



HBL ASSOCIATES LTD
VISUAL STRUCTURAL INSPECTION REPORT

of

BRIDGEWATER HOUSE
CHESTER ROAD
MANCHESTER
M15 4AX

On Behalf Of

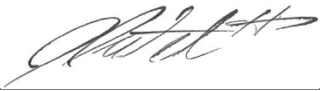
WATCH THIS SPACE (Jembrana) Ltd.

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1. Introduction

- 1.1. HBL Associates Ltd. (HBL) were instructed by Chris McDermott on behalf of Michelle Rothwell of 'Watch This Space (Jembrana Ltd.)' to inspect and report on the structural condition of Bridgewater House, located at Chester Road, Manchester M15 4AX.
- 1.2. Our brief was to report on any apparent defects and advise on recommendations for remedial action and/or further investigations, as considered appropriate.
- 1.3. HBL undertook the (visual) inspection on Wednesday 11 May 2022. The weather was dry and Sunny.
- 1.4. The recommendations set out in this report are for measures to be carried out within the next 12 - 18 months. Any exceedance of this timeframe may result in further deterioration of the building.

2. Limitations

- 2.1. A detailed structural inspection of the whole building was not undertaken. This report is based on a limited visual inspection undertaken from floor level at each storey. Several areas (internally and externally) were inaccessible on the day of our visit due to Health and Safety concerns as there had been a partial collapse of the structure or ceiling in these areas, those areas are highlighted in Appendix A.
- 2.2. No intrusive investigations (e.g. removing plaster and decorative finishes etc.) were carried out, consequently we were unable to report on the condition of those structural elements which were hidden, unexposed or inaccessible at the time of our inspection.
- 2.3. This report is concerned with structural elements only. We did not undertake inspections of any other disciplines (e.g. fire engineering, M&E, habitat etc.). Appropriate specialists should be appointed to carry out inspections of these elements if it is deemed necessary.

3. Brief Description

- 3.1. The subject property was located adjacent to the junction of Chester Road and Great Jackson Street, Manchester. (Figure 1).



Figure 1 – Subject Property

- 3.2. The original building comprised two semi-detached Georgian Houses dating to pre-1780, which have since been extended with a single storey side extension and large two storey (office) rear extension (circa 1840). A basement extends to the building footprint to the Georgian Houses and the rear two storey extension.
- 3.3. The property is a Grade II listed building.
- 3.4. The property is L-shaped on plan. The original pitched roof Georgian buildings face Chester Road and the latter two-storey pitched roof rear extension runs parallel to Crown Street. The building features a flat roof infill extension at the junction between the Georgian building and two-story rear extension. There is single storey, pitched roof side extension parallel to Great Jackson Street.
- 3.5. For the purposes of this report, the various parts of the building will be referred to as follows:

Building 1 – Original Georgian Building(s)
Building 2 – Two storey rear extension
Building 3 – Flat roof infill extension
Building 4 – Single storey side extension

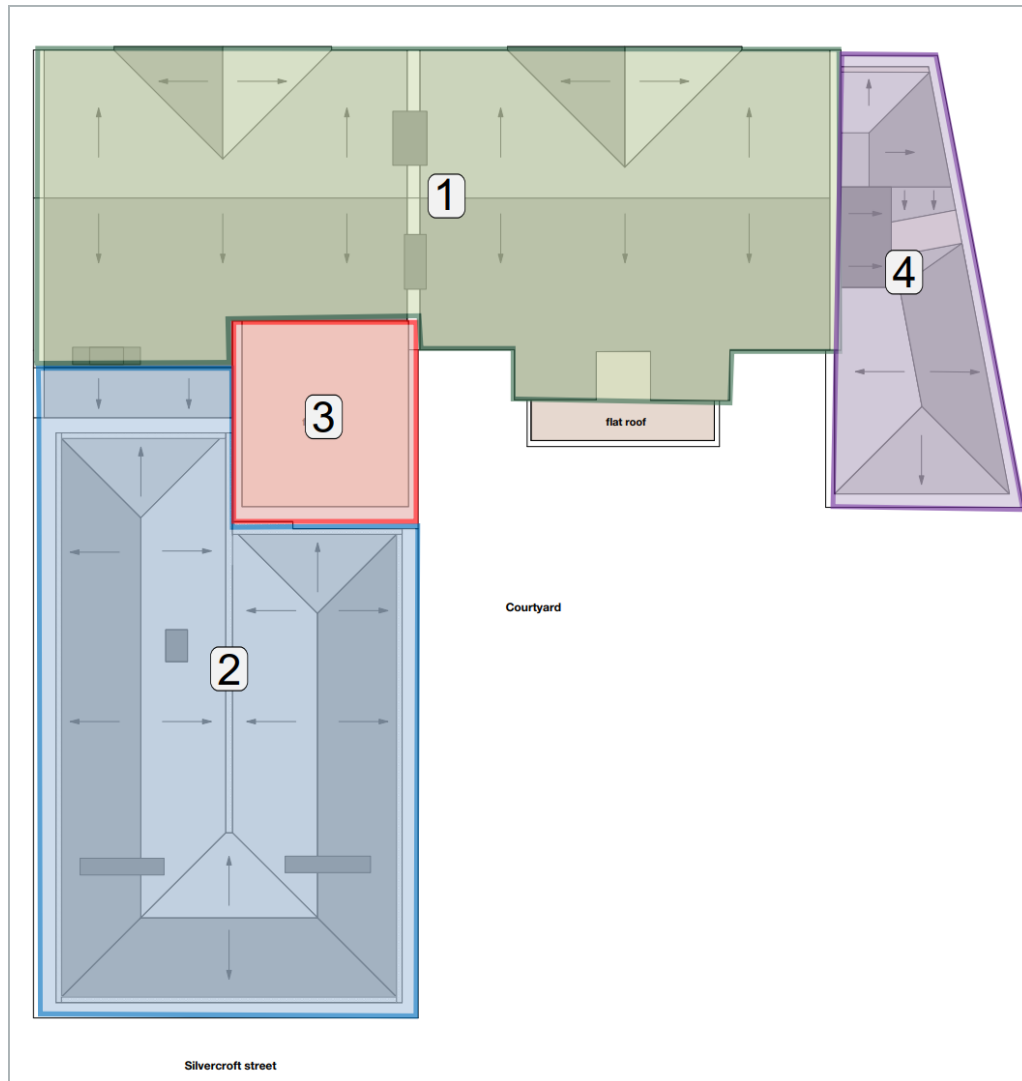


Figure 2 – Building Key

- 3.6. Building 1 was constructed in traditional loadbearing masonry, with timber roof and timber intermediate floors. The timber ground floor joists spanned between timber support beams and masonry walls.
- 3.7. Building 2 was constructed in traditional loadbearing masonry with timber roof. Intermediate floors were constructed as barrel vaulted brickwork arches spanning between steel filler joists. Raised timber (floating) floors were constructed over the barrel vaults and a timber and lath and plaster suspended ceiling below.
- 3.8. Building 3 was constructed in traditional loadbearing masonry, with pre-cast concrete flat roof and pre-cast concrete intermediate floors.
- 3.9. Building 4 was constructed in traditional loadbearing masonry with timber roof.

