

Mr. Frank Pentony,  
Director of Services,  
Louth County Council,  
Town Hall,  
Crowe Street,  
Dundalk,  
Co. Louth

7<sup>th</sup> July 2021

**Re: Material Alteration DLK 2**

**Retirement Village at Dundalk Stadium  
Amended Louth Draft County Development Plan 2021-2027**

Dear Mr. Pentony,

I am writing to you on behalf of Dundalk Stadium Company. I am their consultant architect for the proposed Retirement Village on company land at Dundalk Stadium for which your council were provided with a feasibility study in April 2021. I am writing to you in this regard at the company's request.

As you will be aware the draft plan published by Louth County Council in October 2020, now on display as amended, contained an objective by way of an appropriate zoning for the provision of a Retirement Village on the Company's land at the Stadium. The objective was agreed by formal resolution of the Elected Members of Louth County Council.

The Office of the Planning Regulator in a submission on the Draft Plan at recommendation 5(ii) page 8 recommended that the objective be removed entirely based on the presumption that it appears on the site as being 'isolated'. The report of the Chief Executive of March 2021 on page 19 stated that the 'zoning will be removed, and the land use would be changed to 'Tourism and Leisure'. The latter conflicts with the resolution of the members to include the objective in the draft plan.

The views of the Regulator are noted in the context of recommendation 5 which addresses the more comprehensive issue of de-zoning in favour of land zoning distant from the town in Blackrock.

The Dundalk Stadium Company learned with great disappointment that the Elected Members accepted the recommendation of the Chief Executive at a recent meeting to remove the zoning of the site on the exaggerated grounds of 'isolated' and being a 'considerable distance from supporting services'. It is noted that the Chief Executive in stating that the 'zoning will be removed' did not suggest any alternative location having regard to the 'advice' given to the Councillors when the decision to zone the site initially was made that there

were 'suitable sites' available. The recommendation of the Chief Executive is very surprising given that she, along with Emer O'Callaghan Senior Executive Planner and Frank Pentony, Director of Services at Louth County Council discussed and expressed support for the project on 16<sup>th</sup> October 2019 at the Chief Executive Officer's Office with Dundalk Stadium Company representatives arranged by Cllr. John McGahon - As a result, the Company decided to advance the project for the Aged by way of a zoning on the site rather than a planning application at that stage.

As referenced in my feasibility study (attached) the proposed Retirement Village site is well within the urban area where proximity exists extensively and is not at all 'isolated' nor a 'considerable distance from supporting services' in the developing Dundalk. The site abuts land in existing residential use and the company wishes that its land be made available for a housing project for the Ageing in our society, an urgent community requirement. It should be noted that the site is closer to the urban area of Dundalk than a considerable area of land proposed to be zoned in the draft plan.

The Retirement Village is required for Dundalk - it is understood that there are no other such socially specified projects for the Aged in the draft plan or in the course of preparation. The proposed Retirement Village will contribute substantially to the housing need of the Aged, alleviating overcrowding in family housing units, provide independent living for some, downsizing in housing size & release housing units. Reversing the zoning to 'Tourism & Leisure' is of little value to Dundalk Stadium Company as the site for the Retirement Village is surplus to the company's requirements. The Dundalk Stadium Company engaged the consultancy services of my architecture practice to prepare the appended feasibility report (which you were previously circulated with) outlining the many attributes of the site which was circulated to Councillors.

Having considered the grounds on which the removal of the zoning was based, incorrect advice was given to the members on the issue by an agency and the purpose of the Retirement Village, the Company requests that the removal of the zoning be revisited urgently. Members of the council may not have been fully informed in relation to site availability as formal documents in circulation do not contain sufficient information. In support of the Retirement Village project the company engaged with the Regulator, and I enclose a copy of their letter dated May 18<sup>th</sup> 2021, in this respect. It was necessary to inform the Regulator of matters pertaining to the site which the report of the chief executive did not do. The Company proposed to engage with the Council when contacting the Regulator but was advised that the Council's decision could not be reversed. The company understands the latter advice to be incorrect as the draft plan is currently on display as amended during which any matter can be revisited by the members should there be grounds for doing so. With respect, having regard to the contents of the letter of the company to the Office of the Planning Regulator, the contents of this letter and the purpose of the objective, substantial grounds exist to enable the matter to be revisited by the Elected Members and the decision to remove the zoning objective reversed.

The Company is available to meet the council on our project and is of the view that our request to have the issue revisited by the council is reasonable and essential. I am also willing to make myself available at short notice to present the feasibility report for the proposed Retirement Village to you and your councillors.

The Company would appreciate your support for the proposal to provide an urgently required Retirement Village for a vulnerable section of society.

Thank you for considering this request. We await your acknowledgement of this letter.

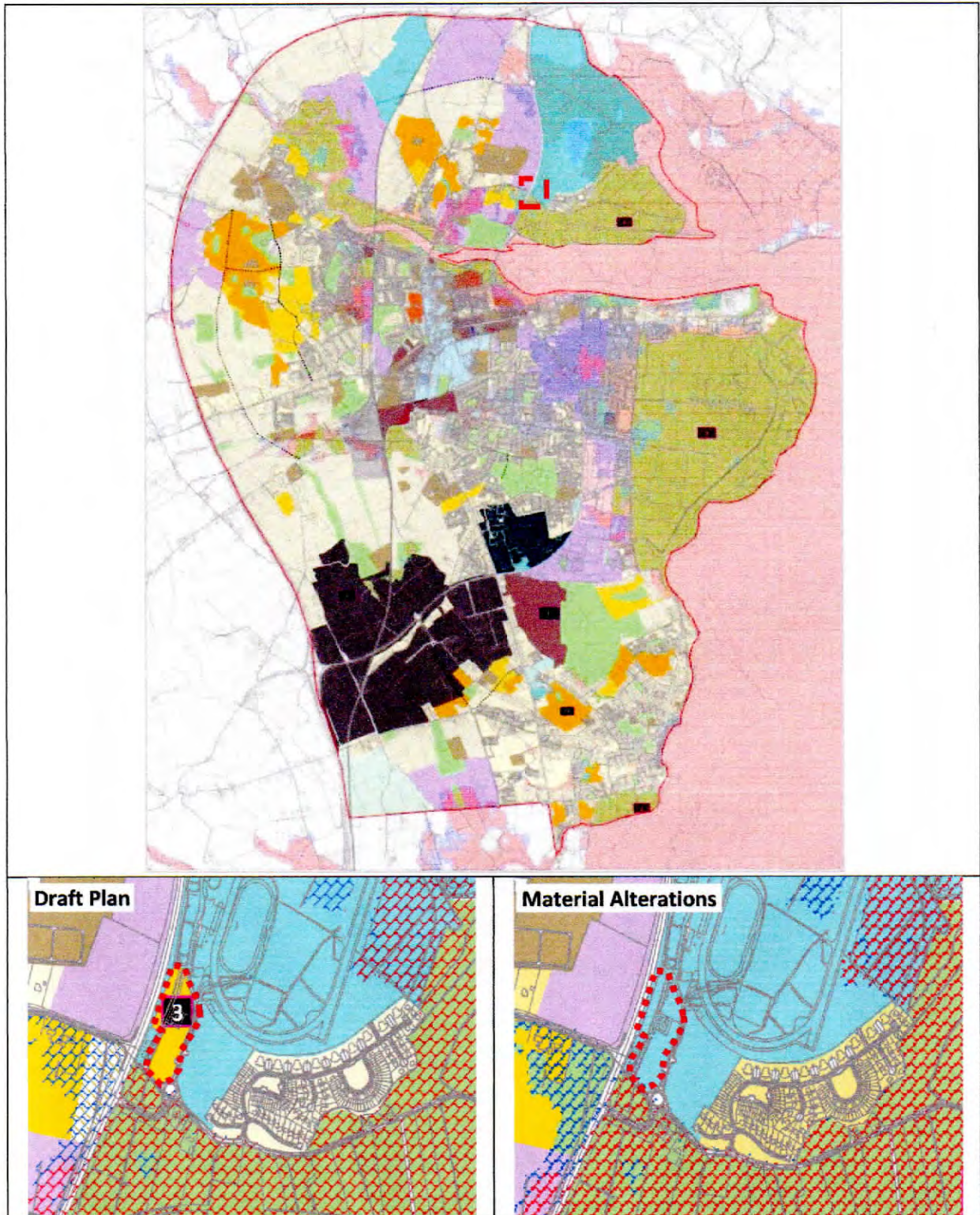
Yours sincerely,

Peter Carroll B.Arch MRIAI  
**Director, A2 Architects**

Attached Overleaf: Map of the Site as in the Amended Louth Draft County Development Plan

