

PHOTOGRAPHIC BUILDING SURVEY REPORT:
GARSTANG BUSINESS AND COMMUNITY CENTRE, 96 HIGH STREET, GARSTANG, PRESTON,
LANCASHIRE

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Report prepared for Keyworker Homes Limited

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Document Control

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Cover image: Council Offices fronting the High Street, looking east

Executive Summary

- Allen Archaeology Limited was commissioned by Keyworker Homes Limited to undertake a programme of photographic building recording as a condition of planning consent for partial demolition of existing buildings for residential and retail development at the former Council Offices, Garstang Business and Community Centre, 96 High Street in Garstang, Lancashire.
- The Council offices were built in 1913 on open land at the north end of the High Street. This part of town remained relatively underdeveloped until the post war period, when in the 1960s the offices were further expanded to the east.
- The original building follows a polite architectural style, built in red brick stretcher bond with stone mouldings and dressings and a double pitched roof with parapet. It has horned sash windows on the west, north and south elevations, and an ornate portico and raised parapet with date stone '1913' on the main west elevation. A later east wing is of probable 1920s date and is built in a corresponding polite architectural style with M-shaped roof and leaded glass window to the north. A further brick extension with flat roof was built to the east in the 1960s.
- The original building has retained a large portion of its internal dressings, such as cornices, architraves and skirting boards, but all fireplaces have been blocked. The east wing retains very little of its original internal features and the 1960s extension is a utilitarian building with no features of interest.

1.0 Introduction

- 1.1 Allen Archaeology Limited was commissioned by Keyworker Homes Limited to undertake a programme of photographic building recording as a condition of planning consent for a mixed use development at Garstang Business and Community Centre, 96 High Street, Garstang, Preston, Lancashire.
- 1.2 The fieldwork and reporting conforms to current national guidelines, as set out in the Historic England document '*Understanding Historic Buildings: A guide to good recording practice*' (HE 2016), and the Chartered Institute for Archaeologists '*Standard and guidance for the archaeological investigation and recording of standing buildings or structures*' (CIfA 2014), and a specification prepared by this company (AAL 2018).
- 1.3 The historic building archive shall be deposited at the Lancashire Archives within six months of the completion of the report.

2.0 Site Location and Description

- 2.1 The site is situated on the eastern side of High Street opposite the roundabout junction with Croston Road in the centre of Garstang, and is centred on NGR SD 49291 45453. Garstang is an old market town and civil parish within the Wyre borough of Lancashire, and situated 16 km north of the city of Preston.

3.0 Planning Background

- 3.1 Planning permission has been granted for the erection of a 3 storey building following partial demolition of existing building to provide approx. 1400sqm (gross) of retail floor space (Class A1) and 18 residential apartments with associated new and reconfigured car parking at Garstang Business and Community Centre, 96 High Street, Garstang, Preston, Lancashire (16/00550/FULMAJ). The permission was granted subject to conditions, including no. 28 that '*No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording. This must be carried out in accordance with a written scheme of investigation, which shall First floor have been submitted to and agreed in writing by the Local Planning Authority. For the purpose of this condition, the programme of works should include a photographic survey of the interior and exterior of the building as set out in 'Understanding Historic Buildings' (Historic England 2016).'*'
- 3.2 The approach adopted is consistent with the guidelines that are set out in the National Planning Policy Framework (NPPF) (The Ministry of Housing, Communities and Local Government 2018).

4.0 Historical Background

- 4.1 The Garstang Business Centre building was built on open land at the northern end of Garstang's main thoroughfare, High Street, in 1913 for the Garstang Rural District Council, with later extensions to the rear and side undertaken in the 1960s. The Garstang Arts Centre, located opposite The Garstang Business Centre building, is a Grade II Listed Building and situated within the historic core of Garstang, designated a Conservation Area.

- 4.2 When the when the original council office was built in 1913, it became part of the town's northwards expansion towards the former railway line and Garstang Station. This part of the town was at the time relatively underdeveloped and it was only in the post-World War II period that it started to become more densely populated, which in the 1960s, may have spurred on the expansion of the offices to the east.

5.0 Methodology

- 5.1 The works were carried out in accordance with the standards and guidance set out in the *Historic England document: Understanding Historic Buildings, A Guide to Good Recording Practice* (Historic England 2016) for a photographic survey of the building. The survey was undertaken by an experienced buildings archaeologist on the 5th October 2018, who recorded all aspects of the relevant buildings prior to any demolition works.
- 5.2 Photographs were taken using a Nikon D3200 high resolution digital photography exceeding 12 megapixels and saved as TIF files, and included one or more of the following:
- 1 General views of the building (in its wider setting or landscape if 2 (below) was also adopted).
 - 2 The building's external appearance including a series of oblique views showing all external elevations of the building, giving an overall impression of its size and shape. Where individual elevations included complex historical information views at right-angles to the plane of the elevation were taken.
 - 3 Further views that reflected the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
 - 4 The overall appearance of the principal rooms and circulation areas.
 - 5 Any external or internal detail, structural or decorative, which were relevant to the building's design, development and use, with scale where appropriate.
 - 6 Any machinery or other plant, or evidence for its former existence.
 - 7 Any dates or other inscriptions; any signage, makers' plates or graffiti which contributed to an understanding of the building.
 - 8 Any building contents which had a significant bearing on the building's history (for example, a cheese press, a malt shovel).
 - 9 Copies of maps, drawings, views and photographs, present in the building and illustrated its development or that of its site.
- 5.3 A selection of representative photographs have been included in Appendix 1 along with a full photographic archive list in Appendix 2 which have been tied to a floor plan (Figure 2 - Figure 5).

