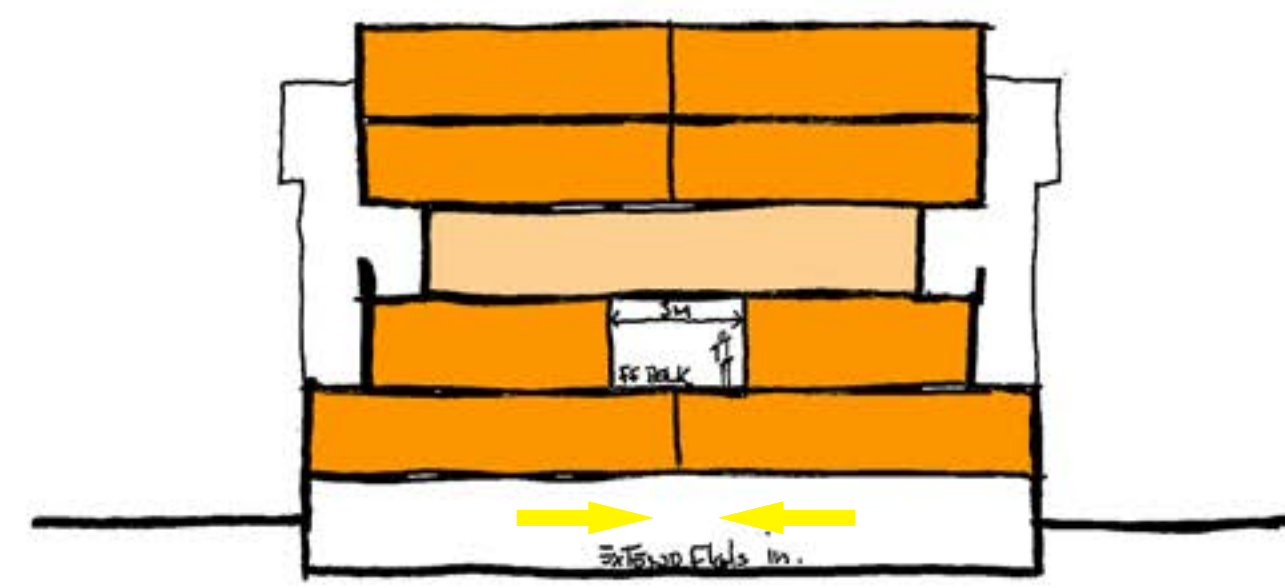
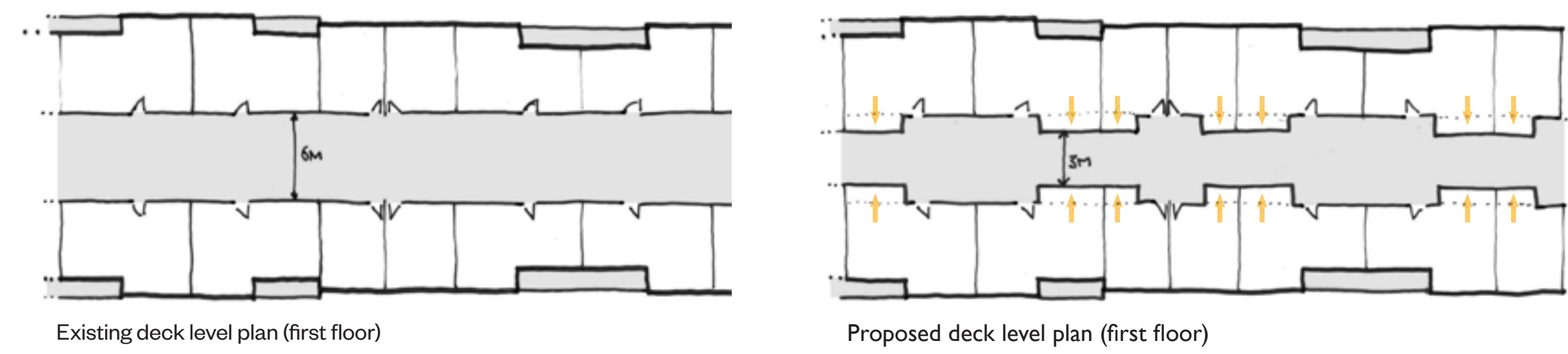


Bigger Homes

Growing Inwards



4 Proposed Walkways Section
Ground floor and first floor flats growing in to provide additional floor space. Additional space provided at the back of the flats can be used for storage or additional bathrooms if required.



4 Existing homes could be extended inwards into the existing circulation spaces to create more storage or space to store bikes.



Larger homes formed by extending outwards to form wintergardens over some or all of the elevation



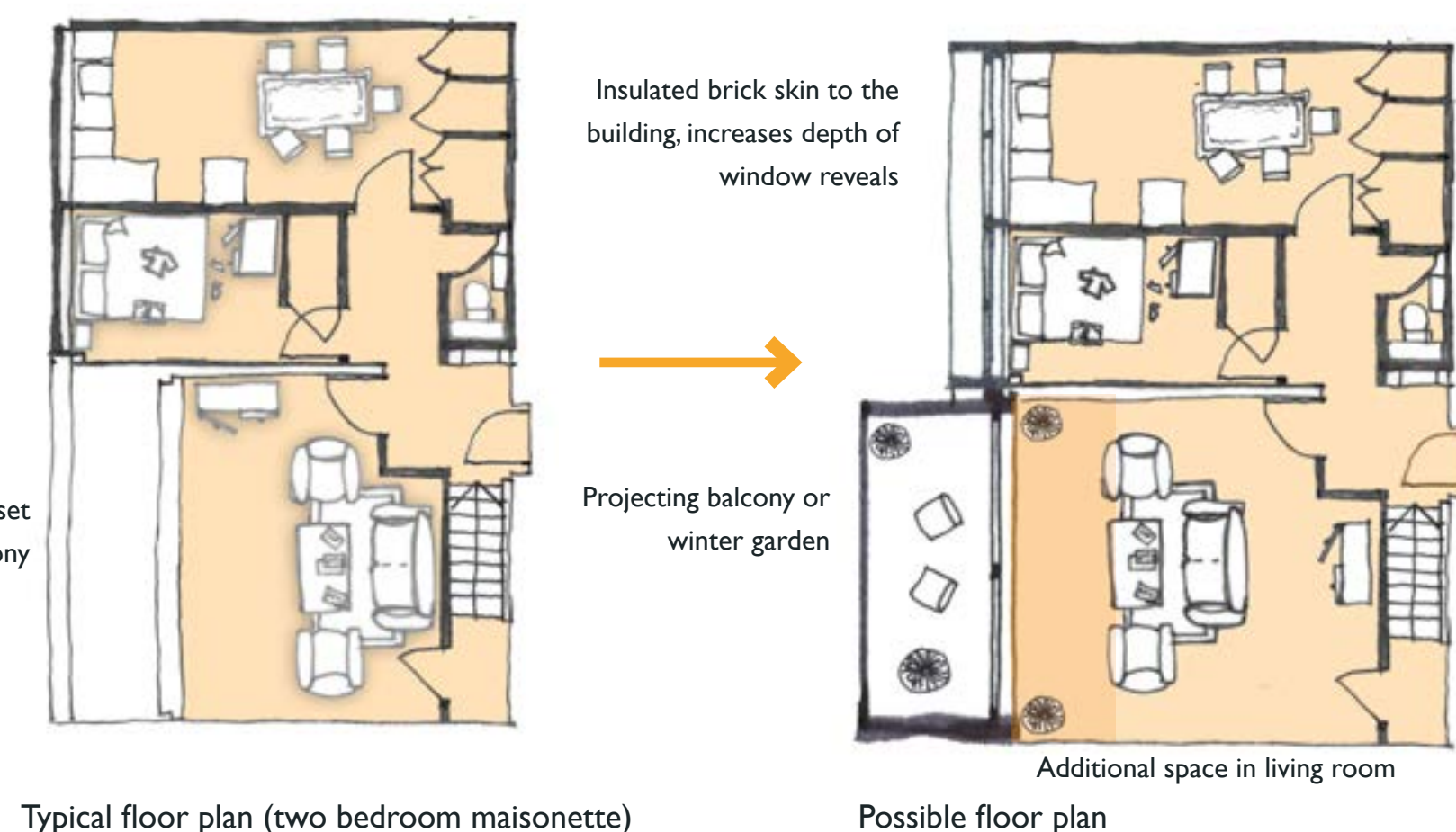
Example of adding a new insulated facade to an existing building

