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BEGIN_OBFA

2510_OBFA_C1_AHIA_REPORT

REV-0-250702

REF: **AHIA REPORT, OLD POST OFFICE LONGFORD**

OUR REF:

"P:\obfa_2025\2510_LONGFORD_CO_CO_AHIA_REPORT_(JUN25)\C_STAGE\C1_PRELIMINIARY\2510_C1_WIP\2510_C1_AHIA_Project Note.docx"

Architectural Heritage Impact Assessment (Conservation Report, Repair and Methodology)

Fig. 1 Existing façade photo (OBFA)

Fig. 2 Survey front elevation (courtesy of KGSS).

Introduction

OBFA Architects has been appointed by Longford County Council to carry out an Architectural Conservation Impact Assessment for the development proposal to renovate the Old Longford Post Office (a protected structure). The renovation project in planned to transform this building into a multi-purpose tourism and community/energy hub.

The purpose of this report is to analyse the protected structure, its history, context, condition, identifying features that merit special protection providing an Architectural Heritage Impact Assessment of any interventions that are being considered as part of the proposed development.

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Core Data

Project Title: Renovation, Alterations at the Old Post Office, Longford to house a new tourist office.
Site Address: 43 Main Street, Longford, Co. Longford. Eircode: N39 FD45
Townland : TempleMichael
Site Area : Approx 427 sqm. ITM Coordinates: N 775565, E 613090.
Local Authority : Longford County Council

Fig. 3 APPENDIX_A_2501-01_NO43 MAIN ST LONGFORD_SITE LOCATION MAP

Building Occupancy Status: The existing Old Post Office is vacant; it has been unoccupied for quite some time and has become quite derelict.

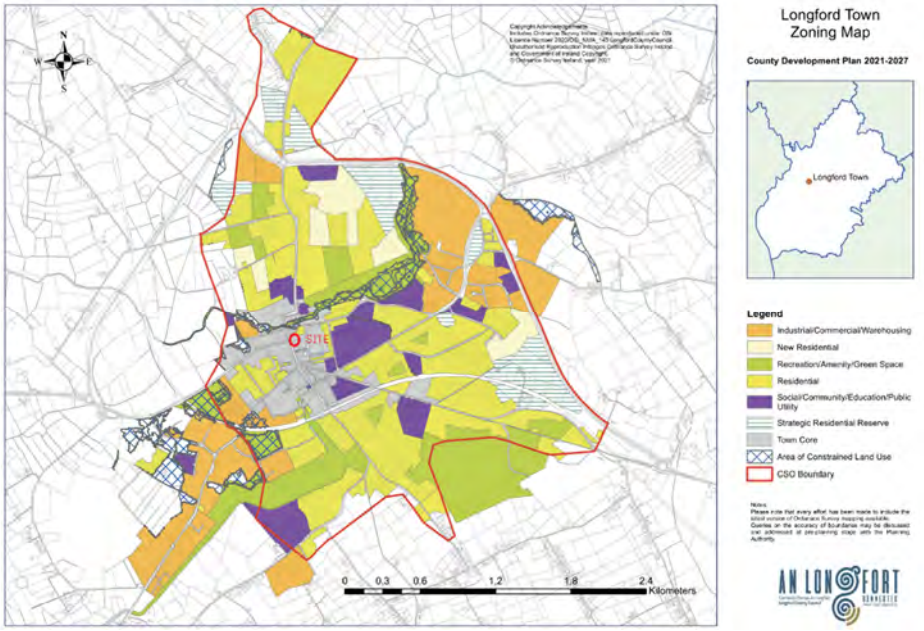

Fig. 4 Extract of Longford Town Zoning Map of Longford County development Plan 2021-2027

The Old Post Office is situated in the heart of Longford Town, to the south of Camlin River. It is within the Longford Town Centre Core as illustrated on Fig. 4 map.

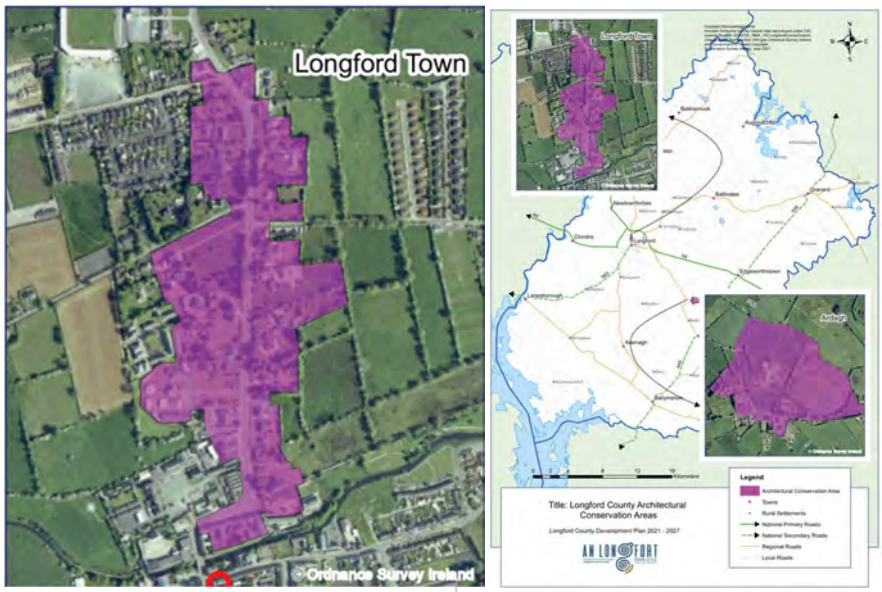

Fig. 5 Extract of Longford Town Architectural Conservation Area from Longford County development Plan 2021-2027

The Old Post Office is outside of the Architectural Conservation Area (ACA) as illustrated on Fig. 5 map. The ACA is north of the Camlin river. The Post Office is located to the south of the river.

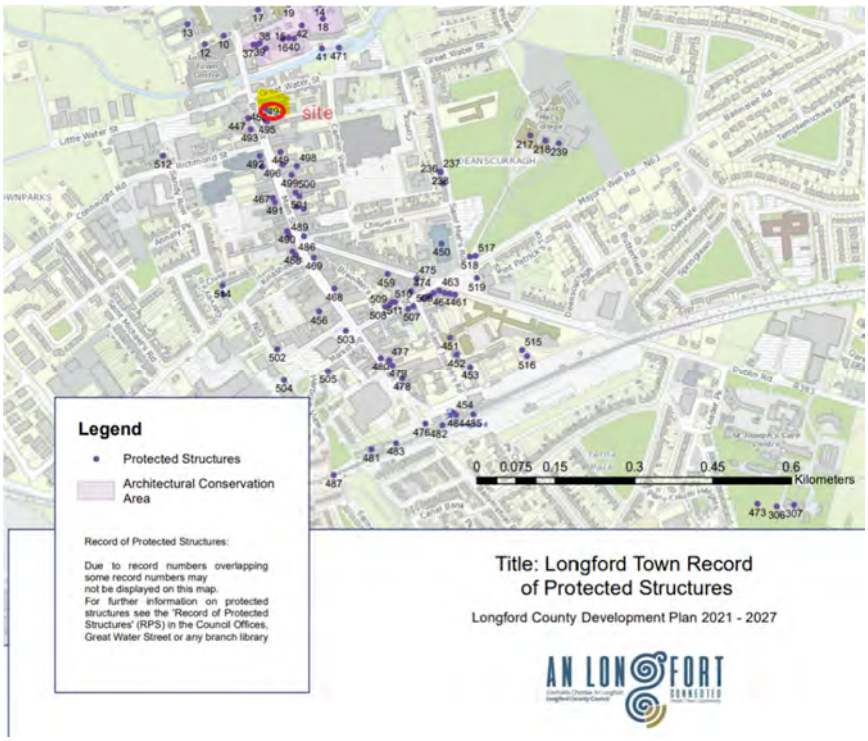

Fig. 6 Extract of Longford Protected Structures Map of Longford County development Plan 2021-2027

Protected Structure Status: The Old Post Office in Longford is a protected structure reference NIAH **RPS no 494** shown on "Longford Development Plan 2021-2027" Map of Protected Structures as indicated on Protected Structures Map.

Information obtained from www.buildingsofireland.ie website [1]– for Longford Post Office outlined below.

"*Longford Post Office, 43 Main Street, TOWNPARKS (ARDAGH BY.), Longford, LONGFORD*
Information below from "APPENDIX_01_Longford Post Office, 43 Main Street, LONGFORD - Buildings of Ireland".

[1] APPENDIX_B_Longford Post Office, 43 Main Street,LONGFORD - Buildings of Ireland

Further information excerpts below:

"***Survey Data*** *Longford Post Office, 43 Main Street*

Reg No	***13002263***
Rating	***Regional***
Categories of Special Interest	***Architectural, Social***
Original Use	*Post office*
Historical Use	*Museum/gallery*
Date	*1890 – 1895*
Coordinates	*213156, 275547*
Date Recorded	*18/08/2005*
Date Updated	*not updated*

Description

Terraced four-bay three-storey former post office, built c. 1894, renovated c. 1985. Later used as urban district council office, heritage centre and museum, now disused. Pitched roof, hidden behind red brick parapet with moulded red brick cornice, with moulded red brick chimneystacks to either end (north and south) and cast-iron rainwater goods. Red brick walls in Flemish bond over dressed limestone plinth. Ground floor lightly advanced from main body of building with moulded red brick cornice over and having red brick pilasters with moulded string courses. Limestone apron panel and granite commemorative panel to ground floor. Square-headed window openings with stone sills, red brick platband to first floor sill level and moulded sandstone/terracotta sill course to ground floor. Limestone keystones to ground floor openings. Replacement uPVC windows. Square-headed doorway to the south end of the main façade (west) with original timber panelled door, overlight and stone threshold. Road-fronted to the east side of Main Street, Longford Town.

Appraisal

A well-detailed purpose-built former post office, which retains its early form and character. This is one of relatively few red brick buildings in Longford Town, making it quite distinctive in the streetscape. It is of social importance as a former post office and former museum. It retains its classical proportions in the diminishing window openings despite the replacement of the window fittings. The entrance door is particularly noteworthy as an example of fine craftsmanship. It contributes positively to the architectural variety of the streetscape and is a worthy addition to the architectural heritage of the area."

Research & Survey Description

Research & Survey Methodology/ Sources:

- Site visit / visual inspection on Thursday 12th June 2025.
- Review of drawings provided by Longford County Council including Structural Report by Thomas Campbell of TA Group [2]. CAD and PDF format survey drawings carried out by KGSS, provided by Longford County Council were also reviewed [3].
- Set up 2D drawing file in Revit 2026 using survey information obtained, to provide set of record existing survey drawings and gain a thorough understanding of the building and its features.
- Historical research carried out online complimented with material viewed at the Irish Architectural Archive.

[2] Appendix C_TA-25-006 - 37 Post Office

[3] APPENDIX D SURVEY_KG25147 Former Post Office MBS

Historical Context/ Background

Information about the topography of Longford was obtained from the Irish Historic Towns Atlas on line [4]. Where excerpts are quoted below they are *in italics*.

Longford town is situated centrally in County Longford on a ford of the Camlin river approx 8km east of the River Shannon. The name Longford comes "*from the Irish Longphort, meaning fortress or stronghold*".

Fig. 7- Site of Longford. Irish Historic Towns Atlas

The first major element in the townscape of fifteenth-century Longford was the O'Ferrall castle or longphort, from which the town takes its name".
The historic map indicates estimated location of the original "Longphort" to the north of the crossing over the Camlin river. The castle site would later be the site of the military barracks. There is a modern shopping centre there today.
Its location on the river crossing on the main east-west route influenced its growth from medieval times right through to the current day. Today this east-west route is an important national primary route, the N4.

"*In the medieval period, Longford town was in an area that straddled the great political and cultural divide between the worlds of the Gaelic Irish and the English, and it was only in the sixteenth century that it was absorbed into the latter. Longford emerged in the fifteenth century as a Gaelic market centre prior to its development as a plantation, landlord and ultimately modern county town.*"..
"*The earliest evidence of a settlement with at least some urban characteristics comes from c. 1480 when there was a complaint in the Irish parliament that towns such as Granard, Longford and Cavan were attracting business from the 'English country'. It was feared that if the markets were '... long continued [they] will bring great riches to the king's enemies and great poverty to the king's subjects'. The parliament forbade English merchants to 'take any goods or merchandise or to carry any goods from the said markets, or make any concourse or resort to them*[5]*"*

The date of origin of the longphort is impossible to establish with certainty. Annaly was a distinct lordship by the mid-twelfth century, formed mostly from the earlier lordship of the Uí Cairbri of north Teathbha.6 The process of O'Ferrall expansion and consolidation included the conquest of the territory of Magh Treagha, running north-west from the Camlin River through Clonguish parish to the River Shannon.7 The O'Ferralls seized Magh Treagha from the O'Quinns after victory in battle in 1255.8 It appears that it was these new lords who were responsible for the construction of the longphort on their lands. The date of the building is not known but it might best be explained in the context of the threat posed to the lords of Annaly in the late thirteenth century by the Anglo Normans."

[4] Topographical information. In Sarah Gearty, Martin Morris and Fergus O'Ferrall, Irish Historic Towns Atlas, no. 22, Longford. Royal Irish Academy, Dublin, 2010 (www.ihta.ie, accessed 4 February 2016), pp 1–19.
[5] Stat. Ire., Edw. IV, pp 818–21; Gillespie, p. 18.

"Annaly, though historically in the province of Connacht, was de facto a part of Meath, which had been granted to Hugh de Lacy by King Henry II in 1172. By the early thirteenth century, de Lacy had established a motte and bailey castle and a manor at Lissardowlan, about 6 km south-east of Longford, which became a key Anglo-Norman stronghold on the western fringe of the lordship of Meath.9 In that context, the O'Ferralls needed to defend themselves, and it can be argued that the occupation of Magh Treagha provided them with a suitable site for a stronghold on the north bank of a wide south-going loop of the Camlin. Therefore the longphort was most likely built in the mid to late thirteenth century as part of the confrontation between the Gaelic order and the Anglo-Normans, which made Annaly frontier territory in that period."
"About 1400, the Dominicans established the priory of St Brigid at Longford near the pre-existing castle, on a site that included the area later occupied by St John's Church, which may incorporate part of the priory. Monastic buildings were usually peripheral to towns, perhaps indicating that the main settlement and market place at Longford in the fifteenth century may have been south of the Camlin."
"The presence of the priory and its associated lands would have provided opportunities not only for agricultural tenants but also for craftsmen and artisans, possibly along what is now Great Water Street, and in this way contributed to the development of Longford as a Gaelic market town from the middle of the fifteenth century."
"The part of the town south of the Camlin was in the parish of Ballymacormack,22 but there was a late medieval parish church23 of the neighbouring Templemichael parish, sited 1 km to the east of the town."
The townland where the Old Post office is located is Templemichael.

"*In the course of the sixteenth century the balance of power between the O'Ferralls and the Dublin administration began to shift: in 1552 Faghny O'Ferrall was granted English liberty.37 St Brigid's Priory was dissolved and was the first property in Longford to be the subject of a crown grant when in 1556–7 it was given to Richard Nugent, baron of Delvin."*

"*In 1570 Co. Longford was shired by the lord deputy, Sir Henry Sidney. It is significant that the new county took its name from the urban centre, known as Longford, which indicates the town's importance at this point. This followed the 'surrender and regrant' indentured agreement between Sir Henry Sidney and the O'Ferralls in 1570.39 It is in this context of increasing political control by the Tudor regime that Longford town developed in the late sixteenth and early seventeenth centuries."*

"1571 Longford town took on an additional role as an administrative centre in the interests of the English."

"The seventeenth century saw Longford transformed from a Gaelic market town into a plantation town and in the next century the more familiar townscape emerged. When Co. Longford was shired, the initial arrangement under 'surrender and regrant' persisted and the O'Ferralls assumed local government of the county. Continuing conflict between O'Ferrall Boy and O'Ferrall Bane, however, led them to contend for the favour of the Elizabethan government in their struggle for local supremacy. The O'Ferrall Boy emerged in the seventeenth century as the leading Gaelic family as O'Ferrall Bane succumbed during the 1640s. The O'Ferrall Boy were able to use their contacts and knowledge of English law to hold onto a substantial portion of their estates relatively intact throughout the tumultuous seventeenth century, which included the plantation scheme for Co. Longford of 1619, the Cromwellian confiscation of the 1650s, and the Williamite land settlement of the 1690s.
The efforts of O'Ferrall Boy delayed the plantation of Longford for some time, but a scheme was implemented in 1619. One of the major grantees was Francis Aungier, who was knighted in 1609, became master of the rolls in Ireland and was created Baron Longford in 1621. Aungier was granted Longford town on 4 March 1620. "

"The arrival of the Aungiers heralded the beginning of Longford's development into its present form. The most impressive feature of the emerging townscape was the castle, which was probably on the site of the older one."

Fig. 8 Longford in the 17th century Irish Historic Towns Atlas.

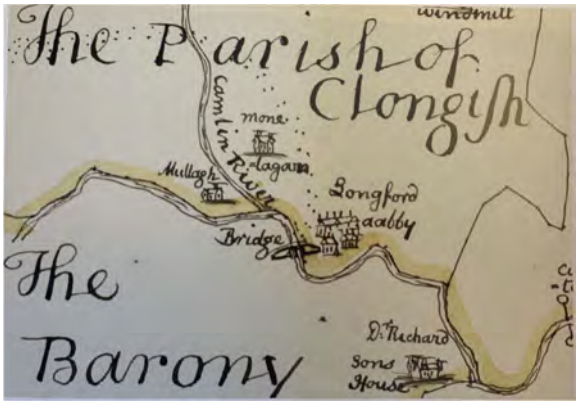

Fig. 9 Map 6 Part map of the Barony of Longford 1665 by John Simmons, Aeneas Higgins & John Steele (The national Library of Ireland). Irish Historic Towns Atlas.

The town expanded in a planned manner to the south of the Camlin river in the 1620s eventually forming the main street.

According to depositions, from 1641 plots in Longford were run 'out of the towne over the bridge towards the castle'[6] in Longford map folio. The planned nature of the street is extremely evident from the 1836 ordnance survey map. Plots were laid out along Main St 42 perches long by 6 perches wide, by Francis Lord Aungier. The Aungiers were the main landowners in the 1620s, and it was though Lord Aungier was quite deliberate in his splitting of plots to be of a size where prosperous people would take lease of the plot and sublet for various other trades, ensuring the development of the infrastructure of the town in a linear fashion. Longford Town was formed under Charter from Charles II in 1668. The Borough of Longford had two members of parliament from 1692-1800.
The Aungiers land was then partitioned after passing to the Lord's son, Earl Aungier, and it went to his nephews, Cuffee and Macartney, and thence to Thomas Packenham of Tullynally Castle in 1740. Lord Packenham then distributed the leases, and all deeds and lease records are held in the archive of Tullynally Castle, Castlepollard, Co. Westmeath.

"The ownership of Longford changed with the death in 1704 of Ambrose Aungier, second and last earl of Longford of the first creation. In 1716 the Aungiers' Longford estates were partitioned between Francis Cuffe and James Macartney (both nephews of the late earl), with the former receiving Longford town. Elizabeth Cuffe, daughter and sole heiress of Michael Cuffe, brother of Francis, married Thomas Pakenham in 1740. Thus the ownership and later the title earl of Longford passed into the Pakenham family with its seat at Tullynally Castle, near Castlepollard."

[6] Depositions, fo. 279v.

Development of the Main St. The Gaol of 1730 is the oldest building on that strip North of the Camlin River. Market House was then built in 1774. The County Infirmary was built on the other side in 1771. The Courthouse is the first civic building, built 1737. Tanyards all developed along Great Water Street in the 1730s. The industries in that area at that time were bleach and linen houses, and silver was mined 1km away at Ardnacrusha. Mills formed a large part of the area.

Fig. 10 Part Map 11 of Longford 1813 by William Edgeworth (National Library of Ireland) Irish Historic Towns Atlas

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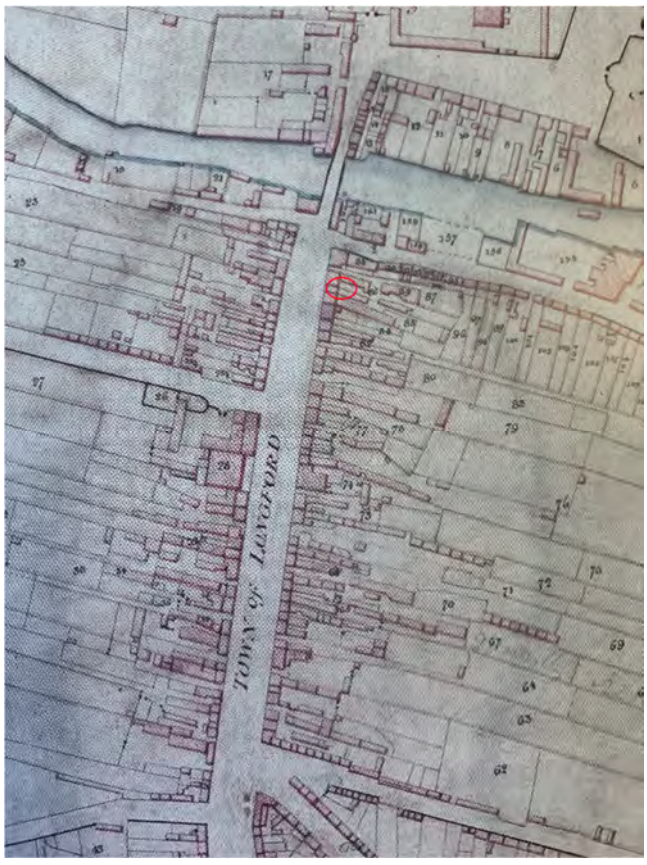


Fig. 11 Map 12 Longford 1830 by John Hill (Tullynully Castle, Westmeath) Irish Historic Towns Atlas

We can see on the 1830 map and that there were buildings established on the current site of the Old Post office at this time. We overlaid the current site boundaries onto this map and can see that the boundaries are quite different. We know that the current building was constructed in 1894 from information detailed later in this report.

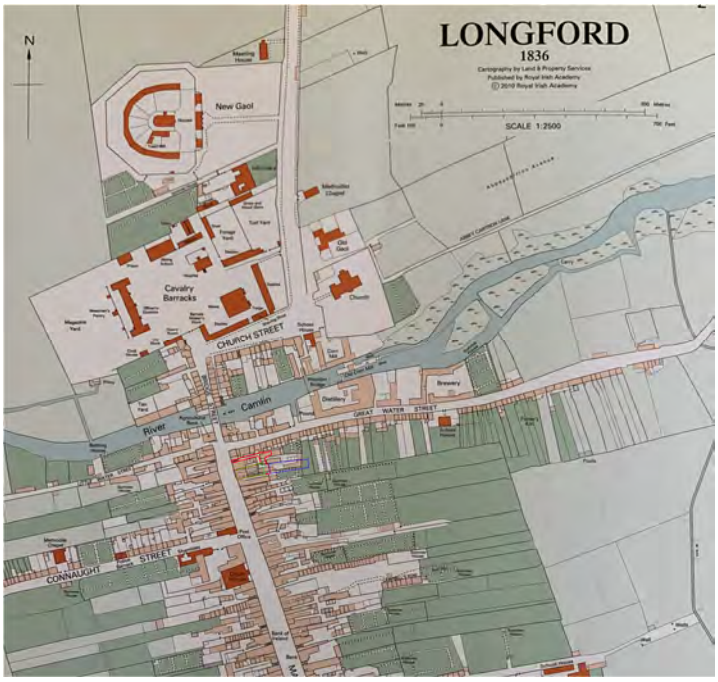


Fig. 12 Map 2 Longford 1836 Irish Historic Towns Atlas

A new cavalry barracks was developed on the site of the old castle in the heart of the old town north of the Camlin river from 1774 onwards on phases until about 1843. This development shifted the commercial activity of the town south of the river. The present day 'Main street' was known as 'new town' in the 17th & 18th centuries.

Fig. 15 Map 2 Longford 1837 Irish Historic Towns Atlas

Thomas Packenham of the Packenham estate established leases, ordered to form streetscapes. Bridge Street the leases commence in 1785, and Church Street they commence in 1807. Strokestown Road, (renamed Richmond Street) commenced 1816. Townparks leases commence 1837. The Manor Mill was in operation until the 1800s. Great Water Street had a large Brewery which became a butter market in 1854, and the street also had tanneries and a potters' yard. The Royal Canal opened in 1830 boosting industry and trade. The town always had a large military presence. In 1828 Lord Longford did the 'Lighting of the Towns'. Arched openings were a feature of Main Street and facilitated smaller sublets in behind the street. In 1911 there were still 14 yards in the town. The Market took place twice a week in Main Street until the 1960s

Thanks to the increasing commercial activity in the 19th century a Catholic merchant class became established.

We can see on the valuation 2 map that the existing archway, now the right of way for the old post office was 'Edward Flood's Yard'. The commercial properties in this area (possibly to the neighbouring building of the Old Post office site) was a baker/ bakehouse, Ironmonger/ hardware, a spirit dealer and a greengrocer.

Fig. 16 Commercial activities map - sources 1854 (Val. 2), 1856 (Slater) Slater- Irish Historic Towns Atlas

Fig. 17 View of St Mel's Cathedral looking north-west c. 1950 (in private possession) Commercial activities map –Irish Historic Towns Atlas

A Catholic sector was created with the construction of St Mel's Cathedral (1840- 1893- designed by Architects John B. Keane, John Bourke and George C. Ashlin) together with St Mel's College (1865, designed by John Bourke) and the Convent of Mercy (1872–4, also by John Bourke).
The railway line extended to Longford in 1855. By 1862 the railway line west had extended to Sligo.

On the 1884 map we can still see buildings on the site of the old post office that do not correspond with the current building that we see today. As stated earlier we know that the new post office was constructed in 1894.

Fig. 18 Longford by Thomas Gill (Longford County Library and Archive)- Irish Historic Towns Atlas

LONGFORD POST-OFFICE.

Mr M HEALY asked the Postmaster-General if he would state what was the cause of the delay in the erection of the new post-office at Longford.

Sir J FERGUSSON said the delay had been unavoidable, but it was hoped that the scheme would soon be matured.

Fig 19- Dublin Daily Express 1892-04-06

LONGFORD POST OFFICE.

In the House of Commons on Tuesday night Mr M. Healy, for Mr T. M. Healy, asked the Postmaster-General what was the cause of the delay in proceeding with the new post office at Longford. Sir James Fergusson said no time was being lost in considering the plans.

Fig. 20 -Leitrim Advertiser 1892-06-16

LONGFORD POST OFFICE.

We are informed that the Post Office authorities have at last finally accepted Lord Longford's offer to build a new Post Office in Longford. The building will be erected by Lord Longford in accordance with plans, &c., approved of by the late Postmaster General, and the Government will become tenant. The new Post Office will be bui t on the vacant site adjoining the present Post Office.

Fig. 21 -Leitrim Advertiser 1892-09-08

THE new post office, which will be not only of undoubted advantage to Longford, but also a great ornament to the town, is rapidly approaching completion. Mr. Thomas Fee, builder, is contractor. The new building is greatly admired.

Fig. 22 -Leitrim Advertiser 1894-01-18

Newspaper clippings provided by Michael Sheerin (previous building owner) and his colleague who carried out independent research- provided by Longford County Council . These clippings indicate the construction of the new post office in Longford in 1994.

New Post Office at Longford.

The town of Longford for many years past has been in need of improvement in the way of post office accommodation, as the old office was not at all in keeping with the commercial character of this important town, which is second to none for general trade in the province. The town presents a really handsome appearance owing to the fine, straight, and wide streets and the very many useful, sanitary, and sightly improvements which have been of late years carried out with such taste and success by the many enterprising citizens and traders who carry on the very extensive business of the town and county. Those improvements have been augmented by several liberal outlays by the worthy landlord, Lord Longford, who has at very considerable expense erected a most elaborate abattoir for the use of the township, which all the victuallers and private inhabitants can have the use of. The necessity for an abattoir has been very severely felt for many years, and must prove a great boon to the town of Longford and the general public. The new post office is a large three-storey brick building, built on the most modern design, and adds very considerably to the appearance of the already improving town. We understand the work of construction has been finished for some time, and also the contract for supplying and fitting the elegant and numerous fittings for carrying on the very important and rapidly increasing business of a head office like Longford. The new building with all its present appliances and arrangements is admirably adapted to meet the wants of the town and county. The building—post office proper—consists of a very commodious public office with extensive counters, telegram office benches, and seat for the public. The office for assistants (which gives great facilities to them) consists of general offices, postmaster's private office, telegram department (which is enclosed partly at the rear), sorting room, a large, well lighted and well ventilated apartment at the back. The sorting room from front to rear measures about 65 x 19. The postmaster's department is very superior, and is fitted up in a very exquisite manner with gas lights and sanitary arrangements of the most modern and approved type. The work throughout, which has been executed by Mr Thomas Fee, builder and contractor, Longford, (our enterprising and esteemed townsman), is executed in a style which reflects great credit on Mr Fee, who has fulfilled the building contract under the careful supervision of Mr Gannis, County Surveyor, and the contract for fittings, &c., under Mr Kirker for the Board of Works. The fittings consist of two sorting tables, opening and stamping table, newspaper table with rack, parcel table with rack, two tables for opening bags, postmen's lockers, cupboards and [illegible] cases for parcels and registered letters. The accommodation provided for the assistants is fully adequate, and must add considerably to their comfort and enable them to execute their onerous duties as hitherto in a manner that will prove satisfactory to all concerned. The appurtenants provided for the postmaster are also splendidly supplied with every requirement. The rooms are spacious, and well lighted and ventilated on the most modern principles, and the mechanical work is carried out in a first-class manner. We understand the postal engineers are now in the act of putting in the wire, and in a very few days the new office will be open to the public. We are of opinion that Lord Longford and the Board of Works have been fortunate in securing the services of Mr Fee to carry out this work, which must redound to the immense advantage and prosperity of the community, and, we may add, to the well-being and comfort of the courteous and painstaking postmaster (Mr P. Farrell) and his efficient staff of assistants.

PARTICULARS OF STAFF AND PAY.

Included in the estimates for the Postal Service recently voted by the House of Commons there is a provision for the salaries and weekly pay of those engaged in our local post office. Those particulars being of more interest to our readers than the larger general figures which refer to the whole kingdom, we are pleased to be able to give the local details for the year ending March, 31st, 1895.

The amounts provided for the Longford Post Office for that period are £859 for the postal department; and for the telegraph service £118.

The details of the application of those sums in salaries, wages, allowances, &c., are as follows:—The Postmaster's salary, on account of the post work, £125 and for his supervision of the telegraph department, £15. There are associated with the head post office 14 sub-postmasters, for whom there is provided £111 for postal and £41 for telegraph work.

Of clerks, &c., sorting clerks, telegraphists, medical officer, and unestablished force, the staff consists of 1 person, the amount provided for their pay being £70.

There are also under the head of stampers, messengers, postmen on the established and the unestablished force, 9 persons for whose wages there is provided (including allowance for delivery and good conduct stripes), £510.

The foregoing sums include all allowances for Parcel Post work, compensation in respect of private box, bag rents, and work in connection with the sale of postage stamps, and Inland Revenue stamps and licences; but there are provided for this post office the following allowances:—To the head postmaster for assistance, £85, for rent £30, and for office and incidental expenses £20.

There is a provision in the estimate for commission on the issue and payment of money orders, and on savings bank, annuity, and insurance transactions. Commission is also provided in the estimates for payments to postmasters in excess of the minimum allowance for indoor work and responsibility, and allowances for delivery of telegrams.

Fig. 23 Leitrim Advertiser 1894-05-10

Fig.24 Main Street looking South c.1900 Lawrence Collection (National Library of Ireland) Irish Historic Towns Atlas

We can see the Old Post Office as it exists today in the above photograph taken in c. 1900. Longford County Council has provided survey drawings of the building as it exists today [7] in both CAD & pdf format. Thanks to Michael Sheerin (previous building owner) we received images of the Old Post Office original historic plans. We have brought all this information into drawing software and have superimposed the original plans onto the survey drawings. In this way we can see how the current site boundaries correspond to these historic drawings. Below we show images of the 1894 plans in the context of the current OS Map [8].

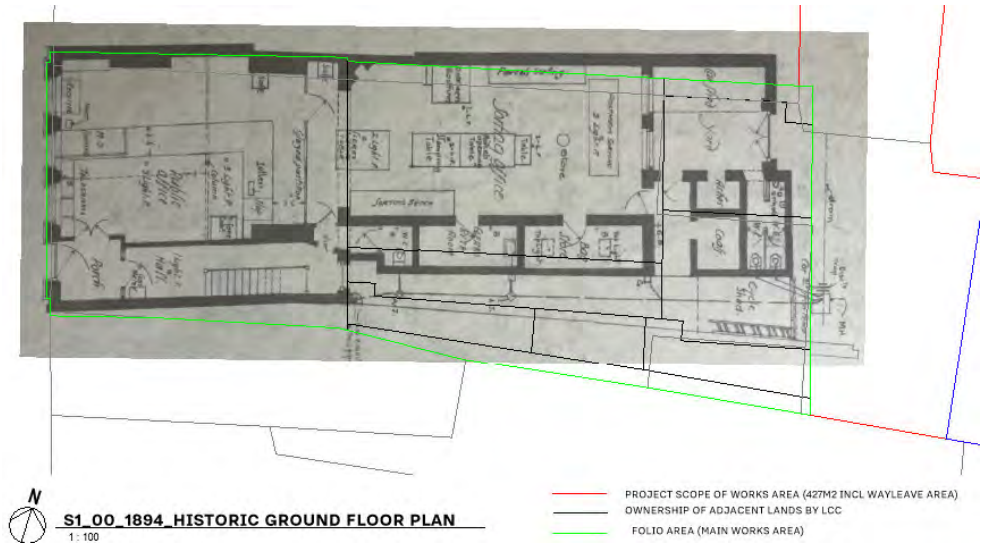


Fig. 25 1894 Historic plan at ground floor level in the context of current OS Map.

[7] APPENDIX D SURVEY_KG25147 Former Post Office MBS

[8] APPENDIX E 1894 Historic Maps superimposed onto CAD OS Map (OBFA)

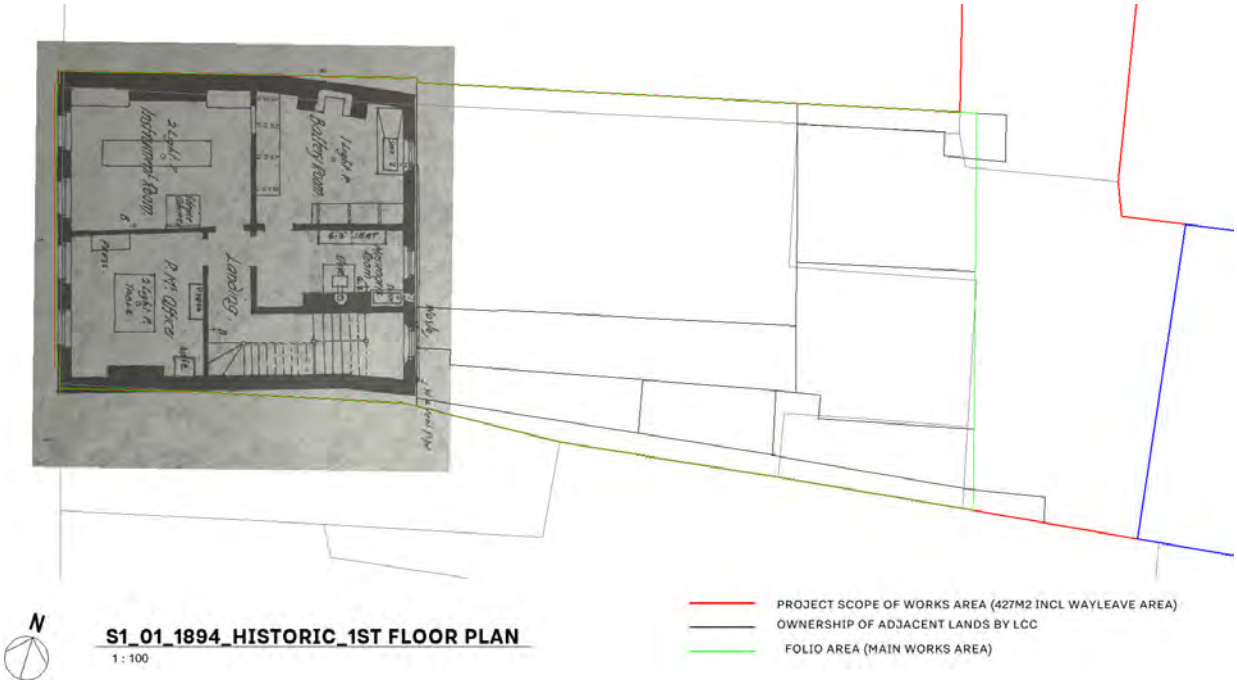


Fig. 26 1894 Historic plan at first floor level in the context of current OS Map.

Fig. 27 1894 Historic plan at second floor level in the context of current OS Map.

We note that the historic map images we received are photos or original maps so there will be a certain level of inaccuracy. We assume that the historic drawings were completed prior to the construction and the physical site boundaries may have differed slightly to the plans. The survey information is more accurate and shows physical site boundaries as they exist on site today. As the building has still many of the original elements the historic plans help us to identify original elements. Please refer to the chronology section below for further details.

Fig. 28 Longford historic postcard showing Turf Market at Lower Main Street, Longford. c.1910.

Fig. 29 Longford historic postcard showing Lower Main Street, Longford. c.1910.

Fig. 30 Typical Post & Telegraphs exchange courtesy of Irish Architectural Archive

Historic images of Longford courtesy of Irish Architectural Archive. In the above photos we can see the Old Post Office at it appears to this present day.

Arva.

OFFICE OF PUBLIC WORKS

Sealed tenders addressed to the Secretary, Office of Public Works, 51 St. Stephen's Green, Dublin 2 and receivable up to noon on 14th September, 1961 are invited for improvements at Longford Post Office, in accordance with plans specification and conditions of contract exhibited at Longford Post Office.

Plans and specification may be obtained from the Secretary.

The lowest or any tender will not necessarily be accepted. (111W)

Fig 31 Longford Leader 1961-09-02

Fig 33 Irish Times 17 March 1984.

Fig. 35 Photo showing Minister for the Post & Telegraphs opening new Longford Post office on 02/06/1981 (Courtesy of the Irish Architectural Archive)

We see from the newspaper clippings and historic photos that by the mid 20th Century the Old Post Office was in poor condition and there was evidently a campaign for its replacement. The Old Post Office at 43 was replaced by a modern one in a new location elsewhere in the town centre. The new building was built in 1981 by the OPW and designed by architects JWB Cumming and Brian Kiernan of the OPW.

LONGFORD'S Post Office at the moment is a security risk, according to a spokesman for the post office this week when the Department of Posts and Telegraphs was also criticised over the delay in providing a new premises in the town,

The spokesman said that conditions at present were deplorable. The best part of the building was the public counter.

"We have no welfare accommodation", he went on, "not even a tea room. The staff have to have their tea-break at the corner of a table in a back office. The male toilet is in the back yard and this presents a security risk at night. The floor on the top storey is in a desperate state. I definitely wouldn't like to see too heavy a man walk on it".

A SHAME

He continued by saying it was a shame to see a site lying idle in the town for so long. It was a bit of a cod and if work commenced when the new post office was proposed originally it would probably be built for quarter the price.

The spokesman said that he had reason to believe that the department were ready to tender for a new post office. He hoped that this belief would be more real than previous ones.

And we can confirm that the long wait should be over if we are to believe statements this week from the Department of Posts and Telegraphs. The new building will be sited where the present Maxwell's building is in Main Street.

DEMOLITION

The Department informed us that tenders will be invited very shortly. Work would include the demolition of the present building and it was hoped that this would commence in December or January. The building will be a three-storeyed one and it is envisaged that some other Government Department or departments will occupy the top floor and maybe some rooms on the ground floor.

Patient staff, and indeed customers, have been using cramped space in the present post office at the other end of the Main Street awaiting a move on the promise of 1973 that a new post office was on the way. It was in that year that the then Minister for Posts and Telegraphs, Dr. Conor Cruise O'Brien was guest speaker at the Longford Chamber of Commerce Golden Jubilee Dinner and publicly stated that the new post office would be ready by 1976.

DETAILED PLANNING

In August 1975 a Department spokesman told the LEADED that the new post office was at a detailed planning stage and if the plans were cleared they could go ahead with the preparation of the building quantities. This would take some months, we were told. At that time the architect was on holidays and the spokesman didn't know what way things were progressing. However, he said it was possible that tenders would be invited for the erection early the following year.

DEPARTMENT LETTER

Since his election to the Dail last year, Mr. Albert Reynolds T.D. has been contsantly in touch with the department in an effort to get things speeded up. In a letter from the repartment early last month the deputy was informed that everything had been finalised on the planning side right down to the heating. They were waiting on the E.S.B. to finalise the heating and would be ready for tenders in September or October.

NOTHING DONE

Mr. Reynolds said they only had sketch plans in 1975 and nothing had been done. Final plans were completed by the Board of Works last February and sent to the Department of Posts and Telegraphs. They disagreed with the heating plans so this is now being revised by the Board.

Last week the deputy visited the staff in the post office and his comment afterwards was: "They're very quiet to accept the conditions they have there".

MONEY PROVIDED

The Board of Works have provided money for the Longford Post Office this year, so it is very important that this money is spent. Five years has been a long wait. The waiting is over, we once again HOPE.

Fig 34 Longford Leader 1978-08-18

In the 1970s Maxwells premises was purchased by the Office of Public Works for a new Post Office. In 1978 the building was demolished and the new P.O. was opened by the Minister for Posts and Telegraphs Mr. Albert Reynolds on 6th June 1981. The new building is greatly enhanced by a very efficient and courteous staff.

Fig. 36 showing new Post Office in Longford (Courtesy of the Irish Architectural Archive)

A note on other developments in Longford - the canal branch to Longford was lost and filled in around the mid 20th Century.

We carried out a planning search for 43 Main Street Longford. On Longford County Council website we were able to view details of P04/ 128 application which was refused by An Bord Pleanala [9]. Refer to details below from LCC website.

Planning Site: Trustees of Midland Design Services Ltd Pension Fund

County	*Longford*
Planning Authority	*Longford County Council*
Planning Ref.	*04700128*
Received Date	*24/12/2004*
Application Status	*Application Finalised*
Applicant Name	*Trustees of Midland Design Services Ltd Pension Fund*
Location	*Old Post Office , 43 Main Street , Longford*
Description	*Change of use of ground floor of existing building to restaurant facility including kitchen, storage and ancillaries associated with the preparation of and serving of food and beverages, single storey extension to rear and side of building (at ground floor level), provision of fire escape to rear at ground floor level, and change of use of first and second floors from current office usage to 2 no. dwelling units, restoration works to front facade in accordance with guidelines for treatment of protected structures and repair of roof, repositioning of services traversing building connection/making good to existing utility services and ancillary works. This building is a protected structure*
Decision	*Granted (Conditional)*
Appeal Decision	*Refused*
Appeal Decision Date	*19/07/2005*

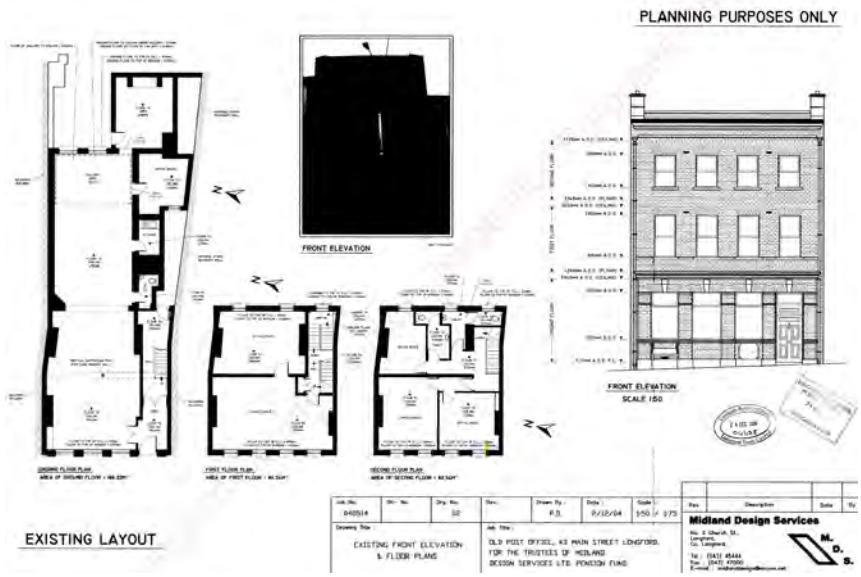


Fig. 37 Existing plans and elevation from P04/128 -application dated 2004 for which planning was refused

[9] *APPENDIX_F_2004_REFUSED PLANNING_PLANS*

We see from the description on the National Inventory of Architectural Heritage (*refer to APPENDIX_B_Longford Post Office, 43 Main Street,LONGFORD - Buildings of Ireland*) the Old Post Office on 43 Main Street was renovated in 1985, subsequently changed to an Urban District Council Office and later as a Heritage Centre and Museum. The survey date was 2005 and at that time the building was already disused. We contacted Longford County Council planning office but have not been able to source planning material from the changes of use between 1980s and 2004.

We brought the existing plan information from P04/128 into our drawing software and have compared this to existing survey/ cad information on file. Refer to screenshots below of 2004 plan information overlaid on current day OS Map/ site boundaries [10].

