



Basement Plan Numbered



3.7 B001 (Insall)



3.8 B002 (Insall)



3.9 B003 (Insall)



3.10 B004 (Insall)



3.12 B006 (Insall)



3.13 B007 (Insall)



3.11 B005 (Insall)



3.14 B009 (Install)



3.15 Basement, view behind B019-21 (Install)



3.16 B011 (Install)



3.17 B012 (Install)



3.18 B013 (Insall)



3.20 B015 (Insall)



3.22 B025 (Insall)



3.19 B014 (Insall)



3.21 B023 (Insall)

B017 is the lift shaft. It contains metal concertina doors, probably from the 1960 refurbishment. The shaft is red brick lined and a double opening with concertina door is visible at ground level – parallel with the Newton Street elevation [Plates 3.23-3.24]. **B017a** is a small lift lobby, it is finished much the same as the main corridor, with screed floors, painted walls and a boarded ceiling [Plate 3.25].

B018 is the plant room at the NE end of the building. Its walls appear to be original brick, painted or plastered, except the wall to B019 which is brick, probably from 1960. One bricked / concreted and vented window opening with arched lintel in the SE wall. There is an RSJ running NE-SW above the door, with breezeblock infill above it. Angled bulkhead in N angle. Ceiling is plastered, the floor is screed. There is a late-20th century wall-mounted boiler against the NE wall, further floor-mounted kit and a series of ceiling-mounted pipes. Modern brick enclosure high on the NW wall, part of boiler system [Plate 3.26].

B022 is a lobby and staircase set between B020 and B023, the latter leading up to the rear yard. The stair appears to be 1960s, timber treads and risers with lino and metal tread ends, simple timber newels and a timber handrail. Plasterboard and brick walls flank the stair, which rises into a small single storey extension. The fire doors are modern. The staircase enters the building via a blocked original basement window, under segmental arch brick lintel [Plates 3.27-3.29]. The lobby is much the same as the remainder of the corridor – screed floors, plasterboard walls, veneered doors in varnished frames, encased original timber beams, partially expressed cast iron columns.

B028 is the main spine corridor – which is an early-21st century addition. In the main portion of the corridor there is a row of 12 original painted cast iron columns with capitals and flanges; they are thicker at this level than on the upper floors and are at the centre of the plan, semi-submerged within the modern partitions which form one side of the corridor. The floor is screeded, ceilings are painted board or plaster, the walls are painted plasterboard, there are a few off the peg timber skirtings. All doors are cheap veneer. The columns support the original timber beams, which are encased / overboarded. The corridor ceiling is filled with service runs - exposed pipework, including sprinkler system, metal trunking and fluorescent lighting. Each room has a fuse isolator above its door. There are two sets of double doors enclosing the lobby which leads to the external staircase to the rear yard (B022).

B029 is a squarish space, off the southern end of the main corridor (B028) and contains a modern kitchenette with a few fixed cabinets and a base unit set against the wall with B008-B009 [Plate 3.34].



