

Gordon Street Elevation  
Scale: 1:50



Balcony area shown in the red box

Revision	Date	Amendment
00	18 October 2023	Final issue for discussion and scope/design development

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Site Address: UCL Student Union Building, 25 Gordon Street, London		Revision No: 00
Drawing Title: Balcony. Existing Gordon Street Elevation.		Presentation Scale: 1:50 @ A1
Surveyed by: GA	Drawn by: GA	Date: 19 October 2023
Drawing No: 2022-013-GS-EX-ELV-01		Revision: 00

Gordon Street Elevation  
Scale: Not to Scale



Balcony area shown in the red box

Revision	Date	Amendment
00	18 October 2023	Final issue for discussion and scope/design development

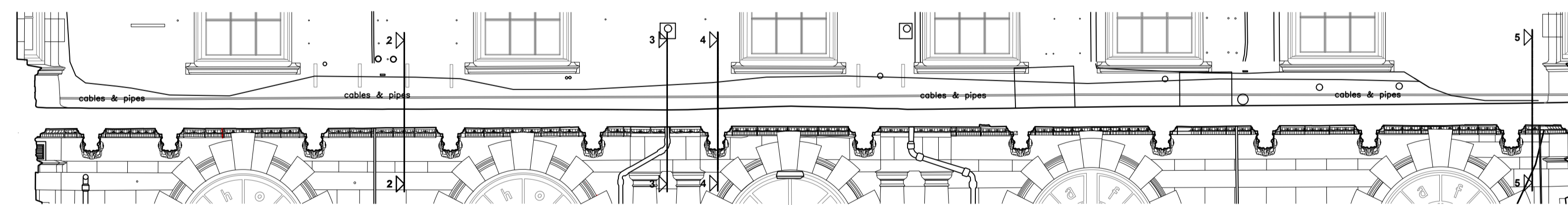
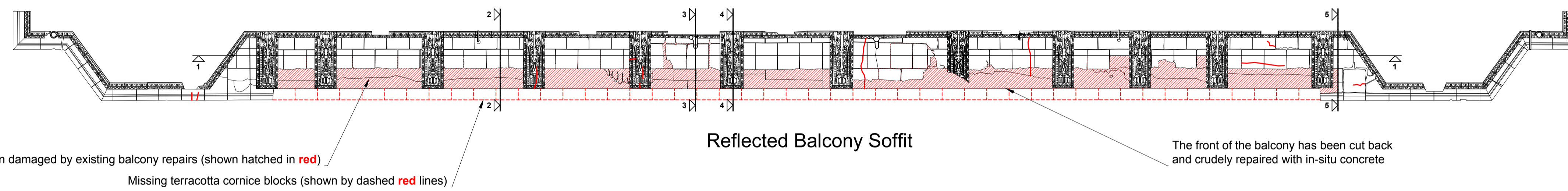
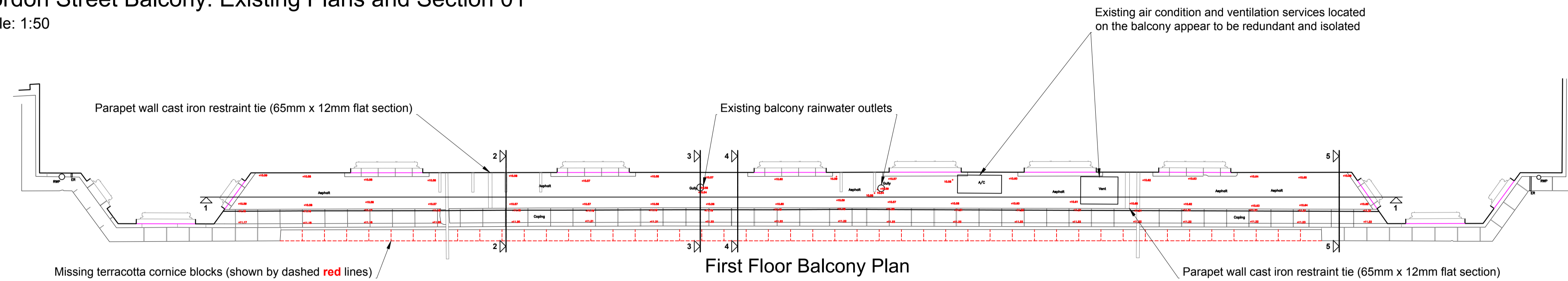
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Site Address: UCL Student Union Building, 25 Gordon Street, London	Revision Scale: Not to scale @ A1
Drawing Title: Balcony. Existing Gordon Street Elevation (Not to scale)	
Surveyed by: GA	Drawn by: GA
Date: 19 October 2023	Drawing No: 2022-013-GS-EX-ELV-02
	Revision: 00

**Gordon Street Balcony: Existing Plans and Section 01**  
 Scale: 1:50



Revision	Date	Amendment
00	18 October 2023	Final issue for discussion and scope/design development

