Pickhill Farmhouse: Schedule of Proposed Wall Finishes (Please refer to proposed wall finishes plan for location)

1. 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.

2. 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.

3. 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.

4. 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.

5. 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). Brickwork 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.

6. Existing masonry finishes to be left exposed. Masonry to be repointed only using hot mix lime mortar with a ratio of 1-part quick lime to 3 parts sharp, washed sand such Borras sharp sand (or similar).

7. Non-hydraulic, three coat lime plaster.

8. Insulated studwork partition with wood fibre board panels and lime plaster skim.

9. 100mm studwork partition walls with plasterboard panels and plaster skim.

10. Stone work block sections to be left exposed – see image 1 below. Brickwork between stonework blocks 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). Brickwork to be lime plastered over using a non-hydraulic lime plaster system such as Concerv applied in two coats. Base / scratch coat to be mixed with animal hair.



Image 1 – Internal wall to proposed utility room to have stonework block sections left exposed with brickwork lime plastered.

General Notes

- Where tiled wall finishes are proposed these are to be applied over lime plaster wall finishes unless otherwise shown.
- Lime plastered walls to receive painted (breathable) finish unless shown tiled.