**Material Alteration No. DLK2**

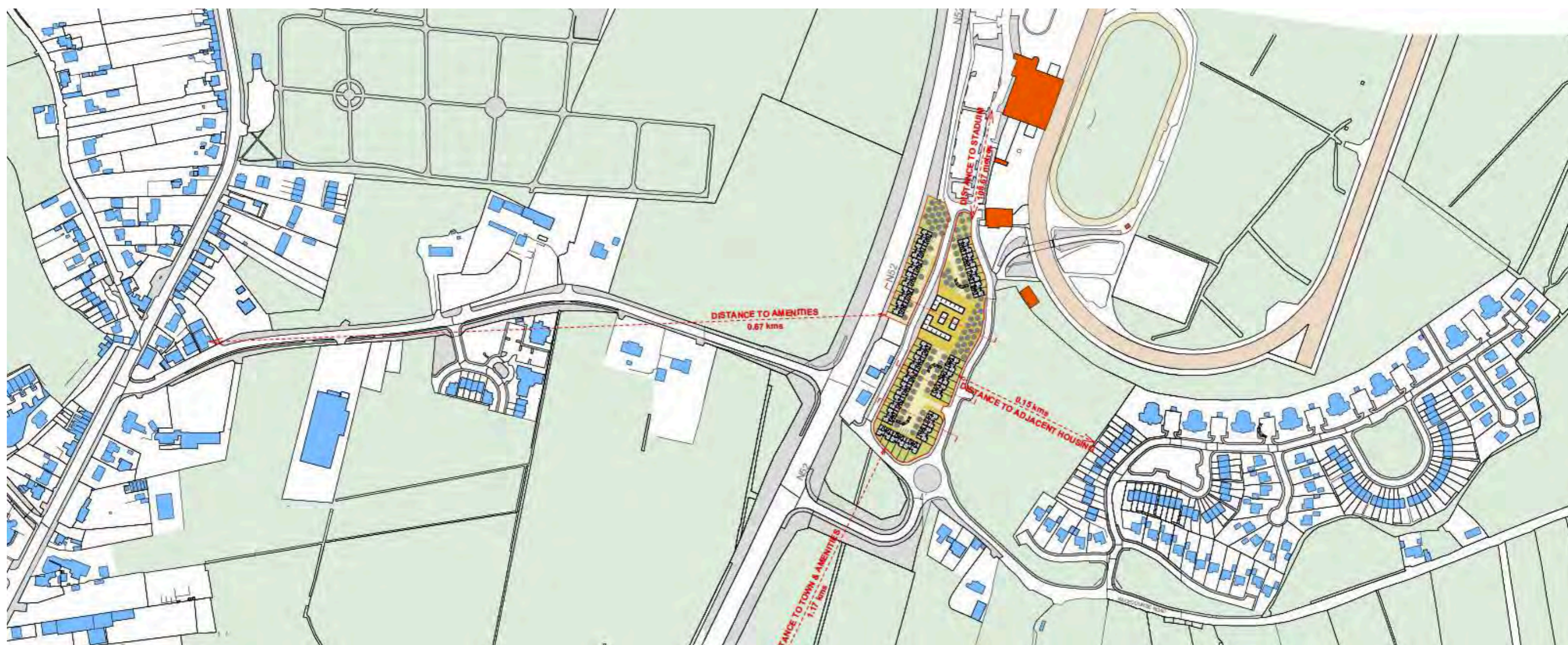
Change lands at the Racecourse, Dundalk from A2 New Residential to I1 Tourism and Leisure and remove Spot Objective 3.





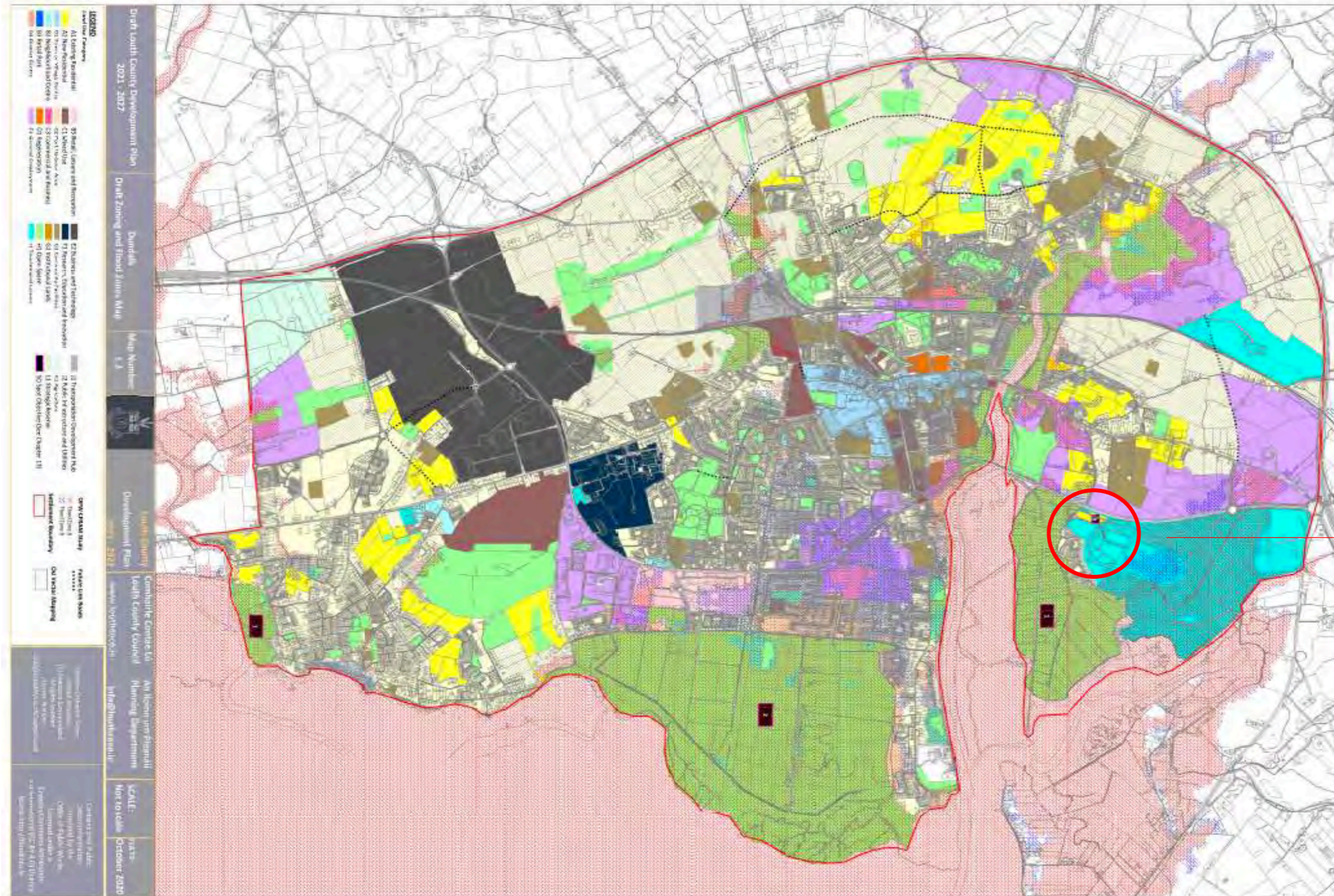
A2 Architects Ltd.  
20 Ormond Quay Upper, Dublin 7  
Tel.: 01 8727393  
Web: [www.a2.ie](http://www.a2.ie)

## Feasibility Study for Retirement Village and Refurbishment of Former RIC Stables Block at Dundalk Stadium, Racecourse Road

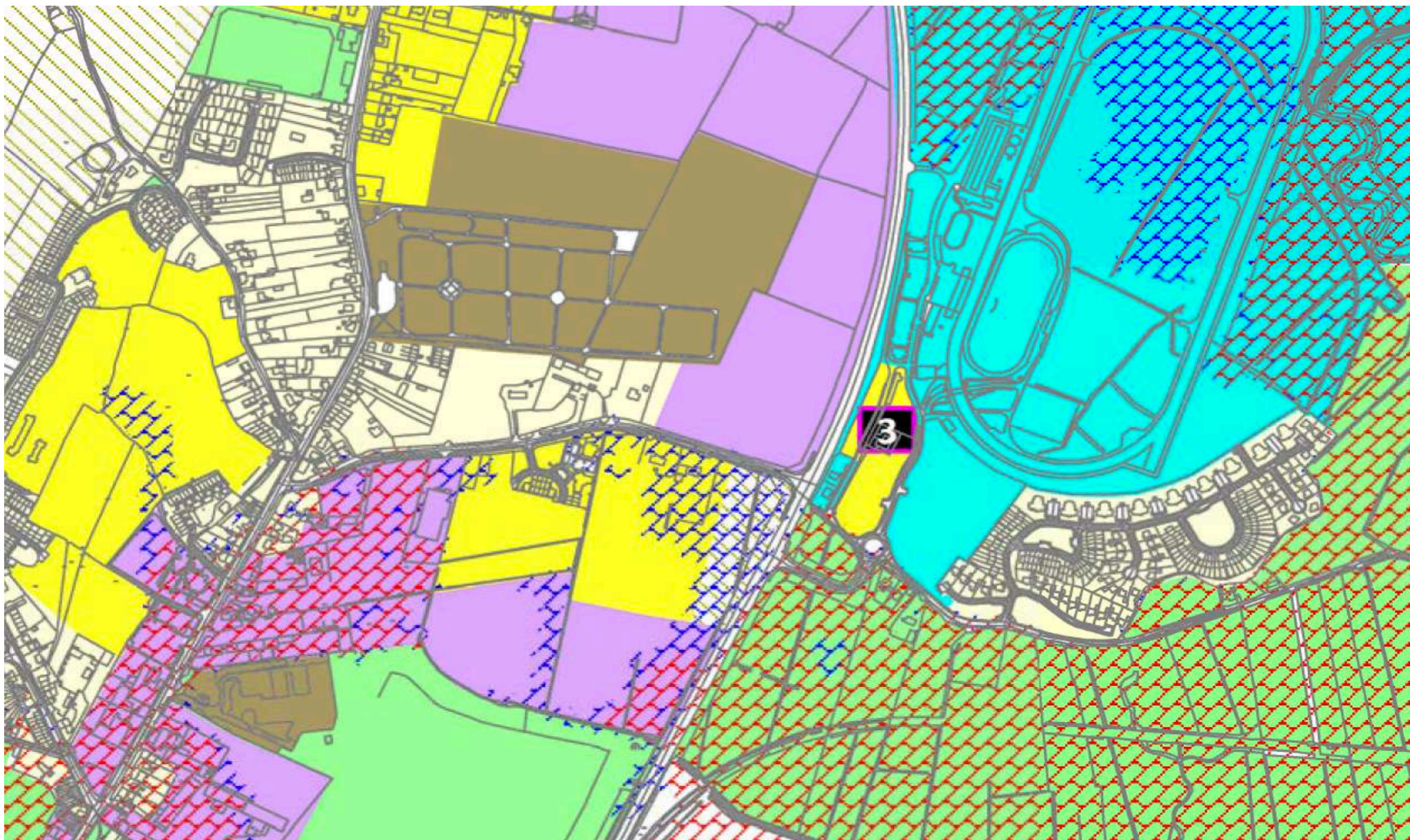


Site Plan of Proposed Retirement Village and associated amenities in the context of Dundalk Stadium, Ath Lehan Housing, Racecourse Road and Newry Road

This Feasibility Report was commissioned by the Board of Dundalk Stadium in March 2021 in order to address concerns that have arisen following the publication of the Draft Louth County Development Plan 2021-2027 and the subsequent publishing of Loth County Council Chief Executive's Report on submissions received to the Draft Development Plan on the 23<sup>rd</sup> March 2021. Please see Zoning Map from the Draft Development Plan below:



Location of Proposed Retirement Village, Dundalk Stadium in Red Circle



Excerpt from Zoning Map of Draft Louth County Development Plan 2021-2027 with Site of Retirement Village noted as a Spot Objective SO3 in location with Figure 3 above. This site of the proposed Retirement Village involves the re-zoning of 4.1 acres of land at Dundalk Racecourse, currently zoned Tourism and Leisure. This re-zoning was agreed upon by resolution by Councillors and included in the Draft Development Plan Map above.

