



By Appointment to
Her Majesty The Queen
Manufacturer and Supplier
of Secondary Glazing
Selectaglaze Ltd.

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Secondary Glazing

Fortius Clinic, Bentinck Street



Benefit: Warmer, quieter and privacy

Type: Renovation

Listing: Conservation Area

conservation area, therefore it was stipulated that the façade had to be retained which dates back to the Georgian era.

Bentinck Street lies between Welbeck Street and Manchester Square in the heart of Marylebone and was named after the family surname of the Duke of Portland. Back in the Victorian era Charles Dickens lived down this street for some time with his father, which is hard to imagine now, with double decker busses passing constantly down this busy thoroughfare.

Number 20, part of the Howard De Walden Estate, has recently been converted to a high spec orthopaedic clinic for the Fortius Group. Taking 12,243sqft on the ground and first floors; the new day surgery centre is due to open in the autumn. The original timeworn windows were draughty and allowed high levels of noise ingress, neither of which are a good recipe for patients recovering from treatment. However, the project wasn't without its challenges – the building falls within a





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Architects Frank Shaw, came up with a design to make the building fit for purpose in its new role as a clinic, as well as delivering a building with the highest sustainability credentials to achieve BREEAM 'Excellent'. This involved the introduction of secondary glazing to the front elevation of the building, to enhance the acoustic performance and thermal retention of the primary glazing.

The Series 41 side hung casements were specified, as these have a flush glass to frame detail which minimises the build-up of dust and dirt on ledges. This is an important consideration when specifying building elements for controlled environments and where there is a requirement for infection control, such as recovery rooms and operating suites. All the casements were glazed with sealed units housing integral blinds, which again helps maintain a clean environment, as well as to help provide patient privacy from the overlooking neighbours.

The double glazed secondary glazing provided a number of benefits; Warmer – the U-values

have been greatly improved with the retrofitted secondary glazing and draughts eliminated. Quieter – the sealed unit combined with a cavity of at least 100mm from the primary window, provided a significant noise reduction from the busy street outside. Cleaner – with the flush frames and integral blinds housed in the glazing, germs and spread of infection will be kept at bay.

Working with Maquet, the management contractor who are part of the Getinge Group, Selectaglaze proceeded to install 30 units, some of which were 2200mm (h) x 820mm (w). Liaising with the project manager, a tight fitting schedule was set, to keep the works on time in preparation for the opening of the centre in Autumn 2017. The installation was a success and the thermal and noise enhancements can already be noticed in the rooms.

Wishing a speedy recovery to patients at the new Fortius clinic in Marylebone. With the addition of secondary glazing, it is hoped their stay will be quiet, comfortable, private and clean.

