



BUILDING CONDITION SURVEY



Customer Name: Christchurch City Council

Address: Old Municipal Chambers

Job Number Old Municipal

Assessor: Shaun Abernethy

Engineering: Opus Engineers

Geotech: TBC

Inspection Date: 7/07/2015

Revision	Description	Date
0	Interior Photo Survey	14 July 2015

INTRODUCTION:

BuildQual NZ has been engaged by Christchurch City Council to carry out a photographic survey of the interior rooms of the Canterbury Provincial Chambers Buildings.

The purpose of this survey was to capture the general condition of the interior rooms of the buildings at the time of the assessment, to be used as a reference guide for future use.

BUILDING DESCRIPTION:

Building Use: Historical Status Building

Importance classification:

Technical category: (CERA)

Number of storeys: Three Level

Foundation construction: extension Timber and Stone

External ground wall construction: Timber and Stone

Internal wall construction: Timber and Stone

Roof:

LIMITATIONS OF THIS REPORT

This report is a photographic record survey of the interior rooms of the building only. Access was restricted to some rooms within the building for reasons such as unsafe access, rooms being full of contents, obstacles causing limited access and the likes. As such, each room has been surveyed to the best of the ability of the inspector, as is practically possible.

SUMMARY

Rooms have been surveyed on a per element basis including Floors, Walls and Ceilings. Each element has been surveyed so as to capture a general view of the element as well as any specific items of interest which may be found on that particular element.

A floor plan and room label plan has been included as an appendix to this report, for the purpose as assisting the reader with identifying specific rooms within the building.

DISCLAIMER:

Limitations of this Report

The purpose of this report is to summarise our inspection of the building for the above mentioned client only. This inspection is limited to a visual inspection only and is to give you a better understanding of the buildings conditions as observed at the time of inspection. There are therefore a number of limitations to our inspection, which you need to be aware of. These include the following:-

(a) This is a report of a visual only, non-invasive inspection of the areas of the building which were readily visible at the time of inspection. The inspection did not include any areas or components which were concealed or closed in behind finished surfaces (such as plumbing, drainage, heating, framing, ventilation, insulation, or wiring) or which required the moving of anything which impeded access or limited visibility (such as floor coverings, furniture, appliances, personal property, vehicles, vegetation, debris or soil.)

(b) This inspection did not assess compliance with the NZ Building Code including the Code's weathertightness requirements, or structural aspects. On request, specialist inspections can be arranged of weathertightness or structure or of any systems including electrical, plumbing, gas or heating.

(c) As the purpose of the inspection was to assess the general condition of the building based on the limited visual inspection described in (a), this report may not identify all past, present or future defects. Descriptions in this report of systems or appliances relate to existence only and not adequacy or life expectancy. Any area or component of the building or any item or system not specifically identified in this report as having been inspected was excluded from the scope of the inspection.

(d) Without limiting the general nature of that statement, we mean that the report does not extend to areas behind walls, below the ground, behind other fixtures or obstructions such as signage, cladding, under floor coverings or in areas which pose health or safety hazards or which are too small and difficult to reach. Also excluded are areas, which would require specialised equipment to reach e.g. cranes or cherry pickers.

(e) The assessment does not extend to any facilities servicing the premises such as electrical systems, plumbing, ventilation plant, lifts or other mechanical systems.

(f) Damage and defects identified in this report may alter upon further work being carried out either to this building or any adjacent buildings, which may also be undergoing remedial or demolition work. Subsequent land movement or earthquakes may also alter the building.

(g) This report is not a substitute for any structural engineering or geo technical assessment report which you are strongly recommended to obtain and therefore our report is not to be relied upon as a statement that the building is fit for use either in part or in whole.

(h) The persons carrying out the inspection to compile this report are limited by this agreement and cannot be expected to find or discover all defects in the building and you accept that we did not build or perform work on this building and are not responsible for or liable for anything other than the completion of this report and our opinion on the aspects reviewed.

(i) Any third party report or externally sourced information annexed to this report is the responsibility of that third party and is attached for information only and we make no warranty regarding the same nor accept any responsibility for incorrect information contained therein.

(j) While we will use our best endeavours to use all reasonable care and skill in carrying out the assessment consistent with that applied by reputable consultants practising in the property assessment field at this time, we provide no warranty (expressed or implied) as to the information presented in this report, except and only to the extent that the laws of New Zealand impose a warranty or guarantee such as under the Consumer Guarantees Act 1993.

