however the farmhouse has been vacant since early 2025 with the current owners vacating the property due to significant concerns surrounding the structural stability of the northeast range of the building, to ongoing defects surrounding water ingress and to general lack of maintenance within the historic fabric and investment within modern services.

2.2 Temporary measures to stabilise the northeast range have been installed in agreement with the LPA Conservation Officer. In addition, and in continued agreement and discussion with the LPA Conservation Officer, minor interim works to make the roof covering watertight, the removal of failing, loose and damp internal plaster finishes and measures to improve ventilation to facilitate efficient drying of the historic fabric have been undertaken. However, the farmhouse remains uninhabitable.

National Planning Policy

2.3 Chapter 6 of Planning Policy Wales (PPW) (2024) sets out the Welsh Governments objectives to the protection, management and conservation of the historic environment in Wales and requires that:

- Decisions are based upon an understanding of the significance of historic assets;
- The Outstanding Universal Value of World Heritage Sites in Wales are protected;
- Archaeological remains are conserved, both for their own sake and for their role in education, leisure and economy;
- The character or appearance of conservations are preserved or enhanced whilst helping them remain vibrant and prosperous;
- The character of historic buildings is safeguarded and manage changes to ensure their special architectural and historic interest is preserved;
- The special interest of sites of the register of historic parks and gardens in Wales are preserved;
- Areas of registered historic Welsh landscapes are conserved.

2.4 Where historic assets are to be affected by a proposed development TAN 24 advises that is for the applicant to provide the local planning authority with sufficient information to allow the assessment of their proposals in respect of designated assets and their settings. TAN24 states that the significance of the asset and the contribution its setting makes to that significance should be considered as part of the assessment process.

2.5 Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) & TAN24 state that the significance of an asset derives from an understanding of the associated heritage values, these being evidential value, historical value, aesthetic value and communal value. The significance of an asset also derives from its setting which *'includes the surrounding in which it is understood, experienced and appreciated embracing present and past relationships to the surrounding landscape'* (TAN24 Para 1.25). The immediate and wider surroundings of an asset can impact upon the associated heritage values and may make a positive, negative or neutral contribution to the significance.

Best Practice Guidance

2.6 Cadw have prepared and published a series of best-practice guidance documents intended to help manage change within the Welsh historic environment in line with conservation philosophies and values set out Conservation Principles. Specifically, the following best practice guidance documents have been consulted as part of the development of this report:

- Heritage Impact Assessment in Wales (May 2017);
- Managing Change to Listed Buildings in Wales (May 2017).

Local Planning Policy

2.7 Local planning policy is presented within the Wrexham Unitary Development Plan 1996 – 2011 (Adopted 2005). Policy GDP1 part a) states that built development in its scale, design and layout and in its use of materials and landscaping accords with the character of the site makes a positive contribution to the nearby locality.

2.8 Policy EC9 concerns development affecting listed buildings of special architectural or historic interest and states that alterations or additions to, or redevelopment within the curtilage of, buildings or structures of special architectural or historic interest must respect the setting and character of the listed building or structure.

2.9 The accompanying text to Policy EC9 emphasises the need for sensitive repair and improvement of listed buildings using traditional materials and techniques and advises that alterations and additions to listed buildings require the greatest skill and care in order to avoid damage to the intrinsic character of the buildings themselves (including interiors and fixtures) and to their setting.

Pre-application Advice

2.10 Informal, pre-application advice surrounding the methods and approach to the repairs and alteration to the farmhouse has been ongoing with the LPA Conservation Officer since summer 2025 with the advice informing the design approach presented.

Relevant Planning History

2.11 No recent planning history concerning alterations to the farmhouse are recorded on the LPA's online planning search system.

2.12 A phase of extension to the farmhouse to was undertaken in the late 1960s however the associated planning application reference is unknown.

3 The Building

3.1 Pickhill Farmhouse was purchased by the current owners in 2024 however the farmhouse has been vacant since early 2025 with the current owners vacating the property due to significant concerns surrounding the structural stability of the northeast range of the building, to ongoing defects surrounding water ingress and to prolonged general lack of maintenance within the historic fabric and lack of previous investment within modern services.

Site Location

3.2 Pickhill Farmhouse is situated to the south of the B5130 Holt Road. It is positioned to the south side of a small farmyard which consists of a mix of two-storey red brick and stone outbuildings arranged to enclose the farmhouse to the north and west sides.

3.3 Modern farm buildings are also present to the northeast, northwest and north.

3.4 The immediate setting is rural in character with agricultural land enclosing the associated curtilage. The farmhouse enjoys long distance views southeast-ward over the lower terraces and plain of the River Dee before it meanders northwards towards Holt.

3.5 The farmhouse lies within the Welsh Maelor landscape character area, which is characterised by undulating, largely pastoral farmland which has been influenced by historic estates and holdings.

3.6 The farmhouse is aligned on a northeast to southwest orientation with the historic frontage, facing northeast. A further entrance is provided within the northwest side elevation however this is screened within views of the farmhouse on arrival into the farmyard due to an existing, linked, single storey red brick outbuilding.

Description

3.7 Pickhill Farmhouse comprises of a large, two-storey, part brick built, part timber frame, part stone built building, this variety in materials reflecting and expressing externally the historic, multi-phase evolution of the building. The roof form is a complex series of gables and hip / lean-to roofs which again reflect the historic, multi-phase development of the building. The roof is consistently finished with natural slate tiles. Three, brick

stacks punctuate the roof; two are axial stacks with more modern brickwork evidencing previous renewal, and the third is an end stack retaining more historic brickwork.

3.8 The listing description for the farmhouse refers to an H plan arrangement however the extant plan form is perhaps better described as part H plan with only the northwest cross wing projecting both southwest and northeast of the central range.

3.9 The farmhouse can be arranged into four distinct sections as follows:

a) Northeast range.

b) Central range.

c) Northwest cross wing.

d) Modern extension.

3.10 Photographs of the farmhouse ate included within Appendix 2 of this statement and reference to specific images is made throughout the description to assist the reader in understanding the existing building and its evolution

Northeast Range (see Appendix 2 Plates 1 – 12)

3.11 The northeast range is a two-storey gabled range constructed from snecked rubble red sandstone with red brick end stack with corbelled upper stages atop of the gable. The northeast gabled end elevation has stone block quoins to the corners whilst to the centre of the elevation are sections of very large stone blocks at ground floor level and gable apex level (Plates 1 and 4).

3.12 Temporary structural propping has been installed against the northeast gable elevation (Plates 1 and 4). Previous structural intervention is evidenced by two steel restraint straps which wrap around the northeast gable end and which are anchored on the return side elevations by pattress plates (Plates 1 and 5). The northwest corner of the range has partially collapsed exposing the rubble infill of the wall (Plates 1 and 3).

3.13 The northeast end and the northwest return side elevation are blank whilst to the southeast side return elevation are two vertically aligned window openings to the ground and first floor levels. Both openings contain renewed, two-light, side hung timber casements and have red tiled sills (Plate 7). The ground floor opening is set

under a simple, red brick segmental arch head whilst the first floor opening is positioned directly under the eaves.

3.14 The top courses of stonework directly below the eaves on both the return side elevations displays a different coursing pattern which suggests that the height of the range has previously been increased (Plate 6).

3.15 To the southeast return side elevation, a distinct vertical joint between the red stonework and adjacent red brick defines the junction between the northeast range and the southeast end of the central range (Plate 8).



Plate A – Side return elevation of the northeast range with significant cracking and failure to the northwest corner.

3.16 Internally, the northeast range comprises of a single space at first floor level. This space is accessed via a single step up from the main landing area within the central range (Plate 11). The room retains a cast iron fire surround to the end wall stack and a plank and batten timber door (Plate 12). An encased beam spans northwest to southeast.

3.17 To the ground floor the northeast east range consists of a large room with smaller room at the southwest end which provides the access down to the cellar which extends below the footprint of the northeast range only. Two, encased timber beams span southeast – northwest within the large ground floor room (Plate 9).

3.18 At the northeast end of both the ground and first floor rooms is a centrally positioned chimney breast which at ground floor level has 1950s style fireplace (Plate 9) and first floor level has a decorative, probable late 19th century cast metal fire surround positioned off centre (Plate 11). The floors are finished in timber boards.

3.19 The roof structure is double trussed with king post at the northeast end and trenched purlins. Common rafters appear more recent. To the rear, southwest of the range, the purlins have scarfed joints and extend towards short vertical beam which carry the hip beam of the southwest portion of the roof.



Plate B – Southeast side return elevation of the northeast range with its juncture with the central range.

Central Range (see Appendix 2 Plates 13 – 74)

3.20 The west portion of the central range, visible from the northeast, retains sections of the original timber framing with later brick nogging infill (Plates 13 and 14). The remaining framing presents as box type with sections of the wall plate, girding beam and pegged vertical posts remaining. At first floor level, the wall plate has been cut to accommodate a later window opening which has since been infilled with brickwork. The wall plate continues behind the junction with the projecting northeast range and is visible internally. The end of a vertical timber stud is visible to the right of the infilled first floor opening directly under the eaves however this is not pegged to the wall plate

and is likely a later insertion. Above this sits a slimmer profile wall plate carrying exposed rafter feet. Internal observation of the framing confirms the wall plate to be very poor condition (Plates 68 and 69) To the left side of the roof slope, the crudely detailed roof junction with the projecting northeast range is visible, this crude detailing likely related to the presumed increase in height of the range as evidence by the changed coursing pattern to the upper courses of the stonework on the return side elevations (Plate 14).

3.21 To the ground floor, the earlier framing has been replaced with brickwork bar for a section of vertical post positioned to the left of the later, boarded timber door inserted adjacent to the junction with the northwest cross wing range. The vertical post is significantly decayed at its base with evidence of previous, cementitious repairs. To the left of the door and decayed vertical post is a later window opening with renewed and degrading three light, timber casement window.

3.22 The brickwork at ground floor level is set upon a solider course plinth which appears to be built of a stone foundation.

3.23 The southeast side elevation of the central range is constructed of red brickwork generally laid within a consistent English garden wall bond pattern of 1:3. The brickwork has been repointed at some time in the mid to late 20th century in cementitious mortar and is crudely tied into the red stonework of the southeast return elevation of the projecting northeast range (Plate 16).

3.24 The roof form of the elevation is part gabled to the south side and part hipped to the north where the roof has been tied into the gabled roof form of the projecting northeast range (Plate 18). The upper three courses of brickwork to the elevation are of a different brick and again offer evidence as to later increasing in height of the northeast range. The end of a purlin is exposed to the left side of the elevation at the junction with the hip roof. The roof was presumed to have had a gabled form originally as evidenced by the remaining opposing northwest wall (now internal) (Plate 67).

3.25 The elevation contains two window openings positioned off centre vertically. Both openings are set under flat, brick solider course heads and have projecting tiled sills. The openings contain renewed, two-light side hung timber casements (Plate 17).

3.26 The southwest elevation is of brickwork construction matching the size, colour, texture and bond pattern of the brickwork to the southeast side elevation (Plate 19). The brickwork is built off larger, stone block foundations (Plate 20).

3.27 There are three openings to the left side of the elevation; at ground floor is a single door opening containing a later, boarded timber door set within a simple, beaded door frame, positioned close to the junction with the northwest cross wing range (Plate 21), and a window opening containing a renewed, two-light, side hung timber casement window. A second window opening is present at first floor level, aligned to the left of centre over the ground floor window opening. This opening contains a renewed, two-light, side hung timber casement window and is set directly below the level. Neither window openings have any sill of head details.

3.28 The southwest elevation displays no evidence within the brickwork of earlier or infilled openings.



Plate C – Southwest rear elevation of the central range.

3.29 To the interior, the central range presents a two-unit plan form with large, central stack dividing the original high and low ends. To the ground floor, the larger of the two rooms, the original hall, has a large inglenook fireplace with later brickwork sides and backing and a very large chamfered bressummer which extends the full depth of the range

(Plate 22). At the north end, the bressummer beam contains a rounded arch opening with chamfers (Plate 24) with run out stops at the south end (Plate 31).

3.30 A large stopped and chamfered bridging beam is supported off the bressummer and spans northwest to southeast resting on a later, inserted bressummer beam inserted at the opposing end of the room (Plates 22. 23 and 28). This inserted beam aligned northeast to southwest, demarcates the alignment of the original end wall of the central range which at first floor level retains the original timber framing (Plate 36). The inserted beam contains no mortices or stave holes to its underside which would be expected if the beam was an original girding beam. In addition, on the west face of the beam, there is evidence of cut joists which would have spanned contrary to the alignment of the original common joists remaining. A brick supporting pier has been inserted at the south end of the beam which adjoins a later brickwork internal dividing wall within the northwest cross wing range (Plate 33). Interestingly, this brickwork dividing wall does not align the internal dividing wall at first floor level which follows the original wall alignment of the central range.

3.31 Common joists run northeast to southwest. The majority of the joists are chamfered and run out stopped set within mortared sockets (Plates 22, 25 27 and 32). Closer inspection confirms several joists are later replacement (Plate 28).

3.32 The floor is covered with clay, square tiles of probable early 20th century character.

3.33 At the southwest corner of the room, access to a secondary staircase within the northwest cross wing range is visible but has been partially infilled with blockwork (Plates 33, 34 and 111).

3.34 A pegged arched opening to the north end of the bressummer over the inglenook leads to a small hallway from which is the main staircase to the first floor and a smaller room (Plate 24, 37 and 40). The smaller room has a modern concrete floor and mid-late 20th century fireplace. Removal of failing and degraded plaster from the internal dividing wall has revealed the chimney breast to be originally constructed of large, yellow / grey, neatly squared sandstone blocks (Plates 42 to 44). A small understairs cupboard is present to the northeast corner of the room. The room retains some early doors with that to the main opening from the hall being hung off small pintles (Plate 46).

3.35 From the hallway, access to the ground floor space of the northeast range is also provided where an opening has been formed through cutting of the original timber

frame construction which has been exposed within the internal dividing wall between the central range and the northeast range. The framing has been altered to provide internal access to the northeast range and with later brickwork nogging and rebuilding of the northeast corner of the wall in brickwork (Plates 40 and 48). However, a pegged arched opening indicative of an original door opening remains within the timber framing at ground floor level (Plates 38 and 41).

3.36 The main staircase has been inserted against the timber framed internal dividing wall. The staircase comprises of a simple dog-leg style with plain, square balusters and plain handrail (Plates 46 and 47).

3.37 The arrangement of rooms within the first floor of the central range is consistent with the ground floor with a single large space to the west, smaller room to the east and hallway (from which access to the first floor of the northeast range is provided).

3.38 All first floor spaces have timber floor boards, the narrow width of the boards indicating a later character (Plate 49).

3.39 The small room has most recently been used as a bathroom. No fireplace is present, presumedly having been removed and the aperture infilled previously (Plates 50 – 53).

3.40 The larger room provides internal access to the first floor accommodation of the northwest cross wing range through a door opening inserted within the original northwest end wall. This dividing wall retains a significant portion of the original timber framing including very large tie beam (crudely cut to accommodate a door opening), principal rafters, vertical posts and a single, short upward brace at the north end. The framing clearly evidences the wall was originally gabled and it is considered very likely the wall was originally an end wall (Plates 57 – 62).

3.41 The timber framing visible externally to the northeast wall has been exposed internally through the removal of failing and detached plasterwork. Sections of the timber framing in this wall are significantly rotten where daylight is coming through (Plates 62, 67, 68 and 69).

3.42 To the east dividing wall, the internal chimney breast is stepped in brickwork (Plate 59). A small fireplace with cast iron surround of early to mid-19th century character is present to the right of centre (Plate 60). A small store cupboard is provided to the right of the chimney breast (Plate 61).



Plate D – Arched opening revealed within the northeast wall of the central range.

Northwest Cross Wing (see Appendix 2 Plates 75 – 134)

3.43 The northwest cross wing presents principally as a two-storey gabled range aligned on a northeast and southwest orientation. The cross wing projects forwards of both the rear and front elevation of the central range (Plates 76, 77 and 86).



Plate E – Southwest end elevation of the cross wing.

3.44 Detailed inspection of the cross wing demonstrates that this range has been subject to several phases of alteration.

3.45 The northeast gable end elevation displays a variety of red brick work which indicates that is has been subject to rebuilding and / or repair (Plate 75). The brickwork to the ground floor level is a deeper red colour than the brickwork to the first floor which is more orange in colour. The ground floor brickwork is laid in an English garden wall arranged irregularly in a mix of 1 to 3, 1 to 8 and 1 to 7. The more orange brickwork to the first floor is also laid in an English garden wall bond arranged in a mix of 1 to 5, 1 to 4 and 1 to 5. The northwest corner of the elevation appears to have subject to rebuilding at ground floor level (Plate 76 and 78).

3.46 The frontage is gabled however the pitches are asymmetrical with the northwest eaves level being higher than the southeast. There are two, modern, timber casement windows aligned vertically to the centre of the elevation. The brick to this elevation is varied indicating it has been subject to several phases of rebuilding and probable repair.

3.47 The east side return elevation retains a section of timber framing at first floor level with red brick infill (Plate 76). The framing comprises of girding beam with three vertical posts which are pegged into the girding beam. The girding beam does not align with horizontal beam in the adjacent northeast elevation of the central range suggesting they of different phases of work. The brickwork to the ground floor level comprises of red / orange bricks laid in a random bond pattern which includes some Flemish and English garden wall sections. The elevation is built of off large stone plinth blocks (Plate 77).

3.48 The northwest return side elevation is partly concealed behind a single storey outbuilding which adjoins the elevation at roof level but which is open below providing a covered passageway. Here the brickwork of the northwest elevation has been painted off white (Plate 79). A single door opening with later timber boarded door is present.

3.49 A small amount of timber framing remains exposed to the northwest elevation. The remains include a vertical post and a section of wall plate (Plate 79 and 80). Window openings are offset at ground and first floor levels and contain later, timber casement windows with red tile sills. To the left side of the ground floor window, the brickwork is

of a different texture which evidences a more recent phase of targeted rebuilding has occurred. The framing represents the position of original side wall of the range.

3.50 The northwest side elevation has been subject to, two, clear phases of extension. The first phase comprises a one and half storey brick lean-to addition where the pitch angle of the roof has been worked into the pitch angle of the original cross wing (Plates 81 – 84). This range is of red / brown brickwork construction laid in an English garden wall 1 to 3 bond pattern. At the northeast end of the addition is a door opening containing a modern, timber boarded door (Plate 83). Above the door a window opening has been crudely inserted (Plate 83).

3.51 The opposing southwest end of the one and half storey addition is set back slightly from the southeast gable end of the main gabled cross wing range (Plates 84 and 85). The southeast elevation contains a window opening with renewed two, light timber casement window at ground floor level (Plate 85) and a modern, two-light casement window above. The first floor window is a much later addition having a concrete lintel over whilst the ground floor window opening is set under a segmental brick arch head. The brickwork at the junction of the addition with the main gabled end elevation of the cross wing has decayed to poor water management and previous cementitious pointing repairs.

3.52 The second phase of extension comprises a mid-20th century, single storey addition which adjoins the one and half storey addition to the northwest (Plate 82). This modern addition has a very shallow pitch roof and is constructed from red brindle type brickwork. Window openings contain UPVC windows. A modern, timber door is present in the northeast end elevation of the extension.

3.53 The southwest gable end of elevation of the main two-storey cross wing displays the same asymmetrical eaves as the opposing northeast end elevation fronting the farmyard (Plate 86). The elevation is of red / orange brickwork which appears smaller in size to the brickwork used on the one and half storey addition. The brickwork is built off a red stone block plinth (Plate 88).

3.54 The elevation has been repointed in cement which has obscured the original arrises and changed the character of the elevation. The bond pattern appears to English garden wall which is consistent with other areas of the cross wing. Some of the brickwork retains evidence of previous white painted or lime washed finish visible towards the gable apex. The end of the right side purlin is exposed however the left

side purlin appears to be cemented over as an attempt to offer protection. To the ground floor is a large, three light window opening. This is clearly a later insertion being set under a concrete lintel and containing an early UPVC window.

