

# Welcome

## Refurbishing Lancaster West

### About the refurbishment

Following the Grenfell Tower tragedy, there was clear recognition of the need to make real improvements around the estate and the need to have the residents lead the process. With that in mind, both local and central Government have committed funding to support an ambitious and resident-led refurbishment of the estate.

Kensington and Chelsea Council is working in partnership with local residents to ensure these improvements reflect the needs of the community. They are supported by the Ministry of Housing, Communities and Local Government (MHCLG) to 'co-design' the renewal of the estate. This means that the Council will work with residents and be guided by them in designs for the refurbishment.

### Lancaster West Ideas Day

A huge thanks to all of you who came along to the Ideas Day in January. More than 300 residents came to have their say and we really value all your views and comments.

Today's event will provide an opportunity for you to find out what others have said, and hear how the architects have developed the early ideas. You will also be able to discuss the draft Book of Ideas with architects at the block focus sessions. Each block will have a Book of Ideas summarising concerns raised by residents, potential ideas for refurbishment and proposals for early projects. The book will serve as a starting point for detailed design work to start later in 2018.

The Team will be on hand to answer any questions you may have throughout the day. See 'The Team' board to find out who is in the team and their various roles.

### What is happening today?

There are three sessions running today, but you don't need to attend each one! In addition to the drop-in exhibition there will be dedicated block focus sessions running throughout the day and a 'Question and Answer' session for young people to meet with the architects. Please ask a member of the team for a copy of the timetable for the focus sessions.

#### ➤ Session One - 11am - 12:30pm

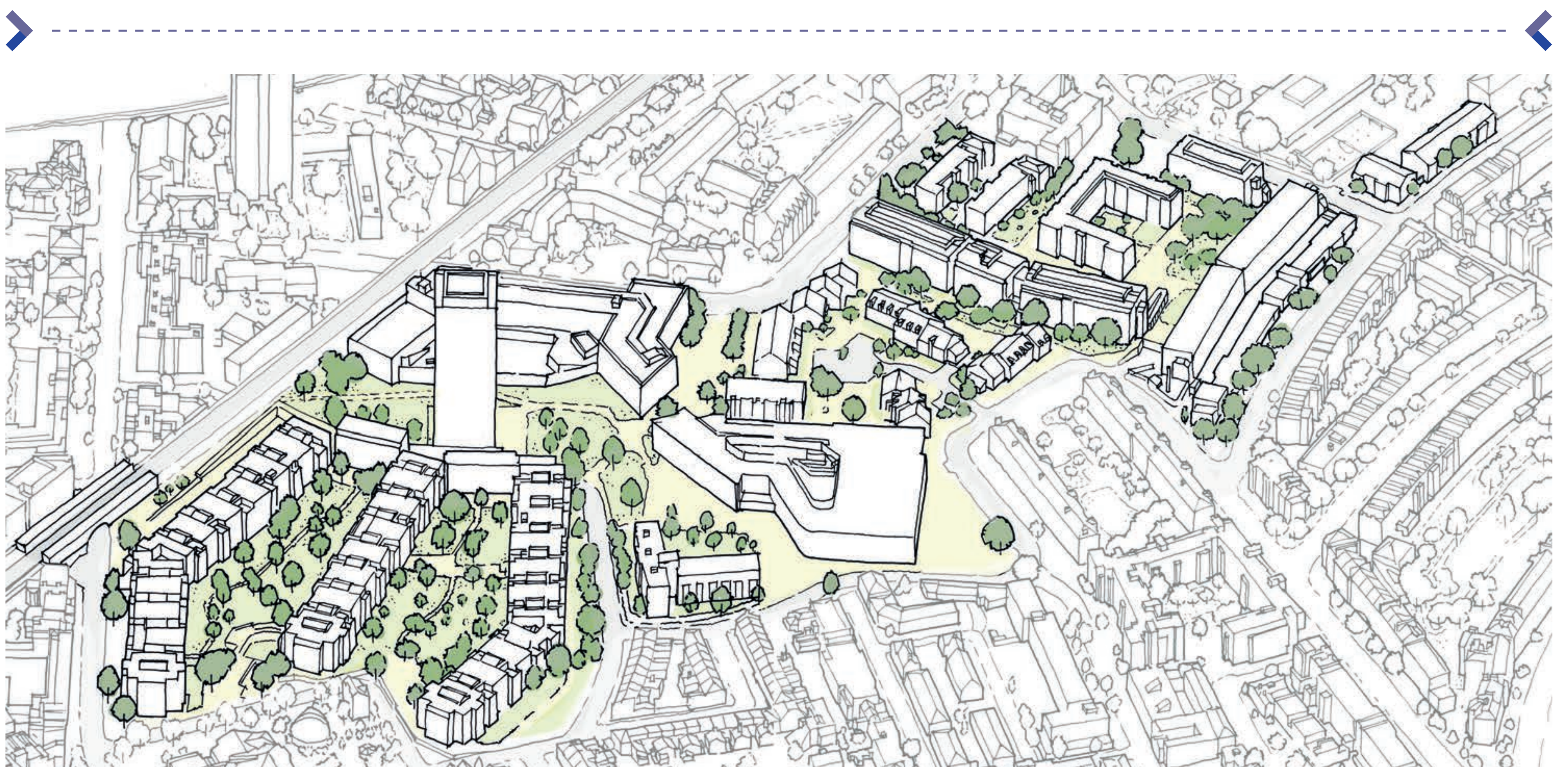
- Drop-in exhibition: where you can meet the architects for your block and discuss any ideas or concerns for your home, block and Lancaster West Estate as a whole. The drop-in will continue throughout the day.
- Block focus sessions: dedicated 'Question and Answer' slots scheduled throughout the day for each block where residents will be introduced to the draft Book of Ideas for their block.

#### ➤ Session Two - 12:30pm - 2:30pm

- Lunch: Free food will be available throughout the day
- Drop-in exhibition
- Block focus sessions

#### ➤ Session Three - 2:30pm - 4pm

- Drop-in exhibition
- Block focus sessions





# Promise to residents

## Refurbishing Lancaster West

The council has promised to refurbish our estate. The promise is to do this “sensitively”, collaboratively” and to create a “model for social housing in the 21st century”. The council have set out 10 principles describing what this programme aims to achieve and how the council will work with residents, they are:

- **The refurbishment will be resident led**
- **All refurbishment work will be done sensitively and in co-operation with residents**
- **There will be no demolition work of people's homes on the Lancaster West Estate**
- **We will create a model estate where the community can be proud to live and that the council can be proud to own**
- **We will make sure residents can make real choices on the refurbishment**
- **We will listen to all age groups and communities on what improvements they want to see**
- **The refurbishment will aim to provide local jobs and skills training for local people**
- **The refurbishment will improve local services so they are of a high quality**
- **The refurbishment will create a sustainable estate that can be maintained to a high standard**
- **There will be transparent decision-making and feedback provided by the council at each step**

# Reassurances

The improvements to the Lancaster West Estate will be designed to last for the foreseeable future. Residents will be consulted on any future work after the delivery of the programme.

The refurbishments will not result in rents rising above the going housing rates payable in the rest of the borough.

We aim to make your home safe, comfortable and warm. Where we can do this through the reduction of gas and electricity use we will pass on the savings in service charges directly to residents.

# Grenfell Site

Work continues on the Grenfell Site. It is conducted by the independent Grenfell Site team, who provide updates to the Council and community. It is estimated that the Tower will be fully wrapped in June. The police expect the site to remain a crime scene until the summer, as they complete their thorough investigation within the Tower.

The bereaved, survivors and the wider community will be at the heart of the decision making regarding the future of the site, working in accordance with a set of principles that they have agreed with the Council and the Ministry of Housing, Community and Local Government (MHCLG). These principles were published on 1st March.

# Frequently Asked Questions

## Questions and answers about the refurbishment of Lancaster West Estate

### What is today's event about?

The 'Lancaster West Ideas Day' is part of a series of activities that will develop a refurbishment plan for the estate. The meeting is co-organised by the Lancaster West Residents' Association and the Council. Today features top architects who will listen to residents and use their ideas to generate plans for the estate. The plans will be co-designed by residents, this means the council and residents will work together to produce designs for the new estate and refurbishment works

### Who is organising today?

This co-design process is resident-led and supported by the council. NewmanFrancis and Fluid are independent advisers working for the residents, they are also helping to arrange it.

### I cannot stay long today - how can I provide ideas?

There will be a website set up to capture people's ideas at [www.lancwestrefurb.com](http://www.lancwestrefurb.com). Alternatively, if you prefer please email the Lancaster West estate neighbourhood director [steve.jacobs@rbkc.gov.uk](mailto:steve.jacobs@rbkc.gov.uk) or drop by the Estate Office at Unit 2, Baseline Studios, Whitchurch Road.

### Who can take part? Who is the refurbishment for?

Residents from Hurstway Walk, Testerton Walk, Barandon Walk, Treadgold House, Verity Close, Camelford Walk, Upper Camelford Walk, Clarendon Walk, Upper Clarendon Walk,

Lower Clarendon Walk, Talbot Walk, Upper Talbot Walk, Camelford Court, Talbot Grove House, Morland House, Camborne Mews and from Grenfell Tower & Grenfell Walk can all take part.

### What about my current repair issue

The Council's neighbourhood team are happy to help. Representatives are attending today. You can also reach them at the Estate Office, at Unit 2, Baseline Studios, Whitchurch Road. If you prefer to call them, please call 07710053437 or 07710053431. Their office opening hours are currently Monday – Friday 9am to 5pm.

### Is Bramley House part of this process?

The council are currently talking to Bramley House residents on their own refurbishment process.

### What is the aim of the process?

Following the Grenfell Tower tragedy, there was clear recognition of the need to make real improvements around the estate. With that in mind, both local and central Government have committed funding to support an ambitious and resident-led refurbishment of the estate. The council has said that it aims to create a model estate for the 21st Century and that this work will be carried out collaboratively and sensitively.

### Will there be any demolition?

There will be no demolition work of people's homes on the Lancaster West Estate.

### What happens after today?

At the end of this stage of the consultation process each block will have an Ideas Book of design ideas, resident feedback and proposals for early projects. In stage 2 of the refurbishment programme, residents will work with staff to select block and estate architects. Once selected architects will work with block or cluster groups and the proposed Resident Steering Group to develop viable, detailed and costed proposals.

### Will leaseholders be expected to pay for this refurbishment work?

Leaseholders will not be expected to pay for improvement work to the common parts of the estate. At this early stage of the co-design work we are still determining what works residents would like to see on the Lancaster West Estate.

This co-design process involves all residents on the estate. The council is already listening to the concerns of leaseholders and the council will keep them informed as this work progresses.

### Who made the decision regarding appointing the consultants involved in the process?

The Ministry of Housing, Communities and Local Government (MHCLG) identified a range of architects based on their relevant skills and experience. The Residents' Association agreed the architects and added others with local knowledge. The selection was done this way to ensure that the process could get underway quickly with the right specialist support. Residents will be involved in the selection of consultants for future stages of the refurbishment.





# Way forward - likely timeline

## Refurbishing Lancaster West



### Residents Co-design (Stage 1)

Residents will be engaged consistently throughout the project, choosing designs and details. This work could include:

- Community voice events
- The Lancaster West Ideas Day
- Block / cluster meetings
- Local employment opportunities
- Visits to other projects
- A residents' charter as a 'contract' with the council

### Lancaster West Delivery Team

A dedicated professional team is required to deliver the project. This work could include:

- Appointing a dedicated internal team within the council
- Setting up a Steering Group and related governance structures
- Local resident representatives form part of the team

### Early Projects

These are possible projects to your home, block or estate that could start before the main refurbishment work begins. All 'early projects' will be co-designed with residents following the Ideas Day.

### Targeted repairs and maintenance continues

There will be continuous work on repairs and maintenance. The Ideas event will identify targeted repair work that can be progressed ahead of the main refurbishment process.

