
Site Inspection Report

Comments

Site inspection of Kells Theatre which is access via an alley way from Kenlis Place. The existing property consists of a flat roof entrance foyer with male and female toilets. The main theatre appears to consist of an A-type slated roof which has steel rafters and piers to external walls. There is terraced seating which appeared to have a solid concrete slab supported on steel beams/columns. A link/fire escape corridor is provided to the left hand side of the theatre which has external fire exist doors through the adjoining Boys School site and also to the rear. A more recent rear extension appears to have been provided which has 300mm thick walls and raised concrete floors which are level with the stage. A modular building has been provided to the rear of the site to allow for additional toilets and changing facilities.

Below are works which are recommended to the building.

1. Cracking is evident to the external walls of the theatre and also to the rear extension. The most significant crack is to the western elevation which can be categorised as Category 3 (BRE Digest 251-Assessment of damaged in low-rise buildings) which are cracks between 5-15mm . Blockwork will require toothing out and rebuilding by blocklayer with remainder of cracks stitched with Ancon Heliber. It would be recommended to install a tell-tale crack monitor to ensure movement has ceased prior to repairing. The external ground level has been filled up along the western boundary which may increase the risk of rising damp. Additional drainage gullies are required along this facade to collect roof water as additional downpipes are required from new gutters. Section of stone boundary wall to rear eastern boundary to be re-built where bulging.
2. There is some rising damp evident to wall along eastern boundary which may be due to lack of damp proof course to walls.
3. There is significant moss growth on roof slates which may indicate that slates contain asbestos, slates should be tested if considering replacement. There is no visible signs of deflection of main roof structure however access should be provided to high level attic space to inspect roof timbers. There is a leak evident to the flat roof to the front over toilets. The roof timbers will require further inspection and roof deck, insulation, flashings and flat roof covering may require replacement.
4. New gutters and downpipes will be required to effectively collect and discharge roof water to gullies at ground level. The underground foul drains to rear show signs of previous blockages and these should be jetted out and CCTV surveyed to ensure pipework is in suitable condition with no defects present.
5. The internal boiler house does not appear to be adequately fire stopped . Ideally it would be recommended to build an external boiler house/plant room and replace old oil storage tank.
6. Based on the proposed use of the property it would appear to have plenty of fire escape opening. The final exit doors have security bars provided which are not permitted under building regulations as there is management procedures required to ensure all fire exits are easily opened in the event of a fire. The existing window openings to the theatre have been sheeted over. Some of the windows are of single glazed timber and it would be recommended to upgrade to double glazed units to reduce heatloss.
7. The entire plumbing and electrical installation will require upgrading/replacement and additional controls should be considered. Consideration should also be given to upgrading the insulation and air-tightness of the existing property to make more energy efficient and reduce running costs.

Issues Identified

To update the status of any of the issues identified in this report please click the link below, scan the QR code or visit : sitepal.io and enter reference number 450-605

[Click here to view these issues in the contractor portal](#)



001 / 001



Comment

Side elevation of property with fire exit to adjoining lands which was previously the Boys School. Note repaired cracks to external wall of theatre.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 002



Comment

Junction of Kells Theatre and adjoining property which does not appear to be connected.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 003



Comment

Downpipe connected to hopper of adjoining property which is leaking and staining walls.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 004



Comment

Hairline cracking of door head of fire escape.
External wall 735mm thick.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 005



Hairline cracking of door head of fire escape.
External wall 735mm thick.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 006



Close-up of historic crack to external wall of
theatre which does not appear to have re-occured.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 007



Comment

Historic crack to external wall of theatre which does not appear to have re-occured.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 008



Comment

Main entrance to Theatre. Note flat roof covering to entrance hall and toilets with pitch roof structure to main theatre to rear.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 009



Comment
Gullies blocked and require cleaning out and jetting to clear blockage.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 010



Comment
Crack to front facade at junction of boundary wall.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 011



Comment
Cracked and boast render to front left boundary wall

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 012



Comment
Additional drainage gullies required to front yard due to pooling of water.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 013



Comment
Concrete to front of property in poor condition and requires replacement and recommended to provide a paved surface.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 014



Comment
Gaps at junction of pvc pipes and benching which may result of leaking into ground water.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 015



Comment

Effluent backing up in foul sewer, recommended to CCTV survey the underground services to determine condition.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 016



Comment

Manhole cover corroded and requires replacement.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 017



Comment

Entrance archway from Kenlis Place .

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 018



Comment

Fire escape exit from side of building through gate
access to side of The Boy's School.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 019



Comment
Slate roof covering to main theatre, some slates appear to be of asbestos and will require testing if considering replacing.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 020



Comment
Rear of property with timber fascia and soffit which requires replacement.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 021



Western elevation from adjoining council site with section of site filled up. This filling may affect moisture levels to external walls. External gutters and downpipes in need of replacement with new surface water gullies installed to prevent long branch connections.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 022



Comment
A more recent extension to rear to link with modular building.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 023



Modular building to rear of site which is used as changing area. This structure has some leaks evident and should be replaced in the near future.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 024



Oil storage tank with no bund provided and should be inspected to ensure it is not corroded.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 025



Comment

Damaged long branch connection for surface water pipe which requires replacement with additional surface water gullies installed. Recently installed fill material along this elevation.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 026



Comment

Vertical crack to western elevation.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 027



Comment

Close-up of crack which can be categorised as category 3 (BRE Digest 251-Assessment of damage in low rise buildings). These are cracks which will require some opening up and sticthing by a blocklayer. It would be recommended to install a tell-tale crack monitor on this crack to ensure movement has ceased prior to repairing.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 028



