



DAVIDKELLY
PARTNERSHIP
CHARTERED ENGINEERS

Inspection of Kinsale Town Car-Park Wall for Cork County Council

CONDITION REPORT

February 2023

Job No. 22150



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INTRODUCTION

David Kelly Partnership was commissioned by Cork County Council to inspect and report on the condition of a wall in the Kinsale Town Car-Park parallel to the Commercial Centre building. It is accessible from the R600 on Pier Road and on the road northwards, formerly Long and Short Quay.

The inspection was undertaken by Aoife Howard, Chartered Engineer and SPAB Scholar. The survey and report were carried out in accordance with *I.S. EN 16096:2012 Conservation of cultural property - Condition survey and report of built cultural heritage*.

The report includes the structure's location, any applicable statutory listings, a review of existing information pertaining to the structure, when it was surveyed and by whom, a description of each component and its condition, an assessment and recommendations for works where necessary, a priority list of recommendations and a designated overall recommended class.

The condition of each component is assigned a Condition Class (CC):	
CC 0	No symptoms
CC 1	Minor symptoms
CC 2	Moderately Strong symptoms
CC 3	Major symptoms

Each recommended action is assigned an Urgency Class (UC)	
UC 0	Long-term
UC 1	Intermediate-term
UC 2	Short-term
UC 3	Urgent and Immediate

Finally, one of four overall recommended classes is assigned to the structure:

- RC 0 – No Measures Required;
- RC 1 – Maintenance and Preventive Conservation;
- RC 2 – Moderate Repair and/or Further Investigation;
- RC 3 – Major Intervention Based on Diagnosis.

Identification	
Name	Wall between Kinsale Town Car-Park and Commercial Hall
Number	-
Townland	Town-Plots
Grid Reference	563925 550487
Category	Boundary wall (building remnant)
Date of Construction	Pre 1842
Function	Boundary wall
Short Description	The wall is the surviving north-west external wall of a now demolished three-storey warehouse building which was bounded by Long Quay to the north-east and by Short Quay (now occupied by a private cul-de-sac and public car park) to the south-west.

Protection Information					
RPS	N/A	RMP	N/A but within the Zone of Notification for Kinsale	NIAH	20851163 (Commercial Hall)
Significance (NIAH Rating)			Regional		

Sources and Management Information
<ul style="list-style-type: none"> - Cork County Development Plan (2022 – 2028); - National Inventory of Architectural Heritage of Ireland published by the Department of Housing, Heritage and Local Government; - Record of Monuments and Places on the Historic Environment Viewer published by National Monuments Service, Government of Ireland; - Historic Ordnance Survey maps; - Guy's Postal Directory for County Cork 1914; - Griffith's Valuation.

Survey Information	
Surveyed by	Aoife Howard, Chartered Engineer
Date of Inspection	7th December, 2022
Weather	Dry
Limits of Accessibility	Inspected from ground level. No access to portion of wall incorporated into Commercial Hall

LOCATION

The wall is located in Kinsale town centre. It now forms part of the boundary between the public car-park and the Commercial Hall. A bus stop and shelter are located immediately to the south-east. A return wall encloses a small hard landscaped area at the south-west end of the wall. The south-west end of the wall has been incorporated into a building that appears to be an extension of Commercial Hall to the north-west. The wall appears, until recently, to have supported a roof covering the narrow yard between it and the Commercial Hall.



