

Case Study

Client:

London Borough of Barking & Dagenham

Contractor:

Barnes Construction

Architects:

LAP Architects & Interior Designers

Installer:

A & B Glass



Barking Town Hall

The Background:

Barnes Construction tendered and won the project as a two stage project and as part of the design and ventilation strategy, the style of the windows (sash) was put forward and approved. A Sample was supplied and a workshop convened with LBBD, LAP, Barnes Construction and Masterframe Windows.

Masterframe Windows was approached by Barnes Construction, the main Contractor appointed by the London Borough of Barking and Dagenham (LBBD) to carry out the refurbishment of Barking Town Hall, an iconic building and a landmark in Barking. Drawings were supplied and Mark Tyrrell from Barnes Construction and Salvadore Genco, architect from LAP visited Masterframe to view product options and to discuss the project in more depth.

The Challenge:

At this point, the challenge for Masterframe was to present a credible case for the use of sash windows that were manufactured using composite materials and to prove to all parties that these windows were the perfect timber alternative to aesthetically match the originals as well as offering the very best in terms of quality and performance. It was important that all parties understood and trusted the Masterframe ethos of always respecting the heritage and architecture of a building by preserving the original aesthetics.

Barnes Construction revisited Masterframe along with eight members of the LBBD who were given a factory tour and

in-depth demonstrations and insights into all the patented and exclusive features that make the Masterframe window suitable for use in a property such as Barking Town Hall.

Carol Slade, Sales & Operations Director for Masterframe said *"We were delighted that, as a result of the visit, we were successful in persuading all parties concerned in the refurbishment of this historic landmark to specify our sash windows. This is a very prestigious contract for us and we were happy that all stakeholders were convinced that our windows would aesthetically be the perfect replacement for the original sash windows and also satisfied that our windows would provide all the performance factors required in terms of energy efficiency, longevity, security and low maintenance."*

After the visit was complete, the architects LAP, worked together with Masterframe to provide the final specification to produce a pilot window which was installed in the building by A & B Glass in order for planners to confirm design approval.

The Specification:

Following the tendering process, A & B Glass were appointed as the window contractors and the Masterframe Conservation sash window with slim GRP mid-rail, patented Timberweld® butt jointed corners, special solar controlled glass, dual foil, cream externally and white internally were specified. The use of the GRP mid-rail which is nineteen times stronger than PVC-U helps support the load of the extra-large windows required for the project.

The Installation:

Mark Tyrrell, Senior Design Manager from Barnes Construction said "The site survey installation and general performance was very good and to an excellent standard, meeting our performance and quality requirements."



Original Window

Pilot Window

Testimonial & Overview – LAP Architects

Salvatore Genco, architect and specifier of the Masterframe windows says "LAP Architects & Interior Designers were appointed as the lead consultant on a design and build contract for a substantial refurbishment of the Town Hall for the London Borough of Barking and Dagenham (LBBD).

LBBD changed their brief on the project, moving away from a modern aluminium composite window to a like for like PVC-U replacement of the large timber sash windows. The challenge was to find a product and manufacturer that could provide a product that was aesthetically true to the original windows and retained the overall character of the Town Hall. The "like for like" appearance was essential to satisfy the planning department and negate the need for planning permission. Following the installation of the pilot window it was confirmed that planning permission would not be required.

We've always been incredibly sceptical about the use of PVC-U in window manufacture, especially on high profile projects where aesthetics are paramount. This has mainly been brought about by the inherent 'low quality' value assigned to PVC-U in the design industry and further condemnation for the use and installation of cheap and inferior products with poor longevity and build standards.

The initial factory visit, presentation on Masterframe's product and readiness to provide technical information/certification changed my perception of PVC-U windows and provided LAP Architects with the confidence to specify the product.

The Masterframe PVC-U window, Vintage Collection delivered on aesthetics with their butt joint detail, minimal meeting rail and slim sightlines. In addition the thermal performance and energy efficiency were key to the overall energy strategy. Solar reflective glass was incorporated on south facing windows. We were impressed with Masterframe's PVC-U windows and as architects their passion and willingness to engage was refreshing."

London Borough Of Barking & Dagenham Comments

"The refurbishment of the Town Hall presented the overall team with some particular challenges.

As the Council's main administrative headquarters and focal point for local democracy, getting the design and implementation right would require excellent teamwork and good communication between all parties involved, particularly as the phasing of the work, meant keeping the building occupied and operational (in part).

The windows presented a specific issue in that they covered a large proportion of the building and it was important to achieve the right 'look and feel' of such prominent components within a building of local importance

Masterframe, LAP and Barnes Construction worked extensively together and with the Client Team to achieve the final design for what have proved to be excellent product, delivering all the benefits that were required.

Visiting the factory to see the manufacturing process gave me, as the client representing the Council, the confidence in Masterframe and their approach in achieving excellent customer service."

Andy Bere, Asset Manager and Project Client (Town Hall Refurbishment)

Barnes Construction Comments:

"From main contractor's perspective, Masterframe were a valuable member of the project in helping to develop the brief, set specifications, providing samples and technical support.

This allowed us to demonstrate the suitability of PVC-U sash windows to the client's team and the quality that can be achieved.

Once on site the performance and installation maintained these standards and the project was successfully delivered."

Mark Tyrrell, Senior Design Manager - Barnes Construction

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vintage
collection
sash windows

