

Little could be seen from ground level of the main roof structure. There is a cupola on the ridge midway along the roof. The condition of this could not be determined. There is a corrugated sheet steel roof section on the south side front elevation covering the dormer portion of the roof. This appears to have corroded however the full extent could not be determined from ground level.



Front Left Stairwell
Severe damp penetration visible at the landing to level 2 on west wall and around the window opening.
At gallery level horizontal crack damage was noted.



Front Left Stairwell
At first floor level a single 203UB section spans to the front wall and supports a section of the floor slab above. No evidence of corrosion was noted to the steelwork. The steel does not appear to have any fire protection. Diagonal cracking is visible on the inner leaf of the front wall where the steel is bearing on it. On the internal west wall face at ceiling level horizontal crack damage was noted running the full length of the wall.
Damp is also present on walls and ceiling.



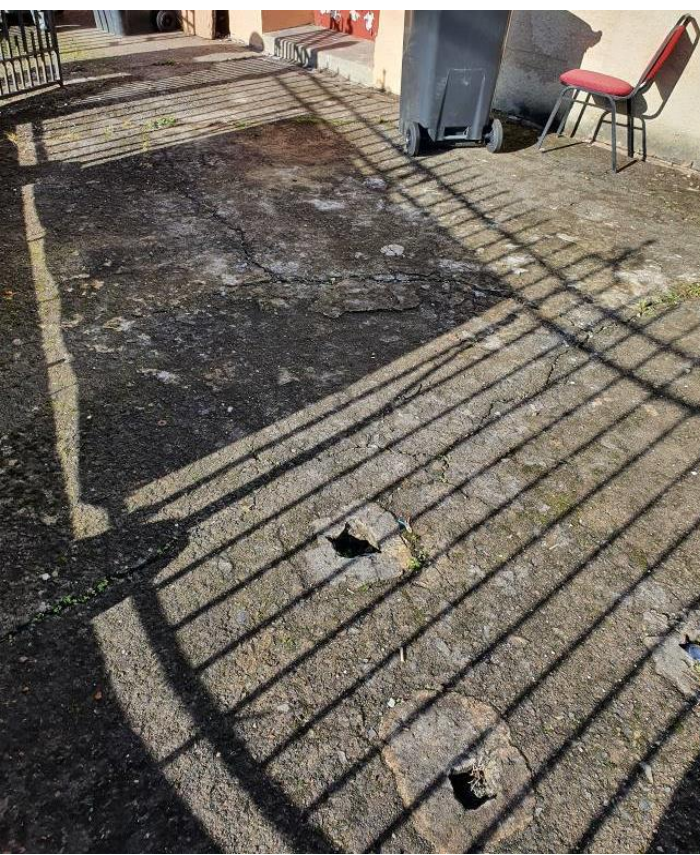
Theatre
The walls appear to have some superficial crack damage and there is evidence of damp on some wall projections.
There is evidence of water damage to the ceiling within the theatre space.
The encasement to the steelwork appears to have been disturbed and are no longer afforded the required level of fire protection. Similarly, the circular hollow sections supporting the RSJs do not appear to have any fire protection.



Snooker Room
The ground bearing slab appears to have a continuous crack of 6-8mm running north-south through the length of the room. This has caused a fall of approximately 25mm from the high point of the crack toward the west wall.
Signs of damp can be seen in several areas around the room including on the rear elevation wall and ceiling.
Crack damage was visible above timber / concrete lintels above the fire escape door, and the window and doorway to the original external wall.



