PRING 2020 ARCHITECTURAL IRONMONGERY JOURNAL

# SPRING 2020 CREATION STATION UNIVERSAL MUSIC MOVES INTO KINGS CROSS HOT SPOT inside Cyber security

- Al in heritage projects
- IAI awards
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## SPECIFIERS AWARDS REWARD INNOVATION AND COLLABORATION

The winners of the AJ Specification Awards were being announced as AlJ went to press. The awards, in their second year, recognise the key importance of collaboration between product and material suppliers/ manufacturers and architects to the success of a project.

The awards reward projects that resulted in a creative solution or innovative design approach which has enhanced or exceeded the brief.

The awards have seven categories -Brick and Stone: Colour and Finishes: Doors and Windows; Facades and Cladding; Fit-outs and Interiors; Landscaping: and Roofing and Drainage. Each category is judged by a panel of experts in their fields, among them leading developers, clients, architects and engineers.

Shortlisted in the Doors and Window category were:

Ryder Architecture with Saint-

Gobain for Tombola House

- One-world design architects with ANS Global and Exact Architecural Glazing, Herondale Avenue
- Pascall+Watson with Structura UK, Heathrow Terminal 4
- Square Feet Architects with JFAN, Thurlow Road

The winners were due to be announced on 25 March 2020 as AlJ went to press. To view the winners visit the AJ website.

Tombola House which was shortlisted for Doors and Window category in the AJ Specification Awards



#### RIBA WORK TRENDS ON ALL TIME HIGH

The RIBA Future Trends Workload Index surged into positive territory for the first month of 2020 with a balance figure of +17 - up 19 points.

Completed by a mix of small, medium and large firms based on a geographically representative sample, the **RIBA Future Trends Survey** monitors business and employment trends affecting

the architects' profession. Small practices led the surge returning a balance figure of +14 (up from -6), and medium and large-sized practices followed suit with a combined balance figure of +47 (up from +38).

All regions expected workloads to increase over the next three months: London sprung to +2 (up from -18); the Midlands & East Anglia rose to

+24 (from -13); the South of England to +15 (from 0); Wales and the West +25 (from +14); and the North of England +26 (also from +14).

In terms of different sectors, the private housing sector (+18) rose significantly by 16 points, and the commercial sector (+3) returned a positive balance figure for the first time since May last year.

The community sector also climbed out of negative territory (sitting at 0) and the public sector rose by one point (to -3).

The RIBA Future Trends Staffing Index also rose slightly, with a balance figure of +5 - up from +2. But while 32% of practices expect workloads to grow, only 11% expect an increase in full-time staff.



# HONG KONG BUILD AIMS TO BE **'SILICON VALLEY OF CULTURE'**

K11 MUSEA (A Muse by the Sea) is a new waterfront destination at Hong Kong's Victoria Dockside. It spans 1.2m sq ft on the iconic Tsim Sha Tsui harbourfront and forms the epicentre of a new art and culture district. The 10-storey complex is a cultural centre for the wider Victoria Dockside development of billionaire property developer Adrian Cheng.

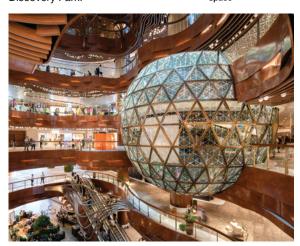
Also led by Kohn Pedersen Fox. the Victoria Dockside includes the 65-storey Rosewood Hotel, the K11 Artus serviced apartments and the K11 Atelier office building. The design marvel aims to 'become the silicon valley of culture in Hong Kong, injecting art, architecture, design and sustainability into consumers' daily lives.'

K11 Musea is the work of over 100 collaborators, including Rotterdambased OMA. landscape designers James Corner Field Operations and local architecture practice LAAB Architects. Key features include the Opera Theatre, The Gold Ball for exhibitions and The Sunken Plaza, an amphitheatre.

Sustainability is central to the design, boasting certified green building design, extensive greenery, rooftop urban farming for farm to table experiences and over 50,000 sq ft of living walls (equivalent to the surface area of 18 tennis courts).

Other offerings include: a rotating and site-specific collection of over 40 renowned art pieces and a Nature Discovery Park.

Above: the K11 exterior with green wall and below, the interior shopping



#### CPA PREDICTS **UNCERTAINTY FOR** CONSTRUCTION

A lack of certainty beyond the end of the Brexit implementation period from January 2021 means that construction output is expected to decline slightly in 2020 - before picking up next year.

That's the forecast from the Construction Products Association (CPA), which predicted a 0.3% drop in output this year, followed by a rise of 1.2% in 2021.

The CPA said political uncertainty and bad weather led to a slowdown towards the end of last year, but forecasts showed "little evidence" to suggest that the general election result would benefit construction this year.

That's because while the election cleared up Brexit uncertainty in the near-term, uncertainty beyond January 2021 was making large-up-front investments difficult to justify in areas like prime residential, commercial offices and industrial factories, the CPA claimed.

It warned that those sectors have seen falls in new orders since the 2016 referendum result, which has now started hitting activity on the ground. Meanwhile, it predicted little in the form of new orders to replace projects completing in 2020. As a result, commercial offices and factories output is forecast to fall 4% and 10% respectively, following two years of decline in both sub-sectors. In addition, falling house prices in the south and softer growth in the north is affecting private house builder appetite to start new developments.

Nonetheless, the CPA pointed to continued growth rates for the infrastructure sector, with major projects such as Crossrail, HS2, Hinkley Point C and Thames Tideway driving activity.



The latest Maggie's Centre continues a rich tradition by leading architects

# NEW MAGGIE'S CENTRE: BESPOKE HANDLES

A new Maggie's Centre has opened at the Royal Marsden cancer treatment hospital where every door handle has been hand carved and is unique. The centre in Sutton was creatd by Ab Rogers Design. Maggie's Centres are cancer treatment centres that provide comfortable and attractive surroundings for patients and their loved ones.

The building includes a strong use of blocks of colour as well as natural light. Norman Foster, Amanda Levete and Frank Gehry are among the many architects who have designed a Maggie's Centre for the project.

The principal contractor was Sir Robert McAlpine, with joinery by Raphael Contracting and architectural metal work from Gascoyne and Beever.

#### GAI APPOINTS NEW EXPERTS TO TECH COMMITTEE

The GAI has appointed three new members to its Technical Committee to provide increased input and knowledge on doors (both timber and steel) and access control products. The new members are: Dave Timson, technical sales director at Eurobond Doors Limited; Hannah Mansell, UK group technical director at Premdor

UK and Neil Rule, managing director at Access2.

Douglas Masterson, GAI technical manager, said the additional volunteers will add to the knowlege and expert advice the committee offers. "Having the key areas of access control and doors represented will continue to strengthen this team."

## PHASE 2 OF GRENFELL INQUIRY EXAMINES FIRE SAFETY MATERIALS

The second phase of the Grenfell Inquiry got underway at the end of January. Phase one examined what happened on the night of 14 June 2017 and Phase 2 is setting its sights on the testing and certification of building materials' reaction to fire.

Grenfell Tower underwent a £10m refurbishment by contractor Rydon that was completed in 2016. During hearings for the first phase of the inquiry, the London Fire Brigade's (LFB) lawyers sought to argue that the building was "catastrophically non-compliant with fire safety requirements".

The latest phase has been split into eight modules across the next year. Module one will examine the role of professionals involved in the refurbishment of the tower from 2012 to its sign-off in 2016. It is due to run until the end of April.

Rydon Maintenance, along with subcontractor Harley Facades and Studio E Architects have made opening statements, as have fire safety testing firm Exova (UK), ACM cladding panel provider **Arconic Architectural** Products, Celotex, whose insulation products were used in the tower's refurbishment CFP **Architectural Facades and** subcontractor Osborne Berry.

Exova said criticism of it is "unjustified" because it was not consulted



about the combustible materials that eventually coated the concrete exterior of the 25-storey block. The firm's counsel told the inquiry that the company was hired to give fire safety advice on early plans for the block's refurbishment, but after Rydon became the main contractor in 2014 it did not "prolong or continue" Exova's involvement and appeared to consider fire safety as "building control's responsibility".

The co-founder of Studio E Architects' was also challenged at the Inquiry over whether the practice had the right amount of experience to lead the design of the high-rise's refurbishment.

Module 2 of the inquiry will start in May and examine the testing, certification, and marketing of key products used in the external wall.

Module 3 will start in June and will investigate the fire safety complaints made by residents before 14 June 2017. Closing statements on the first three modules are expected in October. The remaining four modules will examine the performance of government, the firefighting response and other remaining evidence.





