

CAPTAIN TARRANT'S FARMHOUSE
THE GROVE, GREYSTONES

STRUCTURAL APPRAISAL

1. Introduction

The undersigned was requested by Greystones Tidy Towns Committee to carry out a preliminary structural appraisal of the above (a Protected Structure) and to make recommendations to safeguard the building until such time as funds are available for its restoration.

Reference should be made to various publications regarding the history of the building.

The structural appraisal is very limited as it was not possible to enter the building, all openings having been blocked up, and examination further limited by the extensive spread of ivy on the walls. A view of the interior was obtained from a ladder.

An inspection was also carried out on an adjacent building known as the 'outhouse' but this was even more limited due to the abundant growth around and within the structure.

2. Description

The farmhouse is an ell-shaped building approximately 25m x 20m and 6m wide. All that remains are the external and internal walls and some few remnants of the roof. As mentioned above there is extensive ivy growth over the walls and it was seen that the interior is also covered with vegetation.

The external walls are 500mm thick and 3.5m high and consist of random rubble or coursed stone with some brickwork reveals and arches and timber lintols. Many of the original eaves stones are missing. Parts of the wall are finished in render and a sand/cement mix has been applied to the rubble portion.

Apart from isolated local damage the external walls are in a quite good condition considering their age and neglected state. There is no evidence of differential or rotational settlement and no cracks (visible) of significance. More instances of localised damage was seen in the interior.

Ground levels at the perimeter of the building have encroached above floor level, particularly on the western side.

The outhouse is approximately 16m x 5m and is almost completely covered with vegetation and will soon be totally hidden. The walls are about 2.3m high and are of similar construction to the farmhouse. The gable wall adjoining The Grove has been seriously damaged by ivy and a mature tree within the walls and it is leaning out dangerously.

3. Recommendations

The structural restoration of the farmhouse will consist essentially of building a new roof, repairing walls, lintols and arches and constructing a new concrete floor. These works will provide weather protection and structural stability and will ensure the long term existence of the building.

In order to proceed to this stage the following works should be carried out as soon as possible:

- a. Remove all ivy and vegetation. This should be achieved by cutting roots and by the use of herbicides.
- b. Reduce ground on external perimeter to 150mm below floor level for a width of 1m and finish with 100mm of hardcore.
- c. Provide access to the building with new secure doors (2 No).
- d. Remove remaining slates and roof timbers.
- e. Remove all vegetation within the building.

The condition of the outhouse is an indication of what will happen to the farmhouse if neglect continues. The recommendations above apply here also but the gable wall is in a dangerous condition and I strongly recommend that it be reduced to the level of the other walls as the possibility of collapse or of individual stones being dislodged cannot be discounted.

Signed

31 March 2015

A handwritten signature in black ink, appearing to be 'TS', written in a cursive style.

Terence Sweeney

Chartered Engineer