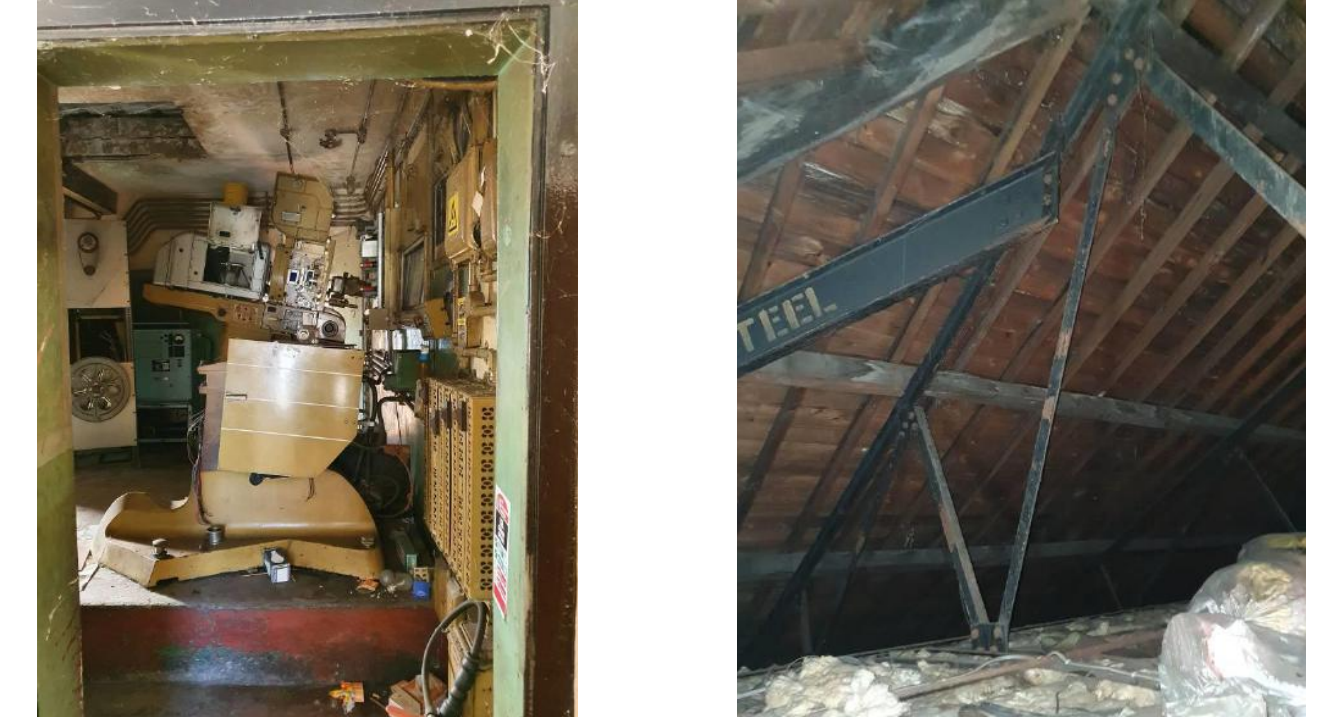
A concrete slab providing access to the building from the pavement is in poor condition with cracking, scarring and evidence of historic canopy structures still present. Vegetation is growing in the crack damage. A shallow surface drainage channel runs adjacent to the external leaf of a gutter and manhole to the east of the site. The condition of the drainage system could not be inspected.



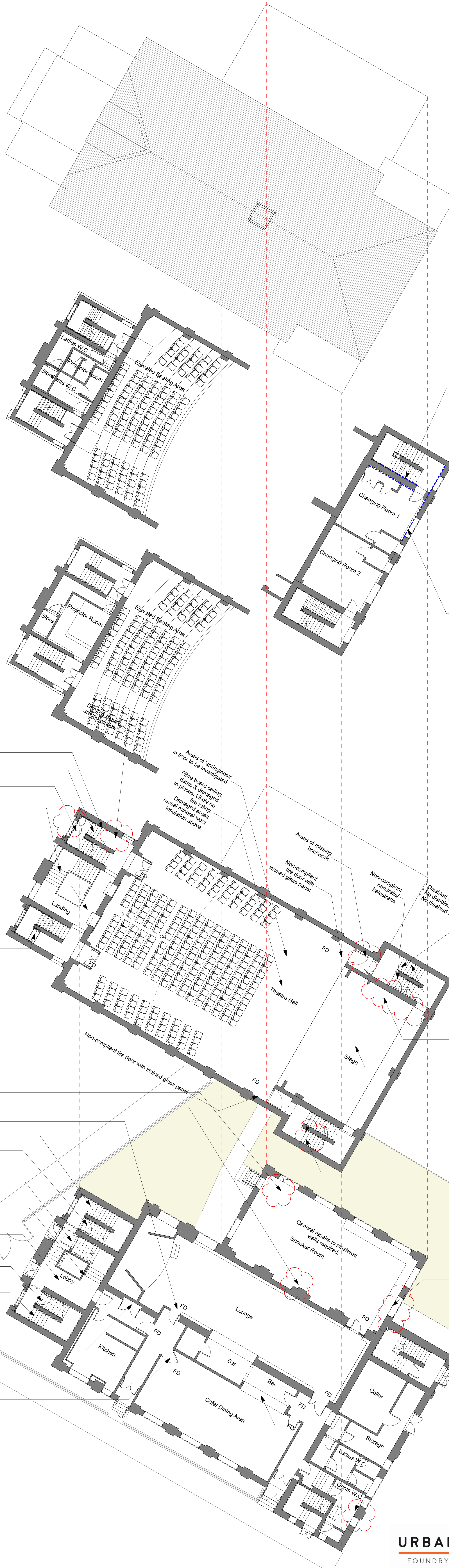
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- * Disabled access into building currently not possible.
- * No disabled toilet facilities.
- * No disabled access to upper levels.