3.23 B017 and B017a (Insal)



3.24 B017 and B017a (Insall)



3.26 B018 (Insall)



3.25 B017a (Insall)



3.27 B022 (Insall)



3.28 B022 (Insall)



3.29 B022 (Insall)



3.30 B028, looking south (Insall)



3.31 B028 between B015-21 (Insall)



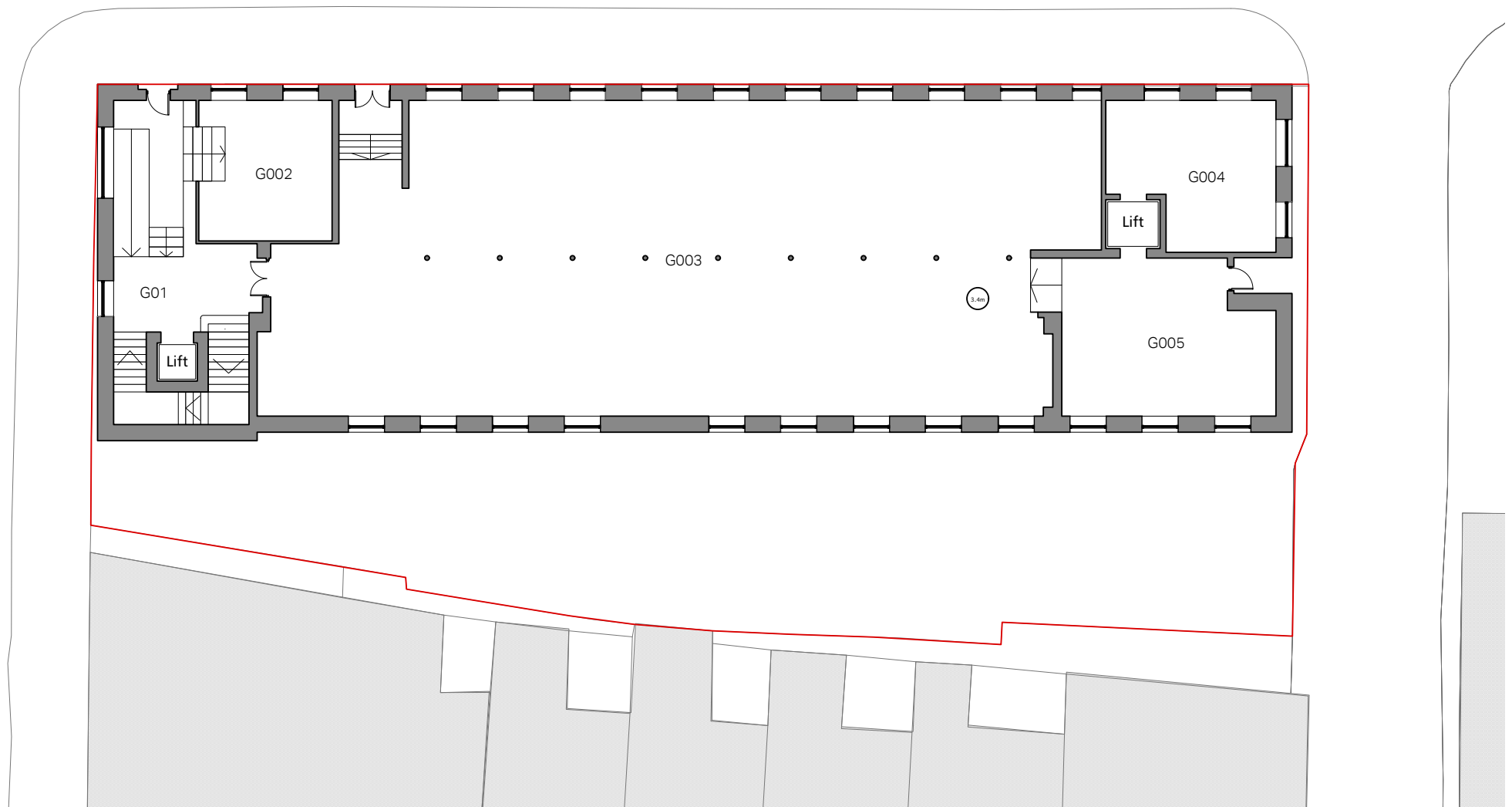
3.32 B028 near B023 (Insall)



3.33 B028 Typical cast iron column and overlaid beam (Insall)



3.34 B029 (Insall)



Ground Floor Plan

Ground Floor

As at December 2021, during strip out works, this floor comprises:

- Main entrance lobby with tiled 1960 steps, metal balustrades, suspended ceiling and later ramp (G001).
- Small offices – formed by mid- and late-20th century partitions – to be removed as part of the soft strip (G002, currently used as site office) **[Plate 3.35]**.
- Small service area with lift in the north east corner (G004) **[Plate 3.36]**. Timber, tongue and groove clad lift shaft with asbestos sheeting over. Screed floor. Metal-clad (modern) ceiling with bulkhead. Exposed brick walls of a variety of ages. Top of an arch in the Newton Street elevation is visible (access to undercroft), now blocked with flettons.
- A timber stair leading to the rear yard has been uncovered during the soft strip – it sits within an entrance lobby constructed in 1960. Some of the treads appear more historic - suggested possible reuse **[Plate 3.37]**.
- The remainder is largely a single open-plan space (G003).
- The floors are screed or remnants of raised flooring. No historic floor finishes are visible at present.
- Some late-20th century partitions remain – at the centre and SW end of the building (aluminium stud and plasterboard), these will be removed as part of the strip out.
- The original ceiling structure is visible following the strip out of the suspended ceilings, this comprises deep principal beams running NW-SE. They are supported on the external brick walls and a series of cast iron columns – placed centrally within the floorplan **[Plate 3.38]**.
- The ceiling is finished in thin tin sheets in some locations **[Plate 3.39]**.
- The suspended ceiling has revealed arch-headed lintels to the rear windows **[Plate 3.40]** and the arched opening to Newton Street **[Plate 3.41]**.
- Mid-20th century sprinkler system.
- Probably mid-20th century radiators beneath windows in rear wall.
- Modern trunking / cable trays.
- Modern plaster wall finishes and radiators with grilles set beneath uPVC windows in the NW wall.
- Plasterboard casing over the historic timber staircase remains in situ **[Plate 3.42]**.



