

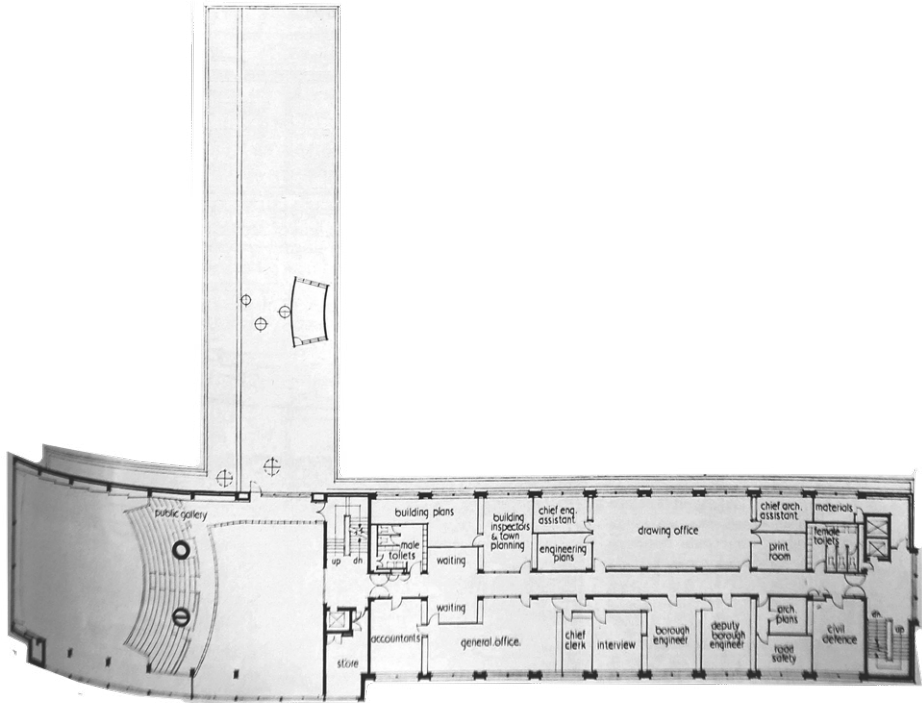
4

Existing Building

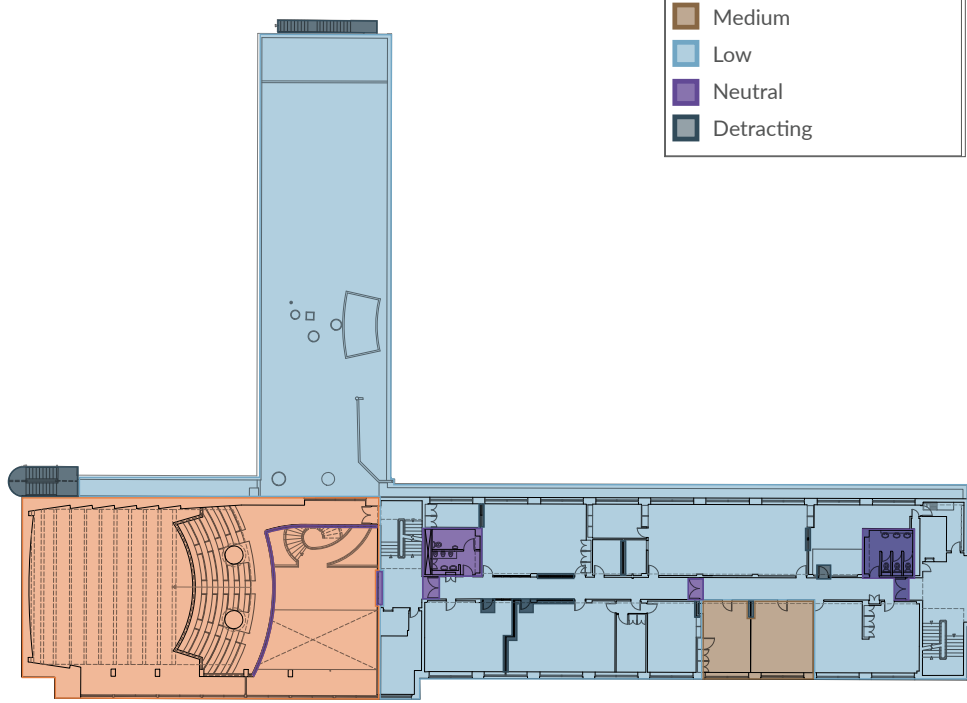
4.3

Areas of Historical Significance

Historic Floor Plans
The Architect & Surveyor - 1958

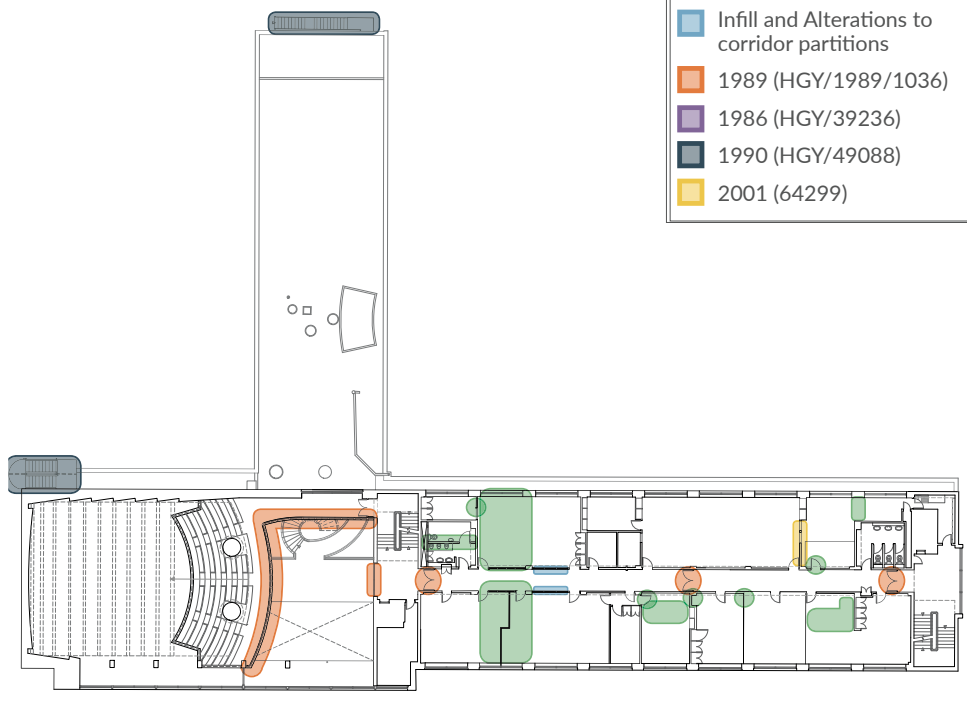


Areas of Historical Significance Plans