(k) All pricing of repairs/ rebuild are cost estimates only and are not quotations. The price book rates are composite rates derived from current market rates and have been verified by a registered quantity surveyor. Provisional sums have been used where necessary and are indicative price guides only.

First Floor

Committee Room (First Floor)

Element	Observation	Notes	Picture
Floor	Floor. General 1		195 196
Walls	Walls. General 1		197 198 199 200
Walls	Walls. General 2		201 202 203
Ceilings	Ceiling. General 1		204 205 206 207

Council Chamber Room (First Floor)

Element	Observation	Notes	Picture
Walls	Walls. General 1	North wall	157 158 159 160
Walls	Walls. Detail 1	North wall	161 162 163
Walls	Walls. General 2	West wall; northern end of wall	164 165 166 167
Walls	Walls. General 3	West wall; central section of wall	168 169 170
Walls	Walls. General 4	West wall; central section of wall	171 172
Walls	Walls. General 5	West wall; southern end of wall	173 174 175
Walls	Walls. General 6	South wall	176 177 180 181
Walls	Walls. Detail 2	South Wall	182 183
Walls	Walls. General 7	East wall	184 185 186 187

Walls	Walls. General 8	East wall	188 189 190
Floor	Floor. General 1	Looking south	145 146 147 148
Floor	Floor. General 2	Looking south	149 150
Floor	Floor. General 3	Looking west	151 152
Floor	Floor. General 4	Northern side	154 155
Floor	Floor. General 5	Eastern side	156
Ceilings	Ceiling. General 1	Looking North	191
Ceilings	Ceiling. General 2	Looking South	192 193 194

Kitchen (First Floor)

Element	Observation	Notes	Picture
Floor	Floor. General 1		208 209
Walls	Walls. General 1		210 211 212 213
Walls	Walls. General 2		214 218 219 220
Walls	Walls. General 3		221 222 223 224
Walls	Walls. General 4		225

Landing Area (First Floor)

Open to Stairwell; adjacent to Library Room

Element	Observation	Notes	Picture
Ceilings	Ceiling. General 1		256 257

Walls	Walls. General 1	249
		250
		251
Walls	Walls. General 2	252
		253
		254
		255
Floor	Floor. General 1	246
		247
		248

Library Room (First Floor)

Element	Observation	Notes	Picture
Ceilings	Ceiling. General 1		282
			283
			284
			285
Floor	Floor. General 1		258
			259
			260
			261
Floor	Floor. General 2		262
Walls	Walls. General 1	North wall	263
			264
			265
			266
Walls	Walls. General 2	West wall	267
			268
			269
			270
Walls	Walls. General 3	South wall	271
			272
			273
			274
Walls	Walls. General 4	South wall	275
			276
Walls	Walls. General 5	East wall	277
			278
Walls	Walls. General 6	West wall; platform area	279
			280
			281

Male Toilet (First Floor)

Male and Female toilets Combined

Element	Observation	Notes	Picture
Floor	Floor. General 1		226
			227
			228
			229
Walls	Walls. General 1	Female Toilets	230
			231
			232
			233

Walls	Walls. General 2	Female and Male toilets	234
			235
			236
			237
Walls	Walls. General 3	Male Toilets	238
			239
			240
			241
Walls	Walls. General 4	Male Toilets	242
			243
			244
			245

Stairwell (First Floor)

Stairwell from Vestible Room

Element	Observation	Notes	Picture
Floor	Floor. General 1		121
			122
			123
Floor	Floor. General 2	Stairs and landing area	124
			125
			128
			129
Ceilings	Ceiling. General 1		141
			142
			143
			144
Walls	Walls. General 1	Stairs from ground floor to landing area	130
			131
			132
			133
Walls	Walls. General 2	Looking west and north	134
			135
			136
			137
Walls	Walls. General 3	Looking east	138
			139
			140

Canterbury Room (Ground Floor)

Element	Observation	Notes	Picture
Ceilings	Ceiling. General 1		38
			39
			40
Walls	Walls. General 1		30
			31
			32
			33
Walls	Walls. General 2		34
			35
			36
			37
Floor	Floor. General 1		25
			26
			27
			28
Floor	Floor. General 2		29

Council Room (Ground Floor)

Element	Observation	Notes	Picture
Floor	Floor. General 1		47 48
Ceilings	Ceiling. General 1		56 57
Walls	Walls. General 1		49 50 51 52
Walls	Walls. General 2		53 54 55

Innovac Room (Ground Floor)

