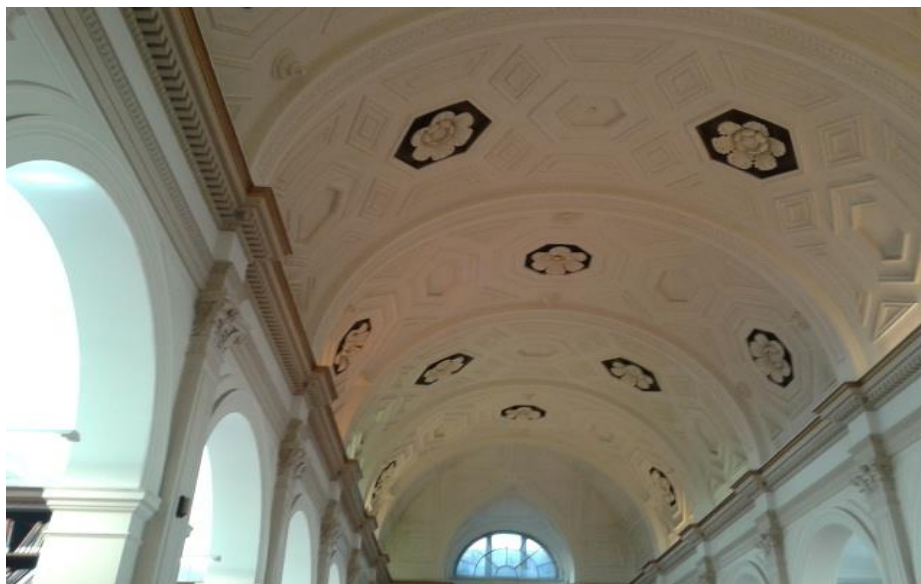


Condition of: Wilkins Building
UCL



Chartered Building Surveying and Consultancy Services

213 High Street
Kelvedon
Essex
C05 9JD
www.gdasc.co.uk

Tel: 01376 573877



Name of Building

Wilkins

Address

UCL,

Date of Audit

04/02/2016

Conditions during Audit

Overcast and cloudy

Name of Auditors

Darren Marchant & Janice Gooch

Site Contact Person and Title

Josh Thomas & Marcin Porada

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.

The inspection was to determine the existing damages, defects and visual condition of the elements.

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

Floor: Lower Ground Floor Room: Room 18			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure 2. Ceilings Structure Decoration 3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings Doors <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services	NO ACCESS TO THIS AREA		

7. Data			
8. Decorations Internal			
9. Fixed furniture and fittings			

Floor: Lower Ground Floor Room: Room B18B			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure 2. Ceilings Structure Decoration 3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings Doors <u>Windows</u> Framings	NO ACCESS TO THIS AREA		

Glazed screens			
4. Sanitary services			
5. Mechanical services			
6. Electrical services			
7. Data			
8. Decorations Internal			
9. Fixed furniture and fittings			

Floor: Lower Ground Floor Room: Room B19			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	NO ACCESS TO THIS AREA		
2. Ceilings Structure Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes			

<u>Doors</u> Framings Doors <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data 8. Decorations Internal 9. Fixed furniture and fittings			
---	--	--	--

Floor: Lower Ground Floor Room: Room B19A Cleaners Store			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	NO ACCESS TO THIS AREA		

2. Ceilings Structure Decoration 3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings Doors <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data 8. Decorations Internal 9. Fixed furniture and fittings			
---	--	--	--

Floor: Lower Ground Floor Room: B18C Cleaners Store			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	NO ACCESS TO THIS AREA		
2. Ceilings Structure Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes			
<u>Doors</u> Framings Doors			
<u>Windows</u> Framings Glazed screens			
4. Sanitary services			
5. Mechanical services			
6. Electrical services			
7. Data			

8. Decorations Internal			
9. Fixed furniture and fittings			

Floor: Lower Ground Floor Room: B91 Stairwell			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish	Solid concrete floor		1422 - 1432
Structure	There is a tiled floor finish throughout, this is in good condition.		
2. Ceilings			1952
Structure	ceiling is a painted plaster finish with a mix of site lighting and inset spot lights. There is water damage at high level which leads onto the construction site. This has damaged the plaster and the ceiling finish		
Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u>			
Structure			
Linings/finishes	Where there is temporary boarding there has been damage undertaken to connecting temporary passage way		

