

Condition of: Gordon Square, 26 Internals
UCL
London
WC1E 6BT



Chartered Building Surveying and Consultancy Services

For images to Gordon Square please refer
to this disc of images provided



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

Tel: 01376 573877



Floor: Basement Floor Room: Room B98 (4)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Vinyl flooring laid down the staircase. This is in good working order. No issues noted		188
Structure	The staircase is formed of brick and concrete, no issues noted.	A	
2. Ceilings			
Structure			
Decoration	Painted plaster no issues noted.	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure			
Linings/finishes	No faults noted, slight decoration needed, no major faults good condition.	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: Basement Floor Room: Room B97 (3)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
	Carpeted finish in good condition. This is a high traffic area due to the access to the rear, therefore the flooring here should be maintained to ensure it maximises its usable life.	A	189, 190
Screed and floor finish			
Structure	Solid concrete flooring		
2. Ceilings			
Structure			
	Painted plaster ceiling, recently redecorated in good condition.	A	
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
	Basement is formed by a solid construction to take the loads of the above structure.		
Structure			
	Painted plaster walls again have been recently redecorated in good condition.	A	
Linings/finishes			
<u>Doors</u>			
	Softwood framed doors, all appear to be recently installed in good working order, no issues noted.	A	
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: Basement Floor Room: Room B97 (5)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u>	Carpet panels have been installed here, these are in good condition, please refer to comments in the previous room about traffic.	A	191 to 193
Screed and floor finish	solid concrete floor slab.		
Structure			
2. Ceilings Structure	Painted plaster ceilings, there was some exposed ductwork and services at high level here, although this was not deemed dangerous it should be adequately covered up to match the standards in the area.	A	
Decoration			
3. Internal walls, doors and windows <u>Walls and Partitions</u>	Basement is formed by a solid construction to take the loads of the above structure.		
Structure	Painted plaster walls, these are in reasonable condition, when this has been redecorated the preparation work has been to a poor standard therefore there are some untidy areas.	B	
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: Basement Floor Room: Room B31 (6)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Good condition, no issues noted.	A	194 to 196
Structure			
2. Ceilings			
Structure			
Decoration	As before, painted plaster, good condition.	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure			
	As before, good condition. No issues noted. To the far wall there has been a false wooden effect panel, this appears to be a recent installation and is in good condition.	A	
Linings/finishes			
<u>Doors</u>			
Framings			
<u>Windows</u>			
Framings	Timber framed sash windows here which have been maintained and area in reasonable condition.	A	
Glazed screens			
	All sanitary ware on the day of the inspection was working and is in good order.	A	
4. Sanitary services			
5. Mechanical services			

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

Floor: Basement Floor Room: Room B32 (2)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor with carpeted finish in good condition.	A	336 to 344
2. Ceilings Structure Decoration	Painted plaster ceiling. This was in good condition. No issues noted.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Walls of formed of solid concrete with a painted plaster finish. There was high levels of damp at low level to the external wall. This has left staining and damages to the finishes. This should be investigated further to prevent more damp penetration.	B/C	
<u>Doors</u> Framings	Softwood door frames with flat panel doors, these were in good working order on the day of the inspection.	A	
<u>Windows</u> Framings Glazed screens	Timber framed sash windows, these appear to have been recently decorated and are in good condition.	A	

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

Floor: Ground Floor Room: Room G15 (07)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Carpeted finish, in good condition. This is a high traffic area so flooring should be maintained to ensure it maximises its life use. solid concrete flooring.		180 to 183
2. Ceilings Structure Decoration	Painted plaster ceilings, in very good condition.		
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. Generally in very good condition again, slight redecoration in areas. Decoration only, no cracking or faults noted. timber door framings all in good condition.		
4. Sanitary services			
5. Mechanical services			

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

Floor: Ground Floor Room: Room G14 (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	<p>Carpeted finish, this was generally in good condition. Although this is a high traffic area and the flooring here should be maintained to ensure It maximises its life.</p> <p>Concreted flooring here forming the ground floor.</p> <p>Painted plaster ceiling, all in good condition, no issues noted.</p> <p>Painted plaster finish no issues noted.</p> <p>large hardwood door and frame to the main entrance, this has been recently redecorated and is in good condition.</p> <p>No faults noted, slight decoration needed around the window above the main entrance door. Fine movement cracking showing, decoration only although this is should be noted.</p>		184, 185

- | | | | |
|---|--|--|--|
| <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: Ground Floor Room: Room G13 (08)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Good condition, no issues noted.		186, 187
2. Ceilings Structure Decoration	Painted plaster walls, good condition.		
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, good condition.		
4. Sanitary services	On the day of the inspection all sanitary ware was in good working order.		
5. Mechanical services			
6. Electrical services			
7. Data			

