

Hutton + Rostron Environmental Investigations Limited

Hornsey Town Hall, Broadway Annex: Window Condition Investigation

Site note 11 for October and November 2022, job no. 405-73

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- A Schedule
- B Drawings

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCE

Hutton+Rostron Environmental Investigations Limited carried out site visits to Broadway Annex and Hornsey Town Hall during October and November 2022, in accordance with instructions received from John Bassi by email dated 20 September 2022 on behalf of Ardmore Group. Reference was made to existing window numbering and drawings supplied by the client for the identification of structures and the production of the attached schedule. For the purpose of orientation in this report, the annex was taken as facing south onto the plaza. Window description 'handing' is labelled as viewed from the exterior with panes identified as per the indicative drawing in Attachment B

1.2 AIM

The aim of this survey was to investigate selected window units and a roof lantern for construction and condition so as to determine remaining service life and to provide cost effective recommendations for remedial works, as necessary

1.3 LIMITATIONS

This survey was confined to the accessible structures. The condition of concealed materials may be deduced from the general condition and moisture content of the adjacent structure. Only demolition or exposure work can enable the condition of timber to be determined with certainty, and this destroys what it is intended to preserve. Specialist investigative techniques are therefore employed as aids to the surveyor. No such technique can be 100 per cent reliable, but their use allows deductions to be made about the most probable condition of materials at the time of examination. Structures were not examined in detail except as described in this report, and no liability can be accepted for defects that may exist in other parts of the building. We have not inspected any parts of the structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect or, in the event that such part of the property is not free from defect, that it will not contaminate and/or affect any other part of the property. Any design work carried out in conjunction with this report has taken account of available pre-construction or construction phase information to assist in the management of health and safety risks. The sample remedial details and other recommendations in this report are included to advise and inform the design team appointed by the client. The contents of this report do not imply the adoption of the role of Principal Designer by H+R for the purposes of the Construction (Design and Management) (CDM) Regulations 2015. No formal investigation of moisture distribution was made

2 STAFF ON SITE AND CONTACTS

2.1 H+R STAFF ON SITE

Tim Jordan
Bradley Fisher

2.2 PERSONNEL CONTACTED

John Bassi – Ardmore Group
Joe Pitt – Ardmore Group
Nerius Rimkevicius – Ardmore Group
Site staff

3 EXECUTIVE SUMMARY

3.1 BROADWAY APARTMENTS

The majority of surveyed windows were in good condition given their age. Intact windows appeared to have a low level of air permeability and very limited evidence of sustained water penetration through the frame structures

Window units were deemed suitable for retention in their current condition with minimal intervention. They should have a service life in excess of 15 years, provided the recommendations below are taken into consideration. Recommended remedial works outlined in the attached schedule are predominantly to restore or improve function, maintain security and extend the service life of the windows. Refurbishment should allow easy and convenient opening and closing by occupants, in combination with the installed secondary glazing

3.2 BROADWAY LOFTS

Surveyed windows within the part of the building currently undergoing refurbishment were in variable condition with several impacted by damage and decay. This was affecting both their structural integrity and function

In some cases, significant remedial works will be required, should windows be retained. Depending on proposed use, repairs of significant damage to existing frames should be undertaken as a matter of priority following current demolition works to arrest further deterioration of window units. Damaged glazing should be replaced to match existing units ensuring that water ingress is limited to the interior. Consideration should be given to the replacement/fabrication of missing window furniture to match original equivalents and restore operability and security. Following this, preparation and redecoration of internal and external surfaces should be carried out

3.3 LANTERN

Historic softwood lantern with replacement glazed roof and upstands. External decoration and installation of glazed casements was yet to be completed. The eaves abutment of the glazed roof had insufficient overhang to shed water clear of the joinery below which raised risk of decay in future (and explained previous decay issues recently filled and decorated-over)

The Architect should devise an improved eaves 'drip' flashing. An alternative would be to provide an eaves gutter detail to capture and pipe-away run off from the glazed roof surface

4 OBSERVATIONS AND RECOMMENDATIONS

4.1 ARRANGEMENT AND BUILD-UP

- 1 General: 62no. surveyed windows in total, separated across the Broadway Apartments and the Broadway Lofts.
- 2 Broadway Apartments: Windows were predominantly comprised of Crittall-style metal casements set into a masonry façade, which appeared to be contemporary to the parts of the building constructed in the first half of the 20th century and double hung timber sashes in the earlier parts of the structure to the north.
- 3 Broadway Lofts: Windows were a combination Crittall-style metal windows to the First floor and timber sashes to the Ground floor

4.2 WINDOW CONDITION

See Attachment A – *Window Schedule* for itemised observations for each window unit

4.2.1 Metal corrosion

Accessible window frame elements were investigated visually, as well as using minimally invasive techniques to assess the presence and severity of any corrosion. The majority of metal windows showed superficial surface corrosion to exterior metal glazing bars. This was evidenced by the characteristic discolouration caused by oxidation showing through the layers of film-forming paint. Despite this widespread issue, it did not generally appear to be structurally significant as there was minimal flaking or loss of cross-section

Consideration should be made for the preparation and redecoration of areas subject to staining from oxidation, some of which may have been obscured by several layers of film-forming paint. This may include the removal of layers of rust around the affected area, as well as adjacent paintwork. Care should be taken when removing possible lead-based paint. The use of acid pickling or flame cleaning could be undertaken by a specialist contractor, if this is to be completed at scale and deemed to be necessary

4.2.2 Glazing

The condition of glazed panes within each window unit was inspected visually at the time of survey. Glazing generally comprised single panes of approx. 3mm. The majority of glazing in the Broadway Apartments appeared to be original, was in good condition and suitable for retention. However, several panes appeared to have recently been replaced that lacked any internal glazing bars or putty, leaving them at risk of loss. The majority of glazing in the Broadway Lofts appeared to be suitable for retention, although the loss and/or irreparable damage to a number of panes was evident

Panes at risk of loss due to missing glazing beads within the Broadway Apartments should be addressed urgently. This should include the installation of replacement timber beads to match the existing, with the use of linseed oil putty. Upon refurbishment of the Broadway Lofts, allowance should be made for the replacement of missing glazed panes to avoid further deterioration and the possibility of allowing water ingress to the interior. Care should be taken when sourcing replacement glass to ensure that it provides a good match in thickness, colour, opacity etc. All glazing elements should be cleaned of staining and impermeable paints during the next phase of refurbishment, to enable a closer inspection for damage

4.2.3 Putty

Where possible, window putty was inspected visually at the time of survey and was, generally, found to be in adequate condition. No significant defects were identified other than its loss in locations where glazing has been replaced. Superficial puckering was noted elsewhere and, although unsightly, it was generally deemed to still be functional

Other than areas of identified damage or deterioration, putty was still within its service life and can be retained. Areas of damage or deterioration should be raked out to sound material and then reinstated with traditional linseed oil putty. In addition, it is recommended that new panes are installed with the use of the same linseed oil putty to maintain the flexibility of seals and their visual appearance

4.2.4 Structurally significant damage

Several windows in the Broadway Lofts had been subject to the installation of metal reinforcement rods at the junction of the window head and lintel, apparently to facilitate the installation of timber bracing to the exterior façade. This had resulted in the deflection of a small number of the upper portions of the Crittall-style windows on the First floor, as well as moderate damage to the frames themselves which may affect the operability of movable elements. Several of the timber sashes to the Ground floor had also suffered from mechanical damage to timber elements, apparently due to the installation of scaffolding

Following the completion of structural works to masonry facades, an assessment of any structurally significant damage to frames should be undertaken. Consideration should also be given to the inspection of affected lintel elements to determine their integrity, in line with the recommendations of the Structural Engineer. Following this, any remedial metal work should be carried out by an appropriately qualified metalworker or joiner (material dependent)

4.2.5 Superficial damage

Several windows in the Broadway Apartments investigated at the time of survey exhibited some level of superficial damage. This was generally minor in nature and had limited impact on the functioning of the windows. A number of the refurbished existing timber sashes retained their original pulley wheels which were colliding with the horns of lower sash panels, causing damage

Other than the instances of damage identified as affecting the function of window elements described in 3.2.4, the majority of instances of superficial damage do not require remedial work and can remain. These can add to the historic aesthetic of the windows. Where function to windows is affected, remedial works can be undertaken by a metalworker or carpenter with appropriate experience (dependent on constructional material)

4.2.6 Operation

The operability of each window was tested manually. Within the Broadway Apartments, it was observed that the majority of side-hung casements were operable at the time of survey. However, a large proportion had a limited range of motion due to their interaction with excessively high internal sills which appear to have been installed during recent refurbishment. The presence of secondary glazing to most windows did not interfere with the functioning of the existing casements, though in some cases it was having a material impact. Given the presence of ongoing works within the Broadway Lofts, it was not possible to determine the operability of most windows which will need to be confirmed at a later date

Allowances should be made for the adjustment of internal sill heights within the Broadway Apartments to stop them interacting with the bottom of casements. This may require the replacement of sill elements and/or remedial carpentry work. Care should be taken to avoid any damage to frames during these works. Reinstatement of lost furniture and mechanism (as per 4.27) should be undertaken in the Broadway Lofts to restore function to retaining windows. Consideration should be given to the stripping of paint to areas suffering from the impact of overpainting to frames and mechanisms to ensure moveable element are not inhibited by excessive build-up. The addition of modern lock mechanisms, sympathetic to the current design, may also be deemed to be appropriate

4.2.7 Furniture

Window furniture in the Broadway Apartments was found to generally be in good condition with little, if any, surface corrosion to original metal components. The vast majority of window handles, hinges and sliding bar stays matched and appear to be original to the construction. Existing timber sashes appeared to have had modern sash pulley and cords retrofitted to them, although they lacked any sash fasteners to allow them to be mechanically secured. A significant proportion of metal windows in the Broadway Lofts were missing both handles and sliding bar stays, with others suffering from damage including casement hinges

