

Council		
Report Title	Final Report and Recommendations	
Key Decision	No	Item No
Ward	All	
Contributors	Broadway Theatre Working Party	
Class	Part 1	Date: November 23 2016

1. Purpose of Report

- 1.1 This report seeks to provide a summary of the findings of the Broadway Theatre Working Party and present their recommendations.

2. Recommendation

- 2.1 That the report and recommendations shown below be received and referred to the Mayor for response in conjunction with the Executive Director for Community Services.

3. Final Working Party Recommendations that the Mayor be asked to:

1. Recognise the strategic value of the theatre as more than a cultural and heritage hub, but also as an anchor in Catford's town centre function, and therefore its importance to wider regeneration initiatives in the area.
2. Invest in the theatre and ancillary space, so as to its potential as a multi-purpose broad arts, events and conference space, in-line with the expectations of the community from the consultation work we have undertaken.
3. Commission officers to develop a robust business case ahead of submitting a bid to grant makers (National Lottery) that identifies both the capital funding for the project and ongoing commercial viability of the arts/theatre space, by using complimentary tertiary services such as food and drink provision to subsidise art activity.
4. Recognise both the hard work of staff working on the current Broadway delivery, alongside Ian Chalk Architects for their pro-bono support of the project.

5. Ensure that key artistic groups, that support the vibrancy of the arts community across Lewisham, such as Lewisham Youth Theatre, are consulted on any future activity.
6. Bring forward proposals, and identify the capital funding to invest in the theatre, to increase not only revenue receipts, but signal to developers and the community the function of this town centre (entertainment, retail and administration) and crucially our commitment as a local authority to the area being regenerated.

4. Brief History

- 4.1 The Broadway Theatre is a Grade II listed building in the heart of Catford. It was built in 1932 and is an outstanding example of Art Deco design. The magnificent curve of the building frontage, fascinating gargoyles, imposing, grand main auditorium and rare Compton theatre organ give the Broadway it's unique charm.
- 4.2 The architects were Bradshaw, Gass and Hope; the gothic features were intended to reflect the adjacent gothic revival town hall which has since been demolished. The Broadway was originally built as a multi-purpose civic hall for activities including dancing and wrestling. The Broadway Theatre now has a main auditorium with a capacity of 800 seats and a 80 seat studio theatre.
- 4.3 The Borough was once blessed with an array of theatres including Matcham's wonderful Lewisham Hippodrome (demolished 1958) and the equally grand New Cross Empire (demolished 1954). In addition the borough used to boast several cinemas all of which have long closed and most of the buildings have also been demolished. The Broadway Theatre is the only of these imposing buildings that remains and is very important to the cultural heritage of the borough.
- 4.4 In 1999 the theatre underwent a £2million refurbishment but 75% of the investment was needed for major remedial works including a full rewiring and new roof. The only structural alterations were the creation of the Broadway Bar and a new box office. In addition new carpets were installed, the foyers redecorated and bars and toilets refurbished. Funding was not available to tackle the challenging and complex needs surrounding the backstage area or the interiors of the two auditoria.

5. The Building

- 5.1 Since the 1999 refurbishment there has been no significant investment in the building. The combination of the 1930s design of the building not meeting modern standards and the deterioration of some aspects of the building mean that the Broadway needs investment in a number of areas detailed below.
- 5.2 Get in – the Broadway was not designed with the needs of modern productions in mind. All equipment and sets have to be manually lifted from the street up a flight of steep steps and then further manual lifting is required to bring items to stage level. This is not an acceptable system for frequent use and needs to be addressed in order for the venue to continue to attract hirers.
- 5.3 Seating – the auditoria seating is very uncomfortable and falls well short of current theatre seating standards. Today's building standards recommends a minimum row spacing of 86cm whereas the circle seating is only 68cm. Seating widths are also well below minimum standards. As an historic building the Broadway is legally allowed to continue to operate with these restrictions but should any alterations be made the council would be required to ensure that the current standards are met. When the venue was built the main auditorium did not have raked seating. A retractable rake was subsequently installed to improve audience sight lines but still allow the auditorium to be cleared for other functions. In practice the rake has become predominantly fixed as it is very labour intensive to move in and out and the workings are old and unreliable.
- 5.4 Catford Complex – the Broadway Theatre is conjoined to Town Hall Chambers and the theatre rehearsal room is part of the chambers building. The theatre also shares some plant with the Civic Suite. These interdependencies need to be taken into consideration in planning for the building's future.
- 5.5 Water Penetration in the basement – the theatre has suffered repeated flooding in the basement and lower foyers which has caused damage to those areas leaving them unattractive and below the decorative standard that you would expect in a public facility. A solution to this repeat flooding is needed and the areas to be brought back to an acceptable standard.
- 5.6 Other considerations – there are a couple of other areas that would benefit from improvements. The first is the Studio Theatre. With only 80 seats this auditoria is intimate and a good venue for small scale community based activity or more experimental work but the number of seats make it very difficult to break even on productions. A remodelling of the studio to increase the capacity would be beneficial. The studio currently does not have any projection equipment so is unable to show films which the auditorium size would be well suited to. The second limitation is the