3.35 Partitions forming office - G002, Ground Floor



3.38 G001, Ground Floor



3.36 Lift shaft in G004, Ground Floor



3.37 Ground Floor Stair to Yard



3.39 Ceiling in G001, Ground Floor



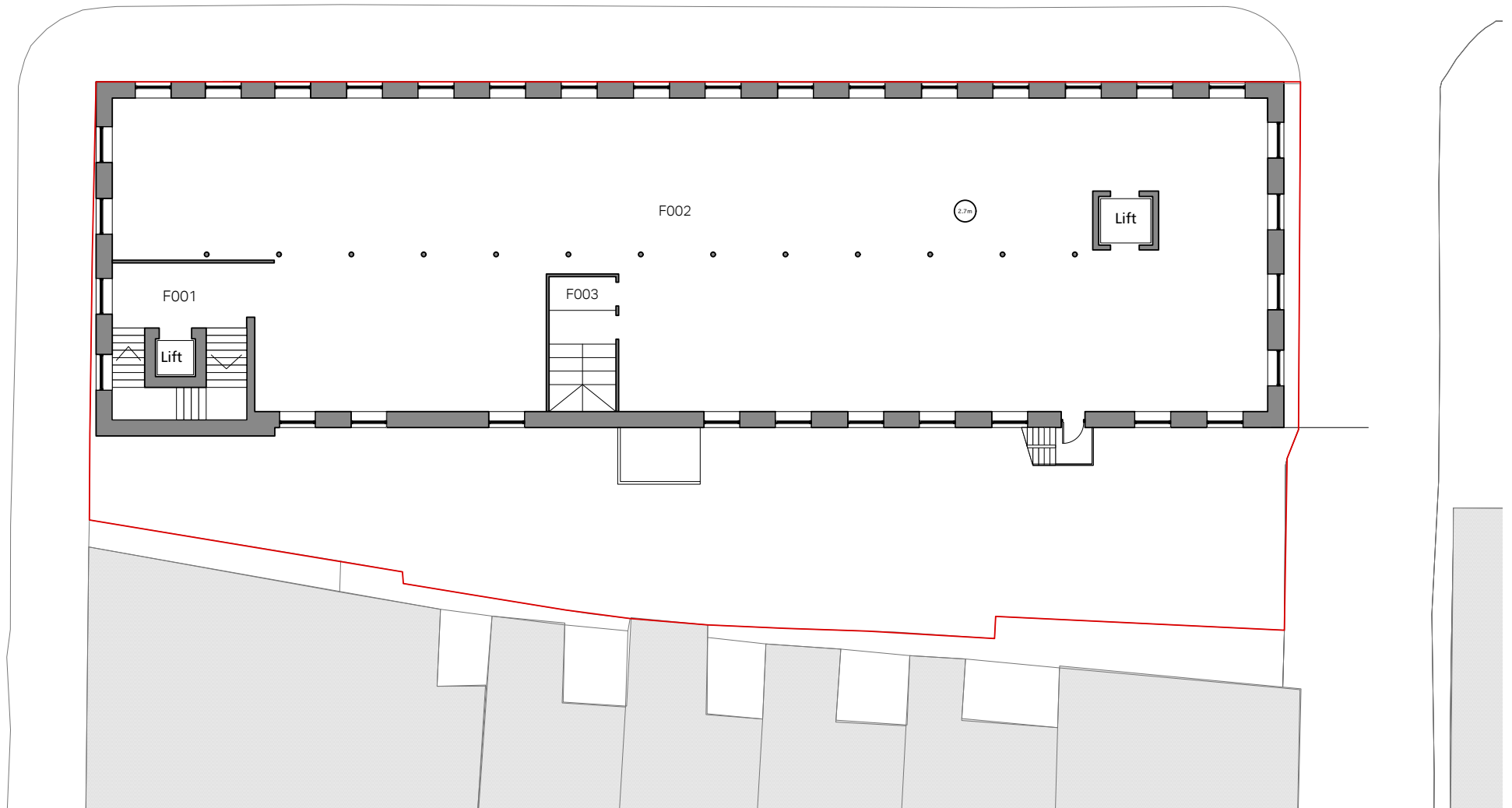
3.41 Arched entrance from Newton Street, Ground Floor



3.42 Plasterboard around timber staircase, Ground Floor



3.40 Arched lintels in rear wall, Ground Floor



First Floor Plan

First Floor

As at December 2021, during strip out works, this floor comprises:

- 1960 lift and staircore, with plastered walls, lino floor and boarded ceiling (F001).
- A largely open-plan space (F002), with a series of cast iron columns – placed centrally within the floorplan **[Plate 3.43]**.
- The floors are screed. No historic floor finishes are visible at present.
- Some late-20th century partitions and a historic timber screen remain at the centre of the building (timber stud and plasterboard) – in F003 **[Plates 3.44 and 3.45]**.
- Painted brick walls.
- The removal of partitions has revealed the top of the arched opening to Newton Street **[Plates 3.46 and 3.47]**.
- Bricked and breeze-blocked windows in the rear wall **[Plate 3.48]**.
- The lift shaft at the north end of the building remains – now isolated, clad in plasterboard and with concertina doors exposed.
- Asbestos-clad ceiling and beams remain.