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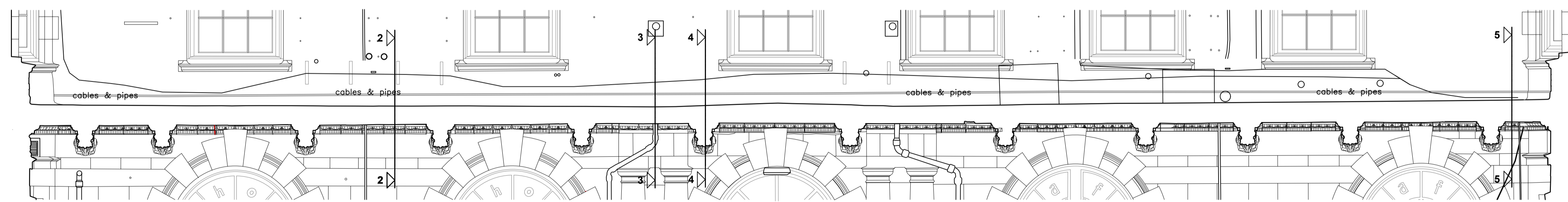
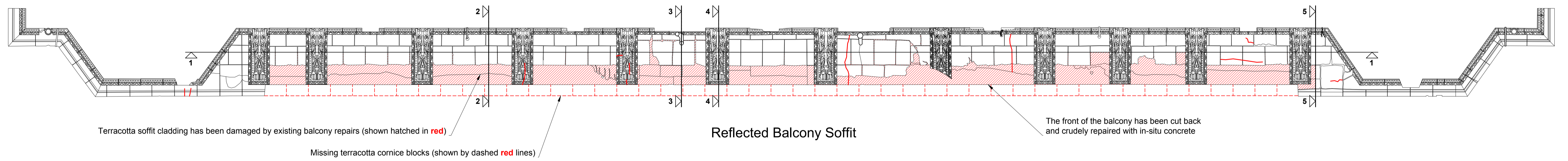
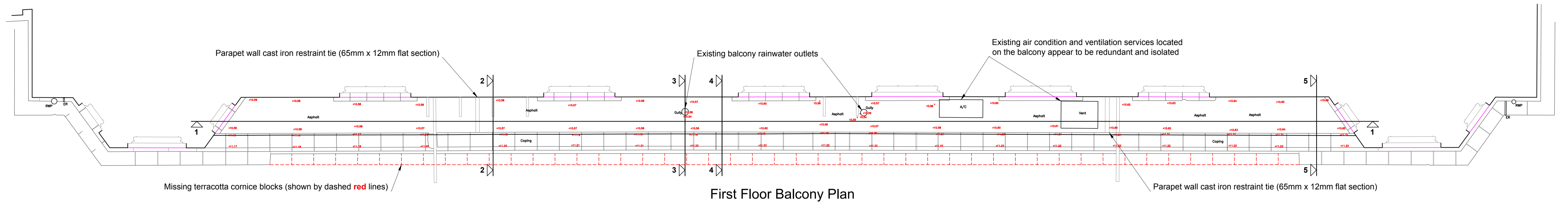
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Site Address: UCL Student Union Building, 25 Gordon Street, London		Presentation Scale: 1:50 @ A1
Drawing Title: Balcony. Existing Plans and Section 01		
Surveyed by: GA	Drawn by: GA	Revision: 00
Date: 19 October 2023	Drawing No.: 2022-013-GS-EX-PLN-01	

# Gordon Street Balcony: Existing Plans and Section 01

Scale: Not to Scale



Revision	Date	Amendment
00	18 October 2023	Final issue for discussion and acceptance development

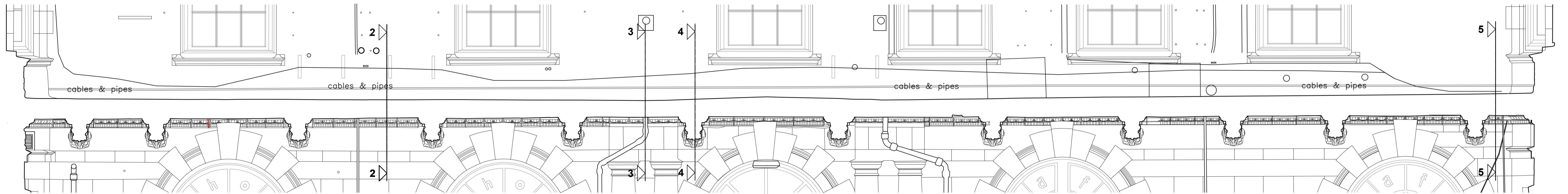
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Site Address: UCL Student Union Building, 25 Gordon Street, London	
Drawing Title: Balcony. Existing Plans and Section 01 (Not to scale)	
Surveyed by: GA	Drawn by: GA
Date: 19 October 2023	Delivery No: 2022-013-GS-EX-PLN-02
Presentation Scale: Not to Scale @ A1	
Revision: 00	

**Section 01**  
Scale: Not to scale



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00	18 October 2023	Final issue for discussion and scope/design development

