



Proposal and Scope of Works

Secondary glazing installation at:

1st floor offices
Chalk Farm Station
Adelaide Road / Haverstock Hill
London
NW3 2BP

Please use the document 04. 9861BWLS-02-Floor-Plan to cross reference the window types (A, B, C & D) to be secondary glazed.

Information and photos of the proposed secondary glazing can be found in the following:

- 06. Series 10 HS
 - 07. Series 10 spec
 - 08. Series 20 VS
 - 09. Series 42 FL
 - 10. Series 45 HC
 - 11. Series 45 spec
- The majority of the primary windows are curved openings Type A (curved) which consist of fixed lights and outward opening casements. The secondary glazing we propose to these windows is 4No. Series 42 fixed lights, 1no.Series 45 bottom hung casement, 1no.Series 10 -3 pane horizontal sliding & 2no.Series 10 -2 pane horizontal sliding.

The units will be curved to suit the shape of the opening and mullion coupled where necessary.

- To windows Type B (round) which is large porthole window.
Series 45 casement lift out curved is proposed to suit the design of the primary window.
- Type C (casement) consist of three openings which can be accessed to the left and right-hand side.
Series 45 single side hung case and to the centre we propose the manufacturers Series 10 -2 pane horizontal sliding units.
- Type D are timber sash windows and to these openings Series 20 vertical sliding counter balanced units are proposed
The secondary glazing proposed will give access to the primary windows for cleaning, maintenance and ventilation when required, whilst looking aesthetically pleasing and blends in with the building's fabric and the design of the primary windows.
- The secondary glazing will be installed using bespoke timber fixing grounds on to which the units will be sealed and secured. These, in the most part, will be covered by the odd leg main frame section, making further decoration unnecessary and all fixings will be concealed within the main frame.

These works are required in order to be compliant with the current Building Regulations for an existing building and to meet the Minimum Energy Efficiency Standard Regulations 2023 that require commercial landlords to ensure the Energy Performance Certificate is up to a rating of E and above.

These works will allow Transport for London to comply with these Regulations. The works will raise the EPC rating to a C. The current rating for this property is G.