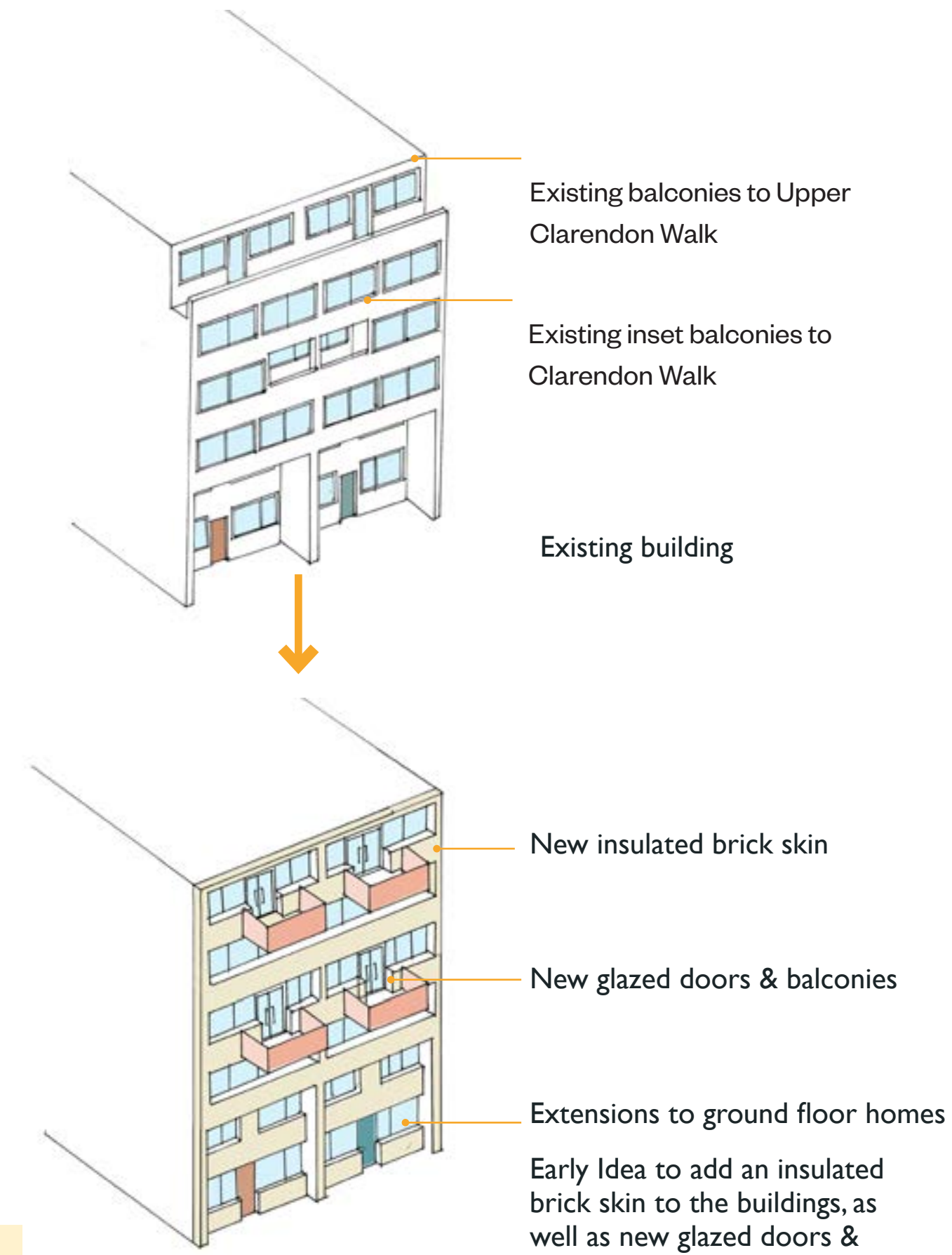


Your Homes



- Wall-washing down-lighting in the corridor to provide a softer light
- Timber door frames help to visually break up the long corridor, and create a defined entrance to each home
- Corridor redecorated in natural, warm tones to give a more homely feel
- New front doors, with choice of colours
- Remove step into flats and create a space for doormats
- New flooring



