FLANDERS | MARLOW
PROJECT & PROPERTY

CONDITION REPORT

FORTUNE THEATRE,
231 STUART STREET, DUNEDIN

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In 1877, William Morris pleaded for those entrusted with old buildings 'to stave off decay by daily care'.

Contents

1.0 INTRODUCTION

Report commissioned by: Dunedin City Council.

Report and site inspection undertaken by: Grant Parker MSc Arch MNZIBS
Registered Building Surveyor

Date of Inspection: Friday 8th September 2023 @ 1:30pm

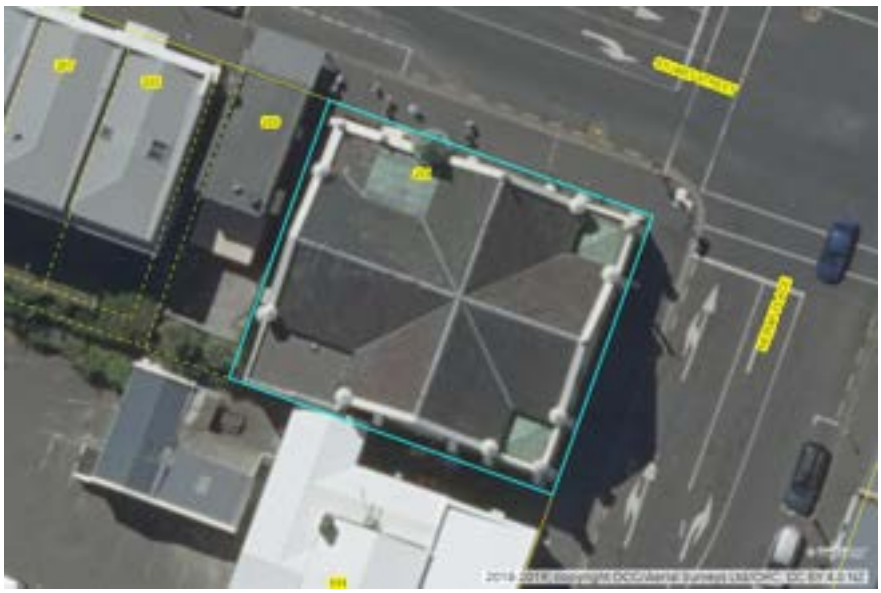
Date of Issue: Monday 22nd January 2024

Other persons present: None

Weather: The weather conditions were clear with light cloud; the outside temperature was approximately 13°C

Orientation: For the purposes of orientation throughout the body of this report, Stuart Street shall be deemed to run east / west, with the main entrance on the northern elevation.

Where items are described as to the left or right-hand side, the descriptions are made as if facing the element being described unless otherwise stated.



General Description: The building is located on the corner of Moray Place and Upper Stuart Street in the city of Dunedin.

The subject building was the former Trinity Methodist Church designed as an example of Gothic Revival Architecture by R. A. Lawson and was opened in 1870.

General Construction: The structure of the building is believed to comprise corbelled brick / stone and concrete slabs and foundations, local solid stone external wall construction, and steel, and timber joinery under a pitched slate and flat copper roofs.

1.1 **Roofs:** The roofs comprise natural slate tiles understood to be Welsh, with associated metal ridge, and copper valley gutters and flashings with metal and replacement uPVC spouting's and stormwater disposal to the under-ground drainage system.

1.2 **Exterior walls:** The main elevations typically comprise un-reinforced solid local Dunedin blue stone and painted Oamaru stone walls.

1.3 **Floors:** The floors comprise suspended timber which could be supported on brick / stone, concrete, or timber pile foundations however, this was not confirmed. The perimeter walls comprise a mixture of larger blue stone blocks, solid brick, assumed to be projected at each course and no fines concrete foundations. It is understood that steel beams were proposed and introduced as part of the strengthening works in 1966.

1.4 **Joinery:** Single glazed leaded steel windows with solid timber and glazed panel doors.

1.5 **Interior:** Typically, the interior areas are accessed from the two main entrances and comprise the main theatre (formally the church) the entrance foyer / booking office and lounge / bar area and the lower entrance and small or studio theatre, along with toilets, kitchen and actors and staff facilities.

Ceilings are typically exposed diagonal timber sarking above the king post trusses and fibrous plaster. The internal walls are painted solid plaster over stone and brickwork and fibrous plaster over lathes with decorative timber panelling. The floors typically comprise original timber floor boards with the majority of coverings having been removed. Internal door joinery is a mixture of solid, glazed, and hollow core flush fitting doors.

1.6 **Services:**

Power & Lighting:- Mains electricity is supplied from the national electricity grid via underground cables for power and lighting. Power is provided which supplies the Main Switchboard (MSB) housed in the basement foyer. Power is typically distributed above ceilings, surface mounted conduit and within partitions. Lighting is typically pendant and surface mounted fittings with some hi bay lighting to the main theatre.

Mechanical:- Heating and cooling is provided by reverse-cycle ducted air to air conditioning units with ducted and high level, 'heat pump' units. These were not tested for operation at the time of inspection. Mechanical extract ventilation systems are installed to the WC's and ducted to the exterior.

Hydraulic Services:- Water supply is mains-fed with the meter and toby device being located to the south eastern corner on Moray Place. Hot water is via low and mains pressure hot water cylinders, which supplies the sinks and wash hand basins.

Drainage:- Drainage is understood to be uPVC pipework, which is believed to connect to the mains council drainage system. Underground drainage may be earthenware however, this would require confirmation.

2.0 INSTRUCTIONS / EXCLUSIONS

2.1 Specific instructions were received from Ciaran Cooper, Asset and Facilities Management, Dunedin City Council, to undertake a condition report of the Fortune Theatre, located on the corner of Moray Place and Upper Stuart Street, Dunedin.

2.2 The fire, mechanical and electrical services are specifically excluded from the condition report, with only general comments being made.

3.0 BRIEF HISTORY

3.1 The Trinity Methodist Church was designed as an example of Gothic Revival Architecture by R. A. Lawson and was opened in 1870.

3.2 The north western stairwell was constructed in the 1930's. The south western yard area was converted to toilets in the early 1960's.

3.3 In 1966 the building was structurally strengthened and waterproofed and then the church was refitted in 1977 and then operated as the Fortune Theatre until 2018.

3.4 There was a fire in 1979 within the western transept with the restoration of the roof following this fire damage undertaken in 1980 including replacement timbers and internal linings.

3.5 Repointing was carried out in 2004 / 2005.

3.6 The property is listed as a Category 1 Historic Place with Heritage New Zealand formally Historic Places Trust (NZHPT) and further information will be required in this regard so that you are familiar with the conditions placed on the property. The registration number is noted as 3378.

4.0 EXECUTIVE SUMMARY

4.1 The executive summary provides the main findings, any items which require immediate attention or further investigation, including recommendations for future repairs and any other issues pertinent to the investment in this property. Reference will need to be made to the main body of the report, any appended specialist reports, costings, and additional analysis as necessary.

4.2 This executive summary is a précis of the findings and therefore, it is recommended and important that the report is read in full.

4.3 The subject property comprises the former Trinty Methodist Church and Fortune Theatre. The building was designed by R . A Lawson, a prominent Architect who played a significant role in shaping the architectural landscape of Dunedin.

4.4  Considering the buildings age, there were no significant signs of movement or deflection observed to the building structure at the time of inspection. The building, its components and systems are typically aged with areas of deferred maintenance. The building is currently void, with all soft furnishings having been removed and the constant use of dehumidifiers.

4.5  The roof is considered to be complex with complex junctions which will require diligent monitoring and cleaning with removal of any debris or vegetation growth on regular basis. We are advised that the slates are original and are Welsh in origin and there were some areas observed with localised undulations, which require further investigation and monitoring. The metal flashings including the apron flashings to the rear of the parapets require closer inspection with corroded flashings likely in need of replacement.

4.6  The hidden flat roof to the south western corner of the property is understood to comprise a single ply membrane which will require further investigation. These roof coverings and their associated structures are considered higher risk for defects associated with weathertightness failure and condensation and require diligent monitoring and maintenance.

4.7 Similarly, the copper roofs being low pitch with standing seams which pose a higher risk potential for defects and weathertightness failure.

4.8 Rainwater is discharged over earthenware gully traps and direct into the under-ground drainage system. There have been some inappropriate replacements to the rainwater disposal system with white uPVC pipework. The older iron pipework requires checking for corrosion and then being suitably prepared or replaced prior to painting with rust-resistant paint. Gully traps require monitoring and cleaning on a regular basis.

4.9 The property is located within exposure Zone C which has a medium risk for exposure to wind driven salt laden air, and this has potential to accelerate deterioration of the materials at the property.

4.10 The stone walls comprise Leith Valley trachyandesite (Dunedin Bluestone) and Oamaru stone. These walls being of solid construction have inherent defects and have been subject to continual wetting with some of the subsequent defects observed as the moisture staining and efflorescence to the interior faces.

4.11 Consideration will need to be given to the external ground levels and surface water drainage and attenuation to alleviate undue dampness into the building. Specialist advice will be required in this regard taking into account all potential sources of moisture along with their ongoing maintenance, so that an effective solution can be implemented. Further consideration will also need to be given to the inclusion of an external moisture resistant barrier to the basement walls and floors or internal tanking system with a drained cavity to the interior with a sump and pump to remove moisture, although this would result in a loss of space. Suitable heating and ventilation to these areas will also assist and specialist advice would be required.

4.12 There has been inappropriate cement based repairs to the mortar joints and to the Oamaru stone which have previously been repaired and painted. The paint was typically observed as aged and defective with blisters and delamination. Further specialist advise is also required in this regard to ensure the ongoing integrity and durability of the stonework and its pointing.

4.13 The capping to the gable ends were observed to overhang the external walls however, are considered to be a higher risk for weathertightness issues and are typically subject to cracking with potential for undue moisture to ingress to the solid walls below. There is a build-up of dirt, moss and lichen growth which should be suitably cleaned. It is recommended that professional advice is sought in terms of a suitable waterproofing application which remains breathable to the gable and parapet capping and rear of the parapet walls to roof junctions.

4.14 Check and maintain the structural strengthening plates and monitor structural beams for any signs of corrosion, or deflection. Regular inspections and periodic assessments are critical to identifying issues early and implementing appropriate maintenance or repairs to ensure the long-term stability and safety of the structure.

4.15 The steel window frames, and glass require regular washing to prevent build-up of surface contaminants. The windows would benefit from easing, adjusting and lubrication. The external frames should have defective paint removed, and any areas of corrosion treated prior to re-decoration. Further investigation is required to the leadlight windows with effective assessment and repairs with cracked glass being replaced. Ideally, all services and electrical conduit that penetrate the glazing should be re-routed and glazing replaced.

4.16 Check and repair any gaps or cracks around stone windows and walls. Install robust flashings to the door thresholds to redirect water away from these vulnerable areas. Further investigation and monitoring are required to the entrance doors and associated flashings to ensure that they are robust and weathertight. The entrance doors and lancet top lights would benefit from general repair, maintenance, and painting.

4.17 The timber floor structure at the perimeter edges will require further inspection and should only be retained if found to be sound and durable. These were typically built into the solid stone / masonry walls and would be subjected to moisture with a high risk potential for defects and decay. Any embedded structural timbers will likely require replacement with materials less sensitive to moisture.