2017



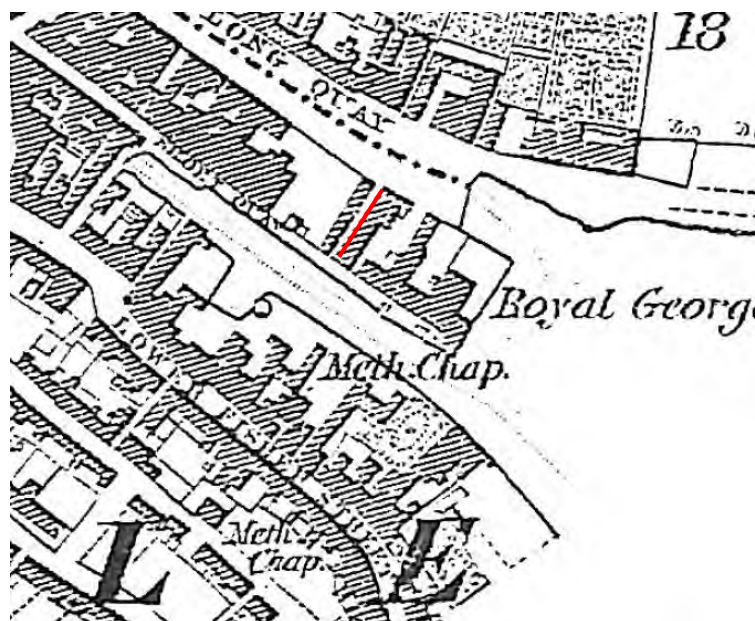
2018

PROTECTED STATUS

The existing wall on the site is not a Protected Structure under the Cork County Development Plan. Although the wall is not specifically listed in the National Inventory of Architectural Heritage, the Commercial Hall (part of which has been extended to incorporate the south-west end of the wall) has a Regional rating and the remainder of the wall now forms part of the curtilage of the Commercial Hall and as such benefits from the protections afforded to the Commercial Hall by virtue of its listing in the NIAH. The wall is also located within the town's Architectural Conservation Area, within Flood Zones A and B, in a High Value Landscape.

HISTORY OF THE SITE

The wall is depicted on the 1842 edition, 6 inch Ordnance Survey sheet of Kinsale.



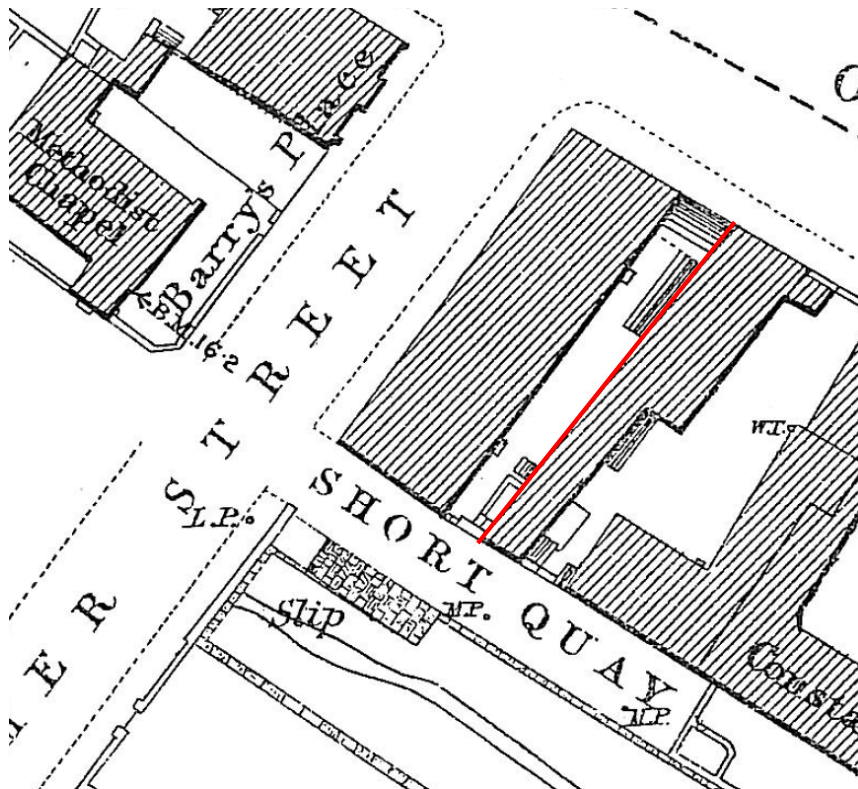
Map from 1842

Griffith's Valuation map of 1852 records the site, on Long Quay, to be beside the Royal George Hotel.