lack of kitchen facilities. The Broadway has no commercial kitchen and is therefore not able to prepare hot food on the premises limiting options for catering and the feasibility of the café.

6. Recent Minor Works and Improvements

- 6.1 Over the past 12 months the Broadway Theatre has benefited from new sound and lighting systems that meet industry standards and are easier for visiting technicians to use.
- 6.2 The Gallery, studio foyer and green room have been re-plastered and redecorated.
- 6.3 The main auditorium roof has been repaired as well as the ornate plasterwork which has also been tested to ensure that it meets safety requirements.

7. Condition Surveys

- 7.1 In November 2015 Frankham Consultancy Group undertook a survey of the condition of the internal and external fabric and mechanical and electrical components of the theatre. The survey was undertaken on a visual basis only. It is noted that the building was opened in 1932 and retains many original features which have now reached or exceeded their service life and are beyond economical repair.
- 7.2 The summary report from this survey is attached at appendix 1. The full survey with appendices was made available to members of the working party in early January 2016.
- 7.3 The summary of costs include suggested essential works in the region of £530,000 over the next two years.
- 7.4 The condition surveys only looked at the fabric of the current building and did not address costs involved in improvements required for the future operation of the theatre such as get-in and seating. Quotes for undertaking these improvements are needed.
- 7.5 The report agrees that the heating system requires further, detailed consideration to enable independent operation prior to the closure of the Old Town Hall where the boiler(s) are currently sited.
- 7.6 Although there are numerous items listed for short-term attention, a number of these are of a cosmetic nature. The more substantial items such as roof and window repairs will need to be programmed in together to make the most efficient use of extensive and expensive scaffolding. Consideration will also need to be given to the timing of the works in relation to the impact on the theatre programme.
- 7.7 The exact capital requirements for the theatre over the next two years are still to be fully determined but it is reasonable to assume that they could be in the region of £2million when the full cost of roof repairs, heating system and operational improvements are considered. This is beyond the scope of the council's capital

programme and will require investment from other sources. An allocation from the capital programme has been made to enable the further studies that are required to be undertaken and some short term remedial works.

8. Access Audit

- 8.1 David Bonnett Associates (DBA) was appointed in June 2016 to carry out an audit of the Broadway Theatre and an overview of access provisions in the Chambers.
- 8.2 The report identifies obstacles to access for all users of the building and provides recommendations for solutions. The Chambers part of the building was also assessed in case solutions for the theatre can be enabled by combining or reconfiguring areas of this part of the building.
- 8.3 Both the theatre and the adjacent Chambers comprise aspects that create barriers or difficulties for patrons, performers, and staff. Some of these difficulties are mitigated through management strategies, however, both buildings have the potential to become more inclusive / accessible. Some of the improvements required are relatively minor and inexpensive while others will require more extensive works.
- 8.4 Several issues were identified as needing to be resolved as soon as possible to ensure safety and comfort of patrons, performers and staff. These include the removal of misleading signage; removal of items from egress routes; and the replacement of the theatre's platform lift, which is unreliable.
- 8.5 Other changes, although less urgent, are important and should be made a high priority. At present there is no step-free access to the auditorium stage or to back-stage facilities which will need to be addressed. As well as Wheelchair spaces within the auditorium given that the two existing wheelchair spaces are not sufficient to meet current guidance.
- 8.6 The access audit has also highlighted a number of actions for consideration as part of major refurbishment that would provide the opportunity to resolve issues and make improvements for both the theatre and the Chambers.

9. Outline Designs

- 9.1 The Broadway Theatre Working Party considered some outline designs that were provided by pro-bono architect Ian Chalk. These looked at some options for addressing the limitations outlined in Section 3 above and provided some useful food for thought.

