

**Report upon the existing
window installations
at**

**D'Eynsford Estate
Camberwell, London SE5**

For

London Borough of Southwark

Potter Raper Partnership
Duncan House
Burnhill Road, Beckenham
Kent BR3 3LA
Tel: 020 8658 3538

www.prp.gb.com

B7719
June 2015

CONTENTS

1.0	EXECUTIVE SUMMARY
2.0	INTRODUCTION
3.0	1-35 KIMPTON ROAD
4.0	1-6 KIMPTON COURT
5.0	Don Phelan Close 1-162 Mary Datchelor Close 1-124 Belham Walk 1-39
6.0	CONCLUSIONS
7.0	RECOMMENDATIONS

1.0 EXECUTIVE SUMMARY

- 1.01 Potter Raper Partnership has been instructed by the London Borough of Southwark to carry out a full investigation of all residential and communal windows on the estate and to provide a detailed written condition report based upon the survey findings.
- 1.02 The report is to identify the existing material and defects together with age and anticipated lifespan. The report is to give options on improvement as follows:-
- a) Retain windows and carry out necessary repairs and external redecorations.
 - b) Renew windows in hardwood.
 - c) Renew windows in PVCu.
 - d) Renew windows in powder coated aluminium.
- 1.03 A cost plan is also to be given for each option together with whole life costs giving the best overall value for money.
- 1.04 The D'Eynsford Estate comprises a number of low rise purpose built blocks of flats
- 1-162 Don Phelan Close
1-124 Mary Datchelor Close
1-39 Belham Walk
- All are of similar construction and appear to have been built in the early 1970's with a sloping tile covered timber roof, solid floors and brick external walls.
- Windows and the doors that leads to a private balcony are all original timber single glazed. The windows to the west elevations of Don Phelan Close have secondary glazing.
- 1.05 1-35 Kimpton Road is a three storey block of purpose built flats which appears slightly older than the others mentioned above and of different appearance.
- Windows and doors leading to private balconies are original single glazed galvanised steel 'Crittall' type.
- 1.06 1-6 Kimpton Court is the smallest of the blocks and on the other side of Kimpton Road and appears to be the oldest, probably built in the 1950's.
- The original windows have been replaced in recent years with double glazed PVCu. The rear doors which open onto a steel fire escape are a mixture of solid and part glazed timber set in a timber frame with glazed fanlight over.
- The blocks give a combined total of 366 units.

1.0 EXECUTIVE SUMMARY (Cont'd)

1.07	Don Phelan Close has	20 leaseholders
	Mary Datchelor Close has	26 leaseholders
	Belham Walk has	6 leaseholders
	Kimpton Road has	3 leaseholders
	Kimpton Court has	2 leaseholders

A total of 57 leaseholders

1.08 Letters were sent to all residents but only 286 responded. 55 did not respond despite a second access request letter hand delivered. This resulted in an 83.87% success rate.

1.09 Surveys were carried out in November and December 2014 with some further visits in May 2015.

1.10 Don Phelan Close, Mary Datchelor Close and Belham Walk windows are timber centre pivot. Our detailed inspection found that they were generally in various states of disrepair. Some friction hinges are worn resulting in the windows not being able to remain partially open. Handles and catches are worn, some handles are missing or have been replaced with non-matching items.

Although the timber is generally sound, the external paint finishes are flaking and in some cases exposing bare timber. The windows, especially ones with secondary glazing, are heavy and difficult to operate. If left open, they are susceptible to being blown shut in high winds.

As the windows rotate fully, the dwellings are easily accessible for intruders and pose a safety risk for children, especially in the upper floors, who can get through when the windows are fully open.

Due to the age and design of the windows, our recommendation is that they are replaced with a different design and material. We suggest that instead of one large window, they are split to provide an opening casement with fanlight over. Permanent 'trickle' ventilators will be provided in the head of the windows to comply with Building Regulations. Restrictors should be provided as a safety measure but with a manual override for cleaning. This will enable ease of operation, enable them to be left open slightly for ventilation and provide much improved security.