# WELSH TOURIST TRAIN TRACK COMMISSIONS CUSTOM DOORS



Sliding door hardware at Welsh rail shed

A new build project at the UK's longest heritage railway – Ffestiniog and Welsh Highland Railway – has commissioned custom made doors and track for its carriage storage facility.

Boston Lodge Works is the railway's main workshop and base for the daily train service. The station required a storage facility for 30 carriages while also providing shelter for train cleaning. The project brief included the need for a robust entrance solution which could provide easy accessibility to the shed.

lan Hartill, project engineer at Ffestiniog Railway, commented "The original brief detailed the use of traditional outward opening hinge doors which we have used in previous projects. However, due to the coastal location of the building and the possibility of strong winds, this option was not possible. We had to find an alternative which could comfortably hold the large custom made doors."

Sliding door hardware was specified for both entrances of the storage facility and then combined with vertical multihinge round the corner doors to allow for easy access.

Aesthetics were also important as the doors had to have a similar visual appearance to the original 19th century workshop buildings on site. Use of traditional hardware components solved this issue – whilst also providing protection against corrosion due to the system's galvanised steel track.

Catering for metal and wooden doors weighing up to 70kg, their chosen solution is suited to applications where a bunch of parked units is not practical. The system caters for extremely wide openings whilst also removing the need for protruding doors and therefore making the best use of space. To provide maximum security, all components of the system are installed to the interior of the door.

## ASSA ABLOY ACQUIRES BIOSITE SYSTEMS

Biosite Systems Ltd, a leader in biometric access control and software solutions for the UK construction industry, has been acquired by the ASSA ABLOY

Group in a move to support domestic growth and boost global expansion.

Biosite will help to spearhead ASSA ABLOY's new construction vertical as part of ASSA ABLOY Global Solutions, offering electronic access, software and identity solutions. The news follows a record period of growth for Biosite – with revenue tripling in the last three years and sales in 2019 amounting to £14m. Managing director, Li Wang, explains: "With a shared

vision to improve construction productivity through digitisation, a partnership with ASSA ABLOY made perfect sense. Biosite was founded in 2010, has 140 employees and the main office is located in Solihull, UK.

### IT'S COMPLICATED: GROWTH FOR BI-FOLD DOOR MARKET

A new report into the prospects for bi-folding doors through to 2023, paints a picture of growth within an increasingly complex market.

While forecasting headline increases, the Bi-fold Doors Market Report – UK 2020 to 2023 from AMA Research, suggests significant shifts in prices and sector reach, defined by a series of drivers.

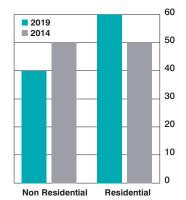
These extend from a growing pressure on price-point in trade supply and potential challenges from other product areas, to consumer confidence post-Brexit, and its impact on home improvement and new build sectors.

At a headline level AMA is forecasting growth in the bi-folding door market across sectors of 7% this year [2020] but it argues that this may slow to 5% by the end of the three-year period.

Nonetheless, this represents total market value of £113m by 2023. Aluminium remains the most popular material type, with the majority of bi-folding doors supplied, as expected, as replacements for older inline sliding products.

The report, however, identifies a number of key trends, which have potential to redraw the market.

This includes the impact of lowered retail price points, which the authors of the study identify as having the potential to erode



sales in some areas, while growing them in others.

"There are numerous factors which may impact growth in different sectors of the market, including a shift in pricing structure within the industry itself", explained Jane Tarver, Senior Research Analyst AMA Research.

"Increased competition and lower price point, combined with growth in other products, is starting to exert an influence, particularly on higher end sales."

She continued: "Conversely, some of these same shifts may increase the reach of bi-folding doors into other sectors.

"The picture is complex.
The market is in a sense 'taking away with one hand but giving with the other'. It's about understanding which, because what is clear is that we're going through a period of change."





# MIDDLE EAST DOOR SUPPLIERS INTEGRATED INTO ASSA ABLOY



Prometal and Lockwood – leading suppliers of metal and wooden doors in the Middle East are being absorbed into the ASSA ABLOY brand.

Prometal Metal Doors was established in 2000, while Lockwood Wooden Doors was established in 2008, and both were acquired by ASSA ABLOY in June 2015.

The new identity change will not affect products, offerings or personnel but marketing material will carry the new name and logo on products, packaging, invoices, order confirmations, email signatures and website.

"The main purpose of this change is to reinforce our value proposition of total opening solutions provider", says Mauro Felice, market region manager, Middle East & Turkey.

"We can leverage a leading brand that is global and well-known. In the future we will meet the market with a portfolio of products and solutions, all focused on the customer experience and simplicity. This will increase our competitiveness and we will continue to be the brand that stands for innovative door opening solutions that are smarter, more integrated and better designed."

#### RED DOT AWARDS SET FOR JUNE

Winners of the Red Dot awards will be announced in June. Red Dot has become established internationally as one of the most sought-after seals of quality with entrants from over 55 countries. This year's awards included two chances to enter in the Product Design category: products could be entered as 'smart products' or 'innovative products'.

Within the product design category there are 49 sub categories including interior design elements which covers door hardware, access control systems, doors and door systems and windows. One of the 2019 winning products was Crown Plus from Nanjing IoT Sensor



Technology Co in China – a smart door lock equipped with a camera which can record videos and incidents at the front door. Karcher Designs was also awarded for its Cosmos Black Surface in the category Product Design – Materials and Surfaces.

# POINTS-BASED IMMIGRATION PLAN GETS 'CAUTIOUS WELCOME' FROM CONSTRUCTION

Construction industry bodies have offered a cautious welcome to government plans to end free movement of people from the European Union after Brexit and to introduce a points-based immigration scheme.

From 1 January 2021, the government plans to treat EU citizens the same as non-EU citizens, with a route into the country for skilled workers and specialist workers. However, it does not plan to introduce a general low-skilled or temporary work route, in a bid to shift away from a "reliance on cheap labour from Europe".

All applicants from EU and non-EU countries will need to demonstrate that they have a job offer and that they speak English. They will also need to show that they would earn more than £25,600 a year - a reduction on the previous threshold of £30,000 - although they may still come into the country if they earn less than £25,600, provided it is no less than £20,480 and so long as they can demonstrate that they have a job in a specific shortage occupation designated by the Migration Advisory Committee (MAC) or that they have a PhD relevant to the job.

Under the system, prospective entrants to the country will need a

minimum of 70 points to be eligible to apply. A job offer will be worth 20 points, the ability to speak English 10 points, a salary above £25,600 20 points, and a job in a shortage occupation 20 points.

Mark Reynolds, chief executive of Mace and skills lead on the Construction Leadership Council welcomed the scheme "with reservations".

He said: "The sector has been investing heavily in developing local 'homegrown' talent for our industry. However, we still face a significant talent gap and for the time being must rely on being able to access the right mix of people and expertise from overseas to effectively meet the UK's infrastructure and built environment requirements."

**Construction Industry Training Board strategy** and policy director Steve Radley, also cautiously welcomed the move but said "we need to see how this will work in practice, and to agree how we can minimise the impact of restrictions on low skilled workers". He added: "We will also work with Government to ensure self-employed people can continue to work in the UK construction industry through a new route that doesn't require employer sponsorship."

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#### GAI TALK

#### ANGIE CORKHILL

One aspect of the GAI's technical policy work over the past few years has been supporting the introduction of Building Information Modelling (BIM) into the door hardware market.



Most recently, this has included working with other European trade bodies to create BIM templates for hardware products, and sharing the GAI's own BIM templates to make them suitable for use overseas.

BIM may still feel somewhat peripheral to some businesses in this sector. Many manufacturers and architectural ironmongers may never be asked about BIM by their customers so why should the GAI be spending its time on this, you might wonder?

But what may not seem so obvious to some is the close link between BIM and the Grenfell Tower tragedy. And fire safety certainly is an issue at the forefront of all customers' minds.

As Dame Judith Hackitt explained in her review following the Grenfell fire, proper digital records of a building (particularly high risk, high rise buildings) are critically important to create a "golden thread of information" that runs through the project from design, completion, and operation. BIM is the ideal tool for this.

The Hackitt Review called for BIM to be mandated in the design, construction and operation of all new high rise residential buildings over 10 storeys, and their refurbishments. As time has gone by since publication of that report, the call from some parts of the industry has got stronger for BIM to be mandated in all buildings, full stop.

"Having BIM-enabled datasets during occupation means that dutyholders will have a suitable evidence base through which to deliver their responsibilities and maintain safety and integrity throughout the life-cycle of a building. Information can be updated as and when changes are made during the building life-cycle," says the Review.

