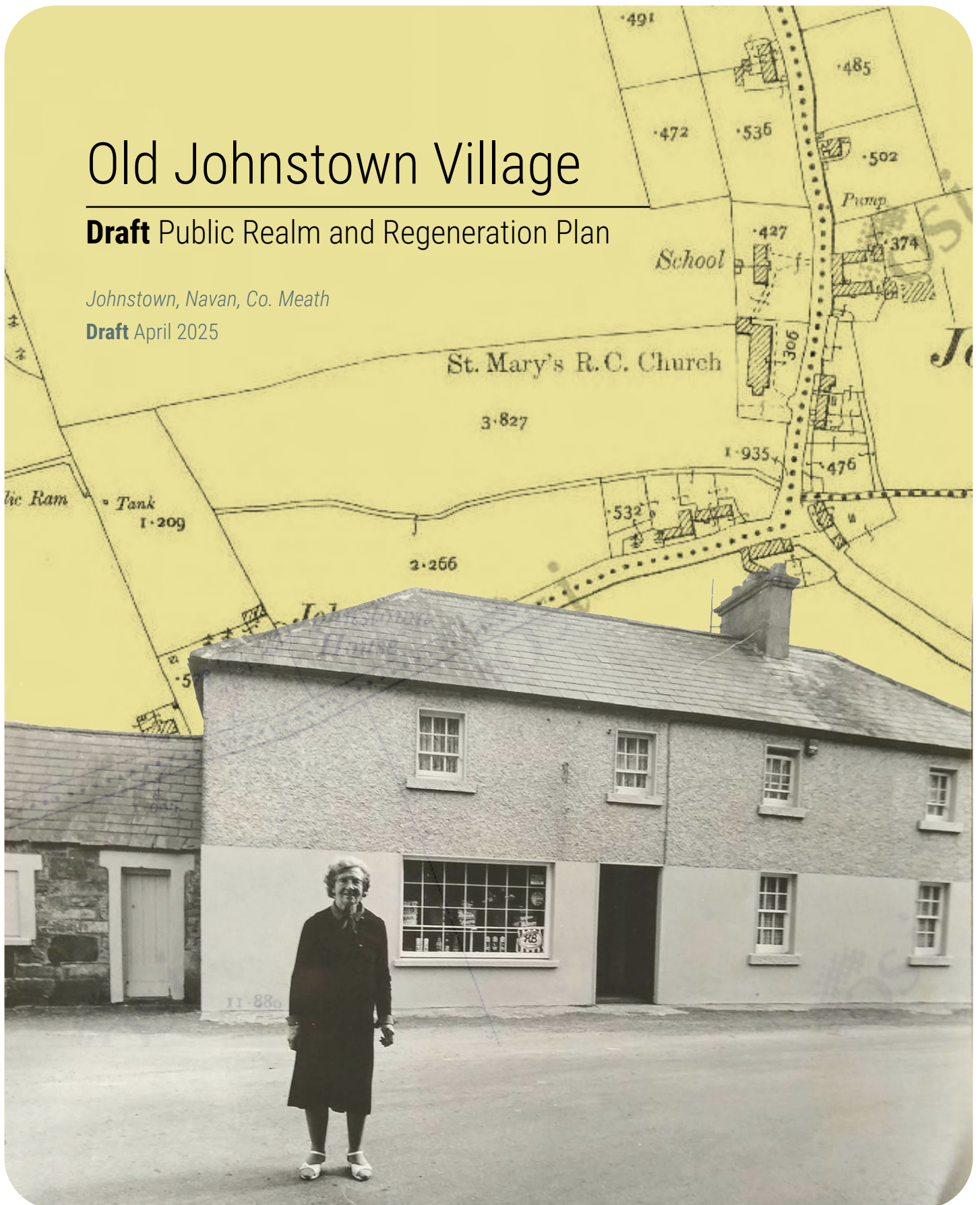


# Old Johnstown Village

## **Draft** Public Realm and Regeneration Plan

*Johnstown, Navan, Co. Meath*

**Draft** April 2025



comhairle chontae na mí  
meath county council

the paul hogarth company

**HALL BLACK DOUGLAS**

**OCSC**

O'CONNOR · SUTTON · CRONIN  
MULTIDISCIPLINARY CONSULTING ENGINEERS



# Old Johnstown Village

## Public Realm and Regeneration Plan

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### Introduction

#### Overview

The village of Old Johnstown Co. Meath is a place rich in heritage with an active local community. Over the last 25 years the village and wider area has undergone a comprehensive transformation into a suburb of Navan. The focus of this plan is to reclaim the heart of the village for the community which will allow the village to function effectively at the heart of the wider Johnstown area. The plan, which has been informed by the views of local people, will provide a vision and objectives. These will be realized through projects which will support a vibrant village centre developed in line with the character of the village.



# Analysis

## Location

Old Johnstown Village is strategically positioned on the outskirts of Navan, adjacent to the Navan Business Park and the Athlumney area, and within the broader Johnstown region. It benefits from its proximity to the M3, providing convenient access to Dublin. Additionally, the village is near the River Boyne, indirectly connected through a number of green spaces, including the Johnstown People's Park. The village is also situated near to important facilities and developments, such as the Johnstown Shopping Centre, and the educational campus housing St. Stephen's and Colaiste na Mi.

## Planning Context

The Johnstown area's current planning strategy, set by the County Development Plan (2021-2027), focuses on addressing the acknowledged shortage of community facilities, with an emphasis on "catching up" during this plan period. A specific need has been identified for a bespoke community facility to serve local residents. The Old Johnstown Village Core area is zoned for commercial/village centre use, offering potential for growth and mixed-use development. As part of the Greater Dublin Area Transport Strategy, a secondary cycling route is planned to run through the core of Old Johnstown village. Relevant national planning objectives include revitalising village centres through community-led planning and promoting a shift towards sustainable transport, with a particular focus on encouraging safe active travel.

## Development of the Village

Over time, the village has undergone significant changes in its layout. In the 19th century, the village was entirely concentrated around the intersection of its rural roads, with a strong frontage onto the main road. Natural features, such as the river and trees, and landmarks like the Church of the Nativity of Our Lady and the school, defined the space. The threshold into the village was well-defined, and the small community likely had strong local bonds

Some of the features that defined its original character included:

The village spaces consisted of two distinct types: the built-up village and the surrounding farmland or natural landscapes. Key elements, such as the frontage onto the main street and natural boundaries like rivers and treelines, marked the transition between the village and its rural surroundings, reinforcing the connection between the built and natural environments.

Movement within the village was determined by its small size and slow traffic, creating a safe and easily navigable space for both residents and visitors. The village was well connected to nearby settlements via the main road, and the waterway further enhanced accessibility and the relationship with the natural environment.

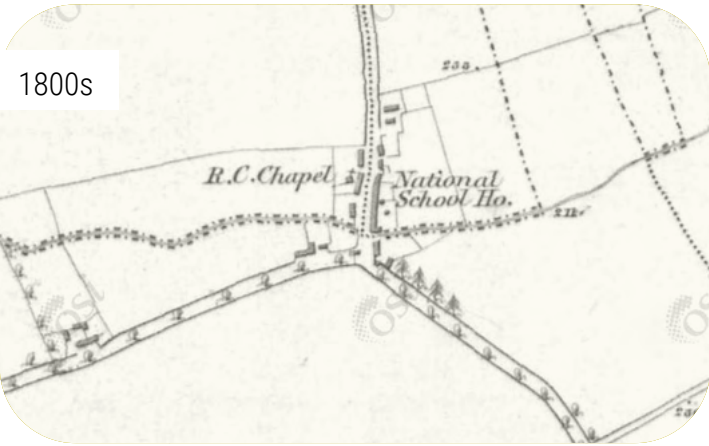
The use of local materials in the village's appearance contributed to a uniform, cohesive character, with landmarks strengthening the sense of place and guiding the village's identity. The Church and the building that became known as Mrs Butterly's shop are both landmarks made out of local stone.

# Analysis

By the 1990s, a small amount of sprawl began with new housing offset from the road. However, natural features remained important, and the church, school, and Mrs Butterly's continued as key landmarks. Village entrances became less defined, and the community grew.

By 2005, rapid expansion saw housing move further from the core, with many natural features removed or culverted. The church remained the primary landmark, and the village's distinct urban form merged with the outskirts of Navan Town. Many of the village's distinctive features were not carried over into the new developments, leading to a dilution of its original character.

Today, the village remains much like it was in 2005, with some additional residential developments and minor updates to the public realm.





# Analysis

## Spaces in the Village

In a typical streetscape, buildings play a significant role as the edges of the space to clearly define it, particularly in the centre of settlements. However, in the village core of Old Johnstown, the buildings are often setback from the road and have a low density.

The figure-ground plan below shows a similar pattern, in which the development in the area is compact in certain sections, yet largely sporadic around the village core.

In this context, the buildings play a much smaller role in defining the spaces, and the experience of space in the village core can instead be defined by fencing and boundary lines in places.



# Analysis

The village core has multiple areas of public access, with most private access connecting to the neighbouring residential areas. The core also features several green and blue assets, which enhance the space, although there are challenges related to their maintenance, and many of the original green assets have disappeared over time.

However, within a 300-metre radius from the centre of the village, there are multiple green amenity spaces (approximately 2.5 hectares), and while many of these spaces currently lack a defined programme, they offer opportunities for a variety of local recreational areas in the future.





# Analysis

## Movement around the Village

The movement routes in the village are influenced by three historic pathways that remain recognisable in the modern layout. However, pedestrians have to navigate these roads along fragmented footpaths, particularly to the north and southeast, which contribute to unsafe pedestrian movement. A walkability audit of the village core found that limited visibility, narrow footpaths, a lack of seating, uneven surfaces, and the lack of multiple pedestrian crossings all contribute to a reduced quality of the pedestrian experience, making it difficult to move safely.

Additionally, there is no existing cycling infrastructure in the village, which further limits alternative movement options. However, an informal walking route connects Navan Town Centre and Old Johnstown by passing through a number of green spaces, offering a more pleasant and natural way to traverse.



# Analysis

The roads through the core of the village are accommodating significant volumes of through traffic including HGVs and agricultural traffic. The main road is often used as a short cut, particularly during peak hours when traffic builds up on nearby Metges road. The village core is often dominated by vehicles with much of the available public space used to accommodate traffic. Informal/ ad hoc on street parking is also contributing to congestion. The informal approach to parking highlights the ongoing challenges of managing movement and space within the village. It is essential that some of this space is reclaimed for pedestrians.





# Analysis

## Character of the Village

The village is characterised by a community with a strong local sense of belonging. This close-knit environment fosters a deep connection among residents with its village character, creating a shared identity and pride in their surroundings.

The village core is defined by three heritage landmarks, each constructed with historic materials central to its character: the church tower, Mrs Butterly's, and various community interventions such as art installations, playscapes, and rewilding efforts. These landmarks anchor the village's identity and help preserve its heritage.

However, the village core lacks dedicated civic spaces for the community to use within the village core. Additionally, important features like the church spire are hidden by apartment buildings in the village core, and Mrs Butterly's currently stands vacant. In contrast, the rest of the village is a mixed-use space, featuring a vibrant mix of commercial facilities that serve the community. Efforts to address vacancy in the village core are underway, contributing to its revitalisation.

