

Planning Statement



Project **20612/01**

Title **Allanmore Farmhouse**
Pitkerrald Road, Drumnadrochit

Client **Mr E Methvan**

Revision/Status

Report Date **20 Jan 2021**

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Accredited Conservation Architect

Signed

Dated

Introduction

The property is listed Category C – HES Ref LB14993

In the Historic Environment Record it is described as follows;

Circa 1800, 2-storey, symmetrical 3-bay N facing house with continuous 2-storey, wide single bay extension at W gable. White harled. Centre door masked by modern flat roofed porch with side entrance; blocked centre 1st floor window; single centre ground floor window in E return gable. 4-pane glazing. Piended platform slate roof with long centre coped stack. End stack to W wing. Boulder footings.

There doesn't mention of the property in The Statistical Account of Scotland 1794.

Maps held at the National Library of Scotland were reviewed but there was nothing to identify the house prior to the OS maps of 1871, but this is a reflection of the level of detail recorded and shown on historic maps prior to the OS surveys and does not suggest that it didn't exist prior to this date.



North Elevation (Front)

Key

Priorities (I) Immediate – within 6 months (U) Urgent - within 12-24 months (N) Necessary – within 5 years (D) Desirable

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North Elevation Proportions (Front)



Side Elevation Proportions (East)

The original property consisted of a square symmetrical dwelling of 3 bays with piend roofs.

The property was extend in the late 1800s, with the addition of a two storey wing to the West terminating in a gable.

The geometry of the original house suggests that it is much older and possibly dating to around 1700. The piend roof and symmetrical composition is typical of this period in the Highlands. The central chimney is a unique feature of particular interest. The geometry is also interesting, strict proportions have been applied to each elevation, see attached images which again suggests the pre 1740s period.

It is likely to have been originated around the time of Balnain House and Inshes House.

It is also likely that property was originally orientated to face the South. There is an porch to the South elevation which appears original, but was converted to bathroom.

A further single storey flat roof extension was also added to the South which is of poor quality.

The accumulated result of these changes and additions over the years has significantly diminished the historic value of the property

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Building Condition

Chimneys

Ashlar sandstone chimneys are eroded and pointed in cement. This needs to be removed and the chimney repointed with lime mortar. I would expect that there will be a need for indenting a number of stones. The new stone will need to be selected carefully to match the existing if problems in the future are to be avoided.

Roof

There is a lead flat roof in the centre of the property, this was not visible.

The slate line was uneven but internally the roof timbers appear in reasonable condition given their age, consisting of a mix of roughly hewn and squared rafters and ties.

The rainwater goods are inadequate – and additional downpipes should be introduced to prevent water spilling over the walls.

The hipped roof has lead roll ridges, these are in poor condition and need to be replaced.

Walls

Walls are a mix of stones gathered from around the area ranging from sandstones to schists and metamorphic rock. The harder stones will trap moisture within the wall core and it is important the wall is allowed to breathe.

The cement harl should be removed and replaced with lime.

Windows

Windows have been replaced in the past and are a mix of styles from sash windows to modern casement windows on the south elevation.

Most windows are single glazed.

Interior

The walls are a mostly plaster on hard, condition isn't bad and it will be more effective at keeping out draughts. Some care will be required in running services to ensure that they are concealed.

Floors are uneven near the stair. This may well have been the result of root damage to the boulder foundations caused by the roots of the large tree, which has now been removed.

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Proposals

There are limited funds available for the restoration of the property, however the works that are proposed will significantly improve the historic fabric and its presentation.

The works comprise repairs to the existing property, removal of some of the unfortunate changes that were imposed on the structure in the 20th Century and some adjustment to the ground floor interior.

Repairs

Repairs will be carried out on a like for like / conservation basis, using matching stone and lime mortar.

This will including repairs to the chimney in matching stone and repairs to the lead flashings.

Some structural work is required to the attic space however this will be minimal intervention to retain the existing historic timbers.

The windows will be replaced with new double-glazed sash and case windows to match the historic pattern of 2 over 2 glazed sashes.

An additional rainwater downpipe will be added to address the capacity of the gutters at roof level.

The interior walls will be repaired with traditional lime plaster, with wood panelling and shutters to the windows.

Alterations

- The single storey, flat roofed porch to the south will be removed.
- The porch to the South will be re-instated as the principal entrance, with the bathroom relocated to the rear (north) side of the house.
- A new boiler house, utilising a low carbon log boiler and solar panels will be constructed to heat the property.

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