

ACP *Architectural Conservation Professionals*



Building Conservation Assessment Report.

For

Tuam Town Hall
The Square
Tuam
Co. Galway
H54 XD61

Client:

Galway County Council



Date: 30th September 2021 (Revised on the 7th December 2021)

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**Copies of this report
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Galway County Council

Acknowledgements:

Architectural Conservation Professionals acknowledges any information supplied by the Client and information obtained from the Record of Protected Structures (RPS), the National Inventory of Architectural Heritage (NIAH) and record of Monuments and Places (RMP)

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GLOSSARY OF TERMS

1. ACA

An Architectural Conservation Area is a place, area, group of structures or townscape that is of special architectural, scientific, social or technical interest, or that contributes to the appreciation of a protected structure, whose character it is the objective of a development plan to preserve - Section 52 (1) (b) of the 2000 Act.

2. Area of Special Planning Control

Areas of Special Planning Control provide powers to planning authorities not alone to give protection to the character of certain qualifying areas, but also to enhance that character, that is, to restore it and to require owners and occupiers to conform to a planning scheme – Section 84, of the 2000 Act

3. NIAH

The National Inventory of Architectural Heritage. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage and the Gaeltacht to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS)

4. Protected Structure

A “**protected structure**” is defined as any structure or specified part of a structure, which is included in the Record of Protected Structures. The term “structure” is defined by Section 2 of the 2000 Act to mean ‘any building, structure, excavation or other thing constructed, or made on, in or under any land, or any part of a structure so defined, and where the context so admits, includes the lands on, in, or under which the structure is situate’. – Section 2 (1) of the 2000 Act

5. Section 57 Declaration

Section 57 Declaration Owners or occupiers of a protected structure may request a ‘declaration’ under Section 57 of the 2000 Act. The purpose of which is for planning authorities to clarify in writing the kind of works that would or would not materially affect the character of that structure or any element of that structure which contributes to its special interest. Declarations guide the owner as to what works would and would not require planning permission in the context of the protection of the architectural heritage. This is because the character of a protected structure cannot be altered without first securing planning permission to do so.

6. RMP

Archaeological sites are legally protected by the provisions of the National Monuments Acts, the National Cultural Institutions Act 1997 and the Planning Acts. The National Record of Monument & Places (RMP) is a statutory list of all known archaeological monuments provided for in the National Monuments Acts. It includes known monuments and sites of archaeological importance dating to before 1700AD, and some sites which date from after 1700AD.

7. RPS

Record of Protected Structures. A Protected Structure is a structure which is considered to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical



point of view. The Record of Protected Structures (RPS) is a list of the buildings held by a Local Authority which contains buildings considered to be of special interest in its operational area. Section 51 (of the 2000 Act) requires that the development plan shall include a Record of Protected Structures and that the Record shall include every structure which is, in the opinion of the Planning Authority, of special interest.

Levels of significance – NIAH Definitions 2006

<i>International Significance</i>	Structures or sites of sufficient architectural heritage importance to be considered in an international context. Examples include St Fin Barre's Cathedral, Cork. These are exceptional structures that can be compared to and contrasted with the finest architectural heritage in other countries.
<i>National Significance</i>	Structures or sites that make a significant contribution to the architectural heritage of Ireland. These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.
<i>Regional Significance</i>	Structures or sites that make a significant contribution to the architectural heritage within their region or area. They also stand in comparison with similar structures or sites in other regions or areas within Ireland. Examples would include many Georgian terraces; Nenagh Courthouse, Co. Tipperary; or the Bailey Lighthouse, Howth. Increasingly, structures that need to be protected include structures or sites that make a significant contribution to the architectural heritage within their own locality. Examples of these would include modest terraces and timber shopfronts.
<i>Local Significance</i>	These are structures or sites of some vintage that make a contribution to the architectural heritage but may not merit being placed in the RPS separately. Such structures may have lost much of their original fabric.
<i>Record only</i>	These are structures or sites that are not deemed to have sufficient presence or inherent architectural or other importance at the time of recording to warrant a higher rating. It is acknowledged, however, that they might be considered further at a future time

Penalties for Offences

Architectural Heritage Protection

A Protected Structure and built fabric within its curtilage is protected by law under Part IV of the Planning and Development Act 2000. The penalties for breaches of this Act are severe¹.

¹ **156.**—(1) A person who is guilty of an offence under *sections 58(4), 63, 151, 154, 205, 230(3), 239 and 247* shall be liable—

(a) on conviction on indictment, to a fine not exceeding £10,000,000, or to imprisonment for a term not exceeding 2 years, or to both, or

(b) on summary conviction, to a fine not exceeding £1,500, or to imprisonment for a term not exceeding 6 months, or to both.



1.0 Scope of Study

This report has been prepared following a request by the client, Galway County Council. The study sets out to determine the condition of building fabric of Tuam Town Hall and report on same. The condition of the building fabric is categorized in order to illustrate the items which are in most need of attention.

This is not a comprehensive building/structural survey and should not be taken as such. It must be noted that no opening up was carried out on walls, floors etc and that this report is based on a visual inspection only. We can only comment on those items which were both visible and accessible at the time of our inspection.

An Order of Magnitude Cost is included in this report.

1.1 Method of study

The following methods and resources were used in establishing this Site and Building Inspection Report. This list is not exhaustive.

- The subject site was studied, visited and inspected by a qualified Conservation Building Surveyor on the 10th September 2021.
- Investigative opening up works took place on the 8th of November 2021 followed by an Aerial Survey of the Roof and Tower on the 19th of November 2021. Additional notes from these visits have been included in this amended report.
 - The data, observations and figures provided within this report are representative of the condition of the subject structure(s) on the day of inspection only.
- The Record of Protected Structures constraint maps and lists (RPS) and the sites were studied.
- The Record of Monuments and Places from the National Monuments Service website was studied.
- The National Parks and Wildlife Service website was studied.
- The National Inventory of Architectural Heritage was studied.



