



Comhairle Contae Mhaigh Eo
Mayo County Council

Westport Convent Campus, Westport, Co. Mayo

Condition Report Old Kitchen and Store

7011-603-004-R02

July 2023



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**DOCUMENT APPROVAL**

PROJECT	Westport Convent Campus	
CLIENT / JOB NO	Mayo County Council	7011
DOCUMENT TITLE	Condition Report – Old Kitchen and Store	

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Photographic Survey

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 Old Kitchen and Store comprises of a single storey, above ground, masonry building. The existing structure is currently not in use.

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 old kitchen and store building, to be developed as part of the proposed men's shed / multi-use building. 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 old kitchen and store 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 Western gable elevation appears to have had some remedial works carried out to the cracks that have appeared over time

The roof structure appears to be in reasonable condition, with no slates broken / damaged / missing noted during the inspection. 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 old kitchen and store to the South is a courtyard area which is in poor condition, with cracking throughout leading to vegetation growth. The Western elevation is along the site boundary adjacent to the Mill Road. To the North of the building is a small green area and the remains of the old glass house structure. The green area is overgrown. The East elevation is a mixture of paved and green area. The pavement is in poor condition.

Condition: The green areas are overgrown with shrubbery

The courtyard area and paved 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 single storey detached building with no basement. The external walls are of masonry block construction approximately 310mm. It is unclear of the extent of the cavity. The masonry is clad with plaster.

Condition: The plaster is cracked on the Western elevation, with several large cracks across the gable wall. The large cracks appear to have had some remedial works carried out. The cracking is an indication of 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 window heads in the internal courtyard is cracked.

Ivy has attached itself to the Southern elevation of the building covering a small portion of the wall. Marks on the plaster suggest ivy had been removed from large areas of the wall.

It is recommended that the external walls remain in place for the proposed renovation works.

3.4.2. Windows

Description: Windows are timber frame with single pane glass.

Condition: Windows are in poor condition. All windows have either been boarded up or have protective bars placed in front of them. Most glass has been broken – most likely as a result of vandalism.

3.4.3. Exterior Doors

Description: 1 No. exterior double door of wooden construction

Condition: The exterior door is in poor condition, one of the doors that form the double door has been removed from the doorframe – most likely as a result of vandalism. A makeshift closing apparatus has been installed to hold the allow the remaining door to close.

3.4.4. Chimney Stacks

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

Condition: The chimney stack has large cracks to the external plaster that have undergone some remedial works.

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 structure is fixed to the chimney stack, therefore providing lateral stability.

3.4.5. Roof Structure

Description: The roof structure has a hipped end to the East and an open gable to the West. The roof is a timber structure with slated finish.

Condition: A comprehensive survey of the roof structure was not possible, however, a visual inspection from the ground was carried out. The roof structure appears to be in a reasonable condition; with no slates missing / broken / damaged.

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.

3.5. Interior

3.5.1. Roof Structure

Description: The roof comprises of a timber structure

Condition: Unable to assess – see section 3.4.5 above

3.5.2. Ceilings

Description: The ceilings are timber board with a painted finish

Condition: The ceilings are in reasonable condition with no damp patches visible. Some timber boards in the small storeroom have been damaged / broken.

3.5.3. Walls, Partitions and Plasterwork

Description: Wall finishes are a combination of tiled and plastered in the main kitchen area, and tiled in the small storeroom.

Condition: All internal walls are in a fair to poor condition. Graffiti is evident on all walls in the main kitchen area. Tiles on the Western wall are missing / broken, with a section of tiles warped and appear to have detached from the wall behind them.

The internal plaster is cracked and flaking

3.5.4. Floors

Description: The floor to the main kitchen area and small store is finished in tiles

Condition: The floors are covered with the respective finish making it not possible to assess their condition. The tiles are in reasonable condition – a significant section of the kitchen and all the small storeroom was under a few inches of water at the time of the inspection. It is likely that the water ingress came in through the windows and doors as no visible damp patches were noted on the walls.

It is likely that the existing timber floors have deteriorated as a result of the water ingress and wear and tear over the life span of the building. It is recommended that a new floor structure is constructed as part of the renovation works.

3.5.5. Internal Doors

Description: 1 No. internal door is of timber construction

Condition: The internal timber door is in reasonable condition.

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.

