

8 April 2004

The Occupants, 16, Upper  
Leeson Street, Dublin 2

*Re: Interim injunction obtained in the Dublin Circuit Court on 2 April 2004 in relation to the unlawful occupation of 16, Upper Leeson Street, Dublin 2*

TO THE OCCUPANTS

Please note that Dublin City Council obtained an ex parte interim injunction from the Circuit Court sitting at Court 26, Four Courts, Dublin 7 on Friday, 2 April 2004. That order is directed to X as occupier of 16, Upper Leeson Street, Dublin 2 and all other persons having notice of the making of the order. Copies of the following documents are enclosed with this letter by way of service on you:

1. Circuit Court Order granted 2 April 2004 incorporating ex parte interim injunction; Circuit
2. Court Equity Civil Bill issued 2 April 2004;
3. Grounding Affidavit of Martin Kavanagh (with exhibits);
4. Notice of Motion seeking interlocutory Order returnable to Court 26, Four Courts, Dublin 7 on 19 April 2004.

We would advise that you read the enclosed documents carefully and seek legal advice immediately in relation to this matter.

Please note that Dublin City Council reserves its right to take all appropriate steps to enforce the order granted on 2 April 2004.

Yours faithfully,



**PHILIP LEE**

SOLICITORS

AN CHUIRT CHUARDA  
THE CIRCUIT COURT

Record No. of 2004

Dublin Circuit

County of the City of Dublin

EQUITY CIVIL BILL

Between:

THE RIGHT HONOURABLE THE LORD MAYOR,  
ALDERMEN AND BURGESSES OF DUBLIN

Plaintiff

-and

Defendant

You are hereby required within ten days after the service of the Civil Bill upon you to enter or to cause to be entered with the County Registrar, at his Office at Aras Vi Dhalaigh, Inns Quay, Dublin 7 an Appearance to answer the claim of the Right Honourable The Lord Mayor Aldermen and Burgesses of Dublin of the Civic Offices, Wood Quay, Dublin 8, the Plaintiff herein.

And take notice that unless you do enter an Appearance, you will be held to have admitted the said claim, and the Plaintiff may proceed therein and judgment may be given against you in your absence without further notice.

And further take notice that, if you intend to defend the proceedings on any grounds, you must not only enter an Appearance, but also; within ten days after Appearance, deliver a statement in writing showing the nature and grounds of your Defence.

The Appearance may be entered by posting same to the said Office and by giving copies thereof to the Plaintiff or his Solicitor by post and the Defence may be delivered by posting same to the Plaintiff or its Solicitor.

Dated this 2nd day of April 2004

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Signed:

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Philip Lee Solicitors,  
1 Arran Square,  
Arran Quay,  
Dublin 7

AN CHIJIRT CHUARDA  
THE CIRCUIT COURT

Record No. 3868 of 2004

Dublin Circuit

County of the City of Dublin

Between:

DUBLIN CITY COUNCIL

Plaintiff

-and

Defendant

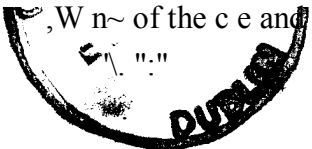
NOTICE OF MOTION

TAKE NOTICE that application will be made to the Court sitting at Court 26, the Four Courts, Inns Quay, Dublin 7 on Monday, 19 April 2004 at 10.00am or at the next opportunity thereafter for the following reliefs:

1. An Interlocutory Order that the Defendant and all other persons having notice of the making of such Order, their servants or agents or invitees are henceforth and until further Order in this matter firmly enjoined and restrained from resorting to, entering, remaining upon, returning to or occupying or otherwise trespassing upon the lands of the Plaintiff at or adjacent to Number 16 Leeson Street Upper in the County of the City of Dublin, the subject matter of these proceedings or from trespassing on any other lands in the ownership of the Plaintiff.
2. An Interlocutory Order that the Defendant and all other persons having notice of the making of the Order do remove forthwith from the said lands of the Plaintiff at or adjacent to Number 16 Leeson Street Upper in the County of the City of Dublin all of their goods, chattels and other property.
3. Such further Orders as the Court may deem appropriate.

4. A

WHICH APPLICATION will be grounded upon the Equity Civil Bill herein, the testimony of the Plaintiff, sworn on the 2nd April 2004, proof of service of this Notice, and the reasons to be offered.