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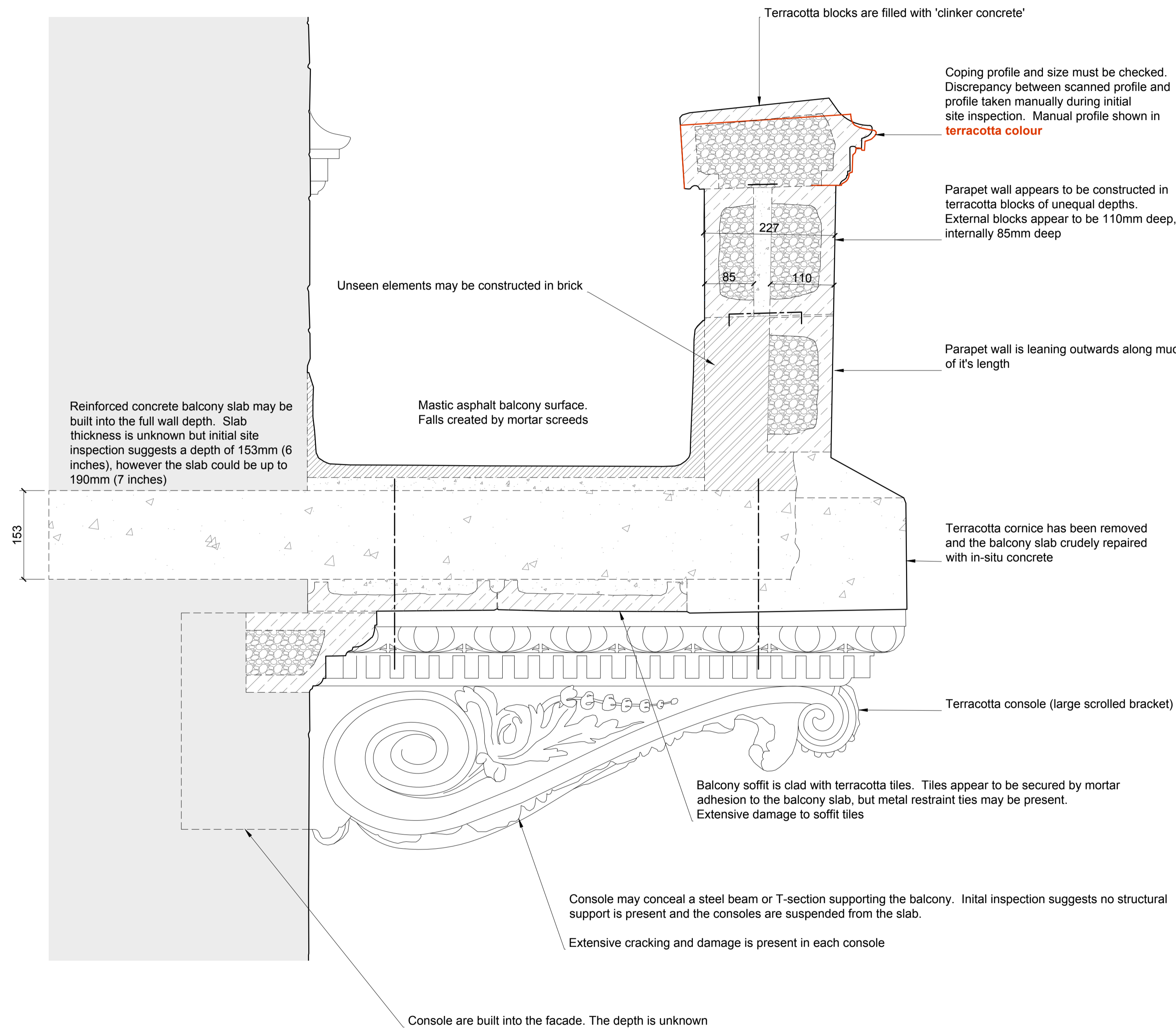


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Drawing Title:	Balcony. Existing Section 01	
Surpared by:	GA	Drawn by: GA
Date:	19 October 2023	Presentation Scale: Not to scale @ A1
Client No.:	2022-013-GS-EX-SEC-01	Revision: 00

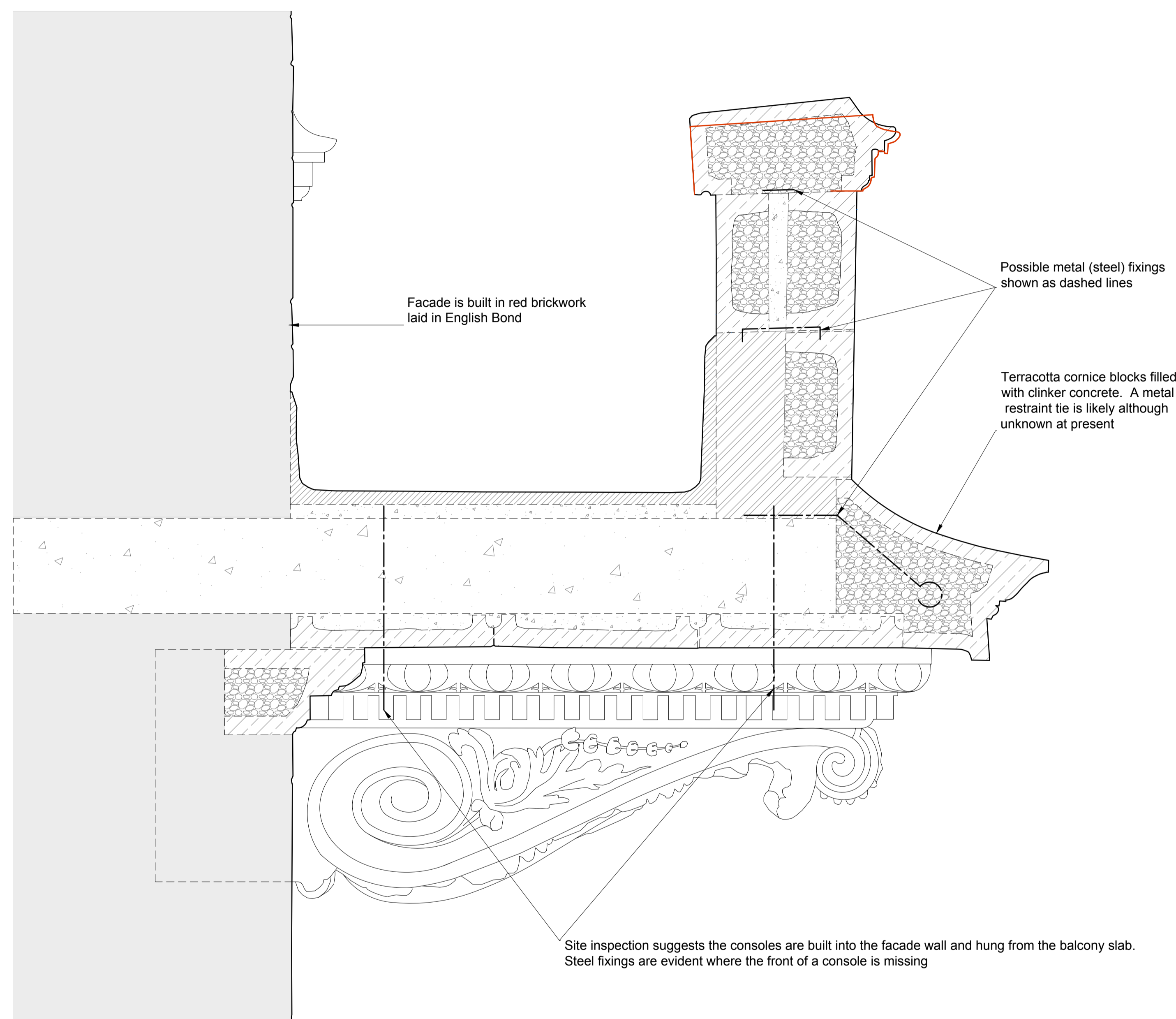
## Section 02: Existing Condition

Scale: 1:5



## Section 02: Balcony including Missing Cornice

Scale: 1:5



**Note:** Existing construction detailing is assumed and based on visual inspection and analysis. It is intended to aid and inform discussion for repair or replacement.

