



P5142204



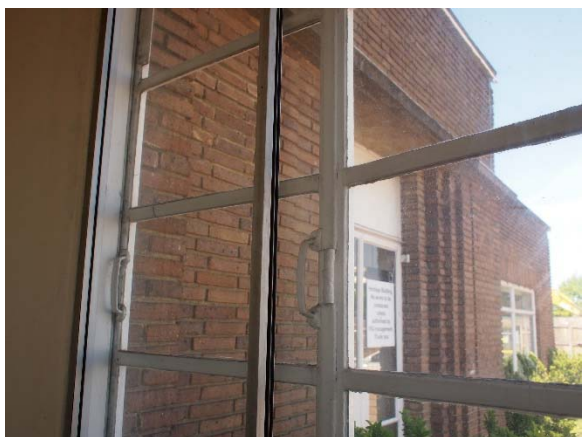
P5142205



P5142211



P5142213



P5142228



P5142229



P5142235



P5142236



P5142237



P5142238



P5142239



P5142244



P5142258



P5142261



P5142263



P5142264



P5142282

APPENDIX 3

CRITTALL WINDOW SURVEY

Comet Hotel - Hatfield
Crittall Window condition survey

Rev: - V-00 14th May 2018 GA
Rev: - V-01 21st May 2018 GA

D no W no	Dimension WxH mm approx.	Description	Condition	Photograph	Repair potential: -				
					High	Med	Low	Nil	Replace
Gr'nd floor			General: - hinges painted in many instances. Broken glazing not recorded, approx 5% of panes. Weathering seals/channels in poor condition.						
GD.1	PPC Al revolving door and pass door set 5,540 x 2,400	No of panels WxH - glazed door sets and revolving door Opening lights - 2 side hung doorsets and revolving door Ironmongery - bolts, locking, pivot hinges	Not original recommend change to Crittall system.	P5142201 P5142202					1
GD.2	PPC Al door set 1,820 x 2,140	No of panels WxH - 2 x 1 Opening lights - double door set Ironmongery - Panic latches, hinges	Not original recommend change to Crittall system.	P5142198					1
GD.3	Crittall glazed door set 1,220 x 2,070	No of panels WxH - 2 x 3 Opening lights - double door set Ironmongery - Panic latches, hinges	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142179 P5142184	1				
GD.4	Crittall glazed door set 1,220 x 2,070	No of panels WxH - 2 x 3 Opening lights - double door set Ironmongery - Panic latches, hinges	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142177 P5142178	1				
GD.5	Timber double door set, part glazed 1,530 x 2,150	No of panels WxH - 2 x 5 Opening lights - double door set - timber Ironmongery - panic set RH side and closer LH side, hinges	Not original recommend change to Crittall system.						1
GD.6	Gate - Timber	No of panels WxH - 2 x 1 Opening lights - Pair of timber gates Ironmongery - Locking, floor bolt, HD hinges	Poor decorative order would need stripping off, reconstructing with new parts and bringing forward to renew. Or reconstructing to match with new timber frames and panels. Ironmongery in poor state would need taking off and refurbishing. Potentially original style. Original colour to be researched.	P5142168 P5142170		1			
GD.7	Timber door set	No of panels WxH - 1 x 1 Opening lights - single leaf door Ironmongery - lock and latch set, hinges	Service yard entrance. Not original recommend change to Crittall system, but with obscured glazing, subject to check on original design intention.	P5142168					1
GW.1	Crittall glazed window unit 990 x 950	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - stays to both and latch handle to SH, hinges	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142203	1				
GW.2	PPC Al Window unit 2,500 x 1,600	No of panels WxH - 2 x 2 Opening lights - 2 top hung Ironmongery latch handle to both hinges	Not original recommend change to Crittall system.	P5142200					1
GW.3	PPC Al Window unit 1,470 x 1,170	No of panels WxH - 1 x 2 Opening lights - 1 top hung Ironmongery - latch handle, hinges	Not original recommend change to Crittall system.	P5142197					1
GW.4	Crittall glazed window set 2,200 x 1,900	No of panels WxH - 4 x 6 Opening lights - 2 side hung Ironmongery - mix of stays and gear to open/latch missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142193	1				
GW.5	Crittall glazed window set 3,200 x 1,900	No of panels WxH - 6 x 6 Opening lights - 3 side hung Ironmongery - mix of stays and gear to open/latch missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142194 P5142195	1				
GW.6	Crittall glazed window set 2,200 x 1,900	No of panels WxH - 4 x 6 Opening lights - 2 side hung Ironmongery - mix of stays and gear to open/latch missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing. Detail severe corroding/rusting of exposed frames painted in hinges.	P5142186 P5142188 detail P5142189 detail P5142190 detail P5142191 detail P5142192 detail	1				
GW.7	Crittall glazed window set 2,460 x 1,480	No of panels WxH - 2 x 2 Opening lights - 2 top hung Ironmongery - mix of stays and gear to open/latch missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142187	1				