The village also showcases a variety of housing typologies, though there is a lack of visual consistency and quality between them. These range from high-density, mixed-use buildings to medium-density residential areas, as well as low-density housing, creating a diverse yet somewhat fragmented urban fabric.



# Consultation

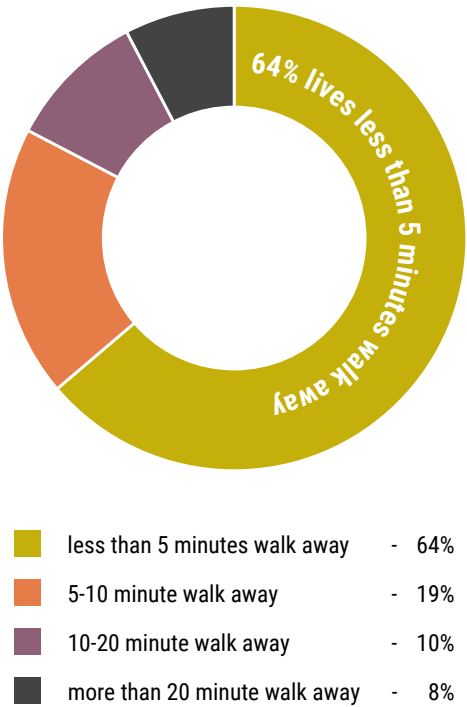
## Consultation Process

The consultation process involved both an online and paper survey to gather insights from the community. The survey ran over the course of January 2024. Participants were asked about their demographics, as well as their likes, dislikes, and priorities. Feedback focused on various aspects, including Mrs Butterly's and appropriate development. This approach helped ensure a broad understanding of community preferences and concerns.

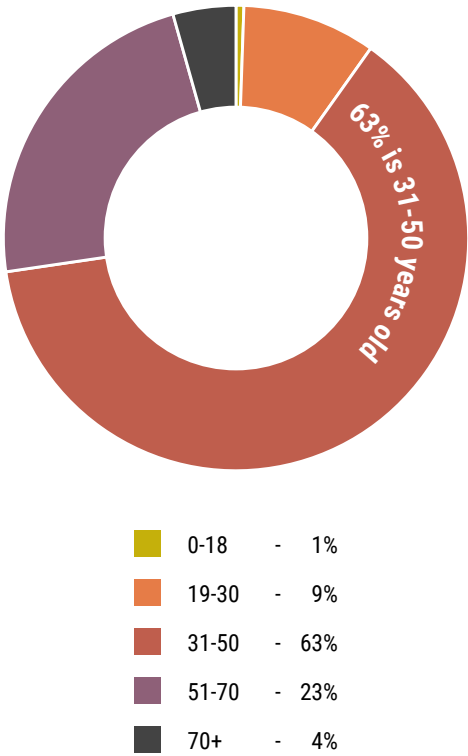
## Demographics

Over 80% of respondents lived within a 10-minute radius of the area, reflecting a strong local engagement. The survey also captured a variety of household sizes, providing a diverse range of perspectives. There was an overrepresentation of individuals aged 31-50 compared to other age groups, offering valuable insight from this particular demographic, but it is important to bear this in mind for the remaining results.

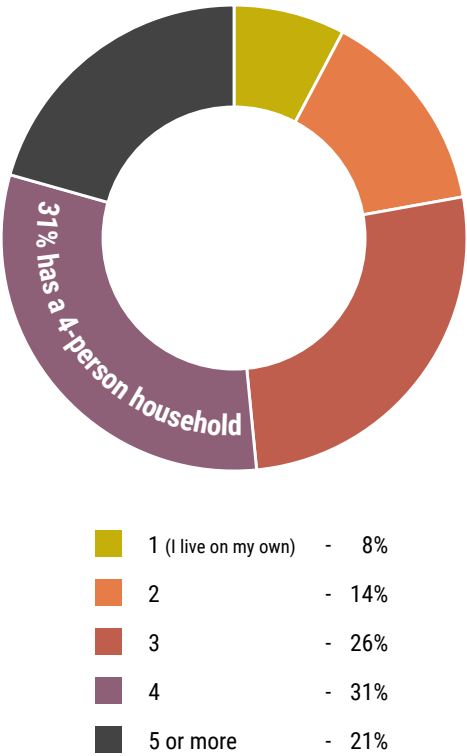
How far do you live from the Mrs Butterly's building in Old Johnstown Village?  
(196 responses)



Which describes your age range?  
(183 responses)



How many people normally live in your household?  
(194 responses)





# Consultation

## General Questions

The majority of respondents expressed a strong appreciation for the character and village feel of the area, alongside the facilities and the sense of community. However, several concerns were raised, with traffic being highlighted as a particular issue. Additionally, there were complaints about the lack of youth spaces, unsafe conditions for active travel, and ongoing maintenance problems. These concerns suggest areas for improvement to enhance the overall quality of life in the community.

"Quiet Safe Charming"

"Planting of flower boxes. The frontage of the plates studio. The old Stone Shop on the corner, it's much nicer than the plastic looking Mace."

"It has a good community feel and is kept tidy considering there are two takeaways. There is an active community group doing flowers and play areas for kids."

"I live in the core and I love the sense of community and the facilities. I like the mix of demographic and think there should be more amenities for the elderly and the young. I love the village feel and associated visual amenity."

"I love the fact it has the feel of a village still even though it's so close to Navan. A real community of caring and looking after each other. It's walkable. Everything is on your doorstep."

"The local parish. The small village itself. The old buildings."

"Lack of foot path to approach the village from Metges Road end, if you have buggies etc coming in towards each other or dogs etc one person or group has to go on to the road. Through road/short cut for heavy goods vehicles."

"1. Lack of public transport  
2. Lack of children/youth facilities  
3. Lack of sport facilities"

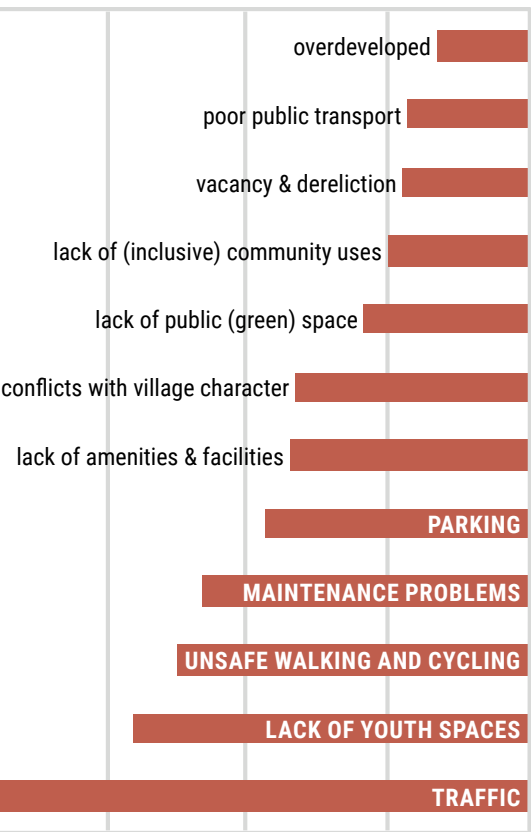
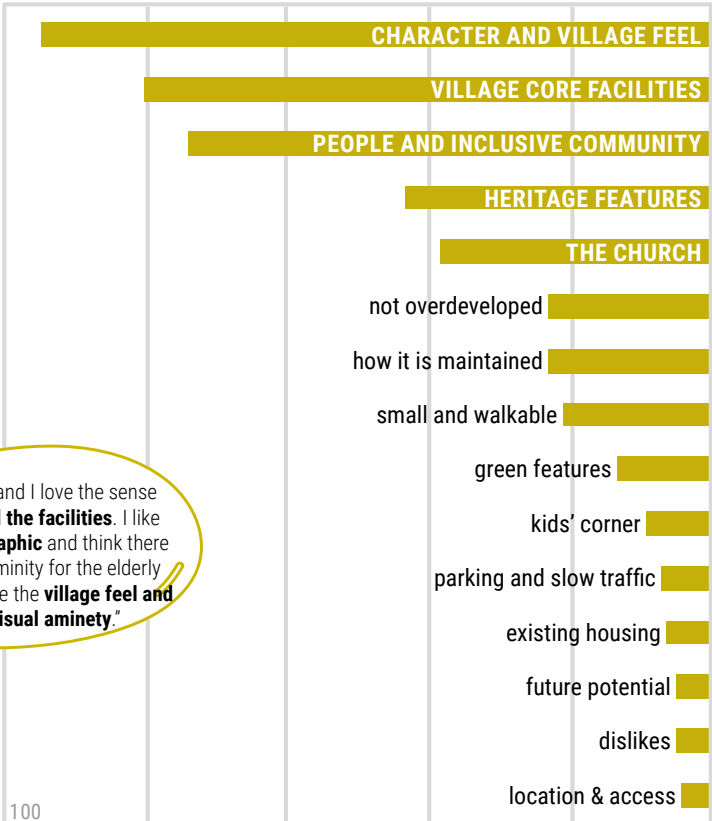
"Would be lovely to see something done with Mrs Butterlys shop / house. Not apartments. Something for the community. It always makes me smile. But we could do something with it."

"The apartments facing the road are not in keeping with the aesthetics of the area and the already high density of the area."

"The congregation of teens with nowhere else for them to meet up (NO FACILITIES)"

"Vacant building Missing community centre/meeting space Needs a town square"