Sections of the balcony should be carefully dismantled including a section of the balcony slab to confirm and inform construction and condition

Revision	Date	Amendment
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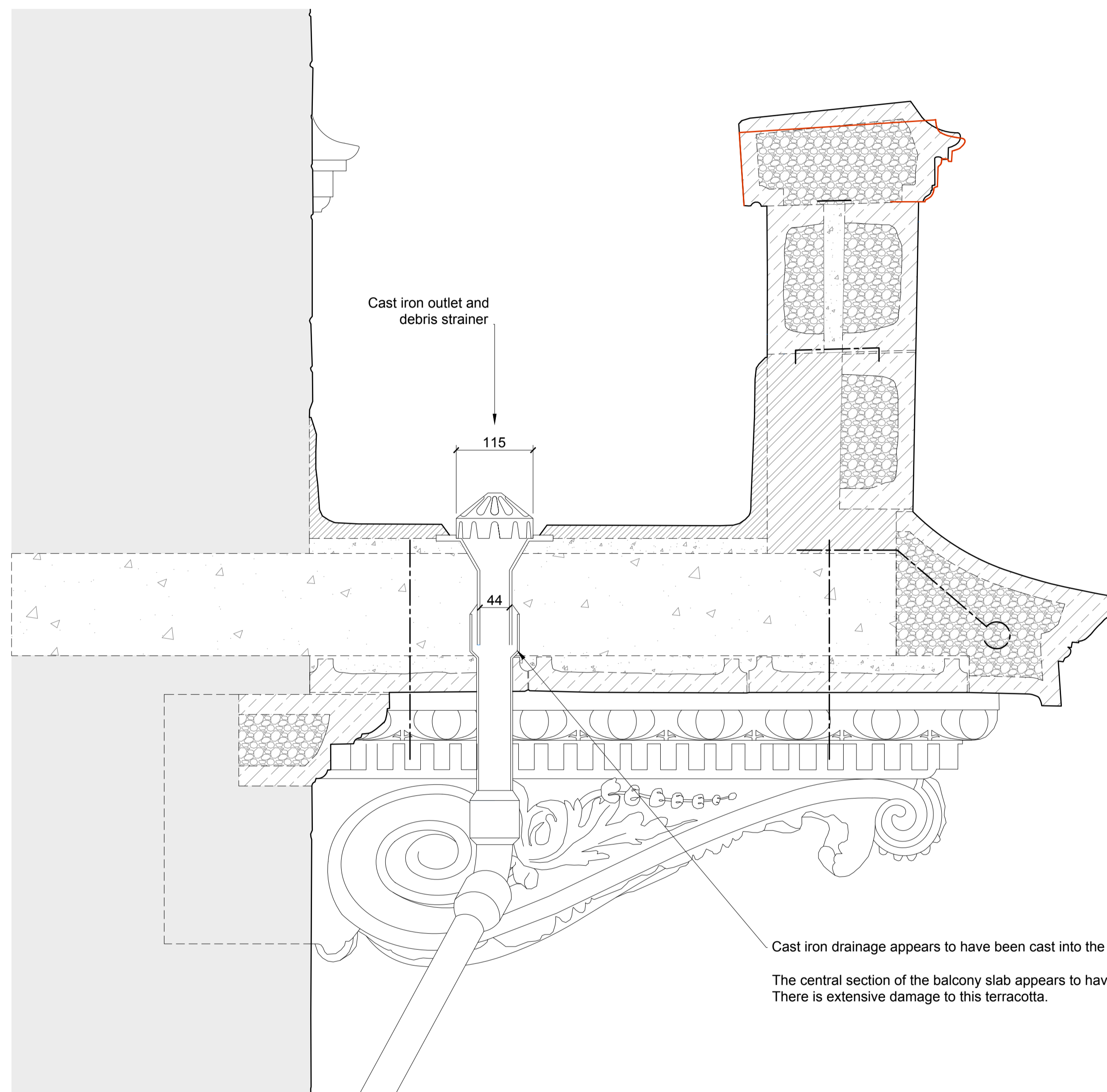
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UCL Student Union Building, 25 Gordon Street, London		1:5 @ A1	
Drawing Title			
Balcony. Existing Section 02			
Surpared by		Drawn by	
GA		GA	
Date		Drawing No.	
19 October 2023		2022-013-GS-EX-SEC-02	
		00	

Section 03: Balcony with Existing Drainage Provisions  
Scale: 1:5



The balcony is drained by two 44mm dia. outlets

Cast iron drainage appears to have been cast into the balcony slab, possibly as a remedial repair. The outlet may be leaking.  
The central section of the balcony slab appears to have been replaced and the soffit and parapet terracotta refixed. There is extensive damage to this terracotta.

**Note:** Existing construction detailing is assumed and based on visual inspection and analysis. It is intended to aid and inform discussion for repair or replacement.