4.18 The stairs to the north western stairwell will require reinstatement, preferably to match the existing. This work should only be undertaken once the undue dampness or suitable alternative solution to the penetrating dampness has been resolved or alleviated.

4.19 Similarly, moisture damaged material has been removed from the ceilings and the rafters have been left exposed to dry out. Further investigation is required to any timber exposed to moisture and appropriate remedial works will require specialist advice, design, and remediation.

4.20 Internally the facilities have not been in use for a number of years with the majority of soft furnishings and floor coverings removed. The interior now requires extensive refurbishment, and some serious consideration will need to be given to the building's future use. All internal timber panelling will need to be removed to fully assess the condition of the solid external and basement masonry walls. Generally, the toilet facilities are aged, poor quality and will benefit from upgrading with consideration given to disabled access.

4.21 The western elevation is currently utilised as a buttress to the neighbouring retaining wall with concrete braces installed. There was no information or calculations provided in this regard and this requires further inspection and comment from a structural engineer.

4.22 Dependent upon the future usage of the buildings, it is recommended that an accessibility report is commissioned with access and facilities for persons with disabilities being fully considered.

4.23 The heating and air conditioning systems are aged, and specialist consultant reports are required dependant on the future usage of the building.

4.24 No specialist laboratory testing has been carried out to confirm the presence of asbestos or any other material hazardous to health with comments herein based upon a visual inspection only. The older thermoplastic tiles observed have potential to contain asbestos (ACM's). Further clarification is required, and any hazardous material reports should be consulted or commissioned as necessary prior to undertaking any remediation works.

(Green) – Low Risk – Normal and planned maintenance required. Further investigation and clarification may also be required which may impact on future maintenance expenditure.

(Yellow) – Moderate Risk – Some immediate action and management in the short to medium term with potential to impact on the building occupant's usage.

(Red) – High Risk – Immediate action required with potential to affect critical operations.

5.0 ROOFS & RAINWATER GOODS

5.1 The roof was viewed from ground levels as it was unable to be accessed. Accessibility for monitoring and maintenance of roofs was considered to be difficult and care must be taken when accessing the roofs. It is recommended that planks or roof ladders are utilised to spread the load evenly over the tiles.

5.2 The roof comprises natural slate tiles, which appeared in reasonable to average condition. The slates were noted as being differing colours which may suggest replacements have occurred over time although if original, these will be around one hundred and fifty (150) years old. Depending on the circumstances, new slates are typically mixed with old ones across the roof or should be reserved for the less prominent slopes.

Photograph 1 – Showing the south western roofs and flat roof area above the extension.

Photograph 2 – Showing the south western roofs and copper valley gutter.

Photograph 3 – Showing the south western roofs and flat roof area above the extension.

Photograph 4 – Showing the south western roof noting slipped slates and extensive rust to the ridge capping.

5.3 Roofs using good natural slate, properly maintained should last in excess of 100 years. It is typically fixings and the supporting timber battens / structure that deteriorate before slates. The interior roof space should be inspected to assess the underside of the slates which can be subject to delamination, which would make them a higher weathertightness failure risk. Similarly, fixings should be checked for signs of corrosion and tile battens for signs of decay due to insect or fungal attack, which may be the reason behind the slipped slates noted and the undulations noted to the roof slopes.

5.4 Natural slate is relatively non-porous, and weathertightness depends primarily on adequate lap and gauge rather than material thickness. The tiles are likely head nailed and double lapped which makes them more robust in terms of their weathertightness due to fixings being covered by two thicknesses of slate, although the actual fixing type was not confirmed. The roof is considered to be complex in its design being that of a Latin Cross and as such require good maintenance to keep the weather out.

5.5 The slates viewed remain clear of any significant moss or lichen growth. The tiles appeared to remain secure although there were some isolated areas with slight slippage noted which will need suitably secured and monitored.

5.6 There was a slight undulation observed to the slate roof covering, on the northern slope at the western end in particular. This is possibly due to aging and potential failure or movement of tile battens or roof structure which will require further investigation and monitoring.

5.7 Isolated slipped, broken or missing slates should be re-secured or replaced using copper wire (‘tingles’) or equivalent proprietary fixings. If battens are replaced, nails could be used instead of tingles. It should be noted that old slates should not be reversed, and any broken slates should be stored for re-dressing and re-use elsewhere on the roof in the future.

5.8 Foam or bituminous-type remedial treatments are not advisable as they prevent proper inspection, hinder the re-use of old slates and, by reducing ventilation, increase the risk of timber decay.

5.9 If new slates are required, they should usually match the type, colour, texture, size, and thickness of the existing ones. Although sourcing slates may prove difficult, artificial materials are considered an inappropriate material.

5.10 The ridges, comprise metal flashings with copper valley gutters. The ridge flashings were observed to be showing signs of deterioration and red-rust corrosion, with some associated staining noted to the slates below these areas.

5.11 It appears that an original lead flashing has been utilised at the four-way junction to the ridge. This is aged and did not appear to be well dressed into position when viewed from ground levels and requires closer inspection when accessing the roof.

5.12 Roofs using slate tiles, are considered to be robust however, repair or re-tiling should always be entrusted to an experienced and reputable roofer with knowledge of this particular style of installation. If not already done so, it would be considered prudent to commission a specialist roofing contractor to periodically assess the current condition of the roofs.

Photograph 5 – Showing the corroded ridge flashings to the north.

Photograph 6 – Showing the corroded ridge flashings to the north.

5.13 Any moss or algae growth should be periodically cleaned, and damaged tiles that are found to be cracked or damaged should be replaced upon discovery.

Photograph 7 - Showing the slate roof to the south eastern corner.

Photograph 8 – Showing the slate roof to the south eastern corner.

Photograph 9 - Showing the slate roof to the north eastern corner.

Photograph 10 – Showing the slate roof to the north western corner.

5.14 The flat roof areas to the original church were not able to be viewed during the inspection. It is understood that these are copper standing seam roofs. There were some areas observed to the north western roof, where the edge of the flashing with the slate have lifted and these areas will require further investigation and closer inspection.

5.15 The flat roof above the south western addition to the original building was not able to be viewed during the inspection.

Photograph 11 – Showing the edge detail to the copper standing seam roof to the north western corner.

Photograph 12 – Showing the flashings detail to the rear of the parapet wall to the north western corner.

5.16 It is understood to comprise a single ply membrane which will require further investigation. These roof coverings and their associated structures are considered higher risk for defects associated with weathertightness failure and condensation.

5.17 The rear of the concrete masonry parapet walls was not able to be viewed. These walls are not suitably flashed or capped, and it is unlikely that an effective damp proof course would have been provided. Therefore, there is an inherent risk and potential for moisture to be able to transfer directly into the top of these walls.

Photograph 13 – Showing the south western roofs and flat roof area above the extension.

Photograph 14 – Showing the south western roofs and flat roof area above the extension.

5.18 The rear of the parapet walls was not able to be fully viewed. It is unlikely that an effective damp proof course would have been provided. Therefore, there is an inherent risk and potential for moisture to be able to transfer directly into the top of these walls. Although the capping overhangs these walls and provides for a traditional drip edge affording some protection to the plastered walls, this is limited, and an accumulation of dirt and subsequent staining was observed to the rear of these walls.

5.19 The flashings at the roof to rear of the parapet walls and gable ends were not able to be fully viewed at the time of inspection.

5.20 Where observed these appeared to be painted lead or metal flashings. It is assumed that these are chased into the wall and stepped however, the plaster is installed over these flashings, and these should be further inspected to ensure that they remain intact and suitably sealed.

5.21 The turret roof comprises a copper covering and appeared in reasonable condition when viewed from ground level. Copper is known for its durability, longevity, and the turret roof has an aged patina with a greenish hue appearance. Periodic inspections are recommended to ensure that these roofs remain in reasonable condition.

Photograph 15 – Showing the replacement copper roof to the bell tower.

Rainwater Fittings

5.22 The efficiency of rainwater fittings (gutters and downpipes) can only be assessed properly during the inspection if there is heavy rain. Weather conditions are stated earlier.

5.23 Rainwater is typically discharged via uPVC spouting and via hoppers from the hidden flat roof areas to copper and uPVC rainwater downpipes direct into the under-ground drainage system.

Photograph 16 – Showing the hopper and rainwater downpipe from the south eastern roof.

Photograph 17 - Showing the rainwater hopper and iron downpipe to the north western corner.

Photograph 18 – Showing the rainwater hopper and iron and uPVC downpipe to the south western corner. Noting the poor detailing between the stone and concrete masonry extension.

5.24 The scupper outlets and hoppers will require monitoring and cleaning on a regular basis.

5.25 The lower levels to the rainwater downpipes are typically in average condition, with areas of paint failure. The offset bend in the downpipe from the bell tower appears poorly sealed and requires further investigation.

Photograph 19 – Showing the replacement uPVC rainwater downpipe and inspection point to the southern elevation.

Photograph 20 – Showing the uPVC rainwater pipework to the western elevation.

Photograph 21 – Showing the uPVC rainwater pipework to the western elevation.

6.0 EXTERIOR

6.1 The walls typically comprise a combination of split faced stone and painted decorative Oamaru stone, with glazed timber and steel joinery.

Photograph 22 - Showing the south western elevations.

Photograph 23 – Showing the southern elevation.

Photograph 24 - Showing the eastern elevation.

Photograph 25 – Showing the eastern elevation.

6.2 The stones are differing size and roughly squared being laid in horizontal courses with rising stones projecting through the courses of smaller stones with smaller fillers called snecks also occurring in the courses. The masonry generally appeared to remain true to line, level and plumb to all elevations although no measurements were taken.

6.3 Oamaru stone has been subject to cement based repairs and painted. If possible, it would be recommended that the paintwork to the Oamaru stone is carefully removed, and suitable stone repairs are undertaken, with advice sought from a suitably qualified conservation specialist with regard to sealing these areas with a breathable system.

6.4 The stonework to the main structural masonry walls is understood to be local grey trachyandesite igneous rock or Dunedin bluestone, which contrasts the now unfortunately painted Oamaru stone which was utilised for the decorative facings and decorative mouldings.

6.5 Notwithstanding the age of the building and the inappropriate repairs over time, the main stonework generally remains in reasonable condition with no obvious or significant cracks noted during the visual inspection.

6.6 The stonework joints appear to have been ribbon or strap pointed to give a more regular joint to the irregular masonry. This is likely a cement based mortar which will trap moisture in the joints and cause erosion and effect the durability of the original stonework. The cracking observed remains at risk of moisture penetration, and further deterioration and cracking due to loss of adhesion, which could also be accelerated due to frost action. The pointing should be removed if this can be done without causing further damage, and the stonework re-pointed with a softer lime mortar.

6.7 The north and south eastern corners of the building house porches under flat copper roofs with quatrefoil mouldings to the balustrade. The balustrade is understood to be concrete and was reinforced with stirrups and steel pins drilled into the finials circa 1964 with the removal of the original Oamaru stone balustrade.

6.8 Vertical ornamental pinnacles crown the stone buttresses, which are also believed to be painted Oamaru stone. There are areas of paint failure to weathering at the top of the buttresses. The lichen growth to the apex stones and finials should be removed, and then further assessment of their condition confirmed.

