



59 St Giles High Street

Investigative Strip Out & Proposed Works



Goad Map  
1888



## INTRODUCTION

The following document acts as a visual representation of the found condition, the extent of proposed investigative strip out works, and proposed works to No. 59 St Giles High Street following site visits dated 14th September 2017, 11th October 2017 & 19th October 2017 by Ian Chalk Architects.

Detail photographs and historical images provide evidence for ICAs interpretations of the fabric in deciding which elements are original, and which are later additions or imitations.



59 St Giles High Street, 2014



59 St Giles High Street  
*Site Location*

# CONTENTS

## 1.0 Site

- *Site location*
- *Existing external Condition*
- *Existing sections*

## 2.0 Investigative Strip Out & Proposals

- *Basement*
- *Ground Floor*
- *First Floor*
- *Second Floor*
- *Third Floor*
- *Roof*





59 St Giles High Street  
Aerial image looking south



Original chimney stacks extended  
for nos 28 Denmark Street

Wall ties put in by others  
supporting exposed party wall

59 St Giles High Street  
Aerial image looking south east







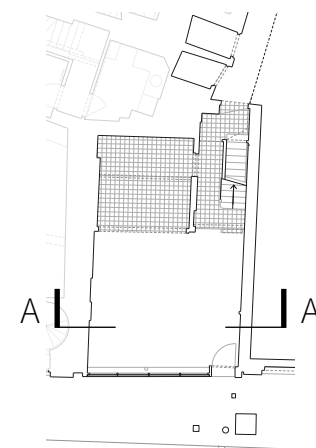
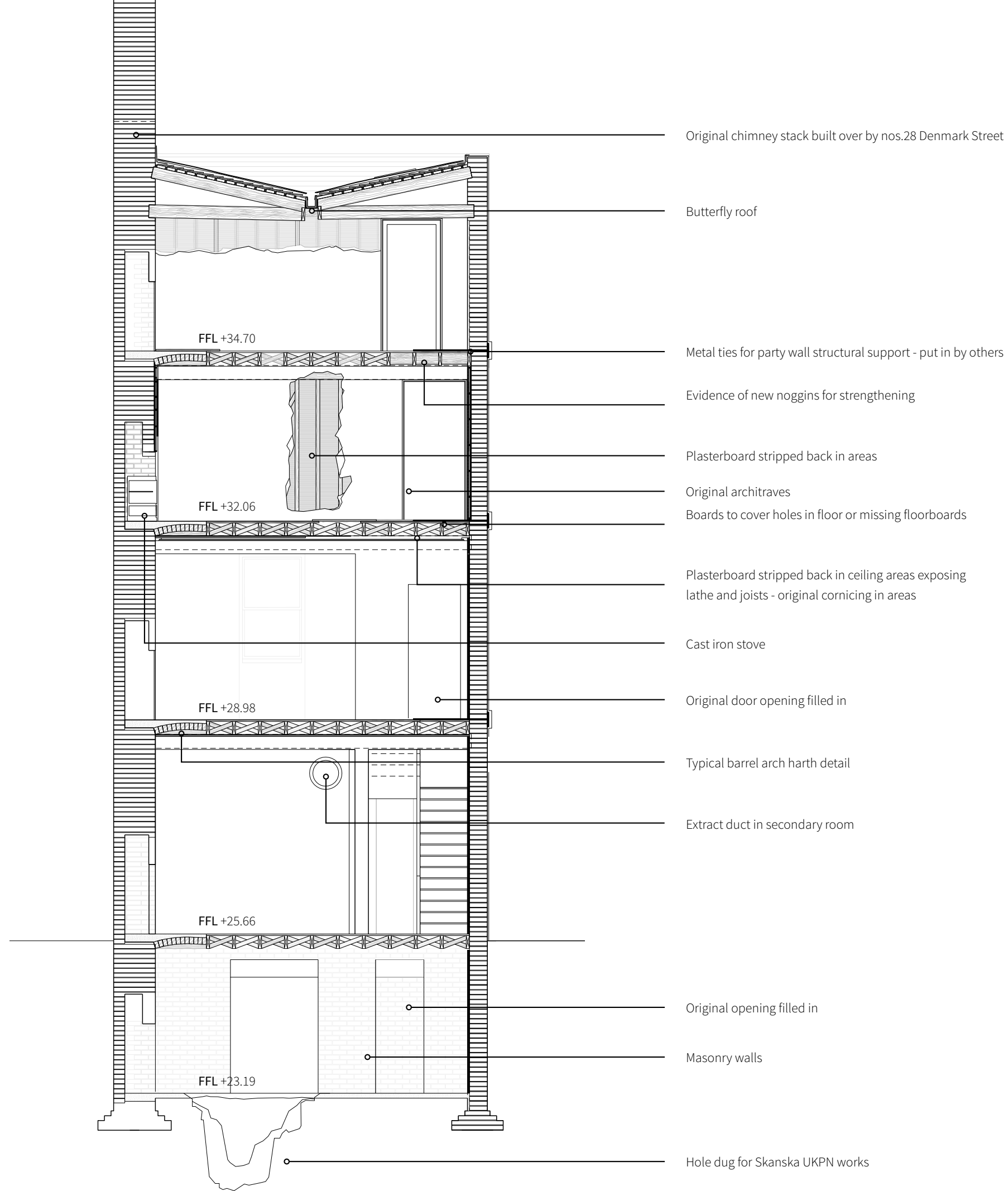


