

### 3.4 FACADE CONDITION

#### The Building Today

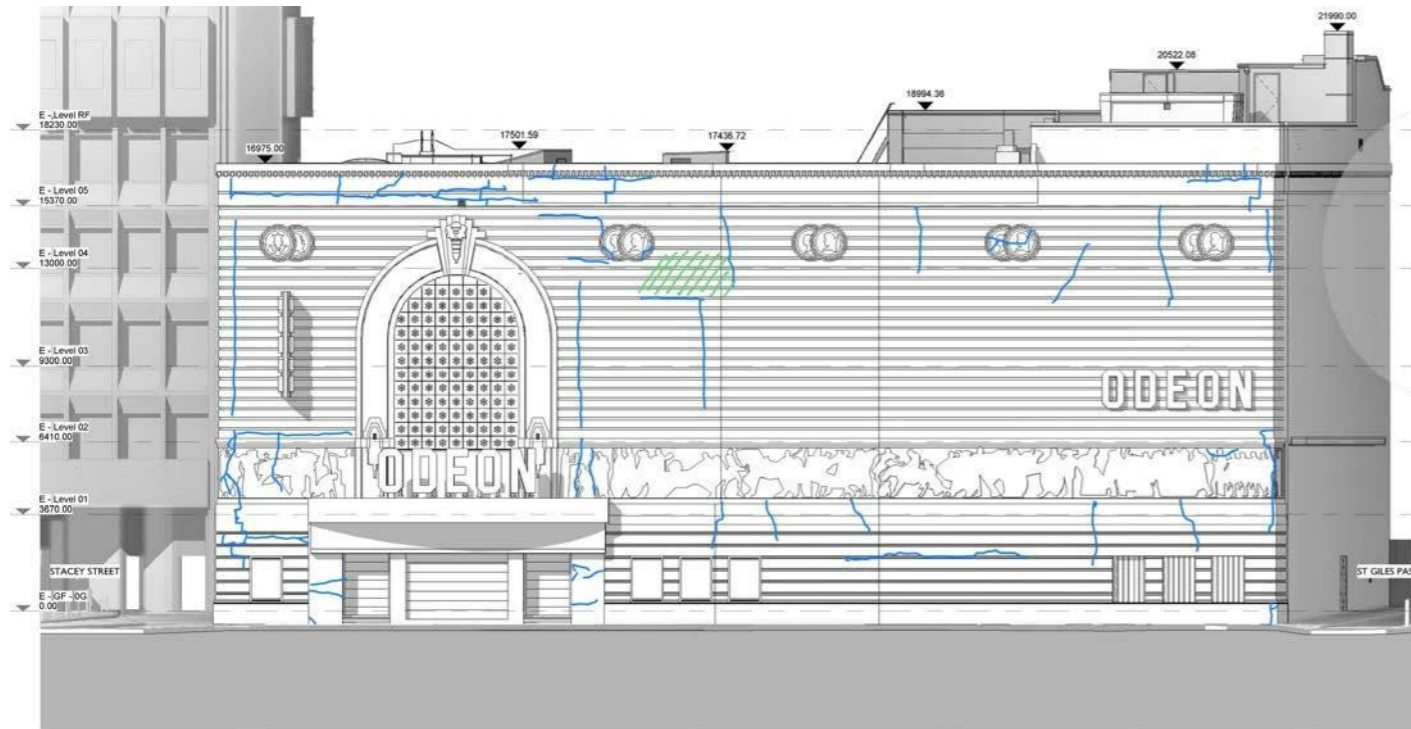
The building façades are in a declining condition with significant cracking at the building corners, at parapet level, and other high level areas including window heads. Vertical cracking is also present at regular intervals across the front elevation. The cracking locations and character indicate this is caused by laminar corrosion of the structural steel building frame which is encased within the external façade. There is a moderate amount of past repair but much of this has been carried out poorly and is inappropriate.

Decay has been caused by a combination of inadequacies in the original design, for example a lack of durable protection to the steel frame to prevent corrosion, and a long term lack of adequate investment and building maintenance.

Substantial repair is required if further and more widespread damage is to be prevented.