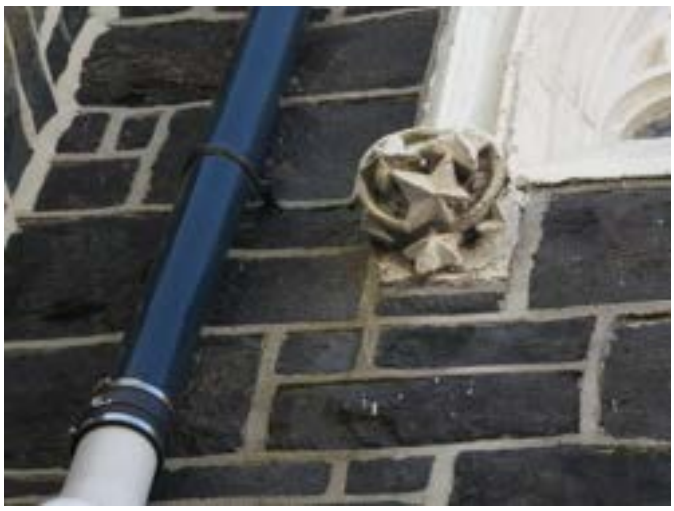
6.9 The louvres installed to the gable ends are in average condition with some of the louvres noted as broken or missing and these should be replaced along with any bird protection measures that may be required.

Photograph 26 - Showing typical pinnacle detail to the northern elevation.

Photograph 27 – Showing the pinnacle to the northern gable.

6.10 There is an octagonal bell turret to the eastern Stuart Street elevation. This was also subject to structural strengthening circa 1964. The spouting to the turret was observed to be stained and it appears to have had some bird protection added although the extent was not confirmed. This would require further investigation to ensure that it remains secure and fit for purpose. The lancet vents to the turret have galvanised chicken wire installed to deter bird entry and these areas should be checked to ensure correct fitting and renewed and replaced as required.

6.11 The windows are topped with lancet arches with the label moulds to the exterior edge of the voussoirs with the label stops being intricate foliage carved bosses. The tracery windows and lancet arches to the entrance doors and the windows are understood to be Oamaru stone and these have received a paint coating. Periodic inspection is required for any signs of damage, such as cracks, chips, or missing pieces. along with cleaning, repairing, and, if necessary, replacing damaged tracery moulded elements. Additionally checks should be made for any loose or deteriorating mortar around the tracery.



Photograph 28 - Showing typical boss detail to the windows.

Photograph 29 – Showing typical boss detail to the windows.

6.12 There are areas with blistering paintwork, which are typically as a result of moisture penetration, entrapment, and dampness behind the plaster, along with the improper or inadequate surface preparation. Blisters in paint usually occur when moisture evaporates to form a vapour bubble under an impermeable layer of paint, especially if the coatings are thin.

6.13 The stone gables were observed to have been strengthened and are understood to be post tensioned metal tie rods which should have been designed to reduce the risk of lateral movement.

6.14 The louvres installed to the gable ends which provide for cross ventilation to the roof space are in average condition with some of the louvres noted as missing which should be replaced. Calculations may be required to ensure these smaller roof spaces remain positively ventilated and further specialist advice may be required in this regard.

Photograph 30 – Showing the metal tie rods to the northern gable.

6.15 The painted Oamaru stone string course is in average condition with paint failure and vegetation growth to some areas which should be removed.

6.16 Some consideration may need to be given to the security cameras to the north western elevations as there were some areas which have suffered from graffiti. This should be suitably cleaned and has the potential to increase maintenance / painting costs.

6.17 Vegetation or biological growth was observed to the stonework on the northern and western elevations which is unsightly and typically a sign of undue dampness to these particular areas. Without regular maintenance and cleaning, biological growth has the potential to cause subsequent moisture issues or possibly structural defects. It is recommended that all biological growth is assessed and carefully removed, and this may require specialist evaluation and advice depending on the type of growth.

Photograph 31 – Showing the vegetation growth above the northern entrance.

Photograph 32 – Showing the vegetation growth above the northern entrance

Photograph 33 – Showing the vegetation growth to the western courtyard area.

Photograph 34 – Showing the vegetation growth to the western courtyard area.

Photograph 35 – Showing the vegetation growth to the south eastern buttress.

Photograph 36 – Showing the vegetation growth to the north western buttress.

Photograph 37 - Showing the vegetation growth to the north western buttress.

Photograph 38 – Showing the graffiti to the north western buttress.

6.18 The extension to the south western corner of the building comprises painted concrete masonry blocks.

6.19 Staining was observed from the parapets which do not appear to be suitably capped or flashed. The junction where concrete masonry abuts the original stonework does not appear robust. These areas require further investigation with suitable flashings being designed and installed as required.

6.20 The louvres to the ventilation grilles were all broken and require replacement along with suitable flashings to ensure their weathertightness.

6.21 There is potential for defects to arise as a result of the inadequacies of a single skin unfilled concrete masonry wall and whilst there were no obvious or significant issues noted at the time of inspection these areas should be monitored to ensure that there is no penetrating dampness occurring to these areas.

6.22 This wall appears to be constructed off of an existing brick wall with an insitu concrete beam installed below the concrete masonry blocks. The horizontal junctions would be considered higher risk areas for moisture penetration with vegetation growth noted to the top of the brickwork. Whilst there was no obvious movement noted, it is recommended that further inspection and comment is obtained from a structural engineer.

Photograph 39 – Showing the two-story extension to the south western corner.

Photograph 40 – Showing the two-story extension to the south western corner.

Photograph 41 – Showing the two-story extension to the south western corner.

Photograph 42 – Showing the two-story extension to the south western corner.

External joinery, windows, doors, and flashings

6.23 The double entry doors to the south eastern elevation on Stuart Street appear in reasonable to average condition. There have been some previous repairs undertaken and the doors and top lights require re-painting. The mock hinges installed to the timber entrance doors appear reasonable however, should be sanded, suitably prepared and re-painted.

6.24 The concrete entrance steps and associated stainless steel handrails to the south eastern entrance doors remain in reasonable condition.

6.25 All entrance doors would benefit from easing and adjusting to ensure their correct operation.

Photograph 43 – Showing the south western double entrance doors.

6.26 The double entry doors to the north western elevation on Stuart Street appear in average to poor condition and are ill-fitting. Consideration will need to be given to their replacement.

6.27 The weatherstripping to all external doors should be checked and upgraded as required to ensure prevention of water infiltration around the door frames.

Photograph 44 - Showing the north eastern double entrance doors.

Photograph 45 – Showing the north western double entrance doors.

6.28 The windows typically comprise single glazed leaded steel and timber windows which are aged and in reasonable to average condition with some minor damage and cracked glazing observed. There is some corrosion noted to these steel window frames to some areas, due to degradation of the protective paint coating likely because of weathering, age, and lack of maintenance.

6.29 The putty to some of the glazing is deteriorating and requires replacement and painting. It is recommended that specialist advice is obtained prior to remediation work with regard to the ornate leadlight windows.

Photograph 46 - Showing the glazed top light above the northern entrance door.

Photograph 47 – Showing the unfinished painting to the glazed top light above the southern entrance door.

Photograph 48 - Showing the eastern tracery window.

Photograph 49 – Showing the southern tracery window.

6.30 These original single glazed windows are not considered to be robust in terms of energy efficiency and poor fitting openings and gaps will cause heat loss. Steel being a good conductor of heat and therefore, a poor insulator will always be at risk of condensation to the frames and possibly the glazing during periods of colder weather.

6.31 Steel window frames and glass require regular washing to prevent build-up of surface contaminants. The external frames should have defective paint removed, and any areas of corrosion treated prior to re-decoration. The opening casements require easing and adjusting, with consideration given to improving draught proofing and locking mechanisms.

6.32 The glazing is broken to the bricked up window within the alcove to the south western courtyard area. There are cracks to the glazing of the windows to the toilets with poorly installed and sealed pipe penetrations through the glazing. A temporary hood is installed to the central window above the extract fan which is without a suitable grille or cowl. The windows require glazing and putty replacement with consideration given to relocation or suitable alterations and sealing of pipe penetrations.

Photograph 50 - Showing the broken glazing to the steel framed windows which has been bricked up to the south western courtyard area.

Photograph 51 – Showing the steel framed windows on the western elevation. Noting inappropriate positioning of services.

Photograph 52 - Showing the steel framed windows to the south western courtyard area. Noting paint failure and replacement putty.

Photograph 53 – Showing the steel framed windows to the south western courtyard area. Noting paint failure, and replacement putty.

Photograph 54 - Showing the steel framed windows on the western elevation. Noting inappropriate positioning of services.

Photograph 55 – Showing the steel framed windows on the western elevation.

Photograph 56 - Showing the steel framed windows on the southern elevation. noting paint failure, cracking to the sill and un-painted replacement putty.

Photograph 57 – Showing the steel framed windows on the southern elevation.

Photograph 58 - Showing the steel framed windows on the southern elevation.

Photograph 59 – Showing the tracery window on the southern elevation.

Photograph 60 - Showing the leadlight lancet window and buttress to the north eastern elevation.

Photograph 61 – Showing the leadlight lancet window and buttress to the north eastern elevation.

Photograph 62 - Showing the rose window to the western elevation.

Photograph 63 – Showing the western elevation. Noting corrosion to the steel window frame

Deleterious Materials

6.33 Asbestos products have often been used in building construction. It can be difficult to identify products containing asbestos, particularly if they are covered or painted.

6.34 This report is not an asbestos survey however, based on the timing of the alterations and upgrades at the property, it is possible that there may be asbestos containing materials which may include the thermoplastic tiles observed.

6.35 Inhalation of asbestos fibres is hazardous to health and therefore, care should be taken in any operations, which involve disturbance or removal of materials suspected of containing asbestos and specialist advice should be sought before undertaking any remediation works at the property.

6.36 There are uPVC materials present at the property and although commonly used in buildings these contain chemicals which could lead to adverse health risks.

6.37 Where the basement areas have been subject to excess moisture over a number of years with mould growth observed, it is recommended that a detailed inspection is undertaken along with sampling to identify the microorganisms present along with a scope of remedial works for its safe removal.

6.38 Whilst there were no other obvious observations during the inspection that would be considered deleterious material, no comment can be made with regard to any concealed areas; this would typically include VOC's formaldehyde or lead, although these may be present in paint, custom-wood and insulation products.

7.0 ROOF SPACE

7.1 The upper roof spaces were not accessed at the time of inspection due to height restrictions. There is an open access within the control room which should have a suitable cover or hatch fitted.

7.2 The main roof structure comprises timber tile battens of rafters supported onto timber king trusses. The majority of the roof structure is exposed with timber tongue and groove panelling installed which appears to remain in reasonable condition although the perimeter in-built timber structure has the potential to be moisture compromised and would require further investigation.

7.3 Ventilation is required to cold roof spaces, and this is currently provided to the upper roof spaces via thin rectangular gable louvres with chicken wire installed to the exterior. These would benefit from cleaning and re-painting.

7.4 Where the ceiling has been removed to the south eastern stairwell moisture staining was observed to the timber sarking below the roof slates. Some further investigation would be required and there is likely to be varying levels of slate deterioration which may require remedial works.

7.5 Where the ceiling lining has been removed to the south western area / stage right, the plywood and timber roof structure was observed to be uninsulated, with moisture staining to the remaining fibre cement lining.

Photograph 64 – Showing the exposed and uninsulated flat roof to the south western exte4nsion.

Photograph 65 - Showing the paint failure to the hidden walls within the roof space above the kitchen / bar.

Photograph 66 – Showing the paint failure to the hidden walls within the roof space above the kitchen / bar.

Photograph 67 - Showing the ceiling joists and the hidden top to the leaded lancet window within the roof space above the kitchen / bar.

Photograph 68 – Showing the original ceiling joists and strengthening works to the rafters within the roof space above the kitchen / bar

8.0 INTERIOR

8.1 Floor surfaces and under-floor spaces are examined as far as they are reasonably accessible (furniture, floor coverings and other contents are not moved or lifted). If a part or area normally examined was found not accessible, this is reported, if a problem is suspected, advice is given on what action should be taken. (In some cases, when furniture and pictures are removed internal decorations may prove to be damaged or faded).

8.2 The interior of the building has been partially stripped of its fixtures and fittings although there are a number of aged storage cupboards and shelving units that will require removal.

Photograph 69 - Showing the meeting / theatre technical room.

Photograph 70 – Showing the meeting / theatre technical room.

8.3 The painted steps leading from stage left to the stage area are in poor condition and would benefit from being removed or replaced.

Photograph 71 - Showing the north western vestibule / stage left.

Photograph 72 – Showing the staircase from the north western vestibule / stage left.

8.4 The south eastern entrance lobby was locked shut and therefore not accessed with limited viewed obtained through the glazed doors which are in reasonable condition. The floors, ceilings and external walls are expected to be in similar condition to the entrance foyer and bar areas although further inspection is required.

Photograph 73 - Showing the reception desk and main entrance foyer.

Photograph 74 – Showing the reception desk and main entrance foyer.

Photograph 75 - Showing the reception desk and doors to the north western vestibule.

Photograph 76 – Showing the double doors leading from the entrance foyer to the bar.

Photograph 77 - Showing the eastern bar area.

Photograph 78 – Showing the eastern bar area.

Photograph 79 - Showing the southern bar area and stairs to the lower entrance and rear entrance to the main theatre.

Photograph 80 – Showing the southern bar area looking towards the entrance foyer.

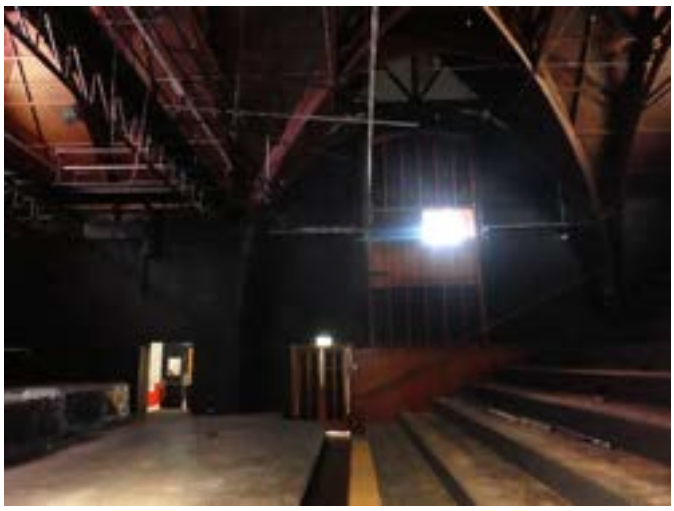
8.5 The timber / custom wood terracing to the main theatre remains insitu however, depending on the building's usage will likely require removal or upgrading works such as nosings to steps.

8.6 The custom wood stage floor is aged and in average condition and similarly will likely require removal dependant on the propose future usage of this space.

Photograph 81 – Showing the southern kitchen adjacent to the bar area. Noting electrical sub-distribution board to the southern wall.

Photograph 82 - Showing the rose window looking west

Photograph 83 – Showing the main theatre looking to the east.



Photograph 84 - Showing the main theatre looking to the north.

Photograph 85 – Showing the main theatre looking to the south.

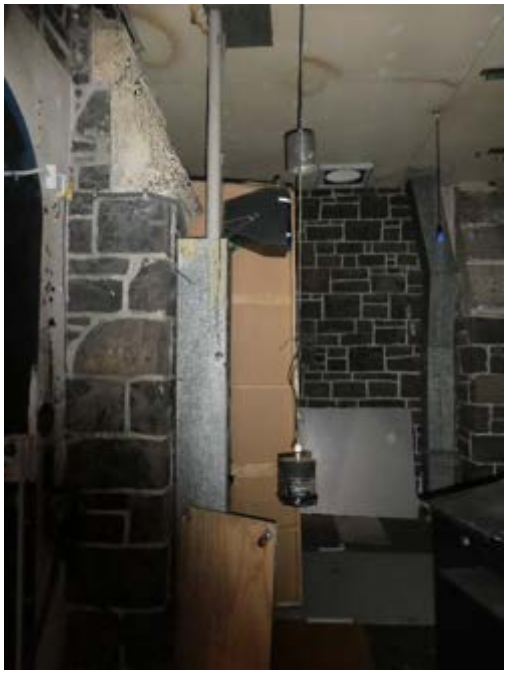
Photograph 86 - Showing the main theatre stage looking to the north.

Photograph 87 – Showing the main theatre looking to the south.

8.7 The original external stone walls remain in the now enclosed stage right area which remain in reasonable condition. However, the ceiling linings are moisture stained and will require further investigation and replacement. It was noted that that there is limited or no ventilation to this space. The concrete masonry walls constructed circa 1978 have been painted black to the interior.

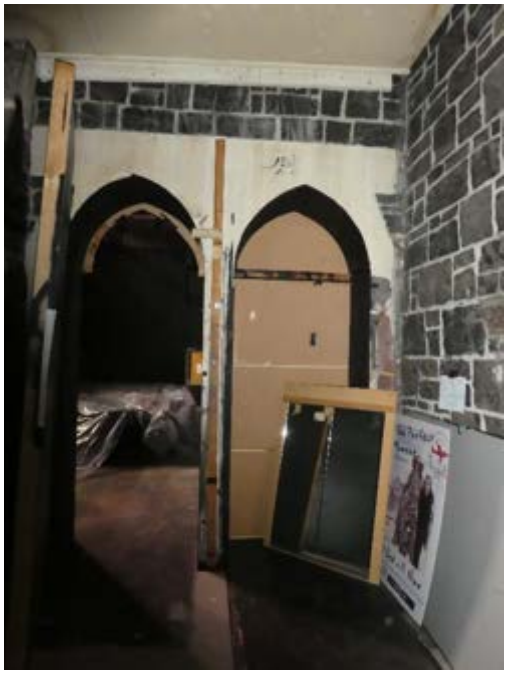
8.8 The south western stairwell and stage right area comprise partially painted concrete masonry blocks believed to be hollow core. Typically, these are concrete filled however sometimes they remain either partially filled or unfilled and this was not able to be confirmed at the time of inspection.

8.9 The blocks are laid in stretcher bond and appeared true to line, level and plumb and the mortar pointing remains reasonable. Being solid masonry, these external walls are not insulated.



Photograph 88 - Showing the exterior walls to the now enclosed area to the south western corner. Noting moisture staining to the ceiling linings.

Photograph 89 – Showing the exterior walls to the now enclosed area to the south western corner. Noting moisture staining to the ceiling linings.



Photograph 90 - Showing the exterior walls to the now enclosed area to the south western corner. Noting the original steel sashes removed.

Photograph 91 – Showing the exterior walls to the now enclosed area to the south western corner. Noting the concrete block wall and timber flat roof structure above. Noting the original steel sashes removed.

Photograph 92 - Showing the south eastern entrance and vestibule.

Photograph 93 – Showing the south eastern entrance and vestibule.

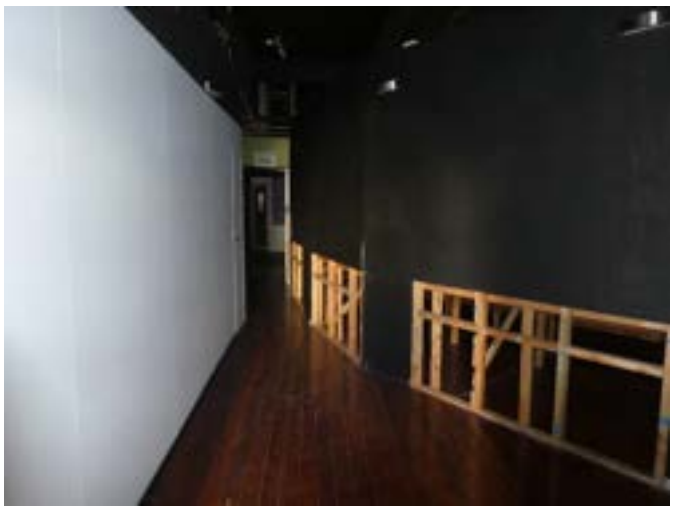
Photograph 94 - Showing the lobby to the toilets and basement theatre.

Photograph 95 – Showing the entrance to the basement offices.

Photograph 96 - Showing the lobby to the basement theatre, toilets and offices..

Photograph 97 – Showing the basement offices.

Photograph 98 - Showing the basement offices.



Photograph 99 – Showing the rear of the seating to the studio theatre.

Photograph 100 - Showing the basement studio theatre space.

Photograph 101 – Showing the basement studio theatre space.

Photograph 102 - Showing the Green Room and kitchenette behind the basement studio theatre. The upper levels appear to be the original glazing which has been painted.

Photograph 103 – Showing the Green Room behind the basement studio theatre. The upper levels appear to be the original glazing which has been painted.

Photograph 104 - Showing the Green Room and kitchenette behind the studio theatre.

Photograph 105 – Showing the storage area / control room above the Green Room kitchen, accessed via ladder.

Photograph 106 - Showing the blocked up fire place within Dressing Room 1 accessed off the Green Room.

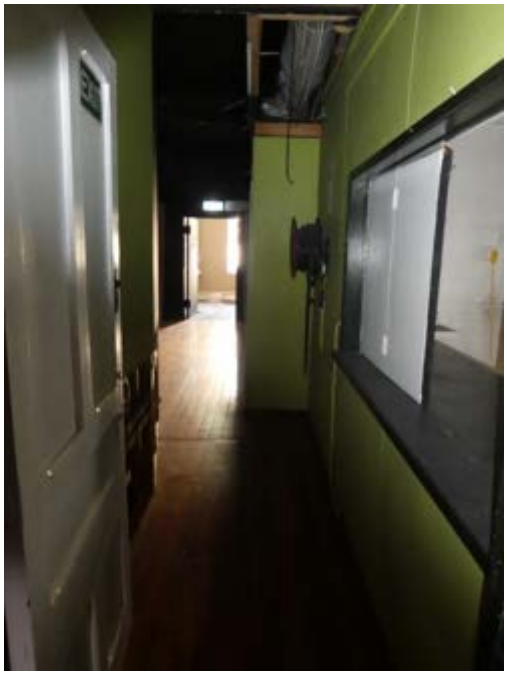
Photograph 107 – Showing Dressing Room 1 accessed off the Green Room.

Photograph 108 - Showing the unlined / plastered walls to Dressing Room 2 accessed off the Green Room.

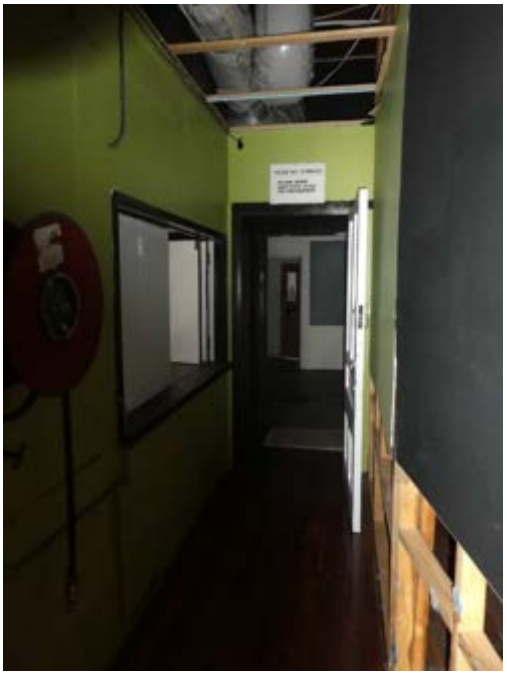
Photograph 109 – Showing the unlined / plastered walls to Dressing Room 2 accessed off the Green Room.

Photograph 110 – Showing the south western stairwell looking to the Operations Managers Office.

Photograph 111 – Showing the Operations Managers Office.



Photograph 112 - Showing the corridor formed behind the studio theatre seating.



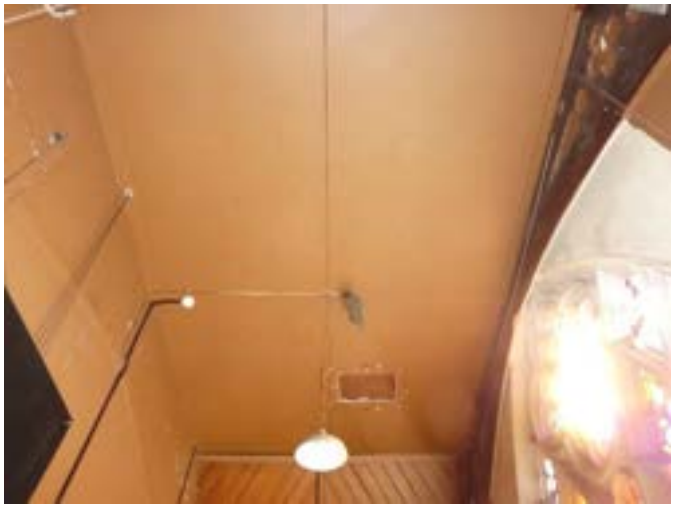
Photograph 113 – Showing the corridor formed behind the studio theatre seating.

Ceilings

8.10 Typically, the ceilings to the main theatre are open to expose the King Post roof trusses and roof structure which remain in reasonable condition. These ceilings typically comprise stained timber tongue and groove panelling installed diagonally to the roof framing and painted fibrous plaster with decorative mouldings.

8.11 The ceilings throughout the remainder of the building are typically fibrous plaster, plasterboard, hard / softboard and fibre cement which are generally in poor condition and decorative order. The plasterboard ceiling to the basement toilets has been damaged where lighting has been removed.

8.12 The moulded cornices to the basement areas were observed to be cracked, stained and defective likely due to ongoing moisture ingress and would need to be removed, and replaced with new, along with the renewal of the fibrous plaster ceiling linings.



Photograph 114 - Showing the fibrous plaster ceiling to the meeting / theatre technical room. Noting poorly cut and secured roof access hatch.

Photograph 115 – Showing typical moisture staining to the original fibrous plaster ceilings.

8.13 The original fibrous plaster ceiling has been partially removed to the north western stairwell exposing the timber ceiling battens, timber rafters and sarking below the slate tiles.

8.14 It is assumed that this ceiling was damaged as a result of moisture ingress and is being monitored for any signs of ongoing or progressive leakage.

Photograph 116 - Showing the open underside of the roof structure to the north eastern stairwell.

Photograph 117 – Showing typical moisture staining to the original fibrous plaster ceilings.

8.15 The rafters to the north western stairwell were observed to be built into solid brick external wall which have been exposed to undue moisture over time. Further investigation and comment are required from a structural engineer. It is likely that these areas will require remedial works and strengthening to maintain their structural integrity and prevent further or future damage.

Photograph 118 - Showing the timber rafters built into the solid brick external walls to the western wall of the north western stairwell.

Photograph 119 – Showing the timber rafters built into the solid brick external walls to the western wall of the north western stairwell.

Photograph 120 - Showing typical painted timber rafter detail within the main theatre.

Photograph 121 – Showing typical painted timber rafter detail within the main theatre.

Photograph 122 - Showing the tie beams to the truss detail within the main theatre.

Photograph 123 – Showing typical moisture damage and decay to the rafters built into the solid external walls to the southern wall of the main theatre.

Photograph 124 - Showing the moisture stained ceilings to the now enclosed south western area adjacent to the main stage.

Photograph 125 – Showing the moisture stained ceilings to the now enclosed south western area adjacent to the main stage..

Photograph 126 - Showing the storage area above the south western toilets.

Photograph 127 – Showing the storage area above the south western toilets.

Photograph 128 - Showing the moisture stained ceilings to the south western stairwell.

Photograph 129 – Showing the defective paint to the ceiling within the public male toilet.

Floors

8.16 All soft floor coverings installed to the building have been removed. The floors typically comprise suspended timber tongue & groove and concrete flooring and appeared to be level with no significant deflection noted at the time of inspection, although no measurements were taken. The timber tongue and groove floors throughout are aged and would benefit from being sanded and re-varnished.

8.17 The floors to the bathrooms and entrance foyer typically comprise sheet vinyl over timber and concrete which are aged and in average to poor condition. Notwithstanding the proposed usage of the building, these floor coverings will require removal or replacement.

8.18 The carpet has been removed from the main entrance foyer exposing the timber floor boards although the carpet tack strips remain to the perimeter edges.

8.19 There are metal plates and custom wood panels installed to a redundant penetration through the boards in the foyer and bar areas. The thermoplastic tiles remain adjacent to the reception desk, and these should be tested to see if they were reinforced or adhesive fixed with asbestos.

Photograph 130 – Showing the damaged vinyl flooring to the meeting / theatre technical room.

Photograph 131 - Showing the timber floor boards to the main entrance foyer.

Photograph 132 – Showing the thermoplastic floor tiles to the main entrance foyer. **Note these tiles may contain asbestos.**

Photograph 133 - Showing the timber floor boards and target repairs within the bar area.

Photograph 134 – Showing the timber floor boards to the south eastern vestibule.

Photograph 135 - Showing the custom wood flooring off the south eastern vestibule leading to the toilets**.**

Photograph 136 – Showing the timber floor boards to the south eastern vestibule.

Photograph 137 - Showing the floor to the former basement administration office.

Photograph 138 – Showing vinyl flooring to the bar and kitchen area.

8.20 The bar area has been decommissioned although the cabinetry and countertops remain. Some further investigation, repair and possible levelling will be required to the timber floors to the entrance and the bar areas.

Photograph 139 - Showing vinyl flooring to the bar and kitchen area.

Photograph 140 – Showing the vinyl to the basement female toilets.

Photograph 141 - Showing the vinyl to the basement corridor and threshold to the male toilets.

Photograph 142 – Showing the piecemeal repairs to the basement office floor noting concrete, timber and custom wood.

Photograph 143 - Showing the floorboards partially removed to the Dressing Room 2 behind the studio theatre within the basement.

Photograph 144 – Showing the patched flooring / underfloor access outside of the Green Room.

Internal walls and partitions

8.21 The interior walls and internal partitions are typically believed to comprise painted plaster over brick or stone and painted fibrous plaster, plasterboard, and hardboard over timber framing.

8.22 The alterations to the toilets utilised concrete masonry blockwork walls to some areas and fibre cement lining panels with uPVC jointers to the toilets which appear in reasonable to average condition.

8.23 The upper theatre technical room has fibrous plaster walls which are in average to poor condition.

Photograph 145 - Showing the damaged fibrous plaster wall and benching to the meeting / theatre technical room.

Photograph 146 – Showing the damaged fibrous plaster wall and benching to the meeting / theatre technical room.

8.24 There is paint failure, efflorescence, and defective paint and plaster to the inside of the external brick walls within the north western stairwell.

Photograph 147 - Showing typical hairline cracking to the plaster on the external walls.

Photograph 148 – Showing original painted timber panelling to the basement area.

8.25 The interior of the exterior basement walls is in extremely poor condition, the majority of solid plaster now being removed to allow these stone and brick walls to breath.

8.26 The remaining plaster is aged and typically in average to poor condition with cracking, efflorescence and deterioration including mould growth to some areas.

8.27 Further inspection and specialist advice is required, with all defective plaster being removed.

8.28 Suitable robust design and remedial works are required to be carried out in accordance with current best practice prior to replastering/relining/redecoration and new furnishings being installed.

Photograph 149 – Showing the vertical cracking to the plaster wall within the north western staircase.

Photograph 150 - Showing the defective plaster to the basement walls within the marketing office.

Photograph 151 - Showing the poor condition to the walls and opening within the studio theatre.

Photograph 152 - Showing the plaster removed from the basement administration office.

Photograph 153 - Showing the plaster removed from the basement administration office.

Photograph 154 - Showing the defective plasterwork above the timber lancet windows to the south eastern stair.

Photograph 155 – Showing the defective plasterwork to the sill of the timber lancet windows to the south eastern stair.

8.29 The bell tower is currently temporarily cordoned off with ‘Keep Clear’ hazard warning tape installed to the opening, albeit poorly.

8.30 Internally the plastered walls appeared to remain reasonable however, the brickwork arch has is exposed where the door frame has been removed. the turret is blocked off at the upper floor level and a smoke detector has been installed.

8.31 The windows to the turret have been blacked out and it is recommended that these windows are further inspected, suitably repaired where required and have the glazing paint carefully removed to allow for natural daylight.

Photograph 156 - Showing the aged vinyl floor covering within the bell tower.

Photograph 157 – Showing the ceiling and sprinkler installed within the bell tower.

Photograph 158 - Showing the exposed brick arch to the bell tower.

Photograph 159 – Showing the defective paint and plaster adjacent to the bell tower.

Photograph 160 - Showing the bel tower / turret from within the basement area.

Photograph 161 – Showing the ceiling / timber floor installed within the bell tower looking up from the basement area.

8.32 The main entrance foyer comprises timber panel and batten (wainscoting) walls at low level and painted plasterboard which appear in reasonable condition. There were some areas where the panelling has warped which may be as a result of moisture and these areas would need to be removed with further investigation to ascertain if there is any deterioration and decay.

Photograph 162 - Showing the painted T&G panelling to the south western stairwell.

Photograph 163 – Showing the painted T&G panelling to the south western stairwell.

Photograph 164 - Showing the typical condition of the basement walls below the south eastern stairs.

Photograph 165 – Showing the typical condition of the basement walls below the south eastern stairs.

Internal Joinery

8.33 Skirtings, cornices, architraves, doors, and door frames all appeared in average to poor condition and decorative order.

8.34 The stone tracery and mullions require careful cleaning, preparation, and re-painting. Further specialist advice is required as to the paint specification and also if the paint is to be removed and the original stonework exposed which may require sealing.

Photograph 166 - Showing the stained glass to the eastern tracery window within the meeting / theatre technical room.

Photograph 167 – Showing the horizontal steel reinforcing / strengthening bar to the inside of the mullioned window. Noting cracking to the stone surround.

Photograph 168 - Showing the corroded horizontal steel reinforcing and strengthening bars to the inside of the mullioned window.

Photograph 169 – Showing the corroded reinforcing bars to the inside of the mullioned window. Noting paint failure to the stone mullions.

Photograph 170 - Showing the leaded windows and stone mullions at the base of the stained glass window to the east within the entrance foyer.

Photograph 171 – Showing the south eastern entrance and stained glass to the small lancet tracery window.

Photograph 172 - Showing the base of the leaded windows to the south western corner elevations from within the kitchen.

Photograph 173 – Showing the base of the leaded windows to the south western corner elevations from within the kitchen.

Photograph 174 - Showing inappropriate glazing repair and also noting cracking to glass panels.

Photograph 175 – Showing inappropriate and unsealed copper pipe and electrical cable penetration through the glazing from the hot water cylinder.

8.35 The internal plaster around the upper steel leaded lancet windows were observed to be moisture damaged with cracking and efflorescence manifesting to the interior. This will likely be in part to the aged and poorly sealed windows and the inherent issues with solid walls in particular around window penetrations.

8.36 The windows have typically been blacked out when the building was in use as a theatre. It is recommended that these windows have the glazing paint carefully removed. To allow natural daylight back into these areas.

8.37 The steel frames will require further investigation for signs of excessive rust and corrosion once paint has been carefully removed. Any broken panes will require replacement and opening sashes and furniture will need to be eased, adjusted, and overhauled.

8.38 The internal plaster around the southern steel framed windows were observed to be moisture damaged with cracking and efflorescence manifesting to the interior and plaster dust to the floor. This will likely be in part to the aged and poorly sealed windows and the inherent issues with solid walls in particular around window penetrations. Repairs will be required to the windows once they have been repaired and suitably sealed.

Photograph 176 - Showing the defective plasterwork to the steel leaded lancet windows at the stair landing on the eastern elevation.

Photograph 177 – Showing the defective plaster and efflorescence to the jamb and sill of the steel leaded lancet windows at the stair landing on the eastern elevation.

Photograph 178 - Showing the defective cracked plasterwork to the steel leaded lancet windows at the stair landing on the western elevation.

Photograph 179 – Showing the defective cracked plasterwork to the steel leaded lancet windows at the stair landing on the western elevation.

Photograph 180 – Showing the defective paint and plaster to the window sill on the southern wall.

Photograph 181 – Showing typical plaster dust to the vinyl flooring in the bar area.

Photograph 182 - Showing the leaded windows and stone mullion of the stained glass window to the south within the bar area.

Photograph 183 – Showing the southern stained glass to the lancet tracery window on the southern elevation above the seating area of the theatre.

Photograph 184 – Showing the defective paint and plaster to the window in the south western toilets.

Photograph 185 – Showing the defective paint and plaster to the window in the south western toilets.

Photograph 186 - Showing the painted windows within the south western stairwell. Noting missing pane.

Photograph 187 – Showing the painted windows within the south western stairwell.

8.39 The timber entrance doors to the north western vestibule are aged and in average condition and ill-fitting with large gaps to the lock stiles and jambs and would benefit from replacement.

8.40 The majority of the original timber panelling has been painted black and would require closer inspection.

Photograph 188 - Showing the north western entrance door and the open internal panel door to the north western vestibule.

Photograph 189 – Showing the double entry door to stage left from the north western vestibule.

Photograph 190 - Showing the double opening hinged doors from the entrance foyer to the main theatre.

Photograph 191 – Showing the damaged steps leading to the main stage from stage left.

Photograph 192 - Showing the poor condition of the timber lancet top-light window to the south eastern entrance. Noting the maintained fire exit signage.

Photograph 193 – Showing the condition of the timber infill panel above the internal doorway to the basement foyer. Noting efflorescence to the solid walls

8.41 There are areas of paint failure and efflorescence and moisture ingress noted to the plaster internally, especially along the northern and western basement walls. Efflorescence or "mineral salts" is a whitish crystalline or powdery deposit on damp masonry walls.

8.42 Efflorescence is left behind as moisture comes through the wall and evaporates into the building interior. Efflorescence is not mould, though it is an indicator of wet conditions that have likely contributed to the other unidentified mould growth observed during the inspection.

8.43 Unless the cause of the moisture ingress is addressed then walls, plaster finishes and decorations will continue to deteriorate.

8.44 The north western staircase provides access from the north western (stage left) entrance vestibule to the upper floor meeting / theatre technical room. The upper stairs are constructed with custom wood with a painted stringer attached to the wall. The custom wood stairs have no coverings installed and are in average to poor condition and decorative order. The stained timber handrail, balustrades and newel posts remain reasonable.

Photograph 194 - Showing the typical timber moulding at the base of the columns within the main theatre.

Photograph 195 – Showing the typical timber moulding at the base of the columns within the main theatre.

Stairs

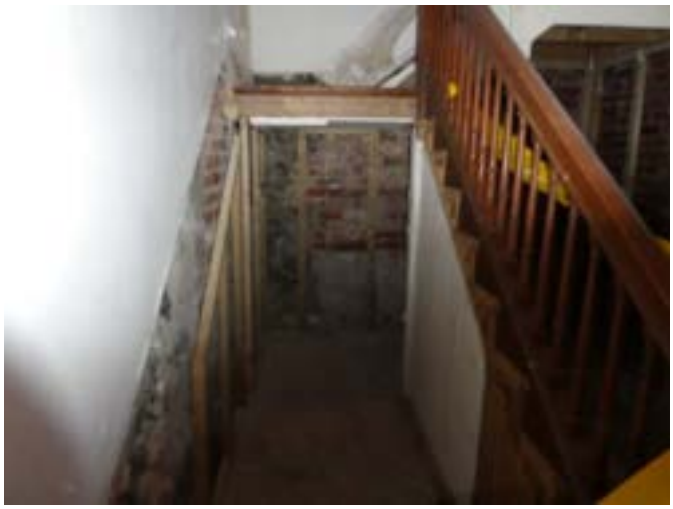
8.45 The lower stair case to the north western stairwell has been removed and this area is in poor condition with the plaster and other linings having been removed which will need to be replaced once suitable damp proofing works have been considered and installed.

8.46 The remaining timber balustrading and handrails to the north western stair generally appear to be in reasonable condition, however would benefit from a varnish recoat.

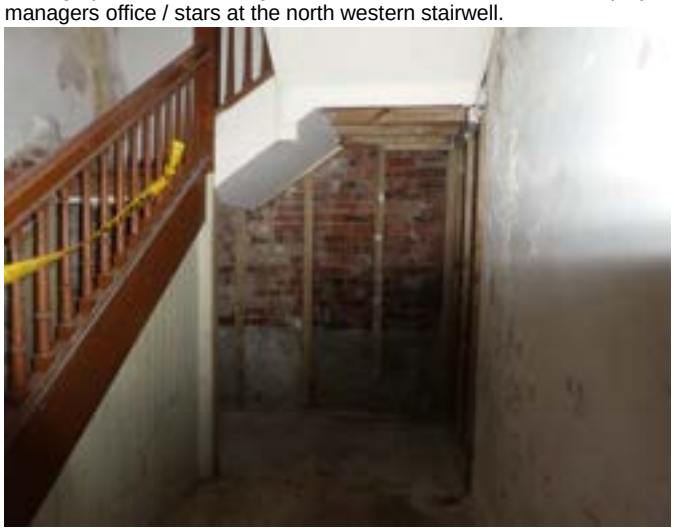
Photograph 196 – Showing the typical timber detailing at the base of the timber trusses at the columns within the main theatre.

8.47 The timber balustrade to the upper stairs remained secure at the time of inspection, with no obvious movement or deterioration although would benefit from re-varnishing. Regular checks should be made to establish that stair treads are properly maintained in a firm condition and that stair coverings remain secure and safe.

Photograph 197 - Showing the basement floor to the former project managers office / stars at the north western stairwell.



Photograph 198 – Showing the basement floor to the stars at the north western stairwell.



Photograph 199 - Showing the linings removed from the basement floor to the former project managers office at the north western stairwell.

Photograph 200 – Showing the linings removed from the basement floor to the former project managers office at the north western stairwell.

Photograph 201 - Showing the linings removed from the basement floor to the former project managers office / stars at the north western stairwell.

Photograph 202 – Showing the temporary propping within the north western stairwell. Noting unidentified blackspot mould to the plaster walls

Photograph 203 - Showing the damage and staining to the ceiling linings within the north western stairwell.

Photograph 204 – Showing the entrance doors leading to the Green Room from the north western stairwell.

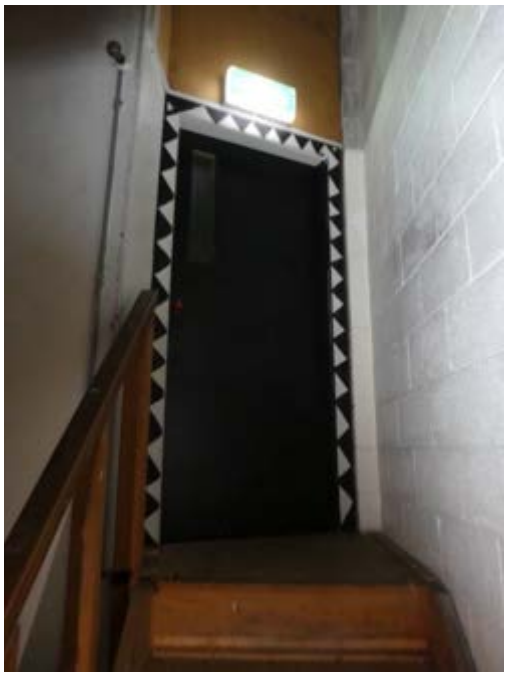
Photograph 205 - Showing defective flooring and low level plaster within the north western stairwell.

Photograph 206 – Showing the defective plaster within the north western stairwell.

8.48 There is an open tread timber stair case constructed to the south western stairwell which provides access from the main stage right to the basement staff toilets and accommodation to the rear of the studio theatre. The carpets have been removed.

8.49 This stairwell was installed prior to the introduction of the Building Act and is considered to be a service or minor private stairway and lighting is considered to be inadequate. The treads span between a timber wall stringer and outer stringer. An opening timber fire exit door is installed at the top of the stairwell. The handrail and balustrade to the stairs are timber and were generally secure. However, there are large gaps between the balustrades which do not accord with current best practice or the acceptable solution in the building code.

8.50 There are reservations about the safety of open-tread stairs, and they are not generally recommended. It is therefore recommended that dependent on the future usage of the building that if this stairwell is to remain, it is brought in line with current standards to reduce the risk of accidents from falling.



Photograph 207 - Showing the fire exit door and landing with maintained emergency lighting to the south western stairwell from stage right.

Photograph 208 – Showing the open tread stairs to the south western stairwell.

Photograph 209 - Showing the open tread stairs to the south western stairwell.

Photograph 210 – Showing the open tread stairs to the south western stairwell.

Photograph 211 - Showing the timber stairs to the south western stairwell.

Photograph 212 – Showing the timber stairs to the south western stairwell.

Photograph 213 - Showing the timber stairs to the south eastern stairwell.

Photograph 214 – Showing the timber stairs to the south eastern stairwell.