1.11 1-35 Kimpton Road has original single glazed galvanised steel 'Crittall' windows. Due to a lack of regular external redecoration the paint finish is flaking off exposing the galvanised steel beneath. As they are single glazed, they are prone to severe condensation in the winter months.

Our recommendation for this block is that the windows are replaced with double glazed UPVc in a similar style incorporating restrictors and trickle vents. This will provide increased thermal insulation and obviate the need for a cyclical external redecoration programme.

1.12 1-6 Kimpton Court has double glazed UPVc windows which have been installed in recent years but we have been unable to ascertain when. In our estimation, they should provide 20 years or so serviceable life.

We therefore recommend that no works be carried out to the windows. The Council may wish to consider replacing the rear doors which gain access to the external fire escape as these doors are and a mixture of solid and part glazed timber offering little security.

2.0 INTRODUCTION

Potter Raper Partnership has been instructed by the London Borough of Southwark to carry out a detailed inspection of all the residential and communal window openings on the Estate and to provide a report based upon the survey findings.

Such report is to identify the condition of the windows, identifying the material and estimated age and projected lifespan.

Options are to be provided to maintain the windows to a reasonable standard. Such options are to include:

- a) Option to retain the existing windows and carry out a window care programme.
- b) Option to renew existing windows in hardwood.
- c) Option to renew windows in UPVC.
- d) Option to renew windows in aluminium.

The Estate comprises a number of low rise blocks of flats:

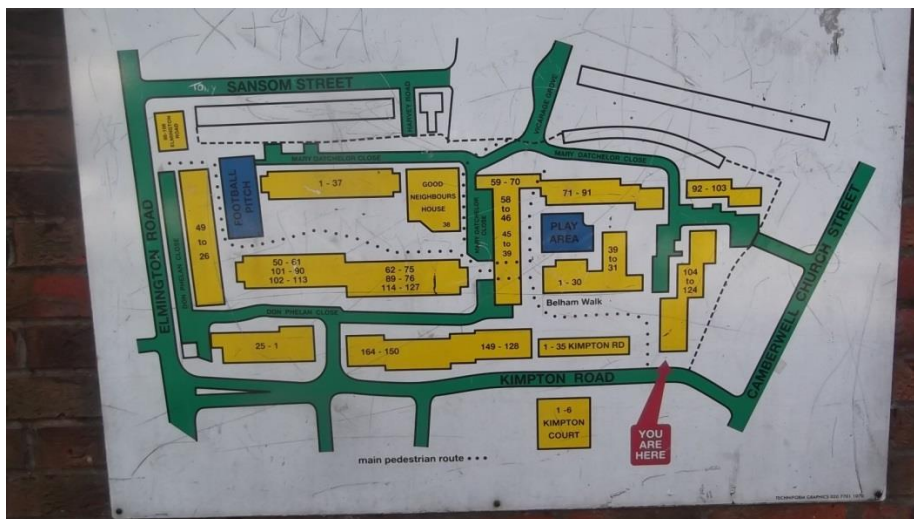
Don Phelan Close	1-162
Mary Datchelor Close	1-124
Belham Walk	1-39
Kimpton Road	1-35
Kimpton Court	1-6

A combination of 366 flats.

Don Phelan Close has	20 leaseholders
Mary Datchelor Close has	26 leaseholders
Belham Walk has	6 leaseholders
Kimpton Road has	3 leaseholders
Kimpton Court has	2 leaseholders

A total of 57 leaseholders

A map of the Estate is printed below



3.0 1-35 KIMPTON ROAD



1-35 Kimpton Road is a three-storey purpose built block of flats. The windows to both front and rear elevations are the original single glazed galvanised steel 'Crittall' type windows set into concrete reveals.



Some of the windows incorporate metal ventilators to the top of the windows.

3.0 1-35 KIMPTON ROAD (cont'd)



To the rear, a door of the same material affords access to a private balcony.