- Existing balconies to Upper Clarendon Walk
- Existing inset balconies to Clarendon Walk
- Existing building
- New insulated brick skin
- New glazed doors & balconies
- Extensions to ground floor homes
- Early Idea to add an insulated brick skin to the buildings, as well as new glazed doors & projecting balconies.

1 Design ideas for the corridors

How do you think the corridor spaces could be improved?



3 Lower Clarendon Walk & Clarendon Walk

Typical 3 bedroom home & studio flat - Options for reconfiguring your home
Would you like additional living space?

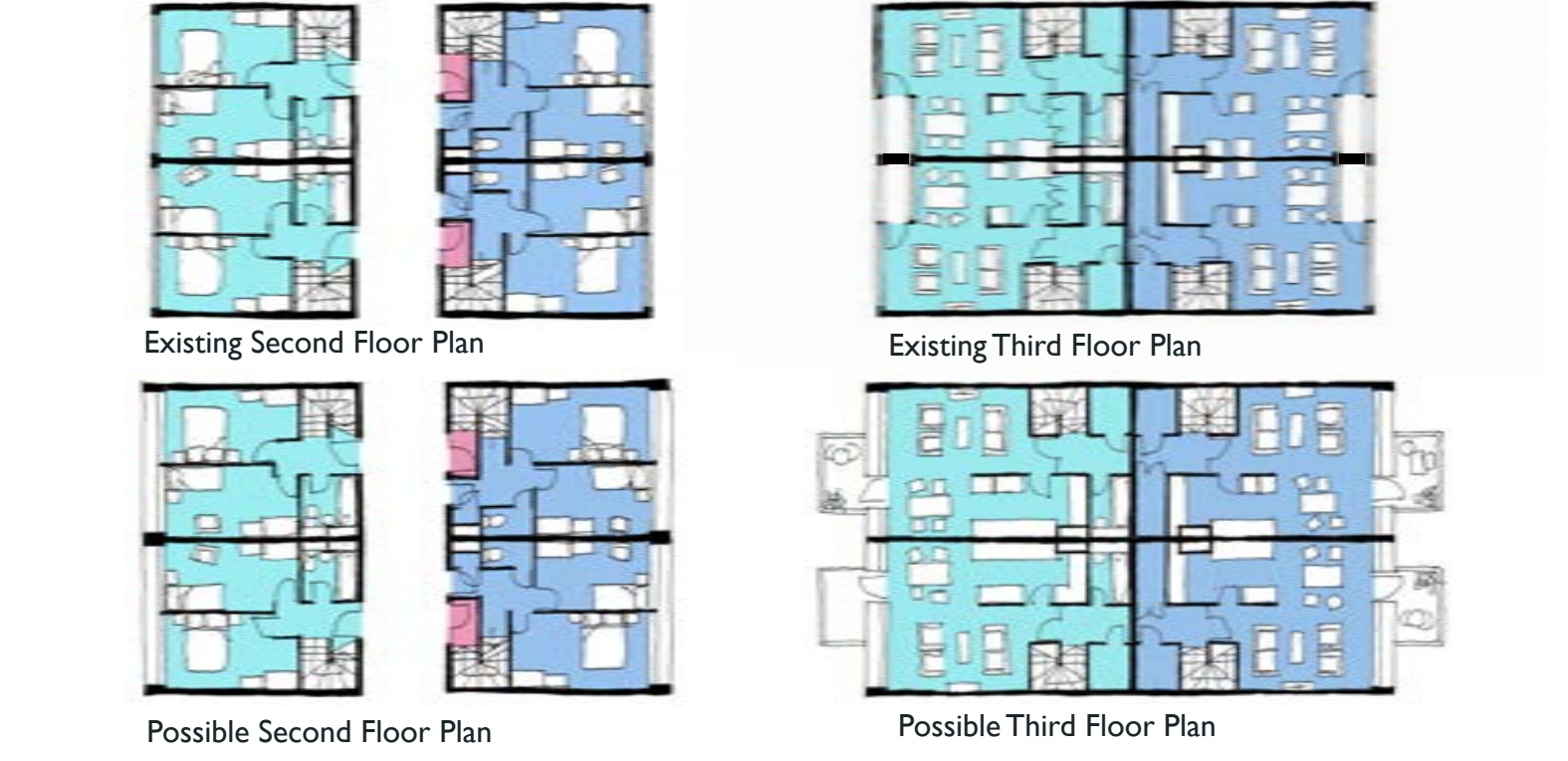


4 Upper Clarendon Walk

Typical 2 bedroom maisonettes - Options for reconfiguring your home
Would you like external balconies? These would provide additional floor space.