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AN CHUIRT CHUARDA THE  
CIRCUIT COURT

Record No.

of 2004

Dublin Circuit

County of the City of Dublin

Between:

THE RIGHT HONOURABLE THE LORD MAYOR,  
ALDERMEN AND BURGESSES OF DUBLIN

Plaintiff

-and



Introduction

1. I am an executive manager in the Planning and Economic Development Department of the Plaintiff and I am duly authorised to make this affidavit for the Plaintiff and on its behalf. I make this affidavit from facts within my own knowledge save where otherwise appears and wherever it does so appear I believe those facts to be true.
2. I make this affidavit in support of the Plaintiff's application for an interim injunction in the terms set out in the *Ex Parte* Docket herein.

Back2round

3. I say that the Plaintiff is the registered owner of the premises at Number 16 Leeson Street Upper, Dublin 2, more particularly described in the Schedule to the E~uity Civil Bill herein. The Plaintiff was formally registered as such on the 91 August 2001. I beg to refer to a true copy of the relevant entry in the Register of Ownership of Freehold Land, under Folio 136225F, upon which, marked with the designation "MK-1", I have signed my name prior to the swearing hereof.
4. I say that the Plaintiff obtained ownership of the property in Fee Simple free from encumbrances and all estates, rights, titles and interests of whatsoever kind by operation of a Vesting Order, made under section 17 of the Derelict

Sites Act, 1990 (hereinafter "the 1990 Act"), on the 24th August 2000. I beg to refer to a true copy of the said Order upon which, marked with the designation "MK-2", I have signed my name prior to the swearing hereof.

5. I say that the property and its derelict condition had come to the attention of the Plaintiff at least as early as 1992. A dialogue ensued with the persons who then claimed ownership of the property - two South African nationals and residents named Iqbal Joosub and Ismail Joosub - but when that protracted dialogue failed to produce a satisfactory result, the Plaintiff was obliged to use its statutory power under the 1990 Act to acquire the property compulsorily, culminating in the making of the Order above exhibited.
6. The Plaintiff secured the front and back entrances to the property during the course of the compulsory acquisition process on or about the 9th February 1999. In addition to carrying out a number of minor remedial work items, two phases of significant structural works were carried out. In November 2000, the Plaintiff carried out repair works on the valley gutter between the property and a neighbouring property, Number 17 Leeson Street Upper. In January 2001, extensive works consisting of the replacement of the roof were carried out at a cost in excess of Ir£20,0000. It is the Plaintiff's intention to sell the property on the condition of its renovation and significant steps have already been taken, and significant costs incurred, in that direction.
7. The property is presently the subject of three separate third party claims against the Plaintiff. Those claims may be summarised as follows:
  - (a) On the 16th May 2003, High Court proceedings were issued by the owners of the neighbouring property at Number 17, Leeson Street Upper. The amended title of those proceedings is: "*Leo Larkin, Margaret Larkin and Travelowen Limited (In voluntary liquidation) v. Iqbal Joosub, Dublin City Council and Dudley Potter, legal personal representative of the estate of Ismail Joosub deceased; High Court Record No. 5972P of 2003*" (hereinafter referred to as "the Larkin proceedings");
  - (b) A claim for compensation lodged by Dr. M.I.A. Jossub under the 1990 Act in respect of the compulsory acquisition by the Plaintiff of his 50% interest in the property;
  - (c) A claim for compensation lodged on behalf of the estate of Ismail Josub made on the same basis in respect of his 50% interest in the same property.
8. The Larkin proceedings involve a claim in respect of damage allegedly caused to Number 17, Leeson Street Upper arising from the flow of water from Number 16 to Number 17 on grounds of negligence, nuisance, breach of duty and breach of the rule in *Rylands v Fletcher*. Those proceedings have been set down for trial and presently await a date for hearing. The Plaintiff in these proceedings has given an undertaking in those proceedings

not to payout the compensation sum agreed with Dr. Josub until the determination of the latter. The quantum of compensation due to the estate of Ismail Josub has not yet been agreed.

9. It remains the intention of the Plaintiff to dispose of the property at issue once the Larkin proceedings are concluded. A decision has been made to take no further steps to sell the property prior to the ultimate determination of those proceedings.

