

Declaration

In accordance with Part IV, Section 57 (2) of the Local Government (Planning and Development) Act, 2000 (as amended).

Louth County Council:

This declaration specifies what works would, or would not, in the opinion of the planning authority materially affect the character of the protected structure, or any element thereof, and, as a result, require planning permission. Under the Act, protection extends to the entire structure including its interior and the land lying within its curtilage. It also extends to any other structures lying within the curtilage of the protected structure, to their interiors and to all fixtures and features that form part of the interior or exterior of any of these structures. Where specified in the Record of Protected Structures, protection may also extend to any other feature within the attendant grounds of the protected structure.

Nothing in this declaration exempts works that would not otherwise be exempt from a requirement for planning permission. Changes of use or intensification of the current use may require planning permission. If in doubt, the owner/occupier should consult the planning authority for further advice before commencing any works.

This Declaration may be referred to An Bord Pleanála for review within 4 weeks of its issue, upon payment of the requisite fee in accordance with Part IV, Section 57 (8) of the Planning & Development Act 2000 as amended.

Applicant Name:	Health Service Executive		
Status (i.e. Owner or Occupier):	Owner		
Date of Request for Declaration:	9th August 2024	Date of Inspection:	
Date of Issue of Declaration:	Previous Declarations:		

Address:		Location:	E	N
Name of Building:	Saint Brigids Hospital	National Grid co-ordinates:		
Address 1:	Kells Road	O.S. Map Type:		
Address 2:	Ardee	Map Sheet:		
Address 3:	Co. Louth	Site Number:		
Eircode:	A92DRNO			

Protection Status:

Under the Planning and development Act 2000
(as amended)

Y / N**Details:**

Record of Protected Structures:

Y x

N

NIAH ref no: 13823032. Louth
RPS LH017-038Architectural Conservation
Area:

Y

N x

Under the Planning and development Act 2000
(as amended)

Record of Monuments and
Places:

Y

N x

Zone of Archaeological
potential:

Y

N x

Preservation Order or
Temporary P.O.:

Y

N x

NIAH Registration No. (if applicable):

N/A

Introduction:

The referrer has sought a Section 57 Declaration as per the Planning and Development Act 2000 (as amended) in respect of works to a protected structure at St Brigids Hospital, Kells Road, Ardee, Co. Louth (shown below).



Roadside elevation

Protection Status:

Under the Planning and Development Act 2000 (as amended), the Record of Protected Structures (RPS) is set out in the Louth County Development Plan 2021-2027 as varied.

- Detached multiple-bay two-storey hospital, built 1933. Symmetrical plan about north-south axis, two-stage pyramid-roofed tower to north.

Planning History:

11/38 - Permission for development consisting of works to St. Brigid's Hospital granted

Enforcement:

None

Description of the Structure:

The **NIAH** description of this regionally important property (NIAH Ref: 13826014– is as follows:

Detached multiple-bay two-storey hospital, built 1933. Symmetrical plan about north-south axis, central five-bay main administrative block with pedimented central breakfront, flanking single-storey projections each containing canted bay windows, two-stage pyramid-roofed tower to north, set back from, and linked to, east and west two-storey flat-roofed ward wings each with two full-height projections to outside elevations. Hipped slate roof to south (front) building main block, terracotta hip and ridge tiles, tall red brick chimneystacks to gables with terracotta pots, cast-iron moulded gutters on lead-clad blocking course, cast-iron hopper heads and circular downpipes; pitched slate mansard-style roof with gabled dormers to north end of main block, clay ridge tiles, pre-cast concrete verges; lead-clad blocking courses to flat roofs elsewhere; standing seam copper-clad roof to tower, simple metal cross at apex. Red brick English bond walling, pre-cast concrete roll-top plinth, slightly projecting lead-capped string course at first floor level, moulded pre-cast concrete cornice below blocking course, unpainted smooth rendered walling to either side of central entrance breakfront at ground floor and tympanum of pediment; central recessed panel to each face of tower, upper and lower stages separated by lead capped pre-cast concrete string, moulded pre-cast concrete cornice, wrought-iron fretted clock face to south elevation with Roman numerals. Square-headed window openings, projecting terracotta tile course beneath flush red brick sills, moulded stone sills to first floor window in breakfront, brick dressings, uPVC casement windows; round-headed window openings below gablets to east and west elevations of central block, brick arches, plain concrete keystones, aluminium casement windows; square-headed window openings to tower, single to lower stage, tripartite to upper stage, pre-cast concrete surrounds to lower windows, concrete sills and heads to tripartite windows, metal small-pane casement windows. Round-headed main entrance door opening set in open-topped triangular pedimented stone doorcase, moulded classically-derived enrichments, dentilled cornice, eared moulded architrave, hardwood double round-headed doors each with nine panels; square-headed openings to secondary entrances, painted timber doors each with single lower panel and diamond paned-glazed upper panel, diamond-paned plain-glazed overlights, granite steps. Set in flat landscaped grounds, bitmac driveways chapel to east.

The **NIAH** appraisal of this properties includes –

Designed by architect H.T. Wright, this sprawling hospital complex is the dominant feature in the countryside to the west of Ardee. The symmetrically disposed two-storey flat roofed ward blocks frame the classically-inspired main entrance building set in front of a tall copper roofed clock tower. Viewed from the south the entrance block is framed by evergreen trees. The brickwork is relieved by surface modulation and the stone entrance doorcase which displays excellent craftsmanship in its execution.

Referral Question:

Would works materially affect the character of the protected structure and as a result, require planning permission?

This request, as detailed in Section 10 of the S57 request form, pertains to:

- Proposal to upgrade the 3-no. leaking asphalt clad flat roofs
-

Legislative Provision:

Section 57(1) of the Planning and Development Act 2000 (as amended) states 'that notwithstanding Sections 4(1)(h) and any regulations made under Section 4(2), the carrying out of works to a protected structure, or proposed protected structure shall be exempted development only if those works would not materially affect the character of:

- a) the structure; or
- b) any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Section 68 of the Act stipulates that the carrying out of any works specified in a notice under section 59 (1) or 60 (2) shall be exempted development.

Assessment:

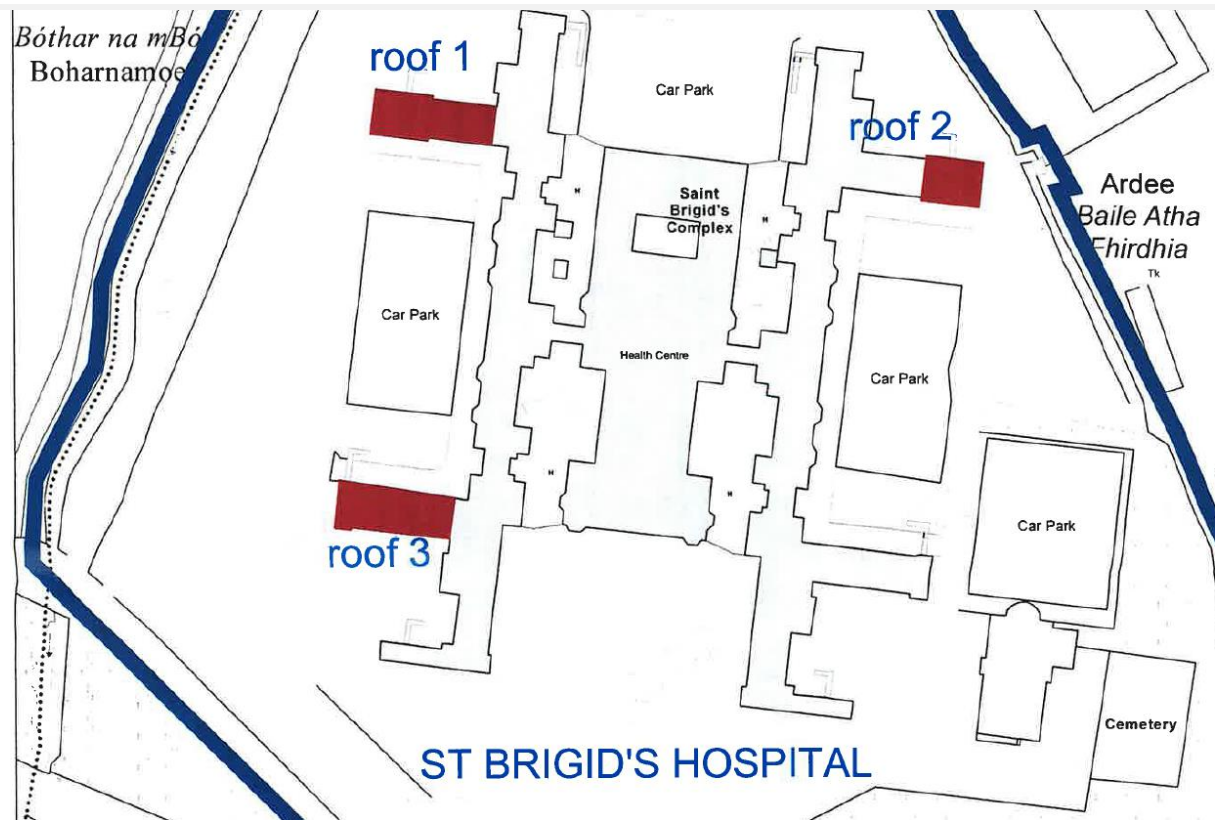
I have reviewed the RPS in respect of this property. The applicant has submitted a comprehensive method statement and impact assessment report.