6.0 Results

Exterior

- 6.1 The original two storey former District Council house was built in 1913 and follows a polite architectural style. This earliest phase of the building is built in brick stretcher bond, with a double pitched gabled slate roof with raised brick and stone parapet and large stone kneelers. The roof has decorative ridge tiles along the apex of the roof that are common of the Edwardian period, but may be a later addition as the gable chimney stacks have been removed. The apex of the roof also has a feature mimicking a dovecote with cupola shaped roof (Plate 1 and Plate 2). Five stone string courses decorate the west front facing the High Street with three on each gabled end. A low brick and stone plinth is visible in places but it is partially masked by the changing ground level around the building.
- 6.2 The west elevation has two pairs of tall vertical horned sashes below a stone hood mould, corresponding with paired sashes on the ground floor, with moulded stone surrounds. Another first floor sash sits above the central doorway.
- 6.3 The portico around the front entrance has classical fluted pillars on either side, with fluted and quatrefoil decorated consoles, topped by an entablature and scroll decorated hood engraved with '*Council Offices*' (Plate 3, Plate 5). Above the entrance and first floor window is a raised parapet with elongated label stops surrounding a date stone reading '1913' (Plate 4). Two cast iron down pipes have been fixed at either end of the front façade (Plate 7).
- 6.4 The north and south elevations also have tall sash windows, two at first floor level and two at ground floor level. The first floor windows are positioned at either end of the elevation, the ground floor windows are to the centre and east (Plate 8, Plate 9).
- 6.5 The east wing, with M-shaped slate roof, adjoins the east elevation of the original building (Plate 10, Plate 20). It is present on historic mapping from 1930 and could therefore only have been added within the first two decades of the Council Offices having been opened (Flaherty 2016, Figure 4). It follows the same polite style as the main building, built in the same red brick stretcher bond, and is two storeys plus a basement. It is without string courses and a plinth but, a fascia board and cornice in matching mouldings to that of the main house have been applied. A segmental arched leaded window decorates the north elevation (Plate 11). Below this two cellar windows have been blocked up of later date, but their stone lintels remain in situ (Plate 12).
- 6.6 The latest extension, extending east from the early 20th century east wing was added in the 1960s. It is two storey high, with basement, and a flat roof, and once again is in red brick stretcher bond (Plate 13). The windows are generally steel framed casements with concrete lintels. The main entrance is towards the south end of the west elevation and is accessed by a raised walkway with brick walls and steel fencing (Plate 14). A concrete and steel balcony is situated above the main entrance on the same elevation. To the north of the entrance, there is a decorative panel of grey brick below each window, below which are a series of boarded up basement windows (Plate 15, Plate 16). To the south of the main entrance is a bicycle parking bay (Plate 19).
- 6.7 The basement is accessible from a brick framed stairway on the south elevation, which also has added ventilation (Plate 20 - Plate 22). Brick repairs have been made to the south elevation

after removing four of the ground floor windows. Water stains on the brickwork correspond with a similar pattern seen below the windows on the east elevation (Plate 24).

- 6.8 The basement is also accessible via the east elevation. This elevation has a series of steel framed casements, with some later uPVC replacements (Plate 24 - Plate 26), as well as a doorway with access ramp.
- 6.9 On the north elevation is a single flight of stairs, which probably led to a doorway that has since been partially bricked up and replaced with a window, as well as boarded up basement windows and steel frame windows on ground floor and first floor level (Plate 27).

Interior

- 6.10 The oldest part of the council office resembles a double pile house with a ground floor plan consisting of a main corridor running from the vestibule in the west to an arched opening into the east wing with two rooms to either side, comprising two large reception rooms to the west and two smaller rooms to the east. Apart from the smaller northeast room, the rooms and the corridor appear to have retained most of the original architraves, cornices, picture rails and skirting boards, however any fireplaces have been removed or blocked up (Plate 28 - Plate 31).
- 6.11 The first floor is occupied by a single large reception room, the Garstang Room (Plate 32 - Plate 34). Large decorated beams supported on consoles span across the ceiling and panelled dado rails stretch along the walls. The fireplaces have been boarded up but the wood surrounds and mantelpieces remain in situ. The floor is of later date and no hearths are visible. There are double doors to the east into the east wing.
- 6.12 The east wing ground floor comprises two offices, a store, a dog-legged staircase and a modern lift, with access to the 1960s extension to the east via a central corridor (Plate 35 – Plate 38 and Plate 41 - Plate 42). There are steps in the central corridor probably reflecting the changing ground level outside. Apart from occasional skirting boards and the leaded window on the north elevation, the early 20th century architectural features retained in the main house, have not followed through to this structure.
- 6.13 The first floor has general purpose utility/store rooms on either side of an east-west corridor linking the old offices with the 1960s extension, as well as a staircase to the west, lit by the leaded window on the north elevation (Plate 43 - Plate 51).
- 6.14 The cellar is divided into five rooms comprising storage, a safe and a meter room, all with brick partitions and concrete floor (Plate 52 - Plate 54).
- 6.15 The ground floor of the 1960s extension consists of a toilet block and office space to the northeast, flanked by a corridor that leads to a large reception room (Discovery Area) and kitchen in the centre of the building, with a further small room to the southeast and stairwell to the southwest (Plate 39 – Plate 40 and Plate 48 - Plate 50). All wall and ceilings are plastered and recently painted, original lights have been replaced with modern fixtures.
- 6.16 The first floor plan consists of a series of offices flanking a north-south corridor and a toilet block, once again, to the north (Plate 51 - Plate 54), no fixtures or features were observed as standing out from the 'run of the mill' features typical of a modern office complex.

6.17 The basement is divided into two offices, a kitchen and store to the north, a large reception room in the centre (youth club) with a toilets to the south, again, no fixtures or fittings of historical interest were observed (Plate 55 - Plate 58).

7.0 Conclusion

7.1 The original building fronting the High Street has retained a relatively large amount of its original features both externally and internally, whereas the east wing appears to have lost most of its internal architectural features, apart from the dog-legged staircase and leaded north window. The latest 1960s extension to the east is a modern, utilitarian building with no features of note.

8.0 Effectiveness of Methodology

8.1 The methodology was appropriate for the project and has allowed for a permanent record of the building.

9.0 Acknowledgements

9.1 Allen Archaeology Limited would like to thank Keyworker Homes Limited for this commission.

10.0 References

AAL, 2018, *Specification for a Photographic Building Survey: Garstang Business and Community Centre, 96 High Street, Garstang, Preston, Lancashire*. Unpublished document

CIfA, 2014a, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*. Chartered Institute for Archaeologists, Reading

Flaherty, C.J.O., 2016, *Heritage statement in connection with proposed mixed use development, Garstang Business Centre, Garstang*

The Ministry of Housing, Communities and Local Government, 2018, *National Planning Policy Framework*. London, The Ministry of Housing, Communities and Local Government

Historic England, 2016, *Understanding Historic Buildings: A guide to good recording practice*. Historic England

Appendix 1: Representative Photographs



Plate 1 (shot 1): General view of Garstang Business and Community Centre, looking northeast



Plate 2 (shot 3): West elevation looking east, scale 1m



Plate 3 (shot 7): Main entrance looking east, 1m scale



Plate 4 (shot 9): First floor window detail and date plaque above main entrance, looking east



Plate 5 (shot 10): Oblique view of main entrance portico looking southeast, 1m scale



Plate 6 (shot 4): Ground floor window detail on west elevation looking east, 0.5m scale



Plate 7 (shot 6): Cast iron hopper and downpipe on west facing elevation, looking east



Plate 8 (shot 13): South elevation of original building looking north, scale 1m



Plate 9 (shot 57): Oblique view of north elevation looking east, scale 1m



Plate 10 (shot 52): Oblique view of north elevation looking west, scale 1m



Plate 11 (shot 54): Leaded window in original buildings north elevation, looking south



Plate 12 (shot 55): Sandstone lintel in original buildings north elevation looking south, scale 0.5m



Plate 13 (shot 16): West elevation of 1960's extension looking east, 1m scale



Plate 14 (shot 17): Main entrance to west elevation of 1960's extension looking east, 1m scale



Plate 15 (shot 18): West elevation of 1960's extension looking southeast, 1m scale



