



DAVIDKELLY
PARTNERSHIP
CHARTERED ENGINEERS

26 McCurtain Street, Fermoy, Co. Cork for Cork County Council



CONDITION REPORT

February 2026

Job No. 26033



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INTRODUCTION

David Kelly Partnership was contacted Stephen O’Callaghan of Cork County Council to carry out a structural assessment of the roof structure and roof parapets at 26 McCurtain Street, Fermoy, with particular emphasis on water ingress. Colin Brennan of David Kelly Partnership carried out the assessment on Monday 16th February 2026.

PROTECTION STATUS

The building is not a Protected Structure in the Cork County Council Development Plan nor is it in the National Inventory of Architectural Heritage (HIAH). As the building is located on McCurtain Street, it is however within the Architectural Conservation Area (ACA) for Fermoy.

ZONING

The building is located within the Fermoy Town Centre/ Neighbourhood Centre FY-T-01.

FLOOD ZONE

Fermoy is now protected by the flood relief scheme which was completed in 2015 however, Cork County Council still shows the rear portion of the site within flood zone A. The front portion of the building and the main entrance located on McCurtain Street is not within flood zones A or B. The OPW “Flood Maps” identify the area as being under review following completion of the flood relief scheme.

EXISTING BUILDING

The existing building is a three-storey over partial basement structure with a two-storey flat roof extension to the rear.

The building is constructed of loadbearing stone and brick masonry with timber joists at each of the upper floor levels. The building is generally in reasonably good structural condition but does require urgent repairs to inhibit further structural deterioration.

The front and rear slopes of the main roof structure consist of natural slate roof on timber rafters with roof lights cut into the existing roof. Previous repairs have been carried out around the roof lights. Slates have been taped and mastic inserted in the joints to reduce water ingress.

The rear roof cuts into the back slope of the main roof and has fibre cement slates. This section of the roof was recovered and also contains a bituminous sarking felt underlay. It is recommended that these slates be tested to identify if they contain any asbestos containing material (ACM).

The two-storey flat roof extension over the rear kitchen has a basic torch on felt covering and this has reached the end of its useful life.

The front parapet has a stone capping, while the gutter behind contains a large volume of moss.

There is also a wide flat valley at the junction between the building and the adjoining building to the east. This valley is in very poor condition and leaking.

The single storey entrance pop out at the front of the building has a flat roof with torch on felt covering. This pop out is of timber construction. Cast iron columns support the timber beam under the main front wall of the building. This roof covering also requires immediate replacement.

The existing timber rafters are generally in good repair, but allowance must be made for localised repair and splicing of rafter ends. It is recommended that the existing slate roofs be stripped back to the rafters, a new roof membrane, battens and counter battens installed, new lead valleys and complete with ventilation prior to slating the roof slopes. The existing roof lights shall be replaced as they have too reached the end of their useful life.

Water ingress was clearly visible directly beneath the flat valley, underneath the front parapet and beneath the roof of the entrance pop out at the front of the building. The valley is in extremely poor condition where water is visibly running down the walls underneath. The timbers have wet rot, and the entire valley must be stripped back, timbers removed and the valley reconstructed.

The same process should be applied to the parapet gutter. The parapet capping shall also be removed, new timber build-up underneath and new flashings prior to reinstatement of existing capping.

It must be noted that this will only be phase 1 of the proposed refurbishment of the building. Internal wall linings and floor strengthening (where required) will not form part of this phase of works. It must also be noted that at the time of the survey it was not possible to determine the condition of the beam supporting the front wall of the building. It could not be determined at this time of survey whether the beam was timber or a later replacement of steel but considering the position of two cast iron columns at ground floor level, it is likely that the original timber beams still remain in place.

CONCLUSION

In conclusion, work is required to all the existing roof and valleys on the building.

1. Remove the existing slate roof coverings and strip back to existing timber rafters. Make the necessary timber repairs and splices for rafter ends.
2. Strip back existing lead valleys, flat valleys and valleys at the rear of parapet walls and remove all rotten or damaged timber and replace.
3. Recover as many of the existing natural slates from the front and rear slopes as possible and store appropriately.
4. Lay new slates on new battens and counter battens and breathable roof membrane ensuring appropriate head lap and side lap. The batten space shall be adequately ventilated.
5. Remove existing gutters and downpipes at the rear of the building and replace with cast aluminium where possible.
6. Replace flat roof covering on pop out at the front entrance.
7. The existing flat roof covering at the rear shall be removed and new insulation and membrane installed.

COLIN BRENNAN

APPENDIX A – PHOTOGRAPHS



PHOTOGRAPH 1 - FRONT ROOF SLOPE



PHOTOGRAPH 2 - ROOF OVER VIEW



PHOTOGRAPH 3 - FRONT PARAPET



PHOTOGRAPH 4 - WIDE INTERNAL VALLEY



PHOTOGRAPH 5 - RAFTERS



PHOTOGRAPH 6 - LEAKING VALVE



PHOTOGRAPH 7 - LEAKING VALLEY WITH WET ROT IN TIMBER STRUCTURE



PHOTOGRAPH 8 - CAST IRON COLUMNS AT GROUND FLOOR



PHOTOGRAPH 9 - WATER LEAKING FROM POP OUT AT FRONT ENTRANCE



PHOTOGRAPH 10 - WATER INGRESS THROUGH LININGS BENEATH INTERNAL VALLEY



PHOTOGRAPH 11- WATER INGRESS BEHIND FRONT PARAPET