<p><u>Doors</u></p> <p>Framings</p> <p>Doors</p> <p><u>Windows</u></p>	<p>Bloomsbury Theatre. This appears to be expansion damage. The fracture starts on basement level on the second trend and runs up approximately 1.5 meters and then it hairline fracture diagonally off to the right hand side. There is also a hairline fracture above the centre light fitting running across the bottom of the stairs – photographs have been taken but due to the fracture being hairline it is not very clear to see. On the half landing opposite the window there is further diagonal fracture which appears to be fresh, this approximately 1 to 2mm at its worse point and runs underneath the light on the half landing. Over towards the right hand side to the sort of flight of stairs leading up. It should be noted that the temporary site lighting has been secured to the wall loosely with plugs. Moving on to the half landing by the large window, there is slight marking above the light fittings, possibly due to heat marks. Above the window on this half landing there is a minor fracture to the left hand side of the arch. This runs from the open unit of the arch to the return of the floor support, this is hairline fractures and has minor short 10 to 20mm hairline fractures coming off of it. Along this wall there is hairline fractures to the wall which would turn to the corner elevation of the building. However it should be noted that there is construction works including ground removal on the external wall of this area. It is recommended that a further survey once those works have been undertaken is carried out to ensure that the extent to the cracking movement prior to further construction works. To the wall internally abutting the refectory there is minor hairline fractures to the plaster work. These run from the skirting board detail to the timber sill detail and are of</p> <p>The external door is currently boarded over with temporary boarding for access onto the construction site.</p>		
--	--	--	--

<p>Framings Glazed screens</p> <p>5. Mechanical services</p> <p>6. Electrical services</p> <p>8. Decorations Internal</p> <p>9. Fixed furniture and fittings</p>	<p>The window is a timber framed window, this window overlooks onto the colonnade with the ponding on the flat roof picked up externally</p> <p>Lift not tested</p> <p>site light fittings installed</p> <p>The staircase is a free standing metal stair case with polished reconstituted stones treads and half landings with a galvenised steel hand rail with glass balustrades where required.The first flight of stairs coming down from the ground floor or the refectory the bottom tread has some damage to the corner and this has been repaired with poor glue/resing fix.</p>		
--	--	--	--

<p>Floor: Lower Ground Floor Room: Plant Room off B91</p>			
Element	Description	Condition / Condition Rating	Photo Reference
<p>1. Floors and stairs <u>Floor</u> Screed and floor finish Structure</p> <p>2. Ceilings Structure</p>	<p>NO ACCESS TO THIS AREA</p>		

Decoration 3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings Doors <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data 8. Decorations Internal 9. Fixed furniture and fittings			
--	--	--	--

Floor: Lower Ground Floor
Room: B21C

Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure 2. Ceilings Structure Decoration 3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings Doors <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data 8. Decorations	NO ACCESS TO THIS AREA		

Internal			
9. Fixed furniture and fittings			

Floor: Lower Ground Floor Room: B21D			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure 2. Ceilings Structure Decoration 3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings Doors <u>Windows</u> Framings Glazed screens 4. Sanitary services	NO ACCESS TO THIS AREA		

- 5. Mechanical services
- 6. Electrical services
- 7. Data
- 8. Decorations
Internal
- 9. Fixed furniture and fittings

Floor: Ground Floor Room: Room G93C Escape			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure 2. Ceilings Structure Decoration 3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings Doors <u>Windows</u> Framings Glazed screens 8. Decorations Internal 9. Fixed furniture and fittings	NO ACCESS TO THIS AREA - CONSTRUCTION WORK		

Floor: Ground Floor Room: G09 Jeremy Bentham Room			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			1433 - 1446
<u>Floor</u>			
	the floors are finished with a sealed vinyl floor covering with a timber upstand. The silicone seal to the edge of the floor covering is worn and damaged through age. The main part of the refectory has timber flooring. Towards the south centre of the Wilkins building there is water damage to the ceiling which is believed to be a flat roof above.	Good condition / A	
Screed and floor finish			
Structure	Solid concrete floor	Good condition / A	1933 -1934
2. Ceilings			
Structure	solid concrete floor	Good condition / A	
		Good condition / A	
Decoration	mix of solid plaster ceiling with lighting lamps and a suspended ceiling. Both of which are of good condition, the suspended ceiling has inset lighting and ventilation ducts and smoke unit.		
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Solid built walls	Good condition / A	

