

Condition of: Gordon Square -
UCL



Chartered Building Surveying and Consultancy Services



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Essex

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Name of Building

UCL - Wilkins Building, Bernard Katz Building, Archaeology Building and associated outdoor space

Address

UCL

Date of Audit

04/02/2016

Conditions during Audit

Overcast and cloudy

Name of Auditors

Gerry Dolden

Site Contact Person and Title

Josh Thomas

Telephone Number of Site Contact

Limitations of Survey

Surveys have not been carried out with regard to the presence and condition of asbestos within the buildings.

All services commented upon have been visually inspected but testing has not been carried out and the opinions expressed have been those of a Surveyor and not an Engineer.

The Surveyor has commented on the condition of the services, if further testing or confirmation is required this should be carried out by an Engineer of the relevant discipline.

We carried out only a visual inspection. This means that we do not take up carpets floor covering or floorboards, move furnitures or remove the contents of cupboards.

Condition ratings

A Good Condition - performing as intended

B Satisfactory - performing as intended but exhibiting minor deterioration

C Poor - exhibiting major defects and/or not operating as intended

D Very poor - life expired and/or serious risk of immediate failure

Elevation: Overview of all elevations			
Element	Description	Condition/ Condition Rating	Photo Reference
	A first floor level garden, set within the open courtyard of Katz Building and Wilkins Building. Part of the Katz Building is located under the gardens. At the time of the survey, a temporary marque building was located in the centre of the garden.		1607 - 1606

Walls - Structure and finish

Walls

4. External areas

Looking from the Japanese Garden on to the colonnade of the Wilkins building which houses a refectory and library above it - there are at present works being undertaken to form a under pass by Balfont Beatty and therefore this section was not surveyed at low level. Above where Balfont Beatty are working there is a colonnaded walkway which has significant ponding to the right hand corner of the flat roof detail. This addition is presumed to be a concrete addition with a stone reconstituted stone detail. The Wilkins building to the right hand side of the Japanese Garden is of yellow brick work with stone string courses and stone detailing between the 1st floor windows above this there is a further flat roof and then the windows and high level parts of the library. The window arches to the library are stone details springing off an ogee style stone string course detail. To the refectory the ground floor level between 1st two windows there is black staining to the brick work about mid-level between the two stone courses. This is not identifiable as to what caused the staining. Adjoining the vestibul to be demolished there is a modern construction of concrete frame with brick and glaze infills with an exposed concrete parapet detail. There is movement line between the concrete frame window lintel and the up stand moving towards the back of the Wilkins building. Lighting conductor to the archaeology building was located next to the adjoining Gordon building; this has been pulled and snagged at low level photograph 387. It has been noted that the adjoining render on the Gordon Square building has got vertical cracking to it and numerous repair works.

Roads and car parks	n/a		
Paths and pedestrian walkways	Concrete flag stones	Good condition / A	
Paved areas	n/a		
Boundary wall	n/a		
Garden Fence	Boundary brick wall, with inset light fixings.	Good condition / A	
	Small trees and bedding in raised brick built containers, grass to central area - most of this was covered with the temporary building	Good condition / A. Grass was muddy and patchy due to the pedestrian traffic going to the temporary building	
Soft landscaping			
	Plant Room - Brick to first floor height, with open cladding to higher level. It is understood that part of the cladding (facing onto the Gordon Square) is being removed as part of the planned works. The brick work is in good condition, with no noteable defects. The cladding is in good condition.	Good condition / A	
Ancillary premises			
	Set within the Garden is a Marble Remembrance Monument (located outside the temporary building) - this is in good condition, with no defects or damage noted.	Good condition / A	
Other			
	Drainage is formed by gullies set within the paving - no defects noted	Good condition / A	
Drainage			
Main Services	n/a		

Elevation: Front Elevation			
Element	Description	Condition/ Condition Rating	Photo Reference
	A Listed historic building is late 17th/ early 18th century building with 4 floors and plus basement and attic storey		
1. Roof <u>Pitched Roofs</u> Structure Coverings and Insulation 2. External Walls, Windows and Doors <u>Walls</u> Structure	<p>Not inspected as part of this survey - however, no major defects or undulations were noted at the time of the survey</p> <p>Basement and first floor has a rendered finish and the upper levels are of yellow brick. A metal decorative balcony detail is on the first floor with French windows the remaining windows are timber sash windows and look the original to the building. Between 3rd and 4th floor is a dentil detail with limited plant growth coming out of this and there is a standard detail to roof level. There is a chimney stack to the right hand side and a lead roof covering to the dormer window. The adjoining property is older and constructed of a Bath Stone and is set forward at 26 Gordon Square. The windows are in line. The ground floor render is uneven and there is a fracture above the window and door heads to floor. There is a light well to the basement which has succo finish to the stairs going down and a York paving slab finish to the basement level.</p>	n/a	1352-1365

