



# Great Arthur House

## Windows & Cladding Project Newsletter

April 2013

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Welcome to the April 2013 newsletter where we tell you about the project progress and seek volunteers for our procurement of a contractor. Firstly though, some feedback on the event held before Christmas.

### Residents' Exhibition Event

Thank you to all that attended the December pre-planning exhibition. The all-day event began at 9am and ran into early evening.

The design team presented the final proposals for the new cladding and there was an opportunity to discuss the cladding proposals and refurbishment works with the residents over light refreshments.



A member of the design team goes through the proposals with residents



Drawings, diagrams and photographs to explain the proposals



Samples of proprietary window systems and spandrel glass were available to view.



A 1:20 scale model of a typical proposed cladding module



## Project Update

Since January the design team have met some key milestones:

- The City of London Corporation have given approval of the Gateway 4c Detailed Design Report ensuring the project proceeds to the next stage.
- Planning and listed building consent applications have both been made to the City of London Corporation
- Full Plans submission has been issued to Building Control.

The design team are now working on the next phase of the project; procurement. This phase of the project will occupy the majority of 2013 and has several stages within it. The first is for the design team to produce a tender pack of information that describes the full scope of the proposals to be carried out at Great Arthur House. This information will take the form of reports, specification lists and drawings and will be made available for you, the residents, to view before it is released to potential main contractors.

During the summer months we will begin the procurement process for the project. Firstly, the project will be advertised via OJEU (the Official Journal of the European Union). Under European law, publicly funded projects that fall over a certain monetary threshold are required to be advertised so that companies from all across Europe may have an opportunity to express an interest in carrying out the works. The Procurement Panel will review those contractors who express an interest and who should be short listed to tender.

Turn over to the back page for information on how you could be involved in the procurement process.

## Great Arthur House about town!

Great Arthur House is never far from the design team's mind and they are always on the look out for the distinctive roof 'hat' when they are about the City!



## Questions and Answers

As the design team have met with residents during the course of this project there have been questions put forward which we have summarised below along with replies. It would be great to receive any further questions or queries regarding the project so please let us know via the contact details below!

| Question  | Answer   |
|---|--|
| Why do the balcony doors have to be replaced in all flats?  | The existing balcony doors and their associated glazed over-panel are all single glazed (giving poor thermal qualities) and many are in poor condition with wet rot to the timber and significant water ingress. Additionally, the door frame is integrally connected to the curtain walling, which must be removed to enable the new glazing panels to be installed.  |
| Why do all the windows have to be openable?   | In order to allow residents the opportunity to clean their windows from inside their flats and to ensure that damaged glazing can be changed without costly access externally, all sliders and tops vents need to be openable (except over the balcony door). In addition, our review of ventilation has shown that in some configurations there is insufficient window area so the sliding windows are essential for occupier wellbeing.  |
| Will the new design allow for the same kind of curtain fixing on the mid rail of the windows as exists at the moment?   | Yes, the mid rail feature providing a fixing for net curtains, is being reproduced in the replacement design.  |
| Why do the windows have to be replaced with double glazed units; wouldn't good quality single glazing provide almost the same performance and be half as expensive? | <p>The system designed has been developed to fully resolve current shortfalls of the existing windows, namely water and air leakage, poor heat retention, condensation and corrosion; in fact condensation at Great Arthur House is so prevalent it may sometimes be mistaken for water leakage.</p> <p>A single glazed system will not be able to effectively tackle the condensation problem, nor address sunlight overheating or cold weather heat loss. Double-glazed systems are also excellent for heat retention, will offer notable energy benefits and could save residents money on their fuel bills.</p> <p>As regards cost, our analysis demonstrates that the inclusion of double glazing will not necessarily be more expensive than single glazing as it is the framing and other components that constitute the greatest cost element.</p> |
| Will the work to the roof mean that the existing access restrictions can be removed?  | The current scope of work and budget does not include any work that would allow unrestricted public access to the roof. The current proposals for the window cleaning and maintenance cradle will ensure that all fixings and guarding to the perimeter are brought up to current building standards.  |

## Procurement Panel Members Required

We are seeking resident volunteers to be part of the procurement selection panel to help secure the best contractor for the works. The panel will select the contractor based on both price and quality elements with the key area for our residents focusing on the qualitative component.

The panel will consist of City of London staff, design team members and residents. The resident composition will need to reflect the tenant / leaseholder split of Great Arthur House residents: **2 tenants and 1 leaseholder**

- **Roles and responsibilities:**

Our resident panel members will play an active and effective role in the selection of a preferred contractor, developing key qualities criteria, reviewing and marking submissions and being party to the interview and overall selection process.

- **Time frame for the post: May 2013 - Jan 2014**

Input will be variable, but there will be a need to devote blocks of time in concentrated periods to work with other panel members, including, possibly, during normal working hours.

- **Key elements of the post:**

- Keen interest in Great Arthur House
- Analysis, comparison and review of a number and range of submissions
- Able to give up time for review and participation in panel discussions and other elements of the procurement process

If you would like to play a part in the exciting and challenging phase, please notify Lochlan MacDonald with a few details of the key skills you think you would bring to the procurement process and we will be in touch!

**Closing date for receipt of your details: 15<sup>th</sup> May 2013**

### Contact Details

Should you have any questions or queries regarding the content of this newsletter or more generally in connection with proposed works to Great Arthur House please write, email or telephone in the first instance to:

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This Newsletter has been produced by John Robertson Architects for the City of London Corporation

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