

Condition of: Bloomsbury Theatre Internals
UCL, London
WC1E 6BT



Chartered Building Surveying and Consultancy Services

For Bloomsbury Internal Images please see
reference and find at back of the report



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Floor: Roof Section On Plan: 83			
Element	Description	Condition/ Condition Rating	Photo Reference
1. Roof <u>Flat Roofs</u> Structure	Mineral felt covering, this has been recently re-laid and is in good working order, the drainage would appear to be working efficiently no damp or pooling areas noted. Good condition.	A	BLR-001 to 005
Coverings and Insulation	The drainage run is to an internal drainage system, this is noted to the roof by the pvc drainage grills to the drainage fall valley. This appears to be working sufficiently although moss growth should be remove to ensure the drainage runs clear and free from blockages.	A	
Drainage Flashings	Lead upstands to air vents are in good condition.	A	

Floor: Roof			
Section On Plan: 82			
Element	Description	Condition/ Condition Rating	Photo Reference
1. Roof <u>Flat Roofs</u> Structure Coverings and Insulation Drainage Flashings	Covering is again a mineral felt cover recently laid and is in good condition. There is some slight unevenness to the finish but this is not deemed to be excessive, this has caused some minor pooling of water in some areas but again this is very minor.	B	BLR 006 to 011
	To the far left corner when coming up the ladders the drainage is blocked and this has caused come pooling of water, drains should be regularly maintained to ensure they run freely.	C	
	Lead upstands to ventilation units are in good condition.	A	

Floor: Roof Section On Plan: 84 (Third Floor Level)			
Element	Description	Condition/ Condition Rating	Photo Reference
1. Roof			
<u>Flat Roofs</u>			
Structure			
Coverings and Insulation	GRP roof covering with a covering of stones and pavers, this was in good working order, no issues noted.	A	BLR 012 to 017
Drainage	Drainage was running freely on the day of the inspection, no issues noted, although drainage should be regularly cleared of any debris to prevent blockages.	A	
Flashings	Upstands were formed by the GRP floor covering and was in good condition.	A	
Parapet	The parapet to the left hand side when entering the roof space is showing its age, the brick face and mortar has weather and spalled. Repointing required here, not cracks noted. To the far wall when entering from the gym lobby the parapet appears to have been removed and there is a temporary painted wood boarder in its place.	B	
Windows	The window to the gym is in need of a thorough redecoration, could really do with replacement, there looks like there is some rusting and deterioration	C	
External Wall to Gym	The external face to the wall is of brickwork construction , this was in very good condition at the time of the inspection, no issues noted.	A	

Floor: Lower Ground Floor Room: Sub Station (06)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO CONSTRUCTION SITE		NO PHOTOS

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Lower Ground Floor Room: Beer Store (01)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete flooring with screed finish, no issues noted.	A	BLI075 to BLI077
2. Ceilings Structure Decoration	Painted concrete ceilings, poor finishing here. No issues noted.	B	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Painted concrete walls, the decoration was very poor here but serves its purpose. Some minor fractures at eye level and poor finishing.	B	
<u>Doors</u> Framings	Solid timber door here, painted finish. The door was in good working order, no issues noted.	A	
<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: Electrical Intake (02)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS CONSTRUCTION SITE		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Lower Ground Floor Room: Lower Stair Lobby (03)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor with screed finish. No issues noted.	A	BLI086
2. Ceilings Structure Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings <u>Windows</u> Framings Glazed screens	This was a mixture of exposed brickwork and painted blockwork, these were both in good condition on the day of the inspection.	A	
4. Sanitary services			
5. Mechanical services			
6. Electrical services	There was data box here, this was no inspected in the survey.		

7. Data

8. Decorations

Internal

9. Fixed furniture and fittings

Floor: Lower Ground Floor Room: Store Cupboard (05)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor with protective covering.	No Rating.	BLI083 to BLI085
2. Ceilings Structure Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings <u>Windows</u> Framings Glazed screens	This is part of a main riser and is currently holding construction site equipment.	No Rating.	
4. Sanitary services 5. Mechanical services 6. Electrical services			

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

Floor: Lower Ground Floor Room: Store Cupboard (07)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Brickwork flooring, this was in poor condition during the survey.	C	BLI087 to BLI088
2. Ceilings Structure Decoration	Painted plaster ceiling, good condition, no issues noted.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings <u>Windows</u> Framings Glazed screens	Walls were painted concrete, the walls had a poor finish, but no further issues noted.	B	
4. Sanitary services			
5. Mechanical services			
6. Electrical services			