The report sets out the following:

- Building description
- Development proposal
- Proposed works to be undertaken
- Repair proposal
- Impact assessment

The applicant has stated that the Hospital incorporates a number of asphalt clad flat roofs which are lead flashed to abutting brick work parapet walls

The 3no. roofs top returns have failed and as a result water ingress is seeping to internal parts in the building below and resulting in degradation of interior parts.



The 3no. flat roofs involved are identified above.

The proposed works to be undertaken on the flat roofs:

- Preliminary and site set up
- Strip off roof coverings down to concrete roof deck
- Take down brick work parapet walls to roof perimeter level
- Incorporate new felt weatherproof solution to the flat roofs
- Incorporate new lead cavity trays to the parapet walls
- Reconstruct the brick work parapet walls

Brick Work Parapet Walls:

- It is proposed to number the brick work and concrete parapet cappings in the parapet walls prior to the structures being taken down. Store the bricks and parapet cappings for reuse
- Remove deteriorated lead cavity trays from parapet walls and dispose from site.

New Weatherproof Solution:

- It is proposed to fit a new mineral felt vapour barrier across the top of the flat roofs incorporating a PIR vapour board roof insulation material and weatherproof using a mineral underlay felt and a granular finished cap sheet of felt.



Current condition of roof 2.

Lead Cavity Trays:

- It is stated that the damp ingress issues affecting interior parts in the building below are occurring due to the deteriorated state of the roof coverings, while the perimeter lead cavity trays are suffering from defects such as lead tears, lead cracks and other defects.
- It is proposed to incorporate new lead cavity trays in the construction of the parapet walls to successfully weatherproof and flash the new roof coverings into place.
- The proposed new lead will be treated with a patination oil to reduce the risk of the lead staining.



Damage to lead cavity trays.

Reconstruct Brick Work Parapet Walls:

- In order to replace the lead cavity trays, it will be necessary to take down and reconstruct the parapet walls.
- The brick work parapet walls are to be reconstructed using the existing clay bricks with suitable coursing with a lime-based pointing.
- All works are to be carried out by a trained person who has experience of working with period properties.

The applicant states that:

- All works will be carried out using best conservation practices and experienced professionals
- On completion, the existing building will be left intact and its appearance unaltered.

Having reviewed the proposals, I conclude that the works involve repair, maintenance and upgrade of the 3no. roofs to bring them into a state of good repair would not materially affect the character of the protected structure.

Any further documentation attached (maps, photographs, sketches, notes etc.)?

- Declaration form.
- Conservation method statement
- Drawings/ map submitted.
- Photos of hospitals and roofs

Recommendation:

I hereby recommend that a Declaration of Exemption be issued for the development described above, for the reason(s) set out hereunder:

WHEREAS the question has arisen as to whether works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at St Brigids Hospital, Kells Road, Ardee, Co. Louth.

AND WHEREAS the HSE requested a declaration on the question from Louth County Council on the 9th August 2024.

AND WHEREAS Louth County Council in considering this referral, had regard particularly to –

- a) Section 2 of the Planning and Development Act 2000, as amended,
- b) Section 3 of the Planning and Development Act 2000, as amended,
- c) Section 4 (1)(h) of the Planning and Development Act 2000, as amended,
- d) Section 57 of the Planning and Development Act, 2000 as amended,
- e) The Architectural Heritage Protection Guidelines for Planning Authorities,
- f) The special interest pertaining to the protected structure in question and
- g) The nature and extent of works set out in the referral question.

AND WHEREAS Louth County Council has concluded that:

- (i) The stated works to the protected structure comprise of “works” as defined in Section 2 of the Planning and Development Act 2000 (as amended);
- (ii) The works involve upgrade, repair and maintenance of the 3no. roofs to bring them into a state of good repair and prevent water ingress would not materially affect the character of the protected structure would not, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest,
- (iii) The said development, therefore, comes within the scope of section 4(1)(h) and Section 57(1)

of the Planning and Development Act 2000 (as amended).

NOW THEREFORE Louth County Council, in exercise of the powers conferred on it by Section 57 of the 2000 Act as amended, hereby decides that the upgrade, repair and maintenance of the 3no. roofs to bring them into a state of good repair and prevent water ingress would not materially affect the character of the protected structure at St Brigids Hospital, Kells Road, Ardee, Co. Louth, **constitutes development that is exempted development.**

Notes:

- The works shall be carried out in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011).
- The applicant shall engage the services of a Conservation Architect accredited by the Royal Institute of the Architects of Ireland or the Royal Institute of British Architects or other suitably qualified professional with proven conservation skills for the detailed design and specification of the works to the protected structure. This person shall also carry out periodic inspection of such works on site and provide certification that the works have been properly executed in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011) and best conservation practice.

Signed by Inspector

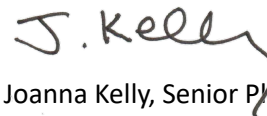


Brian Brooks, Executive Planner

Date

16/09/24

Signed by Planning Authority Officer



Joanna Kelly, Senior Planner

Date 18th September 2024

LOUTH COUNTY COUNCIL

CHIEF EXECUTIVE'S ORDER

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Section 57 Declaration – Works to a Protected Structure

Chief Executive's Order No: 703/2024

Reference No: S57 LHS24-04

Date Application Received: 7th July 2024

Description: Proposal to upgrade the 3-no. leaking asphalt clad flat roofs.

Name of Applicant: Health Service Executive

Location of Development Saint Brigid's Hospital, Kells Road, Ardee, Co. Louth A92 DRN0

WHEREAS the question has arisen as to whether works would or would not materially affect the character of protected structure or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest at St Brigid's Hospital, Kells Road, Ardee, Co. Louth.

AND WHEREAS the HSE requested a declaration on the question from Louth County Council on the 9th August 2024.

AND WHEREAS Louth County Council in considering this referral, had regard particularly to –

- a) Section 2 of the Planning and Development Act 2000, as amended,
- b) Section 3 of the Planning and Development Act 2000, as amended,
- c) Section 4 (1)(h) of the Planning and Development Act 2000, as amended,
- d) Section 57 of the Planning and Development Act, 2000 as amended,
- e) The Architectural Heritage Protection Guidelines for Planning Authorities,
- f) The special interest pertaining to the protected structure in question and
- g) The nature and extent of works set out in the referral question.

AND WHEREAS Louth County Council has concluded that:

- (i) The stated works to the protected structure comprise of “works” as defined in Section 2 of the Planning and Development Act 2000 (as amended);
- (ii) The works involve upgrade, repair and maintenance of the 3no. roofs to bring them into a state of good repair and prevent water ingress would not materially affect the character of the protected structure would not, or any element of the structure which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social, or technical interest,
- (iii) The said development, therefore, comes within the scope of section 4(1)(h) and Section 57(1) of the Planning and Development Act 2000 (as amended).

NOW THEREFORE Louth County Council, in exercise of the powers conferred on it by Section 57 of the 2000 Act as amended, hereby decides that the upgrade, repair and maintenance of the 3no. roofs to bring them into a state of good repair and prevent water ingress would not materially affect the character of the protected structure at St Brigid’s Hospital, Kells Road, Ardee, Co. Louth, **constitutes development that is exempted development.**

Notes:

- The works shall be carried out in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011).
- The applicant shall engage the services of a Conservation Architect accredited by the Royal Institute of the Architects of Ireland or the Royal Institute of British Architects or other suitably qualified professional with proven conservation skills for the detailed design and specification of the works to the protected structure. This person shall also carry out periodic inspection of such works on site and provide certification that the works have been properly executed in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011) and best conservation practice.