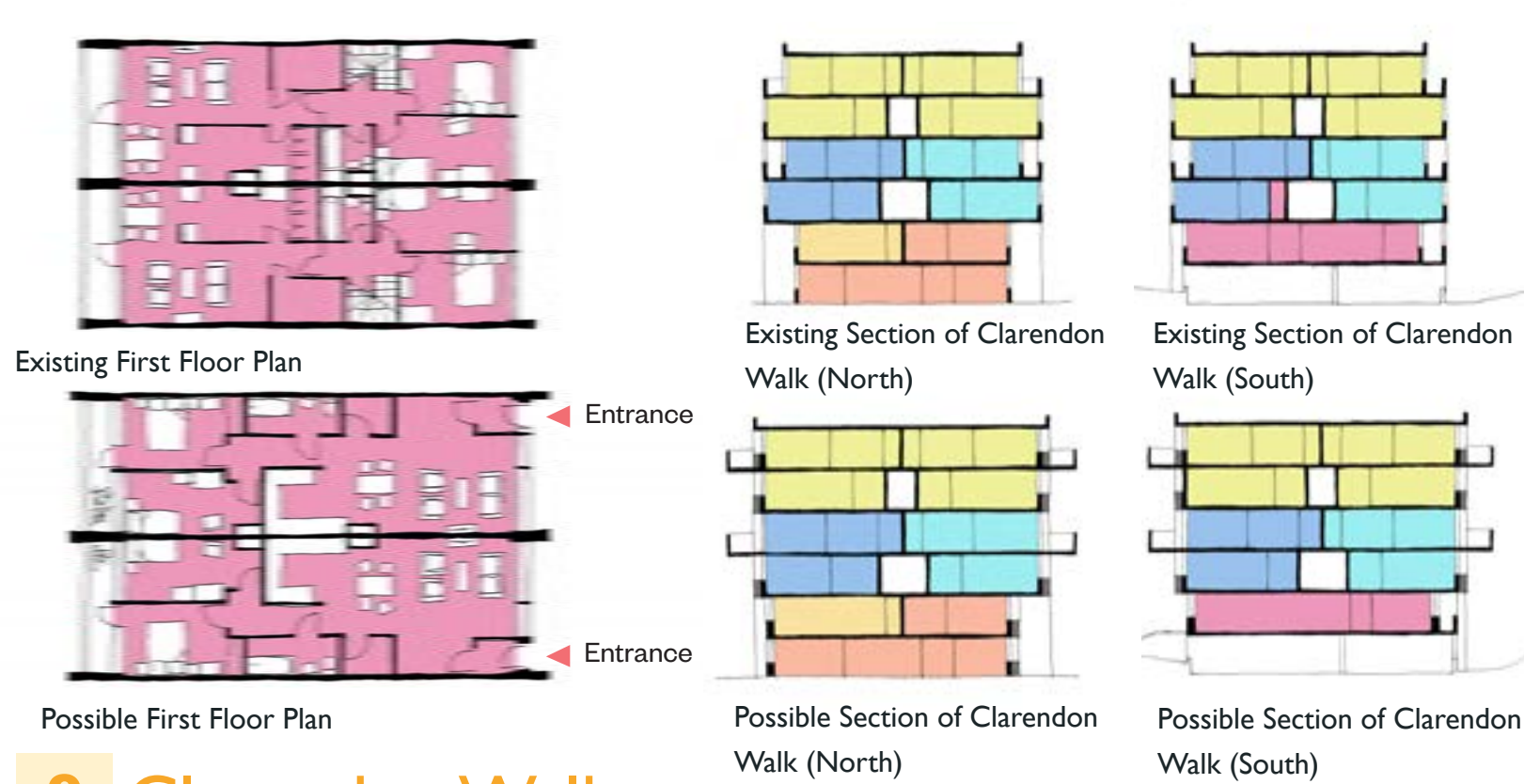
3

How do you think the exterior of the building can be improved?



4 Clarendon Walk

Typical 2 bedroom maisonettes - Options for reconfiguring your home
Would you like external balconies? These would provide additional floor space.



