CONDITION REPORT

OF

OSWALDTWISTLE CIVIC THEATRE

UNION ROAD

OSWALDTWISTLE

ACCRINGTON

LANCASHIRE

BB5 3HZ

26th JANUARY 2024

Job Reference Number: BS 1250

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CONTENTS

1.0 INTRODUCTION

1.1 INSTRUCTIONS

In accordance with instructions received from Kevin Wilcock, we have carried out a visual survey of the property. The object of our visual survey was to enable us to advise Mr. Wilcock as to our opinion of the structural condition of the main elements of the property and comment upon essential repairs and is not intended to be an inventory of every minor defect.

1.2 CLIENT

Hyndburn Borough Council. This report is produced for the sole use of the named client and is confidential to the client and/or their Legal Advisers. We accept no responsibility whatsoever to any other person other than the client. This report should not be reproduced without express written permission from Glovers Project Services Ltd.

1.3 SURVEYOR

The survey was undertaken by Nicholas White.

1.4 DATE OF SURVEY

The survey was carried out on Friday 05 January and Monday 08 January. The drone inspection was carried out Thursday 04 January.

1.5 WEATHER

The weather on the days of the survey were overcast and cold but dry.

1.6 LOCATION

The premises is situated at Union Road, Oswaldtwistle, Accrington, Lancashire, BB5 3HZ.

1.7 ORIENTATION

The elevation to Union Road faces north west and is deemed to be the front with the elevation to Lord Street which faces north east deemed to be the left side elevation.

1.8 TENURE

The tenure of the property is assumed to be Freehold, free from onerous restrictions and liabilities.

2.0 SPECIFIC LIMITATIONS OF SURVEY

2.1 CONTENT

In accordance with the fee quotation 08 November 2023 the Surveyor will report upon the main aspects of the building fabric of the premises. Significant defects, repairs and remedial work will be identified and prioritised. Please note that we included for providing approximate budget costs for the main items identified within the building fabric although the report is not intended to be a priced schedule of every individual or minor defect.

2.2 DELIVERY

The Surveyor will send the Report to the Client's email address for the sole use of the Client. The Client agrees to keep the Report Confidential disclosing its contents only to the Client's professional advisors. In particular (but without limit) the Client must not disclose the whole or any part of the Report to any person (other than a professional advisor) who may intend to rely on it for the purpose of any transaction.

2.3 PAYMENT OF FEES

The client will pay the agreed fee any additional fees any VAT and any disbursements within 30 days of the invoice date.

2.4 ASSUMPTIONS

Unless otherwise expressly agreed the Surveyor while preparing the Report will assume that:

- The property (if for sale) is offered with vacant possession.
- The property is connected to mains services with appropriate rights on a basis that is known and acceptable to the Client.
- Access to the property is as of right upon terms known and acceptable to the Client.

2.5 SCOPE OF THE INSPECTION

Generally

The Surveyor will consider his or her advice carefully but is not required to advise on any matter the significance of which in relation to the Property is not apparent at the time of inspection from the inspection itself.

The Surveyor will inspect diligently but is not required to undertake any action which would risk damage to the property or injury to him or herself.

The Surveyor will not undertake any structural or other calculations.

Accessibility

The Surveyor will inspect as much of the internal and external surface area of the building as is practicable but will not inspect those areas which are covered, unexposed or not reasonably accessible from within the site, or adjacent public areas.

The Surveyor is not required to move any obstruction to inspect including, but not limited to, furniture and floor coverings.

Floors

The Surveyor will lift accessible sample loose floorboards and trap doors, if any, which are not covered by heavy furniture, ply or other hardboard, fitted carpets or other fixed floor coverings. The Surveyor will not attempt to cut or lift fixed floorboards.

Fixed Covers or housings

The Surveyor will not attempt to remove securely fixed covers or housings.

Roofs

The Surveyor will inspect the roof spaces if there are available hatches which are not more than three meters above the adjacent floor or ground. Where no reasonable is available, the roof spaces will not be inspected. Similarly, outer faces of the roof or adjacent areas will be inspected using binoculars but will be excluded if they cannot be seen.

Boundaries, grounds and outbuildings

The inspection will include boundaries, grounds and permanent outbuildings.

Services

The inspection does not include any mechanical or electrical installations and we have

previously advised that a sperate M&E inspection be carried out by a suitably qualified consultant.

Areas not inspected

The Surveyor will identify any areas which would normally be inspected but which he or she was unable to inspect.

2.6 HAZARDOUS MATERIALS

Unless otherwise expressly stated in the Report, the Surveyor will assume that no deleterious or hazardous materials or techniques have been used in the construction of the Property. However, the Surveyor will advise in the Report if, in his or her view, there is a likelihood that deleterious material has been used in the construction and specific enquiries should be made or tests should be carried out by a specialist.

2.7 GROUND CONDITIONS

The Surveyor will not be required to comment upon the possible existence of noxious substances, landfill or mineral extraction, or other forms of contamination.

2.8 CONSENSTS APPROVALS AND SEARCHES

The Surveyor will be entitled to assume that the Property is not subject to any unusual onerous restrictions, obligations or covenants which apply to the Property or affect the reasonable enjoyment of the Property.

The Surveyor will be entitled to assume that all Planning, Building Regulations and other consents required in relation to the Property have been obtained. The Surveyor will not verify whether such consents have been obtained. Any enquires should be made by the Client or the Client's legal advisers. Drawings and specifications will not be inspected by the Surveyor unless otherwise previously agreed.

The Surveyor will be entitled to assume that the Property is unaffected by any matters which would be revealed by a Local Search and replies to the usual enquiries, or by a

Statutory Notice, and that neither the Property, nor its condition, its use or its intended use, is or will be unlawful.

2.9 MISCELLANEOUS

Unless expressly provided, no term in the agreement between the Surveyor and the Client is enforceable under the *Contracts (Rights of Third Parties) Act* 1999 by any person other than the Surveyor or the Client.

Dispute Resolution – In the event that the Client has a complaint regarding the standard of service he or she has received, a formal complaint handling procedure will be followed. A copy of the Surveyor's complaints handling procedure is available upon request. Using the Surveyor's complaints handling procedure will not affect the Client's legal rights.

3.0 PROPERTY DESCRIPTION

3.1 The premises is made up of two distinct elements. At the front is a two storey L shaped block which will be referred to as the “front block”. At the rear is a large rectangular block which is also two storeys although the upper floor is in effect double storey height which will be referred to as the “rear block”.

3.2 The building is abutted to the right-side elevation by traditional terraced houses situated on Union Road.

3.3 The building is of traditional construction with hipped slate covered roofs constructed with timber rafter and purlins supplemented by timber trusses which transfer the loads from the roof to the external masonry walls. The walls are solid stone construction. The upper floors are suspended timber, and the ground floors are a mixture of solid floors and suspended timber floors. There is a small cellar under part of the front block.

3.4 At the rear is a small car park with space for 13 cars complete with metal fencing and vehicular gates to the perimeter.

3.5 At the rear is an external fire escape stair from the balcony area which leads on to the back alleyway for the adjoining dwellings.

3.6 The exact date of construction is unclear although understood to be circa 1860. The Ordnance Survey Map of 1840 shows that the area had not yet been developed. The 1890’s Ordnance Survey Map shows the building footprint as its current layout. The terraced houses are generally the same layout although there were also formerly dwellings abutting the rear elevation on Lord Street where the car park is now situated.

3.7 In 1887 a public hall was suggested as a way to celebrate Queen Victoria’s golden jubilee. By 1890 a public hall had been built on the back of the existing board offices with an upstairs ballroom and the premises was known as the Town Hall. We believe that the original building was also extended to the right-hand side at this time to create the front staircase. The remnants of the original roof timbers can still be seen in the roof void.

3.8 In and around 2010 the premises were partially refurbished. This comprised of refurbishment of the public areas of the first floor other than the main theatre area and improvements to the fire precautions to the ground floor.

3.9 Since 2010 it does not appear that any money has been spent upon repairs to the property.

3.10 The previous occupants vacated the premises summer 2023 and it would appear that they could no longer afford its upkeep.

3.11 At ground floor level there are a series of rooms / office space and a large hall together with ancillary accommodation in the form of WC's and a kitchen. The main entrance foyer leads onto the front staircase with another main staircase to the rear which is accessed via the side entrance.

3.12 At first floor level the original block houses the back stage accommodation for the theatre and the WCs for the theatre. The main theatre area is in the extended block which has the stage, seating area and balcony together with the public bar.

4.0 ELEMENTAL CONDITION

4.1 ROOFS/BALCONIES/CANOPIES

Photographs of all defects associated with the roof coverings are detailed within Appendix 1 which is a reported generated using the modelling software in conjunction with the drone survey. Each image has defects identified and the individual defects follow on with an extract from the initial image. This has allowed all the main defects to the roof coverings to be quantified as the view is very limited from ground level.

4.1.1 Front Block

This block is served by two distinct roofs. The main part of the roof is a hipped roof which is L shaped on plan together with a triangular infill flat roof positioned at the junction of the two blocks at the north west corner of the rear block.

Hipped Roof

The main L shaped roof to the front block is of a traditional hipped design with natural slate coverings and matching ridge and hip tiles which are bedded and pointed with cement mortar. The roof has a bitumen felt roofing underlay but no insulation and so it would appear that the original slates have been stripped off and refitted once in the past although some time ago.
The profile of the roof is straight and true, and we noted no significant dishing or undulations which would indicate deficiencies with the roof structure.

Right Side Pitch [adjacent to dwellings]

The roof is exhibiting defective slates and slates with broken corners. Generally, the slates appear to be delaminating and appear to be deteriorating some of which have become discoloured.
Several of the ridge tiles are damaged with broken corners or damaged to the rolled top detail, the remainder are in fair condition The pointing to the ridge tiles is mostly intact although is cracked in places. The hip tiles to the front pitch are the same type as the ridge

and largely in fair condition although the pointing is in poor condition with a large amount of cement missing.

At the junction with the neighbouring duo pitched roof that forms the terrace of dwellings are lead lined valleys which although of some age appear to be performing adequately.

At the junction with the rear block is an abutment flashing which looks to comprise of an abutment flashing with upstand together with a cover flashing above which is chased into the render of the external wall.

Front Pitch [adjacent to Union Road]

There are a handful of defective slates either with defective corners or have slipped out of position.

We noted that a slate sized piece of plywood is resting within the gutter, and we would advise that this be removed immediately as it could potentially be blown off the roof and hit a pedestrian on the pavement below.

Approximately a third of the way along the roof there is a break in the roof, presumably due to a slight change in level which is detailed with leadwork which presents without defect.

The hip tiles to the front pitch are the same type as the ridge and largely in fair condition although the pointing is in poor condition with a large amount of cement missing.

Generally, the ridge tiles are in fair condition and the majority of the pointing is intact.

Left Side Pitch [adjacent to Lord Street]

We have only identified a couple of defective slates on this side with one slate having a broken corner and the other having slipped slightly out of position. The pointing to the hip tiles to the right-hand side in in poor condition but the majority of the tiles themselves and the pointing on the left-hand side are in reasonable condition.

Rear Pitch

Two defective slates were noted which appear to be broken although the remainder of the roof is in fair condition.

There is a break in the roof approximately a third of the way along, presumably due to a

slight change in level which appears to have leadwork in a very narrow channel with cement pointing between the leadwork and the slates. This detail is not ideal, and the cement looks to be in poor condition.

Summary

The front block has been re-roofed previously due to the presence of the bitumen roofing underlay. We consider that the original slates were re-fitted to the roof and so likely to be approximately 130 years old. There are defects evident, but it would be our assessment that the roof could be economically repaired, and re-roofing delayed for a few more years. It would make sense to remove the ridge and hip tiles and replace with ventilated mechanical fixings.

RISK RATING

TIME FRAME: SHORT TERM [within 1 year]

Flat Roof

There is an infill flat roof which appears to be constructed with built up bitumen felt together with solar reflective paint and is slit level. There is a door from the side of the stage area that leads onto the flat roof, but we were unable to unlock the door using the keys provided.

It is difficult to comment upon the condition of the roof from the images taken by the drone, although from the view available we could see no obvious splits or tears in the flat roof covering or any blisters. The roof has built up bitumen upstands at the abutment with the masonry walls together with leadwork cover flashings which appear to be performing adequately although of some age.

The appears to have a single drainage outlet which also receives a direct connection from the downpipe serving the rear block together with runoff from the rear pitch of the front block. The surface of the roof should be cleaned, and the solar reflective paint reapplied to maintain the longevity of the roof covering.

RISK RATING

TIME FRAME: SHORT TERM [within 1 year]

4.1.2 Rear Block

The roof is rectangular on plan and of a traditional hipped design with natural slate coverings and matching ridge and hip tiles which are bedded and pointed with cement mortar. The roof has a roofing underlay which is an impervious polythene and so it would appear that the original slates have been stripped off and refitted once in the past although some time ago.

A series of large domed vents are positioned along the right-hand side pitch most of which are for ventilation of the main theatre area although one of the vents provides ventilation to the roof void only. There are two small rooflights: one to the left side pitch and another to the front pitch.

The profile of the roof is straight and true, and we noted no significant dishing or undulations which would indicate deficiencies with the roof structure.

Rear Pitch

The roof is exhibiting a substantial number of defective slates. Some slates are cracked and some only have the corners missing. There are also a handful of slipped / missing slates, some of which were resting within the gutter. Isolated replacement slates were noted. The hip tiles themselves present without defect. To the south west the hip tiles have been repointed and bed with cement mortar with is in fair condition. On the other side to the south east the mortar is in poor condition.

Based upon the number of defects it is likely that penetrating dampness will be occurring through the slates and water will be running down the roofing underlay. Through time the roofing underlay will leak if water continues to run over the surface in the same location.

Left Side Pitch

The roof is exhibiting a number of defective slates although there appears to be fewer defects than the rear pitch considering it is a greater area. Some slates are cracked and

some only have the corners missing. There are also a handful of slipped / missing slates. Isolated replacement slates were noted.
The ridge tiles themselves present without defect. The mortar to the ridge appears to be largely intact although of some age.
At the eaves leadwork has been taken up over the lowest course of slate as part of the gutter detail.
There is an old rooflight which is of basic timber and leadwork construction and found to be leaking. The glazing was found to be detached from the frame and the timber rotten and the rooflight is in poor condition overall. There is a risk that the glazing could slide out and down the roof although it is unlikely to fall to the ground due to the width of the gutter and the parapet wall.

Based upon the number of defects it is likely that penetrating dampness will be occurring through the slates and water will be running down the roofing underlay. Through time the roofing underlay will leak if water continues to run over the surface in the same location. Penetrating dampness is occurring via the roof light.

Front Pitch

The roof is exhibiting a substantial number of defective slates. Some slates are cracked and some only have the corners missing. There are also a handful of slipped /missing slates, some of which were resting within the gutter. Isolated replacement slates were noted.
The hip tiles themselves present without defect. To mortar to both hips is weathered and generally in poor condition although there are only a couple of locations where it is missing.
There is an old rooflight which is of basic timber and leadwork construction and found to be leaking and in poor condition.
Based upon the number of defects it is likely that penetrating dampness will be occurring through the slates and water will be running down the roofing underlay. Through time the roofing underlay will leak if water continues to run over the surface in the same location.

Right Side Pitch

The roof is exhibiting a substantial number of defective slates. Some slates are cracked and

some only have the corners missing. We also noted slates which appeared weathered/delaminated and likely to crack soon. There are also a handful of slipped /missing slates, some of which were resting within the gutter. Isolated replacement slates were noted.

The ridge tiles themselves present without defect. The mortar to the ridge is missing in places and clearly of some age.

Summary

The slates on the roof to the rear block are believed to be original which makes them approximately 130 years old and at the end of the maximum anticipated lifespan. There are numerous defects interspersed across all areas of the roof as well as evidence that delamination is occurring to the surface of the slates themselves which is causing the corners of the slates to crack extensively. It is worth noting that it can be the case that delamination of the slates is worse on the underside which is obviously hidden from view. Water ingress is occurring to the roof void in places and the roofing underlay will be preventing more widespread penetrating dampness from occurring.

The cost for scaffolding will be substantial and based upon some of the other defects apparent to the building we would suggest that full scaffold will be required. The ventilation of the roof void is currently inadequate and the roofing underlay which has been used is impervious which has caused all of the roof timbers to become damp and covered with mould. We would advise that whilst repairing the roof is possible it may only extend the lifespan in the short term and based upon all the other factors it is our recommendation that the building will require re-roofing.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

4.2 RAINWATER GOODS

4.2.1 Front Block

At the front the property is believed to comprise of stone trough gutters formed within the top cornice of the stone external walls which would originally have been lined with leadwork. The stonework has been lined with bitumen roofing felt which appears to be performing adequately **[Photo 1]** although we did note that the down stand to the face of the wall is not fully adhered and lifting up in places. At the right-hand end there appears to be some remnants of a cast iron gutter which can be seen where the roofing felt is lifted up. The cast iron appeared heavily corroded **[Photo 2]**.

At the rear there is a lead lined gutter at the abutment with the rear block **[Photo 3]**. It is difficult to comment upon the condition of the leadwork as it was hidden from view by slime and other detritus. The gutter appears to fall from the flat roof infill towards Lord Street in a series of steps before discharging onto the corner of the pitched roof. The leadwork appears correctly detailed in that it is taken up under the lowest course of slates and has an upstand and cover flashing where abuts the masonry on the other side. As per the other lead lined gutters the joints in the sections of leadwork have been sealed with strips of bitumen. The leadwork should be cleaned and checked for defects however the sheer amount of green slime does tend to suggest that the falls to this gutter are less than perfect. We did not observe any obvious signs of water ingress below this area which would suggest that the leadwork is deficient.

At the front of the adjoining dwelling to the right-hand elevation the stone trough is lined with leadwork which appears to be in satisfactory condition although we did not that the joints to the leadwork have been sealed with strips of bitumen **[Photo 4]**. The gutter falls in both directions discharging onto the adjoining dwelling roof at the rear and into a uPVC hopper at the front. The downpipe is then connected into a uPVC soil vent pipe which is not good practice. The uPVC then connects to an old painted cast iron downpipe which also serves the adjoining dwelling.

At the rear of the adjoining dwelling the gutters are uPVC and relatively modern **[Photo 5]**. The gutters appear to be in fair condition although we found a failed joint at the small return which is leaking partly saturating the base of the wall below. The gutter is served by a uPVC rainwater pipe which presented without defect.

The stone troughs have running outlets which connect to a mixture of cast iron and uPVC rainwater pipes. The cast iron is in poor decorative condition although the metal itself presented without defect **[Photo 6]**. The uPVC is showing its age having discoloured due to solar depredation.

Ideally when the bitumen felt lining requires replacement the gutters should be lined with leadwork. The cast iron rainwater pipes require redecoration. The uPVC downpipes will require replacement in the long term.

RISK RATING

TIME FRAME: MDEIUM TERM [within 1 year]

4.2.2 Rear Block

At the front is a painted aluminium box gutter supported by stonework at the top of the wall **[Photo 7]**. The paintwork itself is in poor decorative condition but we could see no signs of leaks to the gutter. There are three downpipes serving the gutter at the left side a hopper receives water from the Lord Street elevation and a uPVC downpipe discharges onto the lead lined gutter below. The downpipe appeared to be free from defect although of some age. The central downpipe appears to be large diameter uPVC pipe which returns at 90° and penetrates the rear pitch of the L shaped hipped roof **[Photo 8]**. The downpipe appears serviceable although of some age. At the right-hand end is a uPVC downpipe which returns to the right-side elevation before connecting directly into the outlet for the flat roof. The downpipe is of some similar condition.

At the right side the majority of the gutter looks to be painted aluminium other than a length at either end where the original painted cast iron remains **[Photo 9]**. The gutter is supported by projecting stone corbels There is evidence of water leaking from the joints to the gutters on this side in a couple of locations, but the majority of the guttering appears serviceable although of some age.

At the rear the original cast iron gutters remain and are in poor condition **[Photo 10]** with some leaks having been ongoing for a considerable period of time **[Photo 11]**. We would advise that the guttering be replaced with a seamless aluminium gutter. There is a single cast iron downpipe with a hopper that receives water from the cast iron gutter and from

the lead lined gutter to the main frontage. The downpipe itself in in satisfactory condition although requires redecoration. We did note that some of the fixings were defective, and the security of the pipe should be checked **[Photo 12]**.