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

Floor: Lower Ground Floor Room: Small Storage Area (8)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure			
2. Ceilings Structure Decoration	Painted plaster ceiling, no issues noted.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Exposed painted concrete and brickwork, no issues noted.	A	
<u>Doors</u> Framings			
<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: Stairwell and Corridor (9)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Continuation of vinyl floor covering. No defects noted. Staircase is a inbuilt brick stair case with concrete fill.		
2. Ceilings Structure Decoration	Plaster ceiling with small access panel. Smoke detector and inset lights. No issues noted	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Painted plaster walls, no issues noted. Staircase is a inbuilt brick stair case with concrete fill, painted exposed concrete. Good condition.	A	
<u>Doors</u> Framings			
<u>Windows</u> Framings Glazed screens			
4. Sanitary services			
5. Mechanical services	All services are external and can be viewed, these appeared to be in good order.	A	

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

Floor: Lower Ground Floor Room: Foyer (10)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish	Floor is a solid concrete floor with a vinyl floor covering.	A	BLI078 TO BLI082
Structure			
2. Ceilings	Painted plaster ceiling with inset lights, CCTV and smoke detectors, it has a suspended dropped floating ceiling detail.	A	
Structure Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure	The walls are painted plaster and a smooth finish a small section of exposed brick work and a one wall decorated in a decorative timber finish.	A	
Linings/finishes			
<u>Doors</u> Framings			
<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: Small WC (11)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Lower Ground Floor Room: Large WC (12)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Lower Ground Floor Room: WC Cupboard (13)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Lower Ground Floor Room: Plant Room Area (14)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Exposed concrete floor, this was in good condition no issues noted.	A	BLI070 to BLI074
2. Ceilings Structure Decoration	Exposed concrete ceiling, unpainted in good condition. Some minor areas of light damage but in good condition.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	The walls are a mix of exposed brickwork, exposed blockwork and exposed concrete. All appeared in very good condition. Due to limited space and access the inspection was restricted to the immediate areas.	A	
<u>Doors</u> Framings <u>Windows</u> Framings Glazed screens	Fire exit here was a hardwood framed flat panel door which was well signed. The door was untested due to an alarm system.	A	

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

Floor: Upper Ground Floor Room: Lobby / Theatre Reception (17 / 16 / 15)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Solid concrete floor, this could not be inspected due to a protective covering for the construction works.	No Rating	BLI045 to BLI049
Structure			
2. Ceilings			
	Painted exposed concrete beams with suspended lighting features. Good condition at the time of the inspection, no issues noted.	A	
Structure			
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
	This was a mixture of painted brickwork, painted plaster and painted concrete finish with some walls covered with protective coverings, all was in relatively good condition. Some minor decoration works needed, although I assume this will be completed after the construction works.	B	
Structure			
Linings/finishes			
<u>Doors</u>			
	Softwood door frames with flat panel door frames. Good working order, redecoration needed but again I assume this will be completed after the construction works.	B	
Framings			
<u>Windows</u>			

Framings	Aluminium window frames, all in good condition, no issues noted.	B	
Glazed screens			
4. Sanitary services			
5. Mechanical services			
6. Electrical services			
7. Data			
8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Upper Ground Floor Room: Front of House Office (18)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor with a protective covering over the floor.	No Rating	BLI050 to BLI053
2. Ceilings Structure Decoration	Painted beam and concrete ceiling. Relative good condition no issues noted.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings <u>Windows</u> Framings Glazed screens	This area has a mixture of painted blockwork and painted plaster walls, this area was in need of a thorough redecoration. No structure issues noted. Softwood frame to the door with a flat panel door this was in good working order no issues noted.	B A	
4. Sanitary services 5. Mechanical services			

6. Electrical services

7. Data

8. Decorations

Internal

9. Fixed furniture and fittings

Floor: Upper Ground Floor Room: Theatre Office (19)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish	Solid concrete floor with protective coverings, no inspection could be completed.	No Rating	BLI054 to BLI056
Structure			
2. Ceilings Structure Decoration	Painted exposed concrete and beam ceiling, this was in good condition no issues noted.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	This area had a mix of painted brickwork, painted concrete and painted plaster, the walls here are in need of a thorough redecoration although I assume this will be done after the construction works.	No Rating	
<u>Doors</u> Framings			
<u>Windows</u> Framings Glazed screens	Door here was a timber framed double door opening to the exterior, I assume this door was installed for the construction works only as this is not shown on the plan.	No Rating	
4. Sanitary services			