Sections of the balcony should be carefully dismantled including a section of the balcony slab to confirm and inform construction and condition

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00	18 October 2023	Final issue for discussion and scope/design development

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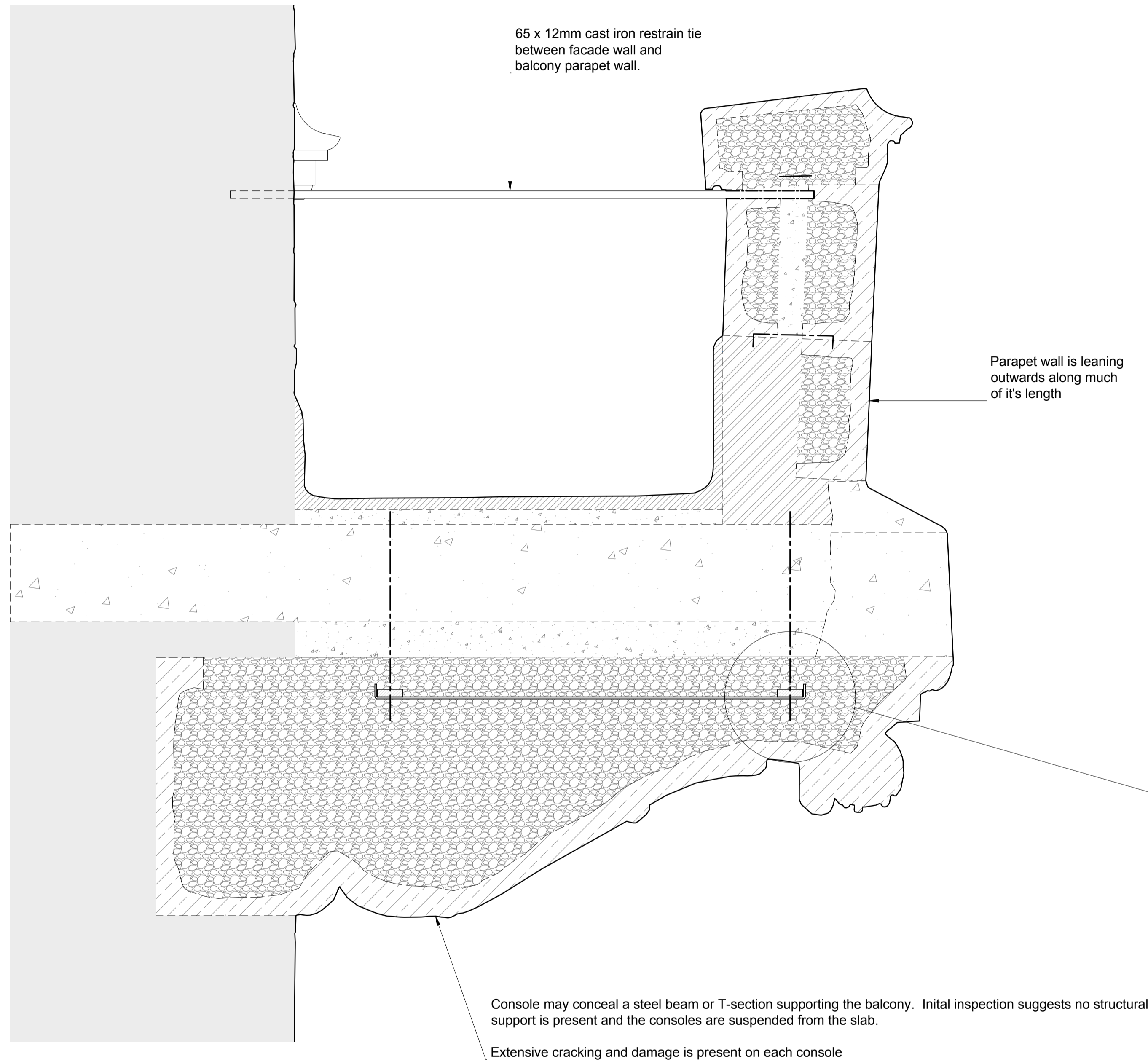
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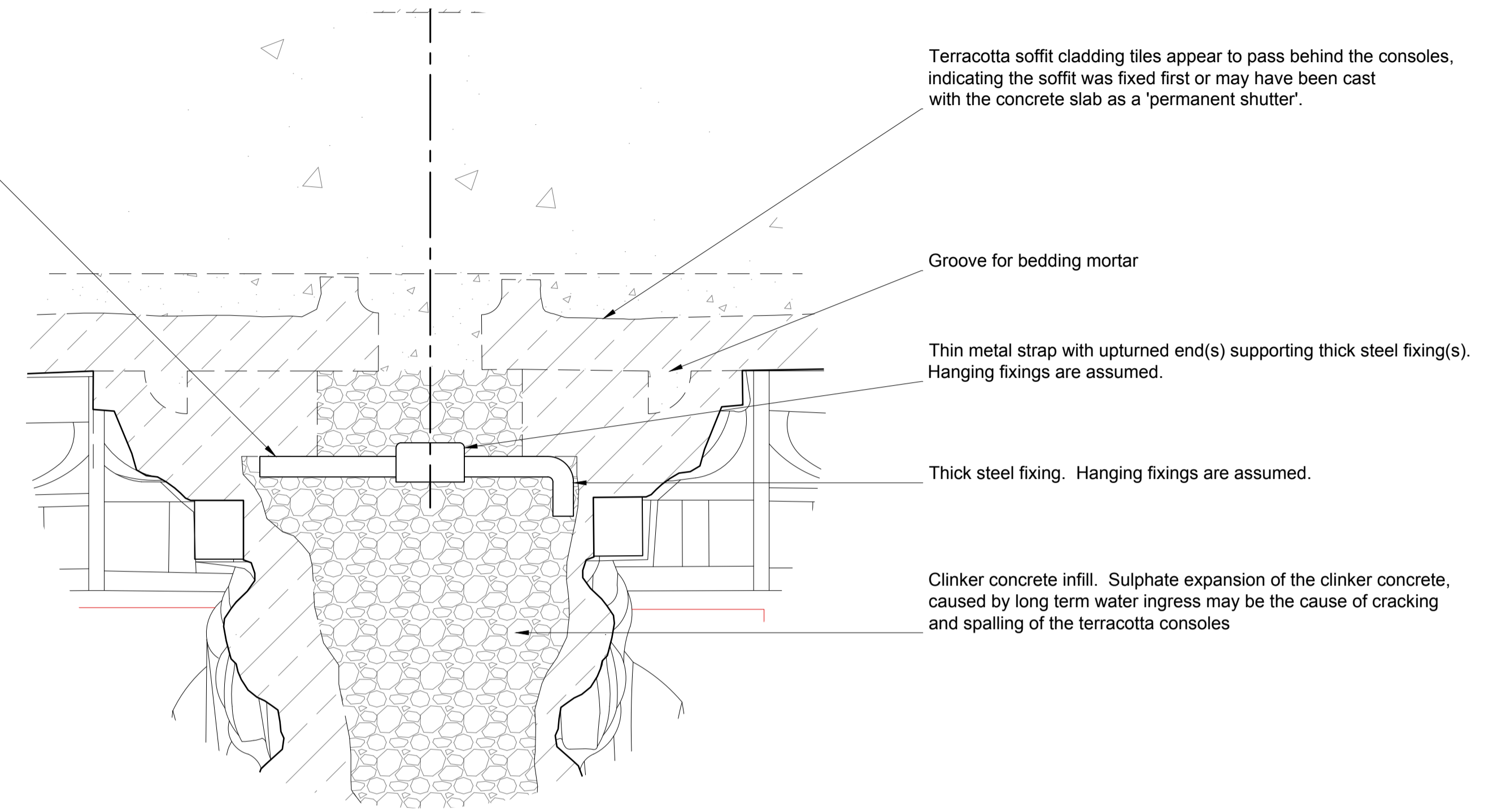
Drawing Title:  
Balcony. Existing Section 03

