



BELVEDERE ORPHANAGE, TYRRELLSPASS, CO.
WESTMEATH.

STRUCTURAL ASSESSMENT OF "MATRON'S HOUSE"
REV 01



HOUSING CAPITAL SECTION
WESTMEATH COUNTY COUNCIL
MARCH 2026

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STRUCTURAL ASSESSMENT REPORT

"MATRON'S HOUSE", BELVEDERE ORPHANAGE, TYRRELLSPASS, CO. WESTMEATH.

1.0 INTRODUCTION

Structural inspection report for property at Belvedere Orphanage, Tyrrellspass, Co Westmeath.

This report is based on a site visit carried out on the 11th of March 2026, see Appendix A for site photos from this inspection.

The report is for the private and confidential use of the client for whom it is prepared together with their professional advisors as appropriate. It may not be reproduced in whole or in part or relied upon by any other party, under any circumstances. We do not accept liability to any other party.

The report is compiled specifically to consider the condition of the building structure, as it now exists. It is not intended to be treated as a generalised inspection and does not cover the deterioration of structural members through dampness, fungal or insect attack nor does it deal with problems and defects of a non-structural nature. The survey does not cover the detection of Asbestos Containing Materials (ACMs). The survey is based on a visual inspection of the surface areas only and does not take into account dimensional surveys, structural calculations or covered areas not accessible at the time of inspection. We did not inspect woodwork or other parts of the structure, which are covered, unexposed or inaccessible and are therefore unable to report that any such part of the property is free from defect. Inspections of walls and chimneys were carried out from ground level by visual sighting.

This survey excludes any comment/opinion on temporary works, as this is the remit of others.

The report has been prepared to provide both a text and photographic schedule of damage of the building. The text description, sketch drawing or photographic record should not be considered in isolation.

The survey has been carried out as a schedule of structural defects of the building's external and internal walls at the time of the survey. It is to be used as a record of condition of the building's walls at the time of the inspection and may be compared with the previous issue of this report for the previous site inspection carried out on the 20th November 2024.

2.0 LOCATION

The property is located at the end of the Belvedere Orphanage cul-de-sac crescent road, which is accessed off the Mullingar Road to the North of Tyrrellspass village in a semi-rural setting. The property consists of a detached two-storey dwelling. The following image in Figure 1 is a general location of the property in relation to Tyrrellspass village.



