

Defects & Issues

THE EXISTING BUILDING

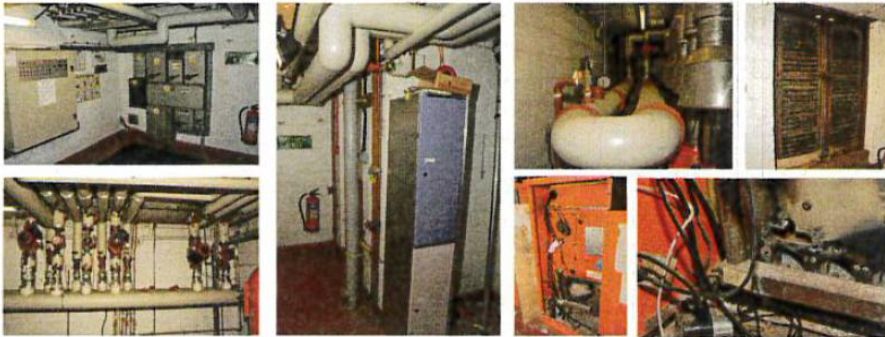
Existing building fabric and infrastructure slowly decaying as a consequence of an historic lack of preventative maintenance - generally the building is tired and dated



Accessibility issues need to be addressed to meet current legislation



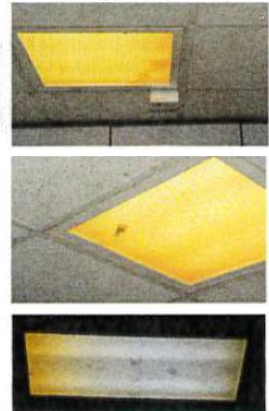
Obsolete and inefficient services and boilers (some have already failed and the rest are in a precarious condition)



Auditorium lighting damaged



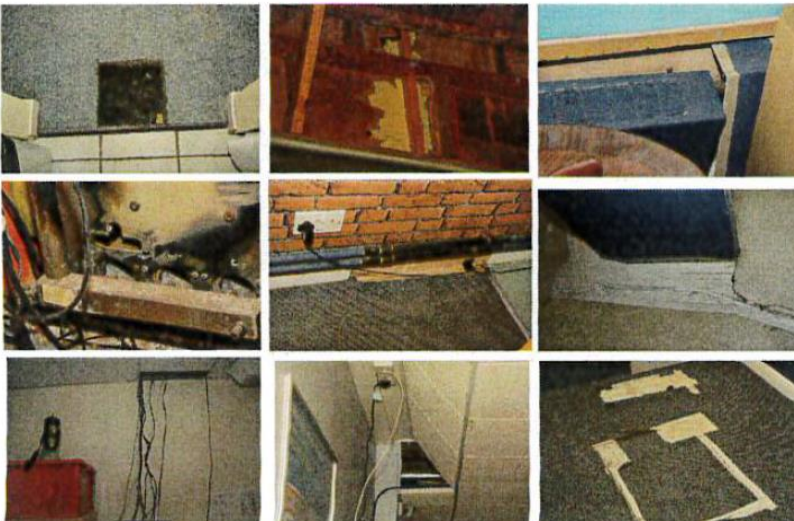
Water damage to lighting from leaking roof



Lack of storage spaces and adequate office facilities for staff



Heating system, pipes, electric wiring, and building fabric finishes need replacement