	<p>Within the basement void was evidence of any defects or movement. The cracking above the ground floor window head and door head appear to be historic due to discolouration and is running up to the underside of the balcony (maximum of 1 – 3mm wide). There is damage paint work to the door surrounds and the masonry surrounding the door and various nicks and chips and wear and tear. As typical for a construction of this period there is a flying landing and four number steps to the pavement. The steps and paving slabs are in good condition though they are reconstituted stone rather than original stone work. There are a few numerous open joints between the stone work. Surrounding the light well/basement and the landing to the front door are cast iron balustrades and these appear to be in good condition though require touching up of paint work. The front elevation on the side, there are two tie rods which indicate that the building has suffered from movement in the past and this has been remedied with tying the front & rear elevations together. There are indications on the front elevation to the right hand side and the side elevation of the left hand side of survey points which would indicate that there has been or there is monitoring in place.</p>		
External linings/finishes			
<u>Windows and doors</u>			
Framing	Timber single glazed sash windows	Good condition / A	
3. Decoration			
External	Window frames and painted render	Good condition / A	

4. External areas Roads and car parks Paths and pedestrian walkways Paved areas Boundary wall	Public roadway and pedestrian path. In front of the property is York stone flags - these are in fair condition, with a number suffering cracks. By nature, they are uneven. cast iron fence is in good condition	Good condition / A	
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Elevation: Side Elevation			
Element	Description	Condition/ Condition Rating	Photo Reference
1. Roof			1366 - 1373
<u>Pitched Roofs</u>	n/a		
2. Extension to Property			
External decoration	n/a		
3. External Walls, Windows and Doors			
<u>Walls</u>		Fair condition / B	
	The side elevation was not fully accessible at the time of the survey due to it being partly covered by temporary portacabins and hoardings surrounding the property. The side elevation has been rendered with a cement render finish and has numerous crack repairs at floor levels. Between 2 nd and 3 rd floor level there is a small horizontal fracture between the chimney stacks within the new repair works. To the right hand side of the side elevation of 26 there is a fracture to the new render between 3rd and 4th floor in a similar location to the fracture between the two chimney breasts.		
Structure			
<u>Windows and doors</u>			
Framing	none		

4. Decoration			
External	none		
5. External areas			
Roads and car parks	unable to survey due to area being a construction compound		
6. Gardens			
Boundary Wall	n/a		
Garden Fence	n/a		
Generally	n/a		

Elevation: Rear Elevation			
Element	Description	Condition/ Condition Rating	Photo Reference
1. Roof <u>Pitched Roofs</u> Structure	not surveyed - however, no major defects or undulations were noted.		1367 - 1391
2. External Walls, Windows and Doors <u>Walls</u>			

	<p>On the rear elevation there is an external tie running diagonally underneath the first window and the presumed landing window. There has been numerous patch repairs to the rear elevation, particularly above the window on the right hand elevation and repointing underneath it. At the time of the survey there is hoarding that has been buttied up the existing rear outshot of the building. The rear outshot of the building is to the ground floor and basement only - this has a render finish with a flat roof detail. There are outlets from the flat roof detail and limited electrical fixings to the property. Abutting the building there is a tarmac entrance. Towards the rear entry door there is a gully detail for the down pipe, this down pipe has got a rust staining, indicating a long term historical leak which is reflected on those stainings on the wall. Around the gully detail there has been damage undertaken to the upstand. It should be noted that the adjoining building has a rear extension of 3 storeys including basement and this has rough render finish but no sign of cracking. The rear area between the two buildings has a conditioning unit and a service run and that is also a substantial trunking system which runs between basement level and ground floor – photo 346. There is also metal strapping between the 1st and 2nd floor which appears to run behind the extensions.</p>		
Structure			
External linings/finishes			
<u>Windows and doors</u>			
Framing	<p>Painted sash windows</p>	Good condition / A	
Glazing			
Metalwork			

3. Decoration			
External	windows and painted outshot to main building	Good condition / A	
4. External areas			
Roads and car parks			
	<p>The small court yard behind has mainly a York paved slabs with a central gully and two access chambers and a lighting conductor access and a small number of concrete patch repairs. From 25 onwards, the paving changes to concrete slabs. There is a brick boundary wall which has two number outlets and a cable tray run along boundary wall which looks like a temporary installation to the temporary porter cabins behind 24 and 23 Gordon Square. The retaining wall has a fracture on the rear section which would indicated movement from the handrail and presumably the bikes above. There is limited damage to the brick work due to the insertion of the handrails. Behind this retaining wall there is a ramp access to allow access to the Gordon Square properties. Beyond the ramp there is a retaining wall which takes you on to the tarmac road access and a short flight of steps leading to the main substation on the garden street car park. Also at present the temporary site facilities.</p>	Fair condition / B	
Paths and pedestrian walkways			
Other	<p>The substations building looks in fair condition and no evidence of fractures or cracks. There is limited damage to the top of the retaining wall on to the road way. The road surface is a mixture of tarmac and concrete and is currently used as sight access for further construction works.</p>	Good condition / A	

