

3. **APPLICATION TO ALTER THE SOMERSET HOUSE, 352 SOMERSET STREET WEST, A PROPERTY DESIGNATED UNDER PART V OF THE *ONTARIO HERITAGE ACT* AND LOCATED IN THE CENTRETOWN HERITAGE CONSERVATION DISTRICT**

**DEMANDE DE MODIFICATION DE LA SOMERSET HOUSE AU 352, RUE SOMERSET OUEST, UNE PROPRIÉTÉ DÉSIGNÉE EN VERTU DE LA PARTIE V DE LA *LOI SUR LE PATRIMOINE DE L'ONTARIO* ET SITUÉE DANS LE DISTRICT DE CONSERVATION DU PATRIMOINE DE CENTERTOWN**

**COMMITTEE RECOMMENDATIONS AS AMENDED**

**That Council:**

1. **Approve the controlled demolition of the fourth bay of the three-storey structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed removal;**
2. **Impose as a term and condition of the controlled demolition of the fourth bay of the three-storey structure that every effort be made to retain historic fabric in situ, and if retention in situ is not possible, the applicant shall make every effort to rebuild the wall using materials from the original building, according to plans developed in consultation with the applicant, Heritage staff and the Chief Building Official as part of the process leading to the issuance of a building permit;**
3. **Approve the demolition of the three east bays of the structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the demolition;**
4. **Approve the stabilization of the north and east foundations of the structure in accordance with the plans received on June 9, 2016,**

conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed stabilization;

5. Impose as a term and condition on said approvals that where possible the applicant be required to clean and store bricks, stone elements, and decorative metal that may be used elsewhere in the repair and restoration of the building;
6. Delegate authority for the approval of minor changes to all plans to the General Manager, Planning and Growth Management and the Chief Building Official;
7. Issue the heritage permit with a one-year date of expiration from the date of issuance unless otherwise extended by Council;
8. Approve that the Applicant accurately record the complete west and north façade including the 4<sup>th</sup> bay and store the materials salvaged from the 4<sup>th</sup> bay to be demolished in such a way as to preserve their integrity;
9. Approve that the Owner be required to post a bond in the amount deemed to be adequate by the General Manager, Planning and Growth Management to ensure the preservation of original materials retained from the demolition and the accurate reconstruction of the 4<sup>th</sup> bay as part of the overall renovation and conservation of the property for which a demolition permit is issued; and
10. Approve that any application to alter the subject property submitted for reconstruction of the property require the Owner to reconstruct the dismantled façade in an exact replica of the 4<sup>th</sup> bay as it stands today or, if not feasible, with new matching materials, if deemed necessary through peer review by an independent qualified heritage consultant approved by the City of Ottawa.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 7, 2016.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

### **RECOMMANDATION DU COMITÉ, TELLES QUE MODIFIÉES**

Que le Conseil :

1. approuve la démolition contrôlée de la quatrième baie de la structure de trois étages, généralement en fonction des plans reçus le 9 juin 2016, sujette à l'approbation du chef du Service du bâtiment en ce qui concerne les méthodes à suivre lors de l'exécution de l'enlèvement proposé;
2. impose à titre de modalité et condition de la démolition contrôlée de la quatrième baie de la structure de trois étages que tout soit mis en œuvre afin de conserver le tissu historique sur place, et que si la conservation sur place n'est pas possible, le demandeur mette tout en œuvre pour reconstruire le mur à l'aide de matériaux du bâtiment original, selon les plans élaborés en consultation avec le demandeur, le personnel responsable du patrimoine et le chef du Service du bâtiment dans le cadre du processus conduisant à la délivrance d'un permis de construction;
3. approuve la démolition des trois baies à l'est de la structure, généralement en fonction des plans reçus le 9 juin 2016, sujette à l'approbation du chef du Service du bâtiment en ce qui concerne les méthodes à suivre lors de la démolition;
4. approuve la stabilisation des fondations nord et est de la structure, conformément aux plans reçus le 9 juin 2016, sujette à l'approbation du chef du Service du bâtiment en ce qui concerne les méthodes à suivre lors de la stabilisation proposée;
5. impose à titre de modalité et condition pour lesdites approbations que, dans la mesure du possible, le demandeur soit tenu de nettoyer et de ranger les briques, les éléments en pierre et les éléments

décoratifs en métal qui pourraient être utilisés ailleurs lors des travaux de réparation et de restauration du bâtiment;