10. Consultation

- 10.1 A public consultation was undertaken to gather residents and theatre users' views about the Broadway Theatre. There were 805 responses to the consultation. The public consultation on the Broadway Theatre demonstrated that despite its limitations the theatre is held in high regard by its users. Respondents were looking for a wide array of uses including, theatre, film, live music, restaurant, bars and community events.

11. Current Programme

- 11.1 The Broadway Theatre is currently run by just two full time staff and an annual revenue budget of £278k (£106k operating subsidy from Community Services and £172k building running costs from Regeneration).
- 11.2 The Broadway Theatre Development Programme is now receiving project management support from the wider Catford Regeneration Programme to undertake this work. Once costs have been fully determined, and an agreed initial budget allocated from the Catford Regeneration Programme fund, priority will be given to making the following improvements where feasible:
- Improved bar and catering offer
 - Cosmetic improvements to public areas and areas used by artistes
 - works outlined in the condition surveys i.e. roof, windows, heating system
 - improved get in access for main auditorium productions
 - improvement to seating in main auditorium
 - Access improvements highlighted by the audit
 - Installation of digital film projector in main auditorium

Further options to be considered subject to cost are:

- Improvements to studio theatre to increase seating capacity and sight lines
- Extending stage for main auditorium
- Development of spaces within Town Hall Chambers

Other funding sources, such as Heritage Lottery Funding are being investigated to help pay for the refurbishment, as it is unlikely that the funds from the Regeneration Programme will be sufficient to cover all the above works.

- 11.3 The highlights for the year include the remarkable and new "Catford upon Avon", a celebration of the 400th anniversary of Shakespeare's death. For this the Broadway and its new resident theatre company – Action to the Word – developed a very successful, high quality programme that included shows, talks, workshops and other

activities. Among other initiatives, the programme included a modern twist on A Midsummer Night's Dream, a fabulous Othello directed by the award-winning Pamela Sherman, workshops with the Royal Shakespeare Company and the Hip Hop Shakespeare Company, and a free workshop hosted by director and writer Jeremy Sams.

- 11.4 In September the theatre hosted the Catford Free Film Festival and a commemoration of the Battle of the Somme – part of the Somme100 project in partnership with the Lewisham Archives. It participated in Black History Month in October, and has in store an evening of music and seasonal celebration in a Christmas concert supporting the work of breast and prostate cancer charities.

12. Broadway Theatre Development Programme

- 12.1 The deliberations of the Broadway Theatre Working Party led to a set of principles for any future Development plans for the Broadway Theatre:

- Respect the art deco building and retain its historic charm whilst enabling the venue to meet expectations of artists and audiences.
- Improve access for disabled people.
- Ensure that the Theatre remains rooted in its local community and can respond to local audiences and users.
- Provide a cultural destination in the heart of a regenerated Catford Town Centre.
- Develop the bar and café offer to increase earned income and provide a safe, high quality, social venue.
- Enable a flexible main auditorium space with retractable seating that can accommodate a mixed programme of live performance, community events and films.
- Retain the studio theatre with a focus on theatre productions including youth theatre events.
- Support additional income streams through bringing into use under-utilised spaces in the building and exploring the potential for additional use of Town Hall Chambers.

- 12.2 The Broadway Theatre Development Programme is now receiving project management support from the wider Catford Regeneration Programme to undertake this work. Currently it is anticipated that the programme will include:

- works outlined in the condition surveys i.e. roof, windows, heating system
- improved get in access for main auditorium productions

- improvement to seating in main auditorium
- Cosmetic improvements to public areas and areas used by artistes
- Improved bar and catering offer
- Access improvements highlighted by the audit
- Installation of digital film projector in main auditorium

Other options to be considered subject to cost:

- Improvements to studio theatre to increase seating capacity and sight lines
- Extending stage for main auditorium
- Development of spaces within Town Hall Chambers

12.3 The development principles that were an outcome of the work of the Broadway Theatre working party and the scope of the programme outlined in 12.1 and 12.2 above have provided an essential framework for officers to take the Broadway Theatre Development Programme forward. Since the working party's final meeting work has commenced on:

- Minor works programme to address items identified in the access audit that require immediate attention and small scale items that will improve the operational efficiency of the venue in the short term.
- Commissioning of a conservation plan to inform Heritage Lottery bid and any planned alterations to the fabric of the building.
- Marketing of café/bar operation to identify a commercial partner to work with the council and open up the Broadway Theatre café as a destination in its own right.
- Identifying solutions and costs for get in and main auditorium seating improvements.

