

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