



A SCHEDULE OF CONDITION REPORT

For windows at

**Great Ormond Street Hospital (GOSH) for Children,
Level 6 Southwood Building Great Ormond Street London, WC1N 3JH**

For and on behalf of

**The NHS Foundation Trust
GOSH for Children, Great Ormond Street London, WC1N 3JH**



GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH



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1 INTRODUCTION

This Schedule of Condition (SOC) is based on an inspection of the premises by Paul Dennis and Mark Percival of Peacock Stevens carried out on Tuesday 19th October 2021 for the purpose of identifying and recording the general condition of the existing windows to level 6 of the Southwood Building at GOSH. This inspection forms part of the preliminary works to be carried out prior to the planned refurbishment works of this Level 6 into a new Mental Health Unit. We have also been asked to observe current potential ligature risks associated with these windows and make appropriate recommendations for anti-ligature fixings/design adjustments. This SOC is a factual record of the condition of the existing windows, 80 in total and their associated fixings and attachments including relevant associated components.

This inspection can also be used as a benchmark relating to the windows condition which can be assessed in the future and any changes identified and should be read in conjunction with the photographs incorporated in this report. This SOC Report should also be read in conjunction with the Windows Condition Survey Schedule which aims to provide a 'user friendly' summary of each window in relation to its assigned number, type, component parts, condition, and current ligature risks. It also cross references each window to the Architects reference numbers for checking purposes and quick reference.

The survey is limited to the readily accessible surfaces, and we can accept no liability for any parts of the structure which were covered, unexposed or inaccessible. We cannot accept any liability in respect of any defects which may subsequently become apparent arising from timber defects of any nature, beetle infestation, vermin, and insects, defects in constituents of concrete, the position of reinforcement, the extent of bearing, ties or fixings or defects of a similar nature.

We have not been instructed to report on the condition of the existing services installations such as heating, alarm systems, emergency lighting, smoke and heat detectors and no tests of these installations have been carried out. Our report has been constrained to the internal parts of the property.

2.0 BRIEF DESCRIPTION OF THE PROPERTY

The area of the hospital we have been asked to survey is within the Southwood Building on Level 6. This part of the hospital sits centrally within the complex of buildings and between the main reception Variety Club Building and Nurses Home Accommodation.

This floor to the south is predominantly arranged around a central courtyard now formed by a fifth-floor green roof below. The green roof is not accessible at this level. The northern elevation faces a ground level landscaped courtyard and service yard with delivery bay. The east and west elevations face smaller courtyards and service areas.

The southern elevations of the building have been fitted with external balconies. These balconies are narrow and for service access with powder coated steel mesh balustrades and steel posts. There are no balconies to the north or east elevations.

The external specification comprises a steel portal frame with coursed brick infill and timber clad sections. Windows and doors are provided in a variety of materials including powder coated



aluminum, wood, Crittall and upvc frame with predominantly double-glazed infill panels. Some window units are full floor to ceiling height with solid lower panels and duct/pipe access panels. The glazing is predominantly clear glass with some obscure panels to WC's and bathrooms etc.

The internal specification predominantly comprises painted plaster walls and ceilings. Utility services include electrical lighting and standard power & Comms outlets. Surface mounted electric cables in conduit and water pipes have been installed adjacent to certain window units and across them at low level. Further hospital utilities include oxygen supply pipes/outlets and smoke detection units. Mechanical extraction units have been fitted to some windows and ducting/service pipes pass through some window panels at upper levels. Certain windows have been fitted with blind systems of varying style.

3.0 LIGATURE RISK – OBSERVATIONS AND RECOMMENDATIONS

The GOSH NHS Foundation Trust is fully committed to developing, maintaining, and promoting the highest standards of health and safety practice. The Trust also acknowledges its obligations to comply with the statutory responsibilities laid down in the Health and Safety at Work etc. Act 1974 (HASAW) and other subsequent legislation relevant to the activities of the Trust and its employees. It is the duty of the Trust to ensure so far as is reasonably practicable, the health, safety and welfare of its employees, service users, contractors, and members of the public. GOSH recognises it has a responsibility to identify all likely ligature points in patient accessible areas within inpatient units within the trust. Where ligature points are identified, GOSH will develop suitable and sufficient measures to manage, mitigate and eliminate the risks.