Plate 16 (shot 19): Basement window in west elevation of 1960's extension looking east, 0.5m scale



Plate 17 (shot 20): Ground floor window in west elevation of 1960's extension, looking east



Plate 18 (shot 21): First floor window in west elevation of 1960's extension, looking east



Plate 19 (shot 25): Bicycle parking bay in west elevation of 1960's extension looking east, 1m scale



Plate 20 (shot 28): South elevation looking north, scale 1m

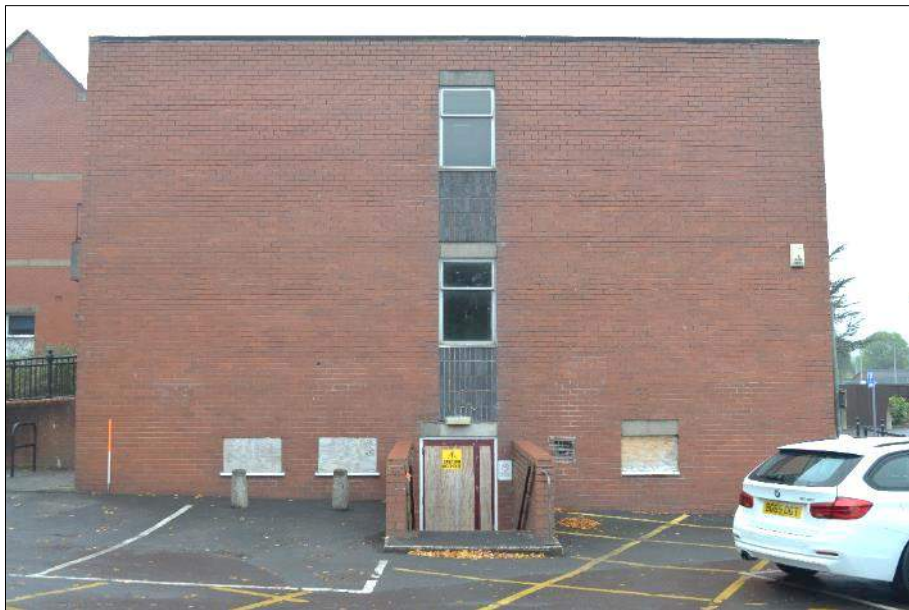


Plate 21 (shot 29): South elevation of 1960's extension looking north, scale 1m



Plate 22 (shot 32): Side entrance of 1960's extension looking north, scale 1m



Plate 23 (shot 34): Air vent in south elevation of 1960's extension looking north, scale 0.5m



Plate 24 (shot 40): East elevation looking west, scale 1m



Plate 25 (shot 42): Rear entrance to 1960's extension, looking southwest, scale 1m



Plate 26 (shot 44): Ground floor uPVC window within east elevation of 1960's extension, looking west



Plate 27 (shot 47): Oblique view of 1960's extension's north elevation looking west, scale 1m



Plate 28 (shot 58): Main entrance hall looking east, scale 1m



Plate 29 (shot 68): Main entrance hall looking west, scale 1m



Plate 30 (shot 59): General view of room G17 showing blocked-in fireplace looking southwest, scale 1m



Plate 31 (shot 61): General view of room G17 looking northeast, scale 1m



Plate 32 (shot 165): Room 101 (Garstang Room) looking north, scale 1m



Plate 33 (shot 168): Room 101 (Garstang Room) looking south, scale 1m



Plate 34 (shot 170): Room 101 (Garstang Room) looking southwest, scale 1m



Plate 35 (shot 77): Lift in east wing looking east, scale 1m



Plate 36 (shot 82): Entrance hall steps in east wing looking east, scale 1m



Plate 37 (shot 87): Ground floor corridor in 1960's extension looking south, scale 1m



Plate 38 (shot 88): Ground floor corridor in 1960's extension looking north, scale 1m



Plate 39 (shot 111): 1960's extension entrance area looking west, scale 1m



Plate 40 (shot 117): Staircase within entrance area looking south, scale 1m



Plate 41 (shot 198): Stairwell, looking northeast, scale 1m



Plate 42 (shot 199): Leaded window in north elevation, looking north, scale 1m



Plate 43 (shot 173): West facing view of corridor looking towards Room 101, scale 1m



Plate 44 (shot 174): North facing view from corridor looking towards stairwell, scale 1m



Plate 45 (shot 218): View of corridor within basement looking west, scale 1m



Plate 46 (shot 224): Meter room looking north, scale 1m



Plate 47 (shot 231): View of safe looking northeast, scale 1m



Plate 48 (shot 93): General view of the Discovery Area looking southeast, scale 1m



Plate 49 (shot 96): General view of the Discovery Area looking north-west, scale 1m



Plate 50 (shot 101): View of kitchen within the Discovery Area looking west, scale 1m



Plate 51 (shot 128): First floor corridor in 1960's extension looking south, scale 1m



Plate 52 (shot 140): View of Room 117, showing arched opening looking east, scale 1m



Plate 53 (shot 145): General view of Room 110, looking east, scale 1m



Plate 54 (shot 155): West facing view of Room 118, scale 1m



Plate 55 (shot 241): Basement corridor looking north, scale 1m



Plate 56 (shot 248): Southeast facing view of Room B8, scale 1m



Plate 57 (shot 250): Northwest facing view of Room B8, scale 1m



Plate 58 (shot 253): Storage area within Room B8 looking northwest, scale 1m

Appendix 2: Photographic Archive List

Photo No.	Direction	Location		Elevation/Room No.	Description
1	E	Exterior	Original	West facing	General view
2	E	Exterior	Original	West facing	General view
3	E	Exterior	Original	West facing	Elevation
4	E	Exterior	Original	West facing	Ground floor window detail
5	E	Exterior	Original	West facing	First floor window detail
6	E	Exterior	Original	West facing	Drain pipe detail
7	E	Exterior	Original	West facing	Main entrance
8	E	Exterior	Original	West facing	First floor window detail and date plaque above main entrance
9	E	Exterior	Original	West facing	First floor window detail and date plaque above main entrance
10	S	Exterior	Original	West facing	Oblique view of main entrance portico
11	N	Exterior	Original	West facing	Oblique view of elevation
12	N	Exterior	Original	West facing	Portico detailing
13	N	Exterior	Original	South facing	Elevation
14	N	Exterior	Original	South facing	First floor window detail
15	N	Exterior	Original	South facing	Ground floor window detail
16	E	Exterior	Extension	West facing	Elevation
17	E	Exterior	Extension	West facing	Main entrance
18	SE	Exterior	Extension	West facing	Oblique view of elevation
19	E	Exterior	Extension	West facing	Basement window detail
20	E	Exterior	Extension	West facing	Ground floor window detail
21	E	Exterior	Extension	West facing	First floor window detail
22	S	Exterior	Extension	West facing	Oblique view of elevation
23	S	Exterior	Extension	West facing	Oblique view of elevation
24	E	Exterior	Extension	West facing	First floor balcony
25	E	Exterior	Extension	West facing	Bicycle parking bay
26	NE	Exterior	Extension	West facing	Oblique view of elevation
27	N	Exterior	Extension	West facing	Ramp to main entrance
28	N	Exterior		South facing	Elevation
29	N	Exterior	Extension	South facing	Elevation
30	N	Exterior	Extension	South facing	Basement window detail
31	N	Exterior	Extension	South facing	Side entrance
32	N	Exterior	Extension	South facing	Side entrance
33	N	Exterior	Extension	South facing	Ground floor window detail
34	N	Exterior	Extension	South facing	Air vent
35	N	Exterior	Extension	South facing	Basement window detail
36	S	Exterior	Extension	South facing	Side entrance steps
37	E	Exterior	Extension	South facing	Side entrance
38	W	Exterior	Extension	South facing	Side entrance
39	NW	Exterior	Extension	South and East facing	Oblique view of elevations
40	W	Exterior	Extension	East facing	Elevation
41	NW	Exterior	Extension	East facing	Rear entrance
42	SW	Exterior	Extension	East facing	Rear entrance