8 Clarendon Walk

Typical 2 bedroom flat - Options for reconfiguring your home
Would you like an entrance from the street through a front door? Would you like a private external space?

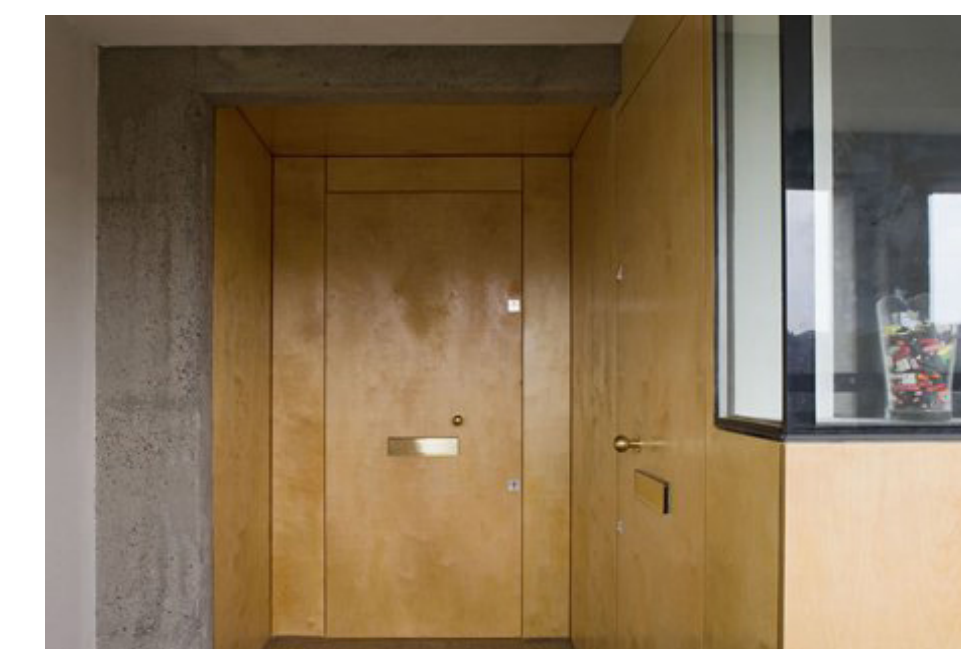
Examples of good design:



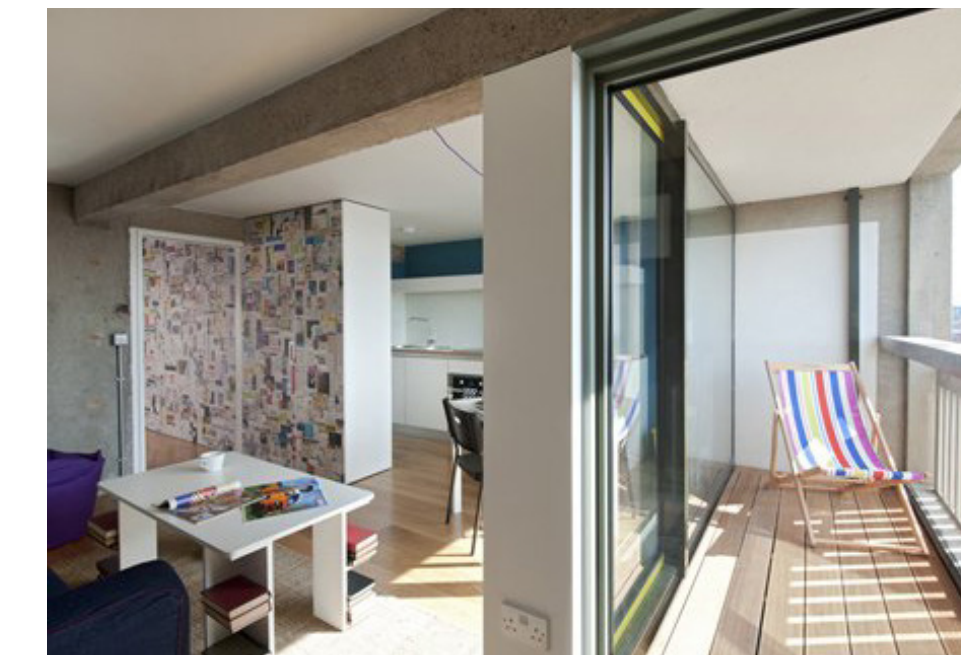
Example of adding a new insulated brick skin



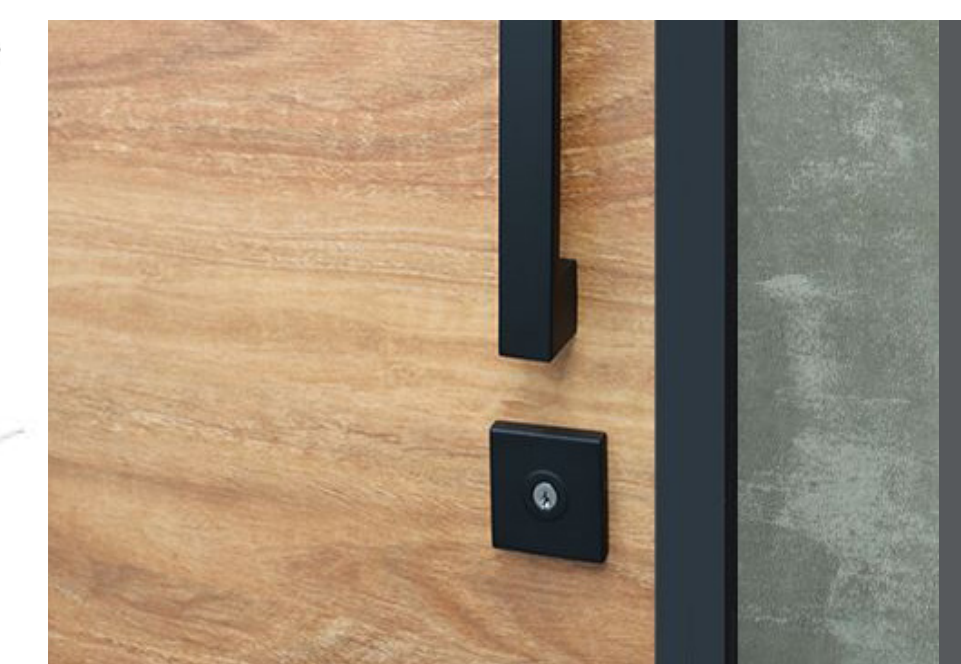
Example of glass doors onto new balconies



