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Architectural Heritage Impact Assessment for Proposed Housing Development at Janeville, ShannonPark , Carrigaline, Co. Cork

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Introduction:

This Assessment report has been prepared on the instructions of the applicant

Astra Construction Services Ltd to assist in a planning application for a new housing Development adjacent to the east of Shannon Park , Carrigaline. The development site incorporates an existing two storey farmhouse and complex of sheds and outhouses to be retained and repurposed for habitation at this time of writing.
Donal Anderson Architect MRIAI has been engaged to provide an Architectural Heritage Impact Assessment that sets out the context , the current condition of the property an assessment of the proposed development with conservation recommendations and material specification commentary .

Method statements for the removal of a gable wall and roof with photographic summary are attached in the appendixes.

Context:

Location

The subject site is located in the townland of Carrigaline Middle on a by-road c.200m south of the N28 road to Ringaskiddy. The site, which is occupied by a farm complex, is accessed via the local road L2490.

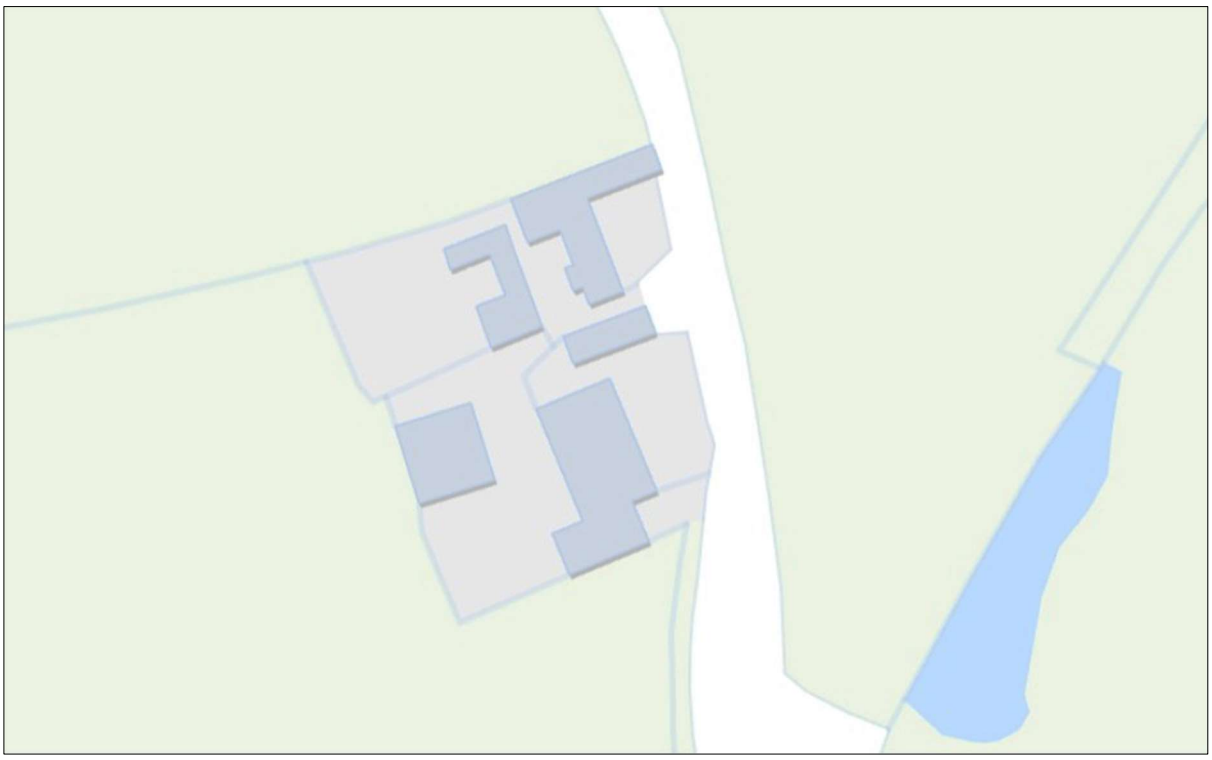


Figure 01: *Location of subject site circled in red (Source: Government of Ireland, Historic Environment Viewer)*

Legal & Policy Framework :

The Heritage Act (1995) (as amended) defines architectural heritage as including: *all structures, buildings, traditional and designed, and groups of buildings including streetscapes and urban vistas, which are of historical, archaeological, artistic, engineering, scientific, social or technical interest, together with their setting, attendant grounds, fixtures, fittings and contents.*

The National Inventory of Architectural Heritage (NIAH) was established under the Architectural Heritage Act (1999), to record architectural heritage structures within the State and to advise local authorities in relation to structures of architectural heritage significance within their administrative areas. The conservation principles of care and protection of architectural heritage and the facilitation of the listing of significant buildings of architectural merit are set out in Part IV of the Planning and Development Act (2000). This requires Local Authorities to maintain a Record of Protected Structures (RPS) of structures with special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, to be included in City/County Development Plans. In addition, Local Authorities must provide for the preservation of townscapes etc. through designation of Architectural Conservation Areas (ACAs). Any changes that materially affect the character of a protected structure require planning permission.

There are no protected structures or NIAH structures within the subject site. The site is not located in an ACA. The nearest NIAH registered structure is Ballyhemiken railway bridge (**NIAH Ref: 20987009**) which lies c.60m to the SSE.

The *Cork County Development Plan 2022 – 2028* presents a number of objectives to ensure the protection of the architectural heritage resource within the County and these include:

> ***Objective RP 5-30**: **Redevelopment or replacement of an Uninhabitable or Ruinous dwelling** – Encourage proposals for the sensitive renovation, redevelopment, or replacement of existing uninhabitable or ruinous dwellings subject to normal proper planning and sustainable development considerations as well as the requirements of other objectives in this Plan and provided that it satisfies the following criteria:*
>
> - *The original walls of the dwelling structure must be substantially intact.*
> - *The structure must have previously been in use as a dwelling.*
> - *The development is of an appropriate scale and design (including materials used), relative to the structure being replaced and the location and character of the site.*
> - *Existing mature landscape features are retained and enhanced, as appropriate.*
> - *No damage shall be caused to sites used by protected wildlife.*
> - *Proposals must be acceptable in terms of public health and traffic safety.*
>
> ***RP 5- 31**: **New uses for disused or derelict farm buildings.** Encourage the sensitive refurbishment and conversion of suitable disused or derelict traditional farm buildings, built using traditional methods and materials, and other suitable historic buildings such as mills and churches, for residential purposes, community, or commercial uses (including social enterprise) where appropriate, subject to normal planning considerations, while ensuring that the re-use is compatible with environmental and heritage protection.*
>
> ***HE 16-16: Protection of Non- Structural Elements of Built Heritage** Protect non-structural elements of the built heritage. These can include designed gardens/garden*