Comment

Vertical crack at third window from rear along the western elevation. This crack will require stitching with Ancon Helibar or similar repair system.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 029



Comment

Staining of wall due to leaking downpipes.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 030



Comment

Damaged gutters and downpipes which require replacement.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 031



Comment

Side wall steps out which may indicate that building was constructed inside old stone boundary wall. Wall is not plumb or straight.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 032



Comment

Side wall steps out which may indicate that building was constructed inside old stone boundary wall. Vertical crack at junction of wall step out.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 033



Comment

Old Stone boundary wall along flat roof section to front of theatre.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 034



Comment

Vegitation on old stone boundary.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 035



Comment

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 036



Comment

Chimney which serves oil boiler. Heavy moss growth on roof slates which may contain asbestos. Note timber fascia board which is in need of replacement.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 037



Comment

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 038



Comment

Rear elevation with modular building.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 039



Comment

Damaged stone boundary wall to be partially rebuilt to Eastern Boundary to rear of site.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 040



Comment

Rear fire exit doors.

Current Status

No issue

Location / Plan

Inspection Plan Element

001 / 041



Comment

Evidence of blockages to foul sewer. Below ground services to be jetted iut and cleaned and services CCTV surveyed.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 042



Comment

Vertical crack at junction of rear extension beside rear fire exit.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 043



Comment
Evidence of rising damp to eastern boundary wall to rear of property.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 044



Comment
Internal fire escape corridor which appears to have a flat roof structure. Roof covering and insulation to be inspected.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 045



Comment
Concrete steps to rear extension to access stage area and changing rooms.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 046



Comment
Rear changing rooms to rear extension with concrete floors which are at same level as stage.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 047



Comment

Crack internally to extension and external walls are approx 300mm wide which may be of cavity wall construction.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 048



Comment

Fire exit to rear at link extension to modular unit.
Steel security bars over fire exit doors which would not permitted under Part B (fire) of building regulations. Bars should be removed when property is in use.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 049



Comment

Crack to other side of extension which would indicate differential settlement of extension. Cracking appears to be historic and tell-tale crack monitor to be installed to ensure movement has ceased prior to filling.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 050



Comment

Crack extends below cill level.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 051



Comment
Entrance to modular unit extension

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 052



Comment
Modular unit extension

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 053



Comment
Leaks to roof of modular unit.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 054



Comment
Oil boiler to rear vented to escape corridor with no fire enclosure provided.
This area should be fire sealed with fire doors fitted and area vented to external wall. Plumbing installation to be inspected by suitably qualified plumber.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 055



Comment
Oil Boiler flue connected to rear chimney.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 056



Comment
Lockable door/gate on escape route which is not permitted.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 057



Comment

Entire electrical installation to be inspected by suitably qualified electrician.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 058



Comment

Entire electrical installation to be inspected by suitably qualified electrician.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 059



Comment
Some heating pipework may be of old gun barrel pipework which is prone to leaks and should be replaced where possible. Plumbing installation to be inspected by suitably qualified plumber.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 060



Comment
Damp staining to ceiling of corridor which may indicate damaged flat roof covering and/or inadequate insulation.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 061



Comment

Fire exit to side circulation corridor. Steel security bars over fire exit doors which would not permitted under Part B (fire) of building regulations. Bars should be removed when property is in use.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 062



Comment

Historic cracking evident to external wall.

Current Status

Requires Attention

Location / Plan

Inspection Plan Element

001 / 063



Comment
Damp staining to ceiling of corridor which may indicate damaged flat roof covering and/or inadequate insulation.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 064



Comment
Stage area and decorative ceiling to theatre.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 065



Comment
Corresponding crack internally along western boundary wall at stage area.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 066



Comment
Pitched roof of theatre appears to be of steel rafter with intermediate purlin. It is not possible to inspect roof timber and insulation and opening up works to be carried out to determine size and condition of roof timbers.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 067



Comment
Crack extends to roof level. Window openings have been sheeted internally.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 068



Comment
Columns provided to external walls of theatre which may contain steel columns enclosed in blockwork.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 069



Comment

Walls of theatre drylined between column .

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 070



Comment

Damp penetration at columns internally which may be due to damaged and leaking gutters down external facade along the western boundary.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 071



Comment
Damp penetration at columns internally which may be due to damaged and leaking gutters down external facade along the western boundary.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 072



Comment
No access obtained to high level attic space to inspect roof structure and insulation. No significant deflection observed externally to roof structure.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 073



Comment
Old single glazed timber windows to be upgraded to double glazed units to reduce heatloss.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 074



Comment
Top of old stone boundary wall along western boundary covered in single skin sheeting to prevent damp penetration.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 075



Comment
Some damp staining to decorative coving

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 076



Comment
Map cracking to internal wall. Boast render to be removed and crack stitched with Ancon Helibar and rendered.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 077



Comment
Concrete access stairs from toilets to theatre.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 078



Comment
Entrance foyer with flat roof structure over.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 079



Comment
Cloak/ticket desk with beams/structure over to support flat roof structure.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 080



Comment
Storage area under raked theatre seating.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 081



Comment
Steel columns and beams evident to support raked theatre seating. Ceiling to be checked to ensure adequately fire rated.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 082



Comment
Concrete stairs from toilets to theatre. Assumed alternative fire escape route.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 083



Hole in ceiling over female toilets which indicates timber joists with no insulation present. Flat roof covering, flashings and insulation to be checked.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element

001 / 084



Comment
Rooflight to toilet area.

Current Status
No issue

Location / Plan

Inspection Plan Element

001 / 085



Comment
Damp staining to ceiling of male toilets. Flat roof covering, flashings and insulation to be checked.

Current Status
Requires Attention

Location / Plan

Inspection Plan Element