SIGNED:


Joanna Kelly
Senior Planner

Dated: 19th September 2024

ORDER:

In pursuance of the powers conferred upon the Council by the above Act, I concur with the above recommendation and I hereby direct that a **Section 57 Declaration of Exemption be Granted** for the works, as described above.

SIGNED:


Thomas McEvoy
Director of Services

Dated: 19th September 2024

To whom this function has been delegated in accordance with the provision of Sections 154 of the Local Government Act 2001 by Order no CE.S.336/24 dated the 15th day of September 2024.



ANDREW O'GORMAN
CHARTERED BUILDING SURVEYORS

Andrew O'Gorman Surveyors Ltd
Chartered Building Surveyors
Drumbo, Cavan,
Co. Cavan, Ireland.

T: 049-4327773 / 086 8098449
W: www.aogorman.com
E: surveys@aogorman.com

Conservation

Planning Department
Louth County Council.
Town Hall
Crowe Street
Dundalk
Co. Louth

Date: 9th October 2024

Dear Sirs

Re: Saint Brigid's Hospital, Ardee, Co. Louth

Saint Brigid's Hospital Building is a protected structure as listed in the Louth County Development Plan 2021 – 2027. Reference no.13823032

Louth County Council granted a section 57 for the removal and reconstruction of brick work parapet walls to the perimeter of 3no. flat roofs at St. Brigid's Hospital.

The reason for the removal and reconstruction of the brick work parapet walls is to facilitate the recovering of the existing flat roofs and the incorporation of lead cavity trays through the brick work parapet walls.

In the conservation assessment report prepared by my office and submitted with the section 57 application, it was noted the existing clay bricks which form the parapet walls would be carefully removed and reused for the reconstruction of the parapets.

However, on commencement of the removal of the parapet walls it was noted the brick work parapet walls at St. Brigid's Hospital are constructed using sand cement mortar. This has resulted in the mortar being secured to the brick work. It is not possible to remove the mortar from the brick work without causing irreparable damage to the clay parapet bricks.

I have instructed the contractor to use various tools to try and salvage the bricks, but due to the hard mortar, the bricks are cracking and breaking.

As a result of this I have researched the brick work market both in Ireland and the UK for bricks which can be used to rebuild the parapet walls.

Various brick work suppliers and salvage yards have been consulted in an effort to source matching brick work.

We have finally consulted with Neacy's salvage yard in Ardee and they have provided a salvaged brick from 'Normanton brick co'.

The brick is of good quality is of similar size to the existing brick work in the parapet walls, while the brick is a near match to the existing parapet walls.

It is my client's intention on using 'normanton' salvaged bricks to reconstruct the parapet walls at the 3no. roofs at St. Brigid's Hospital. The existing concrete parapet cappings will be reinstated.

The builder on site has reconstructed a sample section of parapet wall using the Normanton brick (refer to attached photographs).

The existing roofs at St. Brigid's Hospital are leaking and presented in poor condition and this is resulting in degradation of interior parts in the building below. In this regard the HSE are anxious the building be weather proofed and secured against the elements.

It is my opinion the salvaged brick is of high quality and is of similar size and texture to that of the existing brick work.

It is my opinion the new salvaged brick will complement the construction of the parapet walls and will be in keeping with good conservation practices.

I hope this will be acceptable to Louth County Council Conservation Department and should you require any further information or references I can gladly provide.

Yours sincerely

Andrew O'Gorman



Andrew O'Gorman B.Sc MSCSI MRICS

Chartered Building Surveyor

Grade 3 Conservation Surveyor

Enclosed: Selection of photographs of sample parapet wall and bricks proposed.

Note: Please note my email address andrewogormansurveys@gmail.com

Cc: Karen Burns - HSE



General view of newly constructed parapet wall with 'normanton brick'



Ditto above

03



View of salvaged brick used in sample parapet

04



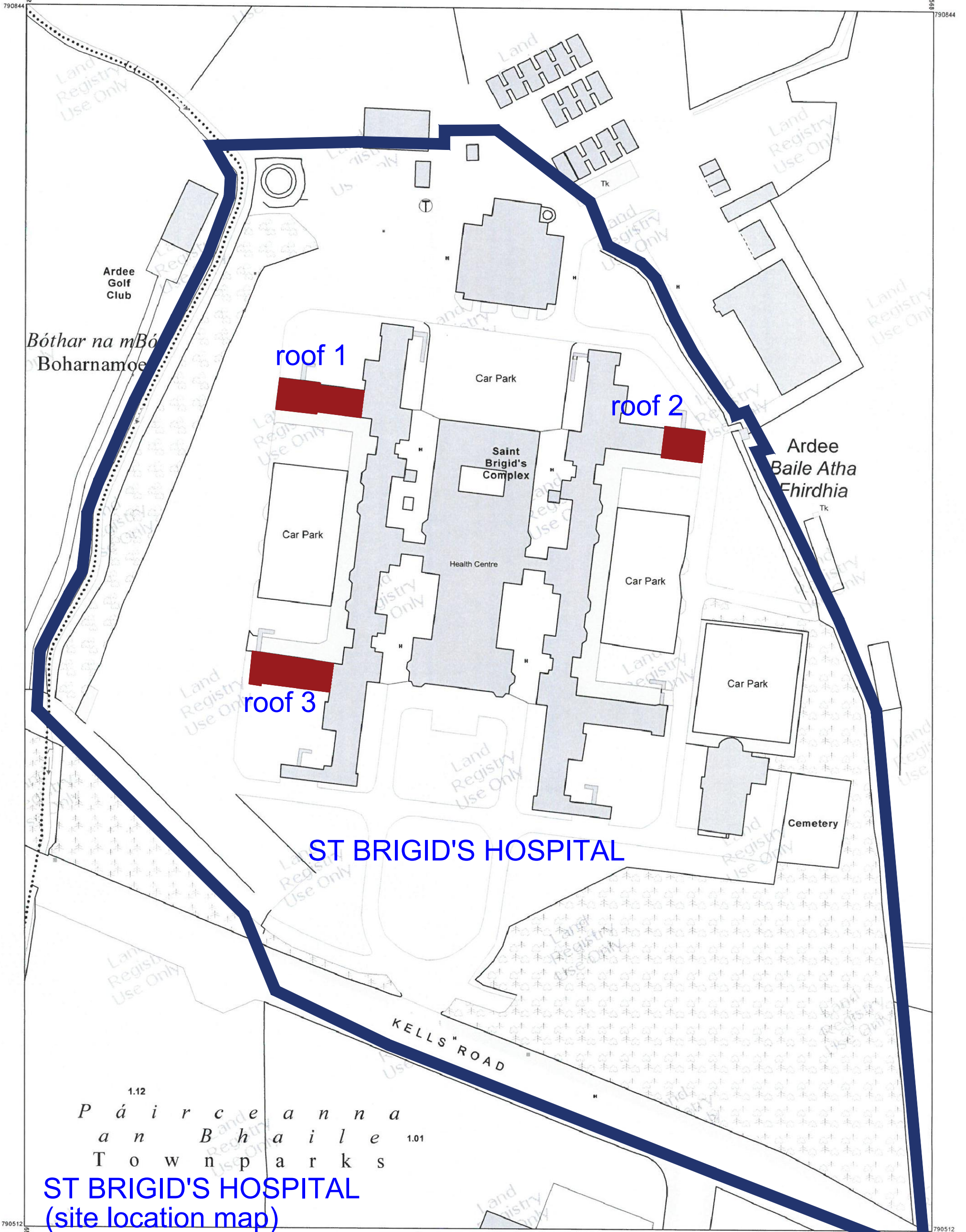
Ditto

05



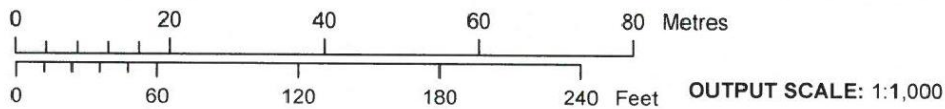
General view of newly constructed brick parapet using 'normanton brick'

Land Registry Compliant Map



ST BRIGID'S HOSPITAL

ST BRIGID'S HOSPITAL
(site location map)



CENTRE COORDINATES:
ITM 695445,790678

ORDER NO.:
50408702_1

PUBLISHED:
04/07/2024

MAP SERIES:
1:1,000
1:1,000

MAP SHEETS:
2009-10
2009-15

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: www.tailte.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit www.tailte.ie and search for 'Large Scale Legend'

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

© Tailte Éireann, 2024.
All rights reserved.