43	W	Exterior	Extension	East facing	Basement window detail
44	W	Exterior	Extension	East facing	Ground floor window detail
45	W	Exterior	Extension	East facing	First floor window detail
46	N	Exterior	Extension	East facing	Steps to rear of building
47	W	Exterior	Extension	North facing	Oblique view of elevation
48	W	Exterior	Extension	North facing	Steps to blanked-off side entrance
49	S	Exterior	Extension	North facing	Basement window detail
50	S	Exterior	Extension	North facing	Ground floor window detail
51	S	Exterior	Extension	North facing	First floor window detail
52	SW	Exterior	Original	North facing	Oblique view of elevation
53	S	Exterior	Original	North facing	First floor window detail
54	S	Exterior	Original	North facing	Leaded window detail
55	S	Exterior	Original	North facing	Stone lintel
56	S	Exterior	Original	North facing	First floor window detail
57	SE	Exterior	Original	North facing	Oblique view of elevation
58	E	Ground floor	Original		Entrance hall
59	S	Ground floor	Original	G17	General view of room, fireplace
60	E	Ground floor	Original	G17	General view of room
61	W	Ground floor	Original	G17	General view of room
62	N	Ground floor	Original	G17	General view of room
63	W	Ground floor	Original	G17	Window detail
64	N	Ground floor	Original	G1	General view of room, fireplace
65	W	Ground floor	Original	G1	General view of room
66	S	Ground floor	Original	G1	General view of room
67	E	Ground floor	Original	G1	General view of room
68	W	Ground floor	Original	Entrance hall	View along Entrance hall
69	N	Ground floor	Original	G2	General view of room
70	S	Ground floor	Original	G2	General view of room
71	S	Ground floor	Original	G15	General view of room
72	W	Ground floor	Original	G15	General view of room
73	N	Ground floor	Original	G15	General view of room
74	E	Ground floor	Original	G15	General view of room
75	S	Ground floor	Original	G16	General view of room
76	N	Ground floor	Original	G16	General view of room
77	E	Ground floor	Original	Lift	Lift
78	S	Ground floor	Original	G14	View looking towards room G14

79	S	Ground floor	Original	G14	General view
80	E	Ground floor	Original	G13	Store cupboard within room
81	E	Ground floor	Original	G13	General view
82	E	Ground floor	Original	Entrance hall	Entrance hall steps
83	S	Ground floor	Original	Lift	Lift
84	N	Ground floor	Original	G3	General view of room
85	W	Ground floor	Original	G3	General view of room
86	E	Ground floor	Original	G3	General view of room, fireplace
87	S	Ground floor	Extension	Corridor	View along corridor
88	N	Ground floor	Extension	Corridor	View along corridor
89	E	Ground floor	Extension	G10	General view of room
90	S	Ground floor	Extension	G10	General view of room
91	W	Ground floor	Extension	G10	General view of room
92	N	Ground floor	Extension	G10	General view of room
93	S	Ground floor	Extension	Discovery Area	General view of room
94	E	Ground floor	Extension	Discovery Area	General view of room
95	N	Ground floor	Extension	Discovery Area	General view of room
96	W	Ground floor	Extension	Discovery Area	General view of room
97	W	Ground floor	Extension	Discovery Area	General view of room
98	S	Ground floor	Extension	Discovery Area	General view of room
99	N	Ground floor	Extension	Discovery Area	General view of room, kitchen area
100	NE	Ground floor	Extension	Discovery Area	General view of room, kitchen area
101	S	Ground floor	Extension	Discovery Area	General view of room, kitchen area
102	SW	Ground floor	Extension	Discovery Area	General view of room, kitchen area
103	W	Ground floor	Extension	Discovery Area	Window detail
104	E	Ground floor	Extension	Discovery Area	Window detail
105	E	Ground floor	Extension	Discovery Area	Window detail
106	S	Ground floor	Extension	G12	General view of room
107	E	Ground floor	Extension	G12	General view of room
108	N	Ground floor	Extension	G12	General view of room
109	W	Ground floor	Extension	G12	General view of room

110	W	Ground floor	Extension	G12	General view of room
111	W	Ground floor	Extension	Entrance area	General view
112	N	Ground floor	Extension	Entrance area	General view
113	NW	Ground floor	Extension	Entrance area	General view
114	S	Ground floor	Extension	Entrance area	General view
115	SE	Ground floor	Extension	Entrance area	General view
116	E	Ground floor	Extension	Entrance area	General view
117	S	Ground floor	Extension	Entrance area	General view
118	W	Ground floor	Extension	Entrance area	General view
119	S	First floor	Extension	Corridor	View along corridor
120	W	First floor	Extension	Stairs	General view
121	NW	First floor	Extension	Corridor	View along corridor
122	N	First floor	Extension	Corridor	View along corridor
123	W	First floor	Extension	114	General view of room
124	SW	First floor	Extension	114	General view of room
125	E	First floor	Extension	114	General view of room
126	NE	First floor	Extension	114	General view of room
127	S	First floor	Extension	114	General view of room
128	S	First floor	Extension	Corridor	View along corridor
129	S	First floor	Extension	112	General view of room
130	SE	First floor	Extension	112	General view of room
131	N	First floor	Extension	112	General view of room
132	W	First floor	Extension	112	General view of room
133	W	First floor	Extension	115	General view of room
134	E	First floor	Extension	115	General view of room
135	E	First floor	Extension	111	General view of room
136	NE	First floor	Extension	111	General view of room
137	S	First floor	Extension	111	General view of room
138	SW	First floor	Extension	111	General view of room
139	W	First floor	Extension	117	General view of room
140	E	First floor	Extension	117	General view of room
141	W	First floor	Extension	116	General view of room
142	NW	First floor	Extension	116	General view of room
143	NE	First floor	Extension	116	General view of room
144	E	First floor	Extension	116	General view of room
145	E	First floor	Extension	110	General view of room
146	S	First floor	Extension	110	General view of room
147	W	First floor	Extension	110	General view of room
148	N	First floor	Extension	110	General view of room
149	E	First floor	Extension	109	General view of room
150	W	First floor	Extension	109	General view of room
151	E	First floor	Extension	108	General view of room