NOTE - floor covered in mould spores

Element	Observation	Notes	Picture
Floor	Floor. General 1	NOTE - floor covered in mould spores	80 81 82 83
Walls	Walls. General 1		84 85 86
Walls	Walls. Detail 1	Dry rot in north west corner of room	87 88 89 90
Walls	Walls. General 2		91 92 93 94
Walls	Walls. General 3		95 96 97
Ceilings	Ceiling. General 1		98 99 100 101

Lobby (Ground Floor)

Element	Observation	Notes	Picture
Walls	Walls. General 1		1 2 3 4
Ceilings	Ceiling. General 1		6 7
Floor	Floor. General 1		0 5

Office 1 (Ground Floor)

Element	Observation	Notes	Picture
Floor	Floor. General 1		58 59
Ceilings	Ceiling. General 1		66 67
Walls	Walls. General 1		60 61 62 63
Walls	Walls. General 2		64

Promotion Room (Ground Floor)

Element	Observation	Notes	Picture
Walls	Walls. General 1		42 43 44 45
Floor	Floor. General 1		41
Ceilings	Ceiling. General 1		46

Retail Area (Ground Floor)

Element	Observation	Notes	Picture
Floor	Floor. General 1		102 103 104 105
Floor	Floor. General 2		106
Ceilings	Ceiling. General 1		115 116 117 118
Walls	Walls. General 1		107 108 109 110
Walls	Walls. General 2		111 112 113 114

Storage (Ground Floor)

Store room, located beneath stairs off Retail Area

Element	Observation	Notes	Picture
Walls	Walls. General 1	Store room, located beneath stairs off Retail Area	119 120

Store Room (Ground Floor)

Store/ Kitchen room

Element	Observation	Notes	Picture
Walls	Walls. General 1		71 72 73 74
Walls	Walls. General 2		75
Ceilings	Ceiling. General 1		77 78 79
Floor	Floor. General 1		68 69 70

Vestible (Ground Floor)

Element	Observation	Notes	Picture
Floor	Floor. General 1		8 9 10 11
Floor	Floor. General 2		12
Walls	Walls. General 1		13 14 15 16
Walls	Walls. General 2		17 18 19 20
Walls	Walls. General 3		21
Ceilings	Ceiling. General 1		22 23 24



