



Photo 1 – Front (south) elevation, from west.



Photo 2 – Side (west) elevation, south end.





Photo 3 – Side (west) elevation, north end.



Photo 4 – Rear (north) elevation, from west end.





Photo 5 – Side (east) elevation, south end.



Photo 6 – Side (north) elevation, west end.





Photo 7 – Front (south) elevation, modular building.



Photo 8 – Rear roof, main building.





Photo 9 – Mid roof, Festival Hall.



Photo 10 – Front roof, Council Offices.





Photo 11 – Modular building and corridor roof, south east corner.



Photo 12 – Rear entrance canopy.





Photo 13 – South west, upper curved corner, adjacent spiral fire escape stair.



Photo 14 – South west, high level, adjacent spiral stair fire escape.





Photo 15 – South west, lower curved corner.



Photo 16 – West side, single storey, dressing room, south window.





Photo 17 – South side entrance canopy.



Photo 18 – South east lower curved corner.





Photo 19 – East, fire escape doors from first floor offices.



Photo 20 – East fire, escape door from second floor.



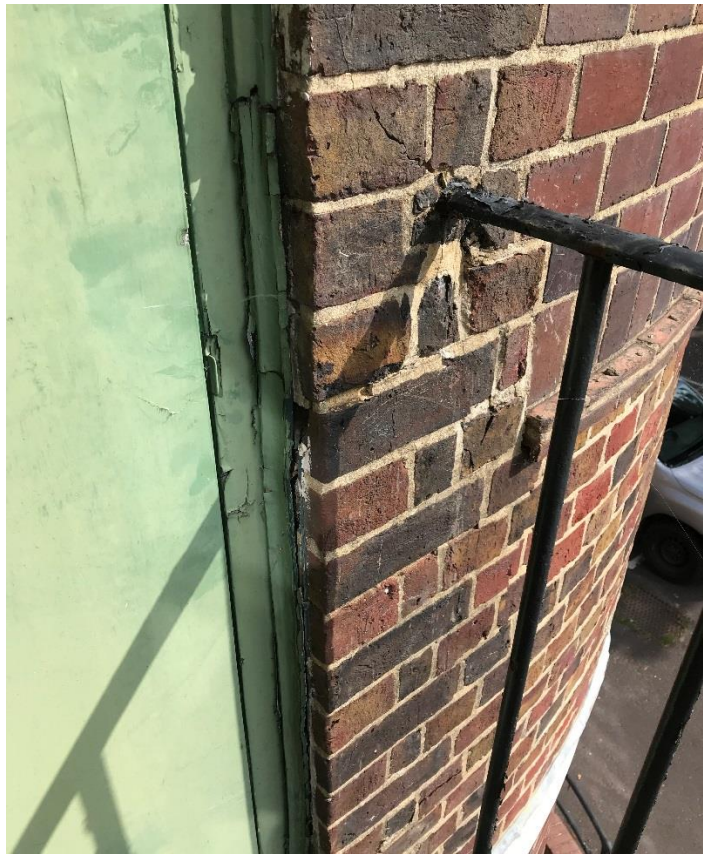


Photo 21 – Corroding/expanding metalwork, local cracking of brickwork.



Photo 22 – Corroding/expanding metalwork, local cracking of brickwork.





Photo 23 – North east fire escape stair from offices over Rose Room.



Photo 24 – North east fire escape stair, base of strings.





Photo 25 – Council offices, internal dampness over entrance.



Photo 26 – Council offices, first floor, south east corner.





Photo 27 – Ground floor council office, dampness to coving level of inner curved wall.



Photo 28 – First floor council office, dampness to inner curved wall.





Photo 29 – First floor council office, vertical cracking to inner curved wall.



Photo 30 – First floor council office, cracking and dampness to inner curved wall.





Photo 31 – Basement.



Photo 32 – Basement, underside of ground floor precast concrete beams.





Photo 33 – Dampness to internal basement wall.



Photo 34 – Dampness to external basement access staircase wall.





Photo 35 – Festival Hall Stage.

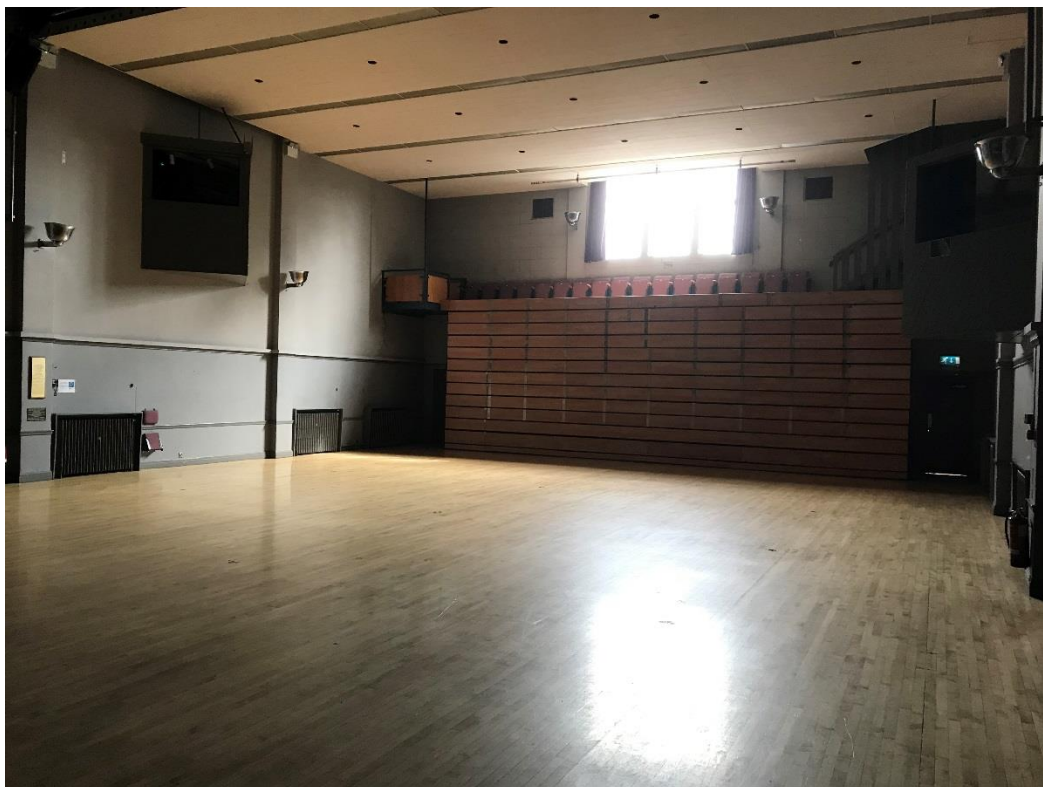


Photo 36 – Festival Hall.





Photo 37 – Festival Hall, roof steelwork and precast concrete roof beams.



Photo 38 – Festival Hall.





Photo 39 – Festival Hall, dressing room.



Photo 40 – Festival Hall, west stage entrance.





Photo 41 – The Rose Room.



Photo 42 – Modular building, corner post junction, east side.





Photo 43 – Modular building, corner post base and shoes.



Photo 44 – Modular Building, South elevation, wall panel.





Photo 45 – Modular Building, South elevation, internal wall panel.



Photo 46 – Kitchen corridor, flat roof ceiling, junction with Rose Room.





Photo 47 – Kitchen corridor, flat roof ceiling void, debris from previous roof repair, recovering.



Photo 48 – Kitchen/Cloakroom corridor, south end, wood-wool slab roof decking.