From: **Graham Kidd** graham@venturiuk.com
Subject: Re: Cable Street - Secondary glazing
Date: 24 May 2017 at 13:51
To: Coyan Cardenas coyan@kennedywoods.co.uk

GK

Good afternoon Coyan

Apologies for the delay in responding to you.

The Secco Sistemi OS2 and OS2 75 window systems have been developed to give customers a Crittall style window aesthetic but in a modern non-condensating frame format. Secco being based in Treviso in Italy have a vast experience in working on heritage projects and have been involved on some of the most iconic buildings in Venice in particular.

In the UK market we have also worked on a number of renovation projects which demanded both modern window technology (high performing solutions for water, wind and acoustic performance) in combination with a Crittall heritage style aesthetic. In addition Secco are part of the "Green Building Council of Italy" as their products are 100% recyclable (including frames, thermal breaks and all other ancillary components).

Such projects include:

Bath Pump house (first attachment).

Eddington Priory (second attachment).

Victoria House in Shoreditch (third attachment).

Mayfair Hotel, Mayfair.

Union Street Cafe, Suffolk Street.

Please also note that the OS2 system is perfect as a secondary sash solution because the profiles are so narrow that they will not impact on the sight lines of the external timber frame elements.

As soon as Secco provide me with the horizontal and vertical sections through the frames I will forward them to you for your consideration.

I hope that this is of assistance.

Regards

Graham Kidd

venturi UK

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secco MEINERTZ uniform

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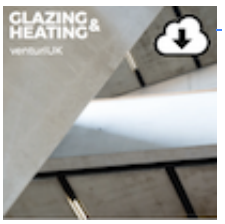

On 12/05/2017 16:03, Coyan Cardenas wrote:

> Hi Graham,
>
> Many thanks for confirmation on those points.
>
> We are submitting copies of emails received from specialists in support of the application and specification in order to get the long awaited consent, which won't be granted unless the submission is watertight.
>
> As the Council focused quite heavily on the windows previously, they will want to see a supporting statement from yourself essentially explaining why these windows are suitable for a sensitive heritage project such as this, and how the design we have arrived at suitably

deal with the constraints of the scheme, bearing in mind the Council's pre-occupation with as slim a profile as possible. Please find below an example of such an email from the guys doing the waterproofing in the basement.

Would it be possible to get an email from yourself similar to the attached that we can submit in support of our specification?

For your reference I have also attached the window design drawings below. If you have any pictures of the OS2 system specifically that would also be great.

Have a great weekend and look forward to hearing from you.

Yours sincerely,

Coyan Cardenas
Part I Architectural Assistant

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On 8 May 2017, at 16:38, Graham Kidd <graham@venturiuk.com> wrote:

Hi Coyan

Further to your email below please find my notes against each of the points in red.

I do not see any potential problems.

Should you require further assistance please do not hesitate to contact me.

Regards

Graham Kidd

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On 08/05/2017 14:55, Coyan Cardenas wrote:

Hi Graham,

Great to hear. Itemised list below of what we need by 19th May:

- Confirmation that the asymmetrical design is feasible in terms of openable lights (See attached sketch) - Yes this is possible with an asymetric design.
- Confirmation that the curved head is feasible (if not, alternate design to be worked out. Possibly with transom at high level) - Yes the curved head is possible.
- width of central mullion profile (ideally CAD detail) - the width of the mullion connection will be 62mm and the frame sight line at each jamb and at the head and cill will be 47mm. When both windows are opened there will be no mullion left behind. If you click on the link below you can then download the section details in dwg format for the OS2 glazing - http://www.venturiuk.com/glazing/steel/technical/

- Email from your self that we can submit along with our proposals, stating that the profile width we are proposing is as thin as it gets when it comes to thermally and acoustically broken windows - The OS2 system from Secco Sistemi is the market leading performing heritage style window system in terms of thermal (1.6 W/m2k for the double glazed version based upon the industry standard test size - triple glazed version is also available), air (class 4 achieved), water (class 8A

achieved), and acoustic tightness (upto 43dB RW when tested with a double glazed unit) in the market. The multipoint locking ensures that effectve compression of the gaskets is achieved giving rise to this performance.

- Any credentials you may have as a company in terms of dealing with heritage projects - Secco Sistemi have been selling into the UK market via Venturi UK for approaching four years. We are used in the main on high end, new build, private residential projects, although we are being specified more regularly now on heritage projects (one project that we have completed is called 28 Brook Street which required sign off by the planners and heritage consultants/conservation officer). Secco have been in the Italian market for in excess of 60 years and carry out a lot of heritage projects working with historic buildings in Venice, Rome, Florence to name but a few locations. If you look at the Secco website (click on the link below) you will be able to view many such projects. http://www.seccosistemi.it/en/projects

Let me know if you anticipate issues with any of the above.