		Good condition / A	
	Moving round the main refectory section there are general scuff marks to the painted plaster finish to the walls and timber upskirts but no evidence of fractures or movement. To the columns opposite the Japanese garden there are small hair line fractures to the columns plaster work at approximately 2 meters high, it should be noted that there is scaffolding to the other side of the windows away from the Japanese garden with extensive construction works going on outside. It is recommended that this area be surveyed again once the completion of the construction works has been undertaken		
Linings/finishes			
<u>Doors</u>			
Framings	Timber door surrounds	Good condition / A	
Doors	timber door with vision panels	Good condition / A	
<u>Windows</u>			
		Fair condition / A	
	The refectory has 6 windows which are almost full height of the room. All the glazing is intact and in good condition. The window closet to where the demolition of the stairwell is shows no defects. The second window along again shows no defects and is in good condition. At the time of the survey the small opening windows on windows 2,5 and 6 were open slightly the other windows remained shut. These are a small inset window into the main frame, not operating by a pull string		
Framings			
Glazed screens			
4. Sanitary services	N/a		
5. Mechanical services	extract fans	Good condition / A	
6. Electrical services			

7. Data			
8. Decorations Internal	Painted plaster	Good condition / A	
9. Fixed furniture and fittings	Fitted shelves	Good condition / A	

Floor: Ground Floor Room: G93B - Lobby			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Vinyl floor finish Solid concrete floor	Good condition - A Good condition - A	1932
2. Ceilings Structure	ceiling is a low suspended grid system, complete with inset lights and smoke and fire detectors and CCTV camera.	Good condition - A Good condition - A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure	Solid built walls On one side the walls are painted plaster finish and in good condition with general scuff marks.	Good condition - A Good condition - A	
Linings/finishes	wall has been clad with plaster board to give it a decorative finish. This plaster board has a painted finish and has numerous scuffs and greasy stains along the walls from general usage.		
<u>Doors</u>			

Framings	Timber door surrounds	Good condition - A Good condition - A	
Doors	The two ends have a glazed partition with double entrance doors to allow access between the refectory and main body of the building. the store rooms for the refectory doors here are a pair of solid timber doors with numerous dents and bashes to them and a set of timber doors with vision panels. On the opposite side of the wall we have the double doors to the food preparation area		
<u>Windows</u>			
Framings	Double glazed windows with metal frame	Fair condition - A	
Glazed screens			
4. Sanitary services	N/a		
5. Mechanical services			
6. Electrical services			
7. Data			
8. Decorations			
Internal	Painted plaster	Good condition - A	
9. Fixed furniture and fittings	Fitted shelves	Good condition - A	

Floor: Ground Floor Room: G91ALift / Stairwell			
Element	Description	Condition / Condition Rating	Photo Reference
	Please refer to Lower Ground Floor - Room B91		1427 - 1432

Floor: First / Second Floor Room: Room 114 Library (& Upper Part of Donaldson Library)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish	The floor has a vinyl floor throughout on a solid concrete or similar construction base.		125639 - 125609
2. Ceilings Structure	The ceiling has a mix of motifs with floral and geometric design.		
Decoration	On both sides there are at high level, on these low level sections there is water staining and water damage to the painted plaster in most of the bays. This is due to flat roofs crumbling above and allowing water to ingress. Across all the ribs on the ceiling on the main vaulted section there is small hairline fractures at high level and on the main ribs. This is particularly noticeable for the rib furthest away from main section of the Wilkins building.		