Montagu Evans



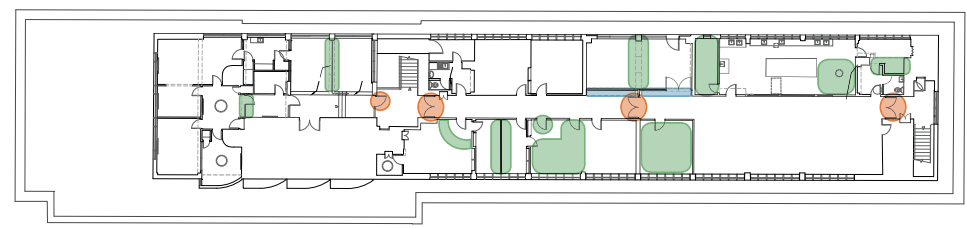
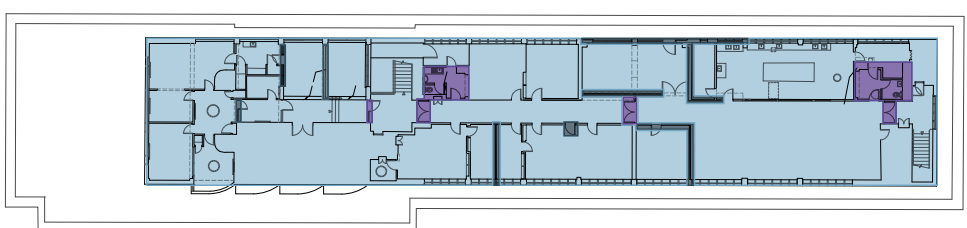
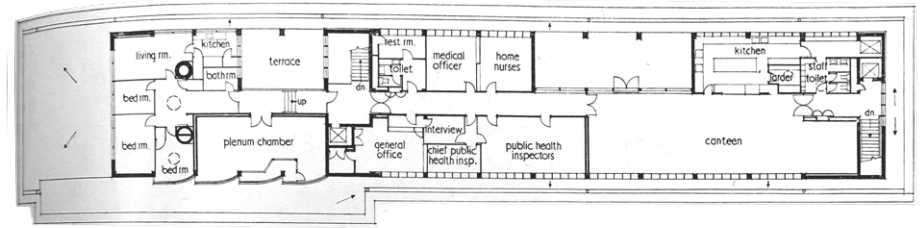
KEY	
Orange square	High
Brown square	Medium
Blue square	Low
Purple square	Neutral
Dark blue square	Detracting