BACKGROUND PAPERS

Broadway Theatre Working Group Minutes available online
Summary of the Condition Survey attached

If you have any queries on this report, please contact Sarah Assibey, Committee Support Officer on 0208 314 8975



CONDITION REPORT

FRANKHAM

ON

BUILDING FABRIC
MECHANICAL AND
ELECTRICAL SERVICES

AT

BROADWAY THEATRE,
CATFORD ROAD,
LONDON, SE6 4RU

FOR

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Issue Record

Issue	Date	Comments
1	23 December 2015	Client Issue

Amendments

Issue	Date	Comments

REPORT ACCREDITATION

Report completed by

I confirm that I have completed the required inspections in accordance with the instruction as fully as was possible and that the data collected has been accurately and completely transferred to this Report.

Name : James Walker BSc (hons)

Signature:



Date : 23 December 2015

Report checked by

This document has been checked for core accuracy and compliance with the purchase order and is approved for release to London Borough of Lewisham

Name : Steven Bull BSc(Hons) MRICS

Signature:



Date : 23 December 2015

Accepted for London Borough of
Lewisham by

Name :

Signature :

Date :

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APPENDIX F FCG Mechanical Installation Condition Report

1.0 Introduction

1.1 Frankham Consultancy Group (FCG) has been appointed by London Borough of Lewisham to undertake a condition survey of the building fabric and assets.

1.2 Instructions were received from London Borough of Lewisham to proceed on 21 October 2015, based on FCG's Fee Proposal and Service Schedule dated 8 October 2015.

2.0 Background Information

2.1 Broadway Theatre (also known as Lewisham Theatre) is a purpose built concert hall constructed in the 1930s and has received Grade II listed status in 1993. The location of the theatre is North of Culvery Green Conservation Area situated centrally within Catford on the South Circular Road (A21).

2.2 The facility consists of the building set over three floors and includes a basement area. There are the main concert hall, studio theatre, coffee shop, offices, storage areas and associated non public areas incorporating the heating and electrical service areas.

2.3 The coffee shop area as we understand was refurbished in 2005 bringing facilities up to standards prevailing at that time.

2.4 An Asbestos Management Survey Report was provided prior to the survey being undertaken.

3.0 Project Brief

3.1 The Project Brief was as stated on F. Crossley's email dated 1 October 2015. This required FCG to undertake a full condition survey and provide a written report itemising repair and replacement costs together with photographic schedules, to internal and external fabric items and mechanical and electrical components.

4.0 Limitations of Survey and Report

4.1 Our survey inspection was undertaken on a visual basis only. No opening up works was undertaken during our inspections. We have not been instructed to conduct a full building survey. Any defects and/ or apparent structural issues should be investigated further.

4.2 Our instruction was limited to public and non public areas of the building and areas that were locked were made available on request at the time of survey.

5.0 Condition Report

- 5.1 FCG conducted a full condition survey of all accessible areas, including building fabric components and mechanical and electrical installations to ascertain the condition of the building and establish the works required with annotated plans providing reference to the areas and their current condition. Appendix D provides annotated plans to reference the location of the condition survey results.
- 5.2 Appendix A contains a full summary of the Condition Report: Data Capture and Budget Costs.
- 5.3 FCG have provided outline details of the condition of each building and M&E components, stating its anticipated installation date and life expectancy. We have then generated budget costs for the repair/ replacement of each component/installation where appropriate, based on the life expectancy duration, and have itemised costs for each within designated Year Bands between the next 1-10 Year period, with year bands ranges being Year 1, 2, 3, 4, 5 & 6-10.
- 5.4 The method of condition reporting has been indicated on the Condition Assessment sheet. This states the Priority Grading and Condition Codes for building fabric items and mechanical and electrical installations (Appendix B).
- 5.5 The costs stated are for budget purposes only based on our expectation of likely repair, replacement and upgrade costs. Consideration has been given to the potential additional costs for asbestos removal to areas highlighted and in conjunction with the management level asbestos report. However, we would recommend that LBL have a full Refurbishment and Demolition Survey undertaken for a thorough intrusive survey and testing of all components confirming asbestos based materials. This will enable the true extent of all possible asbestos present to be identified and costs for the removal/ encapsulation can be made accordingly.
- 6.0 Condition Survey Inspection
- 6.1 Following instruction by London Borough of Lewisham, internal access was gained with the support of Carmel O'Connor (Building Manager). FCG undertook their surveys on Wednesday 11 November 2015. The inspection was a visual inspection only, with no intrusive investigations being undertaken.
- 7.0 Summary of Building Condition
- 7.1 General Condition
- 7.1.1 The building appears to have retained a substantial amount of its original features, with the main entrance and public areas in particular, being honest to the listing status of the building.
- 7.1.2 Externally, the building has retained almost all of its original features, with the stone work and metal framed windows appearing to be original. The fire exits are chained internally and appear to require substantial maintenance to provide adequate security to the building as well as ensuring appropriate egress routes. This could be a potential breach of regulations that govern egress out of a building in an emergency.