Allowances should be made for the installation of sash fasteners to timber sashes to enable them to be effectively secured. Missing furniture to both metal and timber windows should be sourced and replaced. Careful selection or fabrication of elements to match existing examples should be undertaken to maintain the aesthetic value of the windows. Any repair works to hinge elements should be carried out by an appropriately qualified metalworker

4.2.8 Decoration

Many of the frames and attached furniture were found to have been covered in thick layers of impermeable, film-forming paint during phases of previous refurbishment, somewhat reducing their aesthetic value. Excessive application of paint could possibly obstruct the efficiency of certain glazing elements. However, this risk was largely deemed to be negligible. Otherwise, paintwork in the Broadway Apartments was generally in good condition, despite areas of minor staining from oxidation of the metal frames. Windows in the Broadway Lofts were in varying states of disrepair with localised paint loss and peeling noted to exterior faces of metal windows. Paint finishes to timber windows were variable with damage noted in numerous areas

Consideration should be given to the stripping of paint to areas suffering from the impact of overpainting to frames and mechanisms. Areas of damaged paint should be rubbed back to sound material and repainted to match the existing. This should include the appropriate preparation of exposed surfaces of metal frames to minimise further oxidation. Moisture vapour permeable or 'microporous' paint finishes should be preferred for internal and external surfaces and woodwork. This is especially important on window timbers. To take advantage of the properties of such paints, the complete removal of old alkyd paint systems is recommended. Due to the possible use of lead-based paints during earlier phases of decoration, appropriate precautions should be taken to protect operatives engaged in any refurbishment

4.3 RESISTANCE TO PENETRATION BY WIND-DRIVEN RAIN

The design drawings show continuous seals around the window and further vertical seals in the voids between the reveal lining boards and the surrounding masonry. The Crittall-style metal window frames also include provision for vertical drainage in their design

Subject to adequate maintenance of external sealants, the windows as installed should be capable of resisting wind-driven rain penetration and of draining any water bypassing the frames or seals to drain to the exterior. It is important that the provision for drainage is maintained and free from obstruction during construction by overpainting, for example, and that adequate provision is made for routine inspection, maintenance and cleaning of all window components on future occupancy

5 H+R WORK ON SITE

- 5.1** H+R inspected materials by visual and tactile means using all available access
- 5.2** References used to refer to the windows were taken from drawings supplied to H+R

6 PROPOSED ACTION BY H+R

- 6.1** H+R will advise on repair and conservation, so as to minimise the risk of decay after refurbishment if instructed
- 6.2** H+R will advise on remedial detailing, so as to minimise the risk of damp and decay problems after refurbishment if instructed
- 6.3** H+R will advise on conservation of original fabric with regard to damp, decay and salt damage, as necessary and if instructed
- 6.4** H+R will review proposed remedial details as these become available if instructed
- 6.5** H+R will return to site to inspect sample remedial details if instructed
- 6.6** H+R will liaise with conservation and historic building authorities, if instructed, so as to ensure the cost-effective conservation of original fabric

7 INFORMATION REQUIRED BY H+R

- 7.1** H+R require up-to-date copies of project programmes, as these become available
- 7.2** H+R require copies of up-to-date lists of project personnel and contact lists as these become available
- 7.3** H+R require copies of proposed remedial details for comment as these become available
- 7.4** H+R should be informed as a matter of urgency if further significant water penetration occurs onto site; so that advice can be given on cost-effective remedial measures, to minimise the risk of cost or programme overruns and so as to minimise the risk of damp or decay problems during the latent defect period

8 ADMINISTRATION REQUIREMENTS

- 8.1** H+R require formal instructions for further investigations and consultancy on this project
- 8.2** H+R require confirmation of distribution of digital and printed copies of reports and site notes

Attachment A

Reference	W-L2-01		
Location	Broadway Apartments, Second floor, East elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light. 2x3 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Screws to bar stay not installed (but present). Overpainting to brackets likely not allowing re-fixing. Some overpainting to stay brackets but not interfering with function	Careful removal of excessive paint layers to brackets to allow refixing of screws to bar stay	
Condition	Generally good with no evidence of structurally significant decay visible. Minor cracking/warping of glazing bar beads to pane A3 and B3 and apparent evidence of previous repairs	Once reason for warping has been determined, rubbing down and refinishing of beads to be undertaken. In the event that timber is beyond repair, replacement with matching dimensions is acceptable	
Operation	Opening of side-hung casement restricted due to scaffold to exterior, however thumb catch allowing stay to slide correctly	Once scaffolding removed, range of motion to be determined	
Glazing	Apparently original throughout. Superficial abrasion damage to a number of panes, likely from refurbishment	-	
Ingress	Possible evidence of ingress at bottom corners of frame denoted by 'warping' of glazing beads where water may previously have pooled	Investigation of reason for warping will require stripping of surrounding paint layers and raking out of filler to determine if caused by ingress	
Other	-	-	



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

October 2022

Not to scale

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

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Reference	W-L2-02		
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation if not structurally significant	
Operation	Opening of side-hung casement restricted to 75% range due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently not locking correctly	-	
Glazing	6no. panes have recent galvanised protection stickers adhered to them. Effect of adhesive on glass unknown	Stickers to be carefully removed and glazing assessed to determine if replacement of panes required	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

October 2022

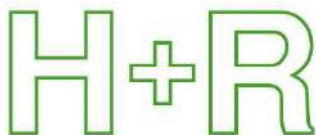
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Reference	W-L2-03		PHOTO UNAVAILABLE
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to interior and exterior frame but apparently superficial. Superficial damage to A4 glazing bead	Preparation and redecoration of areas subject to staining from oxidation if not structurally significant. No additional works required to superficial damage	
Operation	Opening of side-hung casement restricted to 75% range due to collision with internal sill which appears too high. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Number of panes likely replaced prior to current refurb	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-04		
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey. Missing screw to bar stay which may be affecting operation	Matching replacement screw to be sourced and inserted. Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation if not structurally significant	
Operation	Opening of side-hung casement restricted due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Pane A1 likely replacement prior to refurb with evidence of damage to putty (likely linseed oil)	Repairs to sections of damaged glazing putty (likely linseed oil) to match original	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-05		
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good although some evidence of corrosion of top rail to side-hung casement around hinge. Some evidence of oxidation to exterior frame but apparently superficial	Investigation of extent of corrosion required once operation has been restored. Preparation and redecoration of areas subject to staining from oxidation if not structurally significant	
Operation	Opening of side-hung casement restricted due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Pane A1 likely replaced prior to current refurb. Bottom glazing bar loose	Resecure timber glazing bar and ensure that pane itself is secure	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-06		
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Opening of side-hung casement restricted due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Pane A3 likely replaced prior to current refurb. Superficial abrasion damage to a number of panes, likely from refurbishment	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-07		
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Apparently original throughout. Superficial abrasion damage to a number of panes, likely from refurbishment	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-08		
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Opening of side-hung casement restricted to 75% range due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Panes B6 likely replaced prior to current refurb. Superficial abrasion damage to most panes, likely from refurbishment	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-09		
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible	-	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Pane A1 apparently replaced, evidenced by missing internal bead, with glazing adhered directly to framed. At risk of loss. Panes B4 and B6 likely replaced prior to current refurb	Missing timber glazing beads to be reinstated and addition of glazing putty (likely linseed oil) to match original	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Window Condition Investigation

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Reference	W-L2-10		
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Fair condition. Superficial damage to glazing bar between A5 and A6. Some evidence of oxidation to exterior faces of frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Opening of side-hung casement restricted to 50% range due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Apparently original throughout. Superficial abrasion damage to A4 and A5, likely from refurbishment	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-11		
Location	Broadway Apartments, Second floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to interior and exterior faces of frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Panes A5 apparently replaced, evidenced by missing internal bead, with glazing adhered directly to framed. At risk of loss	Missing timber glazing beads to be reinstated and addition of glazing putty (likely linseed oil) to match original	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-12		
Location	Broadway Apartments, Second floor, West elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Opening of side-hung casement restricted due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Apparently original throughout. No damage noted other than minor decorative overspill and historic inclusions	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-13		
Location	Broadway Apartments, Second floor, West elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Opening of side-hung casement restricted due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Panes A1 apparently replaced, evidenced by missing internal bead, with glazing adhered directly to framed. At risk of loss	Missing timber glazing beads to be reinstated and addition of glazing putty (likely linseed oil) to match original	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L2-14		
Location	Broadway Apartments, First floor, West elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of single panes of ~3mm thickness 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Screws to sliding stay to be tightened. Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Opening of side-hung casement restricted due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Apparently original throughout. No damage noted other than minor decorative overspill and historic inclusions	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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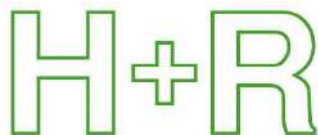
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Reference	W-L2-17		
Location	Broadway Apartments, Second floor, West elevation		
Construction	Metal Crittall-style window comprised of 2no. adjacent awning casements (centre pivot) with 2x3 arrangement of single panes of ~3mm thickness 4no. hinges at centre and 2no. 'pull' catches at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Missing catch plate to RHS awning. Some overpainting of RHS catch plate but not apparently interfering with function	If casements are to open, replacement of missing catch plate require to engage pull catch	
Condition	Generally good with no evidence of structurally significant decay visible	-	
Operation	Both awning casements appear to have been screwed shut, presumably for security purposes	If casements are to be operable, removal of fixings with repairs to frame required. Investigation of structural impact suggested	
Glazing	Apparent replacement of all panes, likely prior to current refurbishment. Heat damage to ~4no. panes with inclusions to exterior panes likely from works to adjacent metalwork. 3no. panes have recent galvanised protection stickers adhered to them. Effect of adhesive on glass unknown	Consideration should be given to replacement of affected panes due to possibility of corrosion of embedded metal inclusions. Stickers to be carefully removed and glazing assessed to determine if replacement glazing required	
Ingress	-	-	
Other	-	-	