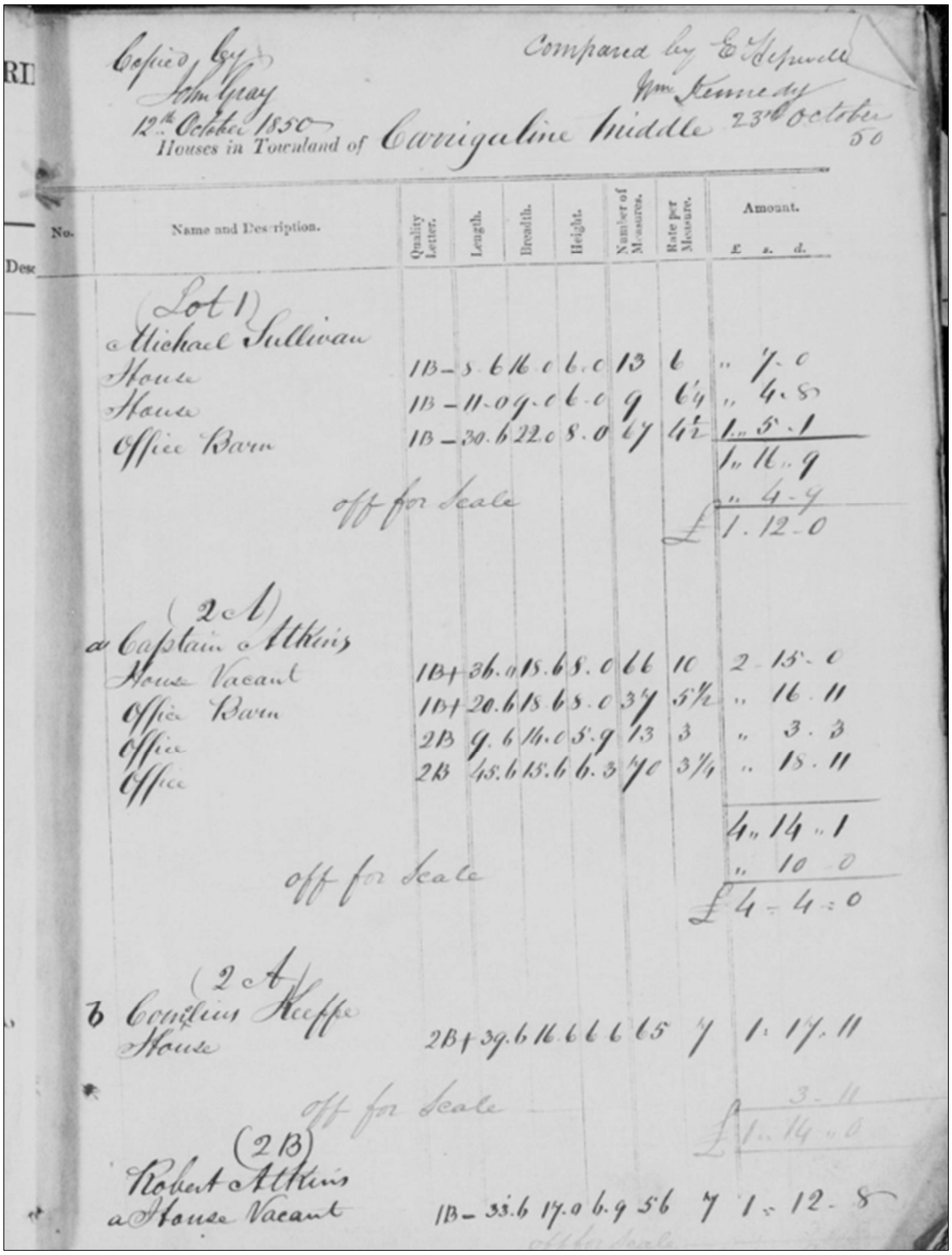
features, masonry walls, railings, follies, gates, bridges, shopfronts and street furniture. The Council will promote awareness and best practice in relation to these elements.

Historical background:

Carrigaline is located c.12km south of Cork City. The centre of the town lies at the head of the Owenabue River which flows from the town towards Crosshaven where it empties into Lower Cork Harbour. The river is said to have got its name from the 'the peculiar yellowish colour which its waters assume during the winter' (*The Dublin Penny Journal* 1833).

The fragments of Carrigaline Castle (**SMR CO087-037**), 'probably built by Philip de Prendergast who was granted these lands in 1207' (Stationery Office 1994/ Historic Environment Viewer), lie just to the east of the townland of Carrigaline Middle and c.1.7km south of the subject site. The village of Carrigaline itself evolved to the west of the castle at the head of the river as the castle lost its importance following the castle 'passing into English hands in late 16th century' (ibid.).
Writing in 1837 in the first edition of his *Topographical Directory of Ireland*, Samuel Lewis wrote that Carrigaline had 'a very pleasing appearance [consisting of] several good houses and a number of decent cottages, extending into the parish of Kilmoney, on the south side of the river, over which is a bridge of three arches' (Lewis 1837).
The entry for the parish continues, 'there is neither waste land nor bog; coaL which is landed at several small quays here, is the chief fuel… The appearance of the country is beautifully varied: the views from the high grounds are extensive and picturesque, commanding the course of the river Awenbwuy [*sic*], with the capacious estuary, called Crosshaven, and embellished with numerous gentlemen's seats' (ibid).

At the time of Griffith's Valuation, published for this area in 1850, much of the townland of Carrigaline Middle was associated with the Waterpark estate, with Robert Atkins being the chief landowner. The subject site, located in Plot 2 is recorded as vacant at this time. The Valuation House Book of 1850 also records the site in the ownership of Captain Atkins and records a house, barn and two outbuildings with the house is recorded as vacant.



Copied by John Gray 12th October 1850

Compared by E. Hepenstall Wm. Kennedy 23rd October 50

Houses in Townland of Carriganline Middle

No.	Name and Description.	Quality Letter.	Length.	Breadth.	Height.	Number of Measures.	Rate per Measure.	Amount. £ s. d.
	(Lot 1)							
a	Michael Sullivan							
	House	1B	36.6	16.0	6.0	13	6	7.0
	House	1B	11.0	9.0	6.0	9	6½	4.8
	Office Barn	1B	30.6	22.0	8.0	67	4½	1.5.1
								1.16.9
	off for Scale							4.4
							£	1.12.0
	(2 A)							
a	Captain Atkins							
	House Vacant	1B+	36.0	15.6	8.0	66	10	2.15.0
	Office Barn	1B+	20.6	15.6	8.0	37	5½	16.11
	Office	2B	9.6	14.0	5.9	13	3	3.3
	Office	2B	45.6	15.6	6.3	70	3¼	15.11
								4.14.1
	off for Scale							10.0
							£	4.4.0
	(2 A)							
b	Cornelius Keeffe							
	House	2B+	39.6	16.6	6.6	65	7	1.17.11
	off for Scale							3.11
							£	1.14.0
	(2 B)							
	Robert Atkins							
a	House Vacant	1B-	33.6	17.0	6.9	56	7	1.12.8

***Figure 02**: Extract from the Valuation House Book of 1850(The National Archives of Ireland)*

Cartographic review:

The detail on historic cartographic sources demonstrates the nature of past settlements and land use patterns in recent centuries and can also highlight the impacts of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded or partially levelled features of archaeological or architectural heritage interest. The

cartographic sources examined for the study areas include the Ordnance Survey map (1837-42), the 1:2500 Ordnance Survey map (1888-1913) and the 1:10,560 Ordnance Survey map of 1961.