152	W	First floor	Extension	108	General view of room
153	S	First floor	Extension	Corridor	View along corridor
154	W	First floor	Extension	Corridor	Doors to room 118
155	W	First floor	Original	118	General view of room
156	SW	First floor	Original	118	General view of room
157	E	First floor	Original	118	General view of room, fireplace
158	NE	First floor	Original	118	General view of room
159	N	First floor	Original	101	General view of room
160	NW	First floor	Original	101	General view of room
161	W	First floor	Original	101	Window detail
162	N	First floor	Original	101	General view of fireplace
163	N	First floor	Original	101	General view of room
164	NE	First floor	Original	101	General view of room
165	N	First floor	Original	101	General view of room
166	S	First floor	Original	101	General view of room
167	SE	First floor	Original	101	General view of room
168	S	First floor	Original	101	General view of room
169	S	First floor	Original	101	General view of room
170	SW	First floor	Original	101	General view of room
171	S	First floor	Original	101	General view of fireplace
172	E	First floor	Original	Corridor	View along corridor
173	W	First floor	Original	Corridor	View along corridor
174	N	First floor	Original	Corridor	View along corridor
175	S	First floor	Original	Corridor	View along corridor
176	NE	First floor	Original	102	General view of room
177	S	First floor	Original	102	General view of room
178	SW	First floor	Original	102	General view of room
179	W	First floor	Original	Corridor	View along corridor
180	NE	First floor	Extension	103	General view of room
181	E	First floor	Extension	103	General view of room
182	E	First floor	Extension	Corridor	Ladies sign
183	E	First floor	Extension	Corridor	Ladies sign
184	E	First floor	Extension	Corridor	Ladies sign
185	E	First floor	Extension	104	General view of room
186	N	First floor	Extension	104	General view of room
187	E	First floor	Extension	104	General view of room
188	S	First floor	Extension	104	Toilet
189	W	First floor	Extension	104	Hand dryer
190	E	First floor	Extension	104	Storage cupboard
191	E	First floor	Extension	107	General view of room
192	E	First floor	Extension	Corridor	Gentlemen's sign
193	E	First floor	Extension	Corridor	Gentlemen's sign
194	NE	First floor	Extension	106	General view of room
195	SW	First floor	Extension	106	General view of room
196	E	First floor	Extension	106	General view of room
197	N	First floor	Original	Stairwell	Leaded window detail

198	NE	First floor	Original	Stairwell	Leaded window detail
199	N	First floor	Original	Stairwell	Leaded window detail
200	S	First floor	Original	Stairwell	General view
201	SW	First floor	Original	Stairwell	General view
202	N	Ground floor	Original	Hall	View of stairs
203	S	First floor	Original	Stairwell	View of stairs
204	N	Ground floor	Extension	G4	General view of room
205	N	Ground floor	Extension	G5	General view of room
206	E	Ground floor	Extension	G6	General view of room
207	N	Ground floor	Extension	G6	General view of room
208	E	Ground floor	Extension	G6	General view of room
209	E	Ground floor	Extension	G7	General view of room
210	E	Ground floor	Extension	Corridor	View along corridor
211	E	Ground floor	Extension	G9	General view of room
212	E	Ground floor	Extension	G8	General view of door
213	NE	Ground floor	Extension	G8	General view of room
214	SW	Ground floor	Extension	G8	General view of room
215	N	Ground floor	Original	Stairwell	Leaded window detail
216	E	Ground floor	Original	Stairwell	General view
217	N	Basement	Original	Stairs	View of stairs
218	E	Basement	Original	Corridor	View along corridor
219	W	Basement	Original	Corridor	View along corridor
220	S	Basement	Original	B13	General view of room
221	N	Basement	Original	B13	General view of room
222	N	Basement	Original	B1	General view of room
223	S	Basement	Original	B1	View of stairs
224	N	Basement	Original	B1	View of meters
225	SE	Basement	Original	B12	General view of room
226	E	Basement	Original	B12	General view of room
227	NW	Basement	Original	B12	General view of room
228	W	Basement	Original	B12	General view of room
229	N	Basement	Original	B2	General view of room
230	S	Basement	Original	B2	General view of room
231	NE	Basement	Original	B2	View of safe door
232	S	Basement	Original	B3	General view of room
233	N	Basement	Original	B3	General view of room
234	NE	Basement	Extension	B4	General view of room
235	E	Basement	Extension	B4	General view of room
236	S	Basement	Extension	B4	General view of room

237	SW	Basement	Extension	B4	General view of room
238	N	Basement	Extension	B4	General view of room
239	W	Basement	Extension	B4	Notice on back of door
240	S	Basement	Extension	Corridor	View along corridor
241	N	Basement	Extension	Corridor	View along corridor
242	E	Basement	Extension	Corridor	View along corridor
243	NE	Basement	Extension	Corridor	Rear entrance doors
244	NE	Basement	Extension	B5	General view of room
245	N	Basement	Extension	B5	General view of room
246	SW	Basement	Extension	B5	General view of room
247	W	Basement	Extension	B5	General view of room
248	S	Basement	Extension	B8	General view of room
249	SE	Basement	Extension	B8	General view of room
250	N	Basement	Extension	B8	General view of room
251	NW	Basement	Extension	B8	General view of room
252	W	Basement	Extension	B8	General view of room
253	NW	Basement	Extension	B8	General view of room
254	W	Basement	Extension	B8	General view of room
255	SW	Basement	Extension	B8	General view of room
256	W	Basement	Extension	B8	General view of room
257	N	Basement	Extension	B8	General view of room
258	NE	Basement	Extension	B6	General view of room
259	NW	Basement	Extension	B7	General view of room
260	S	Basement	Extension	Entrance hall	View along corridor
261	N	Basement	Extension	Entrance hall	View along corridor
262	E	Basement	Extension	Entrance hall	View along corridor
263	SE	Basement	Extension	B9	General view of room
264	SE	Basement	Extension	B10	General view of room
265	W	Basement	Extension	B11	General view of room
266	W	Basement	Extension	B11	General view of room
267	S	Basement	Extension	B11	General view of room
268	W	Basement	Extension	B11	Window detail

