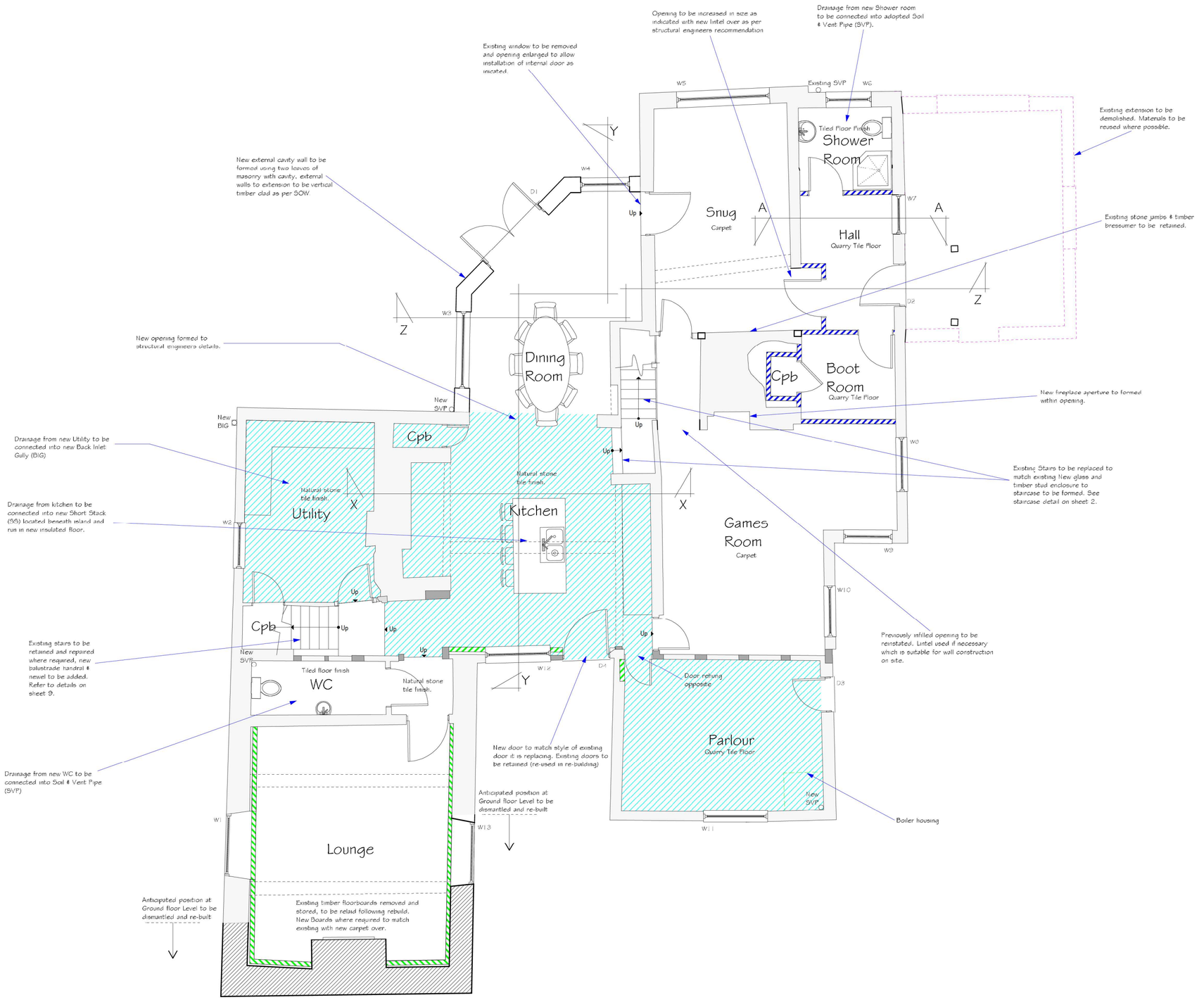
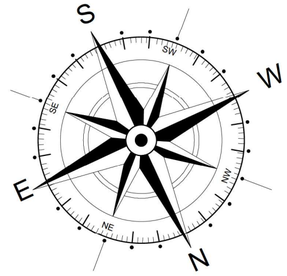


Ground Floor Plan 1:50



Schedule of Internal Works: Ground 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.

Floor Construction
- New limecrete floors to be installed to the ground floor throughout bar for the proposed extension.
- Where indicated on the proposed ground floor plan, the finished floor levels are to be lowered by 150mm with all other finished floor levels retained as existing.
- New floor finishes to be installed over as detailed.
- Existing quarry tiles are to be carefully lifted and where possible, retained and reused in areas shown.

