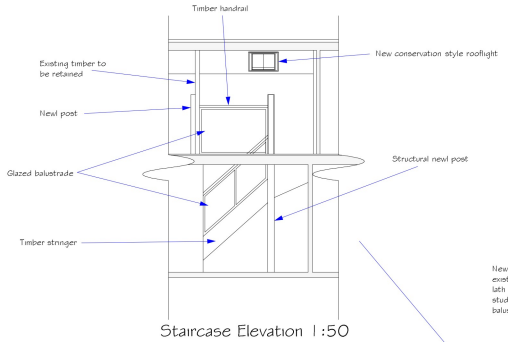
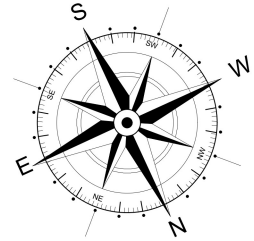


Staircase Elevation 1:50

First Floor Plan 1:50



Schedule of Works: First Floor

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.

Floors
- Existing floorboards to be retained and refurbished prior new finishes being applied over.

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 to landing
- Red sand stone to the stack is to be left exposed with mortar joints repointed only where required using a hot mix lime mortar.

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

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.

Internal 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.

Doors are to be retained / reused where suitable

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 aluminum 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

- 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:
First Floor Plan

Scale: (A1)
1:50

Drawn By:
S Hatherall

Date:
Feb 2026

Drawing No:
JL195/009

Sheet:
2 of 9

blueprint
architectural services
partner LABC
Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com
© copyright all rights reserved