## **Objections Noted to Spot Objective 03 Included in the Draft Development Plan in relation to the Re-Zoning of Retirement Village Site at Dundalk Stadium:**

3no. objections were received in late 2020 to the Draft Development Plan re-zoning of the proposed Retirement Village site as follows:

### **1. Office of the Planning Regulator 23<sup>rd</sup> December 2020 (Pages 7-8, Section 2.3 - Compact Growth)**

Recommendation 5 Section (ii)

*“It is recommended that the residential land use zoning in the draft plan be amended, to more demonstrably comply with the sequential approach and with the national objective for compact growth, as follows:*

*(ii) The proposed isolated residential land use zoning objective subject of a spot objective SO3 should be removed, inclusive of the spot objective;“*

### **2. SEA Environment Report October 2020 (Page 100, Section 8.4 - Members’ Amendments and Environmental Consequences)**

*“The preparation of a pre-Draft Plan, for the consideration of Members in advance of public display was informed by the SEA, AA and SFRA processes. Advice relating to Members’ Motions to amend the pre-Draft Plan was provided to the Members for their consideration in advance of agreeing amendments. Taking into account, inter alia, the advice on Motions and the SEA, AA and SFRA documentation for the pre-Draft Plan, the Members agreed to amend the pre-Draft Plan by resolution. An earlier version of this SEA Environmental Report was updated in order to take account of these amendments.*

*A number of motions were advised against and subsequently agreed upon:*

*One motion involving the re-zoning of 4.1 acres of land at Dundalk Racecourse, currently zoned Tourism and Leisure, to Residential, in order to facilitate the construction of a retirement village. This amendment is not in the interests of proper planning or sustainable development. The Members were advised that there were more suitable, alternative sites available for this type of development, closer to the centre of the town, and that the amendment would be contrary to other housing provisions contained within the Draft Plan. This amendment would have the potential to result in significant adverse effects on efforts to maximise sustainability and reduce transport related climate emissions.”*

### **3. Eastern and Midland Regional Assembly (Section 16 SEA, AA and SFRA)**

*“The Assembly note Section 8.4 of the SEA which refers the inclusion of 3no. Members’ motions (Table 8.3) as part of the Environmental Report, which details motions that were advised against inclusion in the Draft Plan. The Assembly request that a clear rationale be provided for the inclusion of same as part of the finalised Plan, and to omit these where there is significant negative environmental effects.”*

The Chief Executive's Report on Submissions Received to the Draft Development Plan on the 23<sup>rd</sup> March 2021 states the following:

*"Spot Objective 3 Dundalk The lands subject to Spot Objective 3 in Dundalk have been identified to facilitate the provision of a retirement village. It is acknowledged that these lands are isolated and are a considerable distance from any supporting services or facilities. The residential zoning of these lands will be removed and the land use zoning changed to 'Tourism and Leisure' to reflect the zoning of the adjacent lands."*

We strongly disagree with this judgement on the grounds that the lands for the Retirement Village are not isolated, historically or otherwise in relation to the amenity of the stadium. We justify our stance overleaf under six headings and with full supporting information:

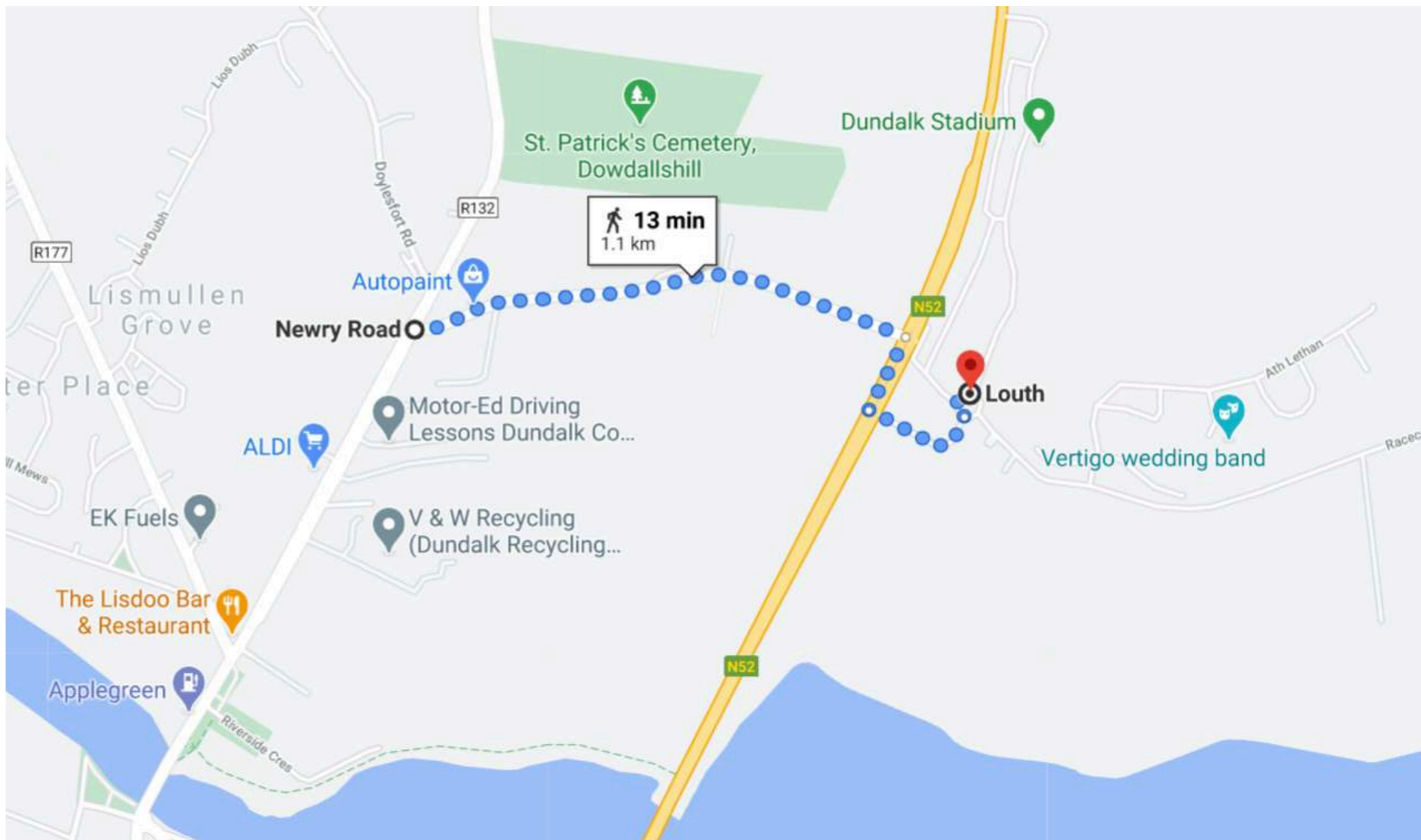
- 1. The Relationship of Dundalk Stadium at Dowdallshill to Dundalk Town for the last 132 years**
- 2. The Scale of the Recently Completed Ath Lethan Housing Development Beside the Proposed Retirement Village**
- 3. The Relationship of the Proposed Retirement Village to the Existing and Varied Amenities of Dundalk Stadium**
- 4. Plan to Fully Refurbish the Former RIC Constabulary Stables Block as Part of Retirement Village to include a public market, recreation centre, gym, medical suite, craft centre and caretaker's office**
- 5. Existing Full Provision of Public Sewer Network and Water Mains Supply in Proximity to Proposed Retirement Village**
- 6. The Sensitive Design of the Proposed Retirement Village**

## Response to Objections:

With the above three objections in mind, this Feasibility Report sets out to provide a clear rationale for the retained inclusion of the site of the proposed retirement village at Dundalk Stadium:

### 1. The Relationship of Dundalk Stadium at Dowdallshill to Dundalk Town for the last 132 years:

The relationship of Dundalk Stadium at Dowdallshill to Dundalk Town has always been a celebrated one. Indeed since 1889 citizens of Dundalk Town would walk or cycle out the Newry Road and across the Racecourse Road to Dundalk Stadium for racing days. The site for the proposed retirement village remains well-connected by footpath to Dundalk Town and is a 13minute 1.1km walk to local shops, supermarkets and amenities on the Newry Road.