Surpared by GA	Drawn by GA	Presentation Scale 1:5 @ A1
Date: 19 October 2023	Drawing No: 2022-013-GS-EX-SEC-03	Revision: 00

**Section 04: Existing Balcony Details**  
Scale: 1:5

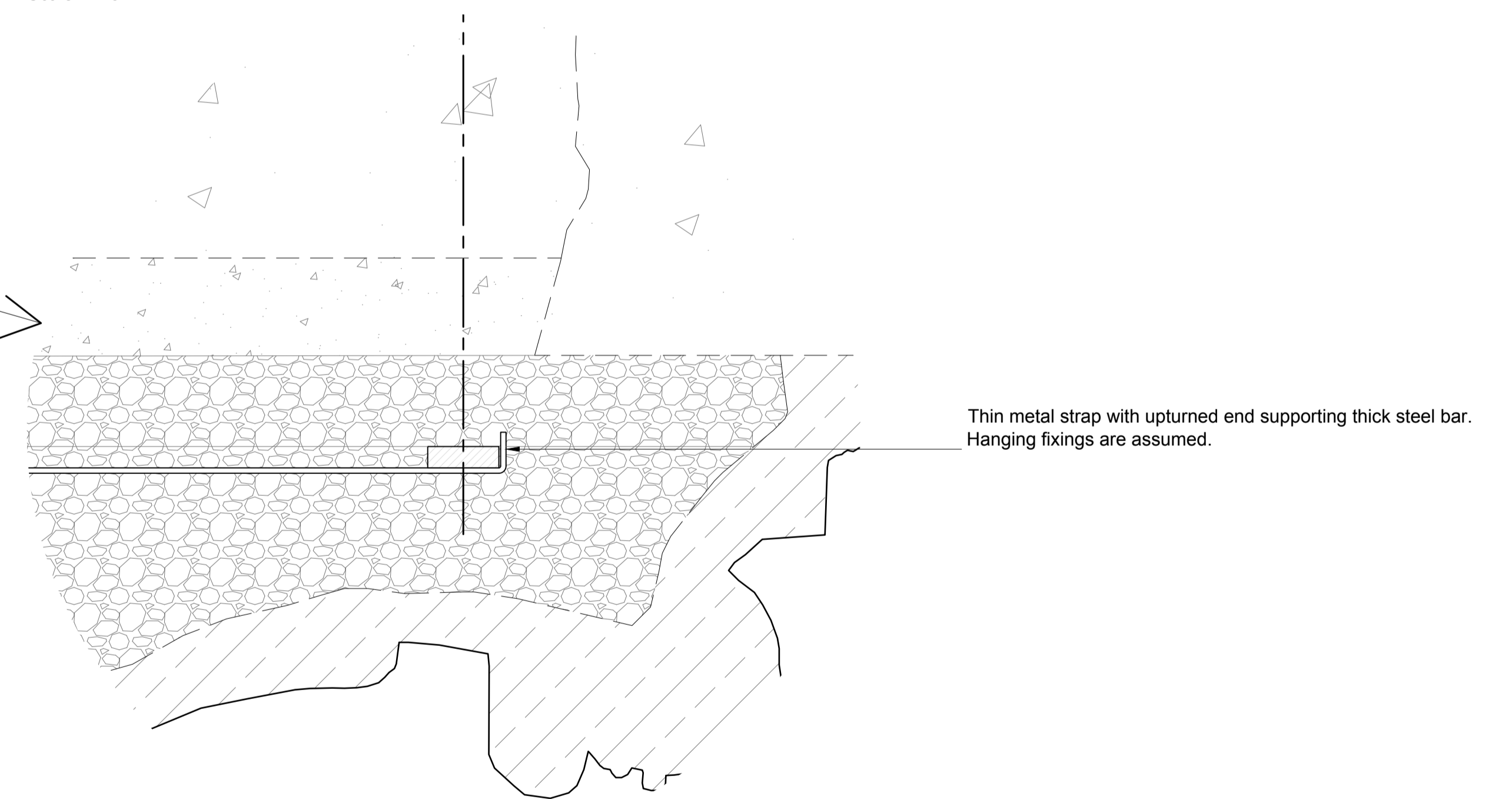


**Detail 1. Front Elevation Section**  
Scale 1:2.5



**Terracotta Console - Probable Fixing Arrangement**

**Detail 2. Side Elevation Section**  
Scale 1:2.5



**Note:** Existing construction detailing is assumed and based on visual inspection and analysis. It is intended to aid and inform discussion for repair or replacement.