The GAI and its members are important players in the creation and success of the 'golden thread' concept. We have important information to add into the digital records that will help improve safety and quality, and our role at the GAI is to ensure that all of us are ready to adopt BIM and other digital tools whenever required.

Angie Corkhill Director

# NEW RESEARCH SHOWS AI'S CONTRIBUTION TO MAINTENANCE



New research shows that some buildings spend up to 19% of their total maintenance budget on architectural ironmongery.

The research from the GAI has analysed what proportion of a project's overall cost and the building's ongoing maintenance is attributed to architectural ironmongery. This was to compare with similar research conducted in the early 1980s that concluded that ironmongery was worth one percent of a project but accounted for 80% of the overall maintenance.

The results show that the average percentage of build cost attributed to ironmongery has increased, but its contribution to maintenance budgets is much less.

Compared to the initial cost of ironmongery, the percentage of maintenance budget spent on its upkeep can be as much as 19

times more in some sectors. Even in these cases, the maximum average building maintenance cost is 19.5%, a drastic difference from the 80% figure referenced in the original PSA research.

Douglas Masterson, technical manager of the GAI, said: "Ironmongery costs, as a proportion of a projects value, have increased beyond the 1% referenced in the original PSA research depending on the sector. The average value can now be up to 5.84%, depending on the sector. The rise in ironmongery cost can be attributed to advances in technology, such as access control products, and the level of product standards.

"The market has moved on significantly since the 1980s, particularly in terms of building maintenance. New building elements, such as heating and ventilation systems, air conditioning systems and computer technology, are now a higher percentage of annual maintenance costs. The impact of increased health and safety regulations and an increase to the UK minimum wage has also impacted this area.

"When it comes to specifying products and asking for advice on routine maintenance, we would always suggest consulting with a Registered Architectural Ironmonger (RegAl). Fully trained and committed to keeping up to date with the latest product and industry knowledge, RegAls will be able to assist with choosing the correct product for the application and advise on the best practises for checking its ongoing performance."

The results in full are available to download from the GAI website

#### NEW TECHNICAL BRIEFING ON CE MARKING

The GAI and the Door and Hardware Federation (DHF) have published a technical briefing to explain the differences between CE marking, third-party testing, assessment and certification.

The briefing consists of five chapters covering: CE marking; Harmonised European Standards (hENs); Methodologies of testing and assessment; Fire resistance assessment reports and third-party product certification.

The guidance also gives an in-depth explanation of each stage of the third-party testing process that applies to architectural ironmongery products intended for use on fire doors. It also highlights the standards to which products should be tested.

The GAI and DHF Guidance on CE Marketing, third-party testing, assessment and certification can be downloaded by members from the GAI website: www.gai.org.uk



UK door hardware manufacturers are at the forefront of supporting the integration of building products in BIM into British and European markets.

The GAI is working with the National Union of Hardware Industries (UNIQ), the French trade association for door hardware manufacturers, to create BIM templates for hardware products. The new BIM templates are being translated from the GAI's original PDT templates released in 2017 and adapted to make them suitable for use in France.

The GAI is already represented on a number of European Committee for Standardisation (CEN) product standard committees and this is the first foreign language project of its type that the GAI has been involved with.

This work is part of a wider project being co-ordinated by ARGE, the European Federation of Associations of Locks and Builders Hardware Manufacturers, looking at the implementation of prEN ISO 23386. This standard will cover digital processes used in construction using a common methodology to describe, author and maintain properties in interconnected data dictionaries.

European generic BIM templates and data dictionaries for hardware industry are being created to conform with this new standard.

Frédéric Ducloyer, general secretary of UNIQ, said: "Our goal is also to set up some generic BIM objects, with a selection of properties, that will be of use to architects at the early stage of their projects. It did not make sense for us to do this on a national level, as when it comes to standardisation, it is always better to look at this at a European level.

"This is the main reason why it was important for us to lead that project with GAI and to bring this forward together as a next step within ARGE and CEN."

UNIQ is in the process of creating its first three templates for door closers, locks and central locking for windows. The next phase of work will be to adapt the template alongside ARGE for use in wider Europe in line with prEN ISO 23386. The templates need to be easily adjustable in order to address the areas that may differ from country to country, for example specific legislation on equality, as well as local product standards and certification requirements.

The GAI is also part of a consortium of construction organisations in the UK led by the Construction Products Association (CPA) to develop PAS 14191:2020 Built Environment - management and operation of interconnected construction data dictionaries - specification. This PAS will assist with UK implementation of prEN ISO 23386 and form the basis of LEXiCON and other UK construction dictionaries.

It will cover the governance and management of digital construction product data information sets and aims to provide the construction industry with a plain language 'dictionary' to standardise product data for use in BIM.

This is the next stage of a project initiated by The Product Data Definition, published by the UK government's BIM Task Group in 2016. It aimed to create a method to enable information to be requested and exchanged by mapping to core properties. As part of this, LEXiCON was developed to utilise tools, templates and Global Unique IDs (GUIDs) that could be used across different formats and software platforms.

#### IAI ANNOUNCES **NEW CHAIR**



Deborah Cannon was announced as the new national chair at the IAI AGM at the Hallmark Hotel,

Gloucester on 7 March 2020. Deborah has been closely involved in the Institute for several years alongside her current role as customer support team leader at dormakaba. She was previously secretary and then chair of the IAI Southwest branch until 2018 when she became the national vice chair of the IAI.

Since completing her GAI Diploma in 2012, Deborah has gone on to complete the Fire Door Inspection Scheme (FDIS) Diploma and become a Registered Architectural Ironmonger (RegAl).

Professional development and nurturing new industry talent are among her top priorities in her new role. "As a RegAl, I know firsthand the importance of keeping up to date with the industry's latest standards, regulations and legislation. It's imperative that we continue to learn and grow as professionals to keep giving customers high quality technical advice. We're encouraging architectural ironmongers to continue both professional and personal development through attending IAI branch meetings."



Samantha Thatcher will be joining the IAI team as national vice chair. Samantha is the

office manager at SDS London and became chair of the IAI South East branch in 2019. After completing the GAI Diploma in 2017, Samantha went on to win the Promising Ironmonger of the Year award at the 2018 IAI Awards and is also a RegAl.



# GAI RELEASES NEW TECHNICAL UPDATES

In the wake of new government guidance and changes to legislation and standards, the GAI has put together a range of resources to help those involved with door hardware to access all the latest technical information and best practice guidance.

#### **Technical briefings**

The GAI has also launched two technical briefings covering Approved Document B and Rebranding and Own Branding.

The guide to Approved Document B: fire safety is to provide information from GAI in respect of ADB which covers England. Its purpose is to provide information which is relevant to the ironmongery industry.

It gives specific guidance on products intended for use on fire doors and also lists the other standards that are relevant to the door and hardware industry including those for Wales, Scotland, Northern Ireland and the Republic of Ireland.

The Guild has also released a revised copy of the Guidance on Rebranding and Own Branding, originally published last year.

This technical briefing outlines the roles and responsibilities of manufacturers and notified certification bodies, and the process to follow for rebranding including assessment. It also gives definitions for some of the industry jargon, as well as some guidance for certification bodies (see page 30 for more on own branding rules).

#### **New CPDs**

There are 16 new CPDs available covering a diverse range of door hardware related topics including ballistics for doors, anti-ligature hardware, specifying for Secured by Design and Ethical Specification and Sourcing.

The CPDs have been provided by the GAI and its member companies for delivery across the IAI branch network.

These new topics are in addition to the existing eight GAI RIBA-approved CPDs which can be delivered to architects. Architects and specifiers will get double learning points for attending these CPDs.

#### OBITUARY. NORMAN ENGLAND

Norman England died on 25 January 2020. Norman was a stalwart of the architectural ironmongery industry, having been involved with the GAI and IAI for many decades.

He assisted in the DipGAI education programme, lectured on GAI residential courses from the early 1970s and was also technical consultant to the GAI until 2006. He was involved in the creation of many standards at both British and European level.

Norman's contribution to the early formation of the IAI coupled with his continuous support for it led to him being awarded Fellowship of the Institute of Architectural Ironmongers (FInstAI) in 1991. Norman continued his commitment to the industry by continuing to serve on a number of BSI committees until very recently. His contribution to the industry will be sadly missed.

GAI vice president Mario Del-Signore paid tribute to Norman. "Norman was technically brilliant and gave his time freely to help the education programme and particularly encouraging the younger generation. He passionately supported the industry."