As part of this report Peacock Stevens have been asked by the Trust to contribute to this process by identifying current ligature risks relating to the existing window installations and any associated risks in connection with the windows. We have recorded our findings within the **Window Condition Survey Schedule** which has a **Ligature Risk Status** column and adjacent column identifying the specific risks. It is understood that such ligature risk information will form part of an overall risk assessment. It is also intended that some of these risks can be 'designed out' as part of the proposed refurbishment and actions taken to remove improvised ligature suspension/anchor points to the windows by replacing certain components, securing relevant openings appropriately or replacing the windows completely.

The rationale for the **Risk Status** is as follows:

High Risk – areas of the inpatient ward where a service user may spend extended periods of time with limited observation e.g. bedrooms, bathrooms, en suites etc.

Medium Risk – areas of the inpatient/outpatient ward that are generally not well occupied and are under moderate levels of observation e.g. quiet lounges, corridor areas leading to bedrooms etc.

Low Risk - areas of the inpatient/outpatient ward that are fully occupied and are subject to almost constant staff observation e.g. day rooms, main corridors etc.



Window Risk Factors

Recent research and analysis of such hospital environments has highlighted that windows can present a range of potential ligature risks to those who wish to cause themselves harm. Suspension or anchor points for improvised ligatures can be created by connections around window catches, stays and levers, or by insertion through the window opening and closing the casement shut. If windows are open or openable it is evident that a number of potential suspension or anchor points for improvised ligatures are created. Even in situations where physical control measures are available by the fact that windows are lockable, or the handles are removable it is considered that such windows still present a risk in bedrooms and bathrooms. This is mainly due to the limited/lower levels of observation in these areas and the fact that these control measures have the potential for user error. Historic clinical assessments of such findings are rated as High Risk.

Window Anti-Ligature Risk Recommendations

As part of our condition survey, we have been asked to consider the status of the existing windows currently scheduled for retention. The existing double glazed casement windows fall into 3 main specification categories: timber (14%), UPVC (16%), or PPC aluminium frame (70%). The refurbishment of Level 6 allows for replacing all the timber frame units and potentially adapting the rest as required. Our survey established that both the UPVC and PPC aluminium windows were generally in reasonable order, however many of the PPC Tilt and Turn lever handle mechanisms were faulty.

Following our inspection, subsequent research, and dialogue with Samantha Murray at DAY Architectural Ltd we have concluded the following:

- That it is not feasible to retrospectively create true anti-ligature windows that fully meet the anti-ligature health and safety requirements. This is particularly the case for the PPC windows with inward openers. Suspension/anchor points can be reduced, but the windows will still have lockable openers.
- Consideration of secondary glazing units has also been assessed. Again, such installations would require locking and could put the staff at risk of potential human error in terms of securing them etc. Also, this option would not be cheap solution and would certainly be a weak compromise.
- The preferred option and our recommendation are to replace all the windows to the inpatient high-risk areas (predominantly bedrooms & bathrooms/en-suites) with new approved anti-ligature window specifications.
- The remaining existing windows should then be carefully risk assessed according to their associated new room usage. Medium risk and low risk areas should be categorised for both inpatient and outpatient rooms. It may be that certain windows can be adapted to meet the risk assessment criteria.
- Further consideration should be made to other localised ligature risk factors observed within close proximity to the windows. Suspension/anchor points were found including wall mounted cable trunking and pipework, ducting/pipe runs and blind rails/pull chords.