### 3.4 FACADE CONDITION



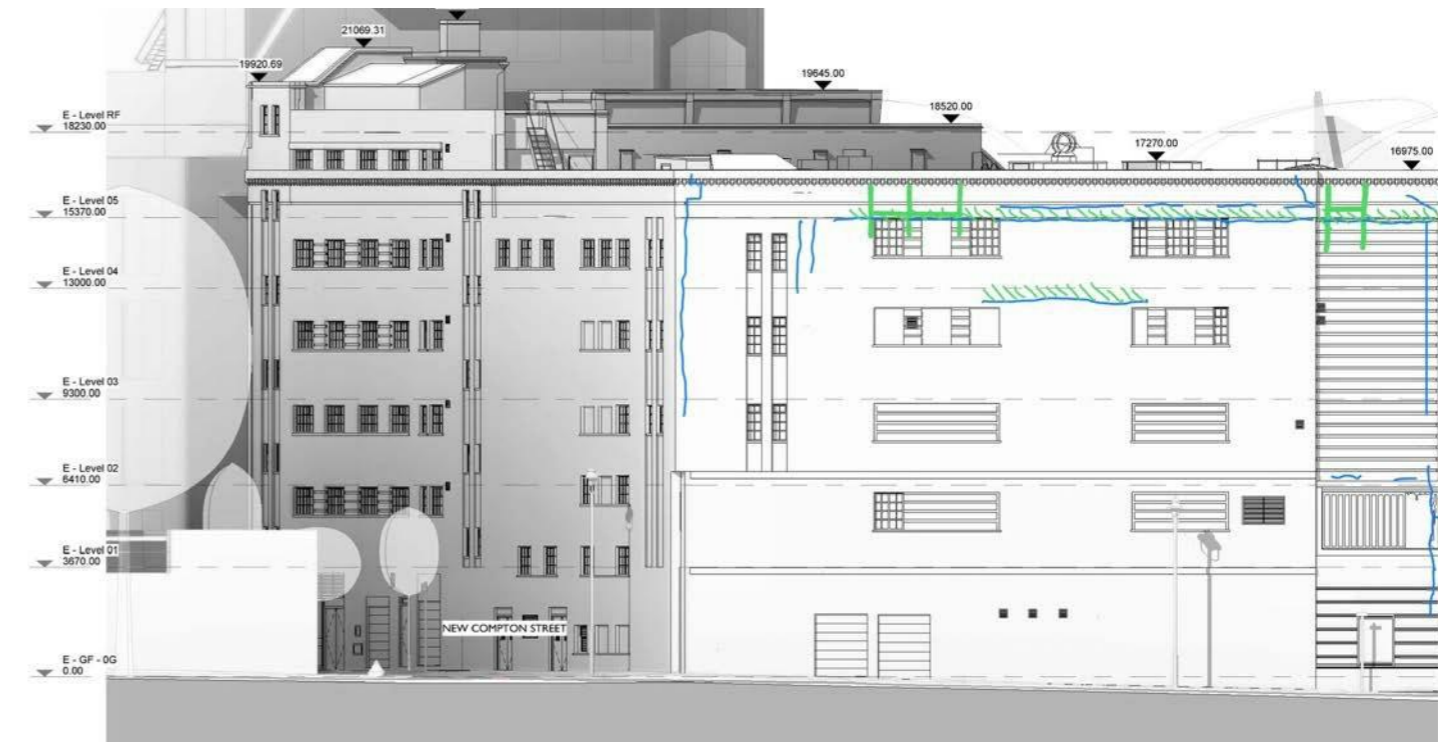
**Front Elevation** Cracking visible from ground level is shown as blue lines. Areas of bulging and misaligned masonry is shown by green hatching



**Front Elevation** Cracking visible from ground level is shown as blue lines. Areas of bulging and misaligned masonry is shown by green hatching

