

Site Inspection Report

Project Name:

H1137 - Tourism and Limerick Greenway Projects

Client Name:

Limerick City and County Council

Description

Structural Condition Survey - Fullers Folly

Prepared By

Tommy Morey_GARLAND

Inspection Date & Time

15.02.2023

Inspection Number

001

Weather Conditions

Dry-Good

Printed

16.03.2023 17:06

Findings

32 images / 13 issues

Present During Inspection

Conor McMahon_LCCC
Tommy Morey_GARLAND

BCAR Team

Comments

Garland were requested by Limerick City and County Council to carry out a structural condition survey of the building known as "Fullers Folly" at Newcastle West, Co. Limerick.

Our Mr. Tommy Morey visited the building and carried out a visual structural survey on 15th February 2023. We report as follows:

GENERAL NATURE OF THE SURVEY

The survey is of a general nature and the principle followed is that in the absence of suspicious signs, it is not the duty of the Engineer to have the structure opened up so as to inspect sealed portions of the building, unless specifically requested to do so by the authorising party and if permission has been granted by the owner. Hence, it is not possible to make a detailed examination of wall plates, damp proofing, foundations or other covered elements within these premises.

GENERAL DESCRIPTION:

The building known as "Fullers Folly" is located at the South-East Corner of the Desmond Hall site off the N21 in the centre of Newcastle West, alongside the River Arra. The building has castellated stone walls and was erected in 1859. It was originally used as a residence. The southern half of building was recently used as offices but is now vacant. The northern half of the building is derelict and in poor condition.

WALLS:

The walls are of stone rubble construction with some brickwork. The walls are approximately 500-800mm thick. The top of the walls are castellated.

FLOORS:

The ground floor construction appears to be a ground bearing concrete slab. We were unable to determine the thickness of the slab or build-up of the floor.

The first floor generally consists of timber boards on timber floor joists spanning onto timber beams supported by stone corbels.

The upper floors of the south section of the building are intact and in relatively good condition. We could not determine the build-up and condition of covered joists.

The first floor of the north section of the building is has partially collapsed. The remaining section of floor is in very poor condition.

ROOF:

The mono-pitched roof consists of natural slate on battens on timber rafters supported by timber purlins and beams.

The roof to the south section of the building is intact and in good condition. The roof coverings and timber rafters appear to have been replaced recently.

The roof to the north section of the building has partially collapsed. The remaining roof is in a state of collapse. The remaining timber roof beam supporting the roof has degraded at its end and has fallen.

STRUCTURAL SURVEY SUMMARY:

Please refer to photographs 001 and 005 below showing the elevations of the building.

Photographs 006 to 026 show the current structural condition of the north section of the building.

Photographs 027 to 032 show the current structural condition of the rear yard walls and south section of the building.

CONCLUSION:

The south section of the building generally appears to be structurally sound and in good condition taking into account the items noted.

The north section of the building is in very poor condition. The external stone rubble walls appear to be structurally stable and in relatively good condition. However, the first floor and roof structures have partially collapsed and the remaining roof structure is in a state of collapse. The collapsed floor and roof structure currently lie as debris/rubble at ground floor level. We would recommend that the remaining sections of the roof and first floor in the north section are demolished in a controlled manner by a suitably qualified demolition contractor and all debris is removed out of the north section of the building.

Before the demolition works can be carried out a demolition asbestos survey will need to be carried out. We also recommend the decommissioning and removal of the existing electrical cable to the building from the neighbouring property to the east prior to any demolition works.

We trust that this satisfies your current requirements. However, should you have any queries or require further information, please do not hesitate to contact us.

Regards,

Tommy Morey
Chartered Engineer

GARLAND

Issues Identified

To update the status of any of the issues identified in this report please click the link below, scan the QR code or visit : sitepal.io and enter reference number 972-945



[Click here to view these issues in the contractor portal](#)

001 / 001



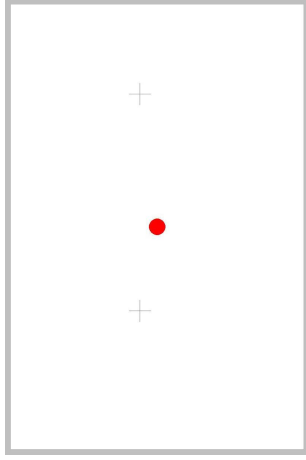
Comment

East Elevation of Fullers Folly showing south section of the building..

Southern section of building - Vacant office accommodation over 3 no. floors.

This section of the building is generally in good structural condition.

Current Status
No issue



Location / Plan

Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element

001 / 002



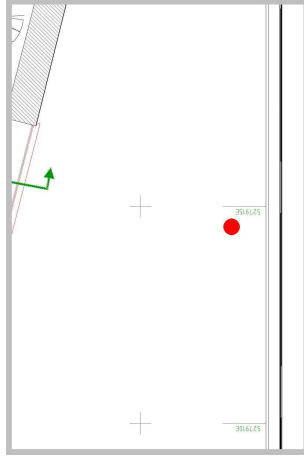
Comment

South Elevation of Fullers Folly showing south section of the building.

Southern section of building - Vacant office accommodation over 3 no. floors.

This section of the building is generally in good structural condition.