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 between snug and games room
- Stonework to the ground floor of the stack is to be brushed to remove loose, detaching surfacing.
- Where stone sections are significantly worn these are to be built out with reclaimed brick to provide suitable surface for lime plastering.
- Stonework is 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.

Ceilings
- Existing ceilings are to be repaired on a like for like basis.

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.
- 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 aluminium 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
K	08/26	Additional Info	L.F
J	08/26	Additional Info	L.F
I	07/26	Additional Info	L.F
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
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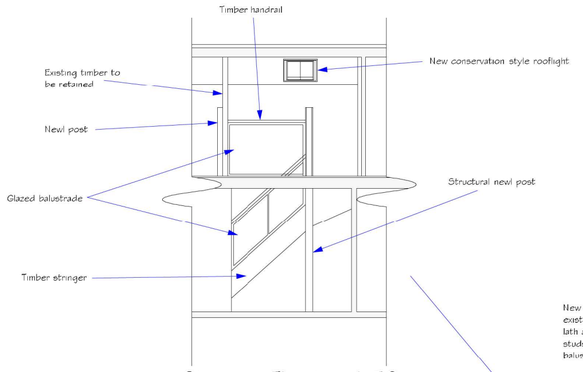
Project:
Proposed Alterations at Pickhill Farm, Cross Lanes, Wrexham, LL13 0UL

Title: Planning: Ground Floor Plan
Scale: (A1) 1:50

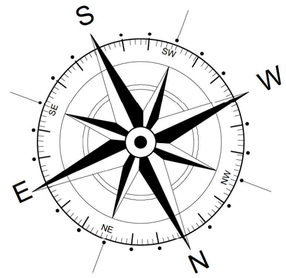
Drawn By: S Hatherall
Date: Feb 2026

Drawing No: JL195/009
Sheet: 1 of 9

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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.
- 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 aluminium 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
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Project:
Proposed Alterations at Pickhill Farm, Cross Lanes, Wrexham, LL13 0UL

Title:
Planning:
First Floor Plan

Scale: (A1)
1:50

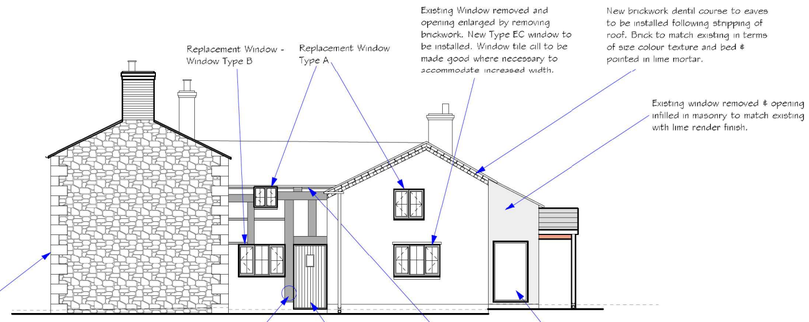
Drawn By:
S Hatherall

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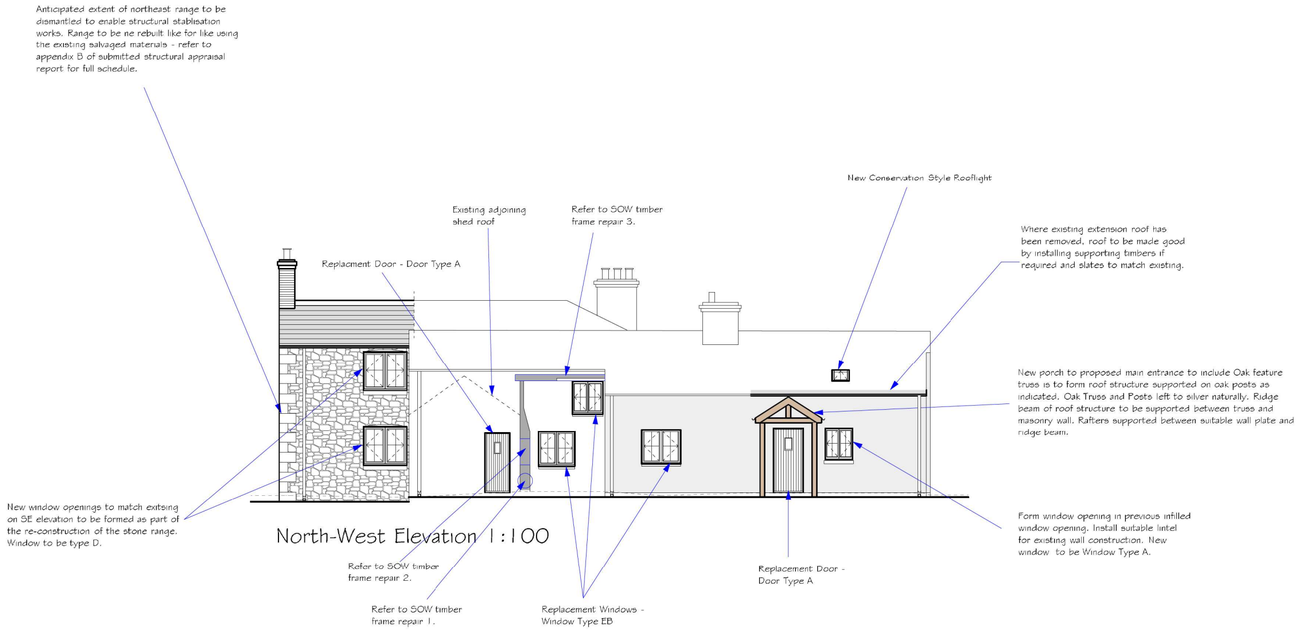
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North-East Elevation 1:100