- Bathrooms and en-suites require specific consideration and all potential ligature risk elements need to be removed/adapted. We have provided guidance on this in the following section.
- We understand that the proposed refurbishment includes for a full mechanical ventilation system which negates the need for windows to be opened where required.
- Consideration for the use of appropriate toughened or laminated glazing (safety glazing) to critical areas also needs to be factored in and meet the requirements of current Building Regulations.

Further Associated Risk Areas:

Doors

Can present a range of potential suspension or anchor points for improvised ligatures. It is possible for a person who has the motive to cause themselves self-harm to attach a ligature either around door furniture (e.g. handles, door closers etc), around butt hinges or alternatively over the top of a closed door. We strongly recommend that all relevant doors are risk assessed in terms of their current ironmongery and fitted hinges etc.

Ceilings

Where ceiling finishes consist of suspended metal grid and lay-in mineral fibre tiles; it is possible for a person who has the motive to cause themselves harm to remove the tiles and gain access to service pipes or structural members in order to create a ligature point. The ceiling finishes in most areas of Level 6 comprised of skimmed plasterboard which is deemed a suitable specification. Consideration must however be given to ceiling mounted items such as lights, ventilation grilles and surface mounted pipes/cables etc.

Sanitaryware & Accessories

Sanitary appliances and accessories can create a number of ligature issues, particularly when located in high-risk rooms such as bedrooms and en suites. Typical ligature points can comprise of the following:

- Taps (pillar and wall mounted lever)
- Toilet seats and lever flush handles
- WHB including exposed pipe work and waste outlets.

It was evident that the sanitary appliances throughout Level 6 presented a number of ligature points around the taps, grab rails, pipework, and drainage. Also, it is considered that IPS access panels where fitted have the potential for a ligature to be passed behind or fixed on top corners. Such findings are rated as High Risk. In general, it was noted that soap and paper dispensers were fixed to walls via screw fixings which is also considered High Risk.

4.0 LIMITATIONS OF THE REPORT

The information contained in this report has been obtained by the inspection of those parts of the building which were visible, and it is not so complete as that which may be obtained when the various parts of the building can be opened up for inspection. This report does not, therefore, guarantee that works of opening up will not reveal that additional costs may be required to



eradicate damage due to rot and infestation of woodwork or structural timbers. We would point out also that wood boring insects may be present in timber without there being any evidence such as flight holes and we are, therefore, unable to state categorically that areas of woodworm did not exist at the date of our inspection.

We were not asked to instruct specialist services for reports on the mechanical, electrical and other service installations and therefore the comments contained in the report on these elements is from the perspective of a Building Surveyor.

High Alumina Cement,

We must stress that we have not carried out any detailed investigations of the fabric of the building and are, therefore, unable to report that the buildings are free from defect arising from the use of high alumina cement. If further investigation of the property is required, we recommend that a qualified civil or structural engineer carry out this work.

Asbestos

No enquiries have been made to determine whether any asbestos has been used in the fabric, finishes or services to the premises, which may need removal by a licensed operator, or sealing permanently. The Control of Asbestos Regulations 2012, place a number of responsibilities on 'dutyholders', those who are responsible in any way for the running and upkeep of a building. We are happy to expand on the general requirements of the regulations, but it is a specialist area of expertise and not within the remit of this report. We are able to arrange for a specialist survey to be undertaken should you wish.

Third Parties and Publications

This report is intended solely for the use of the instructing client to whom it is addressed, and no responsibility is accepted to any third party for the whole or part of its contents.

Neither the whole nor any part of this report may be included in any professional document, circular or statement, nor published, reproduced, or referred to in any way without our written approval of the form and context in which it may appear.

5.0 GLOSSARY OF TERMS

The description and expressive terms of the schedule which describes the condition of the property are for the purpose of this report defined as follows:

| Expression | Definition |
|-------------------|---|
| Good | In a good condition with no significant soiling/wear or other defects. No repairs presently required. |
| Fair | Subject to general wear and tear, still serviceable, but with repair work now necessary. |
| Poor | Subject to several years wear and tear, still serviceable, but with repair work now necessary. |



Dilapidated

Subject to hard long-term wear, having reached, or nearing the end of its useful life. Extensive repair and replacement now required.