2.0 Existing Environment

2.1 Location

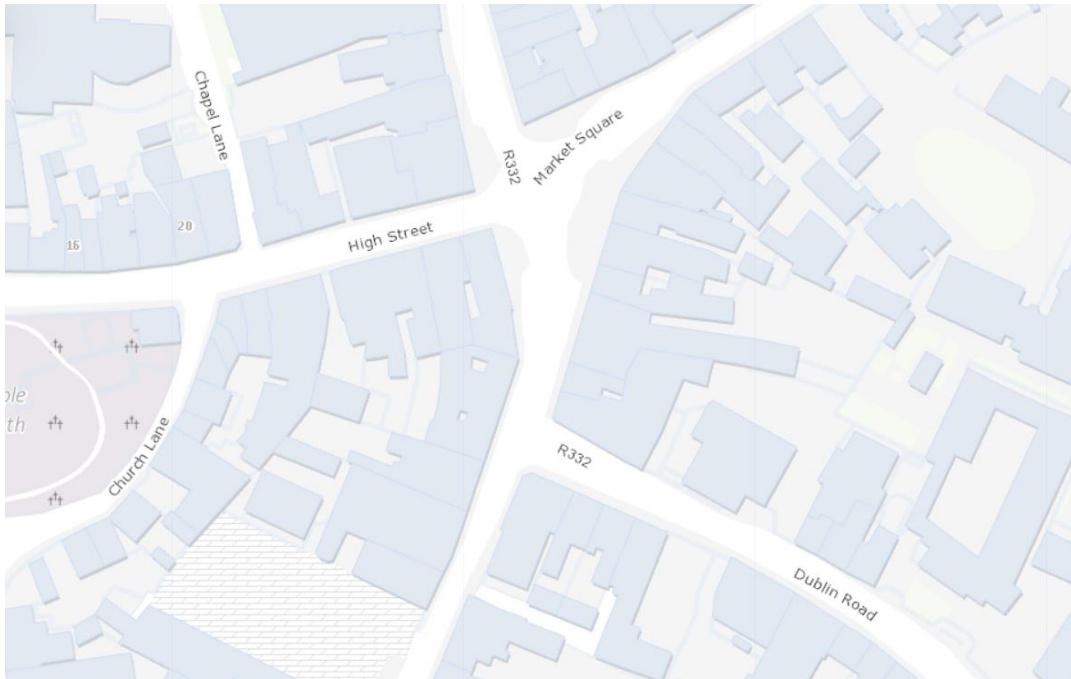


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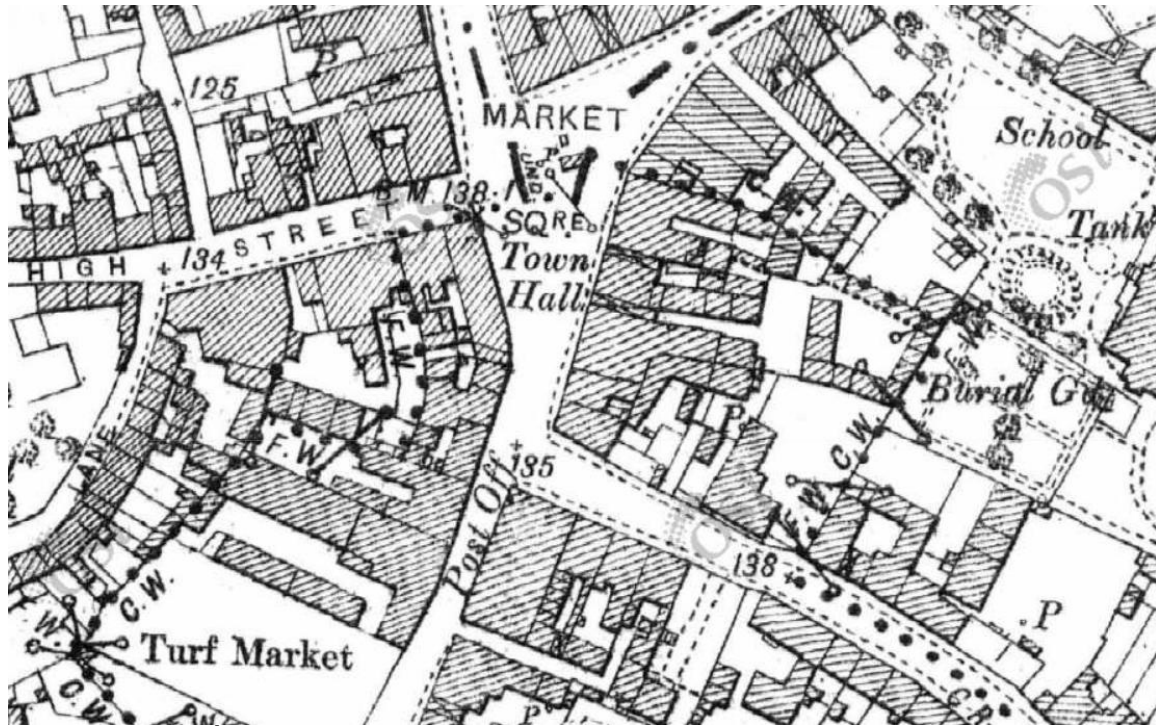


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2.2 Protection Status

Protection Status	Y/N	Details
Record of Protected Structures (RPS)	Y	RPS 27
Recorded Monument (RMP)	N	
Architectural Conservation Area (ACA)	Y	
Special Area of Conservation (SAC)	N	
Special Protection Area (SPA)	N	
National Heritage Area (NHA)	N	
Zone of Archaeological Potential preservation order	Y	
State Guardianship or ownership	N	
NIAH Building Record	N	
NIAH Garden Record	N	

Table 1 – Protection Status List

2.3 NIAH (National Inventory of Architectural Heritage) Record and Description

Reg. No:	30331029
Date:	1880 - 1885
Towns-land:	Townparks (3rd Division)
County:	Galway
Coordinates:	143569, 251948
Categories of Special Interest:	Architectural
Rating:	Regional
Original Use:	Town/county hall
In Use as:	Town/county hall