Current Status
No issue

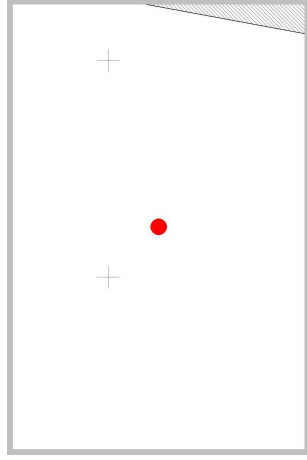


Location / Plan

Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element

001 / 003



Comment

West Elevation of Fullers Folly showing south section of the building.

Southern section of building - Vacant office accommodation over 3 no. floors.

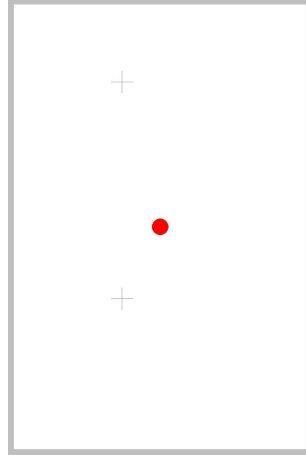
This section of the building is generally in good structural condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element

001 / 004



Comment

East Elevation of Fullers Folly showing north section of building.

Northern section of building - derelict.
This section of the building is in poor structural condition. The roof and first floor structure have partially collapsed.

Current Status
Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element

001 / 005



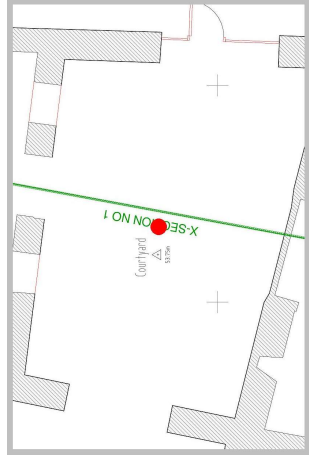
Comment
South Elevation of north section of the building.

This section of the building is in poor structural condition. The roof and first floor structure have partially collapsed.

Current Status
Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 006



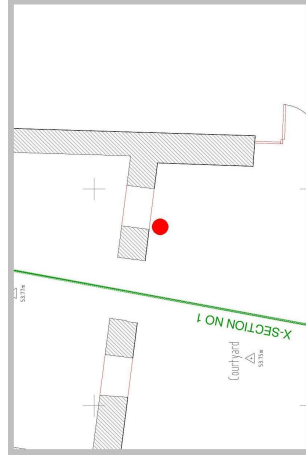
Comment
Upper South Elevation of north section of the building.

This section of the building is in poor structural condition. The roof and first floor structure have partially collapsed.

Current Status
Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 007



Comment
North section of the building.

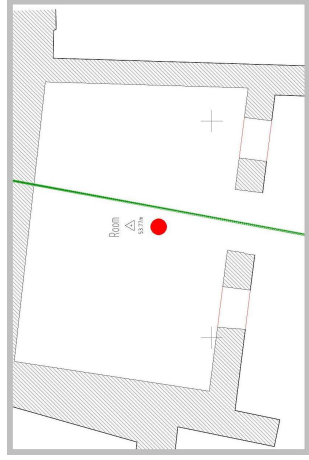
The roof and first floor have partially collapsed. There is a lot of debris and rubble at ground floor level.

We recommend that the debris and rubble is cleared from the building.

Current Status

Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 008



Comment
North section of the building.

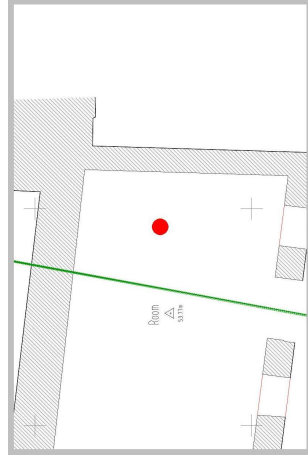
A part of the first floor remains intact but is in poor condition. The floor joists are open to the elements and degraded.

We recommend that the remaining first floor structure is demolished and removed off-site.

Current Status

Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 009



Comment
North section of the building.

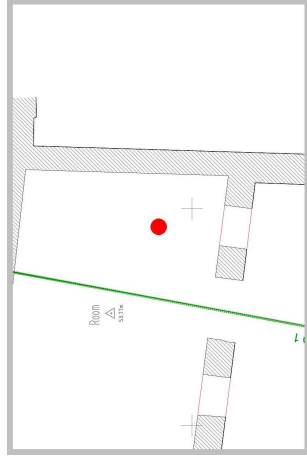
A part of the first floor remains intact but is in poor condition. The floor joists are open to the elements and degraded.

We recommend that the remaining first floor structure is demolished and removed off-site.

Current Status

Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 010



Comment
North section of the building.

Photo of the internal face of the south wall to the north section of the building.

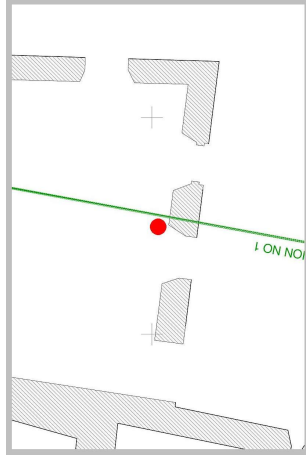
The roof has partially collapsed. There are no windows or doors.

The south stone rubble wall is stable and generally in good condition.