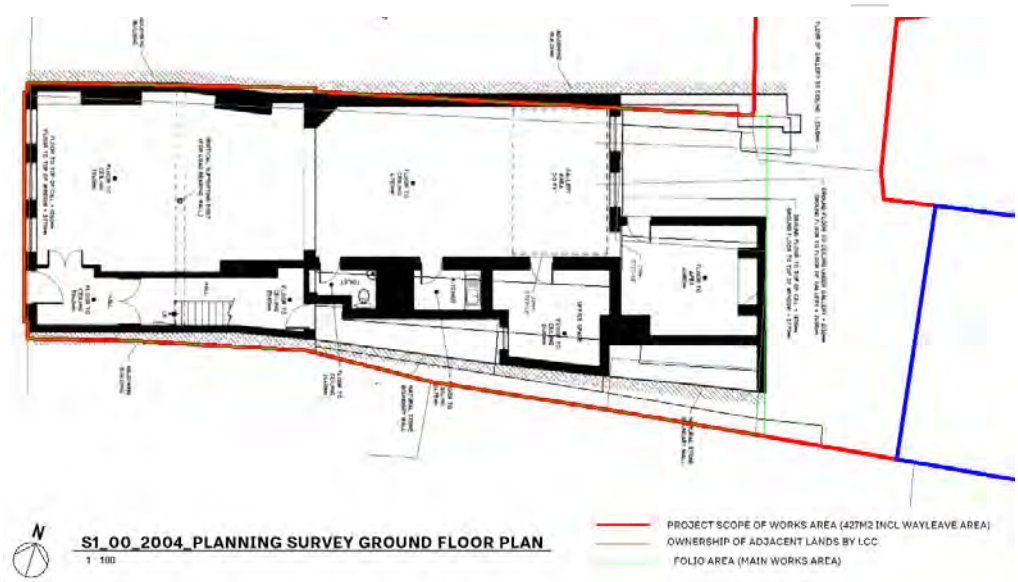


Fig. 38 2004 Survey at Ground floor level- refer to Appendix G.

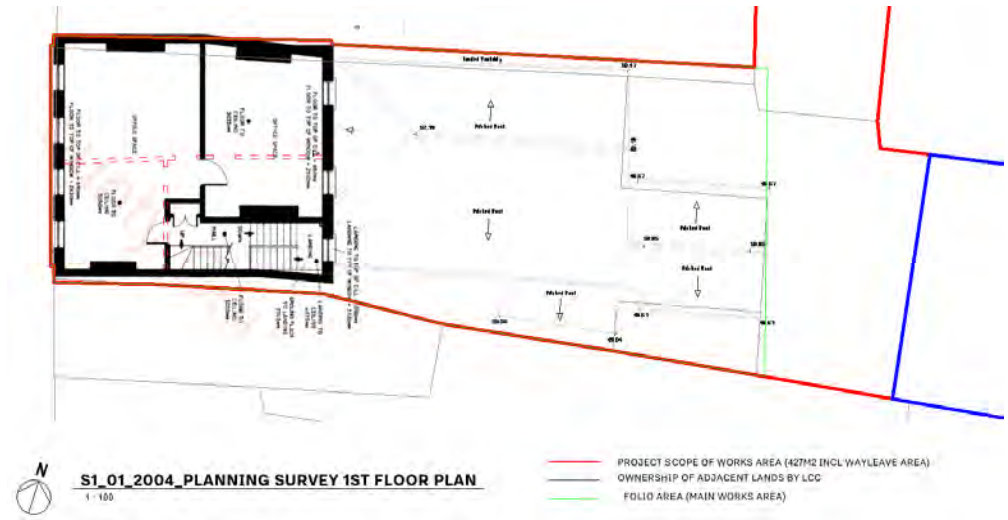


Fig. 39 2004 Survey at first floor level- refer to Appendix G.

[10] APPENDIX G 2004 PLANNING SURVEY PLANS

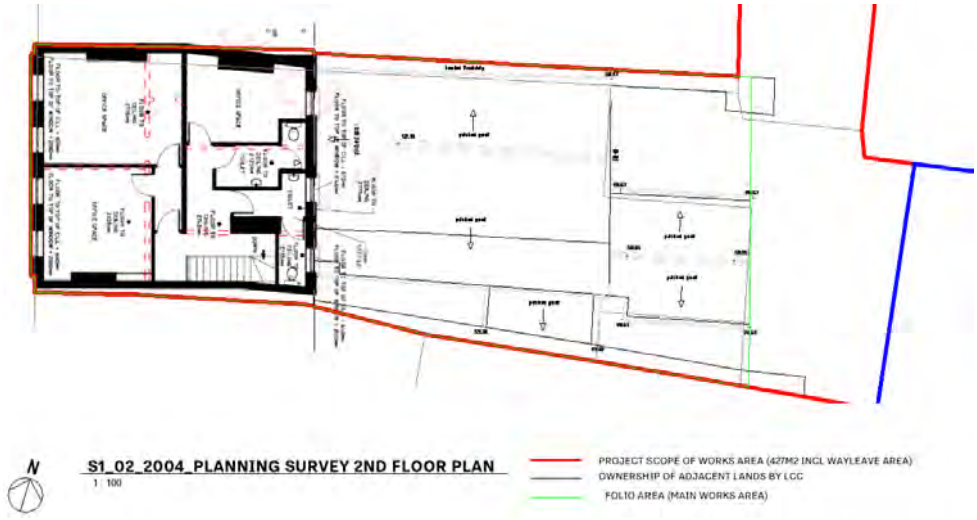


Fig. 40 2004 Survey at Second floor level- refer to Appendix G.

We show below screenshots of the Old Post Office as it exists today (2025) using existing survey information provided by KGSS to Longford County Council (APPENDIX_D SURVEY_KG25147 Former Post Office MBS)[11].

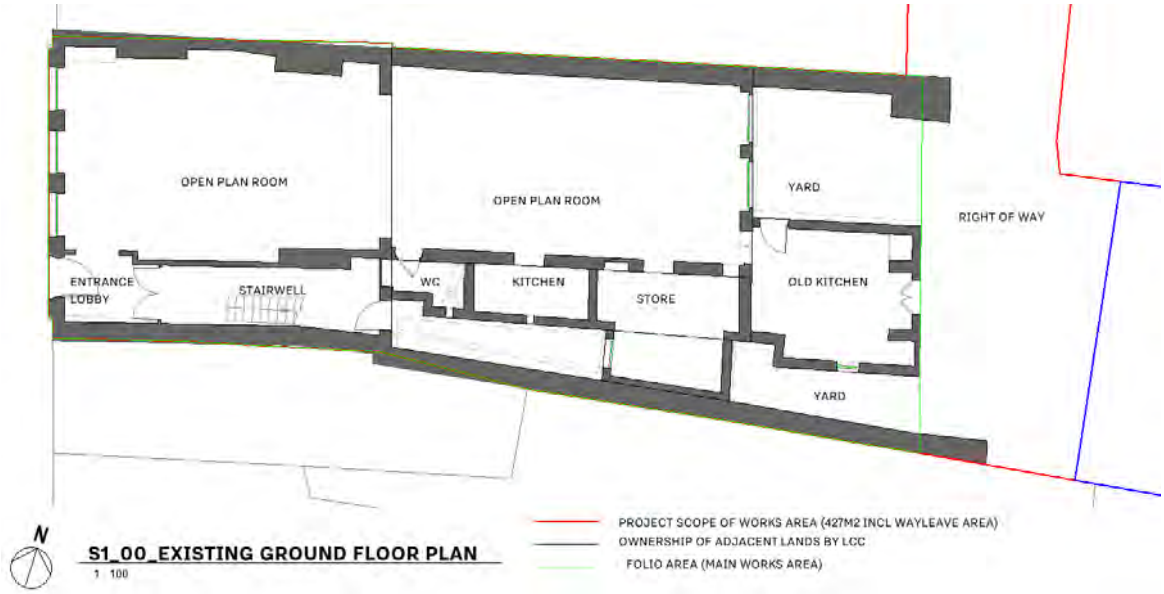


Fig. 41 Existing Survey at Ground Floor level -refer to Appendix H

[11] APPENDIX_H_KGSS_SURVEY_ON_OS_MAP_OBFA

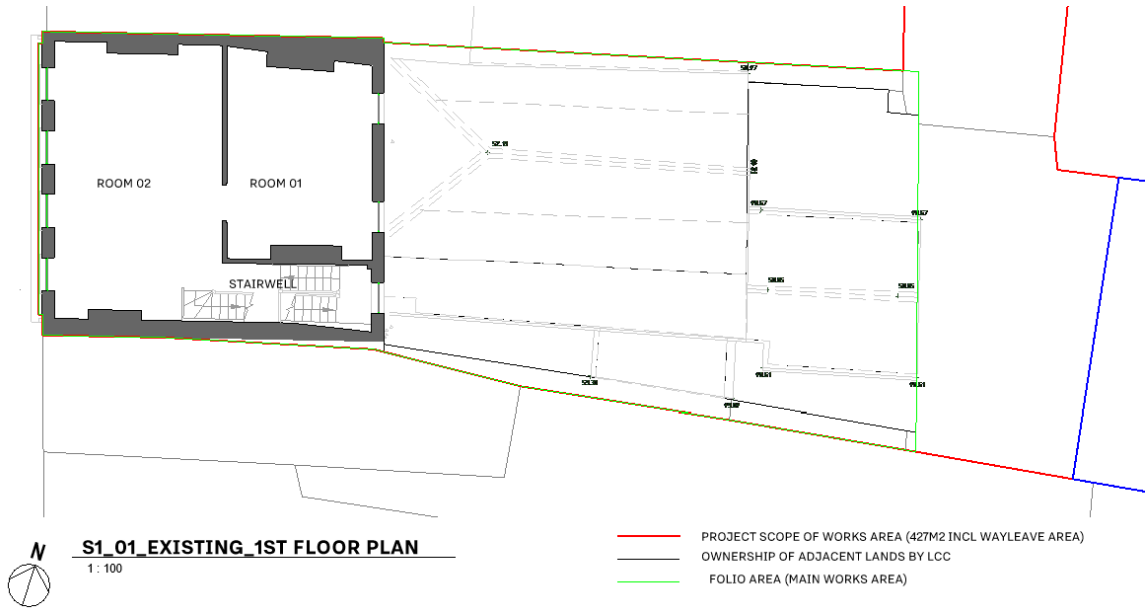


Fig. 42 Existing Survey at First Floor level -refer to Appendix H

Fig. 43 Existing Survey at Second Floor level -refer to Appendix H

Fig. 44 Existing Survey at Roof level -refer to Appendix H

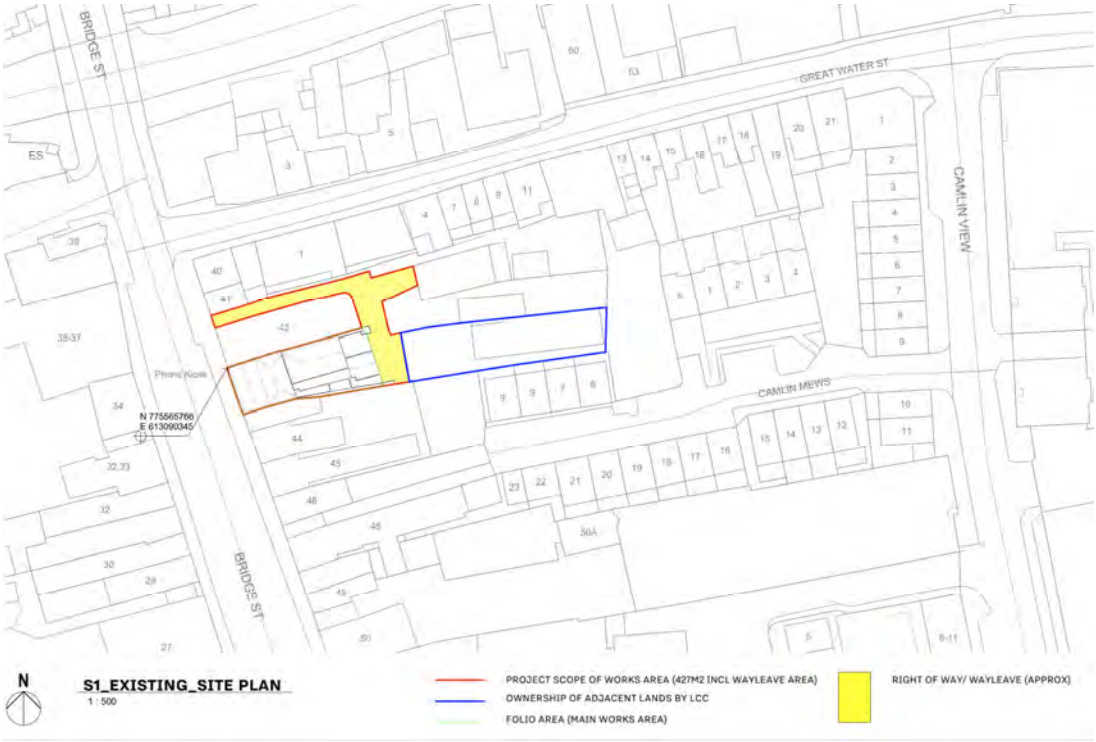


Fig. 44 Existing Site Plan on OS Map -refer to Appendix H

Historical Chronology/ Mapping

We summarise the periods and various uses of the building from information described above in table format below.

Date	Use	Comments
Early 1800s	We can see on the valuation 2 map that the existing archway, now the right of way for the old post office was 'Edward Flood's Yard'. The commercial properties in this area (possibly to the neighbouring building of the Old Post office site we a baker/ bakehouse, Ironmonger/ hardware, a spirit dealer and a greengrocer.	Estimated from historical maps as described in earlier section. Buildings on the site do not match exactly the building as it is today. We do not think that any fabric from the earlier periods survives on site today.
1894	Construction on the Old Post Office on 43 Main Street, Longford.	We can see form historical plans that this is the original building that we see on site today.
1980s - 2004	New Post Office constructed elsewhere in the town in 1981. We understand that this building was then used as an **Urban District Office** and then as a **Heritage Centre & Museum**.	We do not have information on the exact dates for the various changes of use. We estimate 1980s/ 1990s.
2004	Planning Application P04/ 128 refused	We estimate that this building was no longer in use at this time.
2005	Date of National Inventory Of Architectural heritage Survey was 18/08/2005. The building was **dis-used** at this time.	Refer to Appendix B
2005-2025	The building is currently dis-used and quite derelict. We understand that the building has not been in use in recent times.	Refer to Record information below.

Using the survey drawings and historical information available we have prepared Chronology drawings to indicate our estimated dating of the existing building fabric referring to main periods above[12]**.** Please see screenshots below of Chronology Drawings.

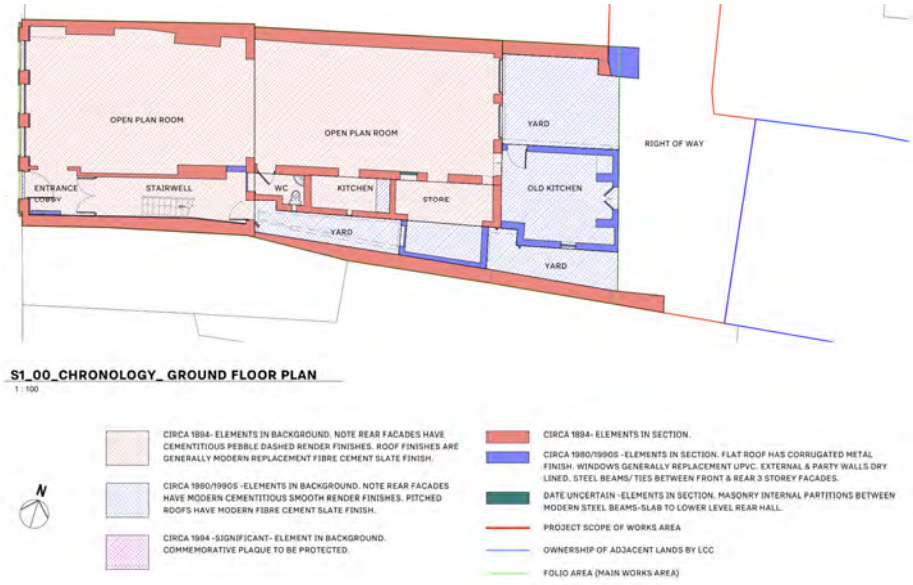


Fig. 45- Chronology- Ground Floor Plan- refer to Appendix I

[12] APPENDIX_I_CHRONOLOGY_DRAWINGS_OBFA

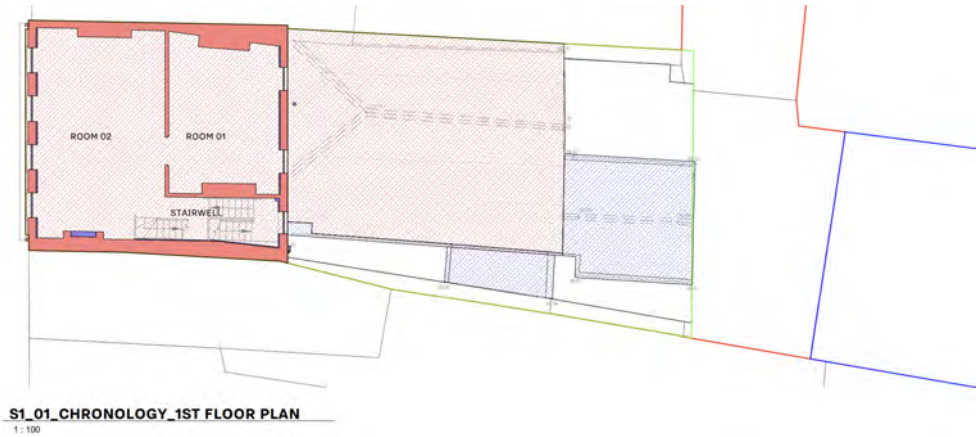


Fig. 46- Chronology- First Floor Plan- refer to Appendix I

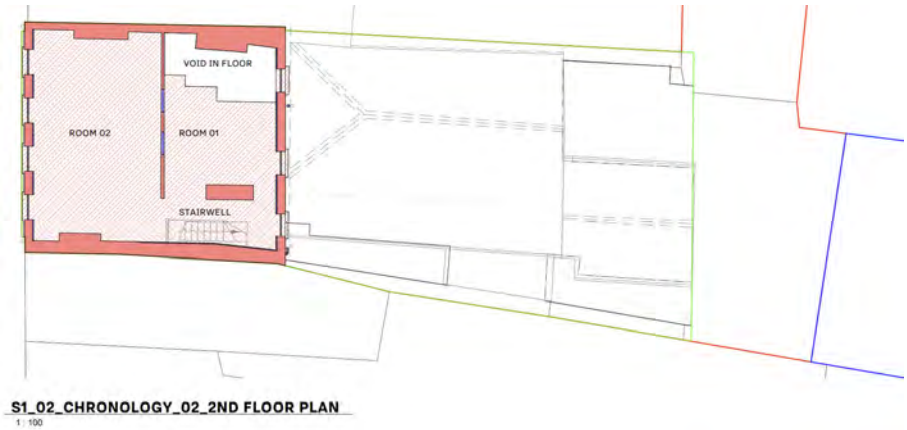


Fig. 47- Chronology- Second Floor Plan- refer to Appendix I

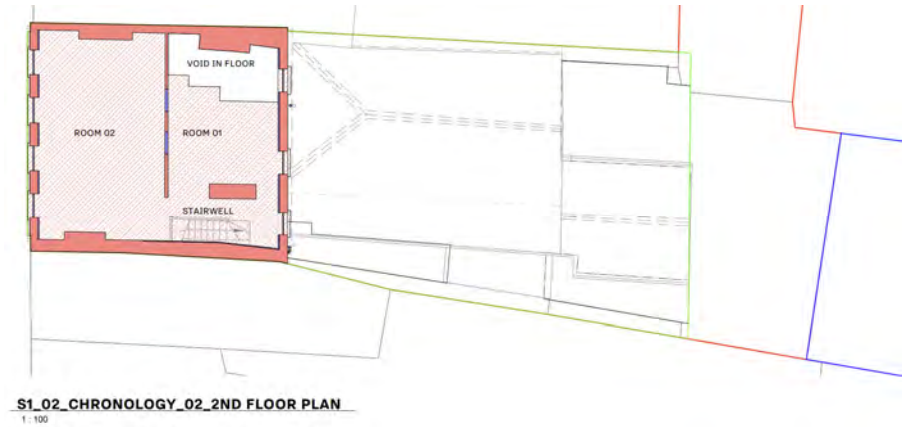


Fig. 48- Chronology- Roof Plan- refer to Appendix I

Fig. 49- Chronology- Plan legend- refer to Appendix I

Fig. 50- Chronology- Front & Rear Elevations - refer to Appendix I

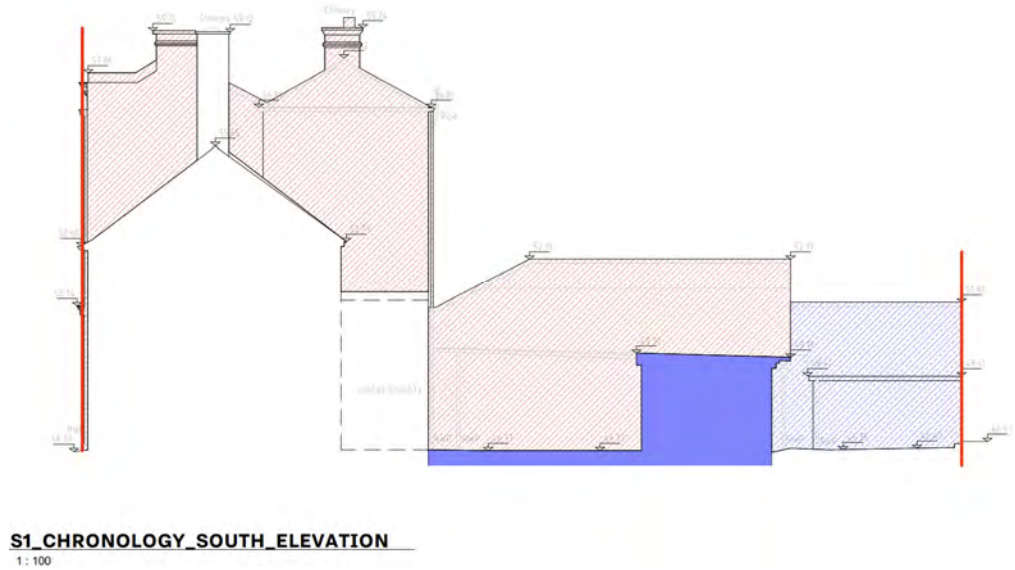


Fig. 51- Chronology- South Section/ Elevation - refer to Appendix I

Fig. 52- Chronology- legend -Sections/ Elevations - refer to Appendix I

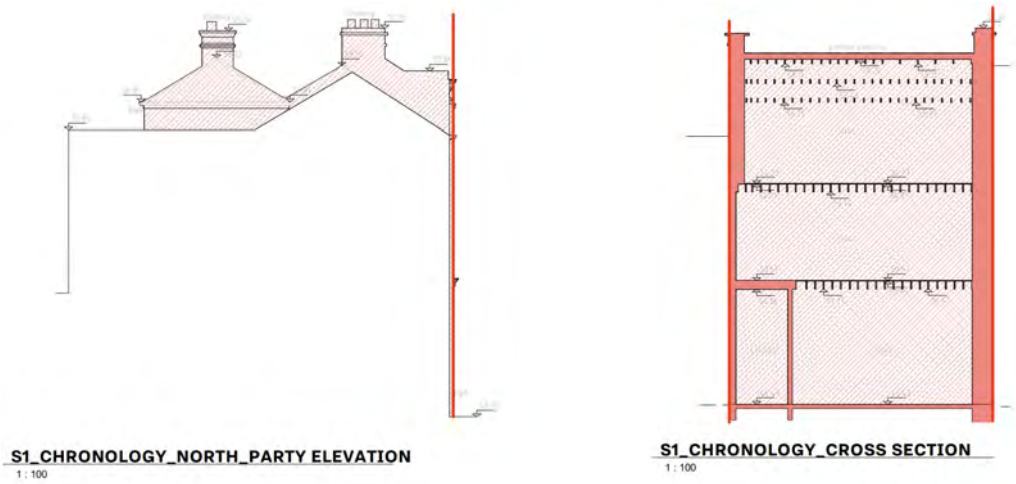


Fig. 53- Chronology- North Party Elevation & Cross Section - refer to Appendix I

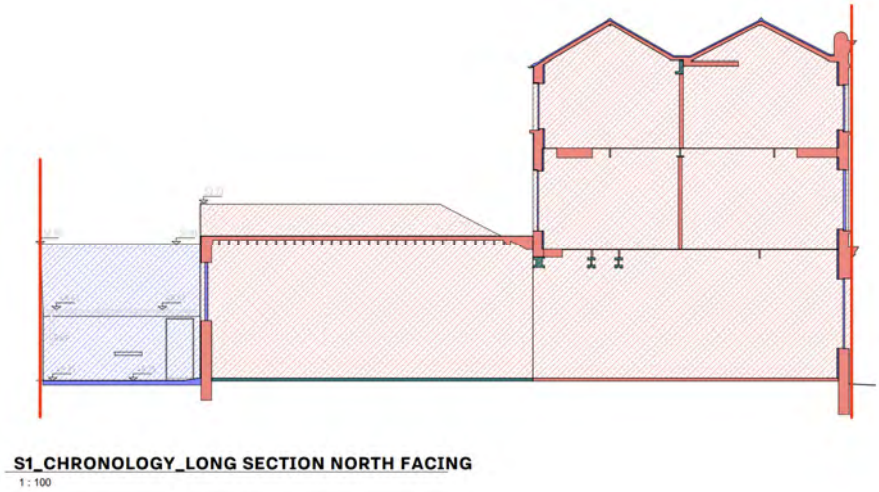
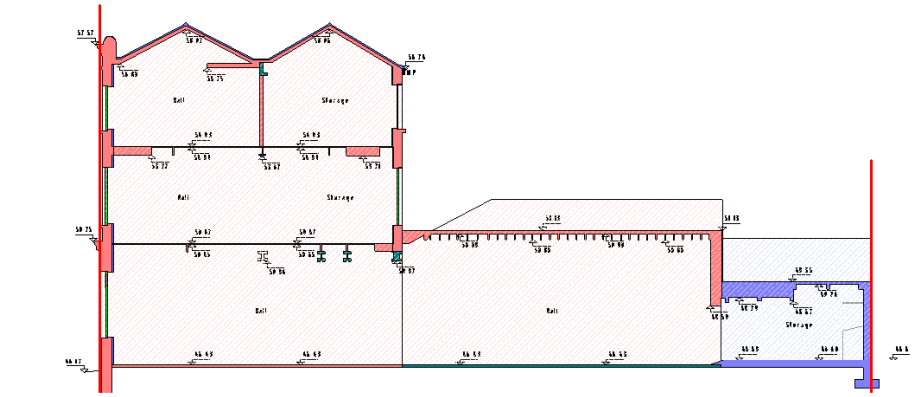


Fig. 54- Chronology- Section/ North Elevation - refer to Appendix I

Fig. 55- Chronology- legend -Sections/ Elevations - refer to Appendix I



S1_CHRONOLOGY_LONG SECTION SOUTH FACING
1 : 100

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

CIRCA 1980/1990S -ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE MODERN CEMENTITIOUS SMOOTH RENDER FINISHES. PITCHED ROOFS HAVE MODERN FIBRE CEMENT SLATE FINISH.

CIRCA 1994 -SIGNIFICANT- ELEMENT IN BACKGROUND. COMMEMORATIVE PLAQUE TO BE PROTECTED.

CIRCA 1894- ELEMENTS IN SECTION.

CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA

Fig. 56- Chronology- Front & Rear Elevations - refer to Appendix I

Survey Record (photographic record)

On Thursday 12th June 2005 we visited the Old Post Office and carried out a visual photographic record. Refer to 'APPENDIX_J_S1 stage observations 16-06-2025 OBFA' for details. Weather conditions when the visual survey took place- raining heavily.

The premises was unoccupied and has become quite derelict. There are significant openings in the upper floors where areas were cordoned off as unsafe for access.

Thomas Campbell of TA Group carried out a structural condition report- refer to 'APPENDIX_C_TA-25-006 - 37 Post Office' for details. Commenting on the structural details is the remit of a suitably qualified structural engineer and is not part of our report.

We note that no opening up works were carried out. The purpose of our site visit was to create a photographic record and review the condition of the building from what we could see. No inspections, tests or monitoring were carried out by us for the presence of any deleterious or hazardous materials which may exist within the property. Specialist surveys are recommended to determine presence of any deleterious materials within the property.

We are not qualified to analyse details of existing services/ drains. The existing services appear redundant. It is assumed all services will be stripped out and renewed. We recommend a CCTV scan by specialists to establish details of underground drains on the site into which new services may be connected.

Current Context Building Condition

Proposed Conservation Works & Methodology
Identification of repair issues by element in schedules below.

Element 01	Photo	Condition Description
Historic brickwork exposed to front facade		Natural fair faced red brickwork walls with traditional Flemish bond. The bricks appear to be machine made facing red bricks which would have been common in the late 19th century. The bricks have become worn/ eroded in places. The traditional lime mortar has been in places repointed with cementitious mortars.
Proposed Conservation works & methodology	Repairs to brickwork should be to the minimum to prevent further decay. Where bricks have spalled and where it is considered that retaining damaged brickwork will cause further fabric decay such damaged bricks will require replacement. Where bricks are fractured the source of structural movement to be determined and resolved with structural engineer. Fractured bricks should be replaced. Where brick replacement is unavoidable damaged bricks should be carefully cut out by hand. Replacement bricks should be sourced to match the original in size, colour & texture. Any cementitious repair pointing should be removed and replaced with appropriate lime mortar pointing- a small test area should be raked out to ascertain potential level of damage by removal. If cement mortar would cause damage to the historic fabric it should be le- to decay over time – to be replaced at a later date with lime mortar. Existing lime mortars should be retained and only repointed where the pointing has failed and is causing water ingress. In such instances the decayed mortar should be carefully raked out to the full width of the joint- depth min twice joint width or 15-20mm- only using hand tools. New mortars should be lime based to match as far as possible existing historic mortar. Lime to sand ratios generally 1:3, however o- en historic mortars are more lime-rich, ratios between 1:11/2 and 1:21/2. Pointing style should match the original- note that flush pointing will weather be8 er than recessed pointing. Arrange for a small sample of pointing to agree mortar colour and pointing style. Arrange for a sample of any replacement brickwork to agree size, colour & texture. Refer to Advice Series “BRICKS A GUIDE TO THE REPAIR OF HISTORIC BRICKWORK” from the Environment, Heritage & Local Government (2009) for further details. Note that given the driving rain/ wet climate it may be prudent to add a protective colourless fully breathable coating to the brickwork. The hygrothermal risk assessment will establish if this is advised. If so details will need t be agreed with LCC Conservation officer to ensure full compatibility with historic brickwork and it ensure that there would be no visual impact- we know if products that are suitable and fully invisible to the naked eye.	

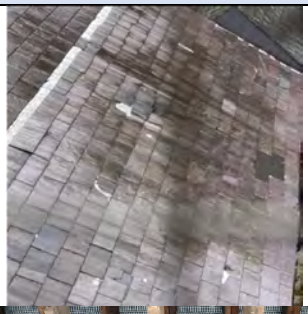
Element 02	Photo	Condition Description
Historic internal solid masonry walls/ internal lime finishes		Existing lime mortars are generally in very poor condition, crumbling, with only a few locations where sound internal historic lime plaster is still sound. Inappropriate dry lining materials (gypsum based) have been added to the party walls (where plasterboard generally has been removed) and to the external walls. Modern dry lining materials should be removed fully- gypsum based materials are not recommended as prone to mould growth. In places the existing historic plaster has been removed revealing solid masonry brickwork walls. Note that in the case of the internal partitions timber framed walls were infilled with brickwork- this is known as nogging. Brickwork to internal walls is generally of poorer quality than external facing bricks. It is only when damaged finishes are removed that the full extent of damaged brickwork can be ascertained.
Proposed Conservation works & methodology	Remove modern dry lining materials as stated. Remove unsound historic plasters. Where existing brickwork is fully revealed check condition carefully. Where repairs are required follow recommendations for repairs to existing brickwork and lime mortar as described in Element 01 above. Only remove unsound historic lime plasters, retaining sound plaster. New lime plasters to be provided to reinstate finish. For external walls (to front & rear) provision of lime based thermal plaster solutions can be considered to improve the thermal performance/ comfort and provide a route for new services. Any new system must be fully breathable and appropriate for application to historic brickwork walls. A Hygrothermal Risk Assessment should be carried out be a specialist to review and proposals for the external walls.	

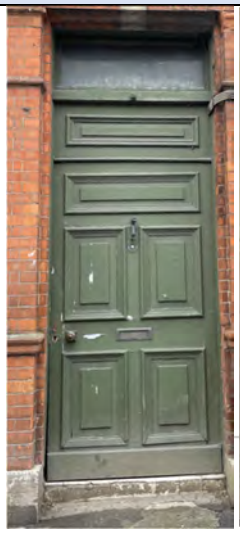
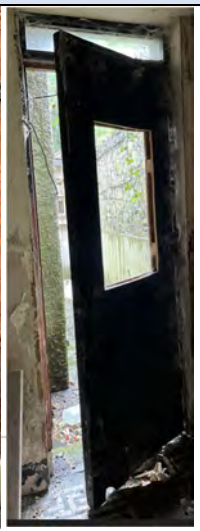
Element 03	Photo	Condition Description
Historic chimneys		There is evidence of historic water ingress near the chimneys- especially along the northern gable. We have been advised that the sources have water ingress have been repaired. We advise that access is arranged to inspect all chimneys and check condition of the existing chimney stacks (fair faced brickwork / lime mortar to front and rendered moulded chimney stack to the rear). Haunchings to be checked and repaired as necessary. Flashings to be checked. Existing cracked sand cement render is to be replaced with new lime render.
Proposed Conservation works & methodology	Where repairs are required to existing brickwork follow recommendations for repairs to existing brickwork and lime mortar as described in Element 01 above. If rendered chimney has lime rendered finish we recommend repairs to any cracks. If the render is cementitious and cracked we recommend removal and replacement with lime render (refer to details in element 06 below). We recommend that existing flues are fully vented with installation of terraco8a vented caps onto existing terraco8a chimney pots ventilated (at top & bo8om of flue) even though no longer active- to avoid condensation within the chimney stack. We recommend new flexible flue liners- gaps around flues may be filled (subject to detailed design preference) with a vermiculate insulation or similar. We recommend un-blocking the flue recess visible at 1st floor level on the southern gable reinstating fire recess as a feature. We recommend providing a ventilation grilles to the flue over the fire recess to act as additional background ventilation to the room and to reduce heat loss. Similar measures can be considered to other existing flues to improve background ventilation and ensure flues are fully vented to reduce condensation risk. Lead flashings/ lead work to be repaired in accordance with Lead Sheet Association advice. Full details of measures will be subject to detailed design.	

Element 04	Photo	Condition Description
Historic moulded sandstone/ terracotta elements		There are beautiful carved sandstone features on the main street façade-cill course to ground floor windows, projecting string courses etc. In places the sandstone has become quite eroded and in places cracked.
Proposed Conservation works & methodology	*Existing stonework to be retained. Only in the instance of very severely damaged stone, there the degradation is causing water ingress, should any sections of new replacement stone be considered. If in very limited circumstances sections of stone need replacement be careful to select either matching salvaged stone or matching high quality new sandstone with similar colour and texture to the original stone. Carved elements should be reproduced with profiles to match existing sections being replaced. Cracked stone to be secured with non ferrous pins, filling in cracks with lime mortar. It is important to ensure that mortar repairs do not damage surrounding stonework paying attention to the appearance of the mortar. Do not use cementitious mortars or modern resins for repairs. Carry out a trial sample with the stone specialist to review and approve material matches/ techniques.*	

Element 05	Photo	Condition Description
Historic Limestone features		The Limestone elements are generally in good condition.
Proposed Conservation works & methodology	If repairs are required methodology as per element 04 above should be followed using Limestone to match the existing stonework. Limestone thresholds that survive (eg to rear door) should be removed & reinstated- refer to works to ground floor slabs (element 12) below.	

Element 06	Photo	Condition Description
Historic external rear masonry walls	 	Modern pebbledash cementitious renders have been applied to the rear facades of the historic structures. This render is in poor condition. The cement render unfortunately is an impermeable material and is not compatible with historic solid brickwork walls as it prevents breathability/ release of moisture in the walls to the external air. We therefore recommend as a priority removal of all cement renders and replacement with breathable lime renders to rear facades and to rendered chimneys only.
Proposed Conservation works & methodology	Remove existing cementitious render in small bands, using hand tools only, beginning at the top of the wall and working downwards. Specialist to repair exposed masonry before removal of further render to ensure that structural integrity is protected. A record to be taken of the condition and appearance of each masonry wall section prior to any repairs. For each wall section specialist to carefully inspect all pointing. Sound pointing should be le- undisturbed. Where mortar is loose of damaged- to be carefully raked out using extreme care, carrying out with hand tools only. Walls to be thoroughly dampened prior to any repointing, allowed to dry just enough to give some initial suction. Mortar to be repaired with matching lime-based mortar (based on a section of sound original mortar). The new lime based mortar to have a strength grade less than that of the walling with flush or nearly flush finished joints. A sample repair panel is to be carried out so that mortar details, workmanship and finish can be agreed, acting as an exemplar panel for the remaining works. Where there are gaps in stonework repair with new mortar where possible or new stone indents (for larger gaps) formed in stonework to match existing. No lime-work or stonework is to be carried out when temperatures are forecast to be lower than 5 degrees. The works are to be protected from exposure to extreme sunshine/ frost & rain for min 7 days. Lime work needs to dry out slowly- protect with damp hessian material kept min 100mm from works. Where walls are severely cracked structural repairs to be carried out and secured to details to be agreed with structural engineers. We assume for ease of maintenance that the walls will not be painted. Note that given the driving rain/ wet climate it may be prudent to add a protective colourless fully breathable coating to the lime render. We recommend a hygrothermal risk assessment to establish risk and advise if this is required. If so details will need to be agreed with LCC Conservation officer to ensure full compatibility with breathable lime render ensuring no visual impact (there are suitable breathable products fully invisible to the naked eye available).	

Element 07	Photo	Condition Description
Pitched roof/ exposed ceiling	 	The pitched roof structures are cut timber roof with replacement slate finishes. The roof finishes appear to have been replaced with modern slates with modern roofing felts visible from underneath. The lower levels roofs have serious water ingress issues therefore the modern slate/ felt finishes together with associated ba8 ens must be fully removed. The exposed timber roof structures to be retained where timber is still sound- new replacement timbers are likely to a considerable extent to the roofs over the single storey areas. It is important to retain the cast iron truss/ framing structure of the main rear hall at ground floor level. We understand that the slate finish to the main upper level roof has been recently replaced and flashings repaired. We recommend access is gained to ascertain this, if damaged this finish may need replacement also.
Proposed Conservation works & methodology	Repairs to be carried out to timber roof structure in accordance with structural engineer's recommendations retaining existing timber and replacing defective timbers ensuring that replacement is on a like for like basis. We can see ro8 en sections of timer and fruiting bodies Damp Assessment report is recommended to assess the extent of rot as well as presence of woodworm. Sources of moisture ingress to be repaired encouraging ventilation speed natural drying out. Cut out & carefully dispose of fruiting bodies. Cut out only severely damaged decayed/ weakened timber. Use of chemicals should be limited, where necessary treat the timber with a fungicide. Monitor levels of dampness for signs of renewed a8 ack. Where insect infestation has occurred ascertain where infestation is active by covering over emergent holes in early summer (emerging beetles will eat their way through this paper resulting in fresh bore dust & new holes). Active infestations to be treated by a specialist. Recommend high quality natural slate finish where modern slate finishes are being replaced-with min 60 year durability. Natural breathable insulations to be fi8 ed between and above ceiling joists to main under aL c- ensure min 50mm vented air space to eaves. To lower roofs where full replacement of finish is recommended an insulated breathable sarking (wood fibre)- min depth above ra- ers prior to fiL ng breathable roofing felt, counter ba8 ens, slate ba8 ens and new natural slate finish. This creates a warm roof and will protect the timber structure from condensation risk as well as providing for improved insulation. Fully breathable airtight vapour control barriers to be fi8 ed to the underside of roof structures (ceiling joists/ collar/ ra- ers over sloped part) prior to ceiling finishes. Design team to determine details of build up to suit desired u-values at design stage- the important issue is ensuring breathability and ventilation to cold roofs. New lead flashings/ lead work to be fi8 ed in accordance with Lead Sheet Association advice. Full details of measures will be subject to detailed design.	

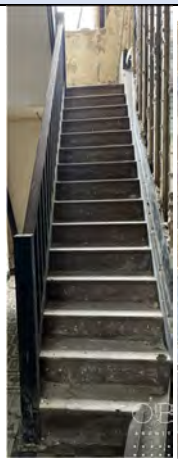
Element 08	Photo	Condition Description
Historic Openings (Doors)	  *Front door* *rear door*	Main entrance door is generally in good condition however some sections of frames are missing near ground level where new infill sections will be required to make good. The external door to the rear is in very poor condition and is most likely beyond repair and should be replaced. Any new timber external door should be formed in high quality timber joinery with partial glazing well proportioned to match in with historic context.
Proposed Conservation works & methodology	Follow steps outlined above (element 07) for dealing with rot/ fungal and insect infestation. For small localised areas of decay -scrape out decayed timber and treat surrounding area with a preservative. Once this has dried fill void with filler, keeping filler to a minimum or matching timber profiles splices to larger areas. Where joinery is damaged carry out any necessary repair/ filling/ splicing of elements as necessary. Where small replacement sections are required care to be taken to ensure that new profiles will match existing element being repaired. Loose joints can be repaired by re-gluing and insertion of new wedges. Replacement timber should be high quality Accoya wood or well-seasoned so- wood (heartwood only).	

Element 09	Photo	Condition Description
Historic rainwater goods		Existing rainwater downpipes and vent pipe are formed in high quality cast iron. They have not been maintained and have rusted and should be reconditioned. A detailed condition assessment should be carried out by a metal specialist to advice on details and extent to repair.
Proposed Conservation works & methodology	Where rusted, specialist to advise on method of cleaning. Rust needs to be cleaned off before repainting. Repairs to be carried out and all rainwater goods to be repainted. Propose new colours match existing. Any new rainwater goods required (eg gu8 ers where missing) to be formed in high quality cast iron or cast aluminium with details to match existing. Ensure that backs of all downpipes are fully painted to ensure complete protection.	

Element 10	Photo	Condition Description
Removal of Vegetation	 	There is significate plant growth around the rainwater pipes on the rear façade as well as on the external boundary walls at parapet level. Remove all plant growth on the building.
Proposed Conservation works & methodology	Remove plant growth, plants with roots such as ivy should be killed off by specialist using an appropriate approved herbicide before being removed.	

Element 11	Photo	Condition Description
Upper Floors		There are sections upper timber floors that are in good condition (as in this photo) however there are areas where whole sections of the floors were ro8en and have fallen away. Refer to site visit record for details. Ro8en timber sections to be fully removed. New timber joists, boards to be provided to reinstate upper floors fully.
Proposed Conservation works & methodology	Repairs to be carried out to timber floor structure in accordance with structural engineer's recommendations retaining existing timber and replacing defective timbers ensuring that replacement is on a like for like basis. Follow steps outlined above (element 07) for dealing with rot/ fungal and insect infestation. Recondition existing timber boarded finish with new matching boarded finishes for new areas to reinstate timber boarded floor finishes to the upper levels.	

Element 12	Photo	Condition Description
Exposed Ground floor slabs		The existing ground floor is formed in solid slabs- there have been some opening up as we can see in this photo. There are some decorative tiles still in place. We accept that a new replacement solid floor slab is required to accommodate services/ improve thermal performance/ deal with rising damp. Ideally this would be limecrete, however given the concerns about radon we accept that the new slab can be formed in concrete incorporating a radon barrier. We note that there is an issue with provision of level universal access to the main entrance as there is a step at the door. The replacement of the existing slab may present an opportunity to allow lowering of the new ground floor slab level- this would need to be considered in carefully at detailed design stage as it may be too tricky because of geL ng stairs levels to work. We mention this to ensure it is reviewed. It would be acceptable to increase the heights of the existing entrance doors by adding new timber sections to the bases of the doors.
Proposed Conservation works & methodology	Record details (pa8erns) of existing tile finishes before removal of the existing slab. We recommend taking up the tile floor finishes very carefully by an expert - reinstating as much of the original tile finish as possible. Ensure also the existing limestone thresholds (eg to rear door) are removed carefully for reinstatement. The concern in using a modern concrete slab is ground water being sucked up by existing masonry walls in contact with the earth resulting in rising damp. The mitigation to alleviate this is to provide an insulated cellular glass base which is inert and does not absorb any moisture, but has air pockets allowing moisture to move without pushing all the moisture into the solid walls. The deeper depth the cellular glass the be8er- recommend min 300mm a- er compaction. Recommend the build up as follows: screed (min 50mm-possilby increasing to 80/85mm to suit services) on rc slab to structural detail on radon/ dpm barrier on geo textile on min 300mm cellular glass (in lieu of hardcore) on geotextile. There is no requirement for capping/ blinding. The cellular glass is also an insulant material. If underfloor heating is considered there is an option to introduce additional rigid insulation under the screed. Reinstate limestone thresholds on DPC. Final details by the design team.	

