

Object: FARMHOUSE No. 4
Zahrádky (district Česká Lípa)

**FACILITY PASSPORT
/ SUMMARY TECHNICAL
REPORT /**

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1. IDENTIFICATION DATA

1.1. BUILDING IDENTIFICATION DATA

Object: FARMHOUSE No. 4, Zahrádky (district Česká Lípa)

Municipality: Zahrádky

Place: parcel number: st. 40/1; st. 40/2; st. 40/3; st. 40/4

cadastral territory: Zahrádky u České Lípy

District: Česká Lípa

Character of the building: farmstead – national cultural monument

1.2. LIST OF APPENDICES

- Technical report
- Floor plan 1.PP - basement 1:100
- Floor plan 1st floor - ground floor 1:100
- Floor plan 1st floor - 1st floor 1 : 100
- Roof plan 1:100
- Cross section 1 : 100
- North view 1 : 100
- Western view 1 : 100
- Eastern view 1 : 100
- South view 1 : 100
- Photo documentation 3x A3
- CD – digital form

2. INTRODUCTION

The documentation of the current state of the building of the farmhouse no. 4 in Zahrádky was carried out in August 2006 based on the order of the owner of the building. It was processed in digital form in .dwg format, as a basis for the preparation of the study and documentation for the building permit of the building:

RECONSTRUCTION OF THE FARMHOUSE No. 4 in ZAHRÁDKY

In 2000, a volume study was prepared for the use of the farmhouse as a facility for sports and recreational activities with the possibility of quality accommodation and catering in a capacity of approx. 100 beds. The study was based on a survey of the current situation from 02/1989, prepared by AGRO. Neither the documentation of the current state nor the study survived, it was defaced by the great flood in Prague in 2002.

3. HISTORY OF THE OBJECT

According to historians, a gothic fortress stood on the northern edge of the village of Zahrádky, probably in the first quarter of the 14th century. Over time, this fortress passed from owner to owner and gradually gained in importance. It was gradually rebuilt into a castle, and around 1771 Michal Kounic had the castle rebuilt to its current size.

At this time, the current farmhouse was created from the original farm buildings with Baroque foundations, which received classicist modifications. The manor served as an administrative building and economic background of the castle itself with stables, storage areas and as accommodation for the family.

After 1945, the castle in Zahrádky, incl. farmhouse, became the property of the Czechoslovak state and the administrative buildings were gradually handed over to the State Estates Administration. During this period, the entire area was gradually devastated, unauthorized construction interventions and minor modifications were made up to the present time. After 1989, the building was not used in any way.

Due to completely neglected maintenance, the building structures and the interior of building No. 4 were damaged, the condition of which is described in the following parts of the technical report.

4. CURRENT CONDITION AND DESCRIPTION OF THE AREA No. 4

In front of the main facade of building No. 4 is an access road and a park with mature trees. The access road connects to the access road to the castle and to the road to the northwestern part of the castle garden. The western part of the complex is not separated from the adjoining plot of land, parcel numbe. 41. In this part, there is a large part of dilapidated economic buildings of different ages and the orientation of the original use.

Farmhouse No. 4 is a rectangular building with an inner rectangular courtyard. It basically consists of a two-story L-shaped part in the eastern part, which has a basement, with a gable roof, and a single-story L-shaped part in the western part, which is without a basement and also with a gable roof. Both parts are not internally connected.

In the two-story part of the building there is an entrance passage to the courtyard, from which three internal staircases lead to the first floor and the attic space. On the ground floor, the last use was a restaurant with a kitchen and facilities for the kitchen, warehouses and offices. There were stables in the NE part.

The basement was used as storage for fuel, potatoes, etc. On the 1st floor there were rooms, offices, and sanitary facilities. The attic was unused.

In the single-storey part, there are economic storage areas and a second stable. The attic was used as a hayloft.

The courtyard is paved with basalt cubes / so called cats' heads /. There is a brick well located on it, approx. 20 m deep, which was a source of drinking water. Rainwater from the courtyard is channeled in front of the farmhouse drains into the public sewer. The building has a sewerage connection and a LV 380/220 V electrical connection. The building does not have a water connection to the public water line.

The building has a non-functioning cold water distribution system and part of it has an internal sewage system. Sewage is not treated. The internal electrical distribution – lighting, sockets – are only partially operational. Heating was provided by direct heating elements.

5. CONSTRUCTION DESCRIPTION OF THE OBJECT

The cellar rooms in the basement are vaulted, bricked with sandstone stucco. The floors are clay, the stairs are stone without any other modifications. Cellar rooms are directly ventilated by air ducts with an outlet in the plinth of the perimeter wall. The plinth of the building is also made of sandstone stucco.

The perimeter masonry, internal load-bearing and non-load-bearing masonry, as well as the ceiling vaults on the ground floor of the two-story part of building No. 4 are made of brick masonry – solid bricks, on lime mortar. Unauthorized building structures from the post-war years are also brick on lime-cement and cement mortar. The ceiling above the 1st floor of the two-story part and above the ground floor of the one-story part of the building is a wooden beam with a cover and a plastered soffit. The roof is a wooden beam with a horizontal stool and cross ventilation. Part of the truss are floor tie beams, placed transversely from one floor to another. The roof is tiled on battens. Chimney bodies are made of bricks, unlined. The floors on the ground floor consist of concrete screeds, ceramic and stone tiles. The floors on the 1st floor are wooden decking. The internal staircases are stone on brick vaults with spindle walls. The floor in the attic is made of brick tiles.

The windows in the building are wooden, double, with classicist fittings, the interior doors are (in the original parts) wooden cassettes with wooden linings, in the newly arranged parts, they are with steel door frames. The entrance gate and entrance door to the passage are original wooden.

There are classic skylights in the roof and skylights in the single-floor part of the building (so called bull's eyes) and access skylights.

In the two-story part, there is a non-functional cold water distribution system – the water source is a well in the courtyard, then the sewage system, which is led to a divided shaft in the courtyard

and then to the public sewer. In the entire building, the electrical distribution – 220 V sockets, lighting – is only partially functional.

6. DESCRIPTION OF CONSTRUCTION AND STATIC DEFECTS

As stated in the introductory part, the farmhouse building was not properly maintained since 1945 and was gradually devastated. Currently, the roof gutters are completely devastated and the building is permanently waterlogged. Although the basement and ground floor spaces do not show increased humidity of the walls and floors, in several places there are obvious static disturbances – cracks that are caused by the settling of parts of the building. Cracks are visible in the vaults of ceilings on the ground floor, and in the staircases. The biggest failure of the load-bearing perimeter masonry is visible in the northeastern part of the two-story tract – at the point of exit from the stables to the garden – the only entrance portal. Deformation or disruption of structures is not in such a serious condition that it is necessary to remove the structure. When carrying out reconstruction work, it is necessary to take into account the repair and static securing of these parts of the building and include the costs of static securing of the building in the investment costs of the building.

7. CONCLUSION

In conclusion, it is necessary to state that although the object is greatly devastated, although it is a cultural monument, its repair, reconstruction and its further use are desirable. From the point of view of the costs of future reconstruction, only the load-bearing vertical and horizontal structures can be taken into account, and even then they can be expected to be partially repaired. Internal installation, and utility networks and others are in a state of wear and tear and 100% non-functional.