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APPENDIX 12-4

STRUCTURAL CONDITION ASSESSMENT

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King Construction Ltd
Kingston Project
Structural Condition Assessment

BUILT ON KNOWLEDGE

Document Control Sheet	
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Appendices

Appendix A Photographs of Buildings

1. PROJECT BACKGROUND

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1.1 INTRODUCTION

TOBIN are instructed by King Construction Ltd. To carry out a structural condition survey of the existing outbuilding refed to as 3a and 3b in the architectural heritage study. The building is located in an existing old farmyard, which is no longer in use due to its poor and derelict condition. The building dates back to 1838 with extension dating back to approximately 1945.

1.2 WALL STRUCTURE

The walls are constructed of random rubble stone with some concrete blockwork in the extension. The condition of the stone is poor with joints opening, structural cracks are visible, sections of the walls have structurally failed and can be seen to bulge, other areas are poorly repaired using mass concrete and concrete blockwork to prevent total collapse. The lintels over the doors and windows have deteriorated to a level that they will soon collapse.

1.3 ROOF STRUCTURE

The roof structure consists of timber rafters with roof sheeting over the rafters. The roof is structurally unsafe with some sections been poorly repaired with replacement roof sheeting. The existing roof timbers are structurally unstable and will soon collapse. The timber wall plate is rotten and not capable of holding down the roof. The concrete barge on the gable has cracked, showing signs of settlement which indicates the walls and foundations under are structurally unstable.

1.4 FOUNDATION STRUCTURE

Our visible inspection of the building and the absence of internal floors within the building indicates that there are no foundations to the walls. The visible cracks and open joints on the stonework further indicate that the walls are not founded on stable foundations. It is not unusual for stone buildings of this age to have no foundations, and this appears to be the situation in this instance.

The external walls and floors within the building shows signs of rising damp which would be a direct result of no damp proof membrane and no floor structure. The ground level in some instances is significantly above the internal floor level which gives rise to poor drainage, damp issues and water penetration into the building.

2. ANALYSIS, CONCULSIONS & RECOMMENDATIONS

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2.1 SUMMARY & CONCLUSION

Our inspection was visible only and did not include any works covered up or not assessable to us on the day of the inspection.

The building which dates to 1838 consists of rubble stone walls with no stable foundations. The roof part of which has already collapsed, consisting of loose roof sheeting.

The walls, floors and roof are in very poor condition, structurally settlement visible in the floors, walls and the roof barges.

Appendix 1 attached consists of a serious of pictures taken on site on the day of the inspection all of which show the poor derelict condition of the building.

We are of the opinion that the building in its current condition is gone beyond repair and in the interest of health and safety it should be demolished and the site made safe.

Brendan Heaney

Brendan Heaney C.Eng

Technical Director

TOBIN Engineers Galway

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Appendix A PHOTOGRAPHS OF BUILDINGS



Existing roof timbers structurally unstable



Soil and Vegetation within the building indication rising damp and no structural floor

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Visible signs of wall cracks indicating its structurally unstable



Section of roof that totally collapsed

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New blockwork used to try and stabilise the building structure



Stone wall bulging and signs of water penetration

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Structural failure of the lintels



Visible signs of settlement in the roof barges

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Visible signs of wall movement due to unstable foundations



Settlement in barges and attempt to repair unsuccessful



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Poor conditions of internal walls



Internal joists decaying and unstable

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Visible signs of rising damp an no structural floor



Internal stone walls bulging and stone wall joints opening up

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Derelict condition of front elevation



End elevation showing external ground level significantly higher than building floor level

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Derelict condition of side elevation

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