The main frontage has lead lined gutters at the top of the external wall behind a stone parapet **[Photo 13]**. The lead to the gutter has an upstand with a cover flashing on either side. One side is taken up under the lowest course of slates and the other dressed into a chase in the parapet wall. The leadwork falls from the middle to either end to downpipes on the front and rear elevations with water being discharge via leadwork spitters into hoppers **[Photos 14-15]**. No obvious defects were noted to the leadwork which appears to be well detailed although of some age. As per the other lead lined gutters the joints to the individual lengths of lead have been sealed with bitumen strips **[Photo 16]**.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

4.3 EXTERNAL WALLS

4.3.1 Front Block **[Photos 17-20]**

The front portion of the premises is believed to pre-date the larger block at the rear although they are both similarly constructed. The external walls are of solid coursed stone construction comprising of a stone plinth at low level together with dressed stone quoins, decorative stone window surrounds complete with corbelled stone sills, stone door surrounds and stone cornice / gutter detail. The structural openings are likely to have timber lintels behind the stone surrounds. The coursed stone making up the majority of the wall is generally in fair condition although an unsuitable cement stap mortar has been used when the wall was last re-pointed. In isolated locations the cement mortar is cracking and becoming detached. Upon closer inspection it appears to have been applied directly over the old mortar without raking out any material underneath. The building ideally should have been pointed using a lime mortar although the current mortar does not appear to have been detrimental to the coursed stonework. The dressed sandstone detailing is weathered and decayed in places and will require repairs and consolidation.

Front Elevation

The sandstone used for the detailing is weathered and is some places in poor condition and will require repair/consolidation. The sandstone plinth is damp and weathered in places at low level where it is exposed to the most moisture and salt spray from road traffic **[Photo 21]**. The stone at high level to the cornice is discoloured and the gutters may have leaked previously before the bitumen felt lining was added **[Photo 22]**. The dressed stone surround to the entrance door at the right-hand side which leads to the front staircase is in poor condition **[Photo 23-26]**. At this point the full height of the wall appears to be damp as is apparent from the discolouration and weathering to the stone quoins **[Photo 27]**. This may be related to a defect with the gutters / hopper outlet directly above. Defects were noted to the decorative stone mullion to the right-hand window which will require repair **[Photo 28]**. Isolated repairs were noted to the stone at low level around the main entrance door where new sections of stone have been pieced in.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

Right Side Elevation

We noted that the front elevation appears to be leaning outwards slightly from vertical when viewed from this side **[Photo 29]**. A vertical crack is visible where a gap has opened up between the stone quoins and the coursed stonework to the top half of the wall **[Photo 30]**. We would advise that the cracking be monitored to determine if it is progressive.

RISK RATING

TIME FRAME: MEDIUM TERM [between 2-5 years]

Left Side Elevation

We noted some damage to the stone which appears to be as a result of movement of the structure. The stone sill to the left-hand ground floor window is cracked and the stone head that makes up the window surround is also exhibiting shear cracking. The masonry below the window is clearly sloping downwards towards the rear block and a degree of movement has occurred to the wall although we would suggest that it appears longstanding **[Photos 31-32]**. We would advise however, that the cracking be monitored to determine if it is progressive.

RISK RATING

TIME FRAME: MEDIUM TERM [between 2-5 years]

Rear Elevation

There is a small section of wall which is within the rear yard of the adjoining dwelling. The masonry has a cement render finish which is in poor condition with a section of render missing to the bell cast detail above the kitchen window and cracked/damp render below the leadwork flashing. We would advise that ideally this render should be replaced **[Photo 33]**.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

4.3.2 Rear Block **[Photos 34-37]**

The external walls are of solid coursed stone construction with the main frontage to Lord Street comprising of dressed sandstone comprising a stone plinth at low level together with decorative stone columns which act as buttresses, decorative stone window surrounds, projecting cornice at first floor level, stone door surrounds and stone cornice / gutter detail. The structural openings are likely to have timber lintels behind the stone surrounds. The other elevations are also believed to be built with coursed stone however the right-side elevation and part of the rear elevation have a cement render finish and could potentially be faced with brickwork although appeared to be constructed stone when viewed from inside. A section of render would need to be removed to verify this.

Front Elevation

At the abutment with the front block there is a section of stonework above the level of the adjoining roof. The coursed stonework and pointing appeared to be in satisfactory condition. The wall has been repointed at some point with a cement mortar although did does not appear to be the heavy strap/ribbon pointing which was used on the front block.

RISK RATING

TIME FRAME: no work required within next 10 years

Left Side Elevation [main frontage]

The stonework on this side of the building is in poor condition and exhibiting widespread dampness and deterioration of the stonework **[Photos 38-47]**.

At the top of the wall is a parapet with stone copings with both sides of the parapet lined with lead. The joints to the coping stones are pointed with mortar which is in poor condition and will likely be allowing penetrating dampness to occur and we also noted isolated damage to the copings themselves. The copings should be checked to ensure they are securely and firmly bedded, and all of the joints should be raked out and resealed. The top surface of the projecting stone cornice and the upstand to the parapet wall has had a layer of asphalt applied some time ago as a waterproofing measure. The asphalt is now in poor condition and no longer watertight with numerous cracks and deterioration of the material at the exposed edge **[Photos 48 -49]**. We would advise that the asphalt be removed and replaced with leadwork. Due to the defects to the coping stones and asphalt

capping water has been saturating the stone at the top of the wall for a considerable period of time which has in turn caused damage to the stonework below.

At first floor level the projecting cornice has a lead cover flashing which has protected the stone to some degree however the stone sills and the projecting stone heads to the first-floor windows appear to be collecting water and are saturated. Some of the stone below this cornice is particularly weathered and in poor condition. The stone plinth at low level is saturated and the surface of the stone in poor condition.

This elevation needs extensive remedial work to consolidate and repair the stone and to prevent water ingress from occurring and further investigation and advice should be sought from a specialist stonework contractor.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

Rear Elevation

At the rear the gutter leaks have saturated the wall, and the plaster was also found to be saturated internally. The top portion of the wall is coursed stonework and generally the stonework and pointing appeared to be in fair condition. The remainder of the wall has a cement render finish applied which appears to be damp, especially at low level **[Photos 50-53]**. We noted that the air conditioning unit has some missing pipework and appears to have been leaking causing the base of the wall to become saturated. Horizontally the top edge of the render has a leadwork cover flashing to prevent water getting in at this junction. There are however numerous cracks which have allowed water to get between the render and the stone and the fixings for the external staircase appear to have allowed water to also get behind the render. Overall, we are of the view that the render is in poor condition and its addition has not been beneficial for the building. Cement render finishes are generally not advised upon thick solid masonry walls without a cavity as they prevent water evaporation from the thickness of the wall and can therefore trap dampness within the wall.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

Right Side Elevation

The majority of this side of the building has had a cement render applied apart from an area towards the front at first floor level which is coursed stonework and in fair condition, similar to the front elevation. There are a number of buttresses to the wall which are also rendered. The render is in poor condition with some large cracks and surface crazing and also appears damp**[Photos 55-57]**. Internally the walls and plaster finishes were found to be almost exclusively saturated and so the render is believed to be trapping moisture within the wall. We noted that sealant has been applied vertically where the buttresses adjoin the external walls in some locations. Where this has not been done, we noted that there were some gaps to the render between the buttress and the main wall. Some of the original window openings have been blocked up and the ground floor windows are predominately blocked up internally.

Where the rear boundary wall for the adjoining dwelling abuts one of the other buttresses another much smaller buttress has been formed. Part of the render has failed to the boundary wall buttress exposing the brickwork and it can be seen that the brickwork is not adequately tied in or bonded to the structure **[Photo 58]**. Whilst we consider that whilst this is unlikely to be part of the premises it does still need to be resolved as the brickwork looks potentially unstable and is a potential health and safety risk if it falls.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

4.4 WINDOWS, DOORS & JOINERY

4.4.1 Front Block

Windows

Originally the building would have timber sliding sash windows. They have been replaced with painted timber double glazed units comprising of a split design with a top hung casement to the lower half, this retains the appearance of a sliding sash. The windows are generally in satisfactory condition although we have found some isolated spots of wet rot timber decay to the frames and beading **[Photos 59-60]**. The paintwork to the windows is predominately intact although do not appear to have been decorated for some time. We would therefore advise that the windows require full redecoration together with isolated repairs to the rotten timber using a two part wood epoxy filler. The perimeter seals have failed in places and theses should be checked and replaced as necessary **[Photo 61]**.
We found that some of the windows operated smoothly whilst some were difficult / could not be opened and they will need to be eased and adjusted.
At the rear the kitchen window and window to the landing at the top of the front staircase are uPVC double glazed units and in fair condition although of some age.

RISK RATING
TIME FRAME: SHORT TERM [within 1 year]

Doors

At the front the block has three sets of painted timber double doors which were in satisfactory condition and present without defect. The doors to the entrance foyer also have decorative painted metal gates in front which are in satisfactory condition although require redecoration.
At the rear there is a single painted timber door from the kitchen corridor which leads out into the yard of the adjoining dwelling. We were unable to unlock the door with the keys provided and no view was possible without entering the yard however from the view internally and amount of dampness to the wall around the door we would expect the door to be in poor condition and replacement should be anticipated.

RISK RATING

TIME FRAME: SHORT TERM [within 1 year]

4.4.2 Rear Block

Windows

At ground floor level to the main frontage the building has large, fixed pane single glazed painted timber windows which were generally in fair condition although we found some spots of wet rot timber decay in the corners and to the sills. The paintwork to the windows is in poor condition and therefore the windows require full redecoration together with isolated repairs to the rotten timber **[Photo 62]**.
To the right-side elevation, the windows are painted timber single glazed units and in poor condition being beyond repair **[Photo 63]**. Internally the openings are blocked up. Some of the original window openings have already been blocked up to the first floor.

At first floor level the main theatre area has tall, uPVC double glazed windows with top hung top opening lights which are largely satisfactory to the left side elevation **[Photo 64]** and were exhibiting condensation within the glazing to the right-side elevation which tends to suggest that the units have failed **[Photo 65]**. The windows have a cable linked to a handle which when cranked operates the opening light at the top of the window. Where tested the mechanism did not always work as intended as so it is likely to require servicing to allow the windows to be opened. At either end of the theatre there are painted timber single glazed windows which appear to be in similar condition to those on the ground floor below **[Photo 66]**.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

Doors

Towards the rear of the block there are double doors to the side entrance which leads to the rear staircase which are painted timber and present without defect. The rear elevation has painted timber double doors which lead into the car park which are in poor condition

being rotten at the bottom and will require replacement **[Photo 67-68]**. At first floor level there is a painted timber door that leads onto the flat roof although we could not inspect this as the keys provided did not unlock the door **[Photo 69]**. However, based upon the drone footage it appears to be in poor condition and will likely require replacement. We did not attempt to open the painted timber door at the top of the fire escape stairs for health and safety reasons however from the drone photos it appears that the doors are in satisfactory condition although require redecoration **[Photo 70]**.

RISK RATING

TIME FRAME: SHORT TERM [within 1 year]

4.5 STRUCTURAL FRAME

4.5.1 Front Block

The building is of traditional construction with a timber roof structure transferring the load from the roof to external and internal loadbearing masonry walls.

The roof structure is built with timber rafters and purlins supplemented by king post trusses. The rafters are built into the external wall. There is no insulation to the roof void and no means of ventilation although we observed no sign of dampness or mould to the timber **[Photos 71-72]**. We would advise that the introduction of insulation between the ceiling joists would be a worthwhile expenditure in reducing the heating costs.

In places the rafters have been packed out to level up the profile of the roof which was probably done when the premises was re-roofed.

One of the roof trusses has had a steel plate bolted around the principal rater and the bottom beam presumably for added strength.

The flat roof joists have been supported by an arrangement of timber posts upon timber packers upon large timber beams. This appears to be built upon an ad hoc basis although appears satisfactory **[Photos 73-74]**.

Overall, we have no concerns regarding the stability and condition of the structure. The movement to the front elevation at the junction with the right side elevation should ideally be monitored and further investigation carried out if the size of the crack increases. The movement to the left side elevation at the junction with the rear block is deemed to be longstanding.

RISK RATING

TIME FRAME: SHORT TERM [within 1 year]

4.5.2 Rear Block

The building is of traditional construction with a timber roof structure transferring the load from the roof to external loadbearing masonry walls.

The roof structure is built with king post trusses which bear upon the external walls and support purlins and rafters which are also built into the external walls or in some places a timber wall plate **[Photos 75-76]**. All of the trusses to the right side of the block have had steel plates bolted around the principal rafter and the bottom beam where they bear upon

the masonry **[Photo 77]**. There is no supplementary steelwork to the left side [main frontage] and upon inspection the ends of the trusses appear to be damp **[Photos 78-79]**. The stonework to the external wall on this side is saturated from the top of the wall and so the timber should be expected to be damp also. Access to the ends of the rafters is difficult as the ceiling underneath is at a lower level and we did not deem it was safe to reach the timber to test with our moisture meter. The timber is obviously discoloured and appears damp where it is built into the stonework. This is essential to rectify as if it is left unattended there is the potential for the timber to become rotten. If the ends of the trusses become rotten the roof structure could become compromised as the trusses are supporting a large amount of weight imposed by the purlins, rafters and slates. If found to be rotten then it seems likely that all of the trusses on this side of the roof will need steel plates adding to reinforce the structure and possibly the masonry reinforcing also. Further investigation should be carried out without delay.

As mentioned earlier in the report the roof void has inadequate ventilation which has caused a serious issue with air moisture condensation causing mould and dampness to the timber. Using our hand held moisture meter we measured the moisture content of the timbers to be a minimum of 23% **[Photo 80]** although in places, we found readings far in excess of this **[Photo 81]**. As a general rule of thumb timber is at risk of wet rot decay occurring when moisture content is above 20%. Mould is occurring on the surface of the timber and the timber had a visibly damp appearance throughout the void. We would advise that when the block is re-roofed that a modern breathable roofing underlay be added as well as supplementary vents to the slates which would allow a cross flow of air. We have probed the timber with a knife in a few locations and did not find any soft timber beyond the very outer layer and so would suggest that the ventilation issue has been discovered before any serious damage has been caused to the structural timbers.

Water ingress was noted to be occurring in several locations which is not surprising considering the number of defects noted to the slates **[Photo 82]**. Both roof lights are dilapidated and leaking **[Photos 83-84]**.

At ground floor level the large open plan room below the main theatre has cast iron columns, presumably supporting cast iron beams which in turn support timber floor joists although these have been clad with fire line plasterboard as part of the work to improve

fire precautions and so are not visible.

Fireline plasterboard was also noted to the void area beneath the balcony seating area and so the large timber trusses which support the raking seating area **[Photo 85]** are considered likely to be supplemented by steelwork.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

4.6 SUB STRUCTURE/BASEMENT

4.6.1 Front Block

There is a part cellar beneath the front block which is accessed via a timber stair leading down from the main entrance hall. The majority of the cellar is exposed masonry other than the first store room adjacent to the staircase which has been drylined and showing signs of dampness to the plasterboard. This is due to a lack of any damp proofing measures being detailed with the plasterboard simply fitted upon timber battens.

The majority of the ceilings are either the flagstones to the floor above or underdrawn with cement boards for fire protection. The ground floor above the cellar appears to comprise of flagstones supported by steel beams which are showing signs of surface corrosion and have no fire protection.

Generally, the cellar presents without defect and ventilation levels appear adequate.

RISK RATING

TIME FRAME: no work required within next 10 years

4.7 FLOORS

4.7.1 Ground Floor

From the pavement at Union Road the floor level increases towards the back of the building. Steps lead from the main corridor to the main hall. The WCs in the rear corner are also accessed via a step. There is a mixture of ground bearing solid floors and suspended timber floors. We found no obvious defects or signs of deflection or unevenness which would indicate an issue with the floor structure. We have not removed any floor finishes or taken up floor boards and with suspended timber floors there is always a risk of dampness and decay especially if ventilation flows beneath the floor are not consistent.
It was difficult to determine if there is a cross flow of air beneath the suspended timber floors from one side of the building to the other however there are vents to the external walls at low level. Surface mounted floor vents were noted to the rear corridor which have presumably been added as ventilation was deemed inadequate.

RISK RATING

TIME FRAME: no work required within next 10 years

4.7.2 First Floor

The first floor is constructed with suspended timber joists and floorboards. We found no obvious defects or signs of deflection or unevenness which would indicate an issue with the floor structure.

RISK RATING

TIME FRAME: no work required within next 10 years

4.8 INTERNAL WALLS, CEILINGS, PARTITONS & DOORS

4.8.1 Walls

The majority of the internal walls are loadbearing masonry with plaster or plasterboard dry lining and in reasonable condition.

Significant dampness was found within the rear wall of the rear block, the right-side elevation of the rear block and to the left side elevation to the side entrance which leads to the rear staircase **[Photos 87-89]**. The damp areas internally can be explained in the main by significant defects to the external walls and gutters which are outlined earlier in the report. Within the small lobby to the rear staircase the skirting board was found to be rotten and damaged and fungus mycelium was visible to the back of the skirting board **[Photo 90]**. We noted that in this area the timber to the door frames / architraves have already been cut back and removed and the skirtings removed from the part of the built in cupboards in the rear corridor have been stripped out which we consider likely due to rotten timber. The rotten timber should be removed, and surrounding timbers chemically treated, and we would advise that you undertake further investigations together with a specialist contractor to ensure there is no further rotten timber. Based upon the wet rot decay and the extent of dampness and condition of the stonework externally to this elevation we would anticipate that the remainder of the ground floor walls to this elevation will also be damp however as the walls are dry lined the damp is likely hidden. We would advise that any re-plastering work is delayed until the defects and source of the water ingress is addressed and the structure has thoroughly dried out.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

4.8.2 Ceilings

The main theatre area has the original ornate ceiling which comprises of decorative plaster to the structural beams / trusses and lath and plaster between which considering its age presents largely without defect although there are some isolated repairs required.

Many of the rooms still have the original lath and plaster ceilings which are now hidden

from view by modern suspended ceiling grids with infill tiles **[Photo 91]** which were largely in satisfactory condition although did show some signs of water ingress in places.

The remainder of the ceilings are plasterboard and in fair condition.

RISK RATING

TIME FRAME: MEDIUM TERM [between 2-5 years]

4.8.3 Partitions

Where alterations have been made, especially around 2010 when the last refurbishment was undertaken, they have been done with plasterboard partitions which are in fair condition.

RISK RATING

TIME FRAME: no work required within next 10 years

4.8.4 Doors

A mixture of different timber doors are present within the building. Generally, the doors are serviceable although some of the more heavily trafficked areas exhibit wear and tear. There are isolated timber defects which would benefit from repair. Some of the more modern doors have had the handles / locks removed and will need to be replaced **[Photos 92-93].**

As part of the last refurbishment an emphasis seems to have been made to ensure that doors complied with fire safety regulations in terms of the position of fire doors, self-closing devices, intumescent strips etc.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

4.9 FINISHES

4.9.1 Ground Floor

Where rooms do not have suspended ceilings, they are painted with emulsion and the majority of the walls are also painted. Some rooms which have had light or infrequent used are in fair condition however the majority of the rooms are not in good decorative condition and require painting not having been redecorated for some time and are tired looking. The WC areas have ceramic wall tiles / splashbacks which are all satisfactory. Floor finishes are predominately carpet tiles or sheet vinyl although the main entrance hall has the original tiles laid in a herringbone patten. The condition of the floor finishes varies between fair condition and poor condition depending upon age and the frequency of use of the room **[Photo 94]**.

RISK RATING

TIME FRAME: MEDIUM TERM [between 2-5 years]

4.9.2 First Floor

Where rooms do not have suspended ceilings, they are painted with emulsion and the majority of the walls are also painted. Some rooms which have had light or infrequent used are in fair condition however the majority of the rooms are not in good decorative condition and require painting not having been redecorated for some time.

Floor finishes are predominately carpet tiles or sheet vinyl although the main theatre has varnished timber. The condition of the floor finishes varies between fair condition and poor condition depending upon age and the frequency of use of the room. The timber floor to the theatre is heavily scratched and would benefit from being thoroughly prepared and redecorated.

RISK RATING

TIME FRAME: MEDIUM TERM [between 2-5 years]

4.10 INTERNAL & EXTERNAL STAIRCASES

4.10.1 Front Block

To the front block there are two internal staircases one is the main staircase to the theatre which we believe to be constructed with stone and presented without defect, the other is a timber stair which is likely to be the original staircase serving the administrative offices which provides access to the non-public back stage area of the theatre. This staircase also presents without defect. It is worth noting that there is limited headroom over the half landing / return although compliant with building regulations.