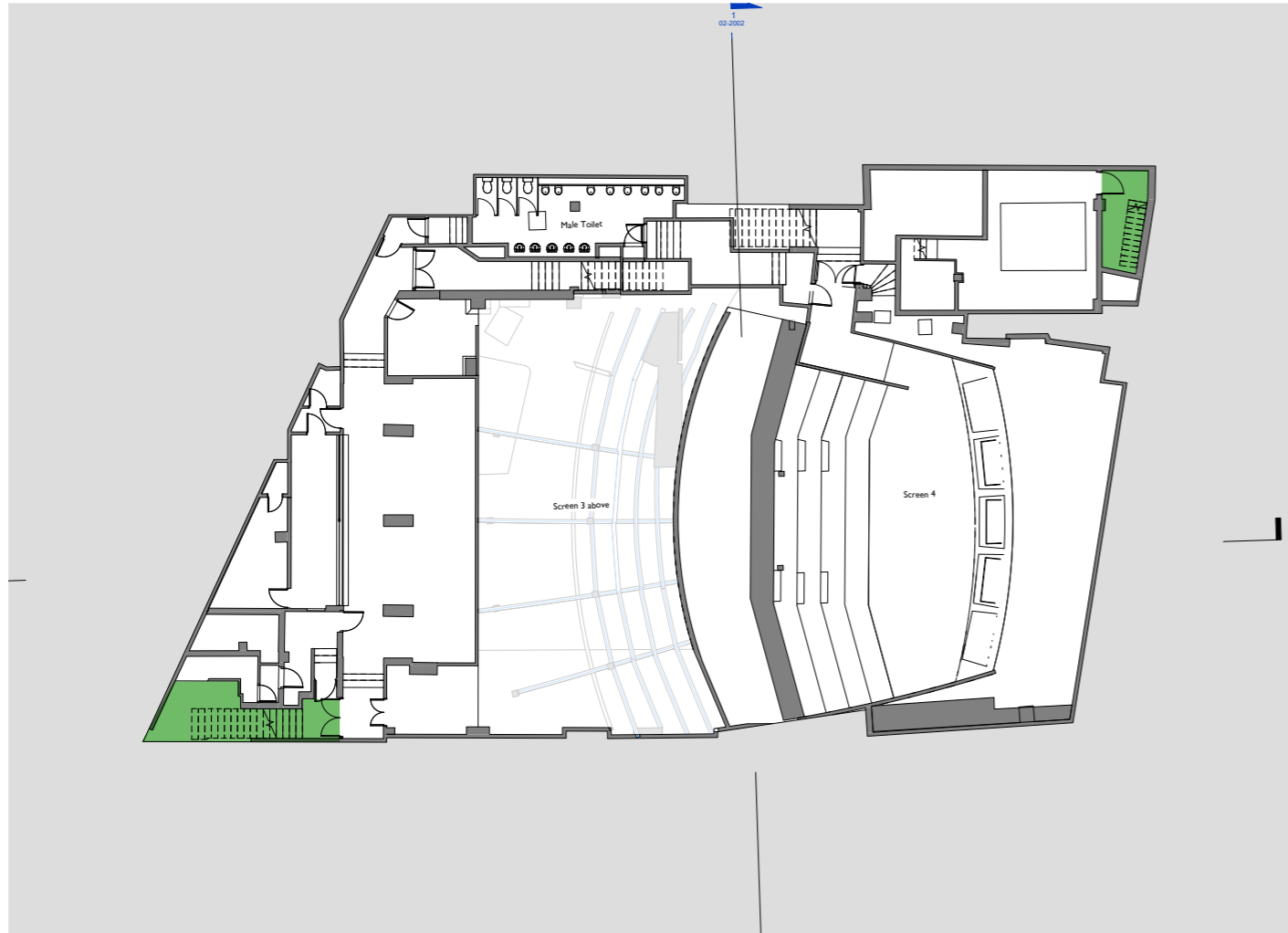


**St Giles Passage elevation.** Cracking visible from ground level is shown as blue lines. Areas of existing brick replacement is shown by orange shading