3 Existing homes could be extended outwards by infilling balconies or creating new wintergardens on the outside of the buildings.



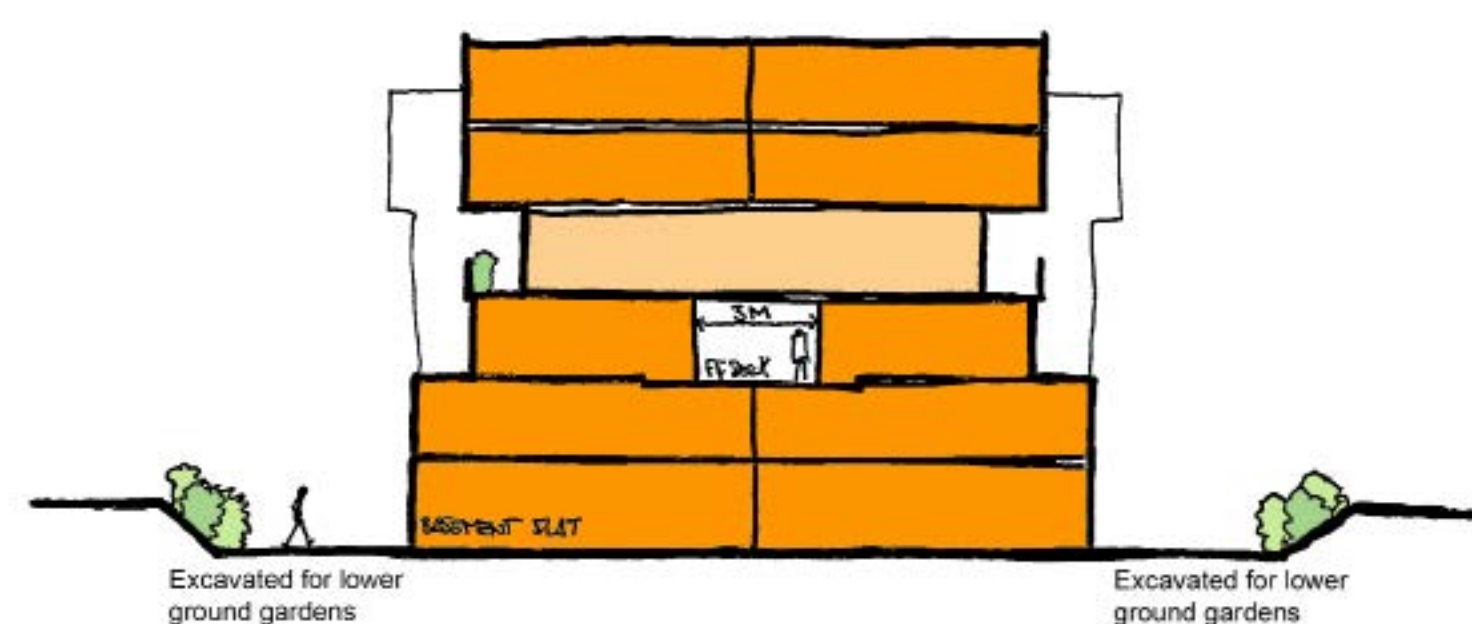
6 Existing homes could be extended down to basement level and new lightwells formed to bring in light and ventilation