### Information gathering

More information is required before designs can commence. Work will include:

- Carrying out physical surveys such as building, land, technical and other surveys

### Refurbishment consultation preparation

Following the Ideas event a brief will be prepared to enable a full consultation to be completed. A team will be appointed to manage this consultation. This consultation brief will include:

- Preliminary scope of works
- Resident views
- An approximate budget

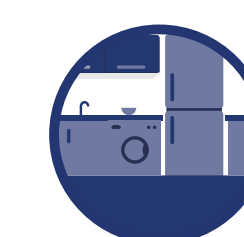
### Refurbishment Co-design (Stage 2)

With the consultation team in place, the next stage of the co-design of the refurbishment can commence. This work could involve:

- Identifying full costs and budgets
- Designing in detail the refurbishment and associated works
- Making sure residents can exercise meaningful choices about their homes

### Refurbishment works begin

Refurbishment works will commence after a planning permission has been passed and a contractor appointed for the works. This will be in 2019 and the works will be completed in stages.



Refurbishment Works  
Begin in Mid 2019





# The team

## Refurbishing Lancaster West

This board tells you about the design team appointed to work with residents to generate ideas for the future refurbishment of the Lancaster West Estate. The Ministry of Housing Communities and Local Government made the initial selection and consulted with the Residents' Association, who added some practices to the list.

We were selected for our relevant experience and skills and because we work collaboratively with residents as part of a co-design process. The joint experience and expertise of our architectural team covers housing, community and public buildings, landscape design, and most importantly for this project, community engagement.

We see ourselves as facilitators to help residents create a design vision for the refurbishment and improvement of their homes and the wider estate. Residents will also be involved in the selection of architects for future stages of the refurbishment.

Team members are available to talk to you about your home, your building and the wider area, but the architects below have looked more closely at the following blocks should you wish to discuss your needs in more detail.

**Adjaye Associates:**  
Camborne Mews  
Camelford Court

**Cullinan Studio:**  
Verity Close

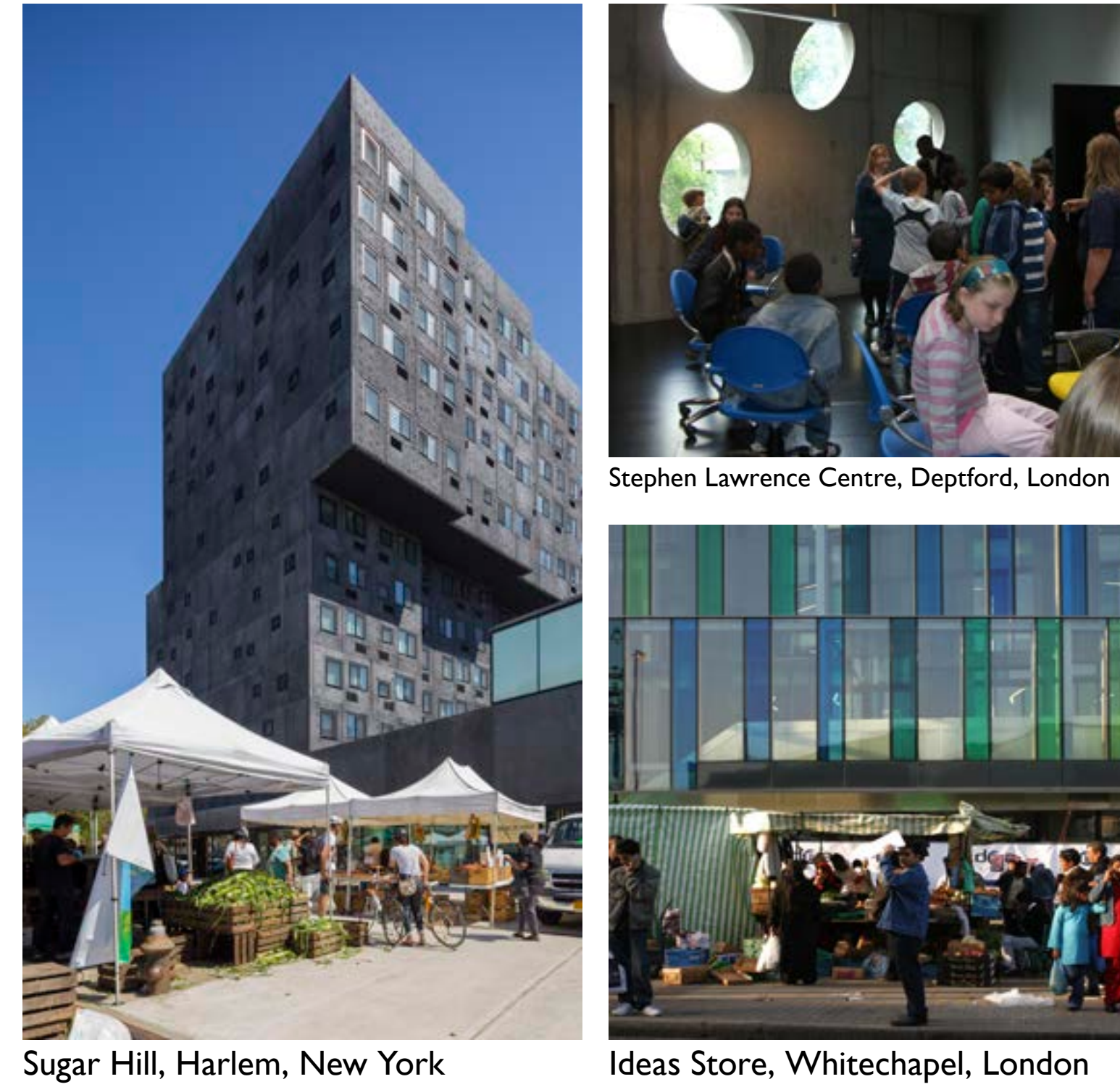
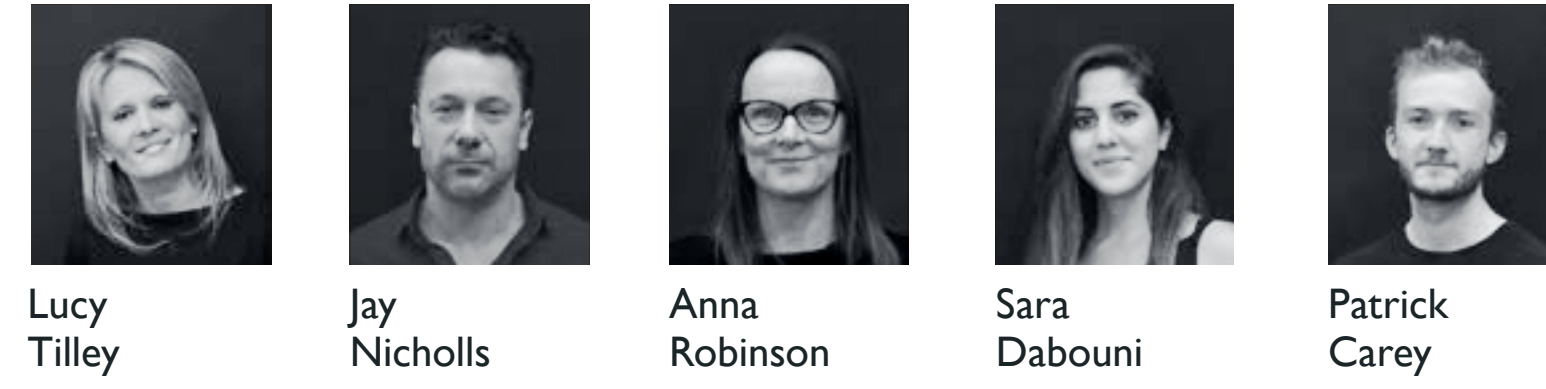
**Levitt Bernstein:**  
Morland House  
Talbot Grove House

**Maccreanor Lavington:**  
Treadgold House

**Penoyre & Prasad:**  
Upper and Lower Camelford Walk  
Lower Clarendon Walk  
Clarendon Walk  
Upper Clarendon Walk  
Upper and Lower Talbot Walk

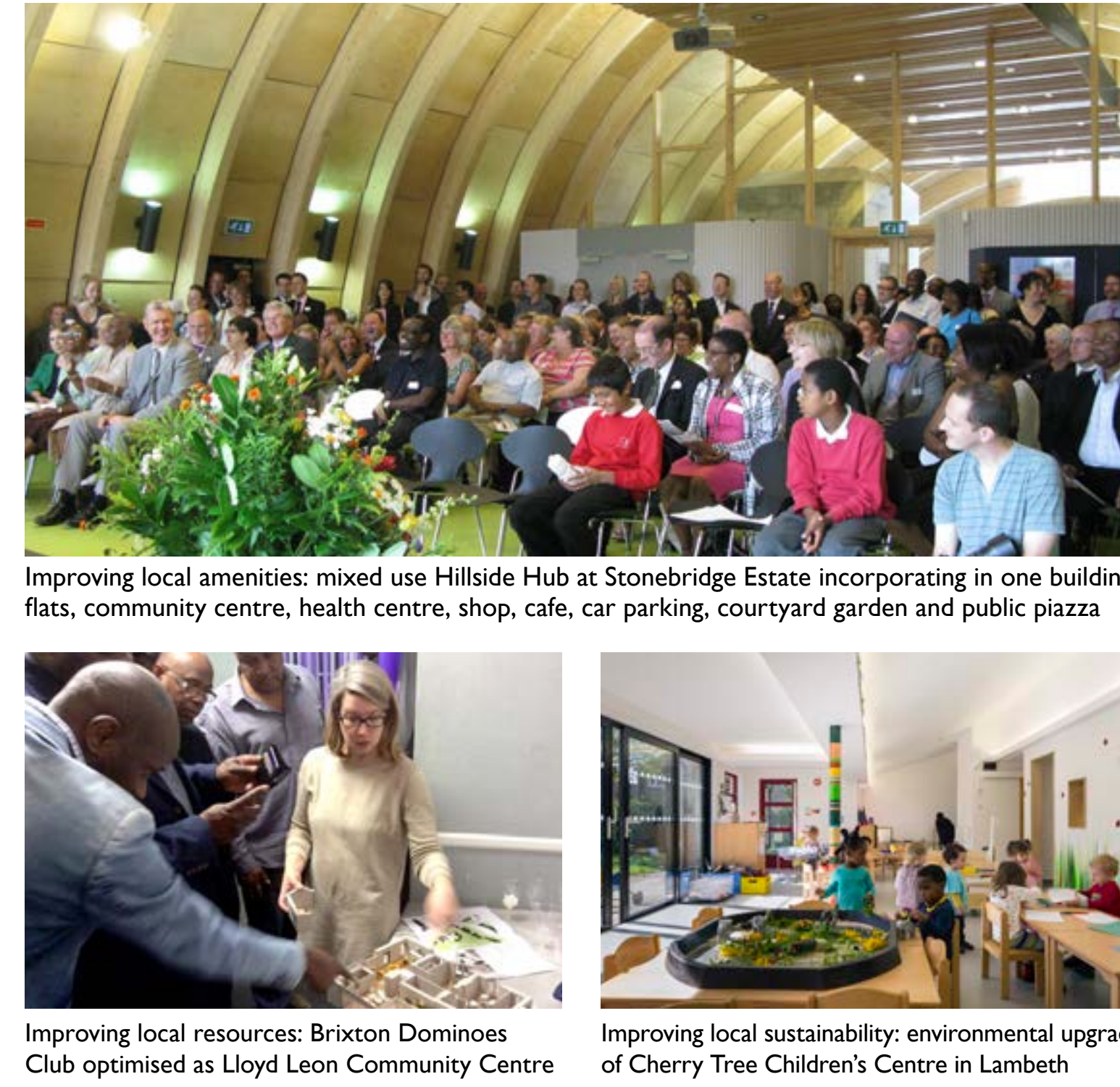
**Covered by all architects:**  
The Walkways: Barandon Walk, Hurstway Walk, Testerton Walk

## Adjaye Associates



Adjaye Associates believes that architecture presents opportunities for transformation – materially, conceptually and sociologically. Driven by the desire to enrich and improve daily life, the practice's buildings are designed to meet the diverse needs of the communities they serve. Inspiration is drawn from many influences, locally and globally, and the work articulates this enthusiasm for issues of place and identity.