#### The Matters Complained Of

10. On the 3rd March 2004, Mr. Larry Watson, a staff officer in the Plaintiff's Development Department, received a telephone call from Detective Garda Des Cooney of Store Street Garda Station, who reported having seen an individual entering the property, and who requested information regarding the property's ownership and occupation. This was the first indication that the Plaintiff received of the unlawful entry and occupation now complained of.
11. On the 9th March last, a number of the Plaintiff's employees attended at the premises for the purpose of resecuring it and changing the locks. On arrival, it was discovered that the Plaintiff's previously fitted locks had been changed and that the basement door had been barricaded against entry. Voices from inside the premises were audible and, at different times on that occasion, two notes were passed out, indicating that the unidentified occupants wished to speak to a named Council official (who was not present), and contending that the occupants' had been in 'adverse possession' of the premises since August 2003. The second note sought to characterise the property at issue as the home of the Defendant and others and the unlawful occupation of it as 'a civil matter, for the Courts'. I beg to refer to copies of each of those two notes upon which, clasped together and marked with the designation "MK-3", I have signed my name prior to the swearing hereof.
12. The Plaintiff's employees telephoned the Gardai on that occasion. It would appear that the Garda officers who attended upon the scene in response formed the view that intervention by them was inappropriate at that time.
13. The Plaintiff delivered a letter of the 16th March 2004 to the unidentified occupants of the property. In that letter, the occupants were informed that their possession of the property is illegal and were requested to immediately hand over vacant possession to our client. Failing compliance, the occupants were warned that the Council would forthwith apply for an injunction. I beg to refer to a copy of that letter upon which, marked with the designation "MK4", I have signed my name prior to the swearing hereof.
14. A letter in reply, dated the 18th March 2004, was received at the Civic Offices on the 22nd March 2004. The authors of that letter do not identify themselves, other than as occupants of the premises, and do not indicate any intention to surrender vacant possession of the premises. Instead they seek, while maintaining their anonymity, to raise a number of queries concerning the Plaintiff's title to the premises. I beg to refer to a copy of that letter upon

which, marked with the designation "MK-S", I have signed my name prior to the swearing hereof.

15. The Plaintiff delivered a further letter of the 26th March 2004 to the unidentified occupants of the property. In that letter it was stated that the Plaintiff was not in a position to deal with the queries that had been raised until such time as the person or persons in occupation of the property identified themselves. Perhaps unsurprisingly, the Plaintiff has received no further correspondence since then. I beg to refer to a copy of the letter of the 26th March 2004 upon which, marked with the designation "MK-6", I have signed my name prior to the swearing hereof.
16. In view of the obligation of full arid frank disclosure that rests on the Plaintiff in an application of this sort, I should state that an article concerning the trespass complained of appeared in the Irish edition of the Sunday Times newspaper on Sunday, the 14th March 2004. I cannot vouch for the accuracy or veracity of the contents of that article. It states that 'a squatters' commune' has occupied the property since the month of August 2003 as what is claimed to be a political protest. The persons concerned are said to describe themselves as "libertarian autonomous activists". I beg to refer to a copy of that article upon which, marked with the designation "MK- 7", I have signed my name prior to the swearing hereof.

#### The Steps Taken To Identifv The Trespassers

17. I say and believe that the trespassers upon the Plaintiff's property have gone to great lengths to conceal their identity. As appears from the averments herein, the persons in occupation of the premises have refused to speak, or identify themselves, to the Plaintiff's employees, to members of An Garda Sfochana and to members of the Fire Services. They have barricaded themselves into the property and refuse to answer the door. They have sought to enter into correspondence with the Plaintiff and its employees and to assert a claim in respect of the property while retaining their anonymity. While apparently interacting with the media and describing themselves as a politically motivated group of 'libertarian autonomous activists', the trespassers upon the plaintiff's property have consistently failed or refused to identify themselves. This strategy has created, no doubt deliberately, some considerable difficulty for the Plaintiff in seeking to assert its private law rights against those trespassers.
18. I say that by letter dated the 26th March 2004, the Plaintiff sent a letter by fax to the Superintendent of An Garda Sfochana at Donnybrook Garda Station, to make a formal criminal complaint concerning the trespass at issue and to enquire what steps could be taken to identify the trespassers. I beg to refer to a copy of the said letter upon which, marked with the designation "MK-8", I have signed my name prior to the swearing hereof.
19. On the 29th March 2004, the Plaintiff caused its solicitors to telephone Donnybrook Garda Station in order to follow up on the faxed letter of the 26th. Arising from these contacts, I say and believe that members of An Garda Sfochana attended at the property at issue on Tuesday, the 30th March 2004,



where they met with two employees of the Plaintiff. In that regard, I beg to refer to a memorandum of one of those employees, Mary McInerney, Senior Staff Officer with the Development Department of the Plaintiff, upon which memorandum, marked with the designation "MK-9", I have signed my name prior to the swearing hereof.