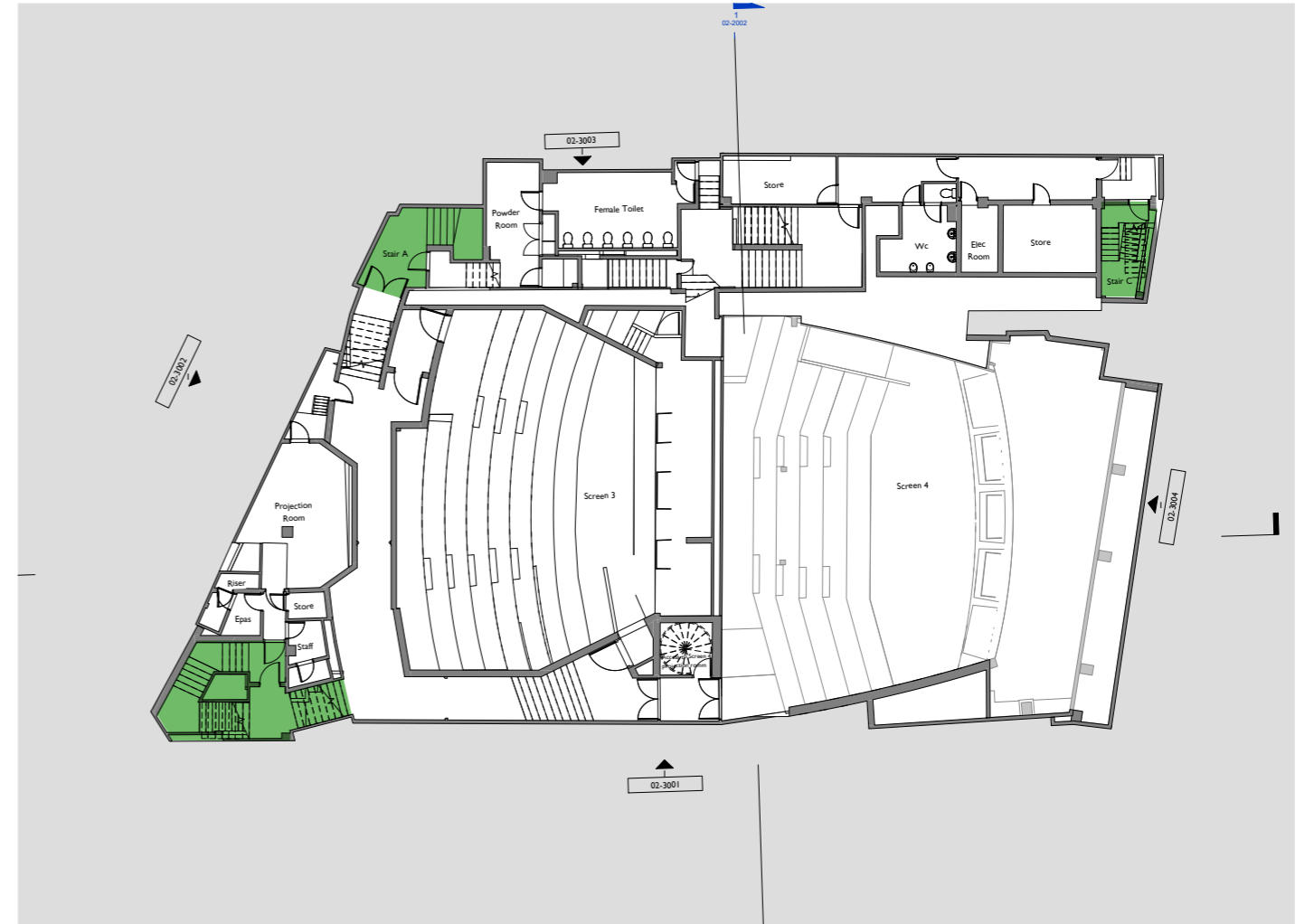


**New Compton Street elevation.** Cracking visible from ground level is shown as blue lines. Areas of existing brick replacement is shown by orange shading

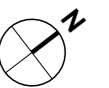
3.5 EXISTING LAYOUT



Basement 02. Stairs highlighted in green indicate the only original internal fabric that remains today



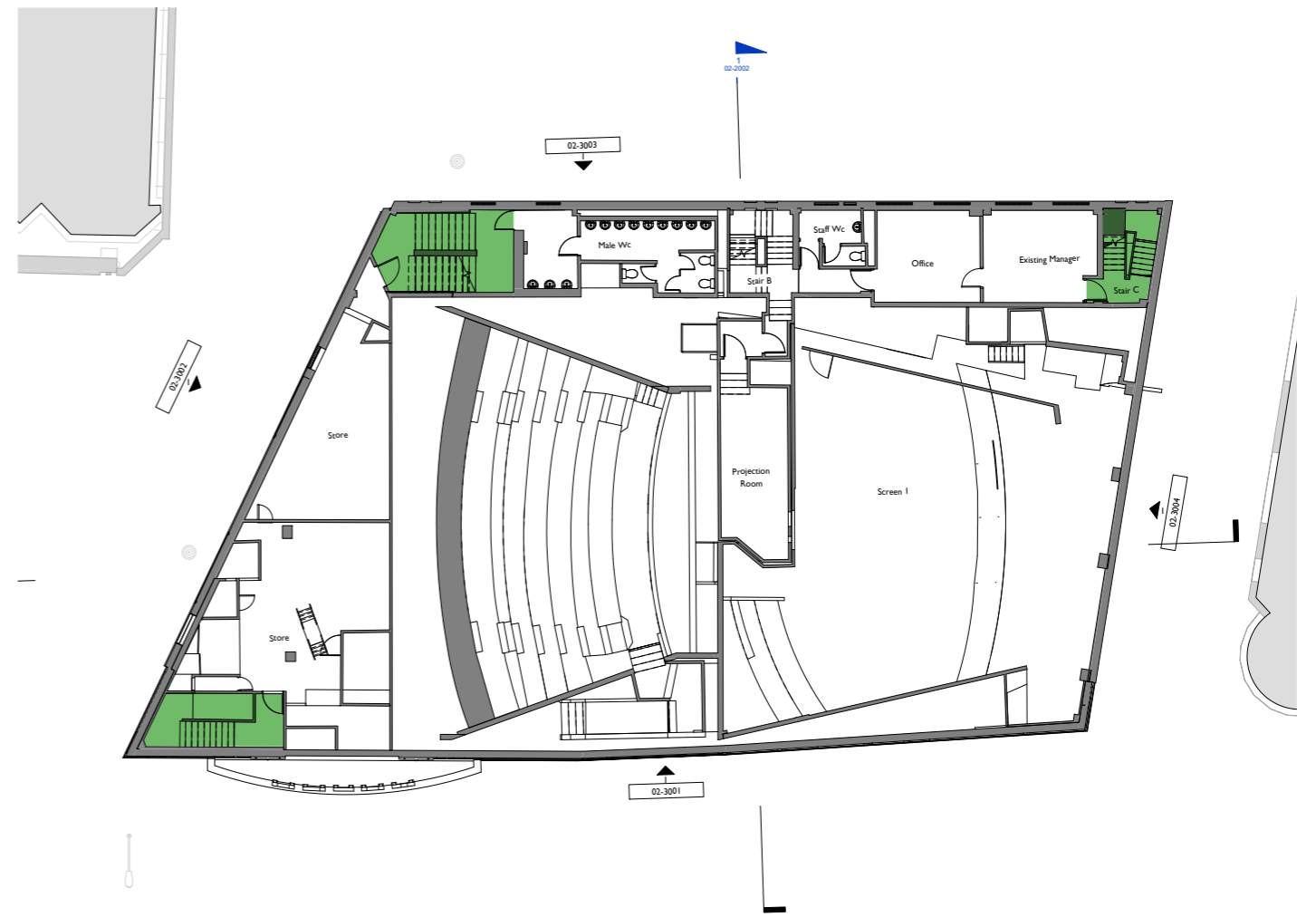
Basement 01. Stairs highlighted in green indicate the only original internal fabric that remains today