## Cullinan Studio



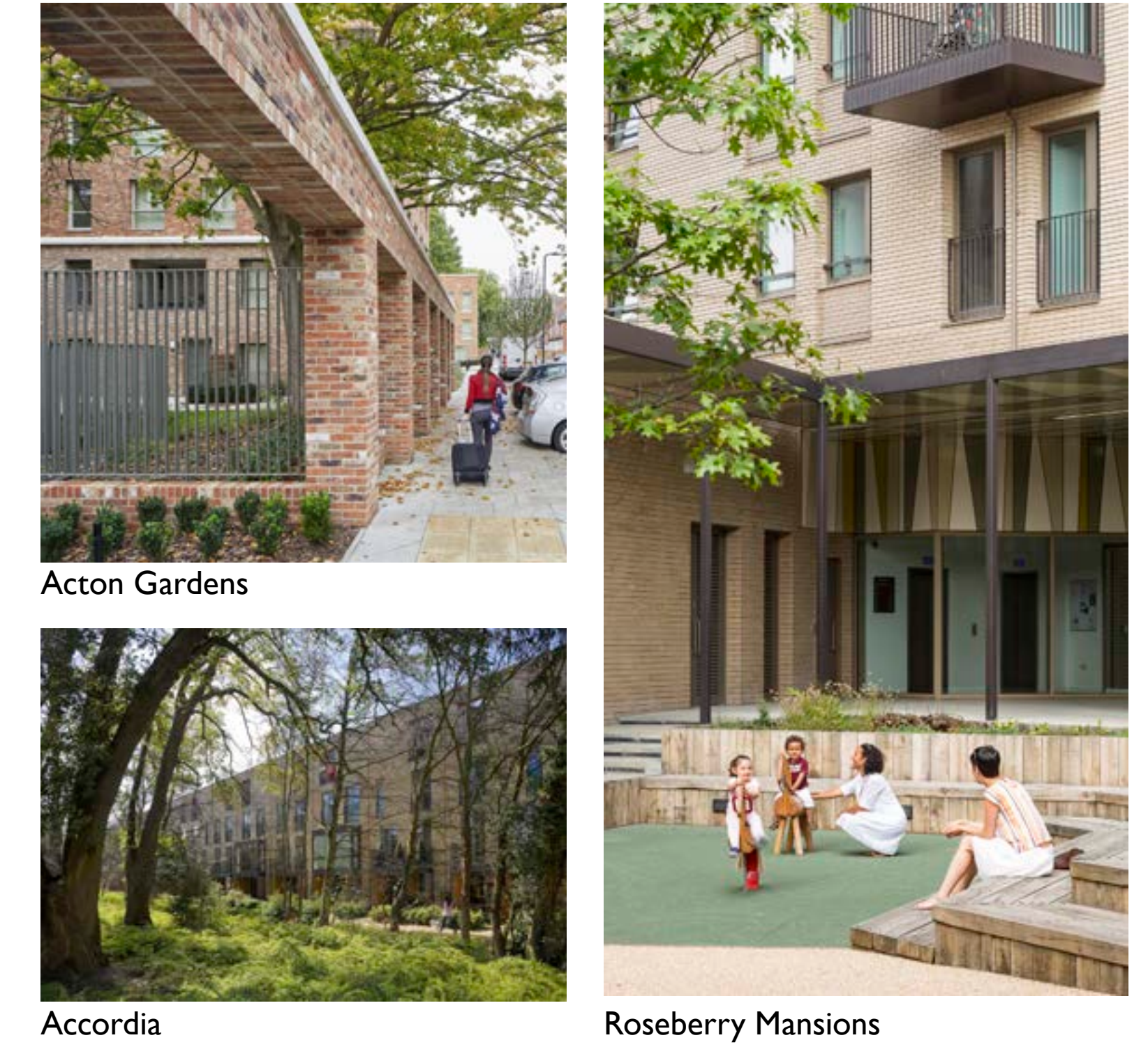
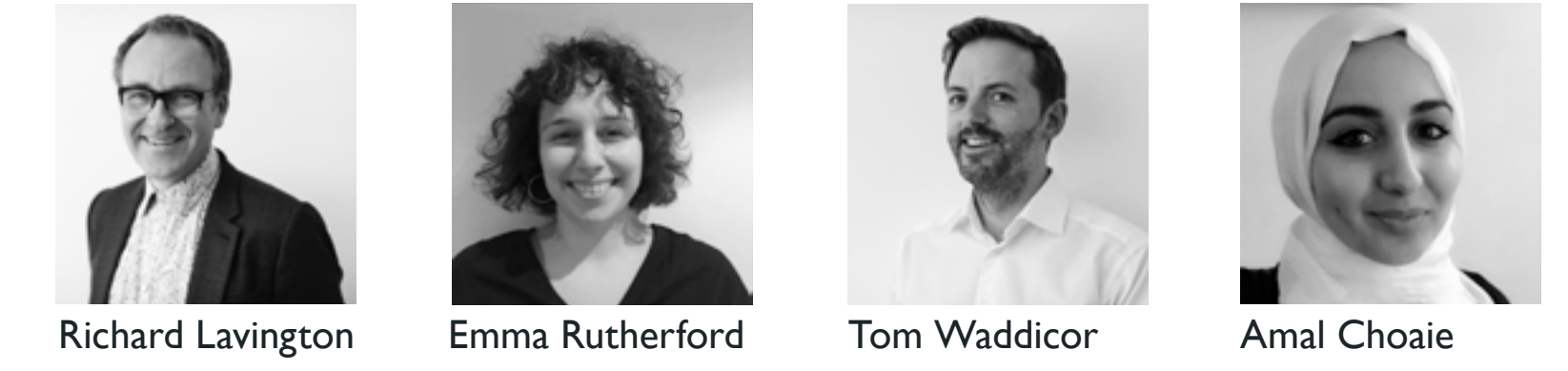
Cullinan Studio is a well-established architectural practice based in Islington. As a co-operative, we believe that architecture is a social act. We listen to and work collaboratively with communities to understand their needs - from individual homes to whole neighbourhoods. We aim to create direct benefits for people from the carefully considered and beautiful buildings and places that we design. We challenge you to be aspirational.

## Levitt Bernstein



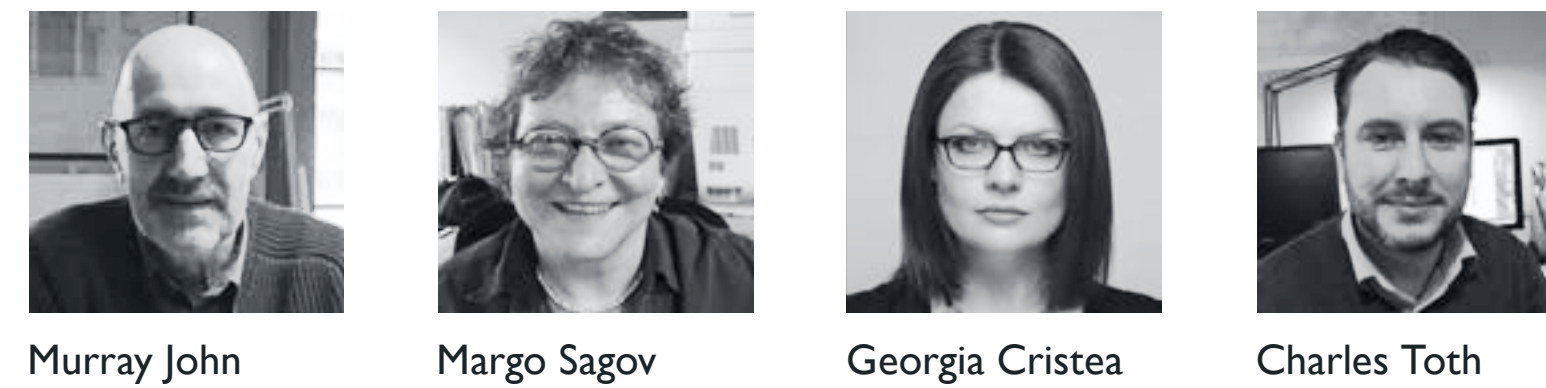
Levitt Bernstein is an architecture, landscape architecture and urban design practice. We are based in Dalston and we have a small studio in Manchester. We specialise in designing housing but we also work in the education, health, arts and commercial sectors. We have a lot of experience collaborating with local communities on housing estates all over London.

## Maccreanor Lavington



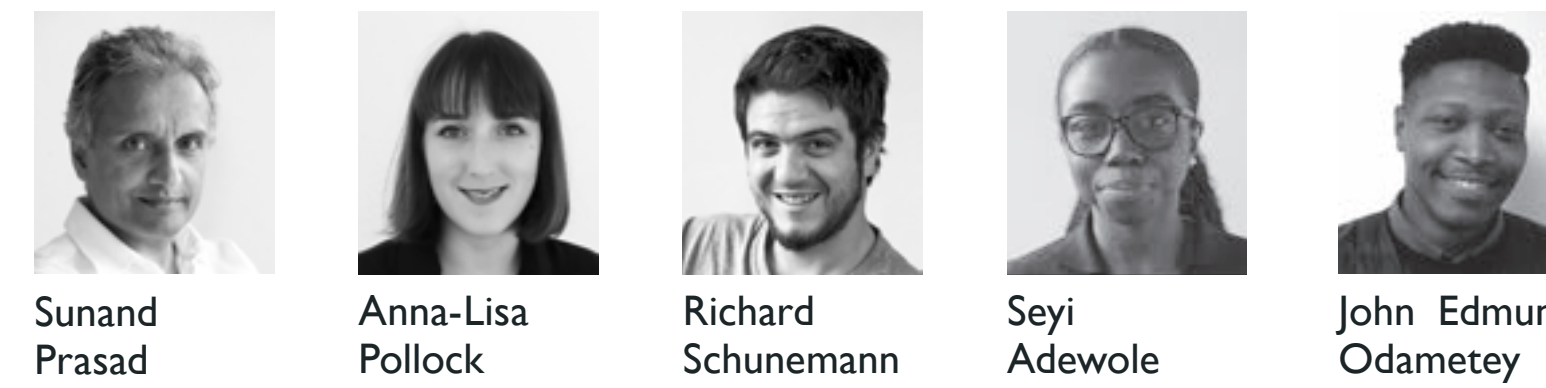
Maccreanor Lavington are architects and urban designers based in Clerkenwell, London and Rotterdam in the Netherlands. We work extensively on housing and community projects across London. We are passionate about designing buildings that will stand the test of time and age well. We like working with building users to understand their needs and aim to create high quality buildings that people enjoy using.