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.



Tailte Éireann



ANDREW O'GORMAN
CHARTERED BUILDING SURVEYORS

Andrew O'Gorman Surveyors Ltd
Chartered Building Surveyors
Drumbo, Cavan,
Co. Cavan, Ireland.

T: 049-4327773 / 086 8098449
W: www.aogorman.com
E: surveys@aogorman.com

CONSERVATION METHOD STATEMENT AND
IMPACT ASSESSMENT REPORT

Relating to proposed alterations to existing flat roofs



AT
SAINT BRIGIDS HOSPITAL
KELLS ROAD

ARDEE

CO. LOUTH

Date of Report: July 2024

Report Content:

Brief History	Page 3
Building Description	Page 4 to 6
Development Proposal	Page 6
Proposed works to be undertaken	Page 7 to 10
Repair proposal	Page 10
Impact Assessment	Page 11

Brief History:

Saint Brigid's Hospital Building comprises a large multiple-bay two storey building.

Saint Brigid's Hospital Building was constructed in or around 1930.

Saint Brigid's Hospital was designed by H.T Wright architect.

The building was designed and build for use as a hospital.

The building is currently utilised as a nursing home to part, while health service executive staff occupy the building for administrative functions.

Saint Brigid's Hospital Building is a protected structure as listed in the Louth County Development Plan 2021 – 2027. Reference no.13823032

Building Description:

Saint Brigid's Hospital Building comprises a detached multiple-bay two storey building built around 1930.

(description taken from 'national inventory of architectural heritage')

'Detached multiple-bay two-storey hospital, built 1933. Symmetrical plan about north-south axis, central five-bay main administrative block with pedimented central breakfront, flanking single-storey projections each containing canted bay windows, two-stage pyramid-roofed tower to north, set back from, and linked to, east and west two-storey flat-roofed ward wings each with two full-height projections to outside elevations. Hipped slate roof to south (front) building main block, terracotta hip and ridge tiles, tall red brick chimneystacks to gables with terracotta pots, cast-iron moulded gutters on lead-clad blocking course, cast-iron hopper heads and circular downpipes; pitched slate mansard-style roof with gabled dormers to north end of main block, clay ridge tiles, pre-cast concrete verges; lead-clad blocking courses to flat roofs elsewhere; standing seam copper-clad roof to tower, simple metal cross at apex. Red brick English bond walling, pre-cast concrete roll-top plinth, slightly projecting lead-capped string course at first floor level, moulded pre-cast concrete cornice below blocking course, unpainted smooth rendered walling to either side of central entrance breakfront at ground floor and tympanum of pediment; central recessed panel to each face of tower, upper and lower stages separated by lead capped pre-cast concrete string, moulded pre-cast concrete cornice, wrought-iron fretted clock face to south elevation with Roman numerals. Square-headed window openings, projecting terracotta tile course beneath flush red brick sills, moulded stone sills to first floor window in breakfront,

brick dressings, uPVC casement windows; round-headed window openings below gables to east and west elevations of central block, brick arches, plain concrete keystones, aluminium casement windows; square-headed window openings to tower, single to lower stage, tripartite to upper stage, pre-cast concrete surrounds to lower windows, concrete sills and heads to tripartite windows, metal small-pane casement windows. Round-headed main entrance door opening set in open-topped triangular pedimented stone doorcase, moulded classically-derived enrichments, dentilled cornice, eared moulded architrave, hardwood double round-headed doors each with nine panels; square-headed openings to secondary entrances, painted timber doors each with single lower panel and diamond paned-glazed upper panel, diamond-paned plain-glazed over lights, granite steps. Set in flat landscaped grounds, bitmac driveways chapel to east’.



General elevation view of Saint Brigid's

Development Proposal:

Saint Brigid's Hospital incorporate the presence of a number of asphalt clad flat roofs which are lead flashed to abutting brick work parapet walls.

The roofs to 3no. returns have failed and as a result water ingress is seeping to internal parts in the building below and resulting in degradation of interior parts.

It is proposed to upgrade the 3no. leaking asphalt clad flat roofs at Saint Brigid's Hospital.

Proposed works to be undertaken:

This method statement is aimed at the proposed works to be carried out on 3no. flat roofs at Siant Brigid's Hospital, Ardee, Co. Louth.

The single storey roofs are identified on the attached site plan as:

1. Roof no. 1
2. Roof no. 2
3. Roof no. 3

The following is a brief list of proposed works to be undertaken on the flat roofs.

- Preliminaries and site set up.
- Strip off roof coverings down to concrete roof deck.
- Carefully take down brick work parapet walls to roof perimeter level.
- Incorporate new felt weather proof solution to the flat roofs.
- Incorporate new lead cavity trays to the parapet walls.
- Reconstruct the brick work parapet walls.

- Preliminaries and Site Set-up:

It is proposed the site will be secured for the duration of the works.

Scaffolding to be erected to facilitate safe access to the roofs for working on.

- **Strip Off Roof Coverings:**

It is proposed to remove the existing asphalt flat roof coverings and associated felt materials from the roofs. All insulation materials and base boards to be removed also.

The concrete roof decks are to be cleaned down to ensure all weather proof coverings are removed.

- **Brick Work Parapet Walls:**

It is proposed to number the brick work and concrete parapet cappings in the parapet walls prior to the structures being taken down.

Carefully take down existing concrete parapet cappings and brick work parapet walls using hand tools.

Store brick work and parapet cappings for reuse.

Remove deteriorated lead cavity trays from parapet walls and dispose of site.

- **New Weather Proof Solution:**

It is proposed to fit a new mineral felt vapour barrier across the top of the flat roofs. Incorporate a PIR taper board flat roof insulation material and weather proof roof using a mineral underlay felt and a granular finished cap sheet of felt (bauder system).



Typical image of newly felted flat roof when complete.

Lead Cavity Trays:

The damp ingress issues affecting interior parts in the building below are occurring due to the deteriorated state of the roof coverings, while the perimeter lead cavity trays are suffering from defects such as lead tears, lead cracks and other defects.

The cause of the defects in the lead cavity trays is as a result of normal aging with the lead work being in place for 93 years or so.



Image of cracked and torn lead cavity tray in parapet wall. Lead is 93 years old.

It is proposed to incorporate new lead cavity trays in the construction of the parapet walls to successfully weather proof and flash the new roof coverings into place.

In order to incorporate the new lead cavity trays, it will be necessary to carefully take down and reconstruct the perimeter brick work parapet walls. The new lead will be incorporated across the base of the newly constructed parapet walls.

The new lead proposed will be code 5 material, while the lead will be treated with a patination oil to reduce the risk of the lead resulting in staining.

Reconstruct Brick Work Parapet Walls:

The existing clay brick work parapet walls comprise 'stretcher bond' brick work construction.

The pointing to the brick work parapet walls comprises lime based 'flush' pointing.

The existing brick work parapet walls are largely found to be presented in reasonable structural condition. There is however notable evidence of spalled and damaged brick work largely to interior faces of the parapet walls.

Due to the deteriorated condition of the lead cavity trays which are incorporated in the parapet wall construction, it will be necessary to replace the lead cavity trays. In order to complete this task, it will be necessary to carefully take down and reconstruct the parapet walls.

It is proposed to identify and mark all parapet cappings and brick work prior to the removal of the parapet walls.

All work to parapet walls to be completed by hand.

It is proposed to carefully remove and place the concrete parapet cappings for reuse.

It is proposed to carefully remove and place the brick work parapet wall parts for reuse.

The cappings and brick work should be carefully cleaned down to remove mortar etc.

Supply and fit new code 5 lead cavity tray and dress across the parapet walls in a stepped fashion. All lead work to be cut and placed in strict accordance with best lead practices for period properties.

The brick work parapet walls are to be reconstructed using the existing clay brick work using a 'stretcher bond' coursing, while lime based flush pointing is to be incorporated.

All works to be carried out by trained persons who have experience of working with period properties.