Elevation: Formal Entrance (facing Gordon Square)			
Element	Description	Condition/ Condition Rating	Photo Reference
	The Bernard Latz Building is a modern (1980s/1990s) building, of 6 stories plus attic		1399- 1910
1. Roof	Not surveyed - however, no major defects or undulations were noted.		
2. External Walls, Windows and Doors			
<u>Walls</u>	The Katz building is a modern 1980s/1990s construction appearing to be of concrete frame with brick infill panels. There is a small cantilever balcony detail to 1st floor windows which is of concrete with a stone clad and there are stone surrounds to window frames on the ground and 1st floor level and then stone lintels and a stone parapet detail to the roof. The court yard elevation has the main access to the building through aluminium and glazed doors, the building looks to be in good condition with no evidence of cracks or movement. Behind the parapet there is an additional storey which is set back from this elevation.		
Structure	To the right hand side of this elevation on the stone detail there has been damage to the top and bottom arrases of the stone work string course. On the right hand side there is at approximately 1 ½ metres height there is dark staining to the return of colonnased section and the wall which is not clear where this is from.		
External linings/finishes			
<u>Windows and doors</u>			

Framing Glazing Metalwork	Moving along the outside elevation the decorative entrance floor detail has moved and cracked and has become loose.		
3. Decoration			
External	Protruding from the corner of the building there is a concrete obstruction detail which continues around the plinth of the building. This is in good condition and has numerous staining but no significant damage.		
4. External areas			
Roads and car parks			
Paths and pedestrian walkways	Moving into the small cordangle/quadrangle where there are temporary facilities and looking at the side elevation of the Barnard Katz building. There is a pedestrian path around the building of modern concrete tiles and these appear to be in good condition along with the curb edging.		
Paved areas			
Boundary wall			
Garden Fence			
Soft landscaping			
Ancillary permises			
Outdoor swimming pools			
Drainage			
Main Services	Within the ceiling there are three recessed light fittings, the one on the left hand side is currently not working and there is also on the right hand side of the door a not working phone bar access to the Eisai London Research Laboratories.		

Elevation: Informal / Main Entrance Elevation			
Element	Description	Condition/ Condition Rating	Photo Reference
3. External Walls, Windows and Doors <u>Walls</u> Structure External linings/finishes Stonework <u>Windows and doors</u> Framing	<p>The Katz building is a modern 1980s/1990s construction appearing to be of concrete frame with brick infill panels. there are stone surrounds to window frames on the ground and 1st floor level and then stone lintels and a stone parapet detail to the roof. The auxially access to the building through aluminium and glazed doors, the building looks to be in good condition with no evidence of cracks or movement. Behind the parapet there is an additional storey which is set back from this elevation.</p> <p>The timber and metal door frame are in good condition, though there has been general weathering to the timber and a slight scuff mark at high level on the left hand door to the building.</p>	A	
5. External areas Roads and car parks Paths and pedestrian walkways Paved areas Walls, fences and gates	<p>There is a pedestrian path around the building of modern concrete tiles and these appear to be in good condition along with the curb edging.</p>		

Elevation: Rear Elevation (Japanese Garden)			
Element	Description	Condition/ Condition Rating	Photo Reference
1. Roof	not inspected as part of this survey	n/a	1399 - 1910
2. External Walls, Windows and Doors <u>Walls</u>	Rear elevation of the Katz building, is predominantly glazed at ground floor level (to the Japanese Garden) which has a stone string course above it followed by individual windows with stone sill and head details, and a stone coping detail to the top. There is a design detail in the stone cladding to the string course which leaves the bottom 50mm and the underside of the joint exposed. This is on all of joints along this stone detail apart from where there are expansion joints to the building which have a silicone finish. Along this elevation there is a carved stone plaque which designates the building to being opened in May 1993. From the visual inspection there appears to be no damage to any other corners of the brick work, to the stone detail along this elevation or to the corner that joins the main/ formal elevation. The stone parapet returning towards the Bloomsbury Theatre there is slight cracking to the mortar bed joint between the two materials of the brick work and the stone parapet detail.	Good condition / A	
Structure			
External linings/finishes		Good condition / A	
<u>Windows and doors</u>			

Framing Glazing	The court yard elevation has the main access to the building through aluminium and glazed doors, the building looks to be in good condition with no evidence of cracks or movement. Behind the parapet there is an additional storey which is set back from this elevation.	Good condition / A	
Metalwork	Moving along the outside elevation the decorative entrance floor detail has moved and cracked and has become loose.	Fair condition / A	
3. Decoration External			
4. External areas Roads and car parks			
Paths and pedestrian walkways	There is a pedestrian path around the building of modern concrete tiles and these appear to be in good condition along with the curb edging.	Good condition / A	
Paved areas Boundary wall	There is, within the court yard concrete paving slabs between the plant room and the Katz Building there is limited ponding on this area each should fall to a drainage panel by the parapet wall but there appears to be no damaged paving slabs.	Fair condition / A	
5. Gardens General	refer to Japanese Garden refer to Japanese Gardens		