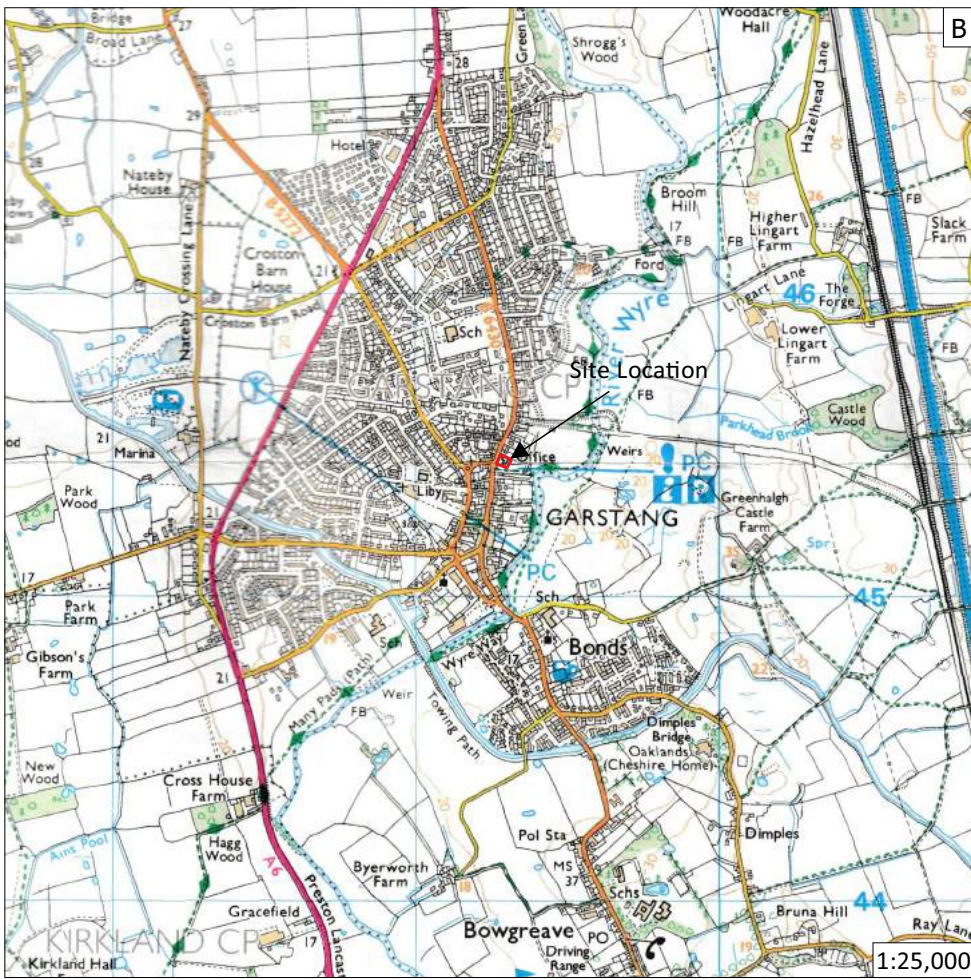
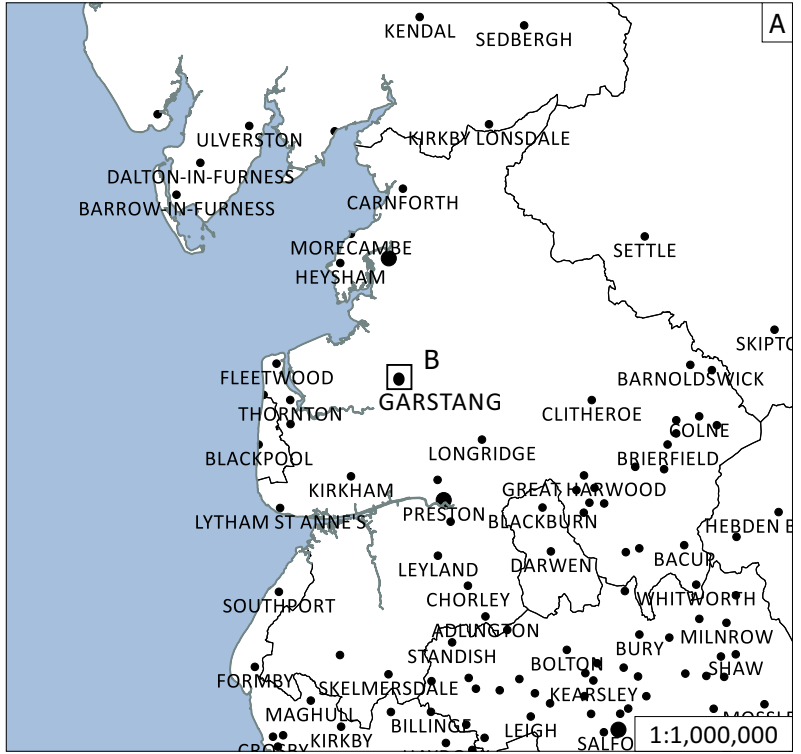


Figure 1: Site location outlined in red

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Site Code	GAHS18
Scale	1:10,000,000 1:1,000,000 1:25,000 @ A4
Drawn by	T Rayner
Date	05/11/2018

