

FAO:
Faithful and Gould
11 Bressenden Place
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Ref: 2201358
Date: 5th December 2022

Dear Sirs

Huguenot House SW1 – Window Fixings

Further to our site visit on 2nd December 2022 to inspect the windows on the above apartment block we report as follows:

The building is a reinforced concrete structure with external walls of brickwork and storey-height timber frames holding aluminium framed windows and spandrel panels. The floor slab edges are exposed and finished with cement render. Reinforced concrete balconies on the south side of the building are also finished in cement render.

The window system comprises single glazing in aluminium frames set in timber frames fixed to the surrounding structure, masonry reveals and concrete floors. Some apartment windows have secondary glazing fitted.

The timber surround provides an effective thermal break in the building envelope. The aluminium sub-frames show signs of oxidation but are not severely corroded and window panes appear secure in rebates that are no longer weathertight in many locations.

The timber frames have not been maintained and have deteriorated. In almost all areas and faces of the building the original varnishing has flaked away. Repeated wetting and drying, particularly in the vertical corners of the windows has caused splits and lifted the grain allowing water to penetrate inside. Areas of cill have fallen away and water damage due to ingress and condensation was observed inside the flats.

The aluminium frames are attached to the timber frame and the timber frame attached to the surrounds with metal, probably galvanized steel, tabs. The seals between window and surrounds do not appear

displaced and the base fixings could be checked by localized opening-up works.

The overall structural servicablity of the windows relies on the connection between fixing tabs and timber and aluminium frame and timber. The timber itself can no longer be relied on to provide a sound base for the existing fixings. It is not practical to accurately assess the residual strength of the weakened frames and therefore to identify the safety factors against wind suctions dislodging the glass or infil panels. The windows cannot be shown to be structurally adequate for a further five years of service.