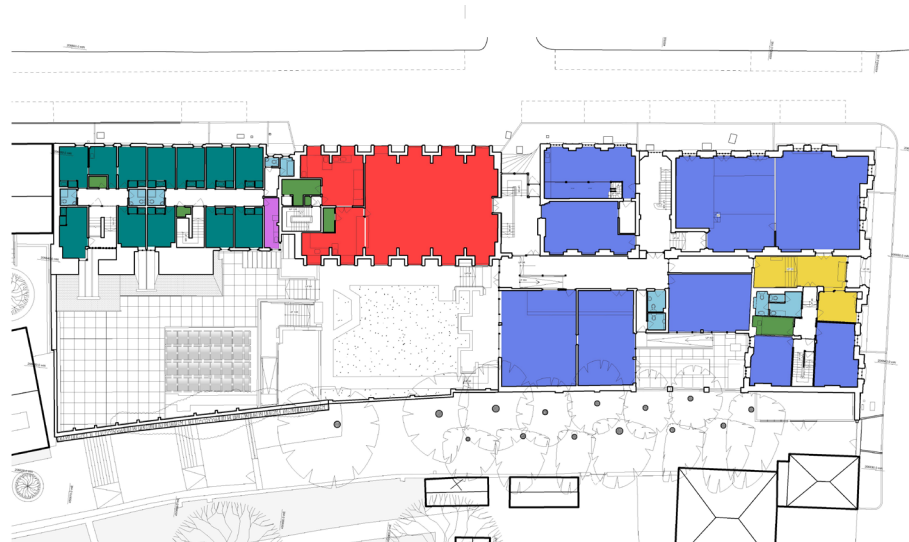


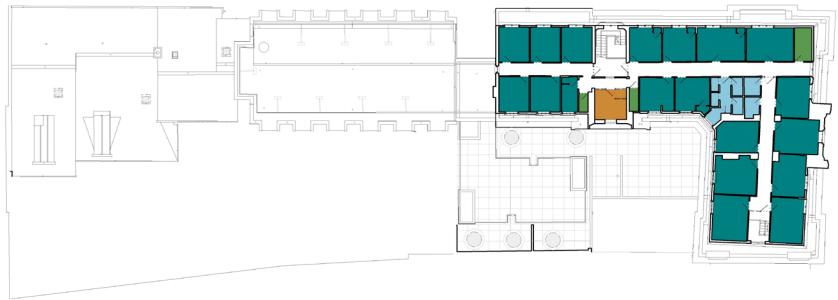
# 04

## The Ruskin Building

# 4.1 Building Condition



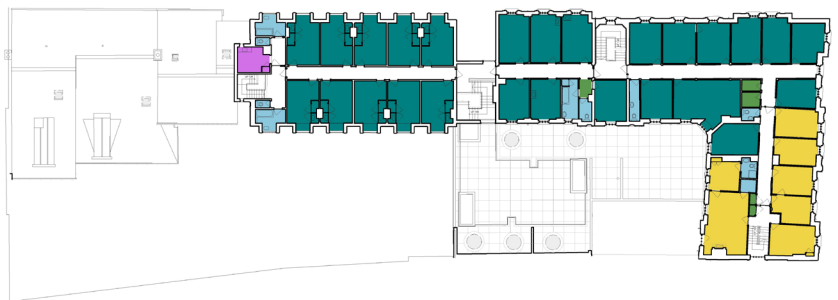
Ground Floor Plan



Third Floor Plan



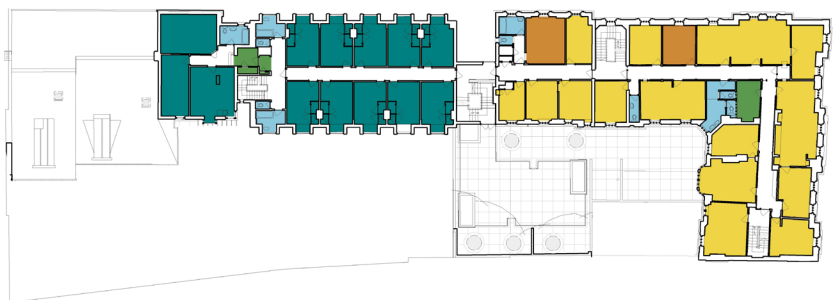
Mezzanine Floor Plan



Second Floor Plan



Basement Floor Plan



First Floor Plan

## 4.1 Building Condition

This Section provides an overview of the condition of the existing buildings. Below is a series of plans identifying the present distribution of uses across the site.

### 4.1.1 The Existing Programme Distribution

The current building is a mixture of office space, teaching areas, administration, a library and student accommodation located over five floors. There is a small basement that contains an existing sub-station.

Additional accommodation has been added over the last 100 years. Due to the topography of the site the building is on several levels and difficult for disabled users to easily access many areas. This issue has been addressed by the addition of platform lifts located across the ground floor of the building.