Our inspection was undertaken in a manner which reflected the overall layout and construction types prevalent at the premises.

The appended photos are arranged to follow the regime of inspection.

The narrative comments and photographs together form the schedule and must be read and interpreted in conjunction.

6.0 CERTIFICATION

This report has been prepared and checked by the signatories below in accordance with our quality control requirements. The document has been prepared for the stated objective and for use by the sole recipient. Peacock Stevens & Co. can accept no third-party responsibility or liability.

Inspected by:

A handwritten signature in dark ink, appearing to read 'Paul Dennis'.

Paul Dennis

Building Surveyor

A handwritten signature in dark ink, appearing to read 'Mark Percival'.

Mark Percival

Building Surveyor

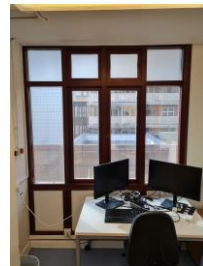




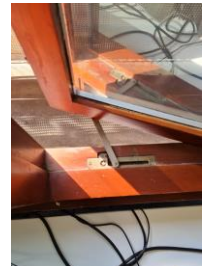


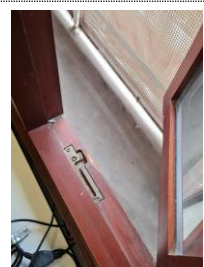
Checked by:

A handwritten signature in blue ink, appearing to read 'Simon Davies'.

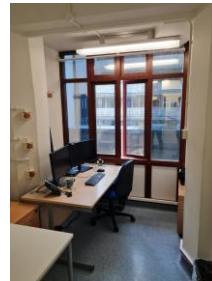








Simon Davies MRICS- Director

Date: 9th November 2021









7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|--------|--------|---|--|---|---|---|
| NEW 02 | 1. | Wood frame casement, double glazed & full height. 4 openers outwards and lower base panels. | Aged window with top openers screw fixed externally. Allen key used to open/lock. Comms socket and cable conduit fixed to base panel. <i>This window is scheduled for replacement.</i> |  |  |  |
| INFILL | 2. | Wood frame casement, double glazed & full height. 4 openers outwards and lower base panels. | Aged window with top openers screw fixed externally. Allen key used to open/lock. <i>This window is scheduled for infill.</i> |  |  |  |
| NEW 03 | 3. | Wood frame casement, double glazed & full height. 4 openers outwards and lower base panels. | Aged window with top openers screw fixed externally. Allen key used to open/lock. Comms socket and cable conduit fixed to base panel. Defective right-side hinge. <i>This window is scheduled for replacement.</i> |  |  |  |

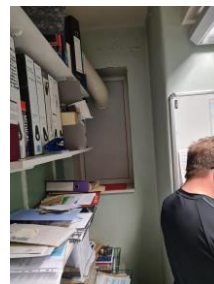

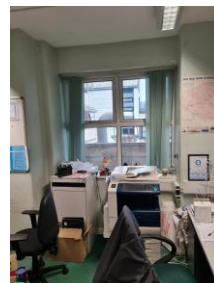




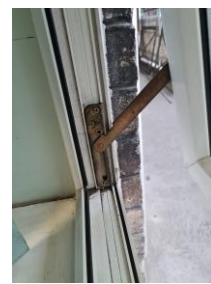
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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|--------|--------|---|--|---|---|---|
| NEW 04 | 4. | Wood frame casement, double glazed & full height. 4 openers outwards and lower base panels. | Aged window with top openers screw fixed externally. Allen key used to open/lock. Comms socket and cable conduit fixed to base panel. Defective right-side hinge. <i>This window is scheduled for replacement.</i> |  |  |  |
| INFILL | 5. | Wood frame casement, double glazed & full height. 4 openers outwards and lower base panels. | Aged window with top openers screw fixed externally. Allen key used to open/lock. Comms socket and cable conduit fixed to base panel. Defective right-side hinge. <i>This window is scheduled for removal & infill.</i> |  |  |  |
| NEW 05 | 6. | Wood frame casement, double glazed & full height. 4 openers outwards and lower base panels. | Aged window with top openers screw fixed externally. Allen key used to open/lock. Comms socket and cable conduit fixed to base panel. Defective right-side hinge. <i>This window is scheduled for replacement.</i> |  |  |  |