Growing Outwards



4 More usable space could be created within homes by extending balcony areas

Growing Downwards



6 Proposed Walkways Section
Basement could be utilised for basement flats.

Improving Access

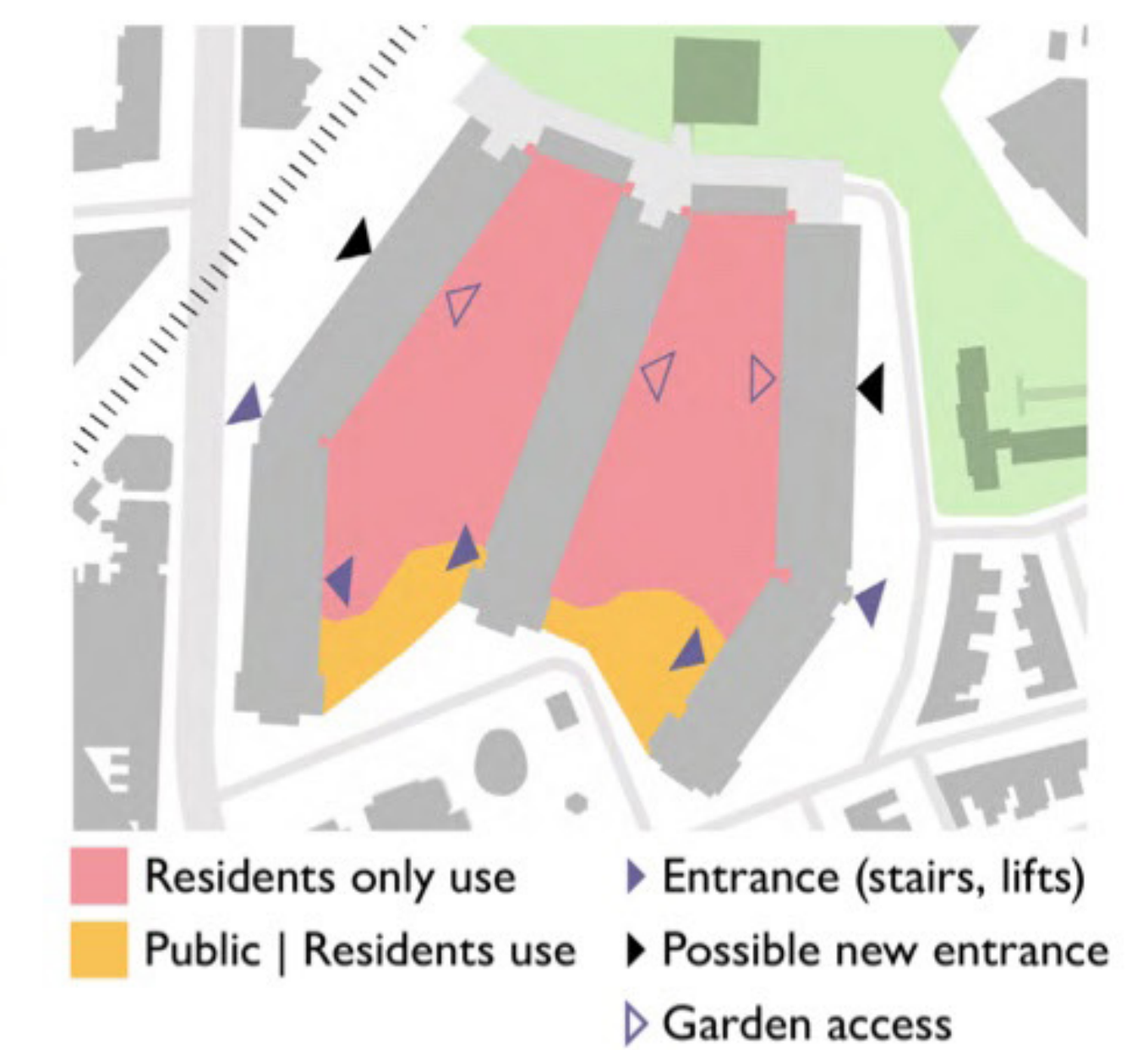
7 Use of the Garden Spaces



Public | Residents use Entrance (stairs, lifts)



Residents only use Entrance (stairs, lifts)
Public | Residents use

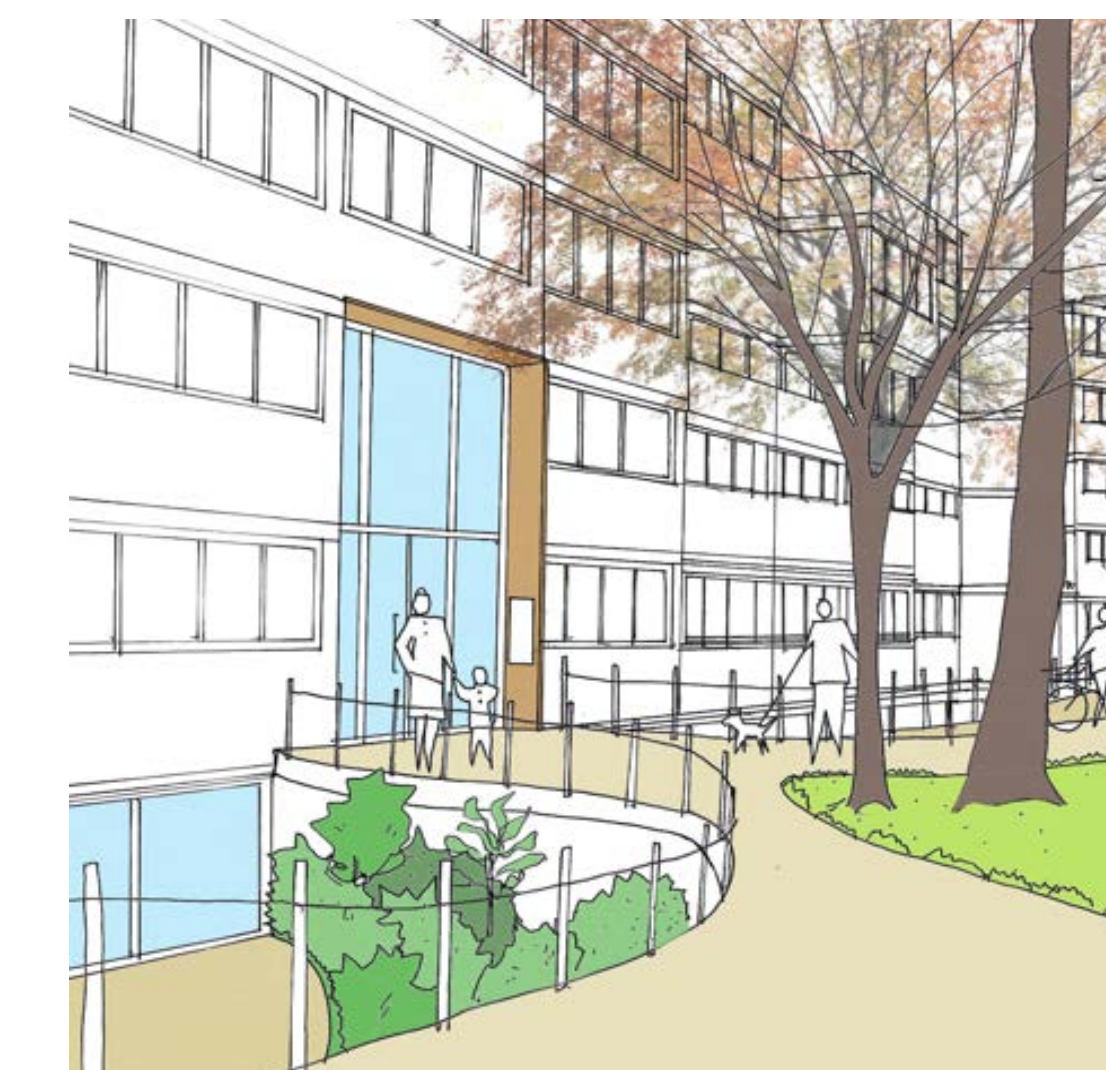


Residents only use Entrance (stairs, lifts)
Public | Residents use Possible new entrance
Garden access