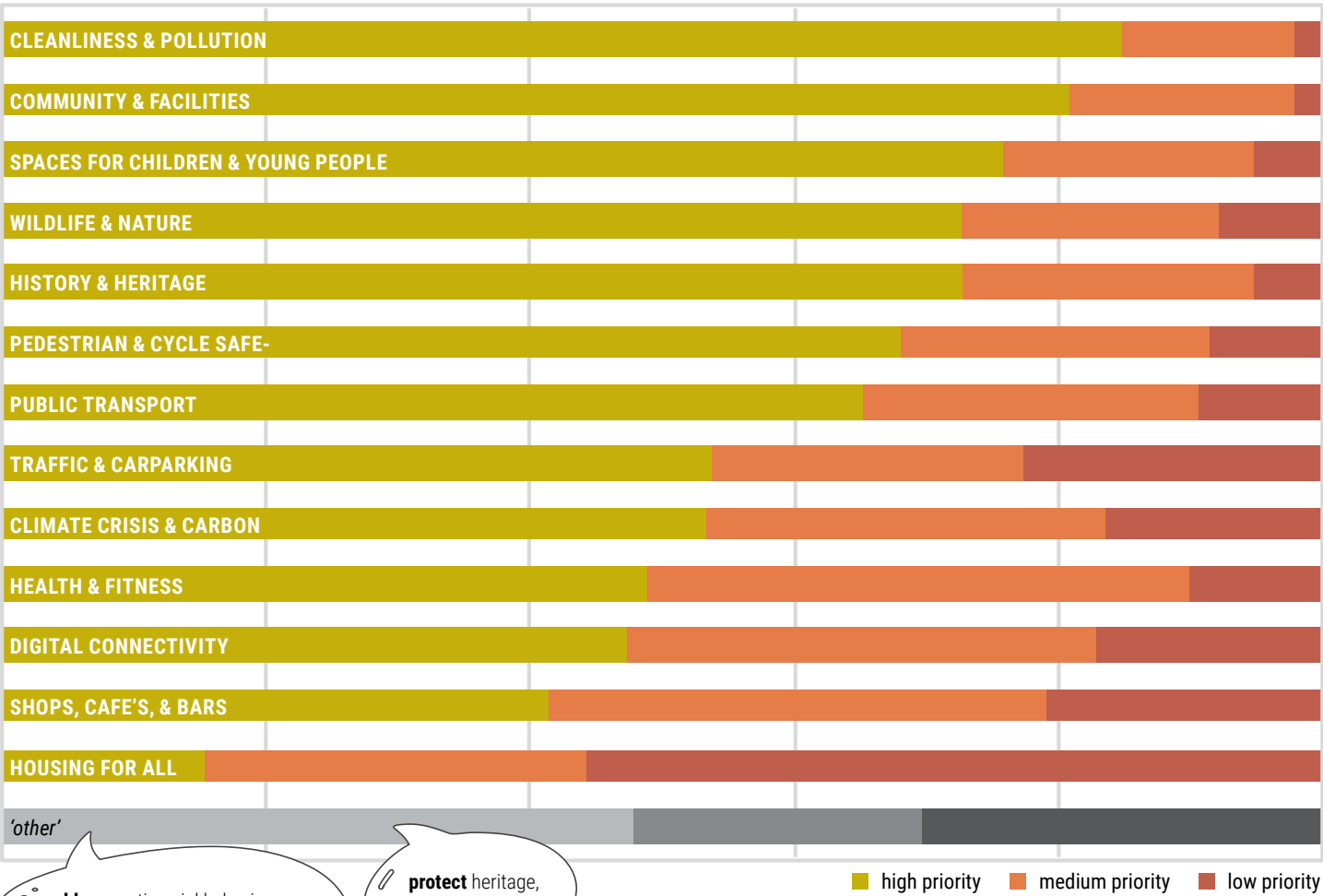
What three things do you \*like\* most about Old Johnstown Village Core?



What three things do you \*dislike\* most about Old Johnstown Village Core?

# Consultation

Priorities - please rate how important to you are the following themes for the future of Johnstown: (avg. 188 responses)



"address anti-social behaviour, littering, road quality, thoughtful planning"

"protect heritage, village feel, parish"

"more shops and school, public space, maintenance, sports facilities, community hall/ space, playground and youth facilities, sustainable initiatives, traffic management, things to do, recreational walks"

The key priorities identified by respondents centred around cleanliness and pollution, highlighting the importance of maintaining a tidy environment. There was also a strong emphasis on providing community spaces and facilities, with particular focus on creating more areas for young people. Additionally, respondents expressed a desire to protect and enhance local nature and heritage, underscoring the value placed on preserving the area's natural beauty and historical identity.



# Consultation

Other comments and ideas from respondents included a desire for more inclusive community uses, ensuring that new spaces and activities are accessible to all. In particular, there was a call for improved youth facilities to better serve younger residents. Many expressed the importance of preserving the village character, emphasising the need to maintain its unique charm. Additionally, suggestions were made to address traffic and parking issues, aiming to enhance safety and ease of movement within the area.

"Sense of place - embrace the **small irish village community** and feel"

"It would be nice to have **alternative eat in places** in addition to OBriens  
• A butchers/greengrocers/bakery would be great"

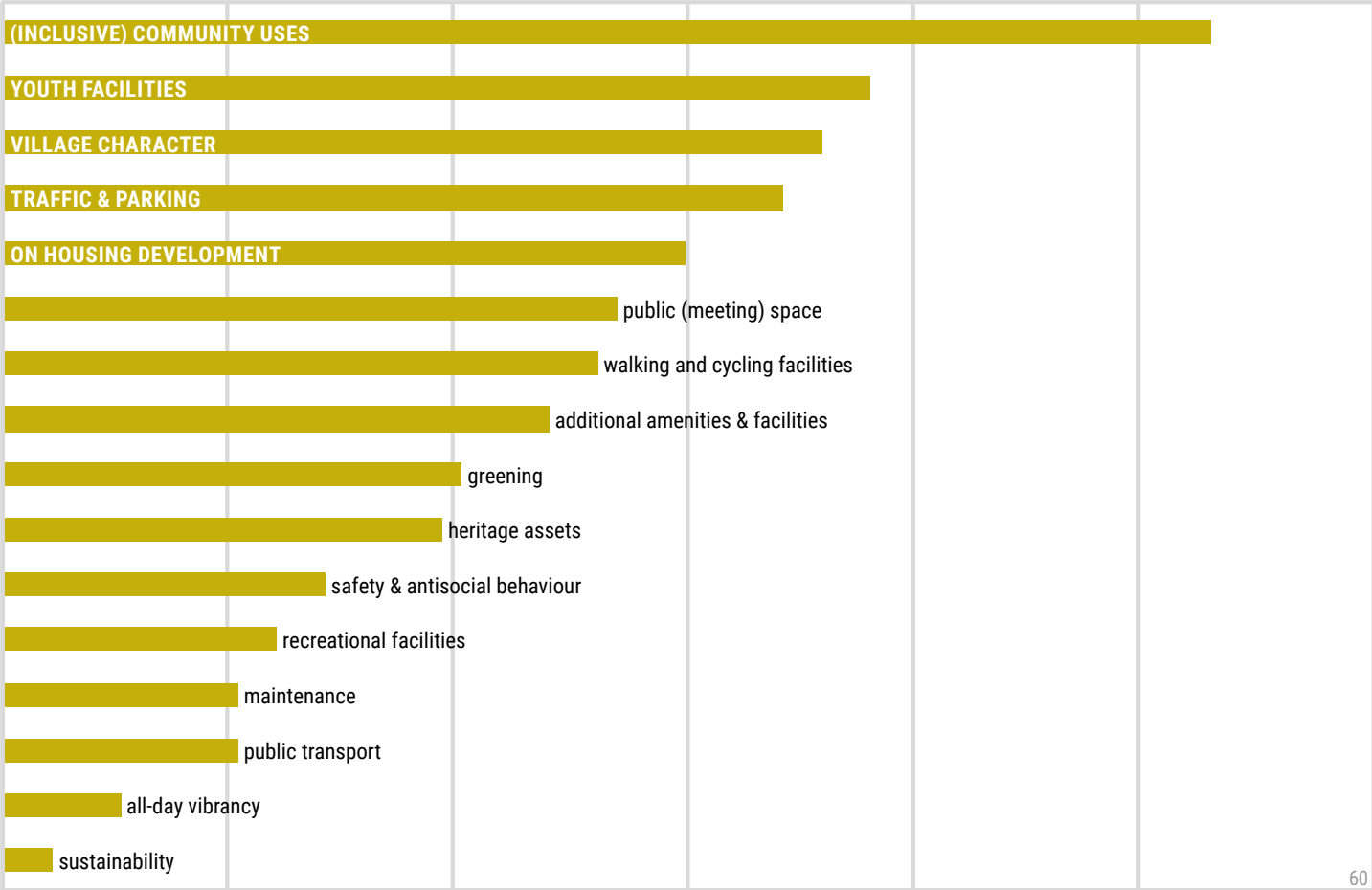
"The provision of a **community centre would be invaluable**, the capacity for local groups such as resident associations to rent space. Or youth groups. I think **space for a local market** at weekends would be very welcome, the space could be used for other things during the week."

"I think that the Village needs better **accessibility and road safety**. A cycle lane is needed, especially for children heading to school. This will reduce morning traffic. A **public space** for locals is needed."

"Nature walk  
Less congestion"

"A community centre **were we can gather**, clubs for kids, fitness classes or craft classes a place to meet outside of the pub."

What comments or ideas do you have for the future of Old Johnstown Village?

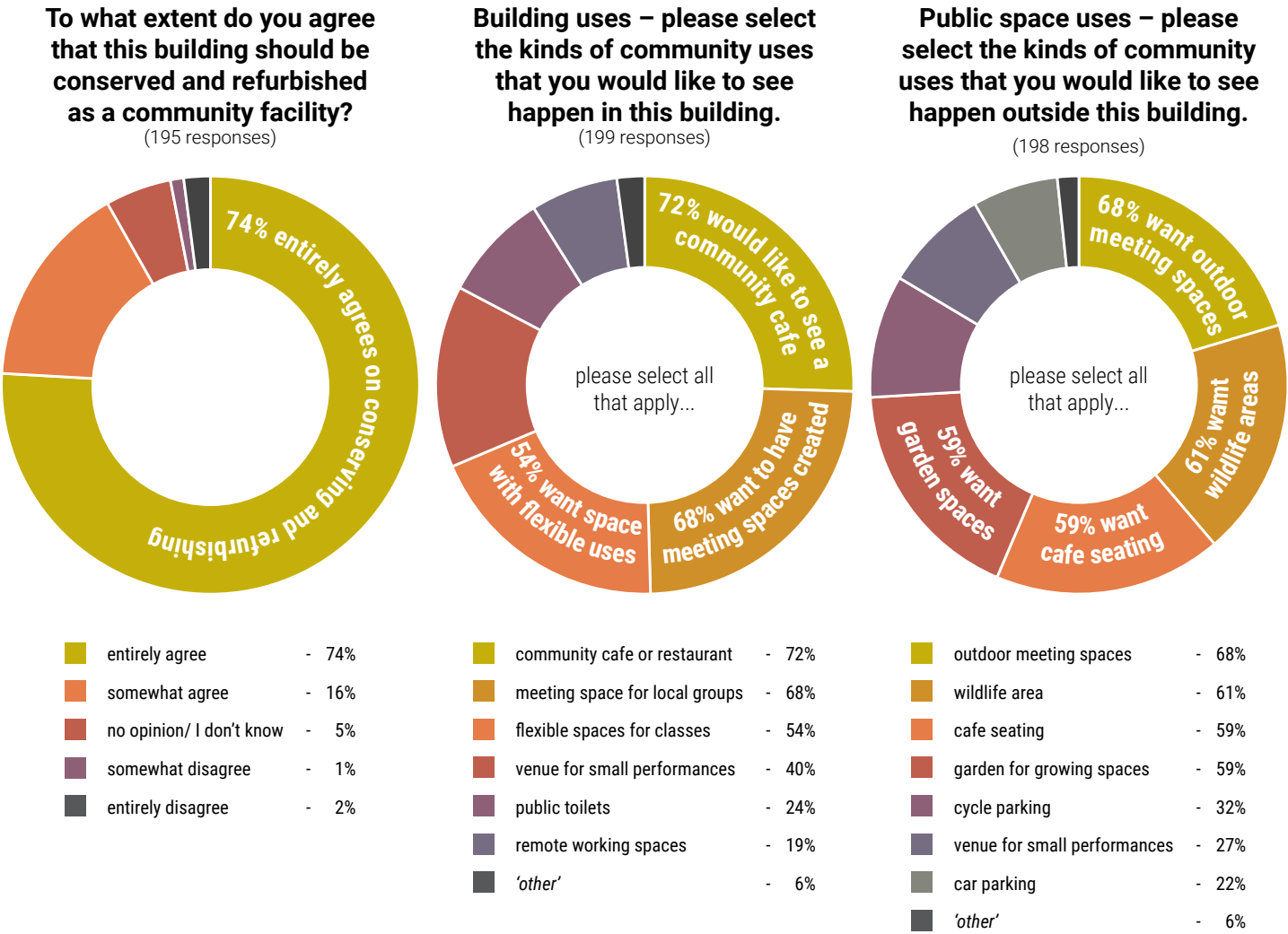


# Consultation

## About Mrs. Butterly's

Regarding Mrs Butterly's, 90% of respondents expressed a desire to see the building conserved and refurbished. The majority envisioned it being used for a community café, meeting spaces, and flexible purposes.

