



VAL O'BRIEN & ASSOCIATES

chartered building surveyors

Building Condition Survey

Property:

13 Market Street,
Galway
H91 HN72

Client:

Simon Community

Version A

Ref: 250024/BMcD

Date: 20 March 2025



Figure 1-1 – 13 Market St, Galway City.

Quality Assurance

	Name	Signature	Position	Date
Prepared by	Barry Mc Donald		Building Surveyor	19 March 2025
Approved by			Building Surveyor	xxx

Revision	Date	Status Draft/Final	Principal Change(s)
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2			
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1 Executive Summary

The building comprises a four-storey section constructed with traditional dressed stone and rubble stone walls. There is a further series of more modern single storey structures to the rear.

The building includes timber cut rafter roof and fibre cement slate covering, the ground floor has a solid concrete construction, with suspended timber 1st, 2nd and 3rd floor.

There are a typical services / utility features in terms of mechanical, electrical and plumbing equipment.

The main findings from the building condition survey are listed as follows:

- The property is a protected structure, as a result it is likely that any works carried out that affect the exterior and/ or interior will likely require planning permission and will not be considered as exempted development under the planning and development regulations 2001-2024.
- The traditional structure of the building appears to be mainly in good condition, however there are vulnerabilities particularly to the floor joists due to damp penetration. We recommend reference to the structural engineer's survey report for pertinent advice regarding the key structural items.
- The building is provided with extremely limited thermal insulation which is typical for a property of this age and nature. The protected nature of the structure dictates that sympathetic heritage approved thermal insulation materials are likely required as part of any redevelopment.
- Damp ingress into the building fabric can be seen in several locations around the building from roof level down to ground floor. Some of this can be attributed to minor issues such as damaged slates, whilst the sources of other areas of damp penetration is less easy to define and therefore could be difficult to eliminate.
- Damp penetration is common in thick stone walls for buildings of this type and can occur easily around windows and wall openings due to the nature of the wall type. There is one notable area of damp penetration at the front elevation (southwest side).
- The layout of the building will require notable alteration of the floor plan layouts at each floor level to accommodate the proposed redevelopment into separated living accommodation units.
- The standard of fire safety protection between each floor level is minimal by comparison to modern standard and therefore significant upgrades are required to provide the level of adequate fire protection required between each floor level to achieve building regulation standards.
- Recovering of the high-level roof is highly recommended, to secure the long-term lifespan of the building. I.e. new slates, timber battens, breathable underlayment membrane, upgraded thermal insulation, repairs to the chimneys, permanent passive ventilation.
- The ground floor level single storey structures are of reasonable/ fair quality. We understand these sections of the building are marked for demolition and replacement due to proposed plans for redevelopment.

- The existing stairs are of a fair quality which is typical for the type of building. There is high potential for trip hazard with several uneven and tapered steps. Perhaps these could be altered and upgraded as part of renovation works.
- The intended final use of the property with four individual accommodation units will likely require an increased level of access and egress for fire safety and disability access purposes i.e. a separate stairwell and or passenger lift will be required.
- The external footpath level is almost level to the ground floor which presents a slight risk for water ingress and certainly is an indicative issue for damp penetration / rising damp at ground floor level.
- The level of passive and mechanical ventilation to the current accommodation does not meet with the requirements for modern living spaces. There is notable evidence that of condensation and mould growth around windows, this is often attributed to insufficient ventilation.
- The existing external doors are in poor condition and require replacement.
- The windows are of fair quality and replacement / upgrading is highly recommended.
- The rear boundary walls are of fair/ poor condition, these are likely to require alterations in any case to facilitate the construction works.
- The foul sewer system will require realignment and likely relocation of the main manhole at ground level.
- New heating system is required. The installation of renewal technology for the provision (or partial provision) of heating and hot water is highly recommended. We recommend a mechanical, electrical and plumbing engineer would design this system.
- The electrical and fire alarm infrastructure will require replacement to facilitate sub-division into four new apartments.
- New fit-out of fixtures, fittings and furniture to the kitchens, bathrooms and bedrooms.
- The government policy document entitled 'Bringing Back Homes' edition 2, is pertinent to a building of this type. Assistance and grant funding may be applicable through supports such as Vacant property refurbishment grants, the repair and leasing scheme, The built heritage investment scheme or the historic structures fund should be investigated.

2 Statutory Requirements

The following statutory requirements should be considered for redevelopment of this site:

- The government policy document entitled 'Bringing Back Homes' dictates that vacant buildings of this type maybe due for development and grant aid funding may also be applicable. However, Restrictions apply for Protected Structures, and this applies in the case of No. 13 Market St.
- Where a building is a protected structure, works which are normally exempt from the requirement of planning permission are not exempted where they would materially affect the character of the structure, or any element of it which contributes to its special interest.
- Section 57 of the Planning and Development Act 2000 (as amended) allows the owner or occupier of a protected structure to make a written request to the planning authority for a declaration as to the type of works the authority considers would, or would not, materially affect the character of the protected structure.
- A fire safety certificate will be required for a new residential building in the form of 'flats' on this site.
- A disability access certificate (DAC) will likely be required for a new residential building in the form of 'flats' or for a new commercial building.
- A new residential building or a new commercial building shall be subject to the requirement of S.I. 9 of 2014 and the BCAR process for building regulation implementation shall apply.
- The requirements of S.I. No. 291/2013 - Safety, Health, and Welfare at Work (Construction) Regulations 2013 shall apply to works which will include -

- More the one contractor operating on site,
 - More than 500-man hours, or more that 30 days work on site,
 - A specific risk.
- All properties for sale or let shall be offered with a current building energy rating certificate (BER).
- The sale of any property or land must be registered with Tailte Eireann (formerly known as the Property Registration Authority).

3 Grant aid and funding

The Built Heritage Investment Scheme

supports owners to carry out repair works to historic buildings, preventing deterioration and promoting reuse. Eligible structures under the scheme include:

- protected structures,
- proposed protected structures, and
- structures within architectural conservation areas or within the amenity of a National monument where, in exceptional circumstances.

The minimum awarded is €2,500 up to a maximum of €15,000. Total public funding should not exceed 50% of the total project cost.

Historic Structures Fund

The Historic Structures Fund seeks to invest essential capital into the built heritage and help the owners and custodians of historic structures to safeguard them into the future for the benefit of communities and the public, the core aims of this fund are to:

- enable larger scale conservation works to be carried out to structures which are deemed to be significant and in need of urgent support.
- encourage the regeneration and reuse of historic properties and to help secure the conservation and repair of protected structures and/or historic culturally significant assets;
- support the investment of private capital in labour-intensive projects to conserve historic structures in public and private ownership for community use.

The Historic Structures Fund has two main streams:

- Stream 1 offers grants from €20,000 up to €50,000 and is aimed at essential repairs and smaller capital works for the conservation and repair of historic structures
- Stream 2 offers a small number of grants from €50,000 up to €200,000 for larger enhancement, conservation or reuse projects involving historic structures, where a clear community or public benefit has been demonstrated.

4 General

4.1 Introduction

Surveyor:	Barry Mc Donald - Val O' Brien & Associates Chartered Building Surveyors
Date of Inspection:	17/02/2025
Weather Conditions:	Dry and sunny during inspection

4.2 Description of Property

No. 13 Market Street was listed on the Galway City Council register of protected structures under reference No. 5407. The first records relating to Market St date back to the 17th Century, however it is unclear when the building at No. 13 was first constructed. There is evidence of a building on the site dating back to the first OSI 6 inch maps of Ireland created 1829 -1834. From a review of the land direct web-site we did not encounter a folio number for the property.

The property comprises of a four-storey structure, with ground, first, second and third floor accommodation. This building was previously in use as a hostel accommodation. The building has traditional features of rubble stone external elevation to the front pitched roof construction with slate covering. There are rear and side walls also constructed of rubble stone with a sand cement render finish. The property is an end of terrace although it appears that the building on the right hand side was demolished previously where the site of concrete car park is now located. To the left (west) side there is a two-storey dwelling with a pitched roof and this intersects with the party wall of No. 13.

At ground floor there are a series of rear extensions of single-story construction with pitched slate covered roofs. Several of these roof structures have intersecting pitched valley gutters. To the rear exterior there is a small open space with concrete paving and rubble stone walls and timber entrance gate.

The property connects to a mains sewers for foul waste sewer to the rear. To the front and rear the rainwater downpipes discharge into gullies and we expect this enters the stormwater public drainage system.