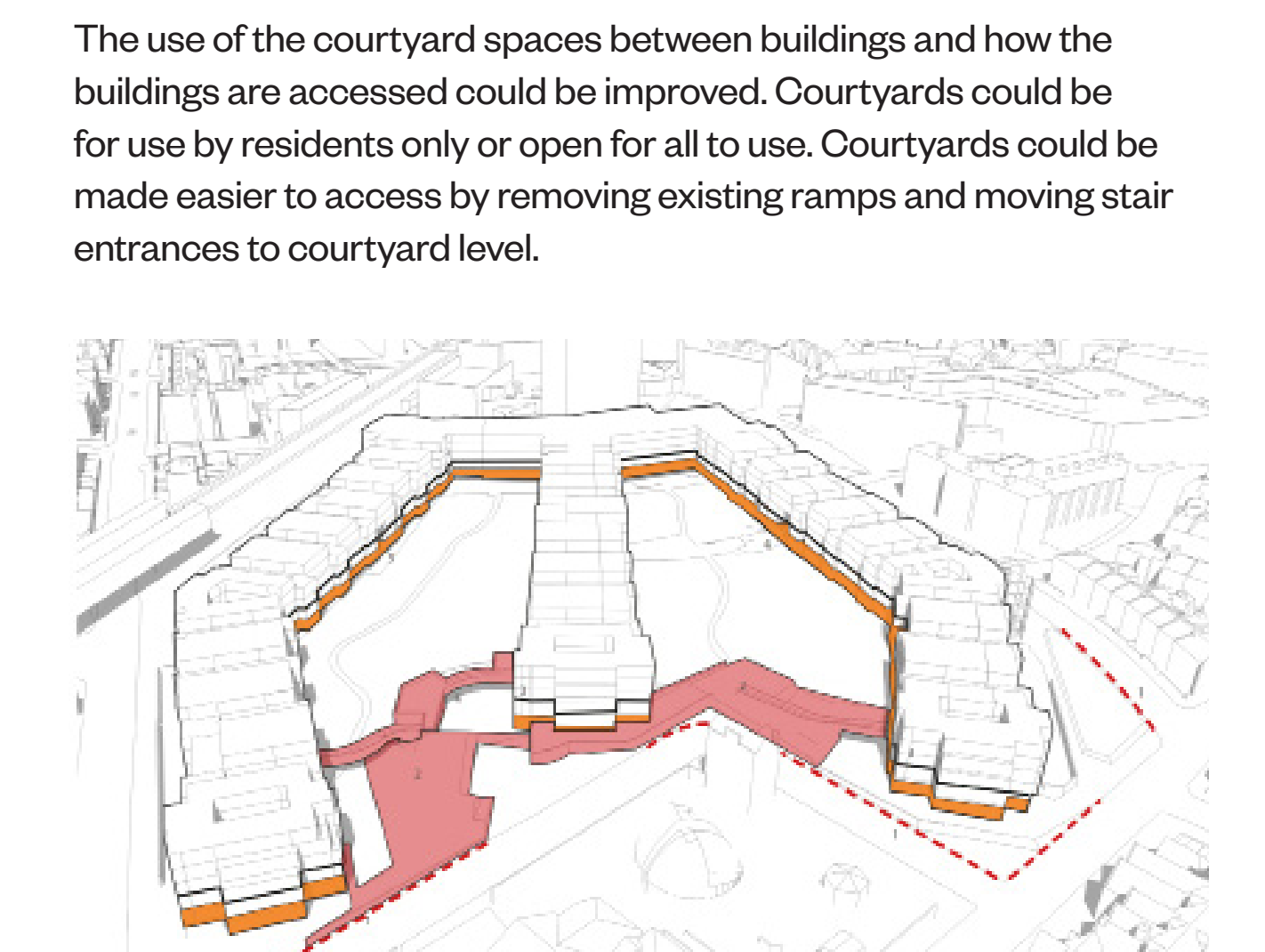
2 Communal Entrances



Existing ramped entrances within courtyards



New entrances to stairwells could be formed at courtyard level



Removing existing ramps within courtyards

The use of the courtyard spaces between buildings and how the buildings are accessed could be improved. Courtyards could be for use by residents only or open for all to use. Courtyards could be made easier to access by removing existing ramps and moving stair entrances to courtyard level.

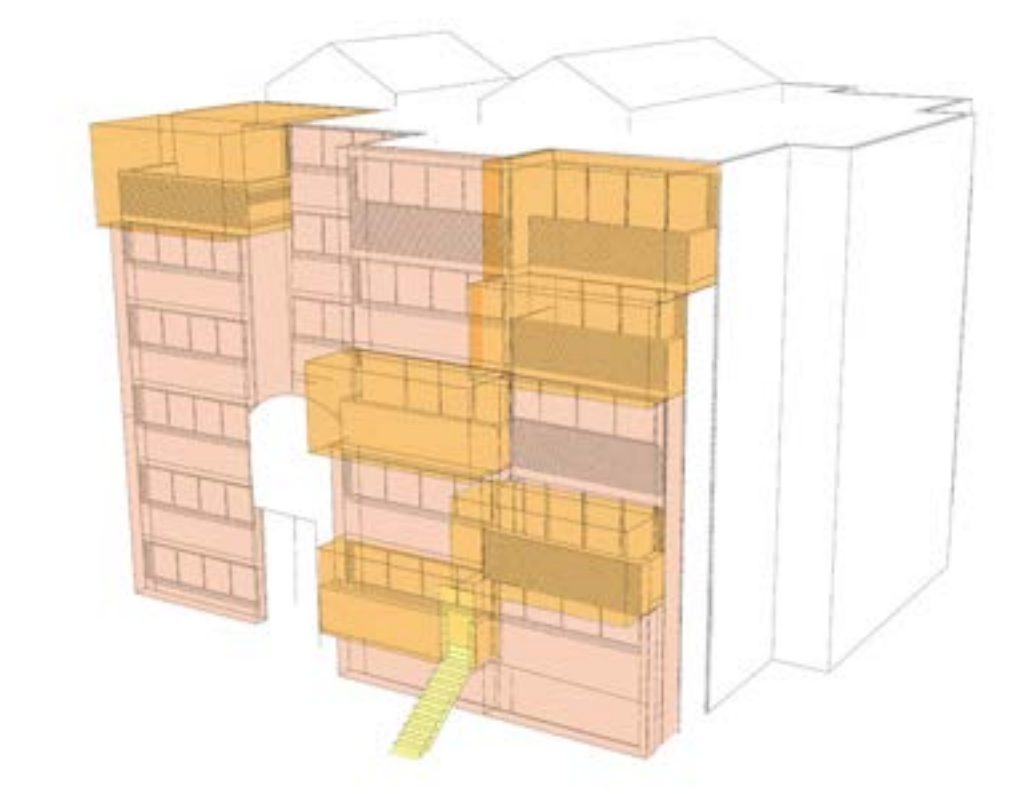
7 Private Entrances



Existing separation of flats from the courtyard



Example of well designed steps to link lower flats to courtyard spaces



New steps could be added to lower flats to link them to garden level. These could be new front entrances or access to new private gardens for flats formed within the courtyards.

What are your thoughts...

Is your flat warm enough in the winter & cool enough during the summer months? Would you like more local control over the heating in your flat?

How are the acoustics in your flat? Can you hear noise from the walkway or your neighbours?

Is your home in good repair? Do you think that you need to upgrade your kitchen or bathroom? Some residents we met would like high pressure showers & more storage space in their kitchens.

What are your thoughts...