Google Map highlighting the 13minute 1km walking distance of proposed Retirement Vilage to Newry Road Amenities



Citizens of every section of society enjoying a day at the Dundalk Races 1900

## 2. The Scale of the Recently Completed Ath Lethan Housing Development Beside the Proposed Retirement Village:

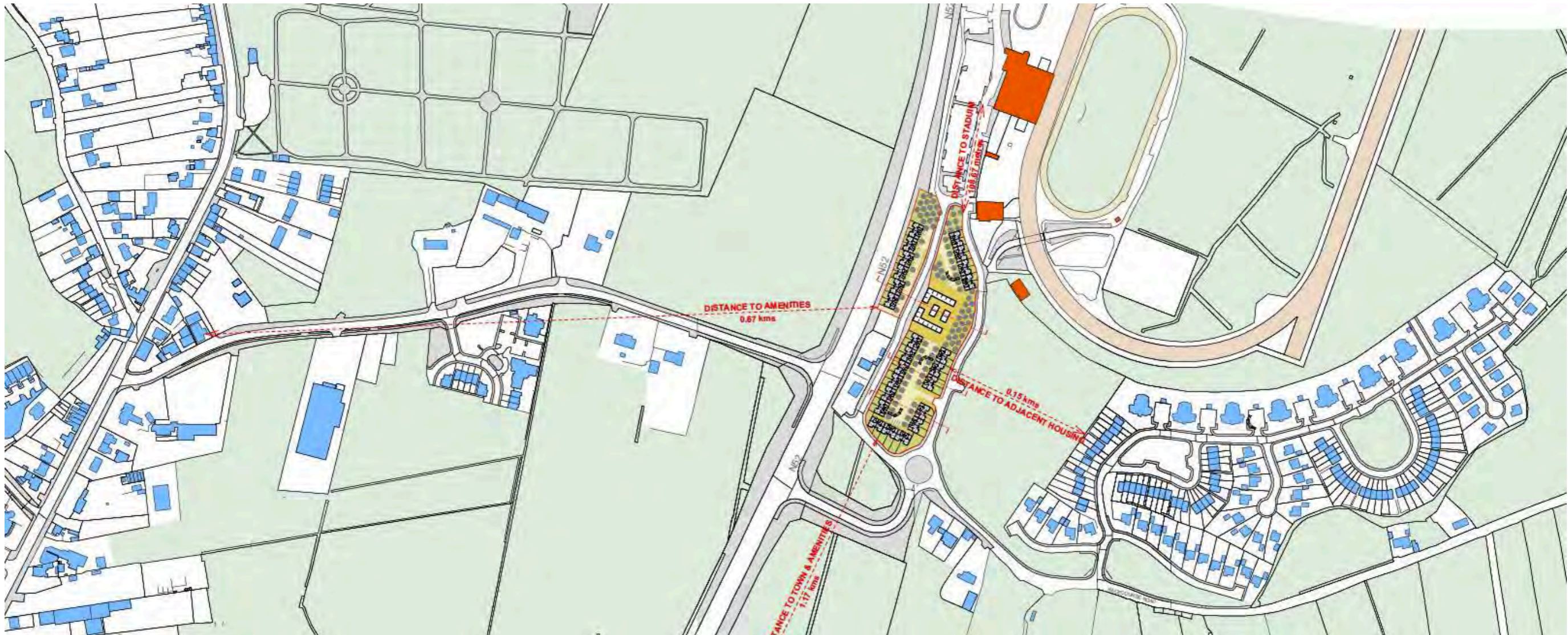
Ath Lethan is a recent development situated just north of Dundalk's town centre, off the Racecourse Road and neighbouring the proposed site of the Retirement Village. This development comprises of approx.. 200 housing units including detached houses, townhouses and apartments - all within a smart, well maintained environment and quiet community. This development is currently not served by public transport and should be, given its scale and the fact that it was granted permission without objection by Louth County Council in recent years. The proposed retirement village would add further welcomed critical mass to the area.



Relationship of Proposed Retirement Village to Ath Lethan Housing Development

Site of Proposed Retirement Village  
Outlined in Red

Ath Lethan Housing  
Outlined in Green



- The proposed Retirement Village and associated amenities is centrally located in the context of adjacent housing, Racecourse Road, Newry Road and indeed the immediate and extensive amenities of Dundalk Stadium.
- The proposed Retirement Village is within walking distance of shops and amenities that are well established at and around the junction of Newry Road and Racecourse Road
- The proposed Retirement Village design is to ensure that further amenities and attractions are offered at Dundalk Stadium that will encourage retiree residents, patrons and visiting members of the public to enjoy what is on offer.

### 3. The Relationship of the Proposed Retirement Village to the Existing and Varied Amenities of Dundalk Stadium:

Dundalk Stadium is Ireland's only dual race track and all-weather horse track running consecutive floodlit Friday horse fixtures throughout Sept-April making it the busiest track in the country. This is complimented with greyhound racing every Friday and Saturday night all year round also. The state-of-the-art facility has a number of eateries from the top class Champions Restaurant with its panoramic views to Silks Carvery and Bit & Bite fast food outlet, there is something for every budget. There are also four bars to choose from when enjoying the live racing action.

There is a health and wellbeing facility at the stadium where both jockeys, patrons and members of the public can avail of the amenity. Extensive car parking is also available and an ATM is on site. The whole facility is wheelchair accessible and family friendly. On off-race-days, members of the public popularly avail of the inner racecourse area for walks and exercise. The proposed Retirement Village will obviously be able to benefit from this extensive list of amenities.



**4. Plan to Fully Refurbish the Former RIC Stables Block as Part of Retirement Village to include a public market, recreation centre, gym, medical suite, craft centre and caretaker's office to the former RIC Stables.**

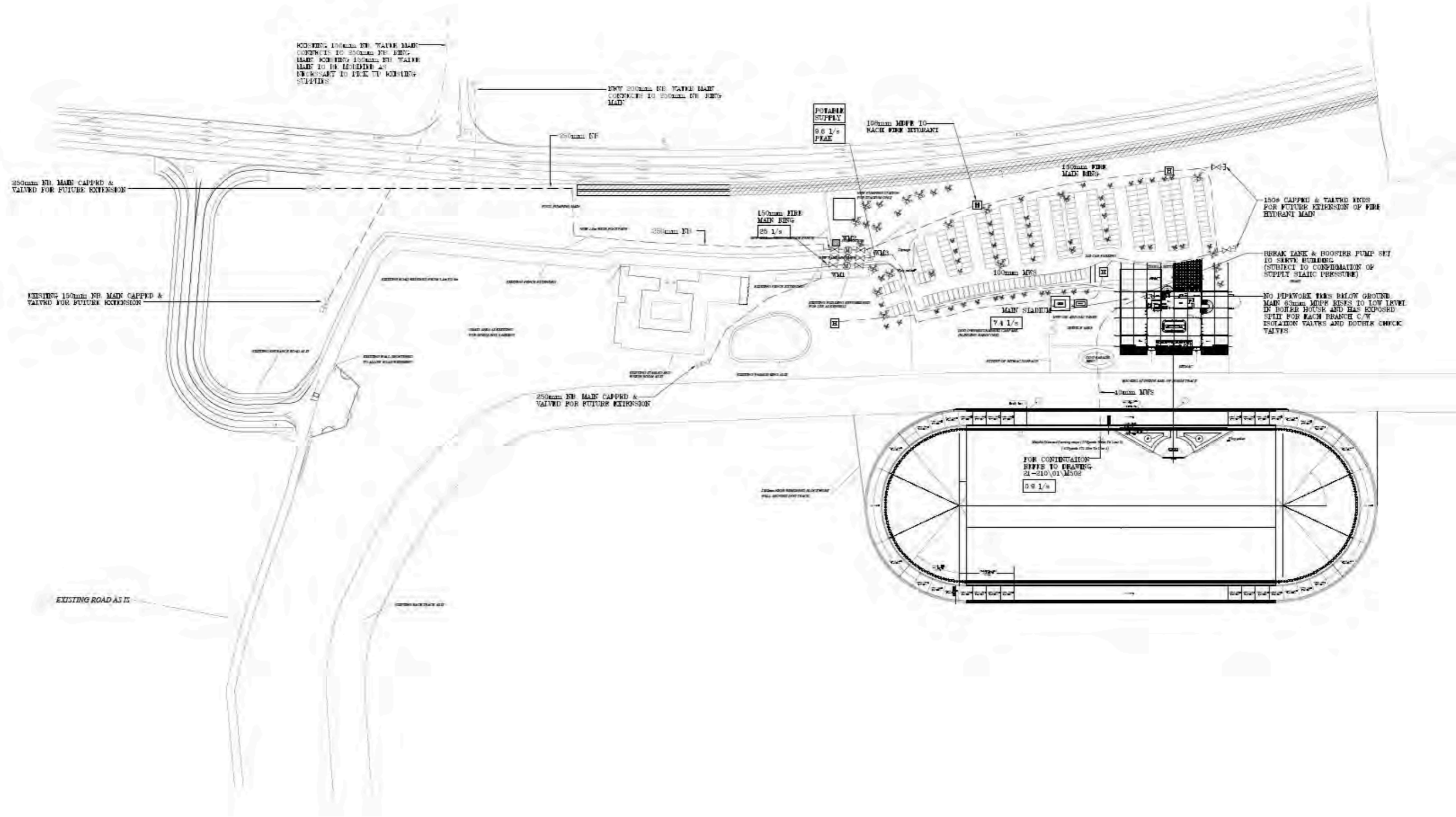
Added to the proposed Retirement Village is the plan to fully refurbish the former RIC Stables Block into a Public Market, recreation centre, gym, medical suite, craft centre and caretaker's office employing best practice in conservation. Even though this stables block is not listed it is recognised by Dundalk Stadium to be a jewel in the crown of the Stadium and it is the full intention of the Board of Dundalk Stadium to make it a centre-piece of the proposed Retirement Village, the local community in Ath Lethan and a destination for citizens of Dundalk Town. This can only be seen as a win-win situation for Louth County Council and Dundalk Stadium and Dundalk Town.





### 5. Existing Full Provision of Public Sewer Network and Water Mains Supply in Proximity to Proposed Retirement Village:

The site of the proposed Retirement Village is already well served by a dedicated sewer line from the Stadium facilities before entering the public sewer network. The additional load capacity of the proposed Retirement Village will be minimal on the capacity of the sewer or the public sewer network

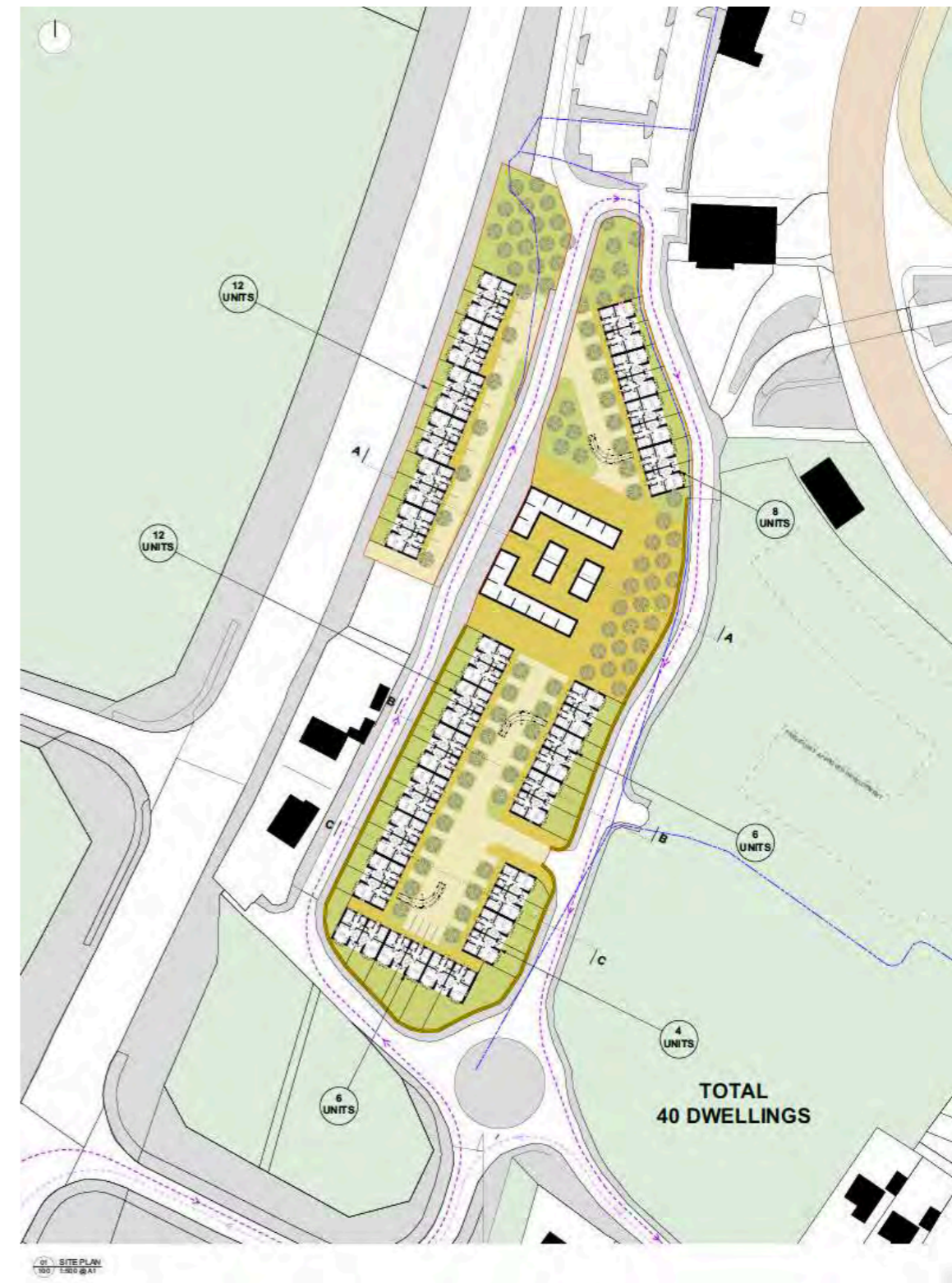


## 6. The Sensitive Design of the Proposed Retirement Village:

A total of 40no. 1 and 2 bed single storey terraced houses in the nature of the Carroll Meade Housing in Dundalk is centred around landscaped carparking, gardens and a refurbished former RIC Stables Block incorporating a public market, recreation centre, gym, medical suite, craft centre and caretaker's office.



Location Plan of Proposed Retirement Village



Site Plan of Proposed Retirement Village



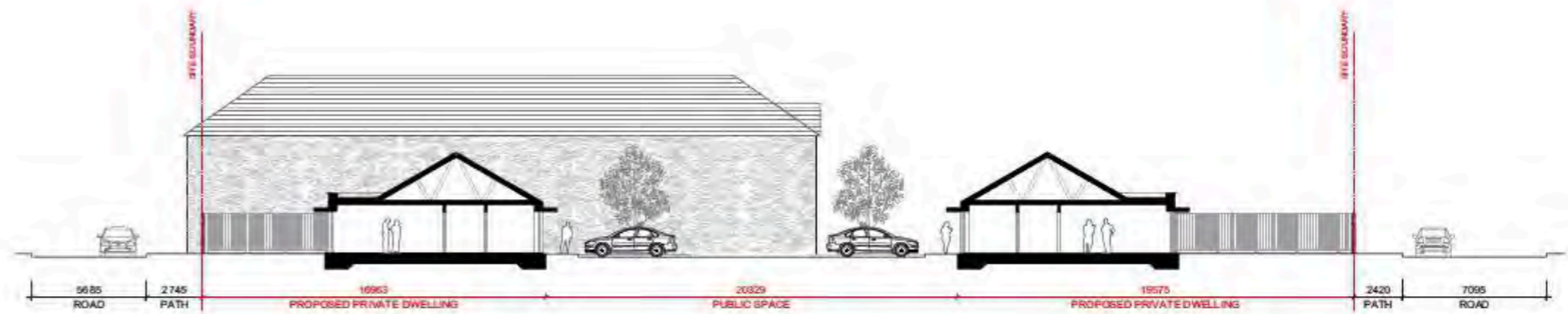
Site Plan of Proposed Retirement Village in the immediate context of Dundalk Stadium as well as showing existing water supply and public sewer network



01 PROPOSED SECTION AA  
300



04 LEGEND PLAN  
300



02 PROPOSED SECTION BB  
300



03 PROPOSED SECTION CC  
300

## Conclusion:

So why a Retirement Village at Dundalk Stadium, you might ask? A radical change in housing provision to meet our rapidly ageing population is not only crucial for wellbeing, but also for helping our overburdened HSE, our nursing home system and social care services. More people want to live their later years in an inter-dependent manner within a community of like-minded and able-bodied peers.

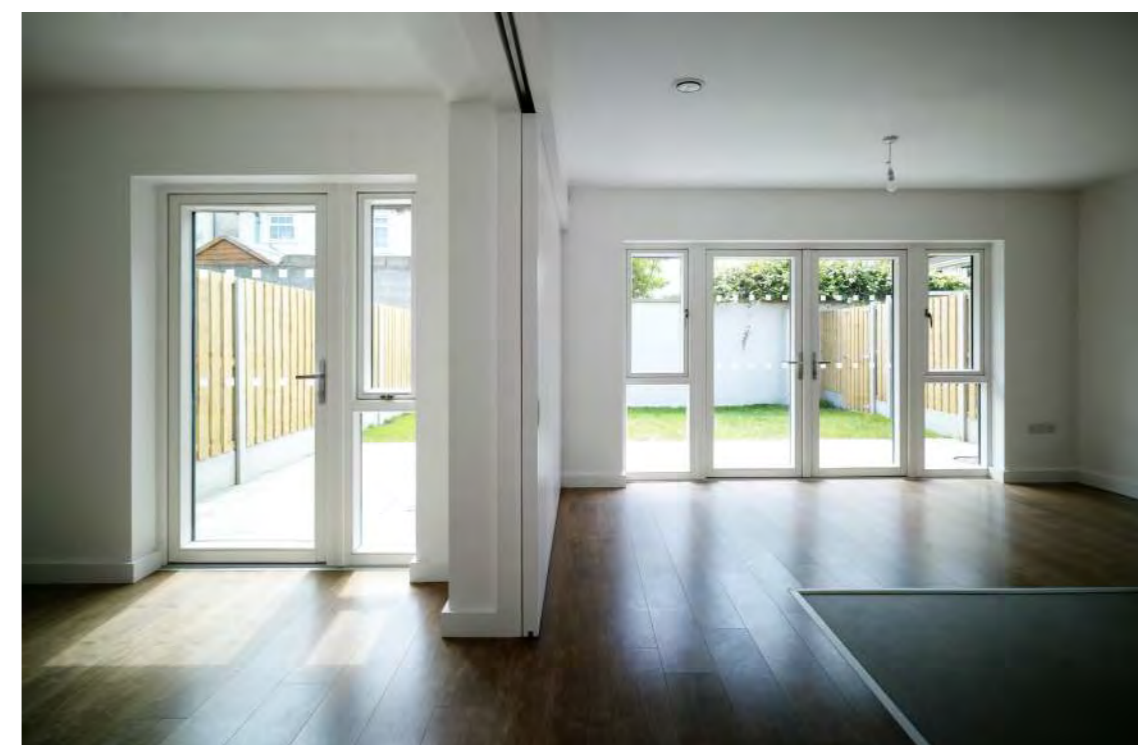
The Board of Dundalk Stadium want to offer this proposed Retirement Village as an alternative to nursing homes or the need for senior citizens to revert back to living with their families. They want to improve the lives of their patrons and the public and build a better society for the long term. This inspires them to use our long-term assets in an economically and socially useful way to benefit everyone in our communities.

Dundalk Stadium wish to deliver an operationally net-zero carbon (regulated energy) development, which will be Ireland's first net-zero retirement community. As we know many over 65s struggle to pay their energy bills in winter, with 40% saying they can only afford their bills if they make spending cutbacks in other areas. A net zero energy-efficient scheme will greatly relieve this concern. This Retirement Village will therefore be a leading exemplar in this regard, creating savings for residents and clear environmental benefits as we progress towards a carbon-free future.

The scheme is designed by the author of this report, A2 Architects, an award-winning practice from Dublin with Carroll Family roots in 21 McDermott's Terrace, Dundalk. The proposed Retirement Village will be built of the best quality materials and will be extensively landscaped throughout.



The Brambles Retirement Housing, Sallynoggin, A2 Architects



# 2013

## Condition Survey Report



**Client:** Mr Leo McCauley, MD  
Dundalk Racing Stadium.

**Summary:** Condition Survey Report  
for Original Bar and Stables  
Dundalk Stadium.

**Prepared By:** Gary Hughes

**Date:** 01/07/13

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## ***1.0 Details***

**Client:** Mr Leo McCauley

**Date of Inspection:** 10<sup>th</sup> & 11<sup>th</sup> June 2013

**Weather:** Sunny on the 10<sup>th</sup>, Raining on the 11<sup>th</sup>.

## ***2.0 Introduction***

I Gary Hughes was instructed by Mr Leo McCauley, MD, Dundalk Racing Stadium to carry out a Building Survey and to prepare a Report advising on the general state of repair and condition of the Original Stable and Bar located on the western edge of the Dundalk Racecourse grounds.

I understand that the purpose of the inspection is to identify the major defects and significant items of repair that need urgent attention. The inspection was also to identify significant health & safety concerns and any other issues that need to be brought to the attention of Mr McCauley. This report provides an objective opinion about the condition of the property at the time of inspection. The Condition Report aims to tell you about:

- the construction and condition of the property on the date it was inspected;
- any defects that need urgent attention or are serious;
- things that need further investigation to prevent serious damage to the fabric of the building; and
- defects or issues which may be hazardous to safety and where further enquiries are needed.

## **2.1 Overview of property**

Built c. 1888 the standalone property was developed as a single story stable block to house horses during the race days at Dundalk Racecourse. It was designed around what was originally a cobbled courtyard with which is now gravel, with additional single story stable blocks located in the centre of the yard entrance to the courtyard can be made via a brick-archway on the north side, circular stone gate piers on the west and square-headed openings on the south and east. Redeveloped in 1945, the property was converted to include a second story on the north and east elevation that included a private function area, corporate suites, bar, toilets and an extension on the north side that included changing rooms and showers for jockeys, medical areas and a veranda which has since been demolished. Entrance to the first floor can be made via four concrete stair cases located externally on the north, east and internal west elevation.

The property has a hipped slate roof with clay ridge and hip tiles and half-round uPVC gutters on corbelled red brick eaves course. The external load bearing walls are constructed with rubble stone and lime mortar which was common materials used during that time period. All archways are constructed with red brick surrounds and in some cases have been reinforced with a U.C on the internal north and east elevations to support the upper floor. The first floor is constructed with timber flooring on top of a concrete slab which is supported on 203x203x71 steel. Dividing walls on the ground floor are non-load bearing and constructed with 80mm block work. Internal walls on the first floor are currently 100mm stud partitions. The window openings were all originally square-headed window openings with brick surrounds but now only the east elevation have remained the same, while the windows on the north and west elevations have been changed to incorporate the roof pitch allowing more daylight to enter the building.

The building has been un-used for a considerable number of years (approximately 7 years) and in that time the condition has deteriorated considerably due to lack of maintenance and vandalism.

## **2.2 Overview of Condition**

### **2.2.1 External condition:**

#### Walls

*The wall thickness was measured and was found to be 500mm thick.* They are constructed with rubble stone and lime mortar. The condition of the pointing to the whole of the property was examined and apart from the northeast corner found to be of reasonable condition.

#### Windows and doors

The windows on the ground floor timber framed and obviously the original and are in a poor condition and in need repair or replacement.

The windows on the first floor are those provided when it was redeveloped and consist of single glazed, top hung, galvanised mild steel, casement windows fixed directly to the wall. The cills are properly constructed and have an adequate run.

Entrance doors and stable doors located on the ground floor are in poor condition and missing in places, which has been caused by the poor maintenance, abuse behaviour and exposure to the elements over the past 70 years.

Doors located on the first floor are in reasonable condition, but are difficult to open and will require easing.

### Roof

The roof is constructed with timber trusses and covered with natural slate with clay ridge and hip tiles. Many slates have been damaged over years and will need replaced. Part of the roof on the northeast corner has been severely damaged and in need of urgent repair. It is understood that this damaged occurred during the demolition of part of the structure in 2000 and has since not been made right. There is also signs of rot to a number of roof trusses which will require either complete replacement or treatment.

### Gutters and rainwater pipes

The gutters and rainwater pipes are a mixture of cast-iron and half-round uPVC gutters and downpipes and are in poor condition.

### Soil and Surface water drains

The soil drain receives the soil and waste from various fittings in the bathrooms, WC's and kitchens and discharges into a septic tank and percolation area located at the south of the site.

Surface water drainage is currently not available..

## **2.2.2 Internal Condition:**

### Floors

The ground floor is of solid concrete construction with no covering and of good condition with no cracks or sign of deterioration.

The first floor is a mixture of solid concrete construction on the west wing supported by steel beams running from west to east covered with 20mm timber flooring and 20mm timber flooring supported by timber joists on the north and east wing.

### Partitions

The majority of partitions on the ground floor are of 80mm width block construction and only are supportive of the floor on the north wing. Partitions located at the northwest dividing the bathrooms are 140mm blocks which help to support the entrance landing above. All other partitions located on this level are non-load bearing.

Partitions located on the first floor on the west wing are original and are 140mm stud partitions with a plaster finish as are the partitions dividing the bathrooms at the northwest and south.

Most partitions located on the first floor are 100mm thick and were installed by the construction team in 2000. They are standard timber partitions with a plasterboard finish

with connection joints covered in duct tape and seem to be only a temporary solution to divide the open floor plan to create office spaces.

### Doors

The doors on the first floor are those provided when it was redeveloped and are in reasonable condition.

## **2.3 Services**

### Water supply

Currently the water supply is turned off but it was determined that the water is supplied from a well located at the west of the property and delivered from the pump house and enters the property at the northeast and southeast.

### Electrical

Current electrical supply is a temporary electrical system installed in 2000 by the construction team. It is essential that a new electrical system be installed immediately.

### Heating

Although an oil storage tank is visible on site it is unclear whether the property is equipped for its distribution.

Electric radiators are installed in some locations but again these are where only a temporary solution installed by the construction team and again will need to be updated.

## **2.3 Health & Safety**

There are numerous hazards within the building, not least damaged and poor condition floor surfaces, partial collapse of ceilings, vermin and remnants from vandalism; therefore on no account should anyone access that building without a full risk assessment, method statement and personal protective equipment. As a minimum this should include protective breathing apparatus, safety boots, gloves, hardhat and temporary lighting.

### ***3.0 Summary.***

This condition report does not include inspecting foundations underground.. It should be noted that this report is based on a visual inspection only and does not take account of any works covered up or detailed investigation of floor or roof timbers. Carpets and floor coverings, which are tacked or glued down, were not lifted. Painted timbers may hide previous insect attack or dry rot. This report is based only on visual evidence available at the time of the survey. This report does not take account of major testing of electrical or plumbing services.

Furthermore this report does not address planning or land registry issues.

Signed:-




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**Gary Hughes** *Acting Building Surveyor*

## ***4.0 External Survey***




## 4.0 External Survey

### 4.1 North Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.1.1	The steps leading up to the front entrance door are unsightly and in need cleaning.		All rubbish and debris to be removed, steps to be washed down and all gaps between the steps joints are to be re-pointed with cement.	High
4.1.2	Dividing flower bed between staircases damaged at corner possibly from vehicle.		<ol style="list-style-type: none"><li>1. Remove flower bed and create clear walk path</li><li>2. Remove dirt from centre, shutter and repair with similar material.</li></ol>	Optional
4.1.3	Over grown vegetation blocking gutters and expanding over windows.		Remove all weeds and vegetation in order to curtail further damage. All of the over growth to be removed off site.	High




## 4.0 External Survey

### 4.1 North Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.1.4	As Above		As Above	High
4.1.5	As Above		As Above	High
4.1.6	The steps leading up to the front entrance door are unsightly and in need cleaning.		All rubbish and debris to be removed, steps to be washed down and all gaps between the steps joints are to be re-pointed with cement.	High



## 4.0 External Survey

### 4.1 North Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.1.7	As Above		As Above	High
4.1.8	The door is in poor condition and is in need of immediate repair. The base of the door does not reach the floor inside leaving a passage for moisture and vermin.		Should the door be refurbished then the door should be sanded down, any cracks sealed with suitable wood filler and the door to be re-painted. The door should also be draught proofed. Alternatively the front door could be replaced at the discretion of the client.	High
4.1.9	The brickwork beside entrance door is in very poor decorative condition and requires re-painted.		Remove and strip back existing paint and clean down the wall. Re-paint with approved external paint if desired.	High



## 4.0 External Survey

### 4.1 North Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.1.10	Storage area access door is in very poor condition. The walls surrounding are dirty and unsightly and are in relatively poor decorative condition.		Replace door. Clean down all walls in this area. Remove any loose or flaky paint. Repaint with approved exterior paint.	High
4.1.11	Debris surrounding entrance		All debris to be removed off site and a clear pathway to be maintained.	High



## 4.0 External Survey

### 4.1 North Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.1.12	Exterior entrance door in poor condition, with evidential peeling of paint work, corrosion of steel support and severely damaged in areas at bottom.		Repair and repaint or remove and replace depending on budget outlay. Trying to repair this door may cost as much as replacement altogether.	High
4.1.13	Guttering does not discharge directly into drainage area.		Guttering should be fixed /replaced by a competent person to eliminate progressive damp penetration.	High




## 4.0 External Survey

### 4.1 North Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.1.14	Guttering is in poor condition and is leaking which may have attributed to the ingress of moisture and damp.		Down pipe and guttering needs to be partly replaced in this area to eliminate progressive damp penetration.	High
4.1.15	Opening and surrounding area damaged during partial demolition of structure and boarded up using plywood which has a 2 inch opening at top allowing a passage for moisture and vermin. Continuous deterioration is visible as a result of neglect.		Reinstate the brickwork/blockwork and provide support with a new concrete lintel. Ensure the wall being supported by the lintel is adequately propped whilst the work is being carried out.	High




## 4.0 External Survey

### 4.1 North Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.1.16	As Above. Picture illustrates damaged as a result of demolition works.		As Above	High
4.1.17	As Above Picture illustrates damaged as a result of demolition works.		As Above	High
4.1.18	As Above Picture illustrates damaged as a result of demolition works.		As Above	High




## 4.0 External Survey

### 4.1 North Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.1.19	As Above. Picture illustrates damaged as a result of demolition works.		As Above	High
4.1.20	As Above. Picture illustrates damaged as a result of demolition works.		As Above	High
4.1.21	Regarding the existing blocked up area.		This blocked up rear area can be unblocked and a new double glazed window unit fitted to prove natural light and ventilation.	Optional



## 4.0 External Survey

### 4.2 South Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.2.1	Accumulation of waste materials, rubbish and weeds in area.		Waste material to be removed off site.	Med
4.2.2	The fire escape to is not accessible due to extensive over growth.	 	All of the saplings, trees and over growth to be removed off site and a clear escape pathway to be maintained.	High



## 4.0 External Survey

### 4.2 South Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.2.3	<p>The gutter and downpipe has been replaced recently with new Upvc guttering. However it seems to be unfinished as it fails to reach adequate drainage point, which can cause the ingress of moisture and damp within the elevation walls.</p>		<p>Clean guttering and complete works.</p> <p><b>Note:-</b> Due to the age of this main building circa 1820 There is no damp proof course, it may be necessary to inject the walls with a damp proof resin or install an electrical osmosis system to help mitigate rising damp.</p>	High
4.2.4	<p>Again partial demolition of area. Unsightly and requires extensive repair works.</p>		<p>Reinstate the brickwork and provide new roof and entrance door.</p>	Optional



## 4.0 External Survey

### 4.3 East Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.3.1	Accumulation of waste materials, rubbish and weeds in area.		All of the saplings, trees and over growth to be removed off site and a clear escape pathway to be maintained.	Med
4.3.2	The existing painted surface of the walls and window sills to the front elevation are in poor decorative condition.		Remove any existing loose or flaking paint. Clean down the walls. Re-paint the walls with an approved "breathable" external use paint.	High




## 4.0 External Survey

### 4.3 East Elevation

Ref No:	Condition:	Picture:	Repair:	Priorit
4.3.3	As Above		As Above	High
4.3.4	Timber surrounding window in poor decorative condition.		To be sanded down, any cracks sealed with suitable wood filler and to be re-painted.	High




## 4.0 External Survey

### 4.4 West Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.4.1	Partially damaged during demolition of structure with continuous deterioration has led to poor condition of certain areas along this elevation.		Clean down walls, remove loose cement and re-point with approved mortar.	High
4.4.2	Again previous opened areas have been blocked up		These blocked up areas can be un-blocked and reinstated as previous or alternatively a new double glazed window unit fitted to prove natural light and ventilation.	Optional
4.4.3	Weeds are growing out of the main Guttering.		Clean out all gutters	High




## 4.0 External Survey

### 4.4 West Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.4.4	Insufficient drainage. Over grown vegetation and debris surrounding structure.		Lay new surface drainage to allow correct disposal. Remove debris and overgrowth and lay 100mm of 804 stone base to facilitate movement	High
4.4.5	<p>The integrity of the door frame is relatively good, however wear and tear marks and scrapes are evident. There is also a multitude of door locking mechanisms that need attention.</p> <p>The paintwork surrounding is in poor condition.</p>		<p>Strip old paint, sand down, repair gaps &amp; notches and re-paint.</p> <p>The door locking mechanisms also need to be replaced.</p> <p>The existing wall surface needs to be cleaned and painted with breathable emulsion exterior paint.</p>	High
4.4.6	As Above		As Above	High


## 4.0 External Survey

### 4.4 West Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.4.7	As Above		As Above	High
4.4.8	Existing steel correlated door is unsightly.		Remove timber and replace with new. Strip door and Re-paint and finish or remove existing and replace with matching stone mirroring surrounding area.	High
4.4.9	Existing timber shutter windows in poor condition. Large areas are missing pieces.		<ol style="list-style-type: none"><li>1: Replace timber panels with new. Clean down the existing frames and paint</li><li>2: Remove the existing windows and frames and replace with new Upvc double glazed window units.</li></ol>	High



## 4.0 External Survey

### 4.4 West Elevation

Ref No:	Condition:	Picture:	Repair:	Priority:
4.4.10	As Above		As Above	High
4.4.11	All the windows are blocked up and the glass is broken. This impedes natural daylight and ventilation entering the room.		Unblock the windows and either; <b>1:</b> Replace glass panels with new. Clean down the existing frames and paint <b>2:</b> Remove the existing windows and frames and replace with new Upvc double glazed window units.	High
4.4.12	As Above		As Above	High




## 4.1 External Survey

### 4.5 Internal Elevations

Ref No:	Condition:	Picture:	Repair:	Priority:
4.5.1	The steps leading up to the entrance door are unsightly and in need cleaning.		All rubbish and debris to be removed, steps to be washed down and all gaps between the steps joints are to be re-pointed with cement.	High
4.5.2	The door is in poor condition and is in need of immediate repair. The base of the door does not reach the floor inside leaving a passage for moisture and vermin.		Should the door be refurbished then the door should be sanded down, any cracks sealed with suitable wood filler and the door to be re-painted. The door should also be draught proofed.	High



## 4.1 External Survey

### 4.5 Internal Elevations

Ref No:	Condition:	Picture:	Repair:	Priority:
4.5.3	Extensive over growth along entrance path.		All of the saplings, trees and over growth to be removed off site and a clear escape pathway to be maintained.	High
4.5.4	Deterioration of mortar joints.		Rake out the joints on which movement has taken place and then repoint.	High
4.5.5	The plinth surround is in very poor condition and requires repair.		Remove all detached, cracked, crumbling or aking plaster. Brush down background to remove dust and loose particles. Apply appropriate surface and replace plinth.	High



## 4.1 External Survey

### 4.5 Internal Elevations

Ref No:	Condition:	Picture:	Repair:	Priority:
4.5.6	The door is in poor condition and is in need of immediate repair. The base of the door does not reach the floor inside leaving a passage for moisture and vermin.		Should the door be refurbished then the door should be sanded down, any cracks sealed with suitable wood filler and the door to be re-painted. The door should also be draught proofed.	High
4.5.7	Consideration will need to be given to the very poor condition of the existing handrails.		Handrails to be removed and replaced with new approved rails.	High
4.5.8	The wall surface looks grubby and unsightly.		Clean down walls and if desired painted with breathable emulsion exterior paint.	Low




## 4.1 External Survey

### 4.5 Internal Elevations

Ref No:	Condition:	Picture:	Repair:	Priority:
4.5.9	This door is in extremely poor condition. It does not open or close properly with evidence of wet rot on the part of the door and frame.		Remove and cart away existing doors and frames. Replace with new door and frame and paint.	High
4.5.10	Accumulation of rubbish and weeds.		Rubbish and weeds to be cleared	High




## 4.1 External Survey

### 4.5 Internal Elevations

Ref No:	Condition:	Picture:	Repair:	Priority:
4.5.11	Single glazed, top hung casement window is in poor condition.		<ol style="list-style-type: none"><li>1. Window need to be cleaned inside and out. Window requires maintenance to ensure that they can open and close properly. Re-instate all missing and damaged latches and hinges to the window. OR</li><li>2. Replace with new Upvc double glazed window units.</li></ol>	High
4.5.12	Guttering is missing many places.		<p>Following cleaning of all the guttering this section of guttering should be fixed / replaced by a competent person.</p>	High
4.5.13	Original timber windows are in poor condition.		<ol style="list-style-type: none"><li>1. Window need to be cleaned inside and out. Require sanding down and re-painting with a new under coat and 2 Nr. Finishing coats to prolong lifespan of the window frames. OR</li><li>2. Replace with new Upvc double glazed window units.</li></ol>	High




## 4.1 External Survey

### 4.5 Internal Elevations

Ref No:	Condition:	Picture:	Repair:	Priority:
4.5.14	Stable doors are in poor condition with a vast amount missing altogether in places		Existing external doors and frames need to be replaced and painted.	High
4.5.15	This door does not open or close properly. Rear external exit doors are in very poor condition with wet rot on the lower part of the door and frame.	 	The door locks need to be changed and the door frame repaired. Re-painting the door to prolong its life span would be necessary.	High




## 4.1 External Survey

### 4.5 Internal Elevations

Ref No:	Condition:	Picture:	Repair:	Priority:
4.5.16	See Ref no. 4.5.14		See Ref no. 4.5.14	High
4.5.17	AS Above		As Above	High
4.5.18	Doors on centre structure are in extreme poor condition with evidence of wet rot.		Existing external doors and frames need to be replaced and painted.	High

## 4.1 External Survey




### 4.5 Internal Elevations

Ref No:	Condition:	Picture:	Repair:	Priority:
4.5.19	Picture illustrates poor condition of doors.		Existing external doors and frames need to be replaced and painted.	High
4.5.20	Over grown vegetation blocking gutters and expanding large area. Cast iron gutters showing signs of deterioration.		Remove existing overgrowth, clean down walls and replace cracked down pipe. These cast iron gutters need to be replaced immediately with either Upvc or extruded aluminium guttering and downpipe.	High
4.5.21	Over grown vegetation and debris surrounding structure.		Remove debris and overgrowth and lay 100mm of 804 stone base to facilitate movement	High

## ***5.0 Roof***




## 5.0 Roof

### 5.1 Roof

Ref No:	Condition:	Picture:	Repair:	Priority:
5.1.1	The main roof slates appear to be in good condition, however upon closer inspection of the natural roof slates some slates appear to be slipping from there fixed position.		A competent building contractor should be retained to overhaul any defects associated with the main roof as previously described.	High
5.1.2	As Above		As Above	High
5.1.3	As Above		As Above	High




**5.0 Roof**

**5.1 Roof**

Ref No:	Condition:	Picture:	Repair:	Priority:
5.1.4	As Above		As Above	High
5.1.5	As Above		As Above	High
5.1.6	As Above		As Above	High




## 5.0 Roof

### 5.1 Roof

Ref No:	Condition:	Picture:	Repair:	Priority:
5.1.7	<p><b>Closer inspection of the defective guttering:</b></p> <p>The Cast iron guttering has completely failed.</p>		<p>These cast iron gutters need to be replaced immediately.</p> <p>Further investigation will be necessary to determine the extent of any deterioration of the main roof timbers within the vicinity of the leaking guttering.</p>	High
5.1.8	<p>Clear indication that there is a serious defect of the Roof as it is starting to sag/bow in areas.</p>		<p>Further investigation will be necessary to determine the extent of any deterioration of the main roof timbers.</p>	High
5.1.9	<p>Upon closer examination it was found that there is extensive deterioration of roof timbers.</p>		<p>A competent building contractor should be retained to overhaul any defects associated with the main roof as previously described.</p>	High