20. I say and believe that the memorandum above-exhibited confirms that the occupants have refused to respond to requests to enter; that the front door of the premises was barricaded against the Plaintiff's employees and the *Gardai*; that the occupants have boarded up various entrances to the premises; and that the occupants persist in their refusal to identify themselves.
21. Arising from the occupants consistent refusal to identify themselves, I say that the Plaintiff caused its solicitors to make what investigations and enquiries they could in the matter. As a result, I say and believe that the Plaintiff's solicitors have recently discovered a web-site maintained by an organisation named "indymedia.ie". On that web-site, the Plaintiff's solicitors discovered a significant quantity of relevant material, most notably two illustrated articles. The first of those is dated Tuesday, the 9th March 2004 and is entitled "Attempted Eviction of Dublin Squat". The author of the article is identified as "magpie collective". The second article is dated Wednesday, the 24th March 2004. It is entitled "Magpie Collective continue to resist eviction". Its author is identified as "X - magpie collective (personal capacity)". It contains text concerning the occupation of the plaintiff's property and photographs taken inside the barricaded premises. I say and believe that it is evident from the foregoing that X is the name, or much more likely the pseudonym, of one of the trespassers who has therefore been nominated as Defendant in order to permit the vindication of the Plaintiff's private law rights. I beg to refer to copy print-outs of the two web articles (and the various comments that they have elicited) upon which, pinned together and marked with the designation "MK-10", I have signed my name prior to the swearing hereof.

### **The Apprehended Danger**

17. As long ago as 25th September 1992 an inspection by the Assistant Chief Fire Officer found that the property at issue constitutes a potentially dangerous building as defined under the Fire Services Act, 1981 and constitutes a risk in the event of fire, not only to its own occupants, but to the occupants and structure of adjoining premises. In that regard, I beg to refer to a report of the then Assistant Chief Fire Officer dated the 2nd October 1992 upon which, marked with the designation "MK-11", I have signed my name prior to the swearing hereof.
18. I say and believe that there was a fire in the building at issue in or about the month of August 1998, which caused extensive structural damage to the building and to the adjoining premises at Number 17.
19. I say that two Fire Prevention Officers of the Dublin Fire Brigade visited the premises on the 22nd March 2004, for the purpose of conducting a further

inspection. Although one of the officers showed his warrant card to a person leaving the premises, they were refused entry. I beg to refer to a copy of a Memo prepared concerning the attempted inspection upon which, marked with designation "MK-12", I have signed my name prior to the swearing hereof.

20. An inspection of the property conducted by a Conservation Officer on the 26th October 2000 disclosed that the accommodation that it provides does not comply with current housing standards or building regulations. I beg to refer to a copy of the said report upon which, marked with the designation "MK-13" I have signed my name prior to the swearing hereof.

21. I say and believe that, as appears from the Conservation Officer's report above-exhibited, the property is a listed structure and such steps as the Defendants may claim to have taken to improve the property, while most unlikely to have addressed any of the structural safety concerns above-identified, are very likely to have caused damage to a listed building. I further say and believe that the Defendants' continuing trespass is an obstacle to the carrying out of any further remedial structural works and to the sale and renovation of the building.

### **Urgency**

In summary, I say as follows:

22. (a) It has been established that the building at issue is potentially dangerous as a fire hazard both to its own occupants and those of adjoining premises.  
(b) There has been a fire in the premises as recently as August 1998.  
(c) The building remains in breach of current housing standards and building regulations.  
(d) The defendants have no legitimate defence to the Plaintiff's claim of trespass and are seeking to rely on an un stateable assertion of adverse possession based on an occupation that commenced no earlier than August 2003.  
(d) The locks on the building have been changed and certain entrances barricaded against entry, thereby exacerbating the already significant fire hazard which the Defendant's continuing trespass represents.

Accordingly, I say and believe that the Plaintiff's claim for interim injunctive relief is an urgent one.

### **Conclusion And Prayer**

22. I say and believe that the Plaintiff has been advised concerning the undertaking as to damages that is required of applicant's seeking interim injunctive relief of this sort. I say that I am authorised to give such an undertaking on the Plaintiff's behalf and hereby do so.
23. Accordingly, I PRAY for the reliefs set out in the Notice of Motion herein.