The windows suffer from lack of regular maintenance and as a result, the paint is flaking back exposing galvanised steel below.

3.0 1-35 KIMPTON ROAD (cont'd)

The majority are difficult to open and do not close fully.

RECOMMENDATIONS

We recommend that consideration is given to replacing all the windows and private balcony doors with double glazed UPVc incorporating trickle vents in the head of all windows except to bathrooms and kitchens.

Kitchens and bathrooms should have humidistatically operated extractor fans set at 60% RH with overrun. Ideally, these should be installed on the outside wall either where air bricks exist or core drilled through.

If trickle vents are provided, their function is negated by extractor fans sucking air through the vents rather than from the room into which it is installed. Self-closing devices fitted to the doors will contain moisture prior to its automatic extraction.

NOTE: No. 13 has replacement UPVc double glazed windows installed although this does not appear to be a leasehold flat.

4.0 1-6 KIMPTON COURT



1-6 Kimpton Court is a three-storey detached block of flats. The windows to the front and rear elevations are double glazed UPVc which have been installed in recent years replacing the original, the construction of which is unknown.

These windows incorporate trickle vents in the head of the windows.



The windows are generally in good condition but we have been unable to ascertain when they were installed but from their condition, we would anticipate within the last ten years.

4.0 1-6 KIMPTON COURT (cont'd)

RECOMMENDATIONS

We recommend that the windows are retained but consideration could be given to changing the rear exit doors to the fire escape to a composite type with UPVC frame and double glazed fanlight over as the existing arrangement is unsightly and offers little security.



5.0 DON PHELAN CLOSE 1-162 MARY DATCHELOR CLOSE 1-124 BELHAM WALK 1-39

The above blocks are all of similar construction and would appear to have been built in the early 1970's with tile covered pitched roofs, concrete floors and brick external walls.

The windows and doors to the private balconies are single glazed timber.

The windows to the west elevation of Don Phelan Close have secondary glazing.

5.01 Ease of Operation

The centre pivot windows are difficult to open especially where they are positioned above the kitchen sink.



The centre pivot windows which have secondary glazing are especially difficult to open and due to wear of the friction hinges, are not able to be controlled. In one dwelling, the resident had propped open the window with a plastic container and fitted a casement stay but there was no locking pin. (See photo below).



5.0 DON PHELAN CLOSE 1-162 MARY DATCHELOR CLOSE 1-124 BELHAM WALK 1-39 (Cont'd)

5.01 *Ease of Operation (Cont'd)*

Some centre pivot windows are especially large making partial opening difficult due to wear in the friction hinges.



Some glazing has been replaced and secured either with unpainted putty or timber beading.



5.0 DON PHELAN CLOSE 1-162 MARY DATCHELOR CLOSE 1-124 BELHAM WALK 1-39 (Cont'd)

5.01 Ease of Operation (Cont'd)

Some glazing is broken/cracked.



5.02 Safety

All of the windows on the west elevations of the Don Phelan blocks adjacent to Kimpton Road have secondary glazing. This means that they are much heavier than those to the other blocks and resulted in increased wear and tear. They are also more susceptible to strong winds if left open.

We were advised by the resident of 146 Don Phelan Close that the window to her daughter's bedroom slammed shut during strong winds breaking the glass. The resident seriously cut her finger on the broken glass trying to close the window, so seriously that she needed reconstructive surgery.

A major cause of concern has been expressed by residents with young children who can be trapped inside the flat due to locking bolts on the balcony doors dropping down. At 108 Mary Datchelor Close, the resident advised that she went on the balcony to do some cleaning and the bolt dropped, locking her outside whilst the child was locked in the flat.

We have also been advised of residents' concerns that children can easily open the windows and due to the size of the opening, climb out.