- 3.10. All timber roofs were covered with ply and plastic tarpaulin. We understand that originally the roof had a slate covering, but this was replaced with the temporary timber plyboard and tarpaulin membrane, with the slate tiles currently being stored in the basement.
- 3.11. The property is purported to have lain derelict since circa 2008.
- 3.12. Ceilings generally appeared to be lath and plaster and there were some areas of suspended ceilings.

4. Observations

EXTERNAL INSPECTION

Refer to Photos in Appendix B

4.1. Roof

- 4.2. The original slate roofing had been removed and replaced with timber ply and plastic tarpaulin sheets. We understand that the removal of the slate roofing happened prior to our clients acquisition of the property. Some areas of the roof covering were visibly defective, and the timber ply was saturated and damaged in places.

4.3. Chester Road Elevation

- 4.4. Only the second-floor level of the elevation was visible from ground level due to the hoarding erected on Chester Road.
- 4.5. Most of the windows were boarded up.
- 4.6. The chimney and projecting spine/parapet wall above roof level appeared to be showing signs of lateral movement and there were some perished mortar joints and cracks in the masonry. The spine/parapet coping was not level and vegetation was growing from the junction between the chimney and roof. See Photo A1.
- 4.7. Brickwork and mortar joints were generally in good condition, but there were some localised areas of perished brickwork, missing brickwork, and degraded mortar joints - typically at eaves level. In these areas, water staining was typically evident, and fascias had typically been damaged or were missing. See Photos A2, A3 & A4.
- 4.8. Some sections of architectural detailing were damaged or missing. See Photos A5 & A11.
- 4.9. A windowsill was cracked and displaced. See Photo A6
- 4.10. It was evident from severe water staining and water damaged brickwork/mortar joints that most of the rainwater goods (gutters and downpipes) were dysfunctional. See Photos A7 & A8
- 4.11. There was a vertical, slightly stepped crack in the brickwork adjacent to a second-floor windowsill. See Photo A9.
- 4.12. Brickwork was missing from the corners of both pediments. See Photos A10 & A11.
- 4.13. An apparent vertical brickwork movement joint was not sealed. See Photo A12.
- 4.14. Well established vegetation was growing from brickwork and downpipes. See Photos A13 & A14.
- 4.15. Towards the top of the single storey building, the masonry was cracked and there was a large hole. A See Photo A15.

4.16. Crown Street Elevation

- 4.17. Brickwork on this elevation was generally in good condition, but there were some areas of weathering/spalling, particularly on the gable elevation.

4.18. Brickwork up to a height of approx. 1.0m from road level showed signs of water damage, with prevalent water staining, brickwork efflorescence, degraded brickwork, and degraded mortar joints. See Photos B1 & B2.

4.19. Some of the windowsills were eroded or have minor cracking/damage.

4.20. Great Jackson Street Elevation

4.21. Some of the brickwork at verge level had perished and mortar joints were degraded. Vegetation was growing from the eaves. See Photos C1, C2 & C3.

4.22. Silvercroft Street Elevation

4.23. The roof of the side entrance porch was not level, it was noticeably sloping. See Photo D1.

4.24. Well established vegetation was growing from a downpipe. See Photo D2.

4.25. It was evident from water staining that most of the rainwater goods (gutters and downpipes) were dysfunctional. See Photo D3 & D7

4.26. The suspended entrance slab/step for the side porch was in poor condition. The concrete had spalled, and reinforcement was exposed and corroding. See Photos D5 & D6.

4.27. On the single storey building, some brickwork was missing adjacent to a dysfunctional rainwater pipe. There were significant vertical stepped cracks and cracks in a soldier course brick lintel. See Photo D8.

4.28. Courtyard Elevation

4.29. There appears to have been some excavation works carried out adjacent to the external walls of the rear extension, possibly to form lightwells. The excavations were boarded over so it is not clear to what extent the excavation works progressed.

4.30. Well established vegetation was growing from the windows. See Photo E1.

4.31. Brickwork was missing near to eaves level adjacent to a rainwater pipe. See Photo E2.

4.32. The architectural stone banding detail at eaves level was generally weathered and was spalling/perishing. See Photo E3.

4.33. Brickwork up to a height of approx. 1.0m from ground level showed signs of water damage, with prevalent water staining, brickwork efflorescence, degraded brickwork, missing brickwork, and degraded mortar joints. See Photo E4.

4.34. There was a vertical crack through brickwork and stone windowsill. See Photo E5.

4.35. It was evident from water staining that most of the rainwater goods (gutters and downpipes) were dysfunctional. See Photo E1.

4.36. Single Storey Building, Courtyard Elevation

4.37. At the interface between the single storey building and main building, the brickwork was debonding and there was significant cracking and evidence of movement. See Photo F1.

4.38. Some mortar joints on the elevation had perished. See Photo F2.

INTERNAL INSPECTION

Refer to Photos in Appendix C & Existing Floor Plans in Appendix D (for Room References)

4.39. Building 1 – Original Georgian Buildings (Ground Floor)

- 4.40. Access to the property was from the rear of the building (car park) which led into an entrance hallway with a large feature stair providing access to the first floor. The central corridor extended along the length of the main wing of the building providing access to the rooms to the main building and the south extension.
- 4.41. Access into the single storey extension at the eastern end of the house was prohibited due to the collapse of the roof construction. The main corridor returned at the lefthand end of the main wing and continued central to the lefthand wing providing access to rooms on both sides of the corridor.
- 4.42. Steps lead into the basement and extend below the main staircase and were used to access the basement during the course of this inspection.
- 4.43. Access into rooms 0.19 & 0.18 was prohibited due to the collapse of the ceilings. Limited observations were made from the internal entrance doorways.
- 4.44. The main stair appeared to be in reasonable condition with no visible signs of rot, decay, or damage.
- 4.45. It was noticeable that a couple of spindles to the staircase have come loose.
- 4.46. Decorative finishes throughout Building 1 were badly deteriorated, wallpaper and paintwork were peeling from the walls and floors were strewn with debris. See Photo 1A.
- 4.47. Plastered ceilings in numerous locations had 'blown'. See Photo 1B.
- 4.48. The lath & plaster ceiling had partially collapsed in Room 0.23. See Photo 1C.
- 4.49. The ceiling in Room 0.26 had been removed, it had most likely previously collapsed.
- 4.50. The plasterboard ceiling had partially collapsed in Room 0.03, and areas of the remaining ceiling appeared to be wet. See Photo 1D.