Where brick work is damaged and spalled, it is proposed to repair these bricks on site using good conservation practices, while some additional replacement bricks will be sourced. The replacement bricks will be sourced from reputable salvage yards.

Repair & Construction Proposals:

Having considered the defective flat roofs at Saint Brigid's Hospital and the associated deteriorated lead work, it is my professional opinion it is not possible to upgrade the roofs without replacing the deteriorated lead cavity trays which are incorporated in the brick work parapet walls.

Given, the brick work parapet walls comprise a porous material, there are no solutions available to provide a weather proof defence without replacing the lead cavity trays.

It is proposed to carefully remove and reconstruct the brick parapet walls at Saint Brigid's Hospital to facilitate the incorporation of new lead cavity trays.

Impact Assessment:

Saint Brigid's Hospital is presently suffering from ongoing water ingress due to the deteriorated state of the flat roof coverings and associated flashings. The damp ingress will result in degradation of interior parts in the building below.

The Health Service Executive own and occupy Saint Brigid's Hospital.

It is proposed to replace the existing flat roof coverings to the 3no. roofs with a new mineral felt flat roof system (Bauder system).

In order to fully flash and weather proof the new roofs, it will be necessary to replace the existing 93 year lead cavity trays which are incorporated in the existing perimeter parapet walls around the perimeter of the flat roofs. By replacing the deteriorated lead cavity trays, the building will be provided with a new flat roof system that will prevent damp ingress from affecting interior parts.

It is proposed to carry out all works using best conservation practices and experienced trades persons will be engaged for each task on the roofs.

On completion of the works, the existing building will be left intact and its appearance will not have changed in any way.

The HSE propose to engage my services to specify and supervise the roof upgrade works at Saint Brigid's Hospital.

I trust that the above and attached meet with your approval and should you require any further information, then please feel free to give me a call.

The following attachments are present:

- Photograph selection
- Identification aerial view.
- Site location map 1/1000
- Roof plan drawings for each of the 3no. roofs.
- Details on parapet walls.

Signed:

Andrew O’Gorman

Andrew O’Gorman B.Sc MSCSI MRICS
Chartered Building and Conservation Surveyor (grade III)

001



General view of roof 3 parapet walls



Parapet walls above lead line to be taken down and rebuilt



General view of roof no. 3



View of flat roofs inside parapet walls



Interior view of flat roofs with perimeter parapet walls



View of numerous patch repairs to lead cavity trays due to deterioration



View of tear and cracks to lead cavity trays roof 3



Tears to lead roof no. 3



General view of brick work parapet walls and concrete cappings



Various patch repairs to lead cavity trays

011



View of roof no. 2

012



View of parapet wall to roof 2

013



General view of roof 2

014



General view of roof 2

015



View of roof 2

016

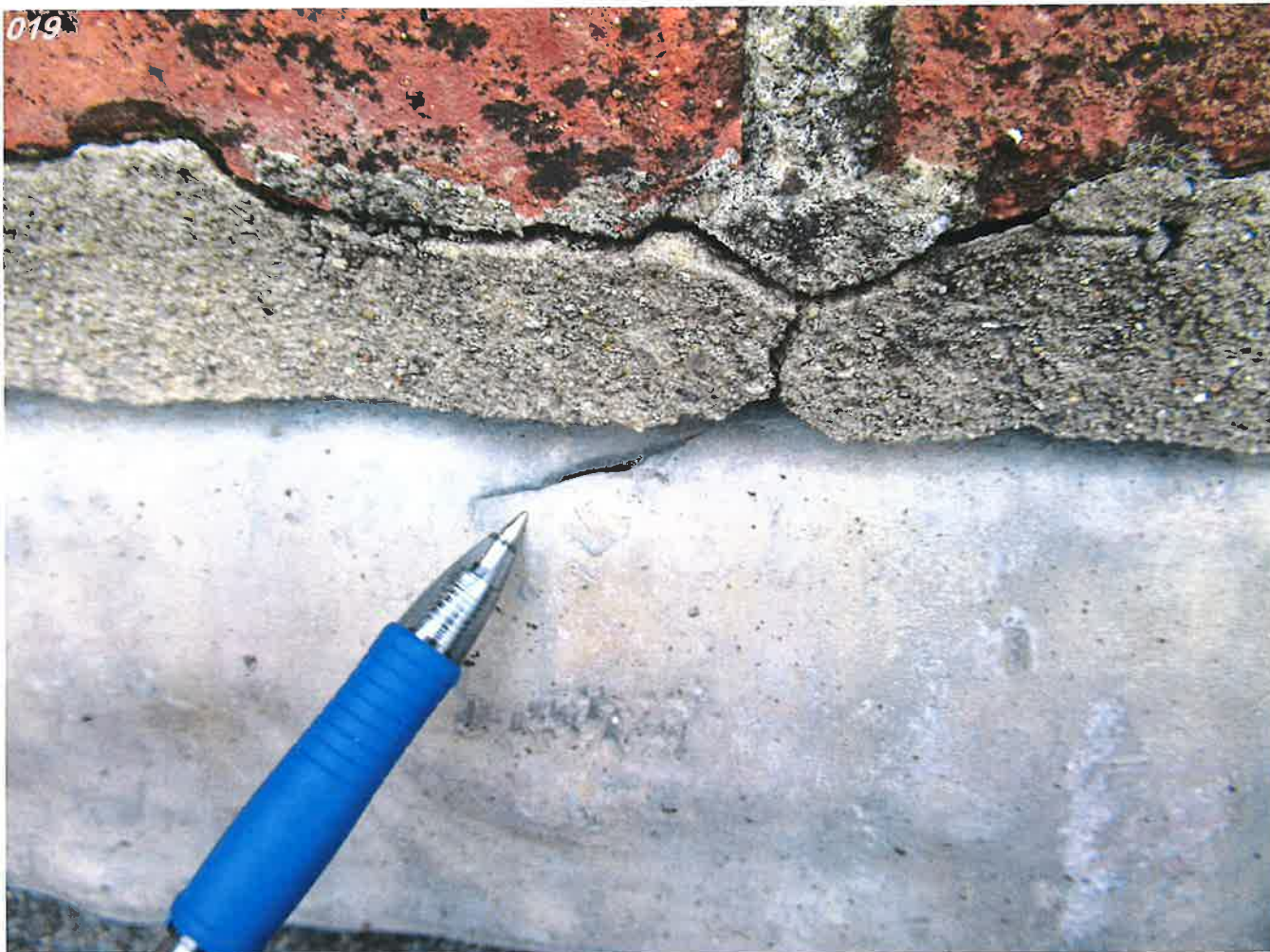




Interior view of parapet wall flat roof



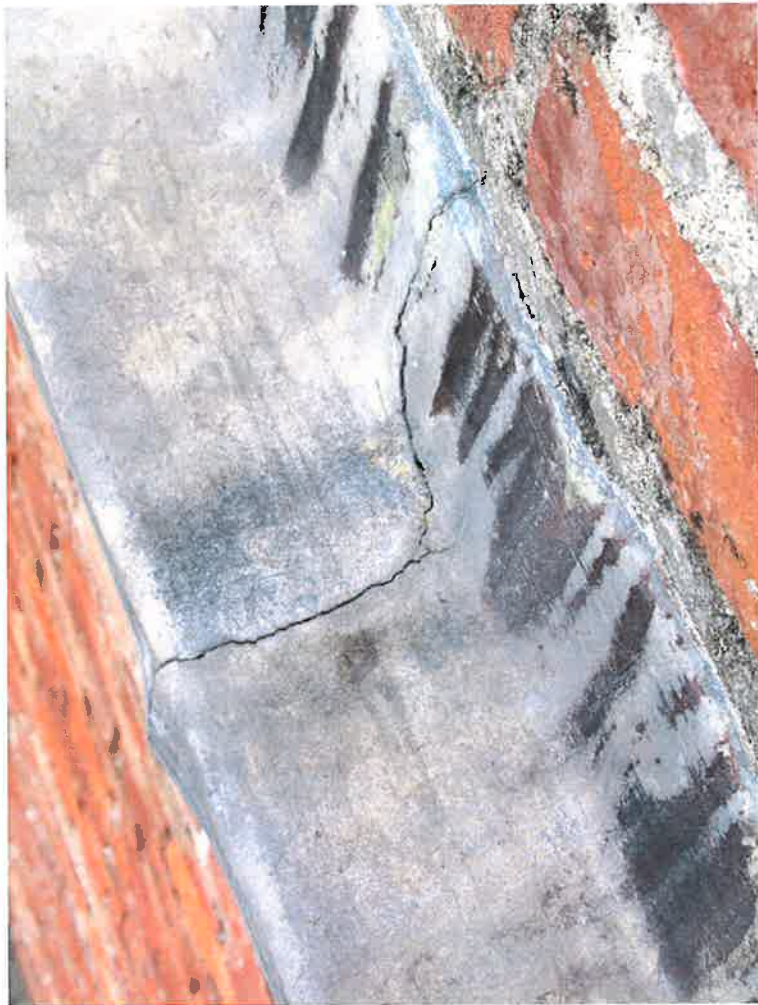
View of patch repairs to deteriorated lead work to flat roof 2