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Reference	W-L2-18		
Location	Broadway Apartments, Second floor, West elevation		
Construction	Metal Crittall-style window comprised of 1no. awning casement (centre pivot) 1x3 arrangement of single panes of ~3mm thickness 2no. hinges at centre and 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Missing catch plate to pull catch	If casements are to open, replacement of missing catch plate require to engage pull catch	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to interior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Awning casement appears to have been screwed shut, presumably for security purposes	If casement is to be operable, removal of fixings with repairs to frame required. Investigation of structural impact suggested	
Glazing	Apparent replacement of all panes, likely prior to current refurbishment. 3no. panes have recent galvanised protection stickers adhered to them. Effect of adhesive on glass unknown	Stickers to be carefully removed and glazing assessed to determine if replacement of panes required	
Ingress	-	-	
Other	-	-	



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Reference	W-L1-01		
Location	Broadway Apartments, First floor, East elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x8 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	Film-forming white paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Function of pull catch not be determined at time of survey due to height	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement apparently operable but restricted by exterior scaffold. Operation of awning casement not possible to confirm due to height however apparently fixed shut evidenced by screws through frame	Investigation of function of both side-hung and awning casements required with appropriate high-level access and removal of scaffold	
Glazing	Apparently original throughout. Superficial abrasion damage to several panes, likely from refurbishment	-	
Ingress	-	-	
Other	Secondary glazing installed	-	



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Reference	W-L1-02	
Location	Broadway Apartments, First floor, South elevation	
Construction	Double-height metal Crittall-style window comprised of 1no. side hung casement (right handing) at waist height and 1no. awning casement (centre pivot) at high-level. Both surrounded by fixed lights. 3x14 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-
Furniture	Function of pull catch not be determined at time of survey due to height	<i>Pull catch to be adjusted if not engaging when closed</i>
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	<i>Preparation and redecoration of areas subject to staining from oxidation</i>
Operation	Side-hung casement fully operable. Operation of awning casement not possible to	<i>Investigation of function of awning casement required with appropriate high-level access</i>
Glazing	Largely original, however likely earlier replacement of at least 2no. panes. Galvanised adhesive protection stickers to at least 4no. panes	<i>Stickers to be carefully removed and glazing assessed to determine if replacement panes required</i>
Ingress	-	-
Other	Design of secondary glazing creates areas of central panes and side fixed lights at high level that are inaccessible for maintenance or cleaning	<i>Consideration should be given to the modification of secondary glazing design to allow access</i>



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Reference	W-L1-03		
Location	Broadway Apartments, First floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Panes B1, B4 likely replaced prior to current refurb. Galvanised adhesive protection stickers to A3 and B3, as well as superficial abrasion damage to several panes, likely from refurbishment. Effect of adhesive on glass unknown	Stickers to be carefully removed and glazing assessed to determine if replacement glazing required	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L1-04		
Location	Broadway Apartments, First floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Minor evidence of oxidation to hinges of awning casement. Some evidence of oxidation to exterior frame but apparently superficial	Removal of existing paint finish surrounding affected hinges to determine extent of corrosion. Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Panes A1, A2, B2-B5 likely replaced prior to current refurb	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L1-05		
Location	Broadway Apartments, First floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible	-	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Apparently original throughout. Superficial abrasion damage to several panes, likely from refurbishment	-	
Ingress	-	-	
Other	Gap at bottom LHS between back of sill and frame. Secondary glazing installed. Security glass affixed ~500mm from sill height	Remedial works to close gap between frame and internal build-up to remove possible route of ingress	



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Reference	W-L1-06		
Location	Broadway Apartments, First floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers. Use of high-gloss paint in this location	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible	-	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Panes A1 and A6 likely replaced prior to current refurb	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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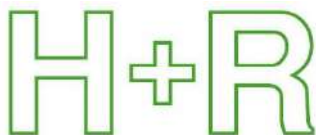
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Reference	W-L1-07		
Location	Broadway Apartments, First floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible	-	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Panes A3, A4 - A7 likely replaced prior to current refurb. Superficial abrasion damage to several panes, likely from refurbishment	-	
Ingress	Possible evidence of previous ingress in the form of outline of what appears to be previously dried pool on sill adjacent to side hung casement mechanism	Investigation of seal to casement to determine if persistent incidence of ingress. If deemed to be so, prepare frames as per recommendations in report text	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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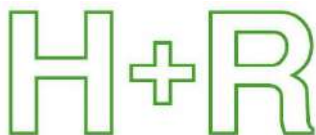
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Reference	W-L1-08		
Location	Broadway Apartments, First floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers. Particularly excessive overpainting in this location	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Pane B3 likely replaced prior to current refurb. Superficial abrasion damage to several panes, likely from refurbishment	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L1-09		
Location	Broadway Apartments, First floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers. Use of high-gloss paint in this location	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Apparent removal of fixing to bottom glazing bar of B5 leaving hole	Filling and redecoration of hole to glazing bar. Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Pane B6 likely replaced prior to current refurb. Decorative overspill and superficial abrasion damage to several panes, likely from refurbishment	-	
Ingress	Possible evidence of previous ingress in the form of outline of what appears to be previously dried pool on sill adjacent to side hung casement mechanism	Investigation of seal to casement to determine if persistent incidence of ingress. If deemed to be so, prepare frames as per recommendations in report text	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

October 2022

Not to scale

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

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Reference	W-L1-10		
Location	Broadway Apartments, First floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle with half latch and sliding bar stay side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers. Use of high-gloss paint in this location	-	
Furniture	1no. side-hung casement handle missing meaning window only securable with thumb-turn. Sliding bar stay and pull catch in-situ	Installation of new handle to match existing. Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Opening of side-hung casement restricted due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Following installation of handle, sill height to be adjusted to allow full operation of window	
Glazing	Apparently original throughout. Superficial abrasion damage to several panes, likely from refurbishment	-	
Ingress	Possible evidence of previous ingress in the form of outline of what appears to be previously dried pool on sill adjacent to side hung casement mechanism	Investigation of seal to casement to determine if persistent incidence of ingress. If deemed to be so, prepare frames as per recommendations in report text	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

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Reference	W-L1-11		
Location	Broadway Apartments, First floor, South elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle with half latch and sliding bar stay side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers. Use of high-gloss paint in this location	-	
Furniture	Possible replacement of original handle and addition of plate. Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement fully operable despite gap ~4mm around casement when closed due to addition of handle plate.	-	
Glazing	Pane B2 likely replaced prior to current refurb. Adhesive residue to exterior of B1	Adhesive to carefully removed taking care to avoid chemical or abrasion damage	
Ingress	Air flow evident as a result of additional handle plate. Possible evidence of previous ingress in the form of outline of what appears to be previously dried pool on sill adjacent to	Consider removal of handle plate to reduce gap between frames and air permeability. Investigation of seal to casement to determine if persistent incidence of ingress	
Other	Gap between frame and reveal LHS allowing view of bare masonry behind	Filling of gap to masonry to reduce air permeability as per recommendations of SN3 regarding condensation risk analysis	



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Reference	W-L1-12	
Location	Broadway Apartments, First floor, South elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	<i>Pull catch to be adjusted if not engaging when closed</i>
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	<i>Preparation and redecoration of areas subject to staining from oxidation</i>
Operation	Opening of side-hung casement restricted due to collision with internal sill which appears too high. Awning casement apparently functioning correctly	<i>Sill height to be adjusted to allow full operation of window</i>
Glazing	Pane A1 apparently replaced, evidenced by missing internal beads, with glazing adhered directly to framed. At risk of loss. Superficial abrasion damage to several panes, likely from refurbishment	<i>Missing timber glazing beads to be reinstated and addition of glazing putty (likely linseed oil) to match original</i>
Ingress	Possible evidence of previous ingress in the form of outline of what appears to be previously dried pool on sill adjacent to side hung casement mechanism	<i>Investigation of seal to casement to determine if persistent incidence of ingress. If deemed to be so, prepare frames as per recommendations in report text</i>
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-



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Window Condition Investigation

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Reference	W-L1-13		
Location	Broadway Apartments, First floor, West elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers. Some minor paint loss to casement and bottom of frame due to interaction with sill	Preparation and redecoration of areas of paint loss to match existing	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Evidence of oxidation to exposed interior frame and exterior glazing bars but does not appear structurally significant	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement fully operable. Awning casement apparently functioning correctly	-	
Glazing	Pane B1 apparently replaced, evidenced by missing internal beads, with glazing adhered directly to framed. At risk of loss	Missing timber glazing beads to be reinstated and addition of glazing putty (likely linseed oil) to match original	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L1-14		
Location	Broadway Apartments, First floor, West elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers. Some minor paint loss to interior surfaces likely due to closure of window before skinning of paint	Preparation and redecoration of areas of paint loss to match existing	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Side-hung casement fully operable apart from minor dragging on sill. Awning casement apparently functioning correctly	Removal of excessive paint to bottom of left hung casement to ease movement	
Glazing	Pane A2 apparently replaced, evidenced by missing internal beads, with glazing adhered directly to framed. At risk of loss	Missing timber glazing beads to be reinstated and addition of glazing putty (likely linseed oil) to match original	
Ingress	Possible evidence of previous water ingress in the form of outline of what appears to be previously dried pool on sill adjacent to side hung casement mechanism	Investigation of seal to casement to determine if persistent incidence of ingress. If deemed to be so, prepare frames as per recommendations in report text	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

October 2022

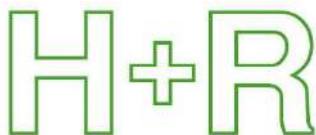
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Reference	W-L1-15		
Location	Broadway Apartments, First floor, West elevation		
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) with adjacent fixed light to top. 2x6 arrangement of panes 2no. hinges, non-lockable handle and sliding bar stay with thumb catch to side hung casement. 2no. central hinges to top hung casement with 1no. 'pull' catch at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no evidence of structurally significant decay visible. Some evidence of oxidation to exterior frame but apparently superficial	Preparation and redecoration of areas subject to staining from oxidation	
Operation	Opening of side-hung casement restricted due to collision with internal sill which appears too high, however thumb catch allowing stay to slide correctly. Awning casement apparently functioning correctly	Sill height to be adjusted to allow full operation of window	
Glazing	Apparently original throughout. Superficial abrasion damage to several panes, likely from refurbishment	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	-	



