

5

Site & Surrounding Context

5.8

Site Topography & Ground Conditions

Site topography

As it can be seen in the adjacent photos, the GF level of the Civic centre is higher than the current car park level. Therefore, the proposal for the new Trinity Building should be able to provide a more generous ground floor clear height, while providing 3 storeys of office accommodation, compared to the five storeys originally proposed.



5

Site & Surrounding Context

5.9

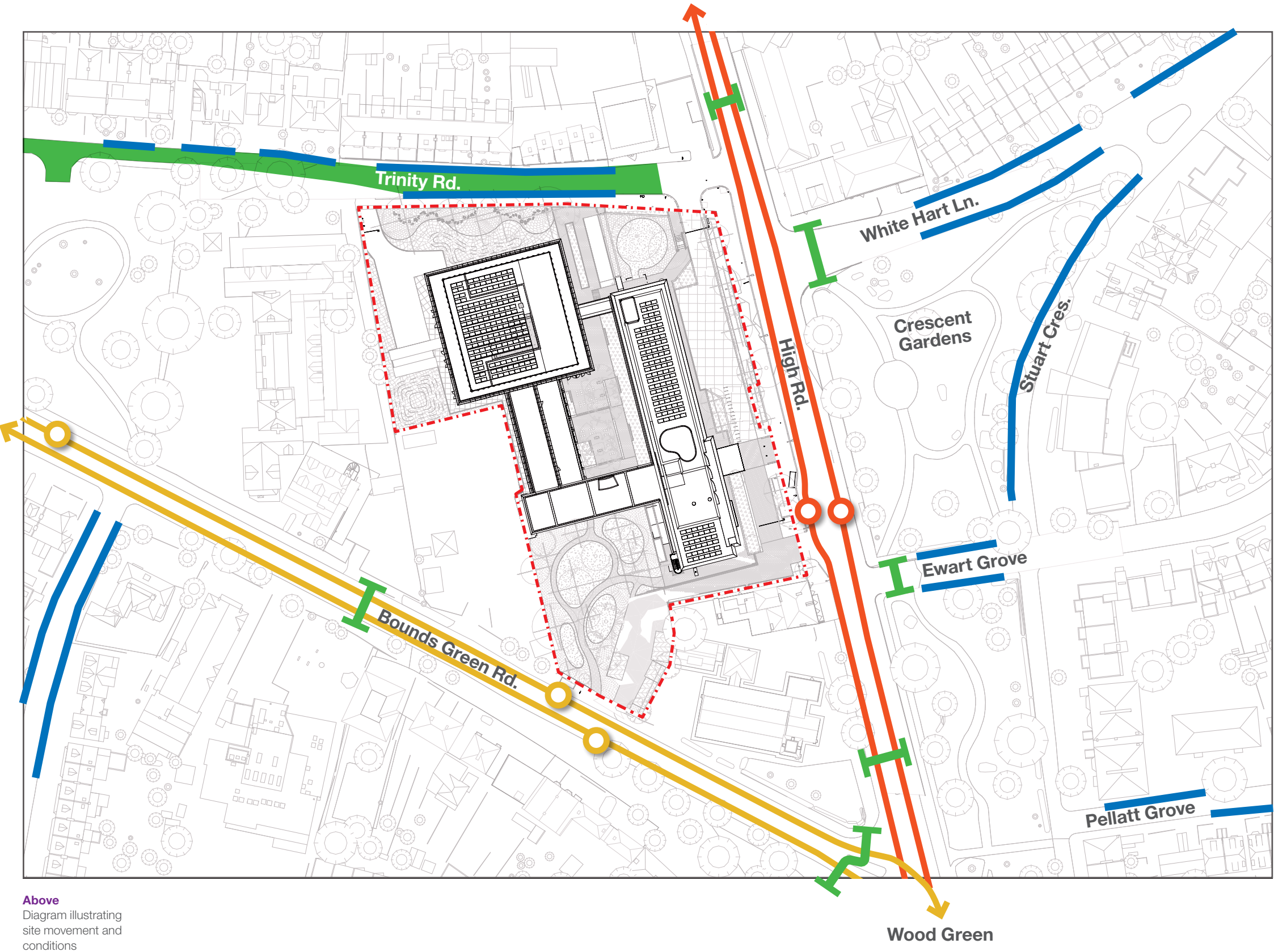
Transport Connections and Movement

Parking & Traffic Flow
Bounds Green Rd. and High Rd. are two-way single carriageway roads that provide a number of bus routes.

As mentioned previously, Trinity Road is proposed to be a 'School Street' meaning it will have restricted access during certain periods. It has Public Meter and Resident Permit parking spaces.

Other surrounding roads are two way single-carriageways and have Public meter and resident permit spaces as shown.

- Key:**
- Site Boundary
 - Public Meter & Resident Permit Space
 - School Street
 - Bus Route - 221 & N91
 - Bus Route - 121, 141, 232, 329, 629, N29, W4
 - Bus Stop
 - Pedestrian Crossing



6 Architecture

6.1 Civic Centre

6.1.1 Repair and restoration of the civic centre

6.1.1.1 Curtain Walling and Windows

Overview.

The external envelope of the Civic Centre is in poor condition and is poorly insulated. Significant work is required to make the building safe, weathertight, robust and improve the overall appearance of the building. In addition the council wants to improve the thermal performance of the building to meet their sustainability objectives.

Curtain walling and windows

There are a number of problems with the current curtain walling and windows:

- Poor thermal performance
- Solar gain and glare
- Beading contaminated with asbestos
- Deemed to be end-of-service-life with repairs not recommended (Buro Happold Survey Report)
- Glazing at low level is float glass and does not meet current safety regulations

The current proposal is to replace all windows with new double glazed high performance glass with thermally broken frames. This will have a significant benefit in terms of heat loss, solar gain and result in lower running costs and an improved carbon footprint. As this is a listed building it is important to preserve the appearance, so the curtain walling and windows will be designed to replicate the existing windows in terms of panel size, frame size and materials.

The provision of high performance glass will help re-create the original design intent and restore a sense of openness and accessibility.



Extracts from section 5.5 on page 12 of Facade Systems Condition Survey

Buro Happold
0049545-BHE-XX-XX-RP-Y-0001 - 15 June 2021

Windows & Curtain Walling Generally - Ground Floor to Second Floor

- Overall, these window systems are in poor condition and appear to have reached the end of service life.
- The framing is generally in poor condition: externally the painting or coating applied at some point to the aluminium mullions and transoms is degraded and patchy in places.
- The sealant between the frame and glass is brittle and patchy.
- A solar coating was present internally on most of the glazing inspected, marked as 'SOLAR SHIELD BS 6206/B FILM', which could be evidence of a perceived discomfort with the original glazing specification. The majority of this film applied was in good condition, but in many locations was starting to peel at the edges.
- A few panels on the West elevation curtain walling had an additional film applied externally with a 'blue' appearance, possibly a privacy filter, which appears to be in bad condition.
- It should also be noted that asides from the typical glass thicknesses identified in this paragraph, many of the aluminium windows/curtain walling presented variation in glazing configurations (i.e. lack of consistency in glass thicknesses/build-up between similar types).

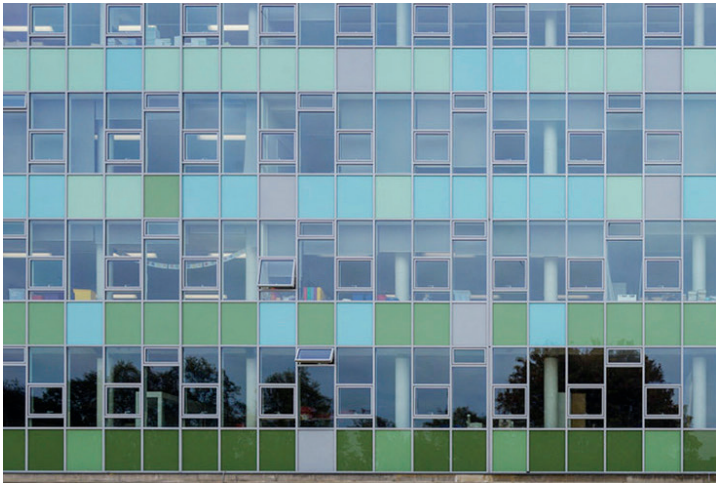
Steel Windows - Third Floor

- Generally, the steel windows appear to be in poor condition and in need of a general refurbishment
- Here, the glass was measured as a single glazed 4 mm pane.
- In some locations, the concrete fins between the windows are also generally in poor condition and some of them have been repaired previously however with unsympathetic concrete patches.
- The sealant between the frame and glass has also become brittle and in need of general redoing.

Refer to HCC-HBA-XX-XX-RP-A-081001
Supplementary Planning Information for more details

Precedent: ARK Putney Academy - before and after renovation

Hawkins\Brown Architects



6

Architecture

6.1

Civic Centre

6.1.1

Repair and restoration of the civic centre

6.1.1.1

Curtain Walling and Windows

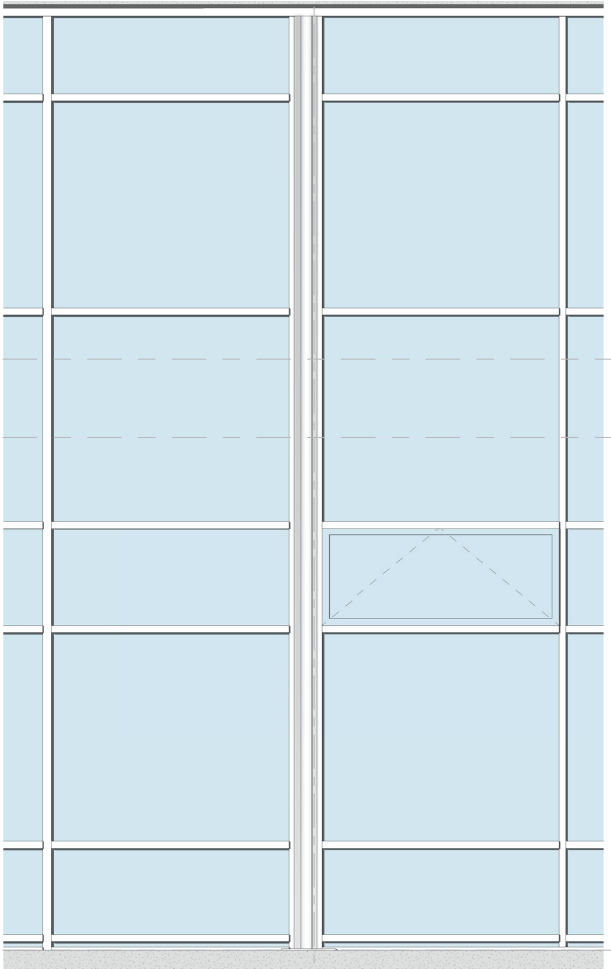
Type 01
Aluminium Curtain Walling System



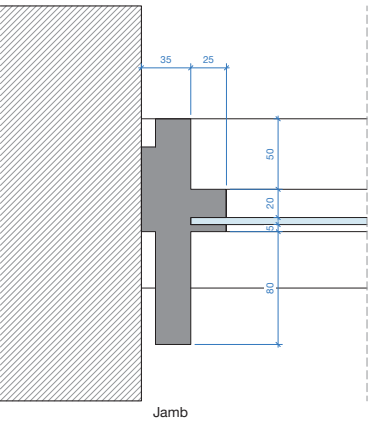
- Council Chamber and Entrance Lobby**
West Elevation Ground and first Floor
West (Committee) Wing
- Generally Single glazed
 - Inconsistent top-hung opening lights,
 - Internally solar control film in places - in some locations this is degrading/peeling
 - External privacy film in various locations
 - Secondary Steelwork in back-boxes of mullions with larger profiles
 - Several panels/bays have been replaced on west elevation ground floor
 - Double doors have been replaced in north and south elevations
 - Sealant/beading has degraded and contains asbestos

Refer to HCC-HBA-XX-XX-RP-A-081001
Supplementary Planning Information for more details

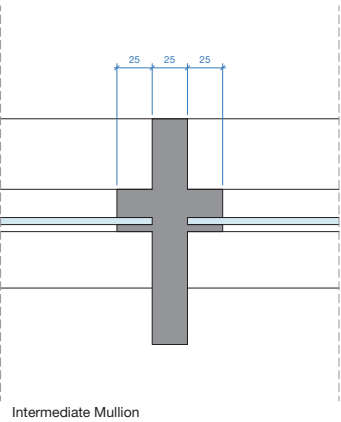
Existing Bay & Typical Profile Sections



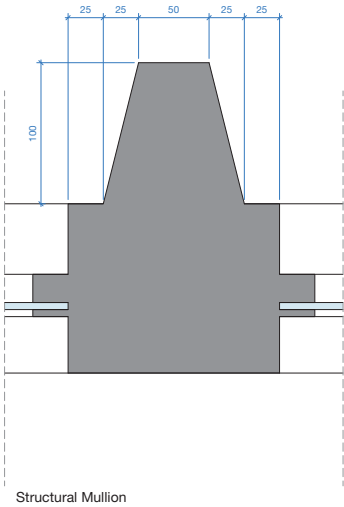
H11/110 - Typical Bay - Refer to 310310, 310311 & 310312
1:20



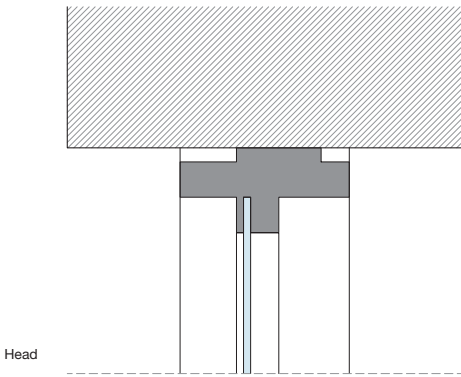
Civic Centre - Curtain Walling - Existing Plan Details
1:2



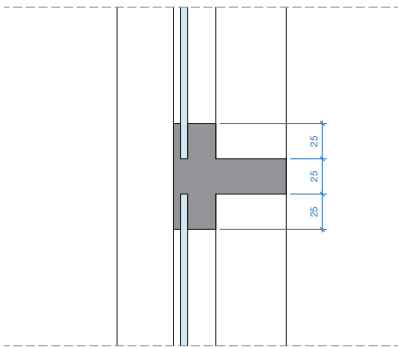
Intermediate Mullion



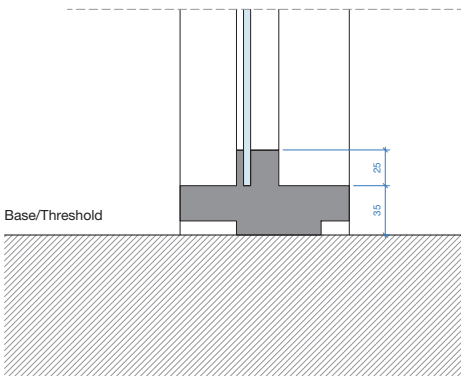
Structural Mullion



Head



Transom



Base/Threshold

Civic Centre - Curtain Walling - Existing Section Details
1:2