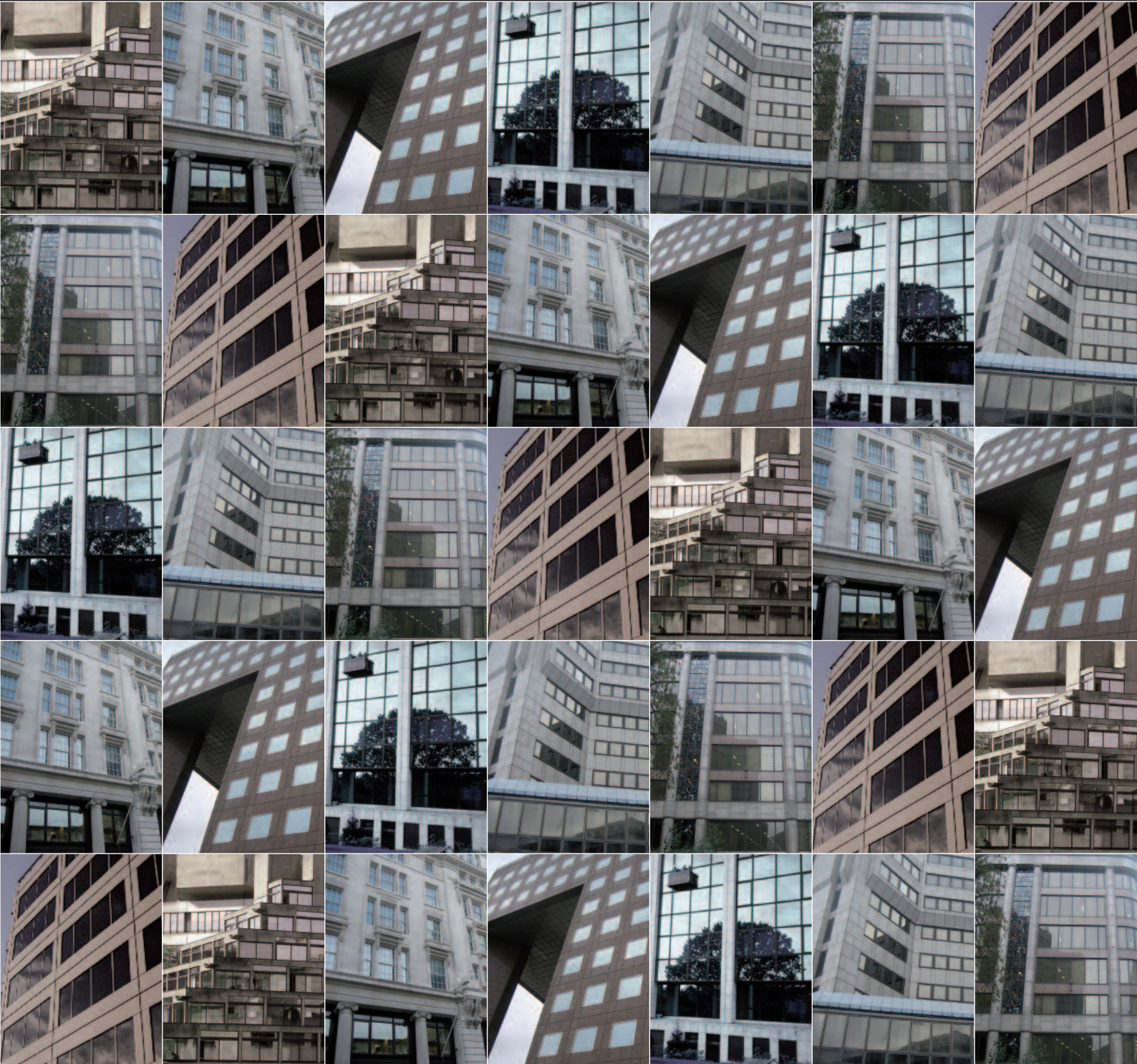


Glazing Restoration  
Refurbishment Renovation

**GR<sup>3</sup>**  
COMMERCIAL

WINDOW REFURBISHMENT & MAINTENANCE



Telephone: 0800 862 0353  
Email: [info@gr3.co.uk](mailto:info@gr3.co.uk)  
Website: [www.gr3.co.uk](http://www.gr3.co.uk)

# REFURBISHMENT

GR<sup>3</sup> offer a complete aluminium/steel window refurbishment package as a cost effective alternative to premature replacement, the level of refurbishment works varies from an initial clean and surface restoration to a complete survey, strip-down and repair/replacement of defective glazing and all associated weather seals, hinges, handles, locks and resistor stays.