4.51. Building 1 – Original Georgian Buildings (First Floor)

- 4.52. Access into Room 1.26 was prohibited. Limited observations were made from the entrance doorway.
- 4.53. Much of the ceiling over the main staircase in Room 0.02 & Room 1.01 had collapsed. See Photo 1E.
- 4.54. There was a hole through the timber floor in Room 1.25 which appeared to have been caused by a small fire. See Photo 1F.
- 4.55. Some of the ceiling boards in Room 1.23 had collapsed. See Photo 1G.
- 4.56. The lath & plaster ceiling in Room 1.05 had partially collapsed. See Photo 1H.
- 4.57. The lath & plaster ceiling in Room 1.02 had partially collapsed. See Photo 1J.
- 4.58. Parts of the ceiling in Room 1.21 had collapsed. See Photo 1K.
- 4.59. Much of the ceiling in Room 1.20 had collapsed. See Photo 1L.

4.60. Building 1 – Original Georgian Buildings (Basement)

- 4.61. The basement was unlit at the time of our visit; therefore, observations were limited due to poor visibility.
- 4.62. The brickwork basement walls appeared to be in reasonable condition but showed some signs of decay and delamination.
- 4.63. The stone floor was generally level, however there were some areas where the floor undulated.
- 4.64. The bottom of what appeared to be a timber support post in Room b.05 was degraded/rotten. See Photo 1M with a loss of section.
- 4.65. Some of the casings of what appeared to be timber floor support beams were damaged/degraded. See Photo 1N taken in Room b.05, and there were signs of possible wet and dry rot on most timber elements.
- 4.66. Parts of the ceiling boards had collapsed in Room b.24. See Photo 1P.
- 4.67. Metal hangers connecting the floor support beams were in an advanced state of corrosion in Room b.26. See Photo 1Q.

4.68. Building 1 – Original Georgian Buildings (Loft)

- 4.69. We were unable to access the loft space so no observations could be made.

4.70. Building 2 – Two Storey Rear Extension (Ground Floor)

- 4.71. Access into all rooms was prohibited due to the collapse of the ceilings. Limited observations were made from the main corridor doorways. No observations could be made in Rooms 0.11, 0.12 & 0.13.
- 4.72. There was standing water on the floor for the length of the main corridor. See Photo 2A.
- 4.73. The floor joists over Room 0.17 had collapsed. See Photo 2B.
- 4.74. The steel filler joists supporting the barrel-vaulted masonry first-floor appeared to be in an advanced state of corrosion over Room 0.16. See Photo 2C
- 4.75. The ceiling had collapsed throughout Room 0.09. See Photo 2D.
- 4.76. The steel filler joists supporting the barrel-vaulted masonry first-floor appeared to be in an advanced state of corrosion over Room 0.15. See Photo 2E

4.77. Building 2 – Two Storey Rear Extension (basement)

- 4.78. The basement was unlit at the time of our visit; therefore, observations were limited due to poor visibility.
- 4.79. The Basement walls appeared to be in reasonable condition and the stone floor was generally level, however there were some areas where the floor undulated.
- 4.80. Generally, the steel filler joists supporting the barrel-vaulted masonry ground floor were corroding. Room 0.15. See Photo 2F.
- 4.81. There was water running down the walls and around a drainage pipe in corridor b.07. See Photo 2G.

4.82. Some areas of the floor had standing water.

4.83. There are signs of wet and dry rot to the basement.

4.84. Building 2 – Two Storey Rear Extension (First floor)

4.85. Access into the main corridor and all adjacent rooms was prohibited due to the collapse of ceilings. Observations could only be made from the main corridor entrance doorway.

4.86. There was free standing water for the length of the main corridor and water was pouring through the roof sheeting. See Photo 2H.

4.87. The timber raised (floating) floor appeared to be collapsing in the main corridor.

4.88. Building 3 – Flat Roof Infill Extension (Ground Floor)

4.89. An area of ceiling boards had collapsed in Room 0.07. See Photo 3A.

4.90. A steel channel in the corridor (bolted to the brickwork wall) supporting the pre-cast first-floor was corroding. The bolts into the masonry were also corroding. See Photo 3B.

4.91. A steel channel in room 0.08 and corridor (bolted to the brickwork wall) supporting the pre-cast first floor was corroding. The bolts into the masonry were also corroding. See Photo 3C.

4.92. There was rust staining on the precast floor over Room 0.08 & adjacent corridor. See Photo 3D.

4.93. Building 3 – Flat Roof Infill Extension (Basement)

4.94. The basement was unlit at the time of our visit; therefore, observations were limited due to poor visibility.

4.95. There was significant water staining on the soffit of the concrete ground floor over Room b.07. See Photo 3E.

4.96. Building 3 – Flat Roof Infill Extension (First Floor)

4.97. Access into Room 1.07 was prohibited, no observations could be made.

4.98. Building 4 – Single Storey Side Extension (Ground Floor)

4.99. Access into the single storey extension was prohibited due to the collapse of the ceiling. Limited observations were made from the internal entrance doorway. No observations could be made into Room 0.25.