6. délègue au directeur général, Urbanisme et gestion de la croissance, et au chef du Service du bâtiment le pouvoir d'approuver les modifications mineures apportées à tous les plans;
7. délivre le permis en matière de patrimoine qui expirera un an après sa date de délivrance, à moins d'une prolongation par le Conseil;
8. que le demandeur consigne précisément les façades ouest et nord, y compris la quatrième baie, puis procède à la démolition et à l'entreposage des matériaux récupérés de la baie de façon à préserver leur intégrité;
9. que le propriétaire verse un cautionnement d'un montant jugé adéquat par le directeur général du Service de l'urbanisme et de la gestion de la croissance en vue de garantir la préservation des matériaux originaux récupérés lors de la démolition ainsi que la reconstruction fidèle de la quatrième baie, dans le cadre du projet général de rénovation et de conservation de la propriété pour laquelle un permis de démolir a été délivré; et
10. que toute demande de modification de la propriété visée en vue de sa reconstruction exige du propriétaire qu'il reconstruise la façade de façon à reproduire fidèlement l'apparence actuelle de la quatrième baie ou, si c'est impossible, qu'il utilise de nouveaux matériaux compatibles, si un expert-conseil en patrimoine indépendant et compétent approuvé par la Ville d'Ottawa le juge nécessaire à la suite d'un examen par les pairs.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 7 septembre 2016.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.)

**DOCUMENTATION / DOCUMENTATION**

1. Acting Deputy City Manager's Report, Planning and Infrastructure, dated 29 June 2016 (ACS2016-PAI-PGM-0126).

Rapport du Directeur municipal adjoint par intérim, Urbanisme et infrastructure, daté le 29 juin 2016 (ACS2016-PAI-PGM-0126).

2. Extract of draft Minutes, Built Heritage Sub-committee, 11 July 2016

Extrait de l'ébauche du procès-verbal, Sous-comité du patrimoine bâti, le 11 juillet 2016

3. Extract of draft Minutes, Planning Committee, 12 July 2016

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 12 juillet 2016.

**Report to  
Rapport au:**

**Built Heritage Sub-Committee / Sous-comité du patrimoine bâti  
July 11, 2016 / 11 juillet 2016**

**and / et**

**Planning Committee / Comité de l'urbanisme  
July 12, 2016 / 12 juillet 2016**

**and Council / et au Conseil  
July 13, 2016 / 13 juillet 2016**

**Submitted on June 29, 2016  
Soumis le 29 juin 2016**

**Submitted by  
Soumis par:**

**John L. Moser,**

**Acting Deputy City Manager / Directeur municipal adjoint par intérim,  
Planning and Infrastructure / Urbanisme et Infrastructure**

**Contact Person**

**Personne ressource:**

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**SUBJECT:** Application to Alter the Somerset House, 352 Somerset Street West, a property designated under Part V of the *Ontario Heritage Act* and located in the Centretown Heritage Conservation District

**OBJET:** Demande de modification de la Somerset House au 352, rue Somerset Ouest, une propriété désignée en vertu de la partie V de la *Loi sur le patrimoine de l'Ontario* et située dans le district de conservation du patrimoine de Centertown

### REPORT RECOMMENDATIONS

That the Built Heritage Sub-Committee recommend that Planning Committee recommend that Council:

1. Approve the controlled demolition of the fourth bay of the three-storey structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed removal;
2. Impose as a term and condition of the controlled demolition of the fourth bay of the three-storey structure that every effort be made to retain historic fabric in situ, and if retention in situ is not possible, the applicant shall make every effort to rebuild the wall using materials from the original building, according to plans developed in consultation with the applicant, Heritage staff and the Chief Building Official as part of the process leading to the issuance of a building permit;
3. Approve the demolition of the three east bays of the structure generally in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the demolition;
4. Approve the stabilization of the north and east foundations of the structure in accordance with the plans received on June 9, 2016, conditional upon the concurrence of the Chief Building Official regarding the methods to be followed in the execution of the proposed stabilization;
5. Impose as a term and condition on said approvals that where possible the applicant be required to clean and store bricks, stone elements, and decorative metal that may be used elsewhere in the repair and restoration

of the building;

6. Delegate authority for the approval of minor changes to all plans to the General Manager, Planning and Growth Management and the Chief Building Official; and
7. Issue the heritage permit with a one-year date of expiration from the date of issuance unless otherwise extended by Council.