Example of timber front doors



Example of refurbished flat



Example of material palette

Your Buildings



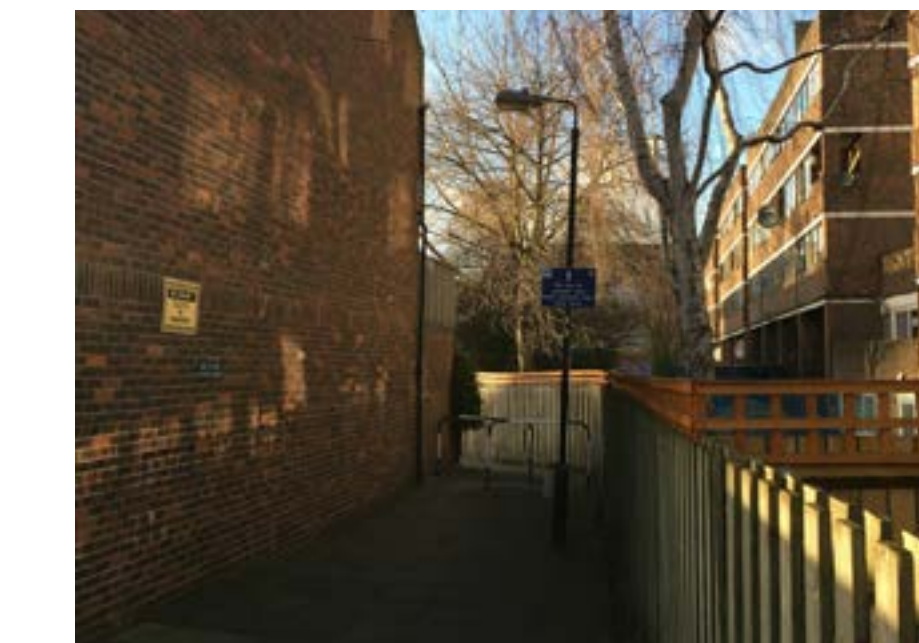
Clarendon Walk

Early design ideas

- Would you like well defined, straight & green pedestrian routes through the estate?
- Would you like private front gardens and front doors for ground floor homes?



Could unused green space could be utilised by the Early Years Provision?



The route between Lancaster Road & Clarendon Road could be straightened to make this path feel more safe.



Clarendon Walk

Early design ideas

- Would you like the ramps to be removed & the basement to be used for the community / for the Early Years Provision (drop-in centre, nursery)?
- Would you like private front gardens and front doors for ground floor homes?

