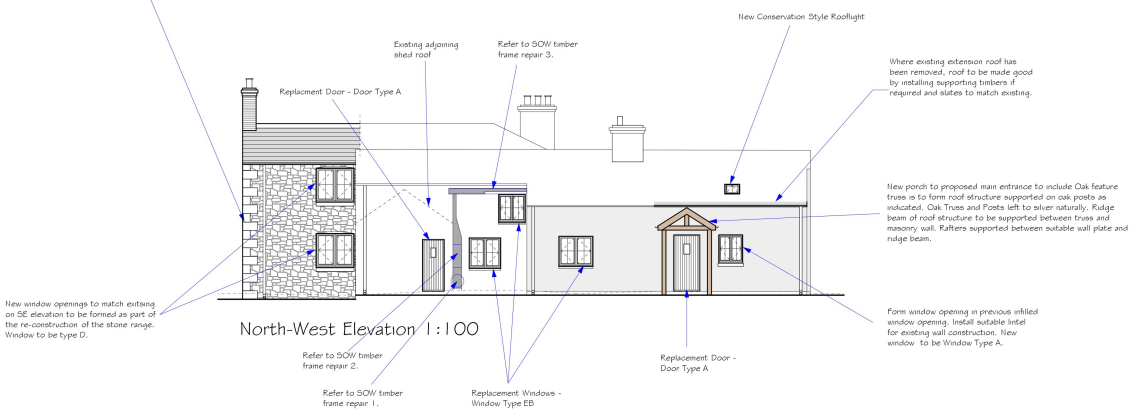


North-East Elevation 1:100

Anticipated extent of 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: 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.

External 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 min150mm down stand. Lead to be coated with patination oil to reduce tann 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 150mm down stand. Lead to be coated with patination oil to reduce tann staining.
d) New timber section to painted / stained to match existing black finish.

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 scraping 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.

Brickwork

- 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'.

Lime Render

- 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 aluminum.
- Guttering to comprise 100mm half round sections carried on cast aluminum 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 please refer to submitted window detail.
- All windows to receive a painted finish.
- Where windows are opening, these are to be side hung.
- Windows to extension to aluminum 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.
- Infilled 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 aluminum 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 foundation to building regulations standard.
- Form new internal openings to extension from proposed kitchen with new steel lintel over opening as per structural engineers recommendations.
- Existing bricks removed to be retained and used for localised brickwork repairs, where required.

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 preven water ingress.

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
I	07/26	Additional Info	LF
H	07/26	Additional Info	LF
G	06/26	Additional Info	LF
F	06/26	Dismantled Stonework indicated	SIH
E	03/26	Additional Info	LF
D	03/26	Additional Info	AW
C	03/26	Additional Info	DJE
B	03/26	Additional Info	DJE
A	03/26	Additional Info	LF

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 9

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