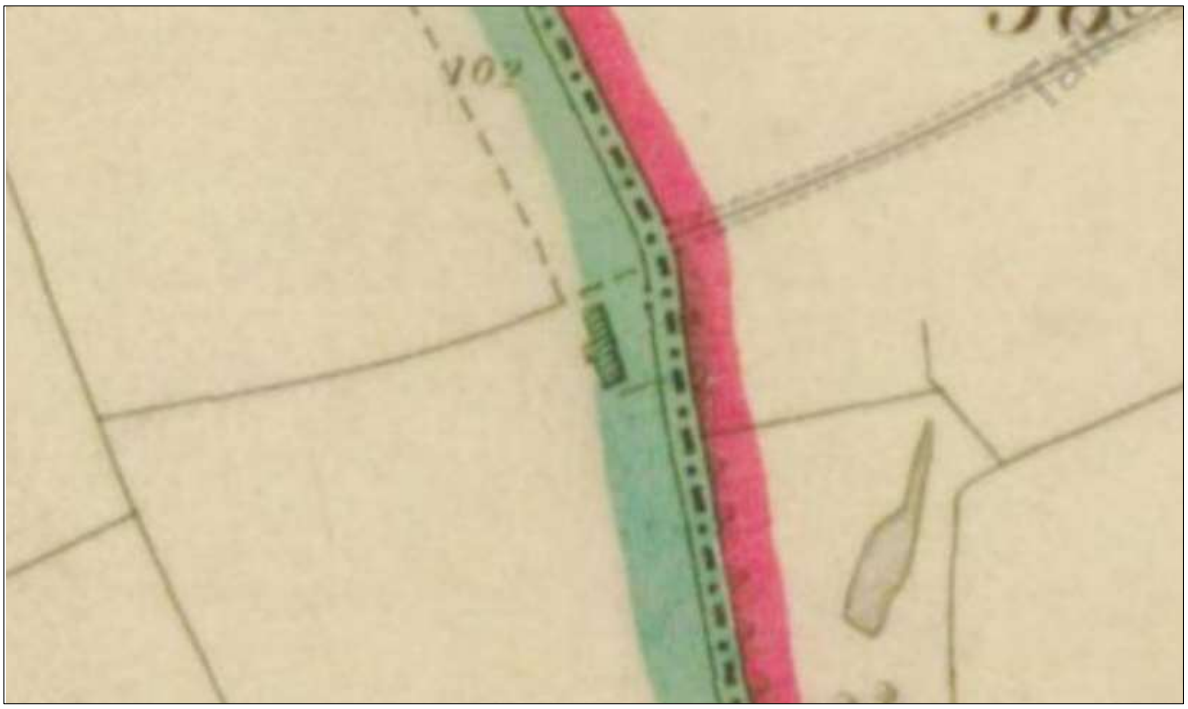


Figure 03*: Extract from 1:10,560 Ordnance Survey map (1837-42) (Source: Government of Ireland, Historic Environment Viewer)*

The 1:10,560 Ordnance Survey map (see **Figure 03**) shows the dwelling house which appears to have a small porch to the rear, but the outbuildings have yet to be constructed. The house is set back from the road within farmland. There are no other structures within the subject site.

Figure 04: *Extract from 1:2500 Ordnance Survey map (1888-1913) (Source: Government of Ireland, Historic Environment Viewer)*

The 1:2500 Ordnance Survey map c. 1898 (see **Figure 04**) shows a number of outbuildings have been constructed by this time including the barn which is perpendicular to the dwelling.

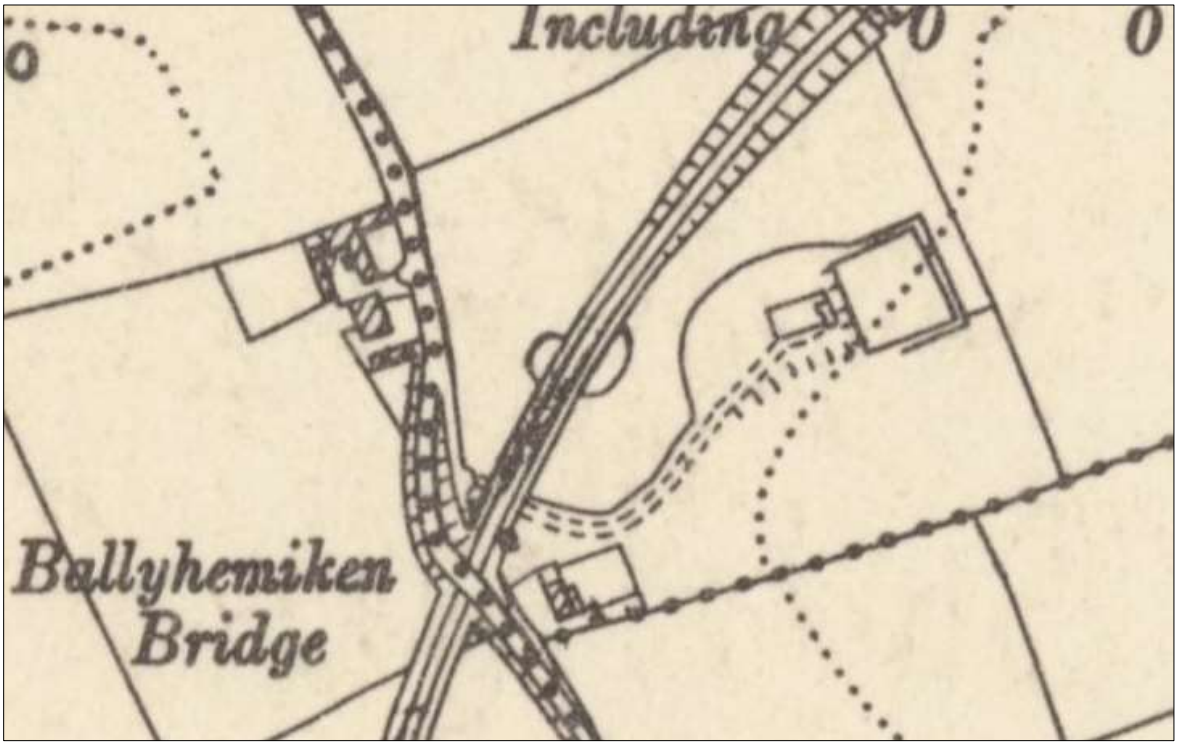


Figure 05*: Extract from 1:10,560 Ordnance Survey map c. 1961 (Source: Government of Ireland, Historic Environment Viewer)*

The Ordnance Survey map of 1961 (see **Figure 05**) shows the subject site to have a similar layout compared to the map of 1898. However, the adjacent Ballyhemiken railway bridge and railway track is shown. At this time the railway had already closed having ceased operation in 1932.

Property Condition summary:

The complex comprises a two storey Farm house structure with an attached Barn at right angles overlapping on the Northern gable of the house.

Separate single storey outhouses to the West and South are to be retained at this time of writing .

The main house is a 19th ct stone built house which has been modernised to parts over the years as noted to the condition report following.

The attached plans indicate the current condition and any relevant features. The following sections have been separated between Building ,A B,C and D.

Building A-Main house:

Hall:

The property is entered via an aluminium single glazed door . The door surround has been lined with modern timber vertical sheeting which is showing signs of wood worm .
Skirtings have cubic rot and will all need to be removed. The design being a mix of plain board, beaded and some ogee type .
The lower flight wall fixed stair string has started to rot through the flight appears in good condition.
Walls have been papered and the level of damp in the house has caused all paper to delaminate form the wall face.
Architraves appear original and can be saved in some future design.
The ESB consumer board is located on the wall above the front door and the house has been rewired at some point in the past.
Ceilings generally are all sheeted with modern teak coloured T & G boarding.
Floors have been carpeted and appear solid under foot.

Short Hall:

A recessed four panel original door with moulding is placed at both ends of the hall forming a lobby hall.
Timber sheeting to the ceiling is fitted as before being modern .
The external wall has been reskimmed with gypsum plaster at some point in the past and is delaminating from the lime render beneath . This will require complete removal.
The single glazed sash window has had the sash replaced in the past with a more modern type framing.

Living room:

A recessed four panel moulded door is fitted and appears in good order with rim locks generally fixed to all doors.

The ceiling is a modern sheeted type as before.
Original timber sheeting to the rear window reveals is rotten and wood worm infested
Cubic rot is noted to skirtings .
An aluminium window is fitted to the west elevation , a timber sliding Sash is fitted to the east elevation and has been remade at some point in the past.
A cast iron Edwardian style fire surround has been fitted with a timber shelf , header and free standing doric columns to support the shelf around the cast metal insert.
The cast metal is starting to rust .
A modern central heating system has been fitted with radiators located to most rooms.

Tv Room:

The carpeted suspended timber floor here has collapsed . Most likely due to wood worm and rot. Ventilation grilles were observed externally. Other floors may have been replaced in the past.
A modern marble tile arched surround has been fitted here circa 1960's.
Ceilings have modern replacement timber sheeting as before.
The door appears original of 4 panel design with ogee mouldings and flat recessed panels with a cast metal rim lock.
Architraves are in good order heavily painted but salvageable.
A framed niche to the rear external wall was noted without a door.
The window is a single glazed aluminium type.
The internal ground floor solid wall may be brick and stud being circa150mm thick and appears solid and intact .Any inbuilt studs will most likely be rotting and need replacing or splicing.

Kitchen:

A concrete and vinyl tile floor is fitted in poor condition.
Timber sheeted ceilings have been fitted as before.
The timber single glazed sash window has been replaced most likely retaining the main frame but replacing the sash to a modern profile.
A upvc window has been fitted to the rear.
A built in cast iron single plate range is located in a fire place recess.
Walls have been plastered in sand cement plaster and are in good condition but inappropriate long term for the walls.
Skirtings are rotting generally here.
A scullery to the rear of the kitchen is a modern construction on two stories with a flat roof. This structure is to be retained and modernised.
A six panel raised and fielded hall door is fitted being a modern painted replacement.
Cracks were observed to window heads and along the chimney flue both internally and externally.

FIRST FLOOR:

Landing:

The mid landing is rotten and collapsing . No access could be made to the under stairs cupboard. Most likely wood worm has caused the failure of the flooring and the supporting sw structure. The stair flights are intact and appear sound but may need restoration of the newels at floor level.

The sliding sash lights have been replaced in the past with more modern framing .The window embrasure has recessed and moulded fixed panels to the reveals on three sides and appear in good order being the only remaining panels.

Carpet is fitted to all rooms.

All ceilings to the first floor are original timber sheeted T,G&V type painted in a lime paint.

The partitions generally to the first floor are timber framed with sheeting and wall paper.

Skirtings are mixed type.

Bedroom South :

The floor of timber construction appears sound and firm under foot.

Ceilings are timber sheeted type as before.

The walls are lime rendered and have signs of cracking at windows heads.

Window reveals have been replastered at some point in the past generally.

The hot press is located to this room with a an uninsulated copper tank.

A cracking of the gable wall along the chimney shaft was noted.

A cast iron fire surround is fitted to the bedroom space with a timber shelf plain surround.

A wide plank ledged and braced sheeted door is fitted with a rim lock to all bedrooms.

Bedroom : Rear off landing:

Carpets on a timber floor have been fitted and appear sound under foot.

External walls have been plastered in sand cement plaster.

A 150x25mm beaded skirting is still in place.

A vernacular sash replacement is fitted to the window. The horns are simple and stand out. Possibly locally repaired.

A timber sheeted ceiling as noted to the landing is fitted and intact .

A radiator is fitted to the room .

Short landing Corridor:

Carpets on a timber floor have been fitted and appear sound under foot.

The single glazed sliding sash window has had its sash replaced in the past.

The bedroom partition is timber framed and sheeted both sides.

A crack was noted over the window head.

Lime render is in place but is rotting and crumbling from the wall.

The doors at each end are ledged and braced sheeted type .

Small bedrooms-North End:
Both of these bedrooms have been formed from a single room at some point in the past. A possible fire place may have been blocked up forming a bulkhead to the inner gable. A buttress wall panel is protruding from the wall here.
It was also noted that this room may have been single storey at some point in the past as the old brick eaves was noted in the sheds which formed the west wall of the living room.
The rear bedroom has been plastered in cement sand plaster .
Partitions are timber framed and sheeted on one side with wall paper in various stages of peeling .

External:
East elevation .
Generally the walls have been plastered in an early/mid 20thth ct cement /sand plaster and ruled . The render is in fair condition and appears sound to most parts with a tapping test.
Cracks were observed to window heads and between windows and cills . Most likely timber internal lintols may have been replaced or not which would affect the render state.
Windows generally are timber framed sliding sash with most sashs being replaced in the past ,
Upvc gutters have been fitted but downpipes are missing.
Some rot was observed to the sliding sash windows to the bottom frame.
The front door is a single glazed modern aluminium type door.

South Elevation:
The plain rendered gable has some cracking along the flue line and will need attention.
An open flue inspection chamber is allowing water into the wall.

West -Rear elevation:
Generally renders are in fair condition.
Windows are a mix of Aluminium , upvc and remains of timber sliding sash .
Gutters are upvc black half round of modern type and leaking.
Fascias are rotting and loose to parts.
No downpipes were observed.
The roof looks even ,level and without any obvious signs of sagging or hogging .No attic inspection could be made .
Slates are natural type in heather colour with roll top clay ridge tiles in good appearance.
The chimney shafts are brick formed and renders with the cappings being replaced at some point in the past without pots generally being refitted. The render is cracking away from the shaft.

