



Comhairle Contae Mhaigh Eo
Mayo County Council

Westport Convent Campus, Westport, Co. Mayo

Condition Report Main Annex Building

7011-603-002-R01

July 2023



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**DOCUMENT APPROVAL**

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1. DATA USED IN THE REPORT [REFERENCES]

The following documents and drawings have been used in this report, and are referenced in the text by the number assigned in square brackets [*].

Project Information

[P1] F211 Information Pack

2. BRIEF DESCRIPTION OF PROPERTY

Address: Altamount Street, Westport, Co. Mayo

Brief Description: Located along the Mill Road at the adjacent to the Distillery Road, the existing structure of the Main Annex building comprises of a 2 storey, above ground building. The existing structure is currently utilized as a charity shop and meals on wheels kitchen facility.

3. SURVEY

Jennings O'Donovan have been engaged by Mayo County Council to carry out a condition survey of the existing buildings in the Westport Convent Campus relating to the development of a new public library, civic office and community buildings project proposed for the Westport Convent Campus.

This report outlines the condition survey for the Main Annex building, to be developed as part of the proposed accessible community space, shared community room, kitchens and possible scout den. This report should be read in conjunction with the Stage 1 Report on Civil and Structural Design

3.1. Scope

Mayo County Council instructed Jennings O'Donovan to carry out a survey of the above-mentioned property and provide a report on the condition of the property subsequent to the survey. The survey was a visual survey ONLY and did not include opening up works. The scope of works is to provide a report on the civil and structural condition of the existing structure. The visual survey includes the condition of the exterior, interior, common areas and outbuildings.

3.2. Executive Summary

In general, the main annex building appears to be in a fair condition considering the age of the structure. General wear and tear is noted on much of the building elements (such as window and doors) but no major structural damage to be overly concerned about was noted. The existing external walls appear to be in fair condition, with mainly aesthetical issues noted.

The roof structure appears to be in poor condition, with many slates broken / damaged or missing. The exact condition of the purlins, rafters and joists is unknown.

The substructure was unable to be assessed at this time. Further investigation to assess the existing substructure – including all foundations - to determine their adequacy is required.

3.3. Site

3.3.1. The Site

Description: The site for the convent campus comprises of 0.477 Hectares. The area immediately adjacent the existing Main Annex building to the South is a green area which appears to be kept in a fair condition. The Western elevation is close to the boundary along the Mill Road with approximately 6 metres of a paved walkway between the main entrance and the public footpath. To the North of the building is a small courtyard area separating the Main Annex building and the old kitchen and store building. The courtyard is in poor condition, with cracking throughout leading to vegetation growth. The East elevation adjoins the existing convent building. The convent building does not form part of the scope of works for this condition report

Condition: The green areas appear to be kept to a fair condition

The courtyard areas are in poor condition, with cracking throughout and vegetation growth protruding through the cracks

3.3.1. General Environmental Factors

No septic tank was noted on site – the site appears to connect into the existing public sewer at the Western boundary of the grounds, along the Mill Road.

3.4. Exterior

3.4.1. Main Walls

Description: The existing building is a 2-storey semi-detached building with no basement. The external walls are of masonry block construction varying from approximately 500mm to 650mm thick. It is unclear of the extent of the cavity. The masonry is clad with approximately 18mm plaster.

Condition: The plaster is cracked on all elevations specifically around window and door opes. This is an indication of minor settlement and / or thermal movement which is not uncommon for a structure of this age, these are not considered to be serious or major on-going movement. Plaster around door reveals in the internal courtyard is damaged, exposing the brick underneath. Little to no mortar is noted in these areas.

Ivy has attached itself to the Southern and Western elevations of the building covering sizeable portions of the walls.

Several lintels over small windows are broken / damaged on the Northern elevation.

Steel beams carrying the second floor where the Main Annex building joins the Convent building are exposed and show signs of severe rusting.

It is recommended that the external walls remain in place for the proposed renovation works. However, it is not recommended that any new structural loadings are placed on the existing walls. Any loadings from the proposed ground and first floor construction will significantly increase from the original loadings imposed on the walls due to the change of use of the building. This will lead to increases in localised stress concentrations that may exceed the safe bearing capacity of the existing masonry block wall.

3.4.2. Windows

Description: Windows are timber frame with single pane glass.

Condition: Windows are in relatively poor condition, most likely as a result of wear and tear.

