

## CIRCULAR TO SHAREHOLDERS & CLERKS - WENTWORTH & SELBORNE CHAMBERS - UPGRADE OF WINDOWS ON THE PHILLIP STREET FAÇADE

**14<sup>th</sup> September 2017**

Upgrade of the windows on the Phillip Street façade was considered at the CCL Board Meeting on 13 September 2017.

The Board decided to accelerate this project so that it will be undertaken in the 2018/2019 financial year. It had been CCL's intention to upgrade the Phillip Street façade windows within a few years, which would have given members a reprieve from the need to close chambers for at least the next couple of years. However, as remediation work to existing cladding on the Phillip Street façade will be necessary now for safety reasons, it will be convenient for the window upgrade to be undertaken at the same time. The acceleration of this project will put other major projects, such as the upgrade of the lifts, on hold for the time being.

We can now advise the following:

- It is intended that the windows will be upgraded as a maintenance project and, as a consequence, to avoid unnecessary delays in having to negotiate changes to the façade with the Council, the replacement will be like-for-like and there will not be any visible change to the façade from the street;
- The new windows will have improved soundproofing and will be double glazed;
- Improvements to the routing of the a/c conduit, which currently runs through the glass will be addressed and is anticipated to be incorporated in the design for the window frames (similar to the design of the internal windows);
- This project is likely to run for a 6 month period with scaffold being installed about August 2018 and the project completing at the end of January 2019;
- It will be necessary to restrict access to all chambers on the façade from the end of term in December 2018 until 26 January 2019 during which time it is intended that the new windows will be installed;
- CCL will be recommending the upgrade of all of the a/c units on the Phillip Street façade because they are all nearly 10 years old. CCL will email members early next

year with pricing for the upgrade of a/c units. We are hoping that all members assist with this process and purchase a new a/c unit;

- The a/c units will be installed externally in the same location on the same brackets;
- CCL will only be reinstalling a/c units internally on a like-for-like basis. If any member wants the internal part of their a/c unit relocated there may be an additional cost for this installation;
- In order to upgrade the windows, all of the white alucobond cladding that surrounds the windows on the façade will need to be removed and this demolition work will commence as soon as the scaffold is installed.
- In addition to the above the scope of work will be expanded to also deal with any dilapidation issues on the façade.

The above information is provided as preliminary information only as CCL is still in the design development stage of this project and based on consent conditions the approach, scope and programme for this project may change.

Kind regards,

**Debbie George**  
General Manager

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