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 min15mm 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.

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 compnses 1 part NHL 2 of 3.5 line 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 aluminium 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 aluminium 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.

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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

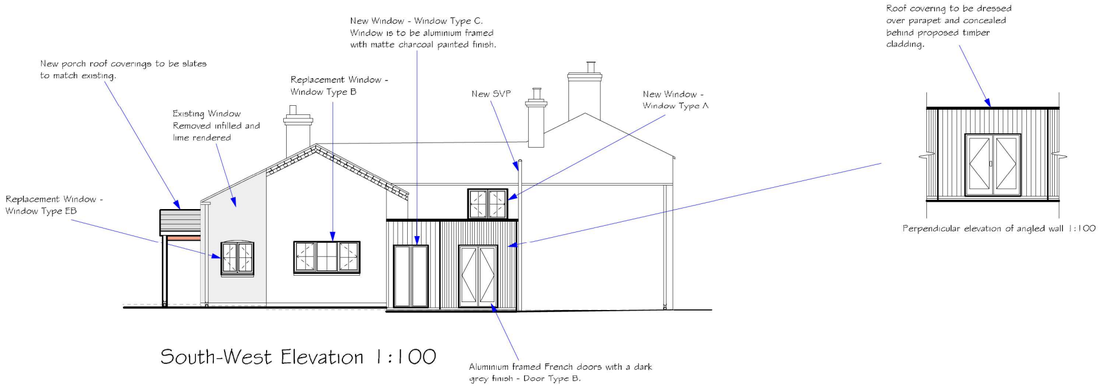
Sheet: 3 of 9

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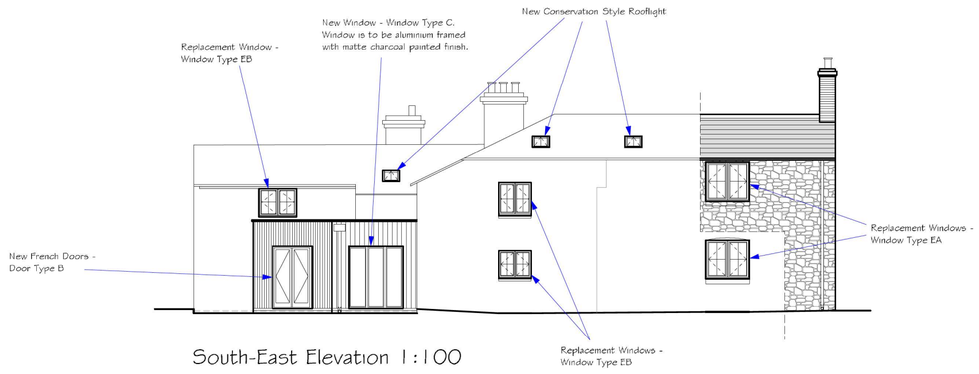
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South-West Elevation 1:100

Perpendicular elevation of angled wall 1:100



South-East 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.
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- 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 chanelled 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 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.
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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 tann staining.
d) New timber section to painted / stained to match existing black finish.

Pointing

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- 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.

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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 lime 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 aluminium.
- Guttering to comprise 100mm half round sections carried on cast aluminium 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 aluminium 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 Aluminium framed French doors with a dark grey 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
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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: SE & SW Elevations

Scale: (A1) 1:10 & 1:100

Drawn By: S Hatherall

Date: Feb 2026

Drawing No: JL195/009

Sheet: 4 of 9

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