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Reference	W-L1-18		
Location	Broadway Apartments, First floor, West elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness. Horns to top and bottom sashes. Apparently original to this part of building 2no. brass pulley plates and wheels, apparently installed during recent refurbishment. Original cord pulleys remain affixed to window head, now redundant		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Lack of sash fastener means that window cannot be secured	Consideration should be given to installing sash fastening mechanism, following re-alignment of meeting rails	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Damage to horns of bottom sash resulting from collision with original cord pulleys	Consideration should be given to the removal of the original cord pulleys to avoid further damage to horns, with appropriate timber repairs to areas of collision damage	
Operation	Bottom sash well-balanced and moving freely. Top sash apparently fixed, possibly with sash locks, however dropped by approx. 8mm meaning meeting rails do not align.	Top sash to be re-balanced to allow free movement and to re-align meeting rails	
Glazing	Single pane glazing apparently contemporary to window, however existence of putty to	-	
Ingress	-	-	
Other	Gaskets affixed to interior faces between inner lining, parting beads and sashes	-	



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Window Condition Investigation

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Reference	W-L1-19		
Location	Broadway Apartments, First floor, West elevation		
Construction	Pair of double hung timber sashes with a '1 over 1' arrangement of ~3mm thickness. Horns to top and bottom a sashes. Apparently original to this part of building with apparent replacement of original pulley mechanisms with later spring balances		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Spring balance to top sash RHS visibly damaged with spring visible from exterior. Lack of sash fasteners mean that windows cannot be secured	Spring balance mechanism to be repaired to reinstate function of RHS top sash. Investigation/service of remaining is suggested. Consideration should be given to installing sash fastening mechanism, following re-alignment of meeting rails	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Some evidence of more recent repair work. Some historic damage to sill but not of concern	-	
Operation	Both top sashes apparently inoperable, with visibly damaged spring balance to sash RHS. Bottom sashes well-balanced and moving freely	Top sashes to be re-balanced following mechanism repair to allow free movement and to re-align meeting rails	
Glazing	Single pane glazing apparently contemporary to window, however existence of putty to	-	
Ingress	-	-	
Other	Gaskets affixed to interior faces between inner lining, parting beads and sashes	-	



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Window Condition Investigation

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Reference	W-L1-20		
Location	Broadway Apartments, First floor, West elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness. Horns to top and bottom sashes. Apparently original to this part of building 2no. brass pulley plates and wheels, apparently installed during recent refurbishment. Original cord pulleys remain affixed to window head, now redundant		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Lack of sash fastener means that window cannot be secured	Consideration should be given to installing sash fastening mechanism, following re-alignment of meeting rails	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Damage to horns of bottom sash resulting from collision with original cord pulleys	Consideration should be given to the removal of the original cord pulleys to avoid further damage to horns, with appropriate timber repairs to areas of collision damage	
Operation	Presence of secondary glazing as well as glass security panel means bottom sash is completely inaccessible and inoperable. Top sash apparently fixed, possibly with sash locks, however dropped by approx. 10mm meaning meeting rails do not align	Top sash to be re-balanced following mechanism repair to allow free movement and to re-align meeting rails. Operability of bottom sash to be determined following secondary glazing redesign	
Glazing	Single pane glazing apparently contemporary to window, however existence of putty to exterior could not be determined	-	
Ingress	-	-	
Other	Secondary glazing installed. Security glass affixed ~500mm from sill height	Consideration should be given to the modification of secondary glazing design to allow access	



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Reference	W-L1-21		
Location	Broadway Apartments, First floor, West elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness. Horns to top and bottom sashes. Apparently original to this part of building 2no. brass pulley plates and wheels, apparently installed during recent refurbishment. Original cord pulleys remain affixed to window head, now redundant		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Lack of sash fastener means that window cannot be secured	Consideration should be given to installing sash fastening mechanism, following re-alignment of meeting rails	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Damage to horns of bottom sash resulting from collision with original cord pulleys. Superficial damage to exterior timber sill and outer lining but not	Consideration should be given to the removal of the original cord pulleys to avoid further damage to horns, with appropriate timber repairs to areas of collision damage	
Operation	Top and bottom sashes fully operable	-	
Glazing	Single pane glazing apparently contemporary to window, however existence of putty to exterior could not be determined	-	
Ingress	-	-	
Other	Secondary glazing installed	-	



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Reference	W-L1-22		
Location	Broadway Apartments, First floor, North elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness. Horns to top and bottom sashes. Apparently original to this part of building 2no. brass pulley plates and wheels, apparently installed during recent refurbishment. Original cord pulleys remain affixed to window head, now redundant		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Lack of sash fastener means that window cannot be secured	Consideration should be given to installing sash fastening mechanism, following re-alignment of meeting rails	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Damage to horns of bottom sash resulting from collision with original cord pulleys. Minor separation of inner lining at bottom which is not of concern	Consideration should be given to the removal of the original cord pulleys to avoid further damage to horns, with appropriate timber repairs to areas of collision damage	
Operation	Both top and bottom sashes inoperable apparently as a result of damage/cutting of pulley cord	Pulley cords to be replaced and both sashes rebalanced to restore function	
Glazing	Crack to top LHS corner of bottom sash pane. Single pane glazing apparently contemporary to window, however existence of putty to exterior could not be determined	Affected glazed pane to be replaced to match existing with use of linseed oil putty	
Ingress	-	-	
Other	Secondary glazing installed	-	



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Reference	W-L1-23		
Location	Broadway Apartments, First floor, North elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness. Horns to top and bottom sashes. Apparently original to this part of building 2no. brass pulley plates and wheels, apparently installed during recent refurbishment. Original cord pulleys remain affixed to window head, now redundant		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Lack of sash fastener means that window cannot be secured	Consideration should be given to installing sash fastening mechanism, following re-alignment of meeting rails	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Damage to horns of bottom sash resulting from collision with original cord pulleys	Consideration should be given to the removal of the original cord pulleys to avoid further damage to horns, with appropriate timber repairs to areas of collision damage	
Operation	Bottom sash well-balanced and moving freely. Top sash apparently fixed, possibly with sash locks	Easing of top sash to restore function	
Glazing	Single pane glazing apparently contemporary to window, however existence of putty to exterior could not be determined	-	
Ingress	-	-	
Other	Secondary glazing installed	-	



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Reference	W-L1-24		
Location	Broadway Apartments, First floor, North elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness. Horns to top and bottom sashes. Apparently original to this part of building 2no. brass pulley plates and wheels, apparently installed during recent refurbishment. Original cord pulleys remain affixed to window head, now redundant		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Lack of sash fastener means that window cannot be secured	Consideration should be given to installing sash fastening mechanism, following re-alignment of meeting rails	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Damage to horns of bottom sash resulting from collision with original cord pulleys	Consideration should be given to the removal of the original cord pulleys to avoid further damage to horns, with appropriate timber repairs to areas of collision damage	
Operation	Top and bottom sashes fully operable, however arrangement of secondary glazing makes operation of both sashes very difficult due to location of meeting rails	Top sash to be eased to restore function. Operability of bottom sash to be determined following secondary glazing redesign	
Glazing	Single pane glazing apparently contemporary to window, however existence of putty to exterior could not be determined	-	
Ingress	-	-	
Other	Secondary glazing installed	Consideration should be given to the modification of secondary glazing design to allow access to both sashes	



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Reference	W-L1-25		
Location	Broadway Apartments, First floor, East elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness. Horns to top and bottom sashes. Apparently original to this part of building 2no. brass pulley plates and wheels, apparently installed during recent refurbishment. Original cord pulleys remain affixed to window head, now redundant		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Lack of sash fastener means that window cannot be secured	Consideration should be given to installing sash fastening mechanism, following re-alignment of meeting rails	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Apparent damage to horns of bottom sash resulting from collision with original cord pulleys	Consideration should be given to the removal of the original cord pulleys to avoid further damage to horns, with appropriate timber repairs to areas of collision damage	
Operation	Bottom sash operable but un-balanced. Top sash apparently fixed, possibly with sash locks, however dropped by approx. 20mm meaning meeting rails do not align	Both top and bottom sashes to be eased to restore function	
Glazing	Large crack to top RHS pane across corner. Single pane glazing apparently contemporary to window	Affected glazed pane to be replaced to match existing with use of linseed oil putty	
Ingress	-	-	
Other	Presence of worktop immediately below aperture increases difficulty of operating sashes	Consideration should be given to providing alternative method of opening sashes if worktop is to remain	



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Reference	W-G-01	
Location	Broadway Apartments, Ground floor, East elevation	
Construction	Metal Crittall-style window comprised of 1no. side-hung casement (left handing) with adjacent fixed light. 1x3 arrangement of single panes of ~3mm thickness 2no. hinges to casement and 1no. 'pull' catch plate at window head. All constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-
Furniture	Missing pull catch to casement meaning that window is only secured by central handle	Installation of new pull catch to match existing
Condition	Generally good with no obvious evidence of structurally significant decay visible although physical access for investigation was limited	-
Operation	Both awning casements appear to have been screwed shut, presumably for security purposes. Operability could not be determined due to a lack of physical access	-
Glazing	Single pane glazing apparently contemporary to window, however existence of replacement beads could not be determined	-
Ingress	Evidence of ingress could not be determined without physical access	-
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DEFINITELY DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR THE ABOVE	