Table 2 – NIAH Description

2.3.1 NIAH Description

“Description

Corner-sited town hall, dated 1884. Complex building, main section having pitched slate roof with four-stage tower at corner. Central section of façade is of five bays and two storeys. Coursed rubble limestone walls with cornice and parapet decorated with terracotta tiled panels divided into sections by piers, raised limestone quoins, moulded string course at first floor level and wide windows with transoms and two mullions in each in early seventeenth-century style. Main entrance in single-bay section and emphasised by pedimented panel which sits on top of parapet, with commemorative plaque having date, cross and with crossed swords in tympanum. To south are two further bays with integral carriage arch having segmental head and keystone and transomed and mullioned windows with single mullion each. Tower faced with blocks of channelled ashlar with clasping panelled pilasters, string courses, round-headed openings and clasping pilasters, doorcase to ground floor and diagonally placed buttress to fourth stage giving it appearance of being octagonal. Clock face on each main façade, cornice, parapet and further cornice and urns. On top is octagonal, louvered lantern. High Street façade is of two bays with narrow windows with transoms in first floor windows, and doorcase with chamfered dressing.




Appraisal

*Tuam Town Hall is a very good example of the growing importance of municipal affairs in the late nineteenth century. It is superbly placed in the centre of the town and is thus a manifestation of local democracy. It also presents the very good quality stone carving and stone cutting of the period.*²

2.4 Record of Protected Structures

2.4.1 Record of Protected Structures Description

27	30331029	Town Hall	Town Hall, eight-bay two-storey building with stepped line of façade, carriage arch and four-storey corner clock tower. Built of quarry faced limestone with cut stone dressings. The building incorporates an earlier building on the site, which was 'extended and restored' in 1883. Renovated c. 1985. Street frontage.	Regional value because of its architectural quality and strategic position on the town square.	Tuam	TOWNPARKS (3RD DIVISION)	X:143570 Y:251950	
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² Source: NIAH Buildings of Ireland: <https://www.buildingsofireland.ie/buildings-search/building/22208708/castlegrace-house-castlegrace-tipperary-south>



3.0 Building Fabric Conservation Assessment

The fabric of the building was visually inspected, where accessible with a photographic record taken and any patent defects noted and recorded. The interventions to the historic fabric were noted and are documented within this section.

Separately, recommendation for opening up works have been sent to Galway County Council to further inform of the interventions and the condition of key elements of the fabric beneath same e.g. the condition of the internal walls behind the dry lining and the condition of the main roof trusses etc. These opening up works will help inform final recommended specification for the

The report categorises the works identified into those repairs of an emergency nature, those that should be done as soon as is practicable and works of a more comfort-of-use nature.

Emergency Work: is what must be done straight away to deal with work necessary for the safety of the fabric and/or its users.

Urgent Work: is that required to prevent active deterioration, i.e. attack by insect or fungus or penetration by rain water.

Necessary Work: is that required to the 'standard' appropriate for the building and its present or proposed use in the context of the client's resources and includes items of preventive maintenance. This category can be subdivided into 'good housekeeping' 'rolling programme' and 'major works'.

Optional Work: is what is recommended to enhance the use or appearance of the building or what is necessary for re-evaluation or adaptive use of the building.

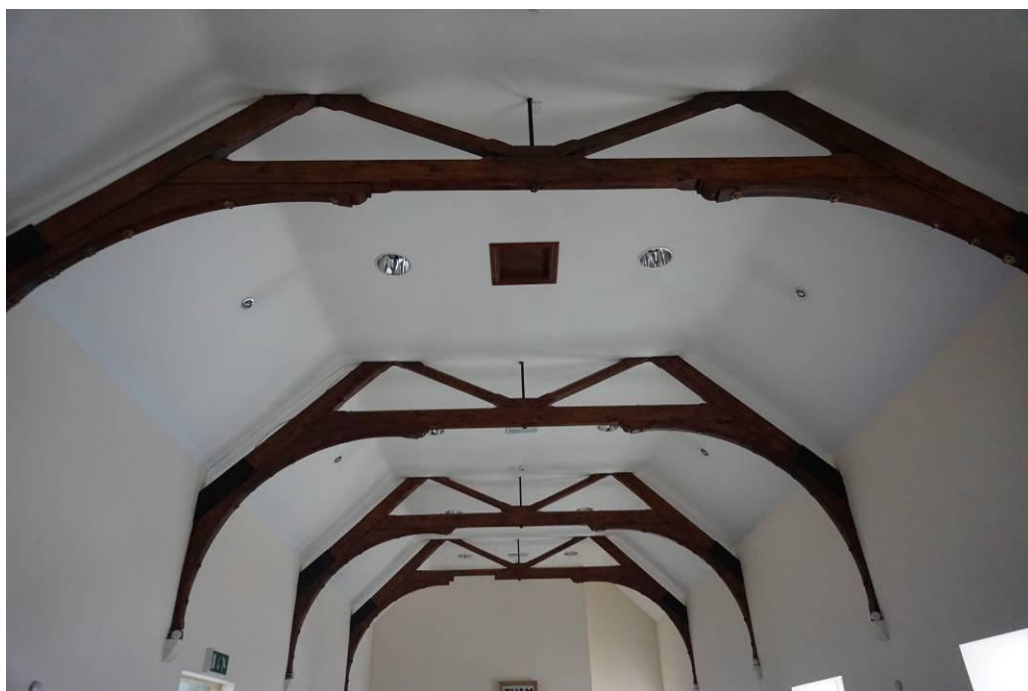


3.1 Urgent Works.

Attendance to items of the utmost concern may/are giving rise to serious and ongoing defects e.g. Evidence of water ingress to fabric giving cause to defects such as wet or dry rot in timber etc. In the case of Tuam Town Hall, the Urgent Works identified are confined to structural elements of the fabric which require opening up works e.g. concern as to the condition of the covered over sections of the roof trusses, set into the walls etc.

3.1.1 Roof Trusses: Further Inspection

Opening up works have been requested in order to determine the condition of the structural trusses. The main concern with the trusses is at the juncture with the walls, where the internal plaster work may be concealing potential defective timber, possible latent defects here may be timber affected by wet rot, as there is evidence of water ingress to these walls.