RISK RATING

TIME FRAME: no work required within next 10 years

4.10.2 Rear Block

At the rear is a single internal staircase to the theatre bar area which is constructed with stone and in fair condition. There are two timber staircases at either side of the balcony seating area. We noted that both of the staircases are leaning outwards slightly however we consider that the movement is likely to be longstanding and not undue cause for concern.

To the rear elevation is a painted steel external fire escape stair which provides an alternative means of escape from the theatre balcony seating area. The steelwork is heavily corroded, and the staircase is in a dangerously poor condition and should not be used **[Photos 95-99]**. The staircase will need to be replaced and is beyond economical in our opinion.

RISK RATING

TIME FRAME: IMMEDIATE [requires attention as soon as reasonably practically possible]

4.11 SANITARY & WELFARE FACILITIES

4.11.1 Front Block

At first floor level there are disabled, male and female WC's which are designed for use by patrons and comprise of WC's and WHB's together with a range of cubicles and IPS panelling **[Photos 100-102]**. No issues were noted with respect to the sanitaryware any associated fittings which are deemed to be in reasonable condition although there is some minor wear and tear to the WC cubicles.

To the back stage area there is a small WC and WHB which is serviceable although of some age.

The male and female changing rooms have wash hand basins within Formica worktops. The wash hand basins are discoloured, and the installation is generally antiquated and in poor condition although still serviceable **[Photos 103-104].**

RISK RATING

TIME FRAME: MEDIUM TERM [between 2-5 years]

4.11.2 Rear Block

At ground floor level there is a disabled WC together with a shower cubicle which are in fair condition.

Male and Female WCs are provided in the rear corner of this block and comprise of WC's and WHB's together with a range of cubicles and IPS panelling **[Photos 105-107]**. No issues were noted with respect to the sanitaryware any associated fittings which are deemed to be in reasonable condition although there is some minor wear and tear to the WC cubicles.

RISK RATING

TIME FRAME: LONG TERM [between 6-10 years]

4.12 EXTERNAL AREAS

A small car park is positioned to the rear of the premises accessed from Lord Street comprising of 12 spaces plus a single disabled space **[Photo 108]**. The car park itself is

surfaced with tarmacadam and bounded with pre-cast concrete kerbs and stone boundary walls. There is a strip of planting to Lord Street and the back street complete with painted steel fencing with double gates.

No significant defects noted to the car park surfacing. We did note that there was only a single surface water gulley serving the car park and we would have expected an area this size would ideally have more than one outlet. We are unsure if there are any significant issues with standing water /drainage as it was dry when we attended.

At the junction with the rear elevation there is a strip of concrete paving slabs which was predominately in fair condition although damaged around the rainwater pipe where vegetation growth is becoming established **[Photo 109]**.

The area below the external escape stair is insitu concrete which presented without defect.

The painted steel fencing and double gates to the car park's north east and south east boundaries are in reasonable condition although the paintwork is deteriorating and will require redecoration in the medium term **[Photo 110]**.

A timber fence and timber gate enclose the corner of the car park below the external stair and is saturated at low level and likely to become rotten soon. Ideally this should be redecorated in the short term **[Photo 111]**.

On the other side of the staircase is a steel palisade fence and gate complete with security spikes enclosing the foot of the staircase to the back street which was in fair condition **[Photo 112]**.

RISK RATING

TIME FRAME: SHORT TERM [within 1 year]

5.0 CONCLUSION

5.1 The building is approximately 130 years old and it is clear that no significant repairs or maintenance have been carried out to the external fabric for quite some time.

5.2 Generally, the external fabric is deemed to be in poor condition.

5.3 The premises is deemed to be structurally sound although there are some signs of movement to the front block which may be historic. Based upon a single visit it is not possible to determine if the movement is progressive and the affected areas should be monitored.

5.4 The roof to the rear block above the theatre is in poor condition and the number of defects mean that attempting repair is not feasible in our view. The lack of adequate ventilation to the roof void must be addressed as if ignored could result in widespread wet rot timber decay to the structural timbers.

5.5 Further investigation should be carried out without delay to assess the bearing ends of the main roof trusses to the left side elevation. We noted that the ends of the trusses appear to be discoloured, damp and potentially rotten where they are built into the external wall. One side of the roof has been remediated some time ago with the addition of steel plates bolted to the trusses which tends to suggest that this has been an issue previously. If ignored the stability of the roof structure could be compromised. At the time of the survey, we did not consider that it was safe to reach the ends of the trusses to test the moisture content and further investigation should be carried out.

5.6 Water ingress has been occurring at the top of the external wall to the main stone frontage to Lord Street where the asphalt capping to the stone cornice has failed. The stone copings to the parapet wall are also likely to be allowing penetrating dampness.

5.7 The water ingress to this elevation has likely accelerated the rate of weathering of the sandstone due to freeze thaw action. The stone is in poor condition and requires widespread repair and consolidation. We would advise that a full schedule of remedial work be commissioned from a specialist stone repair contractor who is experienced with work on historic buildings to establish which areas can be repaired and those that will require new stone fitting.

5.8 The cement render finish to the rear and right-side elevations is also in poor condition and has caused the walls to be saturated. We would advise that ideally the render should be removed. It would be prudent to do a small test area first to determine if the render can be carefully removed without damaging the stone and also the condition of the stonework

beneath. There must have been a reason why it was deemed necessary to render the walls likely either be due to problems with damp or on account of the stonework beneath and so a more suitable lime render may need to be re-applied.

5.9 The main work to the roof and external walls of the large rear block will require full scaffold and this will be a substantial cost and therefore consideration should also be given to fully overhauling everything at high level at the same time. This would entail replacing the leadwork and all the rainwater goods whilst access is available as whilst they may not all be defective; they are still of some age and will need to be replaced in the long term in any event whereby the cost of scaffold would be incurred once again.

5.10 The windows to the ground floor right side elevation are badly rotten and in poor condition. Some of the tall uPVC double glazed windows to the main theatre area have condensation between the glazing, suggesting that the units have failed. The remainder of the painted timber windows will require taking back to bare timber with any rotten sections being cut out and infilled with a two-part timber epoxy filler followed by one coat primer, one undercoat and two finishing coats of gloss paint.

5.11 The majority of the external doors to the main frontage were in fair condition although the rear doors are in poor condition need to be replaced.

5.12 The painted steel fire escape stairs are in a dangerously poor condition with longstanding corrosion visible to the structural frame, landings, base plates and treads. The stairs need to be replaced with a new staircase as soon as possible. There is an alternative means of escape from the theatre and so the stairs appear to be primarily for the use of the balcony seating area.

5.13 Internally the last time any refurbishment was carried out was in 2010. This was only to certain areas. We would suggest that even the areas of the building that have been refurbished are now showing their age. No redecoration or refurbishment has been carried out to the main theatre area for some time.

5.14 Dampness has been found within the external walls to the right side and rear elevations within the rear block. The plaster may require remediation once the structure dries out. We found rotten timber skirtings and wet rot timber decay to the skirting in once area, and we would suggest that this be investigated further by a timber & damp specialist contractor. We have not included for costs associated with making good defective plaster and this would need to be considered as a separate exercise once the external fabric has been made watertight.

5.15 Some of the modern internal doors have had the handles and locks removed and these will

need to be re-established where missing.

5.16 A couple of other miscellaneous items are deemed to be a potential health and safety risk. The most pressing is the section of plywood resting in the gutter to the front block above the pavement. Ideally this should be removed without delay. The other item is the tall brickwork buttress to the rear boundary wall of the neighbouring building which does not look particularly stable although this is only likely to be a danger to the owner of this property.

5.17 We would advise that an asbestos survey be commissioned for the premises as there are some asbestoses containing materials which have stickers and there are also some suspected /possible asbestos containing materials which may not be labelled which could pose a risk.

5.18 We would advise that a fire risk assessment be commissioned for the premises. We noted that the fire stopping may not be sufficient in places for example where cables pass through internal walls and this warrants further investigation.

5.19 We have not inspected or reported upon the mechanical or electrical installation and would advise that a report be obtained from a suitably qualified consultant. Based upon what we have seen the installation as a whole appears to have developed and been added to through time with some elements appearing to be antiquated and others relatively modern. The costs for the mechanical and electrical installation could be significant and therefore need to be considered as part of the strategy for the building as a whole.

6.0 RECOMMENDATIONS

6.1 Due to the height above ground the roof inspection and reporting has ben prepared using the drone which produced a 3D model and a series of photographs. Part of this software allowed a report to be generated [Appendix 1].

Defects identified within this report have a severity rating ranging from 1 to 5 using a traffic light system.

6.2 In accordance with the RICS Professional Standard in relation to Technical due diligence of commercial property the main elemental items of the report are prioritised using red, amber and green flags [RAG rating].

Red
Defects that are serious and or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or long term damage to the property.

Amber
Defects that need repairing or replacing but are not considered to be either serious or urgent.

Green
No repair is currently needed. The property must be maintained in the normal way.

6.3 Where time frames are indicated it shall be upon the following basis:

- **Immediate:** requires attention as soon as practically possible
- **Short Term:** within one year
- **Medium Term:** between two and five years
- **Long Term:** between six and ten years

6.4 Budget costs for the main repairs and remedial work have been calculated [Appendix 3].

6.5 Summary of Risk Ratings & Timeframes

4.1	ROOFS / BALCONIES / CANOPIES	RISK RATING	TIME FRAME
4.1.1	FRONT BLOCK [hipped roof]		SHORT TERM
	FRONT BLOCK [flat roof]		SHORT TERM
4.1.2	REAR BLOCK [hipped roof]		IMMEDIATE
4.2	**RAINWATER GOODS**		
4.2.1	FRONT BLOCK		SHORT TERM
4.2.2	REAR BLOCK		IMMEDIATE
4.3	**EXTERNAL WALLS**		
4.3.1	FRONT BLOCK		
	Front		IMMEDIATE
	Right Side		MEDIUM TERM
	Left side		MEDIUM TERM
	Rear		IMMEDIATE
4.3.2	REAR BLOCK		
	Front		n/a
	Left Side [Main Frontage]		IMMEDIATE
	Rear		IMMEDIATE
	Right Side		IMMEDIATE
4.4	**WINDOWS, DOORS & JOINERY**		
4.4.1	FRONT BLOCK [windows]		SHORT TERM
4.4.1	FRONT BLOCK [doors]		SHORT TERM
4.4.2	REAR BLOCK [windows]		IMMEDIATE
4.4.2	REAR BLOCK [doors]		SHORT TERM
4.5	**STRUCTURAL FRAME**		
4.5.1	FRONT BLOCK		SHORT TERM
4.5.2	REAR BLOCK		IMMEDIATE
4.6	**SUB STRUCTURE / BASEMENT**		
4.6.1	FRONT BLOCK		n/a
4.7	**FLOORS**		n/a
4.8	**INTERNAL WALLS, CEILINGS, PARTITIONS & DOORS**		
4.8.1	Walls		IMMEDIATE
4.8.2	Ceilings		MEDIUM TERM
4.8.3	Partitions		n/a
4.8.4	Doors		IMMEDIATE
4.9	**FINISHES**		
4.9.1	Ground Floor		MEDIUM TERM
4.9.2	First Floor		MEDIUM TERM
4.10	**INTERNAL & EXTERNAL STAIRCASES**		
4.10.1	FRONT BLOCK		n/a
4.10.2	REAR BLOCK		IMMEDIATE
4.11	**SANITARY & WELFARE FACILITIES**		
4.11.1	FRONT BLOCK		MEDIUM TERM
4.11.2	REAR BLOCK		LONG TERM
4.12	**EXTERNAL AREAS**		SHORT TERM

APPENDIX 1

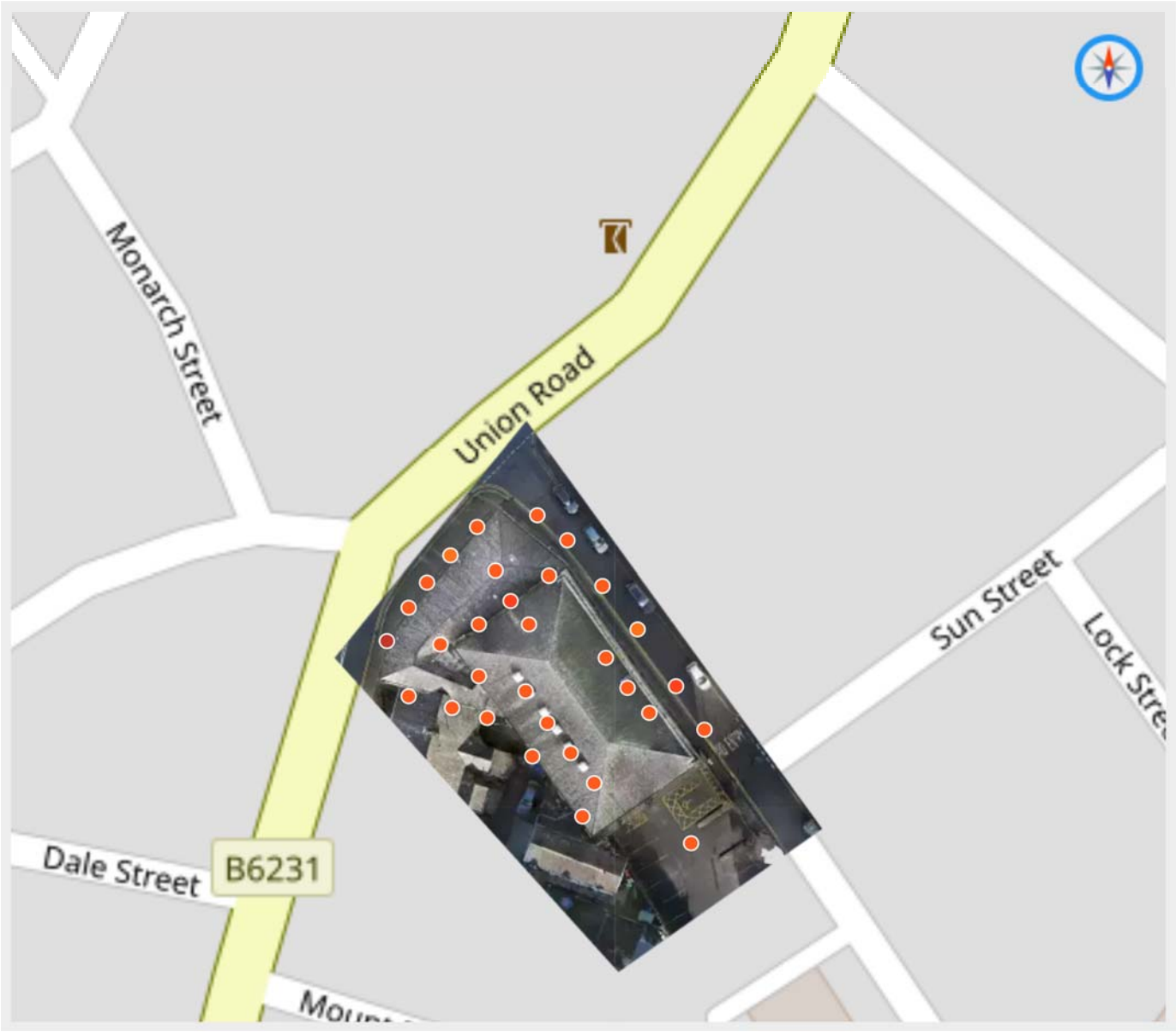
PHOTOS OF ROOF COVERINGS & ASSOCIATED DEFECTS


glovers
Constructing Partnerships

Inspection Report

20240105-Oswaldtwistle Civic Theatre

Created at: 01-05-2024 04:11pm by: Jason Hinsley 280 Images.



Severity Overview

Severity 0	Severity 1	Severity 2	Severity 3	Severity 4	Severity 5
0	0	38	141	2	1

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate		4
Broken slate	3	Broken Slate		5
Broken slate	3	Broken Slate		5
Broken slate	3	Broken Slate		5
Slipped slate	3	Loose Slate		5
Broken slate	3	Broken Slate		6
Broken slate	3	Broken Slate		6
Slipped slate	3	Loose Slate		6
Slipped slate	3	Loose Slate		6
Slipped slate	3	Loose Slate		7
Slipped slate	3	Loose Slate		7
Slipped slate	3	Loose Slate		7

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate		7
Slipped slate	3	Missing Slate		8
Broken slate	3	Broken Slate		8
Broken slate	3	Broken Slate		8
Slipped slate	3	Missing Slate		8
Eroded pointing to hip tiles	2	Cement / Mortar Defect		9
Broken slate	3	Broken Slate		10
Broken slate	3	Broken Slate		11
Broken slate	3	Broken Slate		11
Broken slate	3	Broken Slate		12
Broken slate	3	Broken Slate		13
Broken slate	3	Broken Slate		14

Table of Issues

Title	Severity	Tags	Description	Page
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Broken slate	2	Broken Slate	corner only	17
Broken slate	2	Broken Slate	corner only	17
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Broken slate	2		corner only	18
Broken slate	2	Broken Slate	corner only	18
Slipped slate	3	Loose Slate		19
Defective rooflight	4	Skylight Defect		20
Slipped slate	3	Loose Slate		20
Broken slate	3	Broken Slate		20

Table of Issues

Title	Severity	Tags	Description	Page
Slipped slate	3	Loose Slate		20
Broken slate	3	Broken Slate		21
Slipped slate	3	Missing Slate		21
Slipped slate	3	Loose Slate		22
Broken slate	3	Broken Slate		23
Slipped slate	3	Loose Slate		23
Broken slate	3	Broken Slate		23
Broken slate	2		corner only	24
Broken slate	3	Broken Slate		25
Broken slate	3	Broken Slate		25
Slipped slate	3	Loose Slate		25
Broken slate	2	Broken Slate	corner only	25

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	2	Broken Slate		26
Broken slate	3	Broken Slate		27
Broken slate	3	Broken Slate		28
Broken slate	3	Broken Slate		28
Broken slate	3	Broken Slate		28
Broken slate	3	Broken Slate		28
Broken slate	3	Broken Slate		29
Broken slate	2	Broken Slate	corner only	29
Slipped slate	3	Loose Slate		29
Slipped slate	3	Loose Slate		29
Slipped slate	3	Loose Slate		30
Broken slate	3	Broken Slate		30

Table of Issues

Title	Severity	Tags	Description	Page
Slipped slate	3	Loose Slate		31
Defective rooflight	4	Skylight Defect		32
Broken slate	3	Broken Slate		32
Broken slate	3	Broken Slate		32
Slipped slate	3	Loose Slate		33
Defective pointing	2	Cement / Mortar Defect	cracked cement to hip tile	34
Broken slate	3	Broken Slate		35
Eroded pointing	3	Cement / Mortar Defect	Eroded pointing to ridge	36
Broken slate	3	Broken Slate		36
Eroded pointing to hip tiles	3	Cement / Mortar Defect		36
Broken slate	3	Broken Slate		36
Broken slate	3	Broken Slate		37

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate		37
Broken slate	2	Broken Slate	corner only	37
Broken slate	2	Broken Slate	corner only	37
Broken slate	3	Broken Slate		38
Broken slate	3	Broken Slate		38
Slipped slate	3	Loose Slate		38
Broken slate	2	Broken Slate	corner only	38
Broken slate	2	Broken Slate	corner only	39
Broken slate	3	Broken Slate		40
Broken slate	3	Broken Slate		41
Broken slate	2	Broken Slate	corner only	41
Broken slate	2	Broken Slate	corner only	41

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate		41
Broken slate	3	Broken Slate		42
Broken slate	3	Broken Slate		42
Slipped slate	3	Loose Slate		42
Broken slate	2	Broken Slate	corner only	42
Slipped slate	3	Loose Slate		43
Defective pointing	3	Cement / Mortar Defect	defective pointing to ridge tiles	44
Broken slate	3	Broken Slate		45
Broken slate	3	Broken Slate		45
Broken slate	3	Broken Slate		46
Broken slate	3	Broken Slate		47
Broken slate	3	Broken Slate		47

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate		47
Broken slate	3	Broken Slate		47
Broken slate	3	Broken Slate		48
Broken slate	2	Broken Slate	corner only	49
Broken slate	3	Broken Slate		49
Broken slate	2	Broken Slate	corner only	49
Slipped slate	3	Loose Slate		49
Broken slate	2	Broken Slate	corner only	50
Broken slate	3	Broken Slate		50
Broken slate	3	Broken Slate		50
Broken slate	3	Broken Slate		50
Broken slate	3	Broken Slate		51