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

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Reference	W-G-02		
Location	Broadway Apartments, Ground floor, North elevation		
Construction	Metal Crittall-style window comprised of 2no. adjacent awning casements (centre pivot) with 1x3 arrangement of single panes of ~3mm thickness 4no. hinges at centre and 2no. 'pull' catches at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting of RHS pull catch but not apparently interfering with function	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no obvious evidence of structurally significant decay visible although physical access for investigation was limited	-	
Operation	Both awning casements appear to have been screwed shut, presumably for security purposes. Operability could not be determined due to a lack of physical access	-	
Glazing	Single pane glazing apparently contemporary to window, however existence of replacement beads could not be determined	-	
Ingress	Evidence of ingress could not be determined without physical access	-	
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DEFINITELY DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR THE ABOVE		



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Window Condition Investigation

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Reference	W-G-03		
Location	Broadway Apartments, Ground floor, North elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness. Horns to top and bottom sashes. Frames apparently original to this part of building 2no. brass pulley plates and wheels, apparently installed during recent refurbishment. Original cord pulleys remain affixed to window head, now redundant		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Lack of sash fastener means that window cannot be secured	Dependent on intention for secondary glazing, consideration should be given to installing sash fastening mechanism to enable window to be locked	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Apparent damage to horns of bottom sash resulting from collision with original cord pulley	Consideration should be given to the removal of the original cord pulleys to avoid further damage to horns, with appropriate timber repairs to areas of collision damage	
Operation	Both top and bottom sashes moving freely	-	
Glazing	All single glazed panes apparently recently replaced, likely as part of current refurbishment	-	
Ingress	-	-	
Other	-	-	



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

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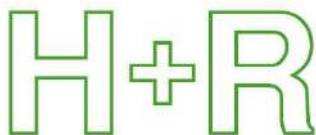
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Reference	W-G-02		
Location	Broadway Apartments, Ground floor, North elevation		
Construction	Metal Crittall-style window comprised of 2no. adjacent awning casements (centre pivot) with 1x3 arrangement of single panes of ~3mm thickness 4no. hinges at centre and 2no. 'pull' catches at window head. All constructed in brass or similar and apparently contemporary to construction		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	-	
Furniture	Some overpainting of RHS pull catch but not apparently interfering with function	Pull catch to be adjusted if not engaging when closed	
Condition	Generally good with no obvious evidence of structurally significant decay visible although physical access for investigation was limited	-	
Operation	Both awning casements appear to have been screwed shut, presumably for security purposes. Operability could not be determined due to a lack of physical access	-	
Glazing	All single glazed panes apparently previously replaced, likely prior to current refurbishment	-	
Ingress	Evidence of ingress could not be determined without physical access	-	
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DEFINITELY DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR THE ABOVE		



Hornsey Town Hall - Broadway Annex

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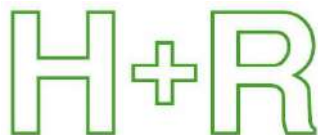
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Reference	W-G-05		
Location	Broadway Apartments, Ground floor, North elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness. Horns to top and bottom sashes. Frames apparently original to this part of building 2no. brass pulley plates and wheels, apparently installed during recent refurbishment. Original cord pulleys remain affixed to window head, now redundant		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	-	
Furniture	Lack of sash fastener means that window cannot be secured	Dependent on intention for secondary glazing, consideration should be given to installing sash fastening mechanism to enable window to be locked	
Condition	No evidence of structurally significant timber decay noted at time of inspection. Apparent damage to horns of bottom sash resulting from collision with original cord pulley	Consideration should be given to the removal of the original cord pulleys to avoid further damage to horns, with appropriate timber repairs to areas of collision damage	
Operation	Both top and bottom sashes moving freely	-	
Glazing	Single pane glazing apparently contemporary to window, however existence of putty to exterior could not be determined	-	
Ingress	-	-	
Other	-	-	



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Reference	W-L1-26	
Location	Broadway Lofts, First floor, North elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (right handing) with adjacent fixed light to bottom and 1no. awning casement (top LHS) with fixed light above. 2x6 arrangement of panes 2no. exterior hinges, non-lockable handle to side hung casement. 2no. exterior hinges to top hung casement. Handle constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	Extensive loss and crazing of original paint finish to external faces revealing bare metal frame structure beneath. INTERIOR DECORATION TBC	<i>External surfaces: Rub back to sound material, prepare and redecorate in microporous paint. SEE BELOW for interior decoration</i>
Furniture	Missing peg stays to side hung and top hung casements meaning it cannot be secured	<i>Installation of new peg stays to match existing</i>
Condition	INTERIOR CONDITION TBC. No evidence of structurally significant damage noted at time of inspection, however insertion of reinforcement bar immediately adjacent to lintel at RHS. Any minor damage concealed by paint defects	<i>SEE BELOW for interior condition. Structural Engineer to comment on impact on window of penetration adjacent to lintel</i>
Operation	OPERABILITY TBC	<i>SEE BELOW</i>
Glazing	Pane A6 suffering from apparent impact damage and temporary repair with insulation tape. Remaining panes appear contemporary to window installation. Significant decorative overspill to all panes internally. Areas of overpainting and puckering to external putty	<i>Replace 1no. damaged pane to match existing. Remove decorative overspill internally taking care to avoid abrasion damage to glass. Reinststate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT. Damage to bullnose bricks at reveals may allow ingress behind frame	<i>Allow for further investigation. Repair and/or replacement of damaged brickwork to match existing</i>
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR INTERIOR DECORATION, CONDITION AND OPERABILITY.	



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Reference	W-L1-27	
Location	Broadway Lofts, First floor, North elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (top RHS) with fixed light above. 2x6 arrangement of panes 2no. exterior hinges, non-lockable handle to side hung casement. 2no. exterior hinges to top hung casement. Handle constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	Extensive loss and crazing of original paint finish to external faces revealing bare metal frame structure beneath. INTERIOR DECORATION TBC	<i>External surfaces: Rub back to sound material, prepare and redecorate in microporous paint. SEE BELOW for interior decoration</i>
Furniture	Missing peg stays to side hung and top hung casements meaning it cannot be secured	<i>Installation of new peg stays to match existing</i>
Condition	INTERIOR CONDITION TBC. No evidence of structurally significant damage noted at time of inspection, however insertion of reinforcement bar into lintel with minor damage to the frame. Other superficial damage concealed by paint defects	<i>SEE BELOW for interior condition. Structural Engineer to comment on impact on window of penetration into lintel. Assuming no structural impact, metalwork frame repairs to be carried out to match existing</i>
Operation	OPERABILITY TBC	<i>SEE BELOW</i>
Glazing	Panes appear contemporary to window installation. Significant decorative overspill to all panes internally. Areas of overpainting and puckering to external putty	<i>Remove decorative overspill internally taking care to avoid abrasion damage to glass. Reinstall areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR INTERIOR DECORATION, CONDITION AND OPERABILITY	



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Reference	W-L1-28	
Location	Broadway Lofts, First floor, North elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (right handing) with adjacent fixed light to bottom and 1no. awning casement (top LHS) with fixed light above. 2x6 arrangement of panes 2no. exterior hinges, non-lockable handle to side hung casement. 2no. exterior hinges to top hung casement. Handle constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal faces, apparently covering previous layers. Extensive loss and crazing of original paint finish to external faces revealing bare metal frame structure beneath	<i>External surfaces: Rub back to sound material, prepare and redecorate in microporous paint</i>
Furniture	Missing peg stays to side hung and top hung casements meaning it cannot be secured	<i>Installation of new peg stays to match existing</i>
Condition	No evidence of structurally significant damage noted at time of inspection, however insertion of steel bar into lintel with moderate damage to the frame. Other superficial damage concealed by paint defects	<i>Structural Engineer to comment on impact on window of penetration into lintel. Assuming no structural impact, metalwork frame repairs to be carried out to match existing</i>
Operation	Side hung casement appeared operable despite silicone or adhesive dripped onto exterior hinge bottom RHS but only securable with handle. Awning casement appeared operable but was not securable due to missing peg stay	<i>Careful removal of material to restore function to exterior hinge</i>
Glazing	Panes appear contemporary to window installation. Significant decorative overspill to all panes internally. Areas of overpainting and puckering to external putty	<i>Remove decorative overspill internally taking care to avoid abrasion damage to glass. Reinstate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



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Reference	W-L1-29	
Location	Broadway Lofts, First floor, North elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (top RHS) with fixed light above. 2x6 arrangement of panes 2no. exterior hinges, non-lockable handle to side hung casement. 2no. exterior hinges to top hung casement. Handle constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal faces, apparently covering previous layers. Extensive loss and crazing of original paint finish to external faces revealing bare metal frame structure beneath	<i>External surfaces: Rub back to sound material, prepare and redecorate in microporous paint</i>
Furniture	Missing peg stays to side hung and top hung casements meaning it cannot be secured	<i>Installation of new peg stays to match existing</i>
Condition	No evidence of structurally significant damage noted at time of inspection, however insertion of steel bar into lintel appeared to be causing deflection of top fixed light with moderate damage to the frame. Other superficial damage concealed by paint defects	<i>Structural Engineer to comment on impact on window of penetration into lintel. Assuming no structural impact, metalwork frame repairs to be carried out to match existing</i>
Operation	Side hung casement appeared operable although only securable with handle. Awning casement appeared operable but was not securable due to missing peg stay	-
Glazing	Pane A4 missing entirely apparently due to damage. Remaining panes appear contemporary to window installation. Significant decorative overspill to all panes internally. Areas of overpainting and puckering to external putty	<i>Replace 1no. damaged pane to match existing. Remove decorative overspill internally taking care to avoid abrasion damage to glass. Reinstate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>



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Reference	W-L1-30	
Location	Broadway Lofts, First floor, North elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (right handing) with adjacent fixed light to bottom and 1no. awning casement (top LHS) with fixed light above. 2x6 arrangement of panes 2no. exterior hinges, non-lockable handle to side hung casement. 2no. exterior hinges to top hung casement. Handle constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal faces, apparently covering previous layers. Extensive loss and crazing of original paint finish to external faces revealing bare metal frame structure beneath	<i>External surfaces: Rub back to sound material, prepare and redecorate in microporous paint</i>
Furniture	Missing peg stays to side hung and top hung casements meaning it cannot be secured	<i>Installation of new peg stays to match existing</i>
Condition	No evidence of structurally significant damage noted at time of inspection, however insertion of steel bar into lintel with minor damage to the frame. Other superficial damage concealed by paint defects	<i>Structural Engineer to comment on impact on window of penetration into lintel. Assuming no structural impact, metalwork frame repairs to be carried out to match existing</i>
Operation	Side hung casement appeared operable although only securable with handle. Awning casement appeared operable but was not securable due to missing peg stay	-
Glazing	Panes appear contemporary to window installation. Significant decorative overspill to all panes internally. Areas of overpainting and puckering to external putty	<i>Remove decorative overspill internally taking care to avoid abrasion damage to glass. Reinstate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