Building B-Front Barn range:

This space comprises two separate spaces.
The east end which is proposed to be demolished is a small space circa 4mx4m
The space has some remnants of cobbled and clay floor , walls being rough plastered in cement render.
The first floor loft space is a modern sawn joisted floor with modern T&G floor boards above in good condition. A mid span pole beam and pole column has been fitted to reinforce the joisted floor .
A sheeted door is fitted in poor state.
The external gable steps to the loft have been removed at this time showing a limestone coursed random rubble construction.

Rear Barn space :

This space is full of farm spoil and surplus material and not fully accessible.
The ground floor is of concrete where visible.
The first floor has been partly replaced over time and has collapsed to the western end.
Walls have been plastered in cement /sand render and is firmly attached to walls.
Walls generally are stone built in limestone with brick detailing.

The roof is a truss form , purlin supported with rafters and exposed battens .Slating appears to be partly natural and artificial repairs and may be asbestos type if pre 1980 and is blanketed with moss externally restricting views. The western end of the roof has been replaced with a corrugated fibre cement sheet .

Attached tool shed Yard side:

This single storey attached lean too roof structure is interesting . It may have been built as part of the main house . A corbelled eaves line is visible inside below the current roof planes suggesting a previous roof alignment to the main house.
This space is a tool shed . Arrow slot windows as marked to the survey plan suggest this structure was in place before the more northern barn was built on.
The roof is heavy with 250x100mm main rafters as support to the purlins and rafters resting of an extend and raised wall at some point.
Timber lintels may be replaced in time to the window openings on the plan as required.

Building C-Rear yard sheds: Western side of house.

These are mix of stone , brick, shuttered concrete and modern block work structures.
The roofs vary from natural slate to corrugated sheet roofing .
The western section of these sheds are to be demolished being of concrete shuttered walling and modern block. The dividing walls being of stone may reflect a yard boundary wall at some point.
Roof framing generally is purlin supported with rafters and battens .
Most of the roofs have signs of ongoing water damage and will need replacing.

Building D-Shed: Southern side of house.

These sheds are part stone and part modern masonry with a natural slate roof.
They are in use as stores and maintenance and handling of cows.
The sheds have been rendered internally and externally with cement based render with the southern wall being of modern construction for cattle access in the past.
This currently hasno redeeming features or significance beyond the use as a shed for farming purposes.

The yards are of concrete surfaces.

Conclusion:

Generally the house is in sound structural condition. It will need a complete restoration based on its proposed future use. The replacement of finishes, windows , doors and the general thermal upgrade will need to be addressed. Further inspection of the roof can be made . Re-use of doors , stairs and remaining panelling can be considered as the design progresses. The timber sheeting to the first floor can be salvaged subject to no wood worm being found and utilised as part of the internal design of the new development.
Fire places surrounds can be made good with fitted stoves use and or inserts for modern heating demands.
Generally the house can be retained as a single occupancy dwelling and restored to a functioning dwellinghouse.

The attached barn will need complete removal of all floors, and reinstate and refit as required with a new thermal upgrade. The roof may be saved but a further inspection and wood testing will be required before confirming this.
All opes can be retained and fitted with new contemporary fenestration.

The western yard sheds will need a full strip out of roofs, and floors due to rot and the requirement for thermal upgrades. There are no redeemable features in here and will suit a contemporary refurbishment.

The southern sheds are in sound condition though most likely will be demolished and being of no loss historically .

Appraisal and assessment of the proposed works:

The proposed development as prepared by Deady Gahan Architects is for the subdivision of the large farm House complex into 3 separate units.

1 no Dwellinghouse with 3 no bedrooms , kitchen and living spaces
1no attached 1 bed apartment on the north side of the farmhouse in the barns.
1no detached 1 bed apartment to the rear sheds.

The designed layouts have been realised with consultation with the developer Astra Construction ltd to ensure that this once large complex can be adapted and made functional for varying living standards.
Internally the principal rooms have been retained on plan . The ground floor Tv room has been remodelled to allow for a bathroom and store . This will require the removal of a thin solid partition. As noted this wall will most likely need removal anyway due to rotting of the stud wall structure beneath and is a minor loss in the overall context.
The first floor room layout is also to remain restoring the north bedrooms to a single room as original with an ensuite fitted.
Where possible the stairs will be retained and repaired . All window and door openings are being retained in place .
Generally the house will need a complete strip out of internal renders , modern ceilings, services , windows and doors and all loose furnishings back to sound structure.
All rotten timbers will need removal and it is unlikely that any skirtings can be retained due to the observed state.
The architraves may be reused in situ and copied to reflect the quality of the originals to all doorways and rooms .
The roof has not been examined due to no access but most likely will need repairs around chimneys. Ideally the roof may have to be reslated and weather for the next life phase.
Internal timber stud walls to the first floor may have to be stripped and in consultation with the Architects maybe re-used as surface treatment over replastered walls.
The conversion of the entire space to a single habitable unit would demand a larger family unit and be uneconomical as a stand alone place adjacent the new motorway extension running to the North.

The current proposal is positive, it will ensure the place is renovated and utilised as a living quarter for 3no family units. Parking and amenity spaces can be provided and there is ample space as illustrated on the attached design plans to allow for communal bins, bicycle storage and miscellaneous stores.
The proposal will retain the character of the principal elevation ,the roof geometry, the phased connections of the complex over time . No loss of appearance is to be made.

Internally the re-use of original sheeting, sheeted doors and Architraves can be considered to contribute to a new character of the renovated interior. All elevations will retain current openings and be styled with sliding sash windows to the East and a more contemporary feel to the shared yard spaces.
Finishes have yet to be considered but in general historic type finishes will be used,
Natural slate, Cast metal gutters and downpipes , pressed metal fascias , insulated sliding sash windows in timber and powder coated aluminium type to others opes.
Renders and materials used will need to be compatible with the stone building.
It should be noted that very little of the original fabric is extant . The complete strip out and re-use of minor elements we would feel is acceptable considering the substantial structure and form is being retained intact .

The demolition of part of the barn has been accepted in principal and should not detract significantly from the overall scheme when restored.
The first floor loft space is a non compliant space from a building regulation point of view but can still be sued as an overflow study area, hobby area or mixed store and utility spaces.

Material Specifications :

In advance of any material specification it will be necessary that a full inspection of the three noted spaces is carried out after all waste , rubbish , render, ceilings and floors is made.
There are numerous conservation based materials than can be utilised for renovation and restoration of older buildings which is to be recommended.
Certain systems can be adopted to construct new inner rooms with ventilated cavities and this can be considered allowing for loss of space and ventilation to the newly formed cavity ,
It is advisable to undertake a Hygrothermal assessment of any proposed material specification as not all materials will react in a similar fashion throughout the development. Particular changes in specification may be required to each structure based on the function of the room, the heating levels , the ventilation system proposed and lastly the levels of insulation type and fixing. None of the above can be considered in isolation due to the knock on effects to each separate element where moisture and heat are in constant flux in a building of this type.
Renovation and none use of the property may cause degradation of the finishes where left vacant and unheated.