4.100. The whole of the ceiling had collapsed in Room 0.24. See Photo 4A.

4.101. A large section of plasterboards had collapsed from the timber (liner) wall in Room 0.24. See Photo 4B.

5. Conclusions

- 5.1. Overall, the building is dilapidated and has generally deteriorated due to a prolonged period of disuse and neglect. The condition varies throughout the property, with some areas in a severe state of disrepair and of immediate structural concern.
- 5.2. The vast majority of the internal defects we observed can be attributed to sustained water ingress through the roof structure, which has not been made suitably watertight following the removal of roof finishes.
- 5.3. Due to limited access, we were unable to inspect the timber roof structure. It is likely that many of the timber elements (rafters, purlins etc.) will have been subjected to prolonged water saturation and, in the worst affected areas, they may have severely deteriorated/rotted.
- 5.4. Building 2, the two-storey rear extension, was in an advanced state of deterioration when compared to Building 1, the original Georgian buildings.
- 5.5. Buildings 3 & 4, the flat roof infill and single storey side extension respectively, were also in advanced states of deterioration.
- 5.6. It is apparent that the areas worst affected by water ingress are below the roof areas where the roof geometry is not favourable for shedding water to external gutters, e.g. below the central valley of Building 2 and the flat roof of Building 3. The duo-pitch roof of the original Georgian buildings appears to have been less susceptible to water accumulation and subsequent water ingress.
- 5.7. The plaster to the walls across all floors, assumed to be lime based due to the age of the property, is saturated in places and coming away from the masonry walls and crumbling.
- 5.8. The collapsed ceilings and collapsed ceiling boards throughout the property are a result of prolonged saturation of rainwater which has ingressed through the unsealed roof coverings.
- 5.9. Though we were unable to access or closely inspect the timber intermediate floor joists of Building 2, it is likely that much of these will have been subjected to prolonged water saturation and, in worst affected areas, they may have severely deteriorated/rotted.
- 5.10. The finishes (walls and ceilings etc.) throughout the property have deteriorated due to a combination of direct exposure to water ingress or high humidity and inadequate ventilation.
- 5.11. The degraded brickwork observed on the basement walls is most likely due to dampness and exposure conditions, however this is not unusual for a property of this age and is not of immediate structural concern.
- 5.12. The undulating areas of the stone basement floor may have been caused by defective/leaking below ground drainage, resulting in localised settlement.
- 5.13. The apparent degradation of the timber beams over the basement of Building 1, supporting the timber ground floor joists, are of structural concern. The degradation may have been caused by water ingress through the building, poor ventilation, rot or insect infestation, or a combination of these factors. Furthermore, the heavily corroded steel hangers which connect the beams are of immediate structural concern.
- 5.14. The deterioration at the bottom of the timber support post in the basement below Building 1 may have been caused by water ingress through the building, rot or insect infestation, or a combination of

these factors, and is of immediate structural concern. The timber beams supported by post were unexposed at the time of our visit, so we are unable to determine the consequence of the post failing.

- 5.15. Access to most of the ground and first floor of Building 2 was prohibited so our observations were severely restricted, however, from our limited viewpoint, it was clear that severe water ingress had taken place over a prolonged period. Floors were wet and littered with debris where false ceilings had collapsed, and the timber raised floors appeared to be collapsing onto the structural floors below (i.e. the masonry arches). The timber roof members that were visible were saturated with water and are likely to be in an advanced state of deterioration and therefore structural concern.
- 5.16. The collapsed floor joists over Room 0.17 are below a small section of shallow pitched roof which links the roof of Building 1 to the hipped roof of Building 2. It is likely that the geometry of the roof has directed rainwater into the building in this location.
- 5.17. The cast iron/steel beams supporting the barrel-vaulted masonry arches in Building 2 all appear to have corroded but to varying degrees of severity. The beams over the ground floor appear to be more severely corroded than those over the basement, likely due to the proximity of the water ingress through the roof. The corroded beams are of structural concern.
- 5.18. Water had ingressed through all floors of Buildings 2 and 3, down to basement level.
- 5.19. The flat roof infill extension (Building 3) had been affected severely by water ingress and it was evident that areas of the precast floors were saturated with water. The rust staining on the soffit of the floors may be evidence of corrosion of the internal reinforcing bars. Furthermore, the steel channels supporting the floors were severely corroded and the bolts fixing the channels to the masonry walls were also severely corroded.
- 5.20. Building 4 was inaccessible at the time of our visit however, from our limited viewpoint, it was clear that severe water ingress had taken place over a prolonged period. Floors were wet and littered with debris where false ceilings / walls had collapsed. The timber roof members that were visible were saturated with water and are likely to be in an advanced state of deterioration and therefore structural concern.
- 5.21. Throughout the building there are issues with a build up of bird guano and pigeon infestation. We would recommend a pest control specialist is consulted to clean all surfaces of guano, remove any birds, and prevent future infestation.
- 5.22. The drainage outlets around the property have vegetation and heavy roots growing from them preventing water discharging into the outlets. Furthermore the roots, although, have been cut back will continue to grow and exert a force onto the masonry walls.
- 5.23. The various elements of structural concern highlighted above should be addressed as soon as possible and access into the building should be limited, and in some areas prohibited, until the building has been made safe.

6. Recommendations

- 6.1. Overall the building is in a poor state with several areas in a significant state of disrepair.
- 6.2. The property has lain derelict for a number of years from circa 2008 and has been badly affected by water ingress.
- 6.3. We understand that the property is to be developed and the recommendations set out in this report are for measures to be carried out in the next 12-18 months. If the redevelopment is to be delayed then we would still recommend the repairs are carried out in this time frame otherwise the property will fall in a total state of disrepair and will be a further hazard.
- 6.4. The original slate to the roof has been removed and replaced with timber ply and plastic tarpaulin sheets, which has come away to the majority of the roofs and failed. The timber ply is saturated and has failed in places. This has resulted in water ingress across the majority of the roof and into the property. It is not clear how long this has been going on for but the damage to the roof and floor timbers seems excessive which suggests a number of years. It is worth noting that the roof build up was a short term measure (12 months) and should have not been left for over 12 years.
- 6.5. We would consider that the building should be made weathertite by the introduction of a new roof and also be made structurally secure so that a proper assessment can be carried out as to what original elements can be retained and where intrusive investigations need to be undertaken – alongside a heritage specialist. This applies to all features within the building that cant currently be accessed fully windows, doors, roof, masonry, fireplaces and plasterwork etc. a sequence of works is outlined below.
- 6.6. Some areas will require propping in the short term and are outlined below.
- 6.7. Internally to all floors, there is major concern to the structural integrity of the timber and masonry floors due to the levels of water ingress through the roof, missing windows and poor drainage. With a number of floor sections collapsed or in the process of deteriorating and near collapse.
- 6.8. From our limited visual inspection of the existing roof we consider that it is past the condition of repair and consideration should be given to replacing the roof due to the current extent of damage to the visible and accessible timber members.
- 6.9. The roof to building 4 is badly damaged and we would recommend this is removed and a new roof re-instated.
- 6.10. We recommend that a series of enabling/temporary works be carried out throughout the building to ensure that any elements highlighted as being of structural concern are made safe.
- 6.11. Once the elements of concern are made safe, we recommend that the building is 'stripped-out' to expose any structural elements that were inaccessible or unexposed at the time of our visit, to facilitate a full structural inspection which would include any necessary permanent remedial works.
- 6.12. We recommend the following programme of enabling/temporary measures:

(Note: Prior to undertaking any 'strip-out' works, the project Heritage specialist should be consulted to determine a safe method of removal to areas of historic importance, namely the cornices, skirting etc in order that they be preserved and re-used, if necessary).