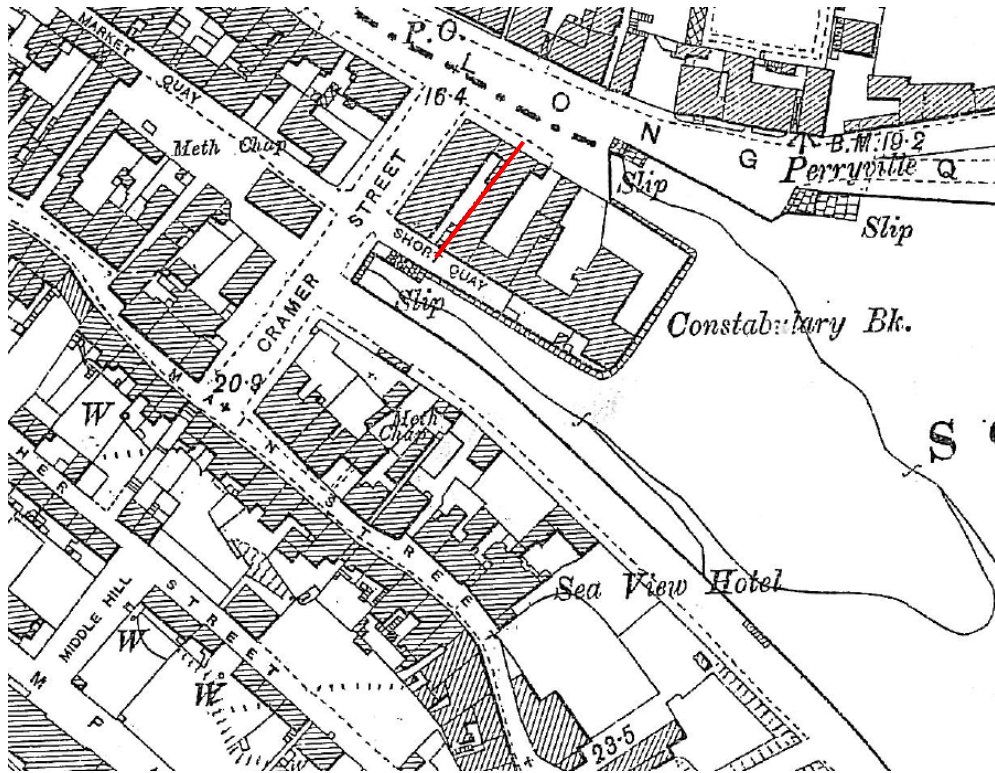
Griffith's Valuation Extract

The site is shown on the 1881 Manuscript Town Plan as a long building with the sea-facing south-eastern elevation modified but the existing back elevation consistent. The hotel located at the end of the quay had by this time been converted to a Constabulary Barracks.



Map from 1881

The 1898 edition Ordnance Survey sheet shows the site occupied by a long narrow building, consistent with the below historical photograph. The photograph shows what appears to be a storage or warehouse building at this location. The Guy's Postal Directory (1914) for County Cork lists a Robert Acton as a Corn Merchant on Long Quay which could be the building visible in the photograph.



Map from 1898



Photograph from NLI circa 1900 but not dated

The 1932 and 1936 editions of the Ordnance Survey Sheet show the site with a similar layout however the Cassini Map (from the 1940's) shows the whole block, including the yard between this building and the commercial hall, covered by buildings.

DESCRIPTION AND CONDITION OF THE WALL

The wall is constructed of random sandstone rubble masonry. It is approximately 3m high and approximately 500mm thick.

Building Components and Condition						
Component	Component Description (materials, construction and location)	Condition		Risk Assessment and Recommendation		
		Condition Description	CC	Probable Causes/Consequences	Recommended Measures	UC
South-East Face	Long Quay (north-east) end is currently obscured by timber panelling along the wall. A bus stop seat and shelter are built close to it.	The northern end is covered and therefore could not be inspected.	-	-	-	-
	The middle section is exposed masonry. It is slightly battered in shape. This face has a slight continuous batter. The original wall does not appear to have any openings although there are a few straightish lines in the coursing indicating the possibility of a previous opening (Photograph No. 2).	There is moss down the face indicating water ingress into the wall core.	CC 1		Clean out moss growth and repoint walls.	UC 1
		The wall top is rough and uncapped with some vegetation growing from the wall top	CC 1	The wall top is exposed allowing water ingress and a washout of mortars.	Remove vegetation, reset wall top and flaunch to shed water.	UC 1
	The lower section has had an extension of the commercial hall built on top of it. The two-storey southwest end of the wall incorporates a buttressing return that may be part of the former gable of the storage building.	This section has a plaster finish and has some cracking in the plaster	CC 1	This may have been caused by a cementitious render or the newer building built above it.	Monitor it and seal crack to prevent water ingress.	UC 1

Building Components and Condition						
Component	Component Description (materials, construction and location)	Condition		Risk Assessment and Recommendation		
		Condition Description	CC	Probable Causes/Consequences	Recommended Measures	UC
North-West Face (The interior face of the wall was only accessible as far as the extension of the commercial hall which is the equivalent of the plastered area on the outer face.)	The northern end has a painted render finish	There is light cracking in the plaster.	CC 1	This is an internal plaster that is now on an external wall.	Remove any loose pieces in danger of falling and monitor until further works are carried out on the site.	UC 1
		The remains of the trusses from the roof that was removed in 2017 are still there.	CC 0	-	-	UC 0
	The middle section of the wall appears to have been limewashed.	It has large (1 foot approximately) square openings between 1 and 1.5m from ground level that may have been bearings for floor beam ends (Photograph No. 7). The stone in the middle is very shaley indicating it has been exposed in the past. The stone above it is smoother. Some cement repairs are also evident.	CC 1	The openings are vulnerable. They were a part of an indoor face of a wall that is now exposed.	Consolidate loose masonry around openings.	UC 1