Figure 1 Tyrrellspass local area

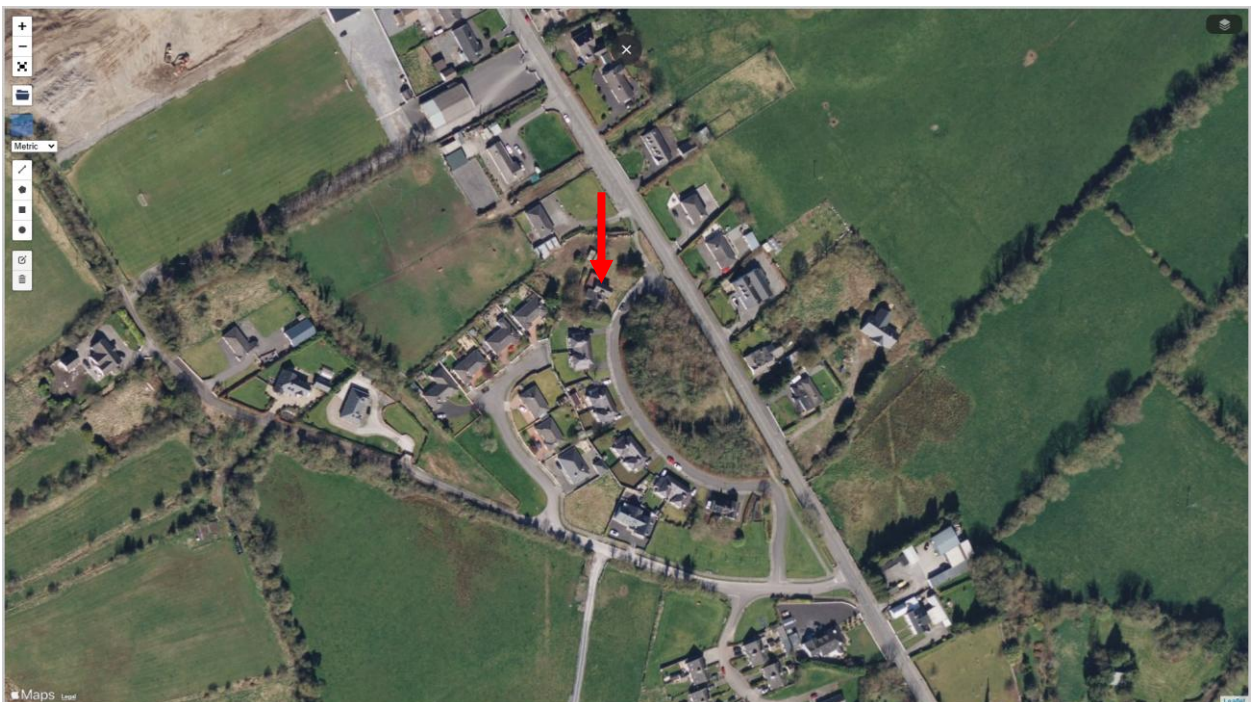


Figure 2 Image of Property set amongst neighbouring houses



Figure 3 Image of Site

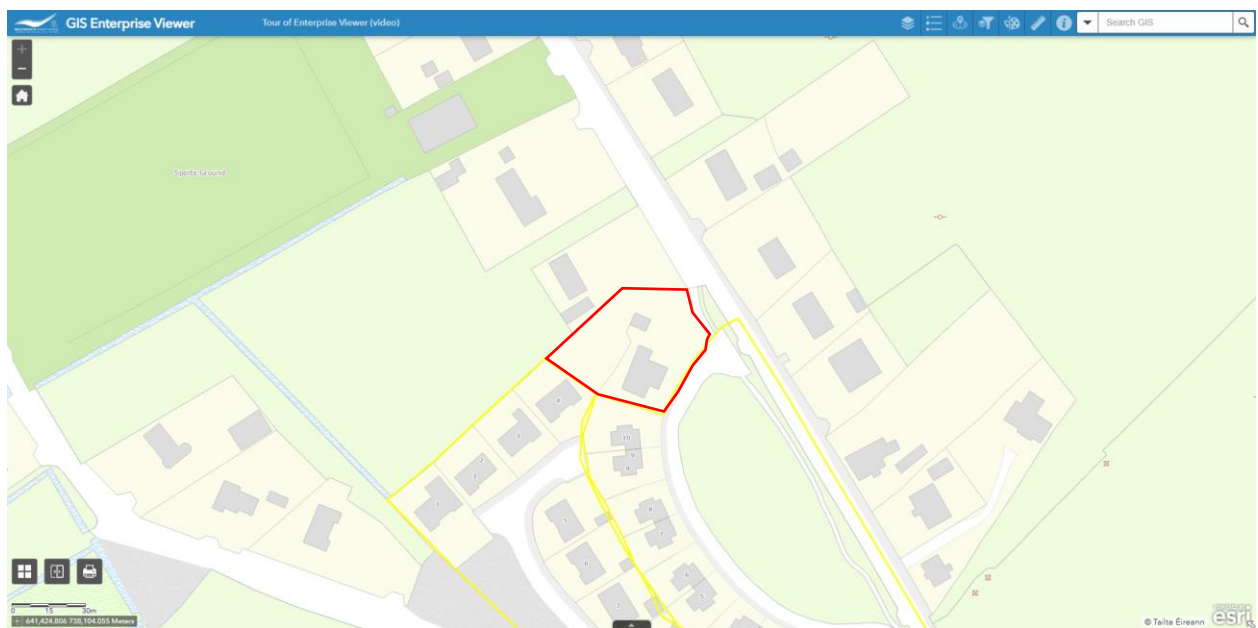


Figure 4 Site Location Map

3.0 BUILDING DETAILS

“Detached three-bay two-storey former orphanage matron's house on L-shaped plan, built c.1840, with projecting single-bay gable-fronted entrance porch to centre of front façade (southeast). Now in the ownership of Westmeath County Council and currently out of use. Pitched natural slate roof with roughcast rendered chimneystack and terracotta pots. Ornate timber bargeboards to gable-fronted

section to east end and to projecting porch. Roughcast rendered walls over smooth rendered plinth course. Recessed smooth rendered horizontal panels/fascia to southeast and northwest facades at first floor level. Square-headed window openings with cut stone sills and metal lattice windows with timber mullions. Oculus window with leaded glass above porch to second floor. Square-headed doorcase to porch with plain cut stone surround, a battened timber door with square-headed overlight above with lattice glazing. Set back from road in own grounds with gates and boundary wall to east (15322032). Four detached single and two-storey almshouses/orphanage buildings of various styles and in various states of repair, arranged around a crescent, to the south. Now boarded-up and no longer in use.

A picturesque small-scale former orphanage matron's house, which retains its original form, character and massing. Features such as the arrangement and the lattice pattern of the glazing and the ornate bargeboards are typical of the period of construction and enhance the architectural quality of this piece. This appealing small-scale building is the best surviving example in an important group of structures associated with the Belvedere Protestant Orphanage, the remaining four buildings in various states of disrepair to the immediate south. This charitable institution was formed at the bequest of Jane, Countess of Belvedere (died 1836) and is arranged around a crescent, mimicking the earlier crescent in the centre of Tyrrellspass to the south. This fine building forms the centerpiece of an important group of structures, the best collection of their type in Westmeath, and remains an integral part of the history and architectural heritage of Tyrrellspass.", (National Built Heritage Service, 2004)

4.0 INSPECTION

Photographs of defects from the inspection carried out on the 11th of March 2026 are recorded in appendix A of this report.

