

# **SCHEDULE OF CONDITION**

*relating to*

**ST. PATRICK'S WELL  
TRINITY COLLEGE  
NASSAU STREET  
DUBLIN 2**

*for*

**RAILWAY PROCUREMENT AGENCY  
PARKGATE BUSINESS CENTRE  
PARKGATE STREET  
DUBLIN 8**

*Our Reference: BD/09C/085*

*Date: November 2009*

**McGovern Surveyors**  
*Chartered Building Surveyors*  
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**Dublin 2**

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## **GENERAL**

<b>Surveyors:</b>	Brian Duffy & Noel Clarke.
<b>Date of Inspection:</b>	18 <sup>th</sup> November 2009.
<b>Weather Conditions:</b>	Overcast and raining during inspection.
<b>Directions:</b>	All directions are taken standing outside facing the entrance to the well.
<b>Description of Site:</b>	Circular stone lined well with brick passageway and vaulted brick ceiling. Circular brick chamber with domed ceiling directly over well.

## **SCOPE OF INSPECTION**

This survey has taken the form of an appraisal of the main parts of the structure including walls and finishes, both internal and external, arising out of visual inspection only. Where parts of the structure are inaccessible or unexposed, no opinion can be given, but attention is drawn within the report where such situations have arisen. No opening up works were carried out during my inspection and therefore, it must be appreciated that defects may be present, but cannot be conclusively identified.

## **USE OF REPORT:**

This report is for the sole use of RPA and shall not be given to or used by a third party without the expressed written consent of McGovern Surveyors, Chartered Building Surveyors.

Item No.	Element/Location	Description	Condition
1.0	<b><u>EXTERNAL</u></b>		
1.1	<b>External Elevation at Entrance</b>	Insitu concrete wall at lower level with insitu concrete arch and gate at entrance to well and 6 No. concrete steps. Random stonewall over section of concrete with stone capping and stone built pier to right hand side and large granite pier to left side.	Generally in good condition with no evidence of significant structural cracking affecting the stonework or concrete.
1.1.1			Light horizontal crack on right hand pier at juncture with splayed section mid way up on pier. Crack width 6.5mm.
1.1.2			No evidence of cracking to concrete section of wall but vertical joints from formwork visible.
1.1.3			Splayed vertical hairline crack evident through concrete beneath high level gate to left hand side of access to well.
1.1.4			Concrete steps in good condition with no evidence of significant cracking. Surface water, however, evident on steps and in particular on 2 No. winder steps and entrance gate to well.
1.1.5			Metal gate at entrance to well corroded and generally stiff to open and close with wire mesh on gate damaged around perimeter.
1.1.6			Large gap at juncture between stonework and granite pier at top left side of entrance to well measuring 40mm in width x 230mm in length.
1.1.7			10mm gap at juncture between section of concrete and pier to right hand side of well entrance.

Item No.	Element/Location	Description	Condition
1.1.8			Missing section of concrete on horizontal joint to right hand pier (3 <sup>rd</sup> joint from ground level). Measures 40mm.
1.1.9			Small section of pointing missing on bottom horizontal joint at right hand corner of pier (10mm x 110mm in width).
1.1.10			Missing section of vertical pointing on left hand face of right hand pier (40mm in width).
1.2	<b>Front Elevation (elevation facing main road)</b>	Stone wall with metal railings and tall stone pier to right hand side.	Generally found to be in good condition with no evidence of significant structural defects.
1.2.1			Chipped section to bottom of capping and light cracking through capping to left hand side of wall. Light cracking to pointing on capping in line with left hand pier.
1.2.2			Light crack extending through stonework at left hand section of wall in line with pier on opposite side of wall.
1.2.3			Some small missing sections of mortar pointing, particularly on horizontal joints mainly towards left side of wall.
1.2.4			Surface pitting evident on stonework at footpath level to left side of wall (on opposite side of pier).
1.2.5			Previous repair work carried out towards bottom of large pier to right hand side of wall and chipped sections noted to stonework on edges of this pier in select areas.