8. Decorations

Internal

9. Fixed furniture and fittings

Floor: Ground Floor Room: Room G11 (09)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete floor with a carpeted finish, carpet was slightly worn in places but was generally in good condition.	A	210 to 212
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	Painted plaster walls, no issues noted.	A	
<u>Doors</u> Framings	Softwood frames with flat panel doors, good working order no issues noted.	A	
<u>Windows</u> Framings Glazed screens	Timber framed windows, these have been very well maintained over the years, good condition.	A	
4. Sanitary services			
5. Mechanical services			

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

Floor: Ground Floor Room: Room G10 / G09 (10)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure			204 to 209
2. Ceilings Structure Decoration	Painted plaster ceiling. Slight movement cracking to the ceiling and above the windows to the external wall on the road side. This is should be noted to the proximity to the proposed works.	B	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Painted plaster skimmed walls Slight cracking around the door when entering on the left hand side.	A	
<u>Doors</u> Framings	Softwood door frames with flat panelled doors, recently decorated good condition.	A	
<u>Windows</u> Framings Glazed screens	Timber framed windows, these have been maintained very well over the years and are in good condition.	A	
4. Sanitary services			
5. Mechanical services			

6. Electrical services

7. Data

8. Decorations

Internal

9. Fixed furniture and fittings

Floor: First Floor Room: Room 116 (14)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Carpeted finish no issues noted.		
Structure	Stairwell here is built up of a concrete structure forming floors and ceilings.	A	169, 175 to 177
2. Ceilings			
Structure	Stairwell here is built up of a concrete structure forming floors and ceilings.		
Decoration	Painted plaster finish no issues noted.	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure			
Linings/finishes	Painted plaster, very good condition, no issues noted. Coming down stairs from room 115 to G15 all in very good condition.	A	
<u>Doors</u>			
Framings	Softwood door linings and flat panel doors, good condition. Some doors were tested and were in good working order.	A	
<u>Windows</u>			
Framings	Timber framed window here in 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: First Floor Room: Room 115 (15)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish			
Structure	Suspended timber frames flooring here, this was steady underfoot and had a carpeted finish, no issues noted.	A	178, 179
2. Ceilings			
Structure			
Decoration	Flat painted plaster ceilings, very good condition, no issues noted.	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Walls were painted plaster, good condition, no issues noted.	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: First Floor Room: Room 113 (16)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Carpeted finish very good condition.		
Structure	Suspended timber floor here. Steady under foot no issues noted.	A	203
2. Ceilings			
Structure			
Decoration	Painted plaster ceilings, very good condition no issues noted.	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure			
Linings/finishes	Painted plaster walls very good condition, no issues noted.	A	
<u>Doors</u>			
Framings	Softwood door framings to the entrance, good condition.	A	
<u>Windows</u>			
Framings	timber framed French door with windows above, in 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: Second Floor Room: Stairs 213 (17)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Carpeted finish no issues noted.		
Structure	stairwell here is built up of a concrete structure forming floors and ceilings.	A	170 to 171
2. Ceilings			
Structure	Stairwell here is built up of a concrete structure forming floors and ceilings.		
Decoration	Painted plaster finish no issues noted.	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Painted plaster walls, very good finish, the walls have very slight settlement and movement cracks around the doors to office 211 and to the corridor, very minor decoration cracking, nothing of any significance.	B	
Linings/finishes			
<u>Doors</u>			
Framings	Softwood door linings, minor cracking noted around door to office 211, this is not deemed to be significant.	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: Second Floor Room: Office 211 (19)			
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, RECEIVED MASTER KEY WHICH DID NOT OPEN		

8. Decorations			
Internal			
9. Fixed furniture and fittings			

Floor: Second Floor Room: Room 215 (18)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Carpeted finish, slightly worn in areas from general use but generally in good condition.	B	172 to 174
Structure	Suspended timber floor.		
2. Ceilings			
Structure			
	Painted plaster ceiling, very good condition no issues noted.	A	
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Painted plaster walls.		
Linings/finishes	Horizontal crack running along the right hand side of the corridor when entering from Room 213, decoration only, not of any major significance	B	
	Coming down the stairs between room 213 and 116 on the plan – Very clean painted finish and no cracking has been noted and none to the stairs. All very good condition.	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: Second Floor Room: Room 214 (20)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Solid concrete flooring with tiled finish, this was in good condition, no issues noted.	A	No photos
2. Ceilings Structure Decoration	Painted plaster ceilings here, good condition.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes		A	
<u>Doors</u> Framings			
<u>Windows</u> Framings Glazed screens	Timber frames window with single glazed obscured glass. Good condition.	A	
4. Sanitary services			
5. Mechanical services			
6. Electrical services			