Key	
	Element of original fabric to be retained
	Element to be removed
	Linings/paneling to be removed
	Linings/paneling to be retained
	General note

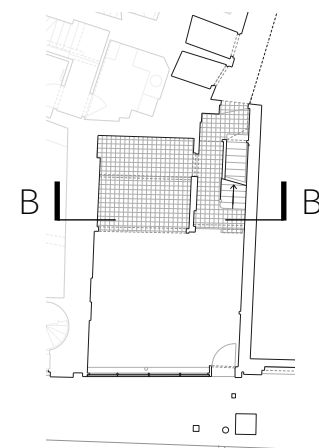
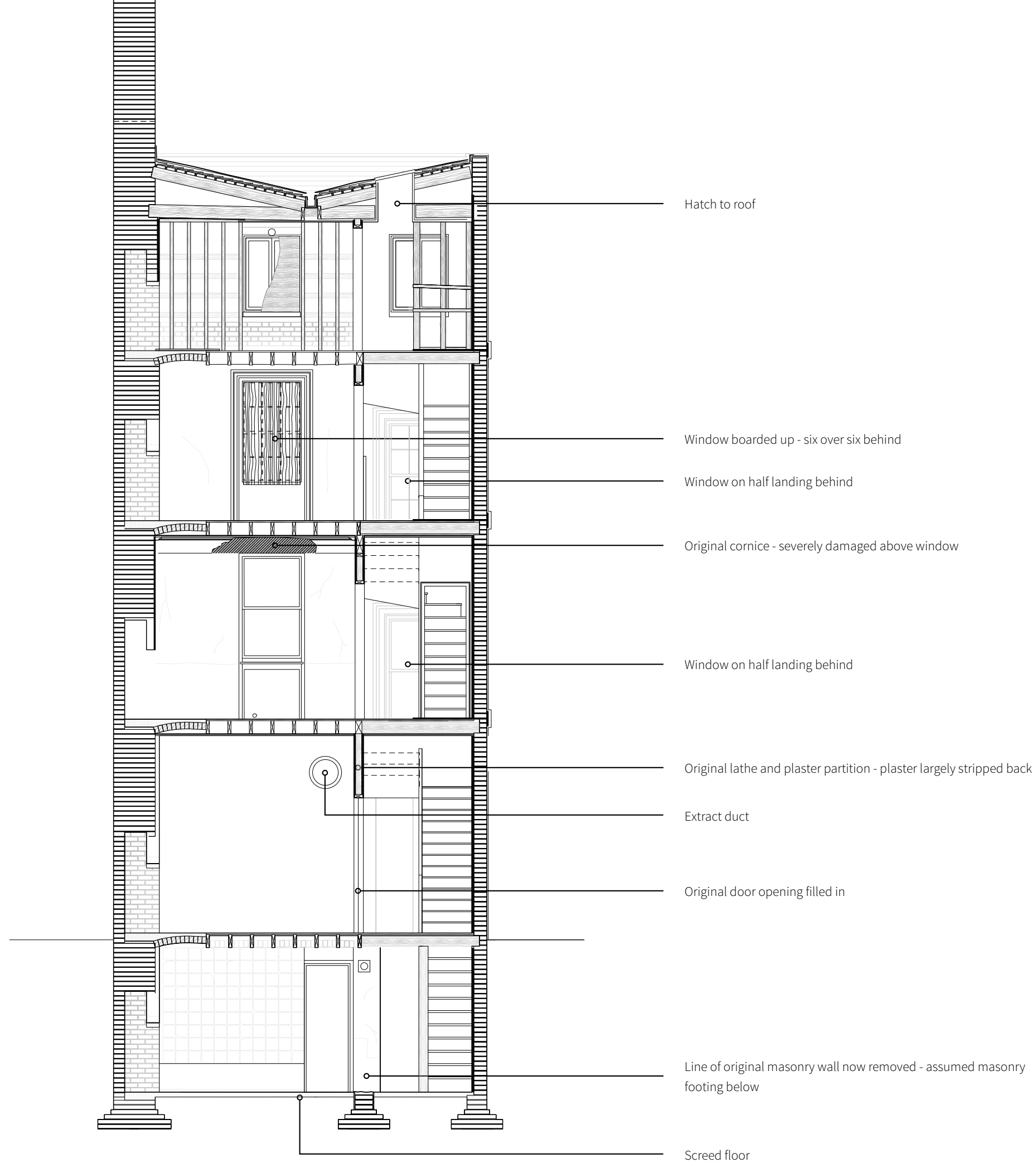
Heavily stained render panel to be carefully cleaned to reveal possible original signage

59 St Giles High Street  
Front Elevation

GENERAL NOTES  
Front Elevation, not to scale



GENERAL NOTES  
 Short Detail Section A-A, as found, not to scale



GENERAL NOTES  
*Short Detail Section B-B, as found, not to scale*



EXISTING CONDITION  
*SITE PHOTOS, OCTOBER 2017*



Image showing the exposed party wall of 59 St Giles High Street, with strengthening straps, weather protection and battening visible



Party wall exposed as a result of demolition works adjacent - temporary weather protection , and battening carried out by others



Image showing the rear elevation of 59 St Giles High Street, with windows boarded up. Large extract duct from ground floor to roof visible.



Temporary straps installed as part of demolition works of York and Clifton mansions - works carried out by others

Image showing the exposed party wall of 59 St Giles High Street, with strengthening strapping visible