OLD MUNICIPAL CHAMBERS
Lobby (Ground Floor)
Floor. General 1

Pic No.
0



OLD MUNICIPAL CHAMBERS
Lobby (Ground Floor)
Walls. General 1

Pic No.
1



OLD MUNICIPAL CHAMBERS
Lobby (Ground Floor)
Walls. General 1

Pic No.
2



OLD MUNICIPAL CHAMBERS
Lobby (Ground Floor)
Walls. General 1

Pic No.
3



OLD MUNICIPAL CHAMBERS
Lobby (Ground Floor)
Walls. General 1

Pic No.
4



OLD MUNICIPAL CHAMBERS
Lobby (Ground Floor)
Floor. General 1

Pic No.
5



OLD MUNICIPAL CHAMBERS
Lobby (Ground Floor)
Ceiling. General 1

Pic No.
6



OLD MUNICIPAL CHAMBERS
Lobby (Ground Floor)
Ceiling. General 1

Pic No.
7



OLD MUNICIPAL CHAMBERS
Vestibule (Ground Floor)
Floor. General 1

Pic No.
8



OLD MUNICIPAL CHAMBERS
Vestibule (Ground Floor)
Floor. General 1

Pic No.
9



OLD MUNICIPAL CHAMBERS
Vestibule (Ground Floor)
Floor. General 1

Pic No.
10



OLD MUNICIPAL CHAMBERS
Vestibule (Ground Floor)
Floor. General 1

Pic No.
11



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Floor. General 2

Pic No.
12



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Walls. General 1

Pic No.
13



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Walls. General 1

Pic No.
14



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Walls. General 1

Pic No.
15



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Walls. General 1

Pic No.
16



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Walls. General 2

Pic No.
17



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Walls. General 2

Pic No.
18



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Walls. General 2

Pic No.
19



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Walls. General 2

Pic No.
20



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Walls. General 3

Pic No.
21



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Ceiling. General 1

Pic No.
22



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Ceiling. General 1

Pic No.
23



OLD MUNICIPAL CHAMBERS
Vestible (Ground Floor)
Ceiling. General 1

Pic No.
24



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Floor. General 1

Pic No.
25



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Floor. General 1

Pic No.
26



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Floor. General 1

Pic No.
27



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Floor. General 1

Pic No.
28



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Floor. General 2

Pic No.
29



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Walls. General 1

Pic No.
30



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Walls. General 1

Pic No.
31



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Walls. General 1

Pic No.
32



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Walls. General 1

Pic No.
33



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Walls. General 2

Pic No.
34



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Walls. General 2

Pic No.
35



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Walls. General 2

Pic No.
36



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Walls. General 2

Pic No.
37



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Ceiling. General 1

Pic No.
38



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Ceiling. General 1

Pic No.
39



OLD MUNICIPAL CHAMBERS
Canterbury Room (Ground Floor)
Ceiling. General 1

Pic No.
40



OLD MUNICIPAL CHAMBERS
Promotion Room (Ground Floor)
Floor. General 1

Pic No.
41



OLD MUNICIPAL CHAMBERS
Promotion Room (Ground Floor)
Walls. General 1

Pic No.
42



OLD MUNICIPAL CHAMBERS
Promotion Room (Ground Floor)
Walls. General 1

Pic No.
43



OLD MUNICIPAL CHAMBERS
Promotion Room (Ground Floor)
Walls. General 1

Pic No.
44



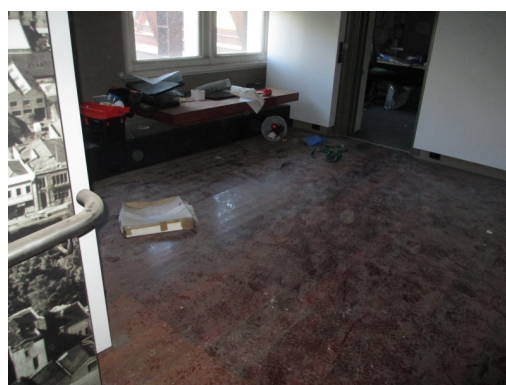
OLD MUNICIPAL CHAMBERS
Promotion Room (Ground Floor)
Walls. General 1

Pic No.
45



OLD MUNICIPAL CHAMBERS
Promotion Room (Ground Floor)
Ceiling. General 1

Pic No.
46



OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Floor. General 1

Pic No.
47



OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Floor. General 1

Pic No.
48



OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Walls. General 1

Pic No.
49



OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Walls. General 1

Pic No.
50



OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Walls. General 1

Pic No.
51



OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Walls. General 1

Pic No.
52



OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Walls. General 2

Pic No.
53



OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Walls. General 2

Pic No.
54



OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Walls. General 2

Pic No.
55



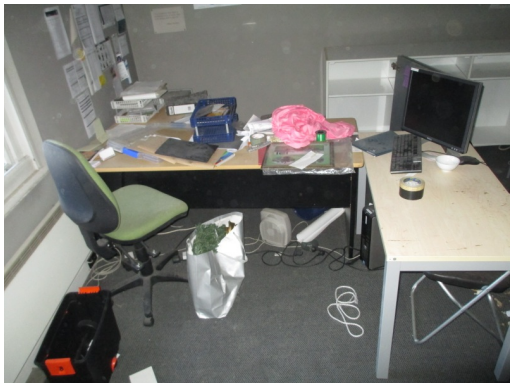
OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Ceiling. General 1

Pic No.
56



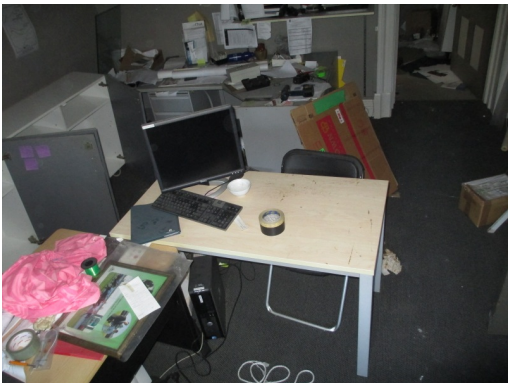
OLD MUNICIPAL CHAMBERS
Council Room (Ground Floor)
Ceiling. General 1