Internally the building has been subdivided into a series of rooms with a mixture of solid internal partitions and plasterboard walls. There is accommodation for a series of single bedrooms at first, second and third floor. The ground floor contains the main living accommodation which has a kitchen, hallway, laundry facilities, sitting room.

The current proposal from Galway Simon Community is to refurbish and alter the property in order to provide 4 No. apartment style dwellings.

All directions are taken from the front of the property; that being the elevation where the main entrance door / shop front at Market St.

All measurements and time periods described within the report are approximations unless otherwise indicated.

4.3 Scope of Inspection

This survey has taken the form of an appraisal of the main parts of the structure including roofs, walls, floors and finishes, both internal and external, arising out of a mainly visual inspection only. Minor opening works were undertaken to enable the structural engineers survey. Where parts of the structure are inaccessible or unexposed, no opinion can be given, but attention may be drawn within the report where such situations have arisen. No opening up or intrusive investigation was carried out and therefore, it must be appreciated that certain defects may be present, but cannot be conclusively identified. No tests were carried out on the electrical, plumbing, heating, life, AC or drainage installations. Should further clarification be required in this regard, it is recommended that a qualified and competent electrician or plumber be employed to carry out these tests. Comment may not be made on minor details that do not materially affect the structural integrity/value of the property.

4.4 Use of Report

This report is for the sole use of **Galway Simon Community**, their legal advisor and lending institution, and shall not be given to or used by a third party without the expressed written consent of Val O'Brien & Associates, Chartered Building Surveyors.

4.5 Condition Type Rating

Condition Type	Definition
Good	No works currently required. Only normal scheduled maintenance to be undertaken
Reasonable	Some minor repairs needed; functions satisfactory
Fair	More minor repairs required; mostly functional
Poor	Significant repairs required; building element not fully functional; replacement may be required to restore function.

5 Building Fabric

5.1 Roofs

High Level Roof

The roof is provided with a fibre cement type slate covering at the high level and there are several interspersed velux type roof windows. There are also several penetrations for soil and ventilation pipes. There is traditional angular ridge capping. The roof has an overhanging eaves detail to both the front and rear with a supported eave gutter.

- In general, the roof lines were mainly level and even however, nevertheless there is some undulation near the external walls although this is not uncommon for property of this age and nature as the roofs are not exactly 'square' which is often a feature of many properties of this age.
- There notable elements of moss and weed growth across the roof. This can have a detrimental effect and could certainly allow for excess moisture to be stored by the absorption thus creating additional weight on the roof and requires to be cleaned down.
- Evidence of previous roof leak where a slate has slipped or was damaged resulting is one notable element of damage the ceiling of first floor bedroom.
- There are several velux type roof windows, there were mainly intact and found to be opening relatively freely. As a general comment it should be suitable for future use if required.

Attic

The roof is provided with a cut rafter structural formation i.e. rafters and ceiling joists and ridge boards which are cut and assembled on site by carpenters. The rafter section dimensions approx. 115mm depth x 50mm width. The ceiling joists are much less than we would typically expect to find for cut rafter construction of this nature. the ceiling joists are mainly 170 mm depth x 22 mm width. There is a bituminous type of sarking felt / underlay fitted under the external slates and the timber slating battens. There are plasterboard ceilings and there is glass fibre thermal insulation layer of approx. 100mm thick. In addition, to the dormer nature of the roof portions of the glass fibre thermal insulation have been fitted between the rafters into the sloped section of the ceiling.

- We recommend consulting the structural engineers report in regard to structural adequacy of the main timber structure.
- There is accommodation at third floor level, and this is partially situated within the attic therefore it appears that series of the internal partition walls are providing support to the ceiling joists above.
- We note that additional timber sections have been installed in some locations beside the ceiling joists.
- No sign of significant deterioration in the roof formation and the ceiling joists are supporting a series of water tanks at this level,
- Rear ceiling damage 3rd floor. A small opening section was created here, and we found that significant water ingress has occurred creating damp decay in the timber slate battens and this has led to some decay of the rafters closer to the wall plate. There is evidence of minor dry rot hyphae forming. It should be noted this does not appear to be widespread although treatment would be required for these conditions
- The thermal insulation glass fibre quilt has been installed in a haphazard nature and is not continuous. This provides little in the way of notable thermal insulation value to the upper floor.
- There are issues with the quality of the construction of fire rated partitions within the attic space above the landing at third floor level up to the underside of the roof. Notably the attic hatch is not a fire rated construction.

- Glass fibre insulation fitted in the sloped sections of the ceiling can often create difficulties for ventilation in the attic space. and regardless 100mm thick glass fibre thermal insulation is far below modern regulation standard for a building of this type and nature.

5.2 Chimney

There is 1no. large stone and brickwork chimney stack constructed to the west (left hand side of the roof) and this has a traditional formation with 4no. terminating chimney flue pots. There is a render exterior finish and render formed flaunching on top of the chimney cap. The intersection of the chimney and the high-level roof has a lead apron cover flashing, and this is found to be in generally good order

- There is significant moss and vegetative growth visible.
- There are missing sections of render with clear evidence of visible stonework under the chimney cap visible. The chimney is prone to extensive moisture ingress and particularly the evidence of this can be seen within the attic space with significant staining at the party wall.

5.3 Low Level Roofs – Rear ground floor

There are a series of low-level roofs over the ground floor living accommodation and kitchen. These include a mixture of roof tiles and fibre cement slates. For the most part the roof lines are level and even. The roof slopes are in good condition and except for a number of minor areas of moss and lichen growth. There is an enclosed ceiling over the atrium takes place with 4no. roof lights behind the sitting room.

- There is also a mediocre detailing of a metal ridge covering fitted over the rear laundry and WC room. One section of this has become detached. We note that there is no evidence of thermal insulation in the attic over the rear laundry.
- There is a metal ridge fitted over the unusually shaped roof to the kitchen extension.
- We are informed that the proposal to demolish the ground floor roof space, therefore the condition of the roofs may have little effect on the condition of any refurbishment project.
- There is a valley gutter between the roof over the rear living space and that of the kitchen and there is extensive evidence of interior leaks likely linked to a blocked or damaged valley guttering this area.
- The level of thermal insulation is undefined in the roof over the kitchen and the rear hallway, as these ceilings are concealed.
- There are a minor number of slipped and damaged slates and some haphazard gutter constructions also at the rear of the kitchen roof.
- There is typical lead flashings installed at the junction of the rear external wall of the main building.

5.4 Walls

The walls of this building can be defined on several sub-categories -

External Walls

The external walls to the front, sides and rear of the main four-storey protected structure comprise primarily of rubble stone construction with are dressed detailed stone construction at the front on Market Street.

The front external wall has a dimension in excess of 800 mm in thickness. It should be noted that the walls throughout the front and rear have been fitted with a plasterboard internal lining which are fitted on the rear external wall which has a thickness in the order of 800mm to 900mm –

- Noticeable evidence of former detailing for a door / gate / wall opening and overhanging stonework at the gable end and corner at the car park to the east side. There are Keystone details over each of the window and door openings at the front also and cut detailed stone trim to the window sills particularly at ground level.