Recommendation	
UC	Priority List of Recommendations for Action based on Urgency Classes
UC 1	South-East Face - Clean out moss growth and repoint walls.
UC 1	South-East Face - Remove vegetation, reset wall top and flaunch to shed water.
UC 1	South-East Face - Monitor it and seal crack to prevent water ingress.
UC 1	North-West Face - Remove any loose pieces in danger of falling and monitor until further works are carried out on the site.
UC 1	North-West Face - Consolidate loose masonry around openings.

Summary
Brief Description of the Condition of the Built Cultural Heritage
The wall is a remnant of a commercial or warehouse building probably dating from the late eighteenth or early nineteenth century. The land on which it was built was reclaimed from the inner harbour in the 18 th Century. The surviving section is featureless, and of little evidential value. It is, however, an attractive stone masonry wall and forms a pleasant backdrop to the car-park and bus-stop. The wall is in reasonable condition and only requires some relatively minor repairs.
The Overall Recommended Class
RC 1 – Maintenance/Preventive Conservation
Urgent Measures, where relevant
None
Further Recommended Measures, where relevant
None
Any Need for Further Investigation
None

AOIFE HOWARD

PHOTOGRAPHS



Photograph No. 1 – Internal Face of Wall



Photograph No. 2 – Short Quay End of Wall



Photograph No. 3 – Long Quay End of Wall



Photograph No. 4 – View from Long Quay



Photograph No. 5 – Southwestern return wall

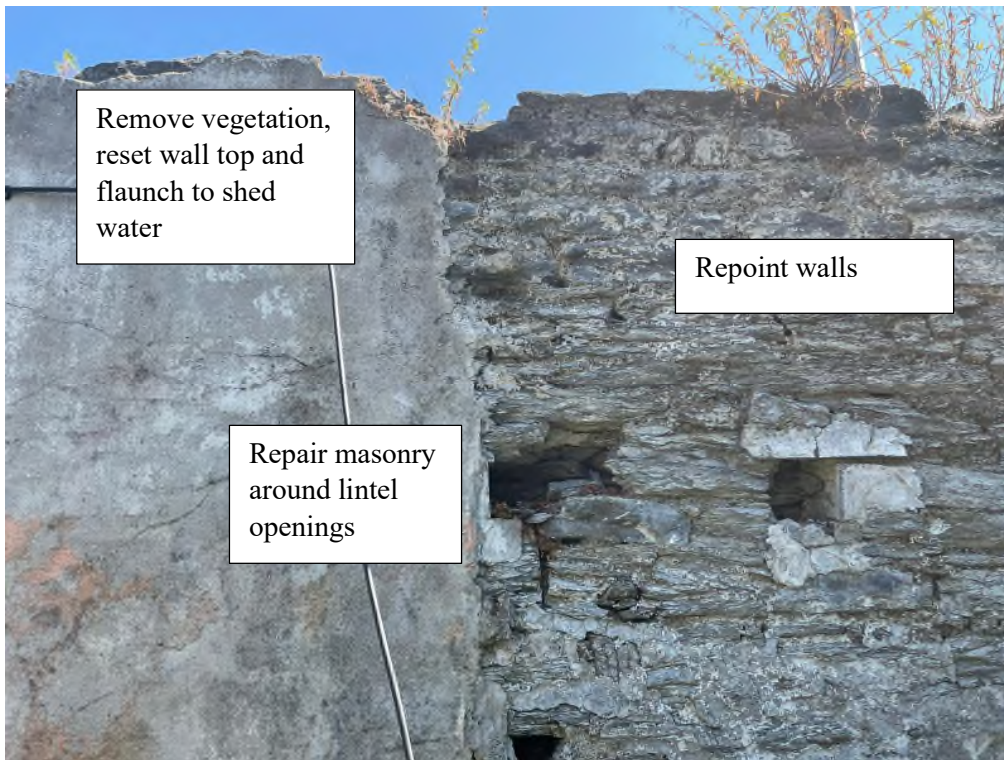


Photograph No. 6 – View from Short Quay Side



Photograph No. 7 – Lintel Openings

LOCATIONS OF RECOMMENDED MEASURES



Remove vegetation, reset wall top and flaunch to shed water

Repoint walls

Repair masonry around lintel openings

North-West Face



Remove vegetation, reset wall top and flaunch to shed water

Clean out moss growth, repoint walls

South-East Face