Attic
A head and shoulders visual inspection was undertaken from the attic hatch with the attic space appearing to be dry. The timber structural members appeared to be dry with no evidence of rot, there was evidence of local areas of damp on the timber sheathing to the roof.
Some surface corrosion was noted to the steelwork however the sections are generally in good condition with no loss of section being evident. The north side of the attic could not be inspected.



There is some ventilation ducting in the centre of the attic which is otherwise empty.
The front hipped / dormer section of roof has an access door on to a small flat roof area which could not be inspected. The flat roof is situated over the projection room. The door is in poor condition and could allow water ingress.



Dry Rot Area

Changing Rooms
Diagonal cracking was evident above the doorway between changing rooms running from the doorframe corner to the ceiling.
There is severe damp throughout the changing rooms' ceilings and walls

Dry Rot Area

Mechanical Services
The mechanical services are in varying states of operation, condition and serviceability. However, each service requires full replacement as a result of either being passed or approaching its working life or main plant being unserviceable or in a state of disrepair.
The heating system whilst operational within the past few years, is circa 80-100 years old excluding the boiler plant which is circa 20+ years. The main boiler plant is no longer being supported by the manufacturers in terms of replacement parts and therefore the system has the risk of failing and not being able to be returned to working order without a full boiler replacement. Should this be necessary the flue would also require replacing as it currently will not be compliant with the new condensing boilers.
The ventilation systems are all beyond their expected working life with main plant being in a state of disrepair. The building has been afforded with several split type air conditioning systems which are circa 8 years old. Hot and cold-water services systems are all beyond their expected working life and would require replacement. Above ground drainage systems are all beyond their expected working life and require replacement

Electrical Installation
The existing electrical installation is varied in age and condition with the building party still being used and other areas completely isolated and disconnected. Testing of existing services was not performed at this stage and therefore, comment cannot be made on proof of compliance.
Comments of existing services are based on technical experience and knowledge of installed systems. Old equipment still in use such as open type switchboards and fuse boards may not be designed to prevent people touching live conductors and suffering injury from shock or burns. In these cases, the user must have sufficient knowledge and experience to recognise the danger and prevent it from occurring.
The majority of the installation appeared to be approaching or passed their life expectancy. Therefore, it is recommended upgrading the installation to provide an installation that does not present a risk of electric shock, burns, fire or explosion when properly used and is compliant with current legislation.

- The following upgrades are recommended:
New incoming supply from National Grid appropriately sized for any future installations.
Replacement and rationalisation of the LV distribution and associated LV switchgear
New small power installation in accordance with BS 8300, Part M and BS 7671 respectively.
New LED lighting and emergency lighting installation in accordance with BS 12464 and BS 5266 respectively.
Structured cabling overhaul inline with end user requirements.
Fire Alarm upgrade, category of system in line with the fire risk assessment.
Upgrade of the Intruder Alarm System.
Upgrade CCTV with end user requirements.