- We have encountered an element of damp ingress visibly in the front elevation particularly affecting the walls and windows to ground, 1st and 2nd floor the left-hand side (west).
- The rainwater gutters appear to have a minor leak at roof level to the front and a visible line of staining is notable along several of the windowsills below. There is significant staining on the overhanging eaves detail and the rainwater downpipe is in poor condition.
- The external walls appear to have been repointed, and it is likely that a sand and Portland cement type mortar has been installed here. Although we would point out that no testing was carried out to the mortar. This assumption is based on the colouring and the texture of the pointing at the time of inspection.
- Typically, Portland cement is not a recommended pointing or render product when used in combination with natural stone particularly for a building of this nature. Rather lime mortar is generally recommended. The high likelihood is that the external walls of this building were originally constructed using a lime pointing which provides a greater level of breathability and flexibility to the structure.
- There is a high likelihood that a Portland cement render has been used in the render finish at external large gable at the car park and the wall at the junction with the neighbouring dwelling at no. 12 to the west side. We expect a similar cement render in rear external elevation. Traditional repair methodology suggests that lime materials should be used.
- There are many buildings around the country that have cement materials and do not suffer ill effects. Despite the fact that Portland cement has more rigid and brittle properties. The Portland cement does not allow breathability and has different characteristics in terms of shrinkage and movement particularly when moisture is absorbed into parts of the structure.
- Minor sections of the plasterboard lining to walls were opened and we can see that this comprises of a 12.5 mm layer of plasterboard lining to the front and rear elevations of the treated timber battens stood fitted on the interior surface of the external wall.
- None of the locations which were examined included any form of thermal insulation. There is, little, to no thermal performance provided by the external wall with the exception of thermal mass provided by thick section rubble stone walls.
- Typically, stone walls of this nature can be prone to moisture migration. Noted that the rear external wall has been rendered with a sand cement render finish and this has been a later addition to the building as you can see that there is little by way of window sills provided and where there are window sills evident these are largely covered with little in the render at the rear external wall is mainly in good condition with only minor elements of cracks or damage noted however given the wholesale renovation works that are expected. Some consideration may be giving to replacing the current render with a lime render finish.
- The external gable wall at No. 12 side is also in poor condition. Some minor patch repairs have been carried out to the gable and as previously mentioned there is moss and vegetative growth visible from a number of cracks along this gable. We anticipate that moisture can easily penetrate here. Whilst it is not visible notably on the interior of the building due to the plasterboard internal linings.
- The side party gable wall will require re-rendering with some stitching repairs to cease movement in the crack and to prevent water penetration in the future.
- The gable end elevation at car park side is a rather more recent render finish and can see notable staining on the wall as there is a flush slate detail at the barge of the gable and slate finish. There are multiple undulations where the stonework has been removed and altered previously each of these areas presents a minor area for movement for moisture ingress and for vegetative plant growth to occur in the future.

Rear extension – concrete block cavity / cavity blocks

The rear extension as previously noted is provided in concrete block work and there is also sections of rubble stone wall particularly to the laundry. There is 215mm thick concrete blockwork constructed on top of a large thick section rubble stone wall with an exterior render finish and elements of internal plasterboard lining. Furthermore, in the atrium area of the building the walls are likely to be solid concrete blockwork or hollow blockwork. These walls have a mixture of sand and cement render and gypsum plaster internal finishes, and a similar finish applies in the kitchen.

The level of thermal insulation in these areas is likely to be low (if any) by comparison to any modern standard. The high likelihood of demolition taking place in these areas we recommend that the opportunity is taken to remove these low-grade buildings and reconstructing to comply with standards as the opportunity arises.

Party Walls

There is one party wall with the adjoining building at No.12 to the left side -

- In this case there is solid thick rubble stone construction this wall is in excess of 800mm in thickness in most areas. We have noted areas of damage and cracking at the high level of the gable wall above the roof of No. 12. There is significant potential for moisture to migrate in cracks into the wall.
- Internally in the attic at high level the party wall (west) appears to be mainly good condition although there is some brickwork construction likely fitted into the chimney area where chimney flues may have been installed or replaced over the years.
- The gable wall at the car-park side (East) which was formerly a party wall shows signs of some hap-hazard alterations at the top of the gable wall. We anticipate the former chimney has been removed and replaced with some elements of coarsely installed concrete blockwork fitted on top of the rubble stone wall. There is notable elements of staining on the walls suggesting that moisture penetration had previously been a problem.
- The undulating nature of the junction of the front wall and the (East) gable wall at the car park leaves this area prone to moisture ingress in the future.
- During the survey some minor opening works were conducted through the plasterboard lining at the second-floor bedroom on east side. In this location we can see that the similar internal wall lining remains with a plasterboard lining fitted on timber stud to the internal surface of the external gable wall. No thermal insulation was found in place and there is evidence of a mixture of concrete block work roughly filled in the location that was exposed. This concrete was possibly poured into space previously occupied by a fireplace or chimney opening in the rooms.

Solid internal walls

Several of the internal walls at the ground floor level appear to be of solid concrete construction.

- We expect these walls comprise concrete block work with a render and plaster skim finish. In general, these walls were found to be plumb and even.
- We anticipate the ground level solid walls have likely been altered as part of previous alterations / renovations in the building at the time of subdividing in order to create the hostel accommodation. The layout of the interior of the building is not typical for the building of this age and nature. Large open span ground floor rooms are not traditionally found in structures of this age and type. Often smaller rooms would have been created with internal load bearing walls would have been used support the spanning of floor joists.

- For instance, the sitting-room and dining room at ground floor has a large beam installed in the ceiling to support the floors above. Please consult the structural engineers report for commentary on the condition of the walls and beams.
- As a rule the concrete blockwork wall should provide both stable structural load bearing structures to the floors above, and good fireproof standards between the various sub-divided rooms at ground floor. Please consult the structural engineers report as the primary source of guidance in regard to load bearing structural aspects of this building.

5.5 Floors

The ground floor appears to be –

- solid concrete construction notably the central hallway has several tiered levels with approximately 3 steps downward to an interior hallway and further steps leading to the rear hallway to the Courtyard which is a slightly unusual formation. This may have been constructed solely to provide a fire escape method to the rear.
- The floors are primarily level and even to the rear laundry room and the atrium room. Again there is solid concrete floors with ceramic tiled finishing and whilst these are generally in good structural order we would note that the floor tiles are missing in several sections where there are covers for foul waste drainage and this is obviously not an ideal situation for living accommodation. We anticipate that any new design shall allow drains be altered to be contained outside of living accommodation.
- The first, second and third floor level of the main building have suspended timber construction, and this comprises primarily of timber floor joists. Several sections of the floor have been opened, and these comprise as expected of timber floor joists approx. 220 mm deep by 40mm wide at 400 mm centres approximately (consult structural engineers report) and these joists are inserted along the front and rear walls into the external wall to support and are supported midpoint within the building upon the timber stud partitions.
- The upper floors were found to be mainly level with no noticeable spring or undulation.
- A number of sections of the floor were opened where tongued and grooved timber floor boarding and plywood covering have been set aside. and in these locations where enter the timber joists are supported on the external walls we can see that moisture penetration is a risk factor here. A probe testing of the end of several of the floor joists have begun to lose some structural integrity as a result, although not a widespread issue.
- Should this building be renovated and altered into living accommodation units, it would be important to ensure the long lifespan of the flooring. and as such the ends of each of the floor joists shall require exposing and treated with a preservative. Indeed, some decayed floor joist ends require cutting back trimming and replacement.
- A portion of the ceiling at ground floor level was exposed near the double doors leading to the rear atrium. We found here that there has been heavy staining on the ceiling showing signs of previous leaks. In this location there is a notable element of plumbing pipework descending to the service riser from the bathrooms above. These leaks have caused minor damage to the floor joists. More notably we have encountered slight evidence of woodworm in the timber floor joists in this location and this is a further reason for treatment works to be carried out to the floor joists to protect against insect attack for the long-term future of the property.
- There is a large beam in the ground floor living accommodation area and the dining room and this appear to be of timber construction. The structural engineering report is the pre-eminent document for structural issues.
- Services and pipework pass through the floors on several locations at different floor levels. To this end we were able to access minor areas behind the plasterboard in several of the bathrooms at first and second floor level and here we note that there is no fire stopping visible

at pipe penetrations within the floors and naturally this would be required in order to segregate and compartmentalise the penetration of services between various areas of the building particularly if this building is proposed for subdivision into a number of different accommodation units.

- The level of thermal insulation and damp-proof membranes / radon barrier to the ground floor level was not investigated. Given the age of this building, it is possible (or probable) that no thermal insulation or damp proof membranes exist.

5.6 Windows

The building is provided with a number of different types of replacement windows. To the front there are a series of casement type timber frame double glazed windows at each floor level and furthermore there are a series of velux type skylights fitted within the roof slope. Given the age of the property we anticipate that the windows are replacements from an older type of timber wooden sash. The current format with four glazing panes per window is meant to sympathetically replicate the original sliding sash arrangement that would have been common for buildings of this type.

- In general, the window frames and glazing were found to be mainly robust, however a number of the hinges and handles were found to be loose or stiff to operate.
- We also found that a significant element of condensation or mould staining around the perimeter of many windows suggesting that ventilation heating and condensation are an issue for this building in its current format.
- Lastly at ground floor level we note a significant element of blistering paintwork and plasterwork over the window reveal closest to No. 12 (Left / West) and we found that the likelihood of moisture ingress around the window reveal this has high potential to affect the internal lintels and in turn timber windows.
- Also, there are weed growth vegetation growth in several of the windowsills and naturally this will affect the weatherproofing of the building and also the structural frame of timber windows would be affected, and cleaning is required.

To the rear the main building the windows are mainly of casement style PVC type frames with double glazing. The same style of 'two over two' glazing panes has been replicated here in an effort for sympathetic finish similar to that of original sliding sash windows.

- Many of the windows are in reasonable / fair condition and are stiff to open and hinges have become seized thus rendering the casement openings difficult to open and close resulting in poor draught control.
- On a separate issue we note that the windows are the primary source of ventilation for most of the rooms which is not recommended as a long-term solution for a building.

As mentioned, there are series of velux rooflights and these were found to be in mainly functional order require cleaning and treatment in several areas.

Overall, for the long-term use of the building and the likelihood of notable renovations we expect windows are likely to be replaced with modern window frames with high performance glazing and draught control.

5.7 External Doors

There are a series of different types of external doors around the building –

- Firstly, the front door leading to Market Street has a traditional style recessed panel timber door with two upper-level glazing panes. The door is fitted within a timber frame. The door has fallen into a level of disrepair and is stiff to open and close and to lock in position. The decorative condition of the door has also fall into disrepair.
- The base of the door is virtually flush with the external footpath level creating a slightly increased risk for moisture ingress here.
- The level of draught proofing and thermal performance of the glazing and door frame and leaf will be poor by comparison to modern dwellings.
- To the rear there are a series of timber single glazed exterior doors and hardwood timber frames. The doors include a series of mortice and night latch locks and 'push-bars'.
- Several of the doors have fallen into disrepair in terms of decorative finish.
- The level of thermal performance in terms of the glazing and door frames and door leaf will be poor by comparison to modern standards.
- In the event that this building is likely to be fully renovated and altered for a new purpose group we would strongly recommend that consideration is given to replacing the doors.

5.8 Ceilings

The ceilings throughout the building appear to comprise of modern gypsum plasterboard construction.

- In general, the floor-to-ceiling heights are well in excess of 2.2m. In some isolated locations along the stairwell, we have found the ceiling level as low as 2m. However, this is not of a notable issue in terms of health and safety or adequate ventilation and volume of space.
- The ceilings are found to be level and generally in good decorative order except for a number of areas where previous leaks have been apparent at attic level and also in ground floor.
- There is requirement to provide fire rated division / compartmentation between the various floor levels and the ceiling construction is important to provide minimum 30-minute fire resistance required between floors.
- There is also a requirement to provide fire rated sealant around the penetrations for ventilation ducts, electrical wiring and mechanical / plumbing services through the various floors. We did not encounter this at the time inspection. Although it must be borne in mind that there are numerous elements of the pipes and cables etc. are covered over within the existing wall and ceiling surfaces.
- As a general comment it is expected that many of the ceilings will require upgrading due to the level of subdivision and alterations that will be required around the property to create four separate living units.

5.9 Internal Doors and Joinery

In general, the buildings is provided with a reasonable standard of internal doors.

- Several bedroom doors were reviewed and are 44 to 45 mm thick. This dimension suggests a standard 30-minute fire rating for the doors. However, there are no typical indicators to confirm these are certified and tested doors.
- Many of the doors have been rebated to fit smoke strips in the door leaf. There is no indication of fire rating on the hinges nor on the door leaf. Furthermore, many of the doors particularly on the corridors have been fitted with wire safety glazing however we have not encountered any safety-rated stamps denoting the level of fire protection provided by the glazing.
- The doors are installed in timber frames, and the frames have been painted over in most locations and do not have an indication as to the fire performance of the frame and door fire set. As a general description we would expect that doors and the frames and skirting architrave will be upgraded as part of a renovation scheme in any case.

5.10 Stairs

There is a central staircase in the building, and this is a suspended timber frame with all typical features including risers threads with enclosing stringer plates on either side.

- There is handrails provided with straight profile balustrades in a number of locations noted to the handrail. The handrail is mounted both on the perimeter wall and also along the internal string of the stairs.
- The stairs return to each floor level in a 'dog leg' formation. Rather than half-landings or quarter-landing formations at the return of each flight. the stair flight has a series of tapered steps leading to each floor level. This is less desirable, although an often used feature of staircases in older buildings. The tapered stairs present a greater degree of risk for falling for older property users and younger people.
- We also note a feature of the stairs is the level of the external windows along the stair flight in two locations the window sill is level with that of the stairs and accessing the window for ventilation with an increased risk of falling. As a minimum we would anticipate that a safe guarding is provided should this be retained and staircase.
- It appears that the perimeter partition walls around the staircase are likely to be fitted as an enclosing fire rated compartment. Notably we would expect that in the event that the properties are divided in to four alternative living accommodations that a prudent approach would allow for two means of escape in case of emergency. AS the building is a protected structure a significant alteration of a feature such as the removal or alteration of the staircase and stair position may not meet with the approval of the planning authority.
- Given the requirement that is likely to exist for a lift or assisted access from ground to upper floor levels, it is likely that an exterior structure will be constructed providing this access capacity. and complying with Part M (access and use) requirements of Building Regulations. This could be provided with a separate staircase with a self-contained Means of escape which is segregated from each of the adjoining apartments.

5.11 Internal partitions

The interior of the building at 1st, 2nd and 3rd floor is subdivided with plasterboard lined timber stud type internal partitions. These comprise mainly of 100 mm thick section timber with 12.5mm plasterboard linings either side –

- Consult the structural engineering report regarding the structural importance of the internal partitions.
- It is likely that the void space between the timber studs is fitted with an acoustic insulation however this was not opened or investigated at the time of inspection.
- The individual nature of the rooms on site and the division from interior bedroom spaces to the common circulation stair area will dictate that a fire safety element of compartmentation is required. We anticipate a minimum requirement of 30 minute fire compartmentation from the stairwell to the interior rooms thus it is imperative that any internal partition which is planned to be retained can have testing to confirm the fire rating condition.
- The proposed plan for redevelopment of No. 13 Market St would allow for the creation of separate dwelling units in each floor level. It is likely that many of the current partitions require removal and alterations, and or the provision of new partitions to comply with Building Regulations Part B for fire safety and Part E for the prevention of sound transfer.

5.12 Fixtures, Fittings & Furniture

The layout of the building allowed for the previous property use as a hostel and contains fixtures, fittings and furniture to reflect the former use –

- The right side of ground floor is entirely dedicated as a dining room and kitchen area. This has basic cupboards with man-made carcasses and formica type worktops. A part of the kitchen units has been partially removed. These fittings are in fair / poor condition however we find that much of the inbuilt furniture of this nature are not likely suitable for future use.
- Furthermore, at ground floor there is 1 No. WC in the rear utility room and there are some shelves fitted within the utility space for the laundry room. There is a proposal to have these buildings demolished and the condition of fixtures and fittings maybe irrelevant.
- The ground floor sitting room is fitted with a fireplace. It is likely that the fireplace is no longer in use as a traditional open fire and rather as an electrical heater replacing a fire in this place. The mantelpiece and hearth include marble and hardwood timber surround, and this is found to be in generally good order. There are also some elements of bookshelves and cupboards constructed around the ground floor.
- These fixtures are not likely to form part of a long-term use of the building if alterations are made to the living space.
- At first, second and third floor level there are WC's and shower rooms provided and again these are mainly in reasonable functional condition as is a ceramic tiling provided to the walls and floors. That said much of the bathroom furniture does not match between the various floor levels. Moreover, the layout and size of these rooms may be subject to change depending on the proposal for creating an arrangement for living space.
- Each of the bedrooms is also fitted with built-in fitted headboards and wardrobes. Majority of the bedrooms also have facilities for a wash basin all of which are anticipated to be removed in order to permit alteration works.

6 External Grounds

There is a limited element of external grounds around the building. The front door give access directly onto Market Street footpath.

Separately to the rear there is a thick rubble stone boundary wall which connects round to the laundry room.

There is one timber sheeted door fitted with access to the footpath from the rear car park. The external grounds to the rear have a 'Pebble-Crete' (concrete with pebble surface finish) type surface which is hard wearing and durable.

However much of the rear area is overgrown with waste and debris stored here and it is likely that this will require full overhaul and refurbishment as part of any alteration works.

We anticipated that security will be primary feature of any new development, and it is likely that the rear external boundary walls will need extensive alteration and repairs as there's numerous elements of damage render and weed growth through the old rubble stone and dry stone walls.

7 Fire Safety Issues

At the time of writing this report we have not seen any confirmed floor plans for redevelopment of the property from Galway Simon Community. However, the suggestions and that the property will be subdivided into four individual apartments.