Photograph 1 View of the trusses within the meeting room.

The other area of potential concern is the upper level of the trusses in the main roof, which were simply not accessible on the day of inspection. These can be accessed through the high level attic hatches within the meeting room and have been identified as items for further inspection when access has been provided.

3.1.2 Window Heads: Further inspection.

Water ingress is also evident in and around the window opening on the first floor of the main building and tower. Of particular concern is the detailing around the openings and window frames from past completed works.

The window head soffits plaster work of one of the front facing windows of the meeting room on the first floor has failed, exposing the works detailing underneath.

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Photograph 2 Window head soffit with water ingress damage. Note DPC detail, poorly installed.

The soffits is made up of what appears to be OSB boards, skimmed over with a DPC also on view, installed flat with no upstand. Where an actual need for a DPC in the first instance is questionable?

NOTE: See section



5.0 Notes on Opening up works: Site Visit 8th November 2021 ” for the notes on these works.

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3.2 Necessary Works.

Works required to the windows and doors, internal masonry, services building and general items observed on the day of inspection. In the case of Tuam Town hall, generally the Necessary works are to the remainder of the fabric with the exception of the natural slate roof covering.

3.2.1 Tower.

The external fabric of the tower is covered within the general text for the external masonry. Internally the tower structure is noted to be in a fair state of repair structurally. However, it is noted that the internal masonry walls to the upper levels of the tower have been rendered with an inappropriate cementitious mortar, which has also crazed in some places, as observed on the day of inspection.

The floor supports, which are cast iron and embedded in the masonry, have also been mostly rendered over, the condition of the metal underneath this render is of concern, given the structural support function of the corbels.



Photograph 3 Internal view of the Louvre panels.



Photograph 4 Example of cementitious rendered panel with crack clearly visible.



Photograph 5 View of underside of upper floor deck. Note supports with cementitious render applied around them. These supports are either mechanically fixed or built into the fabric.

Recommended works here are the removal of the cementitious render and application of a more appropriate Natural Hydraulic Lime based render in its place. In the mean time, it is recommended to also remove the cementitious render from around the cast iron corbels and inspect the condition of them.

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The remainder of the fabric appears in good order with only maintenance type works required. E.g. the louvers.

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3.2.1.1 Tower: Further Notes following Drone Flight: 19th November 2021

The lead lined roof above the louvers of the tower appear in reasonably good repair. The lead is heavily stained on one side with bird guano however, the fixtures appeared intact. The lower Rolled Lead Sheet sections appeared in good order, the fixtures for these sheets was visible. There was noted corrosion to the nail heads, although not completely wasted.

The dressing over the wood rolls appeared intact, with no sign of movement or fatigue.

It is recommended that all of this Rolled Lead Sheet work be renewed if works are to be undertaken to the masonry of the tower in the near future.



Photograph 6 Top section of the tower, covered in Rolled Lead Sheet.

All of the louvers require re painting. There is visible cracking to the concrete base surround of at least one of the urns located on the ledge beneath the louvers.



Photograph 7 Section of the RLS roof, heavily stained in bird guano.



Photograph 8 Detail of “Urn” on the upper ledges. Note cracking to concrete surround.

The stonework of the remainder of the tower has been pointed, crudely, using silicones and mastics instead of Natural Hydraulic Lime based mortars. This is most worrying and may explain some of the noted ingress to the fabric in the lower tower.



Photograph 9 Mid section of the tower. Masonry pointed with mastic. Heavy vegetation growth and staining.

This will require complete removal and replacement with a Natural Hydraulic Lime based mortar.

3.2.2 Parapet Gutter: Further Notes following Drone Flight: 19th November 2021

The roof, when inspected from the Small Unmanned Serial Vehicle (SUAS) was generally noted to be in a good state of repair. There are a small number of slipped slates noted to the front roof plane however, and the missing slate vent covers to the rear roof plane as previously noted.



Photograph 10 View to end elevation of Tuam Town hall. Note block parapet gutter and heavy vegetation to abutment gutter of neighbouring property (Highlighted).

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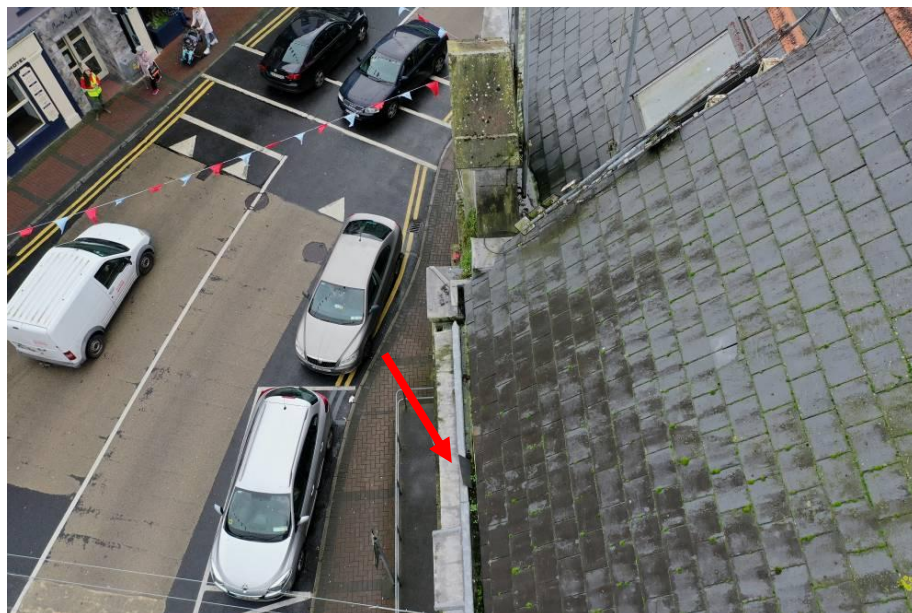


The main focus of the SUAS flight was to the otherwise inaccessible parapet gutter to the front of the building, where there is suspected water ingress by the tower section, as observed internally.

While there was no obvious obstruction on view when inspected, the fall of the gutter above the problematic section could not be accurately determined. The area did show some signs of water pooling however, highlighted in “*Photograph 11* View of problematic area of the parapet gutter (North, by tower). Note signs of poor fall and water pooling (Highlighted). This area requires attention.” below.



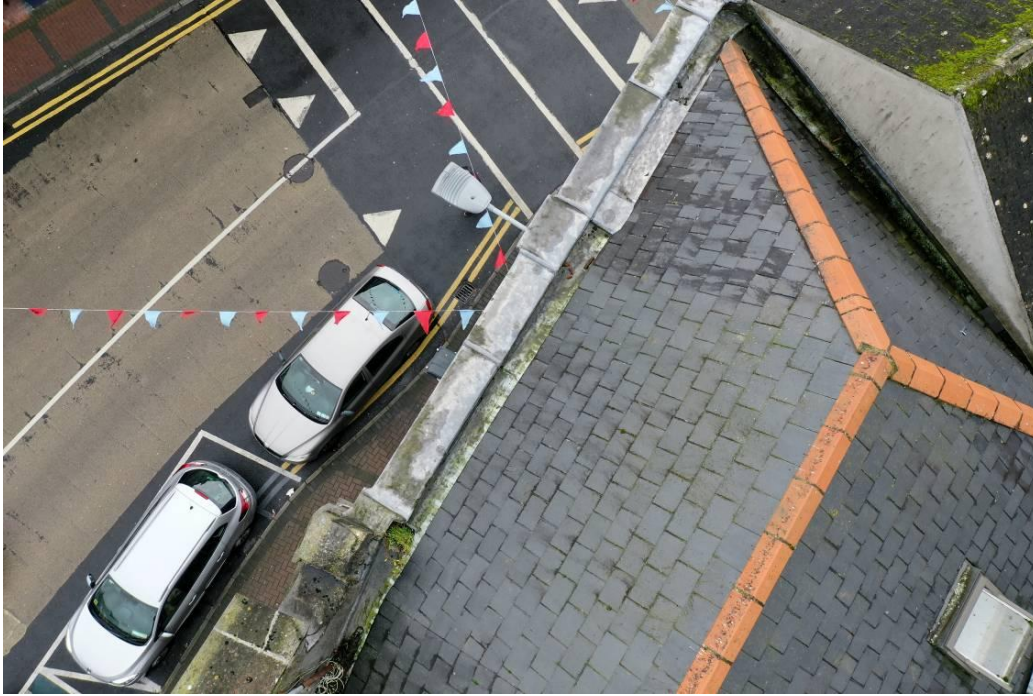
Photograph 11 View of problematic area of the parapet gutter (North, by tower). Note signs of poor fall and water pooling (Highlighted). This area requires attention.



Photograph 12 View of continuation of the Parapet Gutter to south, note slipped slate in gutter.

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Photograph 13 View of Parapet Gutter, southern roof section.

The parapet gutter to the gable end also showed signs of blockages.

The recommendation here is the relining of this gutter with correctly specified Rolled Lead Sheet installed by competent trades' men with a proven record of working with Rolled Lead Sheet on historic buildings, with the works undertaken within the overall works packages to the tower and roof.

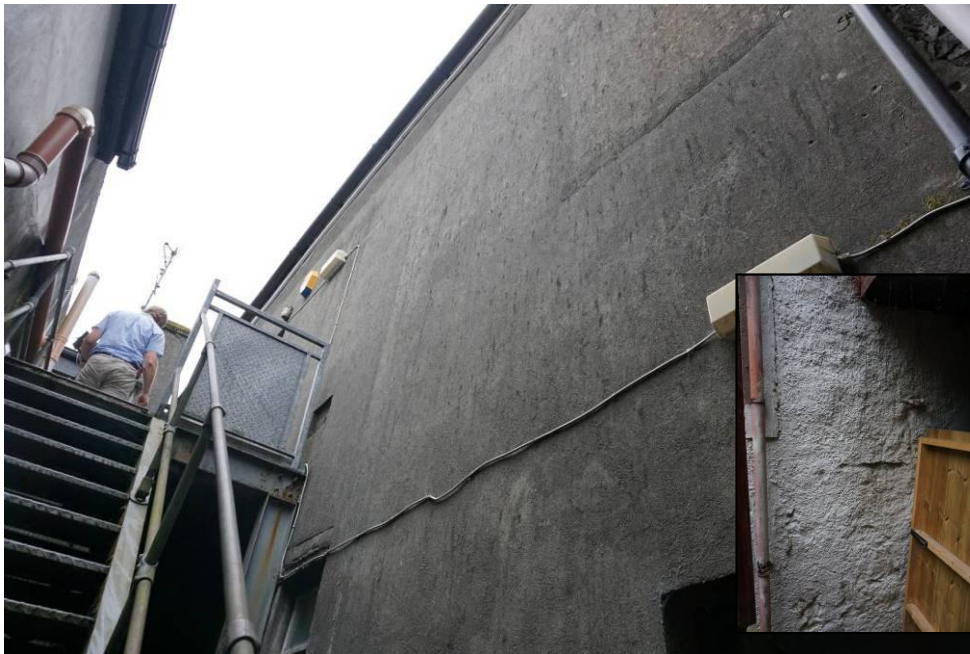


3.2.3 External Rear Elevation.

It is noted that the rear elevation externally is rendered with an inappropriate cementitious render. This render type is unsuitable for a building of this construction type. It is noted that there is a small section of a harling dash type lime render surviving beneath the alley way, this may be the original type of render applied to this building.



Photograph 14 Patchy render applied to the rear annex.



Photograph 15 General view of rear external wall with cementitious render applied. Inset: NHL render to wall beneath annex in alleyway.

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The general scope of recommended works to the rear external walls is the removal of this render and replacement of same with a Natural Hydraulic based render (possibly a harling dash finish).

3.2.4 External: Stone Masonry.

There are no major patent defects, from a structural perspective, noted on the day of inspection. The stone work has however been re pointed with an inappropriate cementitious mortar. There was also what appears to be a silicone or mastic used to point some of the stone work to the tower. The lead counter flashing to the tower is also sealed with this mastic, the lead itself incorrectly installed across the masonry rather than stepped, which should have been the case given the uniformity of the masonry units to the tower.

The use of cementitious mortar is problematic and completely inappropriate with this structure type and stone work in general. The use of a mastic type sealant to replace failed mortar joints in masonry is always inappropriate with any building type.



Photograph 16 Detail of the cementitious mortar pointing.

Generally, the recommended scope of works will entail the removal of the cementitious mortar pointing and the mastic pointing where present, carefully using hand held tools. On completion of the removal of the inappropriate materials the application of a Natural Hydraulic Lime based mortar pointing throughout the external stone masonry walls and the tower.



On the tower, the Rolled Lead Sheet Counter flashing should be removed and new counter flashing installed to the correct specification. The lead is currently installed across the masonry units.



Photograph 17 View of flashing detail to the tower.

These units are laid in even coursing, so the correct detailing here would be stepped Rolled Lead Sheet counter flashing.

3.2.5 Internal Walls

There have been extensive works undertaken to the internal walls on the 1st and ground floor of Tuam Town Hall. The walls have been dry lined, the extent of which and material used to be informed by way of opening up works.

There is also noted water ingress in and around the corner entrance door of the Town Hall. The use of modern fabric to finish the internal walls is very evident here.

Generally the scope of works to the internal walls, of which a detailed scope can be arrived at following the opening up works, are the removal of the internal dry lining applied to the wall in full. Undertake the necessary remedial works to the internal walls e.g. removal of any cementitious materials that may have been used to “even out” out the walls to provide a uniform true in plane surface.

The removal of any cementitious pointing that may be present. Re pointing of the internal walls using a Natural Hydraulic Lime based mortar.

Application of a two to three coated Natural Hydraulic lime based render, true in plane, to provide an even surface for the application of a natural breathable insulating layer



(multiple choices of form of insulation, touched on briefly in the conclusion to the report) finished with a plaster skim, smooth for decorating.

3.2.6 Window Assemblies

The main concern with the window assemblies mainly lies with the condition of the timber frames behind the inappropriate render applied internally and of course the poor DPC detailing mentioned earlier in this report.

The remaining usefulness of the installed slim lite double glazed units is also noted. The units installed, on appearance, look to be the earlier incarnation of these slim lite glazed units, of which the manufacturers guarantee ranged from ten to fifteen years.



Photograph 18 View of a First Floor Window assembly.



Photograph 19 Detail of centre mullion. Note signs of water ingress on window jamb.

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The recommended scope of works to the window assemblies is, generally, undertake the opening up works around the window frames, locally.

Carry out the careful removal of the paint finishes and putty to the glazing prior to the above. Undertake any necessary repairs to the timber in these locations, the areas that are usually most affected are around the timber cills, lower rails, meeting rails and lower sections of the timber frames.

Consideration as to the replacement of the glazing units (the units may be effective for a number of years to come, there was no sign of failure to the units on the day of inspection), application of new putty and draught stripping of the window opening leafs and painting to finish.

3.2.7 Roof: Further Notes following Drone Flight: 19th November 2021

The slate covering to the roof, inspected in further detail by Small Unmanned Aerial Vehicle on the 19th of November 2021, was noted to be in a fair state of repair. There was 2 noted slate slippages to the Front Roof plane and the missing slate vents covers to the rear roof plane.



Photograph 20 Aerial view of the roof planes of Tuam Town Hall.



Photograph 21 View of a section of the front roof plane, slipped/failed slates highlighted.

The condition of the Rolled Lead Sheet lined Parapet Gutters and valleys are commented on elsewhere in this report (3.2.2 *Parapet Gutter: Further Notes following Drone Flight: 19th November 2021*).



4.0 Conclusions and Recommendations.

4.1 Conclusions and Recommended actions.

4.1.1 Conclusion

From a structural perspective, Tuam Town hall is generally in good repair. The main items of concern in general terms are the use of materials which are incompatible with the original fabric of the building.

As stated throughout each section of the report, a series of opening up works have been recommended, with the suggested locations forwarded onto Galway County Council ahead of this report.

The goal of these investigations is to narrow down the condition of the original fabric underneath the most recent interventions e.g. the internal dry lining applied to the external walls and the condition of the timber of the roof and windows where covered in with modern material etc.

On completion of the opening up works a more definite scope of works can be drafted which will seek to address the issues at hand and ensure that more compatible materials are used with the original historic fabric of Tuam Town Hall.

4.1.2 Additional comments following further investigations

NOTE: Further to the opening up works and SUAS flight undertaken on the 8th and 19th of November 2021 respectively, additional recommendations include the renewal of the Rolled Lead Sheet works to the Tower roof and also to the Parapet Gutters to the front and returns of the building.

In addition to this, the complete removal of all of the inappropriate mastic and silicone pointing to the masonry of the tower and repointing with a Natural Hydraulic Lime based mortar and resetting of the “Urns” on the upper ledges of the tower.

All of the above items, and additional notes on the roof are included in the preceding revised report.

4.1.3 General Recommendations

Generally, it is expected that the internal dry lining present will be slated for removal. The general outline of these works is explained in the report above. Regarding the “replacement” material to be applied to aid in the reduction of heat loss from the building, there are a number of ecological options available, two of which are presented below:

- An insulating Lime Render (with a natural cork) is one example where the render is applied directly to the wall with no build up required to even out the walls.
- Another option, similar in design to what is in place, is the use of a Calsitherm Board (made of Lime and Sand), applied to the internal face of the external walls,



after the internal face of the wall has been evened out to be straight and true in plane, finished with a plastered skim coat.

The choice of insulating material will be dependent on the condition of the internal face of the external wall from the perspective of how straight and true in plane the walls are. If the walls are found to be very uneven for example, it might not be economically viable to use an insulating board solution for example due to the level of enabling works required before applying the boards.