## Murray John Architects



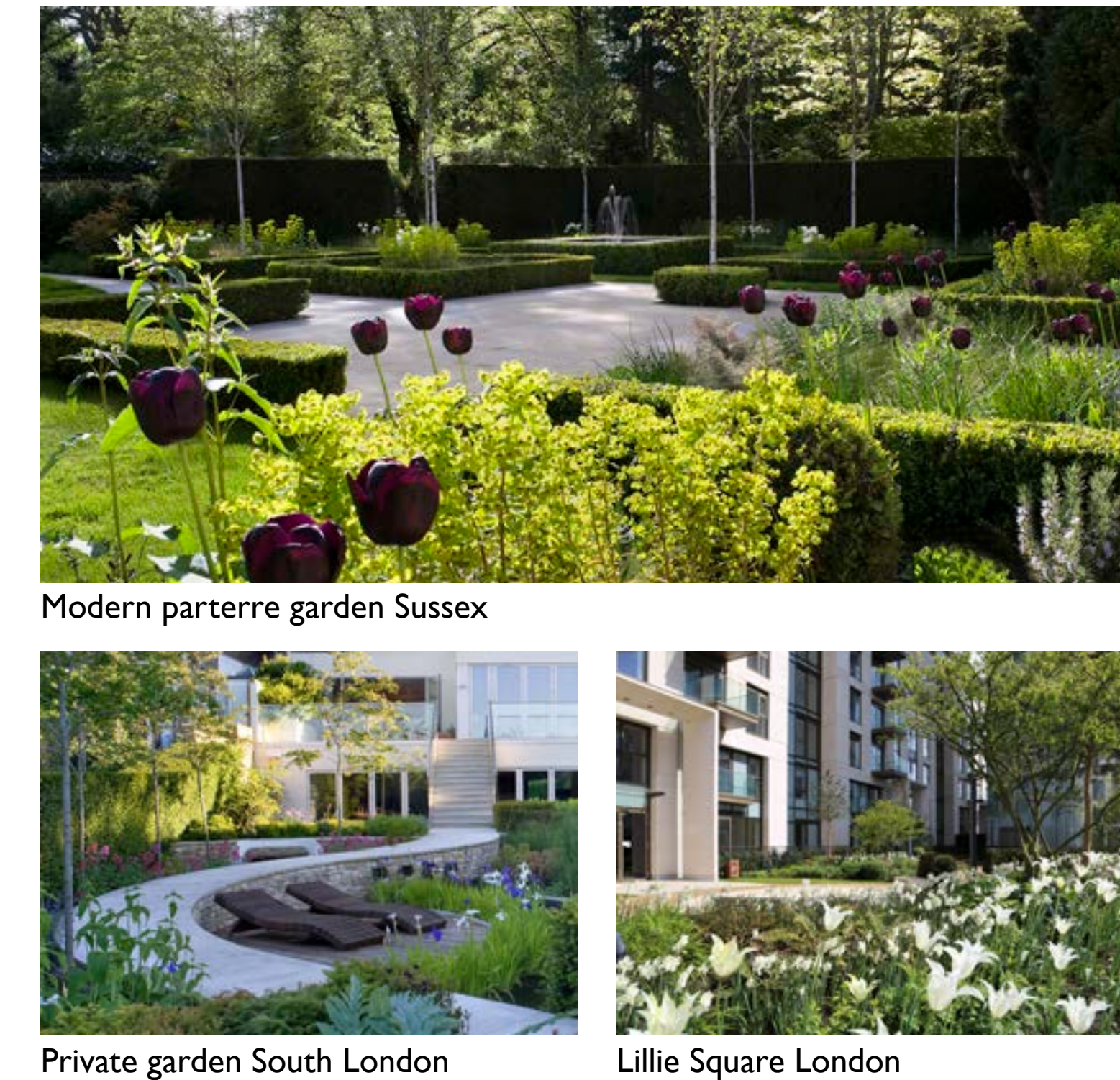
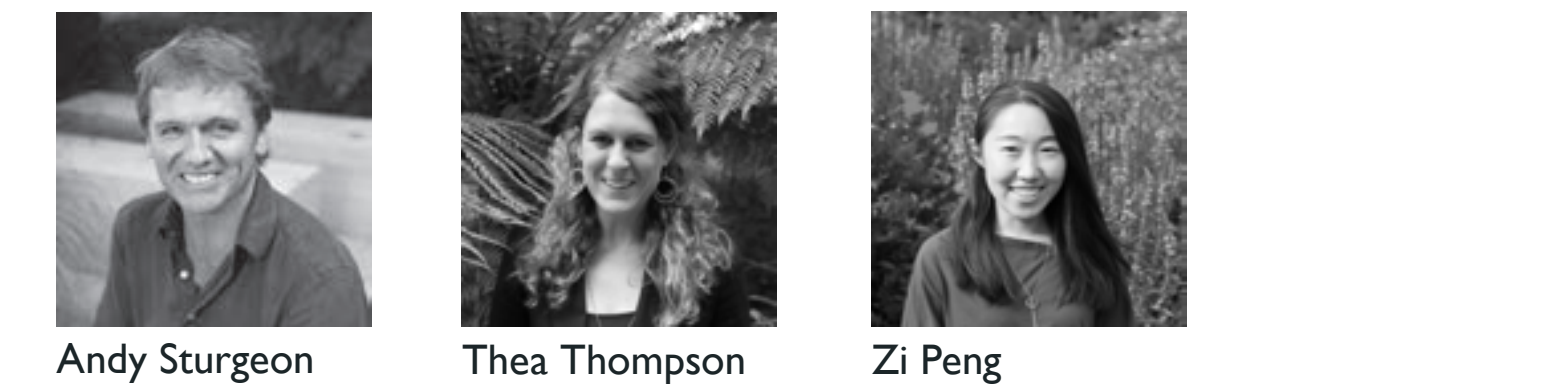
Murray John Architects work in conservation, historic and contemporary. Locally, we have looked after St Clements, Sirdar Road; St James, St James's Gardens; St Francis, Dalgarno; Wesley Square; shops on the Harrow Road and many flats and houses. We are currently restoring frontages along Electric Avenue in Brixton for Lambeth, Zagros for the City of Westminster and Sir Thomas More's gardens in the King's Road. We have several domestic interior and church projects in progress.

## Penoyre & Prasad



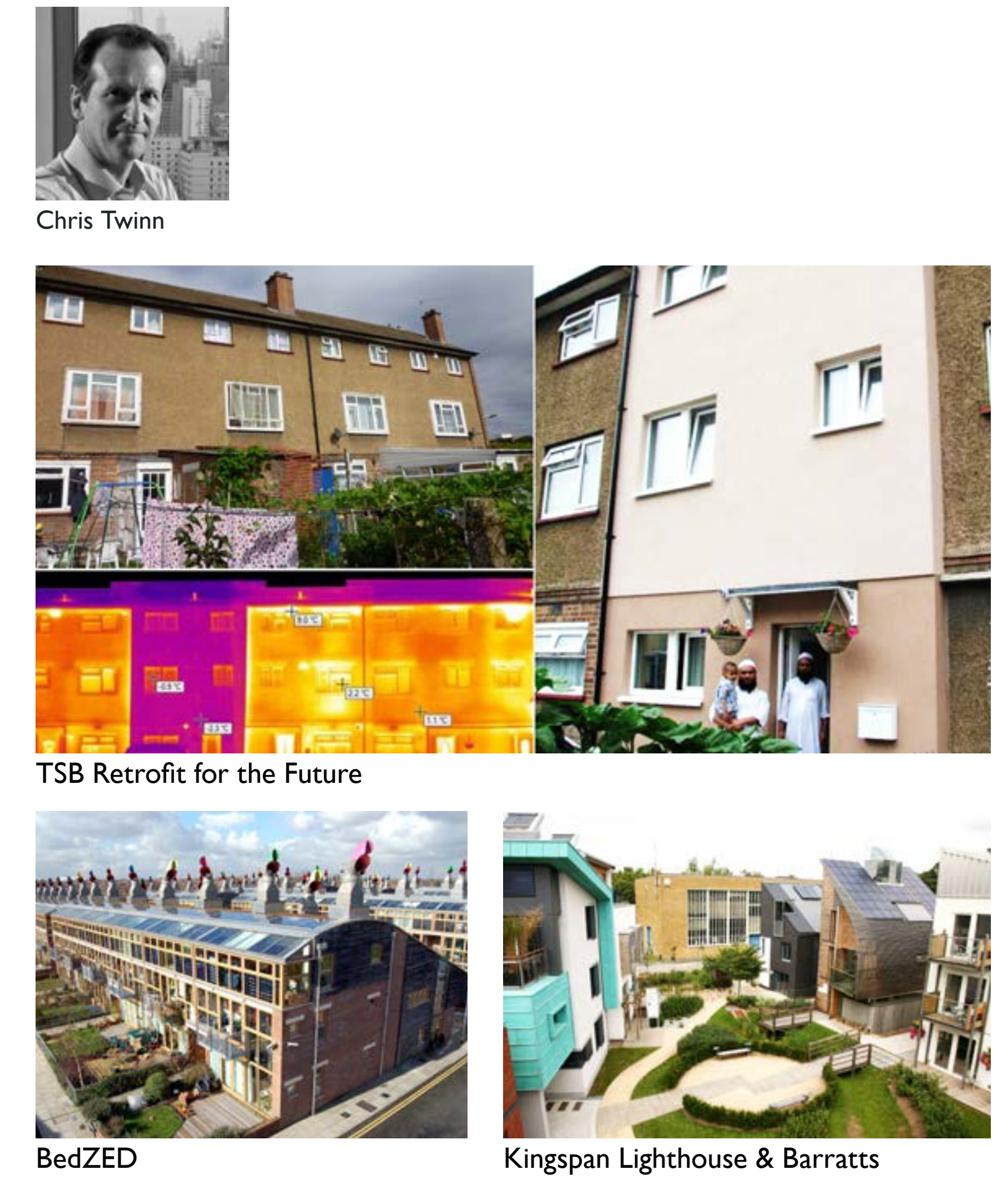
Penoyre Prasad co-design homes, neighbourhoods, health centres, schools, colleges, performance venues, and workplaces, working with clients, residents and other building users. For 30 years our mission has been to create inspiring architecture focused on people and places and the possibilities opened up by evolution in technology. We champion and practice healthy, sustainable, low waste design that learns from the past, adapts to change and stands the test of time.

## Andy Sturgeon Design



Andy Sturgeon Design is a Garden Design and Landscape Architecture practice. The majority of our work is in private garden design and public realm projects. We are based in central Brighton. Commissions range from private roof gardens to interesting and iconic commercial projects including public spaces and country estates all over the UK with international projects in Russia, Hong Kong, Rwanda, Europe and the Middle East. East.

## Twinn Sustainability Innovation



Twinn Sustainability Innovation is a sustainability engineering consultancy practice. Based in London, we have worked on many exemplar retrofit and new-build projects worldwide. Our aim is to bring the very best thinking and widest experience to your project. In a world of increasingly constrained resources, buildings should deliver the social amenity we need using less natural resources and at less cost.





# The team

## Refurbishing Lancaster West

### Lancaster West Residents' Association



Jacqui Haynes



William Wake



Fatima de Jesus



Virginia Sang



Joe Delaney



Eunicia Harding



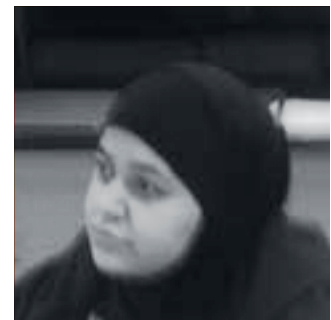
Jamal Williams



Bernard Shaw



Tomassina Hessel



Susan Al-Safadi

Lancaster West Estate Residents' Association are an independent body whose sole purpose is to serve and protect the interests of residents on Lancaster West Estate. Our aim is to work closely with all our residents to effect lasting change.

### The Royal Borough of Kensington and Chelsea



Steve Jacobs



Desmond Zephyr



Phil Baker



Chezella Maclean

The Lancaster West Estate Neighbourhood Team is here to help everyone on the whole estate with their housing issues, work with residents on the refurbishment of the Estate and link residents up to other services that are available. We are keen to hear from you about the future of the Estate and what we can achieve together.

### Fluid



Afolabi Spence



Kate Honey



Josephine Kawiche

Fluid has been appointed to ensure this is a model approach to resident engagement and participation with the principles of co-design running throughout. This means building equal collaboration and ensuring that residents are central to the design process.

### Ministry of Housing, Communities & Local Government



Anton Draper



Andy Von Bradsky



Mandeep S Soin

Anton, Andy and Mandeep are from the Ministry of Housing, Communities and Local Government (MHCLG). They have worked closely with the Lancaster West Neighbourhood Team and local residents to support and advise the community in co-designing the Lancaster West refurbishments. They have provided advice on estate renewal (Anton); specialist architectural advice (Andy) and project management support (Mandeep).

MHCLG is the central government department responsible for Housing, Communities and Local Government.

### Newman Francis



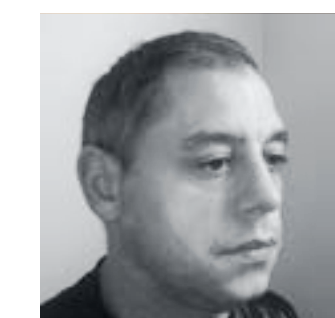
Alicia Francis



Mekor Newman



Clive Smith



Simon Jolly

Newman Francis is the Independent Advisor supporting residents to engage in the upgrade and redesign of the estate, and to be involved in decisions about its future management. They are working for, and on behalf of the Lancaster West Residents' Association

### LANCASTER WEST RESIDENTS' ASSOCIATION



Ministry of Housing,  
Communities &  
Local Government



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA



FLUID  
ARCHITECTURE  
URBANISM  
PARTICIPATION





# Next steps

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## Refurbishing Lancaster West

### ➤ How we have consulted

We have spoken to lots of residents at different events and in various ways. This has included Ideas Days, leafleting and door-knocking across the estate, block and cluster meetings, attendance at Residents' Association General Meetings, home visits where requested, and telephone and email correspondence.

