

Streatham Hill Theatre

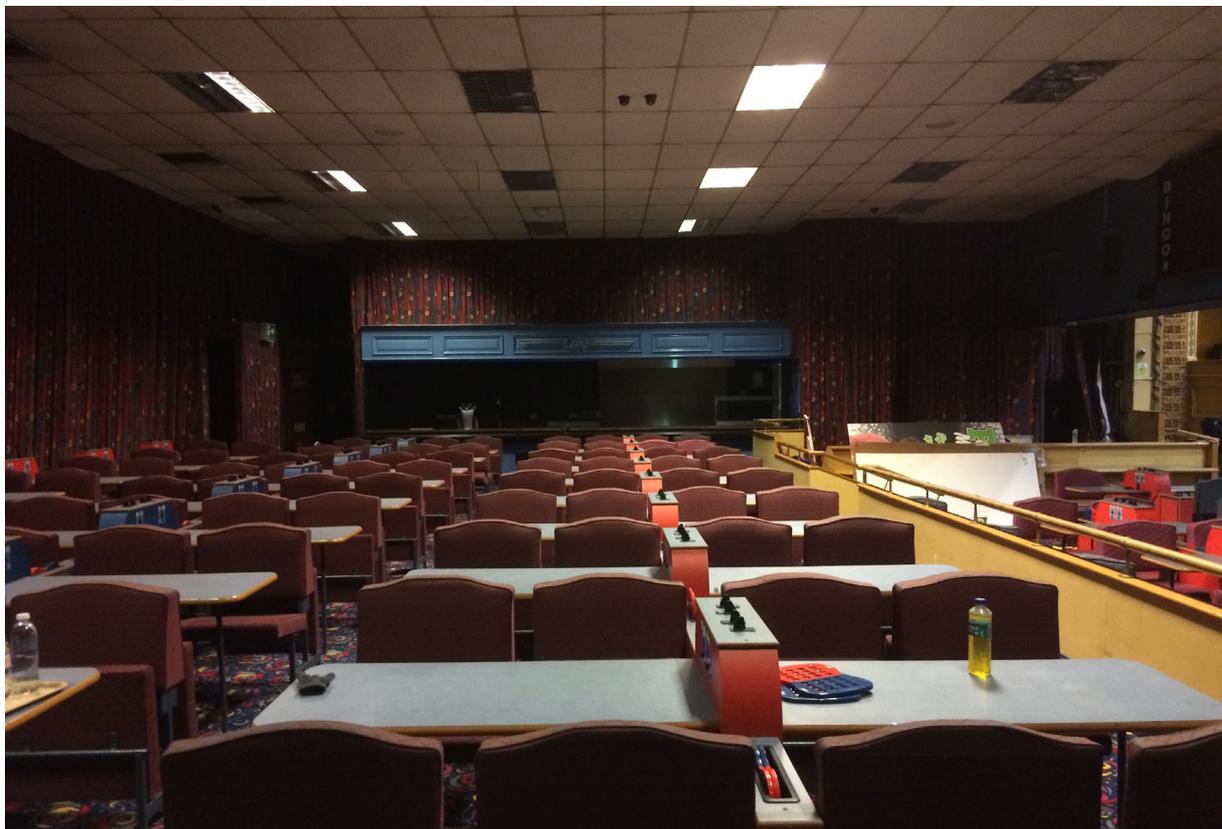
Existing Site Condition Report

Site visit
18th February 2019





1. Main auditorium space. Damp conditions with peeling plaster and paintwork. Bingo has ceased in the central area which is built on a raised floor. The original stalls floor sits below this and is currently damp and decaying from a poorly ventilated space.



2. Main stage. The area consists of the non functioning bingo hall with a deteriorating suspended ceiling that conceals the full height of the stage. The area is damp with potential water ingress from above.



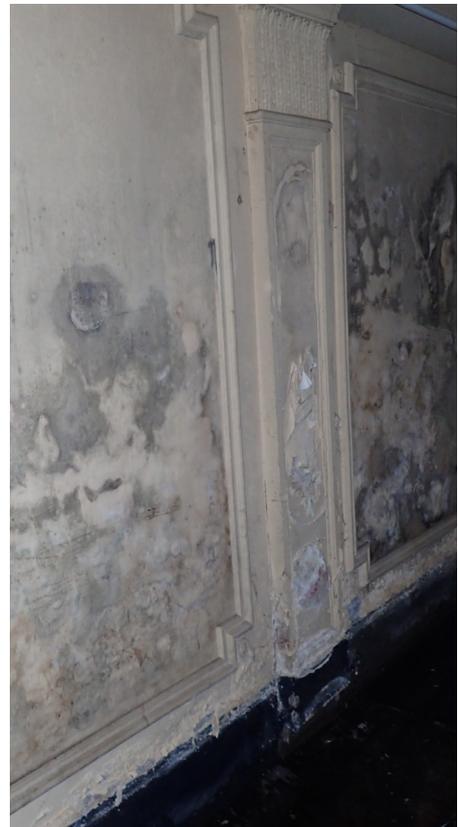
3. Balcony and Circle seating. The original seats are mould infested with rusted mechanisms and fabric deterioration. The flooring is damp with poor conditions to the substrate.