The Building regulations call for a moisture risk assessment either by the Glaser method or the Wufi system. The Wufi assessment will provide for better results though not an exact science. It is recommend that a suitable professional is engaged to assess the new developments before any specification is confirmed.
The essential elements are for a level of heat to all spaces and a moisture management system.
We note the council are requesting a material specification however based on the above it would improper to do so at this early stage of planning and might be prepared and submitted as part of compliance with a planning condition in time under guidance from a Conservation professional and relevant technical assessment .

This short report is to outline the condition of the extant farm buildings at the above as part of contributing evidence as to the state of the structures at the time of the report. It is not to be read as a pre purchased survey nor be acted upon by any parties outside of the applicant . Its purpose is to give non actionable evidence as to the state of the fabric by visual inspection only. No opening up was made during the report inspection.

Appendix:

Conservation recommendations:

Walls:

Walling generally comprises random rubble lime stone construction with what appears to be lime mortar fill. No evidence of subsidence to the walls or off plumb instability occurring.

Conservation recommendations :

Trees and shrubs have been allowed to grow adjacent the walls to the barns and these ideally should be cut out and removed outside of bird breeding season and the roots grubbed out carefully by hand and small machines. Ivy should be controlled also on an ongoing basis to prevent its establishment on the walls. This will lead to walls loosening and risk collapse in time if left unattended.

The walling should be inspected and any loose stones or deep erosion to bedding mortar should be cleaned out and repointed with a suitable lime based mortar mix.

The wall faces ideally should be rendered with a suitable lime based render. This may be a multiple layer trowel applied application or a thrown mix similar to rough cast depending on the styling of the building.

Insulating renders can be applied internally and externally as desired based on final use of the spaces. All walls will need to be cleaned down more fully and examined for contamination of stone and mortar from previous farm uses and fungal presence. Further assessment can be made thereafter before applying any finishes.

The breathability of the stone wall structure would prefer that no dry lining systems are applied to the inside of the fabric. The use of batten and plaster board systems is not recommended and will cause further problems in time.

No cut stone work was observed during the inspection.

Roof:

Conservation recommendations:

The roof has not been inspected. It is likely to have issues with timber condition, moisture content, insulation and ventilation.

If being reroofed then reuse of the slates would be preferred , a fully intelligent vapour control layer as roofing felt , suitable insulation at ceiling level and an intelligent air-tightness membrane with either a gypsum board ceiling and overlaid re used timber as required.

Floors:

Conservation recommendations:

If required in the future the concrete can be removed to allow for an upgraded insulated floor with damp proof course to be laid . This will require careful cutting and removal of the concrete which may be providing wall bracing at this time. Some trial holes may be made initially to assess the construction of the floor before removal in full is considered.

The type and construction manner of the new flooring can be addressed based on the proposed use. The building would benefit from an underfloor heating system if habitation is proposed as it provides a more uniform heat level to the fabric.

Window/Doors:

The remaining timber joinery all appears mid 20th ct of mixed quality.

Conservation recommendations:

In any future iteration of a building the window openings can be refitted with vernacular style mid to late 19thct design windows . Most likely 1 over 1 sash style windows and vertical sheeted doors . The final use of the building will determine the quality of joinery and final styling.

U values and ventilation will need considering at the time of order.

Outline Schedule of works for the temporary support, removal and rebuilding of the gable and part side walls:

- **Clear and scrape ground locally to wall face to form even and level base .**
- **A full proposal from the temporary works designer will need to be provided and signed off in advance by the PSDP on this project.**
- **Erect scaffold under licence to comply with PSDP and Safety file on site adjacent public road.**
- **Decommission any services found.**
- **Examine and strip slates to roof taking account of risk of asbestos to roof slates.**
- **Examine roof trusses locally to zone to be demolished and re fix and re bed to remaining gable wall.**
- **Prepare off site any new timbers to match to suit wall top levels subject to examination of the existing condition of the in place framing .**
- **Prop side walls as directed by separate engineers temporary design shoring to north and south wall planes to prevent collapse during dismantling of gable .**
- **Brace and insert framing ex 100x50 timbers to ensure that adjacent opes remain square.**
- **Shoring will need to be adjustable as walls are reduced in height and during cutting back.**
- **Dismantle stone walling setting aside stone in graded fashion for re-use. Retain small grade stones for pinning's and packing of large joints .**
- **Reduce gable initially to eaves lines , there after reducing all walls at the same time in a slow phased approach.**
- **Reduce walls to ground level and dig out as required to suit pavement detailing by others to roadside.**
- **Cut and form strip footing to line of new gable.**
- **Cut back floor slab as found and remove concrete rubble off site.**
- **Note side walls may have to be cut back further to allow for bedding in of gable wall and bonding stones around new corner.**
- **Stainless steel angle ties may be incorporated as per engineers detail to ensure integration of the new gable wall and existing side walls.**
- **Form eaves corbel from locally sourced sandstone or salvaged stone if present.**
- **Set and bed in truss foots and secure to engineers detail.**
- **Supply and fix purlins to suit to gable.**
- **Ensure all joints pointed flush to stone face and as directed on site for sample panel during works.**
- **Dismantle scaffold and clean away redundant stone as required.**

Method Statement for stone wall building to gable and part side walls:

In instances such as this where the original masonry walls are to be partly removed it is imperative that the reconstructed walls should be match the characteristics of the original adjacent retained historic walls as far as possible.
As remaining wall panels are available for inspection then a suitable mason should be engaged that can replicate as best possible the existing pattern and style.
The original stone will be available on site and can be graded and sorted for re-use. In particular the walls should utilize similar stone type, size, shape, pattern and character. Particular care should be taken to replicate the bonding found. Pinnings have been observed and large corner stones identified which should be reused in similar locations with through stones at regular intervals.
Mortar samples should be obtained using good quality sand and lime mix for approval.
Typical Lime Mortar Specification to be agreed.
NHL 3.5 is proposed to be used.
Fine aggregate: Graded and washed sharp sand kept off the ground and dry.
Medium aggregate: 5mm washed grit – stone type dependant on mortar analysis. No fines.
Coarse aggregate: 10-30mm washed grits to match existing historic mortar samples. No fines.
Pinnings: Where mortar joints are larger than 2 thumb widths generally pinnings will be
required. A sample panel should be prepared and approved to illustrate this.