Sections of the balcony should be carefully dismantled including a section of the balcony slab to confirm and inform construction and condition

Revision	Date	Amendment
00	18 October 2023	Final issue for discussion and scope/design development

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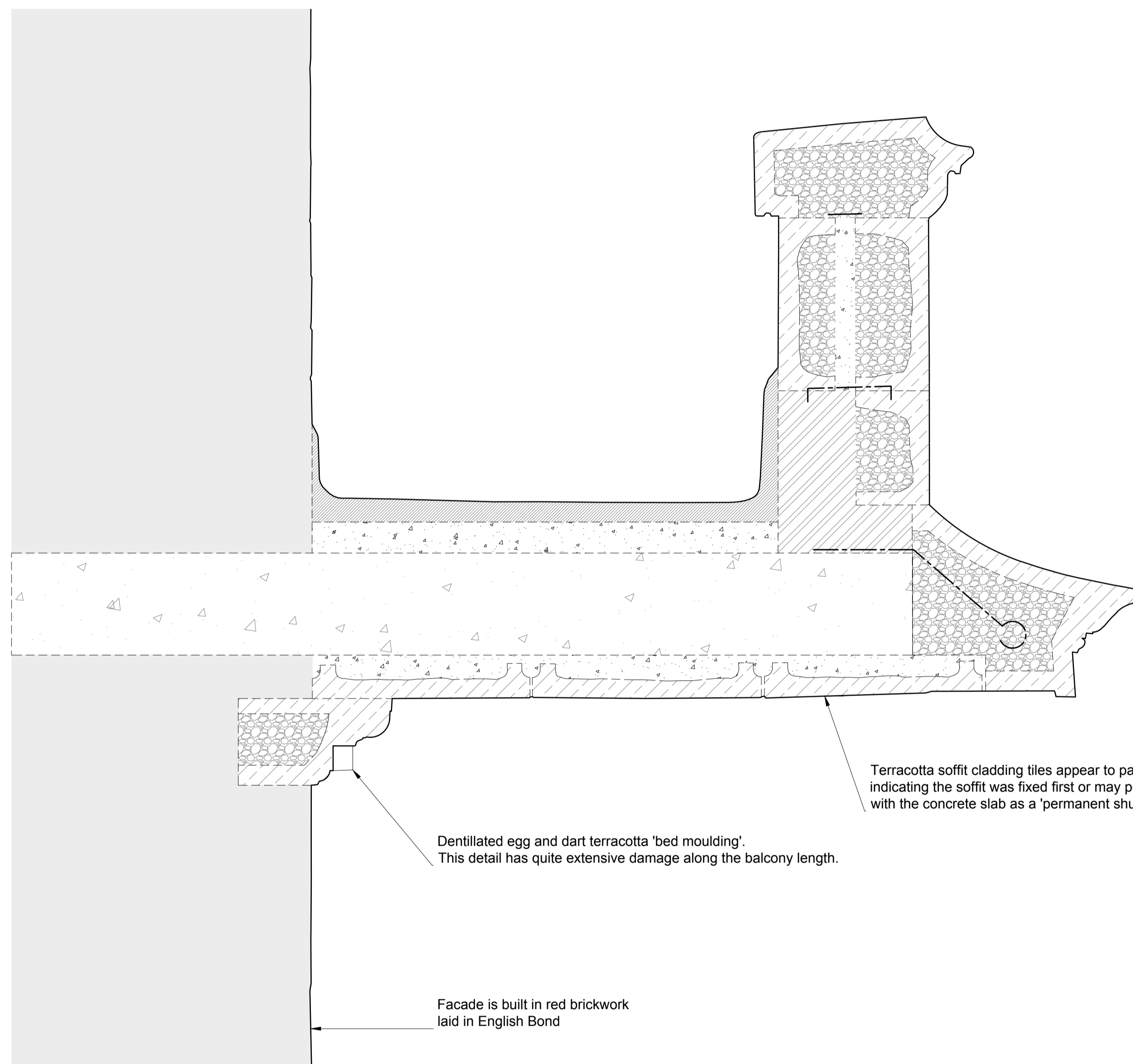
Site Address:  
UCL Student Union Building, 25 Gordon Street, London

Drawing Title:  
Balcony. Existing Section 04

Survised by GA	Drawn by GA	Presentation Scale 1:5 @ A1
Date 19 October 2023	Drawing No. 2022-013-GS-EX-SEC-04	Revision 00



Section 05: Existing Balcony Details  
Scale:1:5



Terracotta cornice blocks filled with clinker concrete. A metal restraint tie is likely although unknown at present. The cornice blocks appear to be attached to the face of the balcony slab rather than supported by the slab.

Alternatively, the cornice blocks may be designed as a 'permanent shutter' with fixings cast into the balcony slab.

Terracotta soffit cladding tiles appear to pass behind the consoles, indicating the soffit was fixed first or may possibly have been cast with the concrete slab as a 'permanent shutter'.

Dentillated egg and dart terracotta 'bed moulding'. This detail has quite extensive damage along the balcony length.

Facade is built in red brickwork laid in English Bond

**Note:** Existing construction detailing is assumed and based on visual inspection and analysis. It is intended to aid and inform discussion for repair or replacement.