(Note: The statutory 90-day timeline for consideration of this application under the *Ontario Heritage Act* will expire on September 7, 2016.)

(Note: Approval to alter this property under the *Ontario Heritage Act* must not be construed to meet the requirements for the issuance of a building permit.)

#### RECOMMANDATIONS DU RAPPORT

Que le Sous-comité du patrimoine bâti recommande au Comité de l'urbanisme de recommander à son tour au Conseil :

1. d'approuver la démolition contrôlée de la quatrième baie de la structure de trois étages, généralement en fonction des plans reçus le 9 juin 2016, sujette à l'approbation du chef du Service du bâtiment en ce qui concerne les méthodes à suivre lors de l'exécution de l'enlèvement proposé;
2. d'imposer à titre de modalité et condition de la démolition contrôlée de la quatrième baie de la structure de trois étages que tout soit mis en œuvre afin de conserver le tissu historique sur place, et que si la conservation sur place n'est pas possible, le demandeur mette tout en œuvre pour reconstruire le mur à l'aide de matériaux du bâtiment original, selon les plans élaborés en consultation avec le demandeur, le personnel responsable du patrimoine et le chef du Service du bâtiment dans le cadre du processus conduisant à la délivrance d'un permis de construction;
3. d'approuver la démolition des trois baies à l'est de la structure, généralement en fonction des plans reçus le 9 juin 2016, sujette à l'approbation du chef du Service du bâtiment en ce qui concerne les méthodes à suivre lors de la démolition;
4. d'approuver la stabilisation des fondations nord et est de la structure,



conformément aux plans reçus le 9 juin 2016, sujette à l'approbation du chef du Service du bâtiment en ce qui concerne les méthodes à suivre lors de la stabilisation proposée;

5. d'imposer à titre de modalité et condition pour lesdites approbations que, dans la mesure du possible, le demandeur soit tenu de nettoyer et de ranger les briques, les éléments en pierre et les éléments décoratifs en métal qui pourraient être utilisés ailleurs lors des travaux de réparation et de restauration du bâtiment;
6. de déléguer au directeur général, Urbanisme et gestion de la croissance, et au chef du Service du bâtiment le pouvoir d'approuver les modifications mineures apportées à tous les plans; et
7. de délivrer le permis en matière de patrimoine qui expirera un an après sa date de délivrance, à moins d'une prolongation par le Conseil.

(Nota : Le délai réglementaire de 90 jours d'examen de cette demande, exigé en vertu de *la Loi sur le patrimoine de l'Ontario*, prendra fin le 7 septembre 2016.)

(Nota : L'approbation de la demande de modification aux termes de la *Loi sur le patrimoine de l'Ontario* ne signifie pas pour autant qu'elle satisfait aux conditions de délivrance d'un permis de construire.

## BACKGROUND

The property is located at 352 Somerset Street West, as shown in Document 1.

In October 2007, Somerset House experienced the localized collapse of a load bearing wall as a result of construction activities. Subsequent to the partial collapse, the east part of the structure was demolished and in February 2008, a custom steel frame was constructed to support the eastern part of the north façade, the area of which is the subject of this report. Photographs of the current condition of the building are contained in Document 2.

Since the partial collapse and construction of the steel frame, the walls and foundations of the parts of the building affected by the original collapse have continued to be exposed to the elements, resulting in further deterioration. Efforts undertaken to proceed with the restoration, renovation and adaptive re-use of the building have not been completed by the property owner, resulting in health and safety concerns due to

the now precarious condition of the north wall.

Somerset House, 352 Somerset Street West is designated under Part V of the *Ontario Heritage Act*. This report has been prepared because according to the *Ontario Heritage Act*, City Council approval is required for alterations to designated heritage buildings.

