

Prescot Picture Palace,

10 Kemble Street, Prescot, Merseyside, L34 5SQ

Structural defects identified during inspection of 01st June 2022.

Ref	Defect Identified	Remedial Action
Elevations		
1	Displacement and vegetation growth to front elevation main parapet. Roots well established and initial vegetation clearance works superficial.	Record the render detail of the parapet and carefully take down and rebuild the entire parapet brickwork. Increase the thickness of the wall to remove the rear piers and improve the lead gutter flashing detail. Bottle balustrades to be salvaged and reused.
2	Decay caused by prolonged water entry at the rear of the front elevation parapet – jack rafter feet ends and timber wall plate.	With the parapet removed, lift 3 to 4 courses of roof slates and replace decayed jack rafters like for like. Remove decayed timber wall plate and build new rafter ends into the new brickwork.
3	Vertical cracks visible in the high level cornice and the upper plain render, due to water entry and local areas of movement.	Remove the external render and inspect the brickwork behind. Rake out alternate mortar bed joints and insert 6mm dia stainless steel Helibar reinforcement across any cracks in the brick wall.
4	Vertical and diagonal cracking in the low level ashlar rendering, due to local movement and previous alterations to the entrance position.	Remove the external render and inspect the brickwork behind. Rake out alternate mortar bed joints and insert 6mm dia stainless steel Helibar reinforcement across any cracks in the brick wall.
5	The vertical joint between the right hand end building and the main building appears to have opened over time. The joint is wider at the top of the building elevation than at the bottom. May suggest some long term rotation. However, this is not visibly internally suggesting it is longstanding and potentially non-active.	Ensure the open vertical joint is free of any detrimental material and any external modifications to the finishes and render maintain the gap.
6	Cracks generally in the front elevation onto Kemble Street. These are most likely a material issue, rather than being indicative of structural movement. (cement based render and wet clay bricks behind),	Render to be removed and walls to be re-rendered with a suitable material that allows evaporation of any contained residual moisture.
7	Same for left hand side gable elevation	Render to be removed and walls to be re-rendered with a suitable material that allows evaporation of any contained residual moisture.
8	Same for right hand side gable elevation	Render to be removed and walls to be re-rendered with a suitable material that allows evaporation of any contained residual moisture.
9	The external rear wall to the auditorium has distorted probably due to a lack of adequate restraint at roof level and the internal arrangement of the roof structure above the stage area. Horizontal forces from an inclined ceiling structure.	Insert a system of lateral restraint ties between the inside face of the wall and the roof and ceiling structures. Consisting of 30x5 stainless steel straps and timber noggins.
Auditorium Ground Floor		
10	There is a large baptism plunge pool within the raised stage structure.	Water supply to be isolated and drain to be temporarily sealed. The removal floor over the pool to be checked for capacity to take future use of the stage and secured in place.

11	Water penetration through the roof finishes of the north east single storey amenity block has resulted in extensive dry rot outbreak and damage to structural timber lintols.	The external single storey amenity block to be dismantled. Damaged lintols in the retained main building wall to be replaced with precast concrete lintols. All internal plaster in the area to be removed and the brickwork treated with a dry rot treatment.
12	Water penetration through the roof finishes of the south east single storey amenity block has resulted in extensive dry rot outbreak and damage to structural timber lintols.	The external single storey amenity block to be dismantled. Damaged lintols in the retained main building wall to be replaced with precast concrete lintols. All internal plaster in the area to be removed and the brickwork treated with a dry rot treatment.
13	There are service trenches within the sloped ground floor from the small basement mechanical plant to grilles at the edges of the auditorium aisles. The covers of which in places have decayed and collapsed.	Investigate and plot the route of the ducts and replace any damaged covers with marine grade WBP fir faced ply.
14	At the rear of the auditorium the ground floor has been raised with a timber joist floor. This appears to be a relatively modern addition to increase the level space as part of the Church use of the building.	This independent raised floor structure of timber joists and bearers could be removed to increase / reinstate the full extent of the original auditorium.
Auditorium Roof		
15	The existing vaulted ceiling is a fibrous plaster construction with lath and plaster and mouldings.	The ceiling is to be inspected by a specialist consultant, paying particular attention to the hessian / plaster hangers and the condition of the lath fixings where water has penetrated and potentially corroded ferrous fixings.
16	At the west end of the auditorium ceiling, at the junction with the external walls there are areas of prolonged water entry that have resulted in local areas of ceiling collapse.	The ends of the timber roof and ceiling joists are likely to be decayed in these areas and are to be replaced like for like. The bearing ends of the lightweight steel trusses are likely to be corroded. These are to be wire brushed free of loose material and primed locally with a zinc rich primer to a minimum dry film thickness of 85microns.
17	There are also a couple of isolated areas of water penetration towards the central areas of the vaulted ceiling.	These areas to be part of an overall ceiling repair strategy, once the slipped slates, gutters and flashings of the main roof have been resolved.
Single Storey Rear / Extensions		
18	At the rear of the Georgian property there is a single storey extension. The once corrugated sheet roof (asbestos), remains and is concealed by the ceiling and over cladding in profiled pressed metal.	The structure of this single storey area appears to be independent of the main building and could be removed with all the necessary health and safety procedures in place.
19	External to the south side of the auditorium there is a single storey lean to addition constructed in concrete blockwork with a felt roof.	This could be demolished without affecting the structural integrity of the main building.
20	At the rear there are steel ladders and steel accessways and stairs that relate to maintenance access and fire escapes.	These are beyond their design life, in a poor condition and do not conform to current standards.
Georgian Properties		
21	At the junction between the Georgian property and the auditorium extension a structural steelwork frame was inserted as part of the extension to support the upper brick wall of the front residential building.	The integrity of this load bearing structural frame should be maintained as part of any further internal alteration and refurbishment works.
22	The render on the front and side gables of the building is trapping moisture in the brickwork. Driving and moisture from failed flashings and water goods into the building. This is resulting in damage to internal plaster	All internal timber lintols should be replaced with precast concrete lintols.

	finishes and embedded timber such as timber lintols over windows.	
23	Where water entry has been extensive there is evidence of local areas of decay to the floorboards and the bearing ends of floor joists.	The ends of the timber floor joists are likely to be decayed in these areas and are to be replaced like for like.
24	Water entry due to failed flashings is also apparent at roof level in isolated areas.	The ends of the timber roof and ceiling joists are likely to be decayed in these areas and are to be replaced like for like.
25	Ground floor to first floor chimney breast missing in 3No locations.	Check steel supports are in place and they can support the masonry above as well as accommodate the new floor uses.