7.1.3 The recommended actions within the Asbestos Management Survey Report appear to have been undertaken to the plant room and service areas. This will need to be verified however with an R&D Survey.

7.2 Structure (including stairs)

7.2.1 Lewisham Theatre appears to be of solid concrete construction with internal walls being made of block/ brickwork. The assumed construction is in keeping with the construction methods of the period.

7.2.2 It was noted that there were minor structural issues in localised areas mainly to the wall beneath the stage facing the changing rooms, and is assumed that they do not provide any detriment to the building; the areas are noted within the schedule of condition for internal areas. As the structure is mainly covered over with the finishes, it is difficult to comment further. It was noted that shear style cracking was found at high level on the wall that faces Dressing Rooms 1 and 2 to the plaster and painted finish. Further investigations should be undertaken to determine the cause and provide the appropriate remedy.

7.3 Wall/ Ceiling/ Floor substrates

7.3.1 The wall and ceiling substrates are predominantly of a plaster finish, with the exception being the exposed corridor to the projection room, where it is assumed to be of a rendered finish. Overall the plaster is of good condition except where there is high traffic both public and movement of fittings (such as seating).

7.3.2 The abrasions and parts missing will be easily remedied and are extensive across the low levels of the walls. The plaster to the ceiling is generally in good condition with localised areas (as noted within the condition survey) that require attention following episodes of water ingress/ condensation.

7.3.3 The main area of concern in respect of the plaster is in the basement on the external walls at the junction where the borrowed lights/ gas vents are located. Further investigations are required to determine the cause of the moisture damage to these areas to remove the existing defect; though the works required will be similar in nature to make good to the defective area.

7.3.4 The floor substrate is assumed to be a screed, though this could not be evidenced due to the floor coverings in place. There was no visible evidence of any deterioration to the substrate for the floor areas.

7.4 Internal wall and ceiling finishes

7.4.1 The wall finishes vary dependent on the intended use of the room. The entrance and foyer areas are predominantly stone finish. As expected with the hard wearing finish, the general condition was good.

- 7.4.2 The painted finish of the walls was variable dependent on the location. The high levels of the walls within the basement at the junction with the borrowed lights/ gas vents show significant signs of deterioration. The low level areas of the walls in high traffic areas showed significant signs of impact damage.
- 7.4.3 The general age of the painted surfaces is viewed as being more than 8 years old and should be considered for redecoration as part of the cyclical maintenance programme to ensure the relevant standards to ensure safe egress from the building by minimising the potential risk of spread of fire. The damage to the decorations will have had an impact on this issue. Full redecorations have been considered the appropriate method to meet the requirements.
- 7.4.4 The timber panelling within the auditorium was in good condition. Consideration should be given to the cyclical maintenance and decoration to the timber finish to ensure integrity is maintained for the egress routes.
- 7.4.5 The ceilings in general were of a good standard, except for the indentified localised areas. The ceiling of the long corridor from the coffee shop lobby to the management offices shows that the lining paper has lost adhesion and is in a poor state. This should be attended to as a matter of urgency.
- 7.4.6 The inlay tile system for the ceilings, as identified, were in good condition generally and require ongoing maintenance and repairs as recorded.
- 7.4.7 The ceilings in the basement are generally in a fair condition, but with some areas showing significant deterioration with the paint flaking.
- 7.4.8 The store room in the basement requires additional ventilation to remove the build up of excess moisture so that the formation of mould and damage to the walls is minimised. The extract fan in the store was switched off at the time of the survey.
- 7.4.9 The tiled walls in the cloakrooms were generally in fair condition. There was a substantial area of missing tiles in the Studio Foyer male cloakroom which should be attended to as a matter of urgency to prevent further damage occurring.
- 7.5 Floor Finishes
- 7.5.1 The stone flooring, as expected, is a hard wearing surface and was generally in fair condition. It was noted that there were localised areas of cracking that travelled across the corridors, and typically would be attributable to a lack of expansion cracks allowed when originally laid.
- 7.5.2 Generally the carpeted areas were in fair condition. Areas where there has been damage to the carpet had been attended to with the use of heavy duty tape. This type of repair is not seen as a suitable method of maintaining the carpet and minimising trips. There were a number of carpeted staircases that had not received suitable nose coverings and demonstrate a significant trip hazard to those with sight impairment and physical mobility issues. It is expected that as the carpet ages the number of repairs will increase. A sensible approach to repairs and maintenance must be considered with the carpet being replaced when it becomes uneconomical to repair.
- 7.5.3 Timber flooring in the main auditorium showed signs of damage that require attention before it becomes a trip hazard.

- 7.5.4 The sheet vinyl finish to the wet areas was in fair condition overall. Regular inspection and maintenance is required to attend to the arising repair obligations.
- 7.5.5 Painted surfaces are generally worn where there is high traffic, most notably on the stairwells to either side of the stage and the seating area within the dress circle. The worn finish provides a smoother surface to that of the painted finish and increases the potential for slips and falls and should be considered a priority to minimise claims.
- 7.6 Cloakroom facilities
- 7.6.1 Generally the cloakrooms were in fair condition. The welfare facilities for performers was generally older than the public facilities but in serviceable order. The Studio Foyer facilities appear to have received a facelift; with the facilities servicing the coffee shop being approximately 10 years old.
- 7.6.2 The washbasins, WC pan and cisterns were all serviceable, ongoing maintenance of high level cisterns may become uneconomical to maintain with age.
- 7.6.3 The partitions between the WCs appear modern with wear and tear noted that is not out of the ordinary. Regular inspection and maintenance will be required.
- 7.7 Dressing Rooms
- 7.7.1 There are several dressing/ store rooms that surround the stage below and to the side on different floors. Whilst the use of the rooms varies, the general condition appears consistent with the current use. The current condition is similar to that of the corridors that surround the auditorium and require attention to the painted finish and plaster work. Consideration should also be given to the carpet to these rooms.
- 7.8 Auditorium
- 7.8.1 The auditorium retains many original features and is in keeping with the listed status. Reports were received from Carmel O'Connor of outstanding repairs following a water leak to the ornate mouldings to the wall. There is evidence that the repairs are still outstanding and should be considered a priority to ensure the safety of patrons from any falling material. The seating appears to be maintained and regular inspection and repairs will be ongoing.
- 7.9 Fire doors and fire exit doors
- 7.9.1 We were unable to determine whether the doors met current requirements and further undertakings are required to ensure they meet current standards.
- 7.9.2 The fire exit doors were all chained and padlocked internally, which causes us concern that they are not fit for purpose and require repairs and maintenance to ensure that they provide adequate security as well as ease of egress in case of an emergency. A review of the fire plan should also be undertaken to ensure that the current risk has been assessed, by way of a Fire Risk Assessment.
- 7.9.3 The Council should satisfy themselves that the current arrangement fully satisfies means of escape regulations for continuing safe use of the theatre
- 7.10 Electrical Installations
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- 7.10.1 Refer to Appendix E for full Summary Condition Report.
- 7.11 Mechanical Installations
- 7.11.1 Refer to Appendix F for full Summary Condition Report.
- 7.12 External Masonry
- 7.12.1 The external masonry is generally in good condition. Localised areas require attention mainly at low levels. The main entrance to the theatre will require more attention due to the vegetation growth and staining that has been noted. The masonry to the rear of the building in the car park area is showing signs of expansion cracking and further investigations will be required to ascertain the cause of the damage as well as establishing a suitable remedy.
- 7.12.2 The ornate reliefs and items noted within the listing status of the building are generally in good condition.
- 7.12.3 Consideration should be given to additional funds being set aside for any additional repairs required to the masonry should scaffold be erected and close inspection of the masonry to determine the volume of repair works needed. This should include the possible repairs to the heraldic reliefs and ornate architecture at higher levels of the main facade of the building.
- 7.13 Windows and glazing
- 7.13.1 The windows are in keeping with the age and design of the building and appear to not have received cyclical decorations of 5 yearly periods as expected.
- 7.13.2 Internal inspections and external (from ground level) found that the metal framed (Crittall style) windows are in fair condition and will require servicing and maintenance as well as being redecorated. Due to the high costs of scaffolding to undertake these works, taking the frames back to metal and undertaking the necessary repairs will provide the most economically advantageous method of ensuring longevity to the windows. Costs shown against the windows have included for scaffold access.
- 7.14 Roof coverings
- 7.14.1 In the main the roof is as stated in the listed status of the building, with a pitched tiled roof covering to the main building and projections. The roof covering has a life expectancy of 50+ years and there are signs that it is coming to the end of its serviceable life.
- 7.14.2 It was noted that there are slipped, damaged and missing tiles as well as tangs in place to support tiles that have previously slipped. The covering has a build up of lichen/ moss that support the age and condition of the tiles. Costs have been allowed for a full roof replacement to coincide with the cyclical decorations and repairs to the windows to maximise the use of the scaffold with its incumbent high costs.
- 7.14.3 The asphalt walkways to the inside of the roof pitch show signs of slumping and have recently received a liquid coating to provide weather protection.