Additionally, there was strong support for the public space to be utilised for meeting outdoors, wildlife areas, café seating, and garden space, reflecting a vision of creating a vibrant and multifunctional community hub.

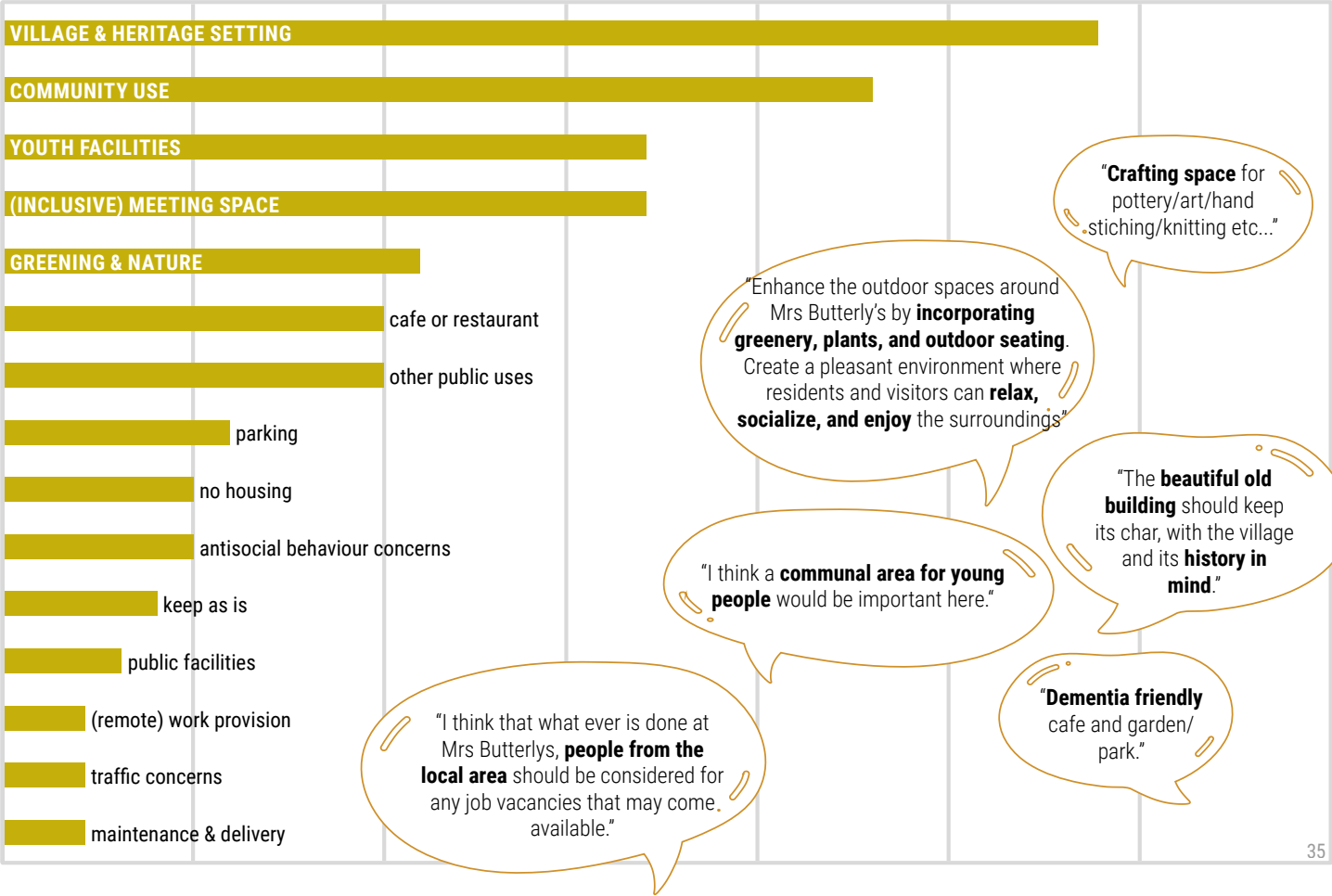




# Consultation

Other comments and ideas from respondents highlighted a strong desire to preserve the village and its heritage setting, ensuring that future developments respect the area’s history. Suggestions were also made for community uses and youth facilities, with a focus on creating spaces that cater to local needs. Many expressed the hope that the area could be used as an inclusive meeting space, fostering a sense of belonging and connection for all residents.

## Do you have any comments or other ideas for Mrs Butterly’s and surrounding spaces?

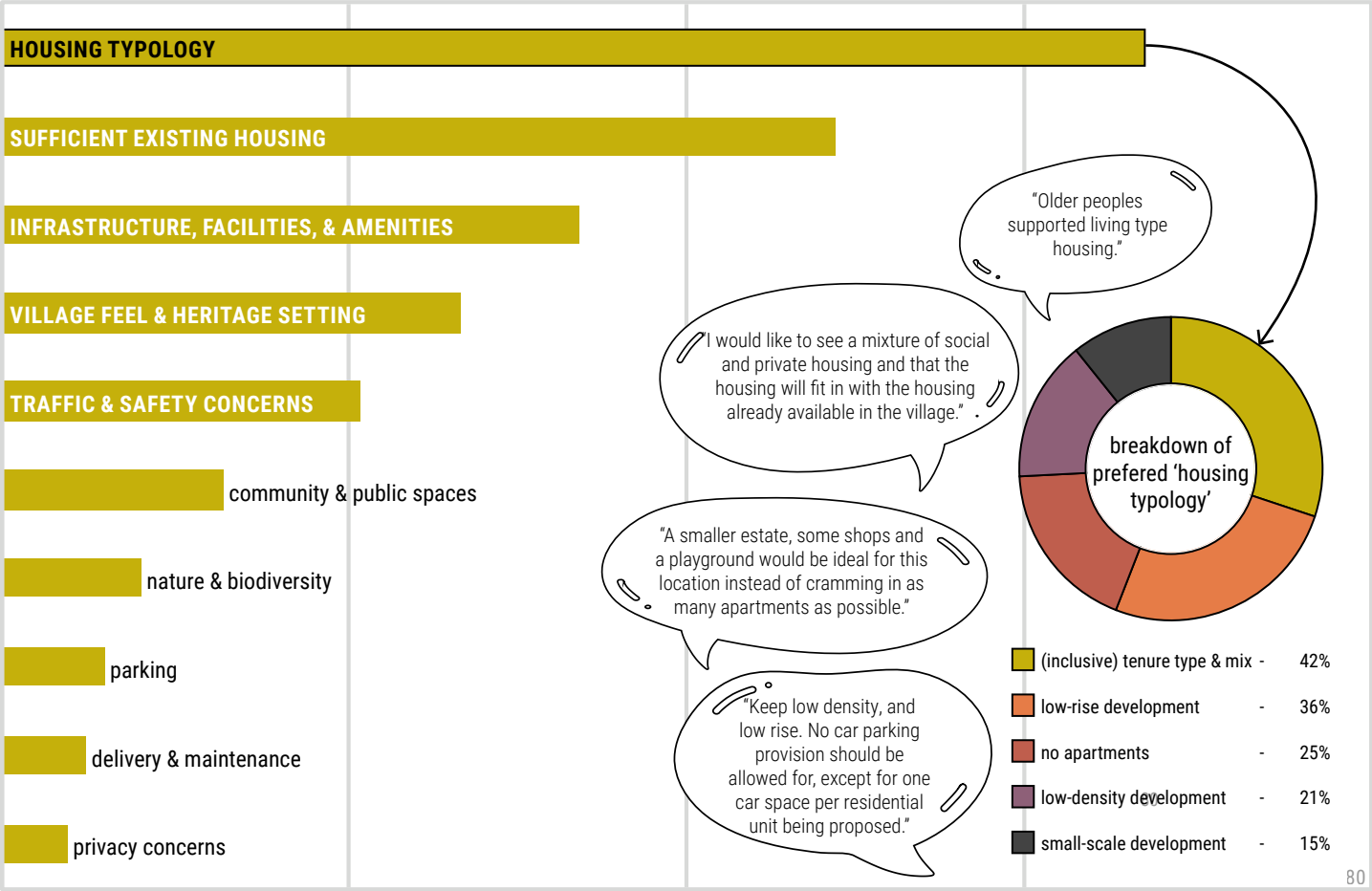


# Consultation

## About Village Housing

The majority of respondents discussed the typology of any new housing, expressing a preference for inclusive housing that caters to underrepresented groups, offers mixed tenure options, and aligns with the building heights of the surrounding area. Several individuals raised concerns about additional housing, citing previous rapid growth and a lack of infrastructure to support it. These concerns emphasised the importance of sensitive development for the Mrs Butterly’s site. Respondents also highlighted the need for any new housing to be in keeping with the village setting and its overall character.

## Do you have any comments or ideas for Village housing in Johnstown?





# The Strategy

## Vision & Objectives

The vision sets out three thematic objectives around heritage and identity, people and social, and nature and climate. Together with the vision, these guide a strategy that creates a cohesive and safe village core which celebrates its heritage assets and community for the future of Old Johnstown.

*“Support the reimagining of Old Johnstown Village as a better place to live, work and recreate in a form that acknowledges the rich heritage and character of the village”*

heritage and identity

- » Conservation and restoration of historic fabric
- » Celebration of heritage and local stories
- » Defining village character and appropriate development

community

- » Safer streets spaces for people
- » Creating indoor and outdoor community spaces
- » Building inclusive play and youth spaces

nature and climate

- » Conservation and restoration of green assets
- » Adding good quality green spaces
- » Transition to sustainable way of living

# The Strategy

*“Support the reimagining of Old Johnstown Village as a better place to live, work and recreate in a form that acknowledges the rich heritage and character of the village”*



Safe spaces for pedestrians and slow traffic...



High quality spaces and buildings...



Celebrating heritage and identity...



Playful uses of grassy areas...



Space for community and social events...



Age friendly village development...



Off-road walking, wheeling, and cycling connections...



The Strategy

The Strategy



Plan

The plan sets out how the projects come together as a cohesive approach for the village core. It considers the quality of the village core itself, as well as outward connections.