Residents were door-knocked twice before the first Ideas Day. We spoke to 268 residents on their doorstep and completed 147 surveys. A further 32 surveys were completed at events and by talking to residents at hotels and in temporary accommodation. Over 300 residents attended the first Ideas Day and more than 1,000 comments were gathered. This was followed by 10 block/cluster meetings where residents and architects discussed and further developed ideas for the refurbishment.

### ➤ Next stage

At the end of this stage of the consultation process each block will have an Ideas book of design ideas, resident feedback and proposals for early projects.

In stage 2 of the refurbishment programme, residents will work with staff to select block and estate architects. Once selected architects will work with block / cluster groups and the proposed Resident Steering Group to develop viable, detailed and costed proposals. This process will also identify:

- If and how the proposals might impact service charges,
- How they might affect energy bills; and
- What the future maintenance costs might be

Emerging ideas will be tested through estate wide events, door-knocking, home visits and attendance at events to develop a consensus on the proposals to take forward. Where differences can't be reconciled this way, tests of opinion and ballots will be used to identify the way forward.

The following actions will also be undertaken.

### ➤ Build a team

We will ensure that we have the right people in place for the long-term refurbishment programme. This will include:

- A professional project management, cost consultancy and programming team
- A multi-disciplinary professional consultancy team for engineering, architectural, landscape and building surveying services
- Contractors to carry out repairs, maintenance and refurbishment works
- A Construction Design Management (CDM) advisor for health and safety risk assessments

### ➤ Immediate repairs and maintenance

To address immediate repairs and maintenance issues, we will:

- Appoint an interim electrical, heating and plumbing engineer to review heating and ventilation services by block
- Make interim appointments to lead and implement the carrying out of essential and immediate works and services
- Appoint interim contracting services for repairs and maintenance

### ➤ Obtain further information

To support the improvements and refurbishment programme, we will:

- Continue to carry out surveys and gather information
- Assess legal constraints, land ownership, adoption of roads, freehold/leasehold and commercial leases





# Future management

## Future Housing Management Arrangements

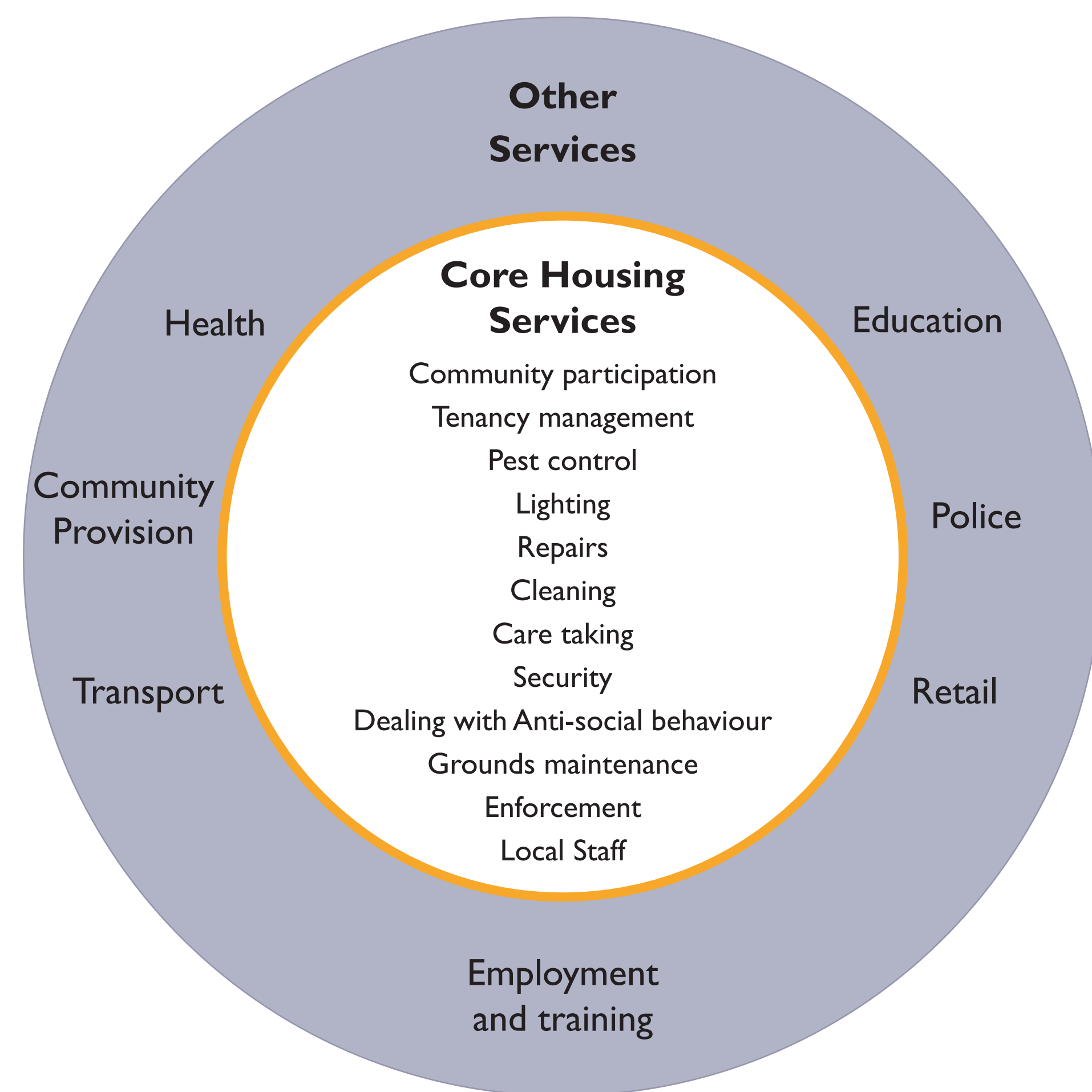
Alongside the development of detailed proposals, the Residents' Association will be looking at both current and future housing management.

The Residents' Association will set up a joint Neighbourhood Management Group with the local staff team to:

- Monitor and improve local housing management performance;
- Develop a local repairs service and local lettings policy;
- Develop local training and employment opportunities; and
- Explore how other local services and facilities can be improved to benefit residents.

They will also be exploring options for the future. A programme is currently being developed to look at different management options and this will include block/cluster meetings, estate wide events, study visits, and invited speakers.

## Estate based management



## Future Management Models

Here are some models for housing that residents might like to consider for the future.

### Community Land Trusts

Community Land Trusts are community-led organisations managing and developing housing. A key feature of the Community Land Trusts is their commitment to making housing genuinely affordable for local people, now and in the future. Waltherton and Elgin Community Housing is a local example of a Community Land Trust where residents both own and manage their housing and have full control over all the services delivered.

[www.communitylandtrusts.org.uk/what-is-a-clt](http://www.communitylandtrusts.org.uk/what-is-a-clt)

[wech.co.uk](http://wech.co.uk)

### Resident Management Boards

Council tenants have the Right to Manage and can enter into a Management Agreement with their council to deliver a range of services, including tenancy management, repairs, cleaning, caretaking, and grounds maintenance. Leathermarket Joint Management Board (JMB) is a resident-led organisation in Southwark. Its Board of Resident Directors manage the housing service, employ staff, manage a programme of improvements and build new housing in their area.

[www.leathermarketjmb.org.uk](http://www.leathermarketjmb.org.uk)

### Residents' Panels

A residents' panel offers residents an opportunity to meet regularly with housing staff, monitor housing services. Residents ensure that the services are delivered effectively and meet local needs. It is not decision-making but can make recommendations for improving housing services.

[www.islington.gov.uk/housing/housing-offices-and-community-centres/council-tenant-and-homeowner-involvement/tenants-and-residents-panels](http://www.islington.gov.uk/housing/housing-offices-and-community-centres/council-tenant-and-homeowner-involvement/tenants-and-residents-panels)

### Local Management Agreements

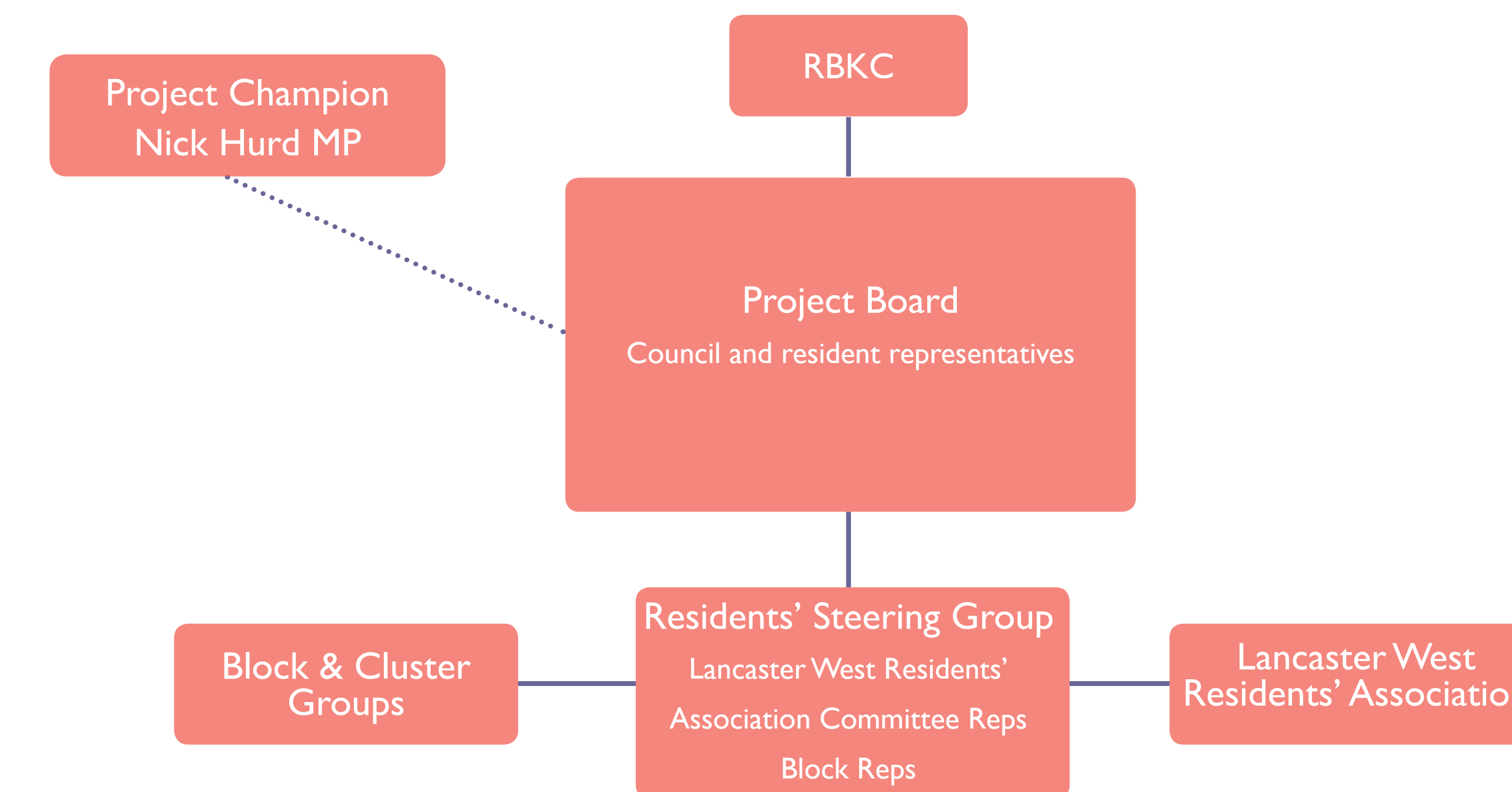
Residents may choose to manage one or two services locally. They receive a budget and can decide how they wish to deliver the service. They may choose to employ staff, enter into a contract or deliver using volunteers. A number of residents' associations in Westminster have chosen to develop local management agreements.

[www.cwh.org.uk/your-community/get-involved/local-management-agreements](http://www.cwh.org.uk/your-community/get-involved/local-management-agreements)

# Decision making

## How will decisions be made about the refurbishment?

Residents will be involved at each stage of the refurbishment, and at all levels: from block meetings to the Project Board. Once ideas have been tested for feasibility and costed, residents will decide on the proposals to be taken forward. This will be by consensus where this can be achieved, and through tests of opinion and ballots where it cannot.