Current Status

No issue

Location / Plan
Drawing : 20-271-003 - FIRST FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 011



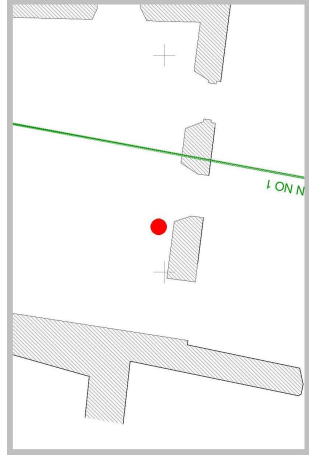
Comment
North section of the building.

The existing timber lintels are exposed and have degraded. There is a brick arch visible above the timber lintels. The window opening is stable. The timber lintels will need to be removed and replaced during the proposed refurbishment of the building.

Current Status
No issue

Location / Plan
Drawing : 20-271-003 - FIRST FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 012



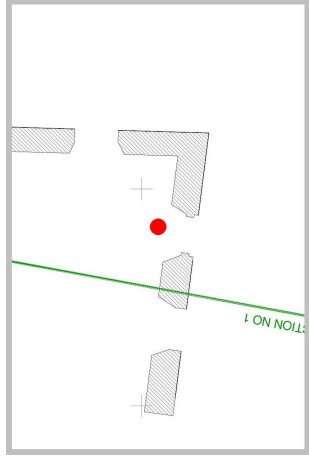
Comment
North section of the building.

There are brick arches visible over the door and window openings at ground floor level. The arches generally appear to be in good condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-003 - FIRST FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 013



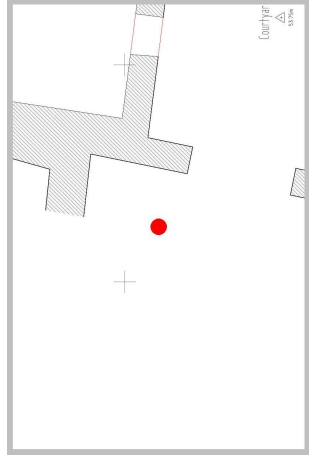
Comment
North section of the building.

West Elevation of Fullers Folly showing north section of building.

Northern section of building - derelict.

This section of the building is in poor structural condition. The roof and first floor structure have partially collapsed.

Current Status
No issue



Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element

001 / 014



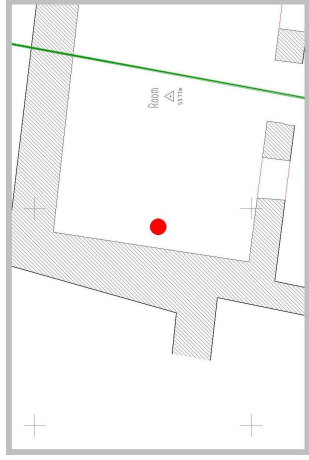
Comment
North section of the building.

Photo of the internal face of the west wall to the north section of the building.

The roof has collapsed over this wall.

The west stone rubble wall is stable and generally in good condition.

Current Status
No issue



Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element

001 / 015



Comment
North section of the building.

A part of the roof structure remains in place but is in very poor condition. The main timber roof beam has degraded at the ends and fallen from its bearing.

We recommend that the remaining roof structure is demolished and removed off-site.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 016



Comment
North section of the building.

Photo showing the debris and fallen timbers at ground floor level. Some of the fallen timber members are pulling on electrical cables. It could not be determined if the cables are live. The cables should be inspected by a suitably qualified electrician , disconnected and removed prior to any demolition works.

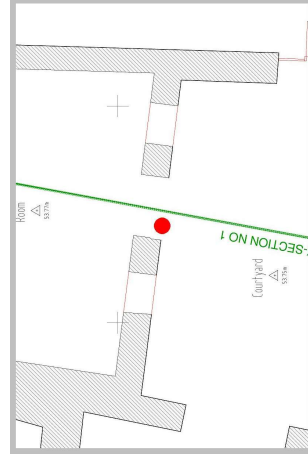
Current Status

Requires Attention

Location / Plan

Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 017



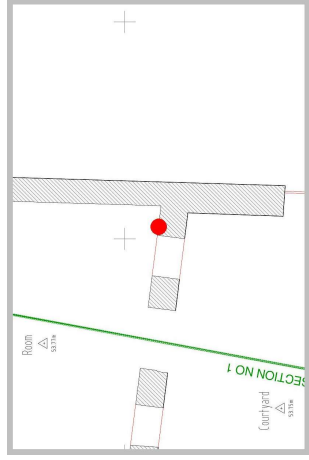
Comment
North section of the building.

Photo showing electrical cables below the first floor joists. It could not be determined if the cables are live. The cables should be inspected by a suitably qualified electrician , disconnected and removed prior to any demolition works.

Current Status

Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 018



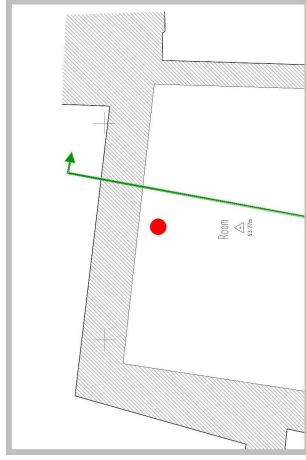
Comment
North section of the building.

Photo of the internal face of the north wall to the north section of the building.

The roof has partially collapsed over this wall.
The north stone rubble wall is stable and generally in good condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 019



Comment
North section of the building.

Photo of the roof of the north section of the building from above.