Sections of the balcony should be carefully dismantled including a section of the balcony slab to confirm and inform construction and condition

Revision	Date	Amendment
00	18 October 2023	First issue for discussion and scope/design development
01	26 April 2024	Cornice profile updated to reflect site evidence

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Site Address:  
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Drawing Title:  
Balcony. Existing Section 05

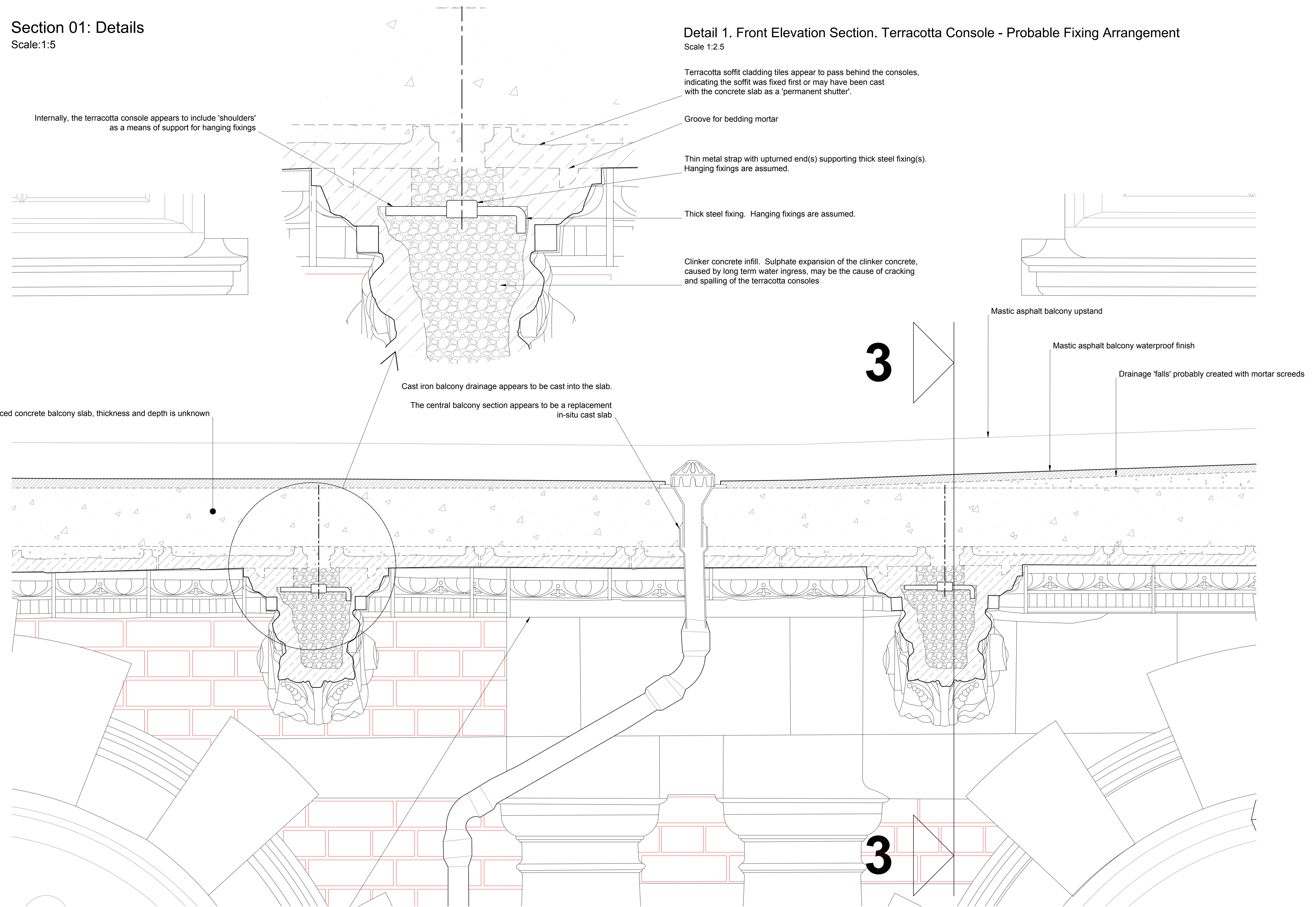
Survised by GA	Drawn by GA	Presentation Scale 1:5 @ A1
Date: 26 April 2024	Drawing No: 2022-013-GS-EX-SEC-05	Revision: 01

**Section 01: Details**

Scale:1:5

**Detail 1. Front Elevation Section. Terracotta Console - Probable Fixing Arrangement**

Scale 1:2.5



Internally, the terracotta console appears to include 'shoulders' as a means of support for hanging fixings

Terracotta soffit cladding tiles appear to pass behind the consoles, indicating the soffit was fixed first or may have been cast with the concrete slab as a 'permanent shutter'.

Groove for bedding mortar

Thin metal strap with upturned end(s) supporting thick steel fixing(s). Hanging fixings are assumed.

Thick steel fixing. Hanging fixings are assumed.

Clinker concrete infill. Sulphate expansion of the clinker concrete, caused by long term water ingress, may be the cause of cracking and spalling of the terracotta consoles

Cast iron balcony drainage appears to be cast into the slab.

The central balcony section appears to be a replacement in-situ cast slab

Reinforced concrete balcony slab, thickness and depth is unknown

Mastic asphalt balcony upstand

Mastic asphalt balcony waterproof finish

Drainage 'falls' probably created with mortar screeds

**Note:** Existing construction detailing is assumed and based on visual inspection and analysis. It is intended to aid and inform discussion for repair or replacement.

Sections of the balcony should be carefully dismantled including a section of the balcony slab to confirm and inform construction and condition

Terracotta dentillated egg and dart 'bed moulding' is damaged

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Site Address:  
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Drawing Title:  
 Balcony. Existing Detail from Balcony Section 01

Surpared by	Drawn by	Presentation Scale
GA	GA	1:5 @ A1
Date:	Drawing No:	Revision:
19 October 2023	2022-013-GS-EX-DE-01	00