## 5.0 Roof

### 5.1 Roof

Ref No:	Condition:	Picture:	Repair:	Priority:
5.1.10	Again picture shows extent of timber decay		Where the timbers show signs of wet rot damage, they should be removed and replaced with new treated timbers. The remaining timbers should be treated with an anti-fungal spray within a 1 metre radius of the affected area.	High
5.1.11	As Above		As Above	High
5.1.12	As Above		As Above	High

## 5.0 Roof




### 5.1 Roof

Ref No:	Condition:	Picture:	Repair:	Priority:
5.1.13	Picture illustrates the there is no felt covering under natural roof slates which is common for the structures of this age. It also shows clearly where some slates appear to be slipping from there fixed position.		<b>Note:-</b> The client should expect that part or all of the main roof covering and partial timber rafters, may need to be replaced and should take account of this.	High
5.1.14	As Above		As Above	High
5.1.15	As Above		As Above	High

## ***6.0 Internal Survey***




## 6.0 Internal Survey

### 6.1 Internal Survey

Ref No:	Condition:	Picture:	Repair:	Priority:
6.1.1	There is a major leak on the front elevation part of the roof/ceiling and will need to be investigated further.		The source of water ingress needs to be rectified. The client should retain a competent building contractor to investigate and re-roof the damaged main roof covering. All defective timbers need to be removed and replaced with new treated timber rafters and slating laths.	High
6.1.2	The cast Iron roof vent has rusted right through and is in very poor condition.		Replace old roof vent with a modern pvc unit.	High
6.1.3	Resulting damage from roof vent above.		As Above	High




## 6.0 Internal Survey

### 6.1 Internal Survey

Ref No:	Condition:	Picture:	Repair:	Priority:
6.1.4	<p>Interior dividing walls are in poor unfinished state.</p> <p>The timber floorboards are in relatively good condition but they are dirty and in need to be cleaned. Also they have some holes and gaps that need to be fixed.</p>		<p>Finish interior walls with skim plaster and insert new joinery and ironmongery and finish. Clean down remaining walls and ceiling and repaint same making good. Alternatively remove dividing partition walls and reinstate as was. Clean down remaining walls and ceiling and repaint same making good.</p> <p>Repair the gaps in the floor boards.</p> <p>Sand, clean down and cover with new carpet or other floor finish as agreed by the client.</p>	High
6.1.5	<p>Deterioration of slate roof has led to clear leakage areas and evidence of damp penetrating ceiling plaster.</p>		<p>Carry out all necessary remedial works ensuring the roof is now watertight.</p> <p>Fully insulate the space between the roof joists. Cut out affected area and replace with 12mm foil backed plasterboard, tape joint, plaster skim and paint.</p>	High
6.1.6	<p>As Above</p>		<p>As Above</p>	High




## 6.0 Internal Survey

### 6.1 Internal Survey

Ref No:	Condition:	Picture:	Repair:	Priority:
6.1.7	As Above		As Above	High
6.1.8	Bathrooms on First floor are grubby and unsightly. The sanitary fittings are dirty and there is evidence of vermin present.		Remove all rubbish and cart away. Clean and repair existing sanitary ware or re-fit new sanitary ware (if required by the client). Clean down walls and ceilings, repaint.	High
6.1.9	A number of bird nests can be found in the property.		Remove nests and clean down walls and ceiling and repaint same making good.	High




## 6.0 Internal Survey

### 6.1 Internal Survey

Ref No:	Condition:	Picture:	Repair:	Priority:
6.1.10	<p>Windows are in very poor condition. Some are windows do not have any locking mechanisms and brackets and seals have failed.</p> <p><b>Note:-</b> These windows are very much out of date single glazed and in relatively poor condition.</p>	 	<p>Window need to be cleaned inside and out. Window requires maintenance to ensure that they can open and close properly. Re-instate all missing and damaged latches and hinges to the window.</p> <p><b>Recommend:-</b> Replace windows with double glazed units to</p> <ol style="list-style-type: none"><li>1. improve heat retention</li><li>2. Increased security.</li></ol>	High
6.1.11	<p>Window opening sealed with duck tape. Hazardous mould is growing around the area and falling onto window board.</p>		As Above	High




## 6.0 Internal Survey

### 6.1 Internal Survey

Ref No:	Condition:	Picture:	Repair:	Priority:
6.1.12	As Above		As Above	High
6.1.13	Plaster work damaged.		This section of plaster work needs to be removed, re-slabbed skimmed and painted.	High
6.1.14	Spalling plasterwork is detaching from the wall surface and evidence moisture present. The wall finish is in very poor decorative condition.		Remove all loose plaster within this damaged area, clean down loose masonry dust to achieve a good bonding surface. Re-plaster with sand and cement undercoat and skim making good. Paint the newly plastered surface following a period of drying out	High




## 6.0 Internal Survey

### 6.1 Internal Survey

Ref No:	Condition:	Picture:	Repair:	Priority:
6.1.15	The ply floor covering shows extensive staining resulting from the continuous moisture ingress.		<p>The source of water ingress needs to be rectified. It was found that the water ingress was caused by a broken roof light. Remove the ply floor finish and cart away, inspect the underlying floor boards and joist timbers.</p> <p>Should the timbers show signs of wet rot damage, they should be removed and replaced with new treated timbers. The remaining timbers should be treated with an anti-fungal spray within a 1 metre radius of the affected area.</p>	High
6.1.16	Wall is showing evidence of damp penetration. The paint is peeling and mouldy.		<p>Strip back the plasterwork, re-plaster the walls with sand and cement &amp; final skim coat and paint.</p>	High
6.1.17	<p>The sanitary fittings are dirty and need to be replaced.</p> <p>The room is in need of redecoration.</p> <p>There is no natural light (window) or extractor fan for necessary ventilation.</p>		<p>Remove all sanitary fittings and cart away and replace with new fittings.</p> <p>Remove the existing floor covering and replace with new.</p> <p>Break out a new hole in wall and fit new mechanical extractor fan.</p> <p>Clean down all surfaces and repaint.</p>	High



## 6.0 Internal Survey

### 6.1 Internal Survey

Ref No:	Condition:	Picture:	Repair:	Priority:
6.1.18	As Above		As Above	High
6.1.19	There are holes in the ceiling caused by the construction team.	 	Slab the underside of the joists with 12mm plasterboard to form new ceiling. Tape joints, add plaster skim and paint	High

## 6.0 Internal Survey




### 6.1 Internal Survey

Ref No:	Condition:	Picture:	Repair:	Priority:
6.1.20	Overall the roof lights are in quite poor condition. The glass panel in the roof light has slipped down and allowing direct rain water ingress.		Ideally remove the defective rooflight window units and frames to the rear and cart away. Replace with new Upvc double glazed roof light, fit new 5lb lead flashing to ensure a water tight seal.	High
6.1.21	As Above		As Above	High

## ***7.0 Services***



## 7.0 Services

### 7.1 Services

Ref No:	Condition:	Picture:	Repair:	Priority:
7.1.1	From what can established this is a redundant water tank.		<p>Remove and cart away redundant water tank and all ancillary timber and pipe work.</p> <p>An alternative water supply / head tank will need to be arranged to provide water supply to the 2<sup>nd</sup> floor toilet if the client intends to maintain this toilet.</p>	High
7.1.2	All electrical wiring will require further investigation by a competent electrician.		<p>A competent electrician shall be retained to inspect and assess all electrical wiring and existing fittings in this building.</p> <p>The existing fuse boxes and ECB boards will have to be assessed to ensure they do not pose a risk to health and safety.</p>	High
7.1.3	However the presence of a temporary Electrical box indicates that the previous supply is not adequate to service the property. Although there is a temporary system in place, this is exactly that a temporary system that will have to be update to ensure safe and effective use.		<p>Prior to tenant occupation of this building, all electrics must be tested and certified to ensure that the electrical system do not pose any health &amp; safety or fire hazard risk.</p>	High




## 7.0 Services

### 7.1 Services

Ref No:	Condition:	Picture:	Repair:	Priority:
7.1.4	Temporary electrical wiring is unsightly and often tracked through areas of convenience causing further damage.		As Above	High
7.1.5	Emergency Escape lighting missing.		All emergency lighting, both internal and external, to be checked replaced or repaired and tested.	High

## 7.0 Services

### 7.1 Services

Ref No:	Condition:	Picture:	Repair:	Priority:
7.1.6	<p>All drainage and sewerage services throughout the building will have to be further investigated by a competent plumber.</p> <p>The foul and surface drains such as manholes, gully traps and associated pipe work should be inspected to ensure they are in an efficient and safe working order.</p>		<p>A competent plumber is to be retained to inspect and assess all drainage and sewerage services throughout the building.</p> <p>Prior to the use of the building, all drainage and sewerage services must be attended to ensuring that they are in full working order and that there are no health and safety risks to the inhabitants.</p>	High
7.1.7	<p><b>Heating:-</b></p> <p>Note:- Although an oil storage tank is visible on site it is unclear whether the property is equipped for its distribution.</p> <p>However:</p> <p>Electric radiators are installed in some locations but again these are where only a temporary solution installed by the construction team and again will need to be updated.</p>	 	<p>A competent plumber is to be retained to inspect and assess all hot and cold water services, heating pipework and appliances in the building.</p> <p>Prior to the use of the building, all plumbing and heating appliances must be attended to ensuring that there is no health and safety threats to the inhabitants.</p>	High

## 7.0 Services

### 7.1 Services

Ref No:	Condition:	Picture:	Repair:	Priority:
7.1.8	<p><b>Telephone points:-</b></p> <p>Note:- It was observed that there is a limited amount of telephone points in this building.</p>		<p>Client may be responsible for the provision of modern strategically located telephone points and networking cables to accommodate future tenants.</p>	High
7.1.9	<p><b>Existing Alarm System:-</b></p> <p>Note:- It was observed that there is no existing alarm system in place.</p>		<p>A competent alarm specialist will need to be retained to investigate the existing systems functionality to determine a repair or refit.</p>	High
7.1.10	<p><b>Electrification:-</b></p> <p>Upon visual inspection the area has no adequate lighting or electrical socket supply.</p>		<p>During the renovations, provision should be made to introduce lighting and electrical supply. Including a smoke/flame detector linking to the mains supplied fire alarm system.</p>	High