In an attempt to restrict the amount the windows can open and make them safer, some residents have fitted metal restraining straps bolted to the brickwork

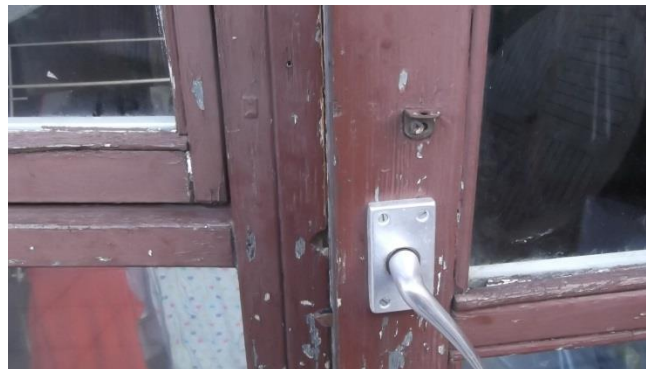


**5.0 DON PHELAN CLOSE 1-162
MARY DATCHELOR CLOSE 1-124
BELHAM WALK 1-39 (Cont'd)**

5.02 *Safety (Cont'd)*



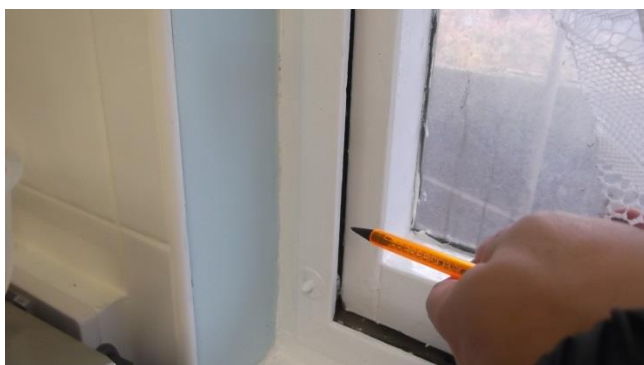
We found that a number of the doors leading to the balcony had handles missing/broken/replaced with non matching.



**5.0 DON PHELAN CLOSE 1-162
MARY DATCHELOR CLOSE 1-124
BELHAM WALK 1-39 (Cont'd)**

5.02 *Safety (Cont'd)*

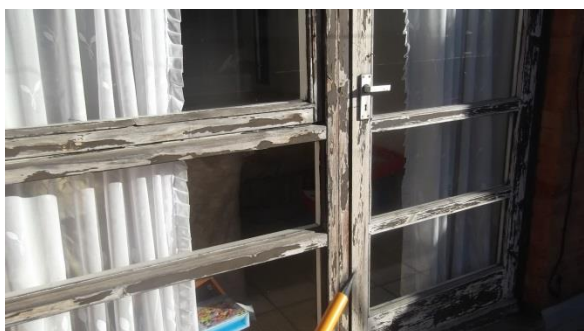
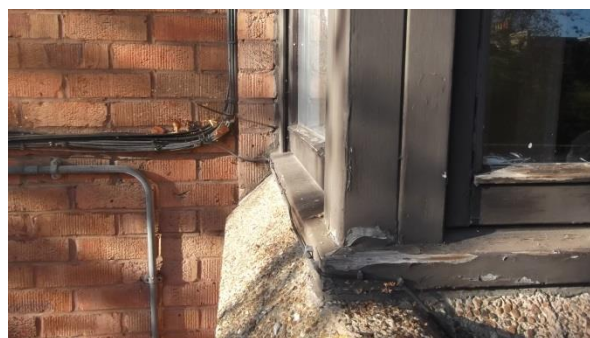
A number of windows did not close fully and/or had misaligned/broken handles.



5.0 DON PHELAN CLOSE 1-162 MARY DATCHELOR CLOSE 1-124 BELHAM WALK 1-39 (Cont'd)

5.03 *Decorative Condition*

The external surfaces vary in condition dependent upon their situation and exposure. However, it appears that they have not been subject to a cyclical redecoration programme and have generally deteriorated. In some instances, the paintwork has peeled right back to bare timber.