- The proposed use as flats / apartments rather than a hostel will constitute a 'material change of use' for planning purposes and therefore a new fire safety certificate will be required.
- We would suggest that the current layout will not comply with the requirements of Building Relations Part B for fire safety.
- Whilst there is a fire alarm and emergency lighting in the premises. This has been installed for use as hostel and full redesign will be expected for individual flats / apartments.
- There is a smoke vent provided for the stairwell which is a worthwhile feature and will require recommissioning should you wish to retain the layout and stair vent in its current location.
- We would anticipate that significant alterations to the layout of the ground floor level are likely to be required and therefore the access and egress from first, second and third floor level are likely to change.
- Otherwise, we anticipate that the common service penetrations between each floor providing hot water electrical services, and the likes should be fitted within fire safe risers and adequate fire stopping is provided. Penetrations to the ceilings, walls and floors and the likes in order to maintain required per safety integrity of the structure.

8 Services

No tests were carried out on the electrical, plumbing, heating, or drainage installations. Should further clarification be required in this regard, it is recommended that a qualified and competent electrician or plumber be employed to carry out these tests.

The following general observations are made by a Building Surveyor:

8.1 Electrical

- No tests were carried out to the current electrical installation however as a general comment we would note that the property appears to have one mains supplied electrical meter.
- There is a distribution board fitted over the front door and again this includes a number of subdivided electrical trip switches by means of miniature circuit breaker (MCB) and residual current devices (RCD).
- The building is fitted with standard electrical light fittings and numerous electrical sockets. There is also surge protection devices such as fused switches to such items that i.e. cooker and hob within kitchen, heating element for hot water cylinder and the likes.
- Much of the electrical conduit and cabling is surface mounted around the building again is to be considered somewhat crude by modern standards and typically we expect cables and fittings be recessed behind plasterboard walls and ceilings.
- There is smoke detection and heat detection in the building as well as sounders for the alarm.
- In light of the likely alterations planned for this building we anticipate that each floor level will have different kitchen and bathroom layouts, and positioning of electrical sockets switches will also change. Therefore, new electrical wiring and individual metering will be required as part of any entirely new redevelopment. This should be designed and specified by an experienced MEP engineer.

8.2 Plumbing

- There is a mains cold water supply serving the property.
- There appears to be water meter unit fitted in the footpath level to the front elevation. This was not opened or examined at the time of inspection.
- In the event of creating four apartments, it is likely that more sub-division of metering will be required to accommodate four separate apartments.
- There is direct mains supply of water to the kitchen and there is cold water storage provided by means of PVC type cold water storage tanks positioned in the attic level. We found there is stagnant water and debris in several of the water tanks and these require cleaning, a new dust cover and protection with thermal insulation.
- Due to the planned scale of the proposed alteration of the property we would suggest that cold water storage by means of attic based open tanks may not necessarily be the most suitable. Rather an individual cold water storage in each apartment could be combined with a hot and cold water storage tank in each individual apartment going forward.
- The water was turned off to several of the sanitary facilities at the time of inspection perhaps in an attempt to prevent leaks in a vacant building of this type. We cannot comment of the water pressure levels.
- Water is distributed around the various parts of the building by means of copper pipework and although we encountered a small number of damp stains in ceilings suggesting that minor leaks have occurred previously.
- Given the level of alterations required to subdivide the building into four separate apartments, we would suggest that the current layout of plumbing pipework infrastructure is not likely to

suit the needs of the new use. An entirely new system is likely to be required and there for a new design should be put in place for this.

8.3 Heating

Currently the central heating is provided from an oil-fired boiler –

- The boiler is located at ground floor level with a PVC oil storage tank positioned on top of concrete roof over the boiler house. We note that this boiler connects to a stainless-steel flue fixed to the rear wall of the property. The heat distribution pipe work from the boiler house to the main building is fixed in a lightweight external housing approximately 2m long. We expect this is completely inefficient in terms of energy and fuel conservation by comparison to modern standards.
- The heating controls to the boiler are somewhat basic with manually operated time clocks fitted. There is a Riello branded boiler and SIME branded burner unit. No testing was carried out to the boiler however we anticipate that this has been insitu for quite a number of years and is likely to be highly energy inefficient by comparison to any modern equivalent condensing boilers.
- Separately the positioning of the boiler is not suitable for long-term use and we anticipate that developers might consider the provision of all electrical heating internally or alternatively provision of renewable sources of heating and/or individual gas boilers to each apartment.
- Heat is distributed by means of a mixture of copper and gun barrel metal pipework. Much of this has been provided with a foam lagging to prevent heat loss. However, the boiler heat distribution pipes are fixed (2m long approximately) to exterior of the property before returning to the interior of the main hostel. This is likely be highly inefficient by comparison to most modern standards and therefore heat loss is inevitable and any redevelopment should be done with a suitably designed heating system.

8.4 Ventilation

- Passive / background ventilation to the various rooms is mainly provided by opening and closing windows and this is unsatisfactory and likely to give conditions which are appropriate for condensation and potential mould growth particularly as we noted elements of mould staining around the window openings.
- There is an element of mechanical ventilation provided to the various bathrooms and there is also sub stack vents to allow for foul order removal from the bathrooms.
- There is one kitchen ground floor- the mechanical ventilation cooker hood has been removed. It is recommended that a mechanical electrical and plumbing engineer (MEP) is retained in order to ensure that adequate design and specification is provided for fresh air and ventilation the various living spaces in the redeveloped building. The current level of ventilation does not meet the required building regulations standards.

8.5 Drainage and Rainwater Goods

The property is provided with foul and storm water drainage.

- Storm/ rain water is drained from the roof by means of external gutters.
- There are numerous leaks from high level gutters as well as debris lodged in the gutters to the rear leading to leaks and drips and exposed risk of damp related damage around the building. We have recommended the roof is stripped and recovered, it is recommended that new gutters are installed also as part of this work.

- We have also noted that the shared valley gutter between the ground floor level rooms at the rear which has experienced a leak into the rear wall. Whilst these are likely to be removed in new development it is likely that repairs will be required the rear wall.
- Separately there is foul waste drainage around the building by means of PVC pipe work fitted to the various bathrooms and also to the bedrooms and kitchen.
- These pipes descend through the building by means of service areas and connect primarily to a underground drainage under the rear atrium room near the boiler house and utility room.
- There is a round floor manhole in the atrium room and there are a series of PVC pipes connecting from various locations around the building into the manhole. Notably the mains waste pipe connecting to the public sewer is encased in concrete haunching. A section of this haunching have become detached and therefore wastewater is flowing into the wall of the manhole and this is not suitable as such water could erode the base of the manhole and also create damage to underground foundations of walls.
- Moreover, the positioning of manhole is not suitable for the current internal layout.
- Otherwise, the exterior foul drain is in the footpath at the rear car park, and this is noted to be flowing and free from blockages.

9 Summary and Conclusions

No. 13 Market Street has a prime location near the city centre. The structure of the building including roof and walls etc are in reasonable to fair order.

Importantly, this building presents significant challenges for a new redevelopment not least the protected planning status.

Planning permission can be quite restrictive and could dictate that a number of changes are not suitable most notably the positioning of the existing stairs which can have a limiting factor on the proposed layout of the interior of the property.

There are numerous repairs and upgrades required around the building to leave this in a suitable condition for the long-term future as four separate living accommodation units.

Recommended Repairs –

- Recovering of the roof, provision of new secondary waterproof layer upgraded thermal insulation and the like.
- Recommend repointing and replastering of the building with the appropriate lime mortar materials particularly to the front façade and side gable at no.12 side.
- Significant upgrades will be required in terms of the ventilation, fixtures and fittings, fire doors, internal partitions and drainage.
- Please note that any thermal insulation should be suited for a protected structure particularly where it has been applied to solid stone walls.
- Upgrade services (Electrical, plumbing, heating, fire safety, drainage, and ventilation) entirely throughout the building.
- Provision of access to the upper floors and the current stairs present some health and safety challenges. Consider the provision of a separate passenger lift or stair access constructed to the rear to access upper levels.
- In terms of funding, the government has several streams of potential grant aid available noted above.
- thermal insulation properties are very low to negligible to the walls, floors and roof of the building currently.

A significant budget and construction programme will be required to alter this building into the proposed reconfiguration as four separate living units. As this is a protected structure we expect traditional skills of a heritage approved design team and building contractor will be required.

We trust the above is of benefit, however, should you have any queries regarding the contents of this Report please do not hesitate to contact the undersigned.