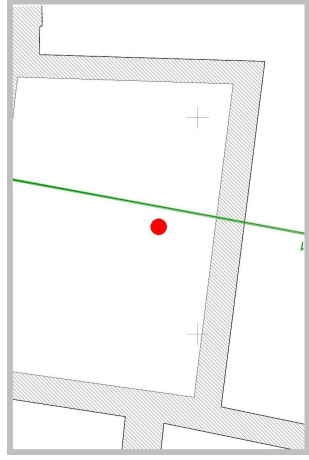
The roof has partially collapsed. The remaining section of the roof structure is in very poor condition and in a state of collapse.

We recommend that the remaining roof structure is demolished and removed off-site.

Current Status

Requires Attention

Location / Plan
Drawing : 20-271-004 - SECOND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 020

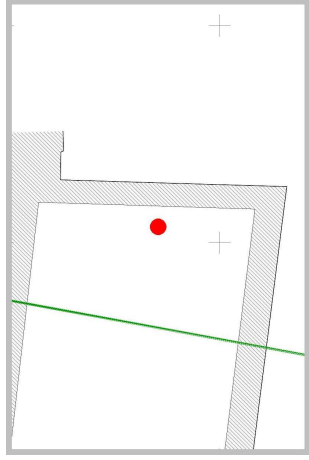


Comment
North section of the building.

The castellated parapet walls above the roof appears to be structurally stable in the relatively good condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-004 - SECOND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 021



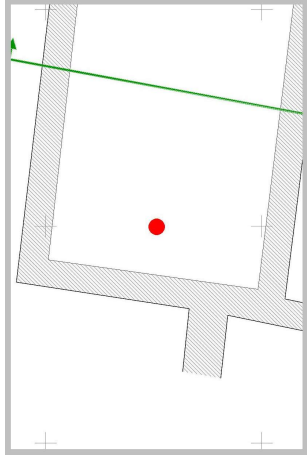
Comment
North section of the building.

The castellated parapet walls above the roof appears to be structurally stable in the relatively good condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-004 - SECOND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 022



Comment
North section of the building.

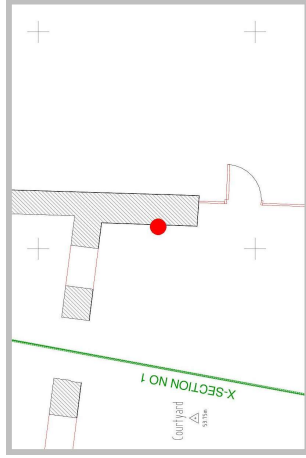
The electrical cables from the north section of the derelict building run to light fittings in the yard.

The cables should be inspected by a suitably qualified electrician , disconnected and removed prior to any demolition works.

Current Status
No issue

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 023



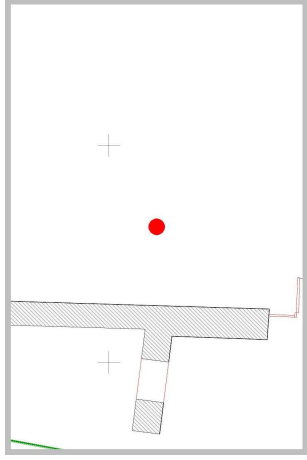
Comment
North section of the building.

Photo showing an electrical cable running from the north derelict building across the alleyway to a neighbouring property to the east. The cable should be inspected by a suitably qualified electrician , disconnected and removed prior to any demolition works.

Current Status
No issue

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 024



Comment
Photo of stone rubble wall to yard area.

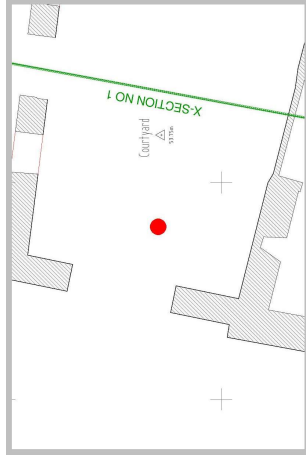
Original beam lintel to ope has been removed. The stonework above the opening is unsupported but appears to be stable.

The remaining stone rubble wall appears to be in good condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 025



Comment

Photo of stone rubble wall to yard area.

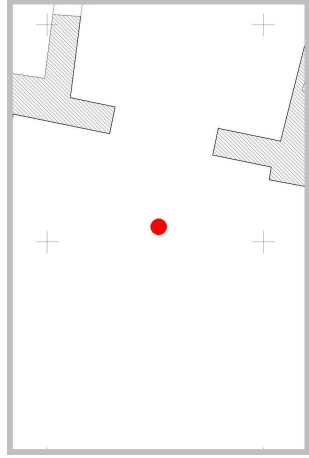
Original beam lintel to ope has been removed. The stonework above the opening is unsupported but appears to be stable.

The remaining stone rubble wall appears to be in good condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 026



Comment

Photo of stone rubble wall to yard area.

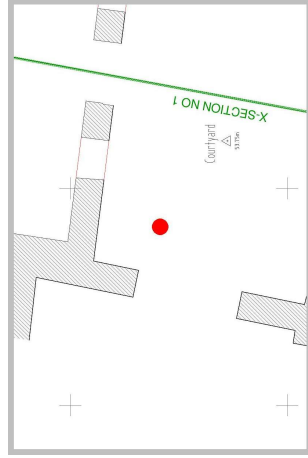
Original beam lintel to ope has been removed. The stonework above the opening is unsupported but appears to be stable.

The remaining stone rubble wall appears to be in good condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf

Inspection Plan Element



001 / 027



Comment
Stone rubble wall to rear yard.