Workmanship Generally
It is recommended that specialist advice be obtained for suitable lime mix for the particular stone being re-used where uncertainty arises.
Laying:
Stones should be wetted depending on prevalent weather to control suction as necessary and lay on their natural bed on a full even bed of NHL3.5 lime mortar with all joints filled between 12–18 mm wide.
Accurately plumb all wall faces. Set out carefully to ensure satisfactory junctions and joints with adjoining or built-in elements and components.
Remove any loose stones at broken wall ends and wall tops and ensure a solid overlap between walls is achieved. No vertical joins should be visible through abutting wall panels.
Insertion of stainless steel tie angles may be appropriate to assist in tying in of new gable.
Keep stonework clean during construction and until Practical Completion. Turn back scaffolding boards at night and during heavy rain. Hang hessian fabric on outer line of scaffold during wet or excessive drying periods. Beat all mortar joints after initial cure to close in any shrinkage cracks.
Adverse Weather:

Do not undertake any masonry when the air temperature is at or below 3 degC. Where prolonged periods of cold weather are expected it may be advisable to halt works. Prolonged cold weather will affect curing and quality and stability of wall.
Rake out and replace mortar damaged by frost. When instructed, rebuild damage work.
Protect newly erected walling against rain and snow by covering when precipitation occurs, and at all times when the work is not proceeding.
Aftercare of Limework:
Adequately protect newly applied lime work against drying out too quickly using hessian or against frost and rain for the first 48 hours using polythene sheeting hanging clear of the work.
Good practices of manual handling should be applied throughout the operation as often the bags of mortar will exceed twenty kilograms. More often works will need to be undertaken from suitable access scaffolding, therefore, all current legislation and good working practices whilst working from height should be adhered to. If the scaffold needs adjusting to facilitate the operation, this must be carried out by a competent, certified operative. All the appropriate warning and information signage should be evident adjacent to the works and site curtilage.
Full HSA requirements should be applied to any lime works being undertaken

Appendix: Photographic record

***Plate 1**: General iew to subject site looking northwest*

***Plate 2**: General view to subject site looking southwest*

***Plate 3**: Northern elevation of outbuilding, Building B-Barn*

Plate 4: *Rear elevation of outbuildings to west*

Plate 5*: Front (eastern) elevation of Building A-Note window head to lhs first floor window cracked and dislovcated.*

***Plate 6**: Southern elevation of Building A Main house gable*

***Plate 7**: Rear elevation of Building A with later flat-roofed extension-all to be retained in new development -Note gutters and fascias collapsing and modern upvc windows and doors.*

***Plate 8**: Wrought iron pedestrian gateway to be retained.*

***Plate 9**: Wrought iron vehicular gateway to roadway to be reused on site*

***Plate 10**: Piers and gateway to rear farmyard to be repaired and made useable.*

***Plate 11**: Replacement window detail to front elevation-note sash have been replaced at some time in the last 40 years and are a more square and fresher profile.. Cills are cast concrete*

***Plate 12**: Replacement aluminium front door with rendered detail to be retained.*

Plate 13: *Staircase detail in main entrance hall A-GF01*

***Plate 14**: Ground floor short hall lobby A-GF02 . note solid floors with carpet , peeling wall paper and modern plaster to the LHS*

***Plate 15**: Living room A-GF03. Note modern sheeted ceilings damp and mould to all walls.*

***Plate 16**: Cast iron fireplace in Living room A-GF03 with timber engaged and free standing doric support columns for shelf*

***Plate 17**: Ground floor Tv room A-GF04. Note marble tile fireplace , Niche to corner and modern timber sheeted ceiling.*

