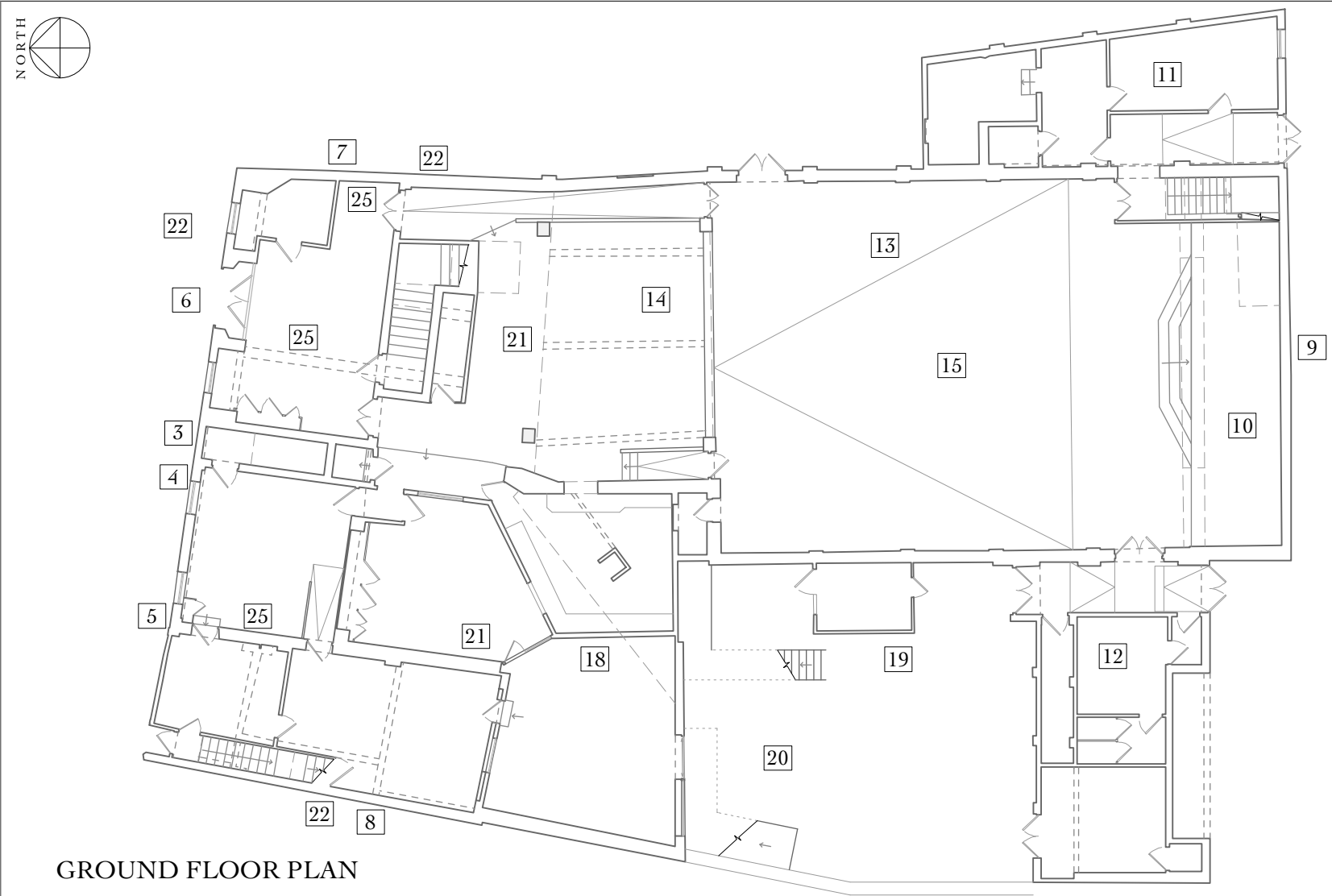
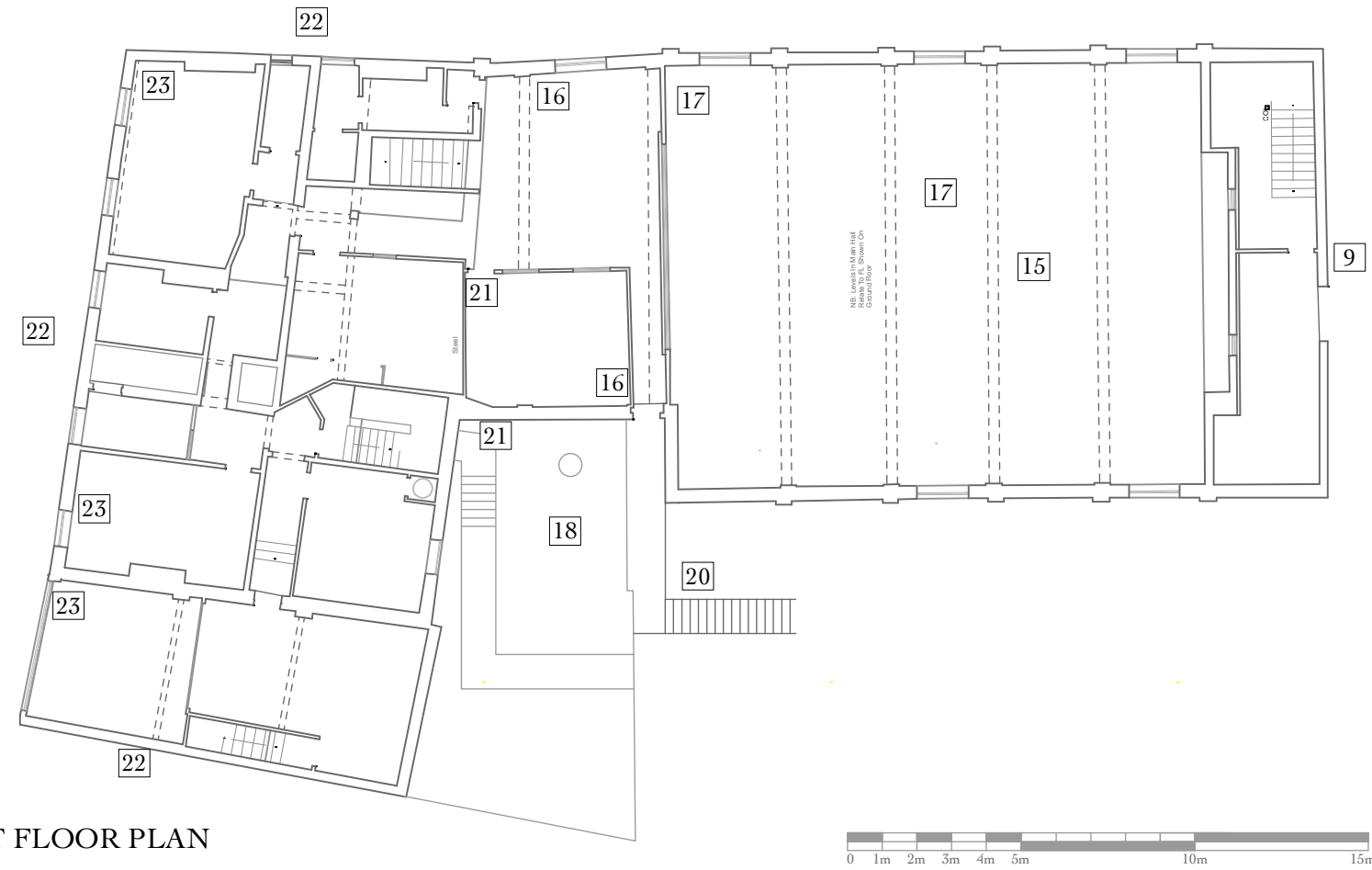