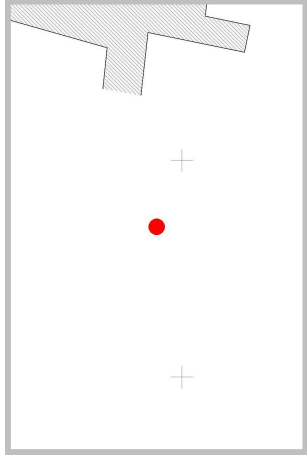
The wall appears in be stable and in good condition.

We would recommend that the ivy is cut back at the base and removed when it has died back to prevent the ivy damaging the wall.

Current Status

Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 028



Comment
Stone rubble wall to rear yard.

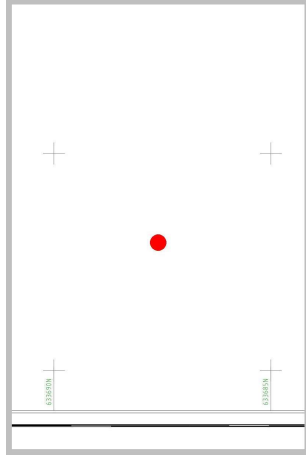
The wall appears in be stable and in good condition.

We would recommend that the ivy is cut back at the base and removed when it has died back to prevent the ivy damaging the wall.

Current Status

Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 029



Comment
Stone rubble wall to rear yard.

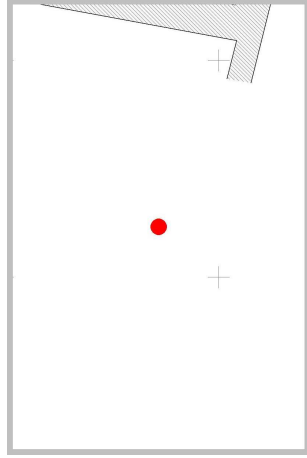
The wall appears to be stable and in good condition.

We would recommend that the ivy is cut back at the base and removed when it has died back to prevent the ivy damaging the wall.

Current Status

Requires Attention

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 030



Comment

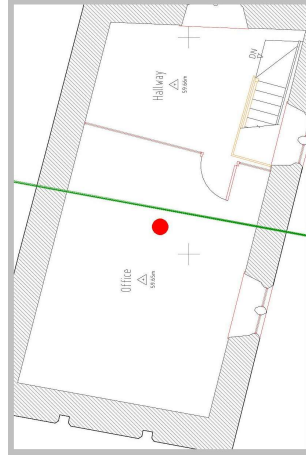
South section of building. - top floor.

The roof appears to have been refurbished and recovered. The timber rafters, purlins and trusses appear to be in good condition.

Current Status

No issue

Location / Plan
Drawing : 20-271-004 - SECOND FLOOR SURVEY - ISSUED 210921.pdf



Inspection Plan Element

001 / 031



Comment

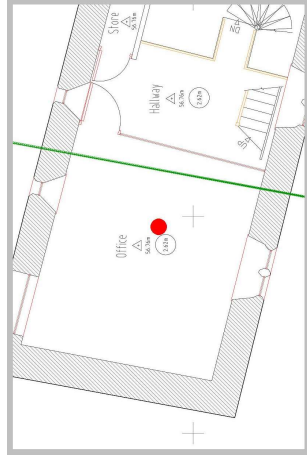
South section of building - first floor.

Walls are drylined. The structure generally appears to be good condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-003 - FIRST FLOOR SURVEY -
ISSUED 210921.pdf

Inspection Plan Element



001 / 032



Comment

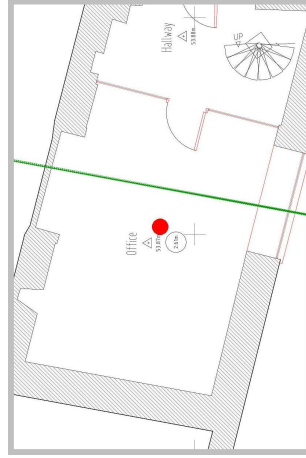
South section of building - first floor.