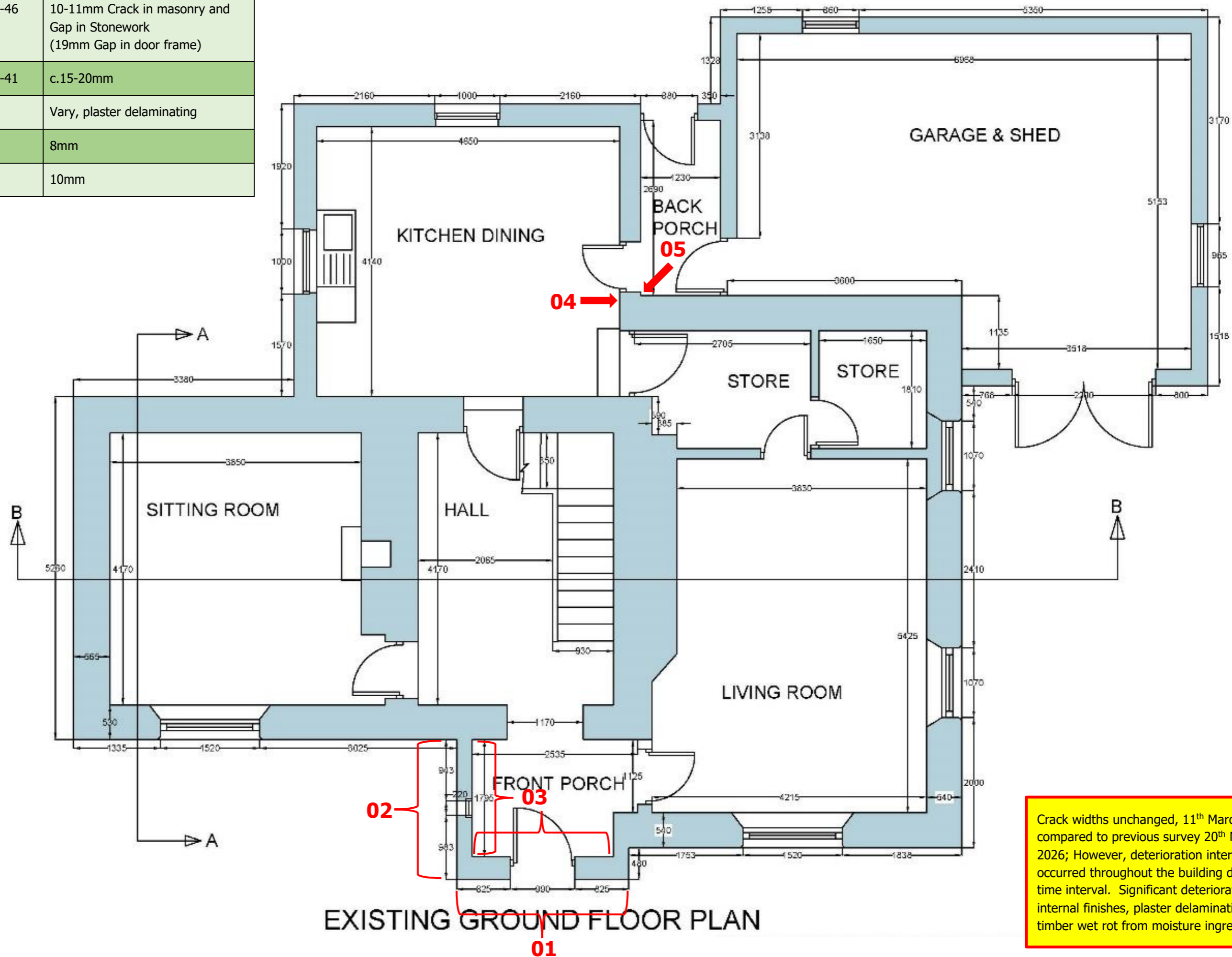
During the inspection, a visual examination of the external and internal walls (rendered masonry), roof (natural slate) and rainwater goods was carried out.

The external walls are thickest to the original house with reduced thickness walls to the rear flat roof extension and front porch addition. The site has been partially cleared of vegetation some time ago to facilitate surveys, with some regrowth since, extensive amounts of vegetation is growing on the elevations of the building, which has increased since the previous inspection on the 20th of November 2024. Vegetation is covering large areas of the external building surface, completely covering the back door and growing in the gutters. The rainwater disposal system is no longer fit for purpose, which together with vegetation growth, is contributing significantly to the deterioration of the building.

The external deterioration of the building includes large structural cracks, which are clearly visible when approaching the building, with clear signs of differential settlement and distortion of the front porch and front door, loose and missing slates from the porch and main roofs with risk of falling slates, extremely poor condition roof overhangs (upper slated surface, fascia, soffit and lanterns) at front gables to the main house and porch, overgrown and collapsing gutters, missing/damaged downpipes and broken panes of glass to windows (some vandalism since previous inspection with glass panes broken since then).

The site contains various species of young and mature trees with scrub vegetation growth around the building.

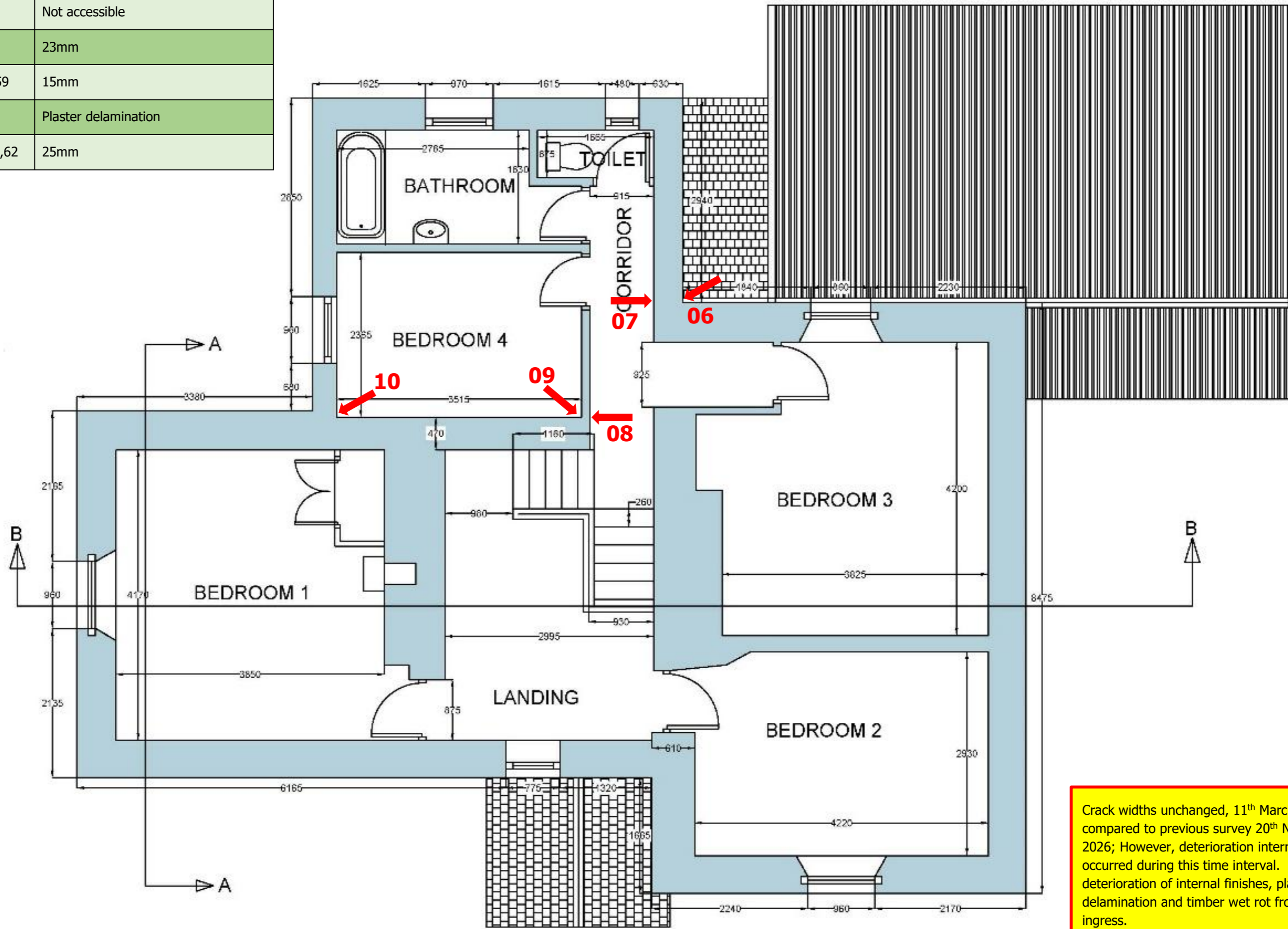
Ref:	Pages:	Crack Width
1	30,33,41-46	10-11mm Crack in masonry and Gap in Stonework (19mm Gap in door frame)
2	31,32,36-41	c.15-20mm
3	47-50	Vary, plaster delaminating
4	53	8mm
5	54	10mm