Norman with former technical consultant Jacky Sinclair and current technical manager Douglas Masterson

#### NEW MEMBERS

**NEW Affiliate member** Sunray Engineering Limited UK

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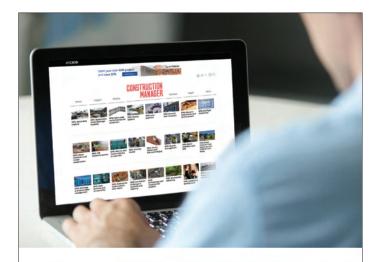
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# S GOOD

Universal Music has moved in to one of the many creative spaces being designed as part of the redevelopment of Kings Cross. **Nicky Roger** covers the story.

EZE's automatic doors have hit just the right note in the development of a London building which is the new home of Universal Music.

Two automatic circular sliding doors create an entrance to 4 Pancras Square – one of a cluster of new buildings that have led to the emergence of Kings Cross as a creative hub.

They are a statement piece to the 11-storey angular building which reflects the area's lineage as a former goods yard to King's Cross railway. With an exposed weathered steel frame, the Eric Parry Architects building echoes the industrial revolution which enabled the expansion of London.

Positioned side by side, the two Slimdrive SCRs provide a 360° drive solution combining high performance with unobtrusive operation – the drives are just 7 cm in height and very discreet – and as pass doors are not needed, they maintain the clean aesthetics of the glazed facade.

Focchi undertook the installation of the façade: glazing, entrance and building envelope and worked with GEZE UK to identify the right



solution - moving away from an original design featuring revolving doors which would have prompted requirements for pass doors.

There are also environmental benefits to the Slimdrive SCR selection - having only one set of doors open at a time, reduces heat loss and air pollution. Emergency buttons on reception were also added to immediately close the doors and prohibit the building being surged by fans in the wake of a visiting celebrity!

There is also bespoke lettering in the canopy of the Slimdrive SCR which was laser cut by GEZE UK and bespoke bronze lettering was added.

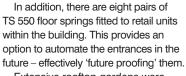
Other GEZE products used around the building include a Slimdrive SL NT automatic sliding door with access control. This allows workers to access a cycle ramp, meaning that they can ride straight up to a cycle store - part of the solution to reduce carbon footprint.

The Slimdrive SL NT is a good solution for buildings with high levels of footfall and a continuous flow of people moving in various directions. Almost invisible, it is virtually silent in operation and can move leaf weights of up to 125kg.

The Kings Cross redevelopment site is the perfect mix of grittiness and shininess, simultaneously a symbol of London's industrial and engineering past and the creative present."

**Edwin Heathcote. Financial Times** 

4 Pancras Square, the new home of Universal Music, won a RIBA regional award for its design and has incorporated GEZE door technology. The square is part of a wider redevelopment of Kings Cross, transforming it into a creative destination



Extensive rooftop gardens were added to the office block, which were intended to evoke a 'windswept moorland' and provide a peaceful oasis in the midst of the city with panoramic views across London.

The relocation puts Universal among a vibrant set of neighbours, including Google, global media company Havas, Louis Vuitton and PRS, as well as Central Saint Martins, the world's leading fashion college.

Eric Parry architects won a RIBA regional (London) award for the building. The judges said the practice had "skillfully composed and crafted a handsome 'stop end' to what might have been an awkward triangular park which rises up towards it. What could have been a clumsy wedge-shaped commercial building sits very comfortably on the complicated slopes of this site. The change of external levels on the northern facade which fronts a steep road gradient on Goods Way has also been handled with expertise."

The design was also praised for evoking the old industrial heritage of the site, which used to house »»



# GAI EDUCATION

Develop your staff and company with the GAI's internationally renowned and respected education programmes. The best place for those in the architectural ironmongery industry to learn with a range of online training resources.

#### Foundation in Hardware

The Foundation in Hardware module is intended to provide a basic knowledge of the subject of architectural ironmongery to enable the learner to go on to further study in that field.

#### Certificate in Architectural Hardware (Stage 1 & 2)

A commitment which will give you a thorough grounding in the understanding of the what, how and when of ironmongery. Upon successful completion of Stage 1 and 2, learners can undertake the GAI Diploma.

#### **GAI Diploma**

This GAI Diploma builds on the product knowledge already gained in the Certificate in Architectural Hardware and seeks to bring application through developing scheduling skills. The course imparts how to write accurate hardware specifications and have confidence in discussing ironmongery requirements with clients

#### **CPD Programme**

The CPD programme is the single most important way that those who have attained the GAI Diploma can develop their abilities and set themselves apart as architectural ironmongery professionals and become a Registered Architectural Ironmonger (RegAI).

#### Fire Door Inspection Scheme (FDIS)

FDIS provides education which is essential for anyone working with fire doors and escape doors. Transforming knowledge and understanding about the critical role of fire doors and how they can save lives and protect property.

Find out more at gai.org.uk/GAIEducation



#### KING'S **CROSS IN** NUMBERS

**ACRES** 

NFW **BUILDINGS** 

**1,900** NEW HOMES

**20** 

**NEW STREETS** 

**NEW PUBLIC** PARKS AND **SQUARES** 

**ACRES OF** OPEN SPACE

30,000 PEOPLE BY 2016



gasometers and adjoins the railway, in the choice of exposed weathering steel for its structural exo-skeleton, providing "a convincing narrative for the muscularity of the predominant material which exudes character and imbues the new square with a robust anchor".

In a contemporary updating of Victorian engineering, a key feature of the steelwork is a Vierendeel truss encircling the first floor of the building which has created a huge, uninterrupted space at ground level facing into Pancras Square. With its heavily riveted connection plates, the grittiness of the past industrial architecture is expressed.

It is heartening to see the current market emphasis on sustainability and well-being so deftly delivered; BREEAM Outstanding certification, external amenity space for each floor, all crowned by an expansive and crafted rooftop garden landscape complete with ponds and boulders. From this vantage point, created in an earlier phase of this vast regeneration project, the 1000+ staff at Universal

Music can watch the latest pieces of the King's Cross regeneration jigsaw being put into place. In turn this finely proportioned new building contributes significantly as a central architectural landmark to the distinctive character of this bold regeneration project.

BAM, the principal constructor, describes the building as "epitomising the regeneration of the area: a sympathetic fusion of old and new. But its deceptive simple form hides high-tech design features and award winning sustainability solutions".

The long-term redevelopment of the area North of London's Kings Cross Station is one of the biggest and most impressive feats of regeneration in the capital's history.

Sprawling across 67 acres, the site includes numerous historic buildings - many of them dramatically restored and repurposed for the C21 - as well as new constructions that have to sit comfortably alongside the old, while avoiding pastiche and visual clichés. Within the first few years of its life, the building's corten »»



Above: Pancras Square aerial view with 4 Pancras Square's unusual shape clearly visible. Right: the rooftop garden of 4 Pancras Square



The rusty exo-skeleton of 4 Pancras Square reflected in pools at the centre of the square

steel exo-skeleton will weather to a mellow, rusty texture.

Four Pancras Square has stunning views across Regent's Canal to Granary Square and St Pancras Clock Tower. The building provides 170,000 sq ft of office accommodation over 10 floors, with retail at street level and basements below. Its imposing structure dominates Pancras Square, reflected in the cascading pools at the heart of this part of the redevelopment. The top floor features a rooftop garden with a landscaped terrace, planting beds and water features.

Universal Music's move to Kings Cross, one of the fastest growing creative corners of the capital, means leaving behind its old home in London's former music business mecca, Kensington.

David Joseph, chair and CEO of Universal Music UK, says: "Kings Cross is fast emerging as a creative hub for London. It's going to be an energising place to work and feels like a natural home for Universal Music with many opportunities for collaboration and inspiration literally on our doorstep." ■

#### KINGS CROSS: NEW POSTCODE, NEW DESTINATION

The rebirth of the wasteland around the station has been a long process

Kings Cross is one of the largest and most drastic redevelopments in London. What was an underused industrial wasteland is being transformed into a new part of the city with homes, shops, offices, galleries, bars, restaurants, schools, and even a university. It's a whole new piece of London with a brand new postcode, N1C.

The 67-acre site has a rich history and a unique canal side setting. In Victorian times, King's Cross was an important industrial heartland. But by the late 20th Century, the area known as the railway lands had become a series of disused buildings, railway sidings, warehouses and contaminated land.

Early plans for redevelopment fell through, but the 1996 decision to move the Channel Tunnel Rail Link from Waterloo to St Pancras became the catalyst for change. The landowners – London & Continental Railways Limited and Excel (now DHL) decided to develop the land.

In 2001, Argent was selected as the development partner. The project began with several years of intensive studies and consultation with the local community, government and other stakeholders. This work formed the basis for a vision for the development, from which the masterplan evolved.