3.4.3. Exterior Doors

Description: Exterior doors appear to be of wooden construction

Condition: Exterior doors that are still regularly used (main entrance to the charity shop and meals on wheels storage room) are kept in good condition. Possibly relatively new or have just been painted. Exterior doors to sections of the building not in use are in poor condition.

3.4.4. Chimney Stacks

Description: There is a 4-flue chimney along the Western elevation of the building

Condition: The stack appears to be in good condition

It is recommended that the chimney stack be kept as part of the proposed renovation works. Any alterations to the roof structure or chimney stack throughout the building should be carried out with appropriate temporary bracing / support as needed. It is likely that the existing roof and first floor structures are fixed to the chimney stack, therefore providing lateral stability.

3.4.5. Roof Structure

Description: Hip and valley type with slated finish

Condition: A comprehensive survey of the roof structure was not possible, however, a visual inspection from the ground and from the fire escape staircase was carried out. The roof structure is in a poor condition; a number of slates are missing / broken /

damaged. A section of the roof adjacent the Convent building is noted to have a hole in it.

The roof structure to a small shed (possibly old coal shed) in the courtyard has collapsed.

A small tree appears to be growing out of the roof structure providing shelter to a section of the courtyard.

It is likely that the existing rafters and purlins supporting the roof structure do not comply with current codes and standards. It is recommended that some opening up works are carried out on site to determine the size, spacing and spans of the existing rafters and purlins.

3.4.6. Gutters and Downpipes

Description: Gutter and downpipes appear to be of cast iron construction – several gutters and downpipes appear to have been replaced with PVC guttering

Condition: Several down pipes are rusted through and broken, a close inspection of the gutters was not possible, however, from the ground it could be seen that sections of the gutters have broken off and other sections are blocked up

3.4.7. Eaves, Fascia, Soffits

Description: A close inspection of the eaves, fascia and soffit was not possible.

Condition: A close inspection was not possible, however, the eaves, fascia and soffit appeared to have deteriorated due to wear and tear.

Interior**3.4.8. Roof Structure**

Description: The roof comprises of a timber structure

Condition: Unable to assess – see section 3.4.5 above

3.4.9. Ceilings

Description: The ceilings are plasterboard with a painted finish

Condition: The ceilings are in very poor condition with damp patches visible. Cracking and flacking of the plasterboard is evident

3.4.10. Walls, Partitions and Plasterwork

Description: Wall and partition finishes varied throughout the Main Annex building. Timber stud partitions, masonry walls and tiles walls were noted

Condition: All internal walls in the charity shop and meals on wheels kitchen facility are kept in good condition – walls are generally clean and neat. Mould growth noted on 1 No. wall at the staircase to the charity shop.

Walls to the charity shop storage facility are in poor condition. Paint is flacking off, voids appearing at connections between door reveals and walls – with some bowing of internal door reveal heads suggesting a lintel is / has failed. Damp patches from the roof are dripping down the walls creating a mould issue. Cracking is noted throughout the building.

Small outhouses in the courtyard have the internal leaf exposed – majority of finishes have come off the walls.

3.4.11. Floors

Description: The ground floor and first floor are of timber joist construction. The finishes are a mixture of carpet, timber board, and lino throughout the building.

Condition: The floors are covered with the respective finish making not possible to assess their condition

It is likely that the existing timber floors will not have the capacity to safe carry the proposed required loadings as a result of the change of use of the building. It is recommended that a new floor structure is constructed as part of the renovation works.

3.4.12. Internal Doors

Description: The building has timber doors throughout

Condition: Doors in the charity shop and in the meals on wheels kitchen facility are kept in good condition.

3.4.13. Staircases

Description: The original timber staircase and balustrade has been retained as access to the charity shop

Condition: The staircase appears to be functional

4. **Notes and Exclusions**

1. These terms and conditions form part of a contract between Jennings O'Donovan & Partners and the customer named on this report. These terms and conditions apply to the exclusion of all other terms and conditions. However, the report is objective and can be relied upon by any party that has a valid legal interest in the condition of the property, provided that interest has been notified to and acknowledged by us in writing. If required, upon payment of a reasonable administration fee we will re-issue the report, e.g. in the name of a purchaser of the property.

Important: No-one should rely on the report or make any inferences from it beyond the extent of the original instructions accepted by Jennings O'Donovan & Partners.