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

Some residents said they would like secure bicycle storage near their homes & more space for recycling. Do you agree?

We noticed the ramps are blocking access & views into the communal gardens, and some residents have suggested that they are removed to create easier access to the buildings. Do you agree the ramps should be removed?

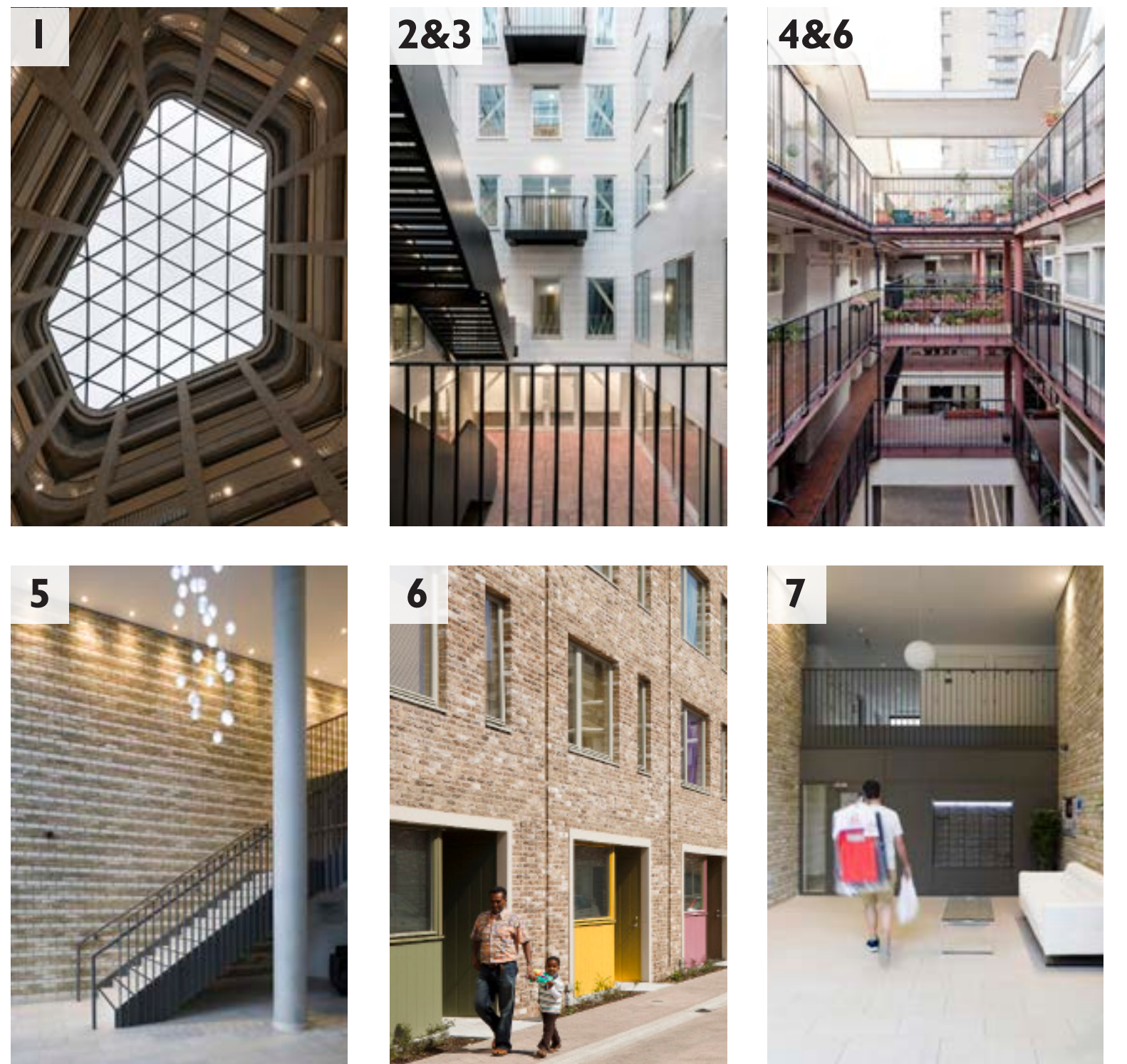


Improving Circulation Spaces

1 Existing Circulation Spaces



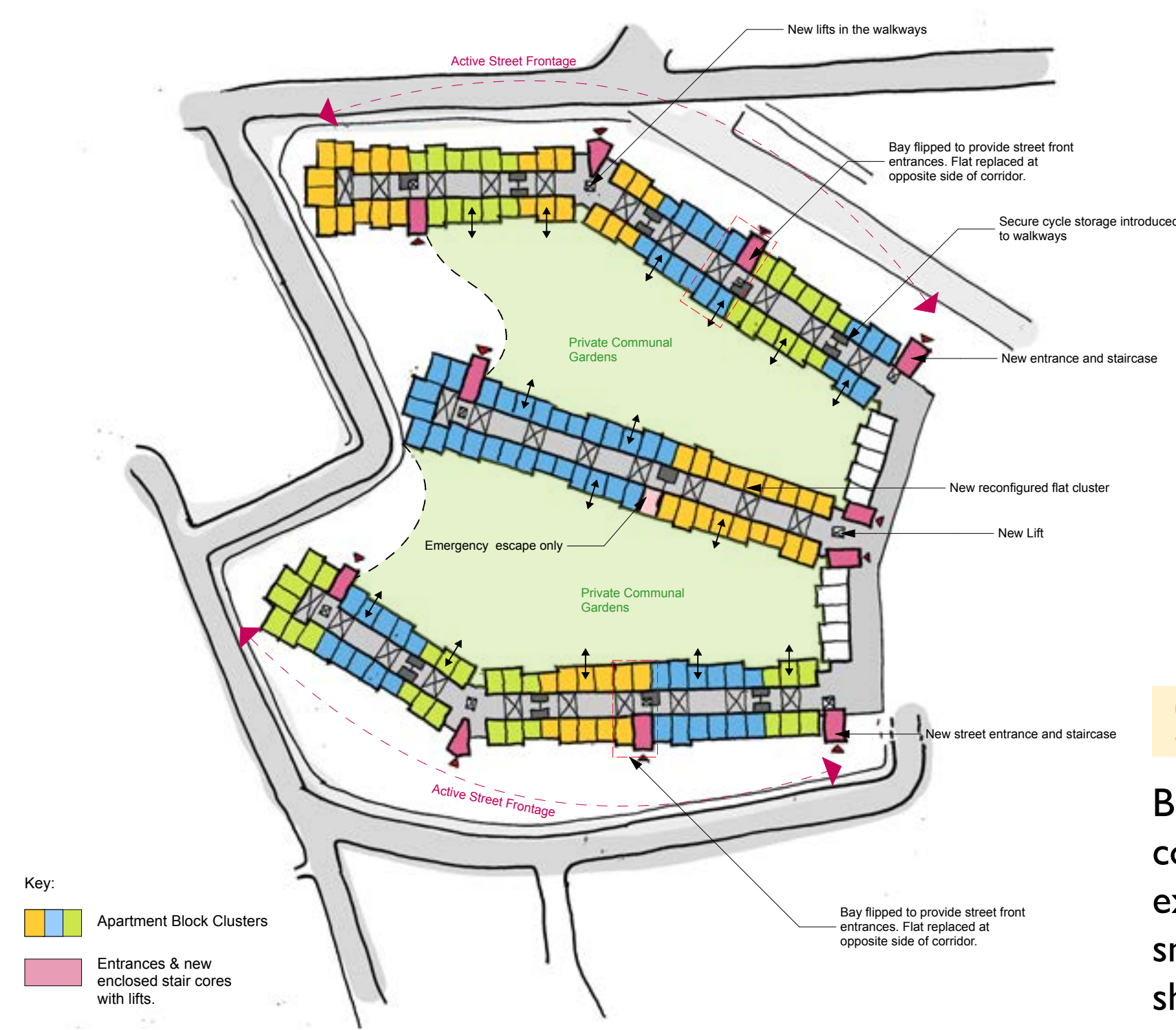
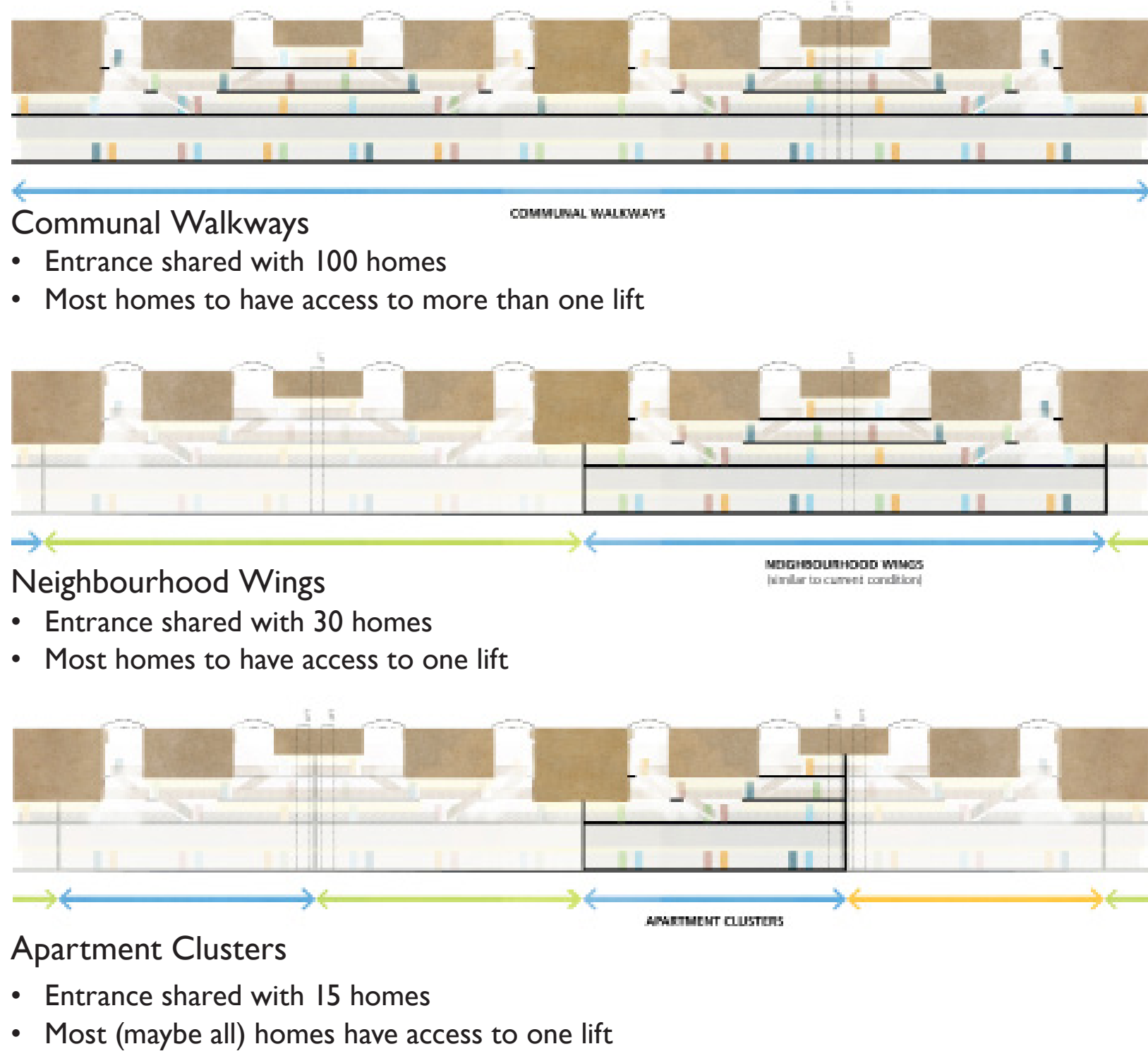
Examples of Good Design



- Existing clunky rooflights could be replaced with a finer structure for more light and to address existing leaks
- Dark brick work painted or covered with glazed brick would increase reflected light from lightwells
- Uplighting could help to make the space less gloomy and more inviting. Light fittings should be discrete and not institutional
- A neutral unified colour would help railings to become less prominent
- Light and neutral wall colour could help keep the space bright. The clutter of surface mounted cables and pipes should be addressed
- There are opportunities for residents to personalise their entrances and make more communal use of the walkways
- A unified floor finish would keep the space feeling open and generous and less busy-looking. Bollards and other obstructions could be cleared away.

Changes could be made to improve existing circulation spaces without the need to change individual homes.