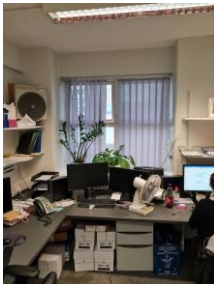








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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|---|
| NEW 06 | 7. | PPC Aluminium, double glazed casement window. Tilt and turn openers, lockable lever handles and lower frame locks. 2 openers inwards. | Reasonable condition. Right side opener sticks on timber cill. <i>This window is scheduled for replacement.</i> |  |  |  |
| INFILL | 8. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and duct panel. Lockable lever handles, and lower frame locks. | Fair condition and serviceable. <i>This window is scheduled for removal & infill.</i> |  |  | |
| SP EX-65 | 9. | UPVC double glazed double awning casement window. 2 openers outwards and keyed handle locks. | Decent condition. Defective window stays. |  |  |  |










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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|--|---|---|---|
| EX-64 | 10. | UPVC Spandrel panel with duct/pipe feed externally. | Decent condition, no issues noted. |  |  | |
| EX-63 | 11. | UPVC double glazed top awning casement window. 2 openers outwards and keyed handle locks. | Reasonable condition. Defective left handle and broken left restrictor. |  |  |  |
| SP EX-62 | 12. | UPVC double glazed bottom awning casement window. 2 openers outwards and keyed handle locks. | Defective handles. Defective glazing to left-side upper - bubbling of laminated glass to corner. |  |  |  |






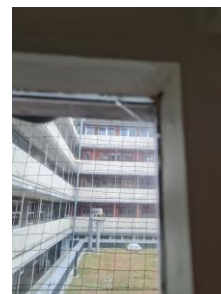


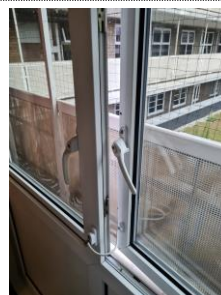
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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|---|
| SP EX-61 | 13. | UPVC double glazed top awning casement window. Clear glazing to top panels and obscure glazing to bottom. 2 openers outwards and wind handle system. | Decent serviceable condition with no significant defects noted. |  |  |  |
| SP EX-60 | 14. | UPVC double glazed top awning casement window. Clear glazing to top panels and obscure glazing to bottom. 2 openers outwards and wind handle system. | Decent serviceable condition with no significant defects noted. |  |  |  |
| EX-59 | 15. | UPVC double glazed top awning casement window. Clear glazing to top panels and obscure glazing to bottom. 2 openers outwards and wind handle system. | Decent serviceable condition with no significant defects noted. |  |  |  |



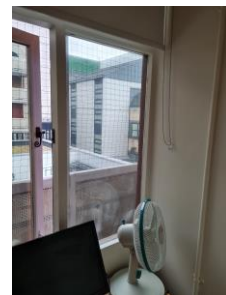






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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|--|---|---|---|
| SP EX-58 | 16. | UPVC double glazed top awning casement window. Clear glazing to top panels and obscure glazing to bottom. 2 openers outwards and wind handle system. Mesh cover installed to front face. | Decent serviceable condition with no significant defects noted. |  |  |  |
| SP EX-57 | 17. | UPVC double glazed top awning casement window. Full obscure glazing. 1 opener outwards and lever handle. | Handle is worn and screw holes to frame. |  |  |  |
| NEW DOOR | 18. | PPC Aluminium, double glazed casement window with solid base panels. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | <i>This window is scheduled for removal & replacement with a new double door.</i> |  |  |  |