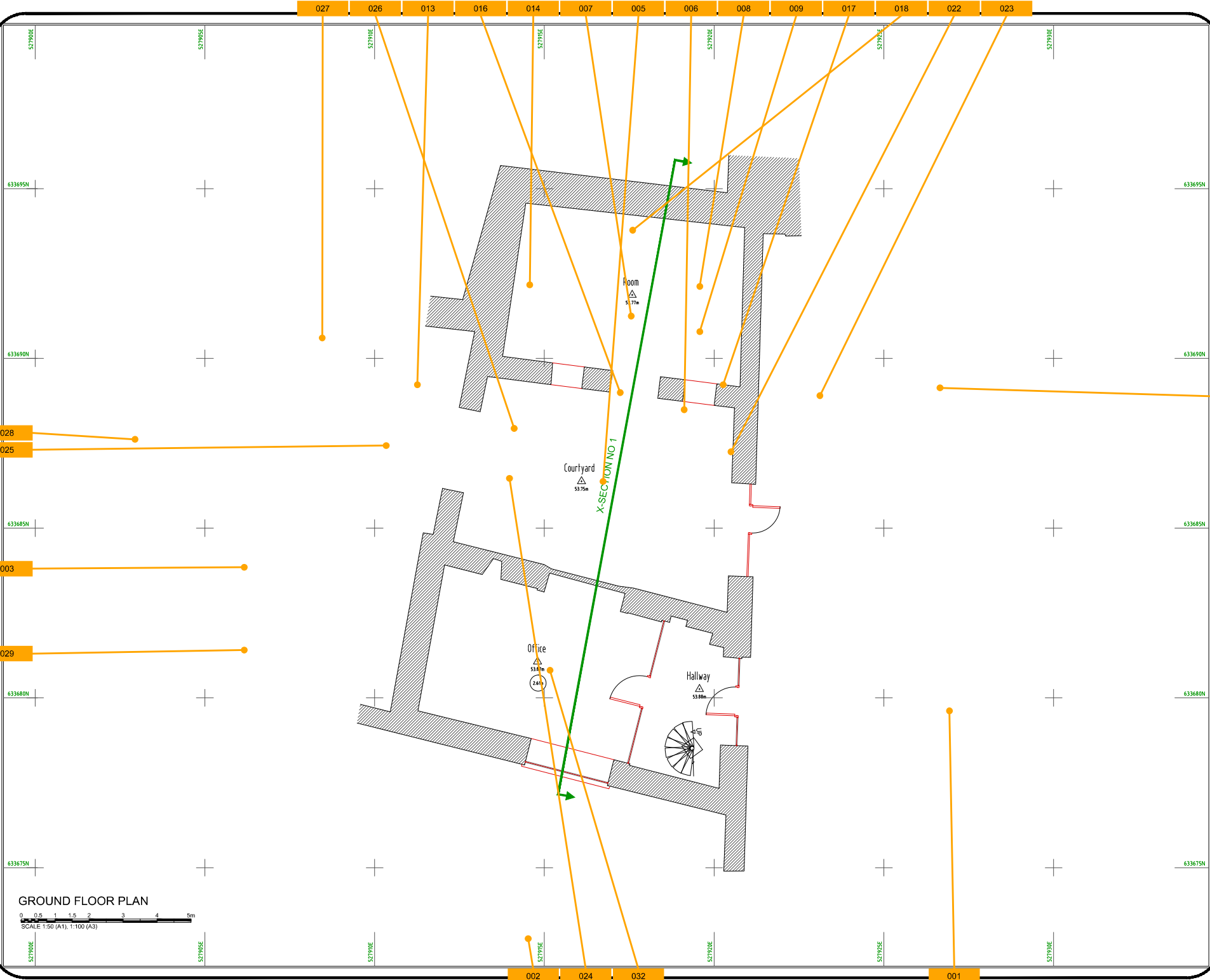
Walls are drylined. The structure generally appears to be good condition.

Current Status
No issue

Location / Plan
Drawing : 20-271-002 - GROUND FLOOR SURVEY -
ISSUED 210921.pdf

Inspection Plan Element





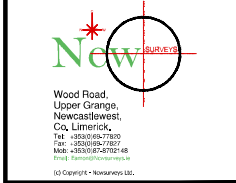
LEGEND

- KEY:
- AV AIR VALVE
 - AJ ARMSTRONG JUNCTION
 - ESB ESB MINI PILLAR
 - EP ESB POLE
 - ELECTRICITY LINE OVER
 - TELECOM LINE OVER
 - FH FIRE HYDRANT
 - WM WATER METER
 - GV GAS VALVE
 - GATE GATE
 - RG ROAD GULLY
 - IC INSPECTION CHAMBER
 - LP LAMP POST
 - MH MANHOLE
 - Cl=1000mm Sign Post
 - SV SLUICE VALVE
 - ST STOPCOCK
 - S Survey Station
 - TC TELECOM CHAMBER
 - TP TELECOM POLE
 - TL TRAFFIC LIGHT
 - LB LIGHT BOLLARD
 - T TREES
 - 225mm Aggr. COMBINED SEWER
 - 200mm Aggr. FOUL SEWER

004

Note:
 01 Levels are in metres to OSGM5 (MALIN DATUM) unless otherwise noted. This datum was established using a Trimble Network Rover GPS system.
 02 Co-ordinate system used - ITM95.
 03 North refers to Grid North.
 04: IF ANY DISCREPANCIES ARE FOUND IN THIS SURVEY, THEY SHOULD BE REPORTED TO NEWSURVEYS LTD IMMEDIATELY. FAILURE TO DO SO WILL INVALIDATE ANY SUBSEQUENT ISSUES ARISING FROM USING THIS SURVEY DATA.

REVISIONS			
No.	Date	Staff	Description
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Client : Limerick City & County Council

Scale: 1:50 (A1), 1:100 (A3)