Lancaster West Estate Refurbishment Governance Structure

### The Project Board

The role of the Project Board is to:

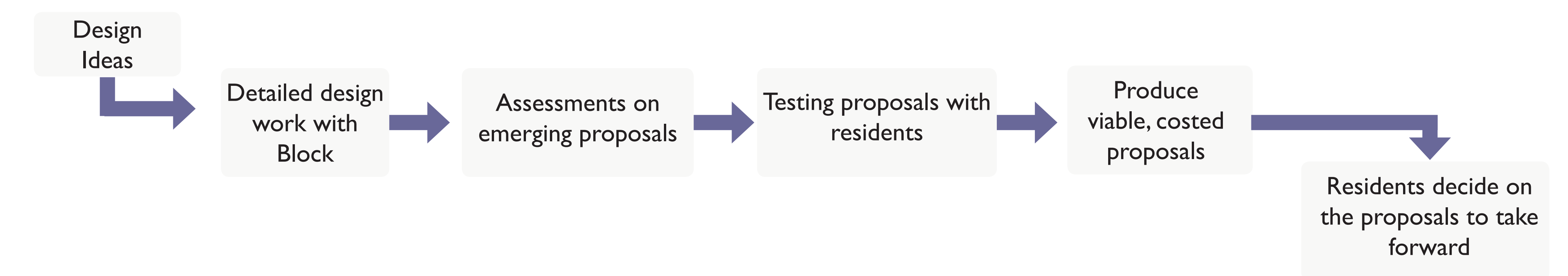
- Develop and manage the project programme in collaboration with residents
- Ensure the programme is delivered to time and budget
- Ensure that the programme is resident-led
- Secure funding
- Oversee the work of contractors and consultants
- Identify and manage risks

### The Resident Steering Group

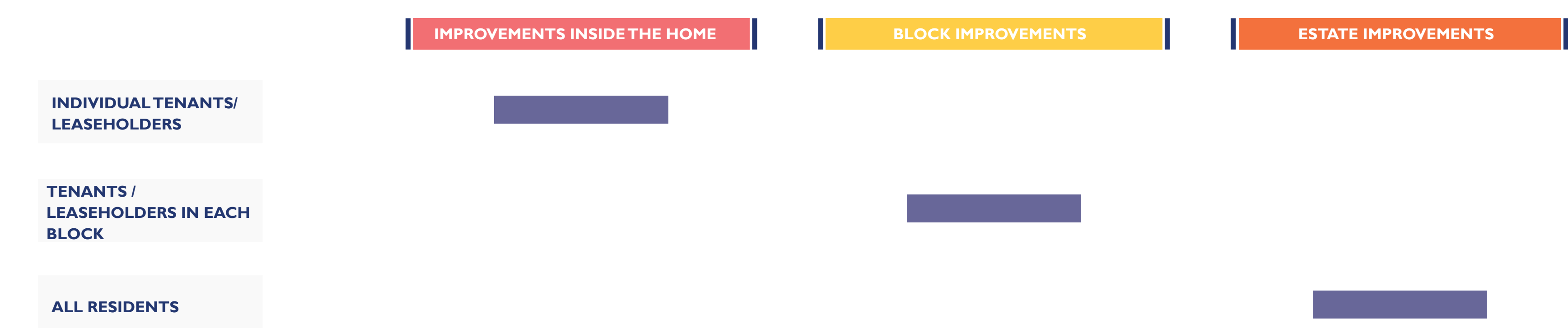
The role of the Resident Steering Group is to:

- Ensure that there is a resident led approach to the planning and delivery of the refurbishment programme
- Provide an independent check, scrutiny and if required, challenge to the delivery of the refurbishment programme
- Represent the wider resident community and ensure that residents can engage effectively in the refurbishment programme

## Decision making process



## Who decides what?



✎ What are your thoughts...

Now

What works well now?

Now

What needs to change?

In the future

What should residents be consulted on?

In the future

What should residents make decisions about?





# Early projects

## Refurbishing Lancaster West

You have told us about a number of urgent estate wide jobs. The team is working hard to fix these as soon as we can. Some of them will need more investigation and consultation. This is what we are doing:



### 1. Investigating heating and ventilation options

We have appointed a heating expert to advise us on options for improving the heating and ventilation across the estate (see Energy and sustainability board). Alongside this, plans are in progress to carry out energy audit of individual homes. We will be working with the residents groups to discuss how we do this.



### 2. Community safety

With residents we are looking at community safety across the estate and installing CCTV and improving lighting where necessary. We will be carrying out repairs to existing door entry systems including replacing them if necessary to ensure that residents are able to identify visitors.



### 3. Surveys (incl. structure, services, drains, water and sewage)

Before we start large scale refurbishments we will have to make sure that:

- The blocks are structurally sound
- We look into the current conditions of drains and sewage
- Examine how well your homes are supplied with gas, electricity and water
- We look at ways in which we can improve the insulation of your home
- We have established if there is asbestos and where it is

By investigating empty properties, we can also establish how best to adapt and improve them as part of the refurbishment works. This work will start within 3 months.



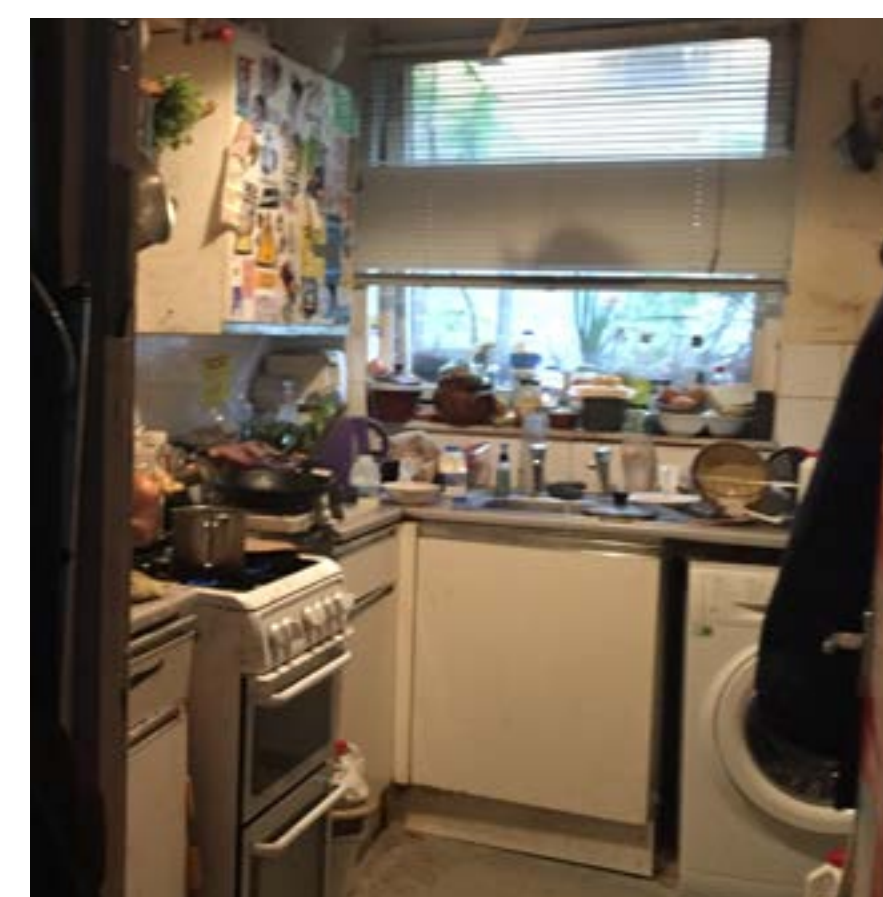
### 4. Improvements to waste and recycling

We will be improving rubbish collection throughout the estate and particularly putting back into use the rubbish chutes in the covered walkways. Before doing this, we will have to make sure that existing rubbish bins at the bottom of chutes are fire safe.



### 5. Improved signage

The current signage needs to be updated to make it more helpful and attractive. We are working with residents groups to discuss how to do this.



### 6. A new lettings policy to meet local needs

We are aware that many residents are living in properties that are either overcrowded or too large for them. We will therefore, be introducing a local lettings policy to give you a better and clearer opportunity to move within the estate, based on your needs.

**You have also told us about some additional urgent work needed in each block. This includes:**

- Investigating problems with doors in the communal areas of Camelford Walk, Upper Camelford Walk, Clarendon Walk, Upper Clarendon Walk, Upper and Lower Tabolt Walk.
- Clearing out the block guttering in Verity Close, Morland House and Talbot Grove House to prevent further flooding.
- Working with residents to replace temporary front doors with high quality fire doors in Treadgold House.
- Investigating and fixing leaks within Camelford Court properties.
- Exploring options for fixing roof lights and improving balcony security and weatherproofing in the Walkways.
- Investigating and resolving pest control issues.

**We will use our newsletter to report on progress with all of these urgent works.**



What are your thoughts...





# Fire safety

## Refurbishing Lancaster West

Following the Grenfell tragedy, the Council knows it needs to rebuild residents' trust in its approach to fire safety.

### 1 Refurbishment plans

Any refurbishment plans will aim to meet the highest standards of fire safety and meet the requirements of London Fire Brigade. The work will reflect the needs of all residents

### 4 Urgent works

Some urgent works have already been identified, these are in the process of being completed including installing new fire doors and fire safety curtains. This work is also scheduled to be finished by May 2018 as we work with residents to find the best times to access their properties.

### 2 Fire Risk Assessments

Currently a new programme of Fire Risk Assessments (FRA) is being undertaken for all blocks, updating the existing FRAs. Fire Risk Assessments (FRAs) are a routine process that checks the fire safety of buildings and analyses their fire risks.

### 5 Fire wardens

Where necessary interim measures have been put in place. For example, fire wardens are patrolling the covered Walkways until the ongoing fire safety work is completed.

### 3 Fire Risk Assessments

The work around the FRAs will be completed and published by May 2018. When this work is completed the information will be shared with residents alongside plans to solve any issues identified.

### 6 Responding to your concerns

We will investigate any concerns raised today or if they were raised in the recent block meetings.



What are your thoughts...





## Have your say...

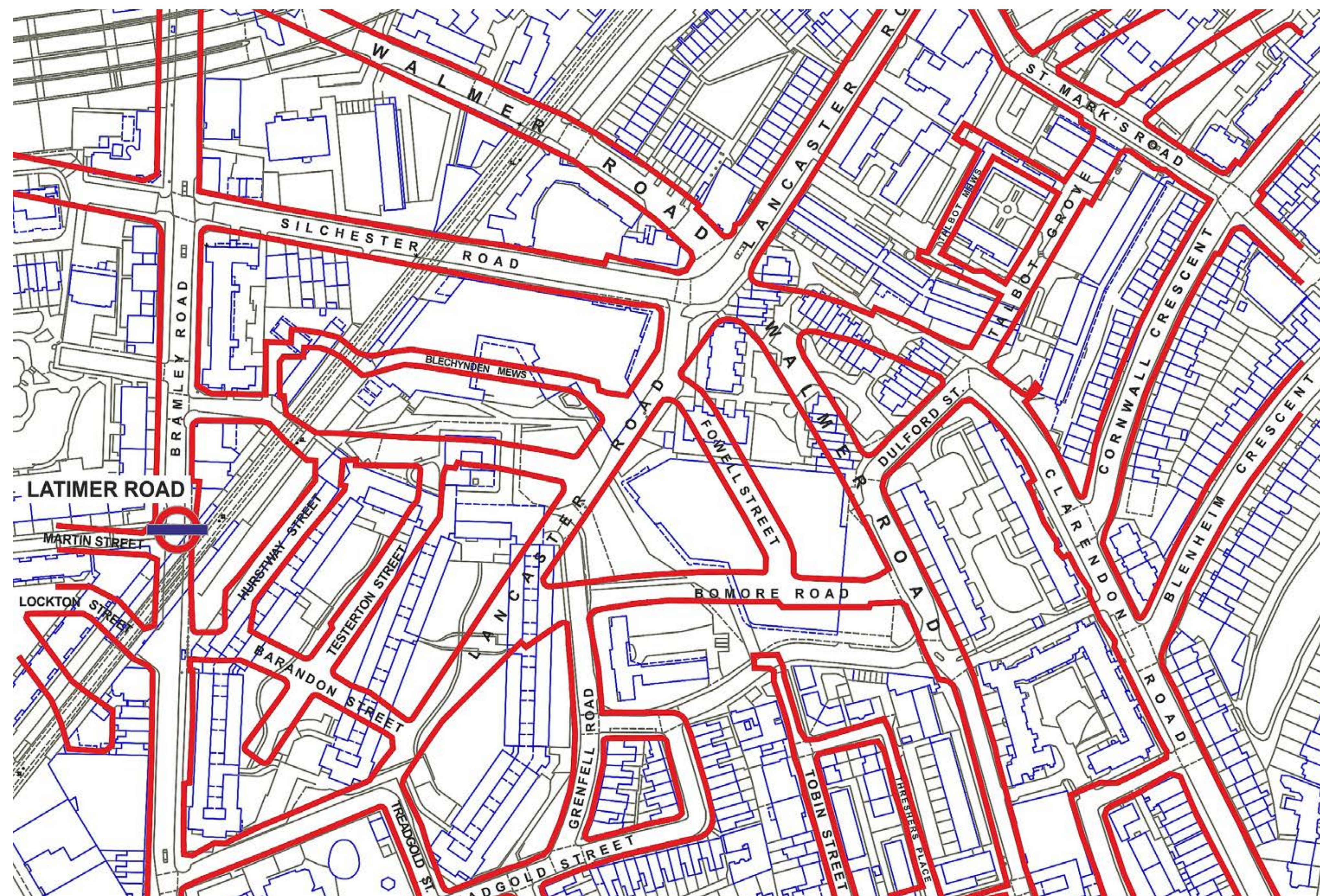
Mansion Blocks - do you like living in them? What would you like to see changed or improved?