Historical Alterations Plans
Montagu Evans



KEY	
Green square	Post 1958 Alterations
Blue square	Infill and Alterations to corridor partitions
Orange square	1989 (HGY/1989/1036)
Purple square	1986 (HGY/39236)
Dark blue square	1990 (HGY/49088)
Yellow square	2001 (64299)

Second Floor



Third Floor (Attic)

4

Existing Building

4.4

Key Internal Spaces - Lobby

Entrance Lobby

- Features**
- Triple height atrium
 - Self-supporting, Spiral staircase with link bridge to Council Chamber
 - Glazed to promote transparency
 - Memorial Plaque
 - Garden adjacent to entrance

- Materiality**
- Travertine stone cladding
 - Timber wall panelling with brass inlays
 - Stone tiled flooring

- Pre-Enabling Works Condition**
- Extensive cracking/chipping in stone tiled flooring
 - Brass inlays tarnished
 - Spotlights and recessed strip-lights in bridge require upgrading

- Post-Enabling Works Condition**
- Ceiling below bridge removed
 - Carpet Removed & Blinds Removed



Top
Historical Images

Middle
Pre-Enabling Works

Bottom
Post-Enabling Works

4

Existing Building

4.4

Key Internal Spaces - Council Chamber

Council Chamber

Features

- Fanned Ceiling
- Timber panelling
- Public Gallery
- Glazing

Materiality

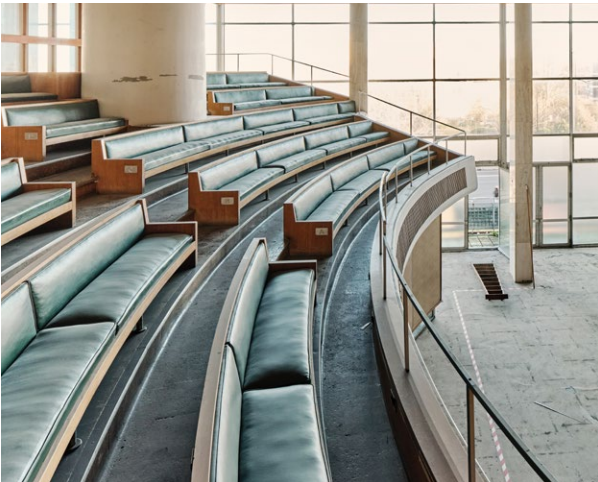
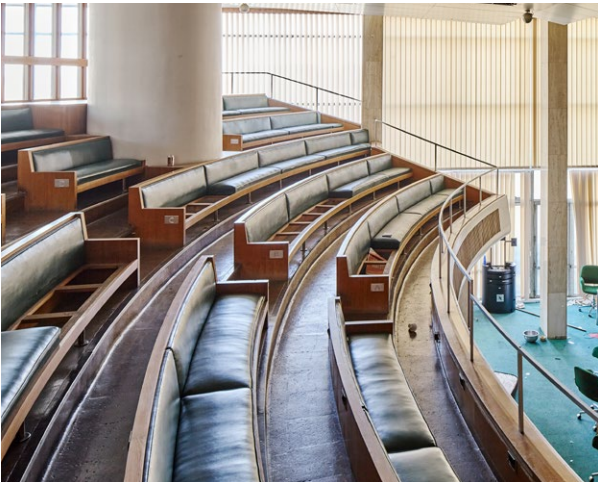
- Fanned Ceiling
- Timber panelling with brass inlays
- Public Gallery
- Glazing

Pre-Enabling Works Condition

- Asbestos ceiling
- Timber panelling with brass inlays - brass tarnished
- Non-Original carpet
- Vertical Blinds
- Original brass clock removed