Pic No.
57



OLD MUNICIPAL CHAMBERS
Office 1 (Ground Floor)
Floor. General 1

Pic No.
58



OLD MUNICIPAL CHAMBERS
Office 1 (Ground Floor)
Floor. General 1

Pic No.
59



OLD MUNICIPAL CHAMBERS
Office 1 (Ground Floor)
Walls. General 1

Pic No.
60



OLD MUNICIPAL CHAMBERS
Office 1 (Ground Floor)
Walls. General 1

Pic No.
61



OLD MUNICIPAL CHAMBERS
Office 1 (Ground Floor)
Walls. General 1

Pic No.
62



OLD MUNICIPAL CHAMBERS
Office 1 (Ground Floor)
Walls. General 1

Pic No.
63



OLD MUNICIPAL CHAMBERS
Office 1 (Ground Floor)
Walls. General 2

Pic No.
64



OLD MUNICIPAL CHAMBERS
Office 1 (Ground Floor)
Ceiling. General 1

Pic No.
66



OLD MUNICIPAL CHAMBERS
Office 1 (Ground Floor)
Ceiling. General 1

Pic No.
67



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Floor. General 1

Pic No.
68



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Floor. General 1

Pic No.
69



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Floor. General 1

Pic No.
70



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Walls. General 1

Pic No.
71



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Walls. General 1

Pic No.
72



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Walls. General 1

Pic No.
73



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Walls. General 1

Pic No.
74



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Walls. General 2

Pic No.
75



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Ceiling. General 1

Pic No.
77



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Ceiling. General 1

Pic No.
78



OLD MUNICIPAL CHAMBERS
Store Room (Ground Floor)
Ceiling. General 1

Pic No.
79



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)

Floor. General 1

NOTE - floor covered in mould spores

Pic No.
80



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)

Floor. General 1

NOTE - floor covered in mould spores

Pic No.
81



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)

Floor. General 1

NOTE - floor covered in mould spores

Pic No.
82



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)

Floor. General 1

NOTE - floor covered in mould spores

Pic No.
83



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)

Walls. General 1

Pic No.
84



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)

Walls. General 1

Pic No.
85



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. General 1

Pic No.
86



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. Detail 1
Dry rot in north west corner of room

Pic No.
87



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. Detail 1
Dry rot in north west corner of room

Pic No.
88



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. Detail 1
Dry rot in north west corner of room

Pic No.
89



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. Detail 1
Dry rot in north west corner of room

Pic No.
90



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. General 2

Pic No.
91



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. General 2

Pic No.
92



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. General 2

Pic No.
93



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. General 2

Pic No.
94



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. General 3

Pic No.
95



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. General 3

Pic No.
96



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Walls. General 3

Pic No.
97



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Ceiling. General 1

Pic No.
98



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Ceiling. General 1

Pic No.
99



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Ceiling. General 1

Pic No.
100



OLD MUNICIPAL CHAMBERS
Innovac Room (Ground Floor)
Ceiling. General 1

Pic No.
101



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Floor. General 1

Pic No.
102



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Floor. General 1

Pic No.
103



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Floor. General 1

Pic No.
104



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Floor. General 1

Pic No.
105



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Floor. General 2

Pic No.
106



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Walls. General 1

Pic No.
107



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Walls. General 1

Pic No.
108



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Walls. General 1

Pic No.
109



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Walls. General 1

Pic No.
110



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Walls. General 2

Pic No.
111



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Walls. General 2

Pic No.
112



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Walls. General 2

Pic No.
113



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Walls. General 2

Pic No.
114



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Ceiling. General 1

Pic No.
115



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Ceiling. General 1

Pic No.
116



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Ceiling. General 1

Pic No.
117



OLD MUNICIPAL CHAMBERS
Retail Area (Ground Floor)
Ceiling. General 1

Pic No.
118



OLD MUNICIPAL CHAMBERS
Storage (Ground Floor)
Walls. General 1
Store room, located beneath stairs off Retail Area

Pic No.
119



OLD MUNICIPAL CHAMBERS
Storage (Ground Floor)
Walls. General 1
Store room, located beneath stairs off Retail Area

Pic No.
120



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Floor. General 1

Pic No.
121



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Floor. General 1

Pic No.
122



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Floor. General 1

Pic No.
123



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Floor. General 2
Stairs and landing area

Pic No.
124



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Floor. General 2
Stairs and landing area

Pic No.
125



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Floor. General 2
Stairs and landing area

Pic No.
128



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Floor. General 2
Stairs and landing area

Pic No.
129



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)

Pic No.
130

Walls. General 1

Stairs from ground floor to landing area



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)

Pic No.
131

Walls. General 1

Stairs from ground floor to landing area



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)

Pic No.
132

Walls. General 1

Stairs from ground floor to landing area



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)

Pic No.
133

Walls. General 1

Stairs from ground floor to landing area



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)

Pic No.
134

Walls. General 2

Looking west and north



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)

Pic No.
135

Walls. General 2

Looking west and north



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
 Walls. General 2
 Looking west and north

Pic No.
 136



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
 Walls. General 2
 Looking west and north