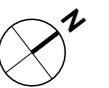
### 3.5 EXISTING LAYOUT



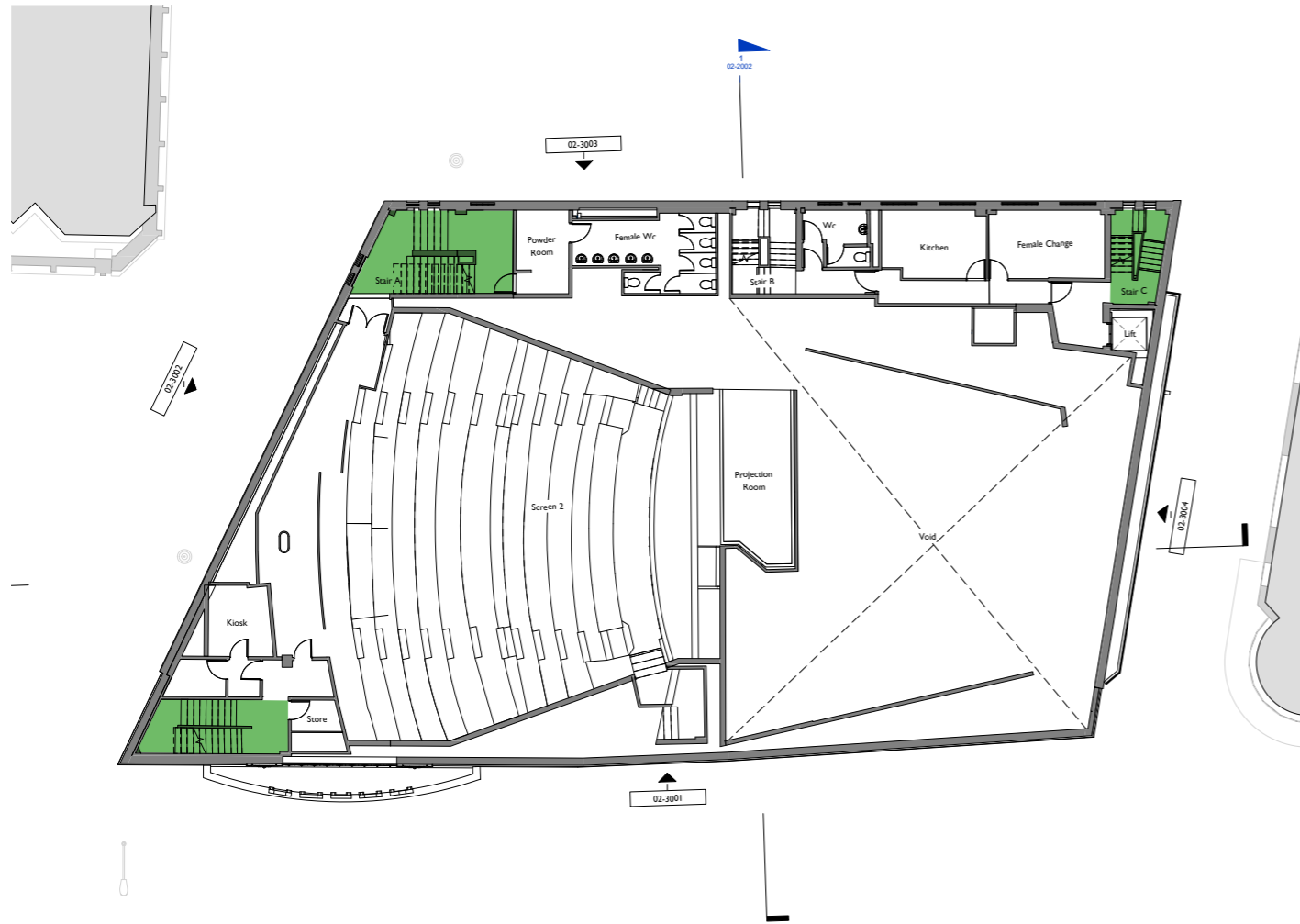
Ground Level. Stairs highlighted in green indicate the only original internal fabric that remains today