View of tears to lead flashing to roof 2



View of tears to lead work to flat roof



View of tears to lead flashings - roof 2



Ditto above

023



View of tears to lead work roof 2



Ditto above

025



General view of roof 1

026



View of parapet walls

027



View of roof 1

028



View of roof 1

029



View of roof 1

030



View of flat roof no.1



View of tears to lead work roof 1

033



View of patch repairs to lead work

034



View of deterioration to parapet walls to be reconstructed



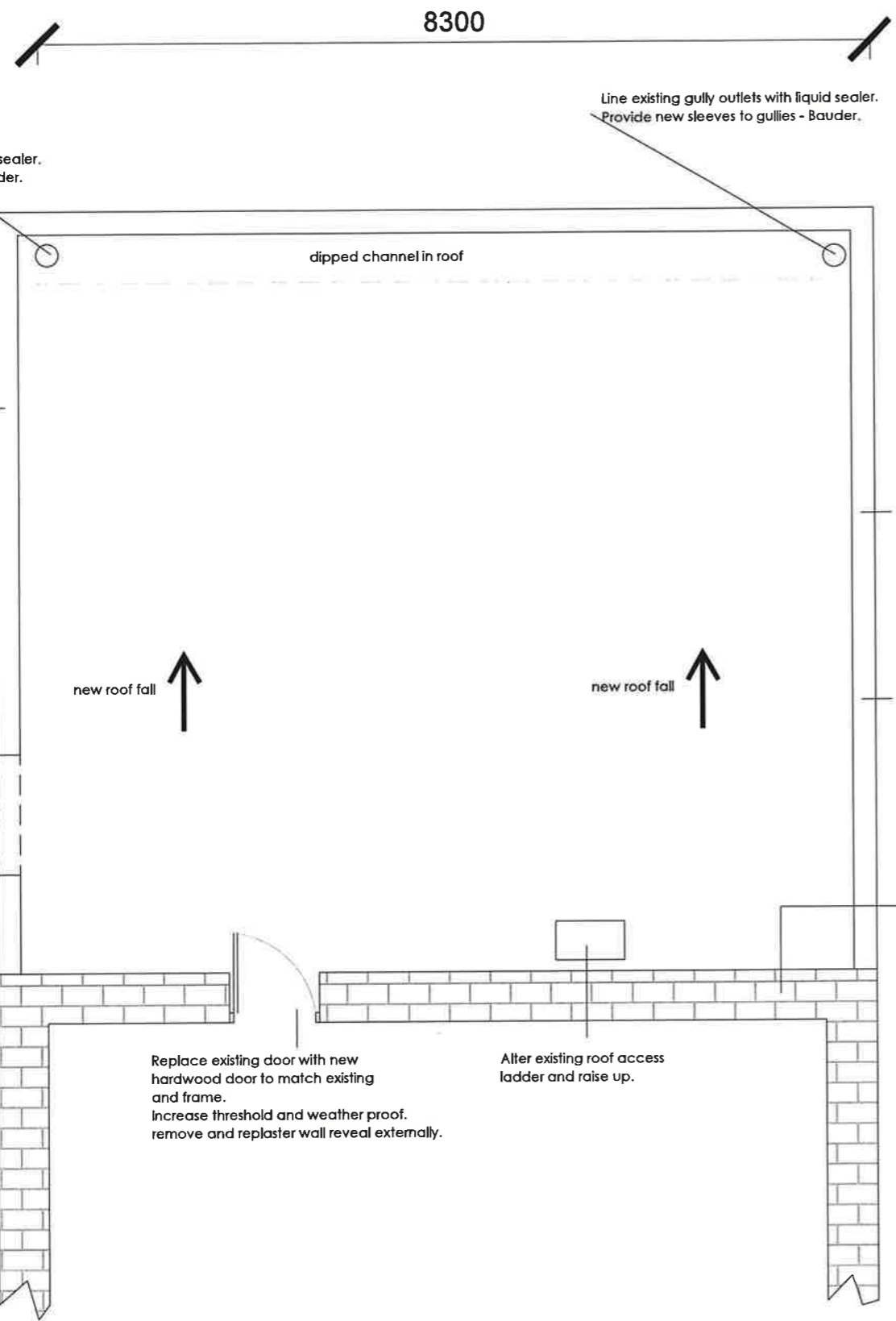
View of cracked and torn lead work



Ditto above



View of torn lead work

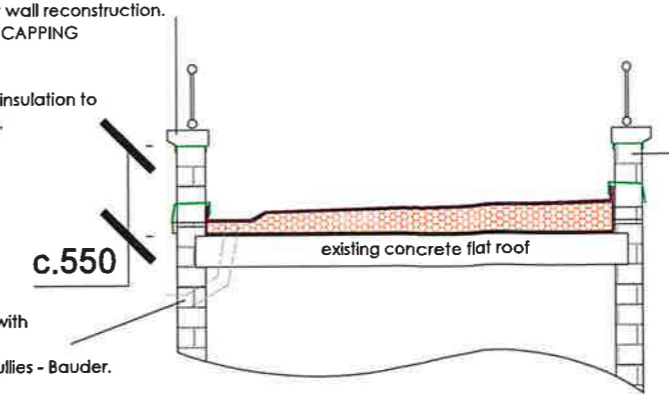


EXISTING PLAN VIEW OF ROOF (ROOF 2)

Remove and refit parapet cappings and clean as per of parapet wall reconstruction. 125MM HIGH X 330MM WIDE CAPPING

Incorporate channel in new insulation to collect surface water run off.

Line existing gully outlets with liquid sealer. Provide new sleeves to gullies - Bauder.



PROPOSED CROSS SECTION VIEW OF ROOF

existing metal railing to be removed and refitted on parapet capping.

Take down and rebuild brick parapet walls and incorporate lead capping beneath existing cappings. Incorporate new code 5 lead tray into newly constructed parapet wall. Position of tray to be higher than existing tray to accommodate for insulation etc.

Bitumen prime roof deck. Provide new bauder vapour barrier. Provide Taper board PIR insulation and perimeter upstands. Provide top layer of bauder felt and cap sheet.

Take down and rebuild parapet wall. Incorporate new lead tray and rebuild parapet wall to match existing. Incorporate lead tray beneath cappings also.

Remove and refit cables and associated boxes etc onto parapet walls. Neatly finish and repair damaged parts.

Remove row of bricks to incorporate lead tray into existing wall and allow new roof to be lead flashed into.

NOTE:
SAINT BRIGID'S IS A LISTED BUILDING.

ALL CONSTRUCTION AND RECONSTRUCTION WORKS TO BE CARRIED OUT USING GOOD CONSERVATION PRACTICES. EXPERIENCED CRAFT PERSONS TO BE ENGAGED AND WHO HAVE EXPERIENCE OF WORKING WITH LISTED BUILDINGS.

NOTE:
ALL ROOF WORKS TO BE COMPLETED IN STRICT ACCORDANCE WITH **BAUDER SPECIFICATIONS** AND DETAILS.
ALL ROOF INSULATION TO BE TAPER BOARD '**KINGSPAN**' FLAT ROOF INSULATION. Roof survey to be completed prior to taper board insulation being ordered.

