



**Photographic Record  
for  
External & Internal Refurbishment Works**

at

**45 New Oxford Street & 15-16 West Central Street  
London WC1A**

for

**Fred Hill Properties Limited**

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**Prepared By:**

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## Description

The property comprises a two and three storey building at the corner of New Oxford Street and West Central Street, with a Bookmakers on part of the ground floor, and a variety of office uses on the remainder of the floor, and upper floors.



(for information only – nts)

## Construction

The building was traditionally constructed, with a series of pitched slate roofs behind a parapet wall or ornamental balustrade, and solid masonry external walls with a rendered finish. The windows were a combination of painted single glazed timber vertical sliding sash pattern, or painted steel 'Crittall-style' single glazed casement pattern. The external doors were of painted timber panelled design generally.

Front Elevation (New Oxford Street)



Front Elevation – Shop Fascia level





Front Elevation – Second Floor left hand side – flaking decoration & cement render

Front Elevation – Second Floor & First Floor – flaking decoration & cement render



Front Elevation – Ground Floor – flaking decoration and sub-fluorescence to plinth. Paint-obscured vermiculated render panels.



Front Elevation – low level - flaking decoration and sub-fluorescence to plinth. Paint-obscured vermiculated render panels.





Front Right Hand Corner - flaking decoration. Paint-obscured vermiculated render panels.



Right Hand Side Elevation - 3-Storey Section (West Central Street)



Right Hand Side Elevation – Second & First Floor - flaking decoration and cracking at window heads.



Right Hand Side Elevation – First & Ground Floor - flaking decoration and cracking at window heads.



Right Hand Side Elevation – Ground Floor



Right Hand Side Elevation – 2-Storey Section - flaking decoration and cracking at window heads. Paint-obscured vermiculated render panels.



Right Hand Side Elevation – First Floor – flaking decoration and staining to projecting string course.



Right Hand Side Elevation – Ground Floor





Right Hand Side Elevation – cracking to window heads and plinth. Flaking decorations.



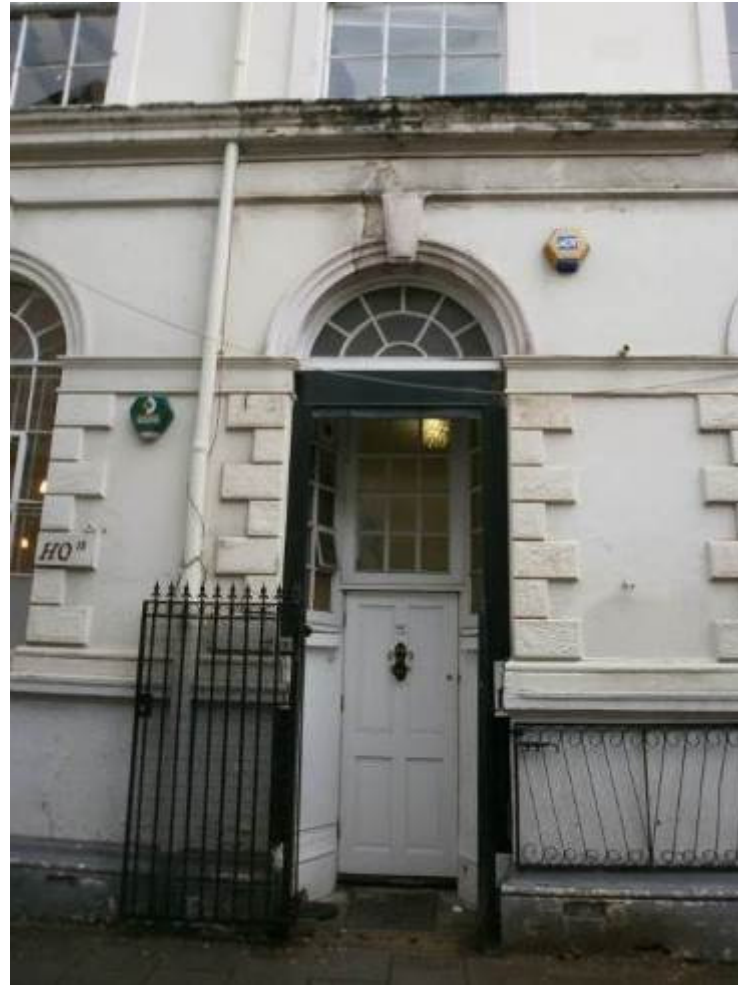
Right Hand Side Elevation - cracking and weed growth to plinth. Flaking decorations.



Right Hand Side Elevation - cracking and weed growth to plinth. Flaking decorations. Paint-obscured vermiculated render panels.



Right Hand Side Elevation - Flaking decorations. Paint-obscured vermiculated render panels.



Right Hand Side Elevation - Flaking decorations. Cracking to door heads. Paint-obscured vermiculated render panels.



Right Hand Side Elevation – flaking decorations. Cement render at second floor level.



Right Hand Side Elevation



Right Hand Side Elevation





Right Hand Side Elevation



Right Hand Side Elevation