Elevation: Single storey level - Under Japanese Garden & Plant Room			
Element	Description	Condition/ Condition Rating	Photo Reference
1. Roof			
Structure	Part of the Japanese Garden	n/a	1607-1606 1418 - 1911
2. External Walls, Windows and Doors			
<u>Walls</u>			
	Above this there is an exposed concrete lintel and similar brick work to the Katz building with a concrete parapet detail and hand rail this brick work is in good condition and shows no cracks however there is staining from water damage coming off the handrail and the concrete parapet detail.	Fair condition / A	
Structure	There is also a protection column protecting between the door and the entrance to the internal lift void. Though this is in good condition it obviously has been caught numerous times by trollies and vehicles due to dents and scratches to the paint work. Moving around the small court yard access area, next to the main plant room we return to a low level retaining wall for the Japanese garden, again metal handrail concrete coving detail and brick work. There is access to store 2.10 and this access has a exposed concrete lintel and a timber floor. It was not possible to do a close inspection due to this area being section off as part of some lifting works being undertaken.	Fair condition / A	
External linings/finishes			
	The cladding is to the 1st floor level with brick work detail beneath it. Brick work detail is in good condition with low level staining caused by splash back. Part of the wall is obstructed by gas bottles, a sign and two bins.	Fair condition / A	
Plant Room			

<u>Windows and doors</u>			
Framing			
Glazing			
Metalwork			
3. Decoration			
External			
4. External areas			
Roads and car parks			
Paths and pedestrian walkways			
Paved areas			
Boundary wall			
Garden Fence			
Soft landscaping			
Ancillary permises			
Outdoor swimming pools			
Drainage			
Main Services			
5. Gardens			
General			

Elevation: Japanese Garden Elevations			
Element	Description	Condition/ Condition Rating	Photo Reference
	Wilkins Building is a listed/ historic building, 4 storeys, plus basement and attic space.		1835 - 1947
1. Roof	not inspected as part of this survey - no major defects or undulations were noted.		
2. External Walls, Windows and Doors <u>Walls</u>			

	<p>Wilkins Building is a listed building constructed of yellow London brick with stone window sill and string course details between ground and first, first and second floors, and a detail to the parapet. The 1st floor window connecting onto the Katz Building - the archway has been rebuilt with matching yellow brick but otherwise there is no evidence of movement or damage to that elevation. Moving along the Wilkins Building, there has been historic repairs to the ground floor which appears to have had a canopy or another structure removed from it and this has made the bricks discolour to a red colour. Between the joint of the south junction and the Wilkins building there is still evidence of felt detail connecting a former roof structure and this continues along this elevation. Along this elevation there is the entrance to the Senit suite through a painted timber door. Above this there has been inserted a floating walkway to gain access from the 1st floor of the Wilkins Building to the Japanese Garden. Underneath this there is a temporary staircase leading up to the Japanese Garden. At the time of the survey there was a demonstration model of brick work and stone cladding which has taken up part of the walkway. The walkway is constructed of modern concrete tiles which has staining but appears to be in good condition. Below the Japanese Garden there is a brick built structure which has a polish marble finish skeliling with inset windows to the left hand side. This has staining at low level to brick work presumably from splash back in the walk way following the run off from the marble roof covering. Within this there are two corner flower beds, each holding semi mature small trees. The marble is in good condition and has limited staining to the marble, more due to the location and the protection offered by</p>		
Structure External linings/finishes			
<u>Windows and doors</u> Framing	Painted timber casement windows and glazed doors	Good condition / A	

3. Decoration			
External	Painted timber windows frames	Good condition / A	
4. External areas			
Paths and pedestrian walkways	Concrete flag stones to lower section surrounding Wilkins Building and to Katz Building. All in fair condition. It should be noted that at the time of the survey, this area was being used as access to the construction site within/ adjoining Wilkins Building.	Fair condition / A	
5. Gardens			
General	refer to Japanese Garden	n/a	

Archaeology Building Front / Left Hand Side Elevations			
Element	Description	Condition/ Condition Rating	Photo Reference
1. Roof	The building is seven storeys high with a central entrance over an exposed light well to basement level.		1301 - 1333
	not inspected	n/a	
2. External Walls, Windows and Doors			
<u>Walls</u>			
Structure	Archaeology building construction is a concrete frame 1970s building with brick infill.	Fair Condition / A	
	The entrance to the archaeology building has thick slate steps (3 number) and a slate and marble access entrance. (It has been noted that the adjoining render on the Gordon Square building has got vertical cracking to it and numerous repair works.) Staining to walls below the window sills, due to the concrete construction, age and general discolouration to brick work and exposed ground floor concrete frame	Fair Condition / A	
External linings/finishes			
<u>Windows and doors</u>			
Framing	timber sash windows	Fair Condition / B	
Glazing	Main entrance has a cantolova concrete canopy with metal frame	Fair Condition / B	
Metalwork	doors		
3. Decoration			
External	n/a		
4. External areas			

	Access to the light well is via a gated entrance in Gordon Square, down concrete clad steps with galvanised metal hand rail. Within the light well there is concrete paving slabs which appear to be in fair condition, although have mould growth underneath the main pavement there is vaults (12 number) and numerous plant runs. (These vaults will be picked up separately.) Within the light well there are the galvanised metal fixings to the hand rail, between these are numerous minor fractures within the rendered finish, particularly above door B34 and B33. The gate leading down to the stair well has moved and expanded and has caused numerous cracking to the decorative stone work	Minor defects / B	
Light Well			
Roads and car parks	The small turning area has numerous patch repairs undertaken	Minor defects / B	
Paths and pedestrian walkways	The pavement outside the building is public footpath, which has numerous broken slabs to it.	Minor defects / B	
Paved areas			
Staircase	To provide access to the building a suspended galvanised metal catwalk has been inserted providing level access ramp. This insertion has provided numerous cracking to the decorative stone on the main entrance where it has attached.	Fair condition / B	
Garden Fence	Surrounding the light well is a simple metal fence.		
Soft landscaping	n/a		
Ancillary permises	n/a		
Outdoor swimming pools	n/a		
Drainage	none found		
Main Services	n/a		
	Lighting conductor to the archaeology building was located next to the adjoining Gordon building; this has been pulled and snagged at low level	Fair condition / A	
Additional Notes			