- PUBLIC
- STUDENT ACCOMMODATION
- KITCHEN
- STORAGE
- TEACHING ROOMS
- STUDENT ANCILLARY
- ADMIN



4.1.2 The Existing Envelope and Windows

The existing envelope consists of a load bearing brick work facade. The 1913 and 1936 buildings are made up of brick and stone with single glazed timber windows at upper floors and metal window frames at ground and third floors. The 1968 building is constructed of a reinforced concrete frame clad with precast concrete panels hung from each floor level. The fenestration consists of timber framed single glazed units within the pre-cast panels. The 1980s extension is formed of traditional load bearing masonry with timber framed double glazed casement windows.



Walton Street Building View



Worcester Street 1960s Building



Worcester Street 1980s Building

4.1.3 The Existing Roof

Tucked in behind the parapets and chimney stacks the roof over 1913 and 1936 building is clad in slate with lead flashings. The windows are metal single glazed and in many cases rotten and leaking. The roof in general is in need of serious maintenance and repairs.



Roof Gutter, Parapet and Window



Roof Gutter behind Parapet

4.1.4 The Internal Condition

Due to the piecemeal approach to the extending of student accommodation creating, study and admin space the Walton Street site has serious problems with accessibility, it's associated functionality and future adaptability,

The principle access is via Walton Street, however there are three additional stepped entrances which create problems of accessibility and pose a security risk.



Smaller Student Bedroom



Typical Student Bedroom



Typical Office

Internally the building is a maze of interconnected corridors and with staircases and ramps. As such five sets of stairs have to be navigated when going from one side of the site to the other.

The diagram opposite and the adjacent photos illustrate the extent of this issue.

The ground floor of the building consists of the main entrance and reception, teaching and administration spaces. There is a kitchen and dining rooms for the students and staff along with student bedrooms.



Typical Corridor



Existing Administration Room



# 4.1 Building Condition

## 4.1.5 Structural Appraisal

The 1912 Ruskin Building is formed of perimeter load bearing solid brick walls (partially faced in stone), with a structure typical to buildings of its age. The perimeter facade walls support filler joists spanning between internal steel posts, which are concealed within the internal partitions. The third floor mansard roof is formed by timber trust rafters supported on the internal steel columns. There are a number of load bearing internal partitions, with steel beams to support the chimney flues. The perimeter walls are supported on brick foundations, with concrete footings.



Basement Retaining Walls



Basement Retaining Walls

## 4.1.6 External Conditions

Externally the stone and brickwork is in a good condition. There are minor cracks within the eastern facade of the bearing stones around the window openings. The stone coping and three stone pediments are in a fair condition though there has been some weathering at points due to water penetration; this has also resulted in some vegetation growth along the joints. Locally where the stone work has been exposed the stone is worn and subject to minor spalling.

There is some evidence of efflorescence in a number of locations within the brickwork. The facades have also been exposed to patch repairs particularly prevalent on the south and eastern facade of the quad; this is due to poor maintenance of the downpipes along the facade. This is emphasised along the clear interface between the 1913 and the 1930s extension.



Exterior Windows

## 4.1.7 Internal Conditions

Internally there are a number of down stand beams and a masonry corbel beam, where the primary steel beams are exposed there is uniform rusting. The internal arrangement of the floor levels, particularly around the porter lodge has been modified over the years, in order to accommodate the ventilation of the substation. There is some water ingress damage on the timber rafters supporting the mansard roof.