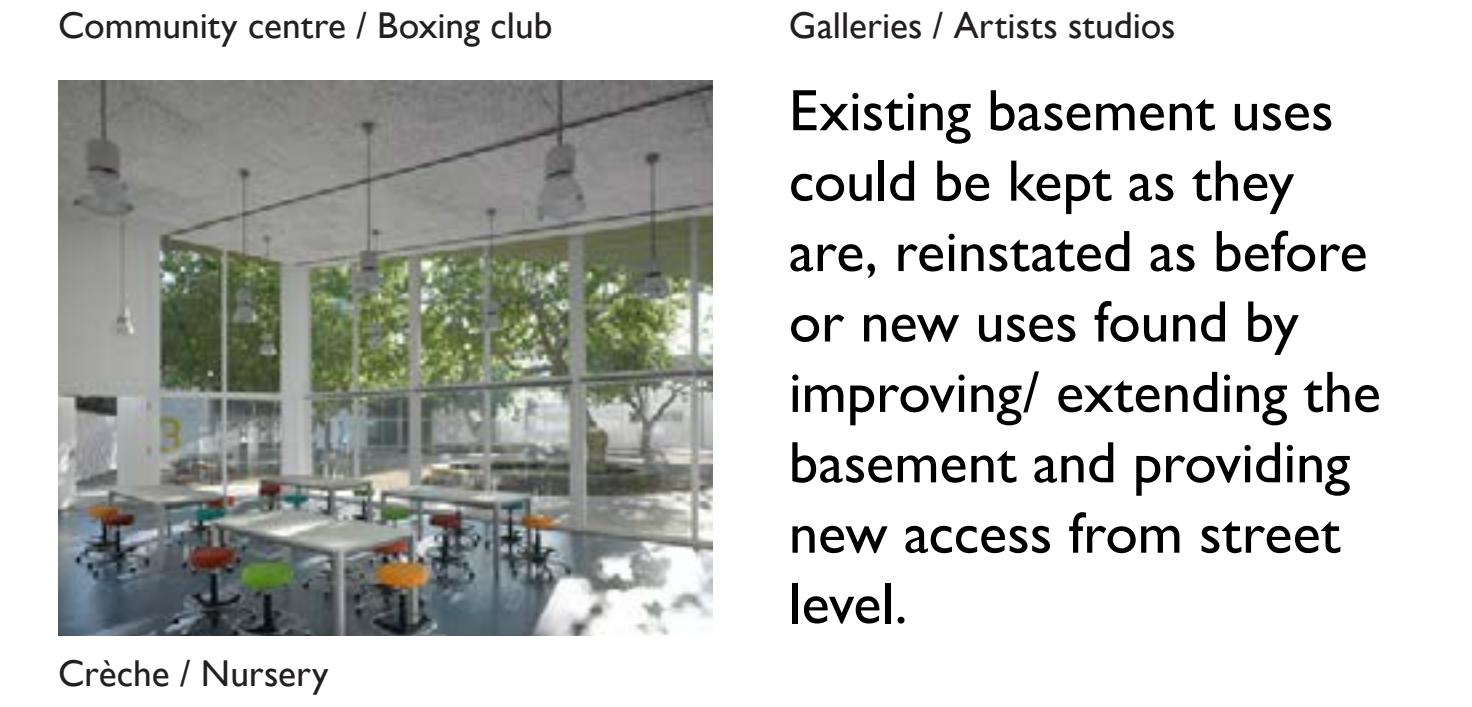
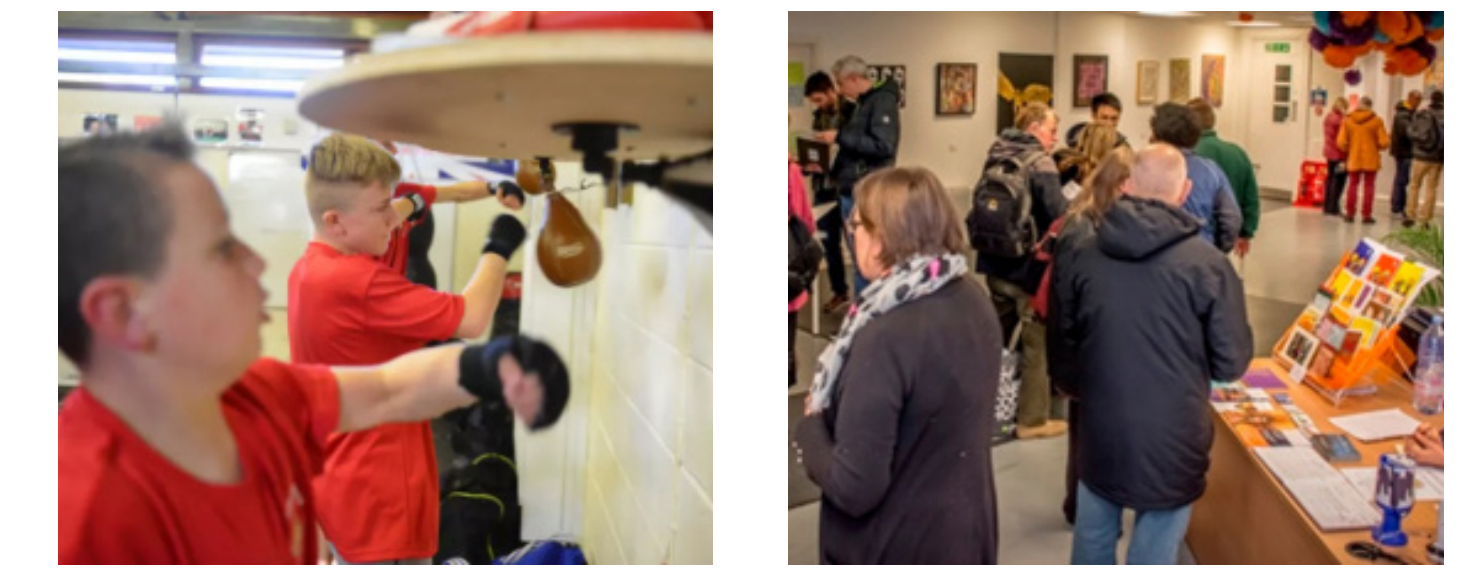
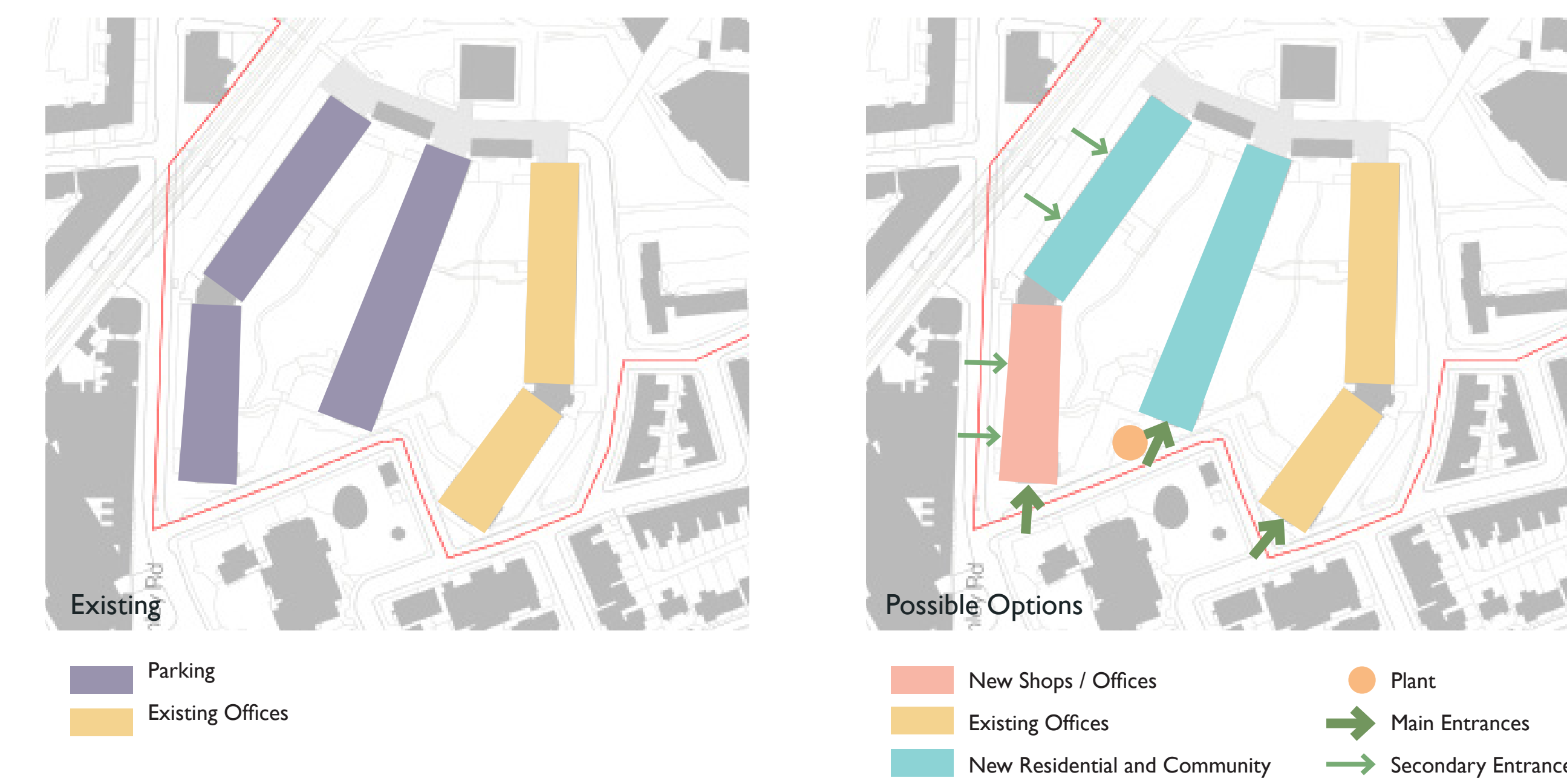
2 The Route to Your Home