Elevation: Front			
Element	Description	Condition/ Condition Rating	Photo Reference
	NB - At the time of the survey Balfour Beatty are undertaking construction works to the basement level and therefore this area was not included within this part of the survey.		1541 - 1810
1. Roof Structure Coverings and Insulation Drainage Flashings 2. External Walls, Windows and Doors <u>Walls</u> Structure <u>Windows and doors</u>	<p>The Bloomsbury Theatre is a concrete framed building with a variety of infill panels from mainly brick and glazing. Front elevation of the Bloomsbury Theatre is a 1970s construction, an exposed timber framed building with brick and glazing infills with RSJ details to the front elevation with a concrete arched overhang. This is in a dark red brick the detail to the front elevation is corballed outwards. There are two entrances, the main entrance to the left hand corner and a fire escape to the right hand corner of the front elevation.</p>	Fair condition / A	

Framing Glazing Metalwork	The main entrance has four steps going up, these are in a similar dark red brick with edge protection to the steps - this is lifting. There is four number galvanised hand rails going up and a level access platform lift into the entrance foyer.	Good condition / A	
3. Decoration External	n/a		
4. External areas	There is a glass canopy is a self supporting steel framework frame work and Bloomsbury Theatre above it, there is a recess which exposes the exposed concrete structure of the building. The columns leading to the surrounding area have limited nicks and damage, this is more due to having a previous display boards inserted rather than any movement. The ground floor has glazing to full height to 1st floor, this appears to be in good condition, with no damaged glass or panes within the working area.		
Paths and pedestrian walkways Paved areas Drainage Main Services			

Elevation: Side			
Element	Description	Condition/ Condition Rating	Photo Reference
	No access to side elevation due to construction works		
1. Roof <u>Flat Roofs</u> Structure <u>Pitched Roofs</u> Structure Coverings and Insulation Drainage Flashings 2. Extension to Property External decoration 3. External Walls, Windows and Doors <u>Walls</u> Structure External linings/finishes Stonework <u>Windows and doors</u> Framing Glazing Metalwork 4. Decoration External			

5. External areas	No access due to construction site			
Roads and car parks				
Paths and pedestrian walkways				
6. Gardens				
Boundary Wall				
Garden Fence				

Elevation: Rear			
Element	Description	Condition/ Condition Rating	Photo Reference
1. Roof			
<u>Flat Roofs</u>			
Structure			
Coverings and Insulation			
Drainage			
Flashings			
2. Extension to Property			
External decoration	none	n/a	
3. External Walls, Windows and Doors			
<u>Walls</u>			

	The rear elevation has a under croft and access to storage and main plant rooms. These areas have an exposed concrete floor and concrete frame. There is some staining and marks due to general age. On one of the columns there is a section damaged exposing the rusting reinforcing bar. The glazing is in good condition. It should be noted that at the time of the survey this area was part of the access to construction works.	Fair condition / A		
Structure				
<u>Windows and doors</u>				
Framing	Metal frame set inside concrete framework	Fair condition / A		
Glazing	Glazed sections to ground floor/ first floor areas. These were dirty due to construction works, but in good condition	Fair condition / A		
Metalwork				
4. Decoration				
External	painted door frames and doors	Good condition / A		
5. External areas				
Roads and car parks	n/a			
	Much of this area is currently being used as access for construction works being undertaken within this area, and therefore the area reflected this in dust levels, etc.	Fair condition / B		
Paths and pedestrian walkways	Much of this area is currently being used as access for construction works being undertaken within this area, and therefore the area reflected this in dust levels, etc.	Fair condition / B		
Paved areas				
Walls, fences and gates	n/a			
Soft landscaping	n/a			
Ancillary permises	n/a			