5. Mechanical services

6. Electrical services

7. Data

8. Decorations

Internal

9. Fixed furniture and fittings

Floor: Upper Ground Floor Room: Foyer (24)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor with an vinyl floor covering, in good condition.	A	No Photos due to public use.
2. Ceilings Structure Decoration	This area was a mixture of unpainted concrete and beam ceiling and painted plaster ceilings. No defects were noted in this area.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings <u>Windows</u>	We have an inset box office which is a timber framed structure with a glass front. One of the internal walls to the foyer goes into the main building and is painted concrete. The remaining walls are exposed dark brick. Floor covering is vinyl floor covering. There is a section of the hand rail which has been covered over with temporary boarding. The room extends on to the front hall way area with the full height glazing.	B	

Framings	Aluminium framed windows at high level, very good condition. No issues noted.	A	
Glazed screens			
4. Sanitary services			
5. Mechanical services			
6. Electrical services			
7. Data			
8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Upper Ground Floor Room: Stairwell & Corridor (25)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor with a vinyl floor covering.	A	
2. Ceilings Structure Decoration	Unpainted concrete and beams on the ceiling and exposed brick walls. No defects were noted in this area.		
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings <u>Windows</u> Framings Glazed screens	Exposed brickwork and painted concrete, all was in very good condition, no issues noted.	A	
4. Sanitary services			
5. Mechanical services			
6. Electrical services			

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

Floor: Upper Ground Floor Room: WC (23)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services	NO ACCESS DUE TO USE.		

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

Floor: Upper Ground Floor Room: TEA Point (22)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor with protective covering over. No inspection could be made.	No Rating.	BLI057 to BLI058
2. Ceilings Structure Decoration	Painted plaster to the ceiling in good condition.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Painted plaster finish to the walls with kitchen units and amenities. Kitchen was in good condition, no issues noted.	B	
<u>Doors</u> Framings	Entrance door was a softwood timber framed, flat panelled door which was in good working order. No issues noted.	B	
<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: Upper Ground Mezzanine Room: UGM Office (28)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO CONSTRUCTION WORKS		

8. Decorations

Internal

9. Fixed furniture and fittings

Floor: Upper Ground Mezzanine Room: UGM Office Lounge (27)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO CONSTRUCTION WORKS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: First Floor Room: Stairs & Landing (34)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	The stairwell was built up of a steel structure, forming the stairs and landings.	A	BLI041
Structure	Laid laminate floor covering to landing and stairs in good condition.		
2. Ceilings			
Structure	Painted plaster ceiling, good condition.	A	
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Exposed brickwork walls with painted concrete columns, again this is in very good condition	A	
Linings/finishes			
<u>Doors</u>			
Framings	Softwood door frames with flat panelled doors. Good working order, no issues noted.	A	
<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: First Floor Room: Store Cupboard (36)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	NO ACCESS DUE TO NO KEYS FOR ACCESS		
2. Ceilings Structure Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes			
<u>Doors</u> Framings			
<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: First Floor Room: Store Room (35)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS FOR ACCESS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: First Floor Room: Lobby 152 (32)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor slab with a carpeted finish, good condition no issues noted.	A	No Photos
2. Ceilings Structure Decoration	Suspended ceiling tiles here, some tiles would benefit from being replaced to maintain the buildings high aesthetics.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings <u>Windows</u> Framings Glazed screens	Painted plaster walls in good condition. No issues noted.	A	
4. Sanitary services			
5. Mechanical services			
6. Electrical services			

7. Data

8. Decorations

Internal

9. Fixed furniture and fittings

Floor: First Floor Room: Meeting Room 106 (33)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Solid concrete floor with a laid laminate flooring. Good condition, no issues noted.	A	BLI042 to BLI044
Structure			
2. Ceilings			
	Suspended ceiling tiles, these are in relatively good condition, some minor damages in areas. These would benefit from being replaced to keep the high aesthetics to the building.	B	
Structure			
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
	The room was a mixture of painted plaster walls with wood effect coverings and or mirrors. This was in relatively good condition. No issues noted.	A	
Structure			
Linings/finishes			
<u>Doors</u>			
	Softwood door frames with flat panel doors. Doors were in good working order. No issues noted.	A	
Framings			
<u>Windows</u>			
	Due to a class in progress an inspection of the windows was not possible to determine the framings and any defects.	A	
Framings			
Glazed screens			

