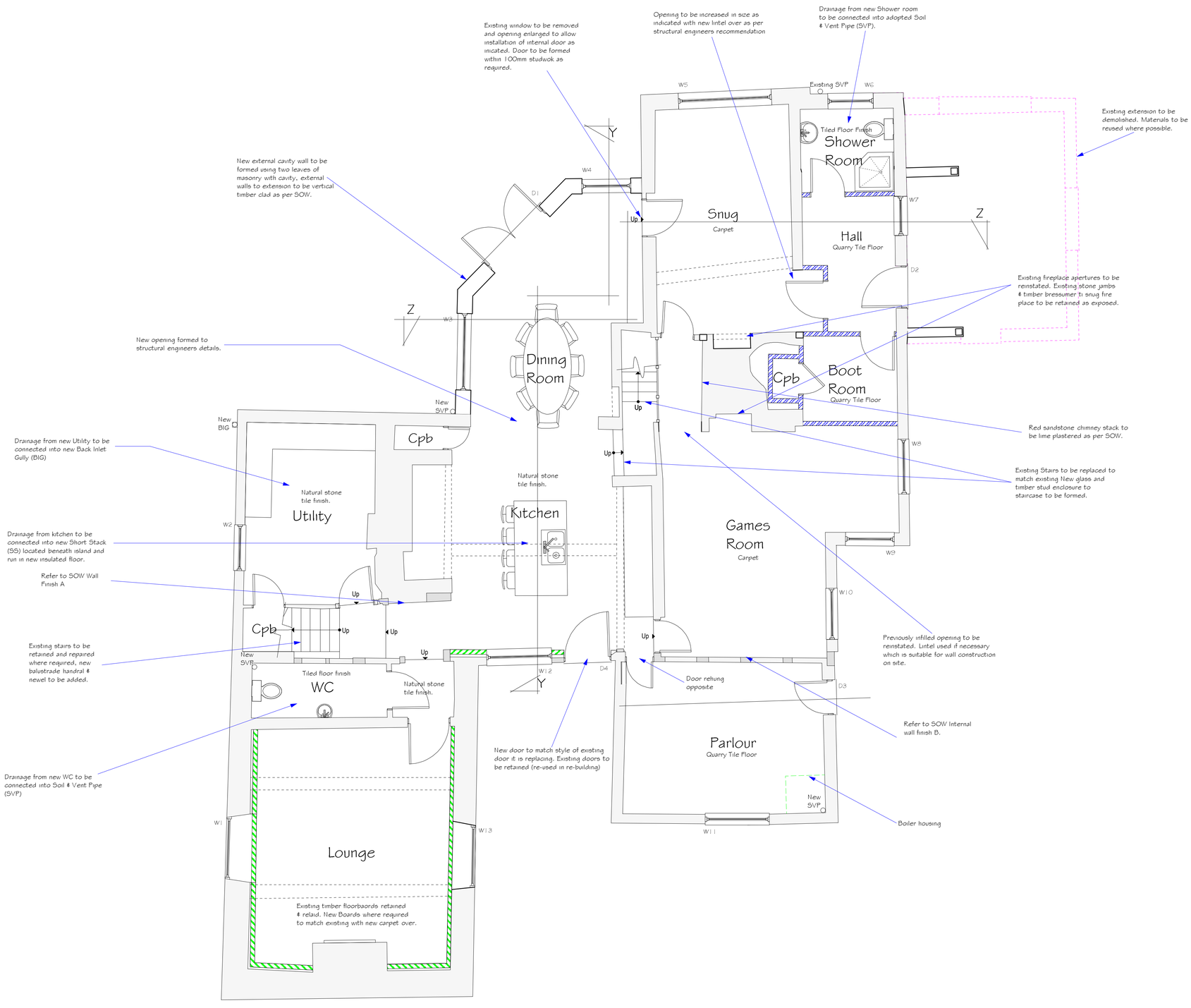
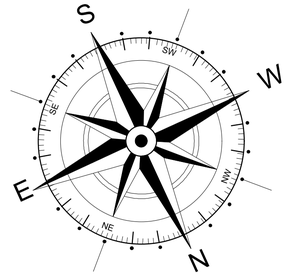


Ground Floor Plan 1:50



SCHEDULE OF 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 retained 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.

Foundation for Extension

- Extension to have block and beam foundation.

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.

External Facing Materials

External walls are to comprise brickwork to match existing.

Roofing Materials

Roof coverings are to be natural slate to local authority approval.

Windows

All new windows are to be as specified on window detail drawing.

Facias & Soffits

All fascias and soffits are to match existing.

Rainwater Goods

Rainwater to be collected in 100mm diameter half round aluminium guttering and 65mm diameter downpipes, to discharge to soakaways located in garden.

Green Infrastructure Statement

The proposed site occupies a developed plot of land. Existing green infrastructure consists of a surrounding garden with accompanying hedgerows and grassed areas that is to be retained where possible as part of the proposal. The proposal involves the introduction of apple trees and hedgrows in the refurbished garden to provide a net biodiversity gain for the site.

Key

- Existing Timber elements within walls
- Proposed lime render to elevations
- Existing walls to be checked for loadbearing capacity prior to their removal. Should walls be found to be loadbearing suitable lintel/steel beams to be installed in required locations. *Structural engineer to design and specify steel beams as required.* Contractor to make good as necessary. Any Short stacks SS/BIG & associated drainage runs that become abandoned to be grubbed up as required.
- New 100mm studwork partition walls with plasterboard panels and plaster skim
- New insulated Partitions to comprise of: 25mm wood wool board with lime plaster skim Thermafleece or similar insulation to void.

Rev	Date	Detail	Initial
E	03/26	Additional Info	L.F
D	03/26	Additional Info	A.W
C	03/26	Additional Info	D.J.E.
B	03/26	Additional Info	D.J.E.
A	03/26	Additional Info	L.F

Project:

Proposed Alterations at Pickhill Farm, Cross Lanes, Wrexham, LL13 0UL

Title: Planning: Ground Floor Plan

Scale: (A1) 1:50

Drawn By: S Hatherall

Date: Feb 2026

Drawing No: JL195/009

Sheet: 1 of 7

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