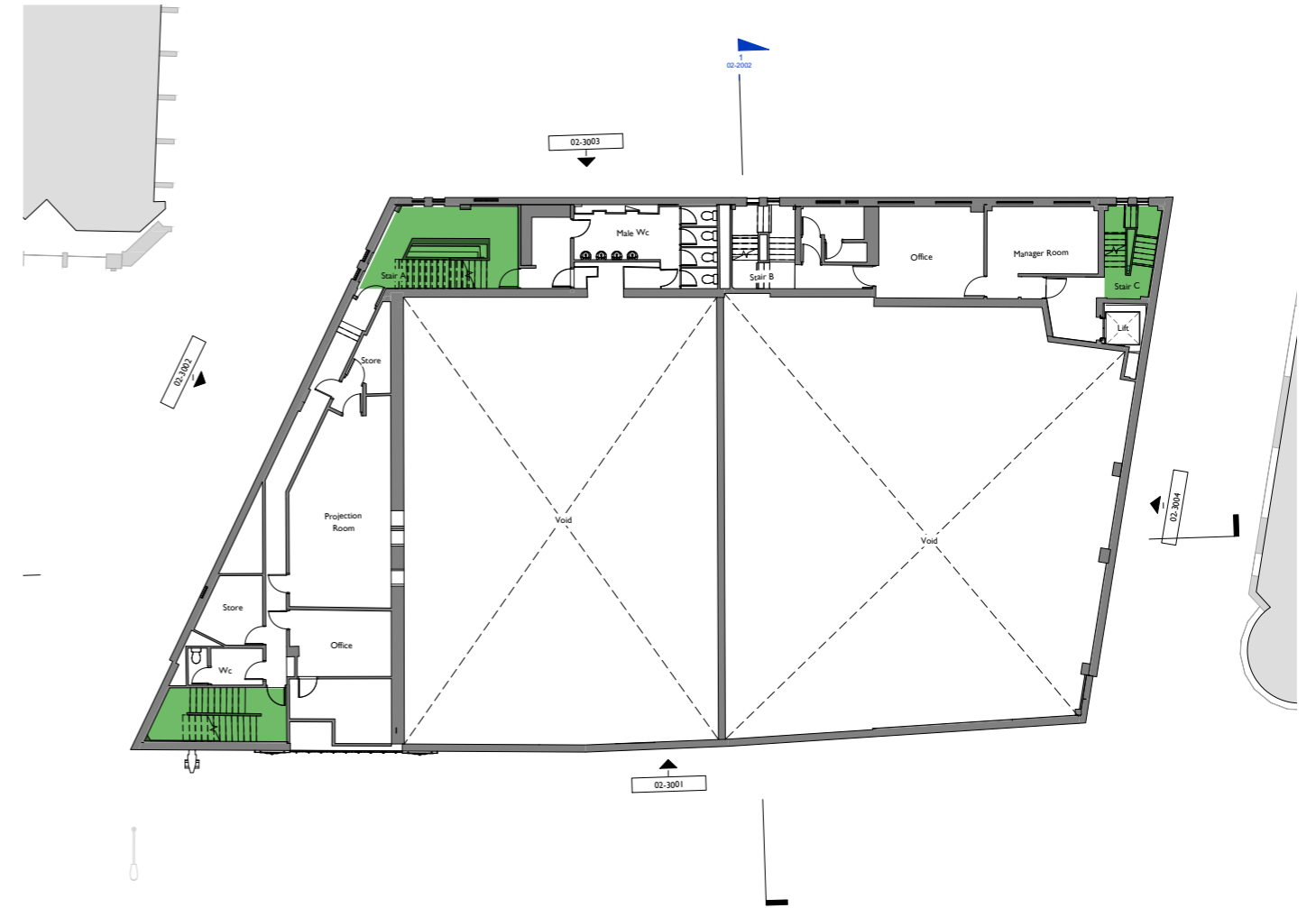
Level 01. Stairs highlighted in green indicate the only original internal fabric that remains today