Are the perimeter walls a problem? Do they make you feel safe or provide places for people to hide behind?

Do you own a car? Would you want a parking space or prefer to use existing parking areas for other uses: gardens or community spaces perhaps?

Would you like more or less shared garden spaces? Would more shared gardens improve the sense of community?

The 1910 map overlaid onto a map of the current area. What did your home used to be like?



## How the area has developed over time

### 1900 Victorian Streets



Fig 01: 1910 Map showing Barandon Street

Around a hundred years ago the whole area comprised densely packed streets. Speculative developers built on green fields. Houses faced each other across the street. Everyone could observe and oversee the public realm and interact with neighbours. People were more likely to work close to their homes. However, the houses fell into multi-occupancy and were branded slums. Reformers wanted to do something about it.

Many C19th streets were lost after the war. They are easy to navigate – neighbours can easily keep a friendly eye, to help improve security. There is good community identification – the concept of a street having its own defined personality. Against this, they are not "lifetime homes" – difficult to adapt if a wheelchair user or someone with special requirements needs their home to be altered. They have poor energy efficiency and the spaces are not compatible with our expectations of modern living. They need to be extended or modified with enlarged kitchens and living spaces.



Fig 02: Lancaster Circus

### 1931 to 1960 Mansion Blocks

Morland House 1931; Talbot Grove House 1932; Bramley House 1935

The Housing Act of 1930 encouraged mass slum clearance and councils set to work to demolish poor quality housing to replace with new build. The first of the new types of homes were tenements or mansion blocks, featuring shared entrances and balcony access at each level. With a degree of public management, these were and still are a great success. The likes of Octavia Hill and local councils guaranteed that there was no overcrowding. Rent collectors kept an eye on conditions in the properties. A flat was compact and warm. However, such blocks duplicated the pavement on many levels.



Fig 03: Morland House

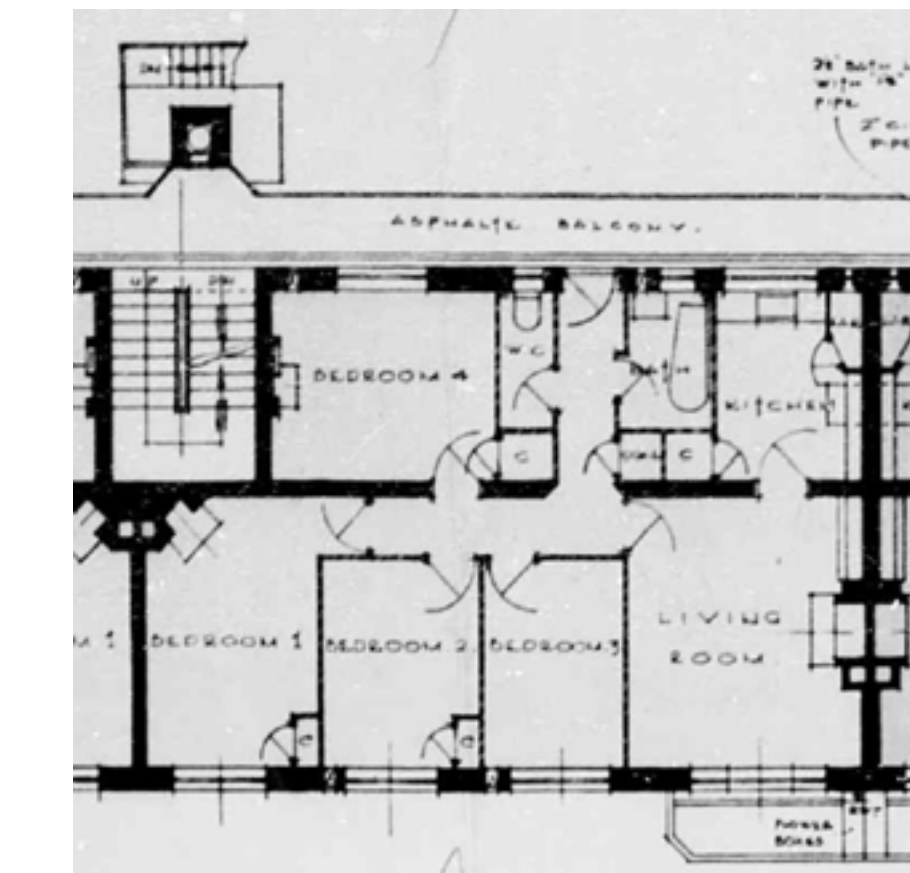


Fig 04: Bramley House Plan

Compact properties, flats that were designed for economic use of materials, straightforward layouts and manageability. They have better energy efficiency and tend to hold in heat well, making them cosy. There tends to be good relations between neighbours, as the entrances lead off open communal walkways and individual addresses are relatively easily identified for deliveries.

Against this, they have a poor relationship with the exterior - overlooking the garden from the balcony makes it feel disconnected. Shared bins and access routes, smells and waste building up, and poor acoustic performance become upsetting, if they aren't managed. The communal stairwells are open to unwanted access. Residents would like accessible meeting and seating areas and more landscaped areas outside.



### 1960s and 70s. The Big Plan

Grenfell, The Walkways, Talbot House, Camelford Court and Walk and The Clarendon Walks and The Talbot Walks



The borough employed Clifford Weardon Architects to make up a master plan (Fig 9 - on next board). It took some time to get permission partly because Kensington and Chelsea Borough Council was formed in 1965 and compulsorily purchasing the Victorian houses was slow.

What is striking about the plan is that it took radical steps to eliminate cars, leaving large areas of green space. A proposal was published in 1968. The Westway (Fig 07) was opened in 1970 - highlighting the nation's obsession with cars.

Grenfell Tower was the first building to be completed. Many older streets were lost in Notting Dale, and the 1910 plan shows a great deal more green space.

After Grenfell, the 1970s homes were low-rise. The principal difference between these modern and the earlier traditional homes are the flat roofs. Access to flats is now via long balconies or interior corridors, outside spaces are more often private balconies rather than direct to gardens, the construction is of concrete slabs on concrete posts with brick walls infilling, and the windows are big. Rooms are generous and bright compared to today's standards. Communal green space - the majority of properties oversee generous communal gardens enjoyed by all. The buildings are exciting.



Fig 05: Talbot Walk

Against this, the acoustics, signage, deliveries and identification is poor, offering a general unwelcoming feel - especially as the plan is so complex. Rooms overheat through lack of control. Common areas look dated - "prison atmosphere" - internal barriers and security entrap the communal areas, lighting is poor and decoration tired. The exposed concrete and thin (now cavity filled) walls lead to condensation.

### Late 70s and 1980s Pitched roofs return

Verity Close 1979; Cranbourne Mews 1980



Fig 06: Verity Close

These lower density housing schemes were built as a reaction to the concrete schemes of the 60s and 70s. They reflected a more suburban intention, with clusters of terraces built around internal courts, enclaves facing away from the streets. They are popular with 'right to buy' tenants. They represent a return to traditional house forms with parking close by and small gardens and yards (Fig 06). Nostalgic reference to traditional houses, low rise, and less overwhelming as opposed to earlier buildings. They feel secure, accessible and easier to identify. Generous use of space, in comparison with today's standards.

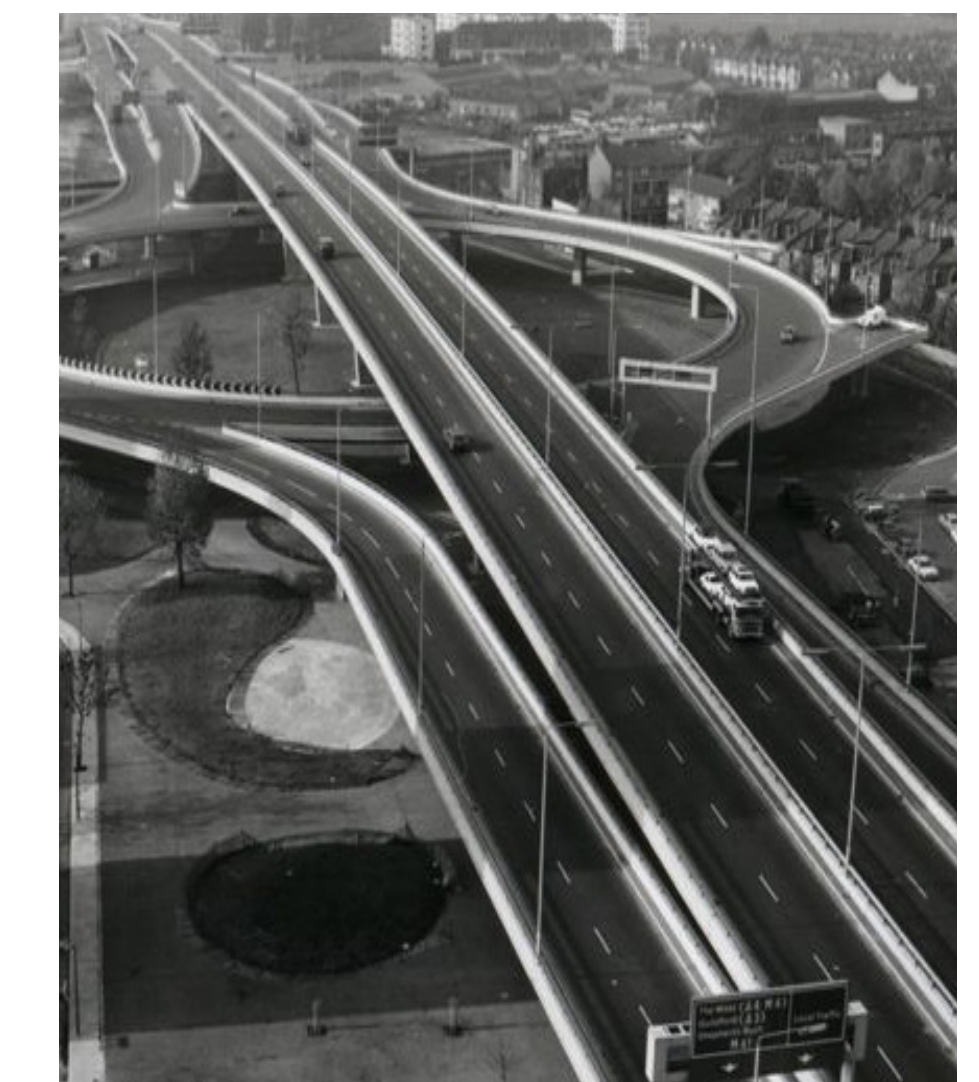


Fig 07: The Westway

Them and us feel? Many are 'right to buy', thus privately rented and has resulted in more loss of social housing (MJA comment). There are condensation issues (cavity walls filled?) and damp in common parts. Wood windows need renewal, escape and security is of concern.