3.43 *First Floor*



3.45 *Partitions and screen around timber staircase, First Floor*



3.47 *Arch revealed in front wall to Newton Street, First Floor*



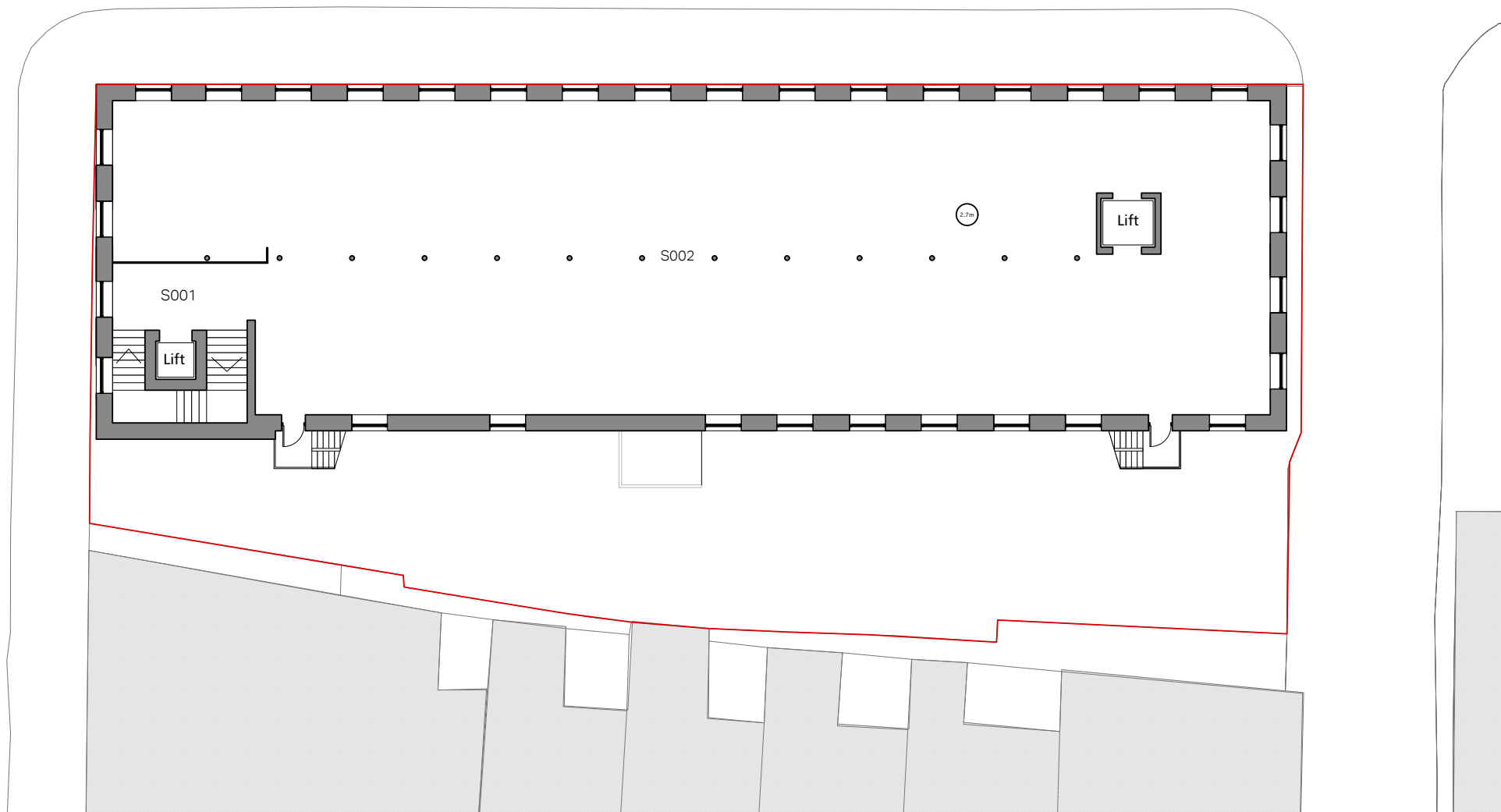
3.44 *Partitions around timber staircase, First Floor*



3.46 *Arch revealed in front wall to Newton Street, First Floor*



3.48 *Rear wall, First Floor*



Second Floor Plan

Second Floor

As at December 2021, during strip out works, this floor comprises:

- 1960 lift and staircore, with plastered walls, lino floor and boarded ceiling (S001) **[Plate 3.49]**.
- A largely open-plan space (S002) - with a series of cast iron columns – placed centrally within the floorplan **[Plate 3.50]**.
- The floors are screed. No historic floor finishes are visible at present.
- Flue revealed at the SW angle **[Plate 3.51]**.
- Some late-20th century timber stud and plasterboard partitions remain around the historic timber staircase **[Plate 3.52]**.
- Painted brick, limewashed and plastered walls (of a variety of ages). Some cills have a slight bullnose, many have been replaced with modern brickwork **[Plate 3.53]**.
- At the NE angle, soft strip works have uncovered one of the cast iron quadrant brackets **[Plate 3.54]**.
- The lift shaft at the north end of the building remains – now isolated, clad in plasterboard and with concertina doors exposed.
- Asbestos-clad ceiling and beams remain.