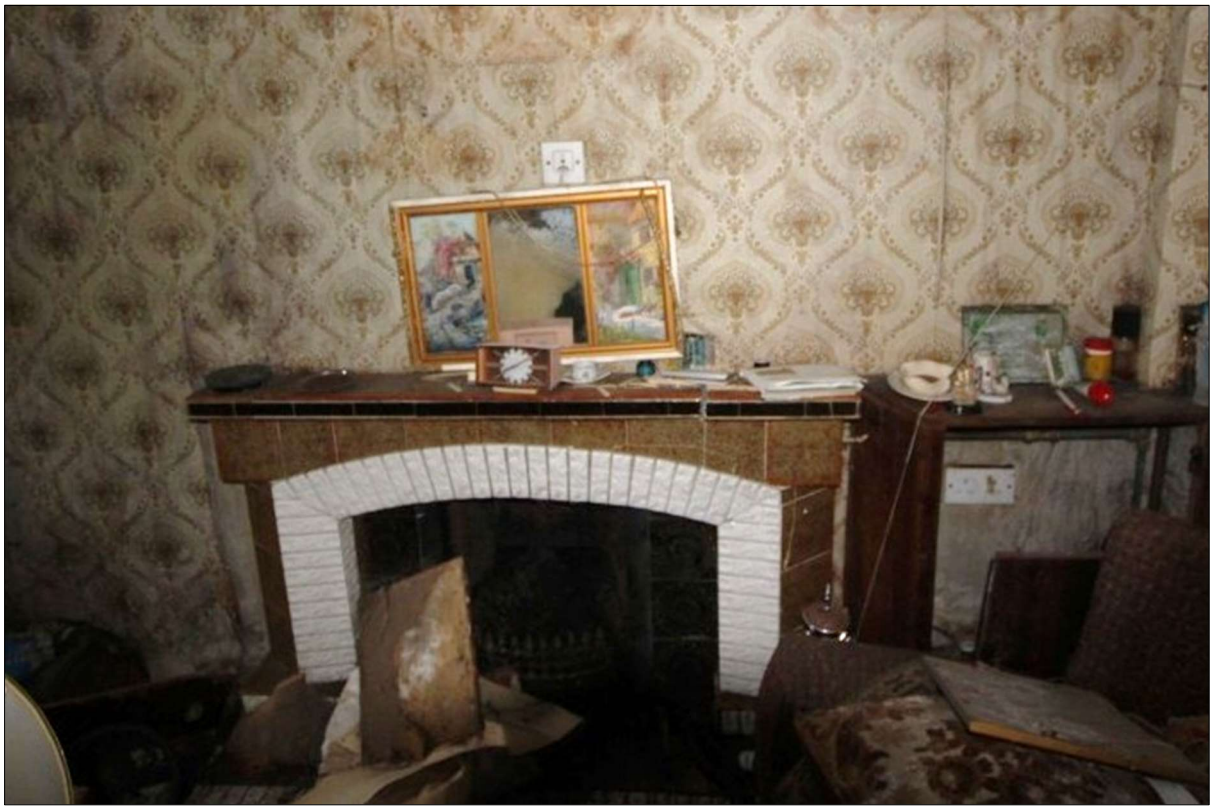


***Plate 18**: Modern fireplace in Tv room A-GF04*

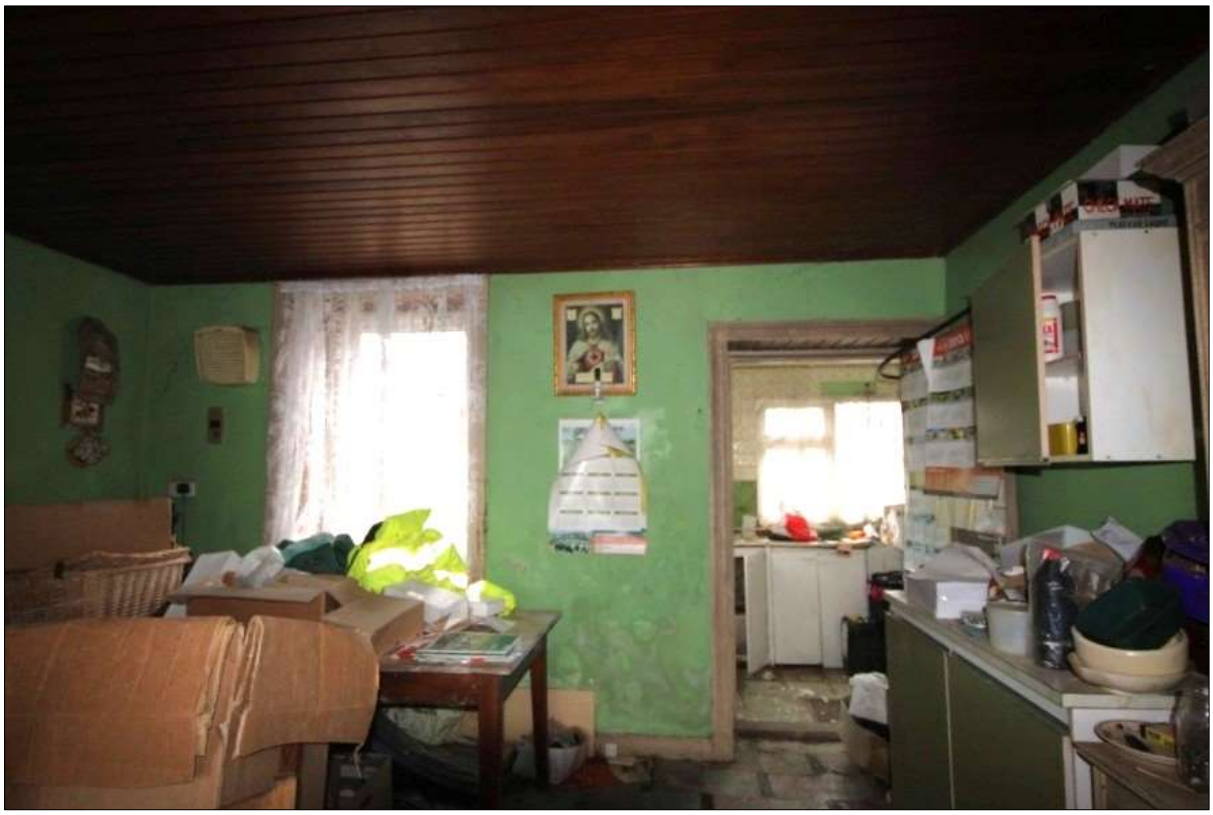


***Plate 19**: Kitchen A-GF05 looking to rear. Scullery to distance . Note cement rendered kitchen walls painted green and modern timber sheeted ceilings*

***Plate 20**: Recessed stove in kitchen A-GF05*

***Plate 21**: Utility /Scullery in modern later extension to rear of main house to be retained in new development A-GF06.Note modern upvc windows and doors.*

***Plate 22**: Ramped handrail and double newel to staircase on half landing. Stairs in good condition except mid landing collapsing most likely due to wood worm on supports. No access was made to inspect underneath.*

***Plate 23**: First-floor bathroom in later extension to rear A-FF06. Note this is a modern space in blockwork and a flat roof to be modernised off the mid landing to the main house.*

***Plate 24**: First-floor landing to main house A-FF01 looking to rear. Note sheetin g partition and wall paper to RHS*

***Plate 25**: Doorways to Bedrooms A-FF02 and AFF05 on main landing. Note short lobbied corridor to RHS similar to ground floor arrangement. Architraves and doors appear original .*

***Plate 26**: Replacement landing window to front on first-floor landing A-FF01. Note the main frame looks original . the sashs have been replaced. Alos the panelling is the only remaining sample of what may have been present to all windows.*

***Plate 27**: First-floor short lobbied landing A-FF02 looking to A-FF03. Note timber stud partition to LHS and window behind curtain*

***Plate 28**: First-floor front bedroom facing East A-FF03. Note chimney nib to gable indicating the room being split at some time in the past .*

***Plate 29**: First-floor rear bedroom facing west A-FF04. Note walls here have been rendered in cement sand in the recent past .*

***Plate 30**: First-floor bedroom facing west to rear off landing AFF05.*

Note original timber sheeting to ceilings and architrave detail around window embrasure.

***Plate 31**: Cast iron fireplace in A-FF05*

***Plate 32**: First-floor room to south of main house A-FF07. Note liem rendered walls with lead oxide paint in place.*

***Plate 33**: Cast-iron fireplace in A-FF07*

Plate 34: *Detail of moulding to room AFF07*

***Plate35**: Detail of damp to walls*

***Plate 36**; Detail of consumer board to ground floor hall.*

***Plate 36**: Detail of crack to gable to kitchen.*

Plate 37: Detail of dresser to kitchen: Ideally should be kept and repurposed .

***Plate 38**: Detail of Niche to Tv room*

***Plate 39**: Detail showing collapsed floor to Tv room*

***Plate 40**: Detail of cubic rot and gypsum delaminating plaster to external wall.*

***Plate 41**: Detail of engaged and free standing timber support columns to fire surround to Living room.*

***Plate 42**: Detail of rotting original timber sheeting to rear window to Living room*

***Plate 43**: Detail of typical door to first floor bedrooms. Note timber sheeting to walls over papered.*

***Plate 44**: Southern elevation of Building B-Barn . Note no access was possible to the first floor*

***Plate 45**: Eastern elevation of Building B-Barn. Note steps are no longer extant. Note limestone wall coursing to exposed render.*

***Plate 46**: Northern elevation of Building B-Barn. Note slates here appear artificial and may contain asbestos.*

***Plate 47**: Interior of eastern bay of Building B. Note round post column and support beam to reinforce the floors above .Joists built into walls each end.*

***Plate 48**: Section of cobbles and clay in eastern bay of Building B*

***Plate 49**: Ground floor Building B. Note reinforcing props.*

***Plate 50**: Detail of collapsing floor to Building B -Barn attached to main house.*

***Plate 51**: Building B -Barn – View of first floor structure, inaccessible for surveying.*

Note roof appears solid and should be kept for future plans .

***Plate 52**: Single-storey return to Building A. This annex may be contemporary with the main house and the barn behind added and adjusted subsequently*

***Plate 53**: Interior of return to Building A. Note large rafters sections and previous sue warranting a sheeted ceiling .*

***Plate 54**: Eastern elevation of outbuilding Building C. This space is to be converted to an apartment.*

***Plate 55**: Interior of outbuilding Building C*

***Plate 56**:View of rotting and water damaged roof structure to Building C*

***Plate 57**: Fireplace in northern bay of Building C*

***Plate 58**: Northern elevation of outbuilding Building D. Note this shed to be demolished .*

***Plate 59**: Southern elevation of Building D. Note this shed is to be demolished.*

***Plate 60**: Interior of Building D. Note this shed is to be demolished .*