List of Projects

- A Central Streetscape Redesign
- B Mrs. Butterly's Community Space
- C Green Civic Space Design
- D Village Gateways
- E Age-Friendly Mixed-use Development
- F Improved Pedestrian Connectivity
- G Walk, Wheel and Cycle Route
- H Revised Parking Strategy
- I Community-led Use of Green Spaces



# The Strategy

## Projects

To achieve the vision and objectives, a number of projects have been identified as part of the strategy. These projects focus on creating a high-quality and safe village core with communal and inclusive spaces. People are prioritised by making space for pedestrians and cyclists to encourage healthy lifestyles and a better environment.

### A Central Streetscape Redesign

Make space for people in the village core by prioritising pedestrians with generous spaces and high-quality design. Design elements involve seating, wide walkways, green areas, and good quality lighting, creating an inviting environment for social interaction and relaxation. The street should be accessible and safe for all users, and the overall design should encourage leisurely movement, with careful attention to materials and finishes that complement the character of the village and foster a sense of place.

Important features include:

- Raised tabletop crossings, with additional pedestrian crossings that will slow down traffic and prioritise active travel.
- Pedestrian priority at side roads through raised footpaths at crossings.
- Sheltered bus stop.
- Outdoor seating with planters and nearby rain gardens.
- Disabled parking bays at shopfronts.

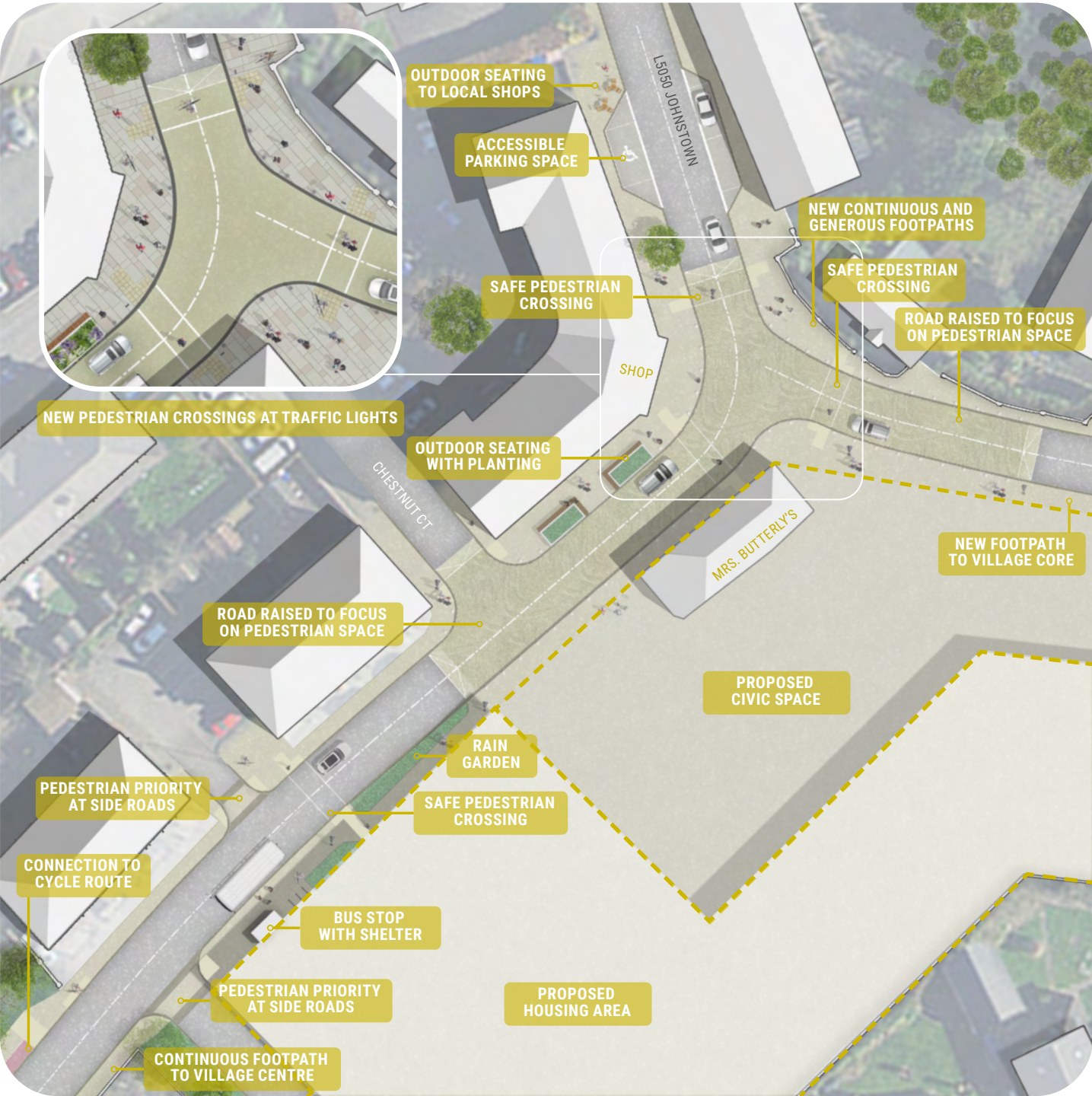


# The Strategy

## A

The street is a central focus of Johnstown Village Core. The proposals aim to enhance safety, walkability, accessibility, and aesthetics.

They create a vibrant space that fosters social interaction, supports local businesses, and strengthens the community.





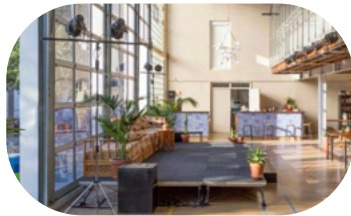
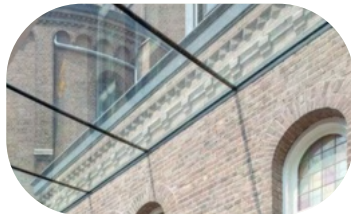
# The Strategy

## B Mrs. Butterly's Community Space

Rediscover Mrs Butterly's historic shop as a community space that celebrates its heritage character. Located in the centre of Old Johnstown, Mrs Butterly's shop is a historical landmark for the village. The building is steeped in stories and local memories, and whilst it is currently vacant, it is still well-loved and preserved by the community. Meath County Council have purchased the building with the view of rediscovering its role in the village core. A detailed Condition Survey was carried out on Mrs Butterly's Shop. The results inform the development of this heritage asset. It was found that the main two-storey building is in generally reasonable condition. However, substantial renovation works would be required to make the space safe and suitable for regular community use. The redevelopment of the building will accentuate its historical character and provide for the Johnstown community in its future uses.

Early considerations for bringing the building back as a meaningful community facility include:

1. Creation of flexible community space by removing the internal second floor and including toilet and kitchen facilities.
2. Addition of a contemporary extension adding more space to the rear of the building.
3. Improved accessibility to the building and public space at the rear with the potential removal of the side building and wall.
4. Interpretation of the local stories, including the Mrs Butterly story, and reuse of stone materials.



## C Green Civic Space Design

Create a local gathering space in the heart of Old Johnstown village through a civic space with green and heritage elements. The space should blend civic, green, and heritage elements and serve as a hub for the community, offering a welcoming environment for social interaction and cultural activities. The space would provide a vibrant focal point, enhancing the sense of connection and pride among residents.



# The Strategy

## D Village Gateways

Establish gateways into the village along its three approach roads. These designed locations will provide an entrance into the village core, help to define the identity of Old Johnstown, and also slow down traffic as it enters the village.



## E Age-Friendly Mixed-use Development

Establish appropriate village centre development with inclusive and high-quality community, commercial, and residential projects. Appropriate village centre development reflects heritage features and local characteristics and is in keeping with the surrounding context. The design should promote local businesses, provide accessible housing options, and encourage social interaction.



## F Improved Pedestrian Connectivity

Improve pedestrian connectivity through generous, continuous footpaths and shortcuts in and around the village core. Particular focus should be on connecting the surrounding residential developments to the village core via continuous footpaths that are well-maintained and of universal design standards. These connections should be accessible, direct, and of high quality, encouraging walking as a convenient and sustainable mode of transport.





# The Strategy

## G Walk, Wheel and Cycle Route

Develop wider connections for pedestrians and cyclists through safe off-road routes for leisure and local commutes. These routes encourage more people to walk or cycle for both recreation and daily travel, reducing congestion and improving overall community health. For Old Johnstown, these routes have the opportunity to link key destinations such as nearby parks, schools, business areas, and new community development in the wider Johnstown area.



## H Revised Parking Strategy

Promoting the efficient use of existing car parks involves optimising space to accommodate the needs of all users, ensuring convenient access to local facilities. Prioritising disability access is essential, with designated parking spaces located near entrances and clear, accessible pathways. By improving the layout and signage of car parks, the wider community can enjoy convenient access to the village core shops, services, and public spaces, while avoiding unsafe parking and congestion in the core.



## I Community-led Use of Green Spaces

Encouraging the community to diversify the use of green spaces in and around the village core involves supporting community-led initiatives and activities that animate these areas. This can include organising local events, urban farming initiatives, and playful recreational additions that bring people together and make full use of available green spaces. By fostering a sense of ownership and collaboration, these initiatives can transform underused areas into vibrant and multifunctional spaces that benefit all residents.



# Action Plan

## Implementation

The following table outlines the key actions and indicative timelines required to bring the proposed projects to life.

It suggests a roadmap for translating strategic objectives into tangible outcomes and identifies potential partnerships for each project.

PROJECT		LEAD ORGANISATIONS	TIMESCALE
A	Central Streetscape Redesign A1: Prepare for Planning Application A1: Detailed Design A2: Implementation	MCC Transportation MCC Active Travel National Transport Authority	Medium
B	Mrs. Butterly's Community Space B1: Consult Community Requirements B2: Consult and Design B3: Implementation	MCC Heritage & Conservation Tidy Towns Community Groups	Medium
C	Green Civic Space Design C1: Consult and Design C2: Prepare for Planning Application C3: Detailed design C4: Implementation	MCC Community Development MCC Urban Regeneration Community	Medium
D	Village Gateways D1: Scoping Feasibility D2: Consult and Design D3: Implementation	MCC Community Development Tidy Towns Community Groups	Short
E	Age-Friendly Mixed-use Development E1: Consult and Design E2: Prepare for Planning Application E3: Detailed design E4: Implementation	MCC Housing MCC Age Friendly Ireland	Long
F	Improved Pedestrian Connectivity F1: Consult and Design F2: Prepare for Planning Application F3: Detailed design F4: Implementation	MCC Active Travel	Short
G	Walk, Wheel and Cycle Route G1: Scoping Feasibility G2: Consult and Design G3: Implementation	MCC Active Travel	Medium
H	Revised Parking Strategy H1: Scoping Feasibility H2: Consult and Design H3: Implementation	MCC Transportation MCC Active Travel	Long
I	Community-led Use of Green Spaces I1: Community-led Ideas I2: Support with Funding Opportunities I3: Community-led Implementation	Tidy Towns, Community Groups, and Local Residents Supported by MCC	Short



# Conclusion

## Next steps

The plan has carefully identified the strengths and challenges facing Old Johnstown Village Core through community engagement. Its vision, objectives, and proposed projects aim to recapture the village core for the community, offering a vibrant, safe environment with high-quality spaces and improved connections. Emphasising the significance of Mrs Butterly's as a heritage asset, the plan envisions a thoughtful redevelopment of the Mrs Butterly's site, incorporating community spaces and a mix of uses that will enhance the village centre. This approach ensures that the area remains a focal point for residents and visitors alike, while preserving its unique character.