Signed: _____

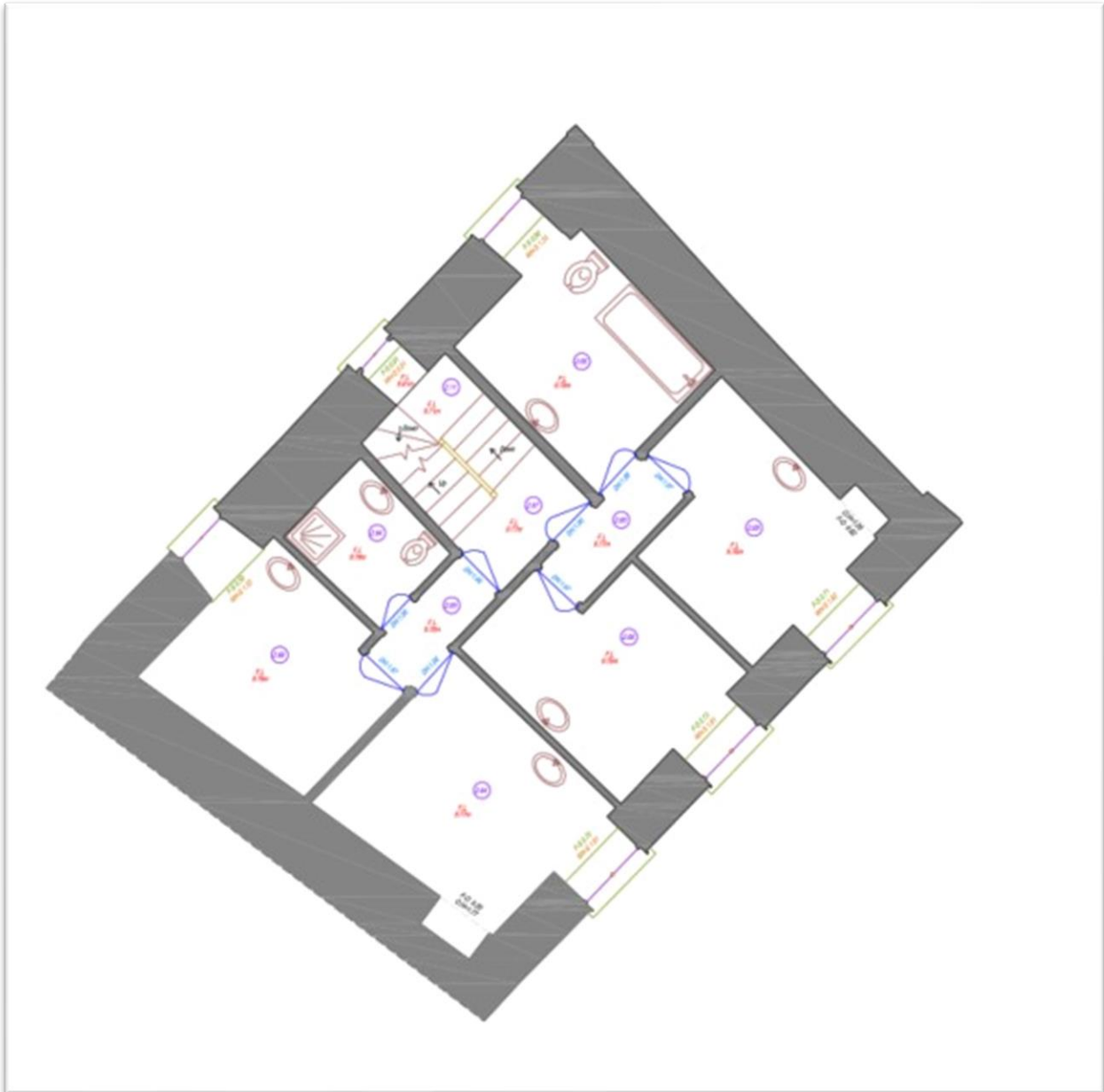
Barry Mc Donald
Building Surveyor

Date: 19 March 2025

10 Appendices – Floor Plans & Photos



Ground floor



1st floor



2nd floor





Photo 1 – Front Elevation



Photo 2 – Moss covering rear roof slope, and slipped slates.



Photo 3 – Party / Gable wall with No. 12 on West / left side. Cracks and vegetation visible



Photo 4 – Front roof slope with velux roof lights



Photo 5 – Rear elevation and gable wall carpark side.



Photo 6 – Rear single storey annex buildings and boundary walls

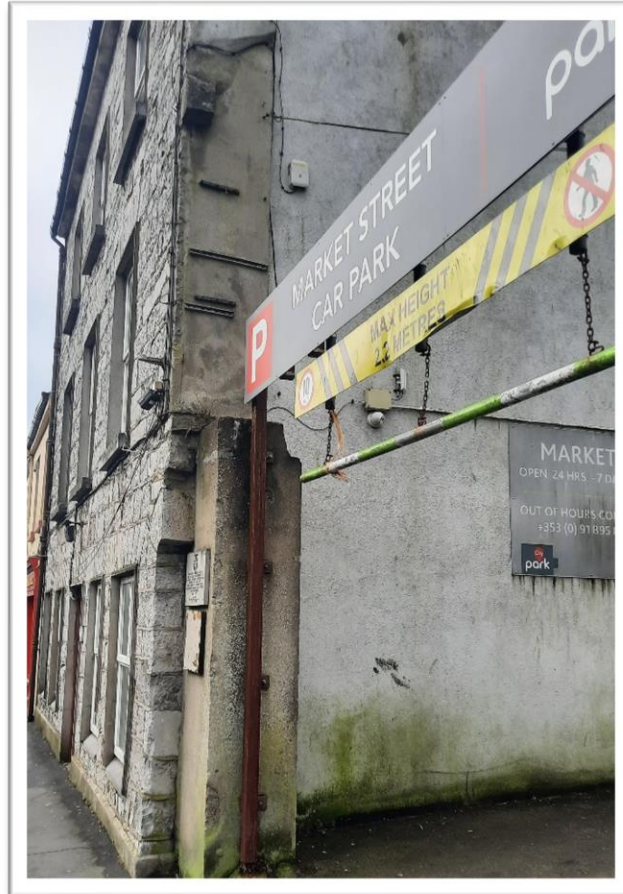


Photo 7 – Undulating external wall surface at the front wall and gable junction. Raised level of footpath in comparison to the internal floor level

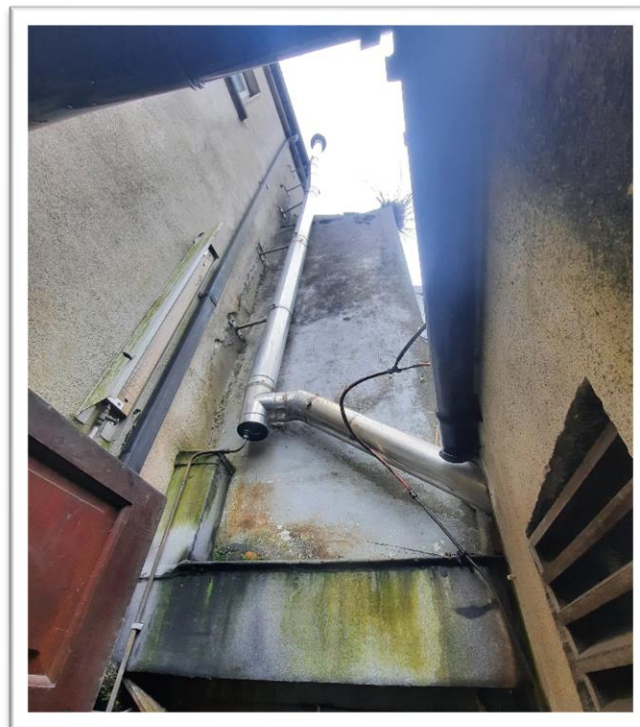


Photo 8 – Externally mounted supply pipes to central heating and stainless steel flue.

