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## **Condition Report**

on

**Existing derelict dwelling**

at

**Swan Lane (Eircode C15 RD82) Balreask Old, Navan**

for

**Meath County Council**

Surveyor: **Ronan Fitzpatrick MRIAI**

Date of Inspection: **July 3<sup>rd</sup>, 2022**

Weather conditions: **Dry and overcast.**

Ref: **21-38 00.01**

## **1. Scope of Inspection:**

This survey has taken the form of a visual appraisal of the existing structure to ascertain the condition of structure. The property has suffered significant fire damage and access to the interior was not possible, owing to the risk of collapse of elements of the structure.

## **2. Use of the report:**

This report is for the use of Meath County Council to accompany a planning submission to -

- Demolition of existing fire-damaged two storey property;
- Construction of a two-storey development comprising 2no. 2-bed residential units and 4no. 1-bed residential units;
- Connection to public sewers and mains water supply;
- Erection of bin stores and bicycle store;
- All ancillary site works necessary to facilitate the development inclusive of road/footpath revisions, boundary treatments, vehicular parking arrangements, SuDS drainage and landscaping.

This report is for the sole use of Meath County Council and shall not be used by a third party without the expressed written consent of Craftstudio Architecture.

## **3. Background**

Craftstudio Architecture have been appointed by Meath County Council to procure the development of the site for Social Housing units. Craftstudio Architecture have carried out an external survey of the property and prepared survey drawings.

## **4. Inspection**

4.1 The property was a two storey, four bedroom, dormer type domer type residential dwelling with attached garage, measuring approximately 188q.m.. The property had been adapted and used as a childcare centre.

4.2 Swan lane is predominately a suburban residential area of Navan.

4.3 The site is predominantly flat and was accessible via two no. entrances onto Swan Lane, defined by brick walls and piers to the front. This entrance was likely reconfigured when the property was adapted from residential to childcare use. This boundary is currently concealed by a temporary timber hoarding to limit access to the site. The boundaries to

the remaining three sides are defined by mature hedgerows. The site is considerably overgrown and any existing surface finishes are not evident and will have been compromised beyond repair by vegetation growth.

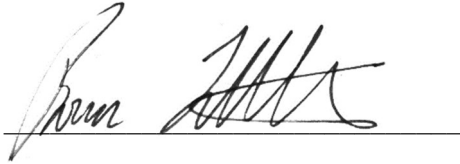
- 4.2 The property is constructed in masonry with a brick outer leaf to the front façade and a wet dash finish to the remaining facades. Some terracotta tiles add decoration to a projecting bay window to the front façade. The roof is a timber cut roof with fibre cement slate roof covering. Windows, fascias and soffits are uPVC.
- 4.3 The property has been unoccupied for a considerable period of time and has been subjected to significant damage, including arson, which has resulted in significant damage to the building fabric, including walls, roofs and floors.
- 4.4 The roof structure and existing intermediate floors have suffered significant fire damage. The timber structures have suffered from a partial collapse and are at risk of complete collapse. The roof offers no resistance to water ingress. Whilst the perimeter walls are currently predominantly intact, the collapse of the roof structure would present a significant risk to their integrity.
- 4.5 Internal partitions and all internal joinery, fixtures and fittings have suffered severe damage.
- 4.6 The existing windows and doors have suffered from significant damage and retain no functionality. These are currently boarded up with plywood and metal to prevent access to the building.
- 4.7 Extensive vegetation growth has concealed all external surface and foul drainage, as such it was not possible to examine their condition.

## **5. Recommendations:**

- 5.1 It is apparent that this property is in an extremely poor state of repair. The partial collapse of the roof and intermediate floors has resulted in the existing structure being considerably compromised. It is my opinion that the remaining fabric has suffered such extensive damage and is of such poor condition that the refurbishment and restoration of same is not feasible. As such I would recommend the demolition of this structure.

I trust this report is of benefit to you, however should you have any queries, please do not hesitate to contact me.

Mise le meas,

A handwritten signature in black ink, appearing to read 'Ronan Fitzpatrick', written over a horizontal line.

*Ronan Fitzpatrick MRIAI, M Arch, BA (Hons) Arch, BSc Arch Tech*

for Craftstudio Architecture

## Appendix A: Photographs



Property as seen from Swan lane.



Front elevation of property with partially collapsed roof and wall at high level





Rear elevation, with significant overgrowth in the foreground.



Side elevation with all opes boarded up.





Close up of rear elevation, with all opes boarded up.