Look forward to hearing from you.

Yours sincerely,

Coyan Cardenas
Part I Architectural Assistant

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On 8 May 2017, at 13:02, Graham Kidd <graham@venturiuk.com> wrote:

Hi Coyan

Please let me know exactly what you need by then and I will then make it happen.

Regards

Graham Kidd

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On 08/05/2017 12:55, Coyan Cardenas wrote:

Hi Graham,

Thanks for dropping by on Friday. Sorry we couldn't chat, bad timing unfortunately!

Glad to know my previous queries are not going to be an issue. An update regarding timeframes: We now have a deadline of 19th May to get final details over the Council for approval. Do you expect this to be an issue?

Look forward to hearing from you in due course.

Yours sincerely,

Coyan Cardenas
Part I Architectural Assistant

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> On 5 May 2017, at 09:16, Coyan Cardenas <coyan@kennedywoods.co.uk> wrote:
>
> Hi Graham,
>
> Yes this is great. Many thanks for sending through.
>
> There was some other issues relating to the overall design of the windows: we spoke about the single pane being possibly too large, and having an asymmetrical asymmetrical mullion, and there was some uncertainty of the curved head detail. Preferably we would need clarification on these points before submission also.
>
> Are we any ways on to getting answers to these queries?
>
> Thanks again and look forward to hearing from you in due course.
>
> Yours sincerely,
>
> **Coyan Cardenas**
> Part I Architectural Assistant
>
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>
> > On 5 May 2017, at 08:40, Graham Kidd <graham@venturiuk.com> wrote:
> >
> > Good morning again Coyan
> >
> > Here is the dwg that you requested. Plese confirm that this is what you need.
> >
> > Regards
> >
> > Graham Kidd
> >
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> > On 04/05/2017 17:21, Coyan Cardenas wrote:
> > > Hi Graham,
> > >
> > > Hope you're doing well.
> > >
> > > We are about 90% done with the drawing work and set to get a meeting with the Council booked in ASAP, any idea when we can expect to receive the stuff we discussed previously?
> > >
> > > As before, the Council was very vocal about the previously proposed windows and will be looking over what we submit with a fine tooth comb, and so we want to provide them with as much detail as is feasible at this stage.
> > >
> > > Let me know how things are going your end. If we are looking at potential delays due to the concerns flagged on the phone, it would be good to know ASAP so we can plan accordingly.
> > >
> > > Look forward to hearing from you.
> > >
> > > Yours sincerely,
> > >
> > > **Coyan Cardenas**

Part I Architectural Assistant

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> On 24 Apr 2017, at 15:34, Coyan Cardenas <coyan@kennedywoods.co.uk> wrote:
>
> Hi Graham,
>
> Many thanks for dropping by and talking to us last week. We enjoyed it and as discussed we hope to be able to specify these windows on our grade II listed residential refurb in Manchester.
>
> Please find drawings below for you to grasp the scale of the project. To recap: the Council have asked us to retain the original timber single glazed windows (as seen on the elevational views) and add secondary glazing behind to achieve the thermal and acoustic ratings. You rightly pointed out that these will have to be openable for maintenance and ventilation.
>
> The main limiting factor for the system is the profile thickness, as the council had previously commented that profiles indicated on the current proposals seemed too bulky. The Council's comment in full:
>
> *" The secondary glazing needs to be reconsidered to achieve minimal framing and sub-division. This suggests a metal framed sliding solution rather than a timber side-hung solution. Any sub-division should correspond to the sub-division in the existing external windows. The impact on the external appearance of the building should be further minimised by a dark grey colour applied to the outward facing side of the secondary glazing frame and avoiding tinted glass."*
>
> The comment regarding the subdivisions is due to our drawings showing a central mullion directly in the centre of the window when the exterior window is dividing into thirds, so either a single opening light would suffice, or if too big, any subdivisions to line through with existing. They recommend sliding I think because tilt and turn brings along with it a thicker profile.
>
> You mentioned the OS2 system would be ideal for this purpose to achieve the minimum profile. I imagine galvanised steel finish would be appropriate, as the Council have indicated we should paint the windows to match existing.
>
> Please take a look over the drawings and let me know what you think. Also, if you could provide an outline budget cost for the works it would be much appreciated. Also, if you could send over standard CAD details of the system it would be helpful.
>
> Feel free to give me a call in the office if you have any questions. Look forward to hearing from you.
>
> Yours sincerely,
>
> **Coyan Cardenas**
> Part I Architectural Assistant
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> <170424 Cable Street Proposed set.pdf>

<SECCO-OS2proposal.dwg>