59 St Giles High Street, circa 2015



# INVESTIGATIVE STRIP OUT & PROPOSALS

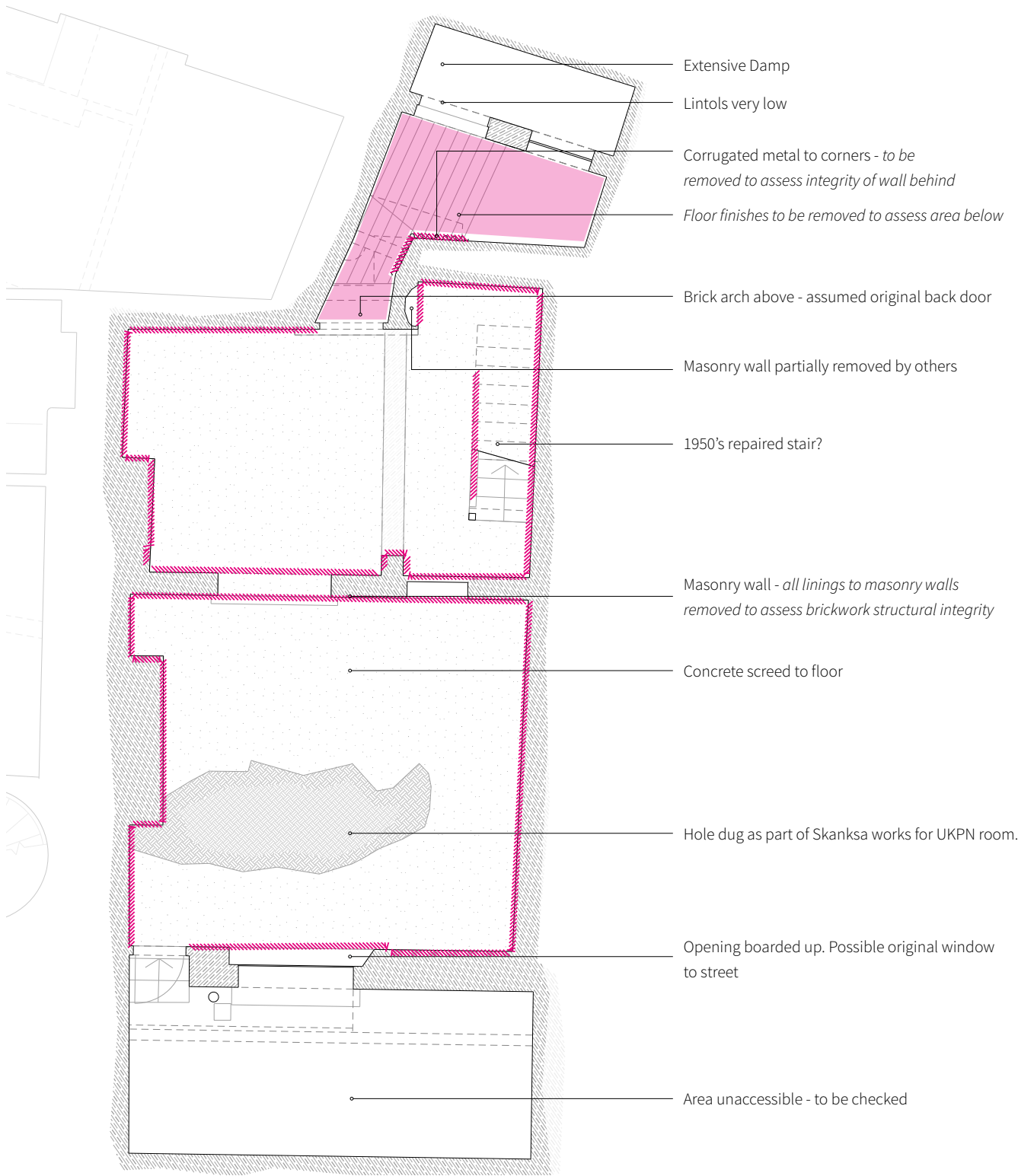
The following pages act as a floor by floor record of the found condition of 59 St Giles High Street, and show the extent of the investigative strip out works and proposals.