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

Floor: First Floor Room: Bar Seating Area (30 / 31)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO CONSTRUCTION WORKS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: First Floor Room: Bar Area (29)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO CONSTRUCTION WORKS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: First Floor Room: Female WC 102 (37)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO CONSTRUCTION WORKS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: First Floor Room: Toilets (40/39)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO CONSTRUCTION WORKS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: First Floor Room: Small Stair Well (38)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	NO ACCESS DUE TO CONSTRUCTION WORKS		
2. Ceilings Structure Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes			
<u>Doors</u> Framings			
<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: First Floor Room: Stairwell and lobby (36, 35, 34)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	NO ACCESS DUE TO CONSTRUCTION WORKS		
2. Ceilings Structure Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes			
<u>Doors</u> Framings			
<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: Second Floor Room: Stairs & Landing 213 (41)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	The stairwell was built up of a steel structure, forming the stairs and landings.		BLI034
Structure	Laid laminate floor covering to landing and stairs in good condition.	A	
2. Ceilings			
Structure	Painted plaster ceiling, good condition.	A	
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Exposed brickwork walls with painted concrete columns and beams, brickwork and decorations was all in good condition. No issues noted.	A	
Linings/finishes			
<u>Doors</u>			
Framings	Softwood door frames with flat panelled doors. Good working order, no issues noted.	A	
<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: Second Floor Room: Store Cupboard (43)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS FOR ACCESS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Second Floor Room: Store Room 201 (44)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS FOR ACCESS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Second Floor Room: Lobby284 (45)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u>	Solid concrete slab flooring with a carpeted finish, the carpet was slightly worn in areas but was relatively good condition. This is a high traffic area therefore carpets should be maintained to ensure they maximise their usable life.	B	BLI035 to BLI037
Screed and floor finish Structure			
2. Ceilings Structure			
Decoration	Suspended roof tiles, good condition, some tiles would benefit from being replaced to keep the high aesthetics in the building.	B	
3. Internal walls, doors and windows <u>Walls and Partitions</u>	The walls were a mixture of painted plaster, exposed brickwork and painted concrete. No cracking noted, painted areas would benefit from redecoration.	B	
Structure Linings/finishes			
<u>Doors</u>			
Framings	Softwood door frames with flat panelled doors. Good working order, no issues noted.	A	
<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: Second Floor Room: Meeting Room (47)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor slab with a carpeted finish, this was in good condition, no issues noted.	A	BLI038 to BLI039
2. Ceilings Structure Decoration	Suspended ceiling tiles, again some would benefit from replacement to keep the high standard aesthetics kept in the building.	B	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Walls where made up of painted plaster with wood effect panel coverings. No issues noted good condition.	A	
<u>Doors</u> Framings	Softwood door frames with a flat panel door with glazing, this was in good working order no issues noted.	A	
<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: Second Floor Room: Store Room By Reception (46)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor slab with carpeted finish, good condition no issue noted.	A	BLI040
2. Ceilings Structure Decoration	Painted plaster ceilings, good condition no issues noted.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Exposed brickwork walls, very good condition no issues noted.	A	
<u>Doors</u> Framings	Softwood door frame with flat panel doors, good working order, no issues noted.	A	
<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: Third Floor Room: Landing & Stairs (52/53)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	The stairwell was built up of a steel structure, forming the stairs and landings.		BLI021 to BLI023
Structure	Laid laminate floor covering to landing and stairs in good condition.	A	
2. Ceilings			
Structure	Noted in 4th Floor Stars and Landing.		
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Exposed brickwork walls with painted concrete columns, brickwork was in good condition as was the decoration, no issues noted.	A	
Linings/finishes			
<u>Doors</u>			
Framings	Softwood door frames with flat panelled doors. Good working order, poor decoration to doors to storage cupboards here and would benefit from redecoration.	B	
<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: Third Floor Room: Store Cupboard (54)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS FOR ACCESS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Third Floor Room: Store Room (55)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS FOR ACCESS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Third Floor Room: B.F.C Store (56)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor, no issues noted.	A	BLI024
2. Ceilings Structure Decoration	Painted plaster ceilings, this has been done to a relatively poor standard and could do with further decoration works.	B	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Walls here are formed of painted brickwork, these decorative works here have been completed to a poor standard. Some minor movement cracks noted to the mortar joints but this is not of any significance, no issues other than poor decoration noted.	B	
<u>Doors</u> Framings	Flat panelled door and softwood surrounds, was in good condition, no issues noted.	A	
<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: Third Floor Room: 307 Reception Office (57)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor with a laminate covering in good condition.	A	BLI025 to BLI026
2. Ceilings Structure Decoration	Ceilings are formed of painted plaster and are in good condition.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings <u>Windows</u> Framings Glazed screens	Walls are painted plaster, they appeared to have been recently redecorated and are in relatively good condition, a crack was noted to the left hand wall when entering I suspect this has the same cause as the cracking to the underside of the beam in room 308 Office Admin as stated below.	B	
4. Sanitary services			