Stage A

Suitably experienced temporary works contractor to prop all beams over basement and the pre-cast

concrete ground floor, first floor and roof of Building 3. Refer to indicative propping plan in Appendix D.

Fully expose all structural elements in basement (beams/columns/timber floor joists etc.) and install temporary lighting to allow further inspection and facilitate remedial works reports by structural engineer, basement waterproofing specialist (if necessary), timber specialist and corrosion specialist.

Undertake remedial works at basement level as identified by the remedial works reports.

Undertake CCTV survey of existing internal and external below ground drainage system (whole site) to determine existing drainage infrastructure condition and outfall locations.

Stage B

Suitably experienced temporary works contractor to prop all beams over ground floor in Building 2. Refer to indicative propping plan in Appendix D.

Fully expose all structural elements over ground floor (beams/stairs/floor joists etc.) to allow further inspection and facilitate remedial works reports by structural engineer, timber specialist and corrosion specialist.

Undertake remedial works over ground floor level as identified by the remedial works reports.

Stage C

Buildings 1 & 3 – Carefully expose all structural elements over first floor alongside a heritage specialist and install temporary access for inspection of the timber and precast roof structures, to facilitate remedial works reports by structural engineer, timber specialist and corrosion specialist.

Undertake remedial works to roofs of Buildings 1 & 3 as identified by the remedial works reports.

Note: due to prolonged exposure to rainwater, roof works are likely to involve complete removal and replacement with new.

Buildings 2 – Install temporary scaffold externally to provide safe inspection platform of timber roof structure and facilitate remedial works report by structural engineer or timber specialist.

Undertake remedial works to roofs of Buildings 2 as identified by the remedial works reports. *Note: due to prolonged exposure to rainwater, roof works are likely to involve complete removal and replacement with new.*

To Building 4 we would recommend the roof be taken off and replaced with new.

Throughout the building, there are issues with bird guano and pigeon infestation. We would recommend a pest control specialist is consulted to clean all surfaces of guano, remove any birds, and prevent future infestation.

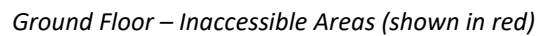
Stage D

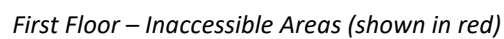
Repair/replace all defective rainwater goods.

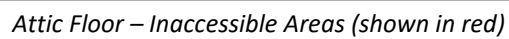
Stage E

Undertake remedial works to the external elevations (details TBC).