GR<sup>3</sup> has undertaken many large scale commercial window refurbishment projects nationwide. One such project was carried out to Alhambra House Office Building on Charing Cross Road, London.

## Alhambra House

The building saw major refurbishment works on all windows and doors throughout, which incorporated repairs to existing sub-frames, easing and adjusting all fire doors and metal critical windows, replacing any doorsets or windows where necessary. GR<sup>3</sup> undertook a complete overhaul of the glazing including replacing double glazed units and spandrel panels throughout the building.

On completion of the works the building had been transformed from an outdated office building to an attractive, modern work space.



GR<sup>3</sup> specialise in high level, difficult access projects such as Merryl Lynch Office Building on King William Street London.

## Merryl Lynch

GR<sup>3</sup> were called into the London Head Office of Merryl Lynch, our brief was simple, to refurbish 633 opening windows and upgrade the associated glass panels to comply with BS6206. All of this was to be completed with minimum disruption to the workforce located within the building.

GR<sup>3</sup> completed the works out of hours using a rolling program to include detail such as photographing every desk prior to moving, this enabled us to ensure that all equipment and personal effects were replaced exactly as left by the employee when returning to work the following morning. The works included replacing all window hinges, locks and handles, removing the existing float glass panels and replacing with modern safety glass which incorporated a 40% tint to reduce solar glare and heat gain, we also took the opportunity to fit an anti blast/bomb film to the new glass panels prior to installation.

GR<sup>3</sup> were determined to avoid using costly and intrusive scaffolding to the exterior of the building. Access, therefore, was provided via a combination of mobile man anchors and step ladders all external glass replacement works were completed by our in house rope abseil technicians

On-going window refurbishment projects are taken on by GR<sup>3</sup> regularly. Works such as these can involve high level replacements as well as minor repairs to window components. Siemens Plc has been a long standing customer of GR<sup>3</sup> and works such as the above have been undertaken at many of their sites.

## Siemens

Our works at Siemens Plc have included high level glass replacements as well as the large scale refurbishment of windows.

Servicing on the existing windows and components was completed, whilst the overhaul of windows was included. Within this GR<sup>3</sup> included for the tightening of any fixings that required it and oiling of all moving parts. Any components that were beyond repair, these being the locking mechanisms, handles and also the stays were replaced cost effectively, however all others were repaired and bought back to their original quality.

In-depth cleaning and surface restoration works to glazing and associated frame-work was also carried out, whilst the upgrading of glass units and panels to meet current health and safety regulations was completed to a number of large Siemen Plc sites.

Other than large scale projects to office buildings in Central London, GR<sup>3</sup> provide window refurbishment projects to many other buildings around the UK. One such project was to the well known University of East Anglia.



# MAINTENANCE

## University of East Anglia

GR<sup>3</sup> conducted a detailed inspection of all aluminium sash and louvre windows to the teaching block of this large East of England University. There were approximately 2000 windows installed throughout the teaching block, and the works there were carried out by a highly qualified GR<sup>3</sup> refurbishment team. This included hinges, handles, opening mechanisms, counterbalances and all fixings. The operation of all windows was then also checked and all moving parts fully lubricated.

Minor works were required such as the re-aligning buckled frames and re-hanging poorly fitting windows. These were completed during the inspection.

On completion of the inspection, all defects were quantified and a full scope of remedial works was presented to the client.

Other than Universities, GR<sup>3</sup> has completed works to a number of schools, one such site being Ashcroft High School.



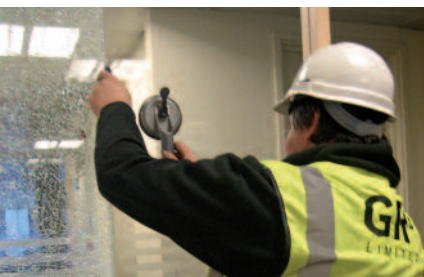
## Ashcroft High School

GR<sup>3</sup> supplied and installed aluminium restricting blocks to the internal glazing tracks of over 70 windows, in order to prevent them opening further than a certain distance. Also completed was the supply and installation of replacement handles.