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: Ivy on External Walls



Photo 2: Windows boarded Up



Photo 3: Main Entrance Door Damaged



Photo 4: Flooding in Kitchen and Store Area

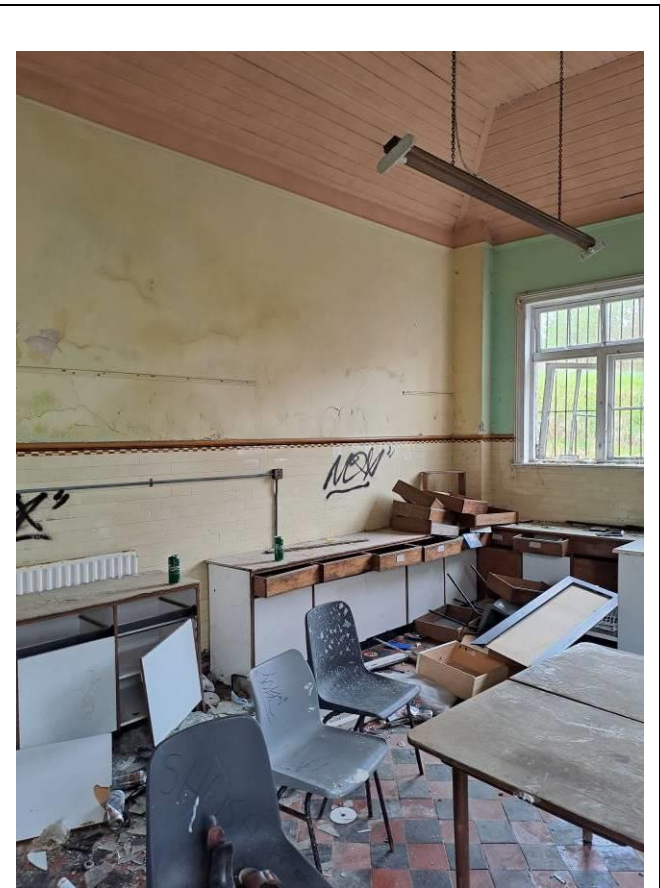


Photo 5: General Vandalism Noted



Photo 6: Tiles Bulging Away from Wall



Photo 7: Tiles Damaged in Storeroom

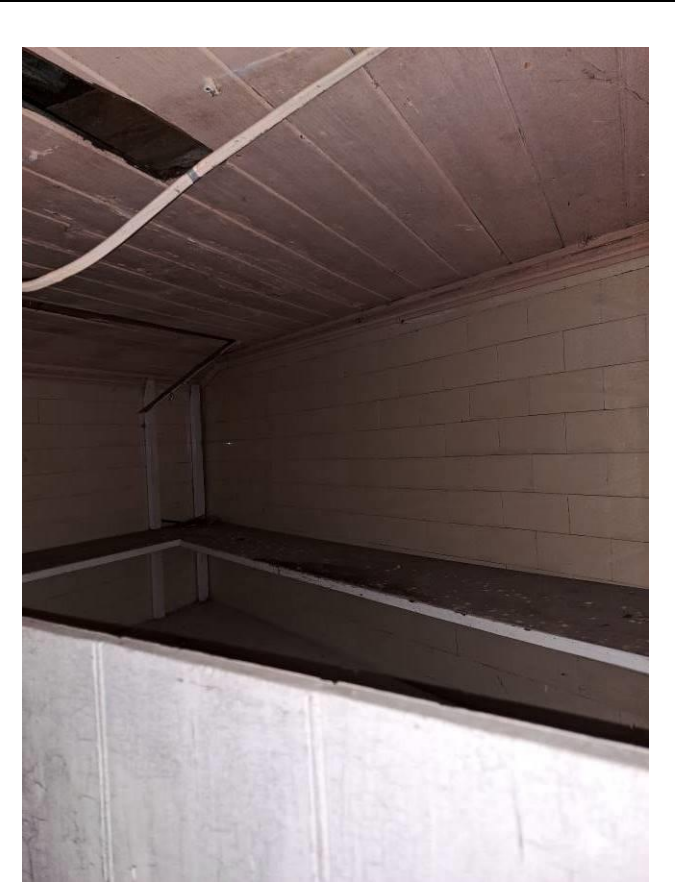


Photo 8: Ceiling Damage in Storeroom



Photo 9: External Plaster in Poor Condition



Photo 10: Chimney Stack Plaster Cracking