JAPANESE GARDEN



1418, Japanese Memorial



1421 Japanese Memorial



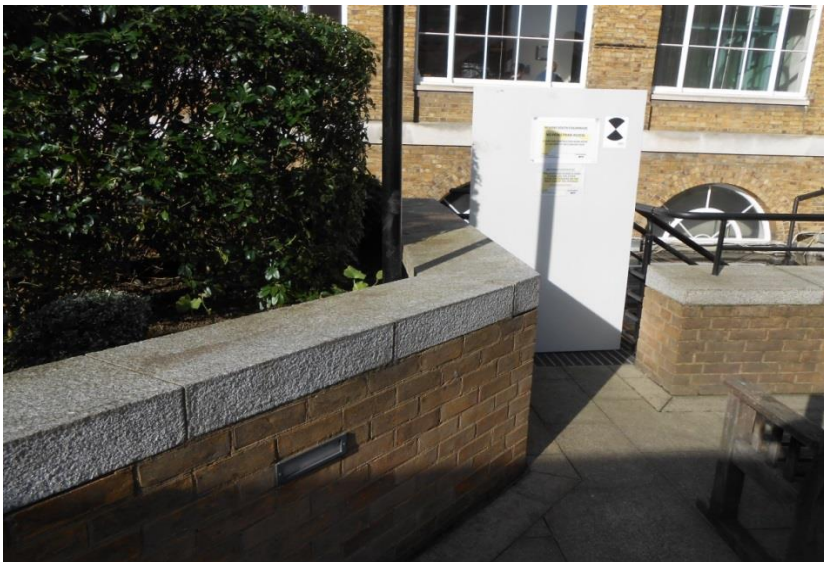
1860 Temporary Building with plant room



1906 Looking towards Gordon Square - vestible to be demolished



1907 Wilkins Building - vestible to be demolished



1908 Entrance to lower section of Wilkins Building



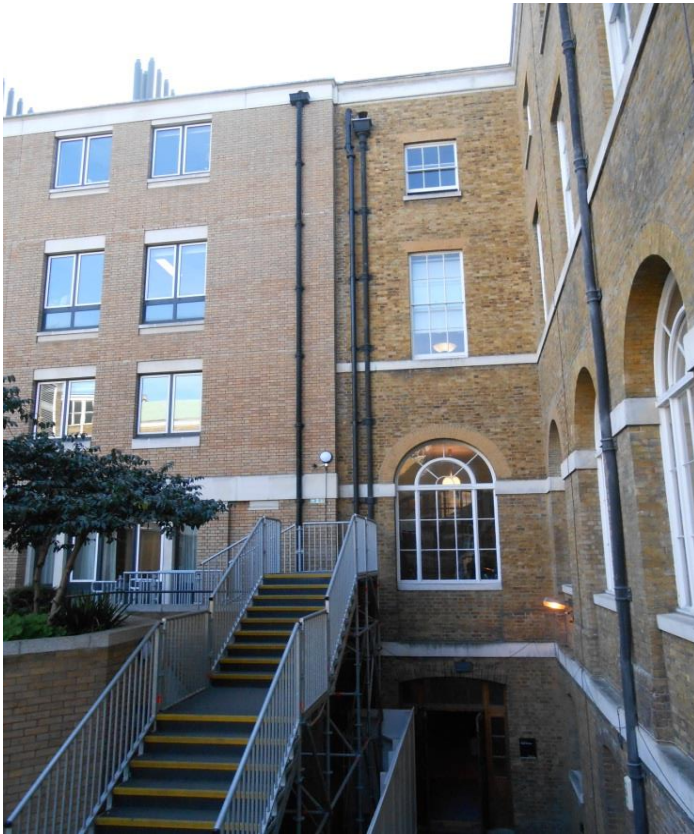
1909 Plant room and temporary building



1609 Wilkins Building - Katz building to the left hand side of photograph



1608 Bernard Katz Building



1 Join between Bernard Katz and Wilkins Buildings



Ground floor of the Katz Building, temporary staircase and walkway from Wilkins Building