3.55 The southeast return side elevation displays a similar character with red / orange brickwork repointed crudely in cement (Plate 87). There are subtle variations in the brickwork which indicate towards previous change or repair intervention including short rows of brickwork laid in a solider course, a segmental brick arch and a straight joint (Plate 90). There are two window openings aligned at ground and first floor levels and positioned centrally. The ground floor opening is smaller containing a renewed, two-light casement window. The first floor opening also contains a renewed, two-light timber casement window with red clay tiled sill. Above the window is a narrow, timber wall plate.

3.56 At the north end of the elevation, the wall steps out c.1m forming a projection at the re-entrant angle of the cross wing and the central range (Plate 89). This small projection extends to two-storeys in height with the slate roof of the main southeast roof slope extending over and following the same pitch angle. A small, metal frame rooflight is present in the roof slope. The projection accommodates a narrow, secondary staircase to the interior.

3.57 The brickwork to this projection has been crudely repointed in cementitious mortar however it is of a different colour to the brickwork of both the central range and cross wing and the bond pattern does not align at the junction with either range which indicates the short projection, or at least its enclosure in brickwork relates to different phase of alteration (Plates 90 and 91).

3.58 A recess within the brickwork on the southeast side elevation is suggestive of a infilled door opening however this does not correspond to evidence observed to the internal face of the wall (Plate 89).



Plate F – Southeast elevation of the stair projection.

3.59 To the interior, the cross wing has been subject to significant alteration evidenced through the plan form. The most significant alteration includes the removal of much of the original northwest side wall of the cross wing probably as part of the erection of the one and half storey lean-to addition. The original position of the northwest side elevation is however evidenced by remaining timber framing in particular the remaining corner post of a two-storey timber frame cross wall at the northeast end (Plate 94), which is also visible externally (Plate 79). At first floor level, the original side wall position is evidenced by a later purlin supporting the lean-to roof of the one and half storey range (Plate 121) .

3.60 Of note to the interior of the cross wing is the remains of a large central chimney breast (Plates 96, 106, 107, 113, 116 and 124). As with the central range, the internal position of the chimney breast indicates the likely original two-unit plan form of the cross wing with the chimney breast forming the main division between the two, original principal spaces. The chimney breast has however been altered including reorientation with a new opening formed on the northwest side to accommodate a modern range cooker accessed from the interior of the one and half storey lean-to addition (Plate 92) and blocking of the original fire places to the northeast and southwest side (Plates 96 and 106).

3.61 To the southeast side of the chimney breast, removal of failing plaster finishes reveals the stack is of red sandstone block construction (Plates 107 and 113). The condition of the sandstone blocks to the ground floor is poor likely due to prolonged water ingress via the stack and concealment of the stack behind impervious wall finishes.

3.62 The ground floor of the cross wing is arranged into four principal spaces. The northeast room within the northeast projection is accessible externally from a door in the northwest side elevation and internally from the main ground floor room of the central range via door opening retaining an timber boarded door (Plates 97 -100) .

3.63 The southwest internal dividing wall between the northeast room and the main ground floor space of the cross wing retains original timber framing at both ground and first floor levels and is considered to represent the position of the original gabled end wall of the cross wing, the northeast projection being a later addition (Plates 94, 98 and 127).

3.64 The main ground floor space contains modern inserted ceilings joists which span northwest to southeast (Plates 94 and 96). The room is an unusual shape as result of the removal of the original northwest side elevation where the space extends into a hallway. A later chamfered and stopped beam has been inserted on a angle where the wall has been removed. The southern end of this beam is set on the central stack which has been re-fronted to the original northeast face in red brickwork (Plate 96). An infilled door opening is present to the left side of the stack which would have led to the secondary staircase.

3.65 The one and half storey addition to the northwest serves as a large corridor accessed from a door opening in the northeast end (Plate 92). The corridor leads to a WC at the opposing southwest end and provides access to the modern kitchen extension and the main southern room.

3.66 The southern room of the cross wing is served by two windows including the large, later inserted UPVC windows in the southwest gable end elevation (*Confer* para 3.52) (Plates 103 – 106). A single chamfered beam is present, partially concealed by a modern ceiling, however this is positioned on an angled alignment and is likely repositioned / reused. A door opening with timber boarded door hung on pintles leads to the secondary staircase The staircase has been subject to rebuilding displaying modern fabric including blockwork infill to the northeast where access to the central range has been removed through partial infilling (Plates 108 and 111). The staircase

comprises of a simple winder style and leads to a small first floor landing area with low, plain probably 20th century balusters and plain handrail (Plates 109, 111 and 112). The staircase opens against the southeast side elevation of the large, internal red sand stone stack (Plates 107 and 113). The infilled ground floor door opening to the adjacent main ground floor space to the northeast is visible where failing plaster has been removed (*Confer* Para 3.59) (Plate 107).

3.67 At first floor level, to the south of the landing is a large bedroom (Plate 114). The room has narrow, regular sized timber floorboards spanning northwest to southeast. At the northeast end of the bedroom is internal chimney stack. Removal of failing wall finishes reveals an altered fireplace which retains large, tooled yellow sandstone jambs assumed to be related to the original phase of construction (Plate 116). Later alterations to the fireplace have been undertaken including removal of the original mantle and infilling in brickwork to accommodate a later grate and surround (since removed). In front of the fireplace, the base of an angled timber beam is present (Plate 114). Observation within the roof space over the bedroom evidences that the beam does not form part of a truss and appears to have been inserted at a later date into the current position (Plate 117). Within the roof space to the southeast is a large, timber purlin which is carried on brickwork at either bearing end.

3.68 A dressing area and ensuite bathroom accommodated within the sloping roof space of the one and storey addition are accessed via an early plank and brace door hung on pintles set within a simple, flat, pegged door surround and simple timber latch fastener (Plate 118). The dressing room and bathroom are set down at a lower level with shallow step at the threshold. An exposed purlin running northeast to southwest through the dressing room and ensuite is of probable 19th date based upon the proportions and sawn edges (Plates 119 – 121). The purlin distinguishes the position of the original northwest side wall of the cross wing. Within the northeast internal wall, immediately adjacent to the internal chimney stack is an infilled door opening between another storage area within the northern half of roof slope of the lean-to addition (Plate 121).

3.69 The internal partition wall between the bedroom and the dressing room and ensuite area is of timber frame construction with red brickwork nogging. The proportions of the framing however indicate an 18th century or early 19th century date.

3.70 To the north of the landing area is another large room used as storage (Plates 123 and 127) . The door opening from landing has a plank and batten style door with timber

latch fastener. The spaces serves as a very large hall providing access to several other interior spaces within the cross wing as well providing access into the first floor of the central range through the gabled, timber frame end wall.



Plate G – Northeast view through the first floor of the cross wing .

3.71 The ceiling, which is of lath and plaster, is dissected by a series of partially exposed structural roof timbers including purlins, valley beams and more recent truss beams. Valley beams are visible where the roof of the cross wing joins the roof of the central with significant decay to the timbers and adjacent internal finishes identifying these valleys have failed and have been subject to prolonged water ingress.

3.72 To the southwest wall of this bedroom a former fireplace to the internal chimney stack has been exposed. As with the fireplace to the opposing south bedroom, this fireplace retains yellow sand stone jambs. A timber bressummer beam remains set on the stone jambs. Later brick alterations have been undertaken the fireplace infilled with no evidence of a later grate having been installed. The eastern section of the wall is constructed on narrow vertical timber posts finished with lath and plaster.

3.73 To the north west is a plastered internal wall which separates the bedroom from the roof space of the northwest lean-to addition which has most recently been used as a store. The store is accessed through a plank and batten timber door. Within the store,

the stone blockwork of the original internal stack is visible albeit painted as is an infilled doorway (*Confer* Paragraph 3.63).

3.74 The northeast internal dividing wall of the bedroom exposes is of box framing (*Confer* paragraph 3.58) which extends to ground floor level. This section of wall retains two wattle and daub infills panels (Plates 127 and 128). The upper sections of the wall and original roof timbers have been altered with a door opening cut through the tie beam (Plate 132).

3.75 The door opening contains a plank and batten timber door hung of pintles and with a timber latch fastener (Plate 131). A shallow step down through the opening leads to a further, small bedroom which is accommodated within the most northeastern extent of the cross wing (Plates 133 and 134).

3.76 The timber framing visible externally to the southeast return side elevation of the cross wing (*Confer* paragraph 3.47) is exposed internally with this wall only a single brick in depth (Plate 133). All other external walls to this smaller bedroom are of red brickwork of varying character, consistent with the external appearance (Plate 134). The bedroom retains timber floor boards of regular widths aligned northwest to southeast. Exposed at ceiling level are two, later timber purlins which span northeast to southwest and which continue into the roof space of the adjacent, larger bedroom.

4 Historic Development & Analysis

Historic Map Regression and Archival Review

4.1 The earliest mapping reviewed to inform this assessments was Greenwood, 1834 Map of the northeast circuit of the Principality of Wales (Not reproduced here). Whilst buildings are indicated in the location Pickhill, due to the scale of the map, no detail is provided.

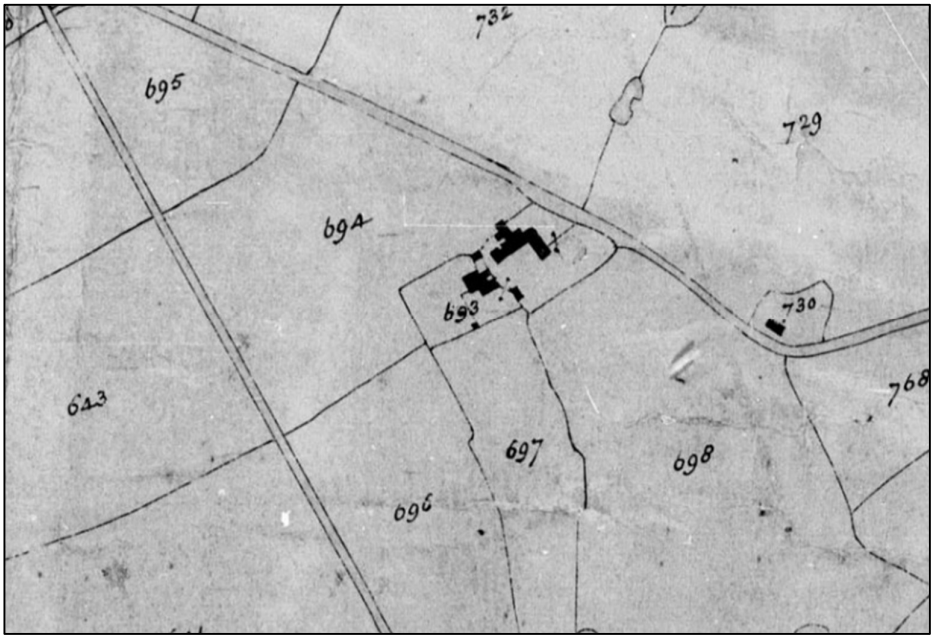
4.2 Pickhill Farmhouse is included within the 1837 Tithe Survey for Bangor on Dee (See Map 1 below). At this time the footprint of the farmhouse appears to be consistent with the extant arrangement, bar from the single storey kitchen lean-to addition to the northwest. Both the projecting northeast stone range and the projecting bay of the northwest cross wing are clearly visible. To the north and northeast further buildings are shown which correspond to extant outbuilding ranges, that to north being smaller and representing the part stone, part brick two-storey outbuilding. To the southeast, a further linear shaped outbuilding range is depicted.

4.3 The accompanying apportionment records Pickhill Farmhouse as plot 693 which is detailed as being owned by Simon Yorke Esq (of Erddig) and being occupied by William James. The description for the plot is given as 'House, Outbuildings, Yard and Gardens'. Also under the same occupation are the immediately surrounding field parcels (Plots 683, 684, 685 and plots 694 to 703) which are recorded to be under pasture, fallow, mown or wheat cultivation. This indicates the function of Pickhill as a farm.

4.4 A lease dated to 1747 (Northeast Wales Archives Ref: D/E/1594) references the leasing of 'Pickhill Farm and Lands' to Elizabeth Jones, widow of Job Jones of Pickhill from Simon Yorke of 'Erthig' [Sic]. This suggests that Pickhill's association to the Yorke Family was longstanding.

4.5 A legal document dated to 1846 (North East Wales Archive Ref: D/E/3535) refers to a disentailing deed, whereby Simon Yorke of Erddig legally transferred the Erddig estate and its many farms and properties, including specific reference to Pickhill Farm, to John James of Wrexham as part of a legal process which was typically used to remove inheritance restrictions (the entail) on the estate. Often however the transfer was usually temporary and after the entail was broken, the land would be transferred back.

This appears to have been the case at Pickhill with later 19th century documents pertaining to Pickhill Farm as still being part of Erddig Estate holding.



Map 1 - Extract of the 18 Tithe Survey map for the Parish of Bangor on Dee.

4.6 A review of the available census returns from 1851 suggests that Pickhill Farm was in fact recorded as Talwrn Farm on the census with a William James recorded as head of Talwrn Farm whose occupation is given as 'Farmer of 167 acres'. Also recorded as residing at the property are Mary James, William's wife and their four grown up children and 1 servant.

4.7 The family are recorded on the 1861 census return also, however one of the children has left and there are two male servants employed.

4.8 Whilst Pickhill Farm is not specifically referenced on the 1871 census return, an Edward James, farmer of 110 acres is recorded at an unnamed property; Edward being the name of one William James' sons recorded on the earlier 1851 and 1861 census returns. At this date, four servants are recorded as residing, two of which are female with occupations given as 'House Maid' and 'Vessel Cleaner' and two male servants whose occupations are 'Waggoner' and 'Cowman'.

4.9 The farmstead is captured in greater detail on the 1872 Ordnance Survey (OS) map (Map 2). This map shows a similar arrangement to the footprint of the farmhouse as the earlier Tithe Map. The map also clearly depicts the earlier detached linear building to the southeast and the extant brick and stone outbuilding ranges to the north and

northeast. The access into the farmstead from the Holt Road is consistent with the extant access. A large pond is shown immediately adjacent to the left of the entrance.



Map 2 – Extract of the 1872 (published 1879) Ordnance Survey for Denbighshire Sheet XXIX (Reproduced with the permission of the National Library of Scotland).

4.10 The gardens also appear consistent with the current arrangement with a possible orchard indicated to the larger, southwest garden.

4.11 The 1881 census suggests that occupation of Pickhill Farm changed sometime between the 1871 and 1881 with the farmhouse recorded to be occupied by David Davies, a farmer of 110 acres and employing ‘1 man’.

4.12 The subsequent 1891 census return indicates further change to occupation occurred with Thomas Elis Peters recorded as head of the household by this date. Thomas’ occupation is given as ‘Farmer’ with 1 indoor female servant and 1 outdoor male servant also recorded.

4.13 An agreement to let dated to 1896 (North East Wales Archives Ref: DD/BR/8) between Phillip Yorke of Erddig and Jane, William, Sarah, James and Ellen Morris of Pickhill farm indicates that the occupation of the farm changed again sometime between 1891 and 1896. However, the Morris Family are recorded as residing at Pickhill Farm on both the 1901 and 1911 census returns. On the 1911 census return, William Morris is noted as head of the household with several of his siblings also residing and employed on the farm.

4.14 Archival records indicate that the ownership of Pickhill Farmhouse changed sometime in the late 19th or early 20th century from the Yorke family of Erddig to the Ormerod Family of Pickhill Hall with a 1904 agreement to let (North East Wales Archives Ref: DD/BR/37) between Oliver Ormerod of Pickhill Hall and William Morris of Pickhill Farm recorded. Further agreement to let documents between Oliver Ormerod and the Morris family are recorded from the 1920s and 1930 which evidence their tenure was longstanding.

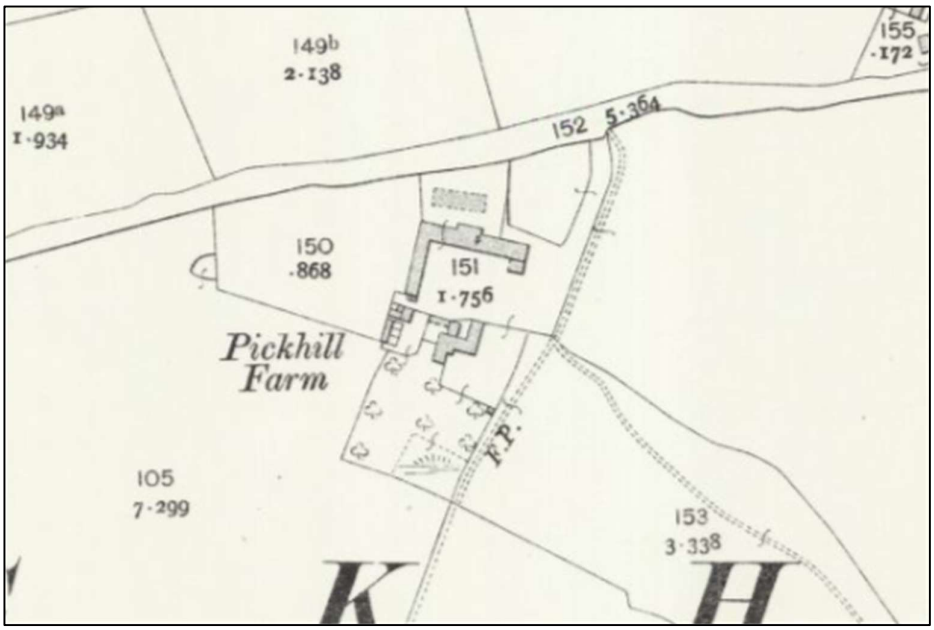


Map 3 – Extract of the 6 inch scale 1897 to 1898 (published 1899) Ordnance Survey for Denbighshire Sheet XXIX.SW(Reproduced with the permission of the National Library of Scotland).

4.15 The 1897 to 1898 OS map (Map 3) shows little change; whilst the footprint of the main house is shown to be squarer, this is likely due to the scale of the mapping as opposed to additions or alterations being undertaken since the earlier 1872 OS map. To the immediate northwest of the building the extant water pump appears to be recorded. Within the site itself, the smaller outbuilding to the north had been extended to the south whilst a smaller, linear outbuilding is shown to have been added to the north of the large, L shape range. The building is also clearly labelled as 'Pickhill Farm' on the map.

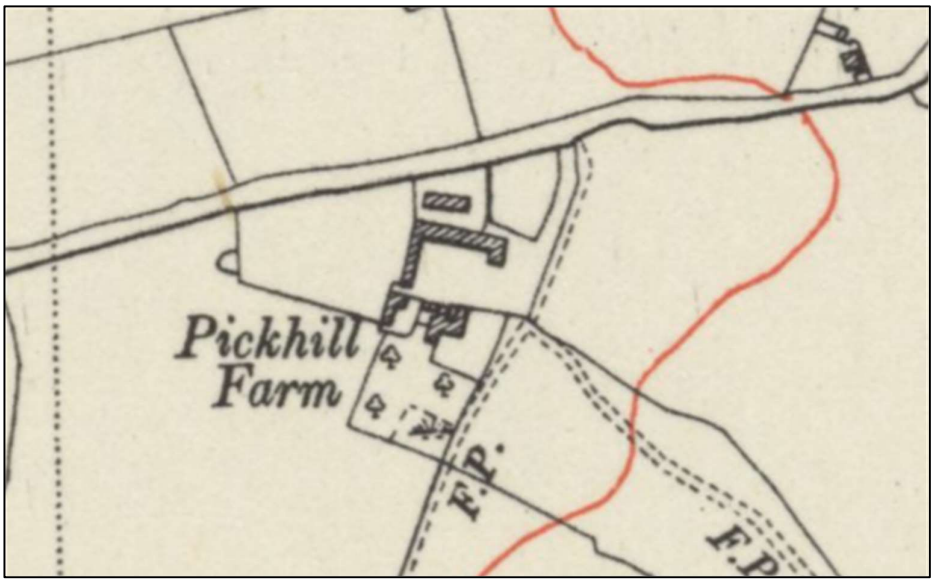
4.16 The 1909 25-inch scale OS map (Map 4) provides greater detail and clearly evidences both the projecting north ranges as well as the small stair projection to the southeast, between the central range and the northwest range. The mapping evidences that the single-storey red brick range which adjoins the northwest side elevation of the

northwest range was constructed in the late 19th to early 20th century and the earlier addition to the south of the detached, small outbuilding to the north are shown as pens. The earlier detached outbuilding to the southeast is shown removed. A small range appears to have been added to the south elevation of the east end of the large L shape range which encloses the farmyard to the north.