Kitchen – Basement

8.51 Decor appears in average to poor condition to the floors, walls, and ceilings. This space generally contains the following fixtures and fittings:

- The whiteware to the kitchen has been removed with plinths remining in place.
- The plumbing and drainage remain in place
- Stainless steel and Formica bench tops with inset sinks and mixer tap over
- Various base cupboard and base and wall mounted shelving units.

8.52 Mechanical extract ventilation is installed to the kitchen by means of a window mounted extract fan.

8.53 Dependent on the proposed future usage of the building, it is recommended that the kitchen is re-designed and re-refurbished in accordance with the current Food Act and Food Regulation Requirements.

Photograph 215 - Showing the kitchen within the basement area.

Photograph 216 – Showing the kitchen within the basement area.

Photograph 217 - Showing the kitchen within the basement area.

Photograph 218 – Showing the kitchen within the basement area.

Staff Actors / Male Toilet – Basement Floor

8.54 The original yard area to the south west was covered in the 1960's with the construction of a new toilet block.

8.55 Decor appears reasonable to average to the floors, walls, and ceilings. These spaces generally contain the following fixtures and fittings:

- Toilet cubicle with ceramic WC's, single flush low-level cistern, plastic seats, and flap and toilet roll dispenser
- Stainless steel urinal and high level cistern
- A corner ceramic wash hand basin with hot and cold chrome taps
- Wall mounted soap and paper towel dispenser.

Photograph 219 – Showing the corner wash hand basin in the male toilet.

Photograph 220 – Showing the stainless steel urinal to the male toilet.

Photograph 221 – Showing the cubicle to the male toilet.

Staff Actress / Female Toilet & Shower – Basement Floor

8.56 Decor appears reasonable to average to the floors, walls, and ceilings. These spaces generally contain the following fixtures and fittings:

- 2 No. toilet cubicles with ceramic WC's, single flush low-level cistern, plastic seats, and flap and toilet roll dispenser
- Stainless steel shower trays, shower rose, and mixer tap with Seratone linings
- A vanity unit with stainless steel wash hand basin with chrome mixer tap and wall mounted mirror above.

Photograph 222 – Showing the lobby to the shower and the female toilets.

Photograph 223 – Showing the stainless steel shower tray and Seratone linings.

Photograph 224 – Showing the stainless steel shower tray and Seratone linings.

Photograph 225 – Showing the wash hand basin in the male toilet.

Photograph 226 – Showing the cubicle to the female toilet.

Photograph 227 – Showing the cubicle to the female toilet.

Public Male Toilet – Ground Floor

8.57 Decor appears reasonable to average to the floors, walls, and ceilings. These spaces generally contain the following fixtures and fittings:

- Toilet cubicles with ceramic WC, single flush low-level cistern, plastic seat, and flap and toilet roll dispenser
- 2 No. wash hand basins with hot and cold taps and wall mounted mirror above
- Wall mounted paper towel and hand soap dispensers.

Photograph 228 – Showing the cubicle and hand rail within the male toilet.

Photograph 229 - Showing the urinal to the male toilet.

Photograph 230 – Showing the wash hand basins to the male toilet.

Public Female Toilet – Ground Floor

8.58 Decor appears reasonable to average to the floors, walls, and ceilings. These spaces generally contain the following fixtures and fittings:

- 2 No. toilet cubicles with ceramic WC's, single flush low-level cistern, plastic seats, and flap and toilet roll dispenser
- 2 No. wash hand basins with hot and cold taps and wall mounted mirror above
- Wall mounted paper towel and hand soap dispensers.

Photograph 231 - Showing the cubicles to the female toilet.

Photograph 232 – Showing the wash hand basins to the female toilet.

8.59 The sanitary fittings to both male and female toilets are considered to be aged and would benefit from upgrading with improvements to the ventilation systems.

9.0 GROUNDS & SERVICE AREAS

9.1 The site is a rectangular shape which occupies a corner section and slopes from west to east. The main entrance is from Stuart Street with basement access from Moray Place to the south east. There is no allocated parking associated with the building.

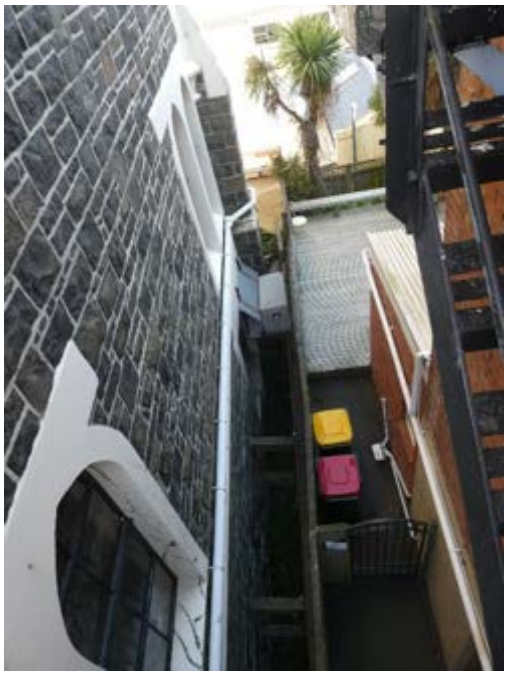
9.2 The boundaries are typically defined by the masonry walls, with a retaining wall and timber fence to the neighbouring property to the western boundary.

9.3 Ownership of the boundaries should be ascertained by your legal adviser in order that you may be aware of your liabilities in this respect.

9.4 The lower stonework on the western elevation is currently utilised as a buttress to the western neighbouring retaining wall with concrete braces installed. There was no information or calculations provided in this regard and this requires further inspection and comment from a structural engineer.

Photograph 233 - Showing the concrete braces buttressing the retaining wall to the western elevation.

Photograph 234 – Showing the concrete retaining wall to the south western elevation.



Photograph 235 - Showing the concrete braces buttressing the retaining wall to the western elevation.

Photograph 236 – Showing the concrete braces buttressing the retaining wall to the western elevation.

9.5 The metal flag signage brackets secured to the buttresses appeared to remain in reasonable condition and secure however, some red rust corrosion is apparent which will require monitoring and would benefit from the paint being suitably stripped back, with corrosion treated prior to re-decoration.

9.6 The wrought iron metalwork around the blocked basement windows / lightwells to the north elevation remain in reasonable condition however, some red rust corrosion is apparent which will require monitoring and would benefit from the paint being suitably stripped back, with corrosion treated prior to re-decoration.

Photograph 237 - Showing the iron railings and blocked up basement windows to the north elevation.

Photograph 238 – Showing the iron railings and blocked up basement windows to the north elevation.

9.7 At the junction of the wall with the adjacent cafe, there is an area where an original window has been bricked up and the glazing has been broken. It is recommended glazing is removed and suitable and sympathetic remedial works are undertaken to make this area safe and weathertight.

9.8 The courtyard located to the southern elevation between the cafe and the Fortune Theatre exhibits significant deterioration and is cluttered with debris.

9.9 It is recommended that comprehensive cleaning and tidying of this space and the lower western area is undertaken.

Photograph 239 – Showing the vegetation growth to the southern courtyard area.

10.0 SERVICES

10.1 A detailed survey of the building services is beyond the scope of this report and comments are made based purely on a visual inspection. No testing of these systems was undertaken to confirm operation or performance.

10.2 Building Warrant of Fitness (BWOF) WOF-300237 is recorded for the building, issued on the 20th February 2023, which expires on 8th March 2024. The maximum number of occupants that can safely use the buildings is 250.

10.3 The Compliance Schedule lists specified systems and features within the building. These systems and features ensure that a building is safe and healthy for members of the public to enter, occupy or work in and are noted as follows:

SS2	- Emergency Warning Systems	SS14/2	- Signs for SS 1 –13
SS4	- Emergency Lighting Systems	SS15/2	- Final Exits
		SS15/4	- Signs for Evacuation

10.4 The building owners are responsible to ensure that maintenance is carried out and that “IQPs” or Independent Qualified Persons do the work.

10.5 A Form 12A is the form issued by an IQP to verify that the inspection, maintenance, and reporting procedures on the compliance schedule for a specified system have been carried out during the previous 12 months. The building owner is then responsible to issue the Building Warrant of Fitness and copies to Council.

Fire and Security Systems

10.6 The fire report was not reviewed as part of this inspection. The Fire alarm panels are located within the south eastern vestibule and displayed in the western window.

Photograph 240 – Showing the fire alarm panel on the eastern elevation.

Photograph 241 – Showing the rear of the fire alarm panel within the basement.

10.7 It is likely that this will require review and upgrades dependant on the future proposed usage of the building.

10.8 The fire safety systems currently incorporate automatic smoke / heat detection, fire hose reels and manual emergency break glass units.

10.9 Escape routes and exit-ways were noted as being unobstructed and not used for storage, with a mixture of maintained and non-maintained fire exit signage installed. However, the exterior door to the south eastern vestibule is noted as being partially blocked by the staircase.

10.10 A vertical steel access / escape ladder is provided from the control room above.

Photograph 242 – Showing the vertical fire escape ladder from the meeting / theatre control room to the entrance foyer.

Electricity

10.11 Mains electricity is supplied from the national electricity grid via underground cables for power and lighting. Three-phase power is provided which supplies the Main Switchboard (MSB) housed in the basement entrance foyer / vestibule. Power is typically distributed above ceilings, surface mounted conduit and within partitions.

Photograph 243 – Showing the main switchboard to the south eastern basement foyer.

Photograph 244 – Showing the old electric meter.

10.12 The property appeared to be earthed with a stake noted on the eastern elevation. There was no obvious equipotential bonding to the metal pipes which would need to be checked by a suitably qualified person.

10.13 Lighting is typically pendant and surface mounted fittings with some hi bay lighting and spot light fittings to the theatres. There are numerous lighting booms and stage rigging installed for the specific theatre purpose and these will likely need to be removed with areas being made good.

Photograph 245 – Showing the earth stake to the eastern elevation.

10.14 Electrical services to the meeting / theatre technical and store rooms are haphazard and should be checked by a suitably qualified person. It is likely that these will need to be removed or upgraded dependant on the proposed usage of the building.

Photograph 246 – Showing the sub-distribution board to the bar / kitchen.

Photograph 247 – Showing old redundant VIR cables within the internal walls.

10.15 The sub-distribution board in the bar kitchen is aged and appears to be an older 'Bakelight product with older re-wireable fuses. This should be checked by a suitably qualified person to ensure that older tough rubber sheathed (TRS) or vulcanised Indian rubber (VIR), are not in current usage. Both TRS and VIR was widely used in the 1950's and 1960's in New Zealand and these cables are prone to perishing due to age and heat.

10.16 It is recommended that a full electrical report is commissioned and where older cabling is still in usage it is recommended that it is renewed. It should be noted that some Bakelite products contain asbestos.

10.17 The external lighting at the property comprises pendant lighting to the porches, along with various spot and up-lights and bracket fixed pole flood lighting. The wiring and connections should be checked for signs of wear, damage, or loose connections and to ensure that all electrical components and fittings remain securely in place and weatherproof.

Water

10.18 Water is mains-fed, and the toby device is located beneath a manhole to the public footpath at the south eastern corner of the building. This was not tested for operation at the time of inspection.

Photograph 248 – Showing the water shut off point to the south east.

10.19 Water pressures were not tested at the sinks or wash hand basins and will need to be checked to ensure correct operation and that water freely drains away from all fixtures.