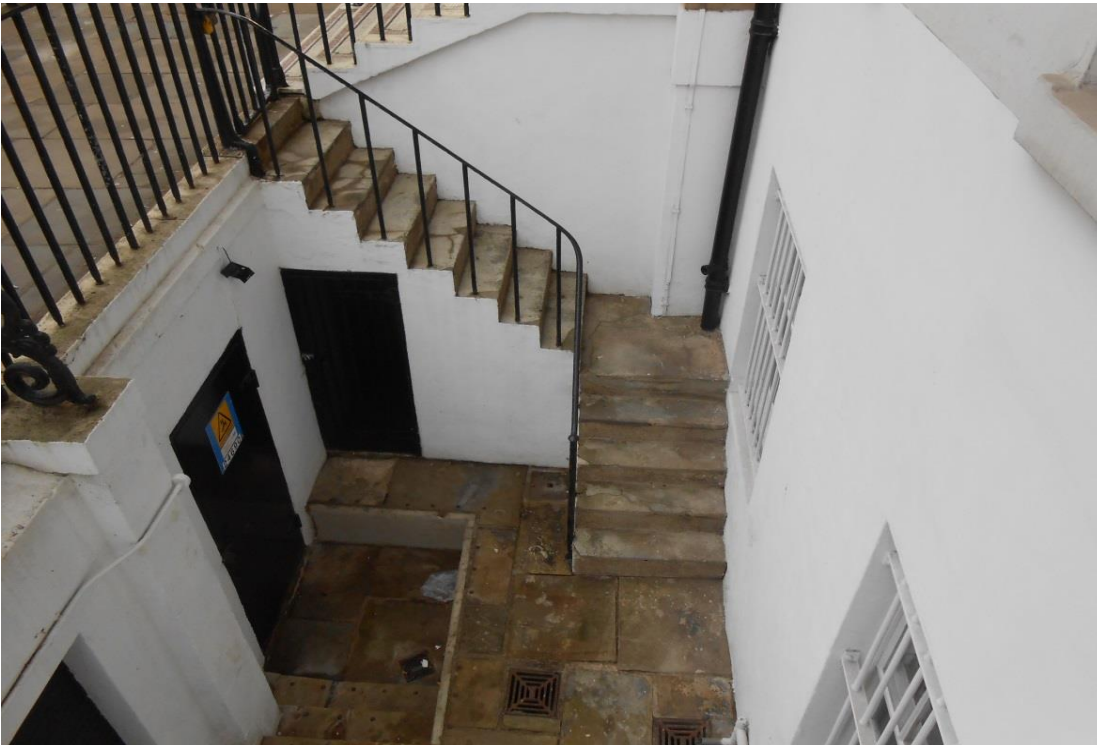
26 Gordon Square



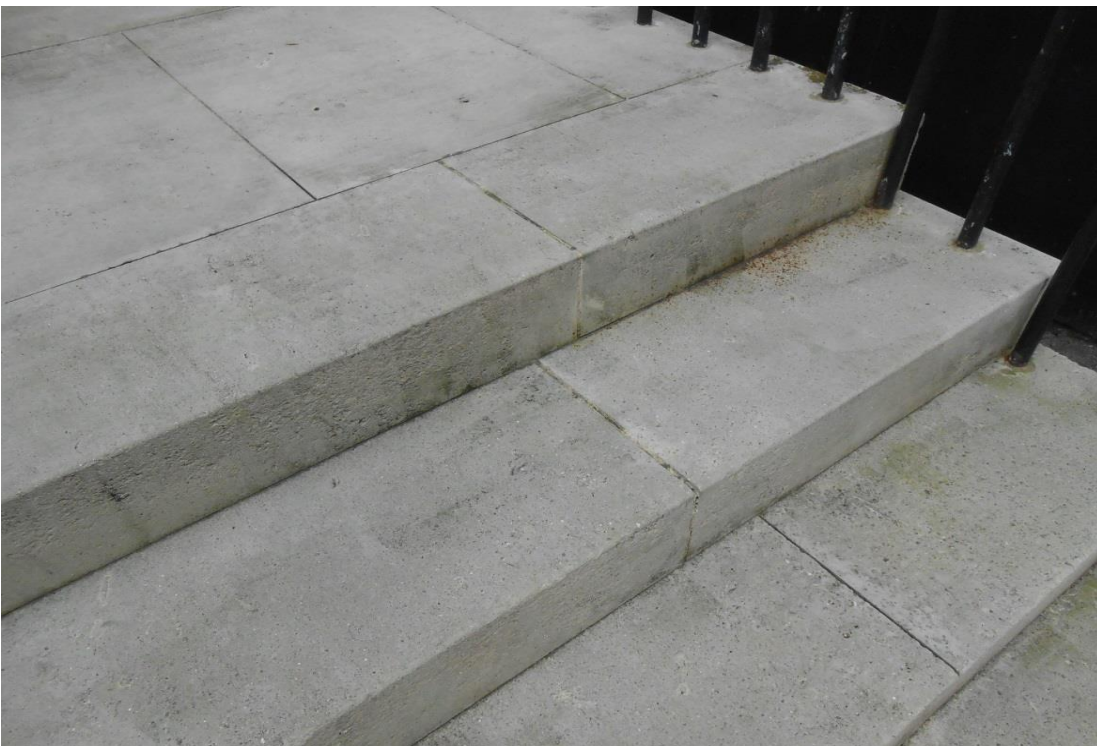
Front elevation



Front entrance door and cantilever detail under balcony



Light well/ entrance to basement



Entrance steps to 26 Gordon Square



Side elevation



Side elevation, with previous patch repairs and further cracks



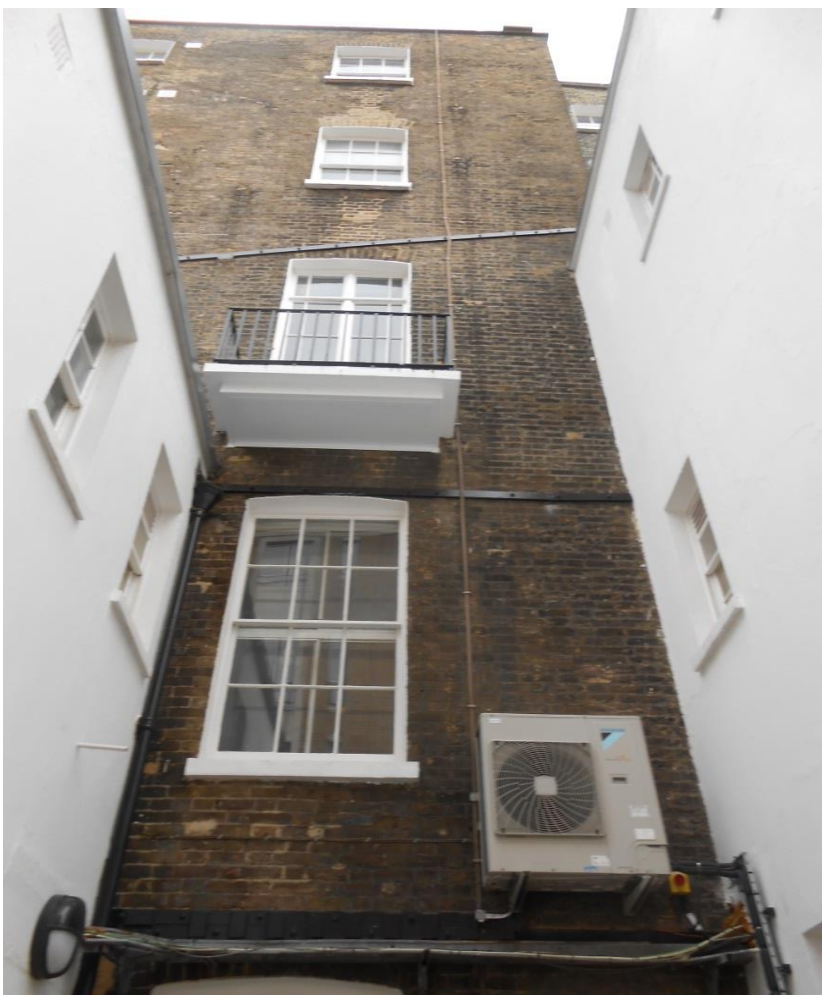
Side and rear elevation showing further patch repairs and tie bars