Map 4 – Extract of the 25 inch scale 1909 (published 1912) Ordnance Survey for Denbighshire Sheet XXIX.14 (Reproduced with the permission of the National Library of Scotland).

4.17 Little change is evidenced to occur in the early 20th century with no obvious changes depicted between the 1909 and the 1938 OS maps (Maps 4 and 5). The farm is labelled as 'Pickhill Upper Farm' with Pickhill Lower Farm being located to the south, off Watery Lane.



Map 5 - Extract of the 6 inch scale 1938 (published c.1948) Ordnance Survey for Denbighshire Sheet XXIX.SW (Reproduced with the permission of the National Library of Scotland

4.18 Archival sources (North East Wales Ref: DD/BR/163) confirms the Morris family remained at Pickhill Farm, which is noted on the document as 'Pickhill Top Farm'.

4.19 The farmstead is captured in detail again on the 1960 National Grid OS mapping series (Map 6). This shows little change to the farmhouse itself however the garden appears to have been compartmentalized into regular spaces, likely reflecting their function, for example general gardens, vegetable gardens etc. The earlier marsh area shown to the southeast corner of the gardens is now noted as pond.

4.20 To the large L shape outbuilding, additions across the farmyard facing elevations are shown. A further addition to the west elevation is also shown.



Map 6 – Extract of the 25 inch 1960 (published 1961) National Grid Ordnance Survey Mapping sheet SJ3847-SJ3947 – AA (Reproduced with the permission of the National Library of Scotland).

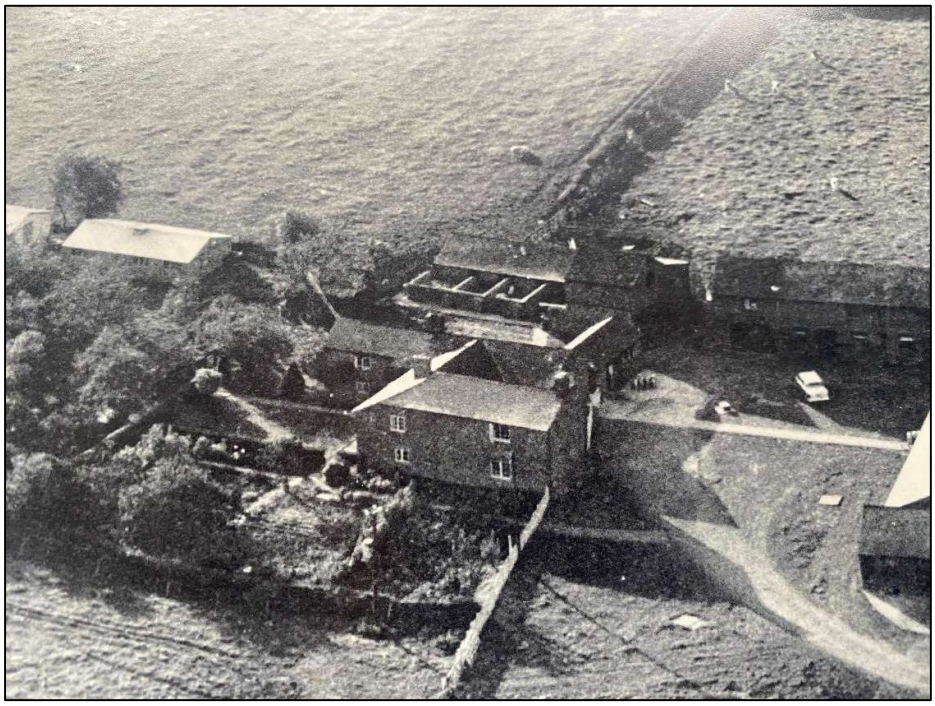


Plate G - Aerial image of Pickhill Farm taken in the mod-20th century from the northeast showing the southeast, side elevation and gardens.

Analysis

4.21 Visual observations of remaining building fabric suggest at least seven keys phases of historic development /alteration however as with buildings of this nature, the exact date and phasing is difficult to unpick and clarify.

4.22 The key phases are summarised on Figures 1 and 2 included below and can be described as follows:

- Phase 1 – Original late 16th century two-cell plan house.
- Phase 2 – Early to mid-17th century cross wing range (two-cell plan)
- Phase 3 - 17th century addition to the northeast of the cross wing.
- Phase 4 – 18th century rebuilding in brick.
- Phase 5 – Late 18th / early 19th century northeast stone range.
- Phase 6 - Early 19th one and half storey addition to the northwest side elevation.
- Phase 7 – 1960s kitchen extension.

Phase 1

4.23 The listing description refers to a 16th century date for the farmhouse. A late 16th century date is consistent with diagnostic evidence largely visible to the interior of the central range which is judged to represent the earliest phase of the building's evolution.

4.24 Visible evidence within the central range also suggests that Pickhill Farmhouse originally consisted of a two-unit plan, box framed dwelling.

4.25 Remaining features and evidence which support this date include the following:

4.26 *Floor plan*: The floor plan of the central range at both ground and first floor retains evidence of the original two-unit arrangement with the rooms arranged around a large internal stack with the larger rooms served by the inglenook at ground floor and later inserted, smaller fire cast iron surround at first floor level – see existing floor plans. This larger room would have likely served as the principal accommodation or high end and is separated from a smaller room, the low or service end, which has since been

further sub-divided through the creation of the rear hall with main stairs at ground floor and landing at first floor.

4.27 Buildings of this typology and age typically had an entrance door which opened against the internal stack with the main staircase built into the opposing side of the internal stack (Brunskill, 2004). This does not appear to have been the case at Pickhill with the recently exposed timber framing to the northeast wall of the central range retaining a possible door head with shallow, pointed arch head, which would have opened into the low end, rather than against the inglenook. Whilst an internal door opening is present facing the stack, the opening is a later alteration with the remaining timber framing either side of the door opening evidencing the position of an earlier rail across the opening.

4.28 The existing staircase in the rear hall is a clear later insertion into the central range being built against this probable original door opening (with arched head detail) (Plate 41). In applying a typical two-unit plan form, the original staircase would likely have been against the chimney breast in the location of the of existing store cupboards. At ground floor level, in the small room, brick infill within the original stone chimney breast wall may indicate where the original stair was located. To the opposing side in the larger room, possible treader joists are visible in the ceiling just in front of the existing cupboard which suggests stairs may have previously been accommodated here (Plates 29 and 31).

4.29 The position and scale of the stack are intrinsically related to the plan form influencing the pattern and arrangement of the rooms. The internal position of the stack is typical of vernacular two-unit houses of the sub-medieval period. The stack appears to have originally been constructed of very large, yellow-grey stone blocks which are visible to its eastern face following removal of failing and de-bonded plaster wall finishes. To the inglenook in the west face of the stack, this has been altered with later brick piers and brick backing however it retains a very large bressummer beam with run out stops.

4.30 In considering the evidence of the original plan form in the context of Peter Smiths research in *Houses of the Welsh Countryside (*1975), the two unit house is acknowledged as being popular in the sub-medieval period with the provision of first floor accommodation over the hall making this simple plan form common in lower status cottages. Looking at Smith's typology of the two-unit plan with internal stack in Wales, Pickhill does not fall comfortably into Smith's classification.

4.31 It is possible that the house a single unit property originally with the internal fireplace originally having been a end wall stack; a C type based on Smith's classification (See Houses of the Welsh Countryside Fig 79, p.172). The quality of the finish of the stonework blocks exposed within the southeast ground floor of the farmhouse may have been intended for to the exterior in applying this C type plan form (Plates 42 – 44). However, the remaining remnants of timber framing to the internal face of the northeast elevation do not lend to this theory with the framing itself being characteristic of the same sub-medieval period.



Plate H – Southeast internal elevation showing large, squared, regularly sized sandstone blocks which form the rear of the internal stack to the central range.

4.32 *Joinery Details*: Joinery detailing to the interior of the central range include a chamfered and stopped bridging beam to the principal ground floor, a huge chamfered and stopped bressummer spanning the full depth of the central over the inglenook, and chamfered and stopped joists to the ground floor.

4.33 The style of moulding to the beam and joists is a simple chamfered edge which is typical of the 16th and 17th centuries in lower status buildings with decorative moulded edges often reserved for high status and public buildings.

4.34 The joists, bridging beam and bressummer have curved run out stops which are similar in their style and change in plane as run out stops recorded by Hall (2007) within a

Flintshire property of 1577 date and also by Smith (1975) who recorded similar details at Faenol-Back in Flintshire, a house of 1571 date (see Houses of the Welsh Countryside Fig 179, p.306).

4.35 Furthermore, the possible, original door opening in the northeast wall of the central range is evidenced by a cambered, arch head (Plate 41). Hall (2007) also records a similar cambered door head dated to 1577 in a Flintshire property. Both the door head and run out stops at Pickhill Farm are therefore consistent with features recorded in a other regional properties of late 16th century date (Plates 24, 26, 27, 31, 32).



Plate I - Chamfered bressummer with run out stops to ground floor of the central range.



Plate J - Chamfered joists with run out stops to ground floor of the central range.

4.36 *Type of timber framing and evidence of original assembly*: This includes the remains of a timber frame gabled wall with upwards brace to the north end (Plate 57). The tie beam is very large and retains evidence in the form of mortice and peg holes of a former brace present at the opposing south end of the frame (Plates 62 and 63).

4.37 The northeast wall also retains timber framing however the wall plate does not align with the tie beam of the gabled cross wall (Plate 62). The wall plate does align with the wall plate (or possible original tie beam) exposed within a timber frame cross wall within the adjacent northwest cross wing and it is possible that sections of the original timber frame house were altered when the northwest cross wing was added (Plate 74).



Plate K – Internal elevation of the northwest end wall of the central range.

4.38 As above, timber framing also remains visible to the interior face of eastern half of the northeast elevation where the northeast range has been added (Plates 40, 41 and 48).

4.39 The type of timber framing employed within the original construction of Pickhill Farm is also consistent with other timber frame buildings recorded both locally and regionally. Within proximity to Pickhill Farmhouse is Althrey Hall, a Grade II* listed substantial timber frame house of early to mid-16th century date. The timber framing is box type but includes more decorative patterns of framing typical of Cheshire. To the southeast of Pickhill Farm, within the Maelor region are several sub-medieval timber frame houses of contemporary 16th century origin and containing some similar detailing including The Bryn (Cadw Ref: 1640), Buck Farm (Cadw Ref: 1702) and Oak Farm (Cadw Ref: 15675).

4.40 In wider, regional context, Pickhill Fram is situated close to the Cheshire and Shropshire borders sharing some characteristics of vernacular building traditions from these counties (Moran, 2003).

Phase 2

4.41 The second phase of the building's evolution is the northwest cross wing. The range was originally timber framed in its construction with the remaining framing and the remnants of the original plan form suggesting it was added sometime in the 17th

century. The range has been subject to several phases of later which has resulted in the loss of original details and dilution of the plan form, however remaining evidence which support a 17th century date of origin include:

4.42 *Large, internal red sandstone chimney stack positioned centrally between two rooms of probable similar proportion:* Similar to the central range, the stack in its central position and its scale is typical of buildings of the sub-medieval period although this plan form remained popular in lower status houses into the 19th century (Smith, 1975). The stack has been subject to significant alteration at ground floor level where the western half of the stack has been removed and the stack effectively part hollowed out to accommodate a range cooker evidencing the more recent use of this part of the ground floor as a kitchen.

4.43 Furthermore, the position of the stack indicates that the floor plan of the northwest cross wing also likely also began as a simple two-unit plan with rooms arranged either side of the central stack, with possible, non-heated service rooms or secondary spaces also provided although there is no internal evidence of earlier sub-division remaining.

4.44 *Stone fire surrounds at first floor level*: Removal of later, failing plaster finishes and early 20th century cupboard from the north and south faces of the stack have revealed remains of two tooled, stone fire surrounds. The surround to the south face of the stack comprises of two yellow stone jambs with stone mantle whilst the surround to the north face has stone jambs with large timber mantle (Plates 106, 107, 116, 124).

4.45 *Remnants of Timber Box Frame*: Internally, a box framed cross wall which retains two wattle and daub infill panels to the first floor remains intact. The cross wall in its width offers evidence as to the alignment of the original northwest side wall which has been lost at ground floor as part of later phases of alteration (Plates 94, 95, 127, 129). Further evidence that the northwest wall was originally timber framed remains visible externally with a large vertical corner post and section of deteriorated wall plate remaining (Plate 79). The cross wall has been subject to alteration, including replacement of the wattle and daub infill panels to the ground and floor and much of the first floor with brickwork and rebuilding including removal of the original truss of the frame such that the original form has been diluted however it is likely to have been gabled (Plates 94, 99, 131, 132).

4.46 *Chamfered bridging beam to the rear room*: The rear room retains a single chamfered bridging beam which spans roughly east to west on angle. The beam is unlikely to be

in its original position, however its simple chamfered detailing is indicatives of a 17th century date.

4.47 *Plan Form*: The plan form of the cross wing is consistent with the central range and likely began as a simple, two-cell range with rooms divided at ground and first floor level by the larger, central, internal stone stack. Behind the stack, at the southeast side is a small staircase. The staircase is visible externally within a small brick projection which projects forward of the plane of the southeast elevation of the cross wing. There is no evidence to suggest that the position of the southeast wall of the cross wing has been altered and set back as part of its later rebuilding in brick with the red stone foundation blocks visible at the base of the wall and it is possible therefore that the staircase represents a small stair tower / block.

4.48 Whilst the plan form and remains of timber framing between the central range and the northwest cross wing are similar in character, remaining internal features and the arrangement of the gabled west wall of the central range strongly indicates that the central range is earlier and that the west wall likely formed the original end wall. The remaining framing to the wall retains no evidence to suggest a contemporary door opening was present to access the first floor of the northwest cross wing with the extant door being crudely formed by cutting through and altering the tie beam. There is also a change in floor levels between the two first floor spaces which support their different phasing.

4.49 Visible evidence within the northwest cross wing indicates it was however added fairly early, probably sometime in the 17th century with the remaining sections of timber framing and evidence of the original plan form being characteristic of vernacular buildings of this period within the area.

Phase 3

4.50 The cross wing appears to have been extended to the northeast at an early stage with a small one up one down range added. The range retains a small section of timber framing to the first floor of the southeast side return elevation with girding beam and three vertical posts (Plates 76 and 133). The beam does not align with the exposed external framing to the adjacent central range, nor does it align with the tie beam of the internal cross wall which suggests it represents a different phase. Furthermore, there is a change in levels internally between the first-floor accommodation within the northwest cross wing and this northeast addition which further suggest different

phasing with internal door access formed by cutting the tie beam (Plate 132). The addition has however been rebuilt in brickwork with no evidence of timber framing remaining to internally of externally to either the northeast or northwest elevations.

4.51 It is possible that the northwest cross wing and the later one up one down northeast projection are representative of the period of 'The Great Rebuilding', a period whereby economic conditions were favourable to the growth of farmers and yeoman who were able to invest in the buildings (Smith, 1975). In Wales, the Great Building travelled east to west so that in northeast Wales, investment in the 17th century would have been likely.

Phases 4 - 6

4.52 The most significant changes to the building were likely undertaken in the 18th and 19th centuries when the original external timber frame walls to the central range and the northwest cross wing were rebuilt in brickwork with only limited sections of the original framing retained externally to the northeast. The rebuilding, however, does not appear to have been undertaken in a single phase with visible variations in the brickwork observed.

4.53 Historic mapping evidence that the northeast range and the northwest lean-to were present by the time of the 1837 Tithe Survey (see Map 1) confirming that phases 5 and 6 were likely completed by this date.

4.54 What is more difficult to confirm is the date of rebuilding of various elevations in brick. In north-east Wales, particularly in the border region around Wrexham and adjoining Cheshire and Shropshire, the rebuilding of timber-framed farmhouses in brick during the 18th and 19th centuries was common (Moran 2003). The period was marked by agricultural improvement, estate consolidation, and rising rural prosperity which encouraged investment in farmsteads. At the same time, brick became increasingly accessible due to expanded regional production and improved transport infrastructure, making it a practical and economically viable alternative to traditional wattle-and-daub infill. In the region the replacement of external walls in brick often reflected a shift toward more durable, permanent construction aligned with contemporary building practice.

4.55 Drivers for this change at Pickhill Farmhouse were likely driven by practicality, rather than fashion with timbers and infill panels being vulnerable to decay from moisture

ingress and rising damp and also vulnerable to fire. Within central range of Pickhill Farmhouse the west cross wall retains some evidence of previous charring to the tie beam and the principal rafters (Plates 63, 71 and 72) which suggests that the timber shave been exposed to fire. It is therefore possible that the rebuilding in brickwork represents a response to a fire at the property with brickwork offered improved weather resistance, reduced maintenance, and greater fire resilience.

4.56 The evidence at Pickhill Farmhouse is consistent with phased rebuilding rather than complete reconstruction with the selective retention of some framing to the north east elevation of the central range and limited sections remaining to the northeast end of the cross wing range, possibly reflecting the sequence in which improvements were undertaken or a variation in condition, whereby the southwest and southeast elevations had deteriorated more.

4.57 Incremental changes are consistent with contemporary buildings where modernisation was typically incremental, responding to structural necessity, changing agricultural prosperity and changing fashions rather than a single phase of work.

4.58 Another key phase of change is represented by the northeast range. This range is clearly distinct as a separate phase of works by both its external character being constructed from red sandstone and by its internal character, where the rooms are larger and more spacious having higher ceilings, and where the fireplaces are provided on the end wall walls served by an end stack.

4.59 The change in external materials may reflect an aesthetic intention, however the range is architecturally plain with only two openings present to the southeast side elevation and the inclusion of red sandstone quoin blocks adding the only interest. There is also evidence that the height of the range was raised at some point (*Confer* para 3.14).

4.60 The ground floor internal door of the northeast stone range is a simple, fielded six panel door which is characteristic of the 18th century, but which remained in use into the early 19th century. To the first floor, the door is a simple plank and batten door with planks of varying widths. The door is hung off pintles with strap hinges with lozenge style stops of different lengths. The door is earlier in character than the proportions of the range suggest, however it is possible that the door has been reused for elsewhere within the building.

4.61 The northeast range abuts the eastern half of the central range. Sections of the original timber framing are retained internally with brick infilling which suggests that the rebuilding and encasing of central range in brickwork occurred before the northeast range was added.

4.62 Subsequent extension to the northwest side of the northwest cross wing range is also evident as a later, lean-to addition constructed of a different type of red brick. This phase of change included the removal of much of the original northwest side wall of the cross wing range at both ground and first floor levels although the position of the original side wall remains legible in the position of the later purlins inserted to the first floor the lean-to. This phase of change altered the proportions of the original rooms either side of the central stack as well as changing the pattern of circulation.

Phase 7

4.63 The most recent phase change is represented by a single storey, kitchen range added to the northwest side of the northwest lean-to addition. The addition is of modern cavity wall construction and is believed to have been added sometime in the late 1960s. It is not judged to be special interest.

Summary

4.64 Pickhill Farmhouse presents as a complex, multi-phase building and it is clear the property has been subject to successive, numerous phases of alteration and extension.

4.65 Analysis of the building's successive development suggests a change in the status of the building. Whilst the central range is modest in size and arrangement, it was still very likely constructed as the home of a yeoman or husbandman, being larger than the small single room cottages of the landless labourers (Cunnington, 2008). Evidence of the original building being of a higher status includes chamfered and roll stopped mouldings on the principal beams and joists of the central range and the use of a grey / yellow sandstone for the internal stack. Stone within the immediate area is typically red and the inclusion of a yellow stone would have likely been expensive at the time of construction. Furthermore, the early and substantial extension of the building through the addition of the northwest cross wing also hints towards a property of higher status. Notably, the first-floor fireplaces to this range retain tooled and shaped stone jambs evidencing a deliberate aesthetic intent and suggestion that these rooms were

considered to be of significant status, warranting both a heat source and decorative refinement.