Fig 08: The Walkways Gardens





## The 1960s vision for the estate

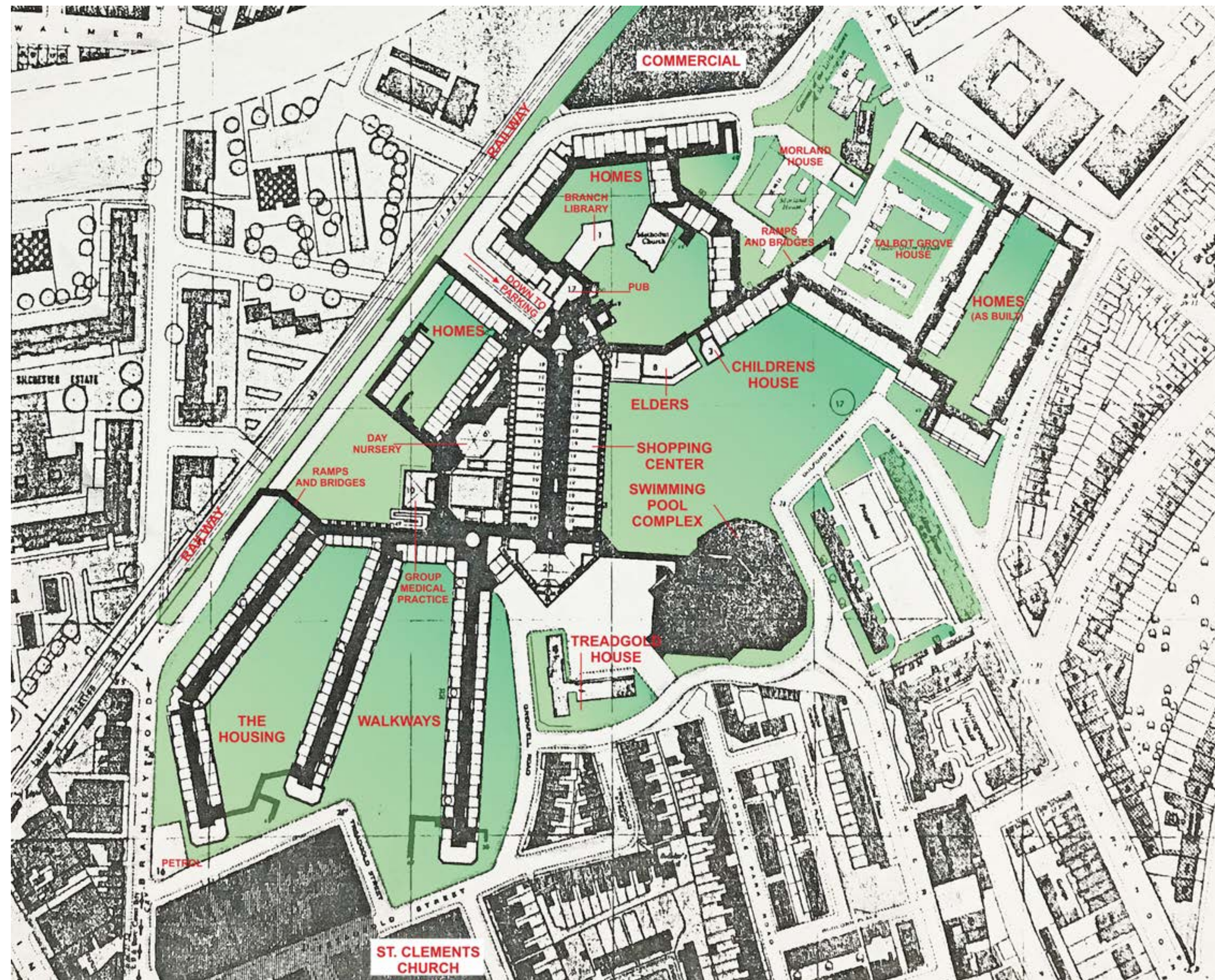
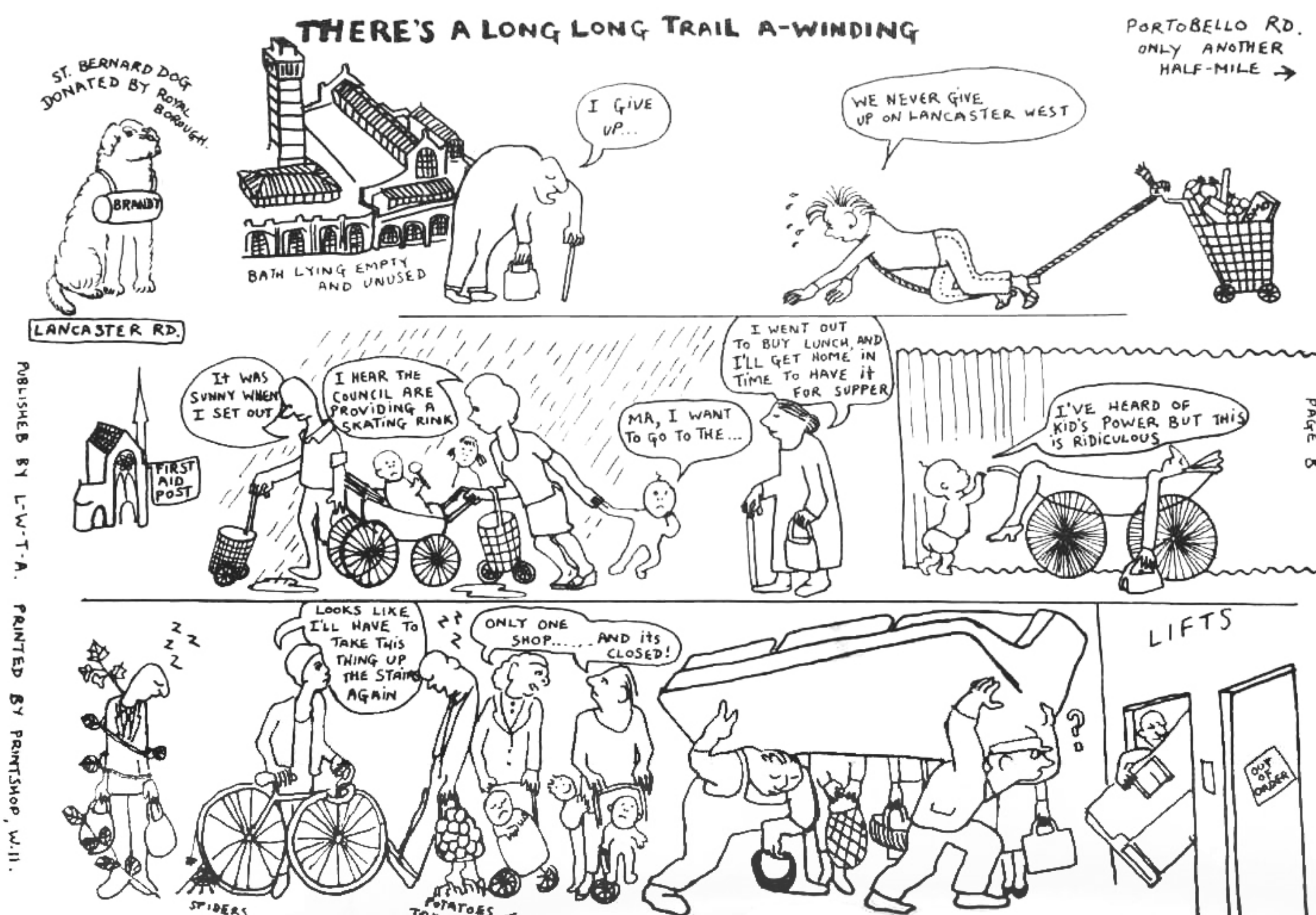
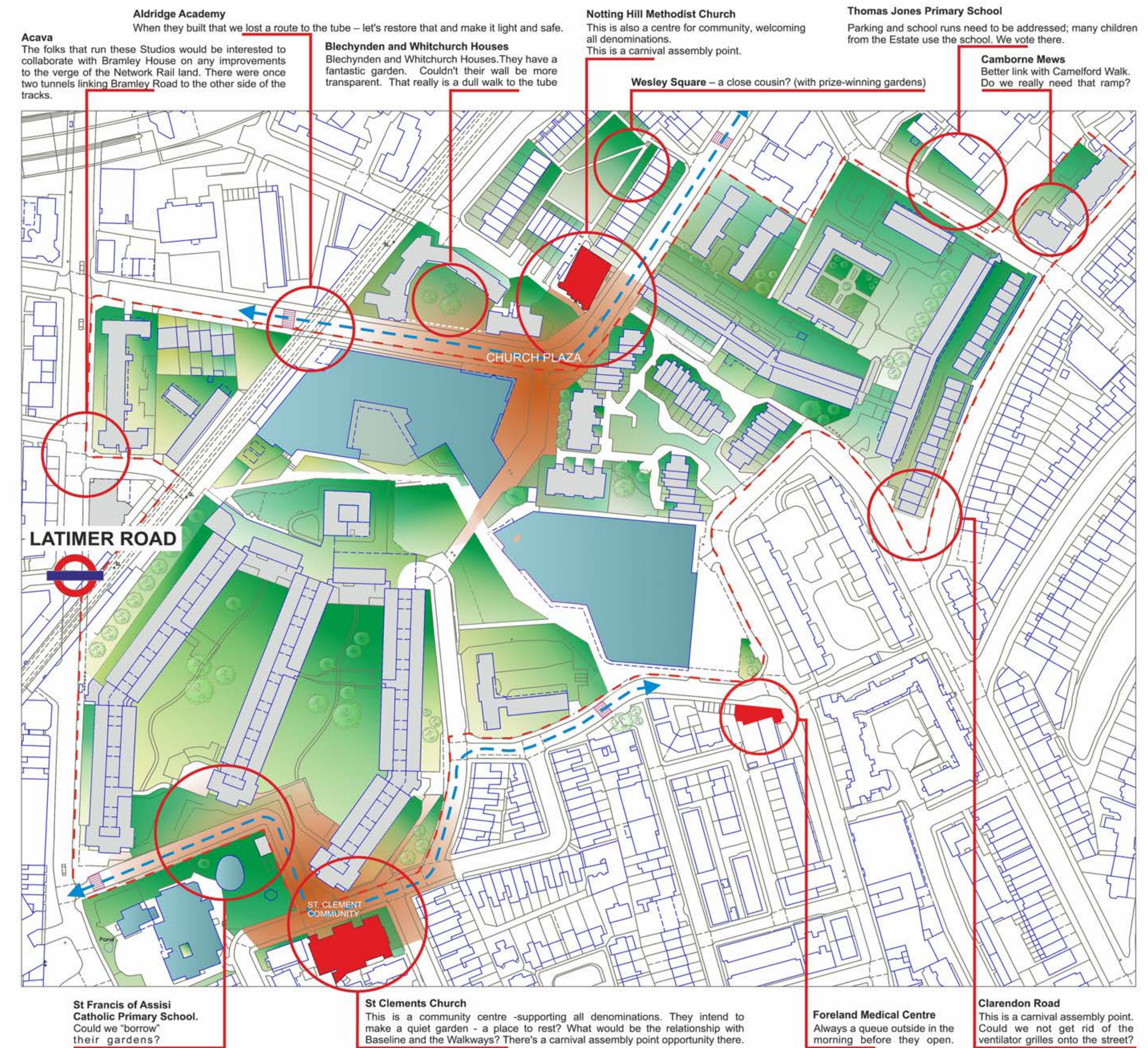


Fig 9: Original Masterplan for the estate 1968

## What has changed?



## Early ideas



### Early ideas - Whole Estate

Taking concepts from the Master Plan of 1968, this drawing overlays our ideas on what has actually been built - much of which was unplanned and random. It reintroduces earlier pathways, routes and connections throughout Notting Dale.

The intention is to better marry the estate with its neighbouring streets, by opening up links with key communities and resources on the perimeter, and dissolving differences.

This may be achieved by means of uniting the gardens visually, creating sensitive landscaping, forming clearer public/private realms, introducing radical traffic calming and maintaining safe sightlines.

What are your thoughts...