Project : Füllers Folly, Newcastlemore, Co. Limerick

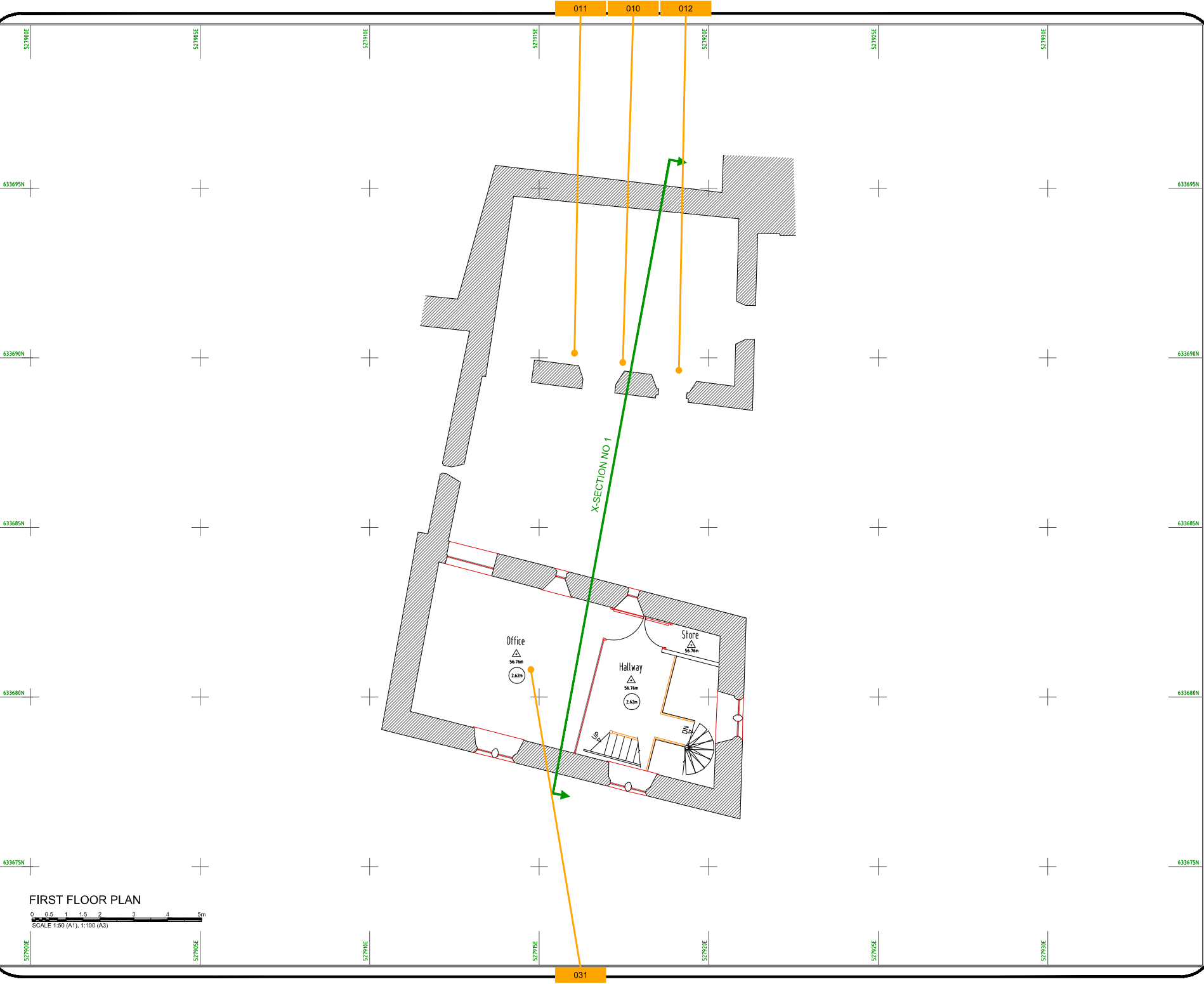
Site crew : Pib, Pz, Sm Date : March 2021

Drawn by : Bm Date : August 2021

Description : GROUND FLOOR SURVEY

Drawing number : 20-271-002 Rev: ---

GROUND FLOOR PLAN
 0 0.5 1 1.5 2 3 4 5m
 SCALE 1:50 (A1), 1:100 (A3)



FIRST FLOOR PLAN
SCALE 1:50 (A1), 1:100 (A3)

LEGEND

- KEY:**
- AV AIR VALVE
 - AJ ARMSTRONG JUNCTION
 - ESB ESB MINI PILLAR
 - EP ESB POLE
 - ELECTRICITY LINE OVER
 - TELECOM LINE OVER
 - FH FIRE HYDRANT
 - WM WATER METER
 - GA GAS VALVE
 - GATE GATE
 - RD ROAD GULLY
 - IC INSPECTION CHAMBER
 - LP LAMP POST
 - MH MANHOLE
 - CL:100.00m SIGN POST
 - SV SLUICE VALVE
 - STOP STOPCOCK
 - ST SURVEY STATION
 - TELECOM TELECOM CHAMBER
 - TELECOM TELECOM POLE
 - TL TRAFFIC LIGHT
 - LB LIGHT BOLLARD
 - TREES TREES
 - 22inch Aggr. COMBINED SEWER
 - 22inch Aggr. FOUL SEWER
 - 24inch Aggr. STORM SEWER