4.66 However, over subsequent phases the status of the building appears to have shifted towards a more utilitarian and functional character. Later additions and alterations are largely devoid of architectural embellishment or decorative features, reflecting changing needs, functions, and possibly a reduced status of the occupants.

4.67 Factors contributing to this evolution may include changes in ownership, adaptation to agricultural use, or broader shifts in 18th and 19th century farming practices, which may have prioritised practicality over design.

4.68 This change is evident in the incremental rebuilding in brickwork, which, while durable, lacks the decorative detailing typical of buildings of this period such as symmetry in the external composition and pattern of fenestration and simple brick arch window heads or dentil courses.



Figure 1 - Ground Floor Historic Phasing



Figure 2 - First Floor Historic Phasing

5 Significance

5.1 Conservation Principles for the Sustainable Management of the Historic Environment in Wales (2011) & TAN24 state that the significance of an asset derives from an understanding of the associated heritage values, these being evidential value, historical value, aesthetic value and communal value.

5.2 Cadw (2017) states that:

- evidential value derives from those elements of a historic asset that will provide evidence about human activity including its physical remains or the historic fabric;
- historical value will often connect a particular aspect of past life with the present. Historic values can be represented through associations or can be illustrative;
- aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from an asset;
- communal value derives from the meanings of an asset for the people who relate to it, or for whom it figures in their collective experience or memory.

5.3 The significance of an asset also derives from its setting which *'includes the surrounding in which it is understood, experienced and appreciated embracing present and past relationships to the surrounding landscape'* (TAN24).

5.4 The description provided below for Pickhill Farmhouse is in proportion to the scale of the works proposed and has been informed through site observations and proportionate research of secondary and archival sources. .

Evidential Value

5.5 Pickhill Farmhouse is considered to be of high evidential value.

5.6 At its core, the building it represents a late 16th century dwelling where the original two-unit plan, timber frame house remains legible within the evolved building. Surviving sections of the timber frame provide direct physical evidence of vernacular construction materials and techniques used in north east Wales during this period. The surviving structural elements, including chamfered joists with run out stops, a substantial ceiling beam and bressummer, and arched timber door heads,

demonstrate the carpentry methods employed in the original construction and provide insight into the workmanship and building traditions of the region.

5.7 These features also provide evidence of the building's original plan form and the organisation of internal space within the early dwelling. The surviving framing and structural arrangement help to illustrate how the earliest occupants may have used and circulated through the building, reflecting the functional requirements of a modest rural dwelling of the late 16th century.

5.8 The early extension to the original two-unit timber-framed range is also of high evidential value. Although only limited sections of the original framing survive internally and even less externally, the remains demonstrate an early phase of enlargement, which diagnostically dates to the early 17th century. This phase of expansion includes a substantial internal, red sandstone stack retaining original stone jambs to the original fireplaces, which provides evidence for the development of improved heating arrangements and changing domestic arrangements within the farmhouse.

5.9 Later alterations dating from the 18th and 19th centuries also contribute to the evidential value of the building. These phases demonstrate how the structure was progressively adapted to meet the evolving needs of the farmstead.

5.10 Externally, the rebuilding of large sections of the original and early phases of the building's development in brickwork reflects a shift in construction practice and repair strategies as well offering evidencing of possible investment in the agricultural economy by landowners during the 'agricultural revolution'.

5.11 Internally, surviving historic features such as timber boarded doors, simple cast-iron fire surrounds and the stone chimney stacks provide further evidence for the continued occupation and adaptation of the building across several centuries.

Historic Value

5.12 The farmhouse possesses historic value as a surviving example of a vernacular agricultural dwelling whose development reflects the changing requirements of rural life in north east Wales from the late 16th century onwards.

5.13 The surviving timber-framed elements represent the earliest phase of occupation and demonstrate the character of regional domestic architecture during this period (Smith, 1978; Moran, 2003).

5.14 The subsequent early 17th century extension illustrates the expansion of the dwelling, likely reflecting changes in household requirements, agricultural prosperity or evolving domestic and agricultural practices.

5.15 Further phases of alteration during the 18th and 19th centuries illustrate the continued evolution of the building within a working farmstead context. It is known from archival records and secondary sources that the building was under the ownership of the Erddig Estate by the mid-18th century and remained under this ownership until the late 19th or early 20th century. Whilst there is no tangible evidence of this historic association, the rebuilding of external walls in brick and the addition of the red sandstone range, likely dating to the late 18th century, reflect changing building technologies and the ongoing adaptation of the farmhouse to suit agricultural and domestic needs and may represent a period of investment within the building stock by the estate. The alterations undertaken at Pickhill Farmhouse demonstrate how the building remained in active use and continued to evolve as part of a functioning rural property.

5.16 Collectively the building's multiple phases of construction illustrate the long-term occupation and gradual adaptation typical of vernacular farmhouses in the region.

Aesthetic Value

5.17 The aesthetic value of Pickhill is derived from the character of its surviving historic fabric and its architectural evolution. Internally, the remained sections of exposed timber framing, chamfered beams with run out stops and arched door heads contribute to the historic character of the building and demonstrate the craftsmanship associated with late 16th century vernacular carpentry. These features of high aesthetic value.

5.18 The stone chimney stacks with surviving stone jambs add further architectural interest and reinforce the historic character of the interior spaces.

5.19 Additional internal features such as timber boarded doors and simple, yet decorative cast-iron fire surrounds contribute to the layered historic character of the building evidencing its evolution and changes in fashion.

5.20 Externally, the farmhouse reflects its multi-phase development through the combination of surviving timber-framed elements, later brick rebuilding and the red sandstone range. While the later brickwork displays relatively little architectural embellishment, this simplicity contributes to the building's vernacular character and

likely reflects the practical and functional requirements of a working farmstead rather than an intention to create a highly decorative domestic façade.

5.21 The variation in the external material and construction phases collectively express the incremental development of the farmhouse and contribute to its distinctive historic appearance.

Communal Value

5.22 As the farmhouse is screened from public views from Holt Road, it is anticipated unlikely to be high communal value.

Contribution made by Setting

5.23 Pickhill Farmhouse is considered to derive significance from the following aspects of its setting which either add to an appreciation or understanding of its heritage values:

5.24 The positioning of the building as part of a wider historic farmyard contributes to the evidential and historic values revealing the historic function of the building and its role within the agricultural landscape. The farmhouse encloses the yard to the south with the original entrance through the central range facing the farmyard. This positioning makes the farmhouse visible and prominent on arrival in to the farmyard from Holt from the northeast .

5.25 The scale of the outbuilding range, particularly the northern L shape range offer evidence as to the scale of farming being undertaken by Pickhill. In addition, the pattern of openings and remaining original features to the outbuildings inform upon the nature of the agricultural activities being employed.

5.26 The shared materiality between the farmhouse and its outbuildings is also important; the earliest phases of the outbuildings are constructed in red stone with the small, two storey range to the northwest of the farmhouse displaying a small amount of stonework to the ground floor. This building may be contemporary with the northeast range of the farmhouse. The majority of the outbuilding are constricted in red brickwork however which provide visual cohesion to the brickwork of the farmhouse.

5.27 To the northwest of the farmhouse is small, domestic yard area enclosed from the working farmyard by red brick boundary walling and half round, dark coloured terracotta copings. This small area offers distinction between the domestic and agricultural uses of the farmstead.

5.28 The wider rural landscape is also important. The open fields which remain in agricultural la use alongside other historic farmstead and cottages anchor Pickhill Farmhouse with the historic, agricultural landscape of the area.

Summary of Significance

5.29 Overall, the farmhouse is of high historic value as a multi-phase vernacular rural dwelling whose significance lies in the survival of late 16th century timber framed fabric, evidence of early expansion in the 17th century, and the subsequent adaptations made during the 18th and 19th centuries.

5.30 The building retains high evidential value through its historic construction techniques and surviving structural fabric, historic value through its illustration of the long-term evolution of a rural farmhouse, and aesthetic value through the character and craftsmanship of its surviving architectural features.

Features of Interest

5.31 Surviving structural fabric and features associated with the earliest phases of the building's construction and development with remaining features principally dating from the late 16th and early 17th centuries. These elements make the strongest contribution to the evidential and historic value of the building. Key features include:

Surviving sections of the original late 16th century timber frame, which provide direct evidence of regional vernacular construction techniques and materials. This includes the box framing to the original external wall of the central range and the remaining sections of box framing to the internal of the northwest cross wing range which also retains two original wattle and daub infill panels.

- The structural framing arrangement and the internal stone stacks which evidences the original two-unit plan form of the central range and the original two-unit plan form of the northwest cross wing.

- Chamfered ceiling joists with rolled stops, the principal ceiling beam, bressummer to the ground for the central range and the reused chamfered beam to the ground floor southern room of the northwest cross wing which demonstrate the carpentry methods and craftsmanship associated with the original construction and which demonstrate simple aesthetic treatment to the joinery features.

- Arched timber door heads to the ground floor of the central range which contribute to the understanding of the original internal arrangement and circulation within the building as well as being representative of vernacular details of the period and region.

- The inglenook fireplace with bressummer beam over within the central range and the stone jamb of the recently revealed fireplaces to the internal stack within the northwest cross wing range which represent important early internal features and evidence how the spaces were heated and used.

5.32 These elements collectively form the core of the building's heritage significance and provide important evidence for the origins, early form and development of the farmhouse.

5.33 Features of moderate significance comprise those associated with later, historic phases of alteration, primarily dating from the 18th and 19th centuries. While these elements are later additions, they contribute to the understanding of how the building evolved and continued to function as part of a working farmstead. These features include:

- Later brick rebuilding of external walls, which reflects changing construction practices and the continued adaptation of the building.

- The red sandstone range, likely dating to the late 18th century, which represents a later phase of expansion and contributes to the understanding of the development of the farmstead.

- Surviving historic timber boarded doors, which contribute to the historic character of the interior.

- Simple cast-iron fire surrounds, which illustrate later domestic improvements within the farmhouse.

5.34 These features help to illustrate the continued occupation and adaptation of the building across several centuries contributing to its overall historic and aesthetic character.

5.35 Features within the building which are judged to be of low significance comprise features which are likely to represent later alterations, repairs or replacements that do

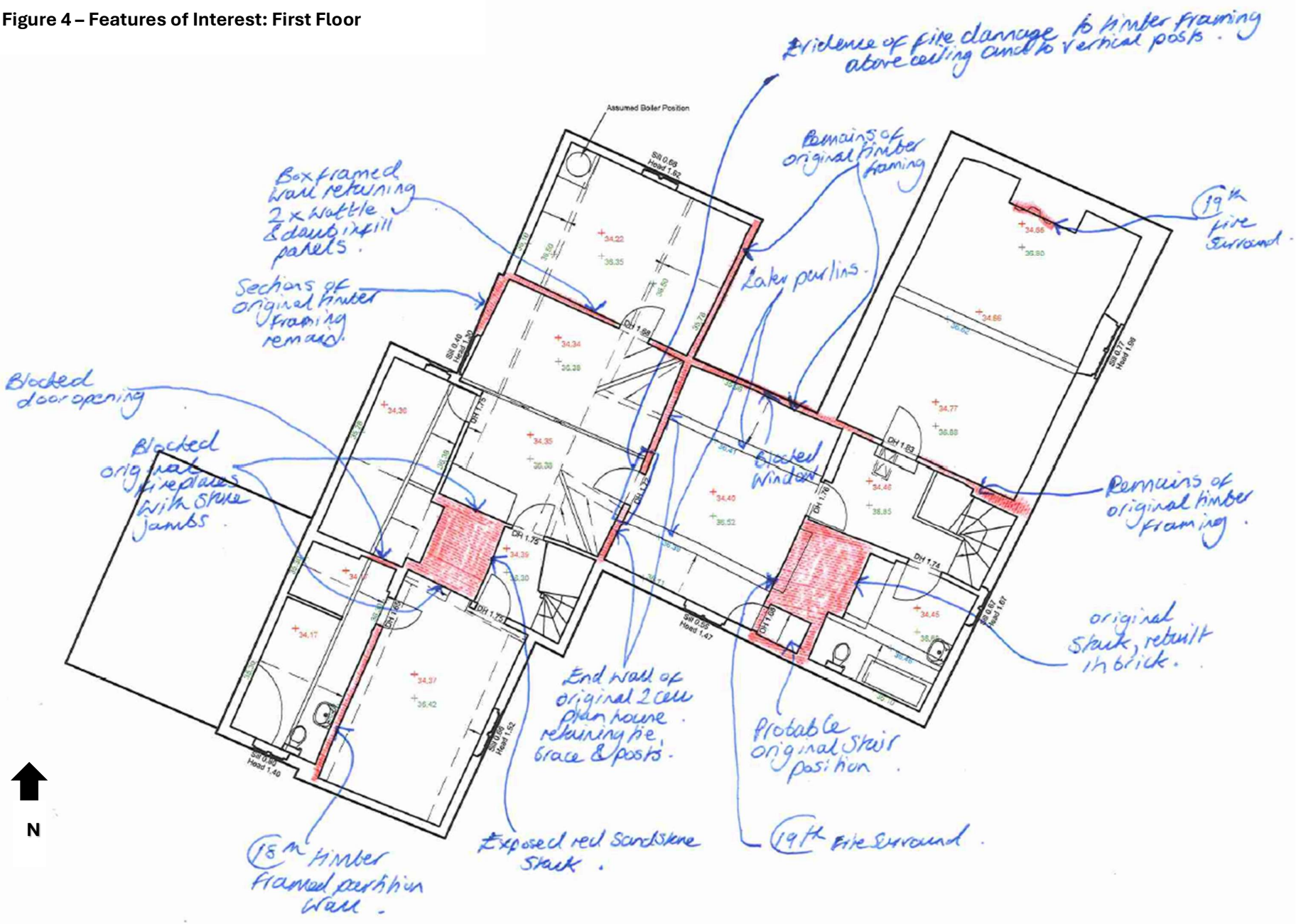
not contribute substantially to the understanding of the building's historic development. These elements may include later internal finishes which are unremarkable in terms of their materials and innovation, modern fabric and fixtures including the existing windows which are all later insertions and the phase of alteration undertaken to the ground floor of the northwest cross wing range.

5.36 While these features form part of the building's current fabric, they make only a minor or neutral contribution to its overall heritage significance when compared to the earlier structural and architectural features which remain within Pickhill Farmhouse.

Figure 3 – Features of Interest: Ground Floor



Figure 4 – Features of Interest: First Floor



6 Aim of the Works and Design Approach

Aim of the Works

6.1 The proposed works to Pickhill Farmhouse represent a comprehensive scheme of repair and refurbishment in order to ensure the building's continued active, viable, and sustainable use in the long term,

6.2 The primary aims of the programme of works is:

- To bring a building which is vulnerable to being at risk back into a sustainable, long-term use which is compatible with its significance.
- To address identified structural defects within the northeast range of the Grade II listed building ensuring its long-term stability and preservation.
- To arrest water ingress and issues of damp by undertaking targeted repairs to the external envelope, using appropriate traditional materials and methods consistent with the building's historic fabric.
- To introduce modern building services, including a central heating system, into the building in order to provide meet modern expectations of comfort and living standards while minimising impact on historic significance.
- To sensitively enhance and rationalise circulation between the various ranges of the building, improving functionality while respecting historic layouts and hierarchies.
- To remove a later, unsympathetic modern extension that detracts from the architectural and historic character of the listed building, thereby enhancing its significance.

Design Approach

6.3 A schedule of works is included within Appendix 3 and should be read alongside the submitted drawings and details. In summary the proposals fall into three main categories:

1. Structural Works
2. External Works

3. Internal Works

6.4 The proposed works have also been informed by an understanding the buildings development and assessing its significance whereby any remaining features considered to have high value, particularly original constriction materials and detailing relating to the original and early phases of the buildings development, have been conserved within the detailed design.

6.5 Conversely, works associated with later phases of alteration within the building considered to be of less value are proposed to be removed where appropriate.

Structural Works

6.6 Sthe key structural works to the building comprise:

- Dismantling of part of the northeast range to facilitate installation of new foundation to address ongoing movement issues. Dismantled section to be rebuilt on a like for like basis using salvaged materials.

6.7 The works to the northeast range have been recommended by the Structural Engineer and the application is accompanied by a detailed Structural Appraisal Report.

6.8 There is severe cracking to the interior and exterior of the northeast red sandstone range which the Structural Appraisal Reports indicative of movement to the gable end of the range which is rotating. The report notes that the movement is progressive and ongoing and ascribes the cause of the movement is due to the high water table and persistent transit of water through the basement over time has softened the clay sub-soil locally and washed out fines which has resulted in movement. Existing horizontal tie bars have been anchored to the gable end. Photographs of the property held by the RCAHMW dated to 1960 show the tie bars to be in-situ by this date evidencing that movement to this range is a long-standing issue. These previous interventions have failed and the ongoing movement has caused the side elevations of the range to separate at the anchoring points. A temporary, metal propping structure has been installed to the gable end of the property as an interim measure.

6.9 The structural engineer recommends that the northeast range is partially dismantled, the foundations stabilised through underpinning and the walls, floors and roof then reconstructed using the existing materials salvaged during the dismantling.

6.10 Other options to address the structural issues at the property were considered including total demolition of the range however this was not pursued and instead the approach presented represents the minimal amount of works necessary to protect the range from further issues by stabilising the foundations. Once this is complete, the range can then be rebuilt like for like.

6.11 Other structural works proposed include insertion of a steel lintel over the proposed opening between the proposed kitchen and rear extension, insertion of a steel lintel over the enlarged opening between the hall and the snug and Helifix tie bars installed, where required to secure the southern portion of the northwest cross wing at the internal junction of the secondary stair wing.

External Works

6.12 The proposed works to the exterior of the building consist of:

- General repair and refurbishment of the external envelope to ensure the building is weathertight and secure using appropriate materials which support the breathability of the historic fabric.
- Installation of new conservation rooflights.
- Renewal of existing windows with new, timber frame slim-profile double glazed side hung casement windows and renewal of existing external doors (where openings are being retained) with new hardwood timber boarded doors.
- Alterations including Infilling of two window openings, formation of 2 new window openings, change of a door to a window and reinstatement of 2no infilled window openings.
- Demolition of modern kitchen extension on the northwest side elevation of the one and half storey lean-to range adjoining the northwest cross wing.
- Creation of new principal entrance in place of modern extension include erection of timber frame, open porch with gabled roof carried on oak post set on brick dwarf wall reusing existing internal door opening as new front door opening, and lime rendering to the external brickwork of the one and half storey brick range.
- Erection of single storey, flat roof extension to the rear elevation within the re-entrant between the northwest cross wing range and the central range.

- Repairs to remaining sections external and internal timber frame to address decay.

6.13 The proposed external works adopt a conservation-led design approach that prioritises the protection and legibility of the historic fabric while enabling the building to function effectively as dwelling capable of meeting living expectations.

6.14 The repair and refurbishment of the external envelope is necessary due to a prolonged lack of general maintenance to the building and the use of inappropriate and ineffective repair works previously which has exacerbated deterioration in instance. The works are to be using traditional materials and techniques compatible with the historic construction and character of the building with a key priority to improve the building's breathability, with lime-based mortars, renders, and appropriate natural materials specified to avoid moisture entrapment and long-term deterioration of fabric.

6.15 All existing windows are proposed for replacement. The existing windows are all modern insertions and include previously inserted UPVC windows which are not appropriate to the character of the listed building. The replacement windows seek to reflect the character and proportions of the originals while improving performance incorporating slim-profile double-glazing. The replacement of the existing windows with four-pane side-hung casements presents an opportunity to unify the windows across the building recognising that windows form a key architectural component of the elevations of Pickhill Farmhouse. This approach is not considered to diminish the legibility of the building's historic development, as the various historic phases will remain clearly expressed through differences in materials, construction techniques, and surviving elements such as exposed timber framing.