The plan was prepared by Allies and Morrison, Porphyrios Associates and Townshend Landscape Architects, in 2006 outline planning permission was granted. The permission allows for c.50 new building, 20 new streets, 10 new major public spaces, the restoration and refurbishment of 20 historic buildings and structures and up to 2,000 homes.

In 2008, Argent, London & Continental Railways and DHL formed a joint partnership: Kings Cross Central Limited Partnership. The partnership was the single land owner at King's Cross. Early infrastructure works began in June 2007, with development starting in earnest in November 2008.

Much of the early investment was focused in and around the Victorian buildings that once formed the Goods Yard.

In September 2011 the University of the Arts London moved to the Granary Complex and parts of the development opened to the public for the first time.

Since then, restaurants have opened, the Great Northern Hotel has been refurbished and re-opened and the first residents have moved in.

A whole series of new public squares and gardens have opened, among them Granary Square with its spectacular fountains, Lewis Cubitt Park and Square and the new Gasholder Park.

In January 2015, the UK government and DHL announced the sale of their investment in the King's Cross redevelopment to Australian Super, Australia's biggest superannuation/pension funds. King's Cross is its first direct London investment and only its second in the UK.







#### **GAI RIBA Approved CPDs**

The GAI have created four CPDs which have ben approved by the Royal Institue of British Architects. As they are RIBA approved this means that architects will be able to receive double learning points for attending a presentation of this CPD. These CPDs are now available to GAI membership to purchase at a cost of £300 plus VAT each

#### Ironmongery and accessibility

This looks at legislation and standards including Equality Act, BS 8300:2009 as well as Approved Document M and the equivalents throughout the UK and Ireland. It also looks at BS 8300 compliant specification of product including door closers, automatic door operators, door furniture and hardware as well as access control products and handrail.

#### Specification of door hardware - an architect's guide.

This is based on the publication of the same name which is available in hard copy or to be downloaded from the GAI website. This Presentation is intended as a guide for architects on what architectural ironmongery is and how the process of correctly specifying these critical items come together.

#### Ironmongery for fire and escape doors:

This provides guidance for architects and building owners on the correct specification of ironmongery on fire and escape doors as well as the necessity of regular inspection and maintenance on these critical items.

#### The specifiers guide to access control

This looks at the definition and correct specification of electric locking and access control systems, including online, off line and virtual systems. It also looks at new product innovations.

For further details please contact technical@gai.org.uk

#### OPINION · PAUL REES

n his column of this January's RIBA Journal, Alan Jones, the RIBA president, set out his (first attempt) at defining what an architect's core knowledge includes and enquired whether or not anything should be added or omitted. This followed him asking for a vote on architects demonstrating greater evidence of their competency. The response was positive; it was accepted we should "take the high road".

The ongoing issues of climate change and several prominent fires within buildings, as well as recent publicity of the spiralling HS2 costs, have brought more attention than ever to our industry with questions raised about those involved and their ability to 'do the job'.

There's often talk of the value an architect brings to a project, through design knowledge, management experience, problem identification and solving capability and how these can be promoted. This was hardly an issue when I undertook my first experience of working within an architectural practice over 30 years ago; it was not questioned that buildings were designed by anyone other than architects, who lead a team throughout the design and construction processes.

Somewhere along the way, the profession has lost its identity and given ground to other disciplines taking over. To regain this ground and re-establish a culture where clients and others recognise the services, experience and knowledge being provided, there has to be an increased awareness of the benefits offered. Similarly, the higher values of ethics. leadership and collaborative interaction, diligence, integrity, professionalism and transparency must also be re-instated.



For architects to regain lost ground and re-establish a culture where clients and others recognise the services, experience and knowledge being provided there has to be an increased awareness of the benefits offered"

Architecture today involves so much more than preparing drawings (or 3D images), yet that remains the common perception amongst most people I meet. Architects must inform and educate those they meet of the full extent of their services and the benefits these bring.

However, in order for this to be recognised externally, surely the profession must do so first? We must ensure we are all aware of our responsibilities and obligations placed upon us as well as our clients, at the earliest opportunities, so we collectively move forward, efficiently and effectively achieving a joint goal.

This must include those entering, or starting out in the profession, in their education. There has been a feeling for far too long that some graduating students are not aware of the reality of working in a practice, and are more focused on the theoretical aspects. I've often heard that practical experience is taught, or learnt depending upon your position, when you leave university and enter a working environment. This can place great responsibility upon a practice, which may already have enough pressure upon it to compete for, win and complete its workload. This creates an environment whereby newly qualified students at all levels find gaining employment even harder.

Qualifying as an architect does not happen overnight; it's a lengthy process and one that carries much responsibility, which should not be assumed lightly.

I for one will be watching with great anticipation how the RIBA proposes they, and we, promote our industry and in doing so, hopefully educate those consumers influenced by it.



# WINNING WAYS

Outstanding door hardware professionals celebrated at IAI awards

he best and brightest within the door hardware industry were celebrated at the annual Institute of Architectural Ironmongers (IAI) awards ceremony on 7 March 2020.

The IAI Fellowship Award is given to an individual who has shown a longstanding and ongoing commitment to the IAI over at least 10 years. This year's winner was Kevin O'Reilly, technical director of Securefast.

Kevin has impressed fellow institute members through his many years of help and support, which include attending all IAI Midlands branch meetings, writing CPD presentations and volunteering for the GAI Education Committee.

The Paul Lewis Award for Customer Service is given to an individual, group or company that has made an outstanding commitment to customer services throughout the year.

Phoenix Sales (RJ) Ltd won the award after being nominated for

its focus on providing a "first-class service" to its customer base. Phoenix Sales staff attend site visits as well as meetings with architects and clients to ensure they fully understand the specification required and the end users' needs.

The GAI Award for Services to the Institute is awarded to a current IAI member who has made a recent and visible contribution at branch level.

This year's winner was Chris Colley. technical director at Monaghan Planck. Chris has been a part of the IAI for nearly 30 years, after he completed his diploma in 1990. He was an active member of the South West branch during this time before becoming national chair in 1998. In 2002 he joined the North West branch and also chaired the regional branch from 2010-2012.

The Promising Ironmonger of the Year award went to Ray Jagdev. sales director at Phoenix Sales (RJ) Ltd. This award is given to the

Above from left to right: Kevin O'Reilly, Chris Colley, Raj Jagdev, Jack Jagdev, Deborah Cannon, Rav Jagdev, Rani Jagdev and Julian Newman Right: Jo Milne Rowe with Deborah Cannon

The awards offer a great opportunity to celebrate the wealth of talent and commitment that is prevalent in this sector"

Deborah Cannon, chair of the IAI

brightest ironmongers in the early stages of their careers.

Rav's nomination describes his customer focussed approach to service and dedication to his own professional development. He is currently working towards RegAl status after recently completing his GAI diploma.

Deborah Cannon, chair of the IAI, said: "The awards offer a great opportunity to celebrate the wealth of talent and commitment that is prevalent in this sector. It's important that we recognise not only our dedicated industry professionals, but also the promising newcomers within the industry, and continue to support them throughout their career."

The IAI Awards were held on the 7 March 2020 at the Hallmark Hotel, Gloucester. The awards were given at a dinner following the Institute's AGM, an event that also included networking and CPD opportunities for Institute members.

www.gai.org.uk





# GAI MEMBERSHIP

By joining the Guild of Architectural Ironmongers, your organisation joins a growing network of companies taking advantage of a wide range of benefits, enhancing their profile, gaining technical knowledge and receiving preferential rates on learning opportunities.

#### Enhance your business

- Gain instant recognition and credibility for your company.
- Your company details listed on the GAI website with authorised use of member company logos.
- Educate your staff through the GAI education programme, receiving considerable member discounts.
- Access to additional bespoke in-house training services to develop employees.
- Advertise your job vacancies on the GAI website, at reduced members rates.
- Targeted advertising choices to promote your company.



# Find out more at gai.org.uk/GAIMembership

#### Expand your resources

- Learn about new developments on standards, regulatory updates and industry news with regular email bulletins.
- Access to over 70 pieces of technical guidance on the members area of the GAI website.
- Use of statutory documentation support, including easy-to-use DOP and BIM templates.
- Members only RIBA approved CPDs available to purchase.
- Receive the quarterly Architectural Ironmongery Journal (AIJ).
- Utilise the GAI helpline for free technical advice.

#### Join a wider community

- Invitations to a host of events providing outstanding networking opportunities.
- Contribute the views of your company to be represented in the standard-making process (BSI and CEN).
- Affiliated membership of the Construction Products Association (CPA) with access to economic, technical and sustainability publications.
- Fire Door Inspection Scheme (FDIS) training discounts.
- Benefit from PR and marketing campaigns raising awareness of the GAI and the importance of the Architectural Ironmonger.