Comet Hotel - Hatfield
Crittall Window condition survey

Rev: - V-00 14th May 2018 GA
Rev: - V-01 21st May 2018 GA

D no W no	Dimension WxH mm approx.	Description	Condition	Photograph	Repair potential: -				
GW.8	Crittall glazed window set 2,460 x 1,480	No of panels WxH - 2 x 2 Opening lights - 2 top hung Ironmongery - mix of stays and gear to open/latch missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing. Sliding gear is probably beyond repair.	P5142185					1
GW.9	Crittall glazed window set 2,200 x 2,100+	No of panels WxH - 4 x 6 Opening lights - sliding folding doors Ironmongery - mix of stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing. Sliding gear is probably beyond repair.	P5142181 detail P5142182 detail P5142183 P5142228 P5142229					1
GW.10	Crittall glazed window set 4,300 x 2,100+	No of panels WxH - 8 x 6 Opening lights - sliding folding doors Ironmongery - mix of stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing. Sliding gear is probably beyond repair.	P5142178 P5142181 detail P5142182 detail					1
GW.11	Crittall glazed window set 2,200 x 2,100+	No of panels WxH - 4 x 6 Opening lights - sliding folding doors Ironmongery - mix of stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142177 P5142180 P5142181 detail P5142182 detail	1				
GW.12	Crittall glazed window set 2,460 x 1,480	No of panels WxH - 2 x 2 Opening lights - 2 top hung Ironmongery - mix of stays and gear to open/latch missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142177	1				
GW.13	Screened of internally Crittall glazed window set 2,460 x 1,480	No of panels WxH - 2 x 2 Opening lights - 2 top hung Ironmongery - mix of stays and gear to open/latch missing - TBC	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142176	1				
GW.14	Crittall glazed window set 2,200 x 1,850+	No of panels WxH - 4 x 6 Opening lights - 2 side hung double windows, 2 top hung Ironmongery - mix of stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142175	1				
GW.15	Crittall glazed window set 3,200 x 1,850+	No of panels WxH - 6 x 6 Opening lights - 3 side hung double windows, 3 top hung Ironmongery - mix of stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142173 P5142174	1				
GW.16	Crittall glazed window set 2,200 x 1,850+	No of panels WxH - 4 x 6 Opening lights - 2 side hung double windows, 2 top hung Ironmongery - mix of stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142174 P5142235 P5142236	1				
GW.17	Crittall glazed window set 2,200 x 1,900	No of panels WxH - 3 x 6 Opening lights - 2 side hung, 2 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142172 P5142211 detail P5142213 detail	1				
GW.18	Crittall glazed window set 2,200 x 1,900	No of panels WxH - 3 x 6 Opening lights - 2 side hung, 2 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142168	1				
GW.19	Room locked off. Crittall glazed window set 2,200 x 1,100 TBC	No of panels WxH - 3 x 1 [2 in centre] Opening lights - 2 side hung, 1 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing TBC	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing. This looks like a replacement as it doesn't match GW.18 and has render panels above and below.	P5142171					1
First floor									
FW.1	Crittall glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.2	Crittall glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.3	Crittall glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	External view as blocked off internally. Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				