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate		51
Broken slate	3	Broken Slate		51
Broken slate	3	Broken Slate		51
Broken slate	3	Broken Slate		52
Broken slate	2	Broken Slate	corner only	52
Broken slate	3	Broken Slate		52
Slipped slate	3	Loose Slate		53
Broken slate	3	Broken Slate		54
Broken slate	3	Broken Slate		54
Broken slate	3	Broken Slate		54
Slipped slate	3	Loose Slate		54
Broken slate	2	Broken Slate	corner only	55

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	2	Broken Slate	corner only	55
Slipped slate	3	Missing Slate		55
Broken slate	3	Broken Slate		55
Broken slate	3	Broken Slate		56
Broken slate	3	Broken Slate		56
Broken slate	3	Broken Slate		56
Broken slate	2	Broken Slate	corner only	56
Broken slate	2	Broken Slate	corner only	57
Broken slate	3	Broken Slate		57
Broken slate	2	Broken Slate	corner only	57
Broken slate	3	Broken Slate		57
Broken slate	3			58

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	2	Broken Slate	corner only	58
Broken slate	3	Broken Slate		59
Broken slate	3	Broken Slate		60
Broken slate	3	Broken Slate		60
Broken slate	2	Broken Slate	corner only	60
Broken slate	2	Broken Slate	corner only	60
Broken slate	3	Broken Slate		61
Slipped slate	3	Loose Slate		61
Slipped slate	3	Missing Slate		61
Slipped slate	3	Loose Slate		61
Broken slate	3	Broken Slate		62
Broken slate	3	Broken Slate		62

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate	corner only	62
Broken slate	3	Broken Slate		63
Broken slate	3	Broken Slate		64
Broken slate	3			65
Broken slate	3			65
Broken slate	3	Broken Slate		65
Broken slate	2	Broken Slate	corner only	65
Broken slate	3	Broken Slate		66
Broken slate	3	Broken Slate		66
Broken slate	2	Broken Slate	corner only	66
Defective ridge tile	3	Broken Slate		66
Broken slate	3			67

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate		68
Defective ridge tile	3	Broken Slate		68
Defective ridge tile	3	Broken Slate		68
Broken slate	3	Broken Slate		68
Defective ridge tile	3	Broken Slate		69
Defective ridge tile	3	Broken Slate		69
Defective ridge tile	3	Broken Slate		69
Eroded pointing to hip tiles	3	Cement / Mortar Defect		70
Slipped slate	3	Loose Slate		71
Loose debris	5	Debris	Health & Safety - risk to public	72
Broken slate	2	Broken Slate	corner only	72
Eroded pointing to hip tiles	3	Cement / Mortar Defect		72

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate		72
Slipped slate	3	Loose Slate		73
Slipped slate	3	Loose Slate		73
Broken slate	2	Broken Slate	corner only	74
Broken slate	3	Broken Slate		75
Broken slate	3	Broken Slate		76
Broken slate	2	Broken Slate	corner only	77
Eroded pointing to hip tiles	3	Cement / Mortar Defect		78
Slipped slate	3	Loose Slate		79
Eroded pointing to hip tiles	3	Cement / Mortar Defect		80
Slipped slate	3	Loose Slate		81
Broken slate	2	Broken Slate	corner only	82

Table of Issues

Title	Severity	Tags	Description	Page
Broken slate	3	Broken Slate		83
Broken slate	3	Broken Slate		84

Image Locations

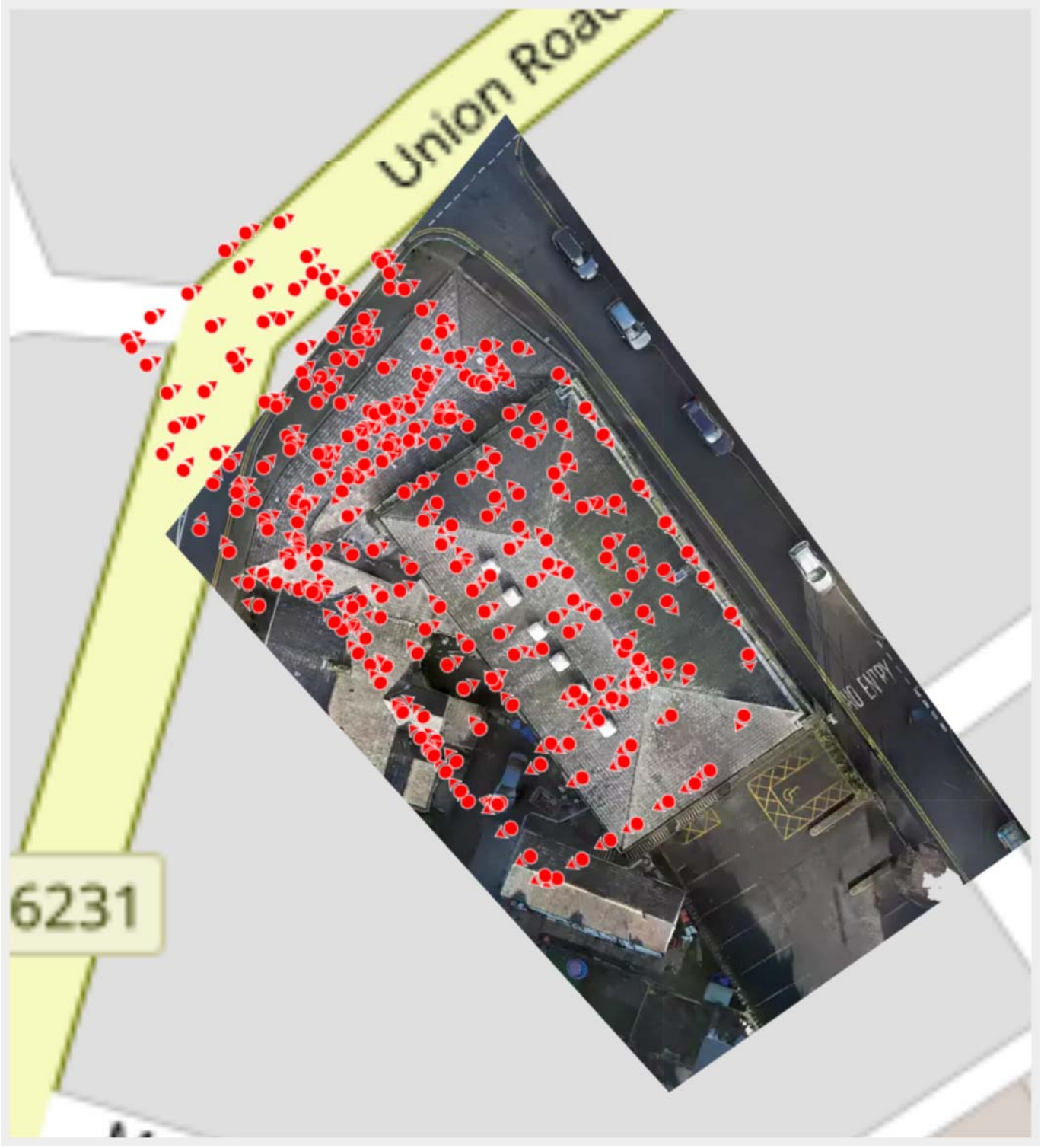
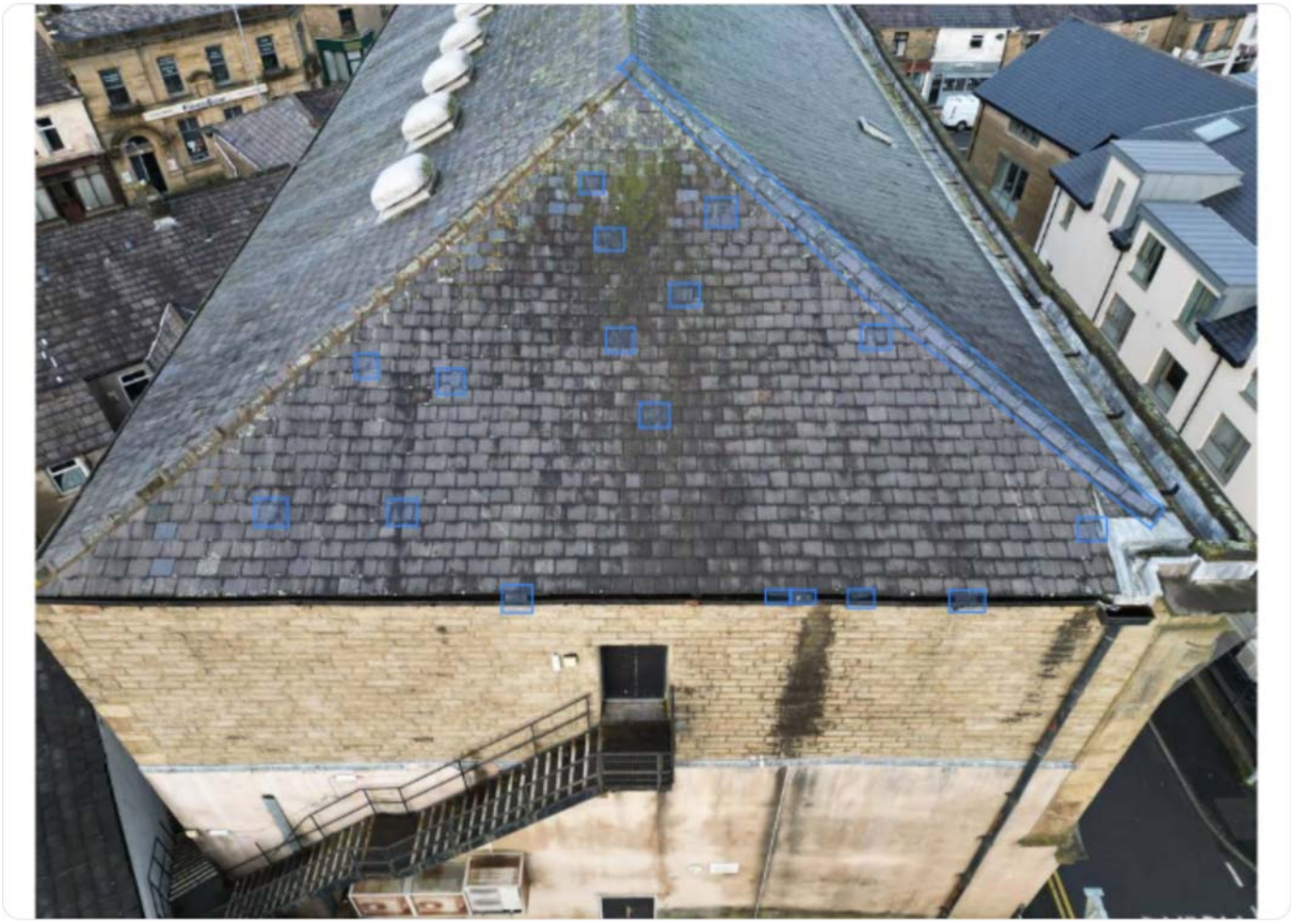


Image Annotation Details

File Name:	DJI_0293.JPG	**Altitude:**	256.406 m
Data taken:	Invalid Date	**Heading:**	North (-19.20°)
Position:	53.7450138°, -2.3935207°		

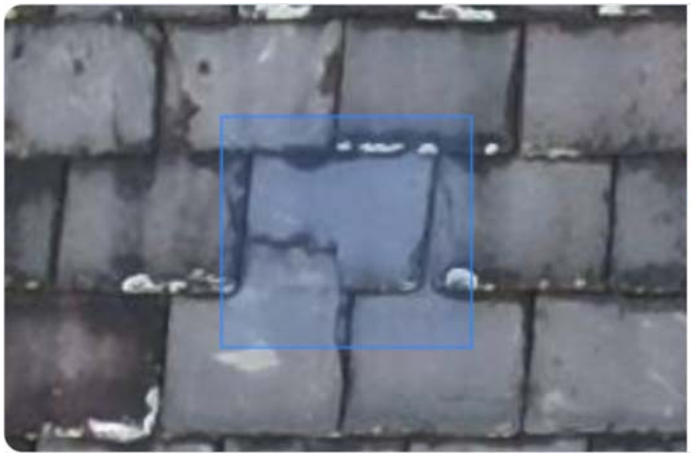


Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description:

Severity: 3

Broken Slate

Slipped slate

Description:

Severity: 3

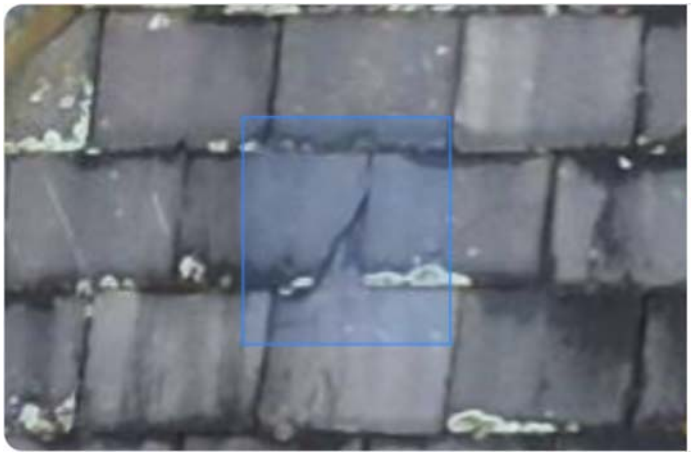
Missing Slate

Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

Description:

Severity: 3

Broken Slate

Slipped slate

Description:

Severity: 3

Missing Slate

Eroded pointing to hip tiles

Description:

Severity: 2

Cement / Mortar Defect

File Name:	DJI_0301.JPG	**Altitude:**	254.306 m
Data taken:	Invalid Date	**Heading:**	North (-111.40°)
Position:	53.7451605°, -2.3936023°		

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0302.JPG	**Altitude:**	254.306 m
Data taken:	Invalid Date	**Heading:**	North (-111.40°)
Position:	53.7451894°, -2.3936409°		

Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0303.JPG	**Altitude:**	254.406 m
Data taken:	Invalid Date	**Heading:**	North (-111.40°)
Position:	53.7452224°, -2.3936849°		

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0306.JPG	**Altitude:**	254.306 m
Data taken:	Invalid Date	**Heading:**	North (-110.50°)
Position:	53.7453037°, -2.3936886°		

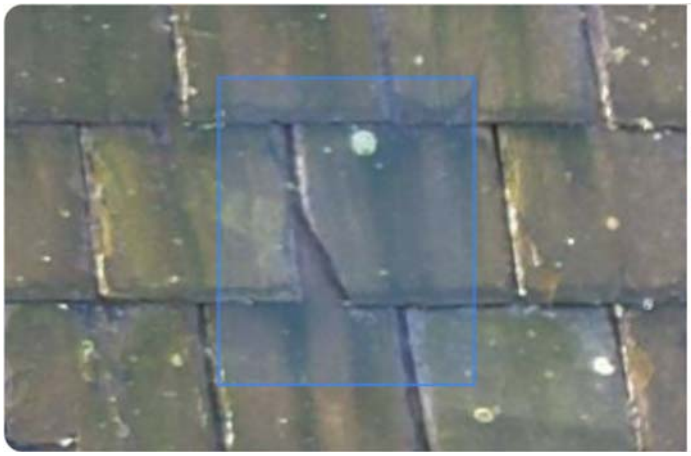
Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0307.JPG	**Altitude:**	254.406 m
Data taken:	Invalid Date	**Heading:**	North (-110.50°)
Position:	53.7452538°, -2.3936239°		

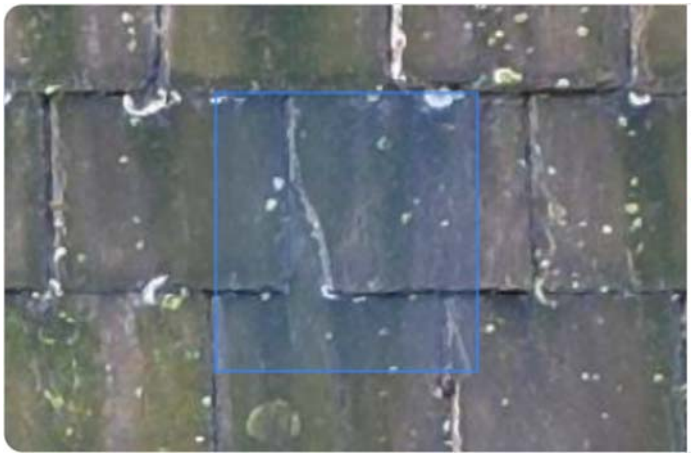


Broken slate

Description: corner only

Severity: 2

Broken Slate



Broken slate

Description: corner only

Severity: 2

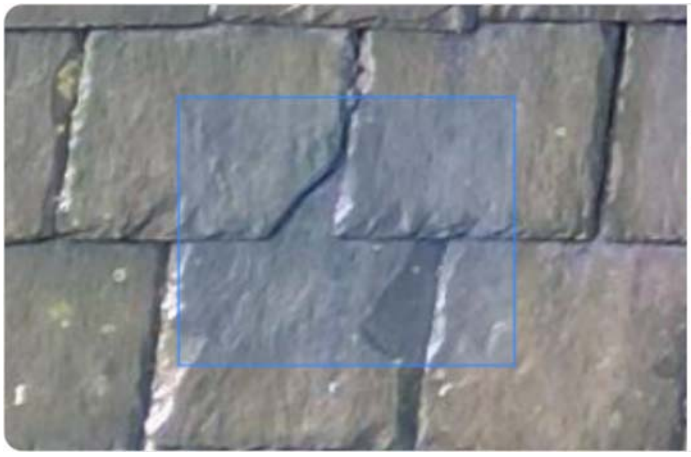
Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate



Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken slate

Description: corner only

Severity: 2

Broken Slate

File Name:	DJI_0308.JPG	**Altitude:**	254.406 m
Data taken:	Invalid Date	**Heading:**	North (-110.50°)
Position:	53.7451904°, -2.3935499°		

Slipped slate

Description:

Severity: 3

Loose Slate

Defective rooflight

Description:

Severity: 4

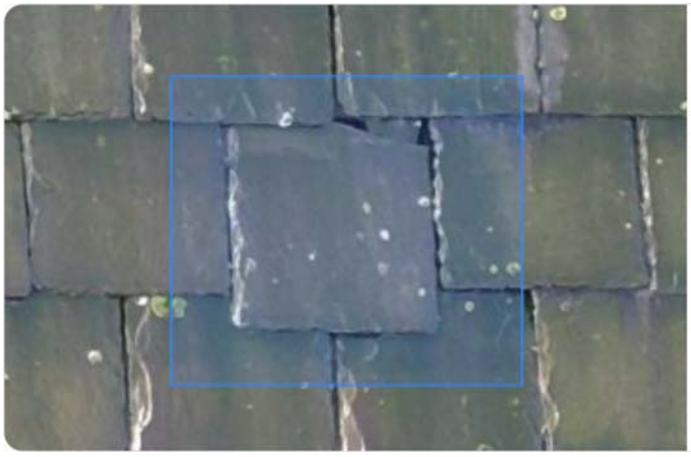
Skylight Defect

Slipped slate

Description:

Severity: 3

Loose Slate

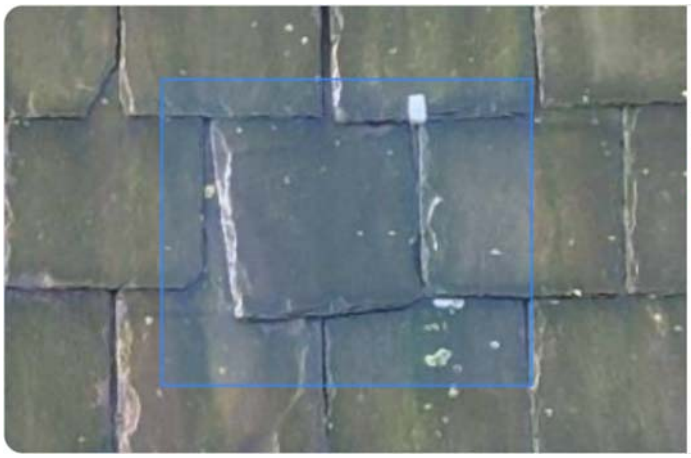


Broken slate

Description:

Severity: 3

Broken Slate

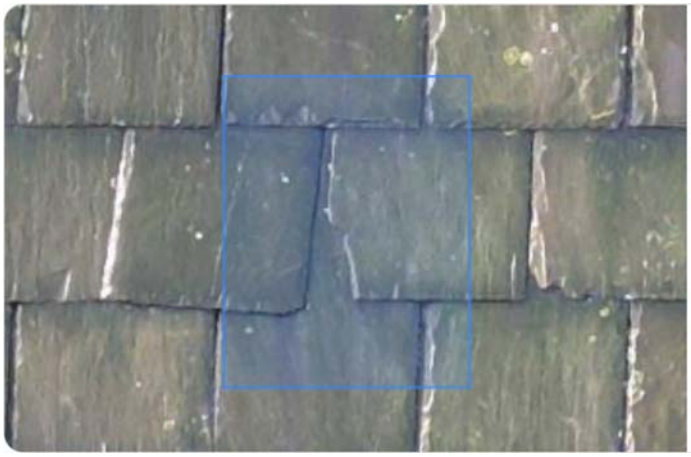


Slipped slate

Description:

Severity: 3

Loose Slate



Broken slate

Description:

Severity: 3

Broken Slate

Slipped slate

Description:

Severity: 3

Missing Slate

File Name:	DJI_0309.JPG	**Altitude:**	254.306 m
Data taken:	Invalid Date	**Heading:**	North (-110.50°)
Position:	53.7451424°, -2.3934951°		

Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description:

Severity: 3

Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate

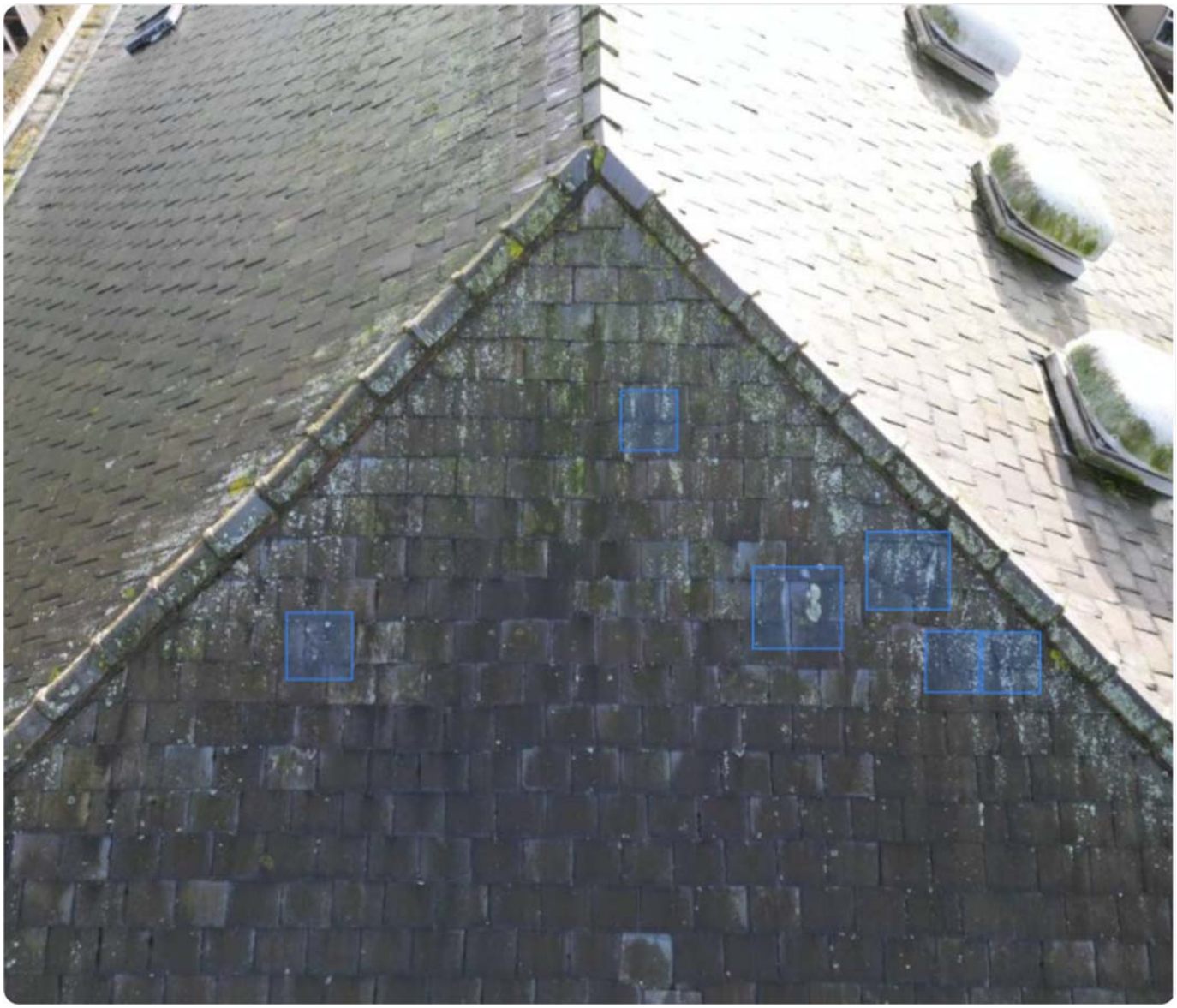
Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0310.JPG	**Altitude:**	255.106 m
Data taken:	Invalid Date	**Heading:**	North (159.80°)
Position:	53.7452594°, -2.3938317°		



Broken slate

Description: corner only

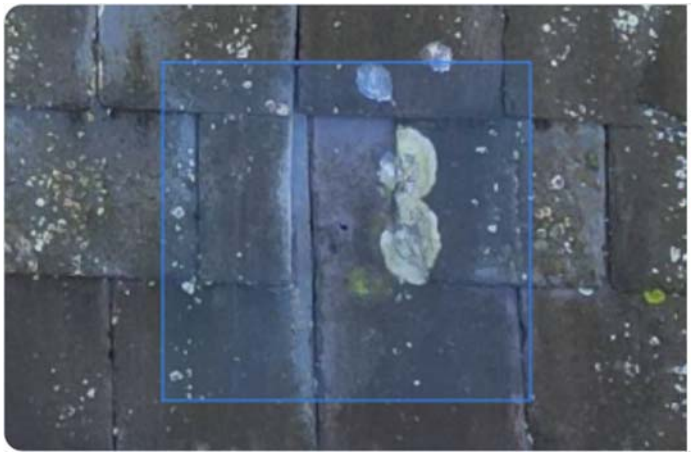
Severity: 2

Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

Description:

Severity: 3

Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description:

Severity: 2

Broken Slate

File Name:	DJI_0311.JPG	**Altitude:**	253.206 m
Data taken:	Invalid Date	**Heading:**	North (160.40°)
Position:	53.7453150°, -2.3937936°		

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0312.JPG	**Altitude:**	253.206 m
Data taken:	Invalid Date	**Heading:**	North (160.40°)
Position:	53.7452859°, -2.3938667°		

Slipped slate

Description:

Severity: 3

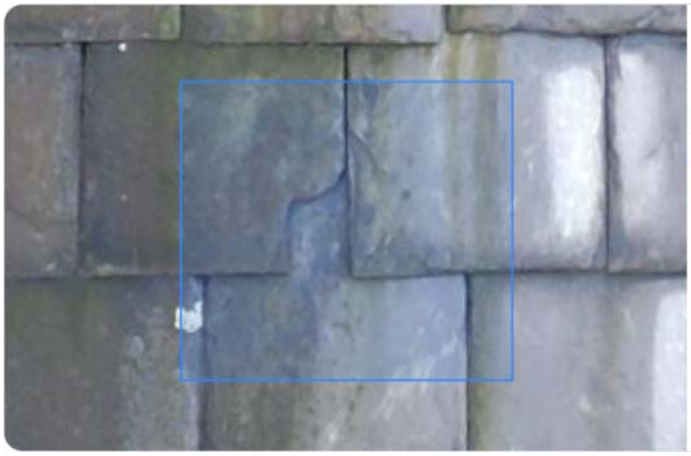
Loose Slate

Defective rooflight

Description:

Severity: 4

Skylight Defect



Broken slate

Description:

Severity: 3

Broken Slate

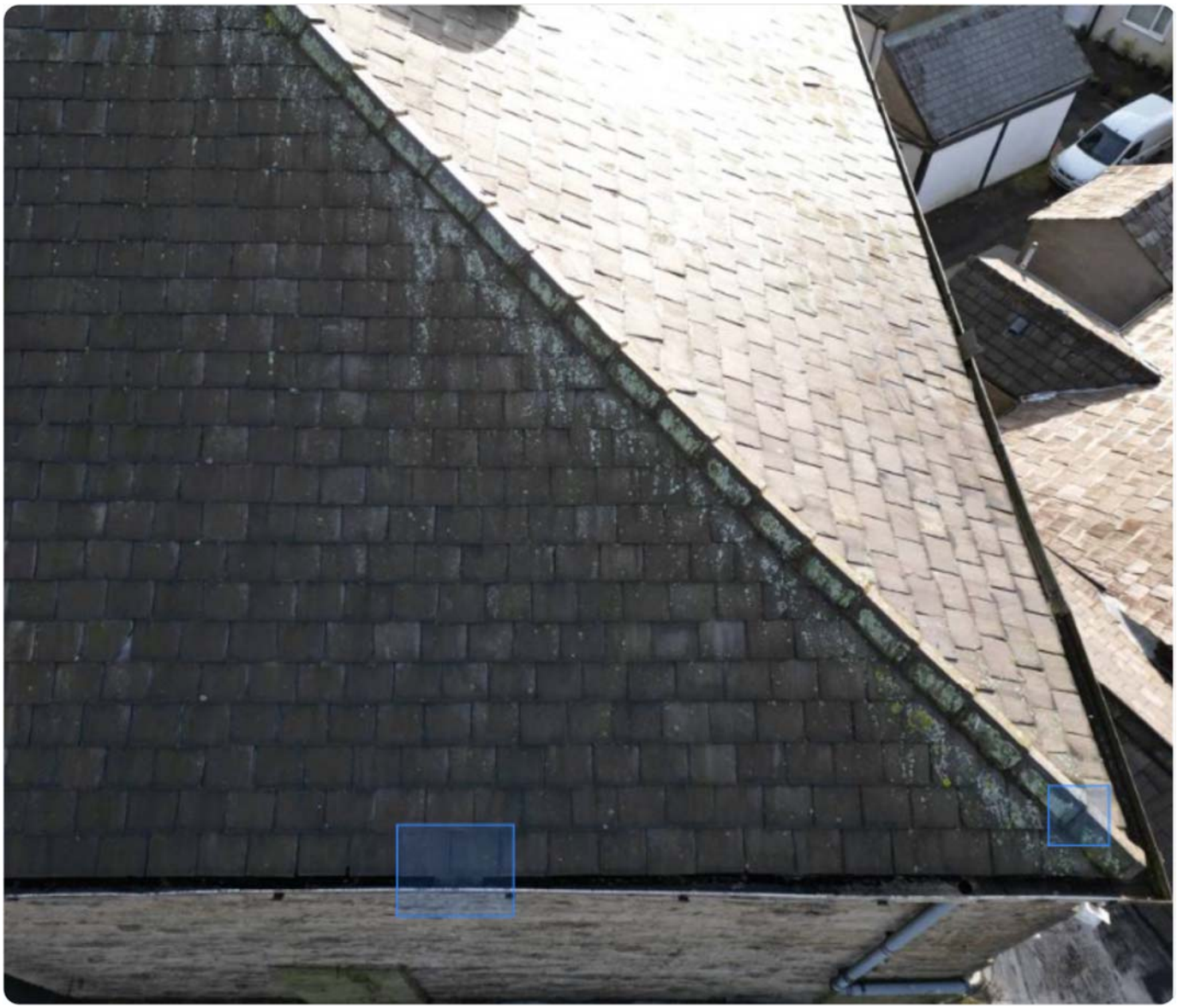
Broken slate

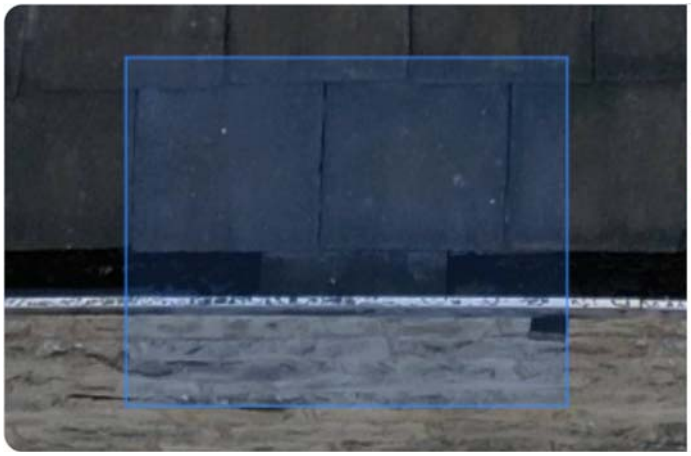
Description:

Severity: 3

Broken Slate

File Name:	DJI_0313.JPG	**Altitude:**	253.206 m
Data taken:	Invalid Date	**Heading:**	North (160.40°)
Position:	53.7452606°, -2.3939262°		





Slipped slate

Description:

Severity: 3

Loose Slate

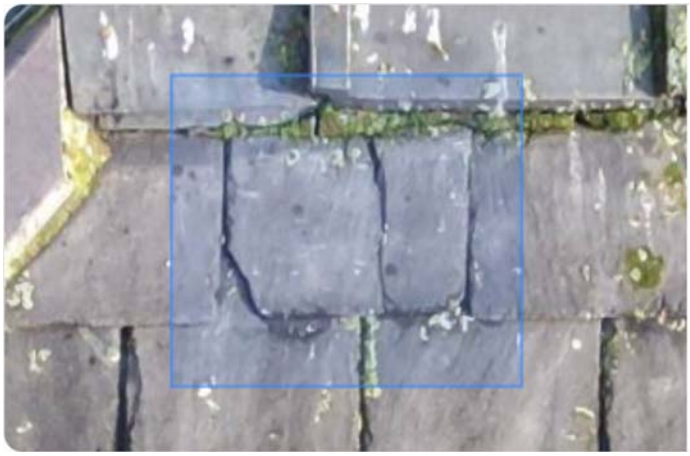
Defective pointing

Description: cracked cement to hip tile

Severity: 2

Cement / Mortar Defect

File Name:	DJI_0314.JPG	**Altitude:**	254.906 m
Data taken:	Invalid Date	**Heading:**	North (68.70°)
Position:	53.7451844°, -2.3938384°		



Broken slate

Description:

Severity: 3

Broken Slate

Eroded pointing

Description: Eroded pointing to ridge

Severity: 3

Cement / Mortar Defect

Broken slate

Description:

Severity: 3

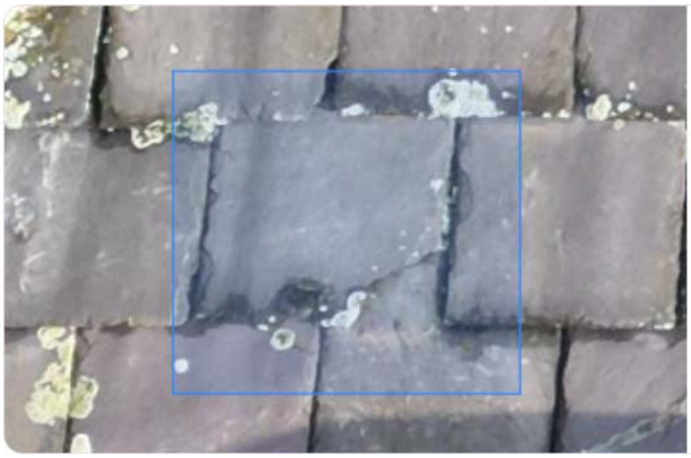
Broken Slate

Eroded pointing to hip tiles

Description:

Severity: 3

Cement / Mortar Defect



Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

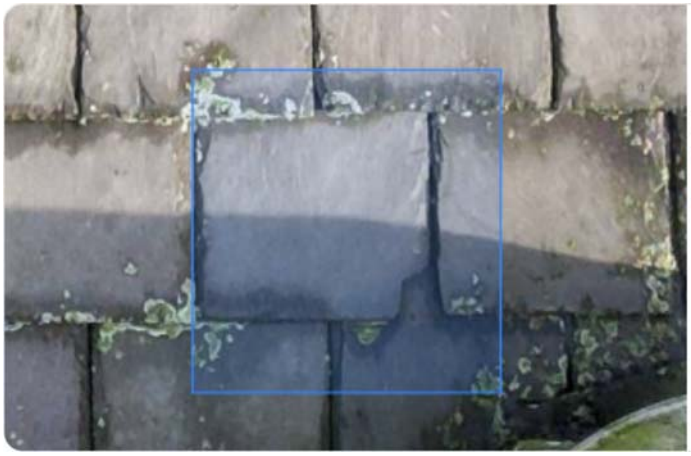
Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description: corner only

Severity: 2

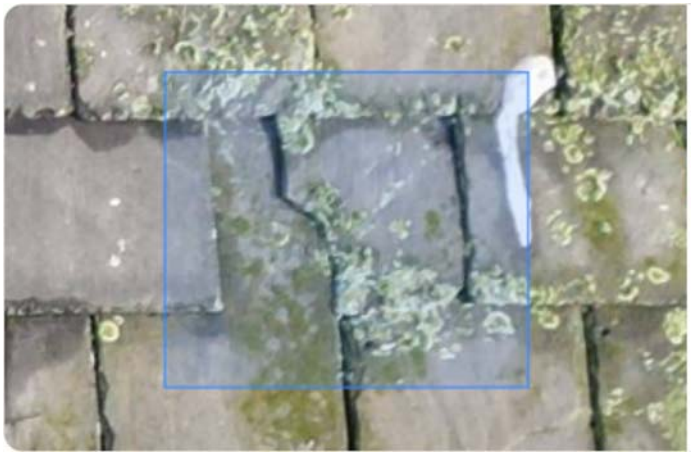
Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

Description:

Severity: 3

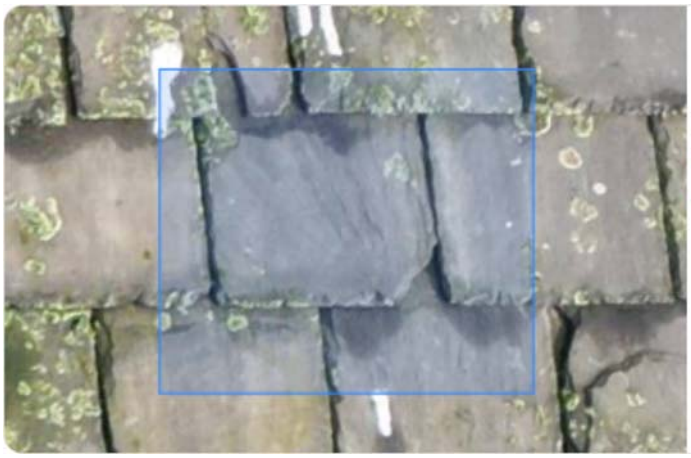
Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate

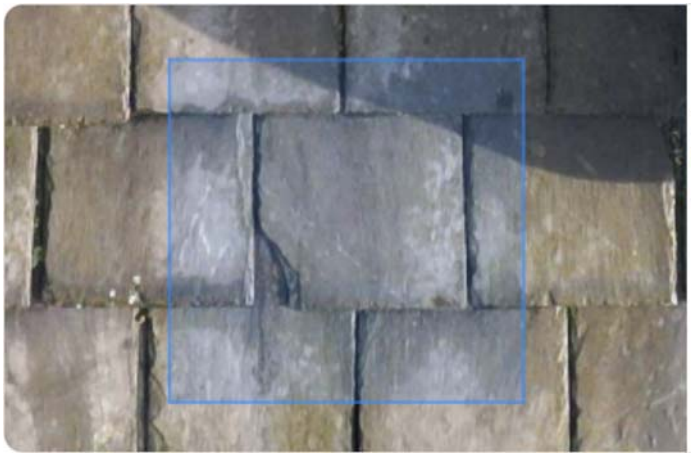


Broken slate

Description: corner only

Severity: 2

Broken Slate



Broken slate

Description: corner only

Severity: 2

Broken Slate

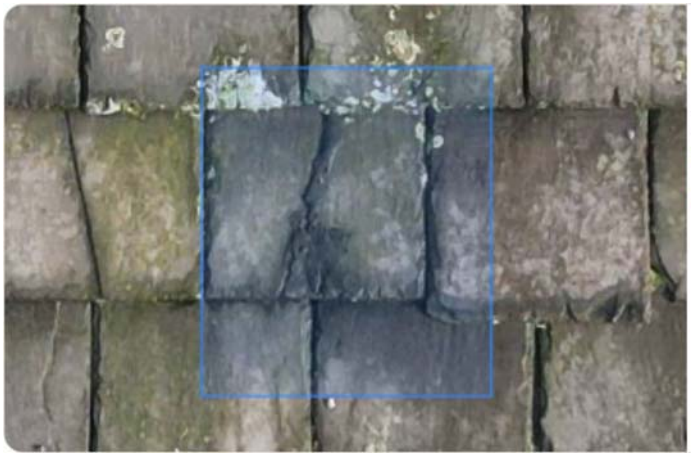
File Name:	DJI_0315.JPG	**Altitude:**	254.906 m
Data taken:	Invalid Date	**Heading:**	North (68.70°)
Position:	53.7451495°, -2.3937941°		

Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate

File Name:	DJI_0316.JPG	**Altitude:**	254.906 m
Data taken:	Invalid Date	**Heading:**	North (68.70°)
Position:	53.7451154°, -2.3937492°		

Defective pointing

Description: defective pointing to ridge tiles

Severity: 3

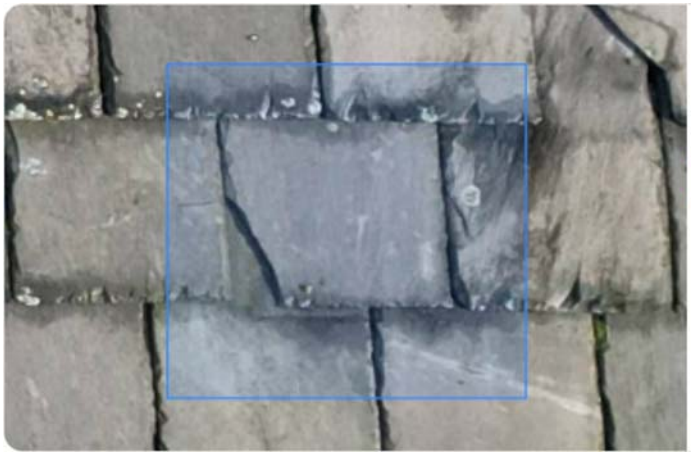
Cement / Mortar Defect

Broken slate

Description:

Severity: 3

Broken Slate



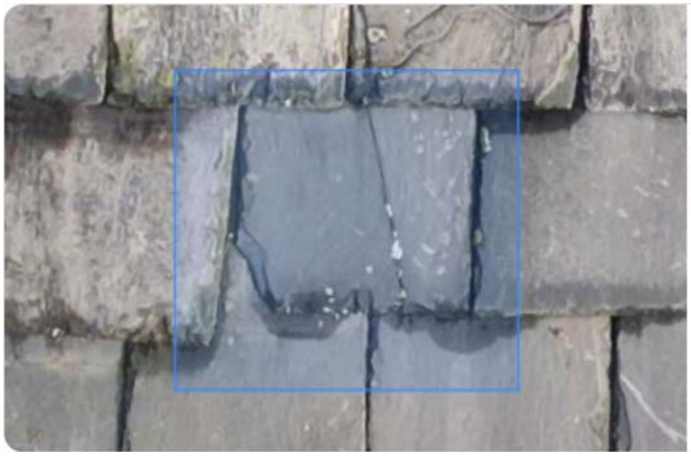
Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0317.JPG	**Altitude:**	254.906 m
Data taken:	Invalid Date	**Heading:**	North (68.70°)
Position:	53.7450805°, -2.3937049°		



Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0319.JPG	**Altitude:**	254.006 m
Data taken:	Invalid Date	**Heading:**	North (69.40°)
Position:	53.7450430°, -2.3937299°		

Broken slate

Description:

Severity: 3

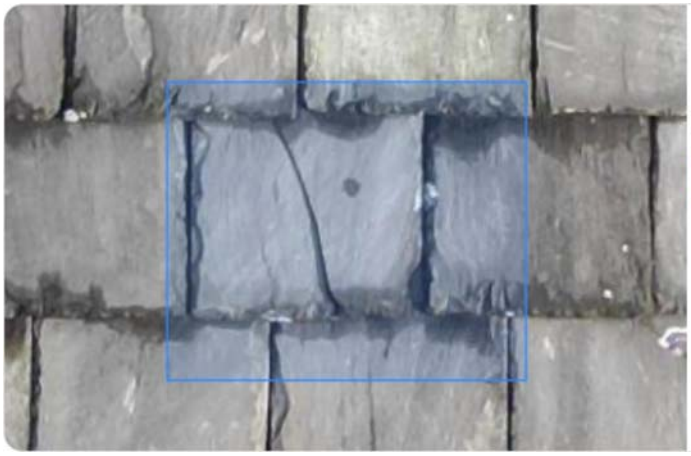
Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

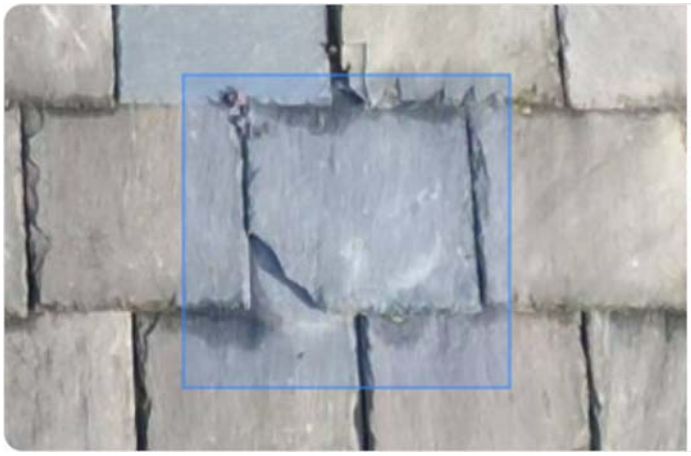


Broken slate

Description:

Severity: 3

Broken Slate

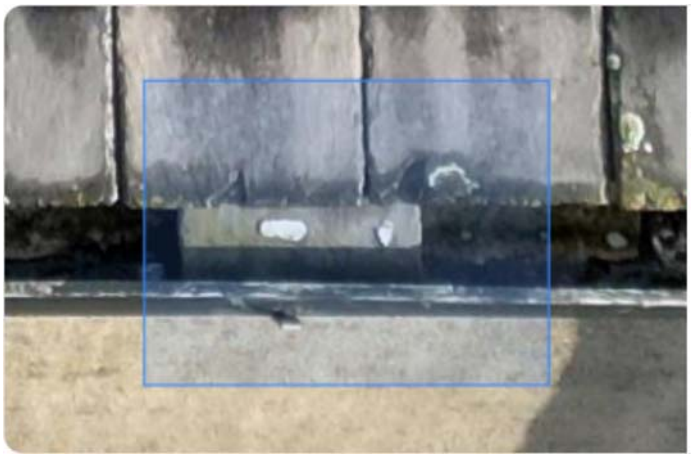


Broken slate

Description: corner only

Severity: 2

Broken Slate



Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

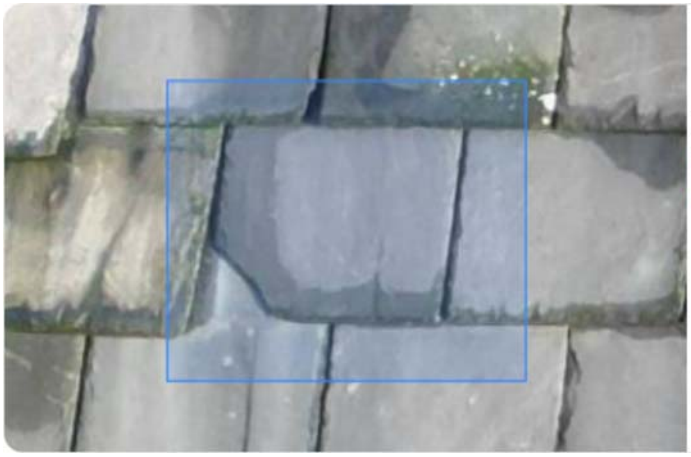
Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

Description:

Severity: 3

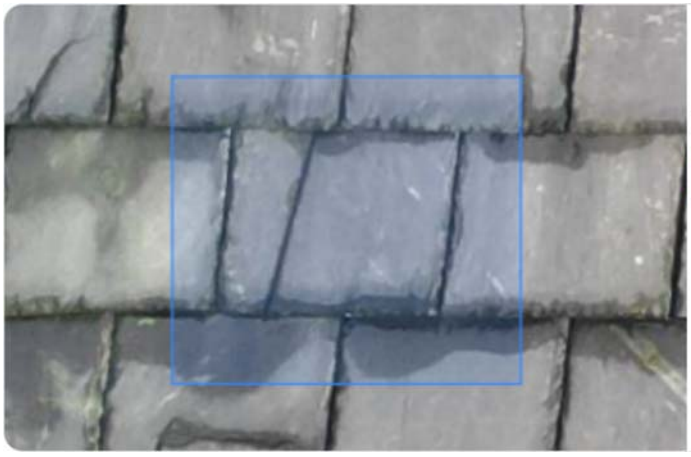
Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0320.JPG	**Altitude:**	254.006 m
Data taken:	Invalid Date	**Heading:**	North (69.30°)
Position:	53.7451118°, -2.3938254°		

Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description: corner only

Severity: 2

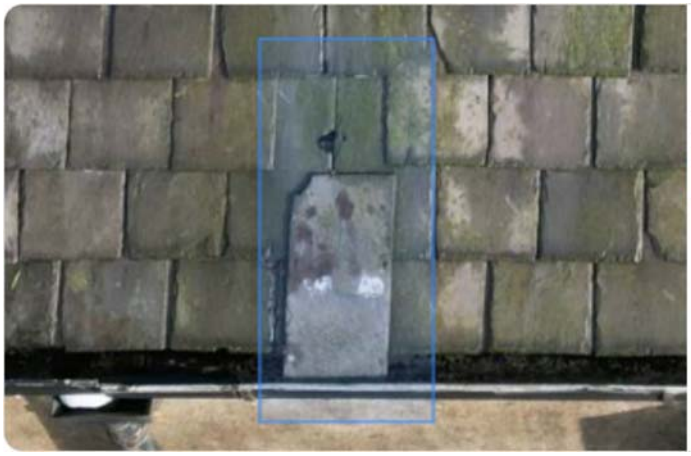
Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate



Slipped slate

Description:

Severity: 3

Missing Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

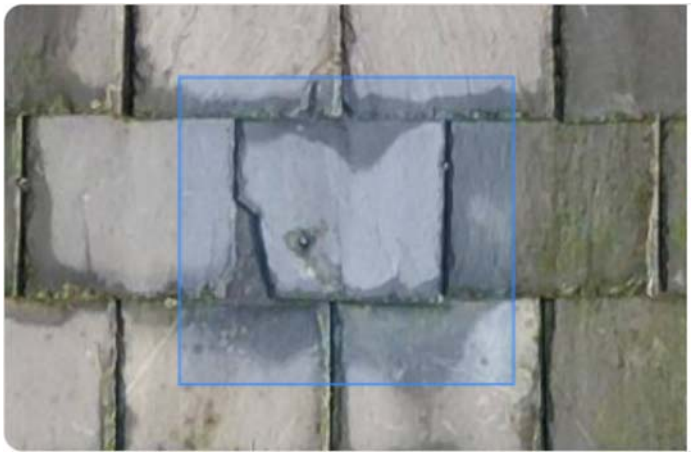
Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

Description:

Severity: 3

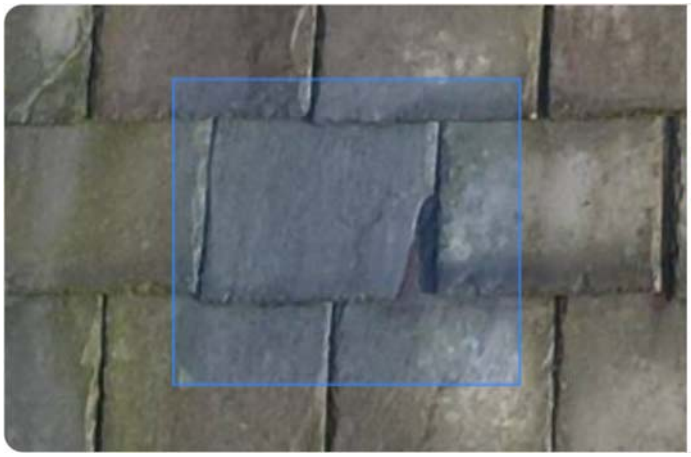
Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate



Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken slate

Description: corner only

Severity: 2

Broken Slate

File Name:	DJI_0322.JPG	**Altitude:**	254.006 m
Data taken:	Invalid Date	**Heading:**	North (69.00°)
Position:	53.7452013°, -2.3939267°		

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description: corner only

Severity: 2

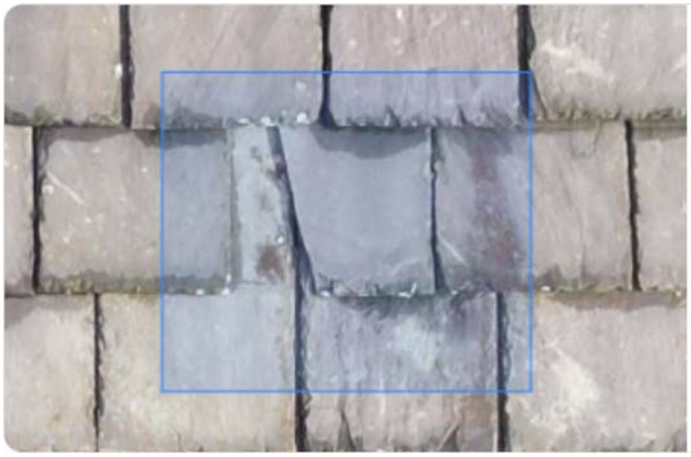
Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate



Broken slate

Description:

Severity: 3

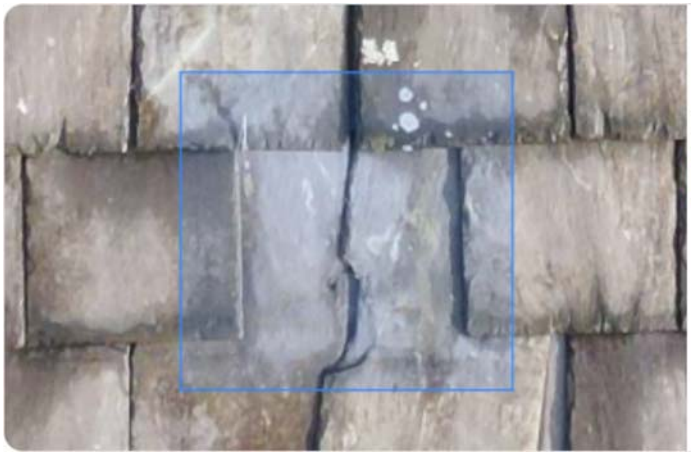
Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate



Slipped slate

Description:

Severity: 3

Missing Slate

Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

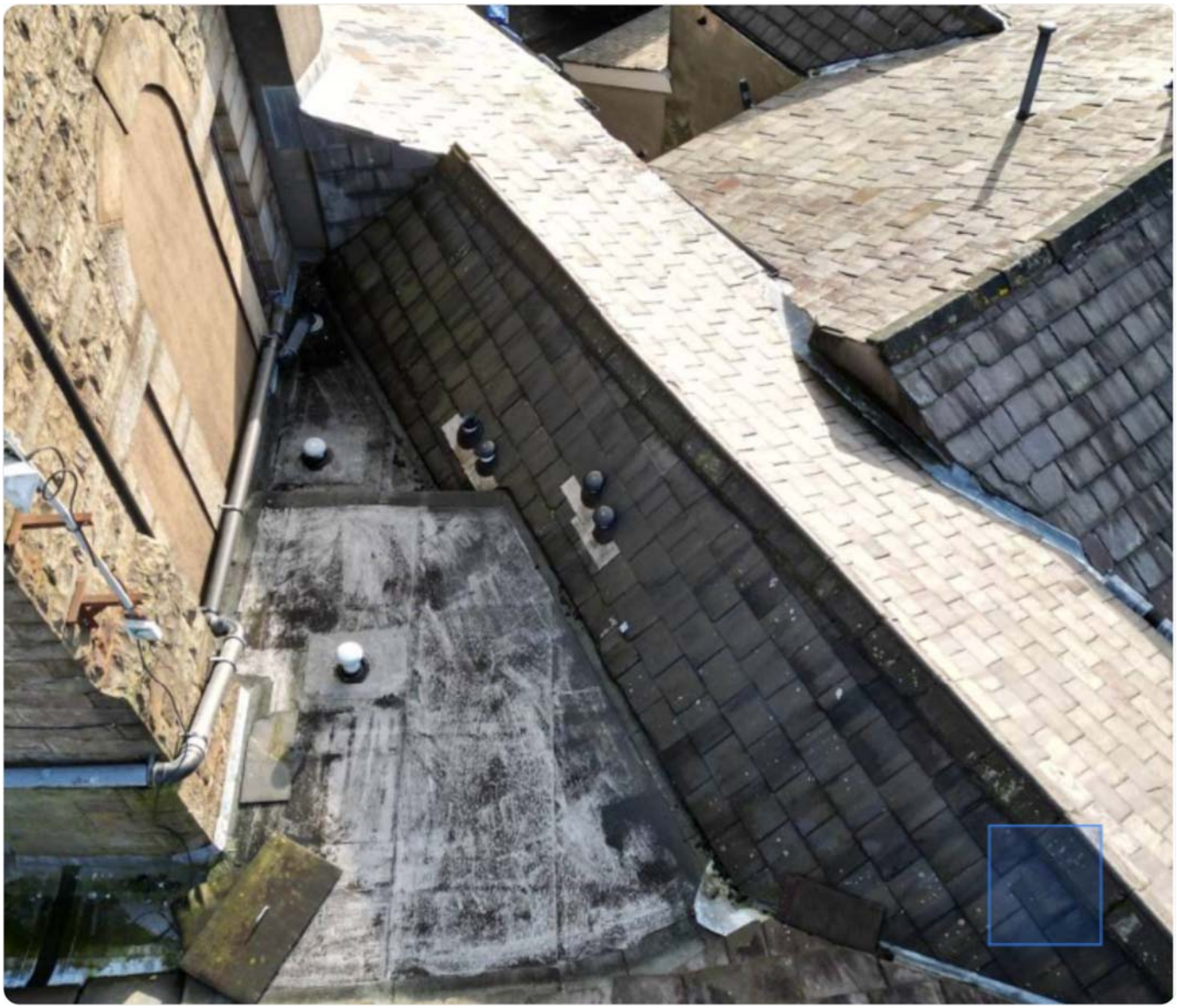
Broken slate

Description: corner only

Severity: 3

Broken Slate

File Name:	DJI_0352.JPG	**Altitude:**	249.206 m
Data taken:	Invalid Date	**Heading:**	North (158.00°)
Position:	53.7452370°, -2.3939982°		



Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0354.JPG	**Altitude:**	248.706 m
Data taken:	Invalid Date	**Heading:**	North (29.80°)
Position:	53.7451551°, -2.3939097°		

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken slate

Description:

Severity: 3

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

Defective ridge tile

Description:

Severity: 3

Broken Slate

File Name:	DJI_0355.JPG	**Altitude:**	248.606 m
Data taken:	Invalid Date	**Heading:**	North (30.40°)
Position:	53.7451667°, -2.3939783°		

Broken slate

Description:

Severity: 3

Broken slate

Description:

Severity: 3

Broken Slate

Defective ridge tile

Description:

Severity: 3

Broken Slate

Defective ridge tile

Description:

Severity: 3

Broken Slate

Broken slate

Description:

Severity: 3

Broken Slate

Defective ridge tile

Description:

Severity: 3

Broken Slate

Defective ridge tile

Description:

Severity: 3

Broken Slate

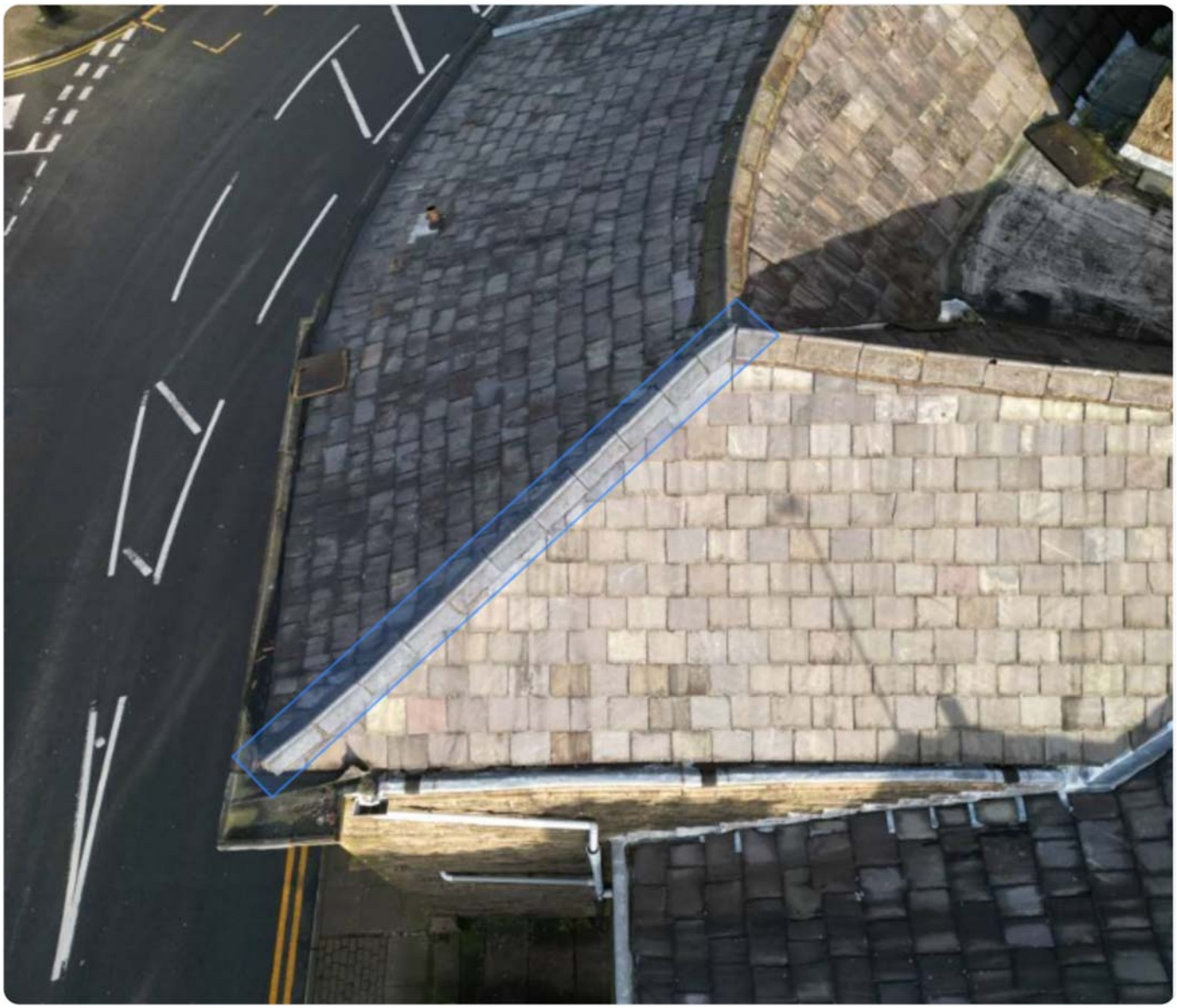
Defective ridge tile

Description:

Severity: 3

Broken Slate

File Name:	DJI_0356.JPG	**Altitude:**	248.606 m
Data taken:	Invalid Date	**Heading:**	North (30.40°)
Position:	53.7451794°, -2.3940600°		



Eroded pointing to hip tiles

Description:

Severity: 3

Cement / Mortar Defect

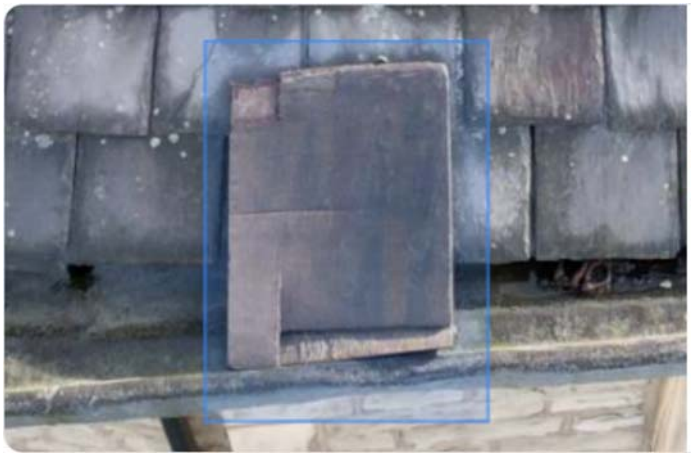
File Name:	DJI_0358.JPG	**Altitude:**	246.506 m
Data taken:	Invalid Date	**Heading:**	North (121.80°)
Position:	53.7452407°, -2.3941013°		

Slipped slate

Description:

Severity: 3

Loose Slate



Loose debris

Description: Health & Safety - risk to public

Severity: 5

Debris

Broken slate

Description: corner only

Severity: 2

Broken Slate

Eroded pointing to hip tiles

Description:

Severity: 3

Cement / Mortar Defect

Broken slate

Description:

Severity: 3

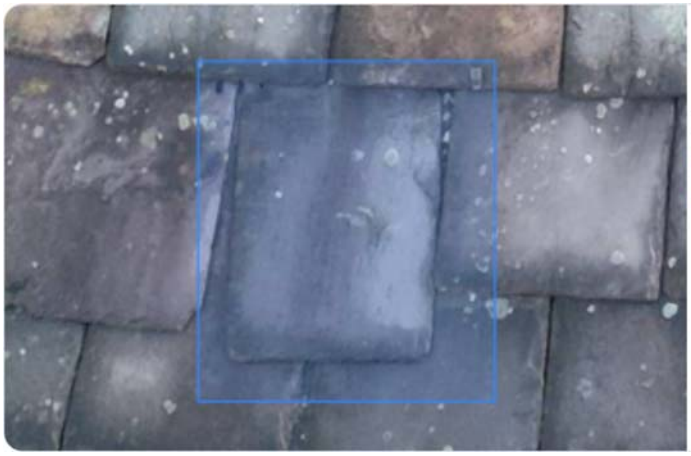
Broken Slate

Slipped slate

Description:

Severity: 3

Loose Slate



Slipped slate

Description:

Severity: 3

Loose Slate

File Name:	DJI_0359.JPG	**Altitude:**	246.506 m
Data taken:	Invalid Date	**Heading:**	North (140.60°)
Position:	53.7452795°, -2.3940601°		

Broken slate

Description: corner only

Severity: 2

Broken Slate

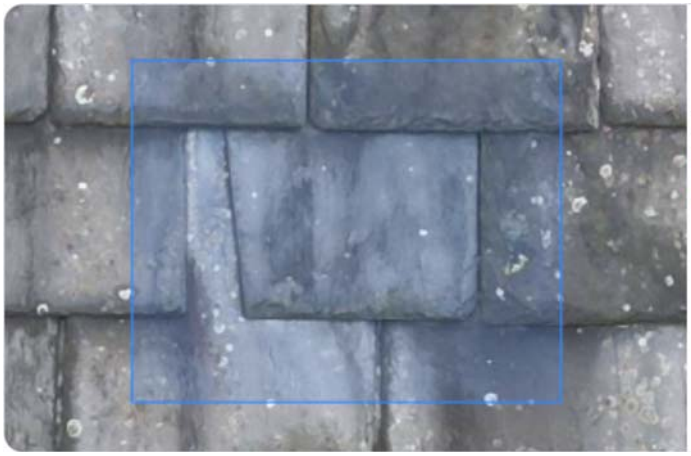
Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0360.JPG	**Altitude:**	247.006 m
Data taken:	Invalid Date	**Heading:**	North (146.70°)
Position:	53.7453075°, -2.3940263°		



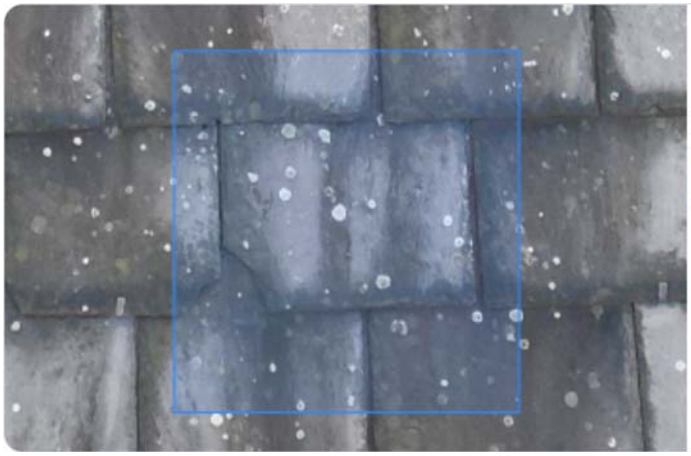
Broken slate

Description:

Severity: 3

Broken Slate

File Name:	DJI_0361.JPG	**Altitude:**	247.006 m
Data taken:	Invalid Date	**Heading:**	North (146.70°)
Position:	53.7453379°, -2.3939819°		



Broken slate

Description: corner only

Severity: 2

Broken Slate

File Name:	DJI_0363.JPG	**Altitude:**	247.406 m
Data taken:	Invalid Date	**Heading:**	North (144.90°)
Position:	53.7453699°, -2.3939293°		

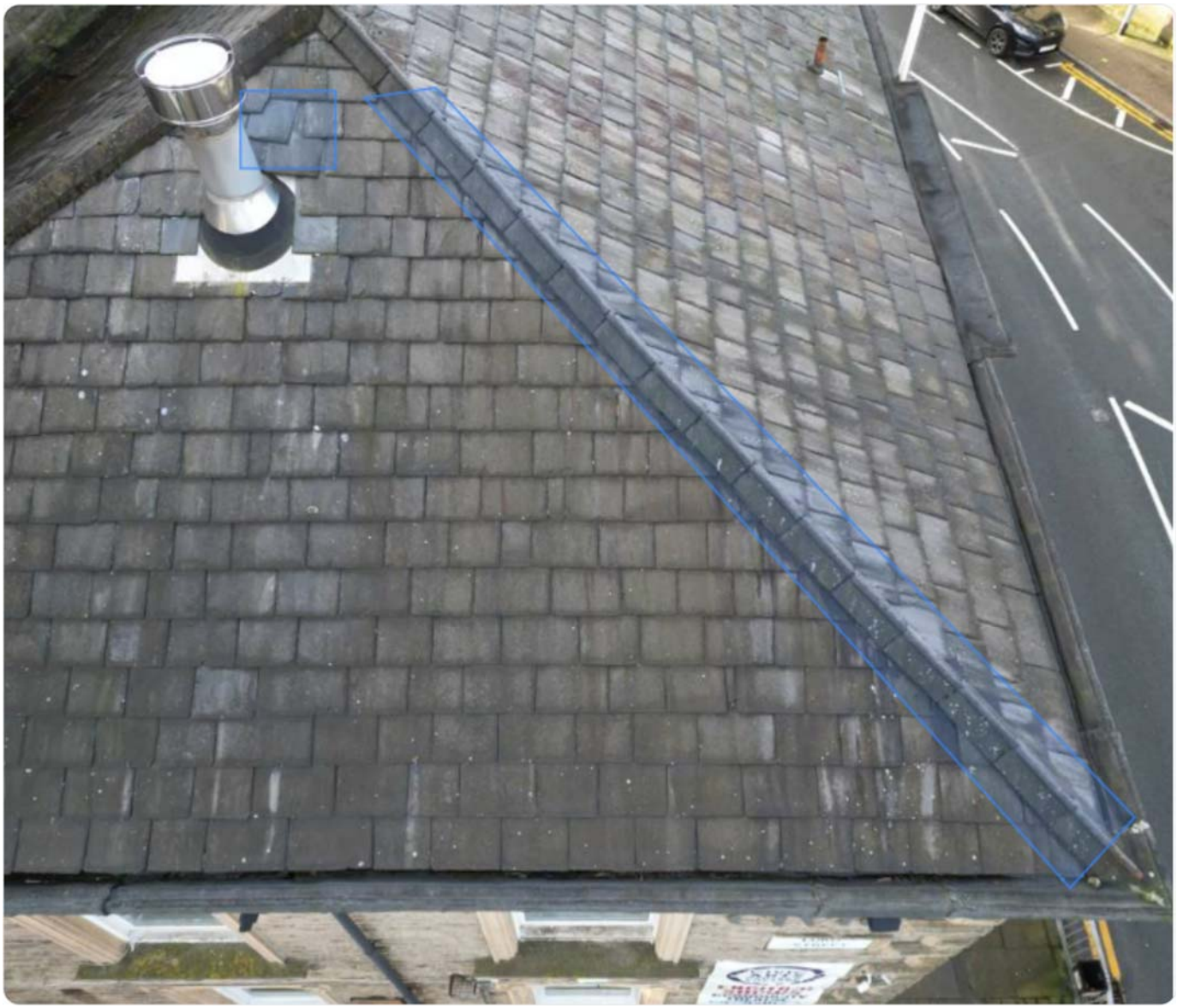
Eroded pointing to hip tiles

Description:

Severity: 3

Cement / Mortar Defect

File Name:	DJI_0365.JPG	**Altitude:**	247.206 m
Data taken:	Invalid Date	**Heading:**	North (-125.90°)
Position:	53.7453831°, -2.3938152°		



Slipped slate

Description:

Severity: 3

Loose Slate

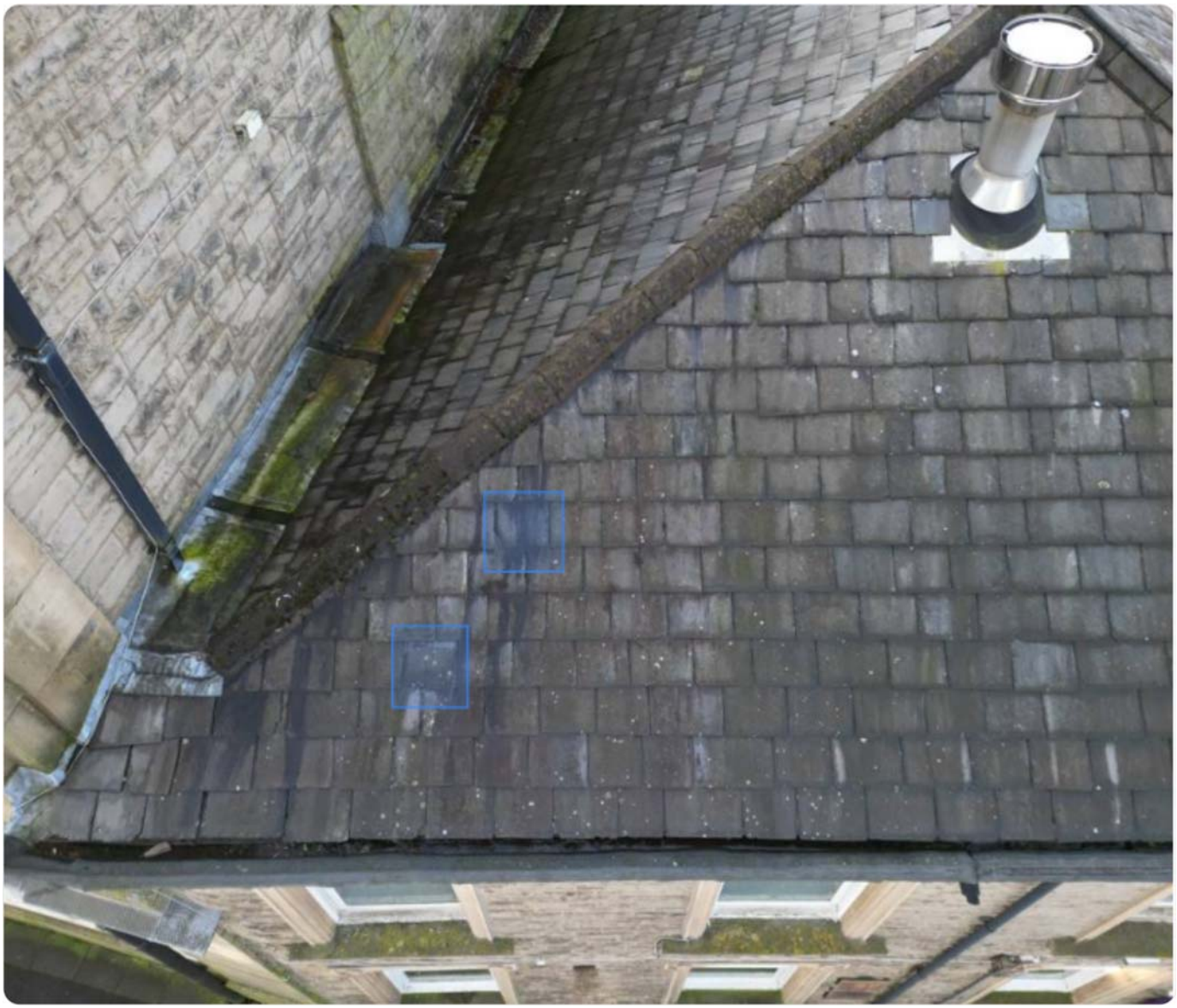
Eroded pointing to hip tiles

Description:

Severity: 3

Cement / Mortar Defect

File Name:	DJI_0366.JPG	**Altitude:**	247.206 m
Data taken:	Invalid Date	**Heading:**	North (-125.90°)
Position:	53.7453556°, -2.3937569°		



Slipped slate

Description:

Severity: 3

Loose Slate

Broken slate

Description: corner only

Severity: 2

Broken Slate

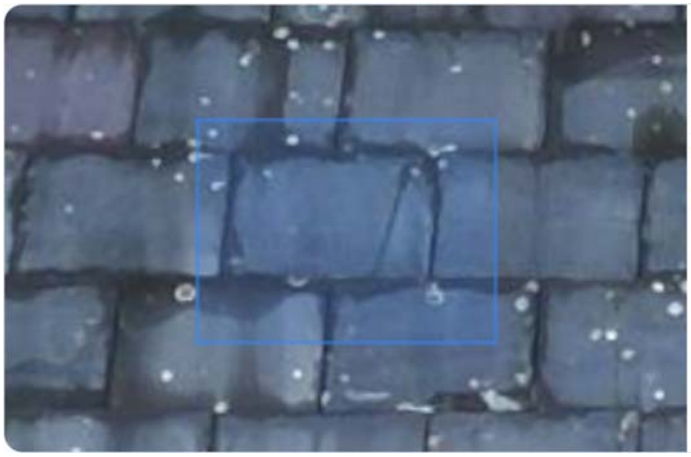
File Name:	DJI_0422.JPG	**Altitude:**	254.280 m
Data taken:	Invalid Date	**Heading:**	North (127.60°)
Position:	53.7453200°, -2.3938935°		

Broken slate

Description:

Severity: 3

Broken Slate



Broken slate

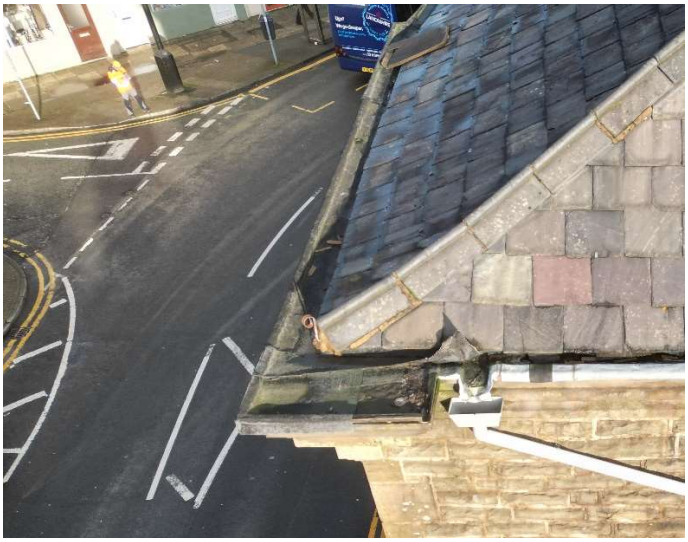
Description:

Severity: 3

Broken Slate

APPENDIX 2

GENERAL INSPECTION PHOTOS

	
Photo 1 – Bitumen felt lining to gutters	Photo2 – Corroded cast iron visible underneath bitumen roofing felt