#### Membership options

GAI membership is open to any company complying with the GAI code of conduct and criteria of the relevant member type.

Various types of GAI membership are available as follows:

- Full member
- Associate member
- Affiliate member
- Enterprise member

Today more than 300 companies across 27 countries are members of the GAI and more than 2,500 people hold the globally recognised GAI Diploma. Join today and take your company to the next level.



A keyless digital world has given rise to concerns over cyber security. **Trevor Ball** asks whether we understand the importance of system integration in today's access control market.

he world of access control is changing. Ask anyone active in the industry and the likelihood is that they'll confirm a shift in landscape. Take a step back and you realise how quickly access control has advanced, moving from traditional lock and key methods to the tech-driven security solutions we find in our facilities today.

Generally, as we continue to seek convenience through technological development, we're seeing a rapidly advancing trend in the implementation of wireless connectivity. Whether this be the devices you find around the home (think wireless headphones

or smart home devices) to the advancing market of wireless access control solutions. Today, the idea is to connect devices together, wherever and whenever possible.

The development of wireless access control, in particular, has provided facilities with an abundance of options, including what we now know as 'cloud-based' access control. 'Pure IP' cloud systems, for example, take access control online, creating a new streamlined security infrastructure – and this is a market that's set to continue growing exponentially. But this upgrade doesn't come without challenges.

#### Change is good?

This adoption of new technologies is mostly viewed in a positive light, seen as an opportunity for improved security and an industry moving forward. However, for some, with change comes more responsibility and, perhaps far worse, uncertainty.

Present an online access control solution to those with an existing physical security system and questions are raised. Will it improve security? How much will it cost? And is it possible for me to integrate the solution into my existing system? Although cloud-based systems can offer a more modernised, assured security network, not everyone is inclined to see it that way at first glance. To those with an already established system (no matter how effective it is), upgrades can mean hassle with additional installations, internal network systems and costs all needing to be considered.

Yet, misconceptions concerning time, costs and integration are just that - misconceptions. The advancing market has given us access to solutions that can recreate or even convert older systems into something that is compatible with new access control software. Pure IP cloud systems, in particular, can improve the overall management of a building's security with simplicity.

#### The revolution is coming

So, as increased connectivity continues to drive market trends, will it eventually force facilities to make the switch? That debate can only be answered with time. However, we only have to look at the accelerating growth of mobile credential usage to see that these disruptive trends could be moving faster than we think. And for that we must prepare.

Seamless integration really is key here. As more choose to update the systems on their premises, we must ensure that building security isn't compromised in the process. Whilst there's still a place for physical hardware, facility managers can no longer deliver the expected level of security with a mismatch



of security systems running through their buildings. The incorporation of IoT-led security devices (designed to integrate with existing systems) should be seen as a step forward.

Providing systems have been designed with integration, scalability and flexibility features in mind building security and operations can be improved. Take a larger premises with numerous buildings, such as a hospital or a university campus, for example. With various building types and numerous access points, a set of facilities such as this can own multiple security systems. Today, integrated

Trevor Ball argues that integrating access systems is

While there's still a place for physical hardware, facility managers can no longer deliver the expected level of security with a mismatch of systems running through their buildings."

Trevor Ball, Allegion

networks can help facility managers successfully manage multiple geographically dispersed locations in real-time - something that has not been possible from one system until recently. Adding to that, the data that is collected and monitored via these systems is invaluable for facility managers, allowing them to better aid the flow of movement and even understand weak areas of security.

#### Seamless upgrades

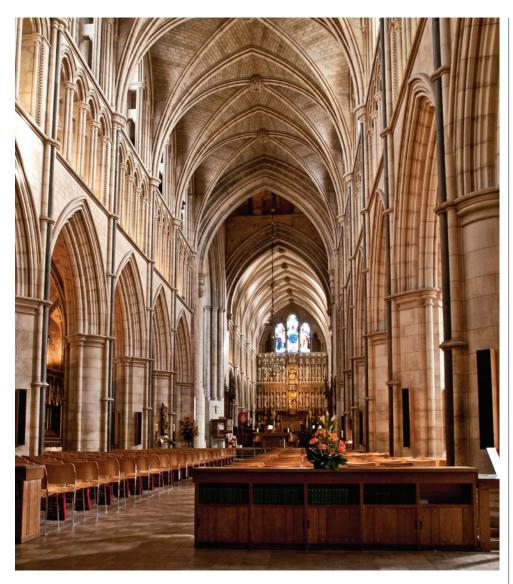
Although the phrase "integration" has almost become clichéd in our industry, the reality is that it is a concept of great importance and one that can no longer be ignored.

In short, pairing existing systems with fully-integratable modern access control can not only streamline processes but also improve existing security networks. And as market demand shifts and manufacturers continue to offer these simplified security systems, it could only be a matter of time until most premises choose to incorporate them. After all, the benefits are clear and the technology is available.

And with this in mind, maybe access control truly does belong on the network.

Trevor Ball is electronic sales leader UK & Ireland at Allegion





# RESTORATION ROLE

Al John Planck Ltd on the role of ironmongery in heritage projects and why architects need to think about it earlier

Ironmongery was part of restoration at Southwark Cathedral

t is remarkable that we are able to appreciate the ancient architecture of buildings over hundreds of years after they've been constructed. Most of these ancient structures owe their prolonged lifespan to the art of heritage conservation, ironmongery, and architecture. However, while we recognize that ironmongery is indispensable to the world of restoration, most architects get to it at a much later stage of the process than they should. Here's why it is essential to make these arrangements from the inception of your heritage conservation project.

#### Crucial role

The success of any restoration project is reflected in how you use your craft to enhance the finer structures of the building. The idea is to restore and prolong the life of the object while maintaining or enhancing its original appeal. Here is where ironmongery plays a crucial role.

No matter what scale your project is, your first thought should be the procurement of raw materials. Given that a large number of heritage artefacts contain little to large amounts of metallic substances like iron, copper, and bronze, sourcing the right material for restoration is vital to maintaining the authenticity of the object. When you evaluate the changes you need to make to a given building, you'll notice that a lot of it includes materials and products such as door handles, kitchen utensils, antique household items and more.

All of these often need to be custom-made so they appear to be as similar to their corroded counterparts as possible. Additionally, the raw materials required might also take a while for the ironmonger to procure and then cast to match the original piece. Initiating this process from the very beginning will help you finish your project in a more systematic and timely manner.

#### Sourcing the right material for restoration is vital to maintaining authenticity"



Rochester Cathedral

There have been several heritage restorations through which the role of ironmongery can be observed as vital from the very beginning. Rochester Cathedral, for example, underwent a refurbishment of its crypt and library. For the purposes of retention and refurbishment, we chose to incorporate pull handles to match the existing work and bronze railings around the seating area, among other necessary changes (see box, right).

Other restorations we've been involved with such as Hereford Cathedral and Southwark Cathedral in London, have undergone similar changes to be able to maintain and enhance their existing structures. The subtlety and intricacy of the art require special attention to detail. Even large-scale architectural buildings require metal restorations to preserve the beauty of smaller features like windows, doors, and railings.

#### Consult the specialist

To begin a restoration project for any building, you need to have a clear idea of what you want. A good starting point is to have a consultation with an architect who specialises in restorations and refurbishments. Once you have a clear idea of structural requirements, consultation with an architectural ironmonger who specialises in the finer details of conservations involving ironmongery is essential to complete your project. ■

#### **BRONZE MEDAL**

John Planck Ltd delivered bespoke solutions to heritage Cathedral project

John Planck Ltd worked with Carden & Godfrey architects on the refurbishment to the crypt, library and the installation of disabled facilties at Rochester Cathedral. The £4m Heritage Lottery Funded scheme also included a permanent exhibition space in a part of the crypt which dated back to circa 1080.

The project included the specification and manufacture of a variety of bespoke items in bronze and included the repair and refurbishment of existing Ironmongery.

Given the unique nature of this project, John Planck Ltd was asked by the architects Carden & Godfrey to produce a specification that would include not only the bespoke bronze ironmongery required to be manufactured but to also allow for the refurbishment on many of the existing items that were to be retained.

- Bespoke pull handles to match existing ironmongery including the main handles to the entrance.
- Floor springs to work in conjunction with bespoke hinged doors.





Bespoke handles and grab rails at Rochester Cathedral

- Bespoke lever handles and knobs to work with existing locks and latches.
- Bespoke bronze grab rails for bespoke built seating areas.
- Concealed door closers.
- Bronze finished projection hinges
- Bespoke locks.