Element 13	Photo	Condition Description
Historic staircases	 	The original solid timber stairways are still in place with beautifully cra- ed turned newel post caps and curved solid timber handrails with slender balusters. The style is typical of the style of the late 19th century. The solid cut timber supports to the underside of the lower flight, visible from the hallway, are suffering from exposure to high levels of humidity. Some newel post caps are missing, the adjacent skirtings are damaged. Timber sheeted panelling which would have most likely concealed the underside of the ground floor flight below the timber string, is no longer in place
Proposed Conservation works & methodology	Existing stairways to be fully reconditioned and retained. Internal timber elements to be repaired as required by specialist joiner. Follow steps outlined above (element 07) for dealing with rot/ fungal and insect infestation. Existing paint (where applicable) to be removed with a carefully selected cleaning method -tested on small discreet sample area-to ensure that it does not cause any damage. Where possible joinery to be retained in-situ. Where dismantling is unavoidable to allow repair-detailed record/ drawings to be carried out prior to works to ensure accurate reinstatement. Where elements are damaged new timber splices to be inserted taking care to match original elements. Samples of any replacement profiles to be provided for agreement. Sources of moisture ingress to be repaired encouraging ventilation speed natural drying out. Cut out & carefully dispose of fruiting bodies. Cut out only severely damaged decayed/ weakened timber. Use of chemicals should be limited, where necessary treat the timber with a fungicide. Monitor levels of dampness for signs of renewed a8ack. Where insect infestation has occurred ascertain where infestation is active by covering over emergent holes in early summer (emerging beetles will eat their way through this paper resulting in fresh bore dust & new holes). Active infestations to be treated by a specialist.	

Element 14	Photo	Condition Description
Historic Ironmongery	 *Door handle, letter box & knocker*  *Cast iron wall grilles*	A8 ractive le8 erboxes, door knobs and knockers to front door and in good repair and should be retained- reconditioned as necessary. There are a8 ractive cast iron ventilation grilles in the external walls of the single storey buildings to the rear. They are in poor condition and have cracked. These elements should be repaired by a metal specialist and reinstated to provide background ventilation to the wcs.
Proposed Conservation works & methodology	Repairs to damaged cast iron grilles should be carried out by a skilled metal cra- sperson. New sections where required should match the original.	

Installation of Services

Careful coordination at detailed design stage to ensure the installation of new services have minimal impact on the historic fabric.

Routes concealing services (between joists, under new slabs, within depths of new thermal plasters) where practicable. Consideration to be given to the addition of decorative wainscotting or similar where it is desired to conceal services routes on walls at low level. Where electrical services are exposed high quality galvanised metal conduits are recommended and these can be left unfinished or painted to selected colours to match background surfaces to preference of the designer.

Materials and Work Methodologies

- All repairs will be carried out by specialist contractors with proven qualifications and expertise in conservation. The specialists to provide their own method statements prior to carrying out the works.
- All works will be carried out in accordance with “Buildings of Ireland” Technical series “Maintenance – A guide to the Care of Older Buildings”. General method statements for guidance given below.
- Specialists to provide records of repair work carried out, taking note of materials & techniques used.
- Specialists to provide recommended maintenance programmes for maintenance manual.
- All repairs to be carried out in line with Conservation best practice with minimum intervention strategies to prevent further decay and ensure the survival of original fabric.
- Conservation Monitoring will be carried out for all repair works by a suitably qualified Conservation Architect (Grade 2).
- A photographic record of all areas being repaired will be taken before the works start, during the works at regular intervals and upon completion of the works.
- Details of repair records, maintenance recommendations provided by specialists will be compiled and provided as part of final Conservation monitoring report

Sustainability
Re-Use of the building as it exists is the most sustainably approach. Repair materials compatible with historic fabric must be of similar or matching materials, ensuring breathability of the historic fabric is maintained. Such materials by nature tend to be low carbon.

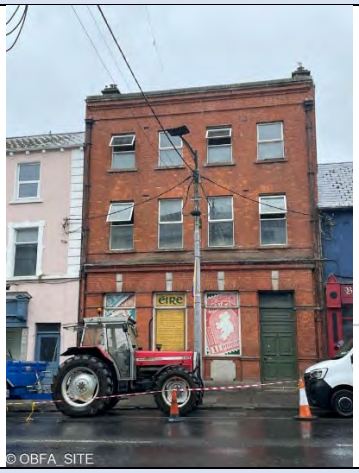
Compliance with Building Regulations.
As this is an existing building and a protected structure strict compliance with the current building regulations may not be practicable. The alterations proposed a minimal with very minor adjustments to the existing layouts. Consideration of relevant building regulations to be considered for all measures especially in relation to fire safety and disability access for which applications will be required. Fire safety certificate and disability access certificate applications to be made ensuring that protection of the architectural character of this building is a priority. There are many clever solutions that can solve issues of compliance in a creative and sensitive way respectful of he historic fabric. It is important not to worsen compliance with the regulations.

Health-and-Safety
All works to be carried out in compliance with current Health & Safety Legislation. Notifications as relevant to be made to the health & safety authority (AF1/ AF2). A PSDP must be appointed, a preliminary health & safety plan is to be prepared. A PSCS is to be appointed at construction stage.

Specialist Surveys
Bats and their roosts are protected by Irish and EU legislation. The Wildlife Acts make it an offence to wilfully damage or destroy the breeding or resting place of a bat. In historic buildings there is a high chance that bats have established roosting within the roofs. If there is an active bat roost, works will need to be programmed to cause the minimal amount of disturbance and measures put in place to allow bats to continue to use the roof space upon completion.
We recommend as a priority a bat & swift survey as the surveys must be completed within the maternal season -from the beginning of May to the end of September. We recommend including a swift survey along with the bat survey as the qualified Ecologist can generally undertake these surveys simultaneously.
We recommend an asbestos survey.
We recommend a damp / rot survey by qualified specialist to analyse the extent of rot in existing timbers.

Statement of Significance

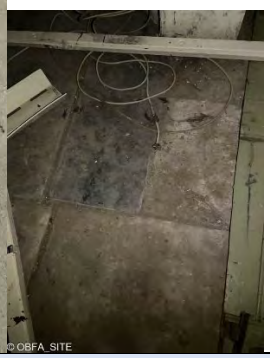
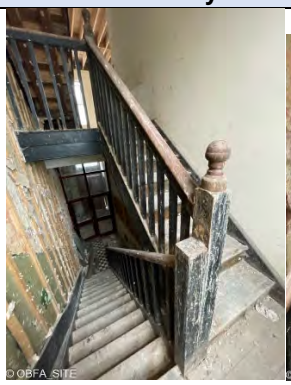
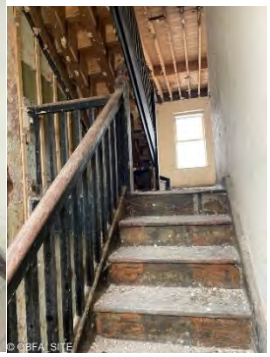
Below were have scheduled in table format a general description of the main architectural features with comments on historical importance/ architectural significance and previous interventions where applicable.

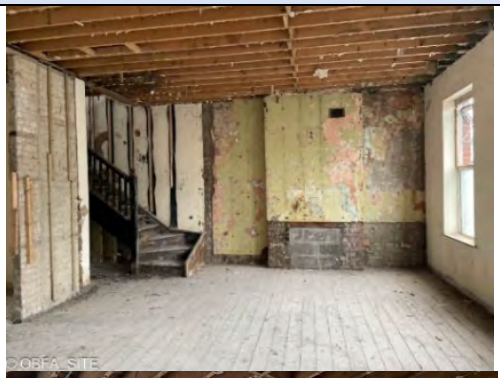
01	**Front Street Facade**	**Description**	**Comments**
		Existing front brickwork façade together with associated chimney stacks- decorative historic features intact. Refer to NIAH description above- has "Architectural" significance.	Repairs require to all historical elements- brickwork, decorative stone, historic timber panelled doorway. All windows are modern upvc replacement windows of poor quality. The upvc windows should be replaced with high quality timber sash windows.
02	**Historic Main Entrance**	**Description**	**Comments**
	 	Existing historic panelled doorway with fanlight. Threshold is more recent tiled upstand. If new slab provide recommend new dressed limestone threshold.	Detail for DAC access Temporary removable element recommended.
03	**Commemorative Stone plaque**	**Description**	**Comments**
		Commemorative plaque over the limestone plinth to the left hand side of the entrance door. This feature has "social" significance	The text is very worn Preserve… restore to keep legible
04	**Cast Iron Rainwater Goods-Front Facade**	**Description**	**Comments**
		Original Cast Iron rainwater goods have "architectural" significance.	To be fully restored. When works carried out to footpaths by others- propose surface water drains with gully traps from existing downpipes.

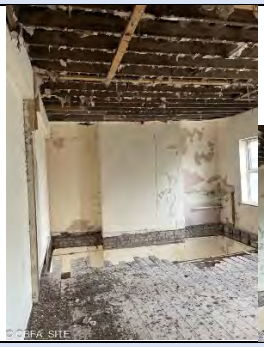
05	Cast Iron Column	Description	Comments
		Cast Iron column in Ground floor open room- front. Understand it is not original but this it adds character as long as left exposed "Architectural" significance.	Fire protection with proprietary system (intumescent paint) so that cast iron column can be left fully exposed.
06	**Timber boarded upper floors & joists**	**Description**	**Comments**
		Timber boarded upper floors and joists- Propose retained where sound. Accept that sections will require replacement to be determined by structural engineer. To be replaced with matching timber elements.	New ceilings, services zones to be carefully considered so that the existing spaces do not lose too much height.
07	**Internal Wall decorative features**	**Description**	**Comments**
	 	Decorative features such as rounded edges and arched alcove recess features to be protected as they add character.	Protect and reinstate when carrying out repairs/ new finishes.
08	**Hipped roof structure over GFL rear room**	**Description**	**Comments**
		Cast Iron trusses, collar frames together with timber rafters, collar ties & timber laths. Accept that sections will require replacement to be determined by structural engineer. To be replaced with matching timber elements.	Fire protection (if applicable) with proprietary system (intumescent paint) so that cast iron features can be left fully exposed.

09	Replacement windows- Rear room GFL	Description	Comments
		High level windows to the rear of the open plan room are not original and do not follow the arched profile of the brickwork opening. Propose new high-quality windows in timber frames to detail.	New window to follow arched profile of structural opening.
10	**Old Kitchen-Museum exhibit**	**Description**	**Comments**
	   	The original Post office plans do not have this feature. We understand that this was created as a museum chimney display.	As it is a "fake" do not consider that these fake elements need to be retained. They can be removed if it suits the brief to enable a better use of space. Any blocked-up openings should either be reopened or old redundant cills removed (if retained blocked up).
11	**Historic lean-to structures**	**Description**	**Comments**
	  	Lean to single storey structures are original and should be retained. Recommend removal of 20th century flat roof extension as poorly constructed and detracts from the architectural character. Recommend new external wall within existing opening between original lean-to structure and flat roof extension. Conservation style rooflights can be fitted in locations of old rooflights if desired.	The depth of the store towards the rear calculated from KGSS survey plans is just over 1500mm depth therefore this is wide enough to fit a universally accessible wc in compliance with diagram 15b of TGD M 2022. LCC may prefer to have new windows on the external walls in lieu of rooflights.

12	Old Sanitary ware	Description	Comments
		There are existing sanitary ware elements that are not original and should be fully replaced.	New toilets including and accessible wc will be provided with new sanitary ware. All old poor quality sanitary ware to be fully removed.
13	**Modern dry lining to be removed**	**Description**	**Comments**
		Image shows typical modern dry lining on party walls – plasterboard is susceptible to mould growth. Recommend that all modern dry lining is fully removed returning to original lime plaster finish. Lime plaster generally in poor condition.	Existing walls to be stripped back revealing original lime plaster finishes. Where unsound to be fully removed and replaced with new lime plaster-matching depths. To external walls (including exposed walls over party walls) recommend thermal lime plaster system to improve thermal performance.
14	**Historic Timber Stairs-GFL**	**Description**	**Comments**
		Historic timber stairs must be fully retained and repaired. New tops to newel posts to be fitted- rounded profile tops as per newel posts on GFL half landing. Understand that LCC preference is to not to close of space under the stairs at ground level to give sense of spaciousness.	Argument to be made in fire safety certificate to keep existing stairs. Width between wall and guarding is more that 800mm according to KGSS survey. Fire rated boards (propose magnesium type without gypsum to mitigate against mould growth in potentially damp conditions) to be fitted to soffits for fire protection.

15	Existing Tile & Stone floor finishes	Description	Comments
	     	Existing ceramic tile floor finishes still existing at ground floor level- generally covered in grime so difficult to see. Existing stone flag finishes in old kitchen in good condition.	Accept that it is likely that a new floor slab will be required which will allow for improved thermal performance. Floor finishes to be carefully removed so that if practicable they can be reinstated. Opportunity of providing a new slab allows for improved moisture mitigation. New slab will allow heating pipework at ground floor level to be concealed, with potential for underfloor heating subject to detail at later design stage.
16	**Historic Stairway GFL half landing**	**Description**	**Comments**
	 	Historic timber stairs must be fully retained and repaired.	Fire rated boards (propose magnesium type without gypsum to mitigate against mould growth in potentially damp conditions) to be fitted to soffits for fire protection.

17	**Historic Stairway -Flight from 1st FL**	**Description**	**Comments**
	  	Historic timber stairs must be fully retained and repaired.	Fire rated boards (propose magnesium type without gypsum to mitigate against mould growth in potentially damp conditions) to be fitted to soffits for fire protection. Detail of fire enclosure around stairwell at 1st floor level to be carefully considered by LCC.
18	**Room 02-First floor level**	**Description**	**Comments**
	  	Front room @ 1st floor level. Propose that existing fireplace is unblocked so that ventilation can be provided to flue to avoid condensation risk.	Detail of fire enclosure around stairwell at 1st floor level, subdivision of rooms to be carefully considered by LCC.

19	Room 01- 1st Floor level	Description	Comments
	 	Ceiling & floor to be reinstated.	Detail of subdivision of rooms to be carefully considered by LCC to provide good quality spaces.
20	**2nd floor landing**	**Description**	**Comments**
	 	Ceilings & finishes to be reinstated.	Detail of fire enclosure around stairwell at 1st floor level to be carefully considered by LCC.
21	**Room 01 2nd floor level**	**Description**	**Comments**
	 	Ceiling & floor to be reinstated.	Detail of subdivision of rooms to be carefully considered by LCC to provide good quality spaces.
22	**Room 02- 2nd floor level**	**Description**	**Comments**
	   	Ceilings & finishes to be reinstated.	Detail of subdivision of rooms to be carefully considered by LCC to provide good quality spaces.
23	**Exposed Ceiling over 2nd Floor level**	**Description**	**Comments**
	 	Ceilings & finishes to be reinstated.	Propose re-using opening for any new access hatch to collar ceiling. Insulation materials between and above joists should be fully breathable- ensuring that roof cross ventilation is maintained.

24	Central Yard	Description	Comments
		Recommend that modern flat roof extension to be removed. Dressed limestone threshold to rear hallway door should be retained.	Opening up the central courtyard will provide opportunity for rear door of stairway area to act as a real fire escape.
25	**Rear Yard**	**Description**	**Comments**
		All upvc / modern windows to be replaced.	New replacement windows should be formed in high quality timber joinery with slim profile high thermal performance glazing.

26	Right of Way	Description	Comments
		Existing surfaces in poor condition. Ideally the surfaces should be repaired/ replaced. Recommend agreements with all stakeholders to avoid rubbish being left in the right of way and blocking access.	Details of repair to external surfaces to allow improved accessibility to rear. At detailed design stage consideration should be given to the provision of French drains to the perimeter of the existing buildings to be rear to improve drainage and mitigate against rising damp.

Design Proposals

Longford County Council (LCC) proposed planning drawings shown in this section. LCC has proposed to renovate with building adapting to suit the new “multi-purpose tourism and community/energy hub” proposed. Details of elements to be removed are shown with a red hatch, new elements are shown with a green hatch.

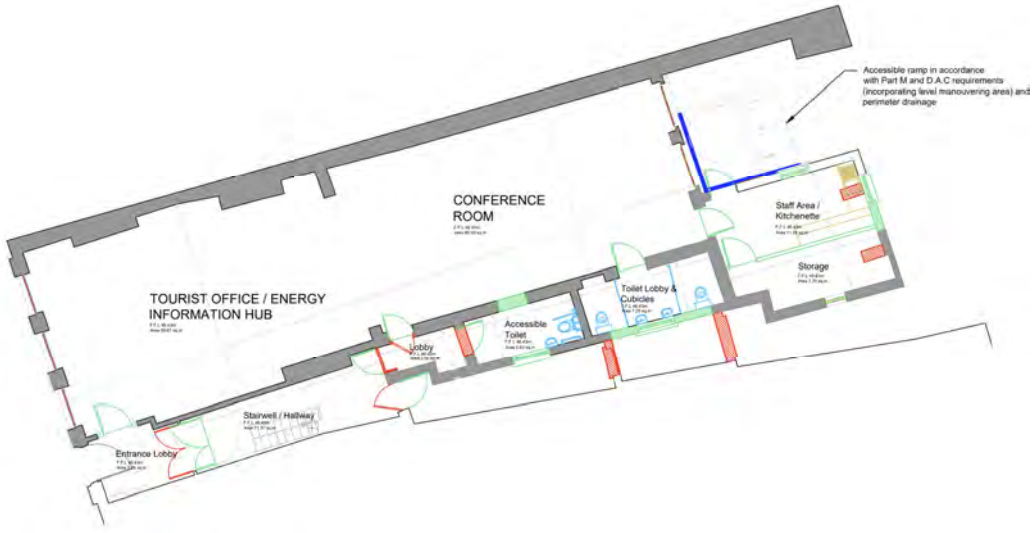


Fig. 57 LCC 001 Proposed GF Plan - Level 00

Fig. 58 LCC 002 Proposed 1st F Plan - Level 01

Fig. 59 LCC 003 Proposed 2nd F Plan - Level 02

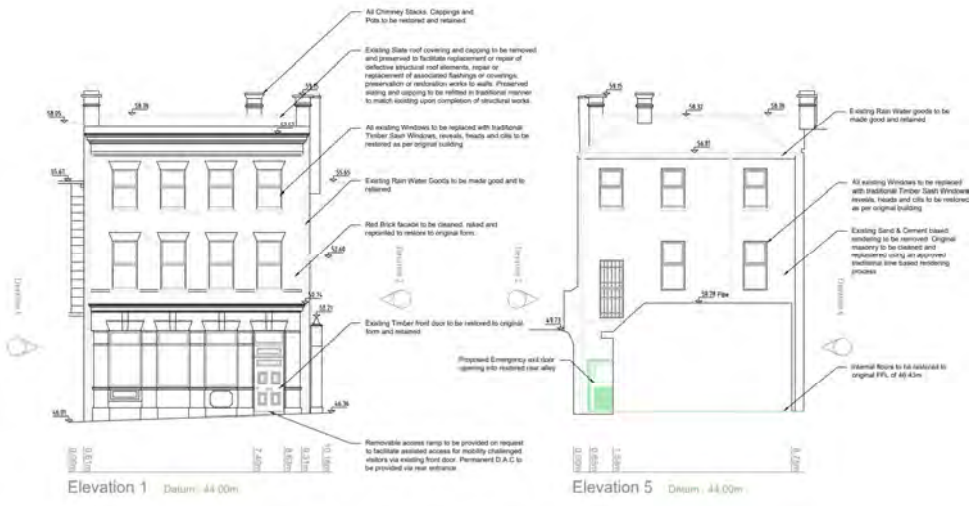


Fig. 60 LCC 004 Proposed Elevation 1&5

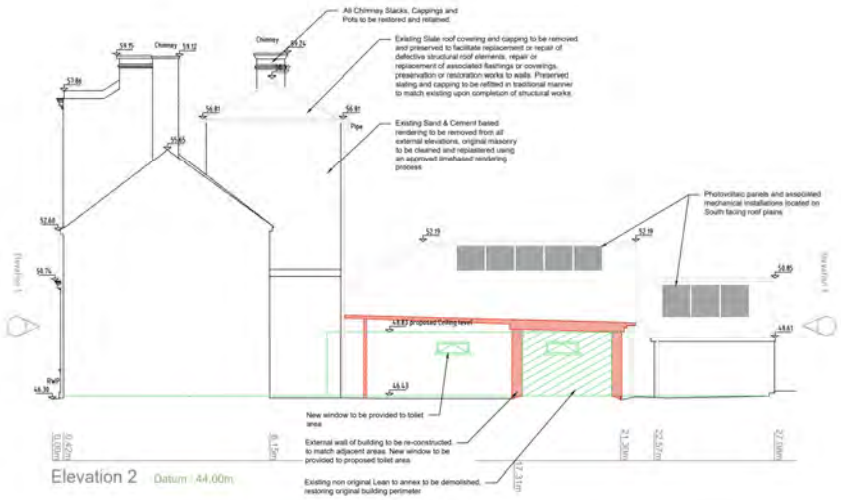


Fig. 61 LCC 005 Proposed Elevation 2 (Side)

The proposed alterations work well to conserve the original historic fabric- removing more modern elements that detract from the architectural character of this building. Refer to the "Conclusions/Summary" section below for details showing impacts and mitigations for proposals.

Conclusions/Summary

The following table details the main alterations proposed, not already described and evaluates the Architectural Heritage Impact noting any mitigation of the impact which could be considered.

Proposal	Impact Evaluation	Mitigation
new slab at ground floor level	The existing floor slab is in poor condition in places- some parts do not appear original. Upgrading the floor slab will provide opportunity to conceal heating services, new drains and better measures to drain water away from the solid walls- therefore a positive impact.	Refer also to element 15 in "Statement of Significance" section above. It would be ideal to have a fully breathable new floor slab however we accept issues regarding radon and accept that the new floor slab will be concrete on proprietary Radon/ DPM barrier. We recommend that the new floor slab incorporates a screed to conceal services (possible underfloor heating). We recommend that the base for the new floor slab is formed in a proprietary inert foam glass gravel protected in a geo-textile membrane (suitable as a slab base and insulant) replacing hardcore/ blinding. The foam glass base helps to reduce the wicking effect of moisture being sucked up into the solid walls mitigating against rising damp. Details of full specification to be determined at detailed design stage with Structural Engineer.
replacement of glazed lobby doors with part m compliant glazed doors	Existing double doors are not original and do not in my opinion do not form elements of any architectural significance therefore no issue with replacement of same. 	Recommend that new doors are glazed in timber frames with part m compliant leaf size. Recommend details to be considered at detailed design stage to ensure that new joinery is of a high quality with good proportions for new fenestration.
new accessible wc at ground floor level	Existing sanitary ware is of a really poor quality. Replacement with high quality accessible wc will have a very positive impact on the architectural character.	Where existing openings being blocked up in historic solid walls recommend using material that are compatible with the existing brickwork- and that can also tolerate some movement. Style of new doors to be sympathetic to historic fabric and should be agreed with LCC conservation officer at detailed design stage.
improved accessible entrance to the rear	It is preferable to provide fully accessible entrance at the rear as there is room to slope yard surfaces. This is very positive.	Propose design of new rear surface is detailed so that there will be no requirements for any "ramp" using gently sloped pathways with level landings.

Proposal	Impact Evaluation	Mitigation
adjustment to rear windows	Refer also to element 09 in "Statement of Significance" section above. The existing windows are of poor quality and their replacement will be positive. Increasing the size of the windows by reducing the cill height (if possible) will improve the quality of light within the space and will also have a positive impact.	New external windows should be formed in high quality timber frames. Details of fenestration to be carefully considered at detailed design stage to suit final opening sizes and should be agreed with LCC conservation officer.
removal of modern flat roof extension.	Refer also to element 11 in "Statement of Significance" section above. This element is in poor condition and detracts form the architectural character of the building therefore its removal is very positive.	Where existing opening is blocked up in historic solid walls recommend using material that are compatible with the existing brickwork- and that can also tolerate some movement.
new windows to ground floor wcs	New windows will improve ventilation and add some natural light to these spaces therefore will have a positive impact.	New external windows should be formed in high quality timber frames. Proportions of windows should be considered at detailed design stage to suit final opening sizes.
removable access ramp to main entrance door	As this element will be fully removable and generally not in place there will not be any negative impact. It is preferable to have level entry external access to the rear where there would be no negative impact.	It will be important that management of the building in its new use will ensure that any removal ramp will only be put in place when required and will not be left in place when not in use.
Existing Timber front door to be restored to original form and retained	Refer also to element 02 in "Statement of Significance" section above. The restoration of this doorway will have a very positive impact.	Refer to element 08 in "Current Context Building Condition" section above. Repairs to be carried out by joiner with appropriate heritage experience.
new enclosure to stairway with protected lobby at 1st floor level	The new layout involves minimal intervention to existing partitions. It is important for the existing stairway to be fully protected to enable the building to be brought back into use. This will therefore be very positive for the building.	Details of new partitions and new fire doorways to be considered at detailed design stage to ensure that materials/ door styles are of a high quality.
Red Brick facade to be cleaned, raked and repointed to restore to original form	Arresting the degradation of the historic fabric by repairing the façade will have a very positive impact and ensure its survival into the future.	Refer also to element 01 in "Current Context Building Condition" section above. Repairs to be carried out by mason with appropriate heritage experience.
Existing Rainwater Goods to be repaired	Repairing the cast iron rainwater goods will have a very positive impact and ensure their survival into the future.	Refer also to element 04 in "Current Context Building Condition" section above. Repairs to be carried out by specialist with appropriate heritage experience.

Proposal	Impact Evaluation	Mitigation
Existing Slate finish/ ridge capping to be removed to enable repair-to be reinstated.	Repairing the roof to stop water ingress and protect the building will have a very positive impact and ensure its survival into the future.	Refer to element 08 in "Current Context Building Condition" section above. Slate to be carefully removed stacking carefully so that it will not get damaged and can be reinstated as planned. New slate finishes required to replace damaged elements should be natural slate of a high quality with colour and texture to match existing.
All Chimney Stacks, Cappings and Pots to be restored	Repairing the chimneys will prevent water ingress and will have a very positive impact. The chimneystacks have a very positive architectural impact on the historic façade.	Refer to element 03 in "Current Context Building Condition" section above. Introducing ventilation to the flues to reduce condensation risk if recommended.
Existing Windows to be replaced with traditional Timber Sash Windows	Refer to elements 01 & 25 in "Statement of Significance" section above. The removal of poor quality upvc windows and replacement with high quality timber framed windows (sash to upper levels) will improve the architectural quality of this building and is very positive.	New external sliding sash windows should be formed in high quality timber frames with proprietary thermal glass with slimline profile.
Existing Sand /Cement render replaced with lime-based render.	The sand cement inhibits the ability of the solid masonry walls to release moisture. Its removal and replacement with breathable lime based render will allow walls to dry out and will protect walls from further degradation therefore is very positive.	Refer to element 06 in "Current Context Building Condition" section above. Plasterer with experience in use of heritage lime renders is recommended.
Internal upper floors to be restored	Refer to element 06 in "Statement of Significance" section above. Restoration will enable building to be brought back into full use and is very positive.	Refer to element 11 in "Current Context Building Condition" section above. Protect existing boarding & joists only replacing damaged parts. Repaired boarded floor finishes at upper level will suit building character.
new partitions to enclose stairs forming new rooms including wc at 2nd floor level	The new layout involves minimal intervention to existing partitions. It is important for the existing stairway to be fully protected to enable the building to be brought back into use. This will therefore be very positive for the building.	Drainage routes to be carefully planned to avoid surface mounted drains on the centre of the rear façade (eg above floor along rear to connect to existing SVP near party wall on rear façade). Details of new partitions and new fire doorways to be considered to be of a high quality. Details of layout to be considered carefully at detailed design stage to provide best planning/ spaces possible.
Photovoltaic Panels to be fitted on South facing roof planes.	There elements are proposed to lower level roofs that will not be visible from the public realm- hardly visible from any ground level area within the site. Therefore, there will be no negative impact.	Careful detailing at detailed design stage to ensure panel supports suitable for slate roof finishes.

Conservation Strategy

The philosophy for the interventions will be guided by accepted principles such as those of the ICOMOS Charters and the DOEHLG Statutory Architectural Heritage Protection Guidelines for Planning Authorities.

The intention will be to restrict all interventions to the minimum doing 'as little as possible and as much as necessary'. The alterations and extensions will be carefully considered at detailed design stage so that Architectural solutions will have a positive impact on the Architectural heritage and will be carried out in accordance with best conservation practice.

Conclusion / Executive Summary

The existing Old Post Office has not been in use for some time and have fallen into a state of disrepair. The priority repairs are to stop water ingress (eg repairs to roof finishes) and allow walls to release water so that they can dry out (replacement of cementitious renders with lime-based renders). It may be necessary to phase other elements of the restoration to suit funding availability.

The proposal to renovate the existing building, adapting as necessary to accommodate the brief for a "multi-purpose tourism and community/energy hub" will bring the building back into full use and allow for the repair and ongoing maintenance historic features, ensuring survival of the buildings into the future. This will have a positive impact.

Report prepared by:

_____

Cuala McGann
MRIAI Grade 2 Conservation Architect
OBFA Architects

Appendices

APPENDIX_A_2501-01_NO43 MAIN ST LONGFORD_SITE LOCATION MAP
APPENDIX_B_Longford Post Office, 43 Main Street,LONGFORD - Buildings of Ireland
Appendix C_TA-25-006 - 37 Post Office
APPENDIX D SURVEY_KG25147 Former Post Office MBS
APPENDIX E 1894 Historic Maps superimposed onto CAD OS Map (OBFA)
APPENDIX_F_2004_REFUSED PLANNING_PLANS
APPENDIX G 2004 PLANNING SURVEY PLANS
APPENDIX_H_KGSS_SURVEY_ON_OS_MAP_OBFA
APPENDIX_I_CHRONOLOGY_DRAWINGS_OBFA
APPENDIX_J_S1 stage observations 16-06-2025 OBFA
Refer also to Longford County Council Planning Package Drawings

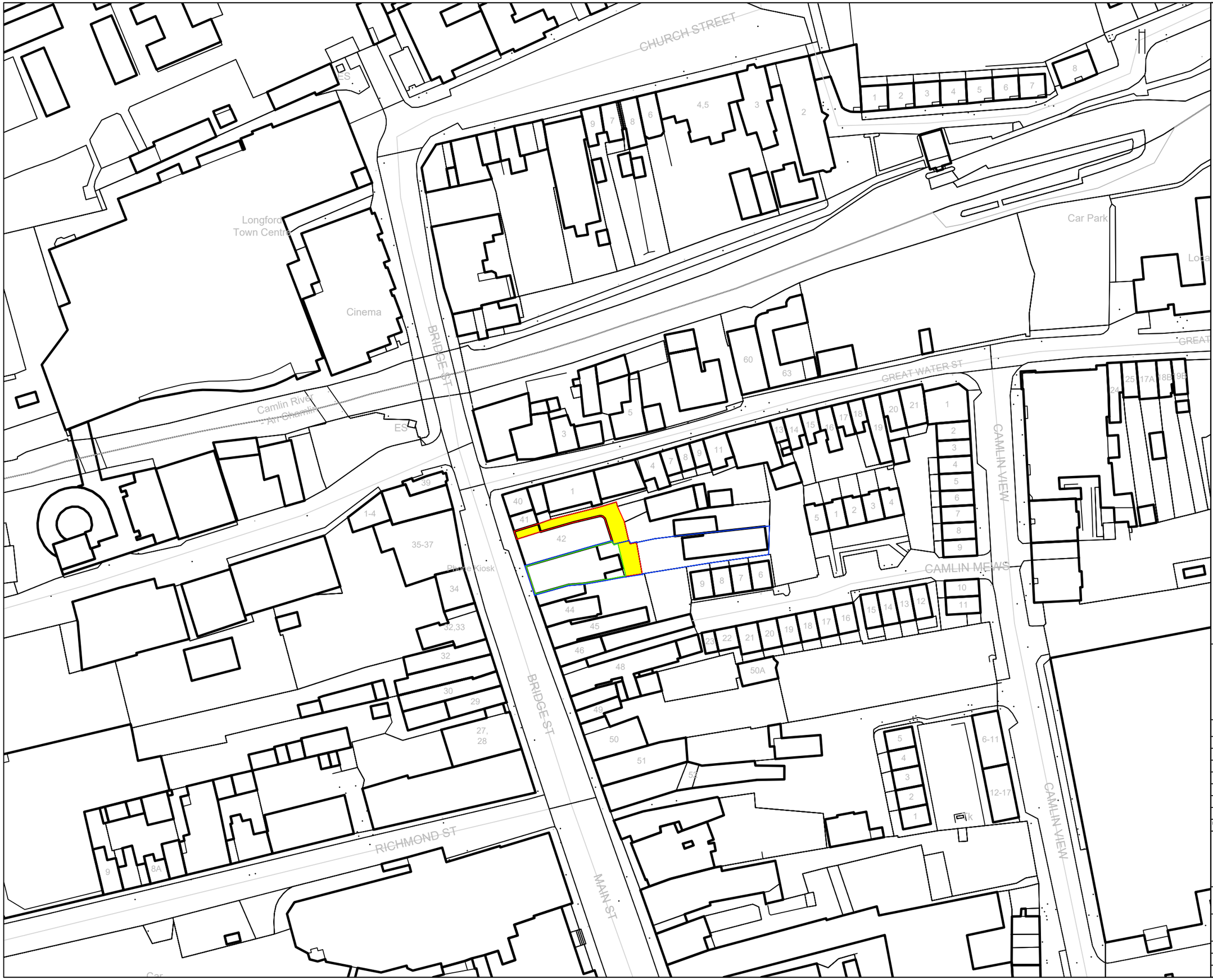
Bibliography

- Online viewing of Longford County development Plan 2021-2027- on www.longfordcoco.ie website
- Online viewing on www.buildingsofireland.ie website – link Longford Post Office, 43 Main Street, TOWNPARKS (ARDAGH BY.), Longford, LONGFORD - Buildings of Ireland
- *Extracts from* Irish Historic Towns Atlas *Maps, viewed on line and also at the premises of Irish Architectural Archive.* For further information, please visit www.ihta.ie
  Topographical information. In Sarah Gearty, Martin Morris and Fergus O'Ferrall, Irish Historic Towns Atlas, no. 22, Longford. Royal Irish Academy, Dublin, 2010 (www.ihta.ie, accessed 4 February 2016), pp 1–19.
  Map 1, Longford, Ordnance Survey of Ireland, 1870–3. In Sarah Gearty, Martin Morris and Fergus O'Ferrall, Irish Historic Towns Atlas, no. 22, Longford. Royal Irish Academy, Dublin, 2010 (www.ihta.ie, accessed 4 February 2016).
  Map 2, Longford, 1836. In Sarah Gearty, Martin Morris and Fergus O'Ferrall, Irish Historic Towns Atlas, no. 22, Longford. Royal Irish Academy, Dublin, 2010 (www.ihta.ie, accessed 4 February 2016).
  Map 22, Growth of Longford, to 1911. In Sarah Gearty, Martin Morris and Fergus O'Ferrall, Irish Historic Towns Atlas, no. 22, Longford. Royal Irish Academy, Dublin, 2010 (www.ihta.ie, accessed 4 February 2016).
  Legend. In Sarah Gearty, Martin Morris and Fergus O'Ferrall, Irish Historic Towns Atlas, no. 22, Longford. Royal Irish Academy, Dublin, 2010 (www.ihta.ie, accessed 4 February 2016).
- Depositions, fo. 279v.
- Newspaper clippings, archive material with Old Post office drawings, 1901 & 1911 Census information courtesy of Michael Sheerin (previous building owner) and his colleague who carried out independent research- provided by Longford County Council

Prepared by: CM **02.07.2025**

Checked By: CM **02.07.2025**

END OBFA



NOTE:

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4. Where this drawing contains discrepancies in relation to other relevant documents, such discrepancies shall be brought to the attention of the Longford County Council - (Regeneration/ LEO Section).

N

KEY:

- RIGHT OF WAY/WAYLEAVE (APPROX.)
- OWNERSHIP OF LAND BY LCC
- PROJECT SCOPE OF WORKS AREA
  AREA: 427M2(INCL. WAYLEAVE)
- FOLIO AREA (MAIN WORKS AREA)

AN LONGFORT CONNECTED
Comhairle Chontae An Longfoirt
Longford County Council
People - Place - Opportunity

rev:	description:	date:	by
A	SITE INFORMATION ONLY	05/25	CR

LONGFORD COUNTY COUNCIL

REGENERATION / L.E.O.

Town Hall, Market Square, Longford.
Tel: +353 (0)43 3343300 Email : info@longfordcoco.ie

PROJECT: No. 43 Main Street, Longford
County Longford, N39 FD45

DRAWING: Site Location Map

Date: MAY 25	Scale: 1:1000@A3	Drawn by: CR
Drg No: 25/01-01	Revision: 00	Checked:

STATUS: PREPLANNING

Longford Post Office, 43 Main Street, TOWNPARKS (ARDAGH BY.), Longford, LONGFORD

Survey Data

Reg No	**13002263**
Rating	**Regional**
Categories of Special Interest	**Architectural, Social**
Original Use	Post office
Historical Use	Museum/gallery
Date	1890 - 1895
Coordinates	213156, 275547
Date Recorded	18/08/2005
Date Updated	--/--/--

Description

Terraced four-bay three-storey former post office, built c. 1894, renovated c. 1985. Later used as urban district council office, heritage centre and museum, now disused. Pitched roof, hidden behind red brick parapet with moulded red brick cornice, with moulded red brick chimneystacks to either end (north and south) and cast-iron rainwater goods. Red brick walls in Flemish bond over dressed limestone plinth. Ground floor lightly advanced from main body of building with moulded red brick cornice over and having red brick pilasters with moulded string courses. Limestone apron panel and granite commemorative panel to ground floor.

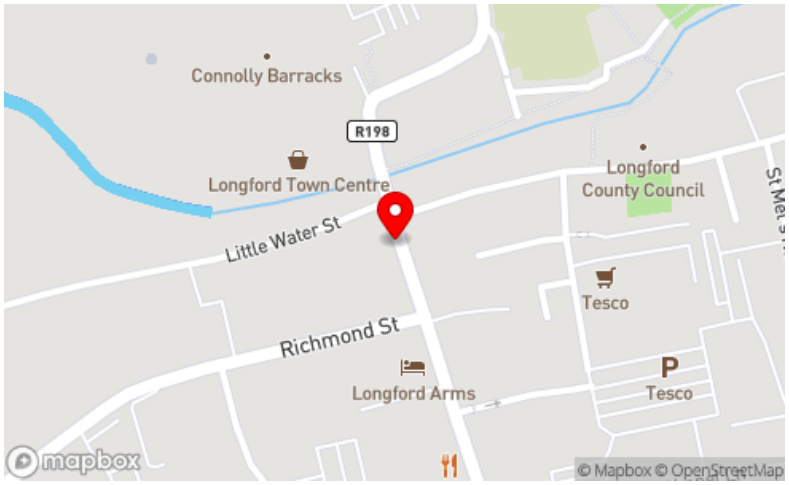
Square-headed window openings with stone sills, red brick platband to first floor sill level and moulded sandstone/terracotta sill course to ground floor. Limestone keystones to ground floor openings. Replacement uPVC windows. Square-headed doorway to the south end of the main façade (west) with original timber panelled door, overlight and stone threshold. Road-fronted to the east side of Main Street, Longford Town.

Appraisal

A well-detailed purpose-built former post office, which retains its early form and character. This is one of relatively few red brick buildings in Longford Town, making it quite distinctive in the streetscape. It is of social importance as a former post office and former museum. It retains its classical proportions in the diminishing window openings despite the replacement of the window fittings. The entrance door is particularly noteworthy as an example of fine craftsmanship. It contributes positively to the architectural variety of the streetscape and is a worthy addition to the architectural heritage of the area.

TAG-21-002-BCC-SITE INSPECTION REPORT

INSPECTION DETAILS

Site Name:	Former Post Office
Location / GPS:	
Project Number:	TA-25-006
Date of Visit:	07/04/2025
Inspector Name:	Thomas Campbell
Developer Name:	Longford County Council
In Attendance:	Longford County Council
Weather:	Sunshine
Time of Visit (Start):	10:27 (1 GMT)
Time of Visit (Finish):	11:16 (1 GMT)

UNITS

No. of Active Unit Number(s):	1

PROJECT FIELDS

Inspection Type(s):	Main Structure
Unit Number(s) Inspected:	1
Additional Information:	Existing 1894 building

FOUNDATION

Foundation Type(s):	Other
Unit Number(s):	1
Additional Information:	

SUPERSTRUCTURE

Superstructure Type(s):	Other
Unit Number(s):	1 Unit
Additional Information:	Wall construction a combination of Red brick, stone and mass concrete

RENDER/EXTERNAL

External Render Type(s):	Brick, Other
Additional Information:	
Other Render Type:	Brick facade to the front elevation Sand and cement smooth and dash render to rear of property

HEATING SYSTEM

Heating System Type(s):	
Unit Number(s)	1 Unit
Additional Information:	Not heating provided

ROOF TYPE

Roof Type(s):	Roof Tiles, Roof Slates
Unit Number(s):	1 Unit
Other Roof Types:	Original property has natural slate roof. Rear extension has fibre cement tiles.

WALL INSULATION

Wall Insulation Type(s):	Other
Unit Number(s):	1 Unit
Other Wall Insulation Types:	No Wall insulation provided

STAGE OF UNITS/DEVELOPMENT

Photo Guidance:	Minimum photos per visit - Front, Back and Side of the Building, Identify Unit/House Number, Photo Unit(s)/House(s) in sequence.
TGD Part A	**STRUCTURE 2012**
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s):	Movement in the front and rear wall was identified in the past. Bracing of front and rear wall (5no) at first floor level identified by two tie bars passing through the building at first floor level. All timber elements of the structure (floors, stairs, window reveals and heads, all timber lintel) require replacement due to wet and dry rot. The single storey roof structure has failed and requires replacement. Repairs to the main structure roof was complete some time in the recent past (20 years) by the presence of the modern day roof membrane Main roof structure requires replacement due to wet and dry rott. Structural crack present in render of party wall at 2nd floor. Repairs of the brick wall behind same is required Sand and cement mortar in the joints of the red brick on front elevation is holding moisture within the facade, replacement of same with a lime mortar render is required.