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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|--------|--------|---|---|---|---|---|
| NEW 08 | 19. | UPVC double glazed fixed casement window. Full obscure glazing. No openers and solid base panels. | Decent serviceable condition with no significant defects noted. |  |  |  |
| NEW 09 | 20. | Wood frame casement with built in door, single glazed & full height. 2 window openers outwards and lower base panels. | Aged condition and single glazed. Glazing crack to mid frame upper corner. Built in timber door has received boarding to glazed panel. <i>This window is scheduled for removal & new replacement.</i> |  |  |  |
| NEW 10 | 21. | UPVC double glazed casement window. Clear glazing with solid base panels. 4 openers outwards and lockable lever handles | Defective left window opening. Window being replaced. |  |  |  |







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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|---|
| NEW 11 | 22. | Wood frame casement with built in door, single glazed & full height. 1 window opener outwards and lower solid base panels to door and window. | Aged condition and single glazed. Glazing crack to mid frame upper corner. <i>This window is scheduled for removal & new replacement.</i> |  |  |  |
| SP EX-56 | 23. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and solid lower panels. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |
| SP EX-55 | 24. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and solid lower panels. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. <i>This window is scheduled for removal & infill.</i> |  |  |  |








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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|--|
| INFILL | 25. | PPC Aluminium, double glazed casement window. 1 tilt and turn opener inwards. Lockable lever handle, and lower frame lock. | Decent serviceable condition with no significant defects noted. <i>This window is scheduled for removal & infill.</i> |  |  |  |
| SP EX-52 | 26. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and solid lower panels. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  |  |
| NO REF | 27. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and solid lower panels. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  | |









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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|---|---|---|---|---|
| EX-51 | 28. | PPC Aluminium, double glazed casement window with obscure glazing. 1 tilt and turn opener inwards. Lockable lever handles, and lower frame lock. | Reasonable condition but with defective handle operation. |  |  | |
| SP EX-49 | 29. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  | | |
| SP EX-48 | 30. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and glazed lower panels. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |









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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|---|--|---|---|---|
| EX-47 | 31. | PPC Aluminium, double glazed casement window with obscure glazing. 1 tilt and turn opener inwards. Lockable lever handle, and lower frame lock. | Reasonable condition but with defective handle operation. |  |  | |
| NO REF | 32. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and glazed lower panels. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective left handle operation. |  |  | |
| SP EX-48 | 33. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |










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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|---|
| EX-44 | 34. | Metal Crittall window, single glazed casement window with lower hopper opening inwards. Extractor unit fitted via top panel. | Aged condition and single glazed. |  |  | |
| SP EX-43 | 35. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and built-in extractor panel. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  |  |
| SP EX-42 | 36. | PPC Aluminium, double glazed casement window. 4 openers outwards and solid lower panels. Lockable lever handles, and lower frame cable restrictors. | Reasonable condition but with defective left handle operation. |  |  |  |





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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|---|
| SP EX-41 | 37. | PPC Aluminium, double glazed casement window. 4 openers outwards and solid lower panels. Lockable lever handles, and lower frame cable restrictors. | Reasonable condition but top left opener is stuck closed. |  |  |  |
| EX-40 | 38. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and solid lower panels. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective right handle operation. |  |  | |
| SP EX-39 | 39. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and solid lower panels. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  |  |








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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|---|
| EX-37 | 40. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Secondary glazing fitted with sliding operation. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  |  |
| EX-36 | 41. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Secondary glazing fitted with sliding operation. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  |  |
| SP EX-38 | 42. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards and solid lower panels. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |




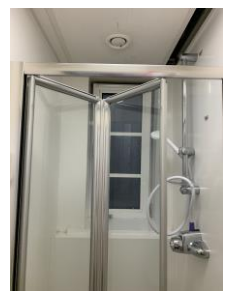





7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|--|
| SP EX-35 | 43. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Secondary glazing fitted with sliding operation. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  | |
| INFILL | 44. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Not fully viewed. <i>This window is scheduled for removal & infill.</i> |  | | |
| EX-34 | 45. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  | | |










7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|--|
| SP EX-33 | 46. | PPC Aluminium, double glazed casement window with obscure glass. 2 tilt and turn openers inwards with solid top panels, one having a fitted extractor unit. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  | |
| EX-32 | 47. | PPC Aluminium, double glazed casement window with obscure glass. 1 tilt and turn opener inwards. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  |  |
| EX-31 | 48. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  | |










7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|---|
| SP EX-30 | 49. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handles and scuff marks to lower frame on both openers. |  |  |  |
| SP EX-29 | 50. | PPC Aluminium, double glazed casement window with obscure glass. 1 tilt and turn opener inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |
| SP EX-28 | 51. | PPC Aluminium, double glazed casement window with obscure glass. 2 tilt and turn openers inwards with fitted extractor unit to upper right panel. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |


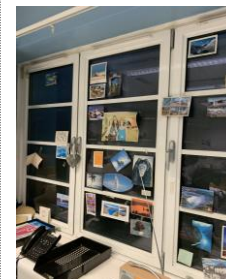


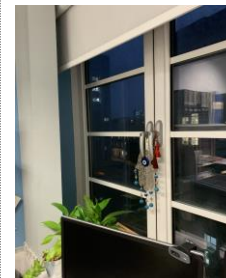

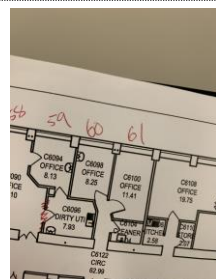
7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|---|---|---|---|---|
| EX-27 | 52. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Left window leaf does not open and is taped up. Defective handles also noted. |  |  |  |
| SP EX-26 | 53. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  |  |
| SP EX-25 | 54. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |





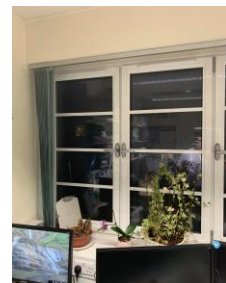
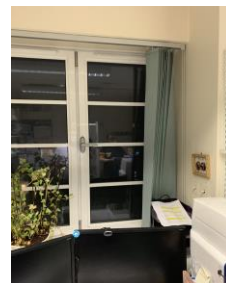



7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|---|---|---|---|---|
| EX-24 | 55. | PPC Aluminium, double glazed casement window. 3 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted to window itself. Several cracks were noted to the concrete lintel and cill. |  |  |  |
| SP EX-23 | 56. | PPC Aluminium, double glazed casement window with upper duct panel. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Defective handles. Efflorescence and blistered plaster to wall below window. |  |  |  |
| SP EX-22 | 57. | PPC Aluminium, double glazed casement window with solid upper panels, two of which have fitted extractor units. 3 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle and hinge operation. |  |  |  |










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| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|---|---|---|---|---|
| SP EX-21 | 58. | PPC Aluminium, double glazed casement window. 3 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |
| EX-20 | 59. | PPC Aluminium, double glazed casement window with upper duct panel. 3 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |
| SP EX-19 | 60. | No Access | N/A |  | | |






7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|---|
| SP EX-18 | 61. | PPC Aluminium, double glazed casement window with integral upper duct panel. 3 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |
| SP EX-17 | 62. | PPC Aluminium, double glazed casement window with integral upper duct panel. 3 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |
| SP EX-16 | 63. | PPC Aluminium, double glazed casement window with integral upper duct panel. 3 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |








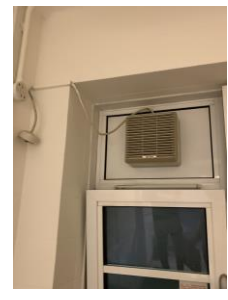
7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|--|---|---|---|---|
| SP EX-15 | 64. | PPC Aluminium, double glazed casement window with integral upper duct panel. 3 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |
| EX-14 | 65. | PPC Aluminium, double glazed casement window with integral upper duct panel. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  |  |
| EX-13 | 66. | PPC Aluminium, double glazed casement window with integral upper duct panel. 3 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted to window itself. Several cracks were noted to the concrete lintel and cill. |  |  |  |







7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|-------|--------|--|---|---|---|---|
| EX-12 | 67. | PPC Aluminium, double glazed casement window with integral upper duct panel. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Defective handles. This window opens fully with no restriction. |  |  |  |
| EX-11 | 68. | This window is currently boarded over. | Not known. |  | | |
| N/A | 69. | Previous door infill. | N/A |  | | |






7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|-------|--------|--|--|---|---|---|
| EX-10 | 70. | PPC Aluminium, double glazed casement window. 1 tilt and turn opener inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  |  | |
| EX-09 | 71. | PPC Aluminium, double glazed casement window with integral upper extractor unit panel. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with right side lock loose and ineffective. |  |  |  |
| EX-08 | 72. | PPC Aluminium, double glazed casement window with integral upper extractor unit panel and glazed lower panels. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  |  |







7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|-------|--------|---|---|---|--|---|
| EX-07 | 73. | PPC Aluminium, double glazed casement window with obscure glazing and integral upper extractor unit panel. 1 tilt and turn opener inwards. Lockable lever handle, and lower frame lock. | Reasonable condition but with defective handle operation. |  |  |  |
| EX-06 | 74. | PPC Aluminium, double glazed casement window with obscure glazing. 1 tilt and turn opener inwards. Lockable lever handle, and lower frame lock. | Decent serviceable condition with no significant defects noted. |  |  | |
| EX-05 | 75. | Window currently boarded over with integral extractor fan unit installed. | N/A |  | | |

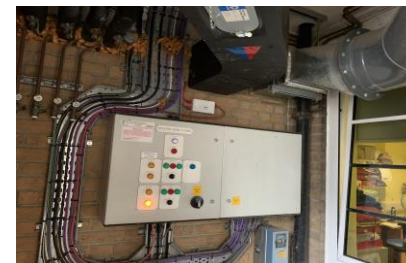

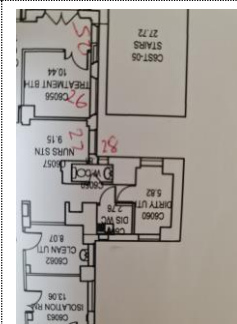
7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|-------|--------|---|---|---|---|--|
| EX-04 | 76. | Window currently boarded over with integral extractor fan unit installed. | N/A |  |  | |
| EX-03 | 77. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Reasonable condition but with defective handle operation. |  | | |
| EX-02 | 78. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  | |

7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS | | |
|----------|--------|---|--|---|--|--|
| EX-01 | 79. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |  | |
| NEW DOOR | 80. | Currently a double window installation with PPC metal outer and metal Crittall sliding internal. | The Crittall window is aged with poor fixings. This is a proposed opening location for new a double door |  |  |  |
| NEW 01 | 81. | Existing double door with fanlight. | N/A |  | | |

7.0 Schedule of Condition: GOSH for Children, Level 6 Southwood Building Great Ormond Street London, WC1N 3JH

| REF | WINDOW | DESCRIPTION | GENERAL CONDITION | PHOTOS |
|--------|--------|---|---|---|
| NEW 07 | 18A. | Currently no window in this position. This wall location houses mechanical and electrical units, cables, pipes, and ducts. | N/A |  |
| EX-54 | 24A. | PPC Aluminium, double glazed casement window. 2 tilt and turn openers inwards. Lockable lever handles, and lower frame locks. | Decent serviceable condition with no significant defects noted. |  |
| EX-50 | 28A. | No current window observed. | N/A |  |

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