Meath County Council, working in close conjunction with its partners and the local community, will now seek to deliver projects for Old Johnstown on a phased basis, subject to the availability of funding. The council and consultant team would like to thank all involved in the creation of this plan and look forward to working closely with the people of Old Johnstown in the years ahead.



# Appendix A

## Mrs Butterly's Condition Survey

The following pages outline the condition survey report on the Mrs Butterly's Building completed by Hall Black Douglas in July 2024.

### HALL BLACK DOUGLAS



# Mrs Butterly's Condition Survey

Job No: 6023





# Mrs Butterly’s

## Condition Survey

Job No: 6023

**Location:**

Old Johnstown Village  
Navan  
Co. Meath

**Site Visit:**

09th July 2024

**Weather:**

Heavy Rain

**Contacts on site:**

Barney McQuillan - HBD  
Ciaran O'Reilly - OCSC  
Ciaran O'Meachair - OCSC

**Contents:**

- Introduction
- Condition Survey Report

**Introduction**

The purpose of the report is to identify the existing condition of the 2 storey building and annex stores, formerly a grocery store run by a Mrs Butterly.

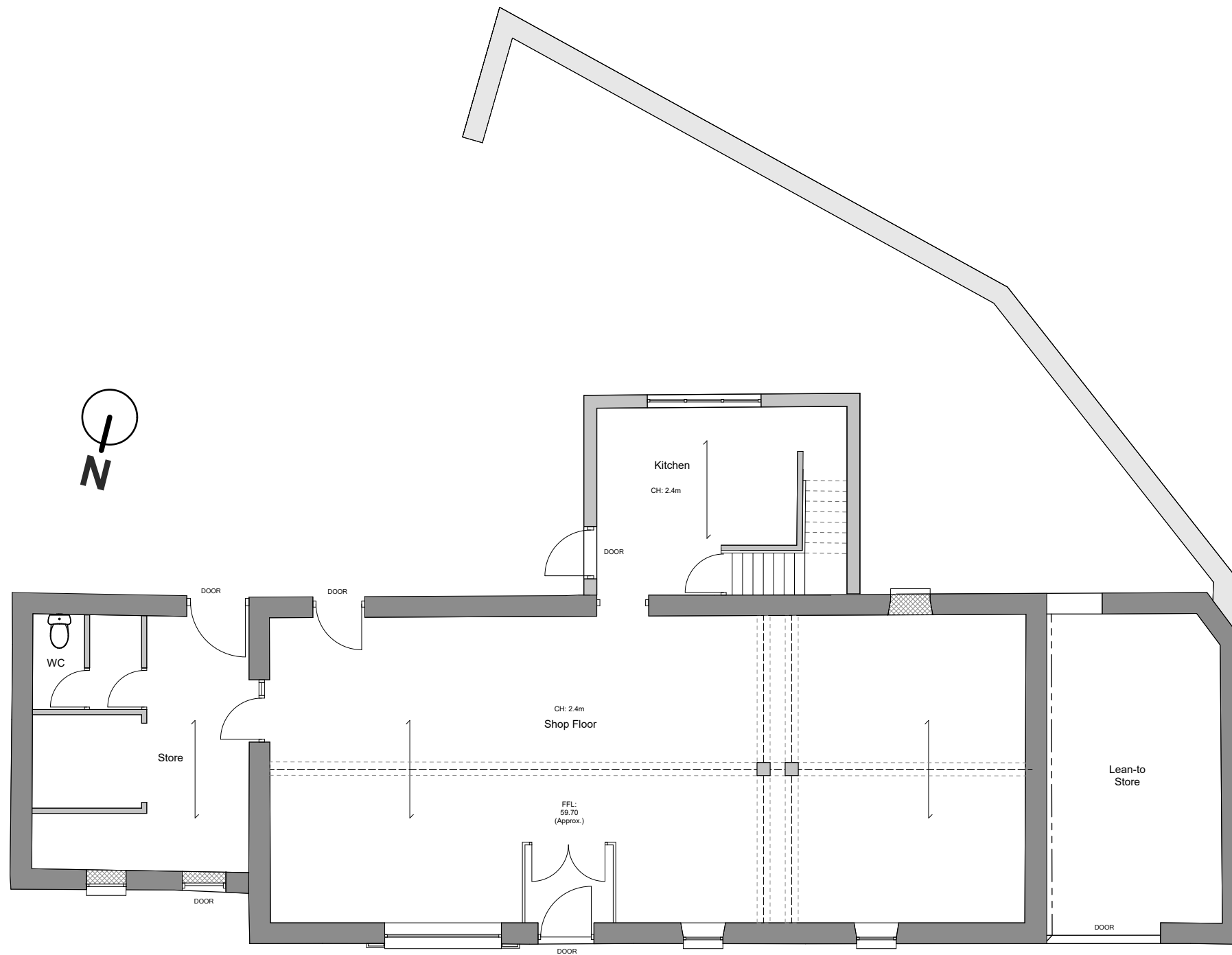
The building forms a key visual stop at the end of the vista along the approach from the north of the village and is a key part of the local architectural heritage.

The building is first recorded on the 1908 OS Map and no structure appears in this location on the earlier 1837 map, indicating it originally dates from the latter half of the 19th century.

The main two storey element is of quality stone masonry construction, with attractive red brick details to window and door openings. Older photographic images of the building indicate it was previously rendered, with a smooth finish on the lower half and rough cast to the upper (*refer to black and white cover image*).

The 1908 OS map features a return building, extending from the western facade towards the south east along the line of the remaining stone boundary wall. The map appears to indicate a series of enclosures to the rear of the main property which may have functioned as animal paddocks.

The map also appears to indicate a smaller built form on the eastern facade of the two storey building.