## **DISCUSSION**

This report recommends the demolition of the three easterly bays of the north wall of the building, and the controlled demolition of a further bay according to the plans submitted on June 9, 2016 (Document 3). This application has been made on behalf of the owner of the building, who will pay for the associated construction work, as well as the associated permits to be issued under the *Building Code Act*. The most easterly of these sections of the building have been supported, since 2008, by a steel frame erected on the street side and both the original exterior wall and the interior brick wall have been exposed to the elements. In addition to the removal of these bays, the adjacent rubble stone masonry foundations are also to be shored up, repaired and re-pointed. Once the partial demolition and stabilization is complete, the building is to be secured until a project for its adaptive re-use is submitted and approved by City Council.

The plans associated with this work, submitted on June 9, 2016 by Capacity Engineering Limited (CEL), include foundation repair, demolition and controlled demolition and work outside the scope of the current application to be undertaken at a future date. The plans submitted were accompanied by a document entitled Preliminary Report, Evaluation of Existing Structure and Discussion, which was used in the analysis of the application and is included in Document 4.

### **Engineering Reports**

#### **Capacity Engineering**

The Evaluation of Existing Structure Report details the current condition of the building and makes recommendations regarding its stabilization and the partial demolition of part of the easterly end of the north wall.

The report divides the north wall into sections, according to Illustration 1: Gridlines in Document 5. Two parts of the north wall of the building are the subject of this report: the three storey, east bay of the north wall (Gridline A from GL 4-5), and the three easterly bays (Gridline A from GL 5-8). This wall has been exposed on both its exterior and interior since the partial collapse and demolition of the building in 2008-09.

Three storey, east bay of the north wall (GL 4-5) (Document 6 contains a photograph of the three-storey, east bay of the north wall (GL 4-5).

The CEL Evaluation addresses concerns regarding the most easterly bay of the three-storey portion of the building, reporting that this part of the building is in very poor condition as a result of “freeze-thaw cycling and wet-dry cycling on both faces. Units are often missing face shell and are in very poor condition.” The report indicates that “restoration may be possible” but that the success of such restoration “cannot be assured.” CEL recommends that the only approach for the wall is to replace deficient masonry units one at a time.” Due to the extent of the damage to the wall, CEL recommends temporarily bracing it until an approach to its retention can be developed.

#### Foundations

CEL states that the foundation wall is in very poor condition and “requires underpinning or other improvement.” In addition, the geotechnical engineering firm retained by CEL has stated that “... the service limits for the foundation walls have been exceeded and that their stability is compromised for the majority of the perimeter of 352 Somerset.” (See Document 7, Geotechnical and Structural Site Review of the foundations.)

Easterly three bays of the north wall sections GL 5-8, are in Document 8, photographs of this section of the north wall.

The extent of the proposed demolition is the easterly three bays of the north wall, of the former four-storey portion of the building. This part of the wall is currently supported by a steel frame. CEL classifies this section of the north wall to be of immediate concern.

The CEL report requires the “urgent demolition” of this wall as “the lack of vertical confining load and the extended time during which the wall has relied upon exterior backup while being continually washed and exposed to freeze-thaw cycles has resulted in a wall which appears to be unstable and in need of urgent demolition.”

#### Ojdrovic Engineering, Heritage Structural Review

The Deputy City Building Official (DCBO) engaged Ojdrovic Engineering, an engineering firm with extensive experience in heritage buildings to provide a second opinion of the current condition of the building in view of the CEL report, dated June 9, 2016. That firm submitted its final report, on June 23, 2016. The report examined the building according to the CEC Gridlines, above. For the entire report, see Document 9.

The Ojdrovic report agrees with the CEL report, noting that there has been considerable degradation of the building since its initial collapse. The report agrees that the three easterly bays (GL5-8) are “beyond reasonable repair in situ” and as a result demolition is appropriate. Brick and stone details from the wall could be recovered during demolition for reuse.

Given the condition of the three-storey bay (GL4-5), the report is not optimistic that the in situ restoration of the wall will be possible, and recommends the recording, dismantling and re-building of the wall as an alternative. It was further noted in the report that the foundation wall in this part of the building is of concern, and requires repair.

### Conclusions

Somerset House is a landmark building in the Centretown Heritage Conservation District, prominently located at the corner of Somerset and Bank Streets. For many years it has been surrounded by hoarding and vulnerable to vandalism. The wall proposed for designation in this report has remained standing because it is propped up by a steel frame, but is no longer viable. The removal of the wall, foundation repairs and the implementation of a plan to remove graffiti, board up windows and secure the building is an important step for the property owner to take towards the adaptive re-use of the building.