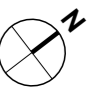
### 3.5 EXISTING LAYOUT



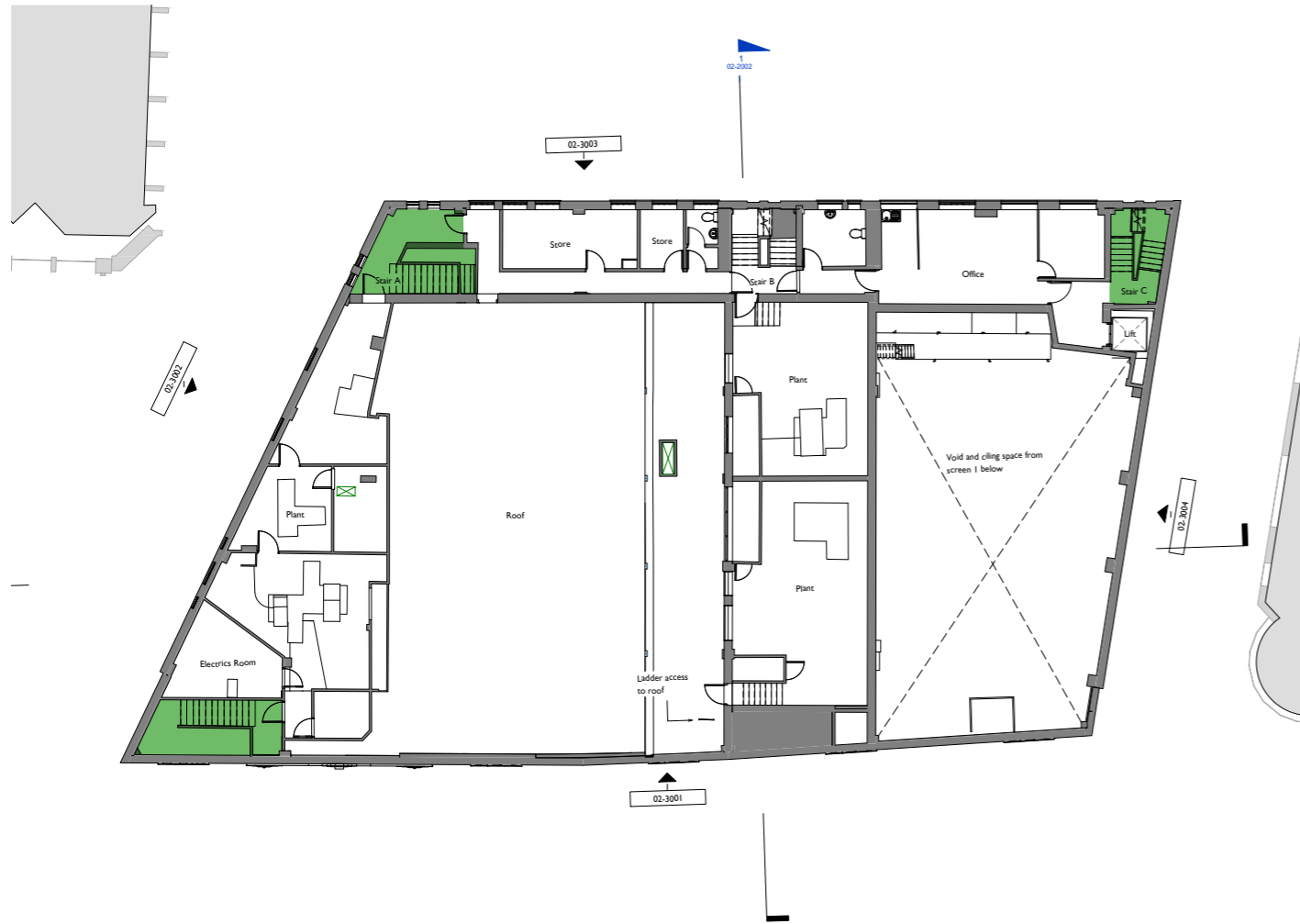
Level 02. Stairs highlighted in green indicate the only original internal fabric that remains today