The insulating of the roof voids is also recommended. As with the internal face of the external walls, the nature of the material between the roof rafters and within the main roof void will need to be identified firstly.

From a building material compatibility perspective, the use of natural insulating materials designed for application to a warm roof or cold roof design, such as Hemp Boards or treated Sheep wool are recommended for use with this building. In the case of the main meeting room for example, Hemp boards installed between the roof trusses and finished with a Natural Hydraulic Lime based render would be suitable.

The completion of insulating the building envelope will of course fall with the efficiency of the window assemblies themselves. Consideration on the early replacement of the glazing units with newer units such as the vacuum sealed double glazed units designed for retrofitting to aid with the heat loss reduction, along with the effective installation of draught stripping to the window units and correct detailing to the window reveals internally and externally will go a long way in lowering the heat loss rating for the building.

4.2 Development Implications

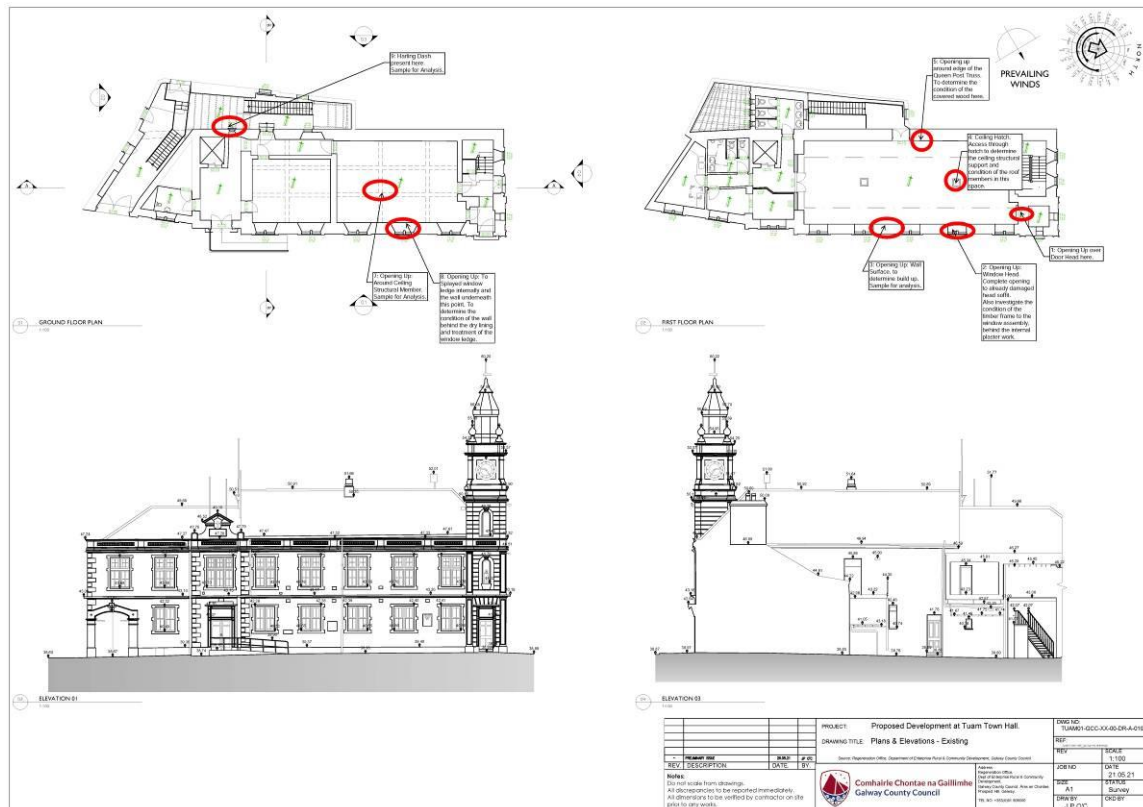
As the building is a Protected Structure all works within the property and its curtilage will require permission under Part IV of the Planning Act 2000. This includes both internal and external works and also includes maintenance.

The owner of the property can apply to the Planning Authority for a Section 57 Declaration that will set out works that can be undertaken without planning permission and it will also identify works that would require planning permission.

Maintenance and repairs are normally covered under a Section 57 Declaration. All other works which involve a change of character to the building and its curtilage will require the granting of Full Planning Permission.



5.0 Notes on Opening up works: Site Visit 8th November 2021



Drawing 1 Location of opening up works.

5.1 Location 1: Opening up over Tower door head

The purpose of the investigative opening up works to this location is to attempt to determine the source of the water ingress, with heavy water ingress evident all around the door opening.

The opening found the fabric build up to be skimmed plaster slab onto metal stud wall system onto rendered internal masonry wall with fibreglass roll insulation between the metal partition sections. There were electrical services noted running across the opening location.



Photograph 22 View of investigative opening up panel. Note cable run.



Photograph 23 Detail of the panel. Note adherence of the fiberglass to the render.

While the wall and external wall surface did show the results of past water ingress, there was no sign of active water ingress. The fibre glass was noted to have adhered to the wall, a sign that water ingress was prevalent in this location.

Recommendation: Replace the defective sections of plasterboard around the door opening on a like for like basis and re skim the wall. Keep under observation thereafter.



5.2 Location 2: Window Head

The fabric build up here was noted to be: Plasterboard with plaster skim finish on stainless steel mesh on plywood on timber battens on DPC fitted directly onto cast insitu concrete lintel.

The work here is noted to be completely modern, with the use of DPC questionable. The original lintels here were most likely a hard wood lintel such as oak or a durable soft wood such as Scandinavian slow grown pitch pine, with the main structural feature in the wall being a relieving arch spanning the opening.



Photograph 24 Detail of the opening up works to the window head.



Photograph 25 Fabric damage from water ingress.