3.49 S001, Second Floor



3.50 S002, Second Floor



3.51 Flue, S002, Second Floor



3.52 *Partition around timber stair, S002, Second Floor*



3.53 *Part-plastered walls, S002, Second Floor*



3.54 *View of cast iron bracket, S022*



Third Floor Plan

Third Floor

T001 / T002 is a 1960 lift and wrap around staircore and lobby at the southern angle of the building. Concrete stairs, with terrazzo (unconfirmed) covered with vinyl. Plain plaster walls and boarded ceilings, timber skirtings, metal concertina door to the lift, cheap timber veneer doors with vision panels to T003 and solid door to the continuation of the stair leading to the fourth floor. One metal casement in the SW wall. Sprinkler system, services and fluorescent lighting fixed to the ceiling. All 1960s and later finishes **[Plates 3.55-3.57]**.

T003 is a lobby / waiting area / kitchenette with screeded floors with carpet over, plaster walls, part-tiled walls around the kitchenette, plasterboard / sheet asbestos ceilings and late-20th century painted doors to T004, T006 and T016. Multiple ceiling-mounted services including sprinkler system pipes, conduit trays and fluorescent lighting **[Plate 3.58]**.



3.55 T001



3.56 T002



3.58 T003



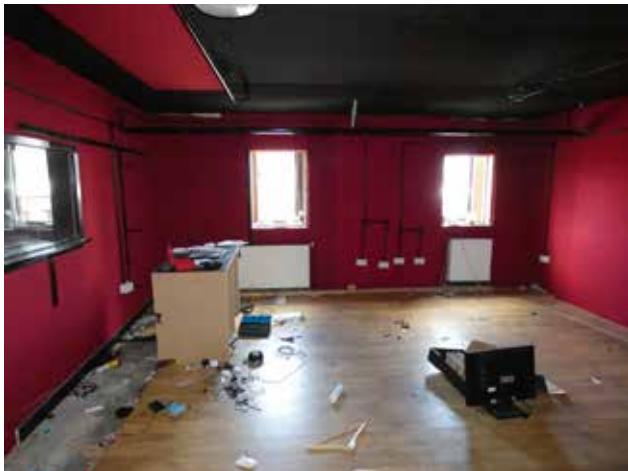
3.57 T002

T004-T018 / T020-T022 and T025

Off the main spine corridor – T016 – is a series of subdivided rooms to the north west and south east. The rooms are largely the same – designed as studios to muffle sound or store rooms. Floors are either screed over original plank floors (presumed), sometimes with lino, laminate flooring or carpet. Walls are layers of fabric / carpet, plasterboard and ply over softwood studs, windows are built out in the same and some have internal soundproof shutters to further block sound. The timber studs are stamped, with no date but where exposed, the plasterboard is dated to 2010. Windows are all 1960 metal casements. Ceilings are mostly covered in fabric / carpet, where exposed they are overboarded with ply or sheet asbestos. Their ceilings contain a sprinkler system and fluorescent or bulkhead lighting, some is suspended via plastic conduit. Where the partitions have been partially removed, painted brick external walls are visible. T004 and T006 contain sub-partitioned recording rooms – T005 and T007. In T012 the ceiling has partially collapsed due to water ingress and the original timber beam has been temporarily propped. This enables a rare glimpse of the original fabric of the building – firstly the beam and secondly the narrow timber fillets which cover the joints between the larger timber planks, which run NE-SW. Also in this room, part of the SE wall is also uncovered, revealing painted brick. T015 is located to the N end of the building, it is a further studio but deserves mentioning as it contains two timber props – one column and another angled prop – both are machined timber, painted white and are likely to be mid- to late-20th century [**Plates 3.59-3.75**].