Pic No.
 137



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
 Walls. General 3
 Looking east

Pic No.
 138



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
 Walls. General 3
 Looking east

Pic No.
 139



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
 Walls. General 3
 Looking east

Pic No.
 140



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
 Ceiling. General 1

Pic No.
 141



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Ceiling. General 1

Pic No.
142



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Ceiling. General 1

Pic No.
143



OLD MUNICIPAL CHAMBERS
Stairwell (First Floor)
Ceiling. General 1

Pic No.
144



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Floor. General 1
Looking south

Pic No.
145



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Floor. General 1
Looking south

Pic No.
146



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Floor. General 1
Looking south

Pic No.
147



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
148

Floor. General 1
Looking south



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
149

Floor. General 2
Looking south



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
150

Floor. General 2
Looking south



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
151

Floor. General 3
Looking west



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
152

Floor. General 3
Looking west



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
154

Floor. General 4
Northern side



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Floor. General 4
Northern side

Pic No.
155



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Floor. General 5
Eastern side

Pic No.
156



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Walls. General 1
North wall

Pic No.
157



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Walls. General 1
North wall

Pic No.
158



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Walls. General 1
North wall

Pic No.
159



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Walls. General 1
North wall

Pic No.
160



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
 161

Walls. Detail 1
 North wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
 162

Walls. Detail 1
 North wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
 163

Walls. Detail 1
 North wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
 164

Walls. General 2
 West wall; northern end of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
 165

Walls. General 2
 West wall; northern end of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
 166

Walls. General 2
 West wall; northern end of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
167

Walls. General 2

West wall; northern end of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
168

Walls. General 3

West wall; central section of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
169

Walls. General 3

West wall; central section of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
170

Walls. General 3

West wall; central section of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
171

Walls. General 4

West wall; central section of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
172

Walls. General 4

West wall; central section of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
173

Walls. General 5

West wall; southern end of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
174

Walls. General 5

West wall; southern end of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
175

Walls. General 5

West wall; southern end of wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
176

Walls. General 6

South wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
177

Walls. General 6

South wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)

Pic No.
180

Walls. General 6

South wall



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
 Walls. General 6
 South wall

Pic No.
 181



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
 Walls. Detail 2
 South Wall

Pic No.
 182



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
 Walls. Detail 2
 South Wall

Pic No.
 183



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
 Walls. General 7
 East wall

Pic No.
 184



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
 Walls. General 7
 East wall

Pic No.
 185



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
 Walls. General 7
 East wall

Pic No.
 186



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Walls. General 7
East wall

Pic No.
187



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Walls. General 8
East wall

Pic No.
188



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Walls. General 8
East wall

Pic No.
189



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Walls. General 8
East wall

Pic No.
190



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Ceiling. General 1
Looking North

Pic No.
191



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Ceiling. General 2
Looking South

Pic No.
192



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Ceiling. General 2
Looking South

Pic No.
193



OLD MUNICIPAL CHAMBERS
Council Chamber Room (First Floor)
Ceiling. General 2
Looking South

Pic No.
194



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Floor. General 1

Pic No.
195



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Floor. General 1

Pic No.
196



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Walls. General 1

Pic No.
197



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Walls. General 1

Pic No.
198



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Walls. General 1

Pic No.
199



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Walls. General 1

Pic No.
200



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Walls. General 2

Pic No.
201



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Walls. General 2

Pic No.
202



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Walls. General 2

Pic No.
203



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Ceiling. General 1

Pic No.
204



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Ceiling. General 1

Pic No.
205



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Ceiling. General 1

Pic No.
206



OLD MUNICIPAL CHAMBERS
Committee Room (First Floor)
Ceiling. General 1

Pic No.
207



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Floor. General 1

Pic No.
208



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Floor. General 1

Pic No.
209



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 1

Pic No.
210



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 1

Pic No.
211



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 1

Pic No.
212



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 1

Pic No.
213



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 2

Pic No.
214



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 2

Pic No.
218



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 2

Pic No.
219



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 2

Pic No.
220



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 3

Pic No.
221



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 3

Pic No.
222



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 3

Pic No.
223



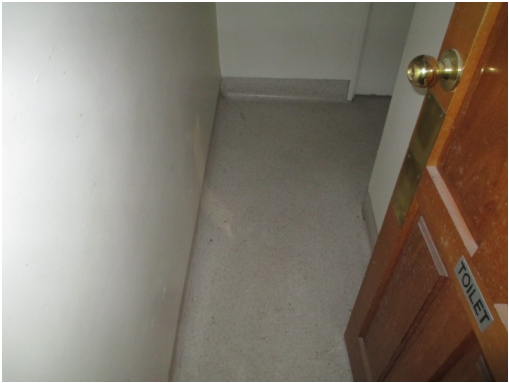
OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 3