Item No.	Element/Location	Description	Condition
2.0	<b><u>INTERNAL</u></b>		
2.1	<b>Front Section of Entrance to Well</b>	Cast concrete arch overhead with vertical cast concrete walls on both sides and concrete footpath.	Generally in good condition with no evidence of significant structural cracking.
2.1.1			Small exposed section of reinforcement to top of arch at mid section of entrance and spalled section of concrete in this general area.
2.1.2			Light crack on top section of arch to front of entrance over gate and white damp staining evident in crack.
2.1.3			Vertical joints from formwork evident in concrete to both sides of entrance.
2.2	<b>Rear Section of Entrance to Well</b>	Combination of stone and brickwork. Brick walls and stone arch to rear section with brick arch head directly over entrance to well and curved brick wall to the left side of this entrance. Stone arch head over start of brickwork section and to rear of this area. Granite step and stone platform underfoot directly at mouth of well.	Generally noted to be in fair condition, however, there is general surface spalling evident on the brickwork, while there is considerable dampness also visible on the brickwork.
2.2.1			Small spalled section of brickwork at juncture with stone head over arch.
2.2.2			Crack evident over full width of arch overhead at juncture between brickwork and section of stone to front section. Measurement at mid section overhead is 3.5mm.
2.2.3			Small hole in brickwork at bottom left side of entrance.

Item No.	Element/Location	Description	Condition
2.2.4			Evidence of surface spalling to brickwork at low level generally to the left hand side of this area.
2.2.5			Light vertical crack at juncture between brickwork and concrete to right hand side.
2.2.6			Cracking over brick arch extending on right hand wall and stepping through brickwork joints to ground level. Crack measures 3mm towards the top, 0.7m towards centre and 4mm towards ground level.
2.2.7			Light cracking stepped through brickwork at top right hand side extending horizontally for 340mm, stepping up 100mm and extending horizontally to rear wall.
2.2.8			The above horizontal crack steps upwards to centre of arch overhead and extends also to rear wall.
2.2.9			Horizontal crack evident in brickwork joint at low level towards rear of right hand wall stepping down to floor level (stepped section on bottom of crack is 2mm and horizontal section measures 2.5mm). Cracking extending 750mm from rear wall.
2.2.10			Separation crack evident at juncture between right hand wall and rear brick wall at low level (approximately 10mm).
2.2.11			General light cracking evident through brickwork joints on arch overhead to rear of this area and a lot of water ingress evident through this section of brickwork.
2.2.12			Light cracking evident on rear wall at juncture with left side of brick head.
2.2.13			Considerable surface spalling on brickwork to left side of the arch head generally over entrance to well.

Item No.	Element/Location	Description	Condition
2.2.14			Horizontal and vertical stepped cracking through brickwork joints towards mid section of left hand wall beneath exposed nail fixing.
2.2.15			Horizontal crack evident through brick joint mid way up on left hand side of entrance to well.
2.2.16			Light cracking evident to top left hand side of head over entrance to well.
2.3	<b>Rear Wall of Entrance</b>		Hairline crack evident at juncture between brickwork and bottom left side of stone arch above.
2.3.1			Surface spalling and dampness evident to brickwork on this wall.
2.3.2			Considerable horizontal crack mid way up on wall extending fully from left to right hand side (crack measures 22mm at side of entrance to well, 7mm towards centre of wall and 18mm in right hand corner).
2.3.3			Vertical cracking stepped through brickwork at right hand side of entrance to well which measures approximately 6mm.
2.3.4			Light vertical crack evident through brickwork at left hand side of entrance to well on curved section of wall with cracking stepped towards ground level. Step commencing at 550mm from ground level and veering to left hand side.
2.3.5			Deteriorated mortar pointing to brick joints at ground level to right hand side of well entrance.
2.3.6			Light vertical crack to right hand side of entrance to well extending from bottom of arch to horizontal crack across rear wall.
2.3.7			Stone surface underfoot badly cracked and loose at mouth of well. This section of stone can be moved by hand and ground sloping downwards in this area.

