

Huguenot House

Review of Scope of Works

Westminster City Council

03rd November 2022





Roof Works

Scope:

Within the tendered Schedule of Works (SOW), it is proposed for 2nr. podium roofs and the general tower block roof to be overlaid with a bituminous felt system. There is also an additional element of work for an independent edge protection system to be installed to the tower block roof.

Urgency:

The existing asphalt roof surface to all areas is generally in a poor condition, with the podium roof to the Orange Street elevation suffering from the most progressed defects. The second podium roof and the tower block are also in a poor condition and works are required to be completed to prevent further deterioration.

The existing edge protection to the tower block roof is not compliant with statutory regulations and a new system must be installed as a result.

Value Engineering:

During the feasibility stage of this project, it was originally proposed for the existing asphalt roof covering to be stripped in full, with a new insulated roof system to be installed with a liquid water-proof membrane. This specification was omitted and replaced with a bituminous felt system that is proposed to overlay the existing asphalt roof covering following clarification on the employer's requirement for a 5-year solution only (not permanent/long term repair).

This value engineering exercise was completed ahead of the works being issued out to competitive tender. It is the recommendation of F+G that the proposed roof works included within the tendered SOW are taken forward.



Window Replacement

Scope:

To replace the existing timber framed single-glazed window systems to the 7nr. stories of the tower block elevation. The window replacement proposed to be completed relates to the tower block elevations only. There is no proposed window replacement to the plinth elevations. This includes the residential entrance to Oxendon Street. All window replacement works are in line with the approved planning application that has already been granted. The window replacement is to include the full replacement of the glazed units, spandrel panels, timber framework, window furniture, balcony doors, etc.



Urgency:

The external windows replacement specification has been proposed following a high-level inspection of the building, to locations that were able to be safely accessed. Windows to the 1st and 2nd floors of the tower block Panton Street and Orange Street elevations were able to be inspected in greater detail, with access being gained to the 2nr. podium roof areas.

The existing single-glazed external windows that were inspected are in a very poor condition and have reached end of life. It is anticipated that windows at high level, that are unable to be inspected in more detail without the provision of specialist access equipment, will be in a similar state of disrepair. The rotten timber frames of the windows may also pose a significant H&S threat should glazing panels not be provided with adequate structural support.



Value Engineering:

The podium elevations have been reviewed and the windows to many areas have been replaced in more recent years or appear to have been maintained to a more appropriate standard. The NCP car park and the Odeon Cinema appear to have completed their own independent window replacement schemes and new windows to these areas are not recommended.

It is the recommendation of F+G that the full-scale replacement of the windows to the tower block elevation is taken forward as a high priority element of work.

Concrete/Render Repairs



Scope:

The concrete and render repairs included within the proposed works have been specified and quantified by our structural engineering design team. It is proposed for a full programme of tap-testing to be completed to full area of the external render, with any loose material being removed. Concrete/render repairs will then be completed as required. Concrete repairs have also been identified to the parapet walls to the NCP car park area and the to the tower block roof.

It should be noted that this specification has been produced following a high-level inspection of the building with no specialist access equipment being provided or intrusive investigations being completed. As a result, the quantities included within the tender documents are estimates. Exact quantities will be established post-contract by the successful tendering contractor, who will be required to complete tap-testing of the external concrete render.

Urgency:

Loose render material is considered a significant H&S hazard to both the building occupants and general members of the public, as the render is located to all elevations of the building and over sails public footpaths and pedestrian areas in a densely populated community. It is the recommendation of F+G that the full tap-testing specification is completed, along with the subsequent repairs that are identified. This will not be able to be completed until the scaffolding has been erected in full to all external elevations of the building.

Value Engineering:

A schedule of rates has been included within the pricing document, and this has been duly completed within all tender returns. This will be used to calculate the real cost of the concrete/render repairs and will ensure that the pricing of the repairs is in line with the submitted costs at tender stage.

Although the condition of the external concrete render is already poor, this will continue to deteriorate if remedial works are not completed and the risk of loose material falling from the building will continue to increase.

Additional Miscellaneous Work Items

There are several individual/miscellaneous proposed works included within the SOW taken forward to competitive tender that have been identified based on ensuring the building is able to continue to operate in an efficient and safe manner for the next 5 years.

The core/largest elements of work, namely the roof works, window replacement and external concrete/render repairs, are all considered high priority items that require urgent remedial action. It is the recommendation of F+G that the proposed works included within the tendered SOW for each of these core elements of work are instructed to be completed immediately.

All other miscellaneous works items included within the schedule are recommended to be completed in order to prevent the continued deterioration of the general external building envelope. There is evidence of a significant lack of maintenance to the external fabric of the building that is expected to have spanned across a substantial period of time. Failure to complete the recommended repairs will impact the general operation of the building and more significant repairs may be required within the proposed 5-year time period.