Photo(s)	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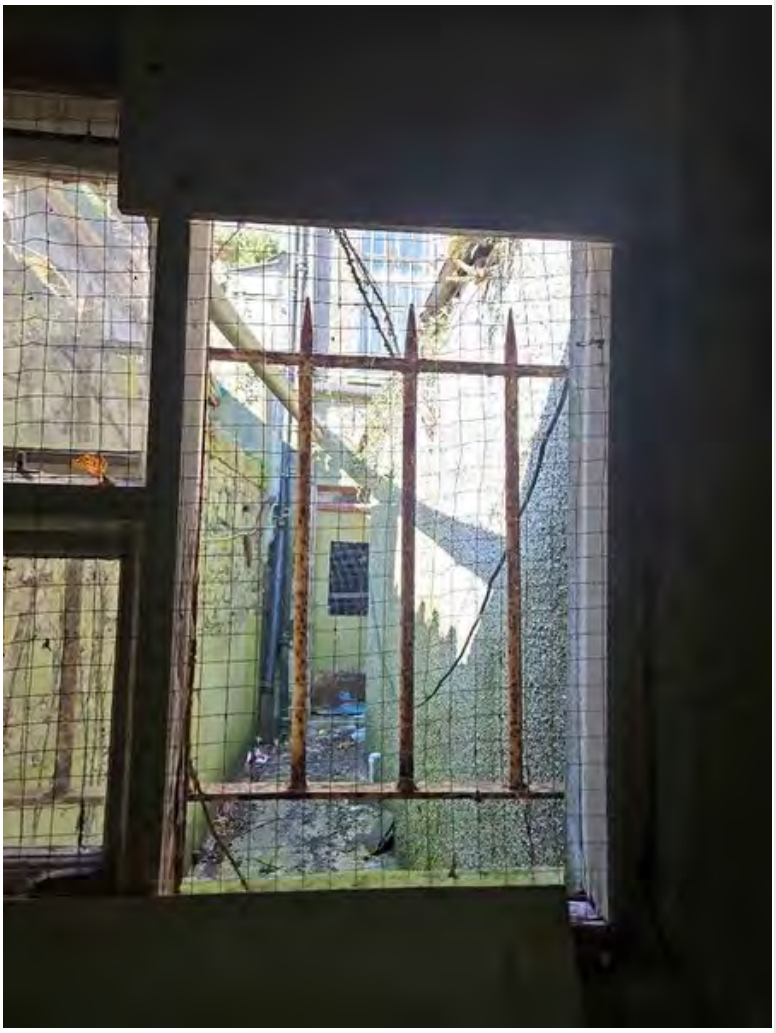
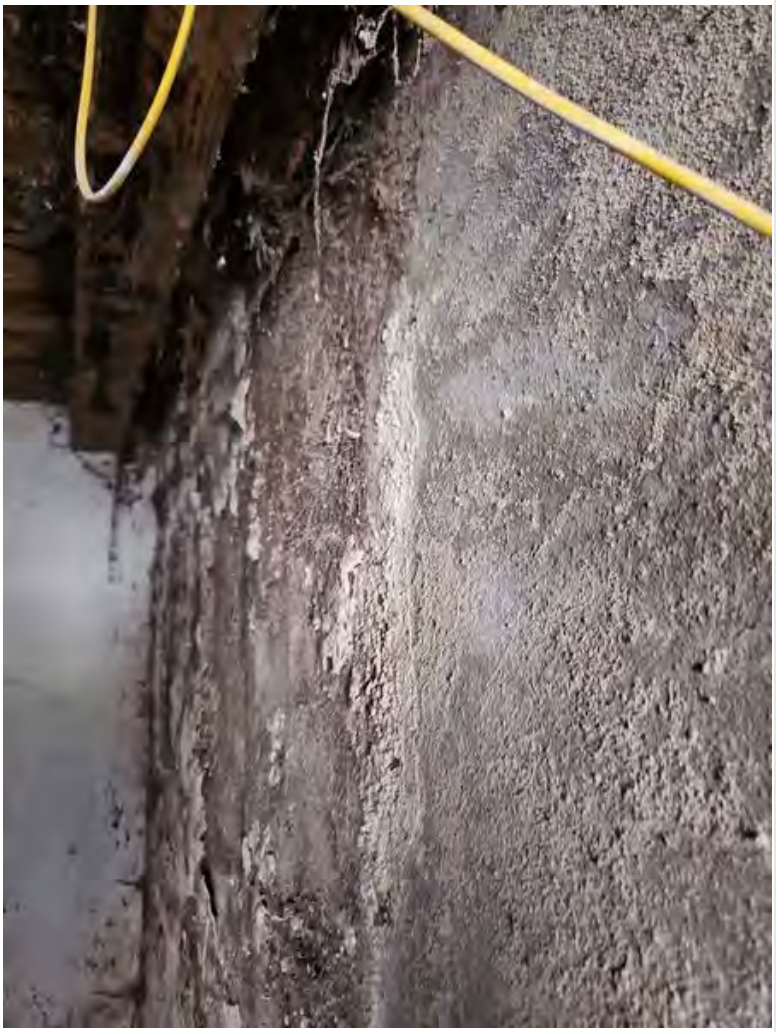
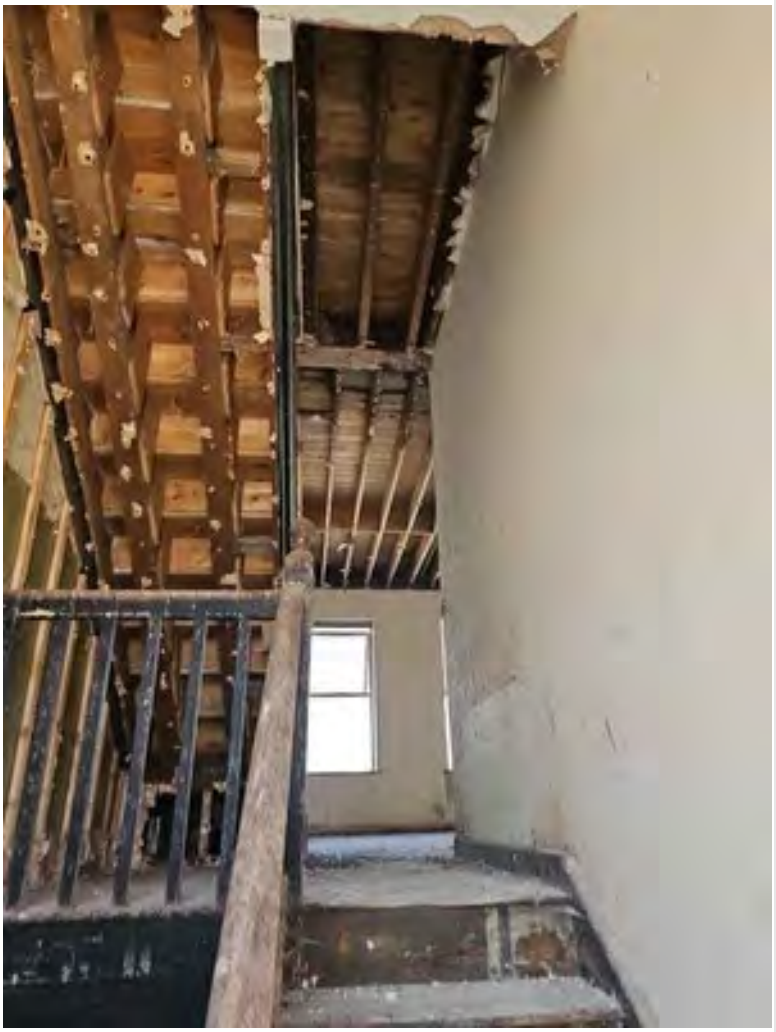
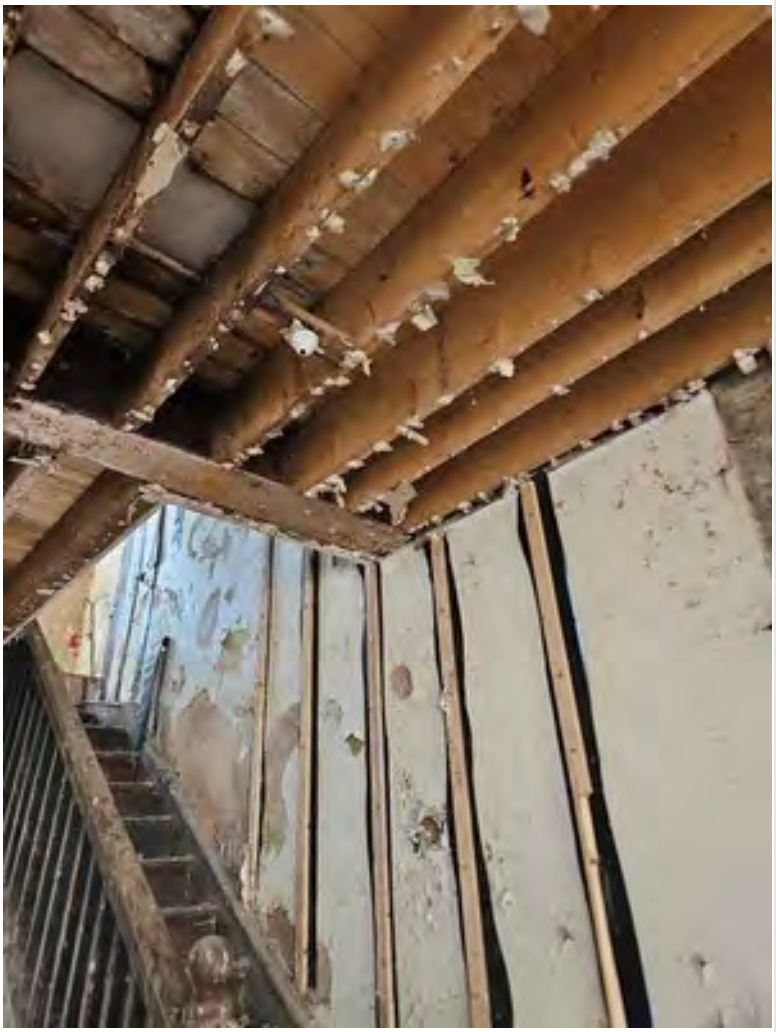
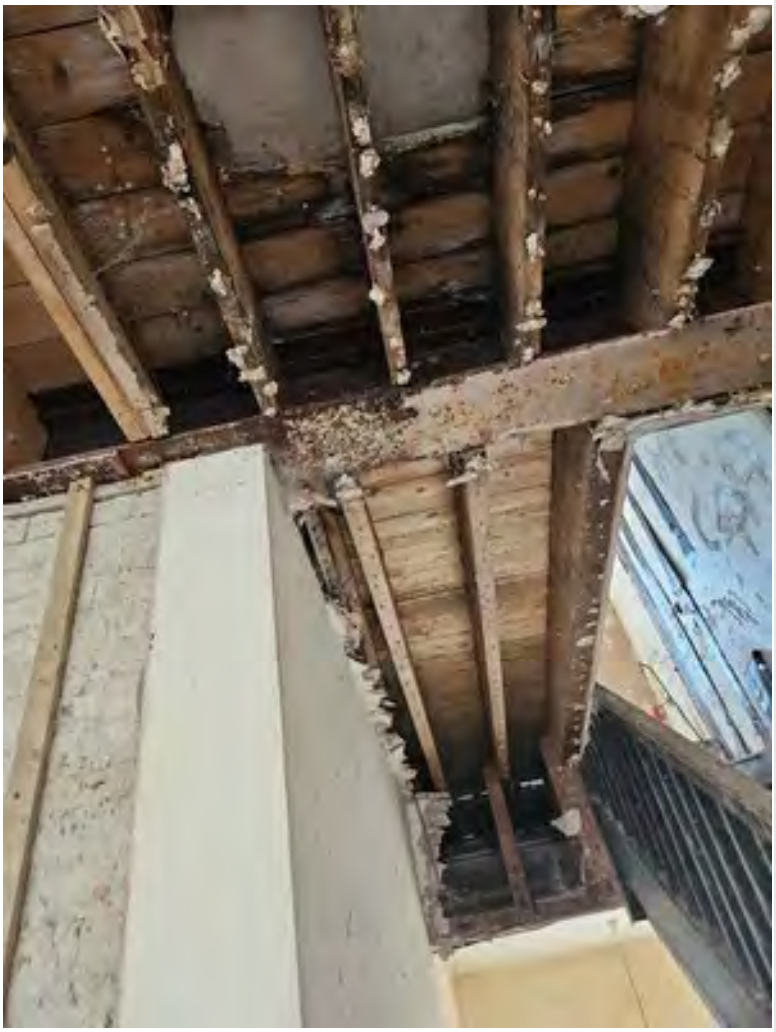
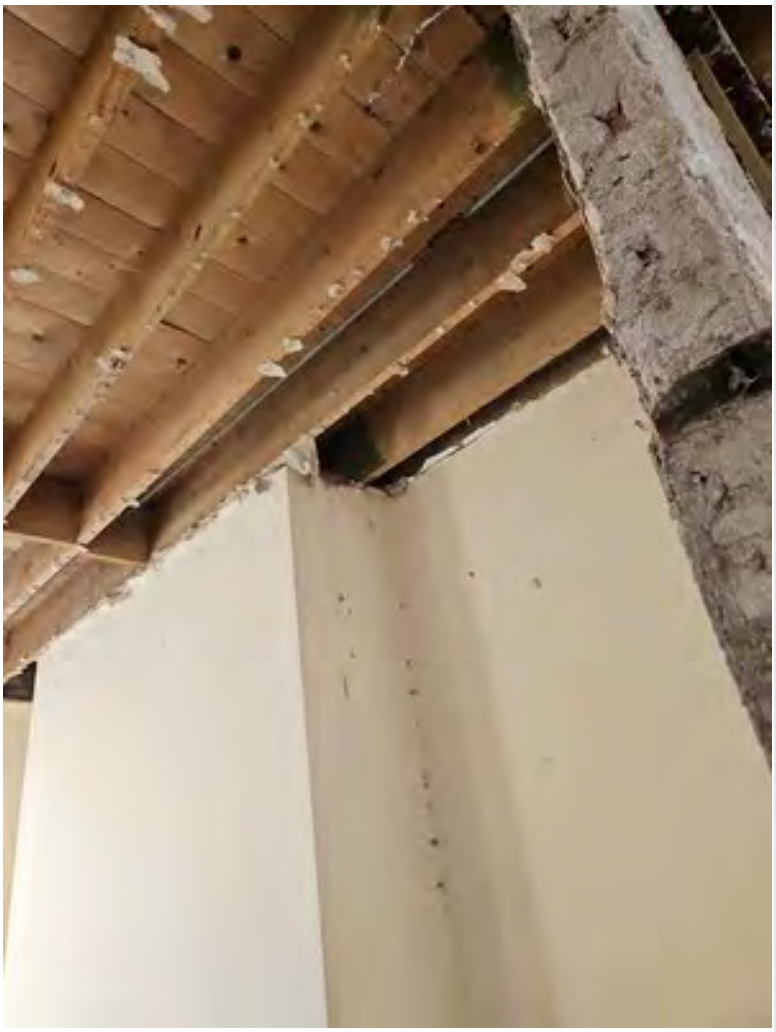




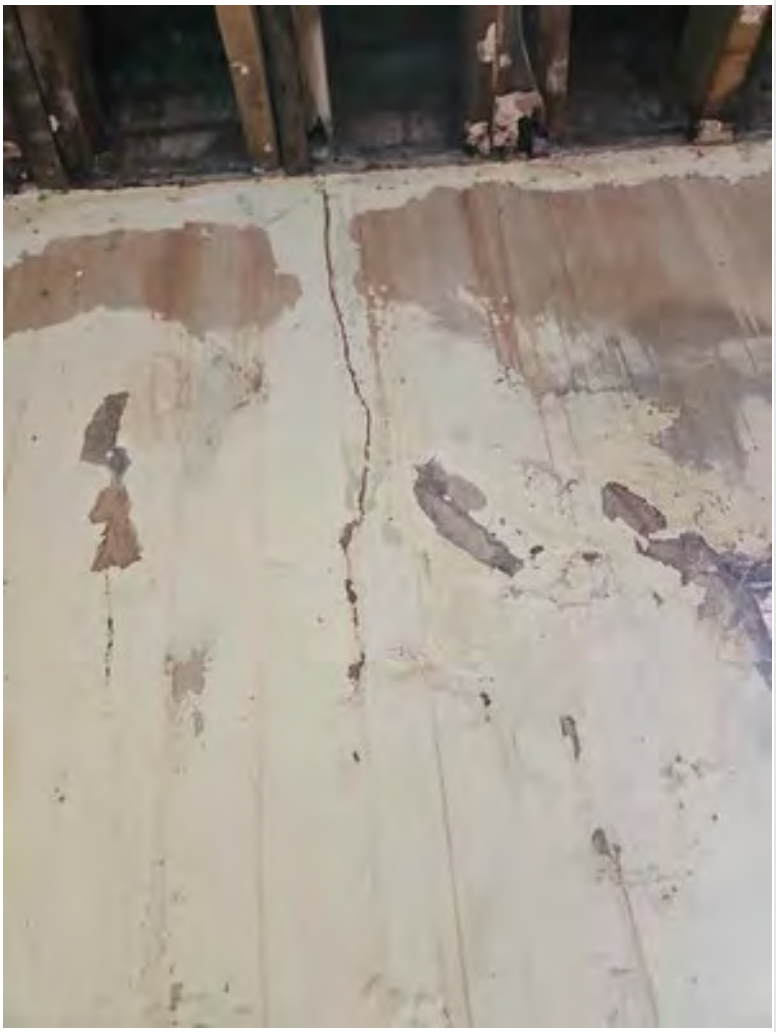


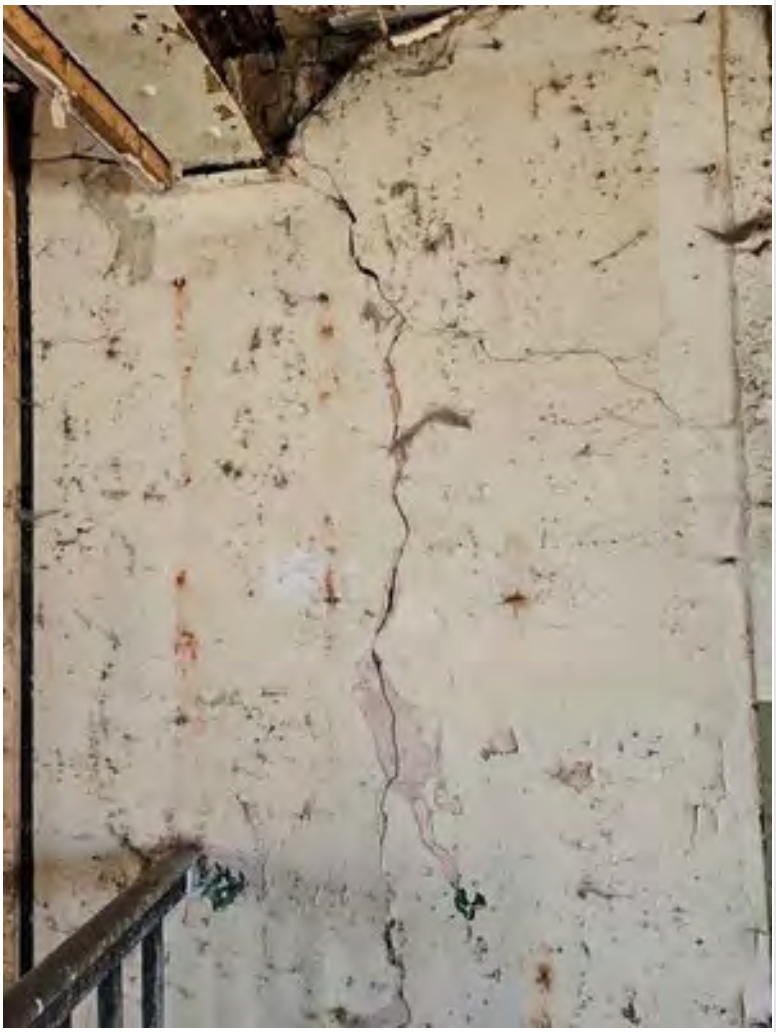










	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments:	

TGD Part B	**FIRE SAFETY 2017 VOLUME 2 DWELLING HOUSES**
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s):	Due to the age profile of the property No fire proofing present on party walls. Fire proofing to party walls is required
Photo(s)	 

	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments:	

TGD Part C	SITE PREPERATION AND RESISTANCE TO MOISTURE
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s):	Property of this age profile will not contain any DPCs or resistance to moisture in walls, floors or around opes. Original Roof membrane has failed at valleys between the different roofs. Replacement of all roof membranes will be required. Holes in roofs visible
Photo(s)	

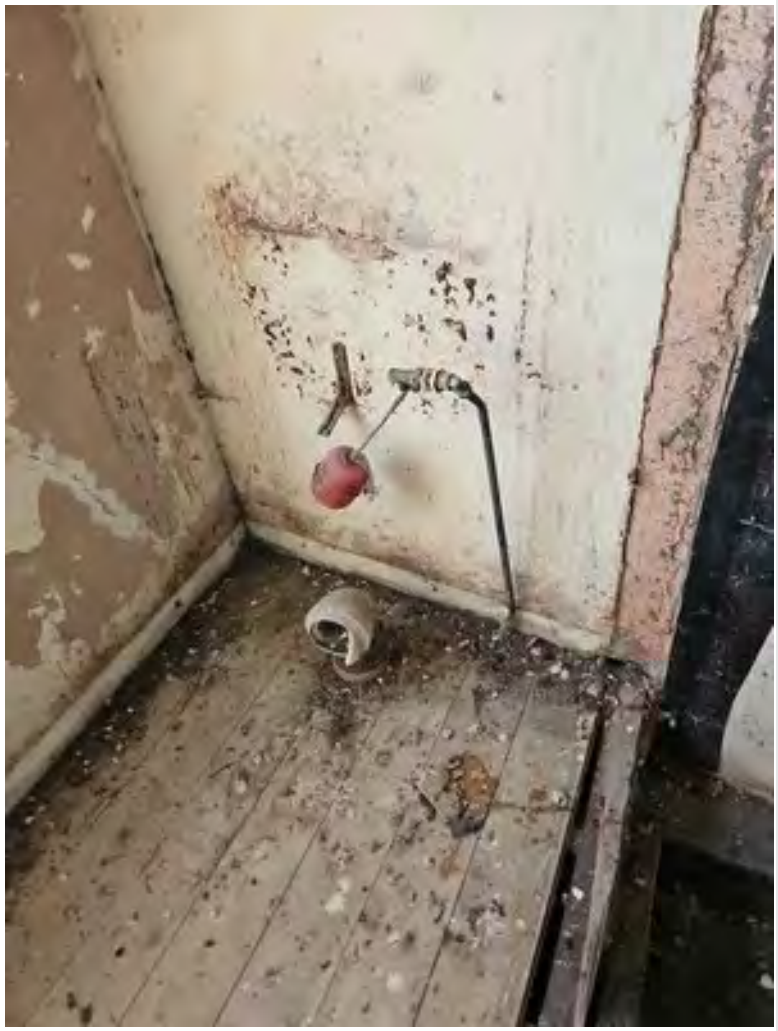
	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments:	

TGD Part D	**MATERIALS AND WORKMANSHIP**
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s):	Complete replacement of the electrical installation is required. Live Eircom infrastructure is passing through premises to the Eircom exchange to the rear of the property
Photo(s)	

	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments	

TGD Part E	**SOUND**
Unit(s) Number(s) Inspected:	Not applicable
Description of Observations	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part F	**VENTILATION 2009**
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s):	Passive Ventilation provided by window opening only
Photo(s)	

	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments	

TGD Part G	HYGEINE 2008
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s):	Not hygiene facilities provided. Hygiene facilities removed as part of the building clear out
Photo(s)	

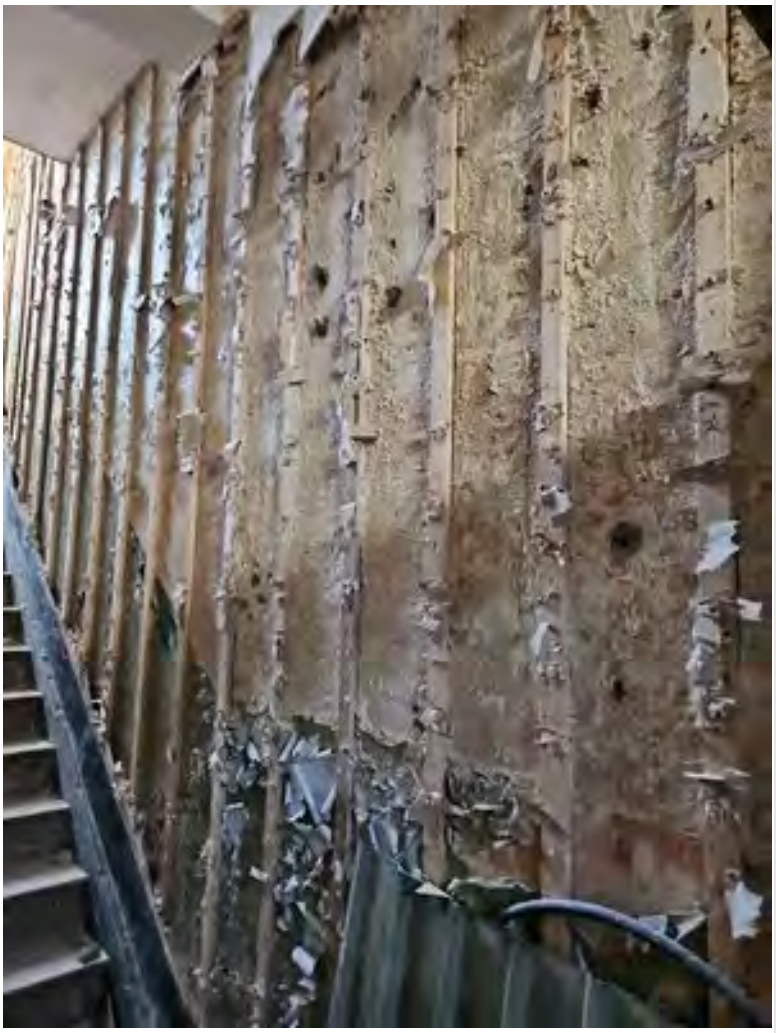
	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments	

TGD Part H	**DRAINAGE AND WASTE WATER DISPOSAL**
Unit(s) Number(s) Inspected:	Not applicable at this inspection
Description of Observation(s):	
Photo(s)	
Are Actions Required?	N/A
Has the Client/Contractor been notified?	N/A
Required Actions/Additional Comments	
TGD Part J	**HEAT PRODUCING APPLIANCES**
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s):	Not space heating infrastructure present in the building.
Photo(s)	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments	

TGD Part K	**STAIRWAYS, LADDERS, RAMPS AND GUARDS 2014**
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s)	Stairs present in building. Stairs not compliant for public use.
Photos(s)	

	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments	

TGD Part L	**CONSERVATION OF FUEL AND ENERGY DWELLINGS**
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s):	Thermal insulation not present in property
Photo(s)	



	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments	

TGD Part M	Access And Use
Unit(s) Number(s) Inspected:	1 Unit
Description of Observation(s):	Property constructed prior to TGD M. Stepped access provided
Photo(s)	

	
Are Actions Required?	Yes
Has the Client/Contractor been notified?	Yes
Required Actions/Additional Comments	

NEXT INSPECTION

Next Inspection Date:	07/04/2025

Next Inspection Comments:	

LIMITATIONS OF INSPECTION

Terms and Conditions of Building Inspection "Appendix 2"	Appendix 2 Based on an inspection as defined below, the Inspector, will advise the client by means of a written report as to his opinion of the visible condition and state of repair of the subject property. 1. The Inspection Accessibility and Voids The Inspector will inspect as much of the surface area of the structure as is possible but will not inspect those areas which are covered, unexposed or inaccessible. (a) Floors - The Inspector will lift accessible sample loose floor boards and trap doors, if any, which are not covered by heavy furniture, ply or hardboard, fitted carpets of other fixed floor coverings. The Inspector will not attempt to raise fixed floor boards without permission. (b) Roofs - The Inspector will inspect the roof spaces if there are available hatches. The Inspector will have a ladder of sufficient height to gain access to a roof hatch or to a single storey roof, not more than 3.0m above the floor or adjacent ground. It may therefore not be possible to inspect roofs above this level. In such cases pitched roofs, will be inspected with the aid of binoculars. The Inspector will follow the guidance given in Surveying Safely, issued by the RICS in April 1991. This incorporates the guidance given in Guidance Note GS31 on the safe use of ladders and step ladders issued by the Health and Safety Executive. (c) Grounds, Boundaries and Outbuildings. - The inspection will include the above but specialist leisure facilities such as swimming pools, equestrian facilities and tennis courts will not be inspected. (d) Services - The Inspector will carry out a visual inspection of the service installations where accessible. Manhole covers will be lifted, where accessible and practicable. No tests will be applied unless previously agreed. The Inspector will report if, as a result of his/her

inspection, the Inspector considers that tests are advisable and, if considered necessary, an inspection and report by a specialist should be obtained.
(e) Areas Not Inspected - The Inspector will identify any areas which would normally be inspected but which he/she was unable to inspect and indicate where he/she considers that access should be obtained or formed. Furthermore, the Inspector will advise upon possible or probable defects based upon evidence from what he/she has been able to see.
2. Environmental Hazards Flooding Risk
The property is on a relatively flat site. Your legal advisers should make enquiries about the risk of flooding. We recommend your legal advisor consult the Maintenance and Water Works Department of the Local Authority to establish the potential risk for flooding to this property.

Tree Proximity
The proximity of trees to buildings can give rise to concern because structural damage can be caused by root systems growing around, under, and sometimes through foundations and subterranean walls. The risk of damage caused by tree roots depends on;

- the proximity of the tree to the building concerned
- the height, age and species of tree
- the design and depth of a building's foundations
- the type of sub-soil

There are no trees in close proximity to the building of sufficient size to merit concern at present.

Radon Risk
Radon is a radioactive gas that occurs naturally in the ground. It occurs when uranium decays. Uranium is found in small quantities in all soil and rocks. Decaying uranium turns into radium and when radium, in turn, decays, it becomes radon. Uranium can also be found in building materials derived from the rocks. Radon rises through cracks and fissures in the ground into the air. Outdoors, radon is diluted and the risk it poses is negligible. Problems occur when it enters enclosed spaces, such as a building,

	where concentration levels can build up. When this happens, it can cause a significant health hazard to the occupants of a building by increasing the risk of lung cancer. We have not measured the levels of Radon inside the property, as this can take several months to undertake. Whilst the property is NOT located in an area identified by the RPII as generally susceptible to higher radon levels, detailed local information is not available. Local information is not available, but it is possible to have the building tested by contacting: - Radiological Protection Institute of Ireland, 3, Clonskeagh Square, Clonskeagh Road, Dublin 14. Telephone 01 2697766 There is a modest charge for this service. Measurements may take some months. If high levels are found, there are remedial works, which may be undertaken. The cost of such works would be subject to a Specialists Survey and Report. Electromagnetic Fields and Microwave Exposure Electromagnetic Fields (Overhead and Buried Cables) There has been concern that electromagnetic fields from both natural and artificial sources can cause a wide range of illnesses such as blackouts, insomnia, and headaches to depression, allergies, and cancer. Artificial sources commonly comprise overhead or subterranean high voltage electrical power cables. It is suggested that the electrical discharges from these high voltage cables upset the balance of minute electrical impulses employed by the human body to regulate itself in much the same way as television and radio signals can be disrupted. Controversy and uncertainty prevail with regard to this matter; no strong evidence that is generally accepted to be conclusive has been developed to prove or disprove this alleged hazard. More information is available from the National Radiological Protection Board's website. You should be aware that the presence of power cabling in the vicinity of a building could affect its value and liquidity in addition to the health of those occupying the property. For this reason, during our inspection we looked for any

visual indications that electrical power cables are located under, on or over the property or adjacent to it. We have not undertaken any separate inquiries with the relevant statutory authority however. We did not note any high voltage cabling in the vicinity of the property, but such cabling
might exist below ground out of sight.

Microwave Exposure
Health concerns exist with regard to microwave emissions from transmissions masts forming mobile phone networks. Conclusive guidance is not available at present regarding the health risks.

During our inspection we did not note the presence of any mobile phone transmissions masts affixed to either the land or buildings comprising the property.

Japanese Knotweed and Giant Hogweed
We did not note the existence of any Knotweed or Hogweed at the property. Japanese Knotweed was introduced into the Ireland in the 19th century. It grows vigorously and can cover large areas to the exclusion of most other plant species. It has been known to grow through bitumen macadam, house floors and sometimes through foundations. Japanese Knotweed is a highly invasive plant and is not easy to control due to its extensive underground rhizome system, which enables the plant to survive when all above ground parts of the plant are removed. It grows to a height of about 3 metres and is formed from stiff purple speckled stems or canes resembling bamboo. The canes grow densely in the summer and die back in the autumn with white flowers appearing late in the season. The costs incurred in control of the plant are significant.

3. Contamination
We will not make any formal enquiries or carry out investigations into the potential contamination of the site or neighbouring land. If, after our inspection, we consider that

	further detailed investigation is appropriate, we will inform you accordingly. The Inspector will not comment upon the existence of contamination as this can only be established by appropriate specialists. Where, from local knowledge or the inspection, the Inspector considers that contamination might be a problem advice will be given as to the importance of obtaining a report from a specialist. 4. Consents, Approvals and Searches (a) The Inspector will assume that the property is not subject to any unusual or especially onerous restrictions or covenants which apply to the structure or affect the reasonable enjoyment of the property. (b) The Inspector will assume that all bye-laws, Building Regulations and other required consents have been obtained. The Inspector will not verify whether any such consents have been obtained. The client and his/her legal advisers should make all necessary enquiries. Drawings/specifications will not be inspected by the Inspector. (c) The Inspector will assume that the property is unaffected by any matters which would be revealed by a Local Search (or their equivalent in Scotland and Northern Ireland) and replies to the usual enquiries, or by a Statutory Notice and that neither the property, nor its condition, its use, or its intended use, is or will be unlawful. 5. Fee & Expenses The client will pay the Inspector the agreed fee for the report and any expressly agreed disbursements in addition. The fee is subject to VAT at the current rate. 6. Restriction on Disclosure The report is for the sole use of the named Client and is confidential to the Client and his/her professional advisers. Any other parties rely upon the report at their own risk. The report must not be reproduced, in whole or part, without the prior written consent of the Inspector. NOTE: A Building Inspection report does not automatically include advice upon value or a reinstatement cost

assessment for insurance purposes. However, the Inspector will be prepared to provide such opinions/assessments if these are agreed from the outset.

7. Limitations Applying to Our Professional Service

LIMITATIONS APPLICABLE TO PRE-ACQUISITION INSPECTIONS AND REPORTS

Concealed Parts
If we observe evidence to suggest that concealed parts of the structure and fabric might be defective, we will advise you accordingly and make recommendations for further investigations. However, unless otherwise instructed by you, we will not open-up for inspection any permanently enclosed or concealed parts of the structure and fabric.

Services Installations
Our report on the services installations will be based on a cursory inspection only in order to include a general description. We will not test any of the installations. Unless otherwise instructed, we will not commission the inspection and testing of any installations by specialist consulting engineers. If we find visual evidence to suggest that there might be significant problems with any of the installations, or if they are particularly sophisticated or complex, we will advise you accordingly, and make recommendations for further investigations and/or testing by specialists.

Building Occupancy
As the property is partly occupied, access to some areas could be restricted or denied. If we find that our inspection has been excessively limited, we will advise you accordingly and seek your further instructions. Our report will list any significant internal and external areas that we are unable to inspect.

Compliance with Legislation
Our inspection will involve a general review of the state of compliance with statutory requirements such as the Building Regulations and Fire Regulations. However,

compliance with these regulations often requires a more detailed study and involves the preparation of a detailed risk assessment. Such studies and risk assessments are beyond the scope of the type of inspection and report proposed. Article 5 of the Housing (Standards for Rented Houses) Regulations 2008 (S.I. 534/2008): Structural Condition. The purpose of this article is to ensure that the rented house is in a proper state of structural repair. Where an inspector carries out an inspection for the purpose of the Regulations and finds that the conditions set out below have all been met, this will indicate compliance with the Regulations. Requirement under Article 5 of the Regulations a house shall be maintained in a proper state of structural repair. A proper state of structural repair is defined as sound, internally and externally, with roof, roofing tiles and slates, windows, floors, ceilings, walls, stairs, doors, skirting boards, fascia, tiles on any floor, ceiling and wall, gutters, down pipes, fittings, furnishings, gardens and common areas maintained in good condition and repair and not defective due to dampness or otherwise.

Liability and Confidentiality
Our building inspection report may be relied upon by the client and to whom we owe a duty of care. Our report must not be passed for information, or for any other purpose, to any third party without our prior written consent, which consent will not be unreasonably withheld or delayed. Such consent shall not entitle the third party to place any reliance on the report and shall not confer on any third party any benefit or right.

8. Deleterious and Hazardous Materials
We will advise you if we consider that there exists a significant possibility that deleterious or hazardous materials exist at the property. Unless otherwise instructed, we will not undertake, or commission, inspections, or laboratory tests to confirm the extent and precise nature of any deleterious and hazardous materials that might be present.

	Since the early 1980s the property and construction industry has evolved and adopted a list of materials, which, for one reason or another, have been labelled deleterious and/or hazardous to health and safety. Some of these materials only become deleterious and hazardous due to the particular circumstances of their use and are not inherently deleterious or hazardous in themselves. Materials that have been branded “deleterious” have usually been so classed because they either: (a) pose a direct risk to the health and safety of persons occupying or visiting a particular property (e.g. asbestos) or (b) can be detrimental to the structural performance of a building (e.g. High Alumina Cement in concrete) or (c) are generally perceived by the property investment market as undesirable features of a building, which can affect the liquidity of the property concerned (e.g. calcium silicate bricks) or, in the case of composite panels, its insurability. Some deleterious materials might fall into more than one of the forgoing three categories above. Unless otherwise expressly stated in the report, the Inspector will assume that no deleterious or hazardous materials or techniques have been used in the construction of the property. However, the Inspector will advise in the Report if, in his/her view, there is a likelihood that high alumina cement (HAC) concrete has been used in the construction and that, in such cases, specific enquiries should be made, or tests carried out by a specialist. Lead water supply pipes and asbestos will be noted, and advice given, if these materials can be seen but it must be appreciated that such materials are often only visible after opening up The Inspector will advise in the report if the property is in an area where, based upon information published by the National Radiological Protection Board, there is a risk of radon. In such cases the Inspector will advise that tests should be carried out to establish the radon level. The Inspector will advise if there are transformer stations or overhead power lines which might give rise to an electro-magnetic field, either over the subject property or visible

immediately adjacent to the property. The Inspector cannot assess any possible effects on health or report on underground cables.

Few of the deleterious materials given below can be detected with the naked eye alone. Often sampling and testing of a component or element is required to confirm the presence, or absence of a material. The materials marked with an asterisk below are, in general, those materials that require sampling and testing to establish their existence with certainty.

At present, the list of deleterious and problematic materials comprises the following:

- Composite Cladding Panels to roofs and walls.
- Nickle Sulphide inclusions in toughened glazing
- High Alumina Cement (HAC) when used in load-bearing concrete components and elements.
- Chloride additives when used in pre-cast or in situ cast concrete.
- Calcium Silicate Bricks or Tiles (also known as sand/lime or flint/lime bricks).
- Mundic Blocks and Mundic Concrete.
- Woodwool slabs when used as permanent shuttering to in situ cast structural concrete.
- Lead based in paint when the paint concerned could be used in locations that could result in the ingestion, inhalation or absorption of the material.
- Lead used for drinking water pipework except when used as solder to pipe fittings.
- Sea dredged aggregates or other aggregates for use in reinforced concrete which do not comply with British Standard 882: 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard Specification 8110: 1985.
- Asbestos in any raw form or asbestos based products.
- Manmade mineral fibres in materials when these fibres are loose and have a diameter of 3 microns or less and a length of between 5 and 100 microns.
- Urea Formaldehyde Foam in large quantities used,

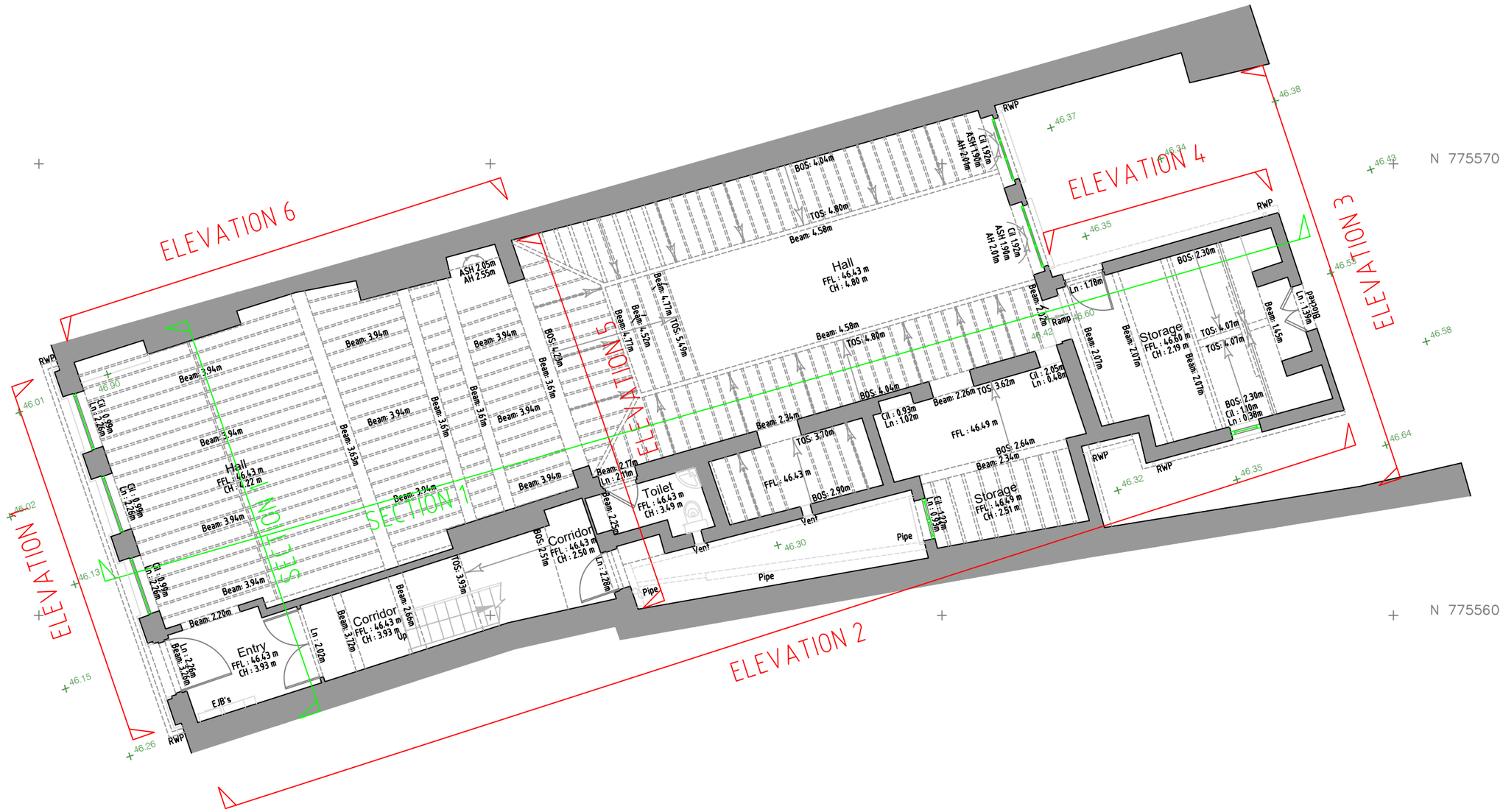
	in particular, as cavity insulation (due to vapours released from the foam.

ADDITIONAL COMMENTS

Additional Photos:	
Comments:	

Signature

Signature:	



LEGEND :

Survey Point		Manhole (General)	MH	Survey Point Level	100.00
Contour	24.0	Storm Water	SW	Roof / Wall Level	200.00
Fencing		Foul Water	FW		
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	S/O Pt: E:100.00 N:100.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

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Client:	Survey Type:	Drawing No:	Project No.	Project Location:		
TA Group Ltd	Measured Building	GF Plan	KG25147	Main Street, Longford		
Horizontal Datum:	Level Datum:	Scale:	Surveyed By:	Survey Finish Date:	Drafted By:	Issue Date:
ITM IRENET95 / EPSG: 2157	OSGM15	1:100 A3	RE / LB	07/04/2025	CT	24/04/2025

Survey Notes:

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Modifications	Date	Rev.

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N 775570

N 775560

N 775550

E 693

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour		Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Client:	Survey Type:	Drawing No:	Project No.	Project Location:		
TA Group Ltd	Measured Building	FF Plan	KG25147	Main Street, Longford		
Horizontal Datum:	Level Datum:	Scale:	Surveyed By:	Survey Finish Date:	Drafted By:	Issue Date:
ITM IRENET95 / EPSG: 2157	OSGM15	1:100 A3	RE / LB	07/04/2025	CT	24/04/2025

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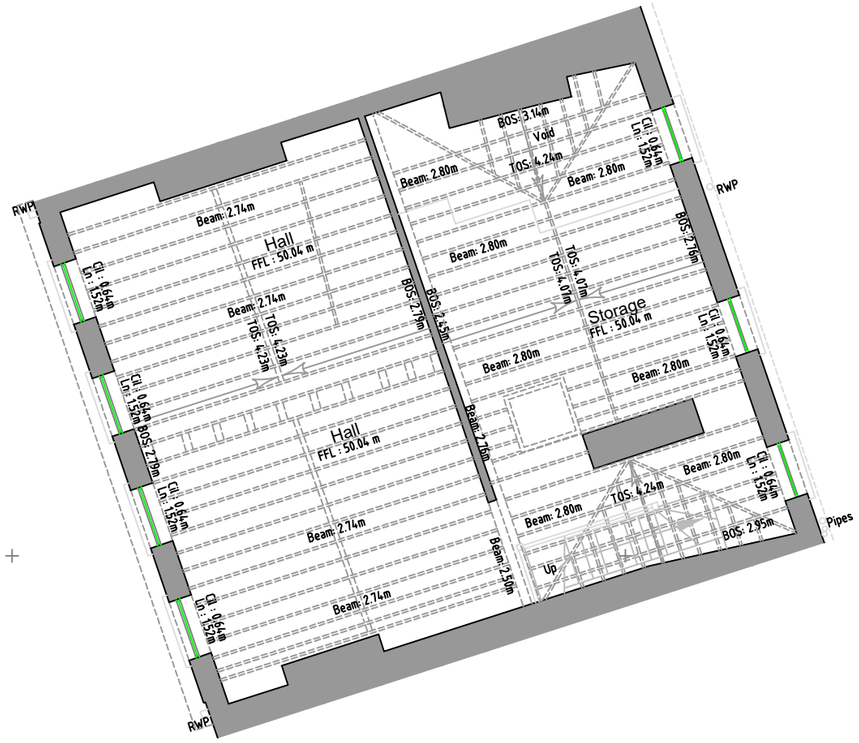
N 775570

N 775560

N 775550

E 615...



LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour		Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	E/O Pin E:1000.00 N:1000.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

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Client:	Survey Type:	Drawing No:	Project No.	Project Location:		
TA Group Ltd	Measured Building	SF Plan	KG25147	Main Street, Longford		
Horizontal Datum:	Level Datum:	Scale:	Surveyed By:	Survey Finish Date:	Drafted By:	Issue Date:
ITM IRENET95 / EPSG: 2157	OSGM15	1:100 A3	RE / LB	07/04/2025	CT	24/04/2025

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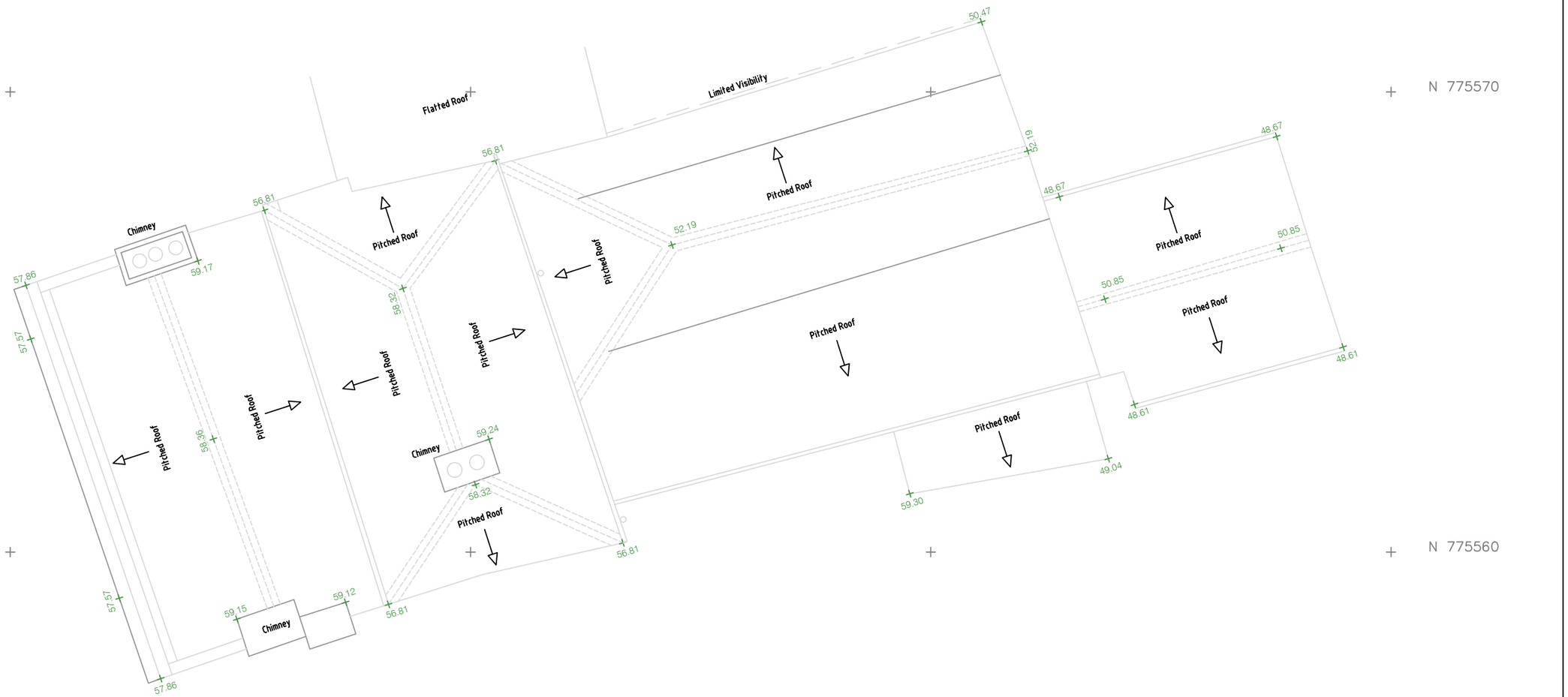
Modifications	Date	Rev.



LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour		Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	E/O PB: E:100.00 N:100.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Client: TA Group Ltd	Survey Type: Measured Building	Drawing No: Roof Plan	Project No. KG25147	Project Location: Main Street, Longford	
Horizontal Datum: ITM IRENET95 / EPSG: 2157	Level Datum: OSGM15	Scale: 1:100 A3	Surveyed By: RE / LB	Survey Finish Date: 07/04/2025	Drafted By: CT / Issue Date: 24/04/2025

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Elevation 6

Elevation 2

Elevation 1

Datum : 44.00m

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour		Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Client: Xxxxx	Survey Type: Xxxxx	Drawing No: Elev 1	Project No. KGXXXXX	Project Location: Xxxxx	
Horizontal Datum: ITM IRENET95 / EPSG: 2157	Level Datum: OSGM15	Scale: 1:100 A3	Surveyed By: XX	Survey Finish Date: xx/xx/2024	Drafted By: XX / Issue Date: xx/xx/2024

Survey Notes:

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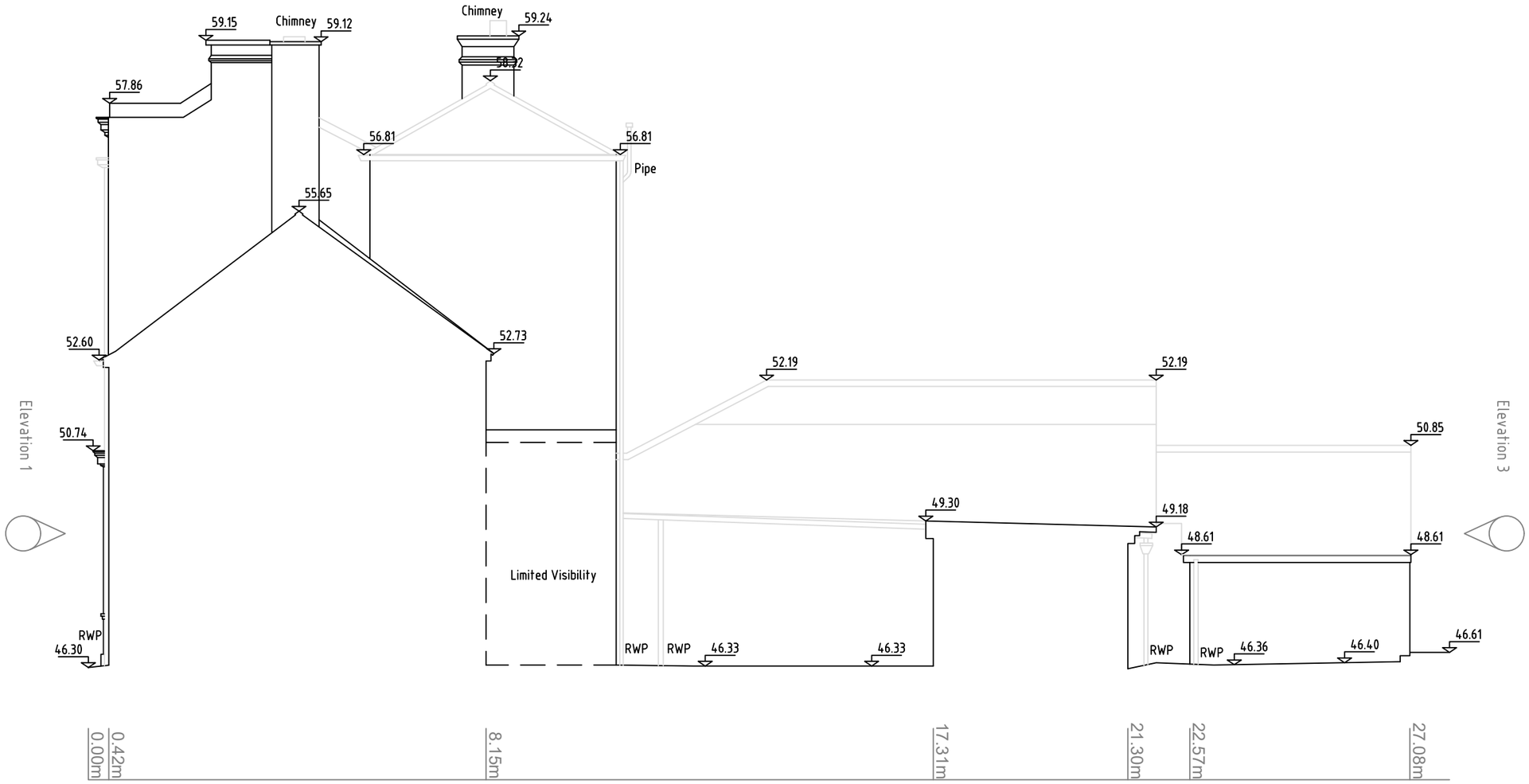

Elevation 2 Datum : 44.00m

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour		Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Client: TA Group Ltd	Survey Type: Measured Building	Drawing No: Elev 2		Project No. KG25147	Project Location: Main Street, Longford		
Horizontal Datum: ITM IRENET95 / EPSG: 2157	Level Datum: OSGM15	Scale: 1:100	A3	Surveyed By: RE / LB	Survey Finish Date: 07/04/2025	Drafted By: CT	Issue Date: 24/04/2025

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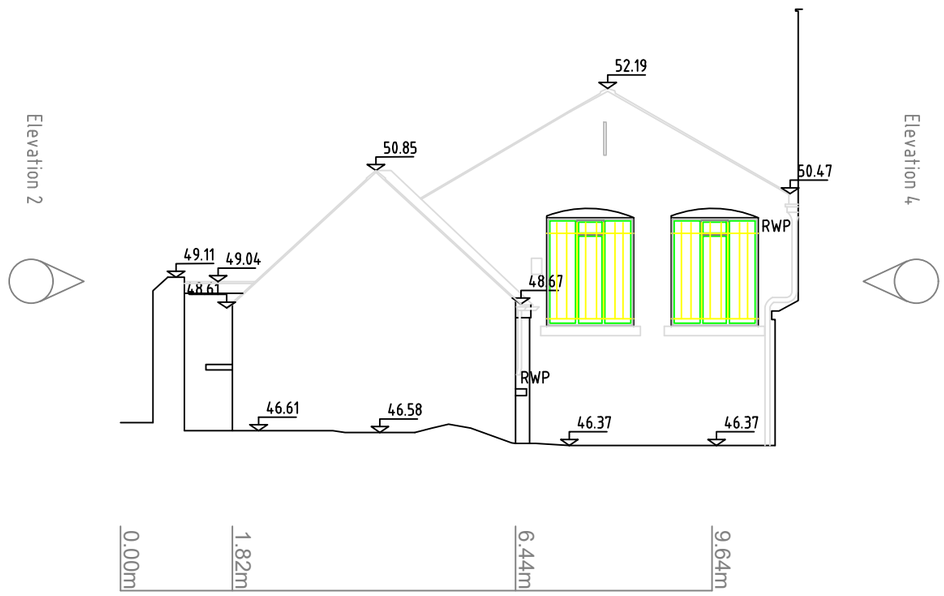
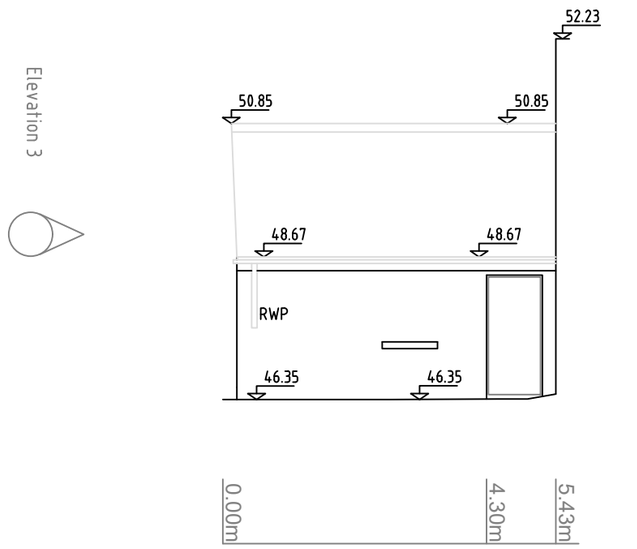


Elevation 3 Datum : 44.00m



Elevation 4 Datum : 44.00m

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour		Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	E 100.00 N 100.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

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Client:	Survey Type:	Drawing No:	Project No.	Project Location:		
TA Group Ltd	Measured Building	Elev 3-4	KG25147	Main Street, Longford		
Horizontal Datum:	Level Datum:	Scale:	Surveyed By:	Survey Finish Date:	Drafted By:	Issue Date:
ITM IRENET95 / EPSG: 2157	OSGM15	1:100 A3	RE / LB	07/04/2025	CT	24/04/2025

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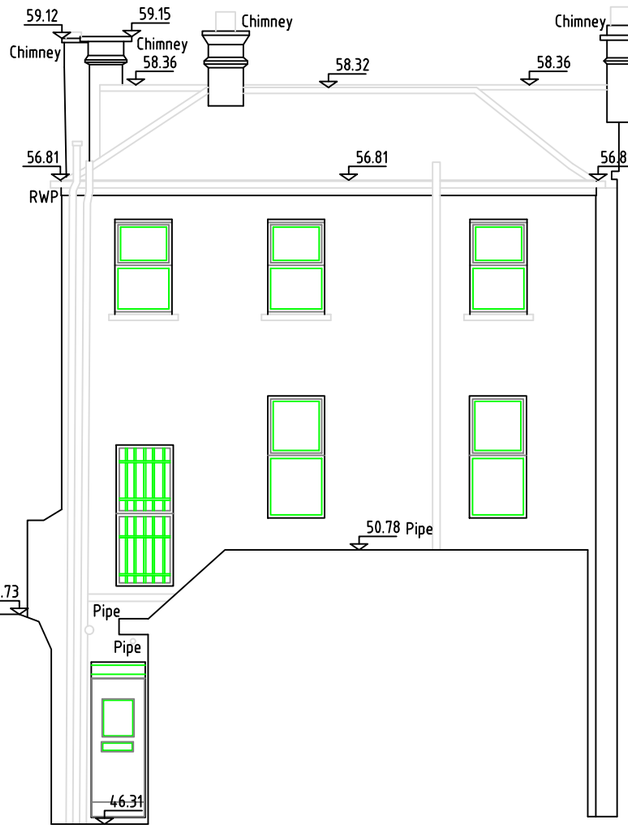
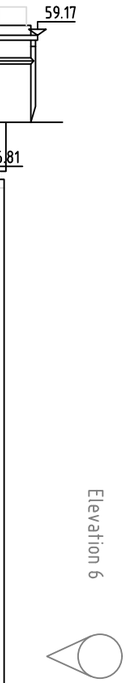
Modifications	Date	Rev.

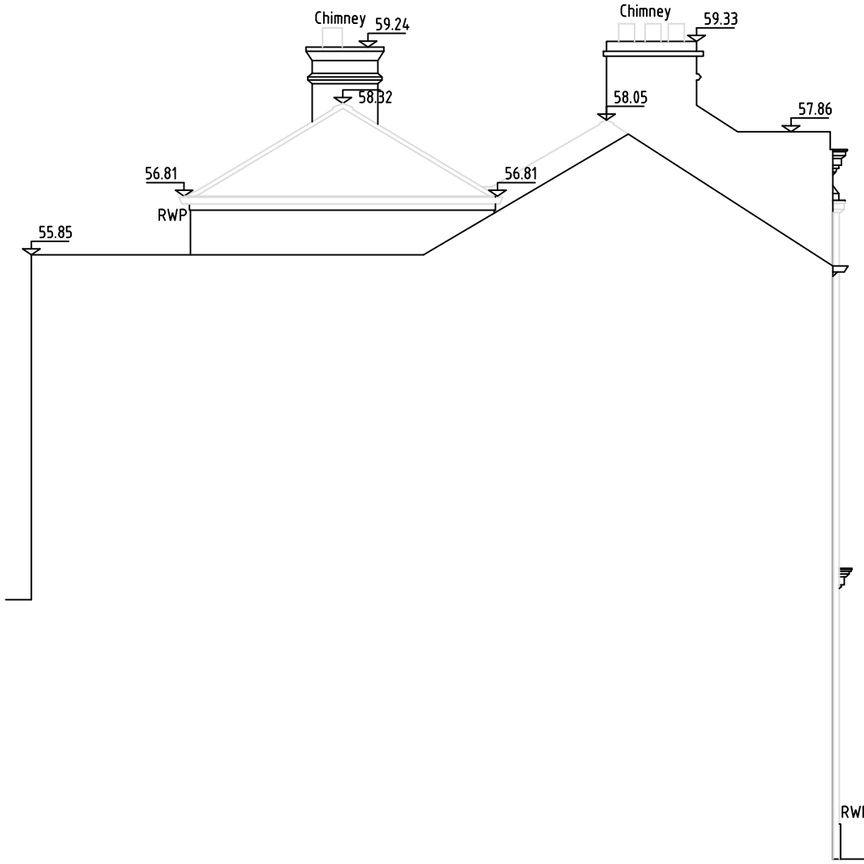


Elevation 2

Elevation 6



Elevation 5



Elevation 1

Elevation 5 Datum : 44.00m

Elevation 6 Datum : 44.00m

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour		Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	E/S PSL E:100.00 N:100.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Client:	Survey Type:	Drawing No:	Project No.	Project Location:		
TA Group Ltd	Measured Building	Elev 5-6	KG25147	Main Street, Longford		
Horizontal Datum:	Level Datum:	Scale:	Surveyed By:	Survey Finish Date:	Drafted By:	Issue Date:
ITM IRENET95 / EPSG: 2157	OSGM15	1:100 A3	RE / LB	07/04/2025	CT	24/04/2025

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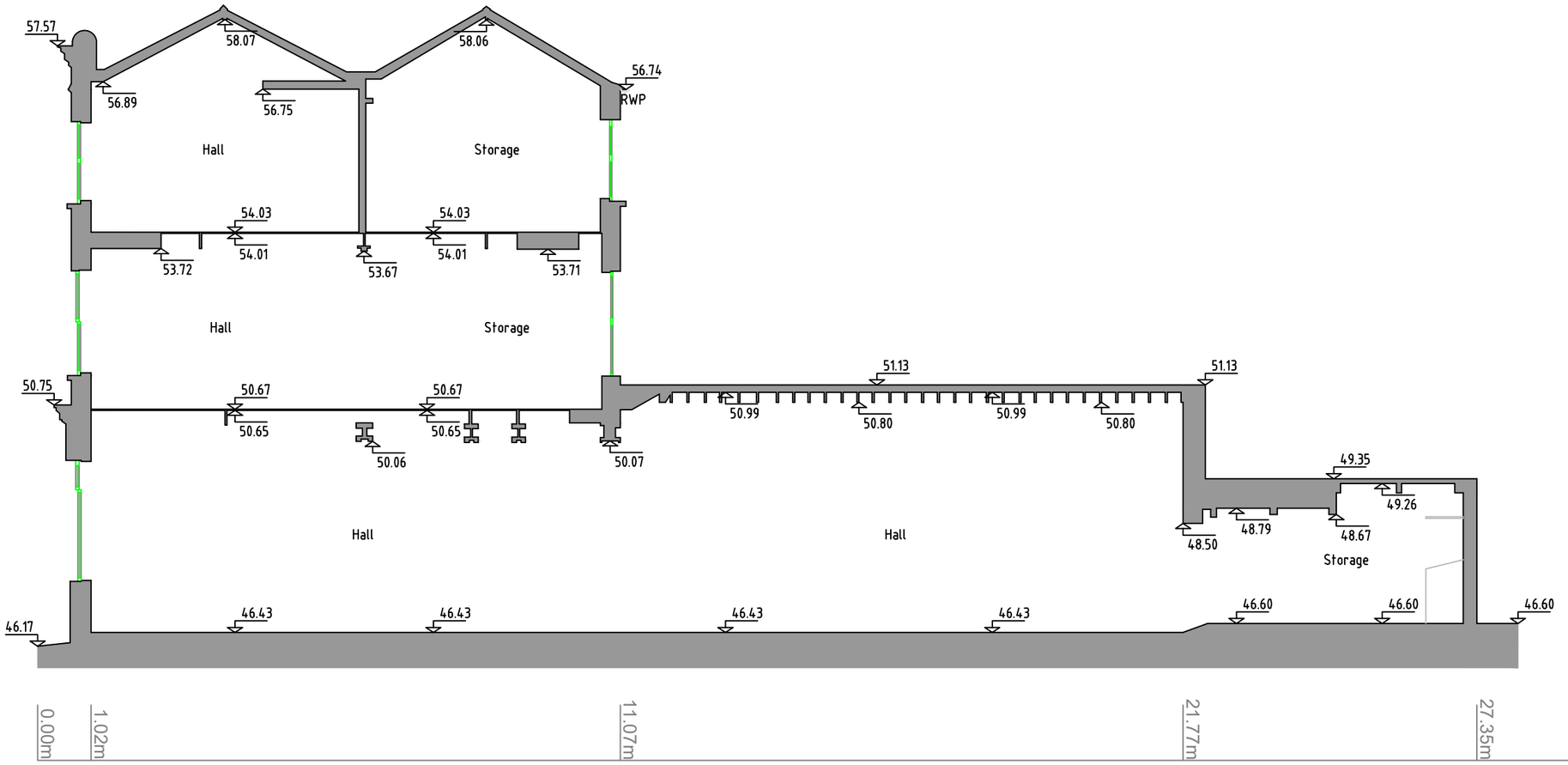

Section 1

Datum : 44.00m

LEGEND :

Survey Point		Manhole (General)		Survey Point Level	100.00
Contour		Storm Water		Roof / Wall Level	200.00
Fencing		Foul Water			
Gate		Access Junction		Digitised OSI data:	
Building / Structure		Sluice Valve		Folio Setout:	
Wall		Fire hydrant			
Road Edge		Water Meter		Setout Coordinate	
Kerbed Road		Telecom Pole			
Path / Track		ESB Pole		Window	
Banking / Drain		Lamp Post		Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Client: TA Group Ltd	Survey Type: Measured Building	Drawing No: Sec 1	Project No. KG25147	Project Location: Main Street, Longford		
Horizontal Datum: ITM IRENET95 / EPSG: 2157	Level Datum: OSGM15	Scale: 1:100 A3	Surveyed By: RE / LB	Survey Finish Date: 07/04/2025	Drafted By: CT	Issue Date: 24/04/2025

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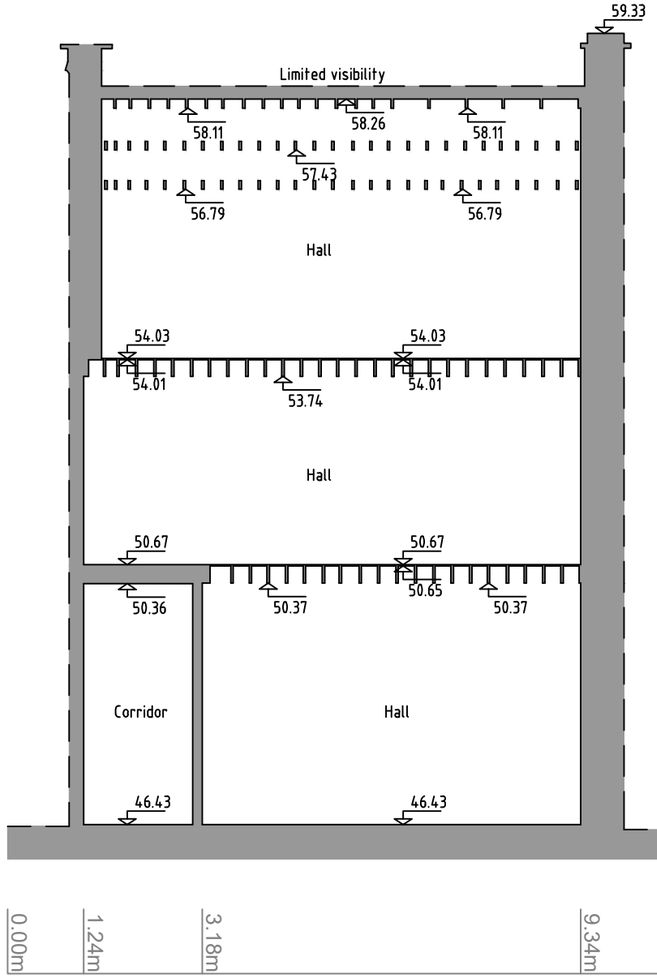


Section 2

Datum : 44.00m

LEGEND :

Survey Point		Manhole (General)	MH	Survey Point Level	100.00
Contour	100	Storm Water	SW	Roof / Wall Level	200.00
Fencing		Foul Water	FW		
Gate		Access Junction	AJ	Digitised OSI data:	
Building / Structure		Sluice Valve	SV	Folio Setout:	
Wall		Fire hydrant	FH		
Road Edge		Water Meter	WM	Setout Coordinate	E/O. PU E:100.00 N:100.00
Kerbed Road		Telecom Pole	TP		
Path / Track		ESB Pole	EP	Window	
Banking / Drain		Lamp Post	LP	Door	
Detail		Overhead ESB		Structural H Beam	
Overhead Detail		Overhead Telecom			
Vegetation					
Tree Trunk					
Tree Spread					

KGSS

Geo Spatial Solutions: Topographic Services | Engineering Surveying | Legal Mapping | Monitoring Solutions

Thomas Street, Castlebar, Co. Mayo, Ireland, F23 H978. Tel : +353 (0) 94 901 0103 - Email : info@kgss.ie - Web : www.kgss.ie

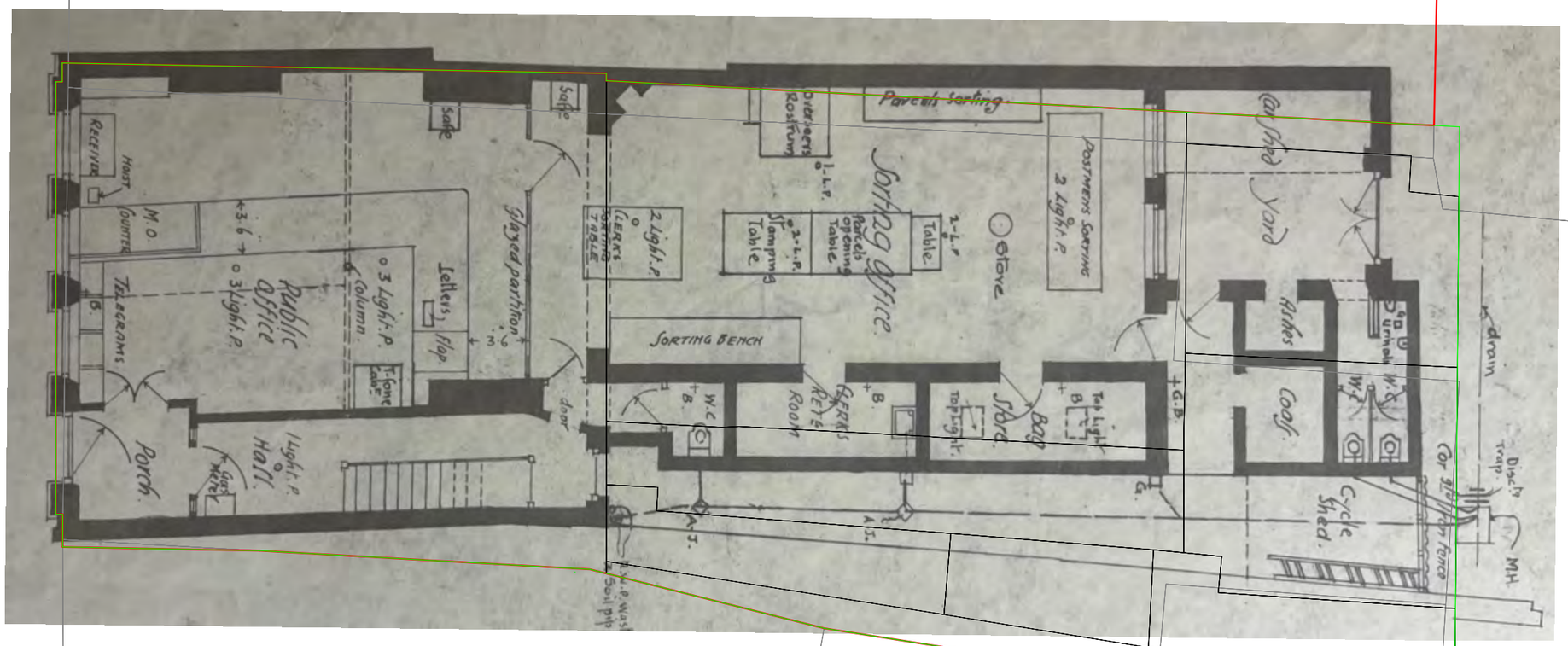
Client:	Survey Type:	Drawing No:	Project No.	Project Location:		
TA Group Ltd	Measured Building	Sec 2	KG25147	Main Street, Longford		
Horizontal Datum:	**Level Datum:**	**Scale:**	**Surveyed By:**	**Survey Finish Date:**	**Drafted By:**	**Issue Date:**
ITM IRENET95 / EPSG: 2157	OSGM15	1:100 A3	RE / LB	07/04/2025	CT	24/04/2025

Survey Notes:

- This survey was drafted from point cloud derived by using a Laser Scanner. Reattachment to ITM and OSGM15 datum was undertaken using GPS.
- Only visible detail was recorded.
- Please report any found anomalies to the KGSS office for rectification.

Modifications	Date	Rev.

42



N

S1_00_1894_HISTORIC GROUND FLOOR PLAN

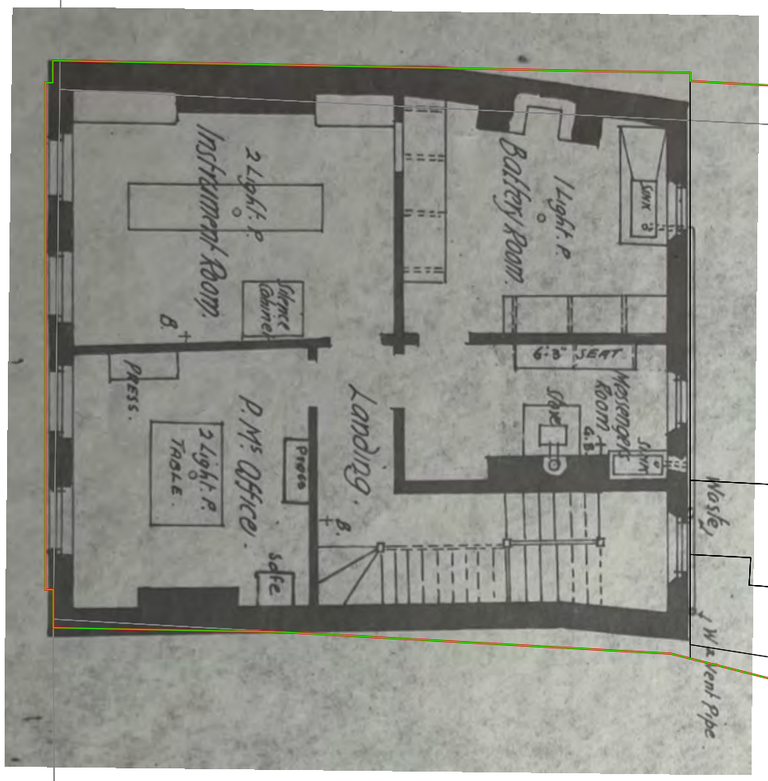
1 : 100

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)

42



PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

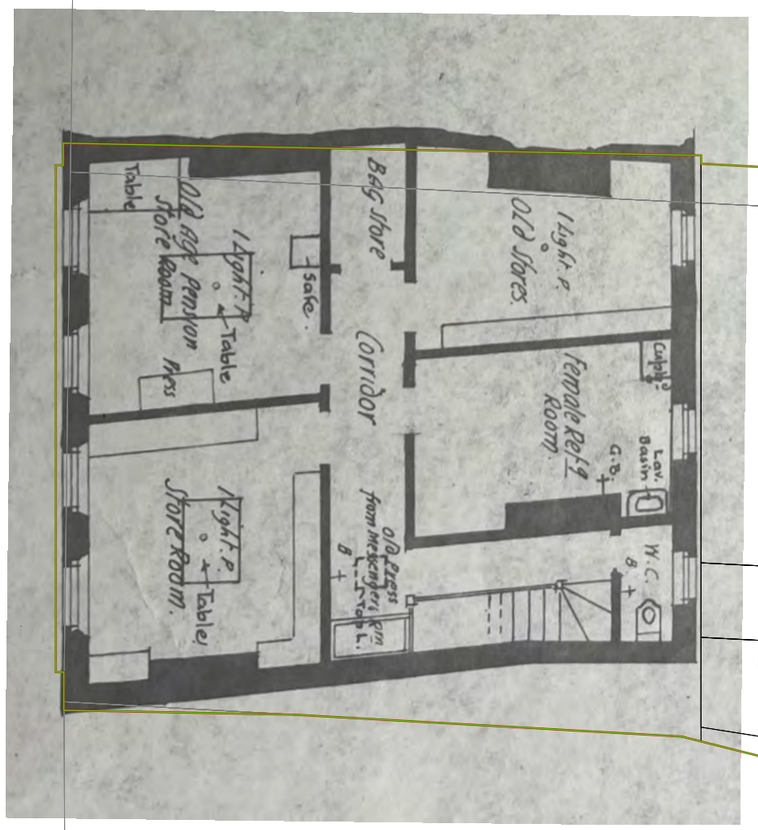
FOLIO AREA (MAIN WORKS AREA)

N

S1_01_1894_HISTORIC_1ST FLOOR PLAN

1 : 100

42



N

S1_02_1894_HISTORIC 2ND FLOOR PLAN

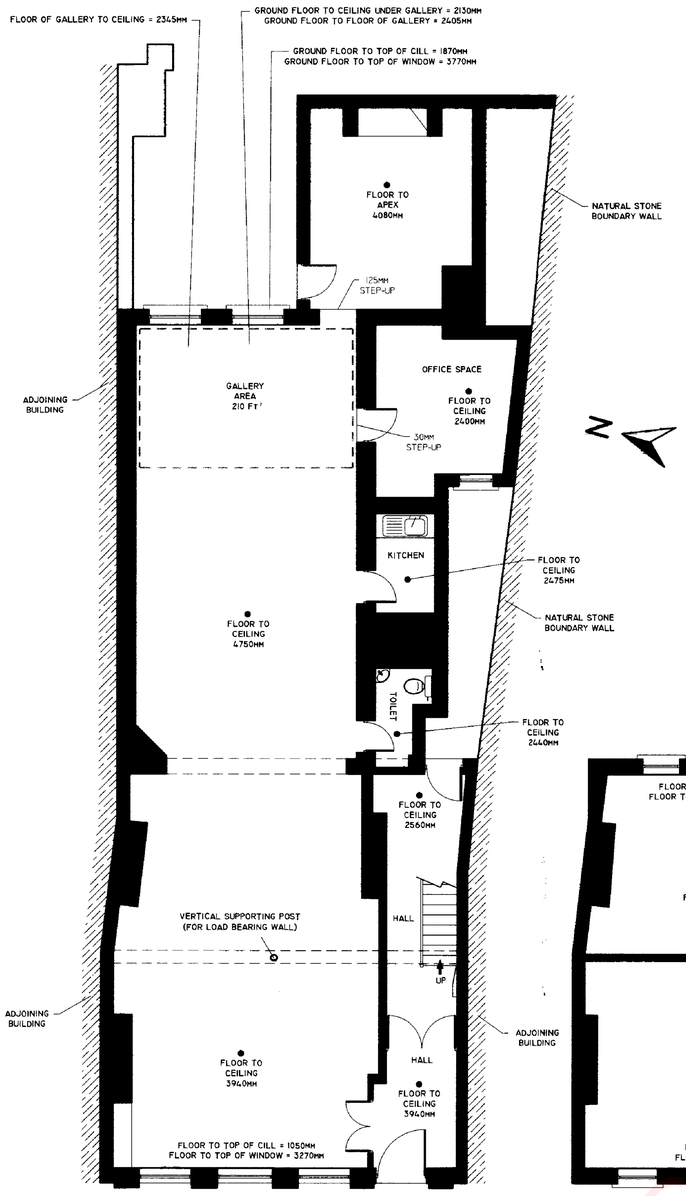
1 : 100

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

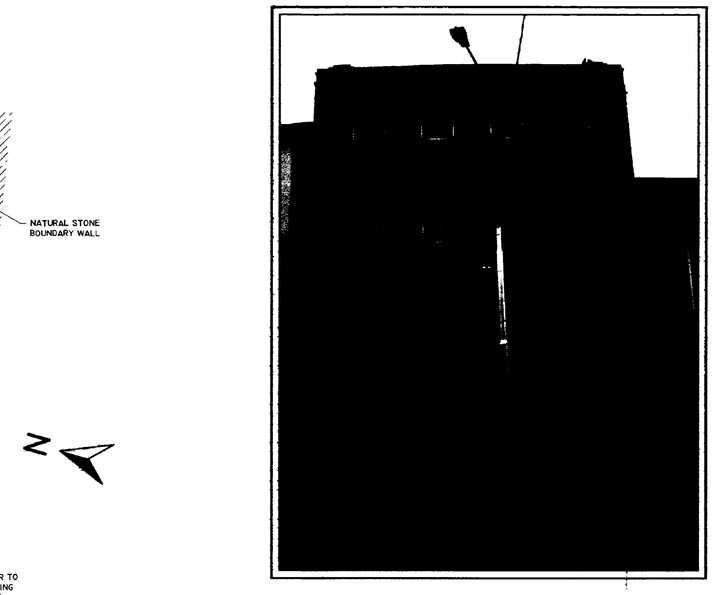
FOLIO AREA (MAIN WORKS AREA)

PLANNING PURPOSES ONLY



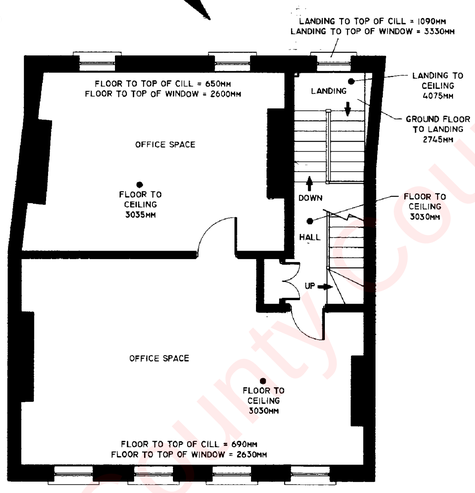
GROUND FLOOR PLAN

AREA OF GROUND FLOOR = 188.22M²



FRONT ELEVATION

(NOT TO SCALE)

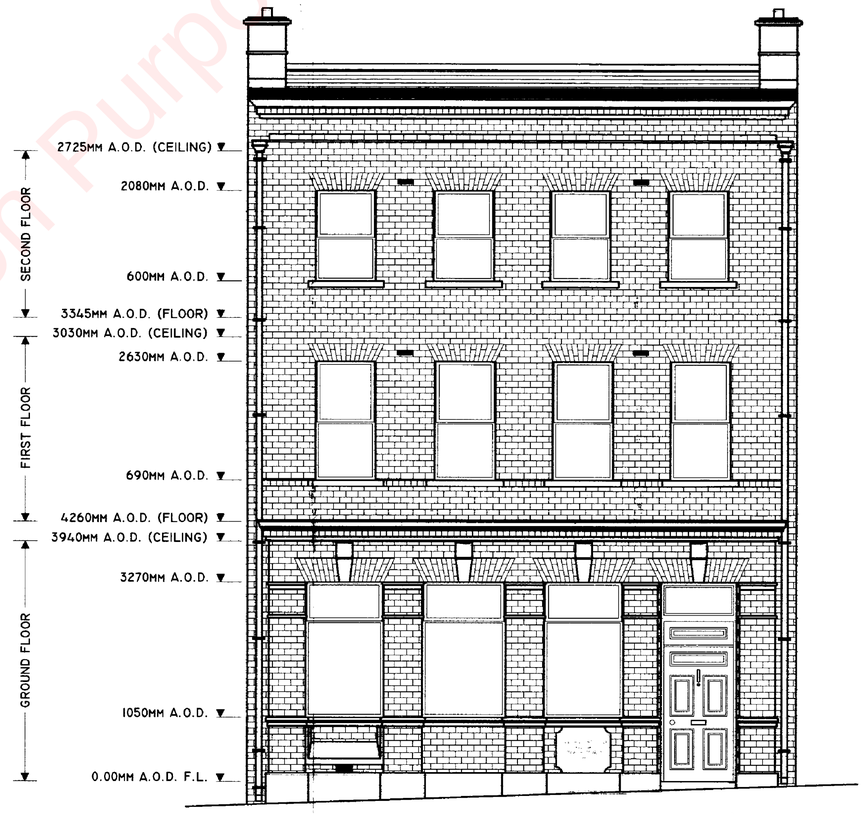


FIRST FLOOR PLAN

AREA OF FIRST FLOOR = 80.54M²

SECOND FLOOR PLAN

AREA OF SECOND FLOOR = 80.54M²



FRONT ELEVATION

SCALE 1:50

EXISTING LAYOUT

Job No.	SK– No.	Drg. No.	Rev.	Drawn By :	Date :	Scale :
040514		02		P.D.	2/12/04	1:50 / 1:75

Drawing Title :

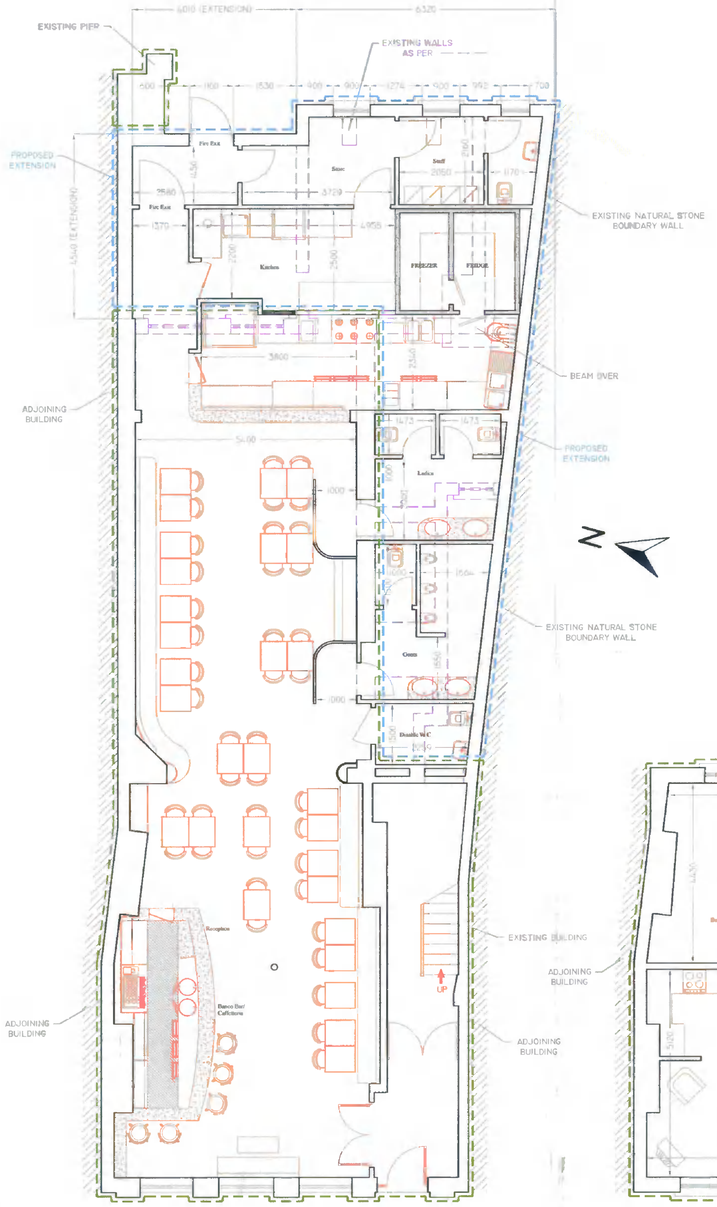
EXISTING FRONT ELEVATION & FLOOR PLANS

Job Title :

OLD POST OFFICE, 43 MAIN STREET LONGFORD, FOR THE TRUSTEES OF MIDLAND DESIGN SERVICES LTD. PENSION FUND.

Rev.	Description	Date	By

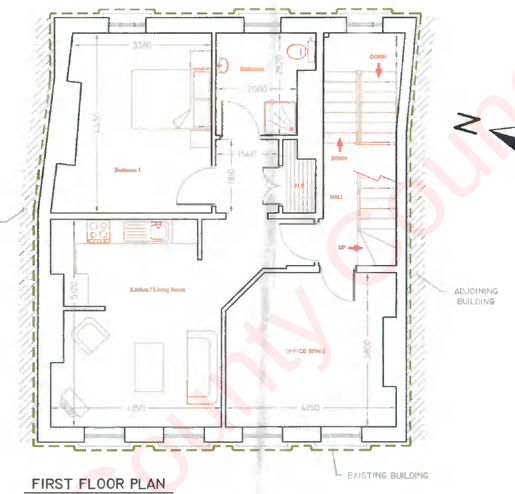
Midland Design Services
No. 2 Church St.,
Longford,
Co. Longford.
Tel : (043) 45444
Fax : (043) 47000
E–mail : midlanddesign@eircom.net
M. D. S.



GROUND FLOOR PLAN

AREA OF GROUND FLOOR = 224.93M²

(INCLUDING EXTENSION)



FIRST FLOOR PLAN

AREA OF FIRST FLOOR = 80.54M²

SECOND FLOOR PLAN

AREA OF SECOND FLOOR = 80.54M²

FRONT ELEVATION

REAR ELEVATION

EXTERNAL FINISHES TO BE CONSERVED / RESTORED
IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENT
AND LOCAL GOVERNMENT "CONSERVATION GUIDELINES" 1996.

For Planning Purposes Only. All Levels And Dimensions To Be Checked On Site Prior To Work Commencing.

Do not use Planned Dimensions for Construction Purposes Only

Consulting Engineers Longford Town Council 24 DEC 2004 04d128

APPLICATION VALID 24 DEC 2004

General Notes

1. All habitable rooms to be fitted with trickle vents. 1.75m min above F.F.L.
2. All plumbing & electrical details to be agreed between client and contractor.
3. 2 No. mains operated smoke alarm system to BS 5839 Part 6 Type LD3 or better to be fitted
4. All works must conform to building regulations 1997 – 2002
5. Chimney breast and flue entry to chimney, to be positioned to solid fuel manufacturer recommendations

All Windows In Habitable Rooms To Have An Unobstructed Opening Size 850m High x 500m Wide

All Glazing Within 800mm Above Floor Level To Be Certified Toughened Safety Glass

All works to be complete & carried out in accordance with current building regulations

Fit 2 no air vents to all rooms with fireplaces, One to all other habitable rooms.

Fit at least 2 no. smoke alarms

PLANNING PURPOSES ONLY

EXISTING BUILDING AS PER -------

PROPOSED EXTENSION AS PER -------

PROPOSED EXTENSION AND REFURBISHMENT

Job No.	SK– No.	Drg. No.	Rev.	Drawn By :	Date :	Scale :
040514		03		P.D.	2/12/04	1:75

Drawing Title :

PROPOSED ELEVATIONS & FLOOR PLANS

Job Title :

OLD POST OFFICE, 43 MAIN STREET LONGFORD, FOR THE TRUSTEES OF MIDLAND DESIGN SERVICES LTD. PENSION FUND.

Rev.	Description	Date	By

Midland Design Services

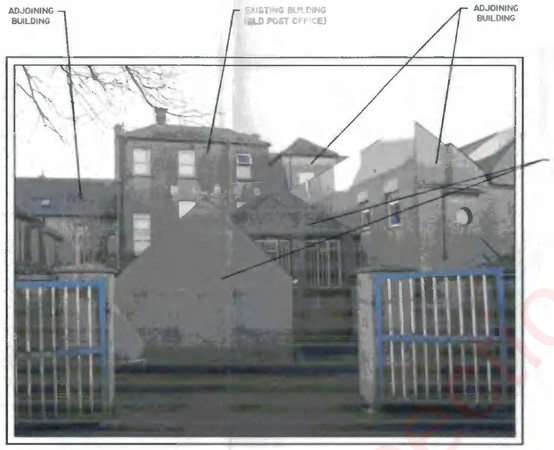
No. 2 Church St.,
Longford,
Co. Longford.

Tel : (043) 45444
Fax : (043) 47000
E–mail : midlanddesign@eircom.net

M. D. S.

PLANNING PURPOSES ONLY

EXTERNAL FINISHES TO BE CONSERVED / RESTORED
IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENT
AND LOCAL GOVERNMENT "CONSERVATION GUIDELINES" 1996.