Rear elevation and outshot to basement and ground floor



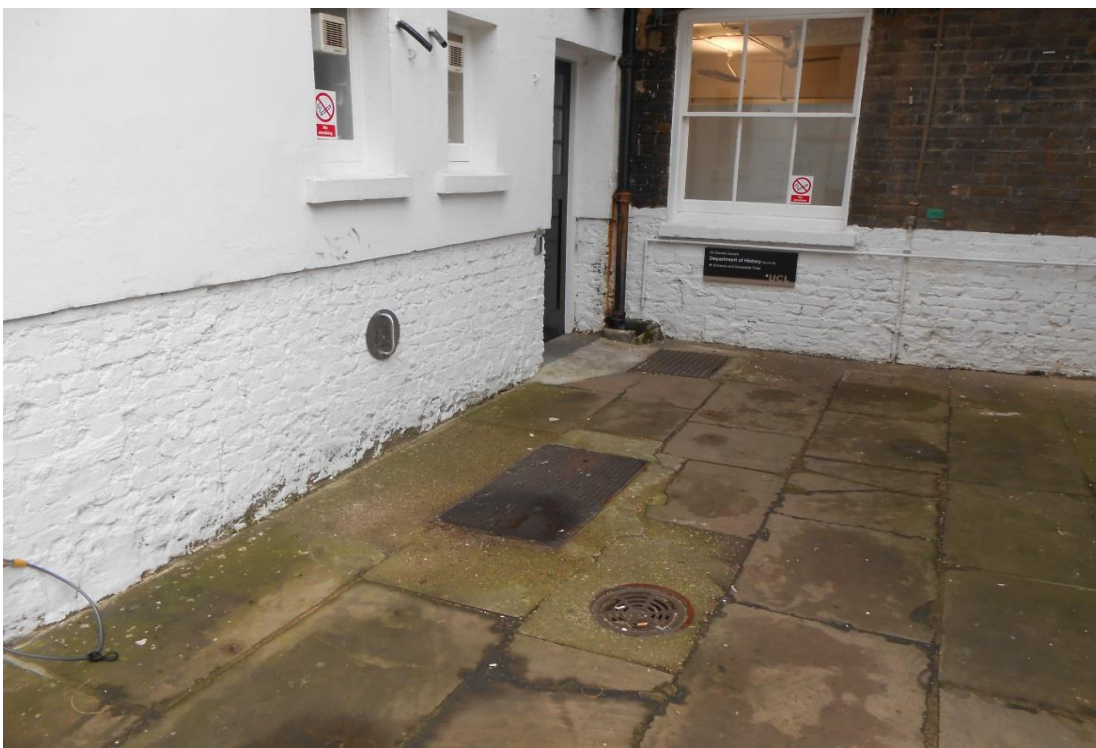
Side elevation - construction site area



Rear elevation within courtyard area



Rear of outshot - painted brick work at low level, with render finish



Within courtyard area

Bernard Katz Building



Main entrance front to Katz Building



Main entrance doors into building



Path detail outside Katz Building



Formal entrance to bernard Katz Building (opposite rear of Gordon Square)



Damage and staining to stone surrounds



Japanese Garden elevation showing staining to brick work at low level and inset stone plaqu



Staining to brick work on formal entrance



Additional entrance to Katz Building under Japanese Garden and Plant Room



Plant Room on Japanese Garden



Brick work under Plant Room



Lower Ground Floor to Katz - under Japanese Garden

Wilkins Building



Wilkins Building to the left hand side of picture, Katz to the right hand side of picture



Looking towards the library



Wilkins Building (Library) with vestibule to be demolished



Mark on brickwork between 1st and 2nd window

Archaeology Building



Front Elevation



Public footpath in front Archaeology Building



Side elevation to Archaeology Building and entrance to light well / Vaults



Basement level





Vaults under public pavement



Handrail to public footpath



Fracture to render on Gordon House

le