6.16 Replacement doors, where required, will be formed in hardwood timber with boarded construction to match historic precedents, ensuring robustness and visual continuity.

6.17 The introduction of a new principal entrance responds to the current absence of a clearly defined point of arrival, which presently diminishes the legibility and usability of the building. The proposed works seek to establish a coherent and identifiable entrance sequence through the removal of the later kitchen extension and the formation of a timber-framed porch which is positioned to utilise an existing opening within the historic fabric. The proposed porch is expressed with a simple gabled roof carried on oak posts set on a brick dwarf wall. While the gabled form contrasts with the predominantly sloping roof planes of the northwest elevation, this deliberate variation serves to articulate and emphasise the entrance.

6.18 The application of lime render to the exposed brickwork of the one and a half storey range is both a pragmatic and aesthetic response following the removal of the modern kitchen structure from the elevation. The existing internal cementitious plaster is likely to have caused localised damage to the softer historic brick fabric, and its removal is expected to further affect the face of the masonry following removal. In this context, lime rendering provides an appropriate and traditional means of consolidation and protection, accommodating minor irregularities while safeguarding the underlying fabric. In addition, the lime render will strengthen the durability of the brickwork supporting the long-term performance and protecting of the building. Visually, the rendered finish also assists in unifying the elevation and reinforcing this elevation as the new primary entrance and focal point. Being on the north side elevation, the use of render would not affect the current experience of Pickhill Farmhoue on arrival from Holt Road with the area concealed by the existing, adjoining single storey outbuilding range.

6.19 In regards to the design of the proposed rear extension, this evolved through consideration of both visual impact and technical constraints. An earlier option explored a more traditional approach, comprising brickwork walls with a slate-covered hipped roof intended to reflect the existing building. However, this was not progressed, as it resulted in an over-dominant appearance, with an excessive extent of brickwork that risked competing visually with the original building. Furthermore, achieving an appropriate match to the historic brick bond would have been challenging with a poor match risking detracting from both the extension and the original building. The hipped roof form also increased the perceived scale and mass of the extension and created an awkward and unresolved junction with the main roofscape and also impacted on the first floor window of the southwest elevation of the central range.

6.20 In response, the design has been refined to a simpler, more contemporary form, adopting a single-storey, flat-roofed extension with vertically aligned timber cladding and dark coloured aluminium framed windows. While contrasting in materiality, this approach reduces the overall visual weight and allows the extension to read clearly as a subordinate and later addition. Its siting within the re-entrant angle between the northwest cross wing and central range further limits its visibility from key viewpoints and preserves the primacy of the historic elevations. The simple palette of materials and uncomplicated form are considered to align with the simplicity of the elevations of the original building.

Internal Works

6.21 The proposed works to the interior of the building can be largely summarised as follows:

- Repairs to remaining sections external and internal timber frame to address decay.
- Renewal of lime plaster finishes to internal walls.
- New insulated floors throughout the ground floor.
- Lowering of the internal finished floor level by 150mm in the proposed kitchen, utility and parlour.
- Like for like repair and renewal of existing ceiling finishes where required.
- Installation of new insulated floors throughout including lowering of the finished floor levels within the proposed kitchen, utility and parlour areas by 150mm.
- Reconfiguration of the existing hall to form a new entrance hall, boot room and store with removal of section of the first floor structure over to increase ceiling height over the entrance.
- Reinstatement of a former door opening between the proposed games room and secondary staircase.
- Reinstatement of a partially infilled door opening between the proposed kitchen and the secondary staircase.
- Renewal of the secondary staircase which is a later insertion to an original position with new glass and oak frame balustrade.
- Renewal of rotten vertical timber posts and removal of lath and plaster infill between the posts to the internal dividing wall between the secondary staircase and new internal hallway.
- Renewal of the existing balustrade to the main staircase including removal of a plastered bulkhead.
- Formation of a downstairs WC within the existing cupboard between the existing front room and main staircase.

- Installation of new services including underfloor heating within the new insulated floors and a wet central heating system to the first floor accommodation.
- Subdivision of existing first floor stores to form a bedroom and a bathroom.
- Infilling of an existing door opening to a first floor store but retaining the door in situ.
- Integration of breathable insulation above the first floor ceilings and within new internal stud walls.

6.22 The approach to the proposed internal works has been informed by a detailed understanding of the building's fabric, condition, and historic evolution. The primary objective of the internal works is to secure the long-term conservation of the building within its original intended use, improving the performance of the structure while conserving and revealing its architectural significance.

6.23 Initial phases of work have involved the removal of failing internal wall finishes which have deteriorated as a result of long-term water ingress. Their removal has facilitated the drying of the building, addressing issues associated with rising damp exacerbated by poor maintenance and deficiencies in the external envelope and rainwater goods but has also revealed the underlying "bones" of the building, allowing for a more informed appreciation of its development and its significance, which has directly guided the design approach to the proposed repairs and alterations.

6.24 Replastering of internal walls will be undertaken using traditional lime plaster systems throughout, ensuring compatibility with the historic fabric and maintaining breathability of the traditional building materials which is essential to the building's performance. The approach to internal finishes has been carefully considered in response to varying wall constructions and functional requirements. In areas where external walls are of 1 brick depth thickness, as well as within bathrooms and the rebuilt northeast range, new internal timber stud linings are proposed, finished with wood wool board and a lime plaster skim. This build-up allows for discreet integration of insulation and services while remaining vapour-permeable and materially compatible with the host structure. In wet areas, this solution also enables the incorporation of tiled finishes and concealed pipework without the need for invasive chasing into historic masonry, thereby minimising harm to the existing fabric.

6.25 The exposure of historic fabric following initial strip-out has influenced the internal design strategy, with a clear intention to retain and celebrate surviving historic features. Areas of original timber framing within the central range and northwest cross wing will remain visible within the proposed works, contributing to the legibility and character of the interiors. Similarly, fireplaces associated with the central red sandstone stack of the northwest cross wing will be preserved in an exposed state, with stone jambs and timber bressummers expressed within the replastered walls. At first floor level, a section of the red sandstone stack will also remain exposed as a feature element, subject only to localised repointing in lime mortar. At ground floor level the condition of the stone, having suffered prolonged damp and the application of impermeable finishes previously, does not lend itself to exposure. In this instance, a lime render finish is proposed to consolidate and protect the masonry while retaining a sense of the original materials in the undulation of the surface.

6.26 A key component of the internal works is the comprehensive renewal of the existing ground floor finishes with new insulated concrete floor slabs. This intervention will help to improve the internal environment, incorporating underfloor heating and accommodating new service runs associated with the kitchen and ground floor bathroom installations, thereby reducing the need for intrusive interventions elsewhere in the building.

6.27 Existing quarry tiles will be carefully lifted and reused where condition permits helping to conserve historic character.

6.28 In selected areas, the proposals include for lowering of the finished floor levels by approximately 150mm to improve circulation and usability within the internal spaces constrained by low ceiling beams. This has been carefully considered following pre-app engagement to strike a balance between functional improvement and the retention of the building's inherent character, with interventions limited to a small number of rooms.

6.29 Repairs to the historic timbers will be undertaken using traditional methods and materials. Decayed timber elements, particularly those affected by prolonged damp at low level, will be repaired through localised scarfing-in of new oak sections to match the existing. Where timber sole plates have failed entirely, these will be replaced with new brick plinths, with the vertical timber posts reset onto them. A slate or lead damp-proof course will be introduced at these junctions to improve durability while remaining sympathetic to traditional construction techniques. These measures, combined with

improvements to external ground levels, rainwater disposal, and the adoption of breathable internal and external finishes, will collectively assist on the management of moisture.

6.30 Proposals include for modest alteration to the internal layout to support viable modern use while respecting the key elements of the building's historic plan form. At ground floor level, new openings are proposed to improve connectivity between the snug, kitchen, and new extension. These interventions are informed by existing features and evidence of prior alteration, with structural support provided via discreet steel beams where necessary. Additional changes within the northwest cross wing include the formation of a more legible entrance sequence through the insertion of lightweight stud partitions to create a lobby, boot room, and ancillary spaces. A localised removal of first floor structure within the lean-to range will introduce a modest vaulted space, enhancing spatial quality at the point of arrival. As an area already subject to significant historic alteration, the space is considered capable of accommodating further, sensitive changes.

6.31 Further rationalisation includes the enlargement of an existing opening into the snug, guided by clear evidence within the masonry, and the reinstatement of a former doorway between the secondary staircase and the proposed games to improve circulation. Access to this staircase is proposed from the kitchen which will reinstate an earlier pattern of circulation.

6.32 At first floor level, interventions are limited to those necessary to achieve functional accommodation, including the insertion of a small family bathroom within the central range. The location of the bathroom has been carefully determined in response to the survival of historic fabric, with more intact timber framing preserved and expressed with the layout. Additional subdivision within the northwest cross wing will improve access between the various phases of the building and provide for a bedroom through the insertion of reversible stud partitions. The selective removal of later lath and plaster infill of limited heritage value and poor condition as part of the formation of the hallway will also allow natural light into the proposed spaces.

6.33 Other works include for the replacement of the secondary staircase and the renewal of the balustrade to the main staircase. The secondary staircase has been subject to previous alteration with the remaining fabric evidencing it is a later insertion. The new staircase is to follow the same position as the existing but will include a glass balustrade with oak frame to maximise light into the space. To the main staircase, the

existing balustrade is not original expressing a simple square profile baluster and plain handrail. The design of the replacement balustrade is informed by the 18th and 19th century phase of works incorporating turned balusters.

6.34 Overall, the internal works are underpinned by a clear understanding of the building's significance and evolution, with interventions carefully balanced to conserve historic fabric, reveal architectural interest, and enable a sustainable and functional future use.

Access, Movement and Community Safety

6.35 In respect to access, the proposed works will include for creation of a new principal entrance to the northwest. This will replace the existing entrance through the modern kitchen extension. Access to the new entrance will be from the existing means under the covered walkway between the adjoining northwest cross wing and the adjoining outbuilding range and from the existing area to the northwest of the house, via the domestic yard area.

6.36 Secondary access into the property will also be maintained into the parlour from the external door opening under the covered walkway and from the existing door opening to the ground floor of the northeast elevation of the central range. This door however is intended to secondary with external landscaping improvements to assists in navigating guests to the new entrance to the northwest.

6.37 The proposed extension also include new access. From this room, level internal access is to be provided into the historic core of the house and the proposed parlour where floor levels are to be lowered by 150mm.

6.38 Access to the first floor accommodation is to be retained as existing.

6.39 Vehicular access into the site is to remain as existing as from Holt Road – refer to the submitted site plan.

6.40 Parking arrangements for the property are to remain as existing – refer to the submitted site plan.

6.41 In respect to community safety, the site comprises a private residence. There are no public footpaths or points of access into or through the site and the boundaries of the site are clearly defined.

6.42 The proposed use of the internal spaces and the proposed inclusion of additional and enlarged window openings will provide for additional surveillance of the domestic parking area serving the property and also the key point of arrival into the site.

7 Heritage Impact Assessment

7.1 The tables below assess the proposed works, as outlined in above in Section 6, in terms of their potential impact upon the significance of Pickhill Farmhouse in line with Cadw best practice guidance in Heritage Impact Assessment.

7.2 The table should be read in conjunction with the drawings and details prepared by Blueprint Architectural, the Structural Appraisal Report and associated drawings prepared by Andrew Hannett, site photographs included within Appendix 2 and the schedule of works included within Appendix 3. The tables should also be read in reference to the design evolution and adopted approach outlined in the previous section.

TABLE 1- EXTERNAL WORKS					
PROPOSED WORKS	**OBJECTIVE**	**SIGNFICANCE OF FABRIC AFFECTED**	**ASSESSING BENEFICIALMPACT**	**ASSEESSING HARMFUL IMPACT**	**SOLUTION**
Dismantling and rebuilding of the northeast range including mass concrete underpinning of foundation. .	To address longstanding and progressive structural movement to the northeast range.	The northeast range is of moderate significance having historic and evidential value as a later phase of extension to the farmhouse. The range has however been subject to previous alteration with evidence of raising of eaves and roof and to the interior which lacks original decorative finishes such as skirtings and cornice.	The works will address the cause of the ongoing movement, which is long-standing with structural ties installed now failing, whilst addressing the physical symptom of the movement from like for like rebuilding reusing salvaged materials. The works will conserve the current character and appearance of the building with the northeast remaining legible as a distinct phase of development to the building.	The dismantling will result in the loss of some historic fabric which is not capable of retention. The works also propose the infilling of the existing basement area. The basement as an individual feature is not any particular special interest and infilling supports the stabilisation of the range through concrete underpinning.	Undertake works as proposed within the Structural Appraisal Report which will ensure the character and appearance of the range externally is conserved. Internally, existing floor boards, timbers and the first floor fireplace are to be retained reinstated. Where new material is required, this be selected to match the colour of the existing external materials.
Renewal of the existing roof covering.	To make the building is weathertight addressing existing defects which are	The roof has been subject to much alteration previously. This is expressed within the awkward roof forms and	The works will ensure the farmhouse is weathertight helping to conserve its significance in the long-term. The works also present opportunity to integrate	Some existing roofing materials will be lost as part of the works.	Retain and reuse existing slates wherever possible with new slate tiles selected to match the existing.

	allowing water ingress to the interior of the property and which is causing decay to internal finishes and structural elements.	abutments between various phase of the building.	insulation into the property improving in thermal performance.		
General repair and refurbishment of the external envelope repairs, repointing, new rainwater goods and general and timber frame repairs.	To ensure the building is weathertight to	The external building fabric is of evidential, historic and aesthetic value expressing the historic development of the building and the evidencing the materials techniques employed in the various phases of development. The timber frame elements are of high value relating to the original and early phases of the building's development and evidencing vernacular building patterns.	The works will ensure the farmhouse is weathertight helping to conserve its significance in the long-term. The works will ensure decaying elements and deteriorated elements of the external envelope are repaired using appropriate, matching materials and appropriate materials which support the breathability of the building.	Sone loss of historic fabric will result where decayed and deteriorated fabric requires removal.	Undertake external works using appropriate and matching materials.
Renewal of existing windows with new, timber frame slim-profile double glazed side hung casement windows	To provide a coherent window design across the building, to improve the thermal efficiency of the building by incorporating slim profile double glazed units and to replace existing, modern and in appropriate detailed windows with new	Whilst the majority of the existing windows are timber, single glazed windows, none are original displaying modern repair interventions and modern glazing bar profiles. The windows themselves are not deemed to be special interest.	The proposed new windows are to be fitted to the existing window apertures such that the pattern of fenestration, which is an important component of the simple external character and appearance of the farmhouse will be conserved. The works will result in the removal of a UPVC window and replacement with a traditional detailed timber window. The new windows will help to improve the thermal quality	No harmful impacts are anticipated. Whilst the replacement windows offer a coherent style across the building, this would not comprise the legibility of the buildings phased development which would remain distant through changes in the external materials.	Record the existing external elevations and undertake works as proposed.

	traditionally detailed windows,		of the building by incorporating slim-profile double glazed units. The replacement windows will also introduce a coherent style across the building exterior.		
Renewal of existing external doors (where being retained) with new hardwood timber boarded doors.	To address deteriorating and failing external elements to make the building secure.	The existing doors are traditionally detailed, boarded timber doors with a painted external finish however they are not original with the joinery detailing supporting a more recent date.	The proposed doors reflect the style and character of the existing.	Whilst not original, the replacement of existing will result in the loss of existing traditional details.	Record the existing external doors and undertake works as proposed.
Creation of new principal entrance through demolition of modern kitchen extension from the northwest side elevation of the one and half storey lean-to range adjoining the northwest cross wing, erection of a timber frame, open porch with gabled roof form carried on oak post set on brick dwarf wall reusing existing internal door opening as new front door opening, and lime	To remove a modern extension which detracts from the significance of the building. To create a new, legible entrance to the building. To ensure the historic fabric exposed following removal of the modern kitchen is appropriate conserved.	The kitchen extension is not of special interest being added in the late 1960s / early 1970s. It is of a scale and form which detracts from the significance of the building. The one and half storey lean-to where the works are proposed is evidential and historic value evidencing the historic development of the building and adding to the historic character.	Through the removal of the later kitchen extension and the reuse of an existing internal opening to form a new principal entrance, the works seek to better reveal the earlier phases of the building's development whilst minimising physical impact. The introduction of a modest, traditionally detailed porch provides a clearly defined point of arrival providing the farmhouse with a clear point of arrival. Being located on the northwest elevation, the porch will appear subservient to the core of the historic structure. The application of lime render offers the following benefits: • Protection to the brickwork where the extension is to be taken down.	Removal of the modern extension will result in physical impact to the original brickwork of the lean-to due to the application on cementitious plaster finishes which need to be removed. Lime render will obscure the original brickwork finish of the lean-to range.	Undertake works as proposed.

rendering to the external brickwork of the one and half storey brick range.			• Protection to brickwork on the return elevation which is badly spalling. • A coherent and tidy appearance to the elevation. • Assist in making the entrance more legible through the use of render in contrast the prevailing brickwork.		
Erection of single storey, flat roof extension to the rear elevation within the re-entrant between the northwest cross wing range and the central range.	To assist in improving circulation and functionally by creating a space which supports modern occupation.	The extension to be within the re-entrant between the southwest rear elevation of the central range and the southeast elevation of the cross wing. This is a secondary elevation of the building which has been subject to change as evidenced by the brickwork. The brickwork is of probable 18th century date and is of historic and evidential value.	Helps to create practical layout that supports modern use while reducing the need for intrusive alterations within the historic core of the building. Assists in the integration of modern services by accommodating new service runs within the extension which helps to minimise the need for intervention into historic fabric. Provides additional accommodation in a sensitive and subservient form that offers a clear distinction between old and new through the contemporary design approach. Minimises physical intervention through enlarging of a existing window to a door opening to provide access between the	Providing internal access between the extension and the proposed kitchen and snug will result in the loss of some historic fabric. However, the fabric to be removed whilst within the original and earliest phases of the building is representative of a later phase of change to the building and the areas impact do not retain evidence of timber framing within the elevations.	Record the existing arrangement prior to change. Retain brickwork removed to form openings for use in brickwork repairs required elsewhere on the exterior.

			extension and the proposed snug.		
Formation of 2 new window openings within the northwest side elevation of the northeast range.	To provide additional natural light and means of ventilation to ground and first rooms of the northeast range which are large and which are only served by a single, two-light casement window.	The northeast range is of historic and evidential value evidencing a later phase of alteration. The use of red sandstone adds to the aesthetic value of the building.	The proposed openings are to be formed in the northwest side return elevation and are positioned opposite the existing window openings. As much of the range requires dismantling, there is opportunity to introduce the new windows as part of the rebuilding.	The new windows will introduce change to a currently blank elevation.	Ensure the new windows match the size, proportion and detailing of the existing the window openings to the southeast side elevation.
Reinstatement of a previously infilled first floor window opening to the northeast elevation of the central range.	To reinstatement an earlier opening which will provide improved light and natural ventilation to the first floor space.	The elevation is of high historic, evidential and aesthetic historic retaining sections of the original timber frame construction.	The works will reinstate an early opening within the elevation.	No harmful impact anticipated.	Record the elevation and undertake works as proposed.
Replacement of an existing door with new window with infilling of lower portion of the existing opening with brickwork before applying lime render offer. New window to comprise timber framed window with slim-profile double glazing.	To provide additional light to the ground floor space and help promote new entrance as the principal point of arrival.	The door opening is located within the northeast return elevation of the one and half storey lean-to range which is of evidential and historic value representing a later phase of the building' evolution.	The door is redundant as part of the alterations. .	Loss of an original door opening to the elevation and change to the access of the building.	Record opening. Undertake works as proposed.

