

HARINGEY CIVIC CENTRE



WINDOW CONDITION SURVEY

Introduction

Associated Steel Window Services Ltd have been instructed by Haringey Council to undertake a full and detailed condition survey of the existing windows to all external elevations of the Civic Centre. The purpose of the survey was to establish the condition of the windows and to report on the recommendations for refurbishment or replacement

The survey has consisted of accessing each window internally and viewing externally where possible.

Paint sampling has been undertaken and the results will be issued in due course.

Scope of Survey

North, East, South and West Elevations

3rd Floor - W3-01 to W3-18

2nd Floor – W2-01 to W2-27

1st Floor – W1-01 to W1-27

Ground Floor – WG-01 to WG-28

Access

Access to the building has been arranged through Haringey and has been good.

The windows are coated with dirt and grime, this hindered our inspection to some degree.

Associated Steel Window Services

Window Types

Type A – Steel Windows – 3rd Floor



Frames and Operation

Description;

These windows are constructed from mild steel for the W20 suite of sections which are galvanised.

They comprise on either 2 single pane fixed lights with 1 single pane horizontal pivot or 1 single pane fixed light with 1 single pane horizontal pivot.

The high-level opening vents would have been operated by glacie cord.

Findings;

The windows are generally in fair condition but would require a meaningful refurbishment to extend their lifespan.

As the windows are steel, the scope for refurbishment is greater than aluminium. All windows seen could be refurbished, they may require removal in order to affect this. This would involve deglazing and removal all paint in a controlled environment.

Glass and Glazing

Description;

Single glazed with 4mm glass retained with easi glaze clip in bead with rounded corner clips.

Findings;

We have not been able to confirm the presence of safety glass which would be required for the lower panes.

Some of the panes are filmed.

It has been difficult to identify breakages due to the build-up of dirt.

Ironmongery

Description;

The high-level horizontal pivots are fitted with a spring catch and cord eye, all glacie cord is missing.

The low-level horizontal pivots are fitted with spring catches.

Findings;

The ironmongery is largely intact but is showing signs of age.

Finishes

Description;

Throughout the windows are hand painted.

Findings;

The existing coatings are in poor condition. It is likely that the galvanised surfaces were not treated with a neutraliser prior to hand painting which has resulted in poor adhesion.

Samples have been taken to check for the presence of lead.

Perimeters

Description;

We were unable to see the external perimeters.

Findings;

Although we were unable to access the external elevation, it is likely that the perimeter seals would require raking out and reapplying with a suitable silicone sealant

Recommendation

Full Refurbishment

If a full and meaningful restoration is to be considered our suggestion would be that the windows are carefully removed from the openings, individually tagged and a heritage asset register created, and an extensive and sympathetic restoration is undertaken off site. This will not only extend the lifespan of the windows but also improve their operation.

Sequence Of Works

- Remove windows from openings and deglaze
- Ironmongery - Remove all ironmongery and polish and lacquer and replace all missing and broken ironmongery and refix
- Tagging and registering all items and adding to the heritage asset register
- Operation - Service and overhaul all opening vents
- Decoration Preparation- Complete paint removal to occur offsite in a controlled environment due to the possible presence of lead
- Repairs - to be conducted off site in workshop conditions and to include welding in sections particularly at the bottom rails, straightening of opening vents, resetting of hinges and repairs to corroded areas.
- Glazing – reglaze all windows with single glass or potential for a thermal upgrade
- Decoration - Prime coat windows, hand decorate with a further 4 coats

This refurbishment could be undertaken in situ however there is clear evidence of structural issues with the concrete fins so removal may be a better option. If the presence of lead-based pigments is confirmed this will impact upon the method of decoration which can be undertaken in-situ in a safe manner so removal may be preferred.

There is the possibility of improving the thermal performance with the introduction of a double-glazed unit or a vacuum sealed glass, however it should be noted the existing windows are not thermally broken.