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

Floor: Third Floor Room: 308 Admin Office (59)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Carpeted floor covering in good condition, this appears to be a relatively new installation.	A	BLI028
Structure	Solid concrete flooring.		
2. Ceilings			
Structure			
Decoration	Painted plaster ceiling, good condition, no issues noted.	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Walls are formed from the concrete structure and blockwork walls.		
Linings/finishes	Painted plaster walls , there is a vertical crack noted here which runs from floor to ceiling and a minor crack noted to the underside of the beam.	B	
<u>Doors</u>			
Framings	Softwood door surrounds in good conditions, flat panelled doors were in good working order, not issues noted.	A	
<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: Third Floor Room: 308A Machine Room (60)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services	Carpeted floor covering in good condition. Solid concrete floor. Painted plaster ceiling, good condition, no issues noted. Painted plaster walls and painted blockwork, there is a prominent vertical crack noted here which runs from floor to ceiling, this should investigated further to determine the cause. Softwood door surrounds in good conditions, doors were in good working order, not issues noted.	A A C A	BLI029 to BLI031

6. Electrical services

7. Data

8. Decorations

Internal

9. Fixed furniture and fittings

Floor: Third Floor Room: 305 Office Lobby (55)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Laminate floor covering in good condition, this appears to be a relatively new installation.	A	
Structure	Solid concrete flooring.		
2. Ceilings			
Structure			
Decoration	Painted plaster ceiling, good condition, no issues noted.	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure			
Linings/finishes	Painted plaster walls, a vertical crack has been noted to the left hand side of the door when entering.	B	
<u>Doors</u>			
Framings	Softwood door surrounds in good conditions. Doors were in good working order, no issues noted.	A	
<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: Third Floor Room: 308 Reception (51, 50)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Laminate floor covering in good condition, this appears to be a relatively new installation. Solid concrete flooring.	A	BLI031 to BLI032
2. Ceilings Structure Decoration	Painted plaster ceiling, good condition, no issues noted.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Painted plaster walls, in good condition.	A	
<u>Doors</u> Framings	Softwood door surrounds with flat panel doors to interior spaces, there was access from here to the roof spaces, this was formed by a glazed wall which was formed of aluminium framed windows and doors, not issues noted.	A	
<u>Windows</u> Framings Glazed screens	Aluminium framed windows in good condition. Not issues noted. The window openings were not tested this was a visual inspection only.	A	
4. Sanitary services			

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

Floor: Third Floor Room: Main Gym Area (74 / 48)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
	Floor resin covering over solid concrete floor to the main gym area which had coloured protective flooring in good condition.	A	
Screed and floor finish			
Structure			
2. Ceilings			
	Corrugated metal ceiling supported by steel frame structure.		
Structure			
Decoration	Painted. Good condition.	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Brickwork wall, good condition		
	The wall with the glazing on the plan which covers all floors is in good condition, some wear and tear to the decoration. In need of a redecoration but other than that it is in good condition.	B	
Linings/finishes			
<u>Doors</u>			
Framings			
<u>Windows</u>			
	Aluminium framed windows, painted, some minor deterioration to the paintwork, although these windows are reaching towards the end of there useable life and would benefit from being replaced with a more modern double glazed argon filled unit.	B	
Framings			

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

Floor: Fourth Floor Room: Gallery (75)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Vinyl flooring over solid floor structure, laid laminate flooring to walkways. The finishing to the vinyl and laminate could be improved but it appears to serve its purpose well.	B	BLI013 to BLI014
2. Ceilings Structure Decoration	Painted plaster ceilings in good condition. No issues noted.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes <u>Doors</u> Framings <u>Windows</u> Framings Glazed screens	This area was a mix of painted plaster, painted exposed blockwork and painted concrete. All appeared in good condition structurally, this area would benefit from a redecoration in the near future. When entering to the left hand side the painted block work is in relatively good condition. Some very minor settlement movement cracks around the door to the squash court, no other issues noted.	B	