26 March 2004

DY

Superintendent Gerry Phillips,  
An Garda Sfochana,  
Donnybrook Garda Station,  
Donnybrook,  
Dublin 4.

*By Fax 6669240*

*Re: Entry and occupation without consent of the land (and premises thereon) at  
Number 16 Leeson Street Upper, Dublin 2*

Dear Superintendent Phillips,

We act for Dublin City Council in relation to the unlawful entry onto, and occupation of, the above-mentioned property by a number of unknown persons who have so far refused to identify themselves to our client, the registered legal owner of the property.

We write as a matter of some urgency, in circumstances where our client has grave concerns about the potential dangerousness of the building, which is in breach of fire safety legislation, building regulations and housing standards.

The property was vested in Dublin City Council as a derelict site under the Derelict Sites Act, 1990, by Order of Dublin City Council, made on the 24th August 2000 (a copy of which Order is enclosed for your ease of reference). The Council's absolute fee simple ownership of the property (Folio 136225F) was registered on the 9th August 2001 - a copy of the Land Registry Folio and filed plan is also enclosed).

Our client secured the entrances to the property and changed the locks in or around the 9th February 1999. The premises were at that time unoccupied, not least for safety reasons. On the 3rd March 2004, Mr. Larry Watson, a staff officer in our client's Development Department, received a telephone call from Detective Garda Des Cooney of Store Street Garda Station, who reported having seen an individual entering the property using a key, and who requested information regarding the property's ownership and occupation. This was the first indication that our client received of the unlawful entry and occupation now complained of.

On the 9th March last, a number of our client's employees attended at the premises for the purpose of resecuring it and changing the locks. On arrival, it was discovered that our client's previously fitted locks had been changed and that the basement door had been barricaded against entry. Voices from inside the premises were audible and a

note was subsequently passed out, indicating that the unidentified occupants wished to speak to a named Council official (who was not present), and contending that the occupants' had been in 'adverse possession' of the premises since August 2003. The note sought to characterise the unlawful occupation of our client's property as 'a civil matter, for the Courts'.

Our client's employees telephoned the Gardai on that occasion. It would appear that the Garda officers who attended upon the scene formed the view that intervention by them was inappropriate and involved a civil law matter.

No further attempt has been made to gain access to the property since the 9th March last. Our client delivered a letter of the 16th March 2004 to the unidentified occupants of the property. In that letter, the occupants were informed that their possession of the property is illegal and were requested to immediately hand over vacant possession to our client. Failing compliance, the occupants were warned that the Council would forthwith apply for an injunction. A copy of that correspondence is enclosed.

A letter in reply, dated the 18th March 2004, was received at the Civic Offices on the 22nd March 2004. The authors of that letter do not identify themselves, other than as occupants of the premises, and do not indicate any intention to surrender vacant possession of the premises. A further letter in response to that received from the occupants has been delivered to the premises this afternoon. Again, the occupants declined to respond to attempts made by City Council officials to communicate with them.

For the avoidance of doubt, our client fully intends to pursue a civil law remedy. However, at present that is rendered problematic by its exclusion from the premises and the failure or refusal of the occupants to identify themselves.

The purpose of this correspondence is to make a formal complaint concerning the entry onto, and occupation, of the said land by the unidentified persons concerned, in circumstances where that occupation and entry prevents our client from making reasonable use of the land or substantially interferes with it, or with our client's lawful use of it, or both.

We submit that such conduct constitutes a criminal offence contrary to section 19C of the Criminal Justice (Public Order) Act, 1994, as inserted by Section 24 of the Housing (Miscellaneous Provisions) Act, 2002. We would be obliged if you would treat this correspondence as a formal complaint concerning the commission of that offence.

We note that, pursuant to the same section of the Act just cited, a member of An Garda Siochana may, in certain defined circumstances, demand of a person suspected of committing such an offence his or her name and address. It would be of tremendous assistance to our clients in seeking to bring to an end the danger constituted by the illegal occupation of this property, if that information could be obtained, in order that our client might pursue the appropriate civil law remedy, quite distinct from the steps deemed appropriate by An Garda Siochana in the context of any investigations or inquiries which the latter might carry out.

For the sake of completeness, we should also complain on our client's behalf by reference to the provisions of sections 2 and 3 of the Forcible Entry and Occupation Act, 1971.

If you have any queries concerning the foregoing or should you require any further information, please do not hesitate to contact Damien Young of this office.