EXISTING GROUND FLOOR PLAN

Crack widths unchanged, 11th March 2026 compared to previous survey 20th November 2026; However, deterioration internally has occurred throughout the building during this time interval. Significant deterioration of internal finishes, plaster delamination and timber wet rot from moisture ingress.

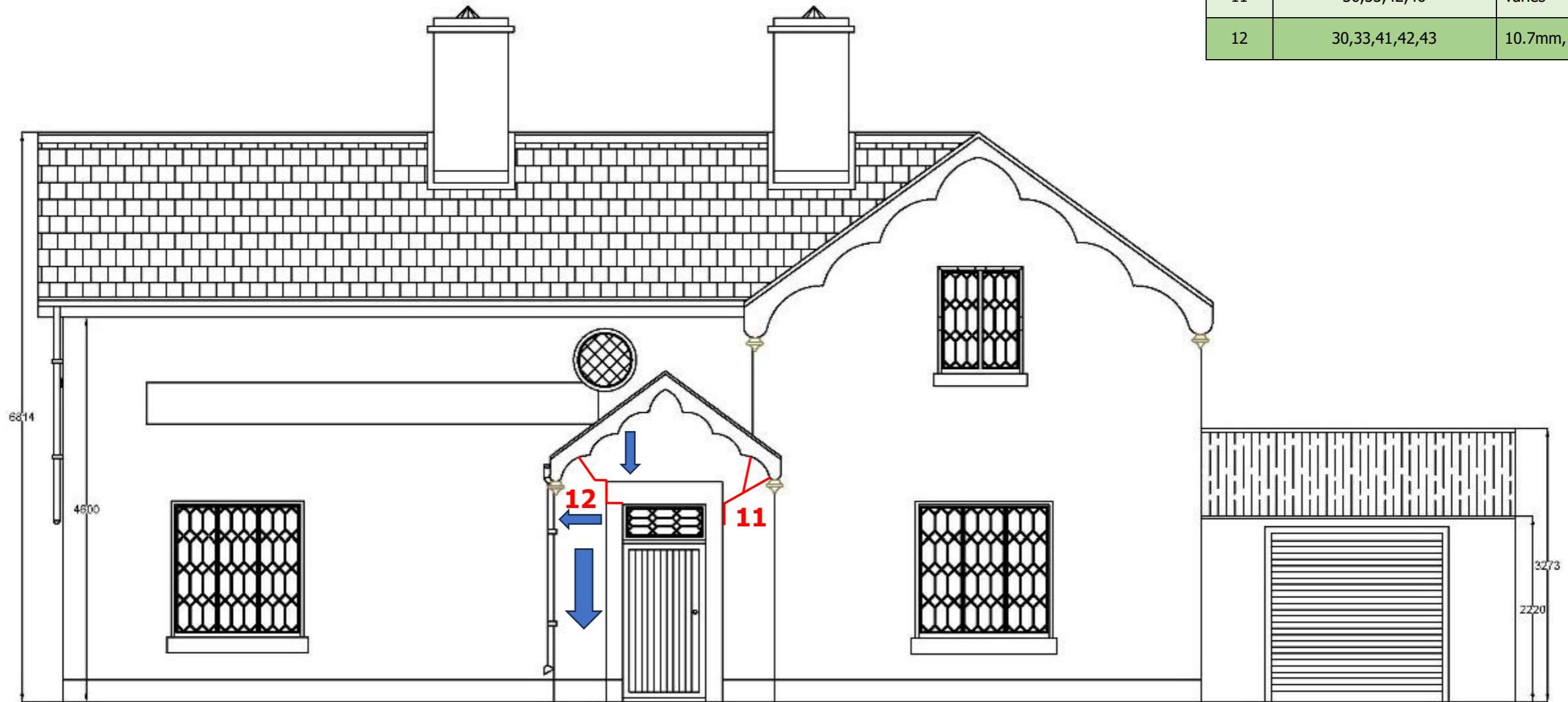
Ref:	Page:	Crack Width
6	19	Not accessible
7	56	23mm
8	58,59	15mm
9	63	Plaster delamination
10	57,58,62	25mm



EXISTING FIRST FLOOR PLAN

Crack widths unchanged, 11th March 2026 compared to previous survey 20th November 2026; However, deterioration internally has occurred during this time interval. Significant deterioration of internal finishes, plaster delamination and timber wet rot from moisture ingress.