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Reference	W-L1-31	
Location	Broadway Lofts, First floor, North elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (top RHS) with fixed light above. 2x6 arrangement of panes 2no. exterior hinges, non-lockable handle to side hung casement. 2no. exterior hinges and peg stay to top hung casement. Handle constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal faces, apparently covering previous layers. Extensive loss and crazing of original paint finish to external faces revealing bare metal frame structure beneath	<i>External surfaces: Rub back to sound material, prepare and redecorate in microporous paint. SEE BELOW for interior decoration</i>
Furniture	Missing peg stays to side hung and top hung casements meaning it cannot be secured	<i>Installation of new peg stays to match existing</i>
Condition	INTERIOR CONDITION TBC. No evidence of structurally significant damage noted at time of inspection, however insertion of reinforcement bar into lintel with minor damage to the frame. Other superficial damage concealed by paint defects	<i>SEE BELOW for interior condition. Structural Engineer to comment on impact on window of penetration into lintel. Assuming no structural impact, metalwork frame repairs to be carried out to match existing</i>
Operation	OPERABILITY TBC	<i>SEE BELOW</i>
Glazing	Panes A6 and B6 suffering from apparent impact damage. Remaining panes appear contemporary to window installation. Significant decorative overspill to all panes internally. Areas of overpainting and puckering to external putty	<i>Replace 2no. damaged panes to match existing. Remove decorative overspill internally taking care to avoid abrasion damage to glass. Reinstate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR INTERIOR DECORATION, CONDITION AND OPERABILITY. WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



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Reference	W-L1-34	
Location	Broadway Lofts, First floor, South elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) to top RHS with adjacent fixed light. 2x8 arrangement of panes 2no. exterior hinges to side hung casement. 2no. exterior hinges to top hung casement	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal faces, apparently covering previous layers. Loss and crazing of areas of paint finish to exterior revealing bare metal frame structure beneath	<i>External surfaces: Rub back to sound material, prepare and redecorate in microporous paint.</i>
Furniture	Missing handle and peg stay to side hung casement, and missing pull catch to awning casement meaning neither can be secured	<i>Installation of new handle, peg stay and pull catch to match existing</i>
Condition	No evidence of structurally significant damage noted at time of inspection, however debris obstructed view of lower frame structure	<i>Allow for inspection of lower frame structure prior to refurbishment</i>
Operation	Side hung casement and awning casement appeared operable although neither securable due to lack of furniture	-
Glazing	Panes A1, A3, A4 and B5 suffering from apparent impact damage. Remaining panes appear contemporary to window installation. Significant decorative overspill to all panes. Areas of overpainting and puckering to external putty	<i>Replace 4no. damaged panes to match existing. Remove decorative overspill internally taking care to avoid abrasion damage to glass. Reinstate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



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Reference	W-L1-35	
Location	Broadway Lofts, First floor, South elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) to top RHS with adjacent fixed light. 2x8 arrangement of panes 2no. exterior hinges to side hung casement. 2no. exterior hinges to top hung casement	
Item	Observations	Recommendations
Decoration	White paint finish to internal faces, apparently original to installation with areas of paint loss to glazing beads. Loss and crazing of areas of paint finish to exterior revealing bare metal frame structure beneath	<i>Internal and external surfaces: Rub back to sound material, prepare and redecorate in microporous paint</i>
Furniture	Missing handle and peg stay to side hung casement, and missing pull catch to awning casement meaning neither can be secured	<i>Installation of new handle, peg stay and pull catch to match existing</i>
Condition	No evidence of structurally significant damage noted at time of inspection, however debris obstructed view of lower frame structure	<i>Allow for inspection of lower frame structure prior to refurbishment</i>
Operation	Side hung casement and awning casement appeared operable although neither securable due to lack of furniture	-
Glazing	Panes A1, A4 and B7 suffering from apparent impact damage. Remaining panes appear contemporary to window installation. Areas of overpainting and puckering to external putty	<i>Replace 3no. damaged panes to match existing. Reinstate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



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Reference	W-L1-36	
Location	Broadway Lofts, First floor, South elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) to top RHS with adjacent fixed light. 2x8 arrangement of panes 2no. exterior hinges to side hung casement. 2no. exterior hinges to top hung casement	
Item	Observations	Recommendations
Decoration	White paint finish to internal faces, apparently original to installation with areas of paint loss to glazing beads. Loss and crazing of areas of paint finish to exterior revealing bare metal frame structure beneath	<i>Internal and external surfaces: Rub back to sound material, prepare and redecorate in microporous paint</i>
Furniture	Missing handle and peg stay to side hung casement, and missing pull catch to awning casement meaning neither can be secured	<i>Installation of new handle, peg stay and pull catch to match existing</i>
Condition	No evidence of structurally significant damage noted at time of inspection, however debris obstructed view of lower frame structure	<i>Allow for inspection of lower frame structure prior to refurbishment</i>
Operation	Side hung casement and awning casement appeared operable although neither securable due to lack of furniture	-
Glazing	Panes A1, A2, A7 and B6 suffering from apparent impact damage. Remaining panes appear contemporary to window installation. Areas of overpainting and puckering to external putty	<i>Replace 4no. damaged panes to match existing. Reinstate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



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Reference	W-L1-37	
Location	Broadway Lofts, First floor, South elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) to top RHS with adjacent fixed light. 2x8 arrangement of panes 2no. exterior hinges to side hung casement. 2no. exterior hinges to top hung casement	
Item	Observations	Recommendations
Decoration	White paint finish to internal faces, apparently original to installation with areas of paint loss to glazing beads. Loss and crazing of areas of paint finish to exterior revealing bare metal frame structure beneath	<i>Internal and external surfaces: Rub back to sound material, prepare and redecorate in microporous paint</i>
Furniture	Missing handle and peg stay to side hung casement, and missing pull catch to awning casement meaning neither can be secured	<i>Installation of new handle, peg stay and pull catch to match existing</i>
Condition	No evidence of structurally significant damage noted at time of inspection, however debris obstructed view of lower frame structure	<i>Allow for inspection of lower frame structure prior to refurbishment</i>
Operation	Side hung casement and awning casement appeared operable although neither securable due to lack of furniture	-
Glazing	Panes A1, A4, A5, B4 and B3 suffering from apparent impact damage. Remaining panes appear contemporary to window installation. Areas of overpainting and puckering to external putty	<i>Replace 4no. damaged panes to match existing. Reinstate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



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Reference	W-L1-39	
Location	Broadway Lofts, First floor, South elevation	
Construction	Metal Crittall-style window comprised of 1no. side hung casement (left handing) with adjacent fixed light to bottom and 1no. awning casement (centre pivot) to top RHS with adjacent fixed light. 2x8 arrangement of panes 2no. exterior hinges to side hung casement. 2no. exterior hinges to top hung casement. Handle constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	White paint finish to internal faces, apparently original to installation with areas of paint loss to glazing beads. Loss and crazing of areas of paint finish to exterior revealing bare metal frame structure beneath	<i>Internal and external surfaces: Rub back to sound material, prepare and redecorate in microporous paint</i>
Furniture	Missing handle and peg stay to side hung casement, and missing pull catch to awning casement meaning neither can be secured	<i>Installation of new handle, peg stay and pull catch to match existing</i>
Condition	No evidence of structurally significant damage noted at time of inspection	-
Operation	Side hung casement and awning casement appeared operable. Awning not securable due to lack of furniture	-
Glazing	Panes A1 and B1 suffering from apparent impact damage. Remaining panes appear contemporary to window installation. Areas of overpainting and puckering to external putty	<i>Replace 2no. damaged panes to match existing. Reinstate areas of damaged or missing putty with linseed oil putty to match existing</i>
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



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Reference	W-G-06	
Location	Broadway Lofts, Ground floor, North elevation	
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness, with grille fitted to fixed light above. Horns to top and bottom sashes. Frames apparently original to this part of building	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	<i>External surfaces: Rub back to sound material, prepare and redecorate in microporous paint. SEE BELOW for interior decoration</i>
Furniture	Lack of sash fastener means that window cannot be secured	Dependent on intention for secondary glazing, consideration should be given to installing sash fastening mechanism to enable window to be locked
Condition	INTERIOR CONDITION TBC. No evidence of structurally significant damage noted at time of inspection, although access limited. Apparent evidence of impact damage to sill	<i>SEE BELOW for interior condition. Structural Engineer to comment on impact on window of penetration into lintel. Assuming no structural impact, metalwork frame repairs to be carried out to match existing</i>
Operation	Both upper and lower sashes affixed as a result of screw fixings through horns into linings	<i>Removal of screw fixings required to determine operability. Allow to ease sashes, make good damage to sash lining and possible necessity for replacement of balance mechanisms</i>
Glazing	Single pane glazing apparently contemporary to window. No obvious areas of significant damage. Isolated areas of damage to putty	Repairs to sections of damaged glazing putty (likely linseed oil) to match original
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR INTERIOR DECORATION, CONDITION AND OPERABILITY. WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

October 2022

Not to scale

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

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Reference	W-G-07		
Location	Broadway Lofts, Ground floor, North elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness, with grille fitted to fixed light above. Horns to top and bottom sashes. Frames apparently original to this part of building		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	External surfaces: Rub back to sound material, prepare and redecorate in microporous paint. SEE BELOW for interior decoration	
Furniture	Lack of sash fastener means that window cannot be secured	Dependent on intention for secondary glazing, consideration should be given to installing sash fastening mechanism to enable window to be locked	
Condition	INTERIOR CONDITION TBC. No evidence of structurally significant damage noted at time of inspection, although access limited. Apparent evidence of impact damage to sill	SEE BELOW for interior condition. Structural Engineer to comment on impact on window of penetration into lintel. Assuming no structural impact, metalwork frame repairs to be carried out to match existing	
Operation	Both upper and lower sashes affixed as a result of screw fixings through horns into linings	Removal of screw fixings required to determine operability. Allow to ease sashes, make good damage to sash lining and possible necessity for replacement of balance mechanisms	
Glazing	Single pane glazing apparently contemporary to window. No obvious areas of significant damage. Isolated areas of damage to putty	Repairs to sections of damaged glazing putty (likely linseed oil) to match original	
Ingress	TBC FOLLOWING REFURBISHMENT	Allow for further investigation	
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR INTERIOR DECORATION, CONDITION AND OPERABILITY. WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS		



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

October 2022

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Reference	W-G-08	
Location	Broadway Lofts, Ground floor, North elevation	
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness, with fixed light above. Horns to top and bottom sashes. Frames apparently original to this part of building	
Item	Observations	Recommendations
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	<i>External surfaces: Rub back to sound material, prepare and redecorate in microporous paint. SEE BELOW for interior decoration</i>
Furniture	Lack of sash fastener means that window cannot be secured	Dependent on intention for secondary glazing, consideration should be given to installing sash fastening mechanism to enable window to be locked
Condition	INTERIOR CONDITION TBC. No evidence of structurally significant damage noted at time of inspection, although access limited. Apparent evidence of impact damage to sill	<i>SEE BELOW for interior condition. Structural Engineer to comment on impact on window of penetration into lintel. Assuming no structural impact, metalwork frame repairs to be carried out to match existing</i>
Operation	Upper sash apparently affixed or seized within lining	<i>Allow for easing of top sash to restore function to make good damage to sash lining and possible necessity for replacement of balance mechanisms</i>
Glazing	Single pane glazing apparently contemporary to window. Mechanical extractor installed to pane to LHS. No obvious areas of significant damage. Isolated areas of damage to putty	Repairs to sections of damaged glazing putty (likely linseed oil) to match original. Consider removal of extractor and replace of pane to match existing
Ingress	TBC FOLLOWING REFURBISHMENT	<i>Allow for further investigation</i>
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR INTERIOR DECORATION, CONDITION AND OPERABILITY. WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS	



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

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Reference	W-G-09		
Location	Broadway Lofts, Ground floor, North elevation		
Construction	Double hung timber sash window with a '2 over 2' arrangement of ~3mm thickness, with fixed light above. Horns to top and bottom sashes. Frames apparently original to this part of building		
Item	Observations	Recommendations	
Decoration	White film-forming paint finish to internal and external faces, apparently covering previous layers	External surfaces: Rub back to sound material, prepare and redecorate in microporous paint. SEE BELOW for interior decoration	
Furniture	Lack of sash fastener means that window cannot be secured	Dependent on intention for secondary glazing, consideration should be given to installing sash fastening mechanism to enable window to be locked	
Condition	INTERIOR CONDITION TBC. No evidence of structurally significant damage noted at time of inspection, although access limited. Apparent evidence of impact damage to sill	SEE BELOW for interior condition. Structural Engineer to comment on impact on window of penetration into lintel. Assuming no structural impact, metalwork frame repairs to be carried out to match existing	
Operation	Both upper and lower sashes apparently operating correctly	-	
Glazing	Single pane glazing apparently contemporary to window. Mechanical extractor installed to pane to LHS. No obvious areas of significant damage. Isolated areas of damage to putty	Repairs to sections of damaged glazing putty (likely linseed oil) to match original. Consider removal of extractor and replace of pane to match existing	
Ingress	TBC FOLLOWING REFURBISHMENT	Allow for further investigation	
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR INTERIOR DECORATION, CONDITION AND OPERABILITY. WINDOW SHOULD BE PROTECTED TO AVOID DAMAGE FROM ONGOING WORKS		



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Reference	W-G-11	
Location	Broadway Lofts, Ground floor, East elevation	
Construction	Metal Crittall-style window comprised of 2no. adjacent awning casements (centre pivot) with 1x3 arrangement of single panes of ~3mm thickness 4no. hinges at centre and 2no. 'pull' catches at window head. All constructed in brass or similar and apparently contemporary to construction	
Item	Observations	Recommendations
Decoration	EXTERIOR DECORATION TBC. White film-forming paint finish to internal and external faces apart from furniture, apparently covering previous layers	SEE BELOW exterior decoration
Furniture	Some overpainting to stay brackets but not interfering with function. Pull catch not engaged at time of survey	Pull catch to be adjusted if not engaging when closed
Condition	EXTERIOR CONDITION TBC. Generally good with no obvious evidence of structurally significant decay visible although physical access for investigation was limited	SEE BELOW for exterior condition
Operation	Both awning casements appear to have been screwed shut, presumably for security purposes. Operability could not be determined due to a lack of physical access	SEE BELOW
Glazing	All single glazed panes apparently previously replaced, likely prior to current refurbishment	-
Ingress	Evidence of ingress could not be determined without physical access	SEE BELOW
Other	PHYSICAL ACCESS TO WINDOW REQUIRED TO DETERMINE OBSERVATIONS AND RECOMMENDATIONS FOR EXTERIOR DECORATION, CONDITION AND OPERABILITY	



Hornsey Town Hall - Broadway Annex

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Reference	Lantern	
Location	Broadway Apartments, Roof	
Construction	2100 x 2700mm overall footprint. Replacement wired-glass roof finish, panes upto 1200 x 250mm with lead gaskets 75mm wide. Historic softwood frame upstand 800mm high. Bauder multiply felt abutment with 110mm upstand below timber sill. Glazed fixed casements at north (pending at south). Replacement metal louvers at east and west	
Item	Observations	Recommendations
Decoration	Pending final paintwork decoration externally	<i>Complete decoration. Allow for routine inspection and re-decoration on a 3 year cycle</i>
Furniture	No operable elements	<i>Query if louvers are part of fire strategy and if they require ability to control rate of ventilation</i>
Condition	Previous wet rot decay is likely to have affected parts of the lantern. Superficial latent decay was noted at the upper north-east corner of the upstand. This has been recently addressed by filler repairs and decoration	<i>No further repairs, subject to installation of eaves drip flashing or gutter at top edge of upstand</i>
Glazing	Recently replaced glazing, pending installation of casements at south upstand	<i>Complete installation of casements in south upstand</i>
Ingress	The glazed roof did not have an adequate eaves-overhang which increased risk of damp/decay affecting the joinery upstand as water ran off the roof	<i>A new eaves drip flashing or eaves gutter should be installed to carry water away from the upstand joinery</i>



Hornsey Town Hall - Broadway Annex

Window Condition Investigation

October 2022

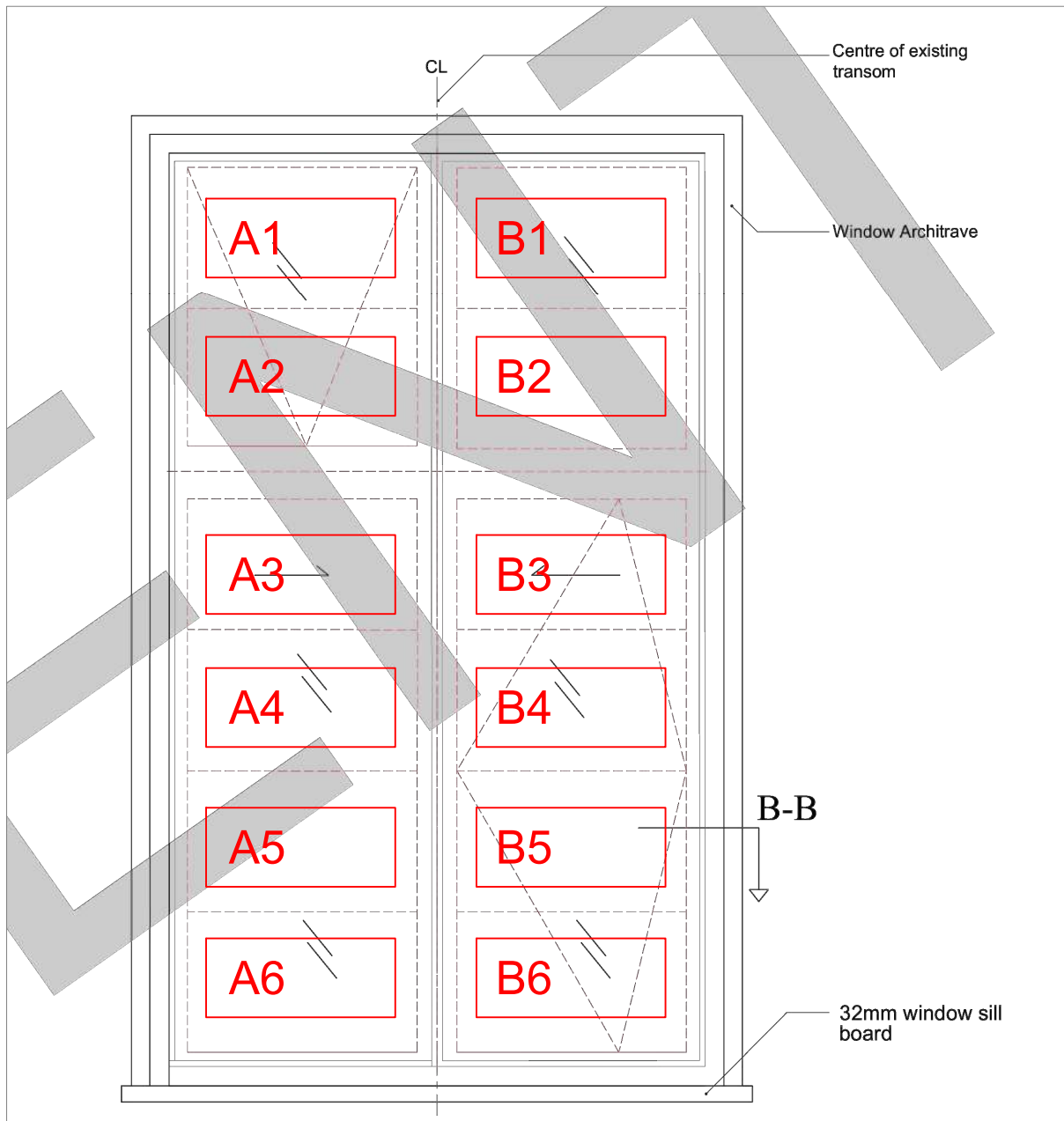
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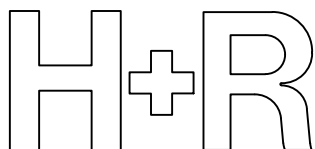
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Attachment B