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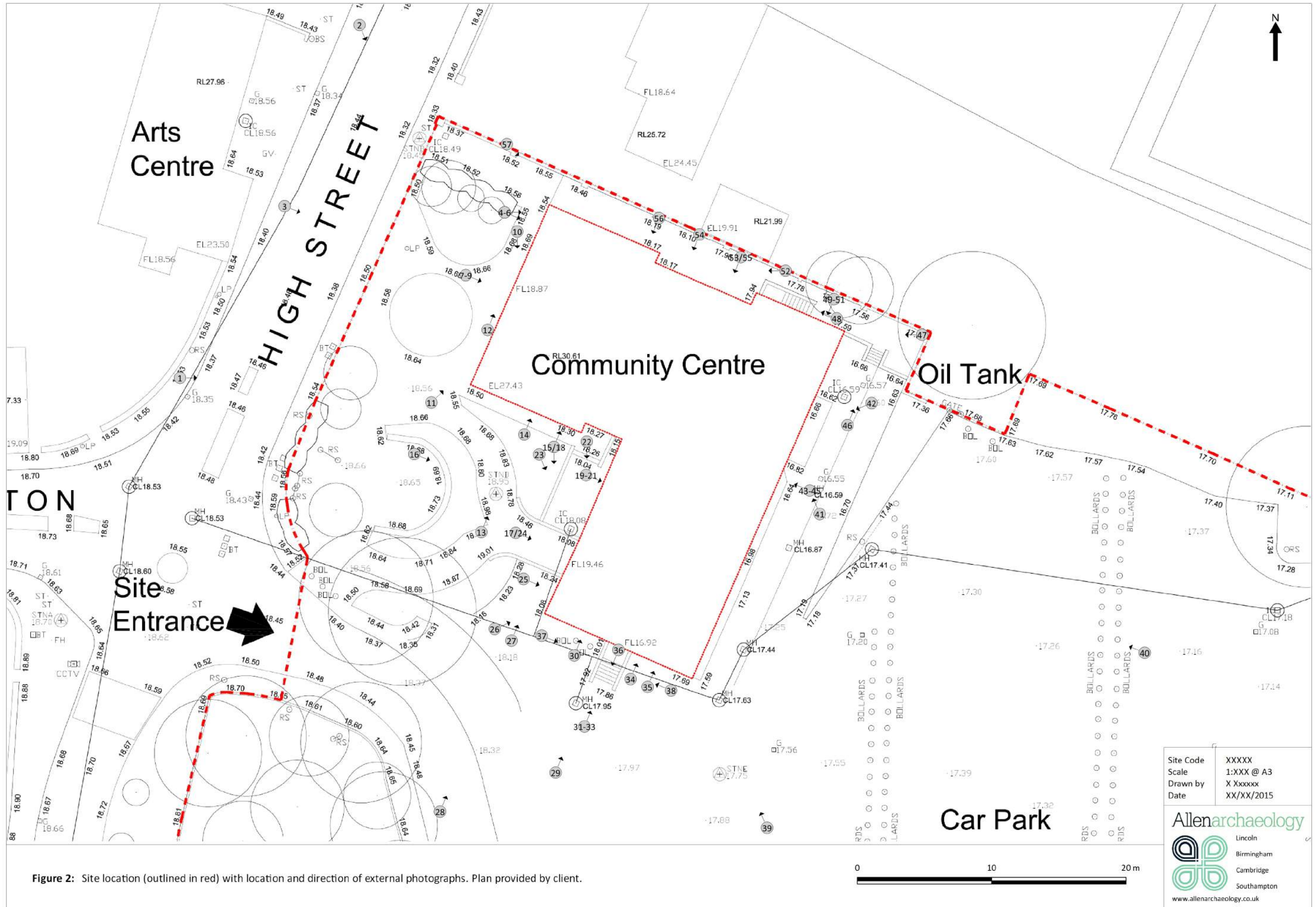
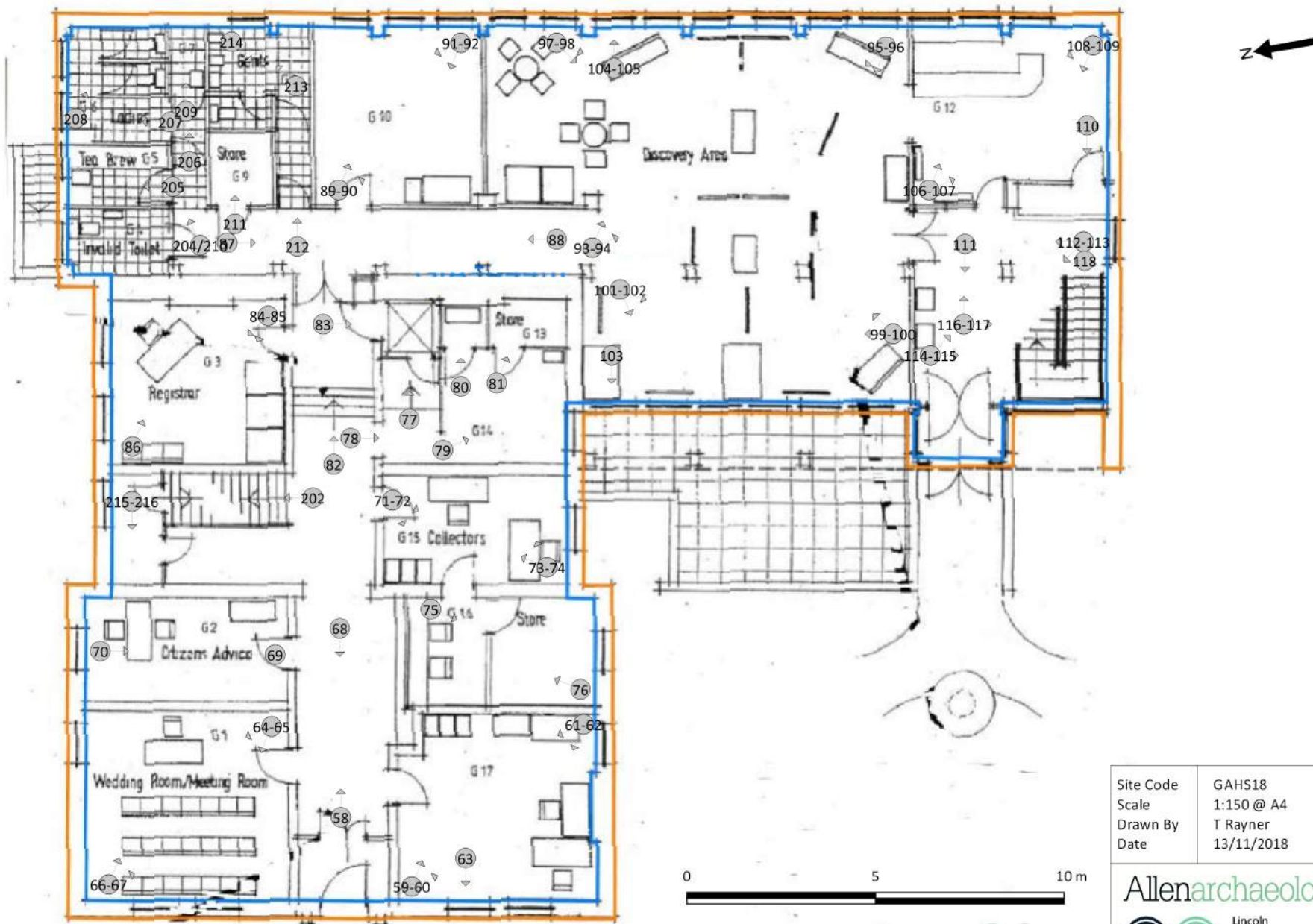


Figure 2: Site location (outlined in red) with location and direction of external photographs. Plan provided by client.

