



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

Selectaglaze

Secondary Glazing

The Lighthouse



Benefit: Quieter

Type: Restoration

Listing: Grade II

the iconic building for its new purpose as office and retail space and appointed Balfour Beatty as its main contractor.

Once a building at risk and on the Historic England’s register deemed unsafe for use, the Grade II Listed Lighthouse building has been carefully renovated into quieter and warmer office and retail space with the help of Selectaglaze.

Adjacent to Kings Cross and round the corner from St Pancras, sits the iconic Flat-Iron Lighthouse building. No one knows when it was built exactly, but there are indications it was somewhere between 1875 - 1884, the purpose of the building is also unknown.

Some speculate the building once sold oysters, others say the Lighthouse may have been used to spot fires or even a camera obscura; it still remains a mystery today.

Having lain derelict for over 20 years, UK Real Estate took on the enormous task of restoring and revitalising





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The project wasn't without its challenges, with two underground tunnels running beneath; the building's restoration had to be carefully managed, including tackling the issues of noise and vibrations.

The solution to the extensive vibration issues was to isolate all internal fixtures and fittings by inserting elastomeric bearing pads at all points of contact with the external structure.

Secondary glazing was an intrinsic component of this solution as a fully independent internal window system, it allows the full sealing of the internal envelope.



Selectaglaze is the specialist in the design, manufacture and installation of secondary glazing, with fifty years' experience working on a wide range of building types.

Selectaglaze recommended the use of 8mm toughened glass, glazed to series 25 and series 90 vertical sliders and series 41 lift out units, designed to suit the style and sightlines of the primary window.

In total Selectaglaze installed 83 units all of which were bespoke to each opening.

When there is a cavity of at least 100mm between the primary and secondary glazing a reduction of 45dB is achievable. An additional benefit of secondary glazing is thermal retention, with the use of high performance twin seals, it virtually eradicates unwanted drafts and a U-value of 1.8 is possible.

As all of Selectaglaze units are a fully reversible adaptation it is accepted for use on Listed buildings by most heritage bodies.