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

Floor: Fourth Floor Room: Corridor (80)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	The flooring has a laminate floor covering which continues from the gallery area, this was a level and well maintained finish.	A	No Photos
2. Ceilings Structure Decoration	Painted plaster ceilings, good condition.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Painted brickwork and blockwork walls, there is a significant horizontal crack above the doorway, there is further damages to the faces of the blockwork surrounding the squash court entrance.	C	
<u>Doors</u> Framings	Softwood door frames with a flat panel fire exit door, this was locked on the day of the inspection, fire exit door should remain unlocked in the case of emergency at all times. Door was not tested to determine work order.		
<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: Fourth Floor Room: Squash Court 1 (81)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Parquet floor covering here in good condition, no movement or damages noted.	A	BLI015 to BLI018
2. Ceilings Structure Decoration	Corrugated metal roof covering. Painted, good condition.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Painted plaster walls at high level with a protective covering at low level. There is three prominent vertical cracks which run from the underside of the roof steels which continue behind the protective wall coverings. There is further minor cracks coming off these.	C	
<u>Doors</u> Framings	Timber door surrounds with a glazed flat panel door in relatively good condition, the door frame would benefit from redecoration.	B	
<u>Windows</u> Framings Glazed screens			
4. Sanitary services			

- | | | | |
|---|--|--|--|
| <div>5. Mechanical services</div> <div>6. Electrical services</div> <div>7. Data</div> <div>8. Decorations</div> <div>Internal</div> <div>9. Fixed furniture and fittings</div> | | | |
|---|--|--|--|

Floor: Fourth Floor Room: Store Room (79)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS AVAILABLE FOR ACCESS.		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Fourth Floor Room: Cupboard Store (78)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS AVAILABLE FOR ACCESS.		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Fourth Floor Room: Landing & Stairs (76/77)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	The stairwell was built up of a steel structure, forming the stairs and landings. Laid laminate floor covering to landing and stairs in good condition.	A	BLI019 to BLI020
2. Ceilings Structure Decoration	Painted plaster ceiling, good condition.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure	Exposed brickwork walls with painted concrete columns and beams, there is damp evident on the far wall at high level. Please see images. Brickwork and structure was in relatively good condition other than issues noted.	B	
Linings/finishes <u>Doors</u> Framings	Softwood door frames with flat panelled doors. Good working order, no issues noted.	A	
<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: Fourth Floor Mezzanine Room: Lift Motor Room (70)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Solid concrete slab floor with a painted anti-slip floor. Good condition, no issues noted.	A	BLI008 to BLI012
Structure			
2. Ceilings			
Structure	Painted corrugated metal roof in good condition, no issues noted.	A	
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Painted brickwork walls, this was in relatively good condition, some minor decoration works needed. No issues noted.	A	
Linings/finishes			
<u>Doors</u>			
Framings	Softwood door frames with a flat panel door. Good condition.	A	
<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: Fourth Floor Mezzanine Room: Dance Store (71)			
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 <u>Windows</u> Framings Glazed screens 4. Sanitary services 5. Mechanical services 6. Electrical services 7. Data	NO ACCESS DUE TO NO KEYS FOR ACCESS		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Fourth Floor Mezzanine Room: Upper Viewing Area 1 (72)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	The mezzanine was formed by a solid concrete, the mezzanine space had a carpeted finish, this was relatively worn and would benefit from being replaced in the near future.	B	BLI001 to BLI003
Structure			
2. Ceilings			
Structure	corrugated metal ceiling. Good condition.	A	
Decoration	Painted corrugated metal.		
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Painted plaster walls here again, the cracks as noted in the fourth floor squash court 1 are viewed in more detail from this space. There is also another crack noted to the left hand side of the squash court when viewing the court from this space, this runs from mezzanine level to the ceiling.	C	
Linings/finishes	Again from the mezzanine there is also another vertical crack which runs up by the fire alarm and which is again from head height to ceiling level. This has been reference in the photos.	C	
<u>Doors</u>			
Framings	Softwood door surrounds with flat panel doors. In need of redecoration but was in good working order.	B	
<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: Fourth Floor Mezzanine Room: Upper Viewing Area 2 (73)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	This space follows on from viewing area 1, the mezzanine is formed by a solid concrete floor with a carpeted finish which is again relatively worn and would benefit from being replaced in the near future.	B	BLI004 to BLI007
Structure			
2. Ceilings			
Structure	Painted corrugated metal ceiling, this was in good condition.	A	
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	When entering here to the right hand side there is a crack, this noted in Squash Court 1 on the other side of the wall therefore the crack is prominent on both sides. There is also a fire exit door to the far side of the mezzanine which has a vertical crack to the right hand side ion the wall which runs up to ceiling height and then a horizontal crack on the left hand side which runs to the wall, this then also follows on to be a vertical to ceiling height. Other than these cracks there are no other defects. In need of a decoration throughout.	C	
Linings/finishes			
<u>Doors</u>			

