



What to do if Protected Structure badly damaged by fire, flood or storm





INITIAL STEPS AFTER DISASTROUS EVENT TO A PROTECTED STRUCTURE

- Notify Fingal County Council's Architectural Conservation Officer immediately and arrange a site visit with them if safe to do so. Where it is not possible to directly access the structure for Health and Safety reasons it would still be worth viewing the damage from a safe distance.
- Assessment of the property by a Structural Engineer with sufficient conservation experience/expertise. Submit the structural engineer's report to the Architectural Conservation Officer for consultation.
- Detailed Photographic Record of damage and of surviving fabric (so far as is safe to do this)
- Identification of areas of immediate danger to public safety
- Securing of these areas or of whole building to prevent any unauthorised access
- Initial Works:
 - Identify what is salvageable
 - May need to protect certain in-situ elements (such as built-in furniture, fireplaces, decorative floor, etc. by covering with sheets of ply or boxing them in)
 - Carefully remove debris room by room, retain and store any remains that could be re-used or could inform the re-construction (the salvaged elements should be stored in groups according to room location)
 - Storage facility should be on site where possible
 - The removal of certain unique or significant items may need a detailed method statement before they are touched
 - Where the roof has been badly damaged (by fire or collapse) and has to be removed for safety reasons then a temporary roof structure will need to be detailed and agreed with the Architectural Conservation Officer prior to erection
 - Temporary propping works may have to be installed and scaffolding may be needed to assist with the careful removal of debris at wall tops and also the bracing of windows on upper floors
- Devise a programme of repairs/re-instatement works to address the damage done that follow best conservation principles and agree these with the Architectural Conservation Officer. Once the programme has been signed off then works should start as soon as possible

Note: In some cases it may be necessary to obtain planning permission if any changes are being made to the re-instated layout or building fabric. Where alterations are not proposed and a direct repair on a like-for-like basis is being carried out it may be advisable to obtain a Declaration of Exemption (Section 5 Declaration) so there is clarity as to the works that have been agreed as exempted development.

CONTACT DETAILS:
Fingal County Council Architectural Conservation Officer
Helena Bergin
Tel: 01 8906709
Email: helena.bergin@fingal.ie