The department is of the opinion that the reintegration of this important building into the urban fabric is important. Both CEL and Ojdrovic agree that the easterly four bays of north wall and foundations of the Somerset House are in extremely bad condition. In addition, the two firms reach the same conclusion that it is not possible to restore or repair the easterly three bays of the north wall. The department concurs with this conclusion; however, the exact method of removal of this part of the building will not be clear until a demolition permit under the *Building Code Act* is received and reviewed by the Chief Building Official (CBO). Since the issuance of the permits under the *Building Code Act* is necessary to complete this work, and the precise details of how this will be accomplished are not yet known, and will not be fully understood until the appropriate permits are applied for, final details with regard to the demolition method and the extent of the demolition will be agreed to through consultation between the CBO and Heritage Services staff.

### Recommendation 1

The department concurs with the CEL and Ojdrovic that there are serious structural issues with the easterly most bay of the three-storey portion of the structure. Staff recommend that every effort be made during the course of the demolition and stabilization project to retain historic fabric in situ, according to plans developed in consultation with the applicant, Heritage staff and the CBO as part of the process leading to the issuance of a building permit.

#### **Recommendation 2**

The fourth bay of the three-storey structure may be salvageable. Staff recommend that the owner undertake to retain historic fabric in situ, according to plans developed in consultation with the applicant. (Recommendation 1, above) If retention in situ is not possible, the owner shall make every effort to rebuild the wall using materials from the original building to conserve the original character.

#### **Recommendation 3**

Staff concur with CEL and Ojdrovic that the three most easterly bays of the building have deteriorated to such an extent that the restoration of this portion of the building in situ would not be possible and has no objection to the removal of this part of the building.

#### **Recommendation 4**

Staff concur with CEL and Ojdrovic that the foundations are in need of repair and stabilization as the building's foundations are critical to the continued retention of the remaining portions of the building and their integration into a renovated and restored Somerset House. The phasing of this work and the methodology will be developed according to plans developed in consultation with the applicant, Heritage staff and the CBO as part of the process leading to the issuance of a building permit.

#### **Recommendation 5**

The renovation and restoration of the Somerset House may require the use of historic building materials. Conserving brick, stone and decorative metal work to potentially be used elsewhere in the ongoing restoration of the building could be of assistance in the ongoing restoration and adaptive re-use of the building.

#### Recommendation 6

Changes to the plans for the demolition may emerge during the building permit phase. This recommendation is included to allow the Planning and Growth Management Department and the CBO to approve these changes.

#### Recommendation 7

The *Ontario Heritage Act* does not provide any timelines for the expiry of heritage permits. A one-year expiry date is recommended to help ensure that this project is completed in a timely fashion.

### **Provincial Policy Statement**

Staff has reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **CONSULTATION**

Adjacent property owners as well as the local community association were notified electronically and by letter of the date of the Built Heritage Sub-Committee and Planning Committee and were provided with comment sheets to be returned to Built Heritage Sub-Committee. This is in accordance with the City's public participation policy regarding applications related to heritage buildings.

Heritage Ottawa was informed of this application.

The Centretown Citizens Community Association was informed of this application.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor McKenney was informed of this application and had the following comments:

"I am pleased that some action is being taken to alleviate the immediate safety risk on this portion of the building.

That said, I am extremely disappointed that the building has deteriorated to this point. This is demolition by neglect. The extent to which this building has declined and the deficiencies highlighted in the engineering report points to a lack of concern for the

neighbourhood. The owner must accept responsibility as a land owner and a neighbour. Unless the property owner takes immediate action to restore this historic building, this will not be the last report to Committee and Council of this kind.

The engineer report calls this building a “critically dangerous situation” and recommends new hoarding and fencing. Pedestrian access to the building must be restricted. New hoarding that is more secure is required immediately and I would like staff to come up with a plan to secure the entire site in order to prevent anyone from getting inside.

I frequently hear from residents who are frustrated with the state of this building and frustrated with the lack of action. I share these concerns and believe that the owner has a responsibility to restore this building immediately.”