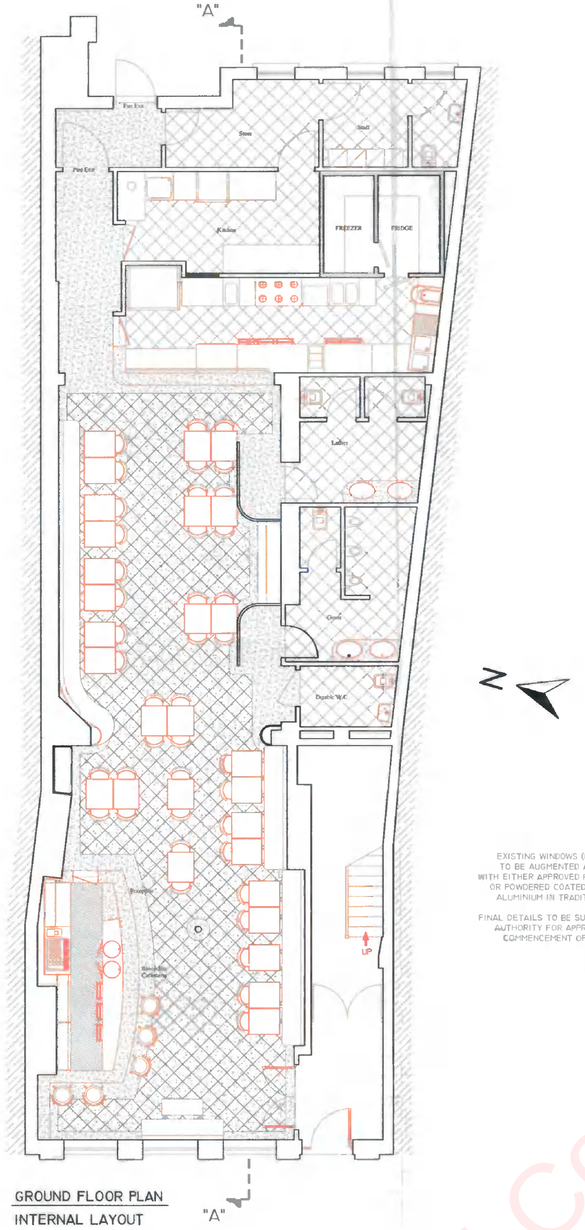
REAR ELEVATION

(NOT TO SCALE)

FRONT ELEVATION

SHOWING ADJOINING BUILDINGS

(NOT TO SCALE)

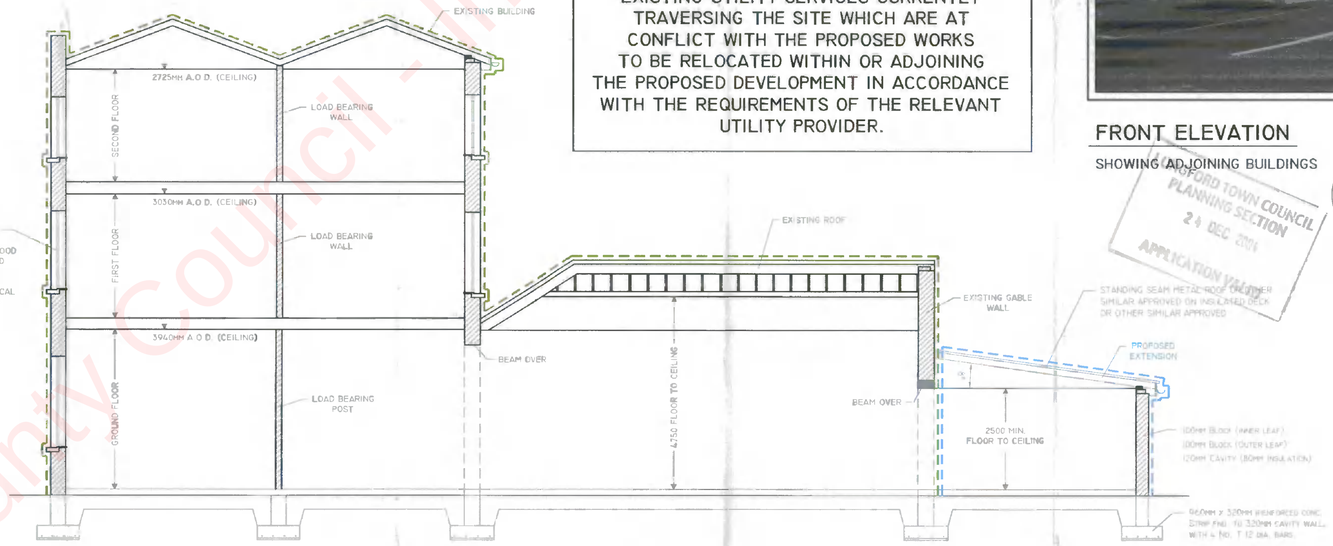


GROUND FLOOR PLAN
INTERNAL LAYOUT

N

EXISTING WINDOWS (NON ORIGINAL) TO BE AUGMENTED AS NECESSARY WITH EITHER APPROVED PAINTED HARDWOOD OR POWDERED COATED PAINT FINISHED ALUMINIUM IN TRADITIONAL DESIGN.

FINAL DETAILS TO BE SUBMITTED TO LOCAL AUTHORITY FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORKS.



SECTION "A-A"

EXISTING UTILITY SERVICES CURRENTLY TRAVERSING THE SITE WHICH ARE AT CONFLICT WITH THE PROPOSED WORKS TO BE RELOCATED WITHIN OR ADJOINING THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT UTILITY PROVIDER.

EXISTING BUILDING AS PER --------
PROPOSED EXTENSION AS PER --------

PROPOSED EXTENSION AND REFURBISHMENT

Job No.	SK– No.	Drg. No.	Rev.	Drawn By :	Date :	Scale :
040514		04		P.D.	2/12/04	1:75

Drawing Title :

PROPOSED INTERNAL LAYOUT
& SECTION

Job Title :

OLD POST OFFICE, 43 MAIN STREET LONGFORD,
FOR THE TRUSTEES OF MIDLAND
DESIGN SERVICES LTD. PENSION FUND.

Rev.	Description	Date	By

Midland Design Services
No. 2 Church St.,
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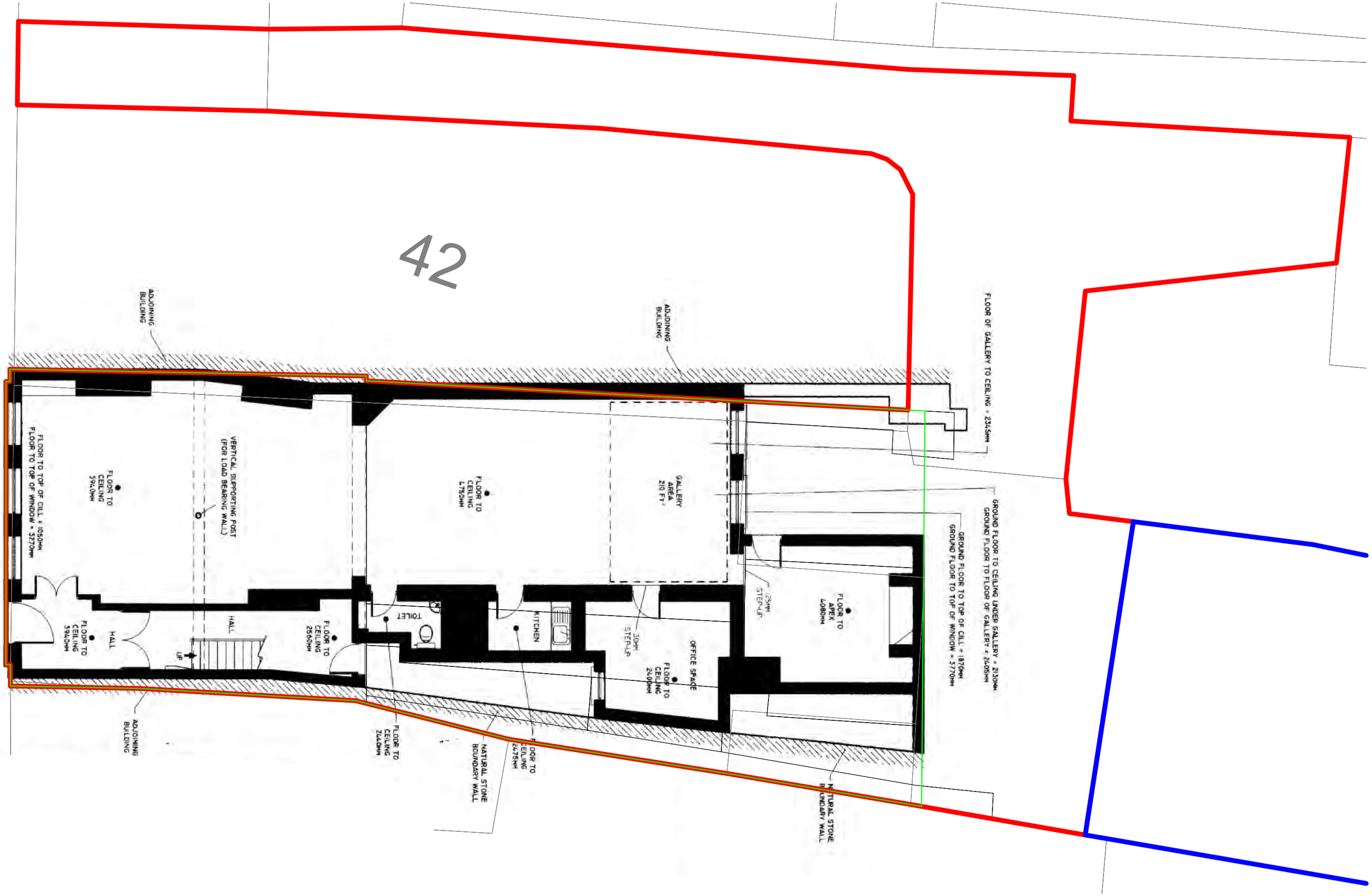
Tel : (043) 45444
Fax : (043) 47000
E-mail : midlanddesign@eircom.net
M. D. S.

42



N

S1_00_2004_PLANNING SURVEY GROUND FLOOR PLAN

1 : 100

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)

42

Limited Visibility

50.47

52.19

Pitched Roof

52.19

48.67

48.67

Pitched Roof

Pitched Roof

50.85

50.85

Pitched Roof

Pitched Roof

48.61

48.61

59.30

49.04

OFFICE SPACE

FLOOR TO TOP OF CILL = 690MM
FLOOR TO TOP OF WINDOW = 2630MM

FLOOR TO CEILING 3030MM

OFFICE SPACE

FLOOR TO CEILING 3035MM

FLOOR TO TOP OF CILL = 650MM
FLOOR TO TOP OF WINDOW = 2600MM

LIFT

HALL

DOWN

LANDING

LANDING TO TOP OF CILL
LANDING TO TOP OF WINDOW = 3330MM

FLOOR TO CEILING 3030MM

GROUND FLOOR TO LANDING 2745MM

LANDING TO CEILING 4075MM

N

S1_01_2004_PLANNING SURVEY 1ST FLOOR PLAN

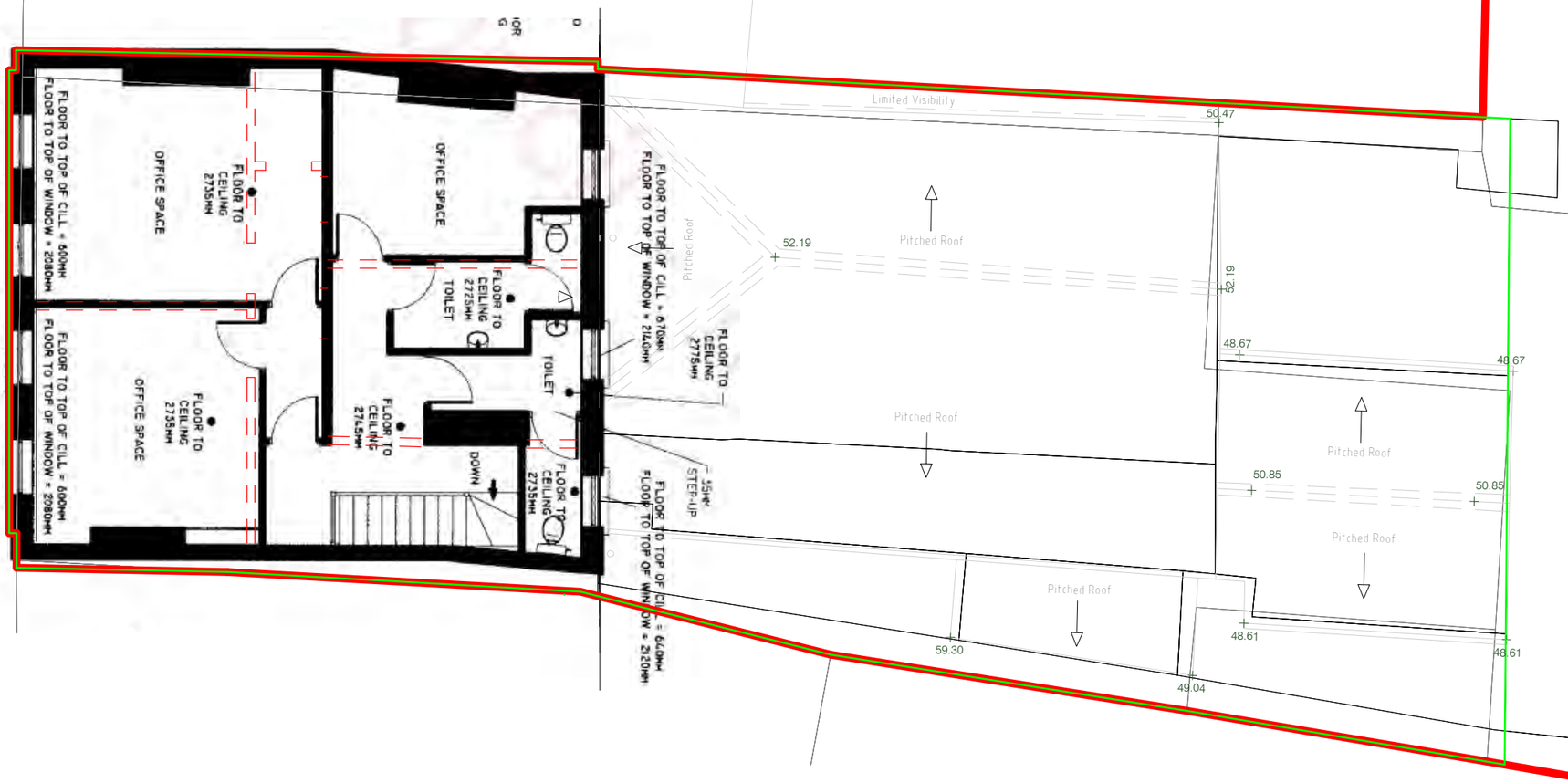
1 : 100

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)

42



N

S1_02_2004_PLANNING SURVEY 2ND FLOOR PLAN

1 : 100

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)

42

OPEN PLAN ROOM

OPEN PLAN ROOM

YARD

RIGHT OF WAY

ENTRANCE LOBBY

STAIRWELL

WC

KITCHEN

STORE

OLD KITCHEN

YARD

N

S1_00_EXISTING GROUND FLOOR PLAN

1 : 100

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)

42

ROOM 02

ROOM 01

STAIRWELL

50.47

52.19

52.19

48.67

48.67

50.85

50.85

48.61

48.61

59.30

49.04

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)

N

S1_01_EXISTING_1ST FLOOR PLAN

1 : 100

42

ROOM 02

ROOM 01

STAIRWELL

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

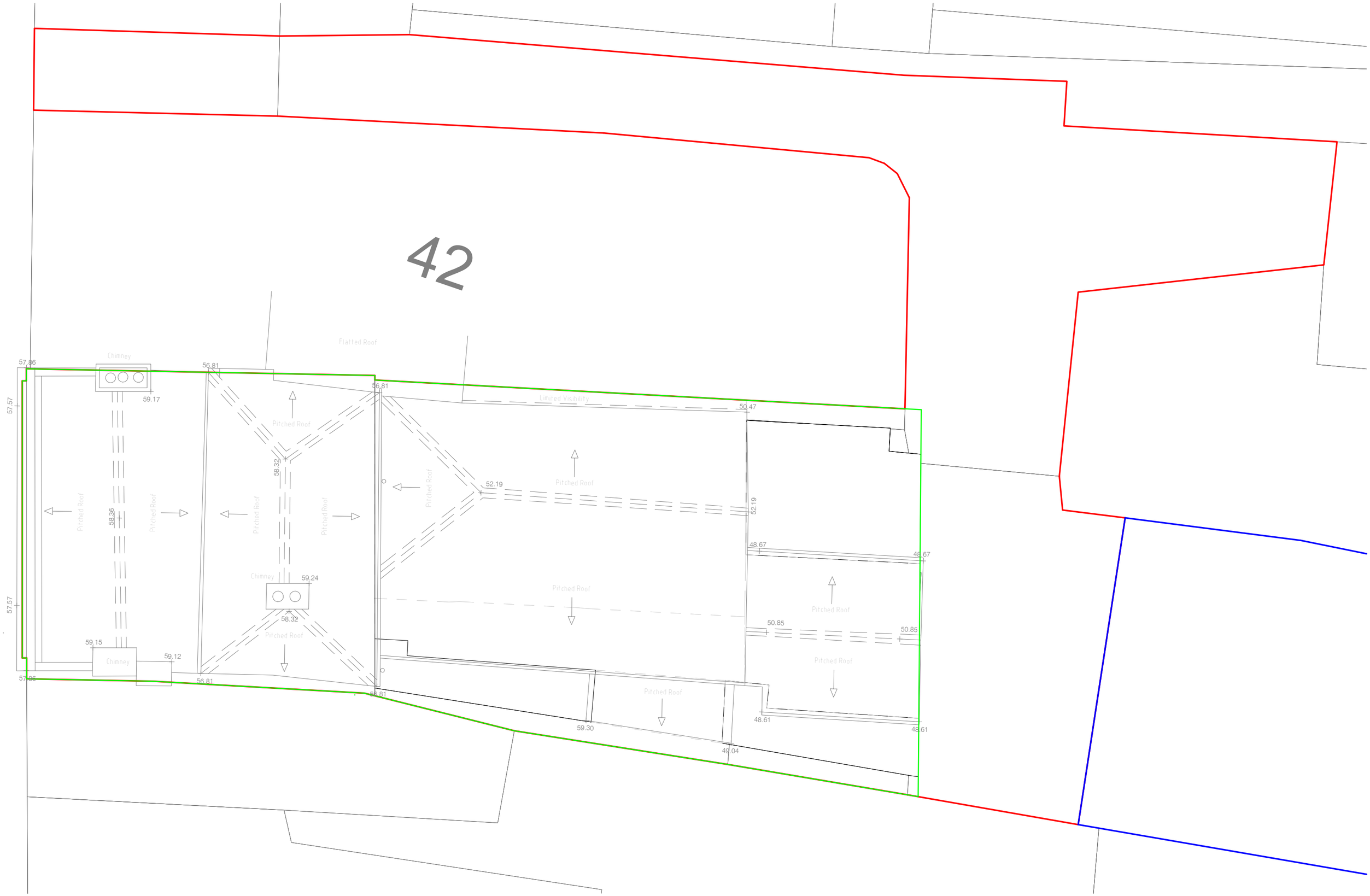
OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)

N

S1_02_EXISTING_02_2ND FLOOR PLAN

1 : 100



N

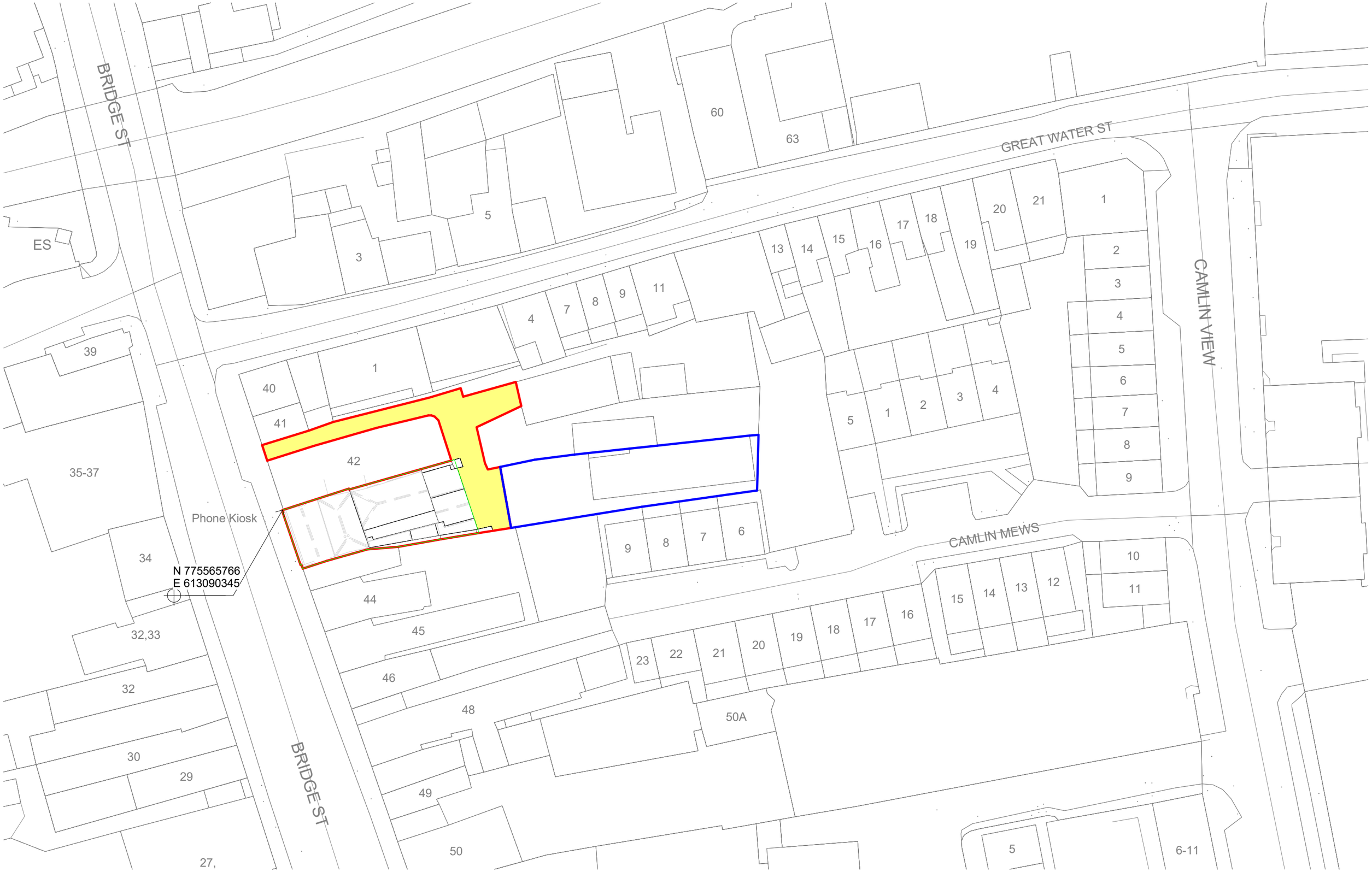
S1_03_EXISTING_ROOF PLAN

1 : 100

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)



N

S1_EXISTING_SITE PLAN

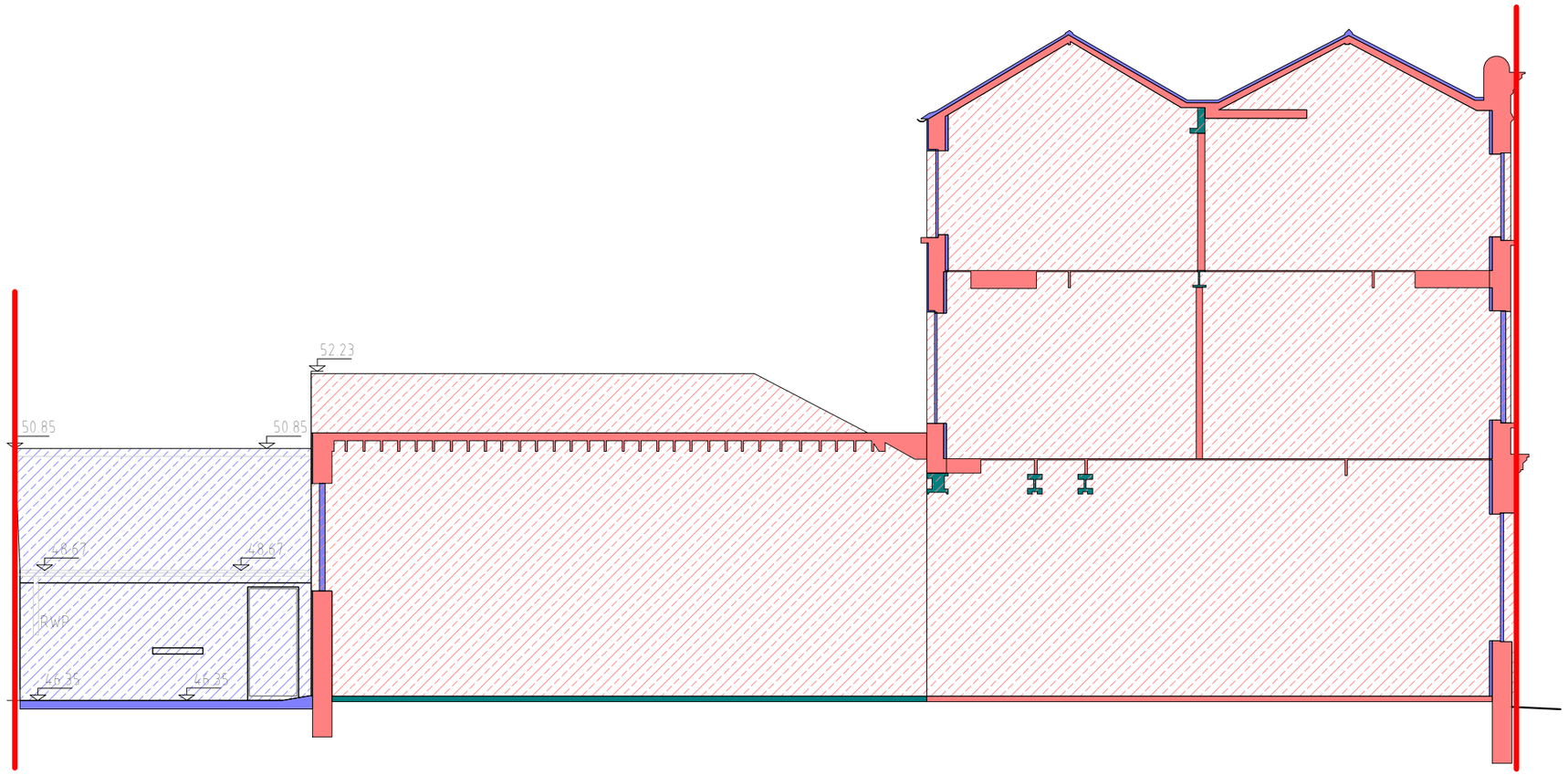
1 : 500

PROJECT SCOPE OF WORKS AREA (427M2 INCL WAYLEAVE AREA)

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)

RIGHT OF WAY/ WAYLEAVE (APPROX)



S1_CHRONOLOGY_LONG SECTION NORTH FACING

1 : 100

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

CIRCA 1980/1990S -ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE MODERN CEMENTITIOUS SMOOTH RENDER FINISHES. PITCHED ROOFS HAVE MODERN FIBRE CEMENT SLATE FINISH.

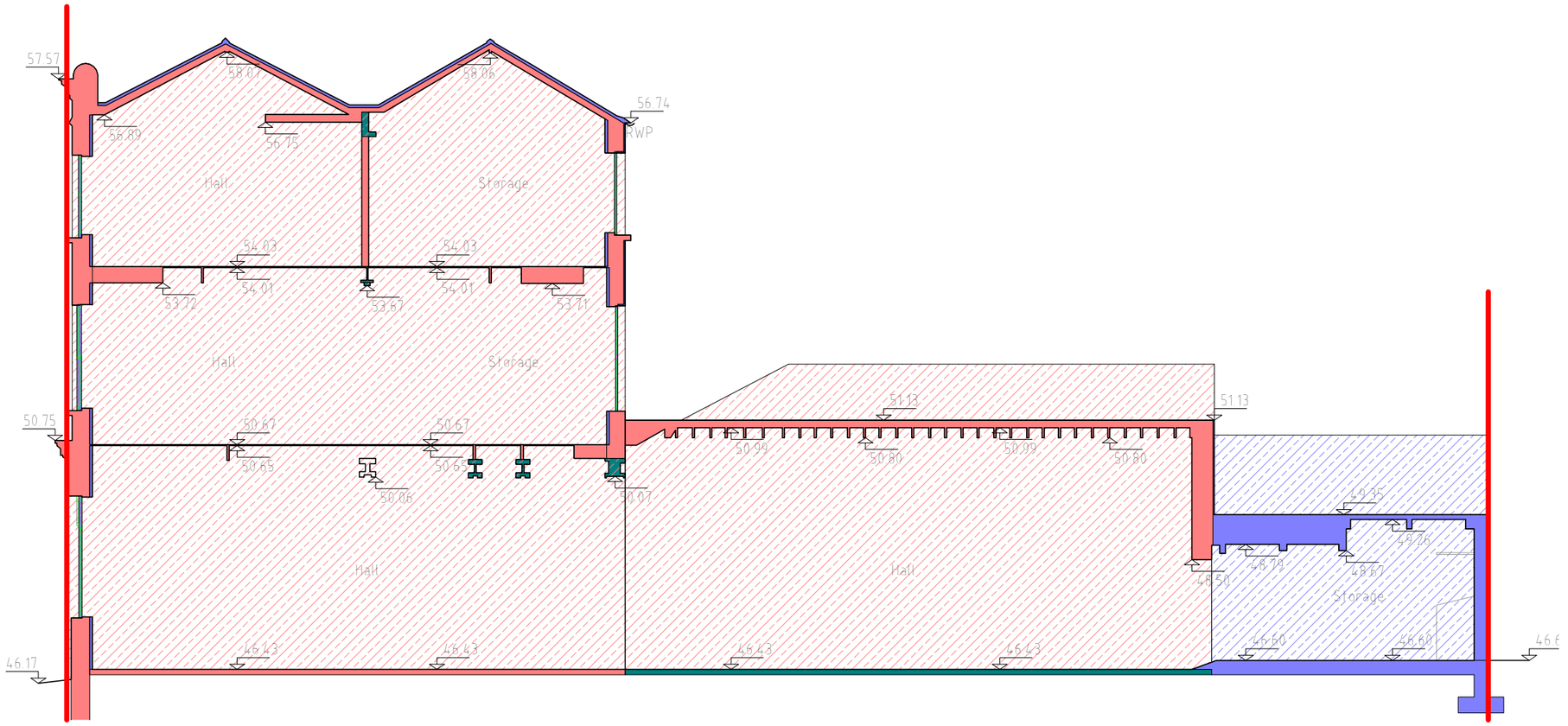
CIRCA 1994 -SIGNIFICANT- ELEMENT IN BACKGROUND. COMMEMORATIVE PLAQUE TO BE PROTECTED.

CIRCA 1894- ELEMENTS IN SECTION.

CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA



S1_CHRONOLOGY_LONG SECTION SOUTH FACING

1 : 100

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

CIRCA 1980/1990S -ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE MODERN CEMENTITIOUS SMOOTH RENDER FINISHES. PITCHED ROOFS HAVE MODERN FIBRE CEMENT SLATE FINISH.

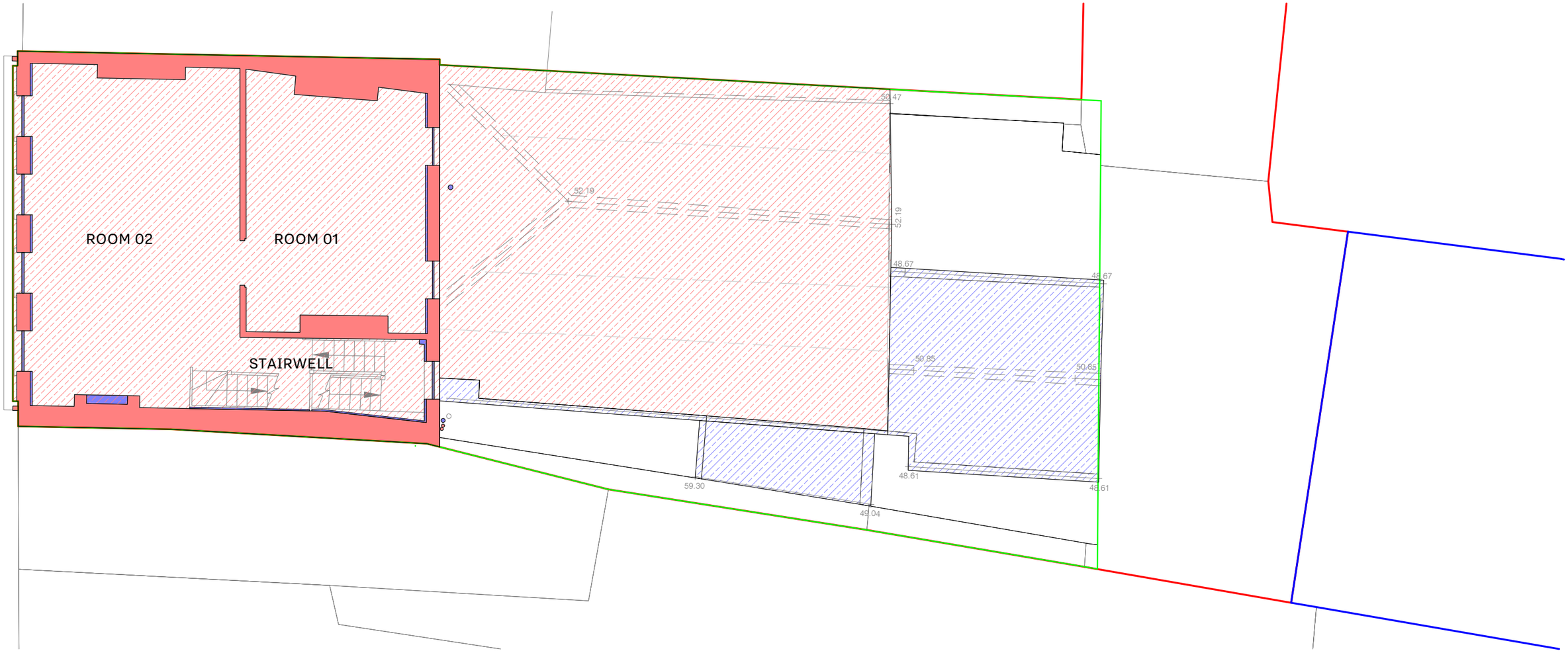
CIRCA 1994 -SIGNIFICANT- ELEMENT IN BACKGROUND. COMMEMORATIVE PLAQUE TO BE PROTECTED.

CIRCA 1894- ELEMENTS IN SECTION.

CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA



S1_01_CHRONOLOGY_1ST FLOOR PLAN

1 : 100

N

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

CIRCA 1980/1990S -ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE MODERN CEMENTITIOUS SMOOTH RENDER FINISHES. PITCHED ROOFS HAVE MODERN FIBRE CEMENT SLATE FINISH.

CIRCA 1994 -SIGNIFICANT- ELEMENT IN BACKGROUND. COMMEMORATIVE PLAQUE TO BE PROTECTED.

CIRCA 1894- ELEMENTS IN SECTION.

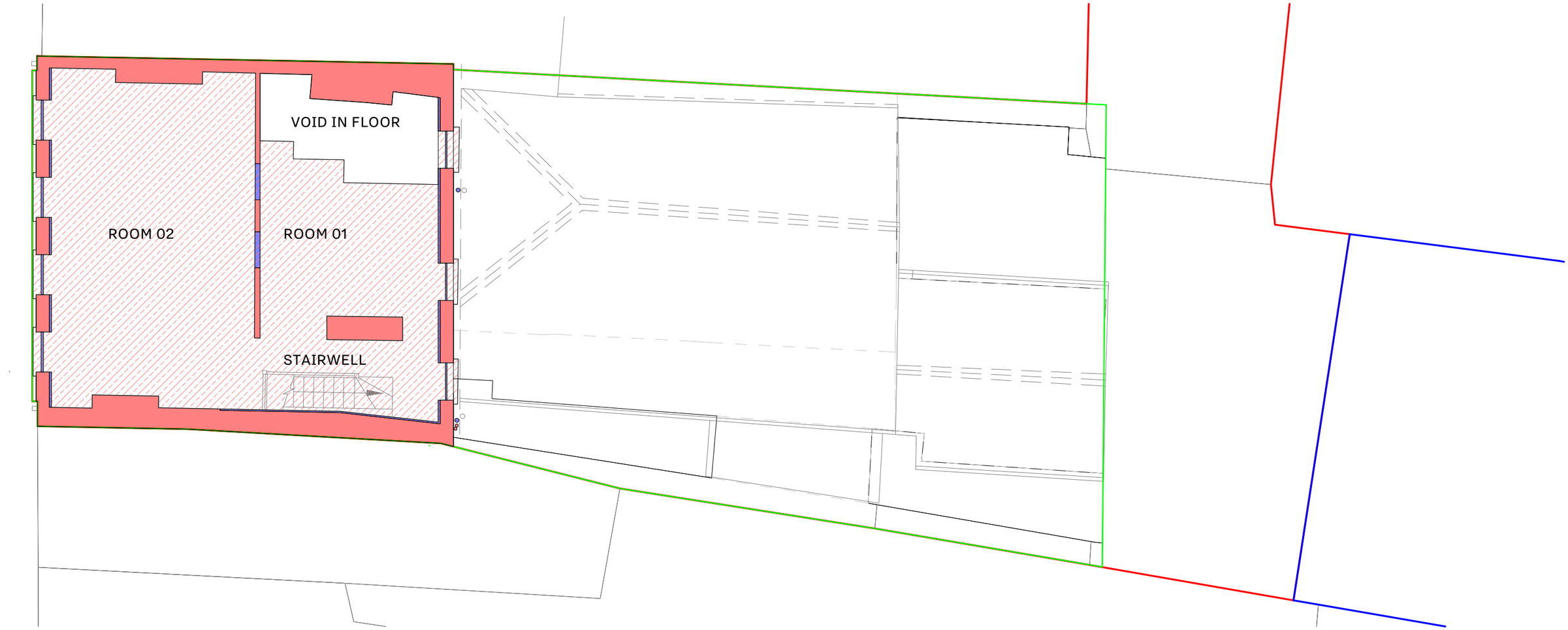
CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)



S1_02_CHRONOLOGY_02_2ND FLOOR PLAN

1 : 100

N

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

CIRCA 1980/1990S -ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE MODERN CEMENTITIOUS SMOOTH RENDER FINISHES. PITCHED ROOFS HAVE MODERN FIBRE CEMENT SLATE FINISH.

CIRCA 1994 -SIGNIFICANT- ELEMENT IN BACKGROUND. COMMEMORATIVE PLAQUE TO BE PROTECTED.

CIRCA 1894- ELEMENTS IN SECTION.

CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA

OWNERSHIP OF ADJACENT LANDS BY LCC

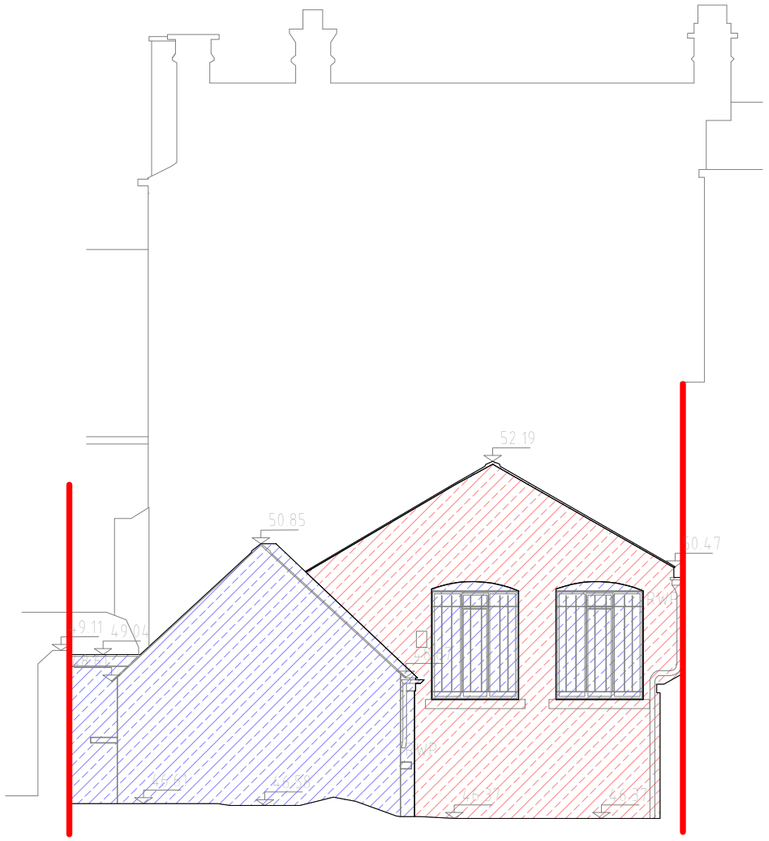
FOLIO AREA (MAIN WORKS AREA)

S1_CHRONOLOGY_FRONT_FACADE

1 : 100

S1_CHRONOLOGY_REAR 3 STOREY FACADE

1 : 100



S1 _CHRONOLOGY_REAR_YARD_FACADE

1 : 100

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

CIRCA 1980/1990S -ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE MODERN CEMENTITIOUS SMOOTH RENDER FINISHES. PITCHED ROOFS HAVE MODERN FIBRE CEMENT SLATE FINISH.

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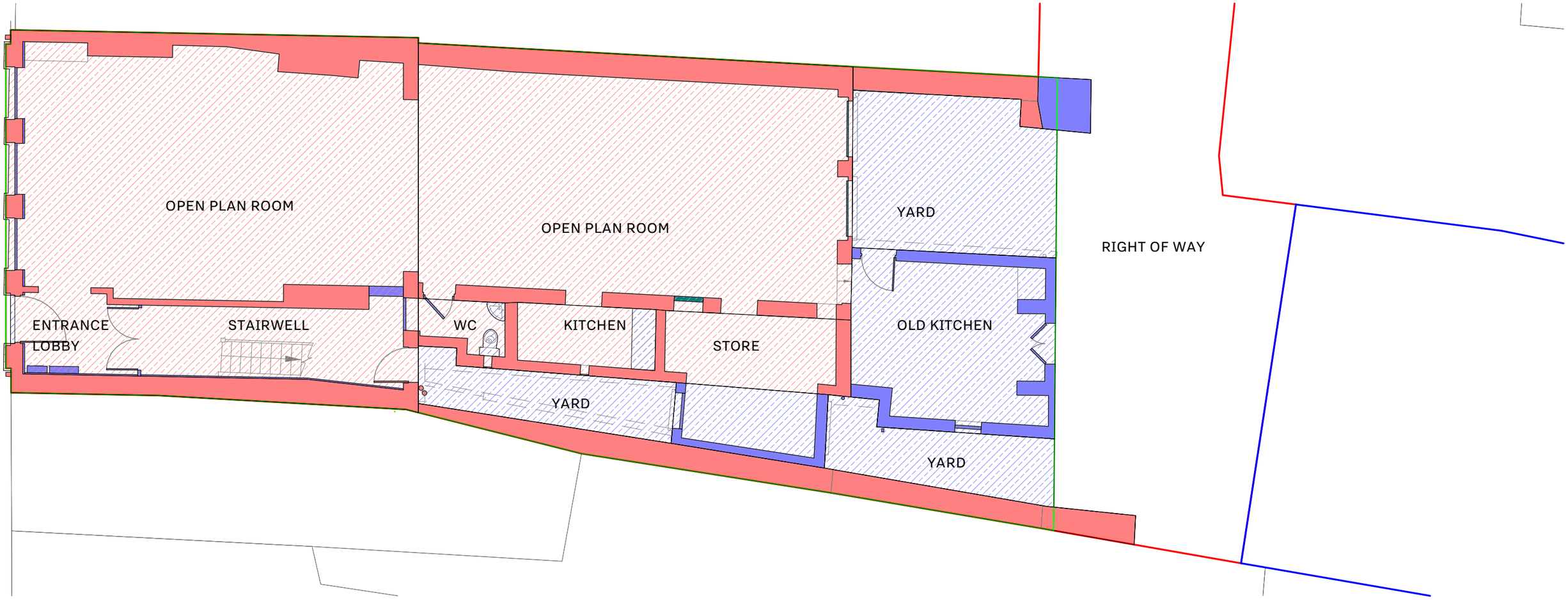
CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA



S1_00_CHRONOLOGY_ GROUND FLOOR PLAN

1 : 100

N

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

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CIRCA 1994 -SIGNIFICANT- ELEMENT IN BACKGROUND. COMMEMORATIVE PLAQUE TO BE PROTECTED.

CIRCA 1894- ELEMENTS IN SECTION.

