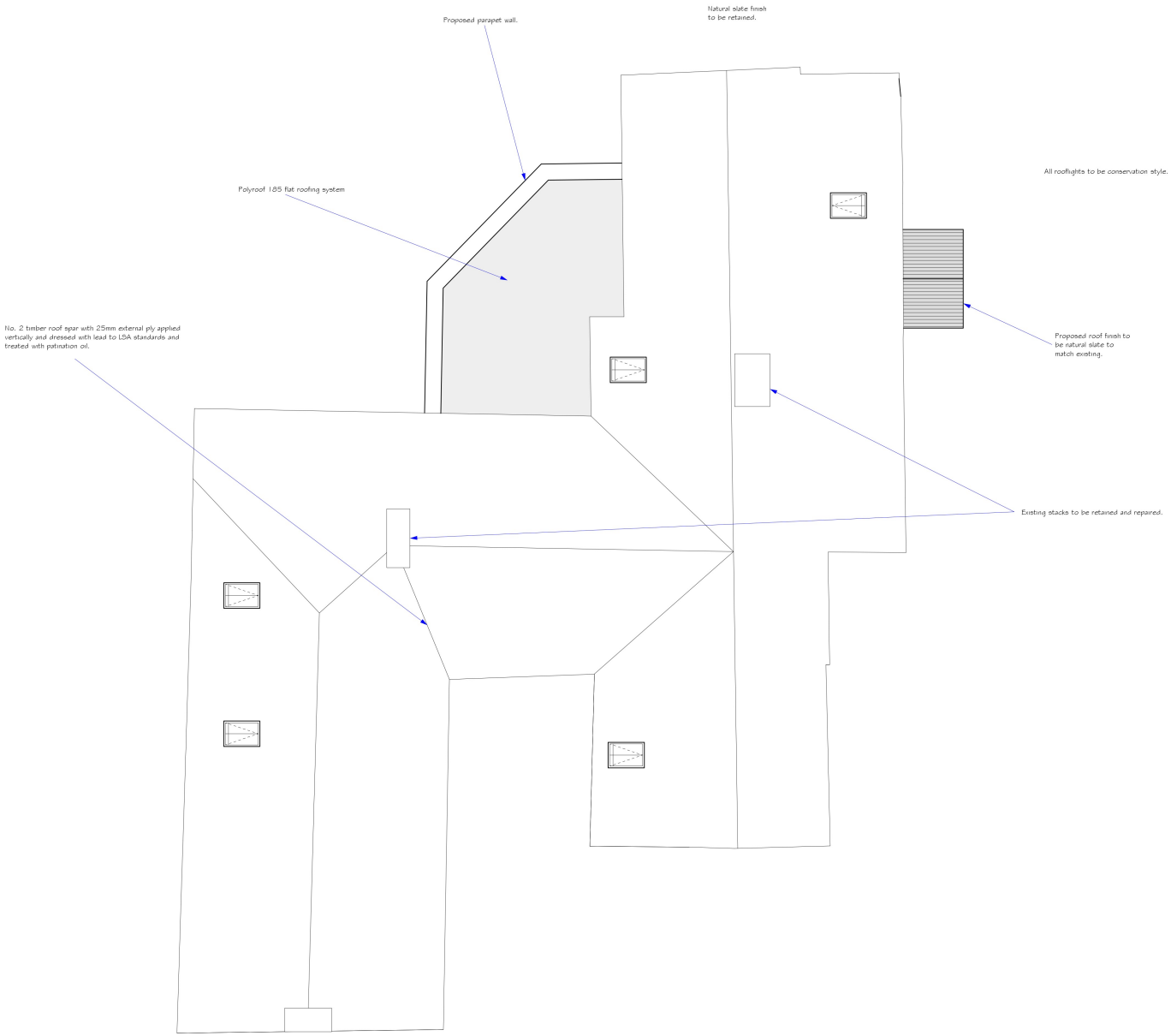


Roof Elevation 1:50

Schedule of Works: Roof Elevation

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

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 tann 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.

Key

- Proposed Lime Rendered wall finish
- Floor level to be lowered by 150mm.
- Existing Timber elements within walls
- 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
H	07/26	Additional Info	L.F.
G	06/26	Additional Info	L.F.
F	06/26	Dismantled Stonework indicated	SIH
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:
Roof Elevation

Scale: (A1)
1:50

Drawn By:
L. Fowles

Date:
March 2026

Drawing No:
JL195/009

Sheet:
6 of 9

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