### **LEGAL IMPLICATIONS**

Pursuant to the provisions of Section 33 of the *Ontario Heritage Act* (the “Act”), within 90 days after the receipt of the application to alter the building is served on the applicant property owner, City Council shall: (i) consent to the application; (ii) consent to the application on terms and conditions; or (iii) refuse the application. Council shall give notice of its decision to the owner of the property and to the Ontario Heritage Trust. A decision by Council to refuse the application or a decision to impose terms and conditions by Council may be appealed by the property owner to Conservation Review Board within 30 days of such decision. Should Council fail to consider the application within 90 days of receipt of the application, the Act provides that Council is deemed to have consented to the application.

In this case, the opinion of the engineer retained by the applicant property owner opines that the portion of the building (as detailed in the engineering report and summarized in this staff report) requires demolition. A separate and independent engineering opinion retained by Building Code Services Branch also opines that the same portion of the building requires demolition. In light of the engineering opinions, the staff recommendation herein, and the position of Building Code Services Branch, Council is well within its authority to authorize the application or to authorize the application upon the imposition of terms and conditions. Refusal of the application in light of the foregoing professional opinions could result in administrative delays and/or an exacerbation of the identified hazards associated with the portions of the building subject to the application.

## **RISK MANAGEMENT IMPLICATIONS**

There are no additional risk management implications associated with this report.

## **FINANCIAL IMPLICATIONS**

Associated costs will be funded by the applicant. Standard City permit fees apply.

## **ACCESSIBILITY IMPACTS**

There are no accessibility implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priority:

HC-4 Support Arts, Heritage and Culture

## **APPLICATION PROCESS TIMELINE STATUS**

The application was processed within the 90-day statutory requirement under the *Ontario Heritage Act*.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Current conditions

Document 3 Somerset House Repairs and Restoration, stamped drawings (*distributed separately and held on file*)

Document 4 Evaluation of Existing Structure and Discussion (*distributed separately and held on file*)

Document 5 CEC Gridlines

Document 6 Fourth Bay

Document 7 Geotechnical and Structural Site Review (*distributed separately and held on file*)

Document 8 Three most easterly bays

Document 9 Ojdrovic Engineering, Heritage Structural Review of 352 Somerset Street