Framings	There was a fire exit door here, this was again softwood door frame with a hardwood flat panel door.	A	
<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			

Bloomsbury Roof Images



BLR 001



BLR 002



BLR003



BLR004



BLR005



BLR006



BLR007



BLR008



BLR009



BLR 010



BLR011



BLR012



BLR013



BLR014



BLR015



BLR016



BLR017

Bloomsbury 4th Floor Mezzanine Images



BLI001



BLI002



BLI003



BLI004



BLI005



BLI006



BLI007



BLI008



BLI009



BLI010



BLI011



BLI012

Bloomsbury 4th Floor Images



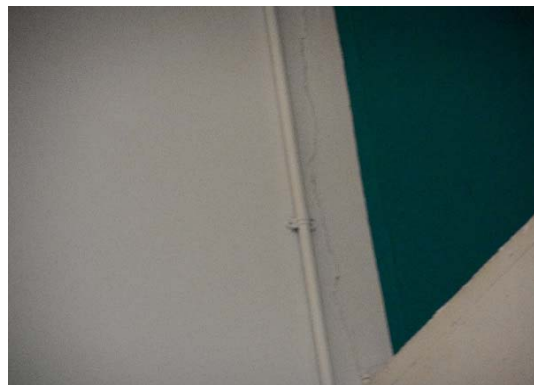
BLI013



BLI014



BLI015



BLI016



BLI017



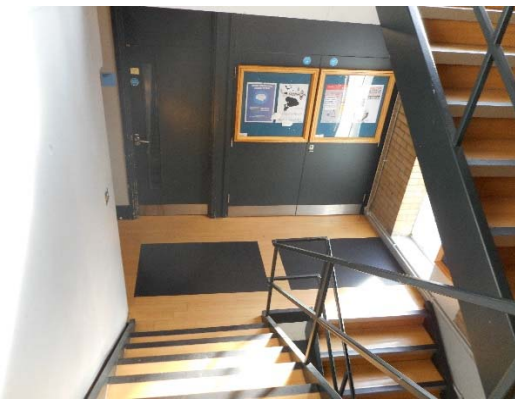
BLI018



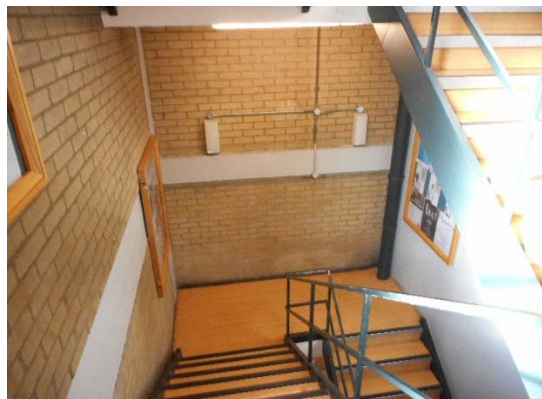
BLI019
Bloomsburys 3rd Floor Images



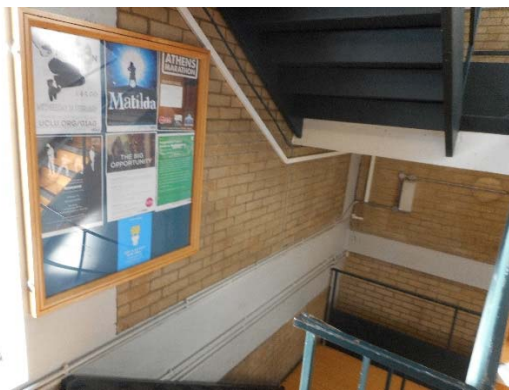
BLI020



BLI021



BLI022



BLI023



BLI024



BLI025



BLI026