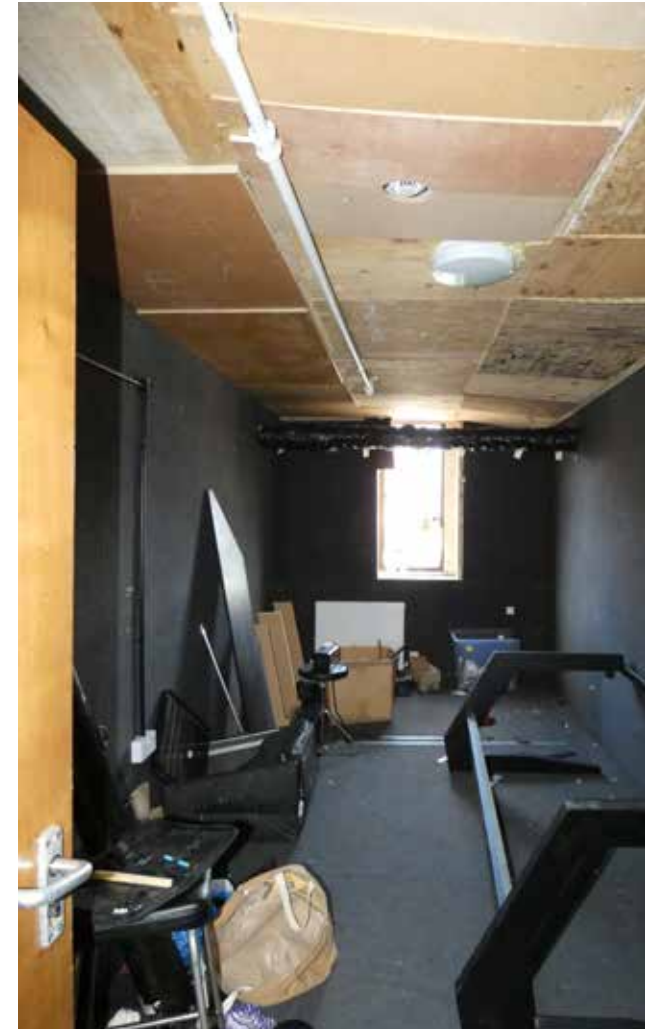
3.59 T004



3.60 T005



3.61 T005



3.62 T008



3.63 T009



3.65 T012



3.67 T014



3.64 T010



3.66 T013



3.68 T015



3.71 T018



3.69 T015



3.70 T017



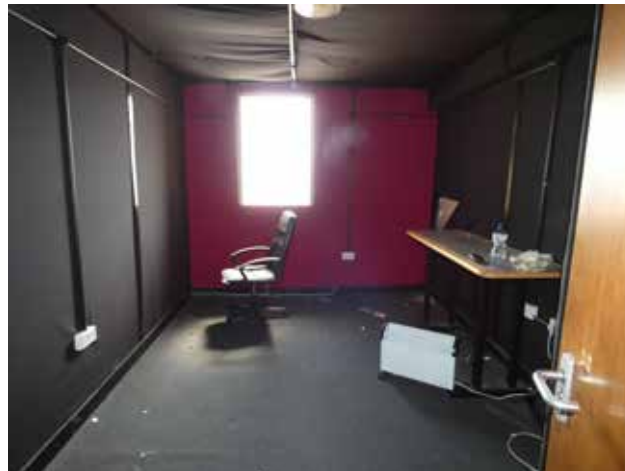
3.72 T021



3.74 T022



3.73 T022



3.75 T025

T016 is the main spine corridor. Again, there is a row of 12 painted cast iron columns with capitals and flanges at the centre of the plan, semi-submerged within modern partitions which form one side of the corridor. The floor is screeded, ceilings are painted board, the walls are painted plasterboard, there are a few off the peg timber skirtings. All doors are cheap veneer. The columns support the original timber beams, which are hidden by a lowered ceiling. The ceiling is filled with service runs - exposed pipework, including a sprinkler system, metal trunking and fluorescent lighting [Plates 3.76-3.77].

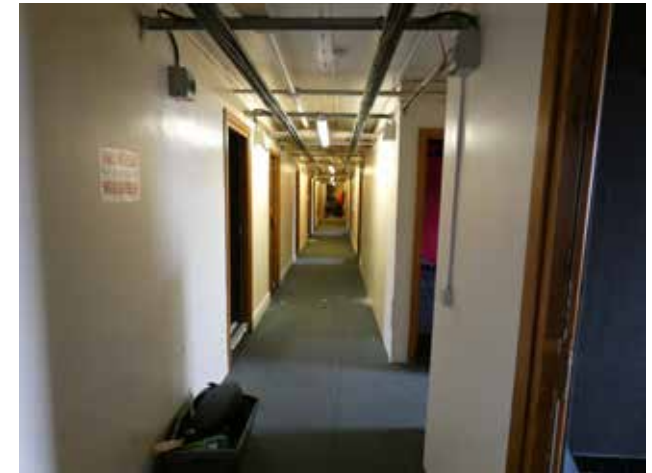
T019 is a stretch of corridor leading off T016 to the northern fire exit. Same as T016. The fire exit door is modern, surrounded by ply infill. Clearly an adapted window, brickwork is visible to the right [Plate 3.78].