Full Replacement

Alternatively, a full sympathetic replacement could be considered.

Several steel alternatives could be considered if the slim sight line aesthetic is required such as;

W20 sections which would replicate the existing, this would maintain the sight lines and would allow introduction of a 16mm double glazed unit

W40 sections which would also match the existing closely, but could utilize a triple glazed units which would increase the thermal performance

Thermally broken steel profiles which would greatly increase the thermal performance.

Type 2: Aluminum Fixed and Opening Casement Screen Fenestration – 3rd, 2nd, 1st and Ground Floors



Frames and Operation

Description;

The main facades feature an aluminium fixed and opening casement (screen) fenestration. These vary from the two-storey façade entrance screen, the single storey fixed and opening screen to the windows featuring top hung casements on the upper floors.

Findings;

Universally the windows are in very poor condition.

There is evidence of;

- splitting of the transoms and mullions
- evidence of water penetration at the mullions
- failure of the opening lights

Glass and Glazing

Description;

The windows are glazed with clear float glass which is invariably filmed, for either solar or safety requirements.

The fixed panes are externally bead glazed and the opening section is internally glazed.

Findings;

Many panes have been reglazed over the years. Having spoken to the maintenance man on site many of these panes have failed due to unexplained breakage; which could indicate thermal stress.

The bedding compound has failed and is degraded and we would suggest this is tested for asbestos if it hasn't already been done.

Ironmongery

Description;

The original ironmongery to the high-level top hung vents is likely to have been a folding opener and two handles to the lower top hung vents.

This now varies with additions being added for functional purposes over the years.

The internal hinge mechanisms (projecting opener) which allowed the window to open fully for cleaning would have been present.

Findings;

Many additions including Teleflex wind gear and pegs stays have been added to the windows.

Much of the original ironmongery is in poor condition where it exists.

There is evidence that the hinge mechanism has failed.

Finishes

Description;

We cannot confirm if the original windows were mill finish or anodised.

Externally some areas have been sprayed.

Findings;

The surfaces of all areas are in poor condition. Where spraying has previously occurred, this is flaking away and has failed.

Whilst treatment of these surfaces could be undertaken, we have reservations as to the level of finish which could be achieved.

Perimeters

Description;

We have been made aware that the existing perimeter seal contains asbestos.

Findings;

These seals would need specialist removal prior to reapplying with a suitable silicone sealant.

Recommendations

Although refurbishment of aluminium windows of this type can be undertaken it is our opinion that these windows are beyond meaningful and effective refurbishment for the following reasons;

Full reglazing would be required in any refurbishment, this would involve replacement of all beading and glass. We are concerned that the glazing transoms and mullions are showing evidence of stress, splitting and separating and would not be able to retain the new glass.

There is evidence of water penetration through the mullions between screens, which would require dismantling and reinforcing. It is our opinion the screens would not survive this process.

The main screen to the entrance would need assessing by a structural engineer, bearing in mind the evidence of failure at the transom joints seen throughout.

Aluminum has good corrosion resistance and although some of the corrosion seen could be just to the surface, it is our opinion that we could not achieve an acceptable finish.

The opening mechanisms of these windows are no longer available, so it is probable that making all opening vents operable is not an option and sealing off would be required.

Any refurbishment could improve the thermal efficiency of the fenestration but even this level of refurbishment may not achieve a thermally efficient system and secondary glazing may still be required.

It is for these reasons that we would recommend a sympathetic and faithful replacement which would provide a structurally sound and thermally efficient system. Many systems currently available could mimic the existing aesthetic whilst vastly improving performance and functionality.

Notes

Each window has been inspected and relevant information has been recorded on the attached survey sheets appended to this report.

Lead testing has been undertaken and the report will be issued in due course.

This report has been compiled by Laura Mercer.
Survey was conducted during July and August 2023.



Appendix

See attached



CONTACT DETAILS

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In addition, please feel free to browse our website at your convenience; www.asws.co.uk