Appendix A - Inaccessible Areas









Appendix B - External Photographs





Chester Road Elevation – Photo Key

HBL



Photo A1



Photo A2



Photo A3



Photo A4



Photo A5



Photo A6



Photo A7



Photo A8



Photo A9



Photo A10



Photo A11



Photo A12



Photo A13



Photo A14



Photo A15



Crown Street Elevation – Photo Key



Photo B1

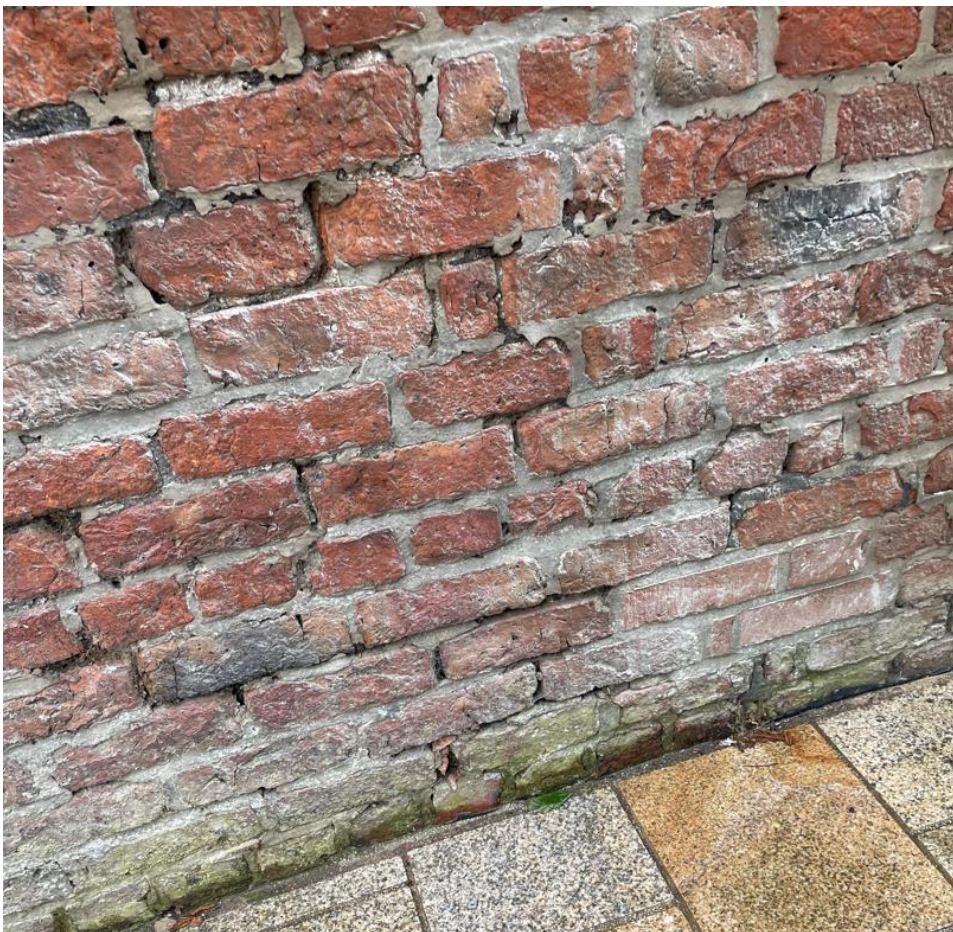


Photo B2



Great Jackson Street Elevation – Photo Key



Photo C1



Photo C2





Photo C3