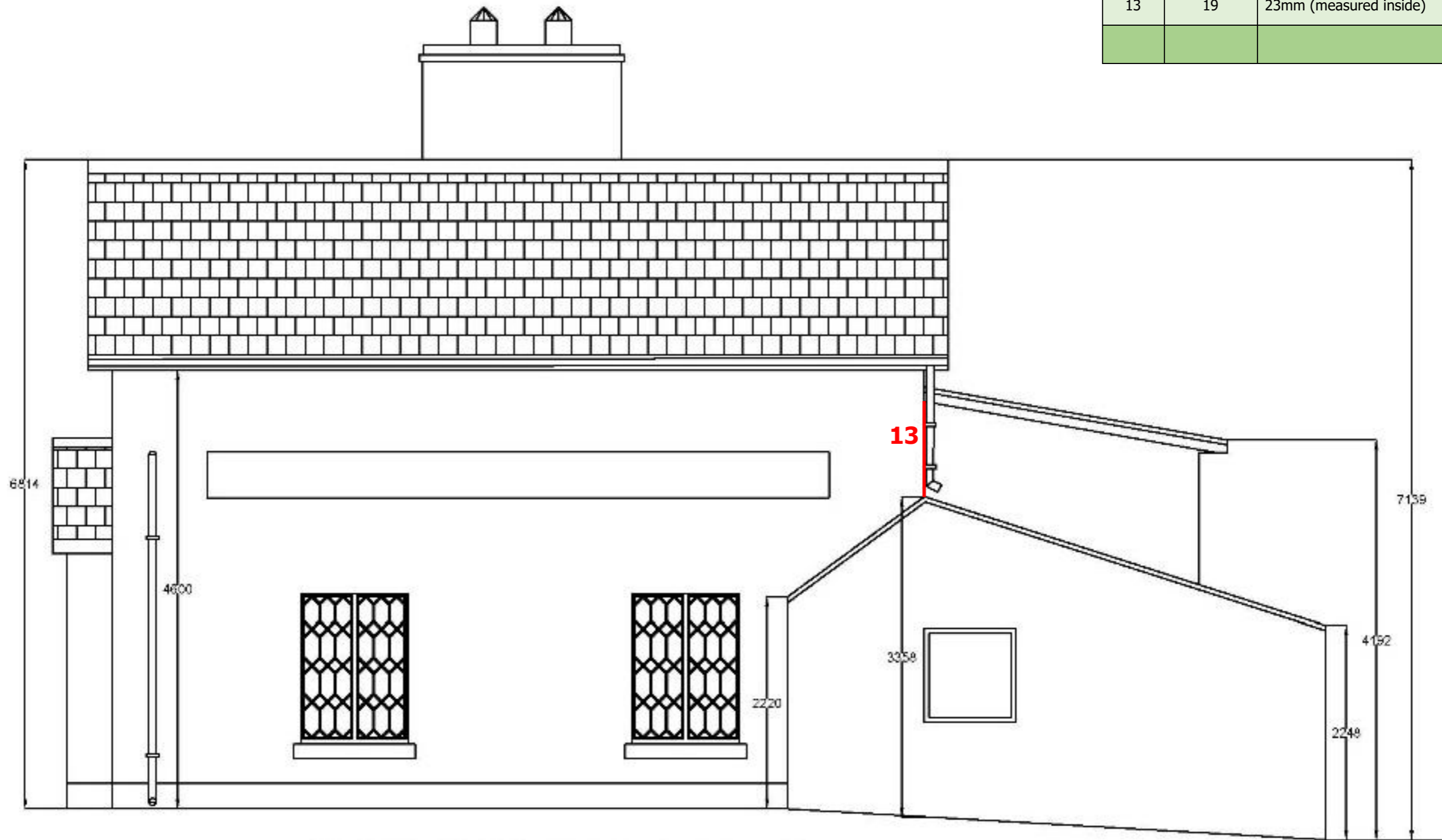
Ref:	Page:	Crack Width
11	30,33,42,46	varies
12	30,33,41,42,43	10.7mm, 10.9mm



EXISTING FRONT ELEVATION

Crack widths unchanged, 11th March 2026 compared to previous survey 20th November 2026; However, deterioration internally has occurred during this time interval. Significant deterioration of internal finishes, plaster delamination and timber wet rot from moisture ingress.

Ref:	Page:	Crack Width
13	19	23mm (measured inside)



EXISTING SIDE ELEVATION

Crack widths unchanged, 11th March 2026 compared to previous survey 20th November 2026; However, deterioration internally has occurred during this time interval. Significant deterioration of internal finishes, plaster delamination and timber wet rot from moisture ingress.