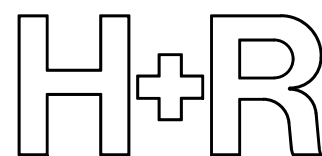
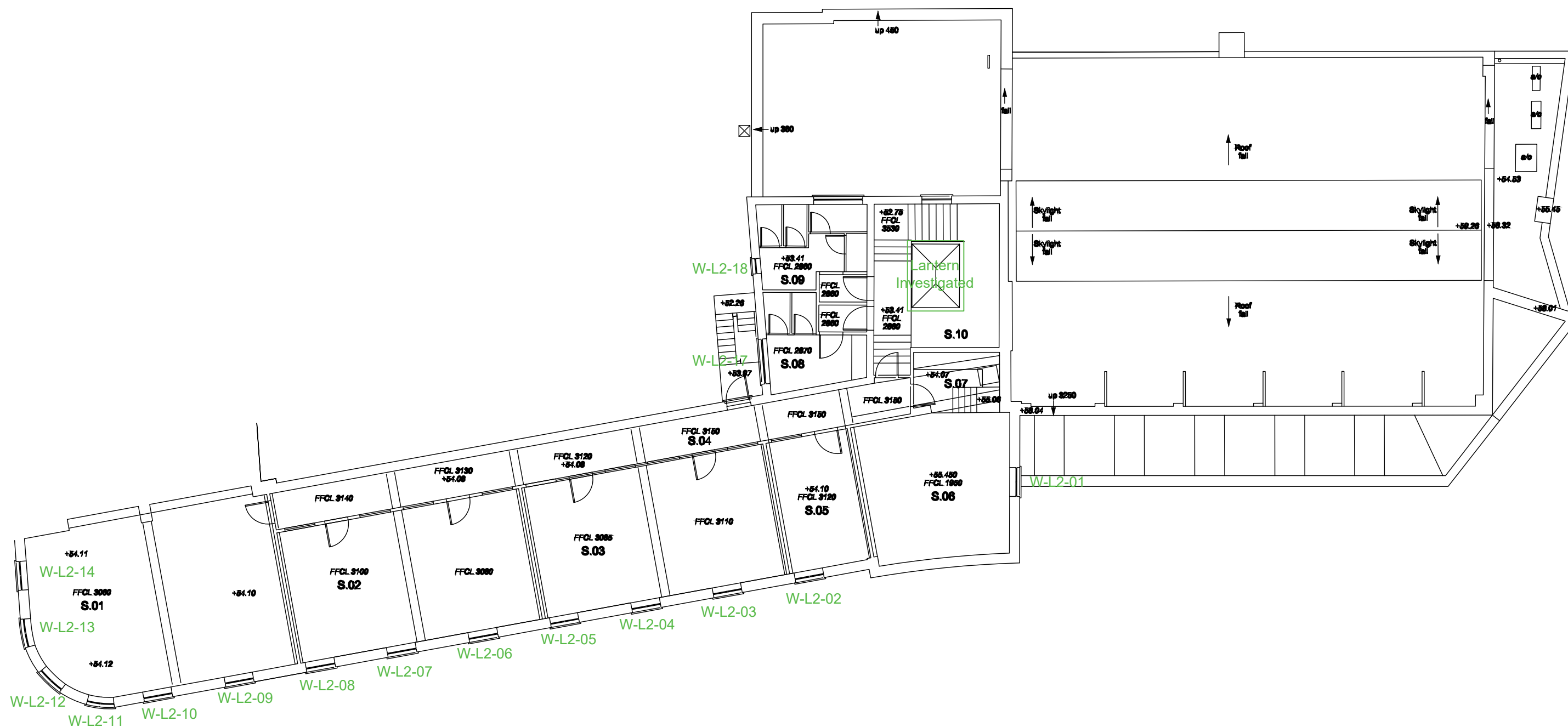
Indicative diagram of window pane layout for identification purposes (as viewed from the interior)



Hornsey Town Hall, Broadway Annexe - Pane Identification

Window Condition Investigation

11 October 2022

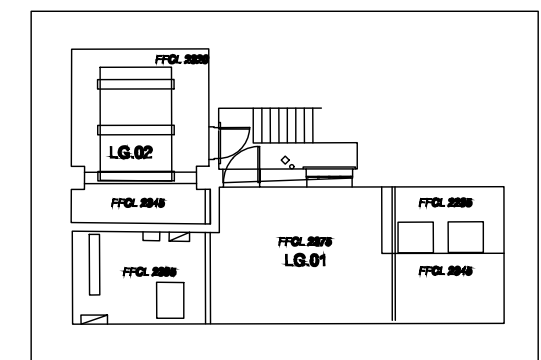


Hornsey Town Hall, Broadway Annexe - Second Floor
Window Condition Investigation
11 October 2022

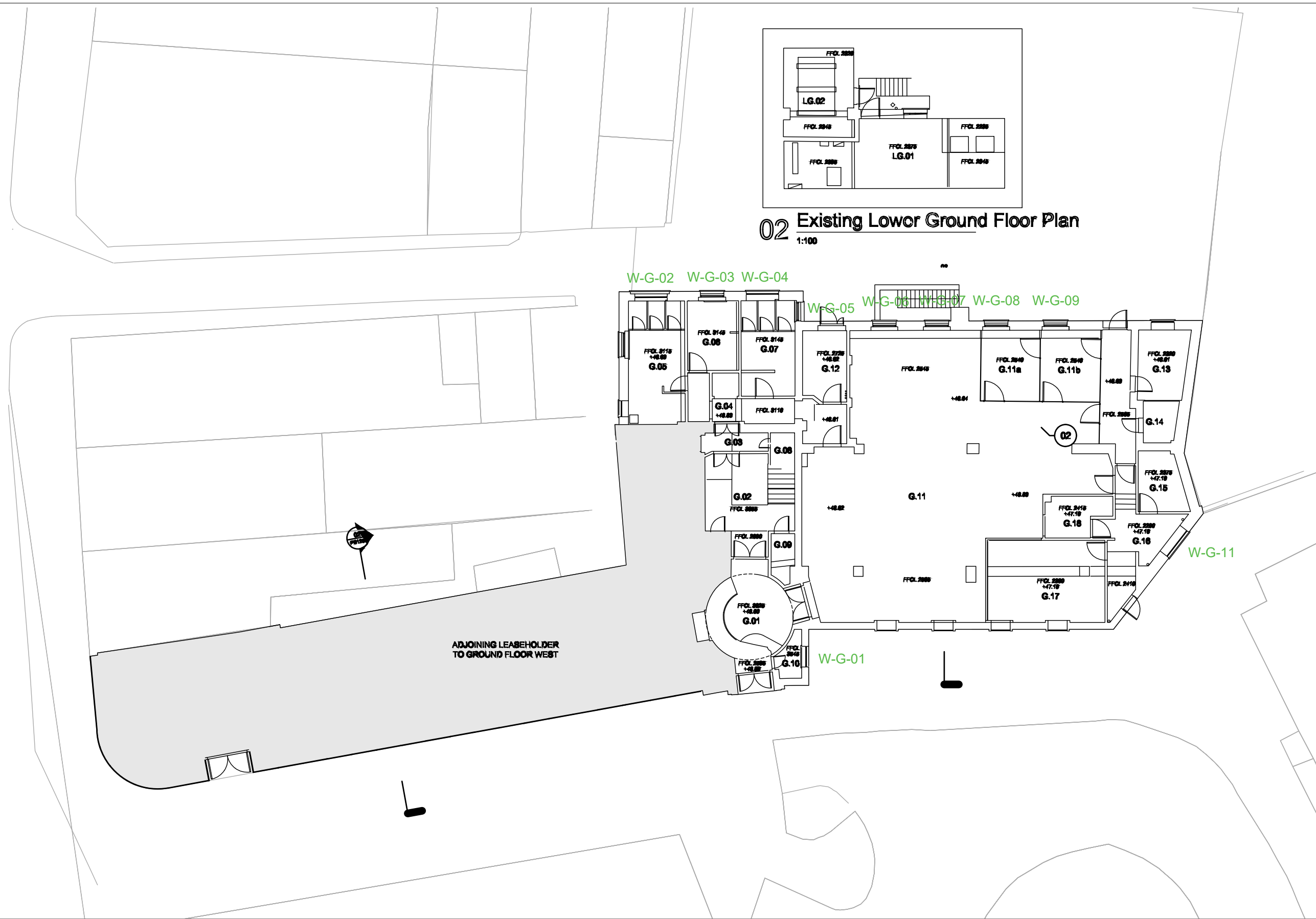
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Key:

W-G-01 Label identifying window surveyed

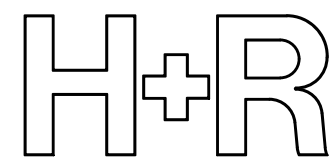


02 Existing Lower Ground Floor Plan
1:100



Key:

W-G-01 Label identifying window surveyed



Hornsey Town Hall, Broadway Annexe - Ground Floor
Window Condition Investigation
11 October 2022

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