Silvercroft Street Elevation – Photo Key



Photo D1



Photo D2

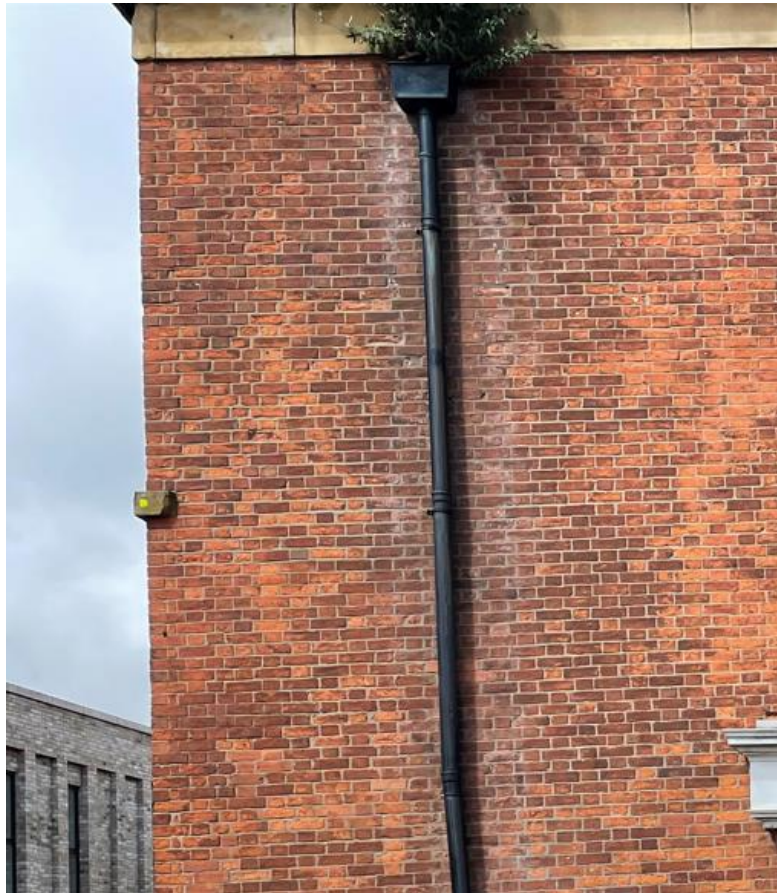


Photo D3



Photo D5



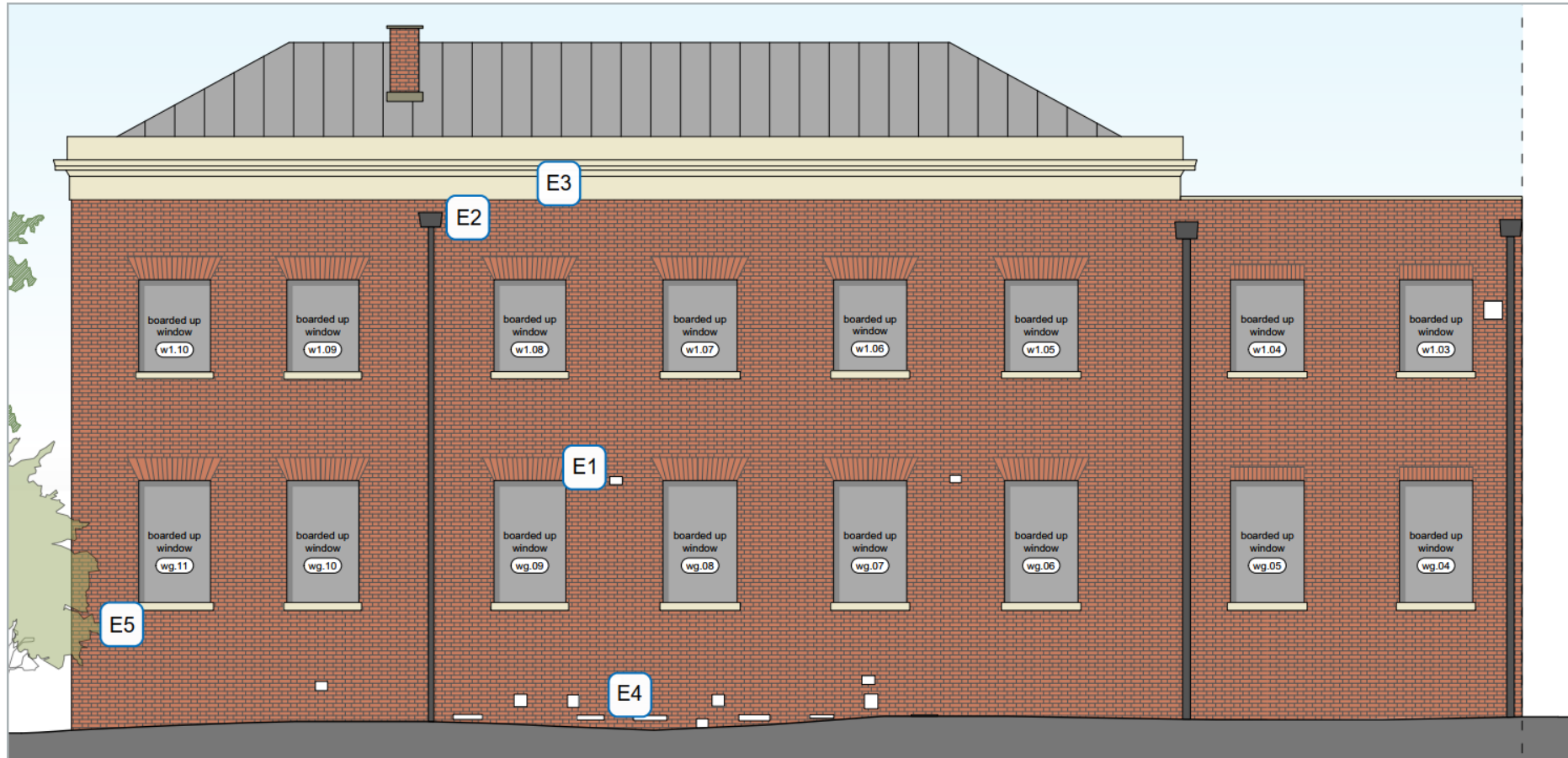
Photo D6



Photo D7



Photo D8



Courtyard Elevation – Photo Key



Photo E1



Photo E2



Photo E3



Photo E4



Photo E5

Single Storey Building Courtyard Elevation



Photo F1



Photo F2

Appendix C – Internal Photographs



Photo 1A



Photo 1B

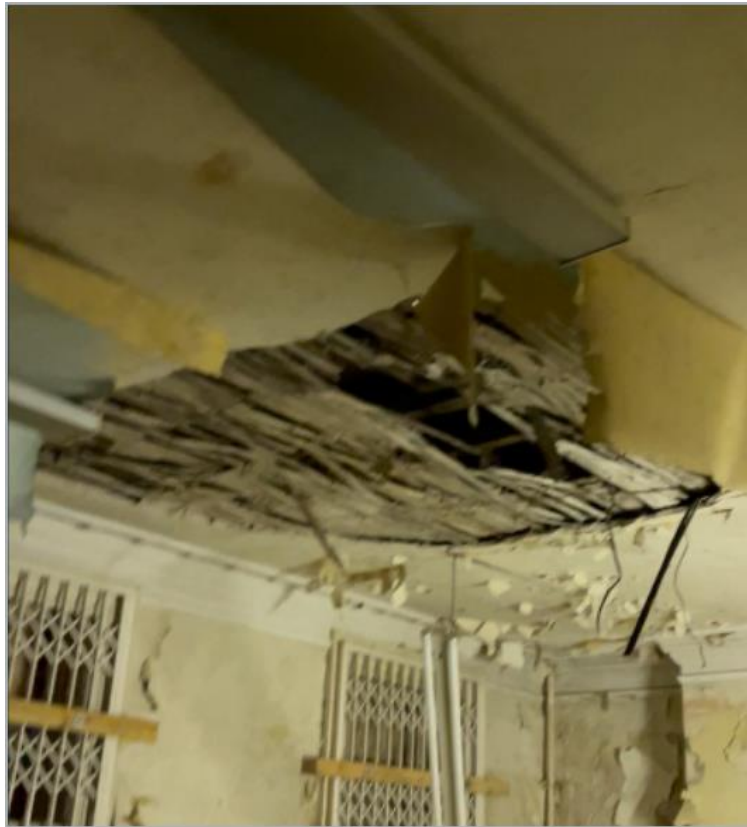


Photo 1C



Photo 1D



Photo 1E



Photo 1F



Photo 1G