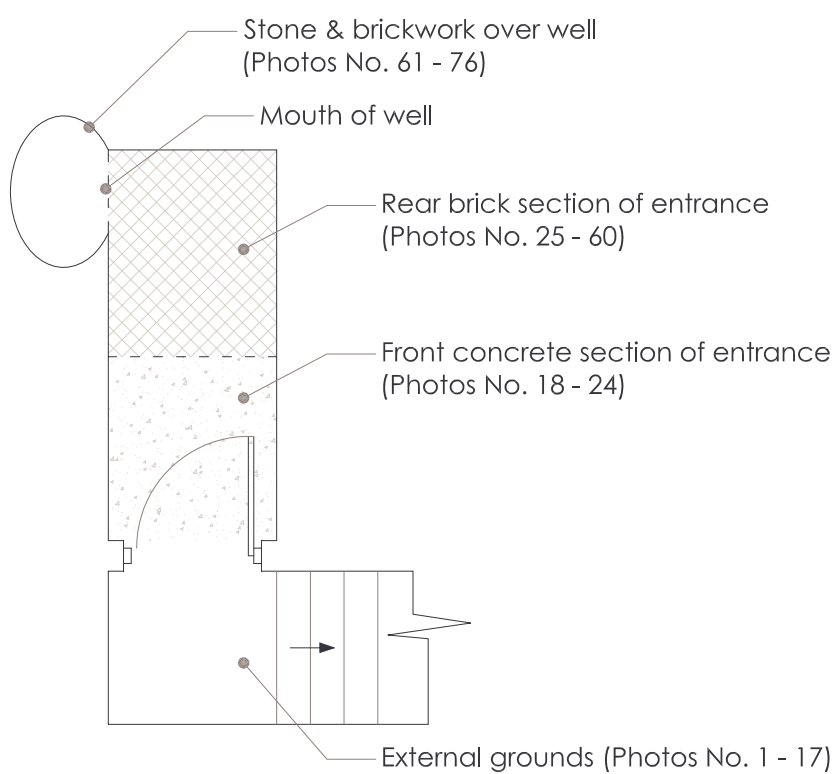
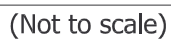
Item No.	Element/Location	Description	Condition
2.4	Well	Circular brick vault over solid masonry. Depth of well measured at 850mm during inspection (measurement taken in centre of well).	Fair condition. Surface spalling generally evident on brickwork.
2.4.1			No pointing to stonework directly over water and deteriorated pointing to stonework directly at juncture with brickwork.
2.4.2			General light horizontal and vertical cracking evident through brickwork joints particularly towards rear and left hand side.
2.4.3			Horizontal crack on rear wall at entrance to well extends across the brickwork joint to right hand side directly over the well by 400mm and veers off to hairline crack.
2.4.4			Section of brickwork missing towards top of brick vault over right hand side of well.
2.4.5			Stepped cracking evident to left hand side of well extending approximately from top of vault to level of stonework beneath.

Signed:

  
**Brian Duffy BSc ASCS**  
**Chartered Building Surveyor**

Date: 2 December 2009





## SKETCH LAYOUT

[illegible]

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Not to scale

## **SCHEDULE OF PHOTOGRAPHS**

**Photo:            Description:**

### **External Elevation at Entrance**

1.            Overview of external wall and entrance to well.
2.            Overview of external steps.
3.            Section of concrete to right hand side of entrance.
4.            Concrete arch over entrance.
5.            Section of concrete at low level at left side of entrance.
6.            Top left hand corner of arch entrance.
7.            Section of concrete over small access hatch to left side of entrance.
8.            General view of pier to right side of entrance.
9.            Ditto left hand face of pier.
10.           Right hand section of stone wall over concrete.
11.           Mid section of wall.
12.           Left hand section of the above wall.
13.           Missing pointing, front right hand corner of pier at high level.
14.           Ditto at low level.
15.           Cracking to horizontal joint at left hand face of pier.
16.           Missing pointing to left hand face of pier at low level.
17.           Large gap at juncture between stone work and granite pier at top left side of entrance to well.

### **Front Concrete Section of Entrance**

18.           General view of front concrete section of entrance.
19.           View of left hand section of wall in front section of entrance.
20.           Ditto right hand wall.
21.           Overview of arch head over entrance.
22.           General view of footpath.

- 23. Exposed section of reinforcement to top of arch.
- 24. Light cracking to front section of arch over gate.

**Rear Brick Section of Entrance**

- 25. General view of brick section of entrance to well.
- 26. Ditto overhead.
- 27. Entrance at mount of well.
- 28. General view of ground underfoot directly outside entrance to well.
- 29. Section of stonework at front of arched brick head.
- 30. Ditto to rear of entrance (right hand side of entrance to well).
- 31. Right hand side of brick arch at juncture with concrete.
- 32. Ditto towards top.
- 33. Ditto to left hand side.
- 34. Spalling to brickwork at top section of front of brick arch.
- 35. Cracking to front of brick arch right hand side (overhead).
- 36. Ditto to centre.
- 37. Ditto to left hand side.
- 38. Stepped cracking towards front of right hand brick wall to top section.
- 39. Ditto mid section.
- 40. Ditto bottom section.
- 41. Brickwork to right hand side wall at juncture with steps.
- 42. Crack to right hand side of arch (front section).
- 43. Ditto mid section.
- 44. Ditto rear section.
- 45. Cracking on top section of brick arch overhead (front section).
- 46. Ditto mid section.
- 47. Ditto to rear.
- 48. Horizontal and stepped crack at low level to rear of right hand brick wall.