BLI028



BLI029



BLI030



BLI031



BLI032



BLI033

Second Floor Images



BLI034



BLI035



BLI036



BLI 037



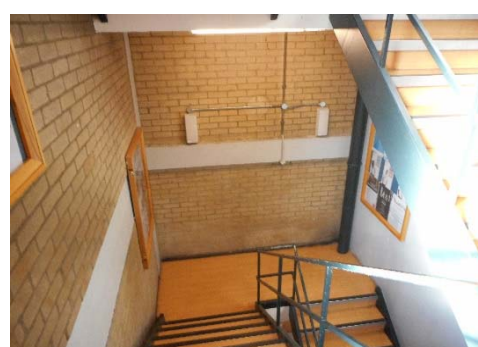
BLI038



BLI039



BLI040



BLI041

First Floor Images



BLI042



BLI043

Upper Ground Floor Images



BLI044



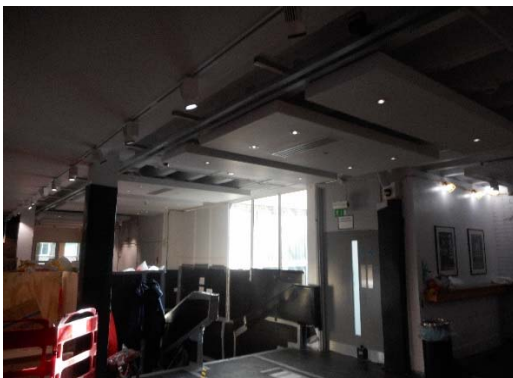
BLI045



BLI046



BLI048



BLI049



BLI050



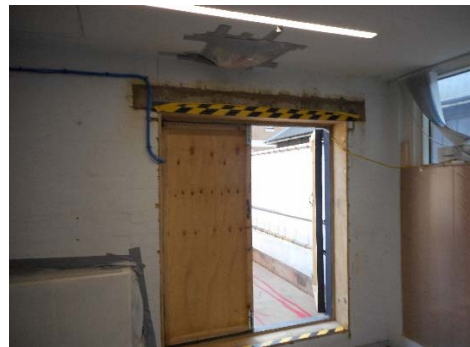
BLI051



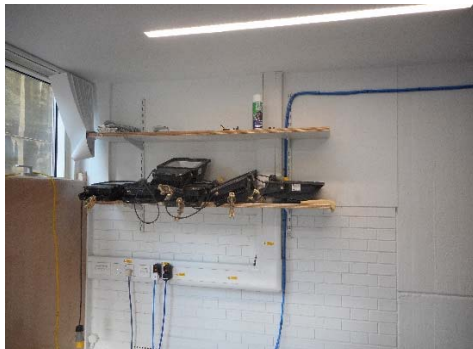
BLI052



BLI053



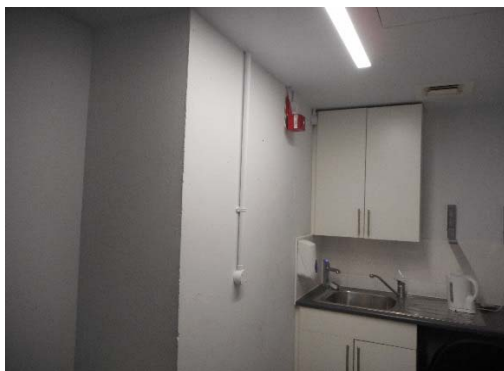
BLI054



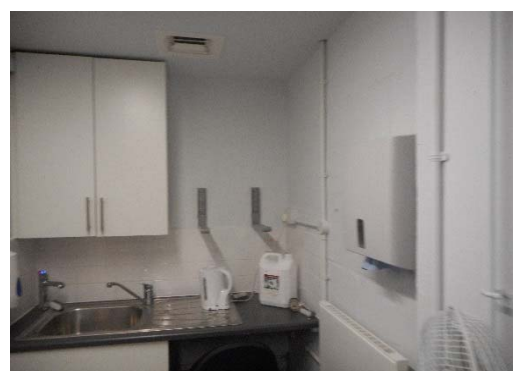
BLI055



BLI056



BLI057



BLI058

Lower Ground Mezzanine



BLI069



BLI070



BLI071



BLI072

Lower Ground Floor



BLI073



BLI074



BLI075



BLI076



BLI077



BLI078



BLI079



BLI080



BLI081



BLI082



BLI083



BLI084



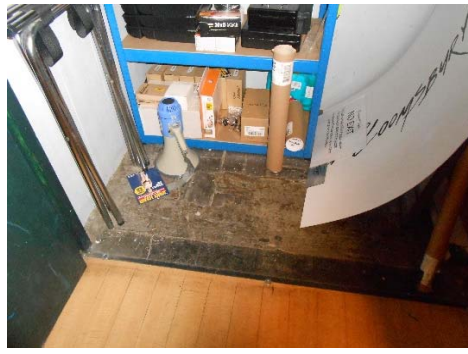
BLI085



BLI086



BLI087



BLI088