**Note:**

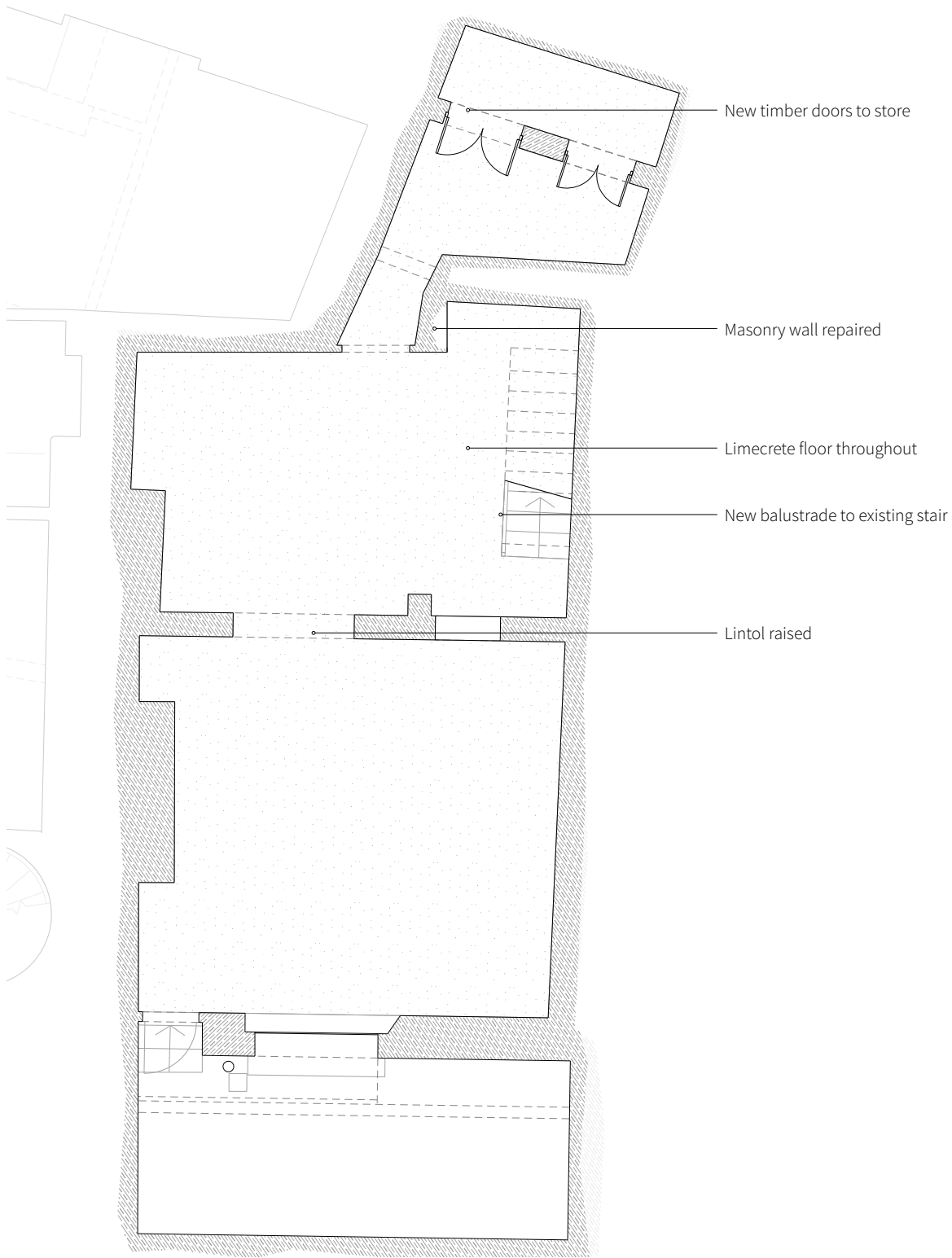
- *All linings to the staircase are to be stripped back to assess their structural integrity and heritage value.*
- *All drawings are to be read in conjunction with the photographs.*
- *Drawings are not to scale and should not be measured from.*

BASEMENT - EXISTING, STRIP OUT & PROPOSED

- Key
- Element of original fabric to be retained
  - Element to be removed
  - Linings/paneling to be removed
  - Linings/paneling to be retained
  - General note



Existing Basement | Floor Plan | not to scale



Proposed Basement | Floor Plan | not to scale