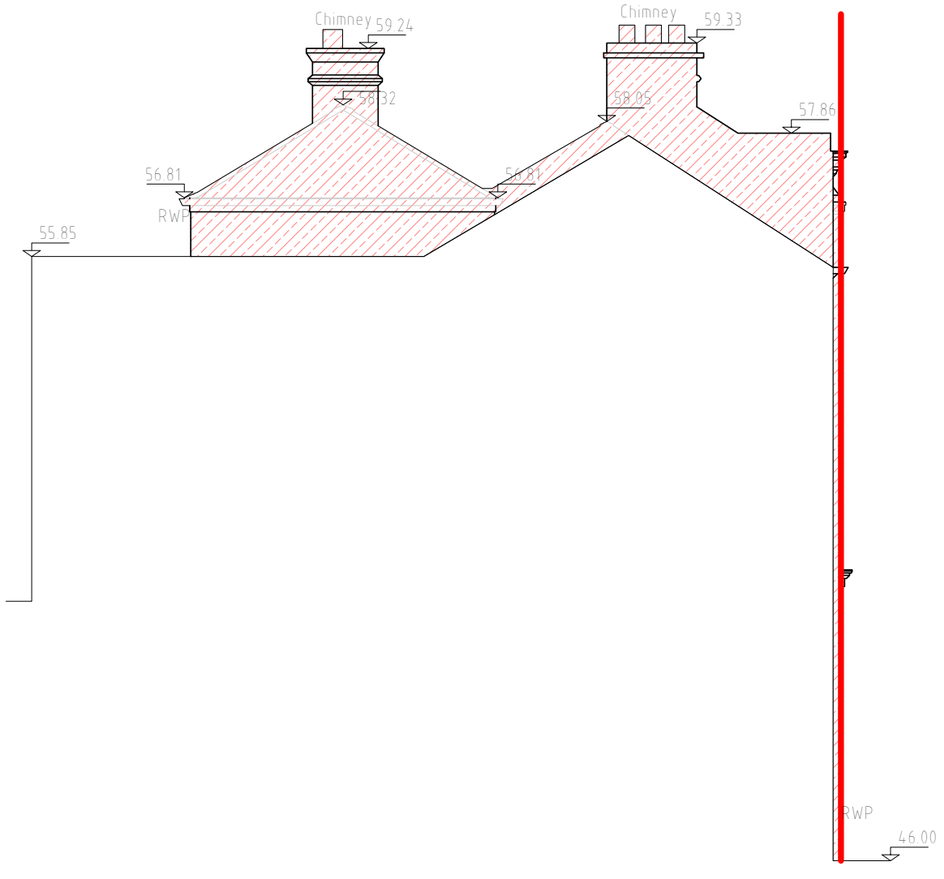
CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)



S1_CHRONOLOGY_NORTH_PARTY ELEVATION

1 : 100

S1_CHRONOLOGY_CROSS SECTION

1 : 100

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

CIRCA 1980/1990S -ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE MODERN CEMENTITIOUS SMOOTH RENDER FINISHES. PITCHED ROOFS HAVE MODERN FIBRE CEMENT SLATE FINISH.

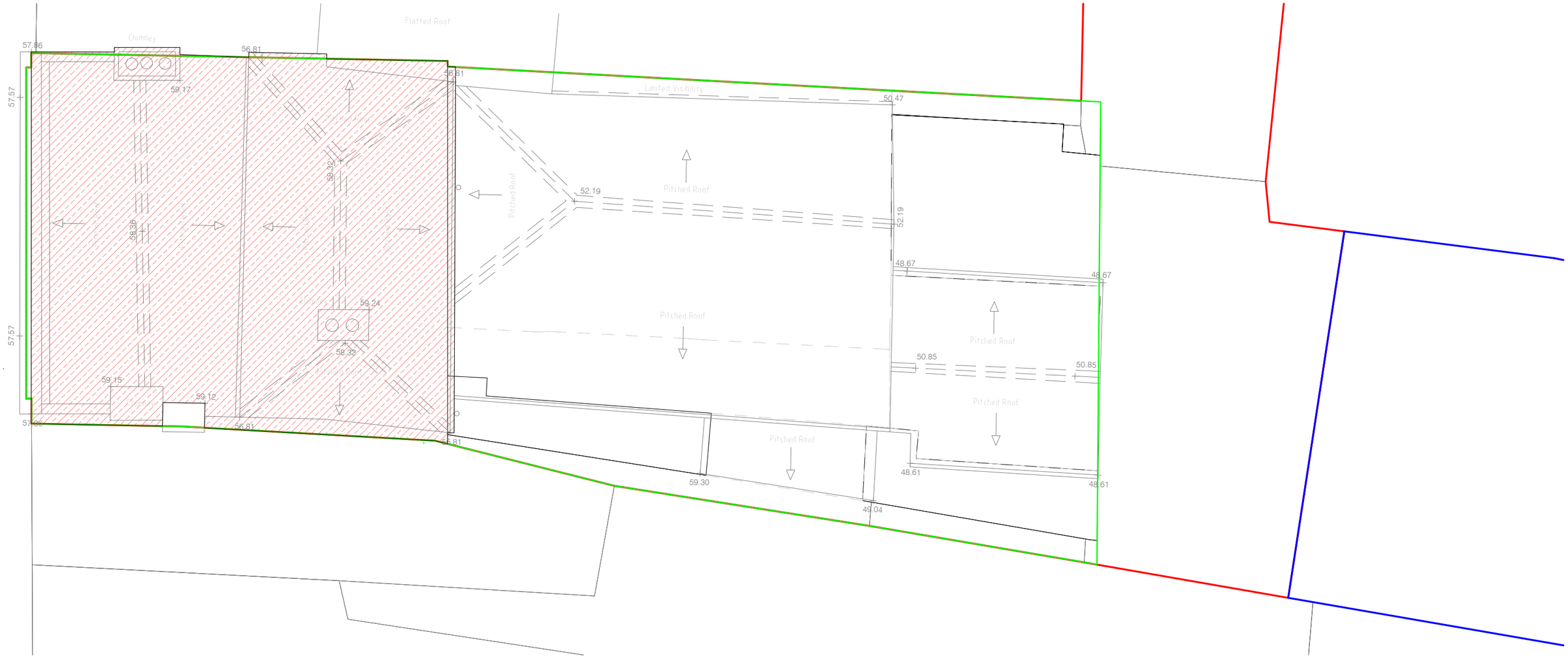
CIRCA 1994 -SIGNIFICANT- ELEMENT IN BACKGROUND. COMMEMORATIVE PLAQUE TO BE PROTECTED.

CIRCA 1894- ELEMENTS IN SECTION.

CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA



S1_03_CHRONOLOGY_ROOF PLAN

1 : 100

N

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

CIRCA 1980/1990S -ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE MODERN CEMENTITIOUS SMOOTH RENDER FINISHES. PITCHED ROOFS HAVE MODERN FIBRE CEMENT SLATE FINISH.

CIRCA 1994 -SIGNIFICANT- ELEMENT IN BACKGROUND. COMMEMORATIVE PLAQUE TO BE PROTECTED.

CIRCA 1894- ELEMENTS IN SECTION.

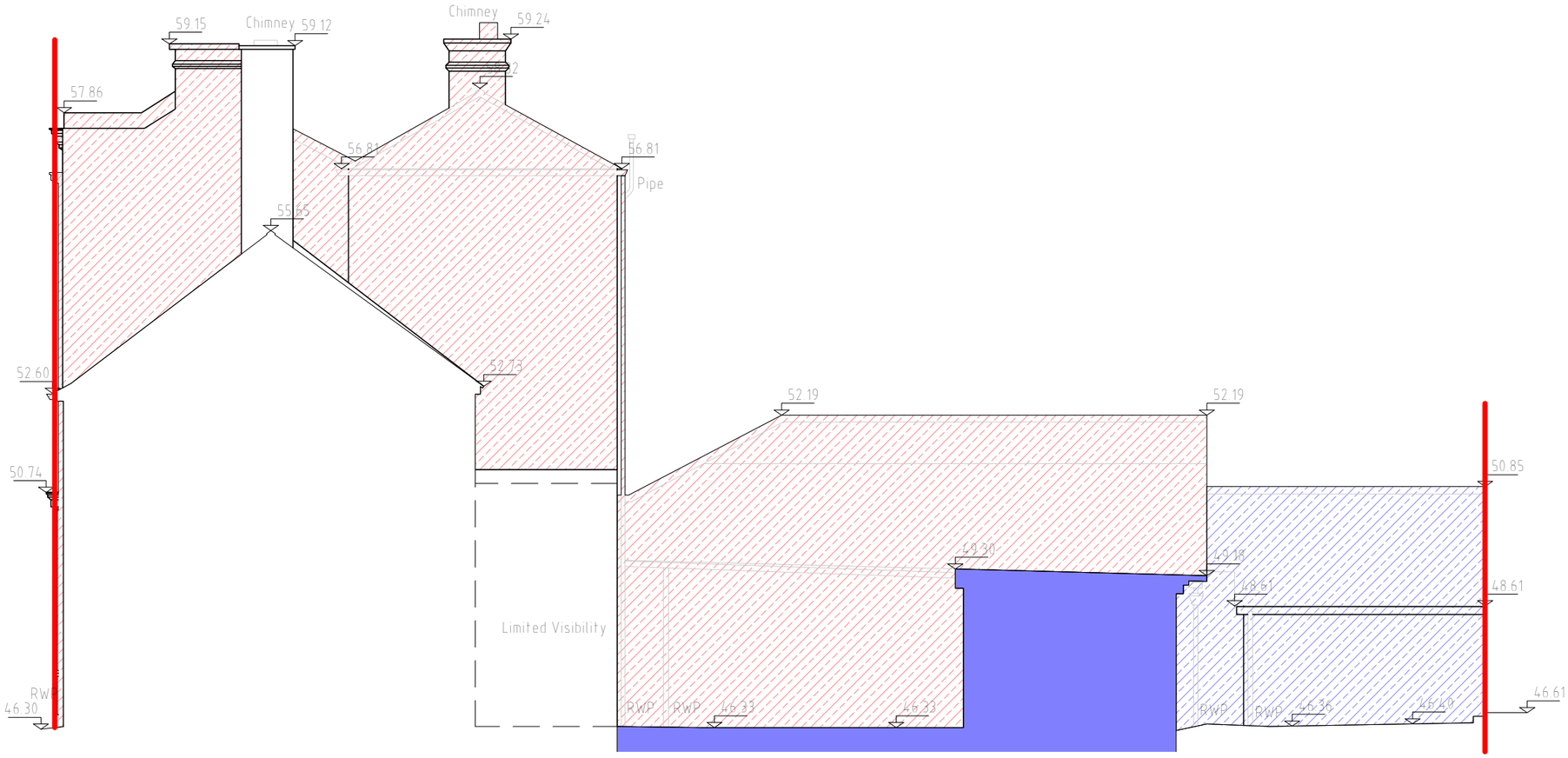
CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA

OWNERSHIP OF ADJACENT LANDS BY LCC

FOLIO AREA (MAIN WORKS AREA)



S1_CHRONOLOGY_SOUTH_ELEVATION

1 : 100

CIRCA 1894- ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE CEMENTITIOUS PEBBLE DASHED RENDER FINISHES. ROOF FINISHES ARE GENERALLY MODERN REPLACEMENT FIBRE CEMENT SLATE FINISH.

CIRCA 1980/1990S -ELEMENTS IN BACKGROUND. NOTE REAR FACADES HAVE MODERN CEMENTITIOUS SMOOTH RENDER FINISHES. PITCHED ROOFS HAVE MODERN FIBRE CEMENT SLATE FINISH.

CIRCA 1994 -SIGNIFICANT- ELEMENT IN BACKGROUND. COMMEMORATIVE PLAQUE TO BE PROTECTED.

CIRCA 1894- ELEMENTS IN SECTION.

CIRCA 1980/1990S -ELEMENTS IN SECTION. FLAT ROOF HAS CORRUGATED METAL FINISH. WINDOWS GENERALLY REPLACEMENT UPVC. EXTERNAL & PARTY WALLS DRY LINED. STEEL BEAMS/ TIES BETWEEN FRONT & REAR 3 STOREY FACADES.

DATE UNCERTAIN -ELEMENTS IN SECTION. MASONRY INTERNAL PARTITIONS BETWEEN MODERN STEEL BEAMS-SLAB TO LOWER LEVEL REAR HALL.

PROJECT SCOPE OF WORKS AREA

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D02 HW58
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www.obfa.ie
office@obfa.ie

OBFA
ARCHITECTS

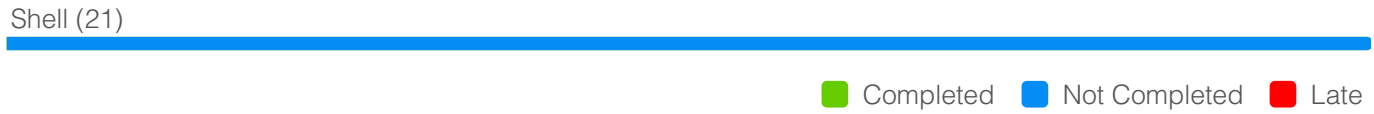
2510

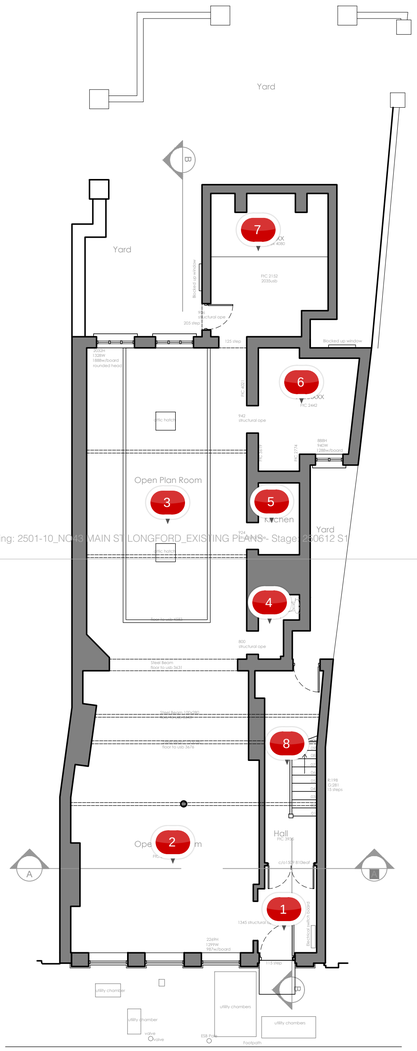
Description	Longford Post Office
Address :	
Generated on	- 16/06/2025
Stages	- 250612 S1
Building trades	- Shell
Stakeholders	
Drawings	- 2501-10_NO43 MAIN ST LONGFORD_EXISTING PLANS (250612 S1) - 2501-11_NO43 MAIN ST LONGFORD_EXISTING ELES SECTION (250612 S1) - Original Existing Elev & Plans_2004 (250612 S1)

Site visit made on Thursday 12th June 2025 by Cuala McGann of OBFA Architects.
The day was very wet and it was raining heavily at the time of the visit.
This is a photographic record of this site visit with only general observation comments have been added.
No opening up works took place.

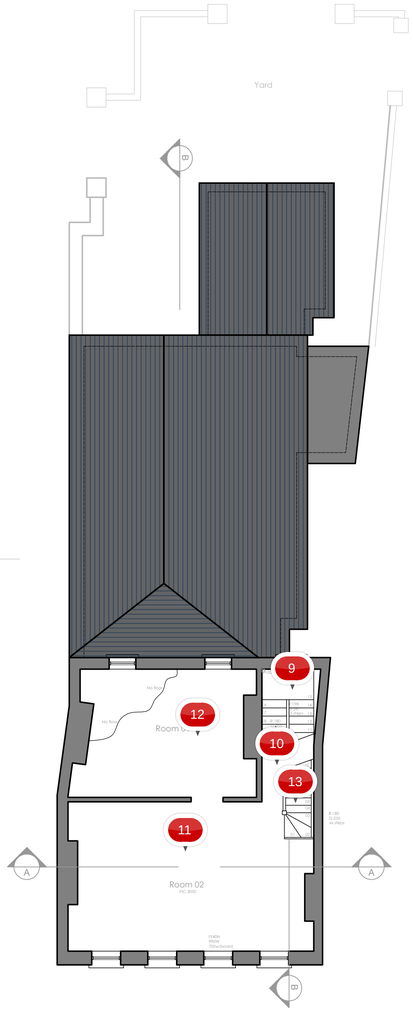
Global distribution

Distribution by building trades





01_EXISTING GROUND FLOOR



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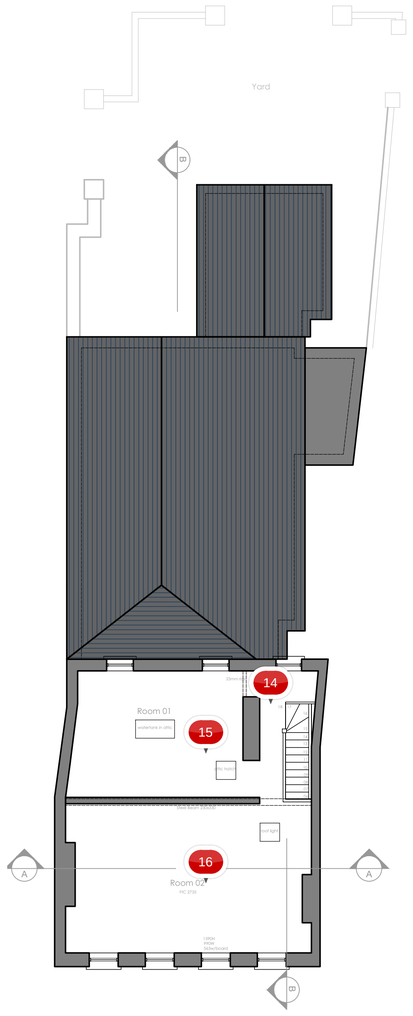
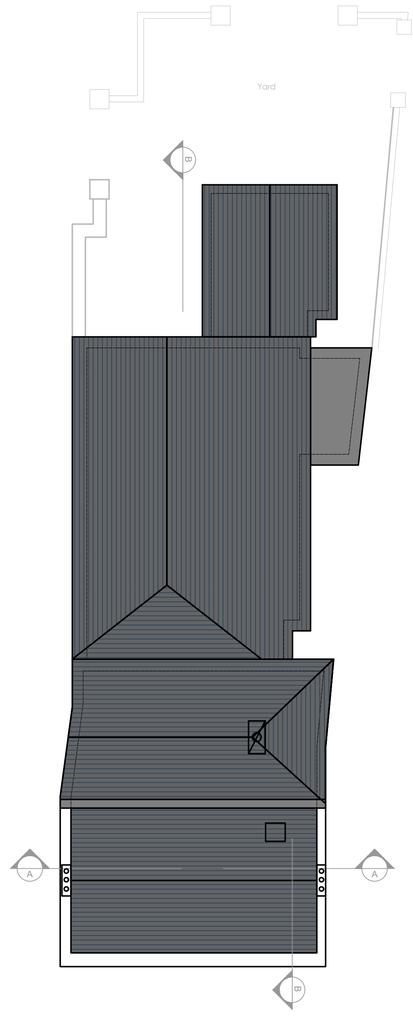


03_EXISTING SECOND FLOOR



04_EXISTING ROOF PLAN

NOTE:

1. Do not scale off this drawing. Figured metric dimensions only should be taken off this drawing. Any critical dimensions, if any, contained on this drawing are given for illustrative purposes only.
2. This drawing, the design and contents contained herein are copyright, all rights are reserved. No part hereof may be copied or reproduced partially or wholly in any form whatsoever without the prior written consent of Longford County Council - (Regeneration/ LEO Section).
3. This drawing is to be used only for the specific project purpose and for the specific for which it was prepared and published. Unauthorised use is prohibited.
4. Where this drawing contains dimensions in relation to other relevant documents, such discrepancies shall be brought to the attention of the Longford County Council - (Regeneration/ LEO Section).

00	SITE INFORMATION ONLY	05/25	CK
rev:	description:	date:	by:

LONGFORD COUNTY COUNCIL

REGENERATION / L.E.O.

Town Hall, Market Square, Longford
Tel: +353 (0)43 3343300 Email: info@longfordcoco.ie

PROJECT: No. 43 Main Street, Longford
County Longford, N39 FD45

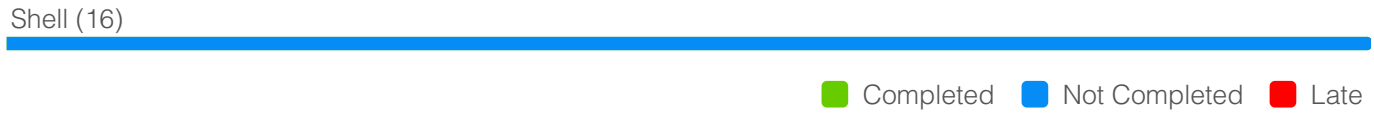
DRAWING: Existing Plans

Date: MAY 25	Scale: 1:100@A1	Drawn by:	
Drg No: 25/01-10	Revision:	Checked:	

STATUS: PRE PLANNING

Global distribution

Distribution by building trades

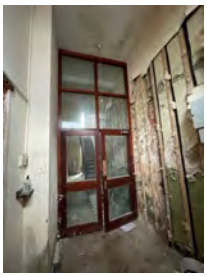
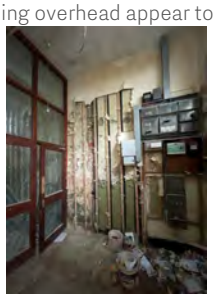


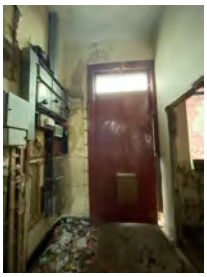
Shell

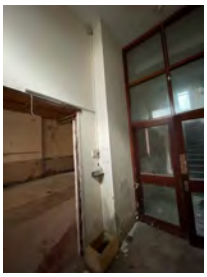
1 | 12/06/2025 | Not attributed | No deadline | Not completed | No final discharge

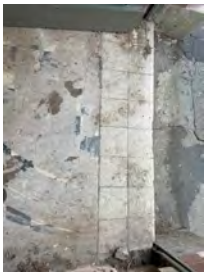
GFL Hall

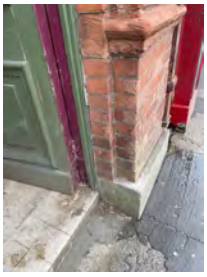
12/06/2025 - Sold tiled decorative floor finish still inside under grime. Lath plaster between battens crumbled- brickwork walls. Chimney breast in corner of lobby. Ceiling appears modern. Plasterboard to internal walls of lobby. Small section of original skirting in corner under meter boxes. Floor solid. Painted ceiling overhead appear to be modern plasterboard.













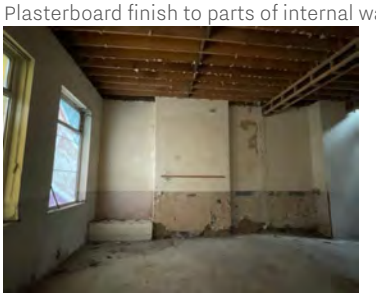



Evidence of dampness evident everywhere. Modern party wall dry lining battens on DPC added to original lime finish- plasterboard no longer there- original wall paper where still in existence peeled off- lime finishes crumbling. Original external historic door still exists with single step at threshold (see engineers report for height). Modern fully glazed fire rated double door in glazed screen exists. Opening in internal stud wall - internal door no longer there. Mains Electrical panels with surface wiring along party wall of lobby. Small openings in party wall lime finishes reveal finish depths and original brickwork substrate.

2 ⊕ 12/06/2025 Not attributed ◷ No deadline ✓ Not completed No final discharge

GFL Open plan Room front

12/06/2025 - Decorative quarry tile floor finish still exists but covered in grime so condition difficult to assess. Plasterboard dry lining to front wall. Plasterboard finish to parts of internal walls. Lime plaster party wall has fallen away in rising damp zone. Floor solid. Upvc windows. No ceiling.









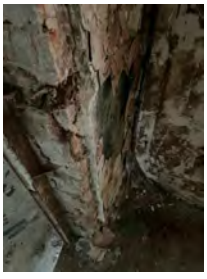


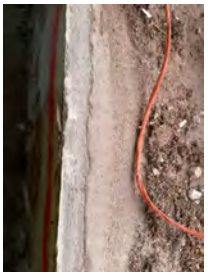










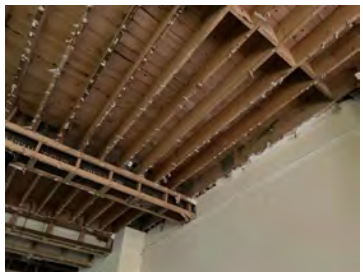




Evidence of serious dampness - especially near floor level and on plasterboard wall finishes (painted skimmed) which have become seriously degraded. No internal doors present. Modern steel beams visible with modern battens- cast iron column in place under one beam. Existing timber boarding on timber floor timber joists visible overhead seriously degraded at junction with beam supporting upper level rear wall and party wall where section is missing. Openings reveal dry lining to front wall on brickwork, lime plaster on brickwork to party wall, thin floor tiles on thin base (appears to be concrete)-slab depth not clear.

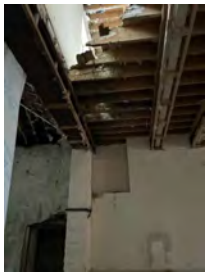






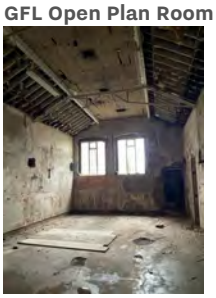








3 ⊕ 12/06/2025 Not attributed ◷ No deadline ✓ Not completed ✹ No final discharge

GFL Open Plan Room back











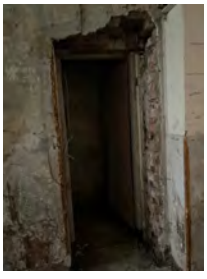








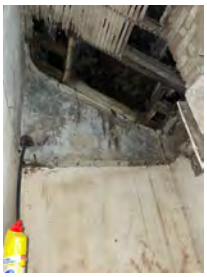


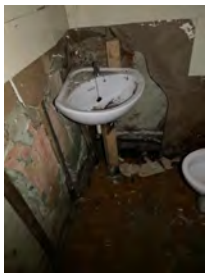



Evidence of Dampness throughout with damaged finishes. Solid floor with small openings revealing thin concrete no floor finishes left. All wall finishes in very poor condition. Timber hipped roof formed with timber rafters/ joists on cast iron collar ties framing on attractive cast iron trusses (metal has painted finish). Timber laths of original collar ceiling still place place (though damaged). Timber rafters exposed. No ceiling finishes remain. High level upvc windows (straight headed) in arched openings in rear wall. Internal doors no longer present.

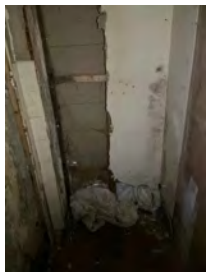
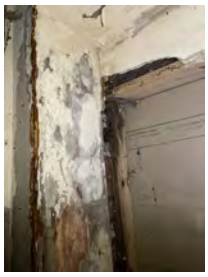
4 12/06/2025 Not attributed No deadline Not completed No final discharge

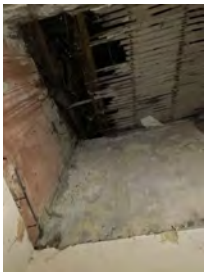
GFL toilet





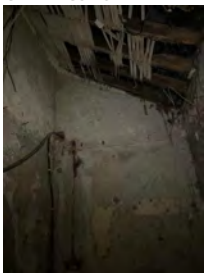





Evidence of Dampness throughout with damaged finishes- serious water ingress from lean to roof visible overhead. Lean to pitched roof black roof membrane, timber rafters and timber laths visible all seriously damaged. Modern tiled floor finish visible. Openings without doors (from main rear room and also opening from hall blocked up). Modern plasterboard/ painted finishes to level few hundred mm over openings with older lime finishes visible over. Brick masonry substrate visible on external walls where plaster finishes have fallen away. WHB & WC still in place. No ceiling finishes exist apart from damaged timber laths.

5 12/06/2025 Not attributed No deadline Not completed No final discharge

GFL Kitchen









Evidence of Dampness throughout with damaged finishes- serious water ingress from lean to roof visible overhead. Lean to pitched roof black roof membrane, timber rafters and timber laths visible all seriously damaged. Modern tiled floor finish visible. Opening without doors (from main rear room). Plaster wall finishes badly damaged. No ceiling finishes exist apart from damaged timber laths.

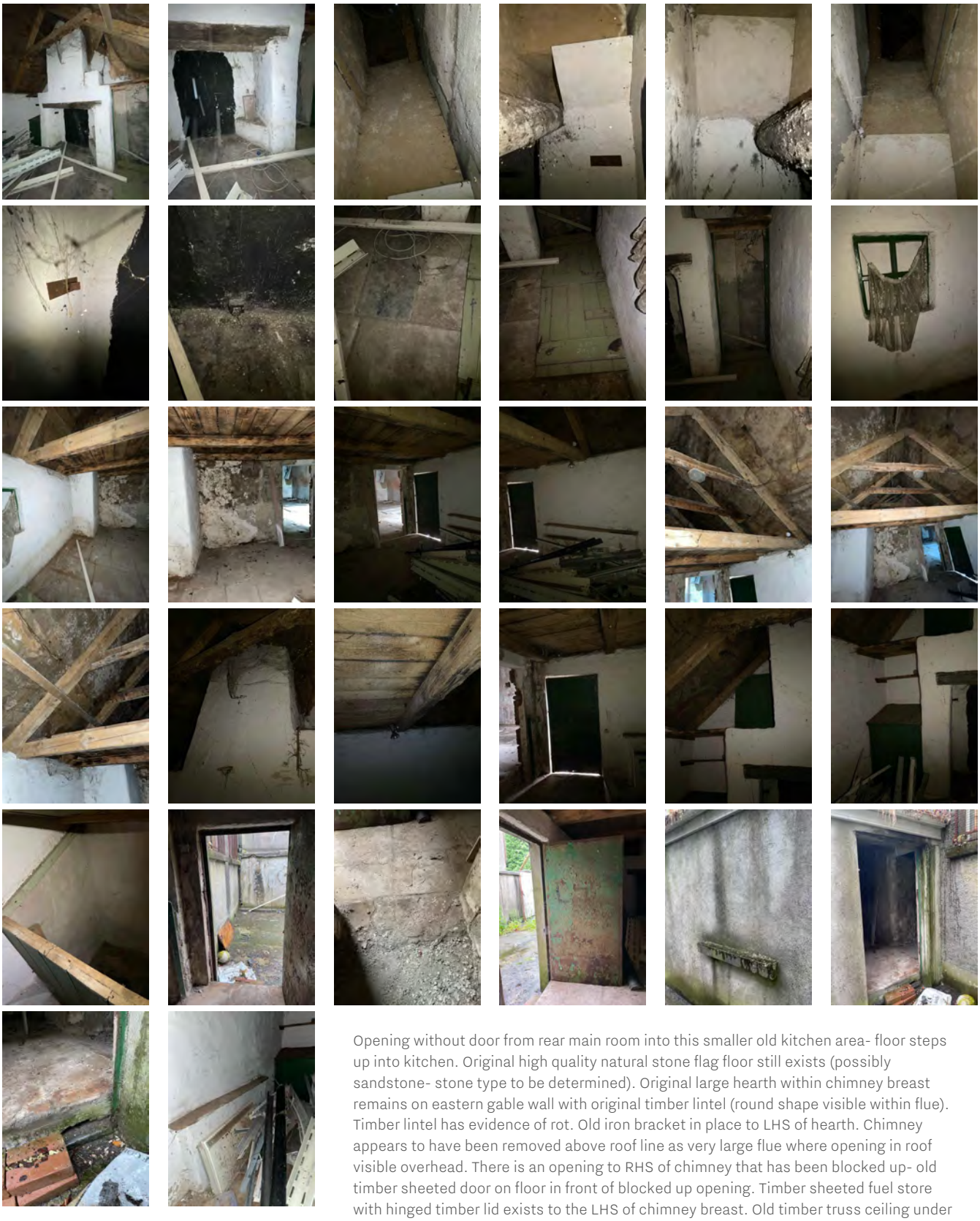
6 12/06/2025 Not attributed No deadline Not completed No final discharge

GFL Store

Evidence of Dampness throughout with damaged finishes- serious water ingress from roofs visible overhead. Room includes modern flat roof extension supported from large beam over large opening in old masonry wall. Lean to pitched roof over old part with badly damaged sloped ceilings, openings of old rooflights no longer in place, black roof membrane, timber rafters and timber laths visible all seriously damaged- where section of ceiling has fallen away. Timber sarking board on timber joists visible under flat roof. No ceiling remains under flat roof. Modern tiled floor finish visible. Opening without doors (from main rear room). Old window opening also visible in wall beside internal door opening. Modern timber casement window with rotten frames in extension external wall. Plaster wall finishes badly damaged. Floor appears to be concrete without any finish- covered in grime.

7 | 12/06/2025 | Not attributed | No deadline | Not completed | No final discharge

GFL Old Kitchen

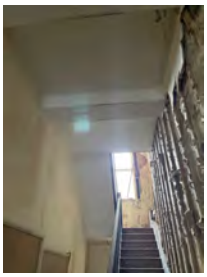


Opening without door from rear main room into this smaller old kitchen area- floor steps up into kitchen. Original high quality natural stone flag floor still exists (possibly sandstone- stone type to be determined). Original large hearth within chimney breast remains on eastern gable wall with original timber lintel (round shape visible within flue). Timber lintel has evidence of rot. Old iron bracket in place to LHS of hearth. Chimney appears to have been removed above roof line as very large flue where opening in roof visible overhead. There is an opening to RHS of chimney that has been blocked up- old timber sheeted door on floor in front of blocked up opening. Timber sheeted fuel store with hinged timber lid exists to the LHS of chimney breast. Old timber truss ceiling under pitched roof -rotten plywood conceals rafters. Timber ceiling ties of trusses supporting timber boarded loft floor across part of space. External window in timber frames with ply panes instead of glass visible on southern external wall. External flat steel door badly rusted in timber frames to northern external wall with single step down to rear yard. Window to side of external door in north wall has been fully blocked up and is not visible internally (cill still in place externally). Wall boxed out under old window location with old storage heater. Plastered internal wall finishes on internal wall (beside internal opening) in very poor condition. External walls have internal cementitious plastered finishes painted white.

8 ⊕ 12/06/2025 Not attributed No deadline ✓ Not completed No final discharge

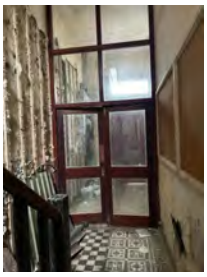
GFL Stairway- hall

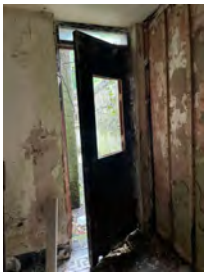
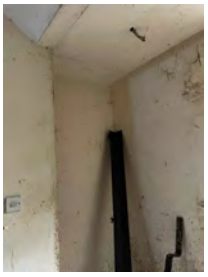


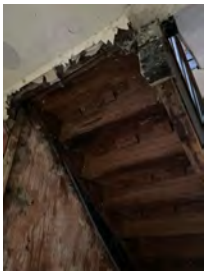






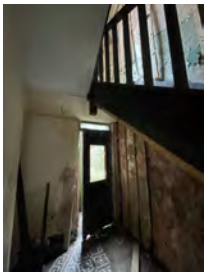





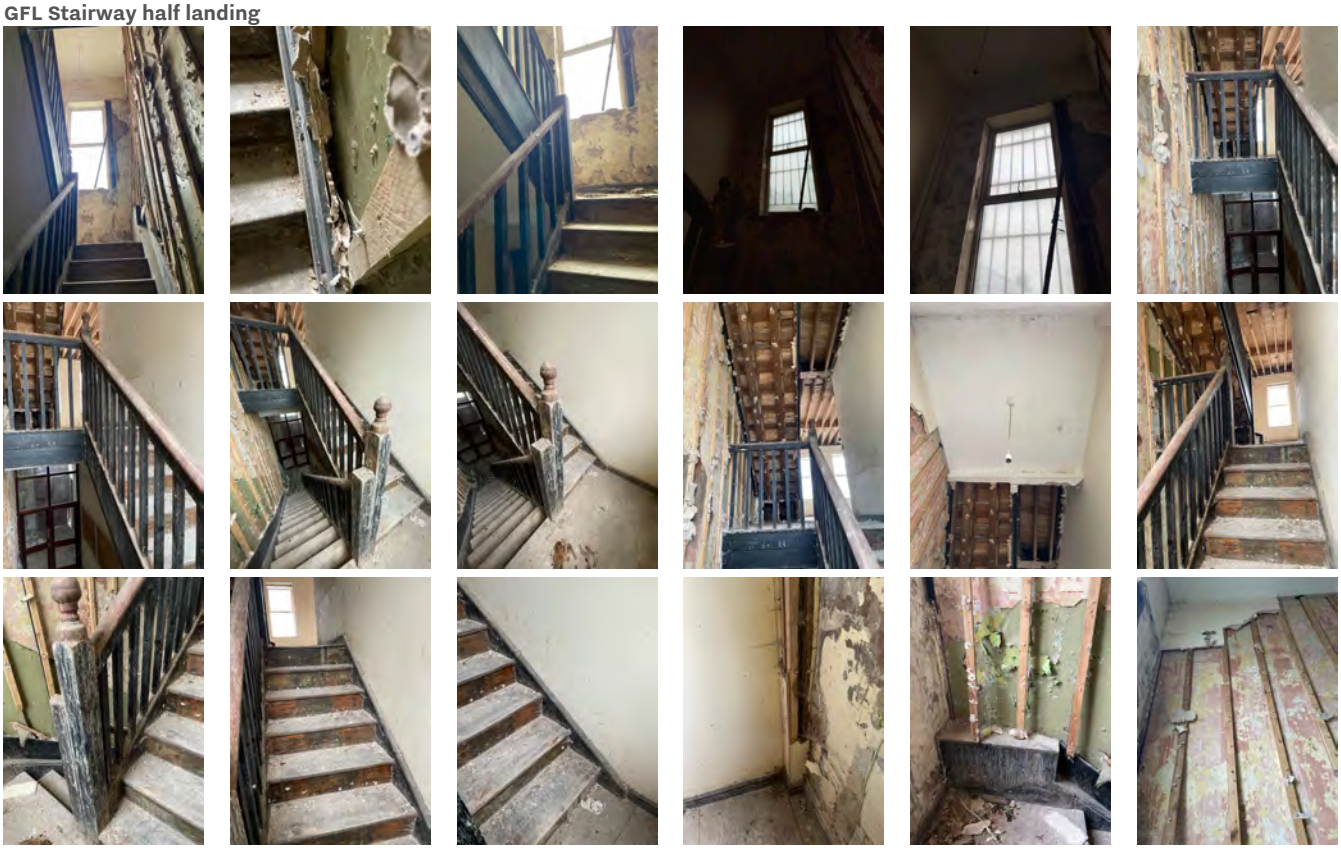




Existing historic timber staircase with timber stringer, handrail and balustrade remains. Modern party wall dry lining battens added to original lime finish- plasterboard no longer there- original wall paper where still in existence peeled off- lime finishes crumbling. Historic timber skirting still in place on party wall side of stairs. Modern fully glazed fire rated double door in glazed screen from entrance hall/ lobby. Decorative high quality floor tile finishes still in place. No decorative tiles under stairs itself indicating that the underside of the stairs was closed off in the past. The underside of the timber stairs is exposed. External door is partly glazed timber door with fanlight overhead in timber frames with cut solid limestone threshold-steps down into central yard. External door in very poor condition with rotten timber. Opening in floor near external door reveals thin base which appears to be concrete. Painted ceilings overhead appear to be modern plasterboard. Wall finishes to internal wall appear to be painted plaster (lime) and have severely bolstered. Existing cast iron rainwater goods elements- in parts- left loose at bottom of stairs.

9 12/06/2025 Not attributed No deadline Not completed No final discharge

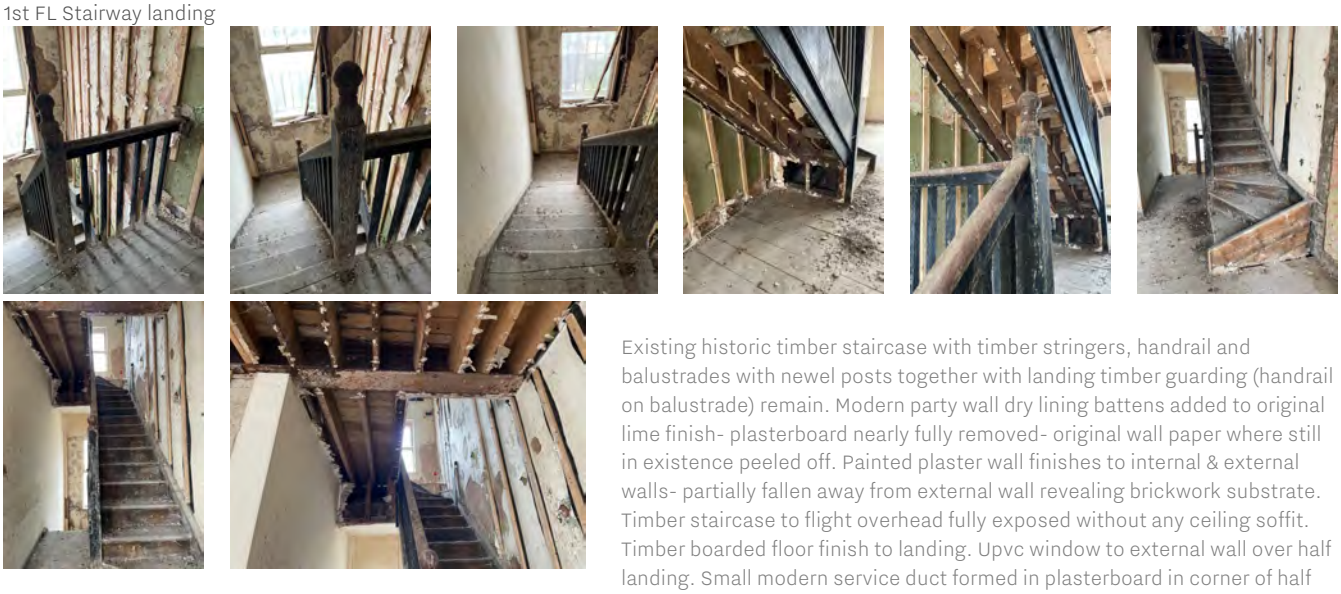
GFL Stairway half landing



Existing historic timber staircase with timber stringer, handrail and balustrade remain. Historic skirting along party wall boxed out at half landing in timber (service duct).Modern party wall dry lining battens added to original lime finish- plasterboard nearly fully removed- original wall paper where still in existence peeled off. Painted plaster/ plasterboard wall finishes to internal & external walls. Timber boarded floor finish to half landing.

10 12/06/2025 Not attributed No deadline Not completed No final discharge

1st FL Stairway landing



Existing historic timber staircase with timber stringers, handrail and balustrades with newel posts together with landing timber guarding (handrail on balustrade) remain. Modern party wall dry lining battens added to original lime finish- plasterboard nearly fully removed- original wall paper where still in existence peeled off. Painted plaster wall finishes to internal & external walls- partially fallen away from external wall revealing brickwork substrate. Timber staircase to flight overhead fully exposed without any ceiling soffit. Timber boarded floor finish to landing. Upvc window to external wall over half landing. Small modern service duct formed in plasterboard in corner of half landing.

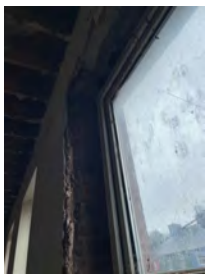
11 12/06/2025 Not attributed No deadline Not completed No final discharge

FFL Room 02






Existing chimney with blocked up hearth on southern party wall. External wall to front façade has modern dry lining with painted plasterboard finishes. UPVC windows to front façade. Northern party wall has chimney breast - wall finishes painted plaster. Northern party wall has chimney breast - wall finishes painted plaster. Modern steel beam visible above top of internal partition with full height internal opening under steel beam- part of internal wall without finishes revealing substrate formed in brickwork in timber frames.


Timber boarded floor finish remains.



Timber joisted upper boarded floor on timber joists visible overhead. No ceiling finishes remain. A number of steel rods have been inserted between the joists to tie the front façade back to the rear facade- threaded through modern steel beam.

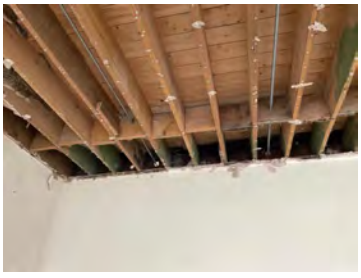
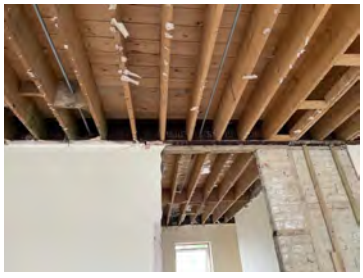



The timber floor overhead is severely damaged beside the northern party wall- worst part near the front facade where rot infestation is visible- and a section of the upper floor boards has disintegrated.







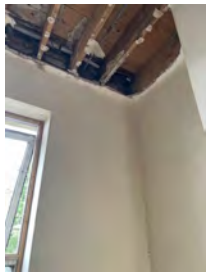



Lime plaster finishes in poor condition on southern party wall partially removed revealing brickwork substrate. Refer to upper flight for details of wall finishes beside upper stairs.

12 12/06/2025 Not attributed No deadline Not completed No final discharge

FFL Room 01



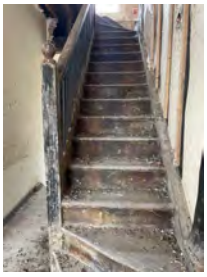


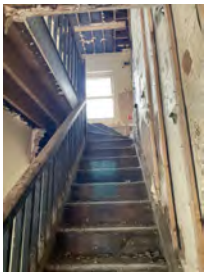
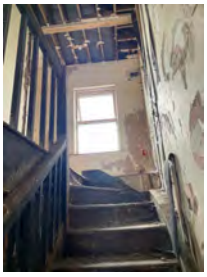


It was only possible to walk in part of this room as there is a large hole in the floor and it is unsafe- the unsafe section has been cordoned off. As above a modern steel beam is visible above top of internal partition with full height internal opening under steel beam- this partition has painted plaster finishes. Northern party wall has chimney breast - wall finishes painted plaster. External wall to rear façade appears to have modern dry lining with painted plasterboard finishes and uPCV windows. Solid internal masonry wall with deep reveal indicates possible chimney breast with adjacent thinner partitions between this room and adjacent stairs landing. Internal wall as painted finishes. Timber joisted upper boarded floor on timber joists visible overhead. No ceiling finishes remain. A number of steel rods have been inserted between the joists to tie the front façade back to the rear facade- threaded through modern steel beam. The timber boarded floor at this level and overhead is severely damaged. At this level there is a missing timber floor section along the rear external wall. There is a large section missing of the floor overhead along the northern party wall.

