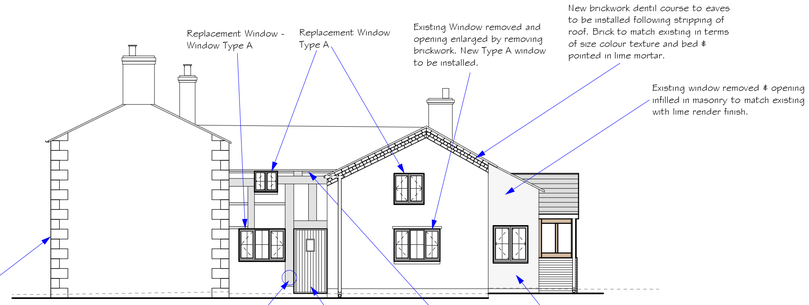
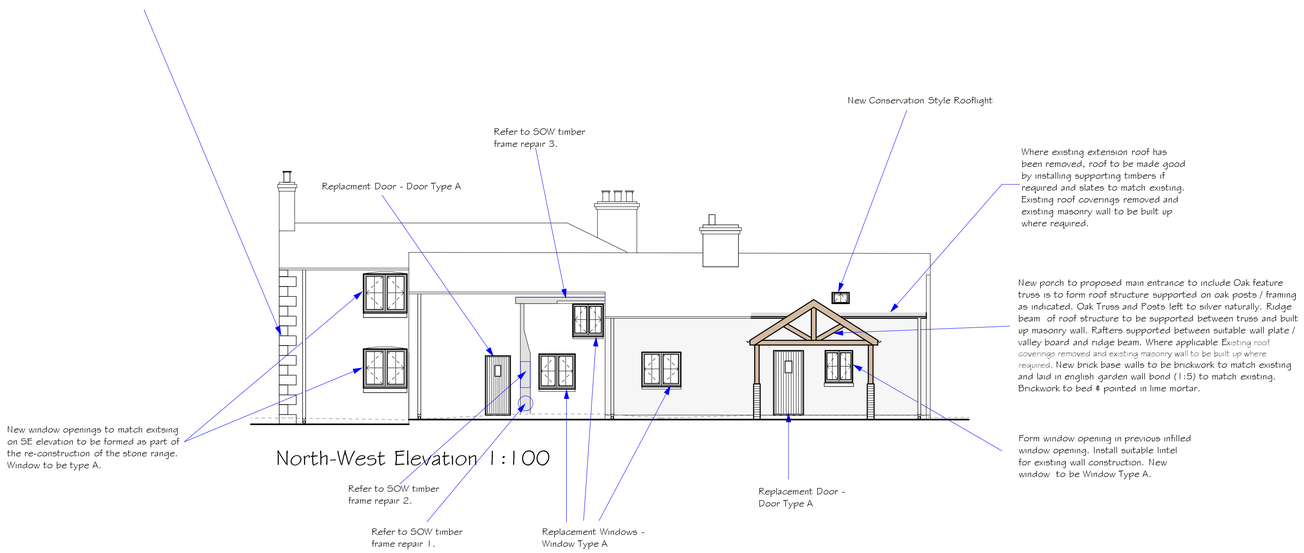


North-East Elevation 1:100

Northeast range to be dismantled to enable structural stabilisation works. Range to be re rebuilt like for like using the existing salvaged materials - refer to appendix B of submitted structural appraisal report for full schedule.



North-West Elevation 1:100

Schedule of Works

Roof
1. Existing roof coverings to be stripped. Tiles which are suitable for reuse are to set aside and stored on site for reinstatement.
2. Roof timbers to be inspected for decay with extent of any renewal or repair agreed with LPA Conservation Officer.
3. 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.
4. Installation F1 grade felt covering and new softwood battens.
5. 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.
6. Installation of conservation type roof lights in positions as shown proposed.
7. 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.
8. 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.
9. 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.

Chimney Stacks
1. Existing chimney stacks to be inspected for defects.
2. Cracked / spalling bricks to be replaced with new bricks selected to match the existing in terms size, colour and texture.
3. 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.
4. 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
1. Repointing of existing brick work and stone work to be undertaken where:
2. There are existing open mortar joints.
3. Where new brickwork or stonework has been inserted as part of a repair or alteration.
4. Where existing cementitious mortar is failing and / or is causing accelerated decay of the surrounding brickwork.
5. 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 arises.
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 off 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.

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

Soil and vent Pipes
1. New soil and vent pipes to be installed as shown.
2. Soil and vent pipes to have a black finish.

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

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

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 min 15mm 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.

Brickwork
1. Decayed and spalled brickwork to be carefully cut out by hand.
2. New bricks selected to match the colour, size and texture and agreed with the LPA Conservation Officer prior to use.
3. New bricks to bed and pointed using lime and sand mortar as set out above under Pointing'.

Render to southwest elevation
1. Render to comprise 3 coat lime render.
2. External wall to be prepped by removing existing cementitious plaster finishes thoroughly.
3. Any large voids within exposed brickwork to be packed with lime and sand mortar.
4. Brickwork to be moderately dampened prior to application of scratch (base coat).
5. 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.
6. 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.
7. 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.
8. Each to be applied in layers with each allowed to go green' before the next coat is applied.
9. Render to finished by applying a breathable paint such as Keim mineral paint.

Windows
1. All replacement windows to comprise timber casements incorporating slim-profile insulated glazing. All windows to receive a painted finish.
2. Where windows are opening, these are to be side hung.
Windows to extension to aluminium framed with dark finish.
3. Replacement and new window types are specificied on elevations and relate to window detail drawings. Window details offer further detail on window makeup.

Extension
1. External leaf of extension to be formed using facing brick below FFL to match existing brickwork. Walls to be clad with vertical timber boards and continued above flat roof to form parapet walls, concealing flat roof construction.
2. External ground levels to be reduced as required. External ground level is proposed a minimum of 150mm below cills of openings.
3. Extension flat roof to be formed using Polyroof 185 flat roofing system from Polyroof Products Ltd. Liquid base coat resin applied evenly over substrate. Cavity tray and code 4 lead flashing at all roof/wall abutments. Roof covering to lap up inside of parapet wall to underside of coping stone. Copings to be mechanically fixed to wall below.

External Doors
1. External doors to farmhouse to comprise hardwood boarded doors with small vision panel.
2. Timber doors to have a painted finish.
3. Doors to the extension to be aluminium framed bi-fold doors with dark finish.

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 95/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: NE & NW Elevations

Scale: (A1) 1:100

Drawn By: S Hatherall

Date: Feb 2026

Drawing No: JL195/009

Sheet: 3 of 7

blueprint architectural services
Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com
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