Pic No.
224



OLD MUNICIPAL CHAMBERS
Kitchen (First Floor)
Walls. General 4

Pic No.
225



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Floor. General 1

Pic No.
226



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Floor. General 1

Pic No.
227



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Floor. General 1

Pic No.
228



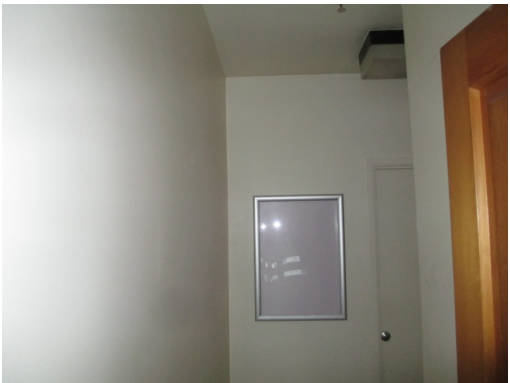
OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Floor. General 1

Pic No.
229



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 1
Female Toilets

Pic No.
230



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 1
Female Toilets

Pic No.
231



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 1
Female Toilets

Pic No.
232



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 1
Female Toilets

Pic No.
233



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 2
Female and Male toilets

Pic No.
234



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 2
Female and Male toilets

Pic No.
235



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 2
Female and Male toilets

Pic No.
236



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 2
Female and Male toilets

Pic No.
237



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 3
Male Toilets

Pic No.
238



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 3
Male Toilets

Pic No.
239



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 3
Male Toilets

Pic No.
240



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 3
Male Toilets

Pic No.
241



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 4
Male Toilets

Pic No.
242



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 4
Male Toilets

Pic No.
243



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 4
Male Toilets

Pic No.
244



OLD MUNICIPAL CHAMBERS
Male Toilet (First Floor)
Walls. General 4
Male Toilets

Pic No.
245



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Floor. General 1

Pic No.
246



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Floor. General 1

Pic No.
247



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Floor. General 1

Pic No.
248



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Walls. General 1

Pic No.
249



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Walls. General 1

Pic No.
250



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Walls. General 1

Pic No.
251



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Walls. General 2

Pic No.
252



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Walls. General 2

Pic No.
253



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Walls. General 2

Pic No.
254



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Walls. General 2

Pic No.
255



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Ceiling. General 1

Pic No.
256



OLD MUNICIPAL CHAMBERS
Landing Area (First Floor)
Ceiling. General 1

Pic No.
257



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Floor. General 1

Pic No.
258



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Floor. General 1

Pic No.
259



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Floor. General 1

Pic No.
260



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Floor. General 1

Pic No.
261



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Floor. General 2

Pic No.
262



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 1
North wall

Pic No.
263



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 1
North wall

Pic No.
264



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 1
North wall

Pic No.
265



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 1
North wall

Pic No.
266



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 2
West wall

Pic No.
267



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 2
West wall

Pic No.
268



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 2
West wall

Pic No.
269



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 2
West wall

Pic No.
270



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 3
South wall

Pic No.
271



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 3
South wall

Pic No.
272



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)
Walls. General 3
South wall

Pic No.
273



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
274

Walls. General 3
South wall



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
275

Walls. General 4
South wall



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
276

Walls. General 4
South wall



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
277

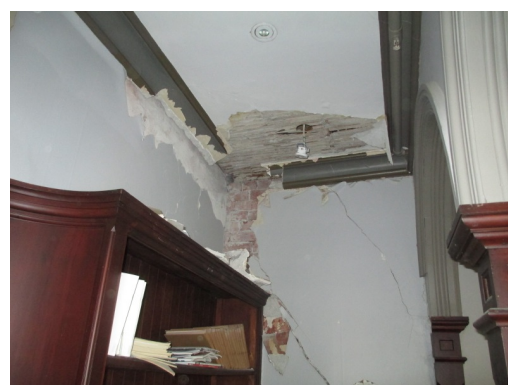
Walls. General 5
East wall



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
278

Walls. General 5
East wall



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
279

Walls. General 6
West wall; platform area



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
280

Walls. General 6
West wall; platform area



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
281

Walls. General 6
West wall; platform area



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
282

Ceiling. General 1



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
283

Ceiling. General 1



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

Pic No.
284

Ceiling. General 1



OLD MUNICIPAL CHAMBERS
Library Room (First Floor)