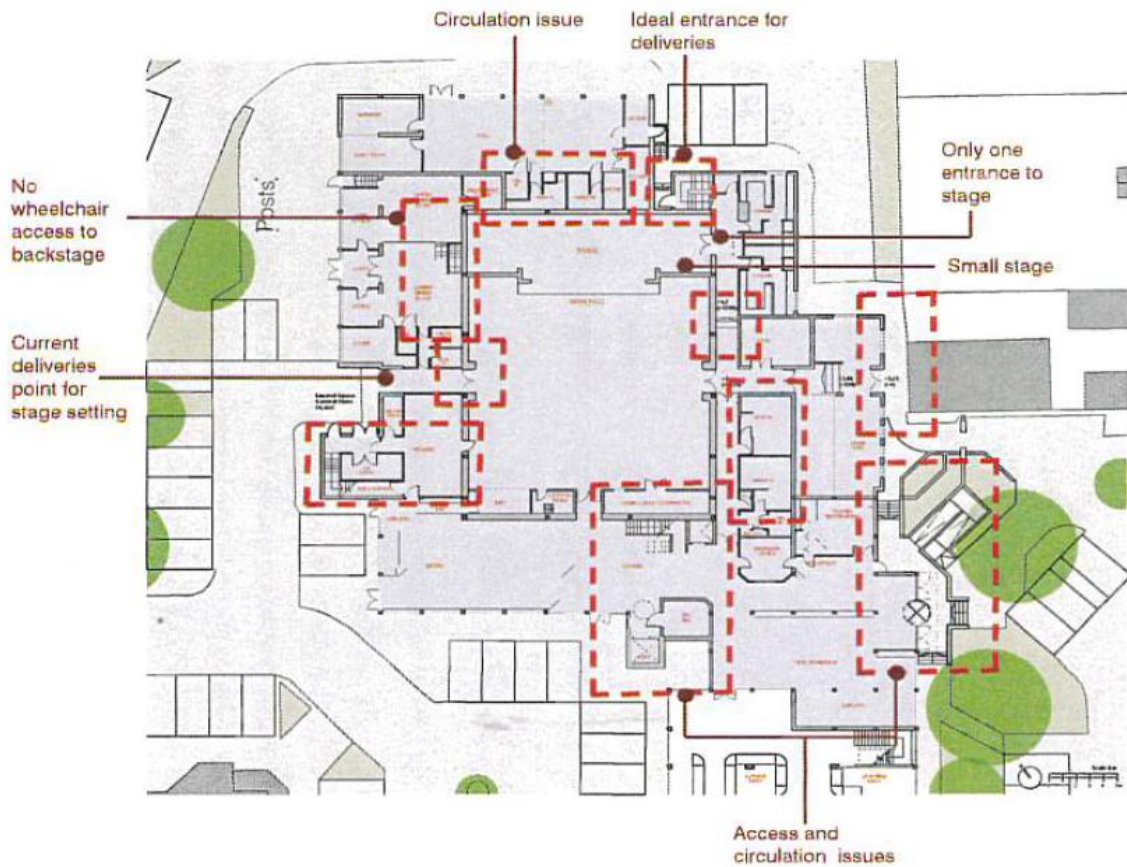


Toilets - in poor condition with damaged facilities, and too small

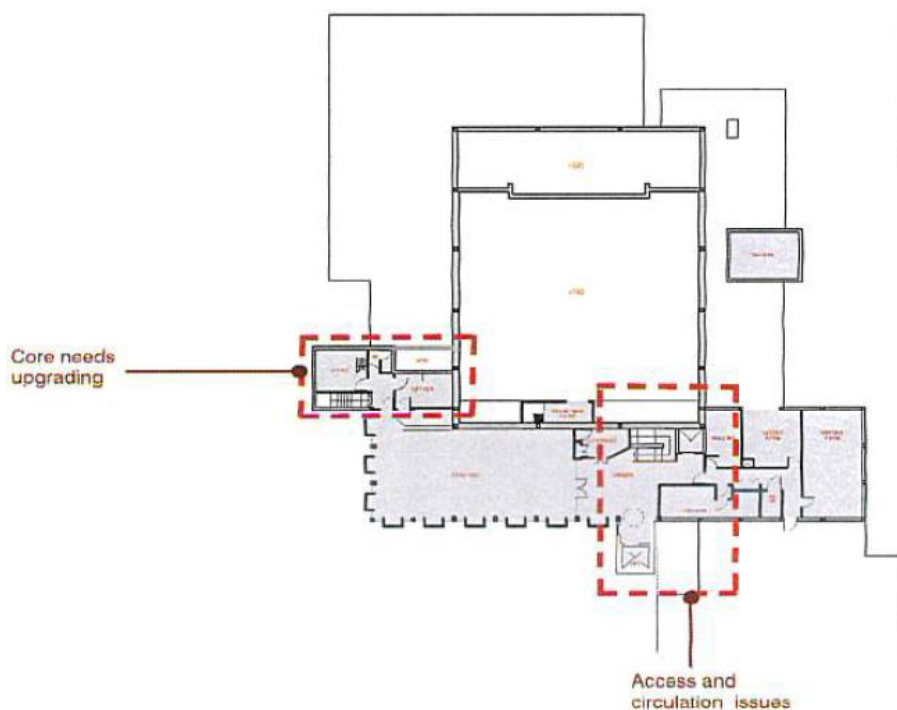


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EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING GROSS INTERNAL AREA:

Basement :	199m ²
Ground floor :	1,505m ²
First Floor :	363m ²
Second floor :	46m ²
Total GIA:	2,113m²

