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## **Condition Report**

on

**Existing derelict dwelling**

at

**Pitcher Lane, Kells, Co. Meath (in the townlands of Townparks and  
Archdeaconry Glebe)**

for

**Meath County Council**

Surveyor: **Ronan Fitzpatrick MRIAI**

Date of Inspection: **January 19th, 2022**

Weather conditions: **Dry and bright.**

Ref: **21-38 00.02**

**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 due to vandalism especially to the roof structure and therefore 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 unoccupied 2-storey property;
- Construction of a residential development comprising of 2no. 2-bed 2-storey units and 2no. 1-bed apartments arranged in a terraced block and 1no. 1-bed single storey detached unit
- Connection to public foul sewer and public mains water supply;
- All ancillary site works necessary to facilitate the development.

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 residential dwelling (basement and ground floor levels) with contained garage at basement level, measuring approximately 174q.m. There are 2no. bay windows to the front elevation with a stepped entrance up to the ground floor main entrance door. The property has been vacant for some time with windows broken and some openings have been boarded up.

4.2 Pitcher lane is predominately an urban residential area of Kells.

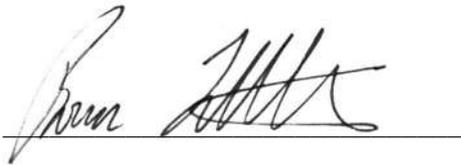
- 4.3 The site rises up from Pitcher Lane to the rear and south-west of the site by approximately 3metres, such that the basement level only has windows to the front and north-east elevations. The property appears as a single storey from the rear of the site. The site is accessible via an entrance off Pitcher Lane. The boundary wall to the front of the site is a stone wall. Although the Pitcher Lane boundary and south-west boundary next to an adjacent private entrance route is currently concealed by a temporary timber hoarding to limit access to the site. The remaining boundaries (to the north and north-west) have existing tall concrete walls in place to limit access. 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 wet dash finish to all facades with painted cills and reveals. The roof is a timber cut roof with profiled concrete tile covering. Windows and doors are timber.
- 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 floor have suffered significant fire damage. The timber structures have suffered from a partial collapse and are at risk of complete collapse. The roof and window offer no resistance to water ingress. Whilst the perimeter walls are currently predominantly intact, the potential further 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. Some are currently boarded up with plywood to prevent access to the propoerty but the majority are damaged and accessible (however the site hoarding restricts access to the site).
- 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 floor 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.

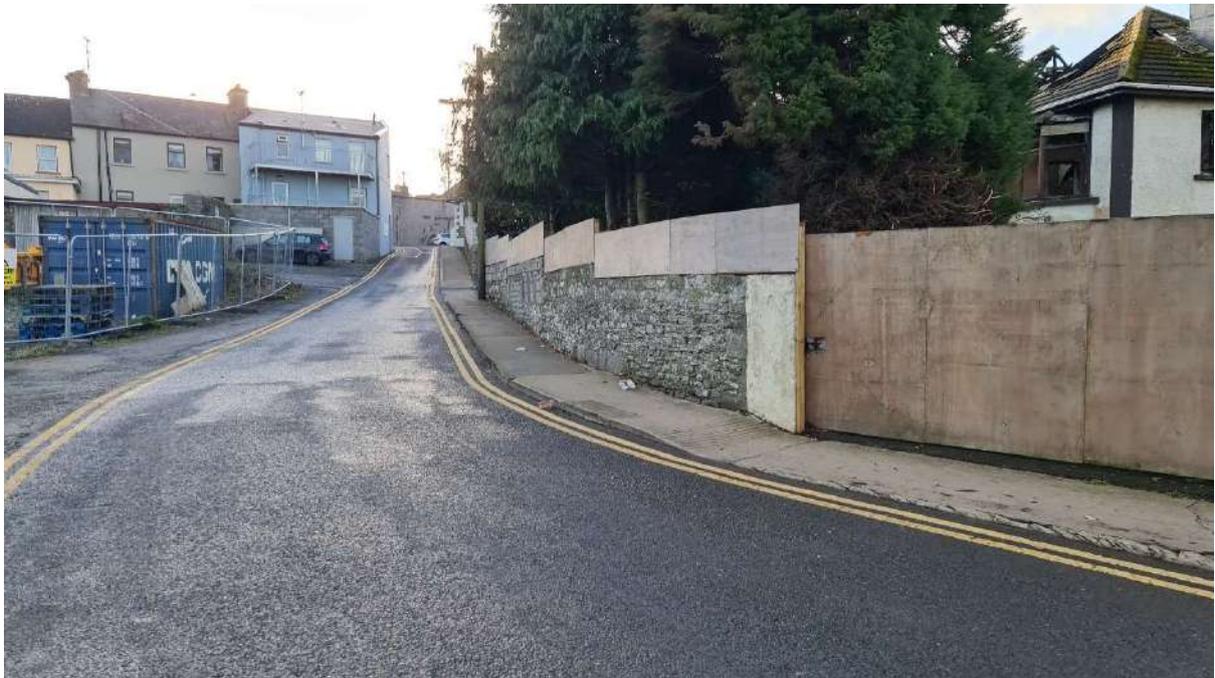
*Ronan Fitzpatrick MRIAI, M Arch, BA (Hons) Arch, BSc Arch Tech*

for Craftstudio Architecture

**Appendix A: Photographs**



Property as seen from Pitcher lane.



View up Pitcher lane (south-west direction).



Front & north-east elevations of property with partially collapsed roof and significant overgrowth in the foreground



Front elevation, with partially collapsed roof and damaged windows



Rear elevation with opes boarded up



North-east of site



Rear of site.