Ref.	STRUCTURAL DEFECT
ELEVATIONS	
1	Displacement and vegetation growth to front elevation main parapet. Roots well established and initial vegetation clearance works superficial
2	Decay caused by prolonged water entry at the rear of the front elevation parapet – jack rafter feet ends and timber wall plate.
3	Vertical cracks visible in the high level cornice and the upper plain render, due to water entry and local areas of movement.
4	Vertical and diagonal cracking in the low level ashlar rendering, due to local movement and previous alterations to the entrance position.
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.
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),
7	Same for left hand side gable elevation
8	Same for right hand side gable elevation
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.
AUDITORIUM GROUND FLOOR	
10	There is a large baptism plunge pool within the raised stage structure.
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.
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.
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.
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.
AUDITORIUM ROOF	
15	The existing vaulted ceiling is a fibrous plaster construction with lath and plaster and mouldings.
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.
17	There are also a couple of isolated areas of water penetration towards the central areas of the vaulted ceiling.
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.
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.
20	At the rear there are steel ladders and steel accessways and stairs that relate to maintenance access and fire escapes.
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.
22	The render on the front and side gables of the building is trapping moisture in the brickwork. Driving any moisture from failed flashings and water goods into the building. This is resulting in damage to internal plaster 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.
24	Water entry due to failed flashings is also apparent at roof level in isolated areas.
25	Ground floor to first floor chimney breast missing in 3No locations.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

- GENERAL NOTES
- Do not scale from this drawing. Use figured dimensions only. Unless otherwise stated all drawing units are in millimetres. Levels are in meters.
 - This drawing to be read in conjunction with all other relevant consultant/specialist drawings and specifications.
 - Check levels/dimensions quoted on drawing against those on site before finalising.
 - Report any discrepancies before affected work commences.
 - For setting out dimensions, see Architect's drawings.
 - This drawing remains copyright of Blackett-Ord Conservation Ltd. Copy/distribute only with consent of the Author.

KEY

1 REFERENCE TO STRUCTURAL DEFECT

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Picture Palace, Prescott
for Purcell

Ground & First Floor Plans

Drawing No: X64/101 Rev: - Scale: 1:200 @ A3 Date: July 2022