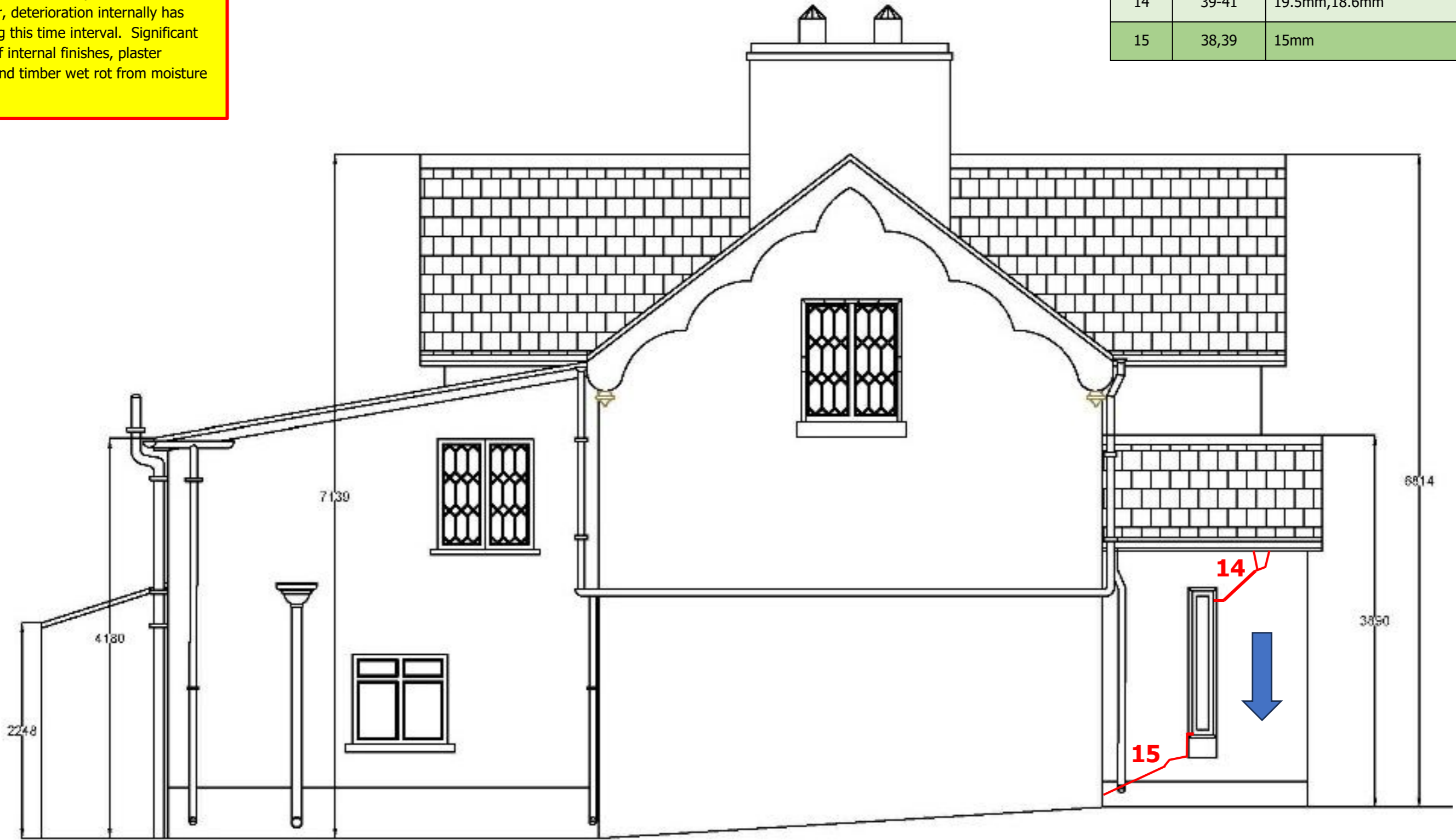


EXISTING BACK ELEVATION

Crack widths unchanged, 11th March 2026 compared to previous survey 20th November 2026; However, deterioration internally has occurred during this time interval. Significant deterioration of internal finishes, plaster delamination and timber wet rot from moisture ingress.

Crack widths unchanged, 11th March 2026 compared to previous survey 20th November 2026; However, deterioration internally has occurred during this time interval. Significant deterioration of internal finishes, plaster delamination and timber wet rot from moisture ingress.

Ref:	Page:	Crack Width
14	39-41	19.5mm,18.6mm
15	38,39	15mm



EXISTING SIDE ELEVATION

5.0

CONCLUSIONS AND RECOMMENDATIONS

Based on the visual inspection findings, the original structural engineering report (SDS Design Engineers, 2024) and the site investigation report (Ground Investigations Ireland, 2023) there are structural issues with the later additions to the original building, which have different foundation conditions and lack movement joints with the original building, resulting in the noted settlement and movement of these additions, with cracking and wall distortions. Please refer to the previous report issued, based on the previous inspection carried out on the 20th November 2024.