Possible Landscaping Option 1

7 8



Straightened pedestrian route between Clarendon Walk & Verity Close

Private front gardens and front doors on St. Mark's Road



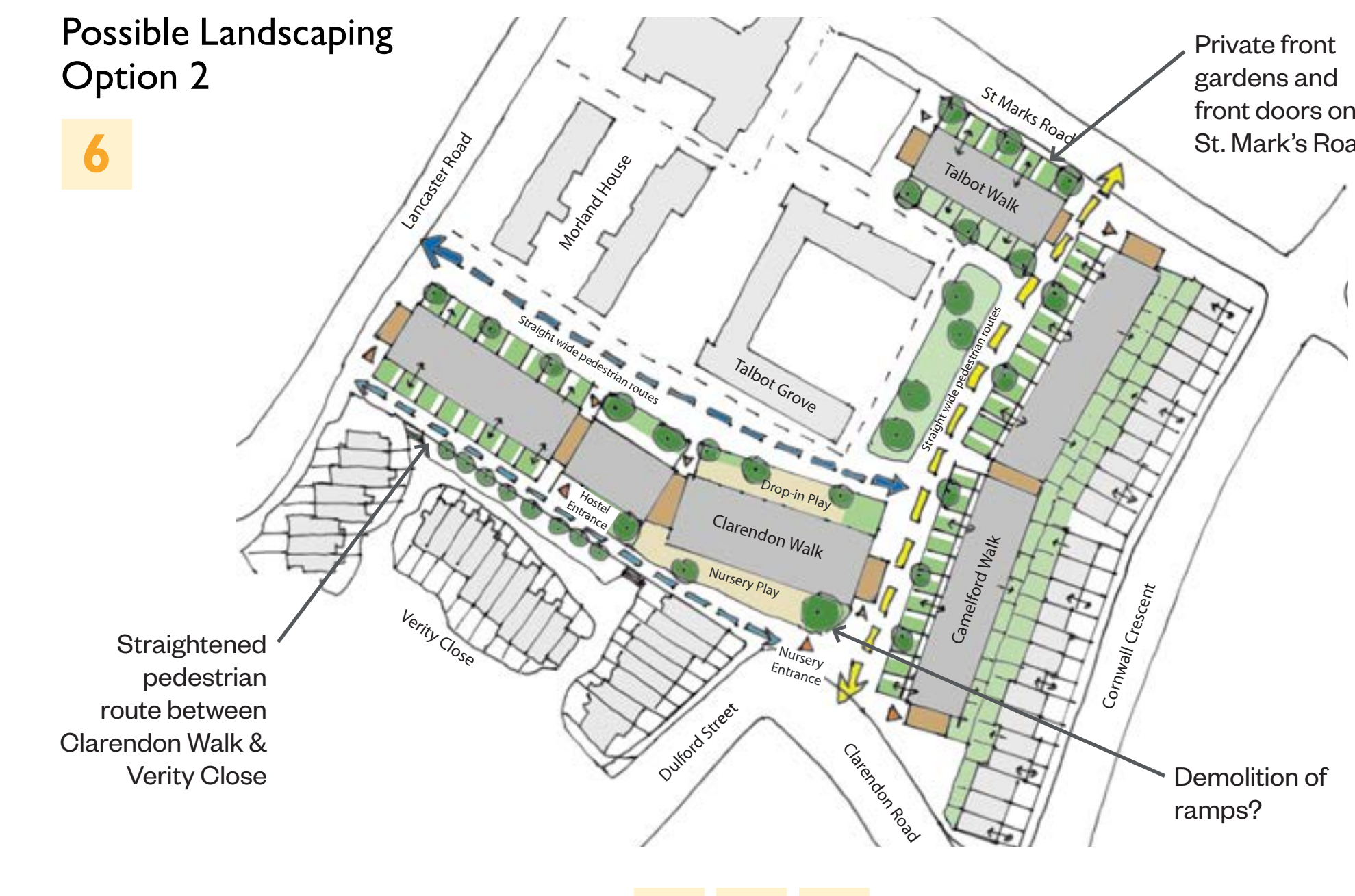
Well-defined pedestrian routes, with private gardens and communal green spaces



Possible straightened pedestrian route between Verity Close & Lower Clarendon Walk

Possible Landscaping Option 2

6



Straightened pedestrian route between Clarendon Walk & Verity Close

Private front gardens and front doors on St. Mark's Road

Examples of good design:



Example of stairs down from flats into gardens

Possible view from Dulford Street

2 4 6



Community space on ground floor?

Enclosed staircase & lift

Possible private front gardens and front doors changed to this side



Example of winter garden spaces



Example of planting of balconies

What are your thoughts...

Some residents have told us they would like more control over the heating of their flats, and that their homes overheat in the summer. Do you agree?

Some of the residents we met do not like the step into their flats, and would like this to be removed. Do you agree?

Do you think your home is in good repair? Does it require redecorating?

What are your thoughts...

Some residents told us the signage is confusing and it is hard for visitors to find the right entrance. Do you agree?