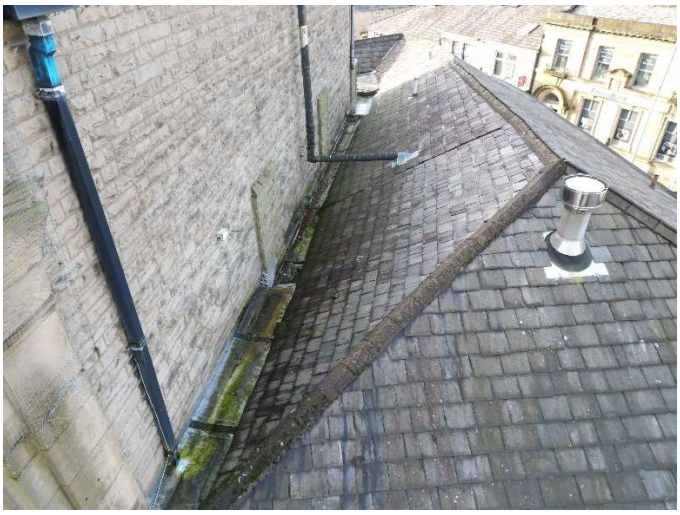
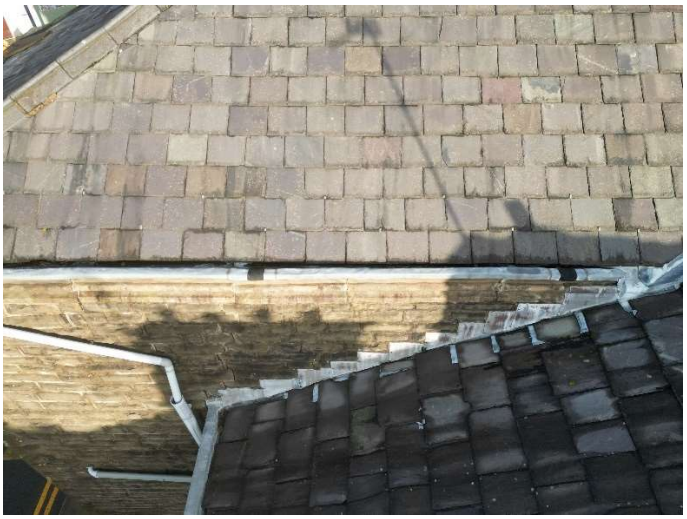

	

Photo 3 – Leadwork stepped gutter	Photo 4 – Leadwork lining to gutter
	
Photo 5 – uPVC gutter with failed joint	Photo 6 – Paintwork to cast iron rainwater pipe in poor condition

Photo 7 – Paintwork to aluminium gutter in poor condition

Photo 8 – Rainwater pipe penetrates roof to front block

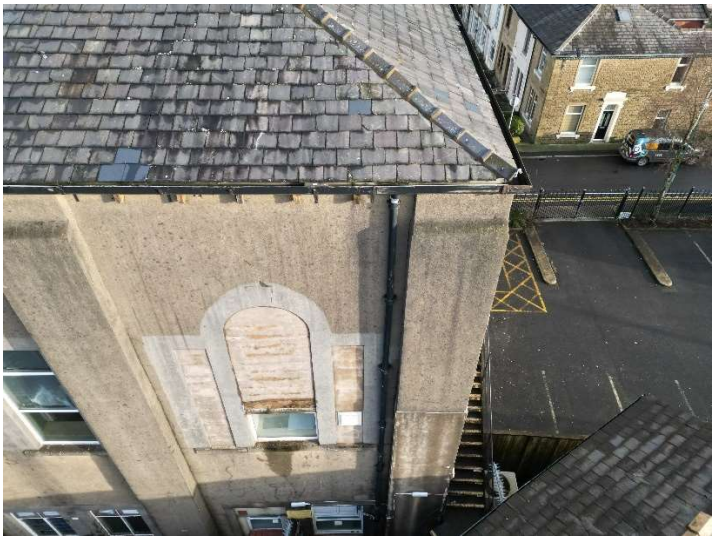


Photo 9 – Painted aluminium gutter

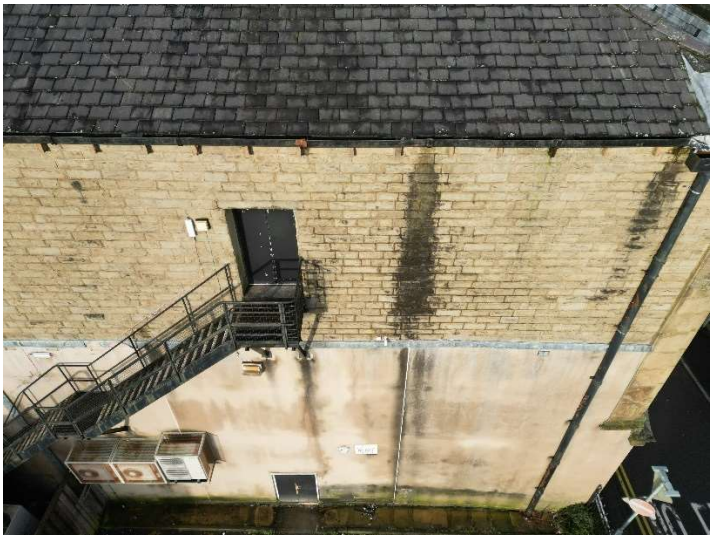


Photo 10 – Painted cast iron gutter

Photo 11 – Painted cast iron gutter leaking

Photo 12 – Defective fixing for cast iron rainwater pipe

Photo 13 – Lead lined gutter behind parapet wall

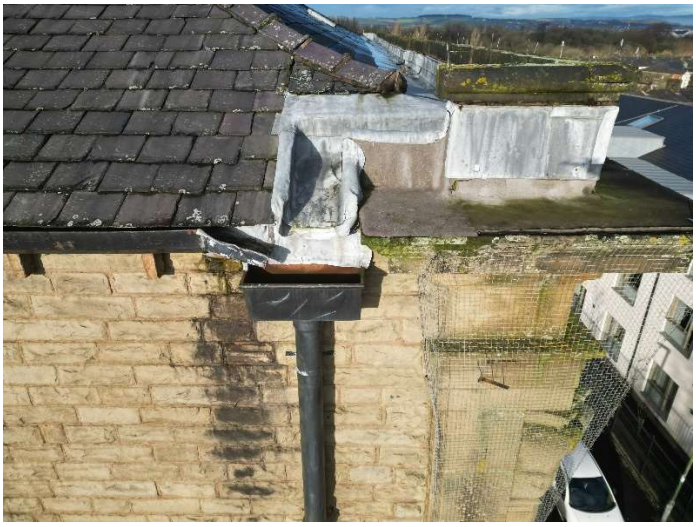


Photo 14 – Lead spitter to hopper

Photo 15 – Lead spitter to hopper

Photo 16 – Joints to leadwork sealed with bitumen strips

Photo 17 – Front Block [front elevation]

Photo 18 – Front Block [right side elevation]

Photo 19 – Front Block [left side elevation]

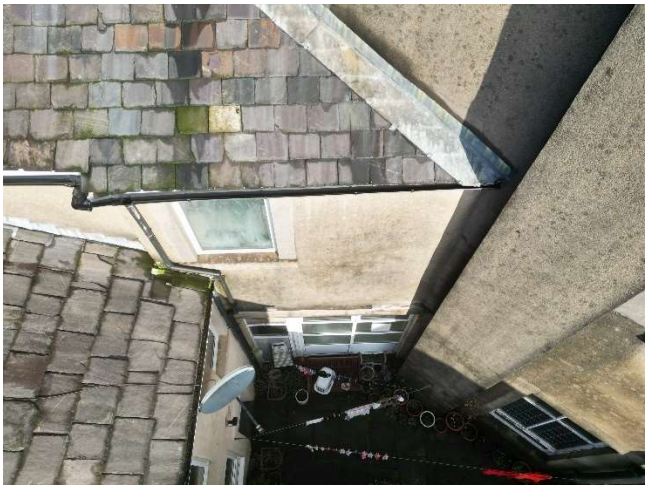


Photo 20 – Front Block [rear elevation]

Photo 21 – Damp and weathered stone plinth

Photo 22 – Dampness to stone cornice

Photo 23 – Weathered dressed stone

Photo 24 – Weathered dressed stone

Photo 25 – Weathered dressed stone

Photo 26 – Weathered dressed stone

Photo 27 – Weathered dressed stone

Photo 28 – Weathered stone mullion

Photo 29 – Front elevation not perfectly plumb to the eye

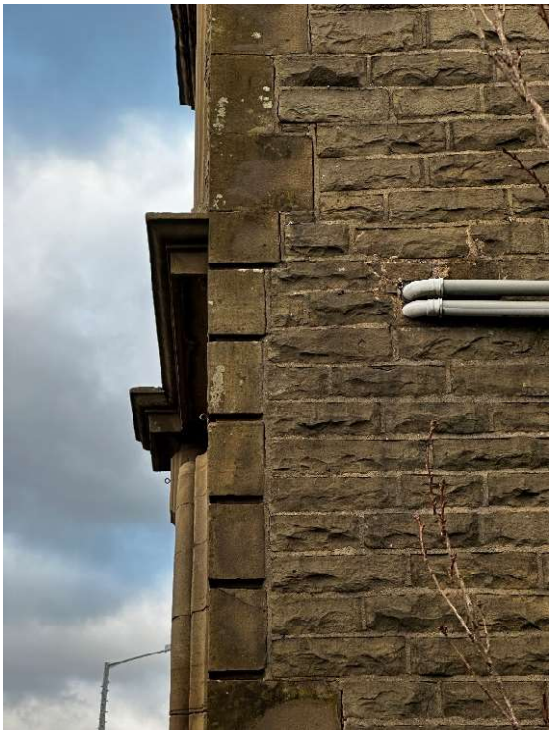


Photo 30 – Vertical crack between quoins and coursed stone

Photo 31 – Structural movement at junction between front block and rear block stone window sill and head cracked

Photo 32 – Stone window sill cracked

Photo 33 – Defective render to rear of front block

Photo 34 – Rear Block [front elevation]

Photo 35 – Rear Block [left side elevation – main frontage]

Photo 36 – Rear Block [rear elevation]

Photo 37 – Rear block [right side elevation]

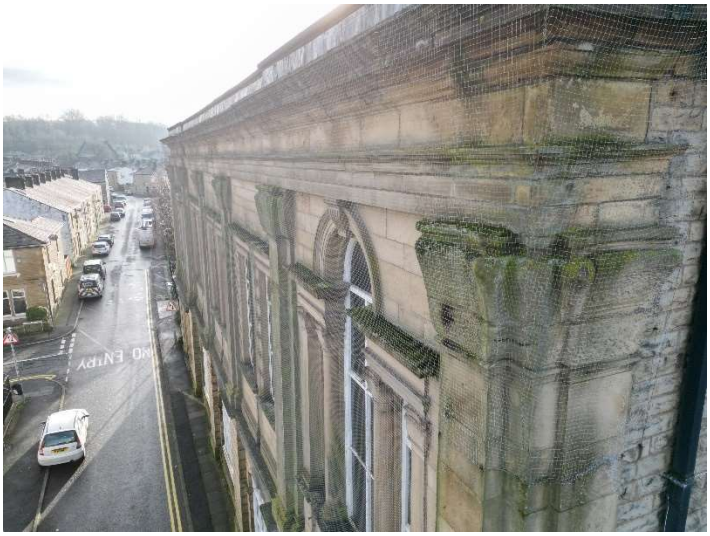


Photo 38 – Dampness and weathering to stone at high level

Photo 39 - Dampness and weathering to stone

Photo 40 - Dampness and weathering to stone

Photo 41 - Dampness and weathering to stone

Photo 42 - Dampness and weathering to stone

Photo 43 – Dampness and weathering to stone

Photo 44 - Dampness and weathering to stone

Photo 45 - Dampness and weathering to stone

Photo 46 – Damaged section of stone

Photo 47 - Dampness and weathering to stone

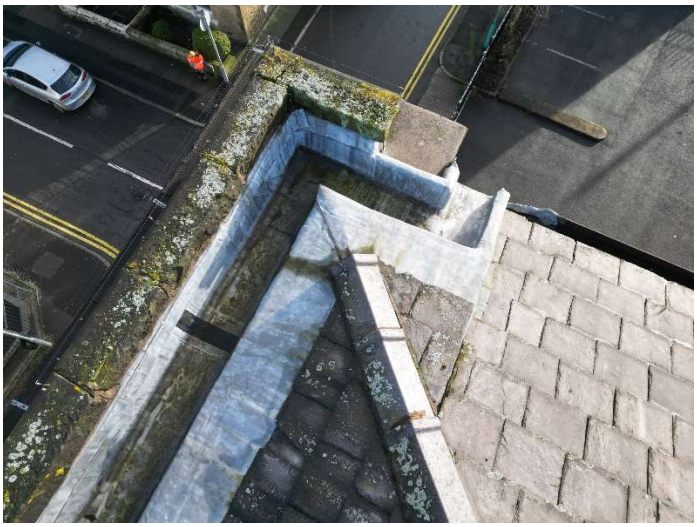


Photo 48 – Damaged coping stone and eroded joints

Photo 49 – Failed asphalt capping to stone cornice

Photo 50 – Staircase fixings causing render to become damp

Photo 51 – Dampness to render

Photo 52 - Dampness to render

Photo 53 – Cracking to render

Photo 54 - Cracking to render

Photo 55 – Cracking to render

Photo 56 – Buttresses sealed at junction with main wall

Photo 57 – Render appears damp

Photo 58 – Buttresses to boundary wall potentially unsafe

Photo 59 – Wet rot timber decay to beading

Photo 60 – Wet rot timber decay to window frame

Photo 61 – Failed sealant to window perimeter

Photo 62 – Painted timber ground floor windows to main frontage

Photo 63 – Rotten windows to right side elevation

Photo 64 – uPVC windows to theatre to main frontage

Photo 65 – uPVC double glazed units within theatre have failed to right side elevation with condensation between the panes

Photo 66 - Painted timber first floor windows to main frontage

Photo 67 – Painted timber double doors in poor condition

Photo 68 – Doors rotten at low level

Photo 69 – Door from stage area onto flat roof in poor condition

Photo 70 – Fire escape doors require redecoration

Photo 71 – Front Block - roof structure

Photo 72 - Front Block - roof structure

Photo 73 – Front Block - flat roof structure

Photo 74 – Front Block - flat roof structure

Photo 75 – Rear block – roof truss

Photo 76 – Rear block – hipped rafter

Photo 77 – Steel plates added to bearing ends of rafters

Photo 78 – Bearing ends of trusses appear discoloured and damp

Photo 79 - Bearing ends of trusses appear discoloured and damp

Photo 80 – Moisture content of timber 23%

Photo 81 – Moisture content of timber 64%

Photo 82 – Visible moisture to rafters

Photo 83 – Water ingress above roof light

Photo 84 – Dilapidated roof light

Photo 85 – Timber trusses supporting balcony seating area

Photo 86 – Surface mounted floor vents to rear corridor

Photo 87 - Rear block - dampness to wall to rear elevation

Photo 88 – Rear block - dampness to wall to right side elevation

Photo 89 - Rear block - dampness to wall at window reveals

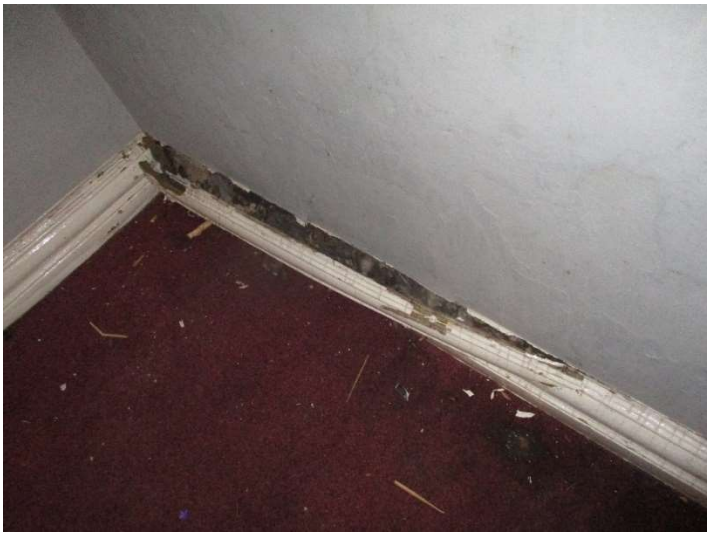


Photo 90 – Rear block – dampness to wall to left side elevation and wet rot timber decay to skirting board

	
Photo 91 – Typical condition of finishes	Photo 92 – Typical condition of finishes (door handle removed)
	
Photo 93 – Example of typical damage to door	Photo 94 – Typical condition of floor finishes

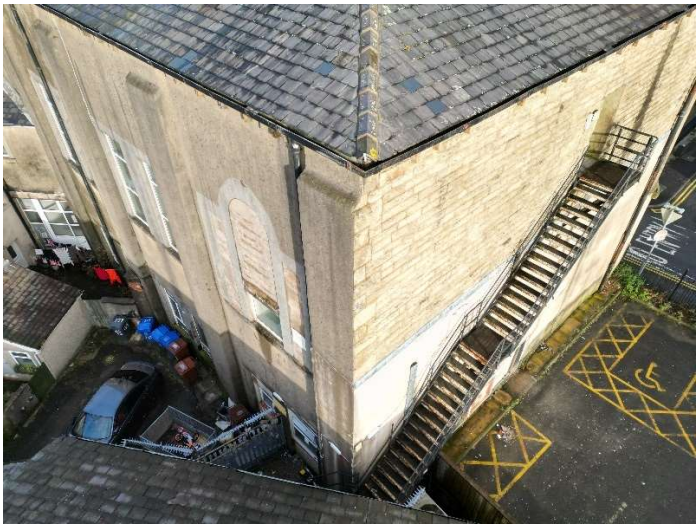



Photo 95 – External staircase	Photo 96 - External staircase corrosion to base plate

	
Photo 97 – External staircase corrosion to landing	Photo 98 – External staircase corrosion to framework
	
Photo 98 – External staircase corrosion to treads	Photo 99 – External staircase corrosion to treads
	
Photo 100 – Front Block – WC facilities	Photo 101 – Front Block – WC facilities

Photo 102 - Front Block – WC facilities

Photo 103 – Front Block – Changing facilities

Photo 104 - Front Block – Changing facilities

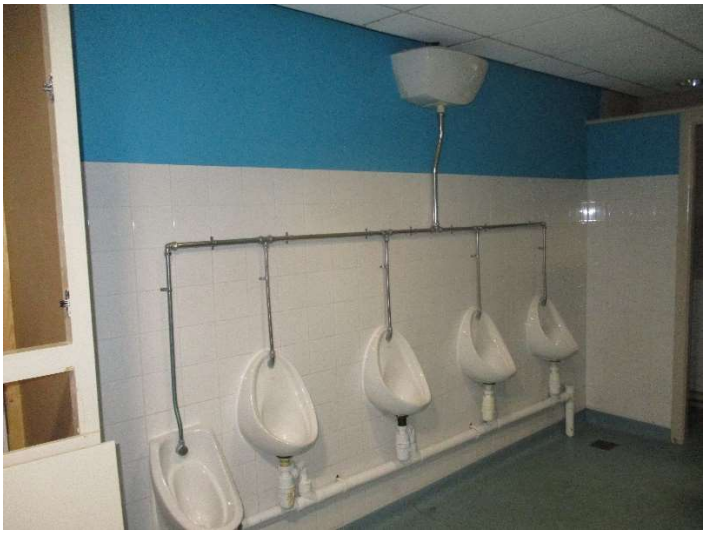


Photo 105 – Rear Block – WC facilities

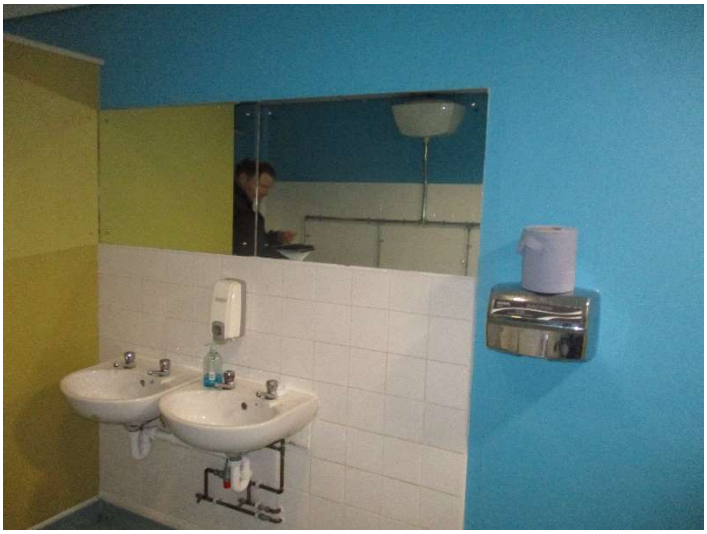


Photo 106 - Rear Block – WC facilities

Photo 107 - Rear Block – WC facilities

Photo 108 – Tarmacadam surfaced car park

Photo 109 – Concrete paving slabs, vegetation to remove

Photo 110 – Painted metal boundary fencing

Photo 111 – Timber fencing damp at low level

Photo 112 – Steel palisade fencing