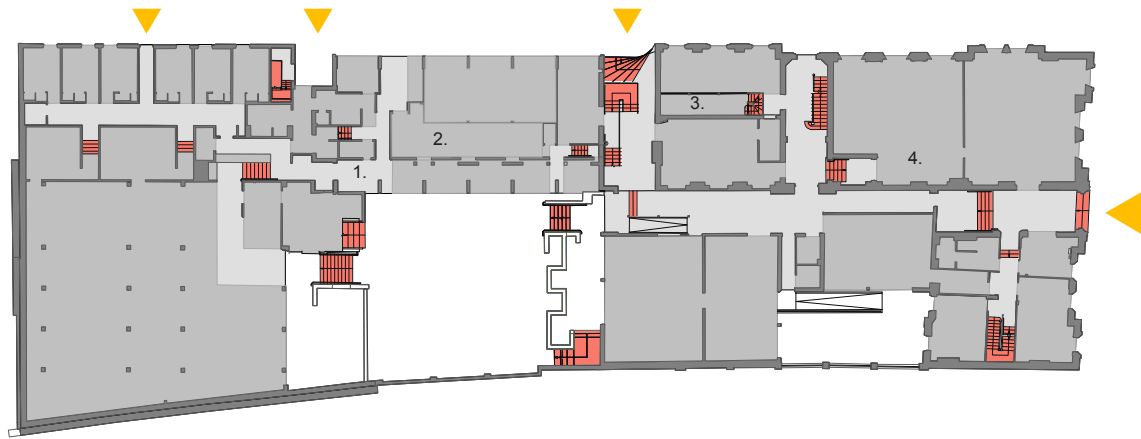


Floor Construction

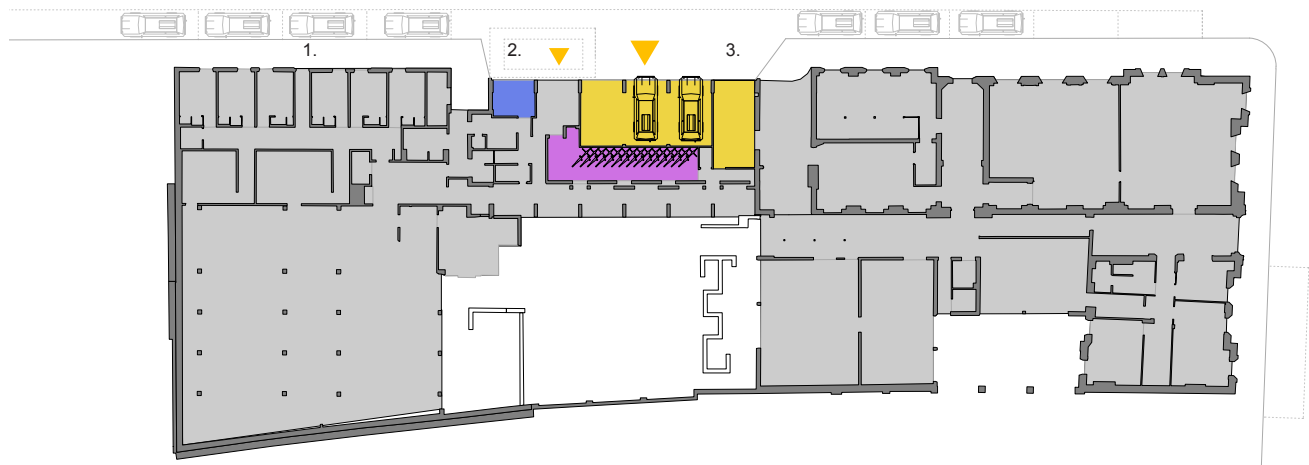


Chimneys in the Ruskin Room

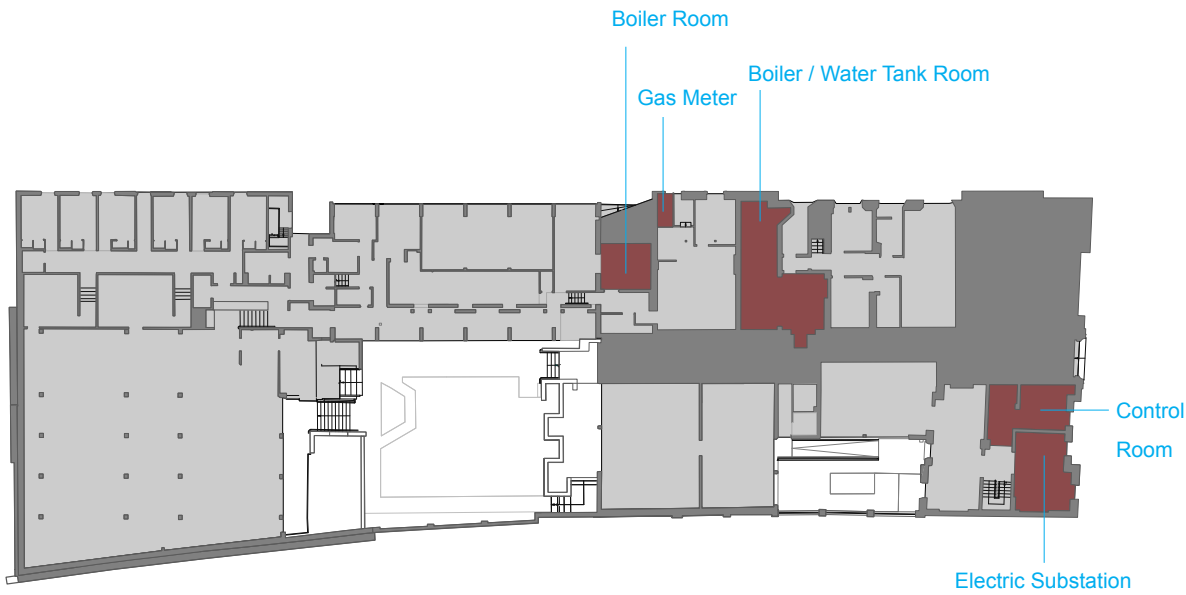




Existing Staircases at Ground Floor Level



Existing Undercroft Parking and Service Bays



Phase 2 (un-Built)



Existing Antiquated Mechanical Systems