# NAME SAKE

#### Douglas Masterson provides an update on own branding

any architectural ironmongery businesses rebrand products from manufacturers under their own brand name. This is a process which is known as 'own branding' but also known as "rebranding" by the European Commission and CEN. However, many companies are unaware of the legal implications of this process. A guidance document was released by the Group of Notified Bodies during November 2017 which specifically related to the rebranding of product



Douglas Masterson

and the certification requirements which accompany it. There has now been further Approved Guidance issued in November 2019 and this article will make readers aware of its implications.

#### **Current situation**

Currently, a notified body certificate covers only construction products placed on the market by the original certificate holder to whom the certificate is issued to and their brand and not that of the rebrand. Based

on the above point the physical producer cannot refer to a notified body certificate for products that are supplied for the purpose of rebranding. A rebranding manufacturer cannot in their Declaration of Performance (DoP) or a CE marking make reference to the notified body that issued a certificate to the physical producer for construction products under AVCP systems 1+, 1, or 2+. This means that the rebranding manufacturer will need a notified body certificate of their own for their rebrand.

#### CPR does not allow for any limitation of the obligations of rebranding manufacturers. Manufacturers who produce the products and rebranding manufacturers have exactly the same obligations"

#### Basic scenario

Rebranding/own branding may take many different forms. For the sake of simplicity, the new position paper describes only one single basic rebranding scenario involving only two practically identical construction products. For all practical purposes, except for the tradenames and markings, products A and B are identical: same factory, same raw materials, same specifications, same machinery, same Factor Production Control. Product A is placed on the market by Company A (in capacity of manufacturer) under the tradename 'Product A', while Product B is placed on the market by Company B (in capacity of rebranding manufacturer) under the tradename 'Product B' Physically, both products are made by the factory of Company A.

In legal terms Company A would be the manufacturer of Product A, while Company B (through the process of placing it on the market under their own brand) would be the manufacturer of Product B. CPR Article 15 also makes it clear that Company B would be subject to all obligations of a manufacturer as defined by Construction Products Regulation (CPR).

CPR does not allow for any limitation of the obligations of rebranding manufacturers. All manufacturers, both manufacturers who physically produce the products they place on the market and rebranding manufacturers have exactly the same obligations, which they cannot transfer to anybody else; each manufacturer is fully responsible for the construction products he places on the market.

To enable itself to meet these obligations, Company B will

need a contract with company A. As the contract will regulate the assessment of performance as well as the verification of constancy of performance of Product B, notably the factory production control, that contract will be of interest to the notified certification body serving Company B.

#### **Notified Bodies**

If Product A is in AVCP system 1+, 1. or 2+. Company A would need to contract a notified certification body. That certification body would have a role in the AVCP for Product A, of which Company A is the manufacturer. The notified certification body contracted by Company A would not have any relationship with Company B and no role in the AVCP for Product B.

Equally when Company B contracts a notified certification body, that body would assume the role of notified body in relation to Product B only and they would have no role in relation to Product A.

An agreement would be necessary between companies A and B to enable Company B to meet its obligations. To avoid repetition of notified body work, additional agreements would be necessary. This would include subcontracting which can only happen with the agreement of the manufacturer. As part of this, Company A will need to release their Certified Body from its secrecy obligation and permit them to share relevant information with the Certified Body employed by Company B.

Processes including assessment of performance, verification of technical documentation and continuing surveillance must all be carried out by the notified bodies.

#### Summary

If you are an architectural ironmonger or other business who purchases a product from an existing manufacturer and apply your own branding to this in order to sell the product on you effectively become a 'rebranding manufacturer'. As you can see this no longer means you can simply rely on the certification supplied by the manufacturer. Put simply, their obligations become your obligations and you should always discuss these matters with the manufacturer before applying your branding.

Further detail on this issue is in Technical Briefing 29B which is available in the members' section of the GAI website.

#### MANUFACTURERS' OBLIGATIONS

CPR defines a number of obligations for manufacturers (either as physical or rebranding manufacturers), for instance:

- Draw up technical documentation describing all the relevant elements related to the required system of AVCP (Assessment and **Verification of Constancy** of Performance)
- Keep the technical documentation and the Declaration of Performance (DoP) for a period of at least 10 years.
- Ensure that procedures are in place to ensure that series production maintains the declared performance.
- Where deemed appropriate, carry out sample testing of construction products placed or made available on the market.

- Investigate, and, if necessary, keep a register of complaints, of non-conforming products.
- On request from a national authority, provide it with all the information and documentation necessary to demonstrate the conformity of the construction product with the declaration of performance.



#### NEW PRODUCTS>>>



## DORMAKABA INTRODUCES NEXT GENERATION EMERGENCY ESCAPE LOCKS

dormakaba has launched the latest generation of its SVP self-locking emergency escape locks. The range is suited for use on emergency exits and escape routes where doors requiring access control can be balanced with safety in an emergency.

The SVP locks ensure security with two-point locking – deadbolt and clawbolt latch – engaged automatically after closure. The emergency escape function means that the door can be opened at any time in the exit direction by simply operating the lever handle or panic bar.

The SVP 6000 is ideal for external doors that must be secured to prevent unauthorised access into the building but also form part of the emergency escape route and therefore must provide free movement out of the building. Access control is made simple by the electro-mechanical lock that uses a solenoid to operate the bolt. It also allows the option for the lock to fail-safe or fail-secure in the

event of power loss. It also features microswitch monitoring of the latch, deadbolt, cylinder and lever handle, allowing remote verification that the door is secured and a record of authorised and attempted access.

The SVP 6000 also includes the option to set an 'open mode' where the outside handle is constantly engaged, allowing access without an electronic access key during certain times. This provides the option to have free access during the day and secure the building at night or outside of working hours.

The SVP 2000 Dorma Connected Work (DCW) offers the same access control, escape functionality and monitoring capabilities but with the addition of an electric motorised lock that allows remote unlocking via the integrated DCW Bus interface.

SVP locks are available in different models suitable for over-rebated or flush-closing timber/steel doors and also narrow stile doors.

www.dormakaba.co.uk.

## CONTINUOUS HINGES BY COOKE BROTHERS

Cooke Brothers has released a Phoenix Interleaf hinge which combines the strength of continuous fixing points along the entire length of the door, with the benefit of anti-finger trapping on the knuckle side.

With a streamlined sightline the hinges sit directly on the door and frame creating the necessary 3mm gap, allowing for the fixing of an intumescent strip for fire doors. They are compatible with 44mm and 54mm thicknesses, timber and steel door sets.

A reduced ligature option is available: by utilising the purpose made end caps the risk of creating a ligature point is reduced. The product is tested to BS EN 1935 Grade 14 (160kg) and CE marked.

www.cookebrothers.co.uk





# ALLEGION BRINGS ISONAS PURE IP ACCESS CONTROL TO UK MARKET

Allegion UK has launched the ISONAS Pure IP family of access control solutions in the UK.

ISONAS created Pure IP Access Control Hardware to enable access control to be managed from anywhere across an unlimited number of facilities.

Patented reader controllers eliminate the need for control panels at every door, removing complex wiring and power supplies. By utilising standard category cabling installation time is significantly reduced.

ISONAS enables the ability to manage and administer devices across the globe: the system can be programmed centrally and manage many different remote sites.

Built-in Bluetooth Low Energy enables the door to be configured directly from smartphones and tablets. This permits them to be installed, managed and monitored remotely from one single device. Pure IP hardware also eliminates the need for a physical card, allowing organisations to efficiently manage an unlimited number of credentials and manage access control in real-time.

ISONAS's access control solutions allow businesses to use their existing security network to bring intelligent decision-making to the forefront and to embrace an open platform with both an API for third party software integrations and an SDK for integration of patented Pure IP hardware.

www.isonas.com





Norseal has overhauled its product catalogue. The catalogue features a wide range of seals on the market as well as technical, specification and performance data.

The new catalogue includes the smoke, intumescent and acoustic seals Norseal is known for, plus a wide range of ancillary door products including fire-rated glazing, ironmongery protection, fire rated ventilation, letter plates, door viewers, threshold plates, weather seals and finger protection products.

www.norseal.co.uk

#### UNION LAUNCHES NEW FIRE DOOR KIT RANGE

UNION has launched Fire Door Kits, featuring a range of preselected products in a single box solution that helps installers to ensure that they are fitting correct and fully compliant hardware.

Designed for common installation situations, each Fire Door Kit combines all the hardware needed to install or repair a fire door. This includes hinges, door closer, lockcase, levers and signage, as well as installation instructions, fitting templates, fixings and the performance sheets



to hand over to the building owner for their records.