2. The **purpose of the inspection** and the verbal and written reports is to put the present condition and performance of the property into an overall perspective and this inspection will be undertaken by a person (the "Surveyor") who is assessed and approved by Jennings O'Donovan & Partners.
3. The report is **NOT a guarantee** that the property is free from defects other than those mentioned in the report, nor is it an insurance policy.
4. The report follows a **visual inspection of the accessible parts** of the property. Notes are taken during the inspection and these notes contain the original information to which the Surveyor refers and upon which the Surveyor relies when subsequently reporting to a client, either verbally or in writing. A written report supersedes any verbal report and should be considered fully before any legally binding decision is made in respect of any expenditure on the property.
5. This report/survey excludes checks for compliance with fire safety regulations, planning and a legal boundary check.
6. This report/survey does not cover for the presence of toxic mould/dry rot/wet rot. This is outside the scope of works and it is not feasible to check for. Where dry rot/wet rot is observed during routine inspection, it will be flagged.
7. This report/survey is not a check for compliance with building regulations and cannot be used as proof of such.
8. The inspection and report will focus on the **condition of the principal elements** of the property.
9. There will be **practical limitations** on the scope of the inspection. The Surveyor will not break out or open up the structure, lift fitted carpets, cut floorboards or move heavy or delicate furniture/appliances/shelving. Ladders are carried for access to internal attic spaces and inspection of flat roofs and structures up to a height of three metres. The Surveyor will inspect accessible and safe roof spaces, but will be unable to report that parts of the property which are covered, unexposed or otherwise inaccessible are free from defects.
10. The report will include an executive summary that will summarise the Surveyor's findings. The comments in this summary are derived from the report and must be read in conjunction with the report in its entirety.
11. Surveyors are not qualified to test or confirm the adequacy or safety of services installations. The Surveyor will report on the basis of a visual inspection of the accessible parts. We recommend that you arrange for **specialist tests** of the water supply, drains, electrical, gas and/or heating installations.
12. This is NOT a specific asbestos or other **hazardous materials** survey. The sampling and testing of asbestos containing materials or other hazardous or suspect materials lies outside the scope of the building survey. If the property was constructed prior to 2000, an asbestos survey may be required.
13. **Health and Safety** – Jennings O'Donovan & Partners and its surveyors are required to comply with Health and Safety legislation. The surveyor will assess the safety implications presented by the site and may have to restrict the scope of the inspection that is able to be carried out.

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14. Surveyors are not qualified to confirm if there is **contaminated ground** within the property. Where contaminated ground is observed during the visual inspection, it will be reported. It is not possible from a visual inspection whether ground within the property is contaminated in any way.
 15. No checks for pyrite or similar defects will be carried out as these are outside the scope of this report.

Appendix A

Photographic Survey



Photo 1: Southern Elevation



Photo 2: Southern Elevation (1)



Photo 3: Surface Cracking to Plaster



Photo 4: Plaster in Poor Condition



Photo 5: Ivy on External Wall



Photo 6: Downpipe Rusting



Photo 7: Gutters Blocked



Photo 8: Cracking to Plaster



Photo 9: Mould Growth on Internal Wall



Photo 10: Wall Finishes in Poor Condition



Photo 11: Courtyard in Poor Condition



Photo 12: Broken / Damaged Lintel over Window



Photo 13: Tree Growing from Flat Roof / Shelter



Photo 14: Plaster Damage around Door Reveal



Photo 15: Hole in Roof Structure



Photo 16: Beams Carrying Building Severely

Rusted	
 A close-up photograph showing a corner where concrete meets a heavily corroded steel beam. The steel is dark brown and pitted, with concrete crumbling away from the rusted surface.	 A photograph of an interior room corner. The ceiling is white but shows significant water damage, with large areas of peeling paint and exposed brown insulation or plaster. The walls are covered in light-colored tiles.
Photo 17: Beams Carrying Building Severely Rusted (1)	Photo 18: Damp in Ceiling Noted
 An exterior photograph of a building's corner. The roof structure is severely damaged, with wooden beams exposed and a section of the roof missing. The walls are made of concrete and show signs of weathering and moss growth.	 A photograph of an interior room. The walls are off-white and have large areas of peeling paint and cracking. A metal clothing rack filled with various coats and jackets is in the foreground. In the background, there is a doorway and some shelving with books and other items.

Photo 19: Roof Collapse to Small Shed



Photo 21: Damp Patch in Ceiling



Photo 20: Plaster Cracking / Flaking



Photo 22: Plaster Cracking



Photo 23: Outbuilding in Poor Condition	Photo 24: Plaster Falling off Walls
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