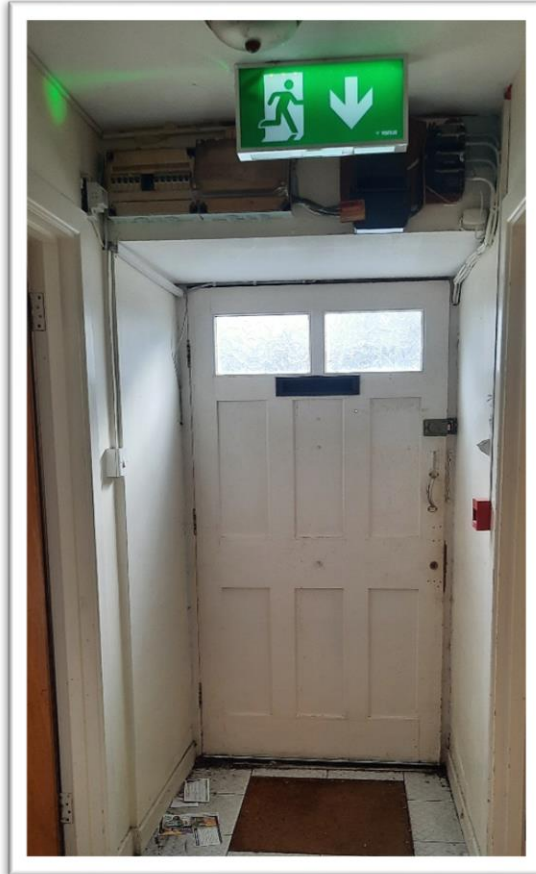


Photo 9 – Front external door and electrical meter and distribution board.



Photo 10 – Leak damage under valley gutter and in rear wall of atrium room.



Photo 11 – Leak damage to timber rafters and wall plate at roof level.



Photo 12 – Outdated heating controls in boiler room.



Photo 13 – Fire rated plasterboard partition in attic level is of fair quality.



Photo 14 – Hap-hazard concrete blockwork construction added to RHS gable level in attic.

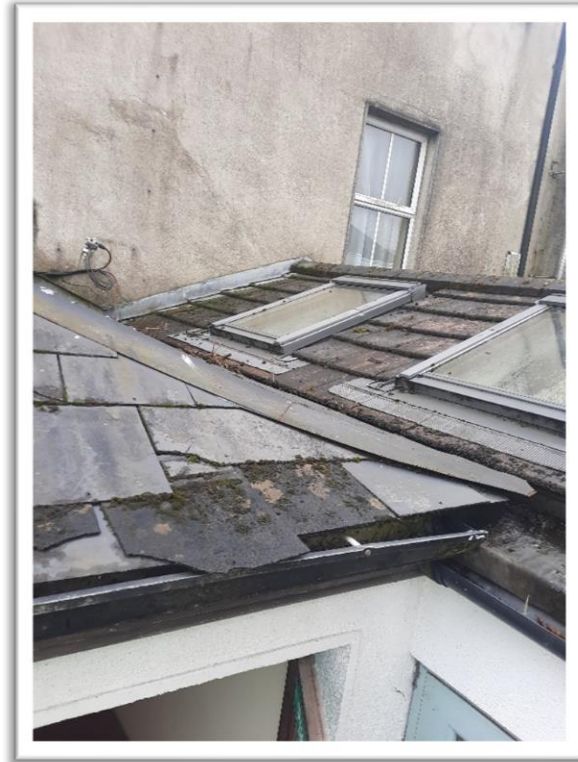


Photo 15 – Roof rear annex ground floor level.



Photo 16 – Cold water storage tank attic

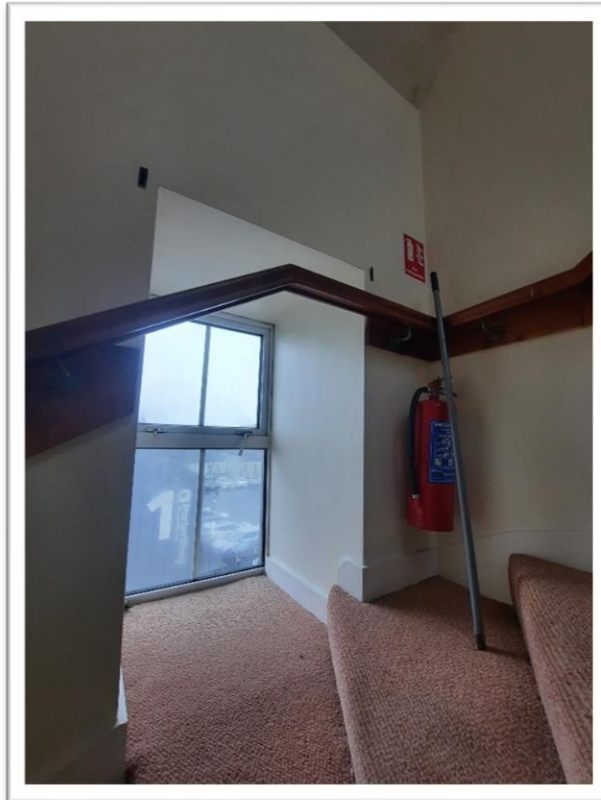


Photo 17 – Open area at window along stairwell under the handrail. Tapered Steps to stairs



Photo 18 – Handrail and stairs 3rd floor level

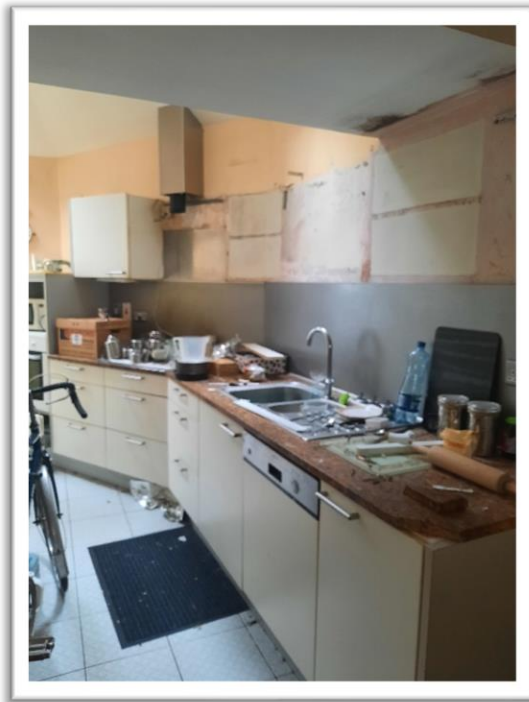


Photo 19 – Kitchen at ground floor

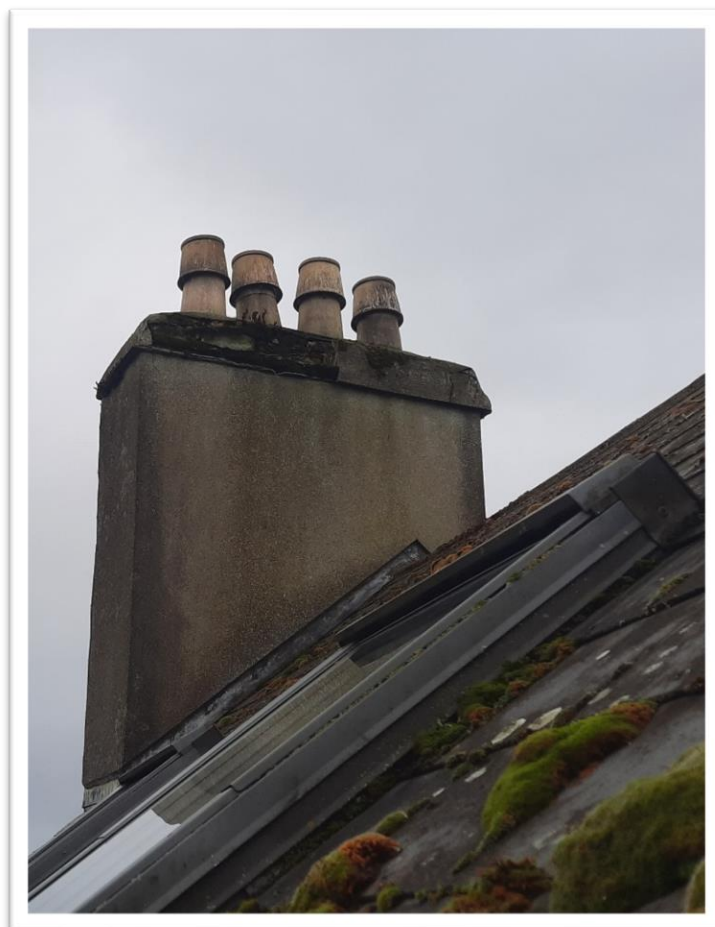


Photo 20 – Damaged chimney cap

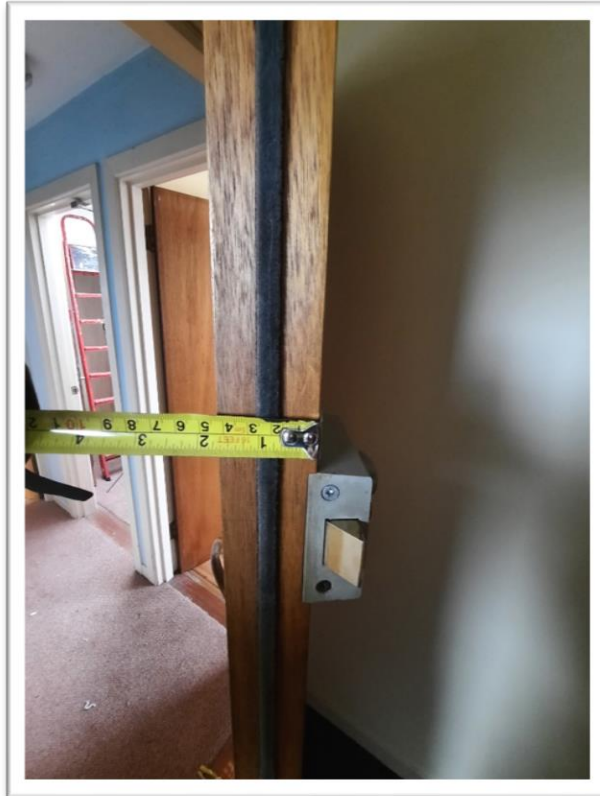


Photo 21 – 44mm thick door leaf

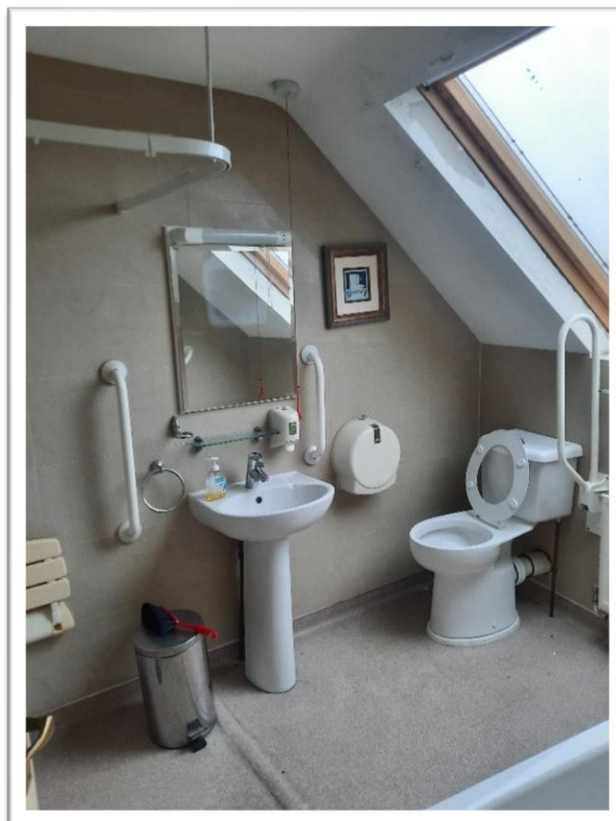


Photo 22 – 3rd Floor level bathroom



Photo 23 – Dry rot fungal hyphae on the plasterboard 3rd floor ceiling



Photo 24 – Ground floor level manhole in rear atrium room.

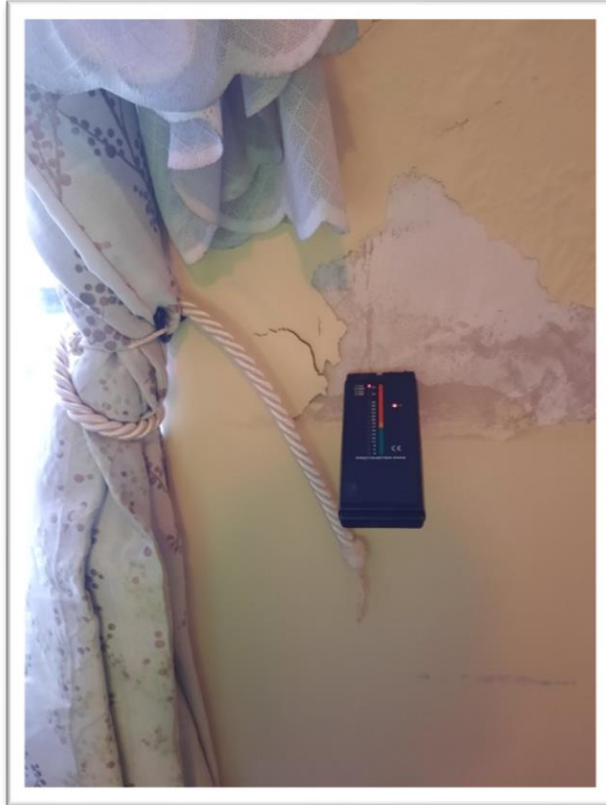


Photo 25 – Blistered and damaged plasterboard internal lining at front wall 1st floor LHS

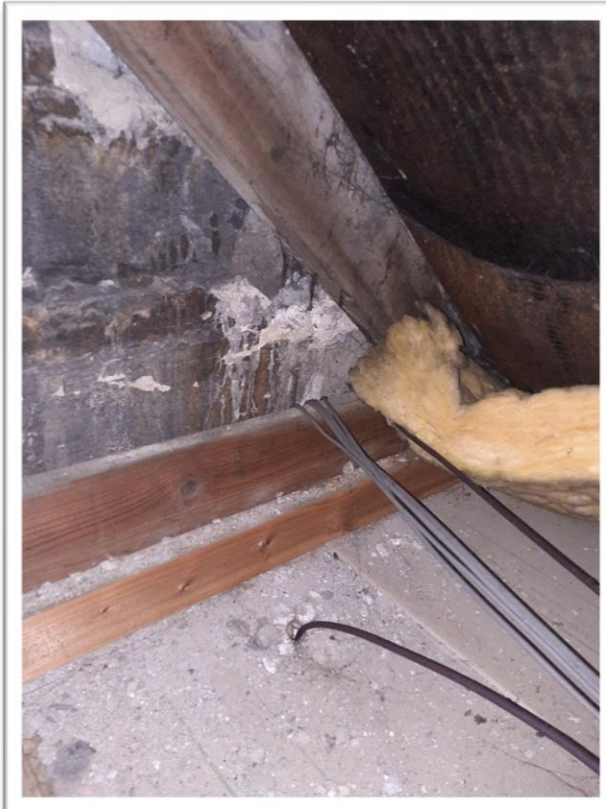


Photo 26 – Missing thermal insulation in the attic ceiling on the horizontal plane. Poorly fitted thermal insulation on sloped section of ceiling. Evidence of damp ingress at gable wall.



Photo 27 – Blistered and damaged plasterboard at LHS ground floor window head.

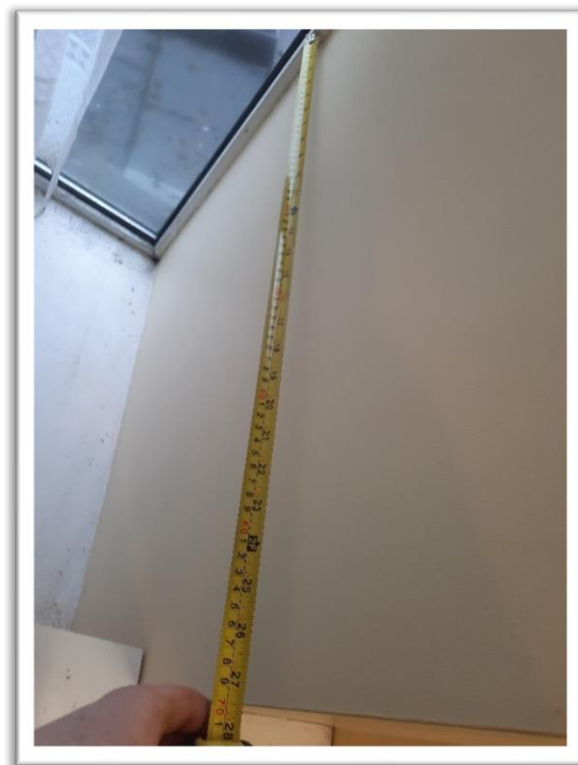


Photo 28 – Blistered and damaged plasterboard at LHS ground floor window head.