Enlargement of an existing ground floor window opening in the northwest gable end of the cross wing range.	To provide improved natural light and ventilation to the interior space.	The northwest elevation of the cross wing range has been subject to serval phases of rebuilding and displays a variety of the different brickwork. The existing window is modern.	The enlarged opening will provide additional light to the interior.	The widening of the opening will result in the loss of some brickwork.	The enlarged opening is positioned within a previously part of the building as evidenced within the extant brickwork. Undertake works as proposed.
Introduction of simple, brick dentil course to the northeast gable end of the northwest cross wing.	To provide a simple, detail of interest to the gable end of the range.	The elevation has been subject to several phases of rebuilding and displays a functional appearance.	The proposed works to the roof present opportunity for adding in a simple, brick dentil detail to the elevation without causing harm to or loss of historic fabric.	The works will very modestly change the functional, utilitarian character of the range.	The proposed dentil course is to match the simple dentil detailing to the L shape brick range. This will ensure the dentil detail is based on ab accurate historic detail present within the site.
Infilling of two, modern window first floor openings in the northeast and southeast ends of the one and half storey lean-to range.	To remove crudely formed later insertions which have been allowing water ingress due to their poor detailing.	The openings are later insertions to the range and are not of interest in terms of their function or materials.	The works will remove poorly detailed modern windows from building with the area to be rendered over such that the infilling will not be visible in the external appearance.	No harmful impacts are anticipated.	Undertake works as proposed.

TABLE 2- INTERNAL WORK

PROPOSED WORKS	OBJECTIVE	SIGNFICANCE OF FABRIC AFFECTED	ASSESSING BENEFICIALMPACT	ASSEESSING HARMFUL IMPACT	SOLUTION
Repairs to internal timber framing.	To address existing areas of decay and deterioration to ensure conservation of	The remaining sections of timber framing are of high historic and evidential value and contribute to the internal	Helps to conserve significance by maintaining original construction whilst improving the structural integrity of the timbers by restoring load paths.	Loss of some original fabric. Change in original detail where sole plate is proposed to be replaced with brick plinth.	Undertake the works ae proposed.

	as much historic fabric as possible.	character of the farmhouse.			
Renewal of lime plaster finishes to walls; finishes to be tailored to specific walls where historic fabric and original finishes remain.	To reinstate traditional internal finishes which are appropriate to the long-term performance of the historic fabric.	The previous plaster wall finishes were failing and loose due to previous water ingress and general deterioration. Generally, the existing wall plaster was a lime based plaster. There was evidence of previous repairs to the wall plaster in appropriate modern materials.	The reinstatement of lime plasters finishes following the drying out of the building fabric will help to ensure the breathability of the building in long term providing a more comfortable and drier internal environment. The use lime plaster will conserve the internal character where lime plaster offers a more traditional finish to the walls.	No harmful impacts are anticipated.	Undertake works as proposed within the schedule of the works and in accordance with the design approach detailed in section 6 above.
Installation of timber stud frames finished with wood wool board (or similar) to various locations throughout the ground and first floor -	To provide additional insulation to the building in particular instances where the historic walls are only 1 brick deep.	The system is proposed to areas of the external walls where bathrooms are proposed, where the fabric is known to be only 1 brick deep and to the interior of the northeast range which is partially rebuilt. The areas where the system is proposed to not have original decorative detailing which would be lost through the introduction of a such a system.	The proposed system is reversible. The system allows for improved insulation which will help improve thermal performance. The boards allows for the conservation in situ of original and early remaining historic fabric particularly to the proposed bathrooms where timbers may have been vulnerable to moisture associated with this use. The boards also present opportunity for service pipes to be sensitively concealed.	The boards will conceal aspects of the original construction from view. However, visibility of these features is very recent following the removal of internal wall finishes.	Undertake necessary repairs to historic fabric such as pointing timber frame repairs where required. Install new boards as proposed over. To northeast range reinstate matching timber skirting and dado rail.
Like for like repair and renewal of existing ceiling finishes where required.	To address existing areas of failing and deteriorating	The majority of the existing ceilings are lath and plaster ceilings, a traditional finish for	The works will conserve the character of the interior spaces. Repairs provide opportunity to allow	There will be some inevitable loss of the existing historic ceiling	Undertake works as proposed.

	ceiling finishes as a result of previous water ingress.	ceilings which was employed into the first half of the 20th century. Several sections of the ground and first ceilings have been subject to previous repair using modern plasterboard systems.	services to be run in the roof space minimising disturbance to remaining sound sections.	finishes which have failed and deteriorated.	
Installation of new insulated floors throughout including	To provide suitable substructure to accommodate proposed modern residential use.	The existing floor finishes are a mix of tiles, floorboards and concrete floors which have been laid directly on a soil base. The existing floor finishes are not original but do have a modest aesthetic value contributing to the interior character.	The laying of new insulated floors will benefit the thermal quality of the building and maintain a dry internal environment which will assist in the conservation of historic fabric. The new floors are also compatible with modern services installation within the building.	Non-original/traditional materials proposed for the works.	The wall to floor junction is important to ensure moisture from the sub-floor is effectively managed. The junction with historic timber elements will details with a traditional DP course so as to conserve fabric. Existing quarry tiles are to be retained and reused where possible in the areas identified for quarry tile finishes.
Lowering of the finished floor levels within the proposed kitchen, utility and parlour areas by 150mm.	To enhance headroom within the building's core where ceiling beams and joists are very low. This will supports the function of the main room of the central range as the kitchen and	The proposed kitchen and utility room are of high historic, evidential and aesthetic value forming the core of the original building. The proposed parlour is located with a later phase of extension to the northwest cross wing and hold historic and evidential in evidencing the	The engineer has confirmed that the floors can be lowered as proposed without requiring intervention to the foundations. The lowering of the internal floors to these rooms will not affect remaining fabric of high significance with all features conserved.	Original historic, diminutive proportions of three rooms are modestly altered.	The depth of the lowering has sought to balance providing usable internal spaces whilst conserving the qualities and character that the ceiling beams impart to the spaces. This has been achieved by minimising the rooms to be subject to

	principal hub of the refurbished property, in a manner that celebrates the surviving historic fabric and character.	development of the building.			lowered floors and by maintaining the lower door heights and beams to the adjacent rooms so that a sense of the historic character is conserved when accessing the spaces. Undertake works as proposed to the identified rooms.
Removal of 1950S fireplace from the ground floor chimney breast of the northeast range.	To allow for a more sympathetic style of fire surround to be reinstated as part of the rebuilding of the northeast range.	The existing fire surround is not of particular value reflecting a modern phase of intervention to the building.	The works will allow for a more traditional fire surround, informed by the likely late 18th century / early 19th century date of the range, to be installed which will enhance the internal character of the ground floor space.	No harmful impacts are anticipated.	Agree style if fire surround and undertake works as proposed.
Removal of 1940s/ 1950s brick fire surround from the stone stack to the proposed utility room and lime plaster over.	To remove redundant, later feature from the room.	The fire surround is not of particular value however the chimney breast represents a later alteration to the original large stone block stack of the central range.	The chimney breast will be retained such that an understanding that this room was previously served by fireplace is conserved within the new works.	Modest change to the character of the room. Remaining historic large stone blocks to the central range and later brick infill are to remain.	Undertake the works as proposed.
Reconfiguration of the existing hall through insertion of new modern stud walls and removal of section of ceiling and joists.	To form a new vaulted entrance hall and a new boot room and store.	The existing hallway is located within a part of the building which has been significantly altered internally through extension and later alteration. The space is if low historic, evidential and aesthetic value.	The works to the hall seek to modestly alter the alignment of	Forming of a vaulted hallway will result in the loss of small section of historic ceiling joists and lath and plaster ceiling finishes between those joists however these relate to a later phase of extension to the north west cross wing.	Record the area as existing and undertake works as proposed. Retain joists for potential repairs to other timber ceiling elements within the building.

Enlarging of existing door opening between the hallway and the proposed snug including installation of new concrete lintel over the opening.	To create a larger entrance on arrival into the building from the new entrance hall.	The wall and existing opening relate to a later phase of alteration to the interior of the northwest crossing wing. The wall is modest historic and evidential value only.	The size of the opening has been guided by evidence within the masonry of previous change where a straight joint in the wall indicates that the area proposed for removal has been altered or rebuilt previously.	Enlarging of the opening will result in the loss of some historic brickwork.	Undertake the works as proposed. Retain bricks removed to form the opening for reuse in other areas of repair.
Reinstatement of a former door opening between the proposed games room and secondary staircase.	To improve internal movement through reinstatement of an earlier opening.	Removal of the failing plaster finishes reveals evidence of a previously infilled door opening to the east side of the internal stack. The opening may offer evidence of the original pattern of circulation through this part of the building.	The works will result in the reinstatement an earlier opening of historic and evidence value.	Reforming the opening will result in the loss of later brickwork infill and the requirement to install and lintel over the opening.	Undertake the works as proposed.
Reinstatement of a former door opening between the proposed kitchen and the secondary staircase.	To improve internal movement through reinstatement of an earlier opening.	The opening may offer evidence as to an earlier pattern of circulation connecting the central range to the secondary staircase and may offer evidence as the hierarchy and of the earlier spaces within the building.	The works will result in the reinstatement an earlier opening of historic and evidence value which was previously infilled with blockwork.	No harmful impact is anticipated.	Undertake works as proposed providing access to the secondary staircase from the kitchen
Rehanging of existing door between kitchen and parlour to open in opposite direction (currently right opening in to the parlour).	To allow wood wool board to be installed to single brick deep section of external wall.	The existing door is a simple plank and batten type and is of some historic and aesthetic value evidencing the functional character of the space.	The proposed re-hanging of the door will allow for the opening to remain in use whilst providing additional insulation to the shallow section of the brickwork of the wall - the door in current position would not be able to open	Some limited disturbance to the door frame will be required to facilitate the door to be open the opposite way.	Record the door and door frame as existing and undertake works as proposed.

			if the single brick deep section of wall is insulated.		
Renewal of the secondary staircase with timber risers and treads and with a oak frame, glass balustrade to well and realignment of the balustrade to the landing level.	To provide a staircase which is fit for purpose including balustrade which meets building regs. .	The existing staircase is a later insertion to an original position as evidenced by the existing modern timber elements and blockwork visible to the underside.	The new staircase will replicate the position, winder style as the existing.	No harmful impacts are anticipated.	Install new timber staircase to existing position as proposed.
Renewal of the existing balustrade to the main staircase including removal of a plastered bulkhead.	To provide a higher balustrade for safety purposes. To introduce a more traditional detailed balustrade which better reflects the architectural character of the building.	The staircase represents a later phase of alteration to the interior of the building however in consideration of its width and its position within a large hallway, it likely formed the principal staircase within the building. The balustrade is likely later again having very plain, square profile balusters and flat handrail.	The removal of the lath and plaster bulkhead and replacement with the new balustrade will better reveal the remaining timber framing present to the northeast internal wall. The replacement balustrade will offer improved safety being to current building regs height.	Limited loss of fabric of low value.	Install new balustrade of a style sympathetic to the architectural character of the building.
Like for like replacement of 3no timber studs and removal of the lath and plaster wall infill between the studs and door frame to the dividing wall between the proposed internal corridor / hallway and the secondary staircase. Installation of glass balustrade in front of the renewed timber studs.	To renew rotten timber elements of the wall and to open up the staircase and landing to the proposed new hallway to provide natural light to the internal corridor.	The wall is of historic and evidential value forming part of an early internal partition wall. The studs however do not appear from their proportions to be contemporary to the probable early 17th century date of the northwest cross wing and likely relate to a later phase of works to the building.	The existing timber studs are rotten as a result of prolonged water ingress via the leaking valley over. Replacement on a like for like basis will address the structural loss. The removal of the lath and plaster work between each post will allow for natural light from the proposed replacement roof light over the secondary staircase to extend into the proposed internal corridor connecting	The works will result in the loss of some historic fabric however this is in part necessary to address decayed sections.	Record the partition wall and undertake works as proposed.

			the first floor of the cross wing and the central range.		
Formation of a downstairs WC within the existing cupboard between the existing front room and main staircase.	To provide additional facilities.	The proposed WC is to be accommodated within an existing store area which provides access down to the current cellar. The southwest internal wall retain historic timber framing representing the original northeast end elevation of the central range and is of high historic, evidential and aesthetic value.	Services associated with the WC use can be accommodated as part of the proposed rebuilding of the northeast range and under the floor structure which will minimise disturbance to the fabric.	The timber framing is to be concealed from the WC side behind new lime plaster finishes however the framing will be left exposed to the opposing staircase side .	Undertake works as proposed. Install retained plank and batten door salvaged from first floor.
Subdivision of existing first floor store to form bathroom through the insertion of modern stud partition walls and installation of bathroom fixtures and fittings.	To subdivide the existing first floor store areas to form a bedroom and a bathroom.	The existing space is of historic and evidential value forming part of the central range of the building.	The proposals offer more effective and efficient use of the existing first floor space suitable to meet modern living expectations. The partitions and associated bathroom fittings are reversible interventions. The partitions offer opportunity to accommodate modern services helping to minimise impact to historic fabric.	Some disturbance to historic fabric will be necessary to integrate the required services. The existing fireplace to this room is to be concealed behind stud partition. The proportions of the room will be altered through the insertion of the modern stud partition.	The space has been altered previously with evidence of inserted purlins and infilled window however the original timber framing to the northwest gabled wall has been exposed following removal of failing and defective plaster finishes. The historic construction remains more intact towards the north (right) side of the frame and this, along with the positioning of the existing internal doors into the space has informed the position of the proposed bathroom at

					the southern end of the space
Subdivision of existing first floor store to form hallway and bedroom with ensuite bathroom and dressing room through the insertion of modern stud partition walls and installation of bathroom fixtures and fittings.	To subdivide the existing large store to create a new hallway which connects the first floor of the northwest cross wing to the first floor of the central range and a separate bedroom with dressing room and ensuite bathroom with existing, adjoining space.	The existing first floor space is of historic and evidential value.			
Infilling of an existing door opening to a first floor store but retaining the door in situ.	To create the vaulted area over the entrance hall.	The existing opening forms part of a later phase of alteration to the southern room of the northwest cross wing providing access to the roof space of the one and half storey lean-to. The door is traditional plank and batten type with timber latch fastener.	The door opening is not required with no direct access to be provided to the roof space of the lean-to addition to be provided from the bedroom.	Loss of earlier access between the first floor spaces.	The door opening is to be infilled to the vaulted side with the door and frame retained to the bedroom side to a conserve a sense of the earlier arrangement. .

TABLE 3: WORKS WITHIN THE SETTING					
PROPOSED WORKS	**OBJECTIVE**	**SIGNFICANCE OF FABRIC AFFECTED**	**ASSESSING BENEFICIALMPACT**	**ASSEESSING HARMFUL IMPACT**	**SOLUTION**
Erection of L shaped timber pergola to the southwest corner of the garden.	To provide covered outdoor space ancillary to the main house.	The garden forms part of the immediate setting of the farmhouse and contributes positively to its historic character as a farmhouse.	The proposed pergola is of a design and scale which is keeping with the setting and rural context generally. The position of the proposed pergola would affect the experience of appreciation of the farmhouse on arrival from Holt Road to the northeast nor from within the historic farmstead complex.	No harmful impact anticipated with the pergola having a neutral effect on the setting of the farmhouse.	Undertake works as proposed.
Repairs to the existing red brick boundary wall to the northwest courtyard of the farmhouse.	To make good the wall, addressing current defects and areas of deterioration as part of the proposals to create a new principal entrance to the property.	The brickwork within the wall is indicative of a probable late 19th century date / early 20th century date (first visible on the 1909 OS Map) and it is possible the wall forms part the same phase of works as the adjoining single storey outbuilding range to the northwest.	The works will ensure the wall is maintained in a sound condition conserving the separation of the domestic yard from the historic working farmyard.	Loss of some brickwork which is not capable of retention and reuse.	Undertake works as proposed.

8 Conclusion

8.1 Detailed assessment of the building confirms that Pickhill Farmhouse is a complex, multi-phase structure which retains significant internal fabric and features indicative of its probable late 16th origins and early 17th century alteration. However, detailed inspection has identified a number of discrepancies between the existing building and its statutory listing description. While there is clear diagnostic evidence supporting a late 16th century core, the building does not conform to the described H-plan form, and there is no evidence to suggest that it was originally configured as such; instead evidence pertains to the building originating as a simple two-unit plan with central external stack with early cross-wing addition to the northwest, also probably having a two-unit plan arranged around a central, internal stack,

8.2 Similarly, the reference to construction in local brown sandstone relates only to a limited portion of the structure at the northeast end rather than south, with much of the building comprising of brick with limited remnants of external timber framing with later brick infill. The listing description also inaccurately identifies a blocked stone mullioned window within the timber-framed section of the central range; this opening is neither mullioned nor original, instead representing a later insertion subsequently infilled.

8.3 Internally, the description notes the survival of original first-floor purlins; however, these appear to have been largely replaced, with only those within the roof space of the northeast stone range likely to be of original fabric.

8.4 Overall, the listing description does not fully or accurately reflect its form, fabric, or evolution of Pickhill Farmhouse which is of high evidential and historic value.

8.5 In respect to the proposed woks for which consent is sought, these represent a comprehensive and necessary programme of repair, refurbishment, and alteration to the Grade II listed building, addressing long-standing structural issues, deficiencies in maintenance, and the ongoing decay of historic fabric.

8.6 In its current condition, the building is uninhabitable, and without intervention, its significance would continue to deteriorate. The proposed works will secure its optimum viable use, enabling occupation by providing a modern standard of accommodation while safeguarding its long-term future.

8.7 The approach to the scheme of works has been very much conservation-led, with both external and internal interventions evolving in response to a detailed and improving understanding of the building's significance. This has been informed by investigative strip-out works undertaken in consultation with the Local Planning Authority's Conservation Officer. The proposals prioritise the retention, repair, and enhancement of the most significant elements of the building within the works with the use of the internal spaces seeking to celebrate the historic core of the building as the principal hub. Furthermore, the use of appropriate, breathable materials and traditional techniques will ensure compatibility with the historic fabric.

8.8 No significant structural alterations (beyond the specified structural works to the northeast range) are proposed to interior of the building with the proposed internal layout influenced by the existing arrangement of spaces as far as possible with limited sub-division proposed.

8.9 In respect to the proposed extension and new porch, these additions are sited on less historically sensitive elevations in terms of their materiality and less prominent elevations, being the side and rear elevations. As such the experience of Pickhill Farmhouse from within its immediate farmstead setting would be conserved. Other external changes include introduction of new window openings and roof lights, reinstatement of windows, alterations to a door to a form a window and enlargement of an existing window. These changes seek to maximise natural light into the interior of the building whilst respecting the simplicity of the external elevations

8.10 It is acknowledged that some elements of the proposals will result in a degree of harm to the building principally through the loss of some historic fabric of lower significance, alterations to internal layouts, and changes to established circulation patterns. However, this harm is considered to be outweighed by the heritage benefits arising from the works in this instance. These benefits include the arrest of ongoing deterioration, the repair of structural defects, the reinstatement of appropriate materials, and the securing of a sustainable long-term use.

8.11 Overall, the building is demonstrably capable of accommodating the proposed changes without compromising its significance. The scheme strikes an appropriate and justified balance between conservation and adaptation, ensuring that the heritage asset is preserved and enhanced for future generations.

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Appendix 1 – Copy of Cadw Listing Description

Full Report for Listed Buildings

Cadw

Llywodraeth Cymru
Welsh Government

The list description is not intended to be a complete inventory of what is listed: it is principally intended to aid identification. By law, the definition of a listed building includes the entire building (i) and any structure or object that is fixed to the said building and ancillary to it and (ii) any other structure or object that forms part of the land and has done so since before 1 July 1948, and was within the curtilage of the building, and ancillary to it, on the date on which said building was first included in the list, or on 1 January 1969, whichever was later.

Summary Description

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
1638		II	Designated	07/06/1963	

Name of Property	Address
Pickhill Farmhouse	

Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Wrexham	Sesswick		Pickhill	339165	347790

Street Side	Location
S	Situated at the end of a private drive from the north side of the B5130 in open pasture.

Description

Broad Class	Period
Domestic	

History

Exterior

C16 century farmhouse with later alterations and additions on a H-plan. Main house is constructed of local brown sandstone laid randomly with dressed quoins to the south whilst the northern portion is of brick construction. To the rear is a small central section of timber-framing with brick infilling and blocked stone mullioned window to the first floor. Two-storeys under slate roof with brick chimney stacks. Recent casement windows.