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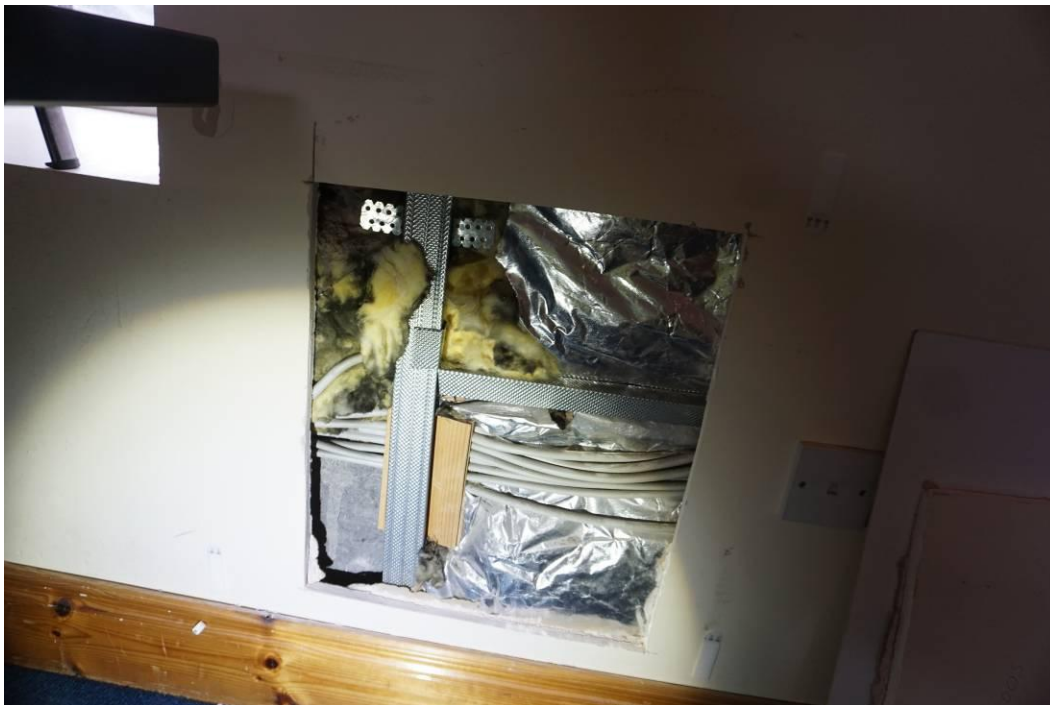


Given the fact that the building burnt to the ground in 1920, whatever lintels were put back in place would still have been of the traditional type, evidenced by the timber work of the roof. So the noted cast insitu concrete lintels are also most likely modern interventions in the works undertaken around the year 2000 or so.

The water ingress noted here may be sourced from the masonry of the parapet wall or the parapet gutter overhead this location. Remedial works will be required such as raking and repointing locally externally and any Rolled Lead Sheet Works required to the parapet Gutter overhead.

5.3 Location 3: Wall Surface

The fabric buildup here was noted to be Plasterboard with skim plaster finish on metal stud wall on rendered internal masonry wall with fibreglass roll insulation between the metal partition sections. There were electrical services noted running across the opening location.



Photograph 26 View of the investigate opening up to the wall surface.

The render applied to the internal surface of the external wall was noted to be a hard well set cementitious render. There were no noted condensation or water ingress issues here.

5.4 Location 4: Ceiling Hatch to attic space

The roof space above the high ceiling was accessed by scaffold. The roof structure was noted to be in good repair. This is most likely the original replacement roof constructed around 1924 (evidenced by historic graffiti on the trusses and the known dates of the burning of the building).



Photograph 27 View of the roof structure above the high ceiling.



Photograph 28 Attempt to stop water ingress at a slate vent.

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Photograph 29 Mesh applied across one of the vents.



Photograph 30 Historic Graffiti dated 1924.

The only notable issue to the roof at present is the absent vent tile covers noted in an earlier section of this report.

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5.5 Location 5: Edge of Truss at ceiling level.

The purpose of this investigative opening up was to determine the condition of the truss edge against the masonry.

The fabric buildup was noted to be plasterboard with skim plaster finish on metal stud on cementitious render applied to the masonry wall. The location of the opening was at eaves, it was noted that the infill works undertaken were a mix and match of available materials e.g. an off cut of a window cill was recorded here.



Photograph 31 View of the investigative opening at eaves, by the truss.



Photograph 32 View of mismatch of materials (off cut of a window cill).

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Photograph 33 View of the truss where fitted against the masonry.

The truss itself finished at the wall, there was no sign of any patent defect, with the wood passing the penetration tests.

5.6 Location 6: Ground Floor Ceiling Beam

The purpose of the opening up works at this location was to determine the fabric make up of the structural beams of the ground floor ceiling.



Photograph 34 View of the opening up investigative works to the ground floor ceiling.

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Photograph 35 Penetration for the light fitting.



Photograph 36 View of junction box within ceiling void.

The fabric build up was noted to be plasterboard slabs (double slabs) with plaster skim finish on timber batten formwork on Rolled Steel Joist beam. The fabric build up of the wall was plasterboard with plaster skim finish on metal stud partition on rendered masonry wall (original render and plaster intact, probably from the rebuild).

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The ceiling was also noted to be double slabbed. There was no noted fire stopping around the electrical installations however.

5.7 Location 7: Window Splay, Ground Floor

The buildup of the fabric for this investigative opening up location was: Plasterboard Slab on metal stud with foil back fibreglass insulation infill on rendered masonry wall (the render here was noted to be older than that observed on the first floor, a cementitious render with heavy lime content dating it from anytime after the mid twentieth century, or earlier, but certainly post the fire of 1920). At the meeting point of the wall and splay to the window, a timber member is installed with a DPC underneath.



Photograph 37 Investigative opening on the ground floor.



Photograph 38 Opening made to the render, a lime rich cementitious render.

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Photograph 39 View of investigative opening up at the window frame, top of window cill splay.

A further opening was made by the window frame to the top of the splay, the same type render was observed here. The frame looked to be in good repair.

There was no noted patent defect to the area opened up beneath the window splay.



6.0 Signing off statement

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Client:

Galway County Council

Signed:

For ACP Archcon Professionals Limited.

Dated:

30th September 2021 (Revised on the 7th December 2021)



6.0 Project References

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<http://www.galway.ie/en/>

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