**GROUND FLOOR PLAN**  
AS EXISTING  
1:100

# HALL BLACK DOUGLAS

Architects  
152 Albertbridge Road  
Belfast  
BT5 4GS

Project  
**Old Johnstown Village  
Masterplan**

Drawing Title  
**Mrs Butterly's  
Existing Ground Floor Plan**

Scale @ A3  
1:100

hallblackdouglas.com  
028 9045 0681

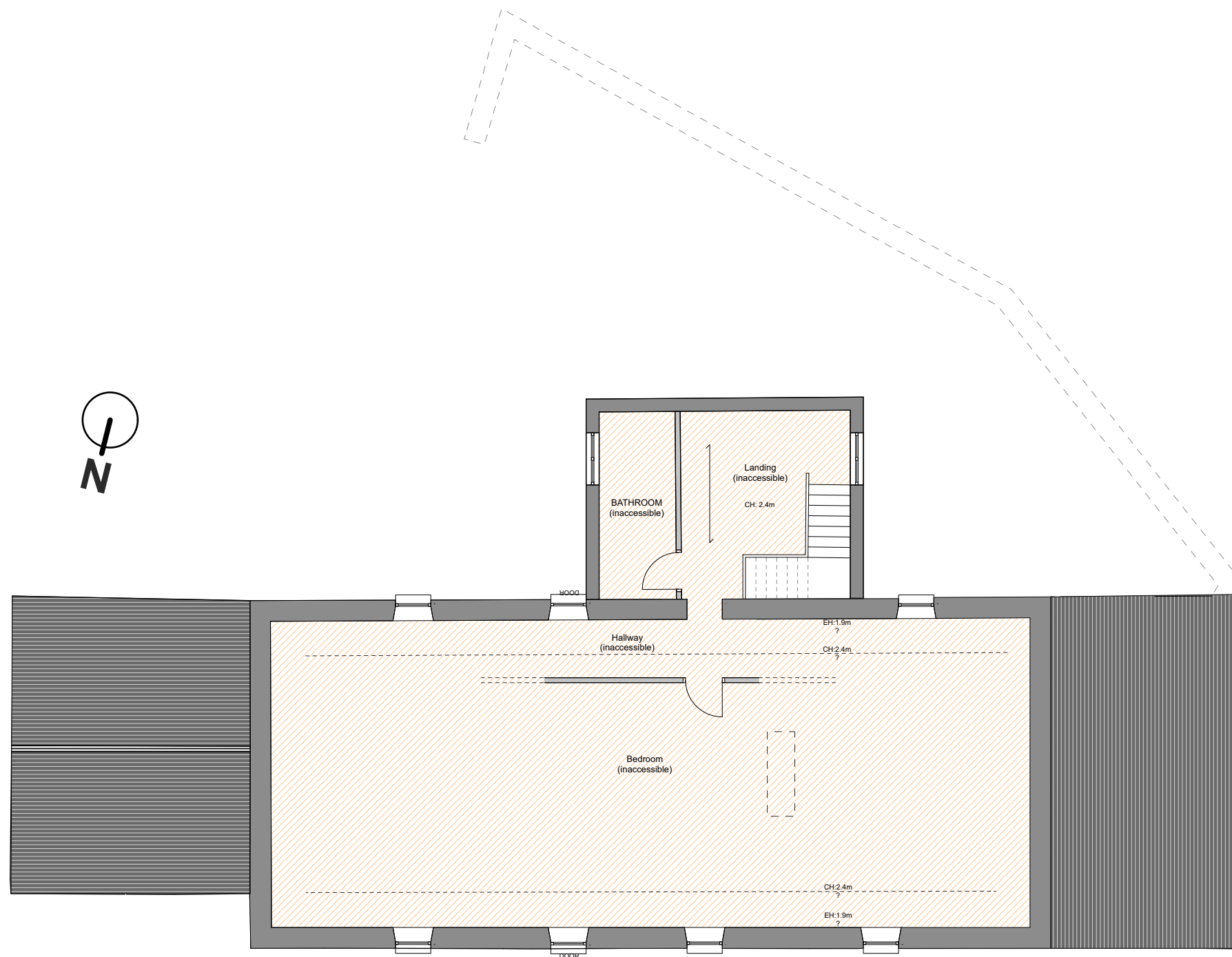
Client  
**Meath County Council**

Drawing No.  
**6023-HBD-EX-02**

Date  
29.06.24

Drawn/Chk  
BMcQ/AB





**FIRST FLOOR PLAN**  
AS EXISTING  
1:100

# HALL BLACK DOUGLAS

Architects  
152 Albertbridge Road  
Belfast  
BT5 4GS

Project  
**Old Johnstown Village  
Masterplan**

Drawing Title  
**Mrs Butterly's  
Existing First Floor Plan**

Scale @ A3  
1:100

hallblackdouglas.com  
028 9045 0681

Client  
**Meath County Council**

Drawing No.  
**6023-HBD-EX-03**

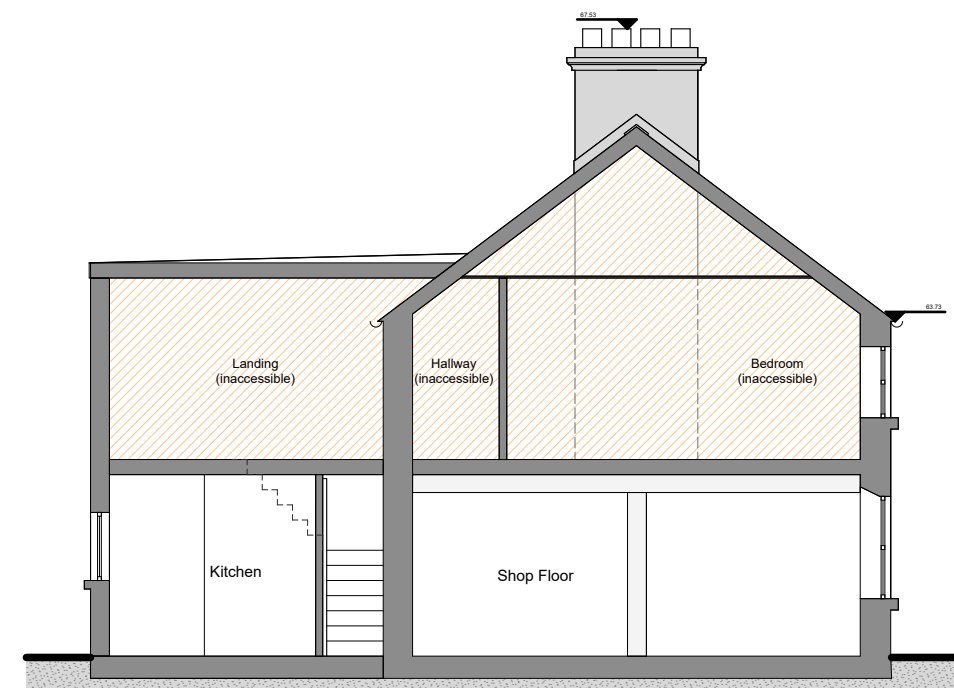
Date  
29.06.24

Drawn/Chk  
BMcQ/AB





**FRONT ELEVATION**  
AS EXISTING  
1:100



**SECTION A-A**  
AS EXISTING  
1:100



**REAR ELEVATION**  
AS EXISTING  
1:100

# HALL BLACK DOUGLAS

Architects  
152 Albertbridge Road  
Belfast  
BT5 4GS

Project  
**Old Johnstown Village  
Masterplan**

Drawing Title  
**Mrs Butterly's  
Existing Elevations**

Scale @ A3  
1:100

hallblackdouglas.com  
028 9045 0681



Client  
**Meath County Council**

Drawing No.  
**6023-HBD-EX-04**





Date  
29.06.24

Drawn/Chk  
BMcQ/AB






Ref:	Description	Photographs
001	<p><b>North Elevation</b></p> <p>The main two-story building is of coursed stone masonry construction with red brick details to window and door openings. The stonework is of quality construction and features large cornerstone blocks.</p> <ul style="list-style-type: none"><li>- The front elevation of the main two storey block features 8 openings in total including 4 smaller window openings to the first floor, 2 taller windows on the ground floor, a front door and large shop window opening. The current windows are modern PVC frames however older photographic imagery (<i>refer to black and white cover image</i>) depicts traditional timber framed, ‘6 over 3’ sash windows to the first floor and ‘6 over 6’ sash windows to the larger ground floor openings.</li><li>- The main roof is hipped in form, slated with a single chimney stack, constructed of brick with a rendered finish with 4no. ceramic chimney pots.</li></ul>	
002	<p><b>North Elevation</b></p> <ul style="list-style-type: none"><li>- A single story outbuilding/store with a pitched roof is situated to the Eastern side and a lean-to store/garage with a mono-pitch roof sits to the West. Both are also of coursed rubble stone masonry construction, although the side structures appear to be a separate additions abutting the main 2 storey structure. This is evidenced by the large cornerstones visible at the intersections of the individual structures.</li><li>- The building has a further two-story, flat-roofed extension to the rear added in the early to mid 20<sup>th</sup> century, likely constructed of concrete blockwork.</li></ul>	







003	<p><b>2 Storey Cottage - North Elevation</b></p> <p>Traditional style timber decorative surround to shop front window in good condition.</p>		
		Fig. A	Fig. B
004	<p><b>2 Storey Cottage - North Elevation</b></p> <ul style="list-style-type: none"><li>- Timber front door with splayed brick head extending into stonework.</li><li>- Attractive brick details to window openings with natural stone cills. Generally in good condition, possibly recently re-pointed with sand/cement (mortar sitting proud of the face of the brickwork).</li><li>- Double glazed PVC windows fitted throughout. The ESB power supply cable enters the building to the right hand side of the front door with the meter box located directly inside.</li><li>-A redundant alarm box is fixed to the wall near the first floor window.</li></ul>		
		Fig. A	Fig. B






005	<p><b>2 Storey Cottage - Roof - Northern Slope</b></p> <ul style="list-style-type: none"><li>- Chimney stack constructed of brick with a render finish (likely sand/cement) with 4no. ceramic chimney pots.</li><li>- Visible damage / cracking to render finish with brick structure visible beneath. Damaged flashing / cement haunching around base.</li><li>- Damaged / missing ridge tiles to roof. Loose / slipped slates throughout. Remedial action required to prevent ingress of water.</li><li>- Cast-iron rainwater goods - damaged / missing / leaking in sections. Generally in poor condition.</li><li>- Redundant ceramic telephone pole insulators are located on the extreme right hand corner of the front elevation at high level.</li></ul>		
		Fig. A	Fig. B
006	<p><b>2 Storey Cottage - Roof - Southern Slope</b></p> <ul style="list-style-type: none"><li>- Chimney stack constructed of brick with a render finish (potentially sand/cement) with 4no. ceramic chimney pots.</li><li>- Damaged / missing ridge tiles to roof. Loose / slipped slates. Remedial action required to prevent ingress of water.</li><li>- Cast-iron rainwater goods - damaged / missing / leaking in sections. Generally in poor condition. Significant ivy growth / vegetation.</li></ul>		



007	<p><b>2 Storey Cottage - South Elevation</b></p> <p><b>Fig. A</b> - Small PVC windows to first floor which appear to be similar in scale to those on the front elevation.</p> <ul style="list-style-type: none"><li>- Cast iron gutters are in poor condition.</li><li>- Door opening to eastern gable of two storey extension leading to kitchen interior. Vintage industrial style metal pipe wall light above.</li></ul> <p><b>Fig. B</b> - Arched / splayed brick detail above door opening leading to shop interior. Significant ivy growth / vegetation.</p>		
		Fig. A	Fig. B
008	<p><b>Flat Roof Extension - East Elevation</b></p> <p><b>Fig. A</b> - Door opening to eastern gable of two storey extension leading to kitchen interior.</p> <ul style="list-style-type: none"><li>- First floor PVC window to bathroom has been smashed.</li><li>- Roughcast sand/cement render finish to two storey extension. Hole formed for extract vent.</li></ul> <p><b>Fig. B</b> - Significant visible cracking at intersection of two storey extension and stonework of original cottage. The extension appears to be decoupling / pulling away from original building as width and depth of crack increases with height.</p>		
		Fig. A	Fig. B



009	<p><b>Flat Roof Extension - South Elevation</b></p> <ul style="list-style-type: none"><li>- Window opening to kitchen with precast concrete cill overgrown with ivy.</li><li>- PVC waste pipes from first floor bathroom visible.</li></ul>	
010	<p><b>2 Storey Cottage - South Elevation</b></p> <p><b>Fig. A</b> - Significant ivy growth to south elevation of cottage. Larger ground floor window opening formed with splayed brick head / surround and natural stone cill which has been blocked up with stone work.</p> <ul style="list-style-type: none"><li>- Small window similar to front elevation visible at first floor level.</li></ul> <p><b>Flat Roof Extension - West Elevation</b></p> <p><b>Fig. B</b> - Significant ivy / vegetation growth to rear elevations generally.</p> <ul style="list-style-type: none"><li>- Timber fascia to flat roof extension is rotten.</li><li>- PVC window frame with broken glazing (located at top of stairs).</li></ul>	<div></div> <div>Fig. A</div> <div>Fig. B</div>



011	<p><b>Lands to rear</b></p> <p>Lands to rear heavily overgrown and inaccessible. Area to be cleared of unnecessary vegetation to enable further site investigations. Varied selection of tree species visible - detailed tree survey recommended.</p>	
012	<p><b>Lands to rear</b></p> <p>Note potential Japanese Knotweed located behind the cottage. Full invasive species survey and mitigation report recommended. Invasive species organic materials should be disposed of by competent specialist contractor to avoid further contamination.</p>	



013

Single Storey Outbuilding (East)

- Single story outbuilding with a slated, pitched roof situated to the eastern side of the main 2 storey building.
- Modern PVC fascia & aluminium rainwater goods.
- Flashing to roof slopes which abut 2 storey gable appear to be in fair condition with no visible water ingress internally.
- Coursed stone masonry construction in similar style to main 2 storey block.
- Note the lack of red brick details to window and door openings. Cill profile differs from traditional large stone cills featured on 2 storey block and appears to be more modern, matching large shop window opening to front elevation.
- Door and window opening feature on external elevation only and are blocked up / not visible from the interior.
- Various infrastructure including a telegraph pole, ESB box are positioned immediately adjacent to the front elevation.



014

Single Storey Outbuilding (East)




- Detail image illustrates that the single storey outbuilding abutting the gable of the 2 storey building.
- Modern timbers and roof construction internally in good condition with plasterboard ceiling below. Roof void appears to be uninsulated.
- The shop floor extends into the outbuilding internally.







Fig. A

Fig. B







015	<p><b>Single Storey Outbuilding (East)</b></p> <p>South facing rear elevation of the single storey extension features a large door opening which is hinged off the gable of two storey building. Significant ivy growth / vegetation.</p>	
016	<p><b>Lean-to Store (West)</b></p> <ul style="list-style-type: none"><li>- Single story, lean-to store with a mono-pitch roof.</li><li>- Coursed rubble stone masonry construction which abuts the main two storey building. Stonework does appear to form part of the original wall construction - not keyed in.</li><li>- Timber beam over two outward opening timber gates.</li><li>- Significant vegetation and ivy growth to west side and rear with roots penetrating the interior. Large tree in close proximity.</li><li>- Internally, the roof is in very poor condition. Evidence of significantly deteriorated lath and plaster ceiling and large amount of debris on the ground.</li><li>- Brick wall finished in plaster built against 2 storey gable wall to provide support for roof structure.</li></ul>	<div></div> <div><div>Fig. A</div><div>Fig. B</div></div>






015	<p><b>Lean-to Store (West)</b></p> <p><b>Fig. A</b> - Timber beam forming gate opening rests on corner stone of original 2 storey building. Significant ponding of water on footpath on day of survey which makes it's way into the building.</p> <p><b>Fig. B</b> - Visible separation of stone work coursing provides evidence for later construction of lean-to.</p>		
		Fig. A	Fig. B
016	<p><b>Lean-to Store (West)</b></p> <p>- Small window opening with arched brick construction to rear provides some access to the interior. Upper section of rear elevation appears to be rubble stone masonry - further evidencing later stage of construction.</p> <p>- Curving stone wall approx. 1.8m-2.0m high abuts the rear elevation of the lean-to. West elevation extremely overgrown / in-accessible for survey.</p>		
		Fig. A	Fig. B