**5.0 DON PHELAN CLOSE 1-162
MARY DATCHELOR CLOSE 1-124
BELHAM WALK 1-39 (Cont'd)**

5.04 Condensation

Due to the size of the glass areas in the windows, they are prone to condensation in the winter months which runs down the glass subsequently causing deterioration of the paint finish to the window frames, window board and reveals if not regularly wiped down.



**5.0 DON PHELAN CLOSE 1-162
MARY DATCHELOR CLOSE 1-124
BELHAM WALK 1-39 (Cont'd)**

Sheltered Unit Meeting Room

The timber window units are affected by decay, especially the cills. There is also flaking paintwork and broken glazing.



**5.0 DON PHELAN CLOSE 1-162
MARY DATCHELOR CLOSE 1-124
BELHAM WALK 1-39 (Cont'd)**

Communal areas including corridors and staircases.

The windows in the communal areas are single glazed pivot. We found a number of defects ranging from cracked panes of glass, windows fixed shut, faulty opening mechanism which did not allow them to open fully, missing handles etc.



The external paint finishes were generally flaking off exposing bare timber in places.



6.0 CONCLUSIONS

6.01 Don Phelan Close

The design of the timber windows is such that they provide large pivoting sashes. Some of the sashes have secondary glazing which makes them extremely heavy.

Due to their construction, the operating mechanisms have been subjected to wear and tear over the past 40 years or so and as a result do now not operate as they were designed to do. Wear in the friction hinges means that the majority will now not be able to be adjusted to their required openable position. The fastening handles and catches are similarly worn and in many cases do not operate meaning that the window cannot be secured. The windows, especially in exposed positions, have weathered extensively resulting in peeling paintwork, in some cases exposing bare timber. The design also makes the larger windows difficult to open, especially where they are positioned above kitchen sinks.

Due to the size of opening when the windows are fully open, they are prone to access by intruders and also pose a danger on the upper floors where it is possible for persons to fall through the openings.

Due to the above, we are of the opinion that the windows have reached the end of their serviceable life. Although the timber frames can be redecorated, extensive preparation will be needed as the existing coatings will need to be removed back to bare wood. A good primer, undercoat and top coat such as the Dulux Weathershield system will be extremely costly and disruptive to the occupants. Full scaffolding will be needed for this operation as well.

The underlying problem, however, is that the operating mechanisms are no longer available and new ones will have to be specially manufactured. Their fitting will necessitate removal and refitting of the windows together with new ironmongery, handles, catches etc., and we consider the combined cost of the above operations to be prohibitive but we have included a budget for this in our detailed cost plan.

Even if this work was to be carried out, the security problems will still exist plus the need for a regular cyclical redecoration programme.

6.02 1-35 Kimpton Road

Due to their age, these metal windows will require immediate and ongoing regular maintenance and external redecoration. They offer little thermal insulation and suffer from extreme condensation in the winter months.

6.03 1-6 Kimpton Court

The windows were found to operate correctly and should continue to provide many more years' service.

7.0 RECOMMENDATIONS

We recommend that consideration is given to replacing the original timber windows on the Estate with new double glazed ones. A number of different materials are available and we list these below together with pros and cons and have given budget costs for each option in our detailed cost plan.

For each alternative material, consideration will have to be given to the fenestration and the provision of restrictors to the windows restricting their normal opening to 100mm but with an overriding mechanism to enable them to be opened fully. In all materials, full scaffolding will be needed for the installation.

Planning permission will also be required.

		Pros	Cons
1	Hardwood	Long lifespan 40 years plus (with good maintenance)	Expensive Substantial cross-section timbers needed Regular redecoration/staining
2	UPVc	Relatively inexpensive Easy to fit Easy to clean Secure No ongoing maintenance	Framework is larger than the existing ones so there will be a slight overall loss of natural light
3	Powder Coated Aluminium	Aesthetically pleasing Smaller cross section than UPVc Easy to clean Choice of colours Longer life than UPVc No ongoing maintenance	Expensive