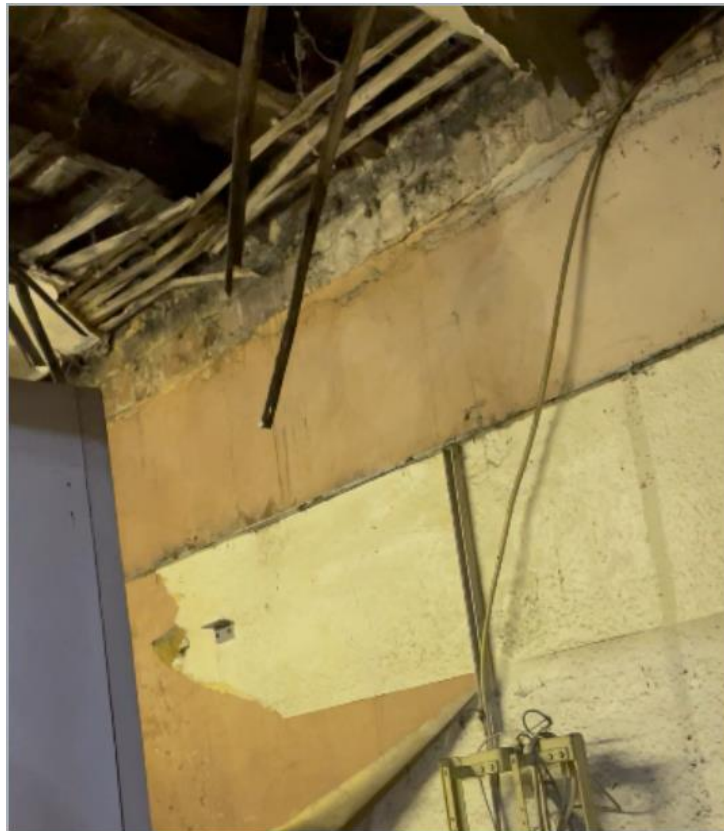


Photo 1H



Photo 1J



Photo 1K



Photo 1L



Photo 1M



Photo 1N



Photo 1P

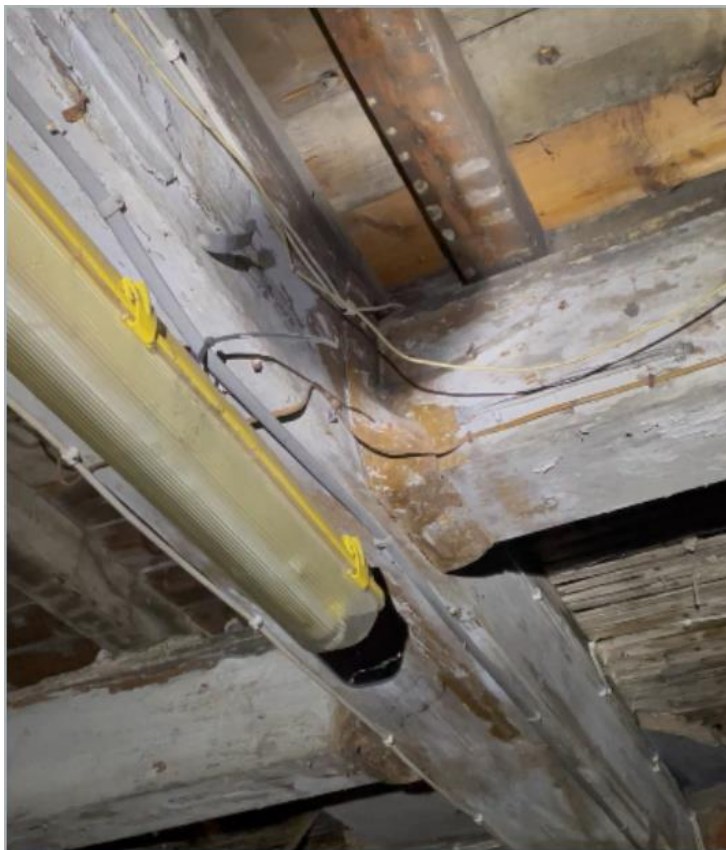


Photo 1Q

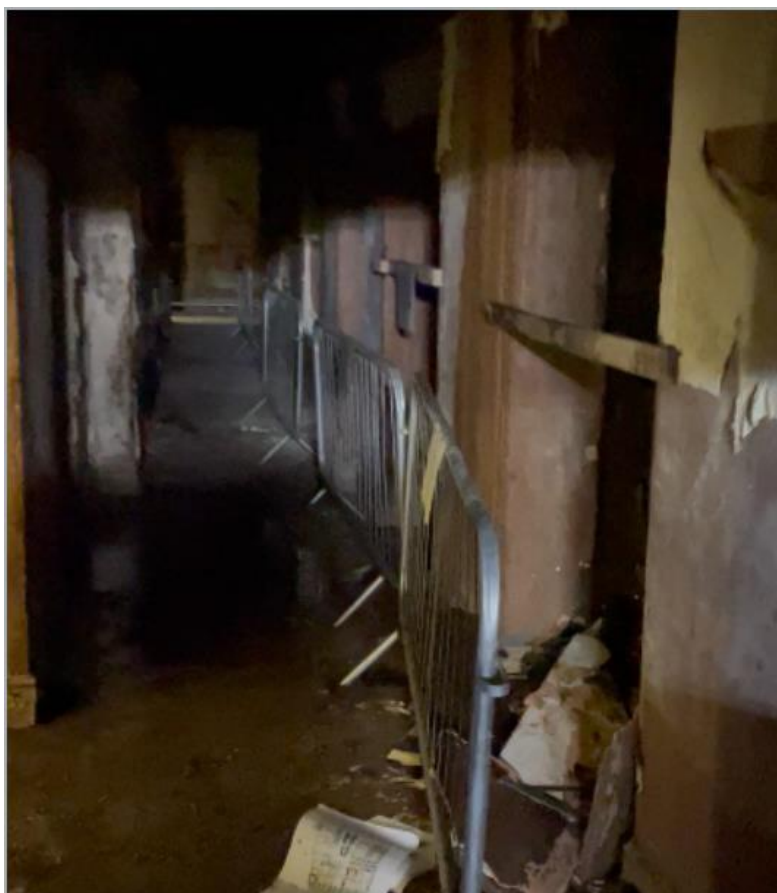


Photo 2A

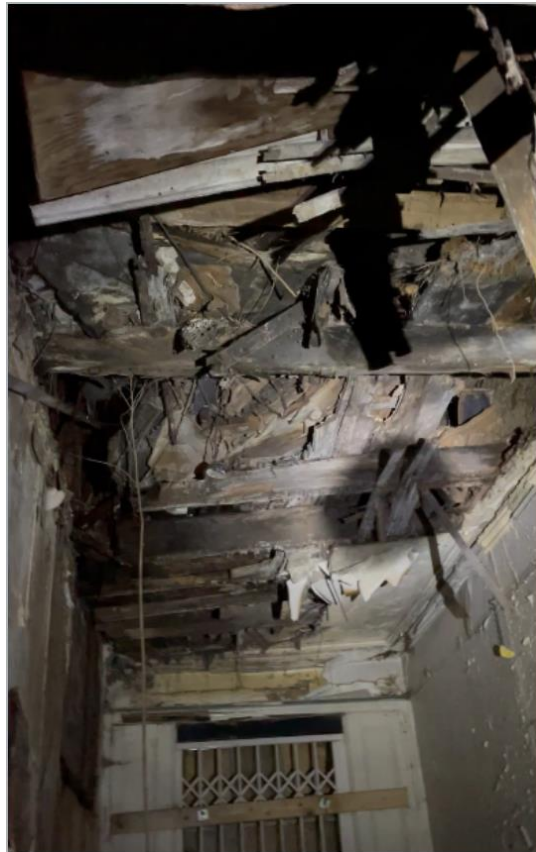


Photo 2B



Photo 2C



Photo 2D



Photo 2E



Photo 2F



Photo 2G

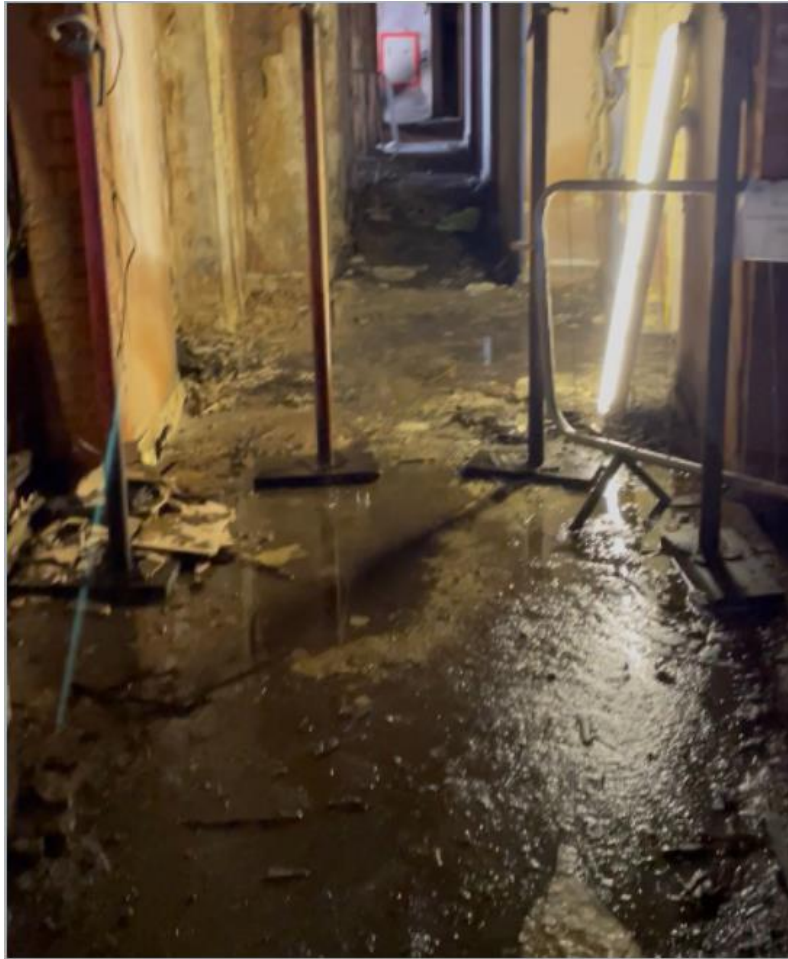


Photo 2H



Photo 3A



Photo 3B



Photo 3C



Photo 3D



Photo 3E



Photo 4A



Photo 4B

Appendix D – Indicative Propping Layouts