13 12/06/2025 Not attributed No deadline Not completed No final discharge

1st FL Top Stairway

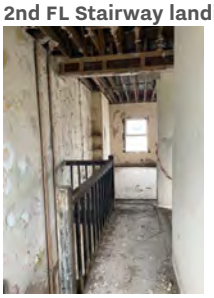
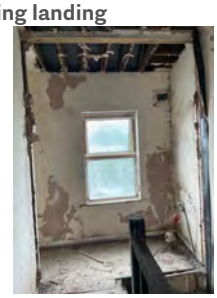






Existing historic timber staircase with timber stringer, handrail and balustrade remains. Evidence of dampness evident everywhere. Modern party wall dry lining battens on DPC added to original lime finish- plasterboard no longer there- lime finishes in poor condition.

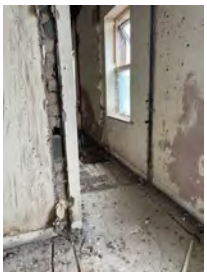
14 ✚ 12/06/2025 Not attributed No deadline ✓ Not completed No final discharge

2nd FL Stairway landing landing









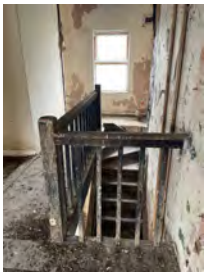












Existing historic timber guarding with timber trimmer, handrail and balustrade with corner newel post remain. Remnants of old wc visible (old waste and water pipe) on landing near rear wall to the side of the stairs- including marks of old internal partition on adjacent wall, floor & ceilings. Solid internal masonry wall with chimney breast visible over the ceiling level between landing adjacent room. Internal masonry wall below ceiling joist level has painted finishes. Section of plaster finish missing where internal wc stud wall appears to have been reveals brickwork substrate. Brickwork visible without finishes above ceiling joists. Stud partition with painted plasterboard finishes incorporating opening between chimney breast and rear external wall- door no longer there. External wall to rear façade has modern dry lining with painted plasterboard finishes and uPCV window. Timber boarded floor finish to landing. Pitched roof- hipped to south east corner- with modern roofing felt on timber rafter cut roof with timber collar ties. Timber joisted ceiling visible as nearly all ceiling finishes no longer present. It is possible get limits view through the window (has limited opening) of the roofs below of rear ground floor single storey parts- generally with slate roof finishes (likely to be fibre cement) with the exception of the modern flat roof extension which has a rusted corrugated roof finish. The ridge tiles appear to be clay or concrete.

15 12/06/2025 Not attributed No deadline Not completed No final discharge

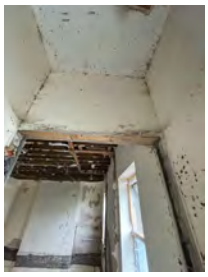
2nd FL Room 01










The timber boarded floor in this room is severely damaged with a large section missing along the northern party wall. Timber boarded floor finish remains. The timber boarded floor in this room is severely damaged with a large section missing along the northern party wall. Timber boarded floor finish remains. Access to this room is forbidden as it is unsafe and has been cordoned off- it can be viewed through existing internal openings. There is a full height large opening to underside of joisted ceiling between the solid internal masonry wall (with chimney breast visible over) and the central internal wall. Internal masonry wall below ceiling joist level has painted finishes. Brickwork visible without finishes above ceiling joists. As above stud partition with painted plasterboard finishes incorporating opening between chimney breast and rear external wall- door no longer there. There are remnants of 2 no timber stud partitions visible to the inside of the dry lining suggesting that they were modern stud partitions. Northern party wall has chimney breast - wall finishes appear to be painted plaster- with exposed brickwork to section of wall at intersection of floor now missing.

There is a bulkhead with some finishes removed revealing a modern steel beam top of internal partition underneath the ceiling joists. There is a full height internal opening under steel beam connecting this room to the landing area. This partition has painted plaster finishes. There is a timber stud along the face of this wall indicating line of partition no longer there- likely to have been a modern stud partition. Pitched roof with modern roofing felt on timber rafter cut roof with timber collar ties visible above timber joisted ceiling as all ceiling finishes no longer present. There is a timber lightwell for an old rooflight no longer there can be seen near the existing internal chimney breast.

16 12/06/2025 Not attributed No deadline Not completed No final discharge

2nd FL Room 02









Existing chimney breast on southern party wall with painted plaster finishes to ceiling level - finishes appear modern and in poor condition. External wall to front façade has modern dry lining with painted plasterboard finishes-to ceiling level. Upvc windows to front façade. Existing chimney breast on northern party wall with painted plaster finishes to ceiling level - finishes appear modern and in poor condition near front facade. There is a modern steel beam visible at top of internal partition underneath the ceiling joists with timber packing joists. There is a full height internal opening under steel beam between this room and the landing area. This partition has painted plaster finishes. There is are timber studs along the face of front and internal wall indicating line of partition no longer there- likely to have been a modern stud partition.




The timber boarded floor in this room is severely damaged with a disintegration of the floor boards and joists (large holes) at junction of front façade and party wall (north west corner). Timber boarded floor finish remains.

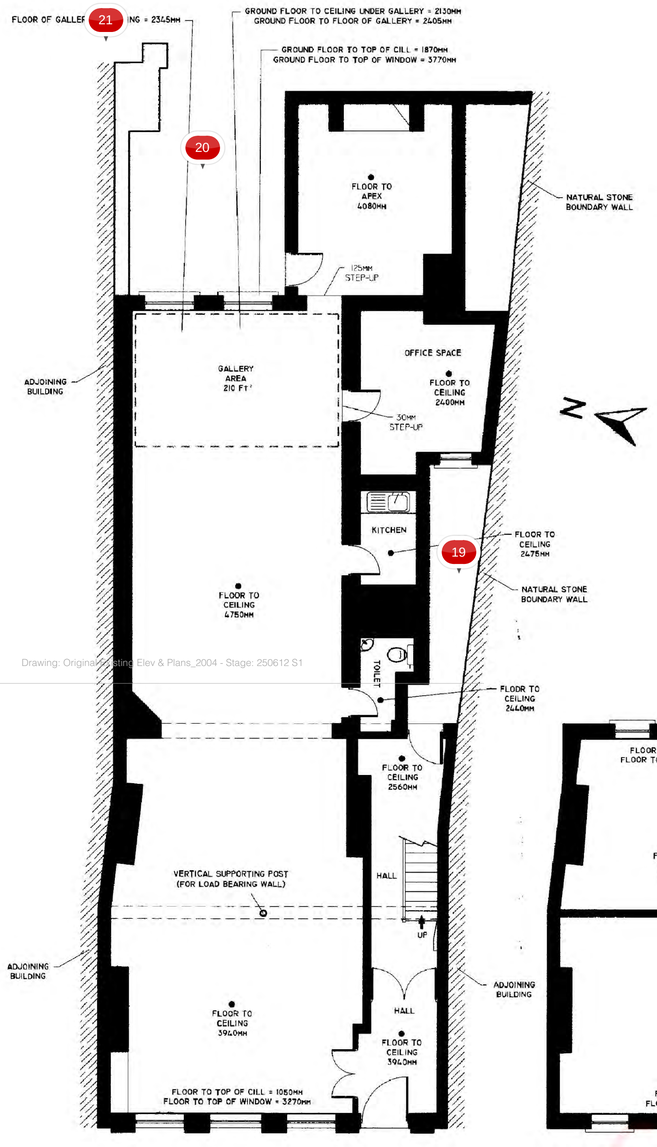



Pitched roof with modern roofing felt on timber rafter cut roof with timber collar ties visible above timber joisted ceiling as all ceiling finishes no longer present. There is a timber lightwell for an old rooflight no longer there can be seen near the steel beam over opening from landing area.



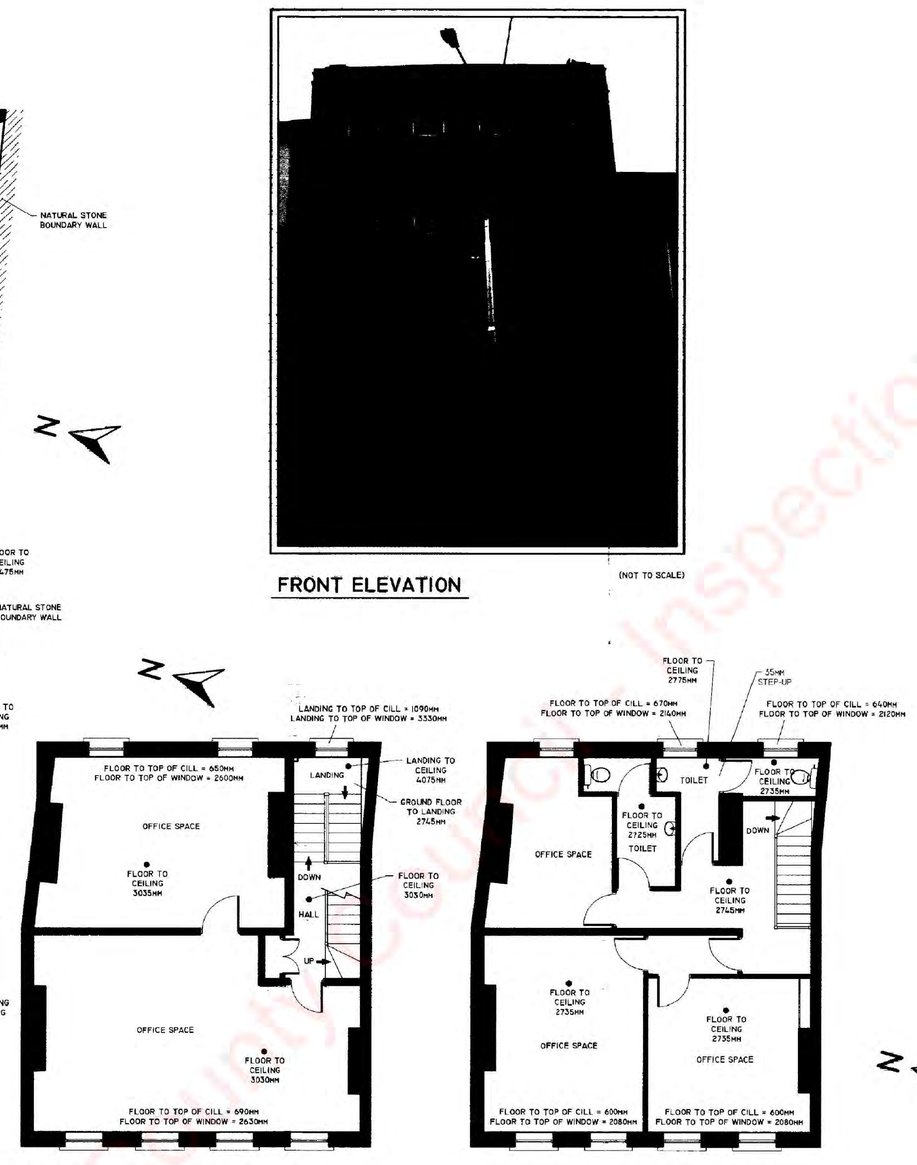


PLANNING PURPOSES ONLY



GROUND FLOOR PLAN

AREA OF GROUND FLOOR = 188.22M²

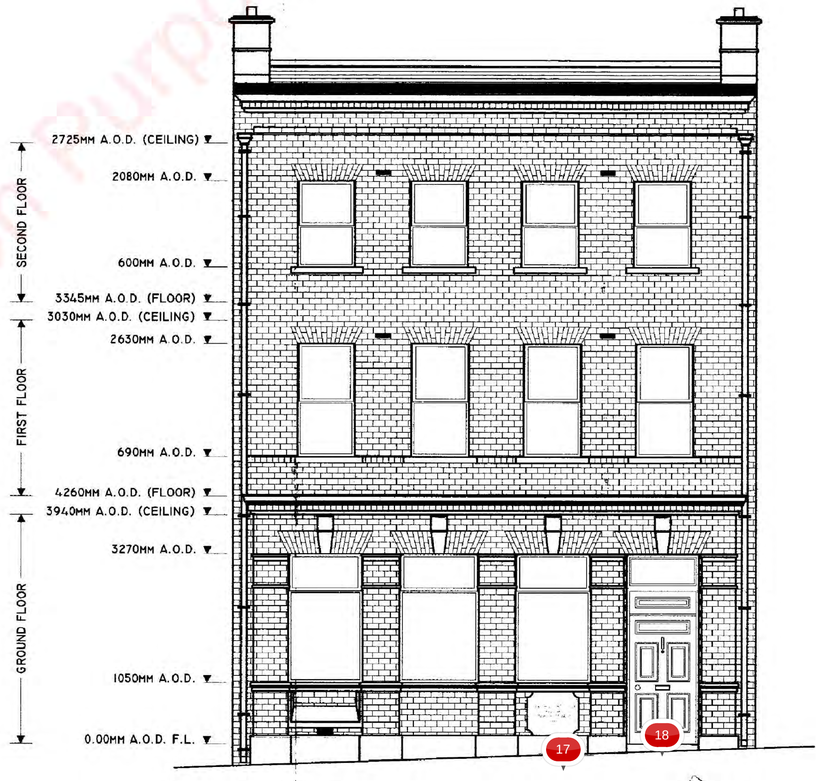


FIRST FLOOR PLAN

AREA OF FIRST FLOOR = 80.54M²

SECOND FLOOR PLAN

AREA OF SECOND FLOOR = 80.54M²



FRONT ELEVATION

SCALE 1:50

FRONT ELEVATION

(NOT TO SCALE)

EXISTING LAYOUT

Job No.	SK– No.	Drg. No.	Rev.	Drawn By :	Date :	Scale :
040514		02		P.D.	2/12/04	1:50 / 1:75

Drawing Title :

EXISTING FRONT ELEVATION & FLOOR PLANS

Job Title :

OLD POST OFFICE, 43 MAIN STREET LONGFORD, FOR THE TRUSTEES OF MIDLAND DESIGN SERVICES LTD. PENSION FUND.

Rev.	Description	Date	By

Midland Design Services

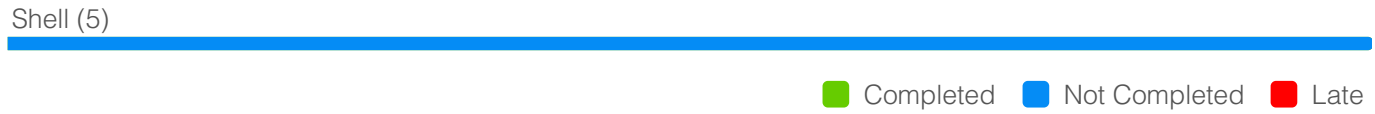
No. 2 Church St.,
Longford,
Co. Longford.

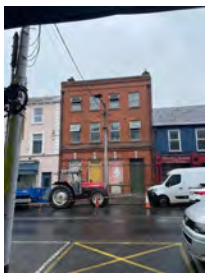
Tel : (043) 45444
Fax : (043) 47000
E-mail : midlanddesign@eircom.net

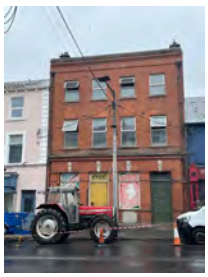
M. D. S.

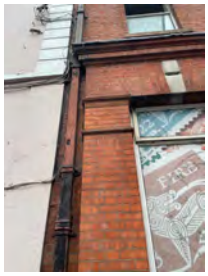
Global distribution

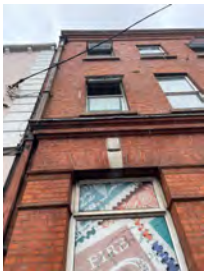
Distribution by building trades

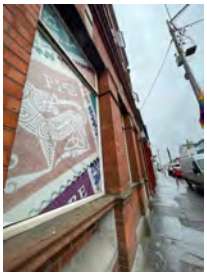












Shell

17 ⊕ 12/06/2025 Not attributed ◷ No deadline ✓ Not completed ✹ No final discharge

External Street Facade

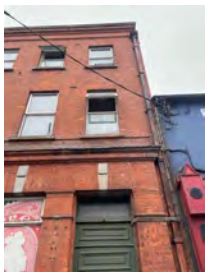
Moulded brickwork chimney stacks on each parapet wall to front part of building. Rendered chimney stack of southern neighbour abuts southern chimney stack. Moulded brickwork chimney to southern side of ridge of hip roof over rear part of original building.

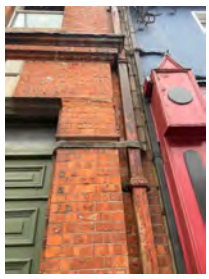
Handsome classical 3 storey street facade with square headed openings formed in original red brickwork (flemish bond) with parapet eaves over decorative projecting carved stone framing band on moulded brickwork corbel. Brickwork facade projects at ground floor level capped with lead flashing on projecting cornice of moulded sandstone / terracotta over stepped brickwork corbels on brickwork frieze supported on brickwork pilasters with moulded string courses between ground floor openings . Moulded sandstone / terracotta sill course to ground floor windows. Cut dressed limestone plinths, cut limestone apron panels under ground floor windows. Heads of ground floor openings formed with flat brickwork arches and cut limestone keystones. There is a decorative granite commemorative plaque over the limestone plinth to the left hand side of the entrance door- the text is very worn appears to indicate 1894 as construction date. Upper level windows with brickwork flat arch heads and stone cills. There is a red brickwork platband aligned with 1st floor cills. All windows are replacement upvc. The entrance door is original historic timber panelled door with fanlight over in timber frames.













Sandstone sill terracotta sill course worn- cracked in places. Brickwork pilaster string projecting string course eroded to south side of main entrance door. There are a considerable number of services in the existing footpath- especially a large group of telecom cast iron manhole covers outside the main entrance door.
Cast iron rainwater downpipes from parapet gutter hopper outlets positioned to each side of the street facade draining onto the footpath without any gully traps.

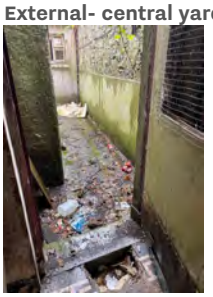
18 | 12/06/2025 | Not attributed | No deadline | Not completed | No final discharge

External Front door

Existing main entrance door has modern tiled threshold with step up from the street. The timber frames of the main entrance door are damaged with missing sections at low level.

19 | 12/06/2025 | Not attributed | No deadline | Not completed | No final discharge

External- central yard















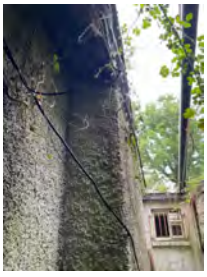
Natural rubble stonework wall garden along southern boundary of central yard has unpainted nap sand cement render up to about 1m above ground level. Modern flat roof extension has smooth unpainted sand cement rendered finishes.



External walls rear 3 storey building and lean to structures facing central yard have unpainted rough dash sand cement rendered finishes. Where fascias no longer present on lean to structures brickwork substrate between rafter ends revealed. Cast iron vent grilles on lean to masonry walls.






Gutters to lean to single storey buildings missing along with most of the fascias. SVPs and Downpipes from main 3 storey building in corner along southern boundary wall beside external door from stairwell hallway. The sand cement render has eroded behind the downpipes. There is an original cut dressed limestone threshold with step down to the yard at the hallway external door. Above ground whb drains to gully traps visible outside lean to building walls. The central yard surface is mostly concealed by muck/ rubbish- appears to be concrete. There is a temporary gutter placed over yard from rear of 3 storey building out over modern flat roof extension. There is a considerable amount of vegetation on walls beside downpipes of rear 3 storey building. There are metal grilles to the outside of external windows facing yard.

20 12/06/2025 Not attributed No deadline Not completed No final discharge

External Rear Yard




Rear gable wall of large open plan room has unpainted dashed cement render finish. The high level external windows have metal security grilles. The old kitchen rear single storey building has unpainted smooth cement render finish. The window cill is visible on north kitchen wall where window blocked up. The pitched roof finishes appear to be modern fibre cement slate. There are upvc rainwater goods to the old kitchen building- the northern gutter is full of vegetation- southern gutter is mostly missing- the downpipe is broken. There is no chimney visible externally over the old kitchen.











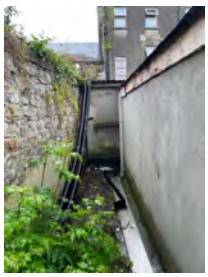
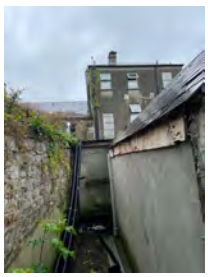






Southern boundary wall in natural rubble stonework with stone cappings incorporating gated access to southern neighbour. Old iron double gate on natural stone pillars with stone cappings.




There is a cast iron Soil vent stack to the south of the kitchen building near the southern boundary wall.




Window cills ares visible on south kitchen wall and east of extension where windows blocked up externally. Rainwater downpipes to the south of the old kitchen are overgrown with vegetation. Temporary plastic pipes placed over flat roof extension presumably for surface water drainage. Upvc downpipe and part fascia to south of kitchen-gutters & upvc fascias mostly missing.















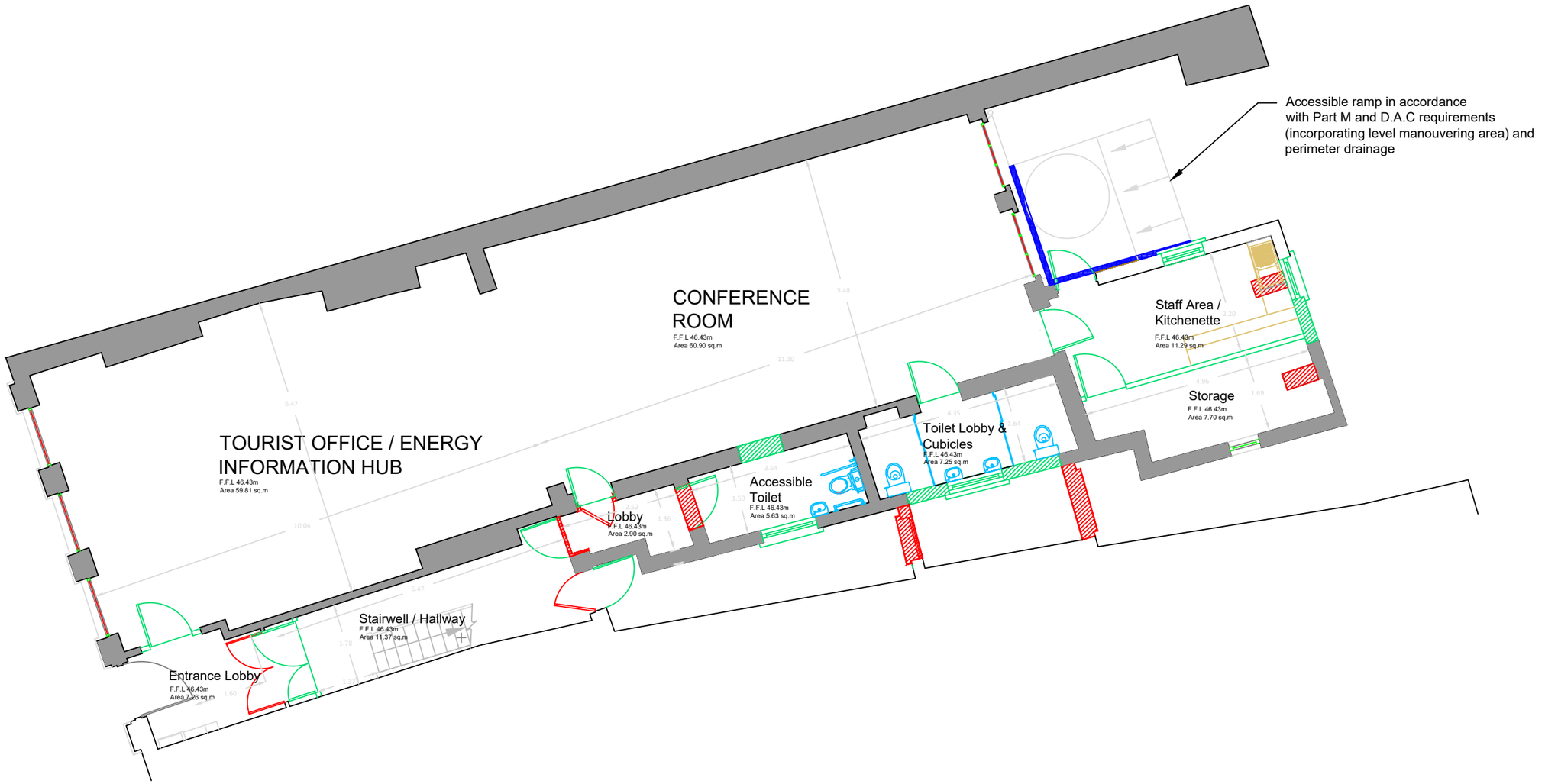
Rear yard finishes appears to be mainly concrete- quite damaged. There is a natural rubble stone step between eastern gable of kitchen building and southern boundary -stepping down into yard to south of kitchen. The garden boundary walls to the east and north of the rear yard are in exposed modern blockwork (block on flat) incorporating access to eastern neighbour and northern right of way. There is a rusted corrugated metal double gate on rusted metal frames securing the right of way.

21 | 12/06/2025 | Not attributed | No deadline | Not completed | No final discharge

External Right of Way




There was resurfacing work taking place to the surface of the existing right of way near the street/ under the existing archway on the day of visit. The surface is generally concrete . The right of way has a lot of rubbish. There was fit out work going on to the ground floor unit to the north of the property.



Demolition work is shown RED
New Construction is shown GREEN

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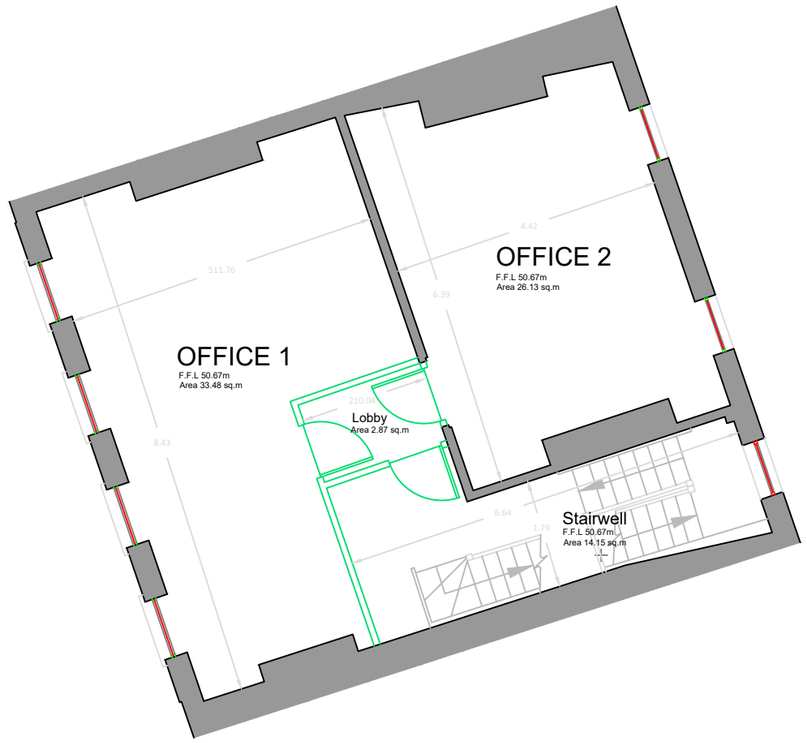
Rev. No.	Date	Revision Notes	Drn. by	Chkd. by

COMHAIRLE CHONTAE LONGFOIRT

LONGFORD COUNTY COUNCIL

GREAT WATER STREET
LONGFORD
Tel. (043) 46231

Client :	*Longford County Council*				
Project :	*Former Longford Post Office Building Re-development*				
Title :	*Proposed Ground Floor Plan (Level 00) DRAFT*				
Drawing No:	*001*			Revision:	00
Scale:	*1:100 @ A3*	Date:	*19/06/2025*	Status:	DRAFT
Drawn by:	M.Cassidy	Checked:	C.R	Approved:	P.N



Demolition work is shown RED
New Construction is shown GREEN

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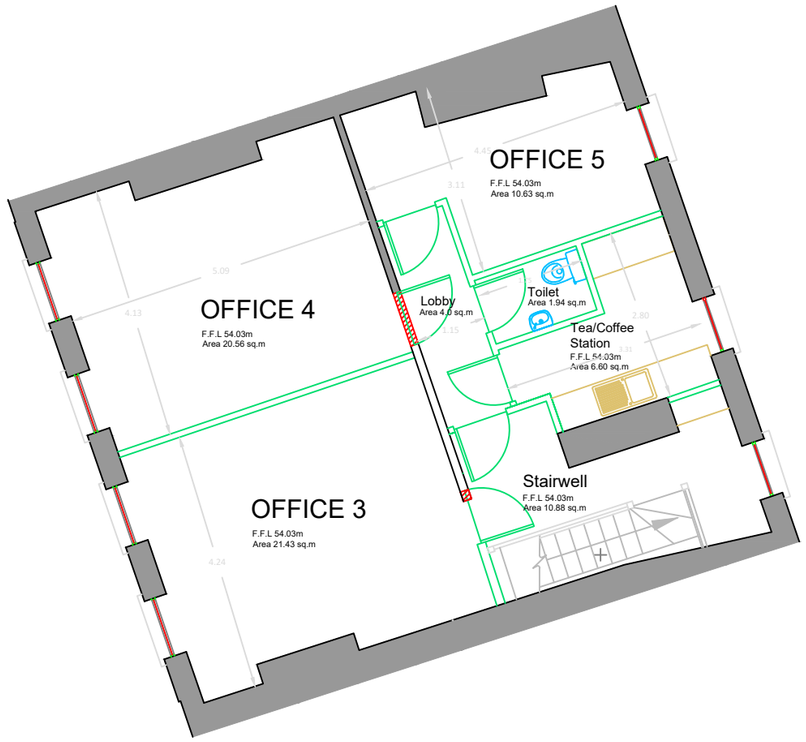
Rev. No.	Date	Revision Notes	Drn. by	Chkd. by

COMHAIRLE CHONTAE LONGFOIRT

LONGFORD COUNTY COUNCIL

GREAT WATER STREET
LONGFORD
Tel. (043) 46231

Client :	*Longford County Council*				
Project :	*Former Longford Post Office Building Re-development*				
Title :	*Proposed First Floor Plan (Level 01) DRAFT*				
Drawing No:	*002*			Revision:	00
Scale:	*1:100 @ A3*	Date:	*19/06/2025*	Status:	DRAFT
Drawn by:	M.Cassidy	Checked:	C.R	Approved:	P.N



Demolition Work is shown RED
New Construction is shown GREEN

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL AND ENGINEERING DRAWINGS AND ALL OTHER RELEVANT DRAWINGS AND SPECIFICATIONS.
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Rev. No.	Date	Revision Notes	Drn. by	Chkd. by

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GREAT WATER STREET
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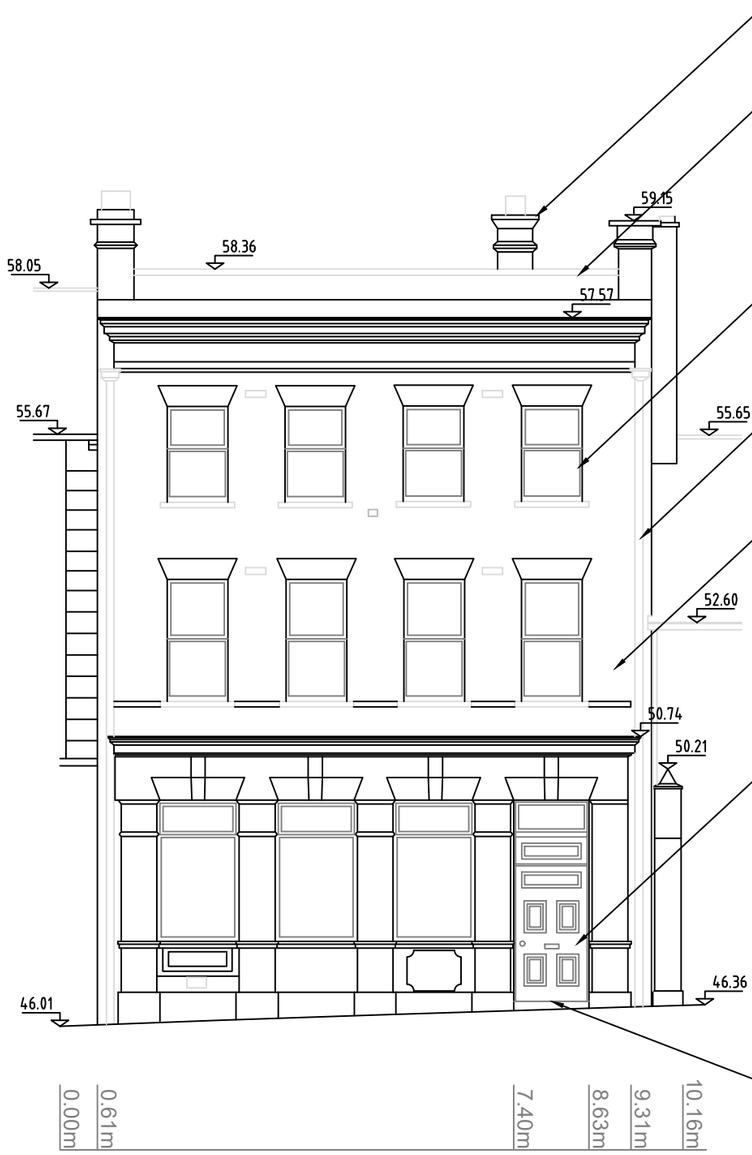
Tel. (043) 46231

Client :	*Longford County Council*			
Project :	*Former Longford Post Office Building Re-development*			
Title :	*Proposed 2nd Floor Plan (Level 02) DRAFT*			
Drawing No:	*003*			Revision: 00
Scale:	*1:100 @ A3*	Date:	*19/06/2025*	Status: DRAFT
Drawn by:	M.Cassidy	Checked:	C.R	Approved: P.N



Elevation 6

Elevation 2

All Chimney Stacks, Cappings and Pots to be restored and retained.

Existing Slate roof covering and capping to be removed and preserved to facilitate replacement or repair of defective structural roof elements, repair or replacement of associated flashings or coverings, preservation or restoration works to walls. Preserved slating and capping to be refitted in traditional manner to match existing upon completion of structural works.

All existing Windows to be replaced with traditional Timber Sash Windows, reveals, heads and cills to be restored as per original building

Existing Rain Water Goods to be made good and to retained.

Red Brick facade to be cleaned, raked and repointed to restore to original form.

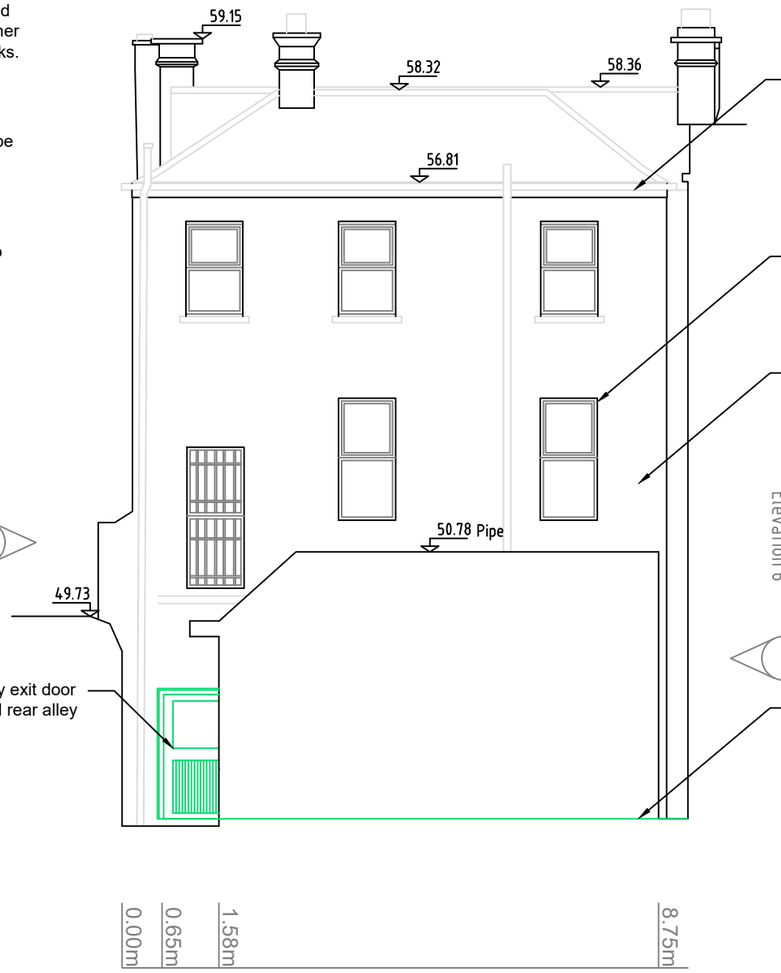
Existing Timber front door to be restored to original form and retained

Removable access ramp to be provided on request to facilitate assisted access for mobility challenged visitors via existing front door. Permanent D.A.C to be provided via rear entrance

Elevation 1 Datum : 44.00m

Elevation 2

Elevation 6



Existing Rain Water goods to be made good and retained

All existing Windows to be replaced with traditional Timber Sash Windows, reveals, heads and cills to be restored as per original building

Existing Sand & Cement based rendering to be removed. Original masonry to be cleaned and replastered using an approved traditional lime based rendering process

Proposed Emergency exit door opening into restored rear alley

Internal floors to be restored to original FFL of 46.43m

Elevation 5 Datum : 44.00m

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GREAT WATER STREET
LONGFORD
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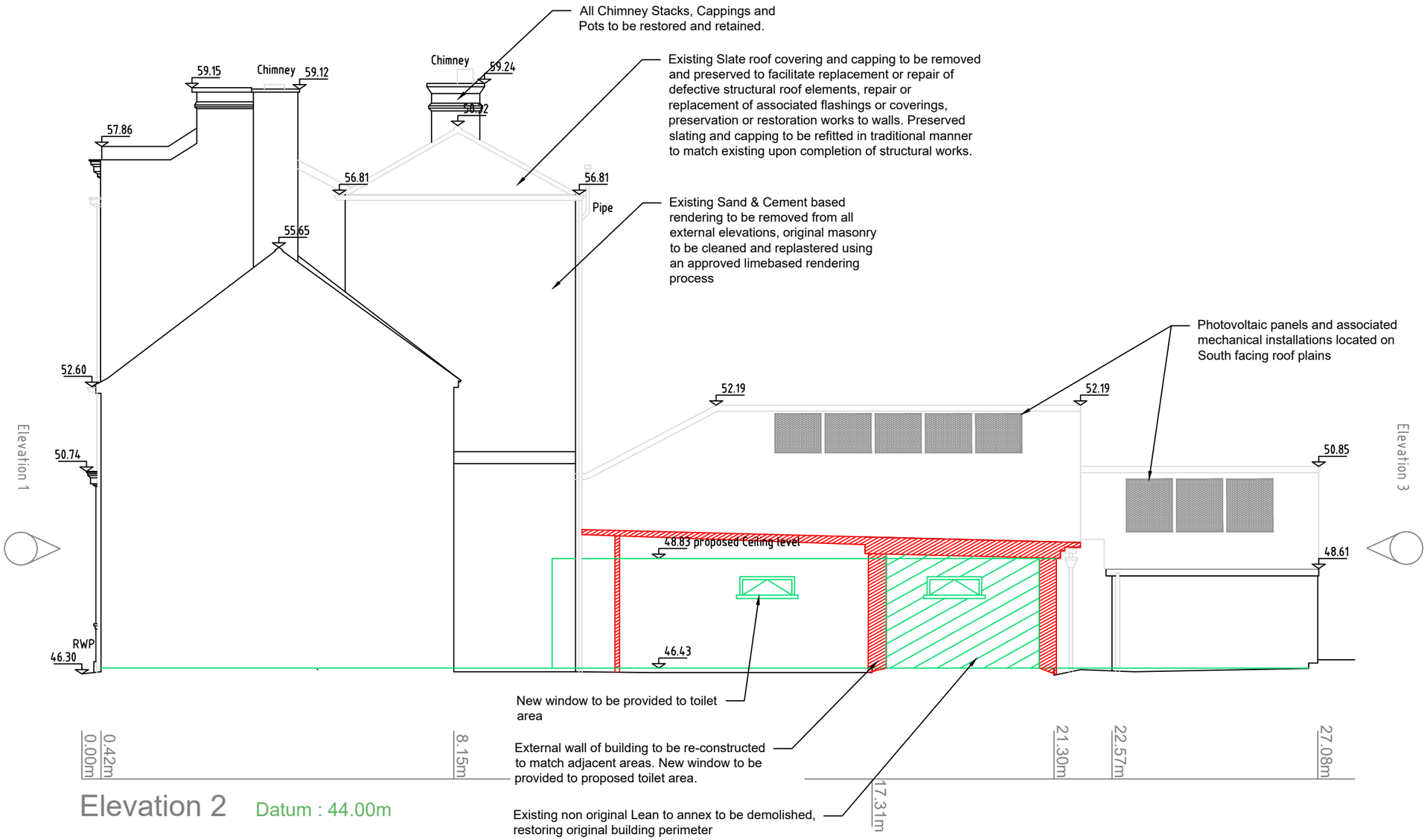
Client :	*Longford County Council*				
Project :	*Former Longford Post Office Building Re-development*				
Title :	*Elevations 1 & 5*				
Drawing No:	*004*			Revision:	00
Scale:	*1:100 @ A3*	Date:	*19/06/2025*	Status:	Part viii
Drawn by:	M.Cassidy	Checked:	G.S	Approved:	P.N



Elevation 2

Datum : 44.00m

Demolition work is shown RED
New Construction is shown GREEN

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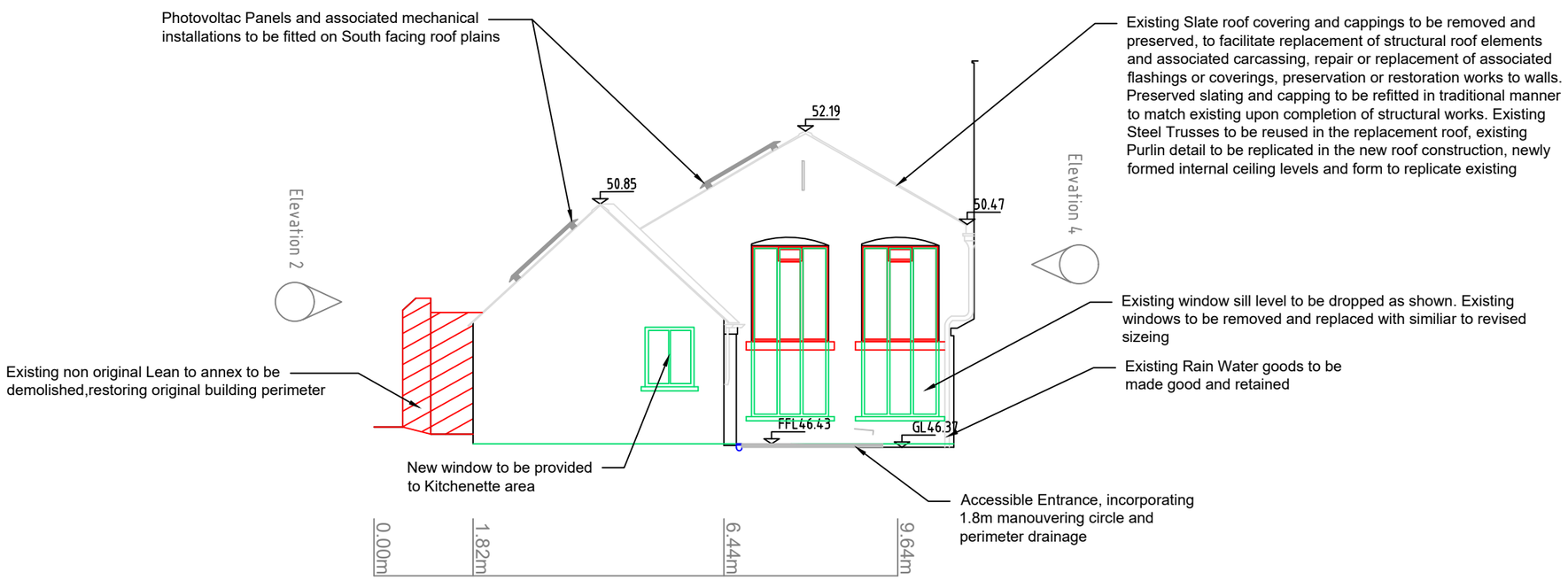
Client :	*Longford County Council*			
Project :	*Former Longford Post Office Building Re-development*			
Title :	*Elevation 2*			
Drawing No:	*005*			Revision: 00
Scale:	*1:100 @ A3*	Date:	*19/06/2025*	Status: Part viii
Drawn by:	M.Cassidy	Checked:	G.S	Approved: P.N



Elevation 3

Datum : 44.00m

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Client :	*Longford County Council*				
Project :	*Former Longford Post Office Building Re-development*				
Title :	*Elevation 3*				
Drawing No:	*006*			Revision:	00
Scale:	*1:100 @ A3*	Date:	*19/06/2025*	Status:	Part viii
Drawn by:	M.Cassidy	Checked:	G.S	Approved:	P.N