4. Main auditorium ceiling. The decorations, paintwork and lanterns are in poor condition.



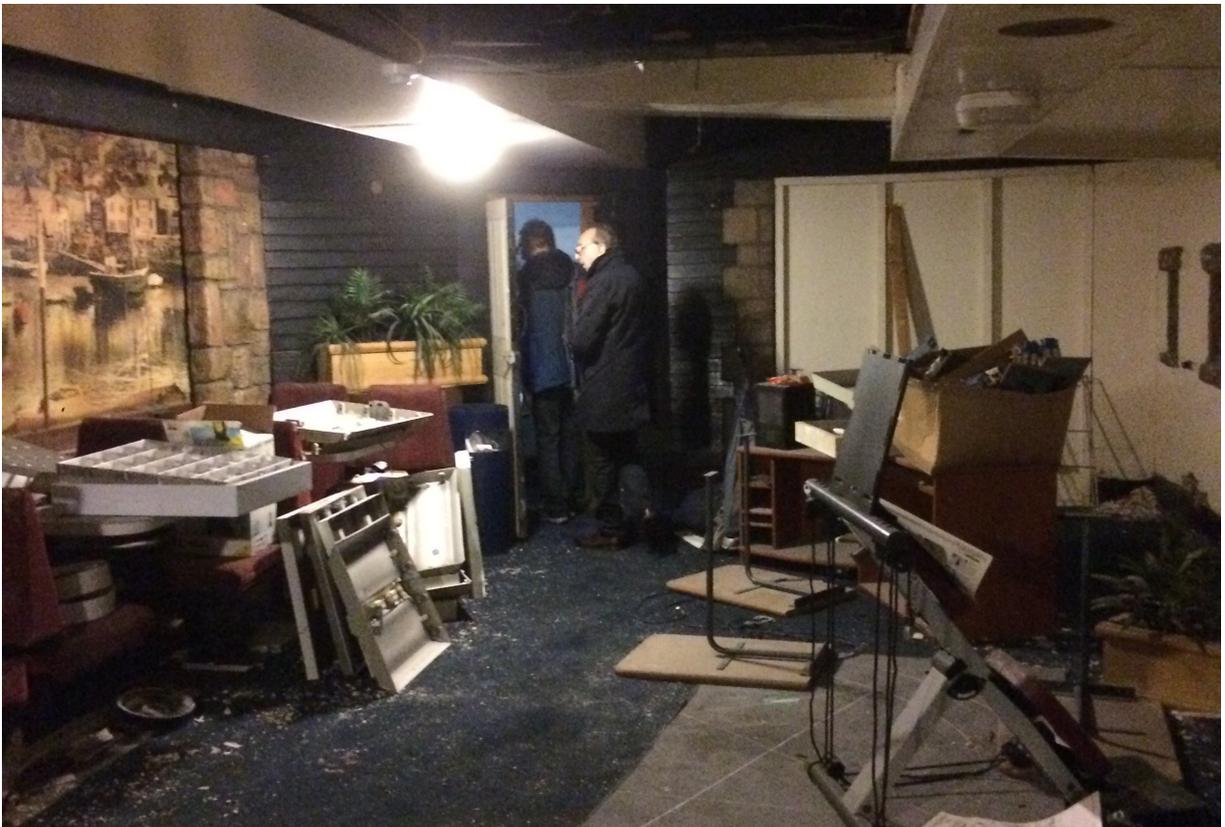
5. Basement Stalls Saloon. The room is in poor condition with rotted timbers to the original bar, peeling plasterwork, broken brickwork to the retaining walls behind the bar, and damp ingress from the flooded portion of the basement.



6. Basement Rear. The subway paths that lead up to the ground floor are flooded with water ingress from below ground. The walls with original plasterwork are deteriorating. The flooding is the likely cause of the damp problems throughout the lower floors of the building.



7. Stairs to Balcony and Circle levels. The walls have deteriorated along with the historic crittal windows. There is also water ingress around some of the window frames.



8. Pit Saloon. The room is damp. Mould is evident to the floors, walls and ceilings caused from the flooded area of the basement. The areas are in a state of neglect and some fabric elements are becoming structurally unsafe.



9. Upper Circle. The roof of the auditorium shows the severity of the damp with vast patches of wet plasterwork affecting the integrity of the original ceilings.



10. Auditorium boxes. Timberwork and flooring is in poor condition. The areas have been neglected and would require significant attention in order to bring them back to functional order.



11. Balcony Lounge. The area is damp and in a state of neglect. Electrical circuitry to the area is also in poor condition making the space dark and uninhabitable.



12. Stage fly wheels. The original stage fly wheel mechanisms are still intact but would be at risk of rust and decay due to the current state of damp throughout the building.



13. Roof level. The roof in areas is in poor condition with ponding occurring and moss buildup within gulleys causing issues to waterproofing. This is causing some water leakage to the internal spaces. There is limited remaining life on of the roof membrane and would need attention in the near future.



14. Facade: The historic Carraraware tiled facade is deteriorating in various spots, with some tiles having fallen off placing further risk of water ingress through the main walls. Copings have been poorly weathered causing staining along the facade.



15. Roof levels to south side. Poor condition of roofing membrane with deterioration on flashings and copings.



16. Back of house spaces generally. Spaces are generally in a poor state with non functioning heating system, dated electrics, peeling paintwork and damp/mould in various spots.