Cloot Farm – Cloot Drove

Planning Permission - H02-0844-20

Condition 16 - Schedule of Existing Building and Features

The report below, which has been prepared and issued in pursuance of seeking to discharge condition 16 of the planning permission incorporates photographs which were taken during week commencing 14th March 2022.

The photographs, which are accompanied by notes describing the location of the photograph and details of what is being shown, illustrate the building as it currently is. The notes give a commentary on the actions to be taken to the features shown.

Whilst the photographs detail what is planned for individual features, below is a general commentary on the works proposed and the approach to be taken:

- The overall intention is to preserve as much of the existing structures as is possible and where it is structurally sound.
- The open fronted lean-to on the north side of the existing 2 storey building will be removed as it is an unsafe structure
- The lean to building on the eastern side of the single storey building, which is constructed with a timber frame overlaid with corrugated sheeting, will be removed.
- The existing floors in all of the buildings, which are a mixture of compacted soil and poor quality in-situ concrete, will be removed so as to allow the necessary repairs to the foundations to the external and internal walls to be undertaken.
- Where it is safe to do so, and where the existing roof coverings is natural slates, these will be carefully removed, inspected, and sorted. Those which are deemed to be satisfactory will be laid aside for later re-use.
- Existing roof structures will in the main be retained although in certain areas there will be a requirement to piece out and replace wall plates, purlins, rafters and in some cases portions of the structural trusses.
- The existing metal ventilator/window units which are a prominent feature of the existing single storey building will be removed, refurbished, repainted, and re-installed within the existing openings. Where these are located in external walls a secondary glazing unit will be installed behind them.
- Cast iron support columns, which currently offer support to various section of roof, will be carefully removed, repaired, and re-painted before being re-incorporated into the building.
- Where their condition allows existing internal and external doors will be saved, repaired and refurbished and incorporated into the new building.



Photograph Nr 1 – Southern elevation of existing 2 storey building.

Notes:

Following removal of lean-to building on opposite of this building (see photographs Nrs 2 & 3) the building will be fully scaffolded.

Roof covering to be carefully removed, slates sorted and those that are re-usable will be laid aside for re-use.

Following removal of existing roof covering, the roof structure and external walls will be assessed to determine what repairs are necessary.

All existing doors and remains of windows to be removed. Openings to be preserved.

Openings to be infilled with either new external doors or windows

Existing internal ground floor to be removed to facilitate repairs to foundations etc. New insulated concrete floor to be installed.



Photograph Nr 2 – Northeast elevation of existing 2 storey building showing derelict “lean-to” against main building.

Notes:

Existing lean-to be demolished as it is an unsafe and dangerous structure

Where possible existing slates will be sorted and those that are re-usable will be laid aside for re-use.

Where possible existing bricks from gable walls at either end of lean-to will be salvaged, clean and laid aside for re-use

Existing cast iron columns will be saved, repaired, refurbished, and re-incorporated into new structure.



Photograph Nr 3 – Northwest elevation of existing 2 storey building showing derelict “lean-to” against main building.

Notes:

Existing lean-to be demolished as it is an unsafe and dangerous structure

Where possible existing slates will be sorted and those that are re-usable will be laid aside for re-use.

Where possible existing bricks from gable walls at either end of lean-to will be salvaged, clean and laid aside for re-use

Existing cast iron columns will be saved, repaired, refurbished and re-incorporated into new structure.



Photograph Nr 4 – Southern elevation of existing single storey building

Notes:

Livestock fencing to be removed

Roof covering to be carefully removed, slates sorted and those that are re-usable will be laid aside for re-use.

Roof structure to be repaired and retained

Existing curved head openings to be retained

Existing metal ventilator/windows to be removed, refurbished, cleaned, painted, and re-installed with new secondary glazing to inside

Stable doors to be removed, ironmongery to be saved and refurbished for re-use.

Openings to be maintained with full height windows installed



Photograph Nr 5 – Western elevation of existing single storey building

Notes:

Roof covering to be carefully removed, slates sorted and those that are re-usable will be laid aside for re-use.

Roof structure to be repaired and retained

Existing rainwater goods to be removed

See photograph Nr 6 and notes regarding existing cast iron columns



Photograph Nr 6 – Existing roof structure to existing open fronted single storey building

Notes:

Existing animal feed troughs etc to be removed and laid aside for possible re-use as feature in new dwelling.

Existing earth floor to be removed and new insulated concrete floor to be installed

Internal face of existing brick walls to be cleaned, repointed and to remain as internal walls

Roof covering to be carefully removed, slates sorted and those that are re-usable will be laid aside for re-use.

Roof structure to be repaired and retained



Photograph Nr 7 – Existing cast iron columns and brick support plinths supporting eaves beam to existing open fronted single storey building.

Notes:

Existing roof structure to be propped to allow temporary removal of existing cast iron columns and brick plinths

Refurbish and repair existing cast iron columns, paint and reinstall on new foundations



Photograph Nr 8 – Typical roof structure to existing single storey stable building

Notes:

Roof covering to be carefully removed, slates sorted and those that are re-usable will be laid aside for re-use.

Roof structure to be repaired and retained



Photograph Nr 9 – Typical main roof truss supporting roof structure to existing single storey stable building

Notes:

Roof covering to be carefully removed, slates sorted and those that are re-usable will be laid aside for re-use.

Roof structure to be repaired and retained



Photograph Nr 10 – Overall view of main roof trusses and roof support structure in section of existing single storey stable building

Notes:

Roof covering to be carefully removed, slates sorted and those that are re-usable will be laid aside for re-use.

Roof structure to be repaired and retained



Photograph Nr 11 – Typical roof structure in section of existing single storey stable building where principal roof trusses are absent and purlins are supported on intermediate walls.

Notes:

Roof covering to be carefully removed, slates sorted and those that are re-usable will be laid aside for re-use.

Roof structure to be repaired and retained



Photograph Nr 12 – Typical roof structure in section of existing single storey stable building where principal roof trusses are absent and purlins are supported on intermediate walls.

Notes:

Roof covering to be carefully removed, slates sorted and those that are re-usable will be laid aside for re-use.

Roof structure to be repaired and retained



Photograph Nr 13 – Existing ledged and braced doors to small opening on ground floor of existing 2 storey building

Notes:

Doors to be removed, opening to be retained and infilled with new window unit.



Photograph Nr 14 – Existing stable door at ground floor level in gable of existing 2 storey building.

Notes:

Stable door to be removed, ironmongery to be saved and refurbished for re-use.

Opening will be preserved as internal door opening between entrance hall and lounge.