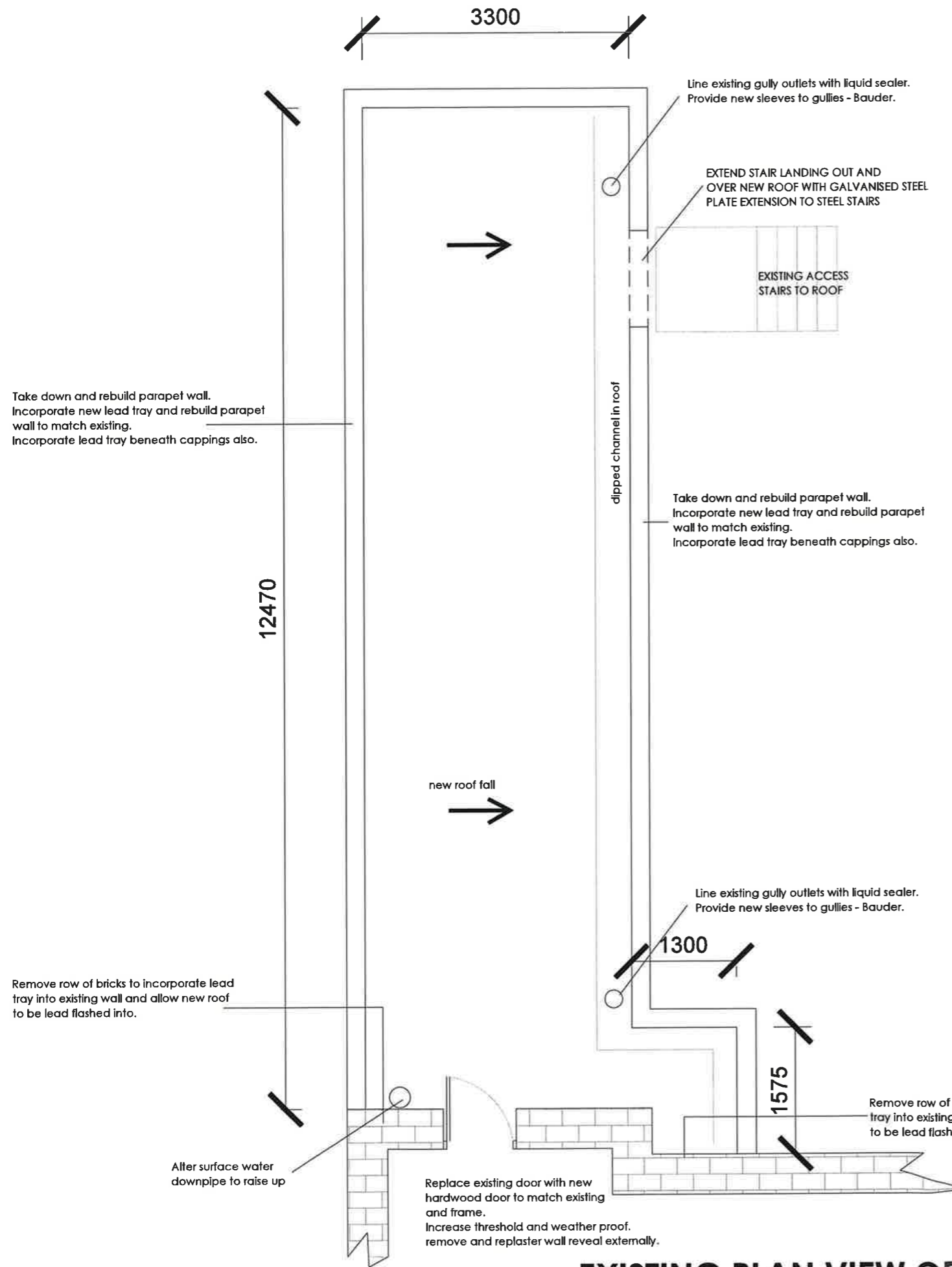
CHECK ALL MEASUREMENTS ON SITE.

ANDREW O'GORMAN SURVEYORS LTD
CHARTERED BUILDING SURVEYORS
DRUMBO
CAVAN
CO. CAVAN

TEL: 049 4327773 086 8098449
FAX: 049 4327660

E MAIL: surveys@aogorman.com
WEB: www.aogorman.com

PROJECT:	
EXISTING AND PROPOSED ROOF DRAWINGS FOR ST. BRIGIDS HOSPITAL ARDEE LOUTH FOR HEALTH SERVICE EXECUTIVE	
DRAWING:	DATE
FLAT ROOF ABOVE DENTAL (roof no. 2)	JUNE 2024
DRAWING SCALE: Not to scale (do not scale drawing)	DRAWING REF: HSE
DRAWING NO: 002 of 005	DRAWN BY: AOG



EXISTING PLAN VIEW OF ROOF (ROOF 3)

NOTE:
 SAINT BRIGID'S IS A LISTED BUILDING.
 ALL CONSTRUCTION AND RECONSTRUCTION WORKS TO BE CARRIED OUT USING GOOD CONSERVATION PRACTICES. EXPERIENCED CRAFT PERSONS TO BE ENGAGED AND WHO HAVE EXPERIENCE OF WORKING WITH LISTED BUILDINGS.

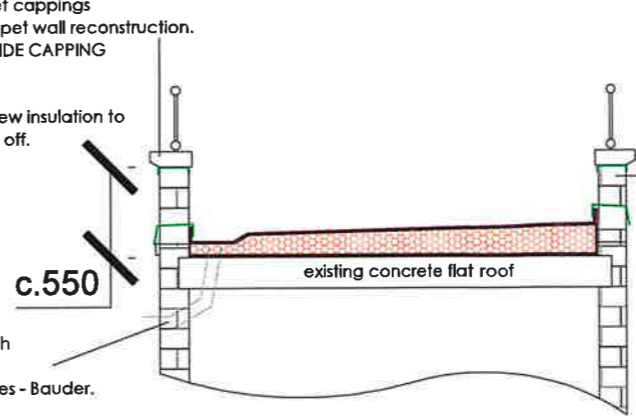
NOTE:
 ALL ROOF WORKS TO BE COMPLETED IN STRICT ACCORDANCE WITH **BAUDER SPECIFICATIONS** AND DETAILS.
 ALL ROOF INSULATION TO BE TAPER BOARD '**KINGSPAN**' FLAT ROOF INSULATION. Roof survey to be completed prior to taper board insulation being ordered.
 CHECK ALL MEASUREMENTS ON SITE.

Remove and refit parapet cappings and clean as per of parapet wall reconstruction. 125MM HIGH X 330MM WIDE CAPPING

Incorporate channel in new insulation to collect surface water run off.

c.550

Line existing gully outlets with liquid sealer. Provide new sleeves to gullies - Bauder.



existing metal railing to be removed and refitted on parapet capping.

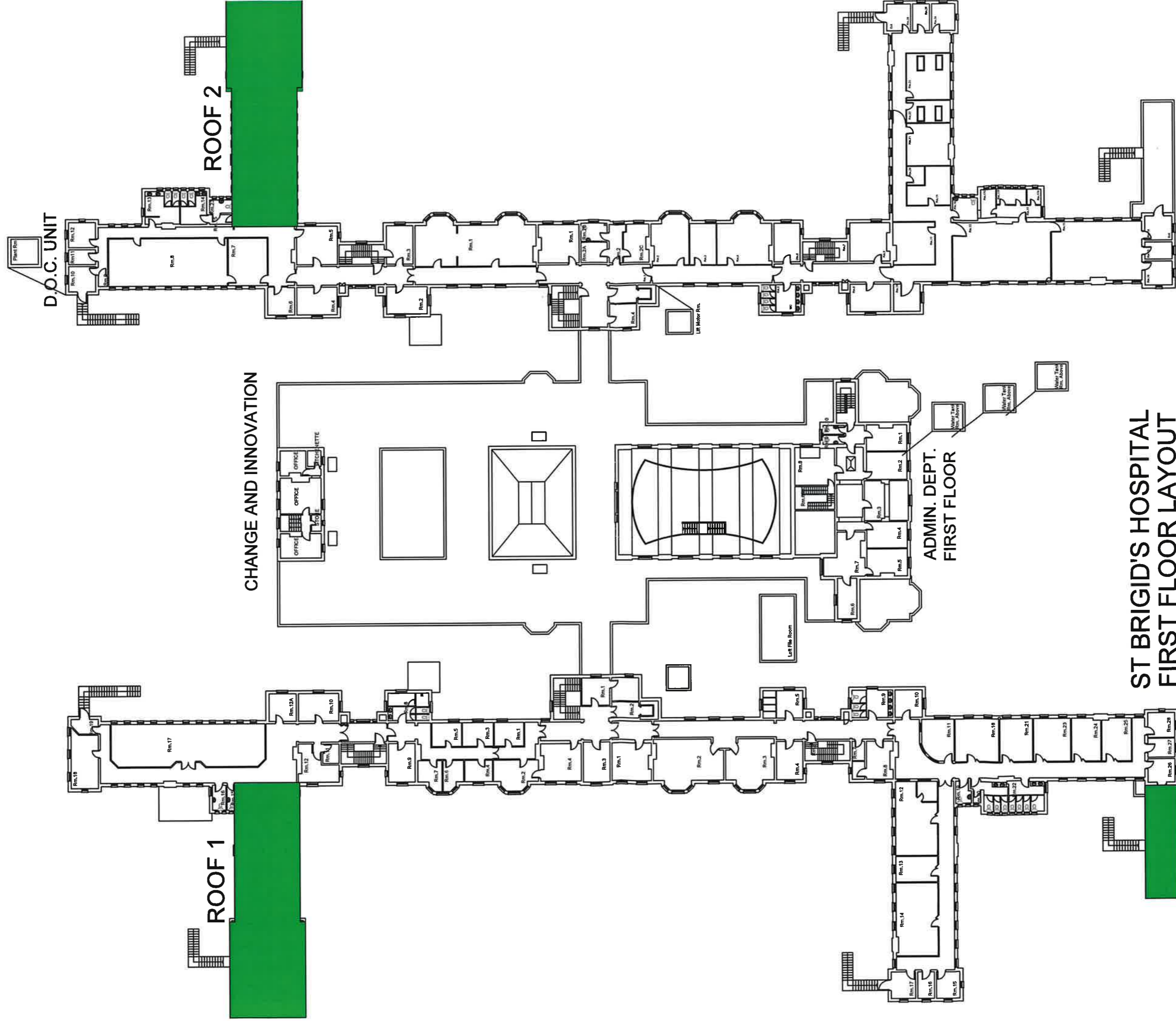
Take down and rebuild brick parapet walls and incorporate lead capping beneath existing cappings. Incorporate new code 5 lead tray into newly constructed parapet wall. Position of tray to be higher than existing tray to accommodate for insulation etc.