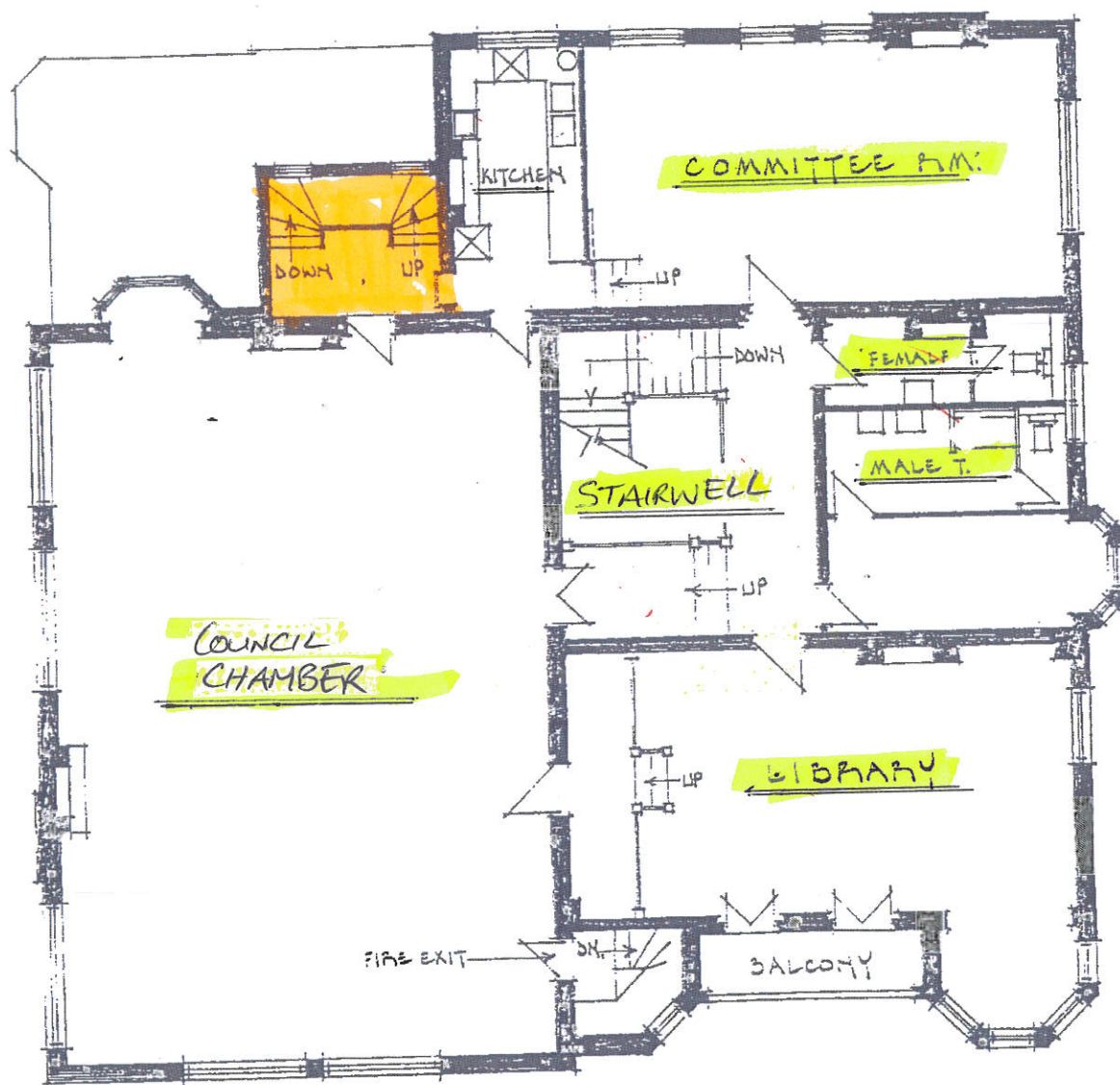
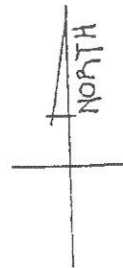
Pic No.
285

Ceiling. General 1



OMC ROOM LABEL PLAN

NO ACCESS



OXFORD TERRACE

WORCESTER STREET

EXISTING FIRST FLOOR PLAN

SCALE 0 2 3 4 5 6 7 8 9 10 METRES

OMC ROOM LABEL PLAN

CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING