Condition Report

for

PARKWAY CINEMA, 62-68 ELDON STREET, BARNSLEY, SOUTH YORKSHIRE S70 2JL

Prepared for

Rob Younger

in

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Fig 01. *(Cover photo) The Eldon Street frontage of Parkway Cinema (taken from the north-east)*

1.0 A GENERAL DESCRIPTION OF THE BUILDING

1.1 The Parkway Cinema, formerly the Gaumont Cinema, was built in 1956 after a fire destroyed its Victorian predecessor (the Empire Palace of Varieties) to a design by T. P. Bennett & Son. It was built in a rather utilitarian modernist design to accommodate 706 seats in the stalls and 532 seats in the circle. In 1962 it was renamed the Odeon and in 1980 the balcony was sub-divided from the main auditorium to form a second screen. The Odeon closed in September 2005 and two years later was re-opened by independent operator, Parkway Entertainment Company Ltd.

1.2 The Cinema is built in red brick with a large inset panel of buff brick to the front (Eldon Street) elevation. Within this inset buff brick panel (***Fig. 02***) is a reinforced concrete 'frame' with full height concrete mullions and bands of steel framed pivoting windows with continuous concrete cills and lintels to the first, second and third floors. Between the window bands and concrete mullions are panels of similar buff coloured brick.

Fig 02. *The brick and concrete inset panel on the Eldon Street elevation.*

1.3 The roof of the auditorium is covered with a pitched profiled metal roof (***Fig's 03 & 04***) which is hipped at either end (the eastern and western ends) and has been relatively recently replaced and is, therefore, in good condition. This empties into a parapet gutter around the northern, western and southern perimeter and onto a triangular shaped area of flat roof at its eastern (Eldon Street) end.

Fig 03. *The roof of the cinema (taken by drone from the south-east).*

Fig 04. *The roof of the cinema (taken by drone from above).*

1.4 The Eldon Street frontage (***Fig. 05***) comprises a projecting canopy with two central pairs of double doors forming the main entrance, to the left of this another pair of double doors and to the right (enclosing a former door recess) the box office (which opens onto the street) which is clad in brushed stainless steel. Either side of the main entrance and box office are two blank walls containing illuminated poster signs advertising the current films showing and far right and far left of these, are inset panels of painted vertical boarding containing 'secret' service doors.

1.5 Down the LHS of the Eldon Street frontage is a covered passage serving the fire escape from the eastern end of the auditorium. There is a glass canopy covering this passage which empties into a box gutter (***Fig. 06***).

Fig 05. *The main entrance on Eldon Street (taken from the eastern side of Eldon Street).*

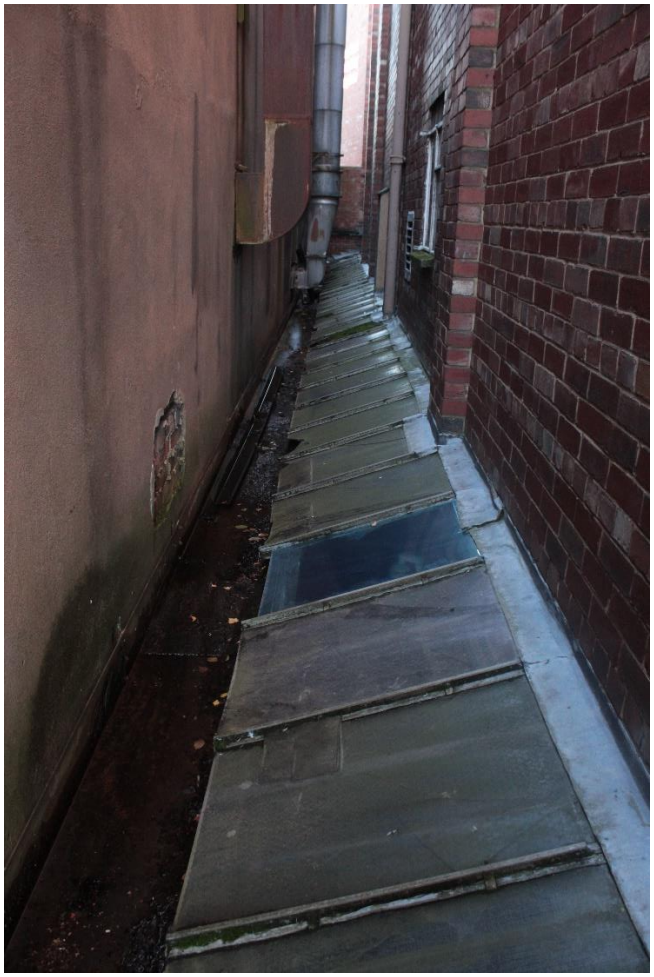

Fig 06. *The glass canopy and box gutter serving the fire escape passage.*

1.6 The western end of the auditorium is served by double doors which open into the yard behind Globe Travel and Leslie Francis Hairdressing (at the south-western corner of the cinema) (***Fig. 07***). This yard and alley connect Eldon Street with Mandela Gardens and the Hanson Street entrance of the Civic Theatre.

Fig 07. *The double fire escape door opening onto the yard behind Globe Travel and Leslie Francis Hairdressing.*

2.0 THE CONDITION OF THE BUILDING & PROPOSED REPAIRS

2.1 ROOF

2.1.1 As mentioned previously, the profiled metal roof is in reasonable condition. This empties into a parapet gutter (around the northern, western and southern sides of the roof. This parapet gutter is served by two outlets along the southern parapet, an outlet mid-way along the northern parapet and an outlet at the north-western corner. There is a chimney at the south-western corner of the building which terminates the southern and western parapet gutters (***Fig. 08***).

2.1.2 It is not clear from the drone photographs whether the gutter lining is fibreglass which has then been finished with a bitumen paint or whether the gutter is lined with a bitumen-based roofing felt, however, there are signs of creep/splits visible in the gutter base throughout the length of the gutter (***Fig. 09***) particularly at the joints. Whilst this has not yet developed into visible evidence of rainwater ingress internally, it should be noted that any ingress in these areas will be rotting the gutter substrate/rafter ends and therefore some allowance should be set aside in the maintenance budget for its future repair/replacement (non-urgent but certainly within a 5-year timespan) along its entire length.

Fig 08. *The brick chimney at the south-western corner of the cinema which terminates the southern and western parapet gutters.*

Fig 09. *There is creep and splitting visible (in the dark area immediately above the projecting coping far left) in the bitumen felt lining the parapet gutter, throughout the gutter length.*

2.1.3 The chimney at the south-western corner (***Fig. 08***) has a concrete coping which has cracked and become dislodged. This should be re-bedded and the brickwork beneath re-pointed.

2.1.4 The east facing pitch empties into a black plastic gutter (***Fig. 10***) and thereby via a black plastic downpipe onto the flat roof above the Eldon Street entrance.

2.1.5 The parapet is capped with concrete copings. In some places these have cracked, broken or become dislodged ***(Fig's 11 & 12)***, possibly as a result of the fixing of the parapet guard rail, and this is allowing rainwater to enter the core of the brick wall beneath. There is extensive moss growth along the top of the concrete coping and beneath the joints between the copings there are ferns growing on the brickwork indicating long term leakage of rainwater.

Fig 10. *The east facing pitch empties into a black plastic gutter and thereby via a black plastic downpipe onto the flat roof above the Eldon Street entrance.*

Fig 11. *The parapet is capped with concrete copings, some of which are cracked/broken and some dislodged.*

2.1.6 Over time this moisture will manifest itself in efflorescence (issuing salts) on the surface of the bricks which in turn will lead to frost damage and blowing of the face

of the bricks and mortar. The concrete copings need re-bedding and flashing (above or below the coping) with lead. If the lead flashing is laid below the coping the moss on the surface of the copings should be removed regularly to minimise the moisture content in the concrete and reduce the potential of future frost damage. Again, this is a non-urgent repair but certainly needs addressing within a 5-year period to prevent deterioration of the building fabric.

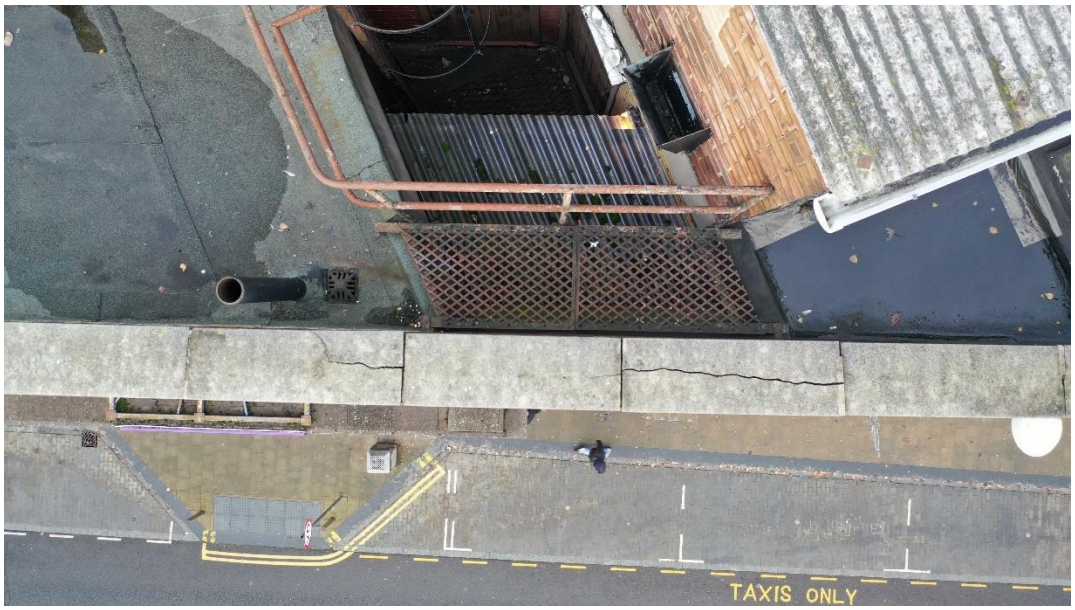

Fig 12. *Cracked concrete copings along the Eldon Street frontage.*

2.1.7 The triangular area above the Eldon Street entrance comprises a flat roofed area finished with green bitumen-based roofing felt, a single storey flat roofed building (enclosing the staircase giving access onto the roof) and a lean-to shed finished with profiled asbestos cement sheeting (this is accessed across a metal 'bridge').

2.1.8 The roof of the stair enclosure (***Fig. 13***) is finished with black bitumen-based roofing felt which has been patch repaired and finished with bitumen paint indicating failure of the roof covering and rainwater ingress in this area. There is a hole visible in the centre of the eastern side and flashband repairs along the top of the plastic fascia. This flat roof should be re-laid with a dark grey single ply membrane by a suitably experienced and qualified flat roofing contractor. Upstands should be incorporated along the back and sides of the roof and the front (eastern) side dressed down to empty into a gutter and downpipe. Bitumen-based roofing felt is fine for a shed roof but should not be used here as this has a limited lifespan (10 years maximum) after which time the bitumen degrades and the material cracks and fails. It is not a long-term repair solution.

2.1.9 The southern and south-eastern sides of this flat roof empty into black plastic gutters and via a short length of downpipe into the adjoining gutter running along the eastern pitch of the main (white profiled metal sheet clad) roof. There is rainwater visible along a substantial length of the southern gutter (***Fig. 14***) indicating deflection

of the gutter. This gutter should be replaced by an upstand (continuing along the back and both sides of the roof).

Fig 13. *The flat roof over the stair enclosure is finished with black bitumen-based roofing felt which has been patch repaired and finished with bitumen paint.*

Fig 14. *Rainwater ponding in the southern gutter of the stair enclosure (bottom of photo).*

2.1.10 There is a small lean-to structure abutting the eastern (front) elevation of the stair enclosure which is finished with profiled asbestos cement sheeting (***Fig. 15***). There is a large area of moss and damp indicating long term over-spilling of rainwater from the flat roof of the stair enclosure and ponding due to the shallow pitch of this roof.

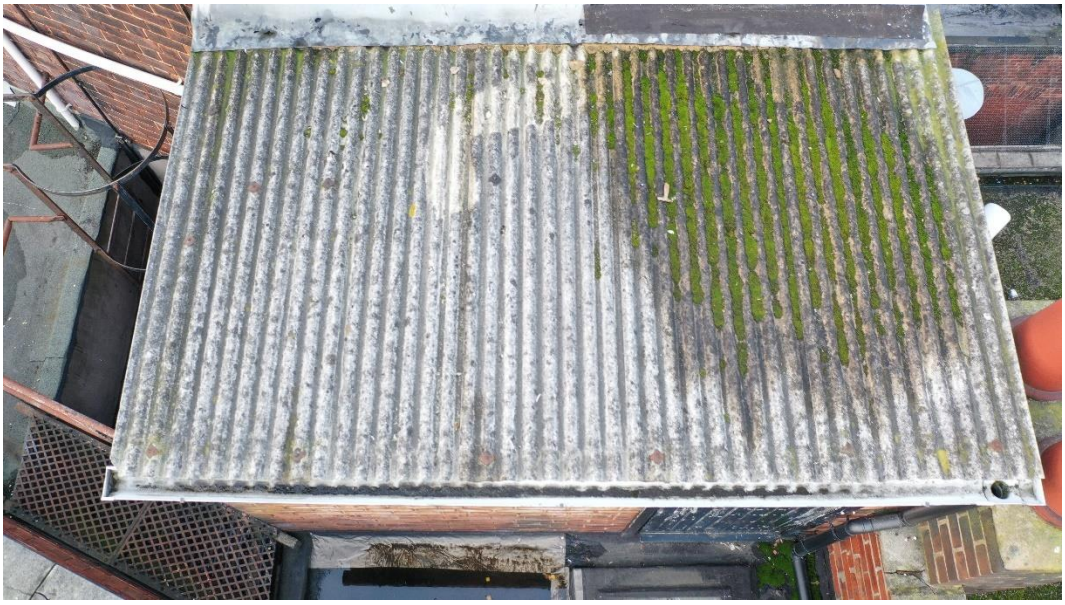

Fig 15. *The small lean-to structure abutting the eastern (front) elevation of the stair enclosure which is finished with profiled asbestos cement sheeting.*

2.1.11 Replace the asbestos cement sheeting with galvanized or powder coated black profiled metal sheeting and adjust the roof pitch to ensure rainwater does not pond. Replace the lead flashing along the ridge and dress down into the profiles to prevent rainwater blowing up beneath the flashing.

2.1.12 The roof empties into a grey plastic gutter and thereby via a black plastic downpipe onto the flat roof below (***Fig. 16***). There is moss growth on the flat roof beneath this downpipe indicating over-spilling or leaking rainwater goods and poor falls towards the gulley in the north-eastern corner. A length of pipe has been added at the bottom of the downpipe in the direction of the gulley to help rectify this. Once the flat roof has been adjusted to fall towards the outlet, the pipe extension should be removed, and a shoe added at the bottom of the downpipe to help encourage rainwater towards the gulley without obstructing rainwater from the flat surface.

2.1.13 This small triangular area of flat roof has a glazed rooflight (the upstand of which causes a trip hazard) south of which is significant ponding of rainwater indicating poor falls (and possibly obstruction caused by the narrowing around the corner of the rooflight) towards the gulley. The ponding causes a slip hazard for people entering the door into this structure (at the northern end of its east facing elevation) (*visible on* ***Fig. 16***).

2.1.14 The flat roof is finished with bitumen and has been repaired using adhesive flash band (this only serves as a temporary repair due to the guaranteed lifespan of the material), indicating failure of the bitumen roof covering. This area of flat roof should be stripped, the substrate levelled to fall towards the gulley and re-finished with a dark grey single ply membrane by a suitably experienced and qualified flat roofing contractor. A timber walkway should be fitted south of the rooflight (this should not hinder efficient emptying) to provide level access into the door.

Fig 16. *The small triangular flat roof in front of the door into the lean-to structure at the north-eastern corner of the roof.*

Fig 17. *The triangular area of flat roof finished with green bitumen-based roofing felt*

2.1.15 The remaining triangular area of flat roof (***Fig. 17***) is finished with green bitumen-based roofing felt. There is an aperture upstand (possibly a former rooflight) covered with a green roofing felt covered cap, a rusted boiler flue and two vent pipe protrusions. Ponding rainwater is visible in large areas (particularly in the area immediately outside the door to the stair enclosure) indicating the substrate is not adequately laid to fall towards the outlets in the north-eastern (*visible on* ***Fig. 12***) and southern (*visible on* ***Fig. 18***) corners.

2.1.16 There is creep visible on the bitumen roofing felt and some undulation (indicating poor adhesion to the substrate). At the abutments, where the roofing felt has been turned up the brickwork, there is no cover flashing, the gap is filled with silicone sealant which is not a long-term solution and as it shrinks the associated gaps will allow rainwater to enter behind the upstanding felt and rot the underlying substrate. The felt and all upstands around penetrations and at the abutments have been laid/cut in narrow or short sections (***Fig. 18***), increasing the potential of rainwater ingress.

Fig 18. *The felt has been laid in narrow and short sections increasing the potential of failure and rainwater ingress. The upstand at the abutments is not cover flashed.*

Fig 19. *The felt has been laid in narrow and short sections increasing the potential of failure and rainwater ingress. The upstand at the abutments is not cover flashed.*

2.1.17 There is evidence of long-term rainwater ingress inside the projection room beneath. This flat roof should be stripped, the substrate laid to fall towards the outlets and the covering replaced with a welded single ply membrane.

2.1.18 Reinstatement of the missing rooflight would improve daylight into the projection room and help reinstate weathertightness around this aperture.

2.1.19 The downpipe from the gutter along the eastern pitch of the main roof empties onto the flat roof at the southern end of the gutter. Again, a pipe has been added at the bottom of the downpipe to deliver the rainwater nearer to the southern gulley. This pipe ***(Fig. 19***) is restricting the passage of rainwater and encouraging a build-up of leaves and debris. Once the flat roof has been adjusted to fall towards the outlet the pipe extension should be removed, and a shoe added at the bottom of the downpipe to help encourage rainwater towards the gulley without obstructing rainwater from the flat surface.

2.2 MASONRY

2.2.1 This Condition Report focuses on the front (Eldon Street) elevation masonry only.

2.2.2 The pointing to the brickwork generally is in reasonable condition and no re-pointing is anticipated as part of the HAZ grant funded works.

2.2.3 The reinforced concrete 'frame' and the windows and concrete mullions, cills and lintels contained within it, however, are a poor state with widespread cracking, spalling, pitting, some broken elements and in places exposed and corroded reinforcing bars (***Fig's 20, 21, 22, 23, 24, 25, 26 & 27***).

2.2.4 The reinforced concrete is to be repaired in a traditional manner by cutting out and repairing patches using the following method (refer to the repair drawing **132/P/202**):

- Core drill the corners of the patch using a 25mm bit to reduce the risk of the arrisses spalling. Cut out to a min. depth of 40mm (a greater depth may be required in some locations) and undercut the edges 2-4mm to create a dovetail to help connect the repair with the host. Wire brush the rusted reinforcing bars to remove loose corrosion and leave uncoated (the alkalinity of the new concrete will re-passivate the corroded steel).
- Fix shuttering boards over the repair area (leaving a letterbox at the top to allow for pouring), matching any shuttering evidence visible in the original surface and seal the interfaces with cotton wool. Ensure the concrete, once poured, is vibrated externally to ensure all voids are filled.
- Remove the boards after a few hours and wash down the cementitious surface to expose the aggregate (to match the existing finish).
- In order to achieve an accurate cement, sand and coarse aggregate mix, core drill a sample and send it off for analysis or provide preliminary samples for approval. Assume at the outset a 1:2:4 ratio of cement: sand: coarse aggregate with a 0.4 water/cement ratio.

- In instances where over 50% of the original material will be lost in the repair, replace the unit entirely.

Fig 20. *Concrete spalling which has exposed the shallow steel reinforcing bars in a number of places along the cill of the concrete 'frame'.*

Fig 21. *Cracks to the first-floor window cill indicating corroded embedded steel reinforcing. Spalling at (and repair of) the joint in the concrete lintel and corresponding hairline cracks up the side of the concrete mullion. Note also, the hairline crack visible in the adjoining vertical section of the concrete 'frame' beyond the window, above cill level.*

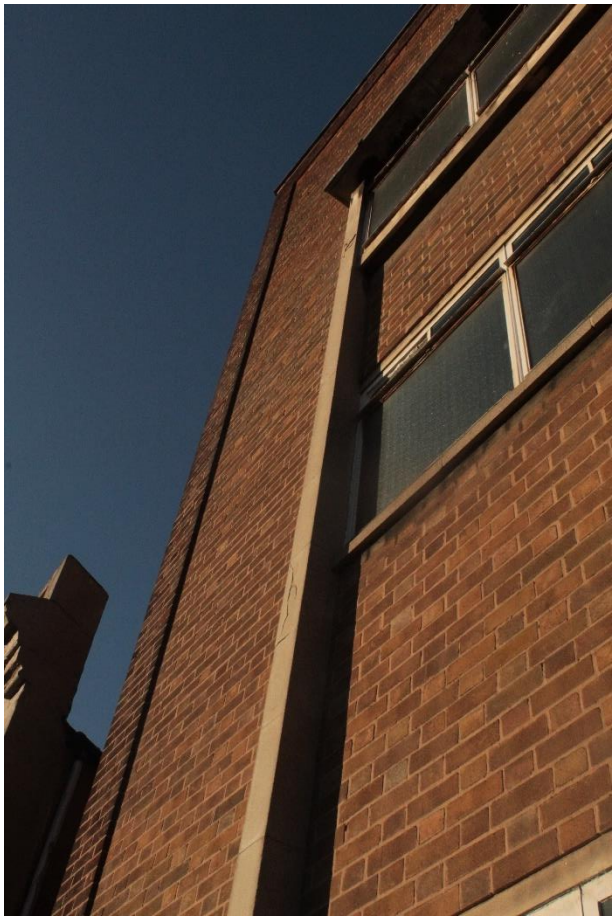

Fig 22. *Cracks in two locations on the face of the vertical section of the concrete 'frame'. The cracking continues up both sides of the frame in both locations.*

Fig 23. *Repair of a cill section (poorly executed and now cracking) and spalling at the cill joints which has been temporarily covered with flashband.*

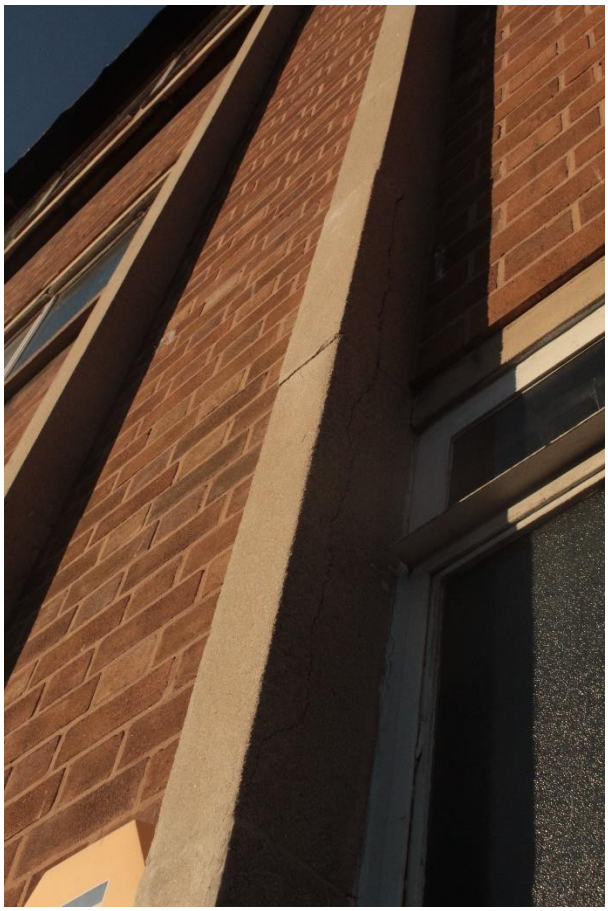

Fig 24. *Cracks extending up the side of two units forming one of the concrete mullions.*

Fig 25. *Unclear due to the strong sunshine and the deep shadow, but just visible a missing section at the northern end of the projecting concrete 'frame' lintel.*

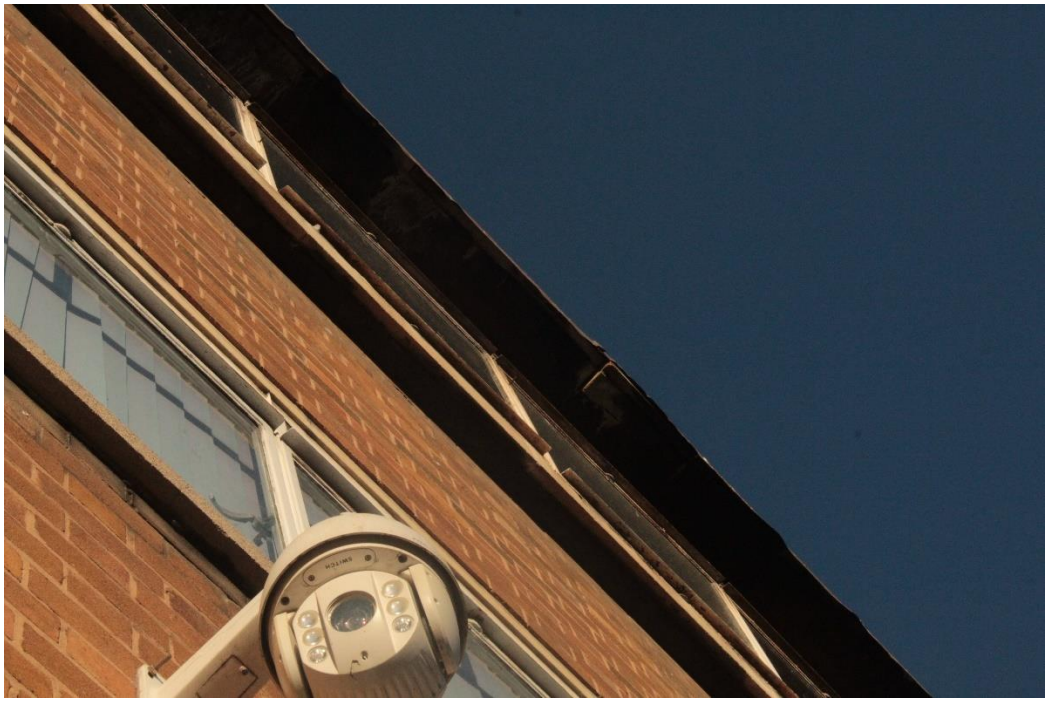

Fig 26. *Unclear due to the strong sunshine and the deep shadow, but just visible a substantial crack and partially dislodged part of one of the units forming the projecting lintel of the concrete 'frame'.*

Fig 27. *Cracking and damage extending almost the full length of one of the second floor window cill units. Far left similar cracking and damage along the same cill.*

2.3 WINDOWS & DOORS

2.3.1 The windows generally do operate but there is some flaking paint, some minor surface corrosion and some areas of delaminated corrosion which are hampering operation.

2.3.2 Cut out the sections of severe delaminated corrosion and weld in new sections using like for like. Grind back the welds and prime any bare metal with red oxide paint before finishing with 3 coats of matt or eggshell white external metal or linseed oil paint. Ensure all mechanisms and pivots are free of paint, greased and fully operational.

2.3.3 Use a wire brush to remove any surface rust, clean down, prime and re-decorate (as above). Sand back any excess paint to the timber/metal window frames generally and redecorate (as above).

2.4 THE CANOPY

2.4.1 Carefully remove the hardboard/plywood covering the canopy edges to reveal the original fascia beneath. Repair the original fascia, replacing any rotten timber with like for like, sand back any flaking paint, undercoat and re-decorate the fascia and the underside of the canopy with linseed oil paint (see below) to match the wall tiling either side of the entrance doors.

2.5 THE ENTRANCE

2.5.1 Remove the plastic modern paint which has been applied to the wall tiling throughout the entrance frontage using a Doff steam-based system or a poultice type paint stripper (under no circumstances should an abrasive method be used as this will damage the glaze). Carefully repair any chipped tiles using coloured resin or enamel paint ensuring an exact match with the original tiles (a preliminary sample of this is to be provided prior to commencement for approval).

2.5.2 Sand back the purple paint to the entrance doors and the vertical timber boarding and service doors either side of the entrance and re-decorate using 3 coats of linseed oil paint to match the adjoining exposed original tiling.

2.5.3 **Preparation:** Ensure all surfaces to be painted are sound, clean and dry (new surfaces particularly must be fully dry). Fill surface defects or open joints with the appropriate Polycell Polyfilla product, sand and remove all dust (wear a suitable face mask while sanding to avoid the inhalation of dust).

2.5.4 **Method for application:** Prime all bare wood with one coat of warmed purified raw linseed oil and allow a minimum of 24 hours to dry as, being solvent free, drying is by oxidization only.

2.5.5 **Application:** Stir thoroughly before use. Apply 3 coats of Linseed Oil Paint, colour: black (subject to approval of the Conservation Officer) (by Brouns & Co, The Linseed Oil Paint Company or similar approved) allowing a minimum of 24 hours drying time between each coat (at room temperature).

2.5.6 Linseed paints take much longer to dry if conditions are cold or damp and therefore the timing of external finishes is an important programming consideration. It will, however, last significantly longer than most other external gloss wood finishes (at least 15 years if 3 coats are correctly applied in optimal conditions with occasional top-ups of raw linseed oil). Ensure the paint finish continues over the joint between the frame and the glazing putty to prevent rainwater ingress. For further advice on Technical Data and Health & Safety guidance contact the manufacturer.

Fig 28. *The Eldon Street frontage post-1962 when the cinema was renamed ODEON showing the Readograph, the re-used GAUMONT projecting sign and the high level light box signage.*

2.6 NEW SIGNAGE

2.6.1 Supply & fix a new 1m high Readograph (central to and the same width as the projecting section of the canopy) comprising a pair of angled light boxes (facing up and down Eldon Street) with applied lettering (by Goodwin & Goodwin, Cinema

Readograph manufacturer, Unit 3, Guillemot Place, Clarendon Road, London N22 6XG; Tel: 0208 829 0599; E: Sales@GoodwinAndGoodwin.com or similar approved specialist manufacturer). There is a steel frame on the projecting canopy (***Fig. 29*** and existing dwg no. 132/P/101) which may or may not have supported the Readograph visible in ***Fig. 28***, and a pair of timber posts fixed back with steel angle iron brackets to the brickwork beneath the first-floor windows (***Fig. 30*** and existing dwg no. 132/P/101). These should be utilized, if at all possible.

Fig 29. *The steel frame on the canopy above the main entrance.*

Fig 30. *One of the timber posts fixed back to the brickwork with an angle iron bracket beneath the first floor windows.*

2.6.2 Supply & fix 7 no. illuminated surface mounted box signs (900mm x 900mm x 100mm deep) with 50mm radiused corners forming the PARKWAY signage at high level to the front (Eldon Street) elevation. The letters are to match exactly the former GAUMONT letters discovered in the roof space (***Fig's 31, 32, 33, 34 & 35***) including the blue of the main body of the letters, the bevelled gold rim and the white acrylic background (an AutoCAD drawing of the original letters can be provided if required). To be fixed within a steel light box (900mm x 900mm x min. 100mm deep and with 50mm radiused corners), powder coated gold to match the letters.

2.6.3 Supply & fix 7 no. interconnected projecting illuminated box signs (900mm x 900mm x min. 100mm deep) with 50mm radiused corners forming the PARKWAY signage extending down the centre of the red brickwork at the northern end of the front (Eldon Street) elevation (in its original position) (refer to drawing no. 132/P/201). The letters are to match exactly the former GAUMONT lettering (as above). This projecting signage is to have illuminated letters on both sides (facing both up and down Eldon Street) and fixed to an interconnecting powder coated bracket. Again, powder coated in gold to match the letters.

Fig 31. *The GAUMONT letters discovered in the roof space.*

Fig 32. *The GAUMONT letters discovered in the roof space.*

Fig 33. *The GAUMONT letters discovered in the roof space.*

Fig 34. *The GAUMONT letters discovered in the roof space.*

Fig 35. *The GAUMONT letters discovered in the roof space.*