Comet Hotel - Hatfield
Crittall Window condition survey

Rev: - V-00 14th May 2018 GA
Rev: - V-01 21st May 2018 GA

D no W no	Dimension WxH mm approx.	Description	Condition	Photograph	Repair potential: -				
FW.4	Crittall glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.5	Crittall glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.6	Crittall glazed window set 2,000 x 940	No of panels WxH - 4 x 3 Opening lights - 2 side hung, 0 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.7	Crittall glazed window set 2,000 x 940	No of panels WxH - 3 x 3 Opening lights - 2 side hung, 0 top hung Ironmongery - original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	P5142237 Detail P5142282	1				
FW.8	Crittall glazed window set 2,000 x 940	No of panels WxH - 3 x 3 Opening lights - 2 side hung, 0 top hung Ironmongery - original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.9	Crittall glazed window set 2,000 x 940	No of panels WxH - 3 x 3 Opening lights - 2 side hung, 0 top hung Ironmongery - original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.10	Crittall glazed window set 2,000 x 940	No of panels WxH - 3 x 3 Opening lights - 2 side hung, 0 top hung Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.11	Crittall glazed window set 2,000 x 940	No of panels WxH - 3 x 3 Opening lights - 2 side hung, 0 top hung Ironmongery - original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.12	Crittall glazed door set 770 x 2,100	No of panels WxH - 1 x 7 Opening lights - 1 side hung Ironmongery - latch and bolts top & bottom parts missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142258	1				
FW.13	Crittall glazed window set 2,220 x 1,250	No of panels WxH - 4 x 3 Opening lights - pair of side hung on centre line Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.14	Crittall glazed window set 2,740 x 1,250	No of panels WxH - 5 x 3 Opening lights - 1 side hung and a pair of side hung on centre line Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142261	1				
FW.15	Crittall glazed window set 2,220 x 1,250	No of panels WxH - 4 x 3 Opening lights - pair of side hung on centre line Ironmongery - mix of stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142263	1				
FW.16	Crittall glazed door set 770 x 2,100	No of panels WxH - 1 x 7 Opening lights - 1 side hung Ironmongery - latch and bolts top & bottom parts missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142258	1				
FW.17	Crittall glazed window set 2,000 x 940	No of panels WxH - 3 x 3 Opening lights - 2 side hung, 0 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				
FW.18	Crittall glazed window set 2,000 x 940	No of panels WxH - 3 x 3 Opening lights - 2 side hung, 0 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1				

Comet Hotel - Hatfield
Crittall Window condition survey

Rev: - V-00 14th May 2018 GA
Rev: - V-01 21st May 2018 GA

D no W no	Dimension WxH mm approx.	Description	Condition	Photograph	Repair potential: -					
					High	Med	Low	Nil	Replace	
FW.33	Crittall frosted glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
FW.34	Crittall frosted glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
FD.34a	Timber glazed door set 820 x 2,040	No of panels WxH - 1 x 4 Opening lights - 1 side hung Ironmongery - latch and bolts missing	Roof service area access. Not original recommend change to Crittall system, but with obscured glazing, subject to check on original design intention.	Detail P5142244					1	
FW.35	Crittall frosted glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
FW.36	Crittall frosted glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
FW.37	Crittall frosted glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
FW.38	Crittall frosted glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights- 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
FW.39	Crittall frosted glazed window set 500 x 940	No of panels WxH - 1 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
FW.40	Crittall frosted glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
FW.41	Crittall frosted glazed window set 500 x 940	No of panels WxH - 1 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
FW.42	Crittall frosted glazed window set 990 x 940	No of panels WxH - 2 x 3 Opening lights - 1 side hung, 1 top hung Ironmongery - part original stays, sliding stays and gear to open/latches part missing	Poor decorative order would need shot blasting back to bare metal and bringing forward again. Ironmongery in poor state would need taking off and refurbishing.	Detail P5142282 Detail P5142239 Detail P5142238	1					
					High	Med	Low	Nil	Replace	
					Totals	46	12	0	0	11
					High = high maintenance requirement to Nil = no maintenance requirement					

APPENDIX 4

WINDOW SPECIALIST REPORT



BIDWELLS

APPENDIX 2

PLAN SHOWING SURVEY FINDINGS



Title: Condition of windows
 Project: Comet Hotel
 Client: Fusion Residential
 Date: 24-05-18

No dimensions are to be scaled from this drawing. Area measurements for indicative purposes only.

APPENDIX 3

EXAMPLE PHOTOGRAPHS











APPENDIX 4

ALITHERM HERITGE BROCHURE