017	<p><b>Stone boundary wall to rear</b></p> <p>Curving stone wall approx. 1.8m-2.0m high.</p> <p><b>Fig A</b> - Short section at end of stone wall which returns at right angle. In poor condition / partially collapsed and heavily overgrown.</p> <p><b>Fig B</b> - Longer section of stone wall with large trees growing in close proximity. This section generally appears to be stable / mostly intact with some majority of damage to top section. Removal of trees could cause further damage to wall due to proximity of root systems.</p>		
		Fig. A	Fig. B
018	<p><b>2 Storey Cottage - Interior - Ground Floor - Shop Floor</b></p> <p><b>Fig A</b> - Glazed PVC draft lobby inside main front door with broken glass panes. Suspended ceiling above in poor condition.</p> <p><b>Fig B</b> - Large double glazed shop window opening with timber cill internally. Evidence of damage / localised dampness to internal plasterwork.</p> <ul style="list-style-type: none"><li>- Generally dry with no obvious water ingress from above.</li><li>- Ceramic tiled floor.</li></ul>		
		Fig. A	Fig. B






019	<p><b>2 Storey Cottage - Interior - Ground Floor - Shop Floor</b></p> <p>Two steel columns and steel beam structure supporting timber first floor above. Position of steel columns within the space indicate they are likely supporting chimney structure above. Columns and beams boxed out in plasterboard.</p> <ul style="list-style-type: none"><li>- Suspended ceiling partially removed and in poor condition.</li><li>- Generally dry with no obvious water ingress from above.</li></ul>	
020	<p><b>2 Storey Cottage - Interior - Ground Floor - Shop Floor</b></p> <p><b>Fig. A</b> -Traditional splayed reveal to ground floor window openings. PVC window frame.</p> <p><b>Fig. B</b> - Further detail of steel columns and beam structures supporting timber first floor above.</p>	<div></div> <div><div>Fig. A</div><div>Fig. B</div></div>






021	<p><b>2 Storey Cottage - Interior - Ground Floor - Shop Floor</b></p> <ul style="list-style-type: none"><li>- Tiled wall surface to corner of shop floor used as deli.</li><li>- Blocked up window opening identified on rear elevation located in this area.</li></ul>	
022	<p><b>2 Storey Cottage - Interior - Ground Floor - Shop Floor</b></p> <p><b>Fig. A</b> - First floor timber floor structure visible above suspended ceiling. Appears to be in fair condition.</p> <p><b>Fig. B</b> - Rear door opening leading to back yard area.</p>	<div></div> <div><p>Fig. A</p><p>Fig. B</p></div>



023	<p><b>2 Storey Cottage - Interior - Ground Floor - Shop Floor</b></p> <ul style="list-style-type: none"><li>- Door opening formed within eastern gable wall of 2 storey cottage leading to <b>Single Storey Extension (East)</b>.</li><li>- Glazed PVC door and side light. Plaster finish to wall in generally in poor condition with evidence of shelving / fixings now removed.</li></ul>	
024	<p><b>Single Storey Extension (East) - Interior</b></p> <p>Small WC and washbasin formed of modern single skin concrete blockwork within single storey outbuilding. Evidence of possible rising damp issues at low level.</p> <ul style="list-style-type: none"><li>- Generally dry with no obvious water ingress.</li><li>- Plasterboard ceiling above.</li></ul>	<div></div> <div>Fig. A</div> <div>Fig. B</div>



025	<p><b>Single Storey Outbuilding (East) - Interior</b></p> <p><b>Fig. A</b> - Storage area formed of modern single skin concrete blockwork. Damaged concrete lintel over opening. Possibly former location of refrigeration unit now removed.</p> <p>- Access hatch formed in plasterboard ceiling above.</p> <p><b>Fig. B</b> - Wide door leading to rear yard. Condition of structure generally sound. Relatively modern materials and finishes further indicate the single storey outbuilding has been recently refurbished with a new roof and internal fit out.</p>		
		Fig. A	Fig. B
026	<p><b>Two Storey Extension (South) - Ground Floor -Interior</b></p> <p>- Walls of extension appear to be formed of concrete blockwork.</p> <p>- Significant water ingress has created severely damp conditions leading to decay of first floor timber structure above.</p> <p>- Plasterboard ceiling collapsed entirely. Entire first floor structure in dangerous condition and at risk of collapse.</p> <p>- South facing PVC window opening with roots of vegetation growing from outside.</p>		








027	<p><b>Two Storey Extension (South) - Ground Floor - Interior</b></p> <ul style="list-style-type: none"><li>- Significant water ingress has created severely damp conditions leading to decay of first floor timber structure above.</li><li>- Plasterboard ceiling collapsed entirely. Entire first floor structure in dangerous condition and at risk of collapse.</li><li>- Dated electrical installations evident.</li><li>- Infestation of insects throughout.</li></ul>	
028	<p><b>Two Storey Extension (South) - Ground Floor - Interior</b></p> <p><b>Fig. A</b> - Stairs leading to first floor appear to be in fair condition. Considerable amount of bird droppings on stairs.</p> <p><b>Fig. B</b> - Stud wall formed with timber and finished in plasterboard creates partition between stairwell and the kitchen area with a small storage space beneath.</p>	<div></div>





Fig. A

Fig. B

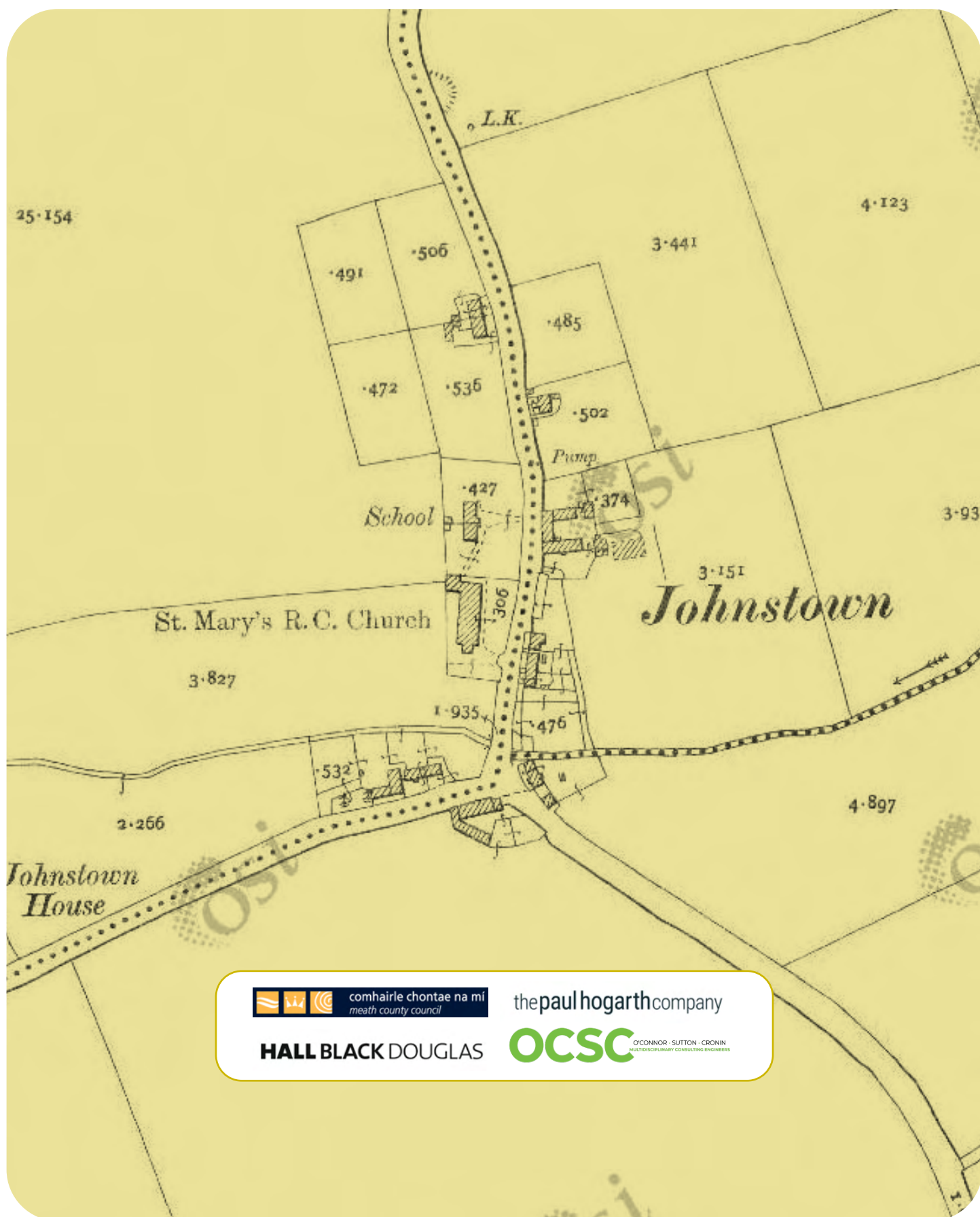


029	<p><b>Two Storey Extension (South) - First Floor - Interior</b></p> <ul style="list-style-type: none"><li>- Image taken from stairs leading to first floor looking towards what appears to be first floor bathroom.</li><li>- Ceiling / underside of flat roof above in extremely poor condition with significant water ingress and rotted timbers.</li><li>- Plasterboard ceiling above has partially collapsed.</li></ul>	
030	<p><b>Two Storey Extension (South) - First Floor - Interior</b></p> <ul style="list-style-type: none"><li>- Image taken from stairs leading to first floor. Ceiling / underside of flat roof above in extremely poor condition with significant water ingress and rotted timbers.</li><li>- Plasterboard ceiling above has partially collapsed.</li><li>- Significant damp conditions with black mould evidenced on the remaining ceiling.</li></ul>	



031	<p><b>Two Storey Extension (South) - First Floor - Interior</b></p> <p><b>Fig. A</b> - Taken from top of stairs, looking back into first floor of 2 storey cottage with door to bathroom on right hand side.</p> <p><b>Fig. B</b> - Significant deterioration of floor structure due to damp conditions and water ingress. Deemed too dangerous to proceed further into first floor due to risk of collapse. Holes clearly visible in floor structure beneath debris.</p>		
		Fig. A	Fig. B
031	<p><b>Two Storey Extension (South) - First Floor - Interior</b></p> <p><b>Fig. A</b> - Photo taken from stairs, looking back into first floor of 2 storey cottage. It was possible to see through the hallway into bedroom area which features low level windows below eaves height. These are the first floor windows which appear on the front elevation. Note splayed reveal similar to that featured on the ground floor windows.</p> <p>- First floor of two storey cottage appears to be in fair condition with no obvious signs of water ingress from this vantage. Deemed too dangerous to proceed further into first floor of cottage due to risk of collapse. <b>First floor area to be made safe before further surveys can be undertaken.</b></p> <p><b>Fig. B</b> - Photo taken from stairs illustrates extent of ceiling collapse and damp conditions within first floor of rear extension.</p>		
		Fig. A	Fig. B





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meath county council

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**HALL BLACK DOUGLAS**

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