49. Vertical crack at juncture between right hand wall and rear wall (low level).
50. Light cracking and spalled brickwork on top section of arch towards rear.
51. Ditto mid section.
52. Ditto front section.
53. General surface spalling to brickwork over head of entrance to well.
54. Stepped cracking at a height of approximately 1.6m on left hand wall above step.
55. Horizontal crack on rear wall.
56. Vertical crack to left side of rear wall at entrance to well (high level).
57. Ditto at low level.
58. Cracking at bottom left side of entrance to well.
59. Cracking underfoot at mouth of well.
60. Overview of rear brick wall at right side of well entrance.

### **Well**

61. Overview of rear brick wall over well.
62. Ditto to right hand section.
63. Ditto to left hand side.
64. Ditto to top section.
65. Overview of stonework beneath bricks to rear section of well.
66. Ditto to right hand side.
67. Ditto to left hand side.
68. Left hand section of well where stepped cracking is evident (photograph at low level).
69. Ditto mid section.
70. Ditto top section of this area.
71. Horizontal crack extending across brickwork to right hand side of entrance at mouth of well.

- 72. Missing section of brickwork to top right hand side of well.
- 73. Crack through brickwork joints on overhead at entrance to mount of well.
- 74. Main horizontal crack on rear wall (left hand side).
- 75. Ditto to right side of wall.
- 76. Vertical crack to right hand side of well entrance.

**Footpath Level**

- 77. Overview of front wall from footpath.
- 78. Overview of large pier to right hand side of the above wall.
- 79. Close up to left hand section of wall.
- 80. Ditto to mid section.
- 81. Ditto to right hand side towards pier.
- 82. Close up of bottom section of large pier.
- 83. Ditto towards mid section.
- 84. Ditto on top of pier.
- 85. Overview of right hand face of large pier.
- 86. Close up of cracking extending through stonework.
- 87. Damage to capping at centre of wall.



Photograph No.1



Photograph No.2



Photograph No.3



Photograph No.4



Photograph No.5



Photograph No.6



Photograph No.7



Photograph No.8





Photograph No.9



Photograph No.10



Photograph No.11



Photograph No.12



Photograph No.13



Photograph No.14



Photograph No.15



Photograph No.16





Photograph No.17



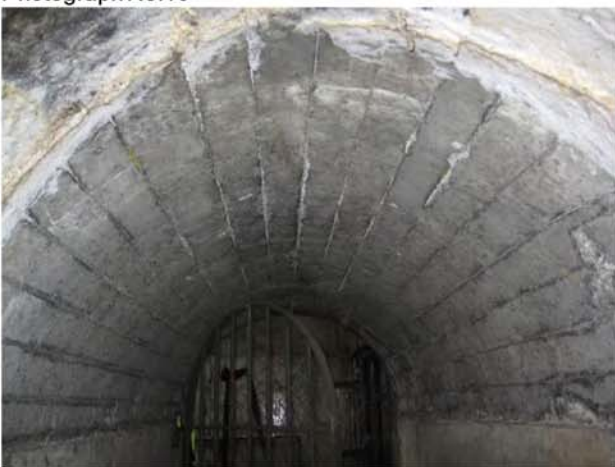
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Photograph No.19



Photograph No.20



Photograph No.21



Photograph No.22



Photograph No.23



Photograph No.24





Photograph No.25



Photograph No.26



Photograph No.27



Photograph No.28



Photograph No.29



Photograph No.30



Photograph No.31



Photograph No.32





Photograph No.33



Photograph No.34



Photograph No.35



Photograph No.36



Photograph No.37



Photograph No.38



Photograph No.39



Photograph No.40





Photograph No.41



Photograph No.42



Photograph No.43



Photograph No.44



Photograph No.45



Photograph No.46



Photograph No.47



Photograph No.48





Photograph No.49



Photograph No.50



Photograph No.51



Photograph No.52



Photograph No.53



Photograph No.54



Photograph No.55



Photograph No.56





Photograph No.57



Photograph No.58



Photograph No.59



Photograph No.60



Photograph No.61



Photograph No.62



Photograph No.63



Photograph No.64





Photograph No.65



Photograph No.66



Photograph No.67



Photograph No.68



Photograph No.69



Photograph No.70



Photograph No.71



Photograph No.72





Photograph No.73



Photograph No.74



Photograph No.75



Photograph No.76



Photograph No.77



Photograph No.78



Photograph No.79



Photograph No.80





Photograph No.81



Photograph No.82



Photograph No.83



Photograph No.84



Photograph No.85



Photograph No.86



Photograph No.87