There are four different Fire Door Kits, each designed to work in a specific application. The Sashlock Kit is for locking fire doors, while the Deadlock Kit is a perfect fit for locking storage areas. The Latch Kit is designed for non-locked rooms, and finally the Corridor Kit is used for pushpull non-locking fire doors.

Union has also earned a Secured by Design accreditation for its CodeGUARD 5, its mechanically-operated push button lock that meets BS 8607 grade 5 standards.

Part of the Police Crime Prevention Initiatives, SBD plays an important role in the planning process for a wide range of building sectors to help stop crime. Security products that meet the high standards set by SBD can use its logo and are awarded the title 'Police Preferred Specification'.

www.uniononline.co.uk



#### CODELOCKS KIT OFFER

Codelocks is offering its KitLock Slam Latch as part of a complete KL1000 SlamKit package.

Using keyless access, Codelocks KL1000 is suitable for leisure

centres, staff rooms, spas and gyms and provides users with immediate, convenient keypad access without the need for cards and keys. Enhanced with the Slam Latch, for fast 'push shut' closure, it allows locker doors to be instantly locked, with no need to turn the lock handle to secure the locker.

KitLocks provide flexible and hassle-free access that is perfect for replacing key operated cam locks. The KL1000 uses an 11-button keypad that can be operated via two distinct private and public functions for individual or multiple users.

The KL1000 can be fitted to a locker or cabinet that does not have an existing locking device. The KitLock Slam Latch is suitable for use on both wooden and steel lockers and cabinets.

www.codelocks.co.uk

#### DOM LAUNCHES ENIQ® DIGITAL DOOR HANDLE

DOM UK has added to its electronic door locking solutions. The new ENiQ® Guard digital door handle offers contemporary design and a range of variations which can be fitted onto new or existing doors, suited for all environments.

The new Guard meets all digital specifications. Users can choose from three covers available in black, grey or white. The door handles and rosettes are produced from high-quality stainless steel, along with new fitting variants.

Slimline and Wideline options are both available.

DOM ENiQ® Guard is compatible with ENiQ® Security Ecosystem, DOM's frontrunner for the digital locking system. With this ecosystem, users can manage multiple access points through one software. The ENiQ® Guard is:

- Compatible with the ENiQ® Security Ecosystem
- Available in three variants: no cylinder (blind), Euro profile, Swiss round cylinder (22mm)
- Operates on AAA lithium battery,

up to four years or 70,000 battery locking cycles

- Easy to fit on any door, including fire protection door, smoke protection door, emergency exits, retrofit doors, and all European interaxis dimensions
- Ten years of data storage in case of power loss
- Compatible with both NFC and BLE technology

www.dom-security.co.uk





#### TURNSTYLE DESIGNS ADDS NEW RANGES

Turnstyle Designs has increased its artisan range of products.

Inspired by American hunting knives the Hickory range has a wood grain finish and is available as door levers or cabinet D-handles in over 48 combinations of Amalfine™ and brass finishes.

Two further additions to the Turnstyle offer are Labyrinth and Norton & Bonneville.

Labyrinth design is inspired by a mix of geometric and organic tones, reminiscent of a maze. Grips are hand cast and finished in Turnstyle Designs's own AmalfineTM composite and are available in five finishes with eight variations of distinct metal finishes for the brass work.

The collection consists of large door pulls, cabinet D handles, furniture knobs, mortise T bar handles and window handles.

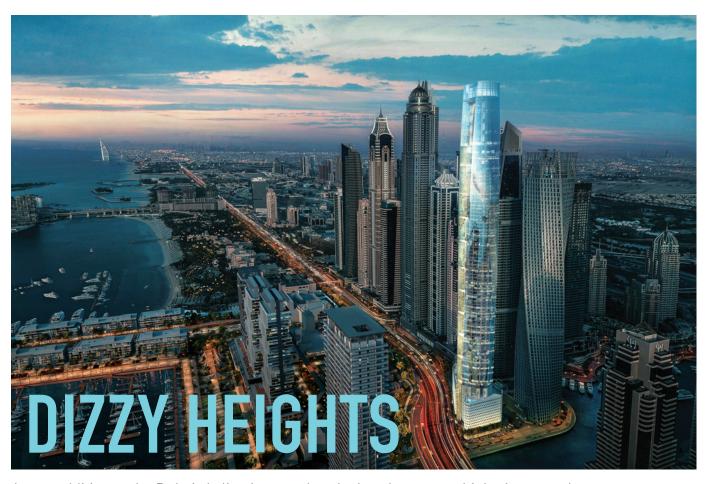
Norton & Boneville oversized, bold door levers were inspired by the classic Great British Motorbikes of the 1950s. The Norton design has a heavily grooved grip and is set on new pipe door lever shaft and comes in four different Amalfine™ finishes, as well as solid brass.

The Bonneville design has a smooth barrel grip, available in 75 different finish and material combinations

Turnstyle Designs has also introducted a new door knob design.

www.turnstyledesigns.com





#### A new addition to the Dubai skyline is set to break already extreme high-rise records

ubai is already home to the world's tallest hotel – the Gevora on Sheikh Zayed Road – but the city is set to break its own record when the Ciel hotel opens at the end of 2022/early 2023.

When complete, the 82-level Ciel in Dubai Marina will be four metres taller than the emirate's current title holder.

The 360-metre building will have 1,209 luxury hotel suites and serviced residences spread over 82 levels. The project is being developed by The First



Group and designed by Norr architects, the same people responsible for Dubai's Atlantis. The Palm.

Inside, the hotel will be all about contemporary interiors with a side of luxury and allocated green spaces. A lot of the action will take place up on the roof

As well as a glass observation deck with 360-degree views over Dubai Marina, The Palm Jumeirah and the Arabian Gulf, Ciel's rooftop will also have a leisure deck, a bar and an infinity swimming pool that will be one of the highest in the world. It will also be home to two of Ciel's four restaurants.

It has already won an award: named Best International Hotel Architecture, Best Hotel Architecture Arabia and Best Residential High-rise Architecture Arabia at 2019's International Property Awards in London last December. ■



A lot of the action will take place up on the roof; the infinity pool that will be one of the highest in the world"

The Ciel hotel will break skyscraper records in Dubai



# Health Care, Education, Commercial, Residential. Whatever your project, we have products to suit all your required needs!

- Stock Master Suites
- Stock Keyed Alike Suite
- Bespoke Master Suites
   (Grand Master, Sub Master, Master Suites)
- Same Day/Next Day Dispatch (Dependent on Quantity)
- ♦ WC Bathroom Cylinder
- 45mm Single Turn Only
- Drilling & Tapping Service
- Special Size Requirements
- Door Numbering Service
- Powder coated cylinders available in over RAL 200 colours
- Free scheduling and door numbering service available to make things that little easier

- Classroom /Anti Barricade Function
- ◆ Anti-Barricade

Clutch thumbturns designed for use on individual bedrooms and bathrooms within secure accommodation for mentally ill people, young offenders and similar. These products offer privacy to clients, while ensuring that staff can gain entry at all times in case of need. The clutch mechanism offers anti-barricade functionality: if the client attempts to grip the thumbturn to prevent staff operating the lock from the other side, the sprung clutch mechanism releases and allows the key to turn.

#### ♦ Classrooms

Purpose:

- The Classroom Cylinder allows the door to be locked and unlocked from the outside using a key.
- For safety reasons the cylinder has a turn on the inside, which will only UNLOCK the door if an occupier has been accidentally or purposely locked in. This might be used in a classroom to avoid a situation where children have locked the classroom from the inside, necessitating a key holder to come and unlock the door.



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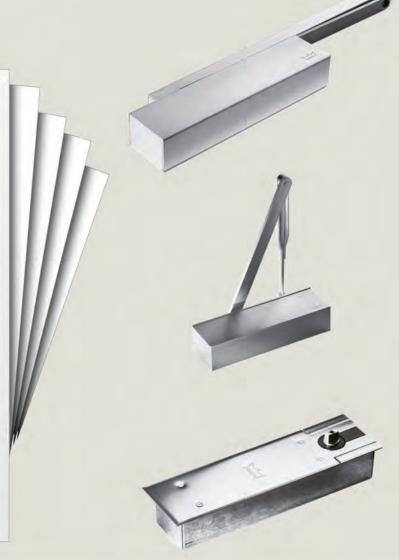




# Compliant. Certificated.







dormakaba Product Packs are available for door controls to determine suitability and compliance. Containing the Declaration of Performance, Constancy of Performance Certificate, Certifire Fire Test Certification and Torque Curve for each specific door closer, they enable safe specification with legislation in order to protect lives.

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