6.0 APPENDIX A – INSPECTION PHOTOS

Exterior Elevations



A01: Front Elevation



A02: Rear Elevation

Exterior Elevations



A03: Elevation Facing Boundary with Adjoining Belvedere Orphanage Property

Exterior Curtilage



A04: Pedestrian Route at Northern Corner of Site



A05: Cul de Sac Turning Head and Gate in Front of Matron's House

Exterior Features



A06: Window Tracery & Limestone Features



A07: Porch Features & Oculus Window

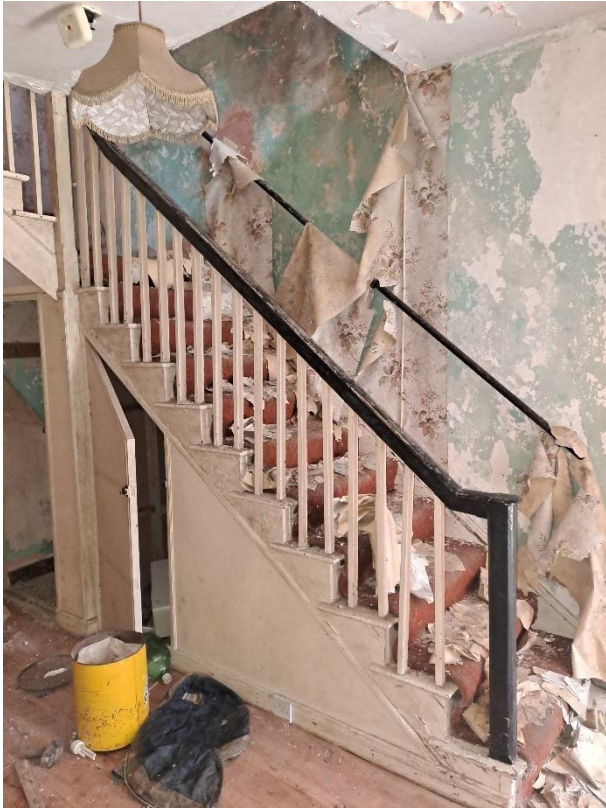


A08: Roof Barge Boards and Lanterns



Aerial Photograph (Apple Inc, 2024) – Exterior Photo Key Plan

Interior Stairs



A09: Stairs Flight 1

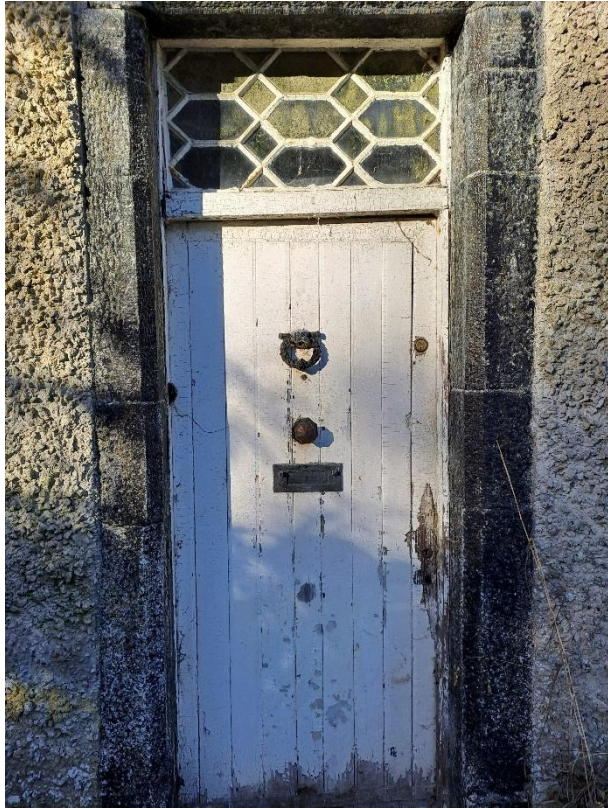


A10: Stairs Flight 2

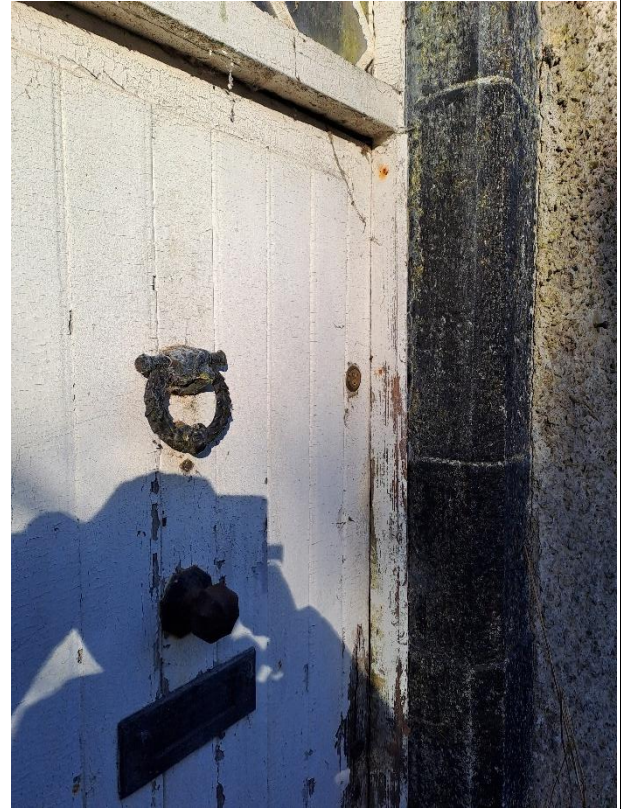


A11: Stair Landing and Railing

Other External Architectural Features



A12: Front Door, Transom Light & Stonework