Consideration should also be given to the replacement of the asphalt walkways at the same time as the roof covering.

7.15 Rain water goods and box gutters

7.15.1 The vertical rain water pipes appear to be the original installation with some hoppers having the year of manufacturer cast into them. Overall, these are in fair condition with the downpipes near the main theatre entrance being in the worst condition. The previously painted metal pipe work requires redecoration.

7.15.2 The box gutters provide the surface water runoff from the pitched roof to the downpipes and are hidden behind the top part of the wall that can be seen from the street level. Vegetation can be seen from street level at some locations and is indicative of a build up of silt and debris where the falls may not be adequate.

7.15.3 The box gutters will require clearing out and any repairs identified at this time will need to be undertaken immediately to prevent water penetration into the building. The damage found to the side of the main theatre entrance as well as apparent water damage to the high level ceilings to the foyer stair case and adjacent stairwells could be attributed to the potential blockages to these areas.

8.0 Cost Analysis

8.1 Along with the condition survey, budget costs have been allowed for the repair and maintenance as well as replacement of the identified elements within the condition survey findings (Appendix A).

8.2 A cost analysis based on the total budget costs as generated within the condition survey summary sheets between the year bands 1, 2, 3, 4, 5 and 6-10 (refer to Appendix C), may be summarised as follows, including mechanical and electrical costs, and also the overall extra over cost of the alteration/conversion works (refer to Table 1 on page 12).

8.3 Our budget costs have allowed to bring the building up to a higher standard of repairs part of London Borough of Lewisham's strategic view of regeneration to the area. Table 1 below has allowed for foreseeable works to the building fabric and elements and is set out in 3 phases. Year 1- 2 has been smoothed for budgeting and allowed for works to be undertaken as a priority and inclusion of works being brought forward to maximise economies of scale (use of scaffolding).

8.4 Years 3 to 5 has allowed to undertake works that is required but not essential at this time along with repairs and maintenance to elements that has not been viewed as essential as well as the replacement of elements. Years 6- 10 for ongoing maintenance and elements that will require replacement that is not viewed as essential at this time along with replacement of elements that are not detrimental to the building at this time.

8.5 All costs are based on Year1 of the Budget Cost Summary (Appendix B) and have not included for professional fees, VAT, or inflation. Costs should be reviewed annually and revised as necessary

8.6 Year1-2 budget costs

8.6.1 Due to the high costs of scaffolding, it has been viewed that all works reliant on suitable access externally, have been brought into this category to maximise the use of scaffolding and minimise the incumbent cost of accessing high levels in

future years. The budget costs are indicative only and closer inspection at high levels will be required to firm up the scope and potential cost of works.

8.6.2 Included within the Mechanical and Electrical items are those elements that require immediate attention and has been smoothed to provide economy of scale and continuity for the use of the building.

8.6.3 In summary the condition survey has resulted in essential works to the building totalling £530,000. Table 1 on page 12 provides the budget cost summary for the condition survey output of works.

8.7 Year 3-5 budget costs

8.7.1 The works included in this section are for required works deemed not essential for the use of the building at this time. If the works are not undertaken within the time period it is expected that the risk of failure increases which will increase future maintenance costs as well as the overall repair costs indicated.