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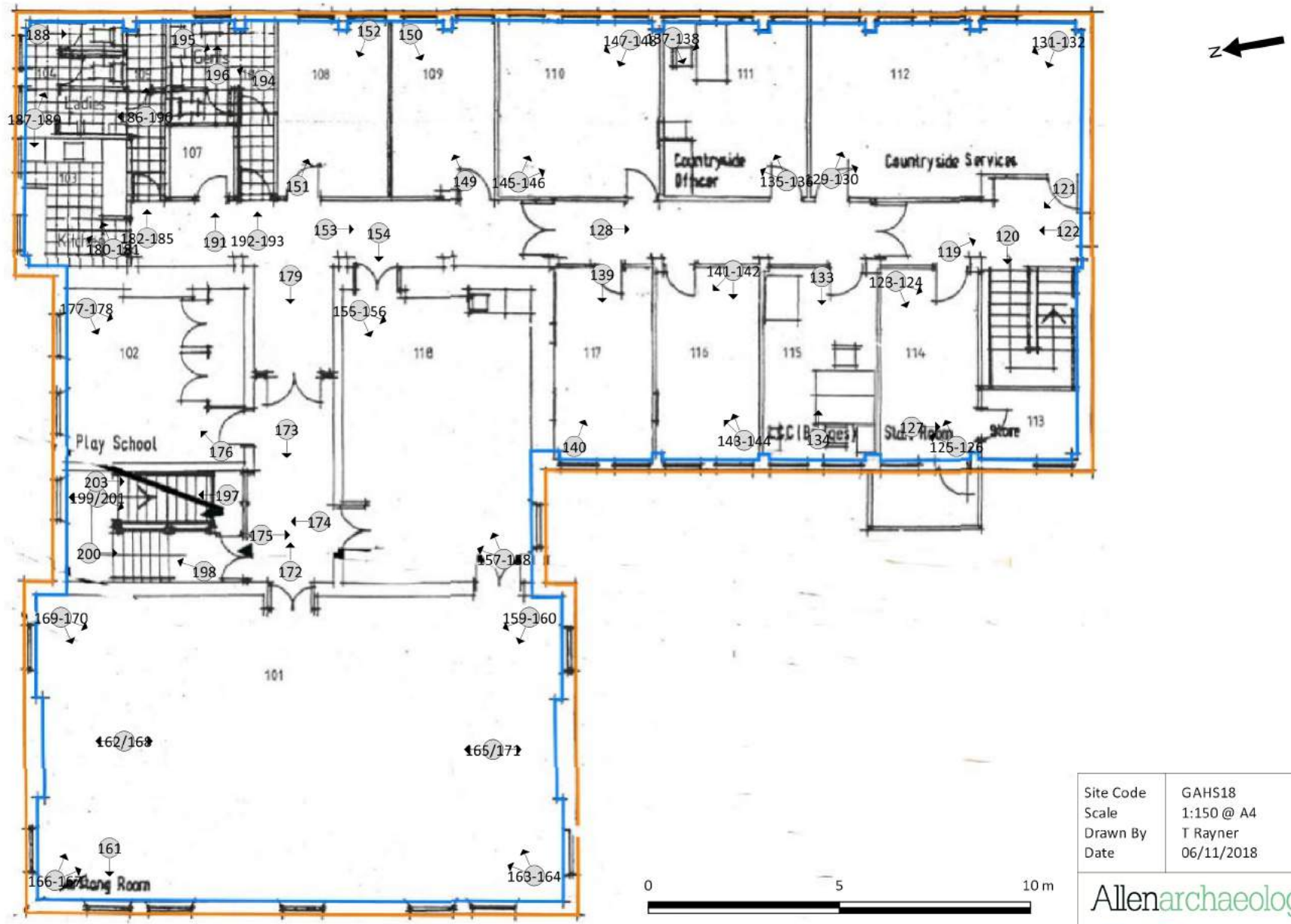
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Scale	1:150 @ A4
Drawn By	T Rayner
Date	13/11/2018

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Figure 3: Location and direction of photographs on the ground floor. Plan provided by client.



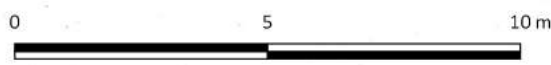
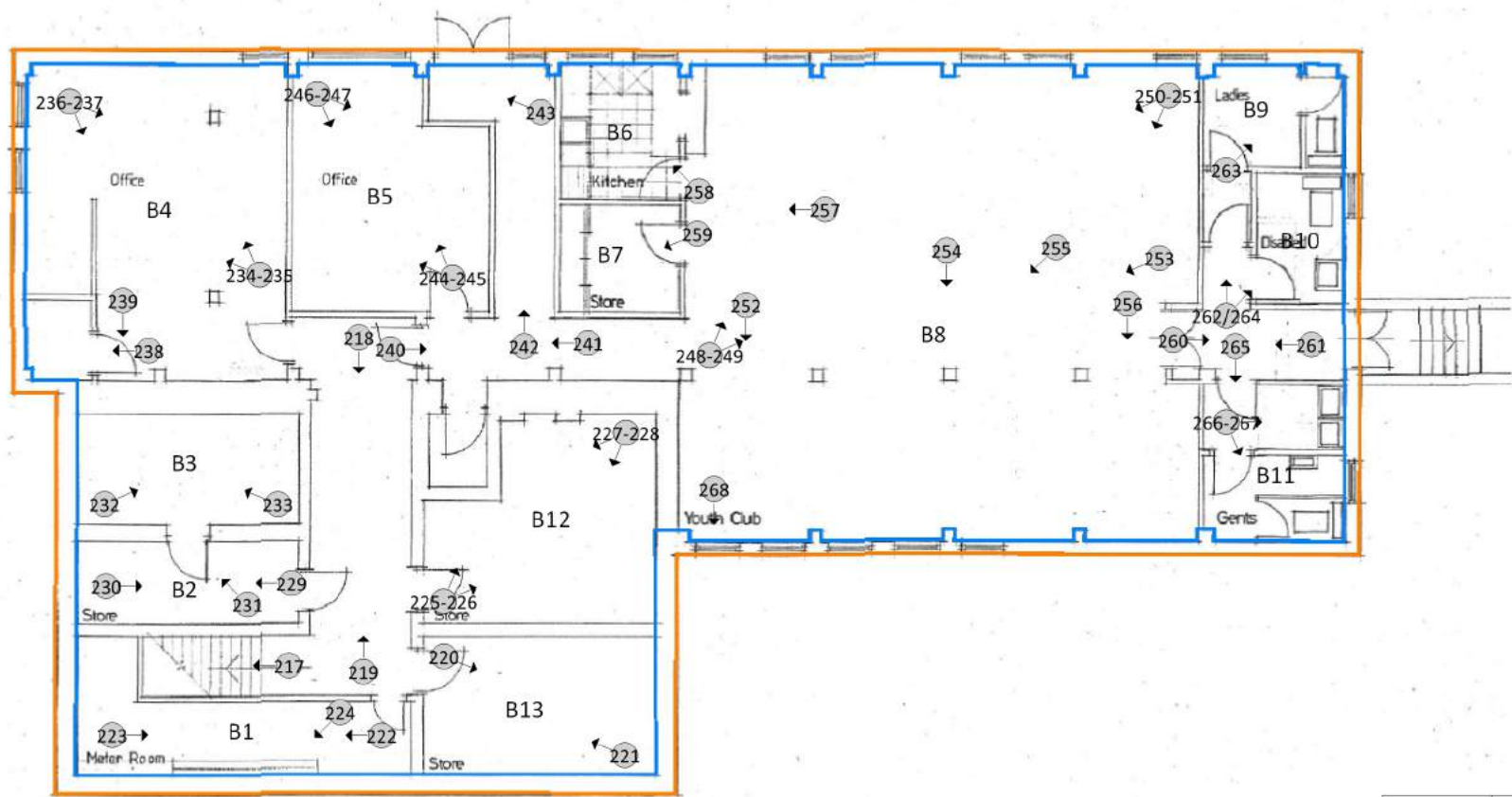
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Scale	1:150 @ A4
Drawn By	T Rayner
Date	06/11/2018

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Figure 4: Location and direction of photographs on the first floor. Plan provided by client.



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Figure 5: Location and direction of photographs within basement. Plan provided by client.



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