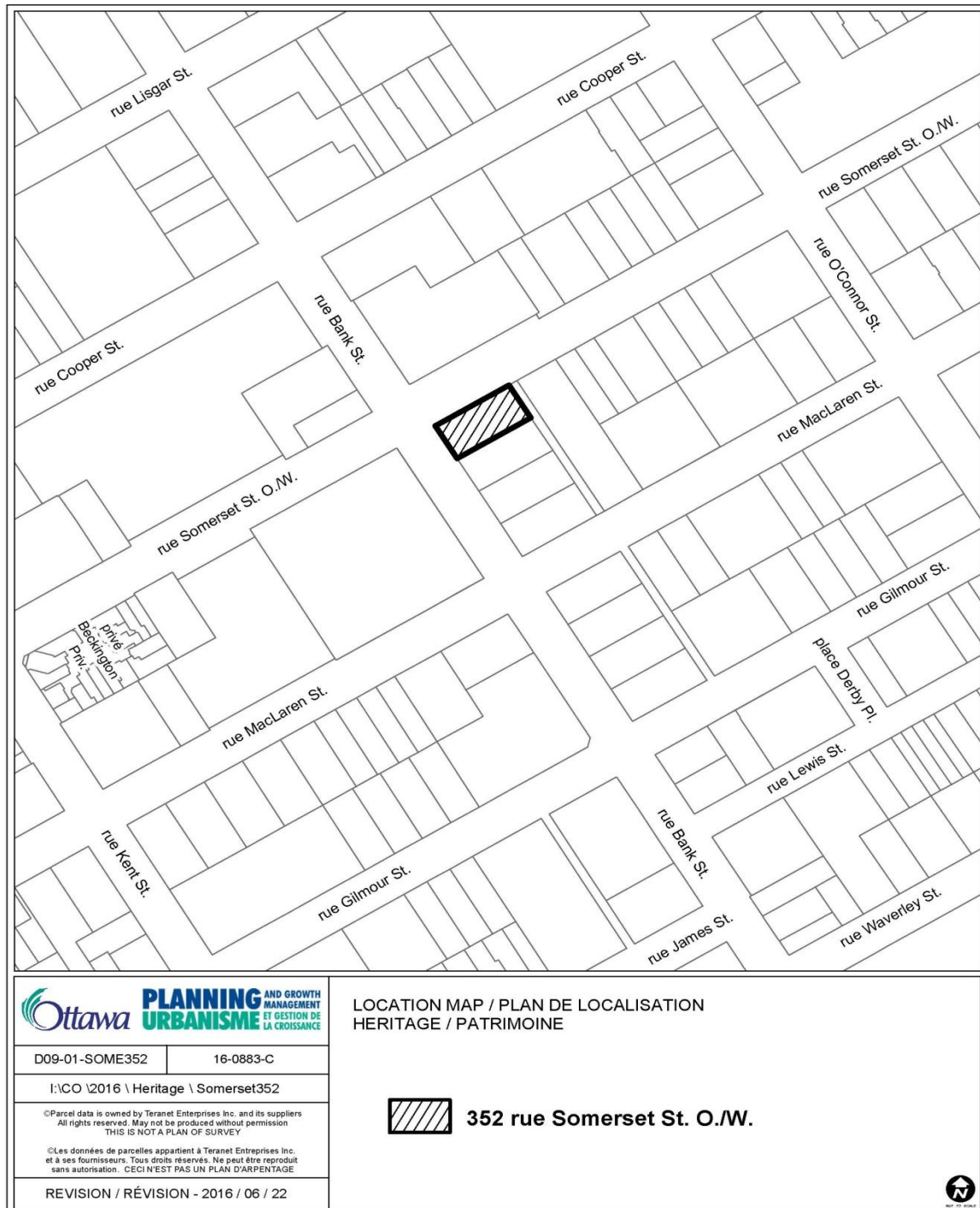


*West (distributed separately and held on file)*

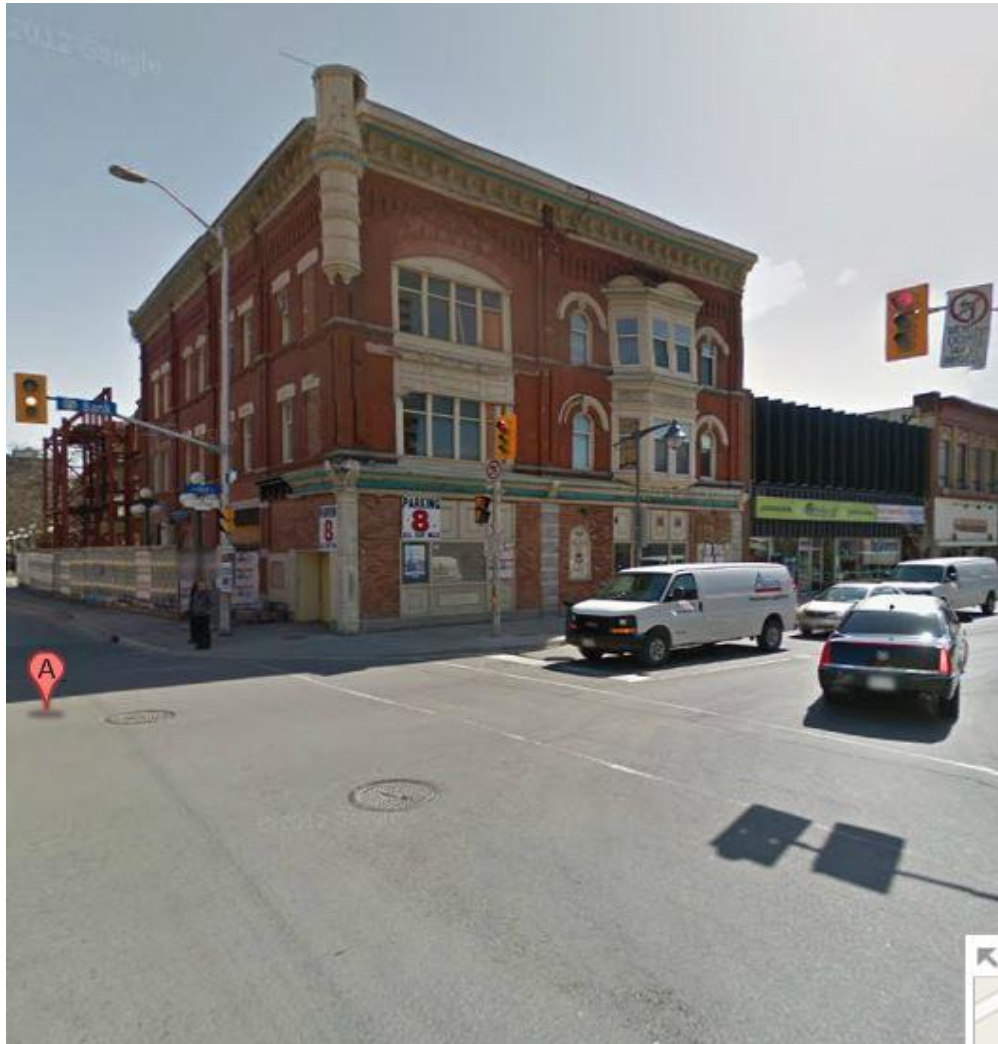
**DISPOSITION**

City Clerk and Solicitor Department, Legislative Services, to notify the property owner and the Ontario Heritage Trust (10 Adelaide Street East, 3<sup>rd</sup> Floor, Toronto, Ontario, M5C 1J3) of Council's decision.

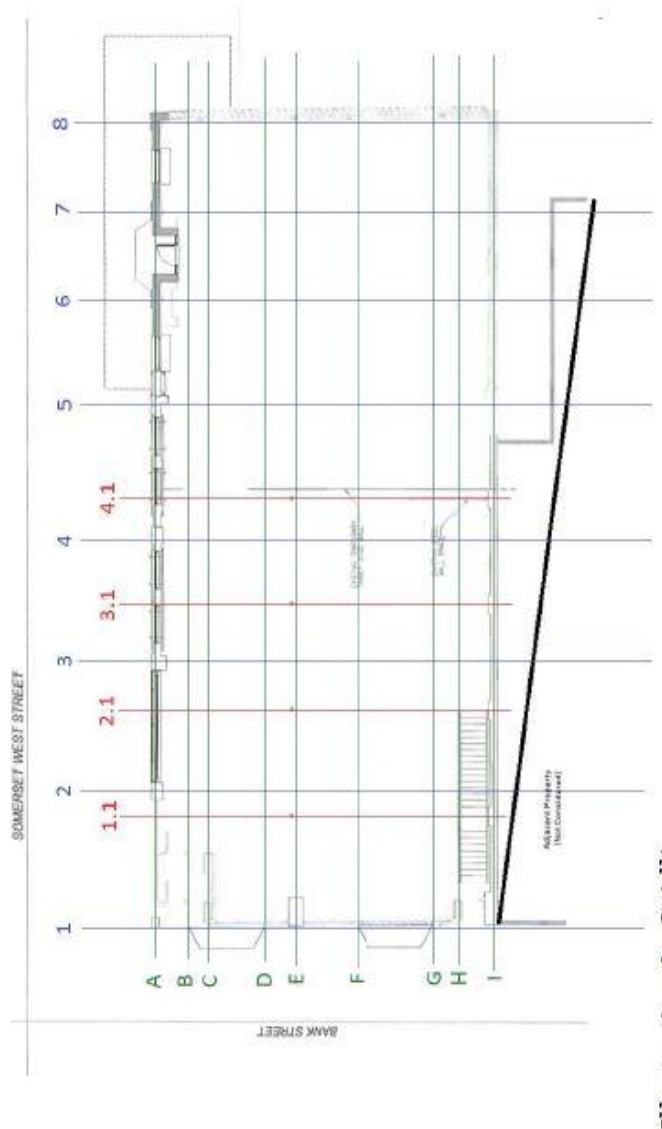
Document 1 – Location Map



Document 2 – Current Conditions



## Document 5 – CEC Gridlines



Document 6 – Fourth Bay (GL4)



Exterior wall, Fourth Bay, site of controlled demolition (GL 4)



Interior wall, Fourth Bay, site of controlled demolition



Document 8 – Three most easterly bays, (GL5 -8)



Exterior Wall, Easterly bays, site of complete demolition (GL 5-8)



Interior wall, Easterly bays, site of complete demolition (GL 5-8).