Post-Enabling Works Condition

- Asbestos ceiling removed
- Carpet Removed & Blinds Removed (Curtain track retained)



Top
Historical Images

Middle
Pre-Enabling Works

Bottom
Post-Enabling Works

4

Existing Building

4.4

Key Internal Spaces - Committee Rooms and Mayors Office

Committee Rooms & Mayors Parlour

- Features
- Fanned Ceiling

Timber panelling

Public Gallery

Glazing
- Materiality
- Fanned Ceiling

Timber panelling with brass inlays

Public Gallery

Glazing
- Pre-Enabling Works Condition
- Asbestos ceiling

Timber panelling with brass inlays - brass tarnished

Non-Original carpet

Vertical Blinds

Original brass clock removed
- Post-Enabling Works Condition
- Asbestos ceiling removed

Carpet Removed & Blinds Removed (Curtain track retained)

Large Committee Room



Top
Historical Images

Middle
Pre-Enabling Works

Bottom
Post-Enabling Works

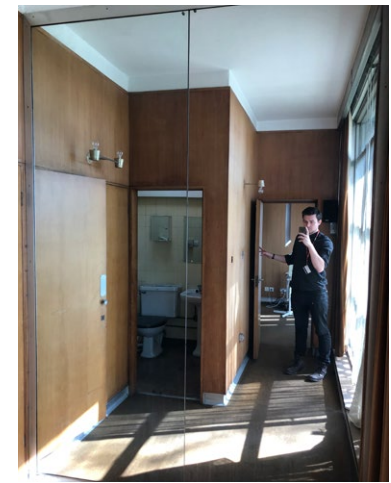
Committee Room Corridor



Mayor's Parlour



Robing Room



4

Existing Building

4.4

Key Internal Spaces - Registrar and North Wing Offices

North Wing Meeting Rooms

- Features
- Frenger Ceiling

Timber panelling & cupboards
- Pre-Enabling Works Condition
- Asbestos above ceilings

Non-Original carpet

Vertical Blinds

Original brass clocks removed

Scratched joinery
- Post-Enabling Works Condition
- Asbestos ceiling removed

Carpet Removed & Blinds Removed (Curtain track retained)

North Wing Stairs

- Features
- Terrazzo flooring

White plaster walls and ceiling

Metal balustrade with timber handrail
- Pre-Enabling Works Condition
- Vinyl flooring on landings
- Post-Enabling Works Condition
- Flooring & ceilings removed

Registrar

- Features
- Plaster ceiling

Barrel vaulted in main wedding room

Timber panelling & cupboards
- Pre-Enabling Works Condition
- Asbestos above ceilings

Non-Original carpet

Vertical Blinds

Original brass clocks removed

Scratched joinery
- Post-Enabling Works Condition
- Asbestos removed

Carpets & Blinds Removed (Curtain track retained)

North Wing Meeting Room



Registrars

North Wing Stairs



Top
Historical Images

Middle
Pre-Enabling Works

Bottom
Post-Enabling Works

4

Existing Building

4.5

External Fabric Condition

Summary of Facade Condition

Brickwork

Facing brickwork to all elevations is in fair condition, and cleaning, local re-pointing and minimal crack repairs will be implemented as part of the refurbishment works. Within certain locations there is more extensive visible cracking which will require further structural investigation to assess the cause of movement and propose remedial works.

Pre-cast

The pre-cast cladding at levels 0 to 2 are generally in poor condition. The cladding at level 3 is in a more advanced state of disrepair.

Stone

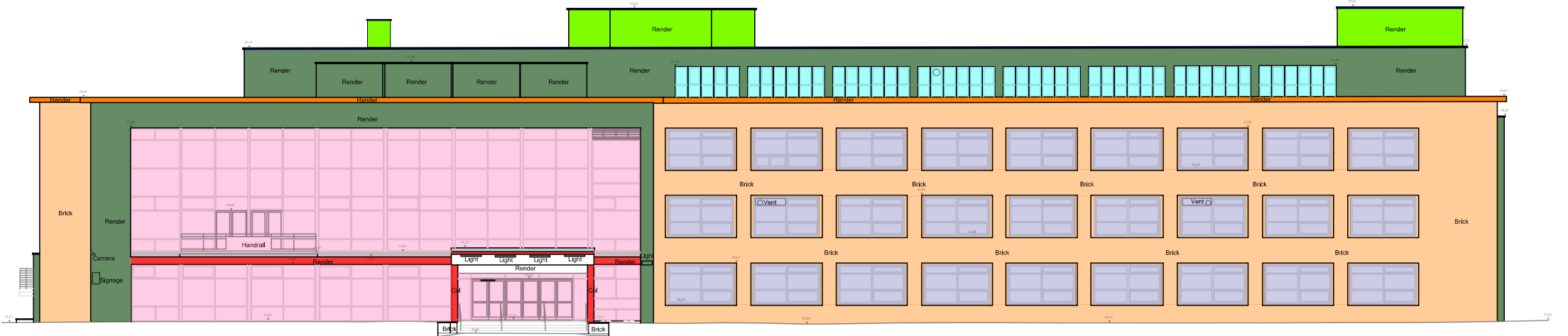
A small band of travertine stone cladding to the East elevation fascia and canopy appears in fair condition: some cracked tiles require replacement and a general cleaning is recommended as well as possible re-fixing of the larger cladding stones at the canopy columns which appear dislodged.

Render

The rendered areas of the facade to the West wing are in poor condition with cracking in areas which require further structural investigation. New render should take into account any movement joints required in the façade of the West wing to minimise the risk of future cracking.

Glazing

All existing glazed areas, both the aluminium curtain walling and steel windows all levels are in poor condition. The glazing is generally single ply: glazed areas account for a large portion of the façade surface and therefore it is expected that the overall thermal performance of the building will be poor unless replaced. In addition to this, there is evidence of previously perceived glare discomfort and heath gain (solar film was applied to the majority of the windows).



East Facade (Front)



- Brickwork outer skin

Precast Concrete Panels

Precast Concrete Panels + Render/Skim Layer with integrated glazing

Concrete Wall + Render/Skim Layer

Aluminium Curtain Walling

Aluminium Window System
- 'Monolithic' Render

Stone Cladding

Stone Coping

Feature Cornice (Third Floor)

Steel Window System

External Glazing at Terrace

4

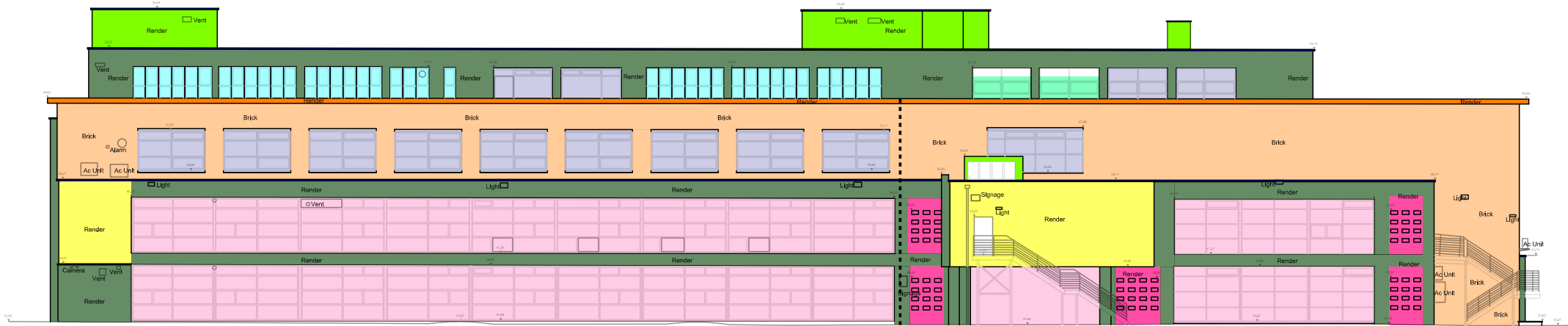
Existing Building

4.5

External Fabric Condition

Concrete Capping and Roof

The reinforced concrete cornice at level 3 is in need of urgent concrete treatment including removal of stone cladding, removal of detached and loose portions of concrete, making good of the exposed reinforcement with anti corrosion treatment, refacing with thixotropic mortar products.



West Facade



- Brickwork outer skin
- Precast Concrete Panels
- Precast Concrete Panels + Render/Skim Layer with integrated glazing
- Concrete Wall + Render/Skim Layer
- Aluminium Curtain Walling
- Aluminium Window System
- 'Monolithic' Render
- Stone Cladding
- Stone Coping
- Feature Cornice (Third Floor)
- Steel Window System
- External Glazing at Terrace