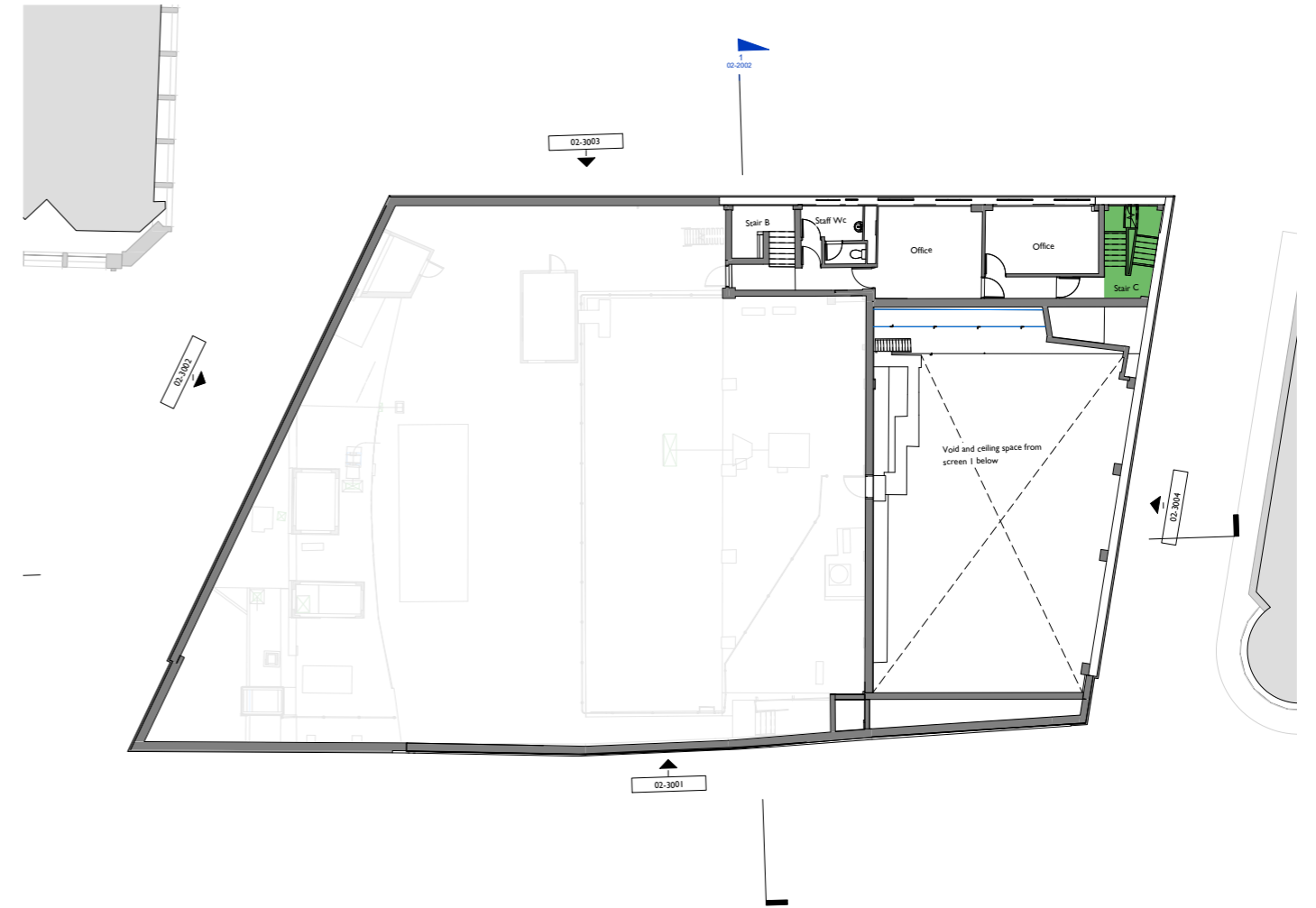
Level 03. Stairs highlighted in green indicate the only original internal fabric that remains today



### 3.5 EXISTING LAYOUT



Level 04. Stairs highlighted in green indicate the only original internal fabric that remains today



Level 05. Stairs highlighted in green indicate the only original internal fabric that remains today