A13: Front Door Ironmongery



A14: Lancet Window with Metal Tracery



A15: Roof Barge Timber Lanterns

Internal Architectural Features



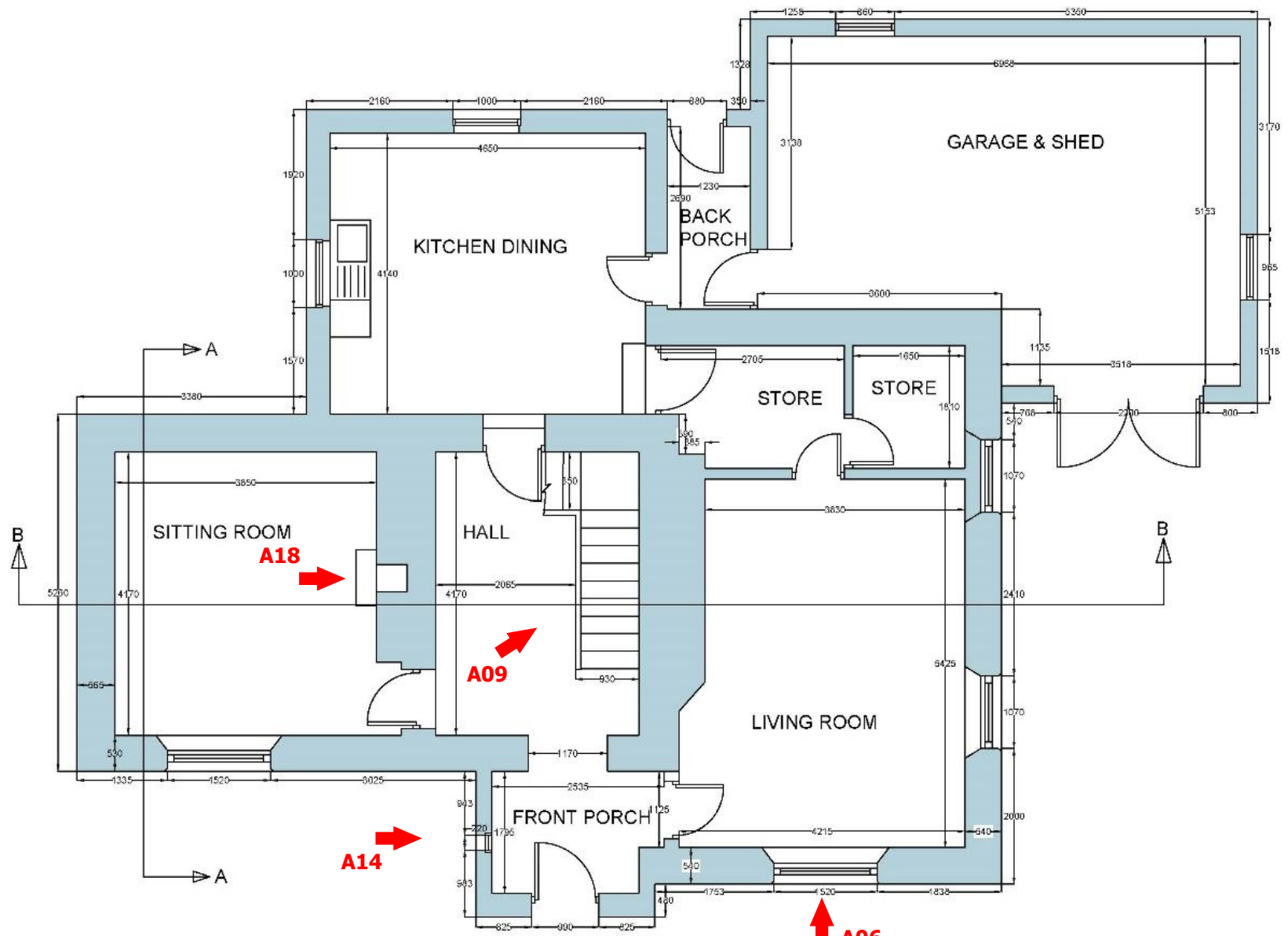
A16: Oculus window with timber tracery



A17: Stairs handrail with gooseneck



A18: First Floor Fireplace



EXISTING GROUND FLOOR PLAN

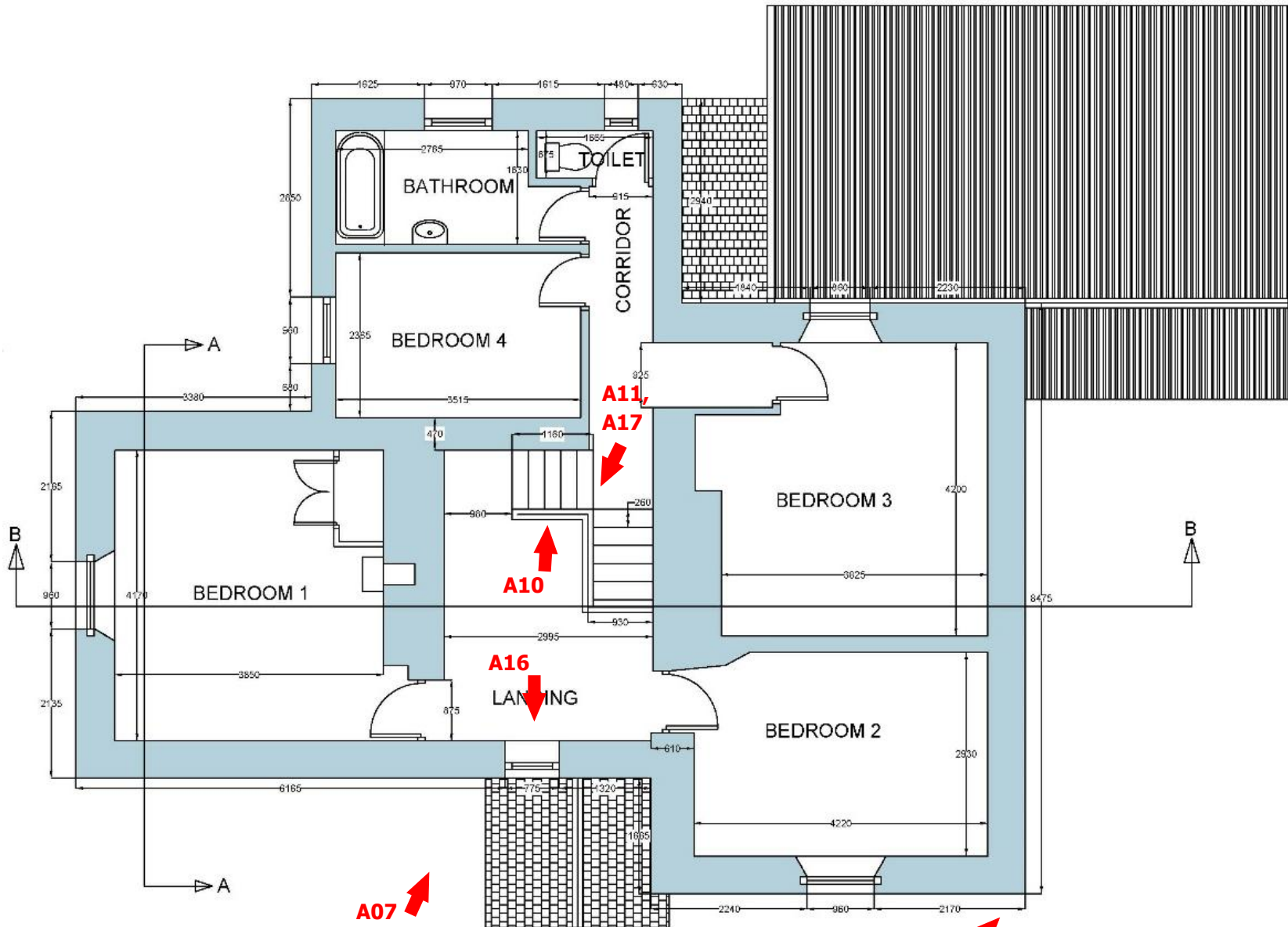
A13 A12

A14

A09

A18

A06



EXISTING FIRST FLOOR PLAN

REFERENCES

Apple Inc. (2024). *Irish Grid Reference Finder*. Retrieved from <https://irish.gridreferencefinder.com/>

Ground Investigations Ireland. (2023). *12072-07-22 - Ground Investigation Report*.

National Built Heritage Service. (2004, 09 16). Retrieved from Buildings of Ireland:
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SDS Design Engineers. (2024). *22124 - Structural Survey of Existing Matron's House*.