The residents we met believe that adding a lift to the block should be the number one priority. Do you agree?

Are the communal gardens well used? Do you think access to the gardens could be improved?



Your concerns:

After various discussions with residents, the following concerns were made about your homes, your block and the wider Lancaster West Estate.

Ideas for possible works to address these issues are included to the right.

Photos of your buildings and homes



Consistent neglect of management and repairs.

Fire safety: including fire engine access to the block.

Accessibility is difficult with no lifts.

Asbestos: residents have raised concerns regarding the presence of asbestos in the block.

Safety and security: concerns that the doors in the communal areas are not secure.

Leaks, damp, draughts and condensation.

Anti-social behaviour in the central staircase, and around the ramps.

Flooring badly maintained, and creaking.

Rubbish: small rubbish chutes, with no space for disposal of larger items or recycling.

Confusing signage and issues with the post code.

Bathrooms and kitchens in need of upgrading, poor ventilation to kitchens and bathrooms.

Ideas we discussed:

The following ideas were suggested by the consultant team or residents in response to issues raised by residents during the consultation events.

All these ideas require further investigation to examine feasibility and costs. They will be discussed with and reviewed by residents.

I refers to illustrations on the neighbouring *Early ideas* board.

Ideas	Your feedback
1 Refurbishing the communal areas	Supported by residents we met. Residents do not like the existing tiles.
2 Create new, secure & clearly identifiable main entrances for each block: including lifts and enclosed staircases	Support for the introduction of a lift and enclosed staircases. Mixed views on removing the ramps. Any new lifts must be well maintained and residents will need access to more than one lift.
3 Providing an insulated brick skin to the building, with new double glazed windows throughout	General agreement this would be a good solution. Some concern raised as to the level of disruption to residents.
4 Providing external balconies: incorporating existing balcony into the flat to provide additional living space	Residents generally support the idea, and would like the additional living space. Residents in Lower Clarendon are concerned that balconies will project over their gardens.
5 Providing new heating and ventilation system: utilising renewable energy	Supported by the residents we met. Having local control over heating is a priority.
6 Better utilising the basement space; options for Early Years Provision use	Idea generally supported by residents.
7 Make the communal courtyard & gardens more accessible to residents.	Residents generally agreed, and would like the gardens to be for resident-use only.
8 Providing front gardens to residents at the south end of Clarendon Walk.	Some concerns were raised that the private front gardens could take away communal green space, and may not be as well maintained. Alternatively, Early Years Provision could benefit from this space.

Immediate actions:

The following need to be taken forward as a priority:

- Audit and update the Fire Risk Assessment for all blocks, in both the short and long term.
- Implement an effective Repairs and Maintenance Strategy.
- Conduct a housing appraisal to establish whether people feel their homes respond to their current needs.
- Check for and deal with asbestos.

Early projects:

Works across the estate

These are possible projects that apply to most homes, blocks and external spaces across the estate, and could start before the main refurbishment begins.

- Community safety improvements through; additional and better lighting, providing video door entry systems, and increased CCTV.
- Improve signage across the estate.
- Improvements to refuse areas, including providing space for recycling and disposal of larger items.
- Investigate interim home improvements in advance of full refurbishment, e.g mechanical ventilation, heating, plumbing and water pressure.
- Introduce a local lettings policy to meet local needs.
- Secure bike storage, and improved play spaces could be provided.
- Improvements to nursery facilities, and options for future location.

Suggested Pilot Schemes

Various localised works in vacant flats could be undertaken for technical investigations and to create show homes for residents to view.

Works to your block or home

These are possible projects specific to your home or block that could start before the main refurbishment work begins.

- Remove threshold upstand to front doors.
- Postcode issues in Clarendon Walk to be resolved.
- Improve door security: doors in communal areas are easily jammed open.
- Improve balcony security and add awnings where appropriate (Upper Clarendon Walk).