Bitumen prime roof deck.
 Provide new bauder vapour barrier.
 Provide Taper board PIR insulation and perimeter upstands.
 Provide top layer of bauder fell and cap sheet.

PROPOSED CROSS SECTION VIEW OF ROOF

ANDREW O'GORMAN SURVEYORS LTD
 CHARTERED BUILDING SURVEYORS
 DRUMBO
 CAVAN
 CO. CAVAN
 TEL: 049 4327773 086 8098449
 FAX: 049 4327660
 E MAIL: surveys@aogorman.com
 WEB: www.aogorman.com

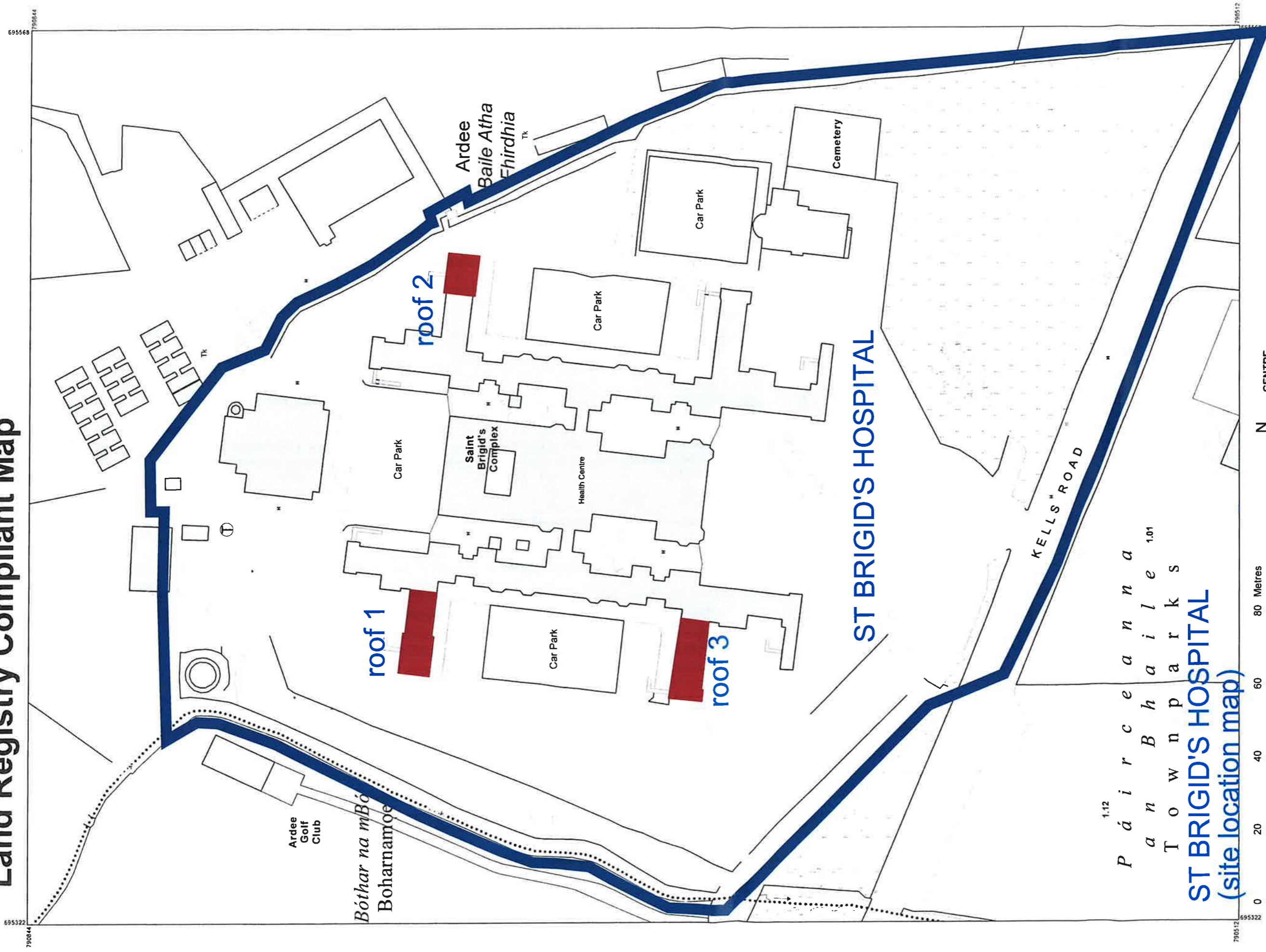
PROJECT:	
EXISTING AND PROPOSED ROOF DRAWINGS FOR ST. BRIGIDS HOSPITAL ARDEE LOUTH FOR HEALTH SERVICE EXECUTIVE	
DRAWING:	DATE
FLAT ROOF ABOVE DENTAL (roof no. 3)	JUNE 2024
DRAWING SCALE: Not to scale (do not scale drawing)	DRAWING REF: HSE
DRAWING NO: 001 of 005	DRAWN BY: AOG



**ST BRIGID'S HOSPITAL
FIRST FLOOR LAYOUT**

(roofs to be upgraded high lighted green)

Land Registry Compliant Map



P á i r c e a n n a
a n B h a i l e
T o w n p a r k s
ST BRIGID'S HOSPITAL
(site location map)

COMPILED AND PUBLISHED BY:
Tailte Éireann,
Phoenix Park,
Dublin 8,
Ireland.
D08F6E4
www.tailte.ie

No part of this publication may be copied, reproduced or transmitted in any form or by any means without the prior written permission of the copyright owner.

The representation on this map of a road, track or footpath is not evidence of the existence of a right of way.

This topographic map does not show legal property boundaries, nor does it show ownership of physical features.

© Tailte Éireann, 2024.
All rights reserved.

OUTPUT SCALE: 1:1,000

CENTRE COORDINATES:
ITM 695445,790678

ORDER NO.: 50408702_1
MAP SERIES: 1:1,000
1:1,000
PUBLISHED: 04/07/2024
MAP SHEETS: 2009-10
2009-15

CAPTURE RESOLUTION:
The map objects are only accurate to the resolution at which they were captured
Output scale is not indicative of data capture scale
Further information is available at:
www.tailte.ie, search 'Capture Resolution'

LEGEND:
To view the legend visit
www.tailte.ie and search for 'Large Scale Legend'

www.tailte.ie

Any unauthorised reproduction infringes Tailte Éireann copyright.



Tailte Éireann