As well as the installation of new components, the operation of all windows was then checked and all moving parts lubricated to ensure that all windows were in full working order. Also, any defective or missing fixings were replaced with new. Before any of these works could be completed, a detailed method statement and risk assessment was drawn up, along with a proposed program of works, as with all GR<sup>3</sup> projects.

All works were carried out during the Summer Holidays and completed before the start of the new term to minimise disruption.

All GR<sup>3</sup> works are supported by detailed method statements and risk assessments inclusive of comprehensive construction sector insurance policies. GR<sup>3</sup> is frequently called upon in this respect to carry out inspections, surveys and audits of the integrity and condition of architectural glazing on buildings throughout the UK. A comprehensive survey is conducted throughout, including all areas of high level and difficult access glazing. Items inspected include glass; glazing system; all associated components and fixings and supporting structural steelwork.



Both modern and period restorations are undertaken. Upon completion the windows will be aesthetically acceptable, watertight, fully operational and comply with all current Health & Safety legislation, these services also include high level windows, with all works being supported by long time guarantees.

Other services include:

- Restoration of glass roofs, atria and curtain walling
- Maintenance of all weather seals to include leak detection and repair
- Flashing upgrades and maintenance
- Cleaning of all glazing and framework (to include removal of carbon staining)
- Overhaul of rainwater systems
- Provision of integrity and safety inspections and reports
- High level glass replacements (Difficult Access a Speciality)

**We are available to work out of your opening hours for your convenience.**

GR<sup>3</sup> Limited would be pleased to survey and quote for any of your window refurbishment, maintenance, cleaning or glass replacement requirements **free of charge.**





# GR<sup>3</sup>

COMMERCIAL

## H & S STANDARDS

GR<sup>3</sup> continue to provide an increasingly high level of safety training across all areas of the company to ensure the competence of each jobholder. Leadership and management are vital for good safety. As such GR<sup>3</sup> have used appropriate safety training for managers and members of GR<sup>3</sup> staff at all levels. All project managers, site supervisors, operations managers and Health and Safety managers have attended the Site Management Safety Training Scheme for the Building and Civil Engineering Industries.

The overall objective of the SMSTS course is to develop awareness and competence to manage safely and effectively in compliance with both company, policy and construction industry best practice. The course highlights the need for risk assessments, the implementation of appropriate control measures and adequate communication to sustain a health and safety culture among site operatives. When large projects are carried out full construction planning is necessary. All aspects GR<sup>3</sup> undertake with firm policies and procedures currently in place. Our Safety training has extended far beyond management. Our on site specialists have attended numerous health and safety courses. This includes the IRATA (Industrial Rope Access Trade Association) course, which is the most internationally widely recognised industrial rope access qualification available.

The aim of the course is to enable candidates without previous rope-work or industrial experience to become fully qualified in operating safely under supervision, using industrial rope access technicians and simple rescue methods. All of our on site staff are IRATA level 1 and are at all times supervised by a GR<sup>3</sup> staff member with IRATA level 3. Our site operatives have also completed a IPAF (International Powered Access Federation) course.

This scheme is a training accreditation for use of powered access and high-level equipment. IPAF promotes the use of safe working practices in the operation of mobile elevating and mast climbing work platforms and thereby makes a positive contribution to the prevention of accidents.

Across the entire of GR<sup>3</sup> we have strict policies in concern of our fleet of company vehicles. GR<sup>3</sup> have a traffic management system in place to encourage all of our drivers to become advanced drivers and at all times adhere to being more courteous to the public. Our vehicles are regularly updated for safety reasons and our tracker system on each vehicle enables us to ensure safety in the concern of speed, is always maintained.



### Head Office

GR3 Commercial Ltd  
26 York Street  
London  
W1U 6PZ

Telephone: 0800 862 0353

Email: [info@gr3.co.uk](mailto:info@gr3.co.uk)

Website: [www.gr3.co.uk](http://www.gr3.co.uk)