	<p>there are numerous hairline fractures throughout the ceiling which are a typical for a building of this age but consideration should careful with any vibration works that are currently being undertaken as these cracks may extend even further. I am not sure if the ceiling in this is a lime plaster or a papier-mâché finish but care should be taken for this historic ceiling as it has indications that show signs of stress already. It should be noted that also on both elevations of this library that there are external construction works being undertaken at this time. It is recommended that a photographic survey to be taken of the ceiling and rear external walls should be taken prior to any further construction works are undertaken by Mace.</p>	Poor condition / C	
3. Internal walls, doors and windows <u>Walls and Partitions</u>			
Structure	<p>The library is a double height spaced with a cove ceiling with ribs going through the ceiling down to Corinthian pilasters on iconic pedestals. Off set from the vaulted section of the main library are short wings which contain the book cases which have high level windows with timber frames. These wing/side sections have a flat ceiling and a simple plastered detail and simple ribbed detail construction finish.</p>		
	<p>Along this external elevation wall there is a large fracture of about 5 to 10mm below the access panel. There is also on the opposite side of the wall a 2 -5mm wide fracture from ceiling which disappears behind the high level timber book cases. The joining in the rear fire exit door, the window has a fracture mid-way on the arch detail.</p>	Fair condition / B	
<u>Doors</u>			

<p>Framings</p> <p><u>Windows</u></p> <p>Framings</p> <p>Glazed screens</p> <p>4. Sanitary services</p> <p>5. Mechanical services</p> <p>6. Electrical services</p> <p>7. Data</p> <p>8. Decorations</p> <p>Internal</p> <p>9. Fixed furniture and fittings</p>	<p>Entrance to the library is through a double set of timer door glazed timber doors and lobby area these appear to be original to the building and are in good condition.</p> <p>N/a</p>	<p>Good condition / A</p>	
<p>Other</p>	<p>Moving up to the library on the 1st floor this double storey height with an in accessibly terrace either side of it. The external terrace roof section will be picked up in the externals. It should be noted that this building is part of the original 1800s building and is constructed to suite it has had major reworking over the time of its life.</p>		<p>1447 - 1931</p>

Entrance to the library is via the ground floor through a newly inserted polished stone stair case with glass balustrades. The stairwell is double height with a half landing, has a painted plaster ceiling with decorative coving at high level and to the half landing painted plaster walls and the polished down flooring follows throughout. Inset into the landing is a inbuilt display cabinet with glass run and glass shells, paint work has minor scuff marks but no signs of fractures or other disturbance. Opposite the half landing is a decorative arch window with a timber frame, and there is no damage to frame or window surround. It should be noted that there was a scaffold structure externally and consideration should be taken to review the area once the scaffold structure has been removed.

1935 - 1951

On the first floor there is a large double height oval room with decorative plaster work finishes and motifs around the building with dental detail. Half way onto a dome it should be noted that the dome is in good condition and no cracks or movement is noted. Within the central floor area the open dome has been enclosed by a glass case and a statue has been placed on top.

As a side note the anti-room to the double height oval room there were fractures at high level in the corners and historic signs of either water ingress or previous movement. On the opposite side of the UCL oval room again there are signs of water ingress to the external elevation, no other signs of movement at higher level. There are general hairline fractures to be expected with a building of this age. Can we delete that section that there are no hairline fractures at high level on the opposite door opening there are minor hairline fractures to plaster finishes at high level that run through the coving and onto the ceiling. These are 1-2mm wide which should be noted.

Going into the main library you walk up a short flight of timber treads, these are worn but are in good condition. The treads have a central hand rail. Within the anti library space there is a cross passage at high level this area was not inspected. There is an anti-room off this passage which is made of plaster board ceiling which has shrinkage, cracks fitting to plaster board cracks, painted plaster boards which have general scuff marks and require general painting. There is also evidence of water ingress above the right hand door if you look from the anti room to the library and this has been tracked along the door head and across the ceiling. Side note: This small room is access to the lift. There is small hairline fracture between the wall and the ceiling above the arch way which give you views towards the open staircase bar. The floor is polished stone clads.



124126 Library - hairline fractures



124148 Water ingress to library



124355 Hairline fractures in library ceiling

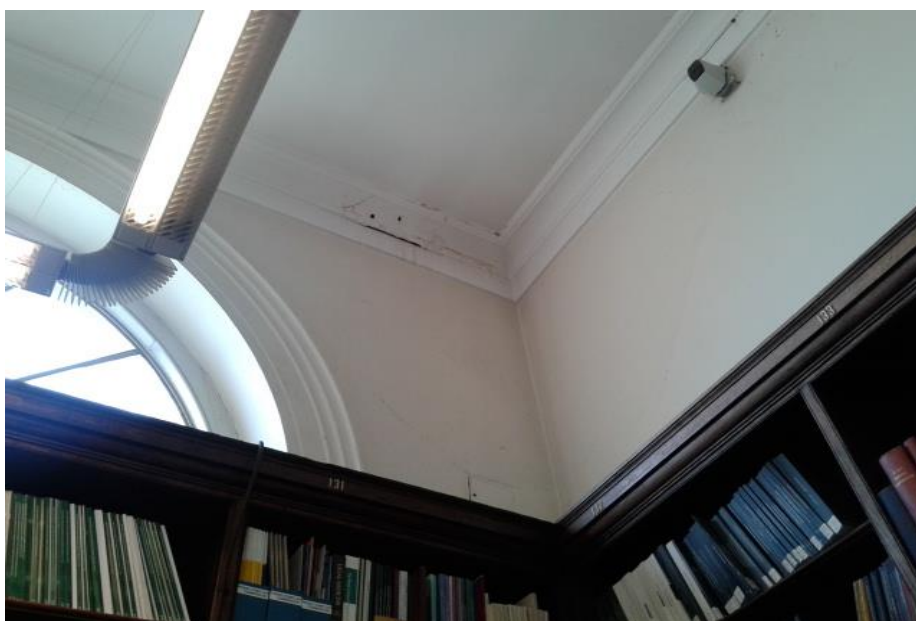


124429 Hairline fractures to plaster ceiling

124442 plaster ceiling with ribs



124509 water ingress to ceiling



125322 Further water damage



1444 Refectory



1425 Lower Ground floor - area sectioned off for construction site



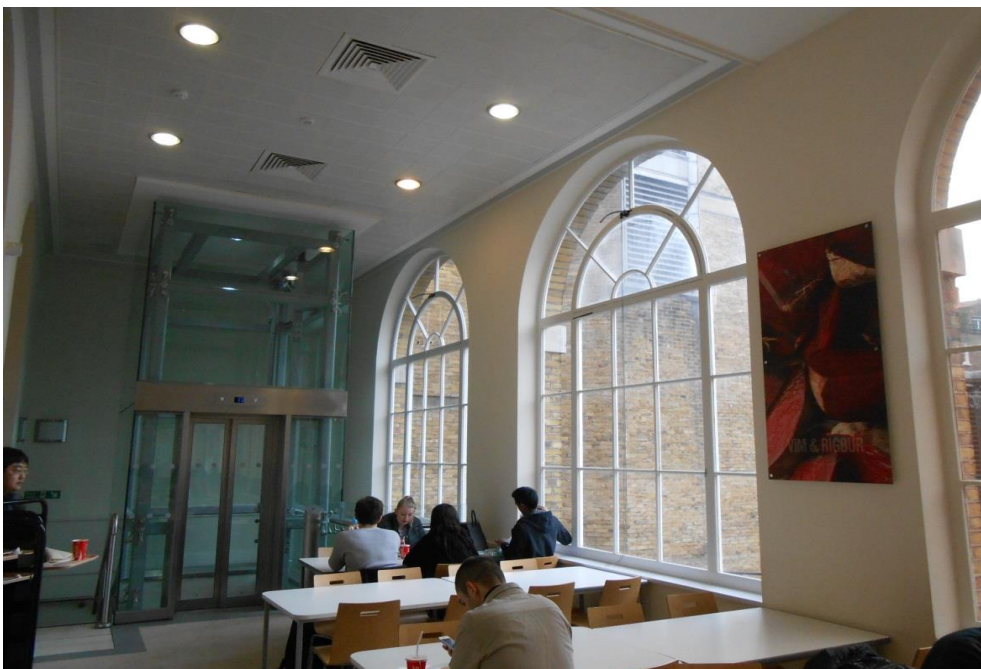
1423 temporary corridor to Japanese Garden



1428 Fracture to wall within stairwell



1434 Stairwell window



1440 Refractory



1932 Entrance lobby to Refractory



1933 Overview of Refractory



1934 Refractory