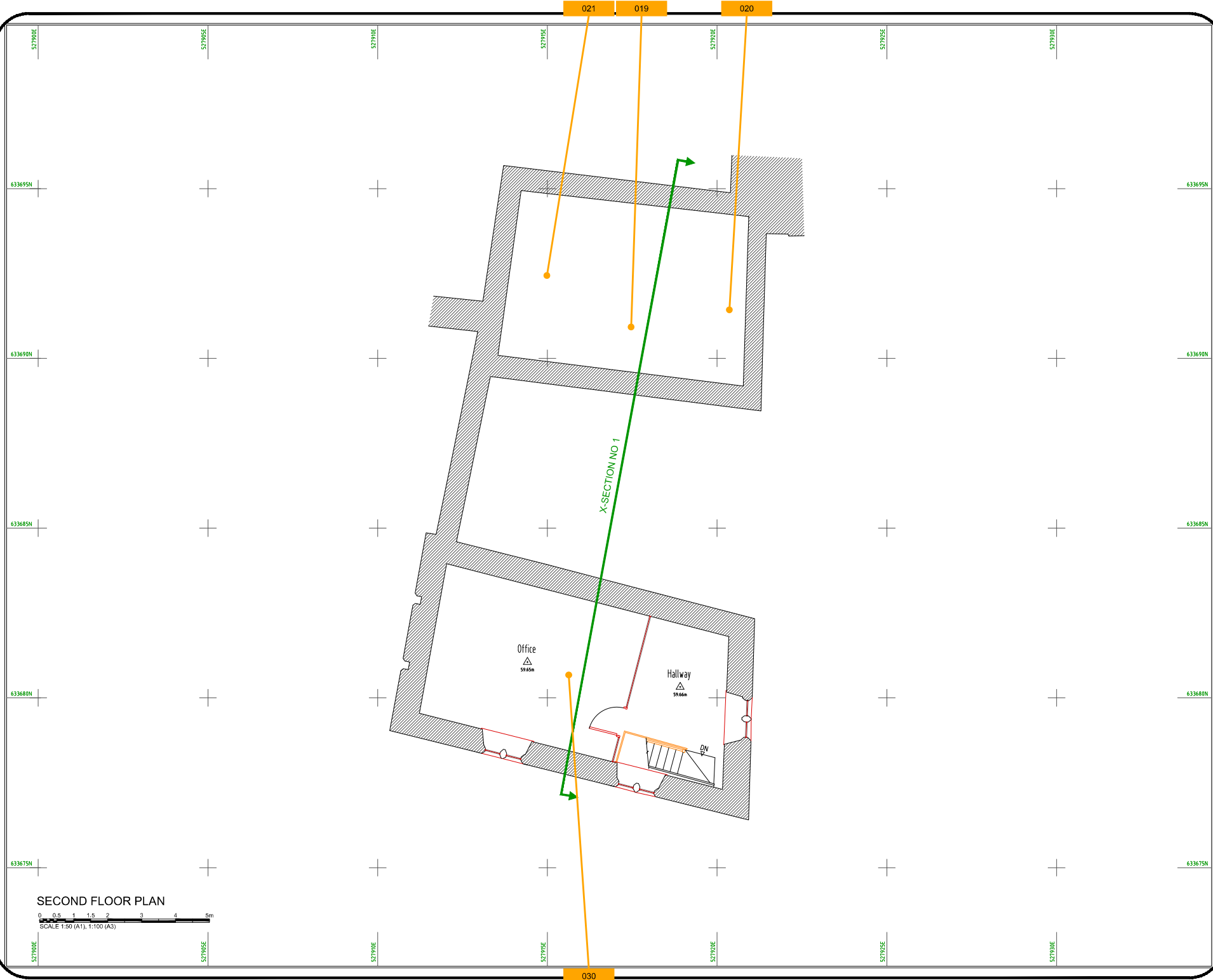
Note:
01 Levels are in metres to OSGM5 (MALIN DATUM) unless otherwise noted. This datum was established using a Trimble Network Rover GPS system.
02 Co-ordinate system used - ITM95.
03 North refers to Grid North
04. IF ANY DISCREPANCIES ARE FOUND IN THIS SURVEY, THEY SHOULD BE REPORTED TO MCSURVEYS LTD IMMEDIATELY. FAILURE TO DO SO WILL INVALIDATE ANY SUBSEQUENT ISSUES ARISING FROM USING THIS SURVEY DATA.

REVISIONS

No.	Date	Staff	Description
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Client :	Limerick City & County Council
Scale:	1:50 (A1), 1:100 (A3)
Project :	Fulkes Folly, Newcastle west, Co. Limerick
Site crew :	Ph, Pz, Sm Date : March 2021
Drawn by :	Elm Date : August 2021
Description :	FIRST FLOOR SURVEY
Drawing number :	20-271-003
Rev:	---



LEGEND

- KEY:
- AV AIR VALVE
 - AJ ARMSTRONG JUNCTION
 - ESB ESB MINI PILLAR
 - EP ESB POLE
 - ELECTRICITY LINE OVER
 - TELECOM LINE OVER
 - FH FIRE HYDRANT
 - WM WATER METER
 - GAS GAS VALVE
 - GATE GATE
 - ROAD GULLY
 - INSPECTION CHAMBER
 - LAMP POST
 - HANDLE
 - SIGN POST
 - SLUCE VALVE
 - STOPCOCK
 - SURVEY STATION
 - TELECOM CHAMBER
 - TELECOM POLE
 - TRAFFIC LIGHT
 - LIGHT BOLLARD
 - TREES
 - 225mm Aggr. COMBINED SEWER
 - 225mm Aggr. FOUL SEWER
 - 250mm Aggr. STORM SEWER

Note:

- 01 Levels are in metres to OSGM15 (MALIN DATUM) unless otherwise noted. This datum was established using a Trimble Network Rover GPS system.
- 02 Co-ordinate system used - ITM95.
- 03 North refers to Grid North
04. IF ANY DISCREPANCIES ARE FOUND IN THIS SURVEY, THEY SHOULD BE REPORTED TO NCSURVEYS LTD IMMEDIATELY. FAILURE TO DO SO WILL INVALIDATE ANY SUBSEQUENT ISSUES ARISING FROM USING THIS SURVEY DATA.

REVISIONS			
No.	Date	Staff	Description
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Client : Limerick City & County Council

Scale: 1:50 (A1), 1:100 (A3)

Project : Flixers Folly, Newcastle west, Co. Limerick

Site crew : Ph, Pz, Sm Date : March 2021

Drawn by : Elm Date : August 2021

Description : SECOND FLOOR SURVEY

Drawing number : 20-271-004 Rev: ---