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

Floor: Third Floor Room: Room 315 (22)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Carpeted finish good condition.		
Structure	Stairwell here is built up of a concrete structure, this then changes to a suspended timber floor as you approach the front elevation of the building..	A	0165 to 0168
2. Ceilings			
Structure	Stairwell here is built up of a concrete structure.		
Decoration	painted plaster, good condition	A	
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure			
Linings/finishes	Painted plaster, very good condition no faults noted.		
Stairs	Coming down the stairs from section 22 – 17 again just painted walls no major cracking. Slight decoration cracking only. To the landing on the stairs, there is a small crack to the left hand side when coming down and then again just to the underside of the stairs to area 22, images noted on the plan.	B	
<u>Doors</u>			
Framings	Softwood door frames with flat panel doors. Good condition no issues noted.	A	
<u>Windows</u>			
Framings			
Glazed screens			

4. Sanitary services Toilet formed by separate space at end of corridor	Slight cracking above the window to the toilet, very minor decoration damage only.	B	
5. Mechanical services			
6. Electrical services			
7. Data			
8. Decorations Internal			
9. Fixed furniture and fittings			

Floor: Third Floor Room: Room 314 (21)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Carpeted finish, no issues noted. Suspended timber floor here.	A	161
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	No cracking or issues noted, good condition apart from the horizontal crack noted on the stairs coming down from room 415 fourth floor.	A	
Linings/finishes <u>Doors</u> Framings	Softwood door framings with flat panel doors, these 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: Office 312 (23)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Carpeted finish in good condition. Suspended timber floor.	A	0162 to 0163
2. Ceilings Structure Decoration	Painted plaster ceilings Small crack by the light running to the external wall, decorative only. No other issues noted.	B	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Painted plaster finish to the walls, all in good condition.	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: Third Floor Room: Room 308A (24)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs			
<u>Floor</u>			
Screed and floor finish	Carpeted finish.		
Structure	Suspended timber floor steady underfoot, good condition.	A	164
2. Ceilings			
Structure	Painted plaster finish, good condition.	A	
Decoration			
3. Internal walls, doors and windows			
<u>Walls and Partitions</u>			
Structure	Painted plaster finish, minor crack noted on the right hand side wall when entering.	B	
Linings/finishes			
<u>Doors</u>			
Framings	Softwood door frames with flat panel doors, 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 Room: Office 413 (27)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Suspended timber floor with Carpeted floor finish - floor finish is particularly worn and there was a raised area below the workstation by the window to the left when entering. Suspended timber floor	B	0151 to 0158
2. Ceilings Structure Decoration	Plaster board ceilings with papered finish, tonged and grooved wood panelling to the window bays. Horizontal cracking to the skelings to the external wall and the far wall when entering and to the wall joints approx. 2mm, this is believed to be historical cracking.	B/C	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure	Plaster finish to the walls with papered or painted plaster finish, cracking noted to the ceiling joints on all walls. A further vertical crack was noted above the entrance door. There was further decorative damage throughout.	C	
Linings/finishes <u>Doors</u> Framings	Softwood door linings with flat panelled doors in good working order.		

<u>Windows</u>	Timber framed windows and framework, this was in poor condition and would benefit from being replaced in the near future.	C/D	
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: Office 414 (26)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Carpeted covering in good condition. Suspended timber floor, this was steady under foot on the day of the inspection.	B	0197 to 0202
2. Ceilings Structure Decoration	Painted plaster ceilings, slight cracking along the line where the skelining meets the ceiling and some further cracking to the ceiling and wall junction.	C	
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, cracking noted to the wall to ceiling join. Timber framed windows in very poor condition, these would benefit from being replaced or a thorough overhaul in the near future.	B/C C	
4. Sanitary services			

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

Floor: Fourth Floor Room: Stairs 415 (25)			
Element	Description	Condition / Condition Rating	Photo Reference
1. Floors and stairs <u>Floor</u> Screed and floor finish Structure	Carpeted floor finish in good condition.	A	0159 to 0161
2. Ceilings Structure Decoration	Painted plaster finish to the ceilings, this was in good condition, no issues noted.	A	
3. Internal walls, doors and windows <u>Walls and Partitions</u> Structure Linings/finishes	Vertical crack which runs up the external wall noted, this is suspected to be a historical crack. There is further a horizontal crack noted as you come down the stairs which is also thought to be historical. Painted plaster finish	B	
<u>Doors</u> Framings			
<u>Windows</u> Framings Glazed screens	Timber framed roof light with strengthen glazing. Slight minor cracking around the roof light from settlement.	B	
4. Sanitary services			

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