Interior

Internal inspection not possible at time of 1996 survey. At time of previous survey said to contain large chimneys, heavy beam above wide firepalce with arch worked for doorway at side. Wide boarded cupboard doors with old strap hinges. Two plain staircases, partly winding (one wide). First floor contains original purlins, with plastered beams to the stone portion.

Reason for designation

Listed as a good example of a C16 farmhouse with later alterations.

Cadw : Full Report for Listed Buildings [Records 1 of 1]

Appendix 2 – Photographs



Plate 1 – Northwest side return of the northeast stone range showing previous structural intervention and temporary stabilisation measures.



Plate 2 - Roof junction between the northeast range and the central range.



Plate 3 - Rubble infill core to the northeast range where the corner has partially collapsed.



Plate 4 – Northeast gable end of the northeast range with temporary, stabilisation measures in place,



Plate 5 – Southeast side elevation of the northeast range and the end elevation of the central range to the left.



Plate 6 - Change in coursing to the eaves level of the northeast range indicative of raising of the eaves and ridge.

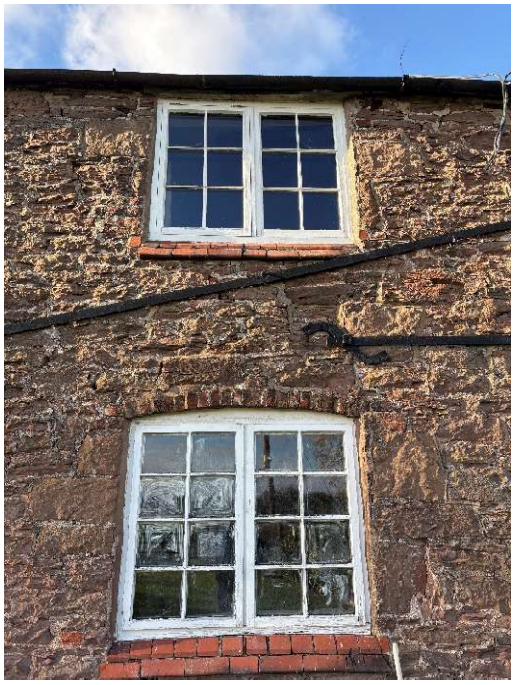


Plate 7 – Existing, renewed casement windows to the southeast side elevation.

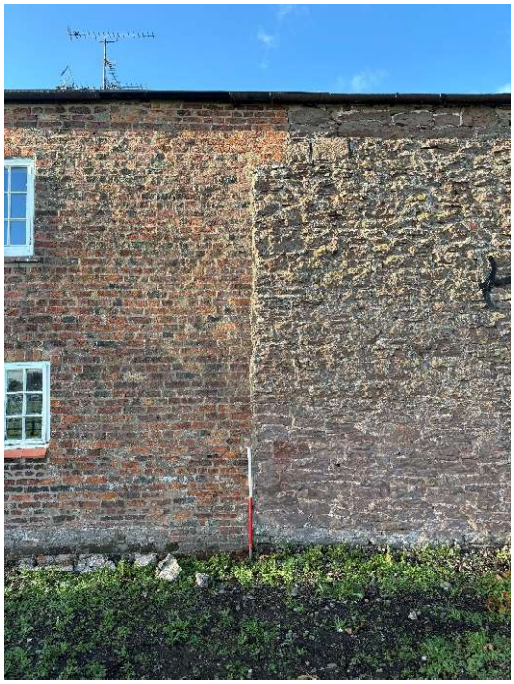


Plate 8 – Junction between the northeast range the central range.



Plate 9 - 1950s style fireplace to the ground floor of the northeast range.



Plate 10 – Six panel timber door to the ground floor room of the northeast range.



Plate 11 - View through the first floor room of the northeast range with cast metal surround to fireplace and encased beam to ceiling.



Plate 12 – Plank and batten door with strap hinges to the first floor room.



Plate 13 – Northeast elevation of the central range with northeast range to the left and northwest cross wing to right.



Plate 14 – Remains of timber framing to the northeast elevation with infilled opening cutting through the earlier wall plate.



Plate 15 - Typical example of timber decay to base sections of the remaining external framing.



Plate 16 – Junction of the southeast end of the central and the northeast range; the roof form to the central range would have been gabled originally however it has been modified as part of later phases of works.



Plate 17 - Renewed casement windows to the southeast end elevation.



Plate 18 – Exposed, end of a renewed timber purlin at the junction of the modified room line.



Plate 19 – Southwest, rear elevation of the central range.



Plate 20 - Red stone foundation blocks visible to the southwest elevation following lowering of the external ground levels surrounding the farmhouse.



Plate 21 - Timber boarded door into the central range.



Plate 22 – Interior of the ground floor of the central range with very large original bressummer over rebuilt and altered brick inglenook, original arched opening to the hallway and original bridging beam and joists.



Plate 23 – View southeast through the ground floor room of the central range.

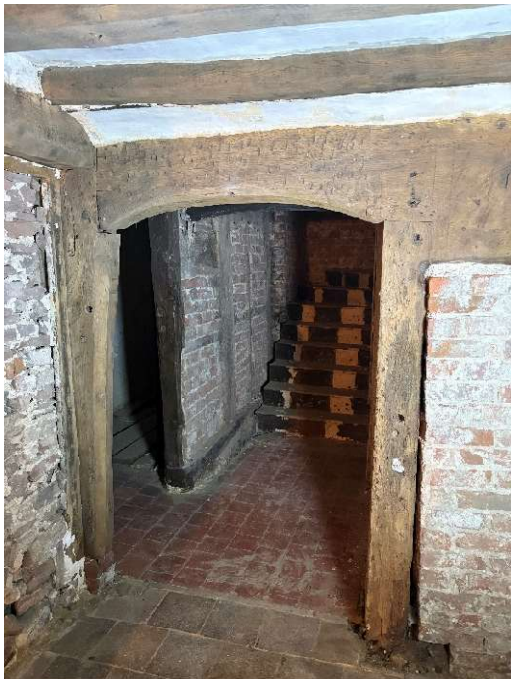


Plate 24 - Arched door head at the north end of the bressummer which is pegged to the vertical posts.



Plate 25 – View southwest through the ground floor room; proposed opening to access extension to be formed by removing window, door and brickwork in between.

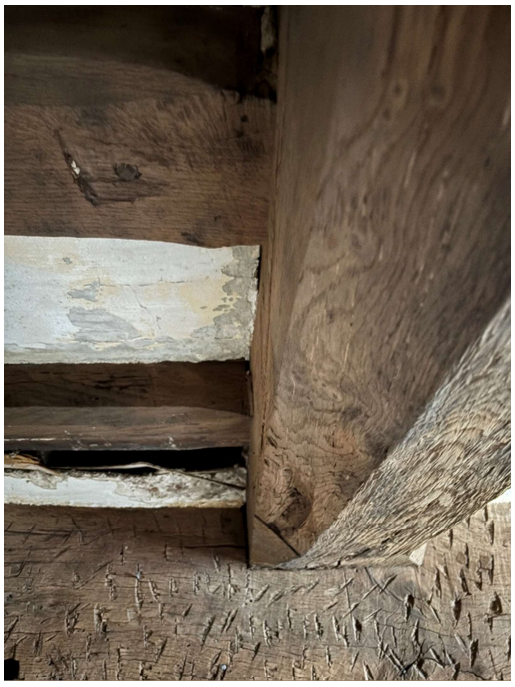


Plate 26 - Chamfered and run out stop detailing which is characteristic of the original joinery to the ground floor of the central range.



Plate 27 - Chamfer and run out stop detailing to the original joists.



Plate 28 - Evidence of the alteration with original joist socket infilled and later joist being plain in detail.



Plate 29 - Further evidence of change to the original structure at the south end of the bressummer beam.



Plate 30 – Peg holes at the south end of the bressummer which evidence a former joint position where the bressummer would have been jointed to the original external frame.



Plate 31 - Possible treader indicative of the original staircase position within the central range.



Plate 32 - Original joist sitting on later brickwork to the southeast elevation. New structural steel to be inserted below to form proposed opening to the extension.



Plate 33 – Partially blocked earlier opening from the central range to the secondary staircase.



Plate 34 - Cut beam, differing timber sixes and brickwork over opening to secondary staircase; the positioning of the timber evidences the original alignment of the northwest end elevation of the central range.



Plate 35 - View northeast through the west end of the ground floor of the central range; the large timber to the right is later insertion added on the alignment of the original northwest end elevation of the central range. The space between the brickwork walling to the left and the inserted timber form part of the northwest cross wing on plan.



Plate 36 – Later inserted timber beam to top edge of the inserted beam and evidence of cut joists.



Plate 37 - Red stone work indicative of the junction with the northeast stone range and evidencing the wall width of the northeast range.



Plate 38 - Exposed timber framing to the northeast elevation of the central range visible from within the small cupboard within the northeast range.



Plate 39 – Mortice joint within the original timber framing which evidences the position of an earlier timber rail which would have extended horizontally across the internal door opening between the central range and the northeast range.

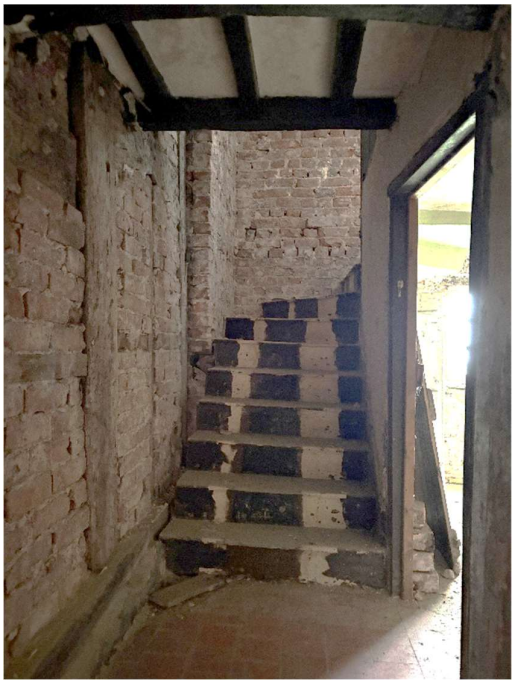


Plate 40 – Main staircase which has been constructed adjacent to the original northeast wall of the central.



Plate 41 –Arch door head indicative of probable original door opening in the northeast elevation of the central range.



Plate 42 – Shaped, large yellow / grey sandstone blocks to the internal stack within the central range visible from the smaller, room. The brick chimney breast is a later insertion.



Plate 43 – Brickwork infill to the left side of the stone stack.



Plate 44 – Stone blocks to the internal stack with deterioration of the base of the adjacent timber post due to rising damp.

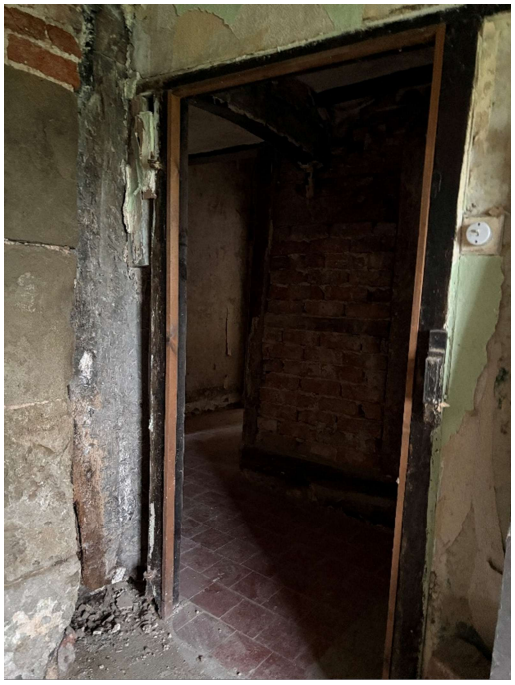


Plate 45 – Door frame into the small, ground floor room of the central range.



Plate 46 - Simple, lower balustrade to the main staircase with plain quare profile spindles.



Plate 47 – Lath and plaster bulkhead over the main staircase which is proposed for removal.



Plate 48 – Reconstruction of part of the northeast elevation of the central range in brickwork at first floor level.



Plate 49 – Timber boards with floor void under to the small first floor room of the central range.



Plate 50 – View west through the small first floor room of the central range with timber boarded door and exposed, later purlin.



Plate 51- Small section of lath and plaster stud walling between the small first floor room and the landing which is be repaired as part of the part of the works



Plate 52 - Plank and batten door with later, small window in partition wall to provide some natural light onto the main staircase and landing.



Plate 53 – Renewed casement window to first floor, southeast elevation of the centra range.



Plate 54 – First landing and opening into the large, first floor room of the central range.



Plate 55 - Lath and plaster bulkhead over the main staircase.

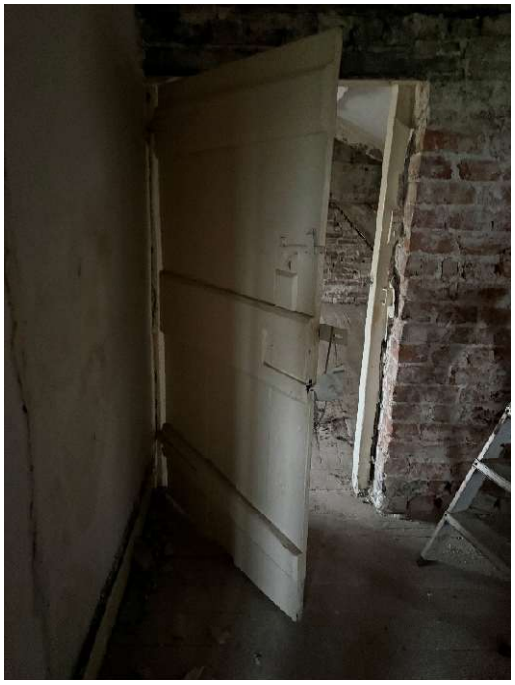


Plate 56 - Plank and batten door between the landing and the large fist floor room of the central range.



Plate 57 - Original timber framing to the northwest wall of the central range; this is believed to have formed the original end wall of the original building.



Plate 58 - Southwest elevation of the first floor room with simple, cast iron fireplace to the internal stack which appears to have been rebuilt in brick at first floor level.



Plate 59 – Rebuilt internal stack.



Plate 60 - Cast iron fire surround.



Plate 61 – Cupboard adjacent to stack; possibly the location of the original staircase.



Plate 62 – Junction between the northwest wall and the northeast wall; the misalignment in the framing suggests possible rebuilding to the northeast elevation.



Plate 63 - Evidence of charring to a timber stud to the south end of the northwest wall. The tie beam here also appears altered but does retain peg holes indicate it possible position of earlier brace similar to the arrangement at the north end of the wall.



Plate 64 - Later purlins inserted to northwest wall.



Plate 65 - Later purlin inserted to the northwest wall.



Plate 66 - peg holes with mortice joint behind which may indicate the position of an earlier brace.

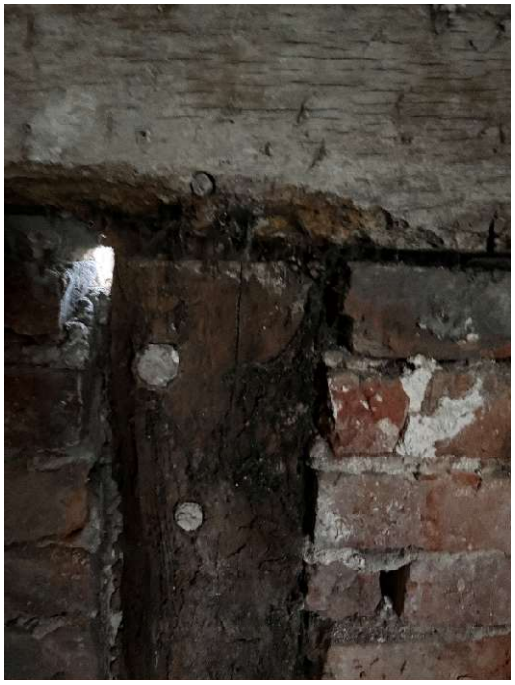


Plate 67 - Deterioration to the timber framing remaining to the northeast elevation.



Plate 68- Upper wall plate completely rotten.



Plate 69 - Close up view of the timber decay to the upper wall plate.



Plate 70 - View above the ceiling level looking northwest showing sawn ceiling joists.



Plate 71 - View towards the apex of the northwest timber frame wall with visible charring to part of the frame above ceiling level.



Plate 72 - View towards the apex of the northwest timber frame wall with visible charring to part of the frame above ceiling level.



Plate 73 - View of the timber northwest wall from the first floor of the northwest cross wing,



Plate 74 - View between the northeast wall of the central range and the northwest cross wing showing alignment of the horizontal timber which suggests that the northeast elevation of the central may have been altered when the northwest cross wing was added.



Plate 75 – Northeast elevation of the northwest cross wing range.



Plate 76 – Timber framing which remains to the southeast return side elevation.



Plate 77 – Stone foundation blocks to the southeast side of the northwest cross wing.



Plate 78 - Evidence of re-fronting / rebuilding of the gable end.



Plate 79 – Part northwest side elevation with small section of timber framing remaining.



Plate 80 – Deterioration to the base of the timber frame.



Plate 81 - One and half storey lean-to brick addition to the northwest side elevation.



Plate 82 - Modern (late 1960s) brick extension to the northwest side elevation of the one and half storey lean-to range.



Plate 83 – Boarded door and later inserted window to the northeast return elevation of the one and half storey lean-to. The door is proposed to be removed and a new full height window inserted within the aperture.



Plate 84 - Part southwest, end elevation showing the various phases of extension.



Plate 85 - Ground floor window opening to the southwest return elevation of the one and half storey lean-to addition.



Plate 86 – Southwest gable end of the northwest cross wing range with early UPVC window to the ground floor.



Plate 87 – Southeast side elevation of the northwest cross wing.



Plate 88 - Stone blocks visible to the base of the southeast side elevation following lowering of thee external ground levels.



Plate 89 - Southeast side elevation of the small projection which accommodate the secondary staircase; slight recessed may indicate earlier door opening however there is no evidence of this visible to the interior.



Plate 90- Variations in the brickwork to the right of the window opening which indicate previous repairs or alteration.



Plate 91 – Junction between the central range and the staircase projection; brick coursing does not align indicating the brickwork is of different phases.

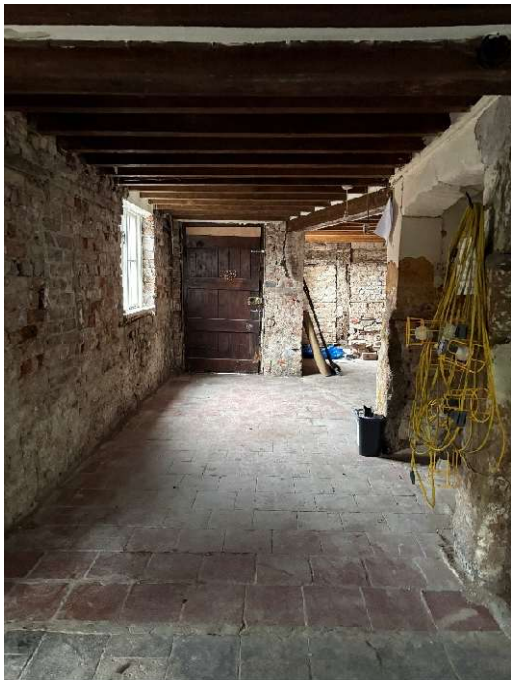


Plate 92 – View northwest through the ground floor of the one and half storey lean-to addition.



Plate 93 - Red stone work to the centre of the image which relates to the original internal stack.



Plate 94 - Timber framing to the ground floor of an internal dividing wall (looking northeast) with later brick infill and renewed timber joists to the ceiling.



Plate 95 – Vertical post of the original timber framing which indicates the alignment of the original northwest side wall of the range which has since been largely lost internally when the lean-to addition was added.



Plate 96 – Internal stack which has been rebuilt and faced in brickwork.