T024 is a timber half-turn staircase which looks to be early- / mid-Victorian. The stair features timber treads and risers, with bull-nosed ends and timber stringers. The newel is a squared timber post with a depressed / shallow pointed top, and the handrails are also timber – turned to the NE wall (possibly early-20th century) and probably late-20th century replacement along the SW wall. It is capped at various floors – including to the second floor below with plasterboard. Access from the corridor is via a hefty timber boarded door, which looks to be from the 1960 works, and a plasterboard partition. The NE wall of the stair is made up of timber stud, with plaster over, timber plank, and a high level opening which contains breeze blocks. The NW external wall is brick, partially painted, it contains windows at third and second floor level – metal casements in arched lintels and will bull-nosed cills, bars over the second floor window. The third floor

window is split by an apparent extension of room T022. The SW wall is plastered. Drainage pipes and sprinkler pipes criss-cross the ceiling, plastic conduit is fixed to the walls [Plates 3.79-3.81].

T026 is located off T003, it is a modern kitchenette, adjacent to a modern fire escape door with a modern narrow timber casement adjacent – set within an original arched opening. Laminate floor in kitchenette areas, with modern kitchen fittings [Plates 3.82-3.83].

T027 and T028 are modern WCs, set against the staircore. Modern veneered doors in painted timber frames. Modern tile effect lino, plastered walls and ceiling and modern fittings. Window is barred and partially blocked and divided between the two WCs [Plates 3.84-3.86].



3.76 T016 looking NE



3.77 T016 looking SW



3.78 T019



3.79 T024 (2)



3.80 T024 (11)



3.81 T024 (14)



3.82 T026



3.83 T026



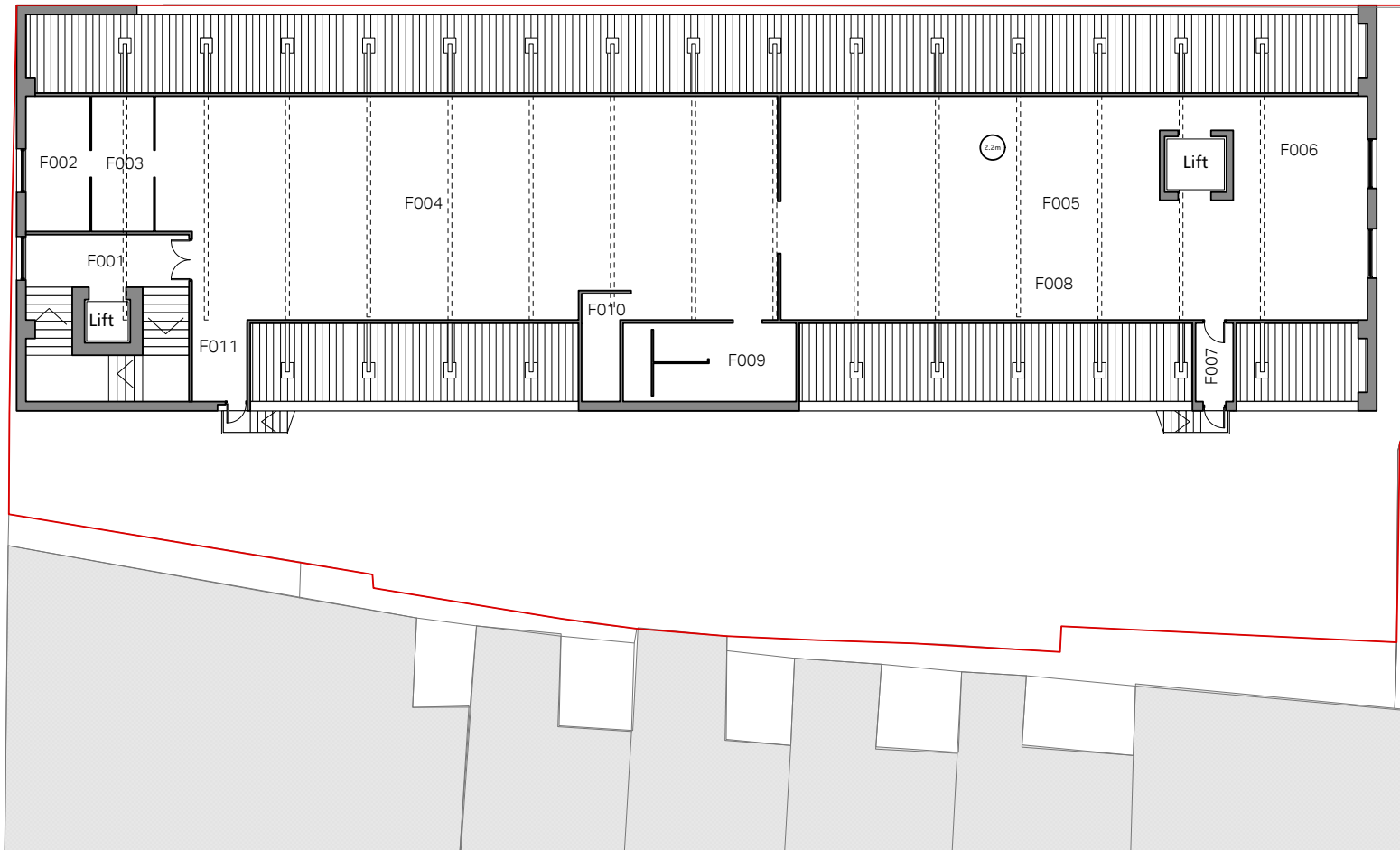
3.84 T027



3.85 T027



3.86 T028



Fourth Floor Plan

Fourth Floor

As at July 2021, prior to strip out works, this floor comprises:

- 1960 lift and staircore, with plastered walls, screed floor and boarded ceiling (FF001). Plaster lost on SW wall, revealing original brickwork. 1960 timber doors lead to FF004 **[Plate 3.87]**.
- Small office / studios – modern timber stud partitions, carpeted floor, timber slatted ceiling (FF002 and FF003) **[Plate 3.88]**.
- Two large open-plan spaces divided by a modern timber studded partition with glazed vision panel (to be removed) (FF004 and FF005) **[Plates 3.89-3.91]**. The floors are historic timber floorboards – of a variety of ages and sizes – the wider more historic boards run NE-SW, whilst the narrower boards run at 90 degrees laterally across the space (see Plates 3.89-3.91). One area appears to frame an infilled hoist opening **[Plate 3.92]**. Some areas of floor have sheet ply over the boards. Walls beneath the clerestory glazing and around rooms FF009 and FF010 are vertical timber tongue and groove – probably early-20th century. Clerestory windows are a variety of ages, none appear to be original though some are probably late-19th and early-20th century timber, with later replacements, some are missing glass **[Plates 3.93-3.94]**. Ceilings feature timber beams running NW-SE, between which is thin timber boarding, some is missing or is overboarded with asbestos

sheeting [see Plate 3.91 and 3.95]. Fixed to the beams and boards is a range of services – a mid-20th century sprinkler system, later strip lighting, mid- to late-20th century conduit / ceiling roses. At the northern end of FF005 is a service lift with mid-20th century outer concertina shutters and boarding externally, early-20th century scissor shutters and a timber-panelled lift car **[Plate 3.96]**.

- FF006 is a free-standing early-20th century cold store in metal, with Bakelite light switch within **[Plate 3.97]**.
- FF007 is a fire escape passage, with two timber steps, plain vertical timber cladding to the walls and ceiling with cross-bracing. 20th century timber fire escape door **[Plate 3.98]**.
- There is a kitchen area (F008) located off F005, timber panelling and asbestos sheeting, with a Belfast sink on legs **[Plate 3.99]**. Raised ceiling follows roof profile, is clad in asbestos.
- Room FF009 is not fully accessible – contains a WC – features tongue and groove vertical panelling **[Plate 3.100]**.
- The historic timber staircase has been overboarded off FF10 **[Plate 3.101]**.
- FF011 is another fire escape passage, much the same as FF007 but with a four-panelled timber door providing access to the passage, the mid-20th century exit door has modern timbers providing a temporary barrier **[Plate 3.102]**.

Historic England's description of the structure, most of which is visible at this level, within the loft above or through the windows **[Plates 3.103-3.105]**:

The roof structure is a composite of timber and iron, taking a mansard form. Iron I-section upper rafters are connected by an iron pin to the timber collar. A central wrought-iron tension rod runs from the ridge to the collar. Additional iron T-section rafters run at a steeper pitch down from the collar. The collar rests on cast-iron posts with a shoe for the purpose cast into their heads. A wrought-iron tension rod runs from the shoe to the timber tie-beam. The lower principal rafters are partly external as they rise through the lower-pitched roof below the clerestory, and are fixed to the external face of the shoe. The trusses are connected by cast-iron purlins with lugs to retain timber rafters in place, and which curve upwards at their ends where they are bolted to the principal rafter. Between the trusses, the loft wall is formed of a cast-iron framework which is pinned together, with a middle rail, posts forming three windows between trusses, and a top rail incorporating a gutter for the upper slate roof. The junctions of the middle rail display sockets which would accommodate vertical posts (now absent) supported off the tie-beam, thus supporting the clerestory. The structure now displays some distortion and cracking to the tie-rods and the rails.



3.87 FF001



3.88 FF002 and F003



3.90 FF005



3.89 FF004



3.91 FF005



3.92 Floor with potential infilled hoist, FF004



3.94 Early-20th century glazing, FF004



3.96 Lift shaft, FF05



3.93 Modern reeded glazing, FF004



3.95 Timber boarding to ceiling, FF005



3.97 Cold store, FF006



3.98 *Fire escape passage, FF007*



3.99 *Kitchen, FF008*



3.103 *SE Wall*



3.100 *WC, FF009*



3.101 Boarded over staircase off FF010



3.102 Fire escape passage, FF011



3.104 View of cast iron principle rafters, NW



3.105 View of eaves, with cast iron rafters and purlins