8.7.2 In Summary the condition survey has resulted in required works to the building totalling £82,250.

8.8 Year 6-10 budget costs

8.8.1 Non essential works as well as routine maintenance costs of £390,915.00 should be budgeted for in this phase.

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Broadway Theatre Condition Survey Table 1 Budget Cost
Summary

	Maintenance / Replacement Cost					
	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEARS 6-10
SUMMARY TOTAL FOR INTERNAL BUILDING FABRIC COMPONENTS	£84,240.00	£75,450.00	£1,750.00	£9,250.00	£2,650.00	£6,400.00
SUMMARY TOTAL FOR EXTERNAL BUILDING FABRIC COMPONENTS	£14,950.00	£43,000.00	£750.00	£9,050.00	£1,500.00	£75,700.00
SUMMARY TOTALS MECHANICAL SERVICES	£28,600.00	£12,250.00	£0.00	£0.00	£0.00	£215,050.00
SUMMARY TOTALS FOR ELECTRICAL SERVICES	£71,630.00	£45,750.00	£1,950.00	£5,300.00	£10,930.00	£93,765.00
TOTAL COSTS	£199,420.00	£176,450.00	£4,450.00	£23,600.00	£15,080.00	£390,915.00
<u>Smoothing of work for budgeting</u>						
TOTAL COST OF WORKS (AS ABOVE)	£375,870.00			£43,250.00		
Asbestos removal (Provisional and subject to R&D Survey)	£50,000.00			£20,000.00		
SUB TOTAL	£4265,000.00			£63,250.00		
ALLOW 5% CONTINGENCY FOR UNFORESEEN WORKS	£21,300.00			£3,250.00		

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TOTAL	£447,500.00	£66,500.00
ADD FOR CONTRACTOR OH&P (@ 6%)	£27,000.00	£5,250.00
ADD FOR CONTRACTOR PRELIMINARIES (@ 12%)	£52,500.00	£10,500.00
TOTAL ESTIMATED COST OF WORKS (EXC. VAT)	£530,000.00	£82,250.00

9.0 Statutory Consultations

9.1 Due to the listed status of the building the relevant planning approval and listed building consent, along with English Heritage consultation will need to be granted prior to undertaking works to the building. Proposals, including structural works, services alterations and fire precautions will also require approval under the Building Regulations 2010.

9.2 The undertaking of the electrical works is not perceived as requiring the statutory undertaker (UK Power Networks) involvement, as the incoming electrical service head has been replaced with all recommended works being on the client side.

9.3 The undertaking of the mechanical works is not perceived as requiring the statutory undertakers involvement, as the recommended works are on the client side. Consideration for consultation with the statutory undertakers maybe necessary should London Borough of Lewisham move forward with the option of installing a dedicated heating plant system for the theatre in the medium to long term.

10.0 Conclusion

10.1 Lewisham Theatre has retained many of its original features as described in the listing status and it is of significant importance that these are retained and suitably maintained for the life of the building. Elements of the building have reached or exceeded their serviceable life and are now beyond economical repair, as such the condition survey results provides a breakdown of works that are essential to be undertaken within the next 1-2 years, required works in 3-5 years, as well as planned works in 6- 10 years.

10.2 A standardised assessment of condition has been used to ascertain the assumed year of installation along with an acceptable life span to determine which elements require attention and when these should be attended to as part of planned and cyclical maintenance.

10.3 The project brief was to consider the current condition of the building and provide a proposal for London Borough of Lewisham to consider as part of a strategic regeneration of the local area and be considerate to the value to building provides the local community in terms of community, visibility, and aesthetics.

10.4 On considering the scope of expected works to Lewisham Theatre, the planned approach and smoothing of works to provide an estimated budget has been undertaken and provides clear presentation of the works required in the immediate, short term and medium term of the building.

10.5 The option of the Theatre installing its own dedicated heating system in the medium to long term which can be operated when the council office are shut should be considered. The budget cost for the heating system would be in the region of £250-350K based upon industry standard costs. However, due to the complexity of the existing installation and listed status of the building these

costs could increase and would be subject to a separate detailed Feasibility Study should this option require further consideration.



- 10.6 Consideration should be given to the building's electrical installation services receiving a full electrical test & inspection. Based on the subsequent results the installation can be reviewed and circuits designed and altered accordingly. All final distribution circuits should then be identified accurately as to the service it serves, supported by relevant documentation.
- 10.7 Further tests and inspection should be undertaken with all actions being completed so the the distribution boards supplying final circuit have residual current circuit breakers throughout the building. This would provide additional shock protection to users & occupants of building as well as allowing electrical services to comply with latest recommendations of BS: 7671.
- 10.8 There were no issues found with the building that present a significant risk to the longevity of use, though there are large elements within the building (roof and windows) that will require significant costs to ensure it maintains a weather tight envelope to protect the original features within the building.
- 10.9 We have set out our analysis of costs for essential works (1-2 years) and have included for associated access costs, and included for assumed additional cost for any associated asbestos removal required.

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