Plate 97 – Plank and batten door and opening between the ground floor of the northwest cross wing and the central range.



Plate 98 - Opposite view of the framing in Plate 94.



Plate 99 - Framing and door opening between the store and the central range.



Plate 100 – Internal view of the southeast side return wall of the northwest cross wing.



Plate 101 – Existing door opening from hallway into the proposed snug which is proposed to be widened.



Plate 102 - Joint in brickwork to partition wall between the hallway and proposed snug which has been used to inform new width of the opening.



Plate 103 – Internal face of the southeast side return elevation with joints in the brickwork visible and alteration to the base of the window opening. This window is proposed to be altered to form a door into the proposed new extension.



Plate 104 – Evidence of previous change to the internal face of the southeast elevation.



Plate 105 - View northeast through the ground floor of the northwest cross wing to the internal stack which retains a bressummer and stone jambs. The partition wall to the left has been inserted crudely in front of one of the internal stone jambs.



Plate 106 – Stone jamb to the right side of the internal stack evidencing the original fireplace.



Plate 107 - Red stonework to the internal stack exposed to the ground floor within the hallway to the secondary staircase. Infilled earlier door opening to the adjacent brick wall just visible.



Plate 108 – Evidence of more recent alteration and renewal of the secondary staircase with modern blockwork, timbers and bricks inserted to the underside.

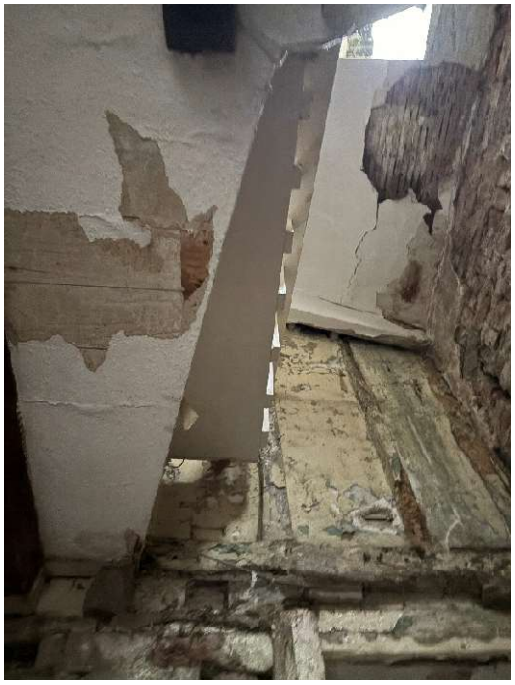


Plate 109 - View to the underside of the first floor landing; the projecting timber platform onto which the base of the balusters are just visible is to be remove and the new balustrade installed to follow alignment of lower section.



Plate 110 - View down the secondary staircase towards the partially blocked opening to the central range which is to be fully reinstated as part of the proposed works.



Plate 111 – View of the junction between the stair projection, central range and northwest cross wing.



Plate 112 – Vertical timber posts and lath and plaster infill to dividing internal wall. Posts are proposed for like for like replacement the lath and plaster infill to be removed and replaced with glass balustrade.



Plate 113 – Stone to the internal stack at first floor level.



Plate 114 – View northeast through the southern room of the northwest cross wing towards the central stack with retained stone jambs and later brickwork infill. Arched truss over is a later insertion being independent of the roof structure over.



Plate 115 - Internal view of the southeast side return elevation of the range from the first floor southern room.



Plate 116 - Fireplace to the central stack.



Plate 117 – View above the ceiling level showing ceiling joists and hangers.



Plate 118 - Door opening in the northwest internal wall between the southern first floor of the cross wing range the roof space of the one and half storey lean-to. Frame and door (temporarily removed and stored in the building) are to be retained with the opening infilled.



Plate 119 – Brickwork and eaves junction to the one and half storey lean-to addition to the northwest side of the cross wing range.



Plate 120 – View southwest through the roof space of the one and half storey lean-to with later timber framing to the brick dividing wall visible to the left. Window opening is proposed to be removed and infilled as part of the works.



Plate 121 – Later purlin to the top left of the image indicates the position of the original wall of the northwest cross wing range. Infilled door opening visible in brickwork partition.



Plate 122 – End of inserted arch beam to fireplace.



Plate 123 – View southwest through the first floor store towards the central stack which retains stone jambs matching those remaining to the south room.



Plate 124 – Original fireplace details to the northeast face of the stack which have been exposed following removal of failing wall plaster. Door opening position to the left is unlikely to be original due to the proximity of to the left jamb=b.



Plate 125 – View northwest towards a cupboard area formed within the north end of the one and half storey lean-to addition.



Plate 126 - Northwest elevation of the northwest wall of the central range viewed from the first floor of the northwest cross wing.



Plate 127 - View northeast through the northwest cross wing with remaining sections of the original timber framing; the wall likely formed the original end wall however it was enclosed by a later two-storey addition.



Plate 128 – Original wattle and daub infill panel to the base of the frame.



Plate 129 – Small section of wall remaining with later alterations / repairs to the northwest side wall.



Plate 130 – Wall plate to the northwest elevation with later repairs visible.



Plate 131 - View of the timber frame wall from the northeast side; evidence of rebuilding and change to the upper portions of the wall.



Plate 132 - Door opening formed in the tie beam of the timber frame. Note slight change in levels between the spaces which suggests different phasing to the spaces.



Plate 133 - Internal view of timber framing to the first floor of the southeast side return elevation of the cross wing range; the framing does not correspond to the adjacent timber framing in the dividing internal wall which suggests that this range formed part of a separate phase of works.



Plate 134 - Internal view of the northeast gable end of the northwest cross wing range with renewed casement window to centre.

Appendix 3 – Schedule of Works

External Works

Northeast Range

- Erect access scaffold to the full perimeter of the outrigger. Scaffold shall incorporate multiple levels to provide access to the full height of the walls and the roof. Scaffold shall incorporate bracing to all levels with horizontal boards placed tight against the elevations.
- Stabilise cracking to the internal face of the side elevation walls by the installation of stainless steel bars in accordance with the manufacturer's specification. All bars shall be 1000mm long and installed at 450mm centre vertically. Indicative locations for the bars are shown on the enclosed sketches.
- Carefully strip slating from the roof. All materials shall be sorted and safely stored at site for possible re-use.
- Carefully dismantle chimney stack above roof level.
- Carefully dismantle rafters and purlins to roof extending from the retained truss to the gable elevation. All materials shall be sorted and safely stored at site for possible reuse.
- Carefully dismantle external elevations down to first floor level as per the drawings included in the Structural Appraisal Report. Exact extent of dismantling will need to be confirmed at site by assessing the stability of retained elements. Any increases in extent will need to be agreed with the Conservation Officer PRIOR to implementation. All materials shall be sorted and safely stored at site for possible re-use.
- Carefully dismantle first floor construction from the retained floor support beam to the gable elevation. All materials shall be sorted and safely stored at site for possible reuse.
- Install mass concrete underpinning to stabilise foundations. Refer to enclosed sketches for the extent of and details for the underpinning.
- Fill voids below ground level in the basement with foamed concrete.
- Rebuild external walls to ground floor level using salvaged materials laid in a lime mortar, final specification be agreed with engineer and conservation officer.
- Reinstate timber ground floor construction using salvaged materials augmented by new timbers as required.
- Rebuild external walls to first floor level using salvaged materials laid in a lime mortar, final specification be agreed with engineer and conservation officer.
- Reinstate timber first floor construction using salvaged materials augmented by new timbers as required.
- Rebuild external walls to roof level using salvaged materials laid in a lime mortar, final specification be agreed with engineer and conservation officer.
- Reinstate roof construction using salvaged materials augmented by new timbers as required.

Main Roof

- Existing roof coverings to be stripped. Tiles which are suitable for reuse are to set aside and stored on site for reinstatement.
- Roof timbers to be inspected for decay with extent of any renewal or repair agreed with LPA Conservation Officer.
- Checking of existing lead flashings and coverings for any cracking or splitting and repair / renew as needed in appropriately coded leadwork. New leadwork to receive 2 coats of patination oil to reduce Tanin staining.
- Installation F1 grade felt covering and new softwood battens.

- Insulation to sloping sections of the internal ceilings to be installed below existing rafters whilst roof is stripped. Insulation to comprise Thermafleece or similar produce installed below new breather membrane and fitted tight around purlins, where exposed. Below rafters woodwool or similar breathable material to be applied and finished with lime plaster.
- Installation of conservation type roof lights in positions as shown proposed.
- Retained slates and ridge tiles are to be reinstated alongside new, tiles where required. New slate and ridge tiles are to be selected to match existing with sample provided to LPA Conservation Officer for agreement prior to use. Ridge tiles to be re-bed using same mortar mix as the gable verges. Bat tile to be installed as per the recommendations within the Ecological Report.
- Verges are to be mortared to replicate existing finish – mortar to be lime based, suggested mix to comprise 1 part NHL 2.5 to 2.5 / 3 parts sharp, local sand.
- Existing timber boarded west roof junction between the central range and the northeast range to be rebuilt in red sandstone rubble bed and pointed in lime mortar.
- At roof junction of northeast range and central on the northwest roof slope, existing vertical timber boards which are rotten are to be removed. 2no timber roof spars are to be installed vertically with 25mm plywood sized to fit the junction aperture laid over. The plywood is to be dressed with appropriately coded lead and created with patination oil. Lead to be dressed into existing valley.

Timber Frame Repairs

1. Vertical post Repairs
   a) Cut away rotten sections of timber up to sound timber.
   b) Scarf in new section of hardwood timber using bolts and glue with hardwood timber glued over bolt heads. Scarf section to have inverted V to ensure water is not channelled into the new joint.
   c) Lime mortar to be applied to infill any space between the adjacent brickwork and timber frame.
   d) Inserted timber to sit on Code 4 lead DPC painted on timber side in bituminous paint.
   e) Front, exposed section of lead to be dressed over brickwork plinth with min15mm down stand. Lead to be coated with patination oil to reduce Tanin staining.
   f) New timber section to painted / stained to match existing black finish.

2. Face / Patch Repairs
   a) Face / patch repairs are to be undertaken where the surface of the frame has decayed and where previous cement mortar infill repairs are to be removed from exposed, external framing.
   b) Face repairs to be undertaken using hardwood timber sections.
   c) Existing frame to be cut minimally to accommodate the face repair.
   d) Face timber to be glued and screwed into place – where possible, the patch should be crewed fixed from the interior face of the frame.
   e) New face section to painted / stained to match existing black finish.

3. Wall-Plate Replacement
   a) Wall plates to be renewed in oak where found to be rotten and beyond splice repair.
   b) Inserted timber to sit on Code 4 lead DPC painted on timber side in bituminous paint.
   c) Front, exposed section of lead to be dressed over existing brickwork with min 15mm down stand. Lead to be coated with patination oil to reduce Tanin staining.

d) New timber section to painted / stained to match existing black finish.

Chimney Stacks

- Existing chimney stacks to be inspected for defects.
- Cracked / spalling bricks to be replaced with new bricks selected to match the existing in terms size, colour and texture.
- Open mortar joints and new bricks to be repointed in lime and sand mortar. Suggested mix to comprise 1 part NHL 3.5 to 2.5 / 3 parts sharp, local sand.
- Existing flaunchings to be checked for cracking and renewed in lime and sand mortar. Suggested mix to comprise 1 part NHL 3.5 to 2.5 / 3 parts sharp, local sand.

Pointing

- Repointing of existing brick work and stone work to be undertaken where:
- There are existing open mortar joints.
- Where new brickwork or stonework has been inserted as part of a repair or alteration.
- Where existing cementitious mortar is failing and / or is causing accelerated decay of the surrounding brickwork.
- Pointing to be undertaken following general specification as follows:
  a) Rake out existing pointing by hand to depth of circa twice the thickness of the joint. Where cementitious pointing requires removal, a small hand held disc may be suitable for use however care will be taken to prevent damage to adjacent brickwork faces and arrises.
  b) Debris and dust to be brushed out of the joints.
  c) Joints to be dampened with water to reduce suction and prevent new mortar drying out too quickly.
  d) New mortar to be applied with a pointing iron, firmly pressed into the joints and filled slightly proud of the joint to allow for some shrinkage.
  e) Any mortar that has been splashed onto the bricks to be removed with damp sponges.
  f) New mortar to be protected from inclement weather by damp hessian sheeting and checked for cracks and shrinkages.
  g) Once the mortar has gone green, the excess will be removed by scaping o with a trowel.
  h) Mortar to be hit with a stiff bristle brush to compact and expose the aggregates in the mix.
  i) Joints to be finished flush.
- Suggested mortar mix 1 part quick lime to 2.5 / 3 parts sharp sand.

Rooflights

- New rooflights to be installed as shown.
- Rooflights to comprise conservation type with recessed flashing.

Brickwork (including red brick wall to the northwest yard)

- Decayed and spalled brickwork to be carefully cut out by hand.
- New bricks selected to match the colour, size and texture and agreed with the LPA Conservation Officer prior to use.

- New bricks to bed and pointed using lime and sand mortar as set out above under ‘Pointing’.
- In respect o the red brick wall, existing half round dark coloured terracotta copings to salvaged and re-laid.

Render to southwest elevation

- Render to comprise 3 coat lime render.
- External wall to be prepped by removing existing cementitious plaster finishes thoroughly.
- Any large voids within exposed brickwork to be packed with lime and sand mortar.
- Brickwork to be moderately dampened prior to application of scratch (base coat).
- Scratch coat to comprise 1 part NHL 2 or 3.5 line to 4 or 5 parts sharp sand and laid to c.9 – 12mm thick and given scratched finish to create key for float coat.
- Float coat to comprises 1 part NHL 2 of 3.5 lime to 3 parts sharp sand and laid to c.9mm thick and finished level.
- Finish coat to comprise 1 part NHL 2 or 3.5 to 2 – 3 parts finer grained sand and applied thinly to c.4mm – 7mm thickness and finished smooth.
- Each to be applied in layers with each allowed to go ‘green’ before the next coat is applied.
- Render to finished by applying a breathable paint such as Keim mineral paint.

Rainwater Goods

- Rainwater goods to be comprise black finished cast aluminium.
- Guttering to comprise 100mm half round sections carried on cast aluminium brackets.
- Downpipes to comprise 65mm diameter pipes to discharge to soakaways located within the garden.

Windows

- All replacement windows to comprise timber casements incorporating slim-profile insulated glazing. All windows to receive a painted finish.
- Where windows are opening, these are to be side hung.
- Windows to extension to aluminium framed with dark finish.
- New windows to the northwest side elevation of the northeast range to be formed as part of the rebuilding works. Openings to match the size, position and detail of the existing openings present to the southeast side elevation of the range. Windows to be installed to comprise timber casements with slim-profile double glazed units with painted finish.
- Window opening to be reinstated to the first floor of the northeast elevation of the central range as shown on the proposed elevation plan. Window to comprise timber casements with slim-profile double glazed units with painted finish.

External Doors

- External doors to farmhouse to comprise hardwood boarded doors with small vision panel.
- Timber doors to have a painted finish.

— Doors to the extension to be aluminium framed bi-fold doors with dark finish.

Soil and vent Pipes

— New soil and vent pipes to be installed as shown.
— External soil and vent pipes to be cast metal and to have a black finish.

Extension

— Form new single storey extension from blockwork with timber clad finish to wall and lead covering flat roof.
— Extension to have block and beam foundation.
— Form new internal openings to extension from proposed kitchen

General

— All redundant cabling, external light fittings etc to be removed.
— Redundant fixing holes in the brickwork to be made good in lime and sand mortar to prevent water ingress.
— Redundant fixing holes to any sections of timber framing to infilled with wood filler to prevent water ingress.

Internal Works

Internal Wall Finishes

1) Timber Frame Walls:
   A) Timber frame sections to be repaired in accordance with Appendix C of Structural Appraisal Report. New section of hardwood timber to be scarfed in and secured using bolts and glue with hardwood timber glued over bolt heads.
   Brickwork between framing to be repointed using a hot mix lime mortar with a ratio of 1-part quick lime to 3 parts sharp, washed sand such Borras sharp sand (or similar). Joints to be finished flush with surface excess removed to conserve the arrises and the mortar knocked back to compact into the joint and expose the aggregate.
   B) Timber frame sections to repaired in accordance with Appendix C of Structural Appraisal Report. New section of hardwood timber to be scarfed in and secured using bolts and glue with hardwood timber glued over bolt heads.
   Brickwork infill panels to be repointed in hot mix lime mortar where required and new bricks to match the existing in terms of size, texture and colour installed where existing are significantly decayed. Brickwork infill panels to be lime plastered using a Non-hydraulic lime plaster system such as Conserv applied in two coats. Base / scratch coat to be mixed with animal hair.
   C) Timber frame sections to be investigated for decay. Decayed sections to be cut out and new sections of hardwood timber to be scarfed in and secured using bolts and glue with hardwood timber glued over the bolt heads. Wattle and daub infill panels to be retained.
   Brickwork infill panels to be repointed in hot mix lime mortar where required and new bricks to match the existing in terms of size, texture and colour installed where existing are significantly decayed.

Brickwork infill and wattle and daub panels to be lime plastered using a Non-hydraulic lime plaster system such as Conserv applied in two coats. Base / scratch coat to be mixed with animal hair.

D) Brickwork infill panels between framing to be repointed using a hot mix lime mortar with a ratio of 1-part quick lime to 3 parts sharp, washed sand such Borras sharp sand (or similar). Joints to be finished flush with surface excess removed to conserve the arrises and the mortar knocked back to compact into the joint and expose the aggregate.

E) Stone jambs and timber bressummer to the earlier fireplace to left exposed with the surrounding brickwork to to be repointed using a hot mix lime mortar with a ratio of 1 part quick lime to 3 parts sharp, washed sand such Borras sharp sand (or similar). Joints to be finished flush with surface excess removed to conserve the arrises and the mortar knocked back to compact into the joint and expose the aggregate.

2) All other masonry walls are to receive a non-hydraulic lime plaster, three coat lime plaster finish and painted using breathable paint unless shown to be studded out.

3) Where tiled wall finishes are proposed these are to be applied over lime plaster wall finishes unless otherwise shown.

4) Lime plastered walls to receive painted (breathable) finish unless shown tiled.

New Internal Walls

New internal walls are to be installed as shown. New wall to comprise of either:

a) 100mm wide timber stud frame partitions with plasterboard panels and plaster skim finish.
b) 100mm wide timber stud frame partitions with wood wool board (or similar) with lime plaster skim. Void to be filled with thermafleece insulation roll.

Red sandstone Chimney Stack

- Stonework to the ground floor of the stack is to be brushed to remove loose, detaching surfacing.
- Where stone sections are significantly worn these are to be built out with reclaimed brick to provide suitable surface for lime plastering.
- Stonework is to be lime plastered using a Non-hydraulic lime plaster system such as Conserv applied in two coats. Base / scratch coat to be mixed with animal hair.
- At first floor level, stonework to the stack is to be left exposed with mortar joints repointed only where required using a hot mix lime mortar.

Timber Framing and Ceiling Beams and Joists

All framing, ceiling beams and joists are to be subject to gentle fine glass cleaning by specialist contractor as per previous test areas. Timbers to be left as cleaned.

Floor Construction

- New insulated concrete sub-floor to be installed to the ground floor as per detail.

- Where indicated, the finished floor levels are to be lowered by 150mm with all other finished floor levels to remain as existing.
- New floor finishes to be installed over as detailed.
- Existing quarry tiles are to be carefully lifted and where possible, retained and reused in areas shown.

Ceilings

- Existing ceilings are to be repaired like for like.
- Existing loft access hatch to be retained with new loft access hatch to be installed as shown.

Services

New services are to be carefully integrated into the building and will:

- Reuse existing service routes and runs through the building to accommodate wiring and pipe.
- Use new partition walls to accommodate, conceal, and fix services to.
- Run services through the roof void to avoid disturbing historic wall fabric.
- Where intrusion through fabric is required, works will be directed to areas which have evidence previous repair or alteration.
- Internally locate soil vent pipes to avoid additions to the exterior or the building.
- Consolidate service entries into a single space within the building.