We look forward to receiving your response as a matter of urgency.

Yours faithfully,

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**PHILIP LEE SOLICITORS**

File note re 16 Upper Leeson Street.

I called out with Larry Watson to Donnybrook Garda Station at about 10.55 this morning as arranged. I asked for Matt Niland but was advised by Sergeant O'Sullivan that he was aware of the case and would be looking after the matter.

Sergeant O'Sullivan advised me that the Garda; were prepared to assist the Council and call out to the house in an attempt to find out names of the occupiers. He said that the Gardaf would be using some Prohibition of Entry legislation rather than Public Disorder legislation in this instance.

Larry & I travelled in a Garda patrol car with two Gardar and Sergeant O'Sullivan travelled in another car. Shortly after arriving at 16 Upper Leeson Street we met with Inspector Gordon.

The Garda; knocked on the front door a few times. There was no reply. The Gardar said that if the Council wanted them to attempt to forcibly enter the house the Council, as owner, would have to give the go.ahead. I rang Martin Kavanagh, Executive Manager and he gave this consent.

One of the Gardaf then began kicking the front door. This did not succeed in forcing entry. The Garda; then went around to the back of the house and attempted to gain entry through the rear entrance. This too proved unsuccessful. The Garda; reported that the entrances appeared to be boarded up from inside the house. During the course of their attempts they reported hearing the front door being barricaded from the inside.

After these attempts and approximately 15 minutes after arriving at the house about five young people arrived in quick succession at the front of the house. The first person to arrive appeared to attempt to unlock a bicycle which was locked against the railings of No 16. The Gardaf spoke to this person. He claimed to reside at No 2 Upper Leeson Street but said he had some knowledge of the people in No 16. It seems he telephoned someone inside No 16 but got no response. He then began texting. seemingly with a view to one of the occupants speaking to the Gardai .

At this stage it was decided that it was futile to remain at the house any longer, The Gardaf said they would give further consideration into how to proceed in the light of the day's events. Should they be calling again to try to gain entry they will be better equipped to deal with the obstacles. They will also be liaising with the Council and it's solicitor before proceeding any further.

According to the Gardar .the Detective Unit has this property under surveillance.

  
**Mary Mc Inerney,**  
**Senior Staff Officer,**  
**Development Department.**

30th March 2004.

## **REPORT ON NO. 16 UPPER LEESON STREET, DUBLIN 2**

This property was acquired recently by Dublin Corporation. It is a List 1 building, now also a protected structure as defined in the Local Government (Planning & Development) Act, 1999. The property is located in a residential conservation area, Z2 zoning. I inspected the property with John O'Connor, Senior Engineer, on Thursday 26th October 2000 at the request of Vincent Norton, Principal Officer in the Development Department.

The building is an early Victorian terraced three-storey over garden level house, with a small return at the rear. It dates from c.1850 or perhaps a little later. The house has gardens front and rear but no rear access as the original mews site at the rear is now in separate ownership. While the building appears reasonably sound when viewed from the street it must be stated that this structure is seriously at risk. This is because fire damage at the upper level has destroyed the roof leaving the building open to the weather, causing water damage to the property and probably also damaging adjoining houses in the terrace.

From a conservation viewpoint much of the internal architectural character of the building has been destroyed due to inappropriate alterations. There are remnants of decorative plasterwork in the hall and landing areas and some original joinery survives including windows (see photographs attached). Generally, however, the internal layout of the house has been substantially altered and this has led to the loss of a great deal of the original fabric of the building. Original floors have been removed and new floors inserted at different levels to provide additional accommodation. This work has been very poorly executed and the resulting accommodation does not comply with current housing standards or building regulations. The only original interior spaces that survive are at garden level, hall stairs and landings on the upper floors, and the rooms in the return. The original roof structure has been removed and replaced with a mansard rooftop providing further accommodation within the roof space. It is at this level that the fire damage has occurred.

Immediate action is required to safeguard the property and to prevent further deterioration of the structure and adjoining properties. Works are urgently required to make the building envelope watertight, to secure the property and to take action to contain outbreaks of rot within the building. Roofworks will be the major part of this operation and should include the reinstatement of the roof structure to its original profile and all other works necessary works to properly weather the adjoining buildings. Other works urgently required are to secure window and door openings at the rear of the property and to address the immediate outbreaks of wet and dry rot in the building.

USAN ROUNDTREE  
Conservation Officer