10.20 Hot water is understood to be provided by hot water cylinders located above the bar / kitchen ceiling and within the basement toilet area.

10.21 The older cylinder was not seismically restrained. Cylinders generally have a life expectancy in the region of 10-30 years and should be monitored for any signs of deterioration or leakage.

10.22 There is an internal mains pressure gas cylinder manufactured by Rheem. This cylinder has a capacity of 170 litres and a manufacture date of February 2002.

Photograph 249 – Showing the old low pressure hot water cylinder housed within the roof space above the bar / kitchen.

Photograph 250 – Showing the mains pressure gas hot water cylinder housed within the basement toilets.

Photograph 251 – Showing the mains pressure gas hot water cylinder housed within the basement toilets.

Heating, Ventilation and Air Conditioning (HVAC)

10.23 There is a reverse cycle air to air-conditioning / heat pump unit installed to the entrance hall. Further clarification is required as to its operation as the outdoor unit was not located.

10.24 There is a ducted heating system to the basement rooms with the exterior unit mounted to the western elevation.

10.25 The installation appears makeshift and requires specialist comment as to its condition and suitability.

10.26 Mechanical extract ventilation systems are installed to the WC's. These were not tested for operation at the time of inspection.

Photograph 252 – Showing the flexible ducting penetrations to the concrete masonry wall from the south western basement toilets.

Photograph 253 – Showing the exterior unit of the gas ducted heating system to the western elevation.

Photograph 254 – Showing insulated warm air heating duct to the western basement rooms.

Photograph 255 – Showing poor installation of the insulated warm air ducting to the western basement rooms.

Photograph 256 – Showing the extract ventilation fan in the basement kitchen.

Photograph 257 – Showing the insulated warm air ducting below the seating in the main theatre.

Photograph 258 – Showing the insulated warm air ducting below the seating with outlet to the bar area.

10.27 There are wall mounted electric fan heaters installed to the stage right and stage left areas. The model numbers should be checked as model No's 3108 and 3109 have a product safety recall and are considered unsafe and should not be used.

Photograph 259 – Showing the insulated warm air ducting below the seating in the main theatre.

Photograph 260 – Showing the electric fan heaters adjacent to the main theatre entrances.

Gas

10.28 There is a gas bottle locker which can be secured which is located to the southern elevation.

Photograph 261 – Showing the gas bottle storage cupboard to the southern courtyard.

Photograph 262 – Showing the gas pipe penetration through the window.

Plumbing & Drainage

10.29 Hot and cold pipework is believed to comprise copper and polybutylene. The pipe work able to be viewed should always monitored to ensure that there is no current leakage.

10.30 The original foul water drainage from the yard was believed to connect to the mains drainage on Moray Place to the east.

10.31 Some of the pipework and fixtures including header tank within the south western stairwell appeared to be redundant with one pipe connection observed to be disconnected.

10.32 The plumbing and drainage will require inspection and comment from a suitably qualified person.

Photograph 263 – Showing the foul water pipework in the south western stairwell. Noting disconnected pipework which requires further investigation.

Photograph 264 – Showing the uPVC pipework from the bar / kitchen area above penetrating the exterior wall on the south western corner.

Photograph 265 – Showing the uPVC pipework to external clay gully adjacent to the southern entrance door .

Telecommunications / Security

10.33 Telecommunication is believed to be via underground cables. The main alarm system control panel is located in the southern basement entrance with motion sensors strategically fitted to rooms and the sounder and siren is installed at high level on the north eastern buttress.

11.0 SUMMARY & GENERAL MAINTENANCE

11.1 The subject building comprises the former Trinity Methodist Church designed as an example of Gothic Revival Architecture by R. A. Lawson and was opened in 1870.

11.2 The building has been vacant for nearly six (6) years since the closure of the Fortune Theatre on 1st May 2018. The majority of soft furnishings have been removed and dehumidifiers run twenty-four seven within the basement rooms.

11.3 There are a number of areas with deferred maintenance which will need to be addressed to ensure the ongoing integrity of the building and its structure. The basement areas will require extensive works in terms of waterproofing along with design advice and installation of suitable heating and ventilation.

11.4 Whilst the waterproofing and weathertightness works will need to be given priority, ultimately the future usage of the building will govern the extent of any internal works which will likely involve extensive remodelling and upgrades in terms of disabled access and fire safety.

11.5 This report is based upon the findings of the visual inspection undertaken on Friday 8th September 2023. It is recommended that this report along with any maintenance plans for the building are reviewed and updated regularly with updates carried out bi-annually to ensure that maintenance plans remain current and reflect the current condition of the buildings.

11.6 Due to the age of the roof covering it should be regularly checked to ensure that all the coverings are in good order. Any cracked, slipped, damaged or deteriorating slates should be renewed, and care taken to ensure that no defects have arisen beneath the damaged areas. Ridge and hip tiles, valleys at the junction between roof slopes, should also be checked and maintained in sound condition. Flashings should be checked to ensure that they are sound and properly dressed in position. Any signs of defects should be rectified preferably with lead flashings.

11.7 Check that there are no cracks, splits, or other damage to the flat roof coverings and that the coverings remain properly secured.

11.8 Regularly inspect all areas of the external joinery for defects and repair as necessary. Replace all cracked or broken panes of glass and renew loose or missing glazing beads, sealants or putties as required.

11.9 Maintain external decorations in good and sound condition and renew on a regular basis every 5-8 years (or sooner if necessary), ensuring that all woodwork, metalwork, and other painted surfaces are properly prepared after maintenance ready to receive the new decorative finishes.

11.10 Ensure that all exposed pipework remains properly insulated. Check the hot water cylinders, HVAC equipment and associated valves for any signs of deterioration or leaks.

11.11 Ensure that all internal joinery is properly maintained. Ease and adjust doors as necessary and ensure that door furniture is in good condition.

11.12 The servicing, compliance and maintenance records should be kept up to date which will include but are not necessarily limited to the fire protection services, roof and storm water cleaning, HVAC servicing, maintenance and replacement schedules and any relevant hazard registers.

11.13 Where defects and other such issues have been identified throughout the body of this report, it is recommended that consideration be given to carrying out remedial works, along with undertaking regular maintenance work to ensure further deterioration does not occur.

11.14 In some instances, where defects have been identified, and are not showing significant signs of failure at the time of the inspection, these defects should be monitored regularly so as to ascertain if continued deterioration is taking place.

11.15 We are available should further clarification of the issues outlined in this report be required.

Prepared by
Grant Parker MSc Arch MNZIBS
DIRECTOR
REGISTERED BUILDING SURVEYOR
on behalf of
FLANDERS MARLOW LIMITED

12.0 REPORT CONDITIONS & DISCLAIMERS

12.1 This document has been prepared solely for the party to whom it is addressed with respect to the particular brief given to us. The advice and/or information contained in it may not be used or relied on in any other context or for any other purpose without our prior written agreement.

12.2 The term '*reasonable condition'* is used to indicate a condition relative to the age of the building or item to which reference is being made.

12.3 The Consultant will perform a visual inspection of the building specified in the Services section of the Agreement ('the building") and will provide the Client with a report of the inspection. The purpose of the inspection will be to assess the general condition of the building based on a limited visual examination. For residential buildings, the Consultant will not necessarily need to comply with all aspects of NZ Standard NZS 4306 2005 (Residential Property Inspection) in order to meet the performance standard stated in clause 1 of the Engagement Terms.

12.4 The Client will be responsible for identifying the building including identifying any accessory units where the building is part of a multi-unit complex. The Client will arrange for the Consultant to obtain reasonable access to the building including roof space and sub-floor space where reasonably and safely accessible. The Client will disclose to the Consultant any known defects which the Client is aware of, apparent or not, and any problem which may affect the integrity and use of the building or the facilitation of the inspection and reporting.

12.5 The inspection will be non-invasive and limited to those areas of the building which are readily and safely accessible and visible at the time of inspection. The inspection will not include any areas or items which are concealed behind finished surfaces (such as framing, plumbing, drainage, heating, ventilation or wiring) or any areas requiring the moving of anything which may impede access or limit visibility (such as moving floor coverings, insulation, furniture, appliances, personal property, vehicles, vegetation, debris or soil).

12.6 The inspection will focus on identifying significant apparent defects at the time of the inspection. The Client acknowledges and accepts:

(a) the limited purpose and limited scope of the inspection, and that it may not identify all past, present, or potential future defects;

(b) the inspection will not be a compliance assessment against past or current requirements of the Building Code, including the Code's weathertightness requirements or any structural aspects, as this would require specific specialist advice;

(c) descriptions in the inspection report of systems or any appliances will relate to existence only and not condition, adequacy or life expectancy;

(d) the inspection report will not provide any guarantee or warranty (whether relating to merchantability, fitness for use or fitness for purpose) regarding the building or any item, system or component of the building and will not be relied on as such by the Client.

12.7 While the Consultant may use the visible presence of rot, decay or mould to aid in the assessment of the general condition of the building, the Client acknowledges and accepts that the inspection will not be a compliance assessment against the weathertightness requirements of the Building Code.

12.8 Where borer is identified as existing it is advisable to refer to the additional reference material that is available with the report. The extent of borer infestation should be verified through a recognised pest control company.

12.9 In addition to and without limiting anything stated in clauses 12.6 to 12.8 above, the following will be excluded from the scope of the inspection:

(a) any area of the building or site or any item, system or component not specifically identified in the scope of the Services as needing to be inspected;

(b) engineering / structural, architectural, geotechnical, geological, hydrological, land surveying or soils examinations;

(c) dismantling of any system, structure or component or any invasive or destructive testing or analysis;

(d) systems including electrical, plumbing, air conditioning, heating (including fireplaces and chimneys), security, fire warning and control, sewerage, storm water, ducted vacuum systems;

(e) environmental hazards or conditions including the existence of asbestos, electromagnetic radiation, toxic or flammable chemicals, air or water contaminants, geological hazards or floods;

(f) sheds, outhouses, detached buildings, swimming pools, spa pools, saunas and associated equipment, or appliances including but not limited to kitchen, leisure and laundry appliances;

(g) common property or common areas, systems, structures or components where the building is part of a multi-unit complex unless specifically identified in the scope of the Services as needing to be inspected;

(h) acoustical or other nuisance characteristics of any system, service, structure or component of the building or building complex, adjoining properties or neighbourhood;

(i) any legal, resource consent or building consent or compliance aspects including title, boundaries, occupational rights, resource and planning consent, building consent, Building Code compliance, building warrant of fitness or heritage obligations.

12.10 Any repair recommendations or indicative repair costings included in the inspection report will be for general guidance only. The Client will not rely on such recommendations or indicative costings in making any decision involving legal or financial commitment or repair work but will obtain specific advice from appropriate specialists. The Client accepts the risk that if defects and/or damage are identified, damage may continue to occur, and/or new damage may occur to the building or its systems or components if any recommended repairs are not carried out properly and expeditiously by the Client.

12.11 The Client will give prompt written notice to the Consultant of the discovery of any material defect affecting the building not reported by the Consultant which the Client considers should have been identified. Except in an emergency situation, the Client will allow the Consultant 21 days from the Consultant's receipt of that notice to re-inspect the building prior to any repair work being undertaken. If the Client fails to give such notice and/or allow the re-inspection period, any liability of the Consultant in connection with the defect will be reduced (or extinguished) to the extent of any prejudice to the Consultant due to the Client's failure to comply with this clause.