2 Bigger changes could also be considered to break up the existing circulation so that smaller numbers of homes share circulation space.

Basement Uses

6 Options for New Uses



Existing basement uses could be kept as they are, reinstated as before or new uses found by improving/ extending the basement and providing new access from street level.

6 New Access / Extensions



8 Key Corners



The end of Hurstway Walk could be converted into a large shop or community facility to mark the corner and provide overlooking along Whitchurch Walk

What are your thoughts...

Some residents have told us they would like a choice of front door, and would like to see the inside of the walkways redecorated. Do you agree?

Some residents would like to see the intercom for the building upgraded and lifts introduced into the building. Do you agree this should be a priority?

What are your thoughts...

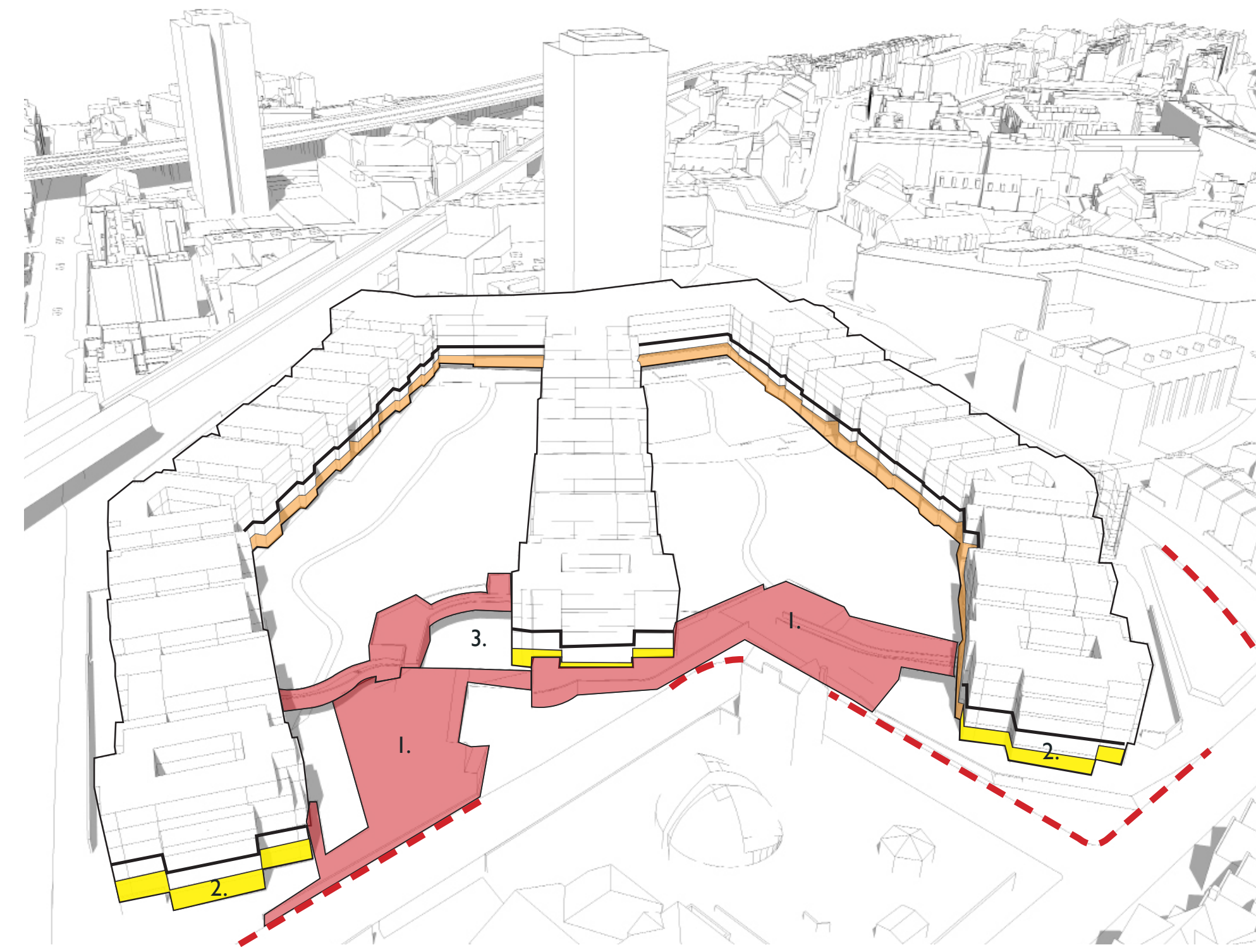
The residents we met said they like the sense of community in the estate and their homes are in a great location. How could this be improved?

Do you think there are sufficient playgrounds, or spaces for young people to play?

Some residents we met would like easier access to the gardens. Do you think the communal gardens are well used? Do you think the gardens should be open to everyone?



Improving your Public Space

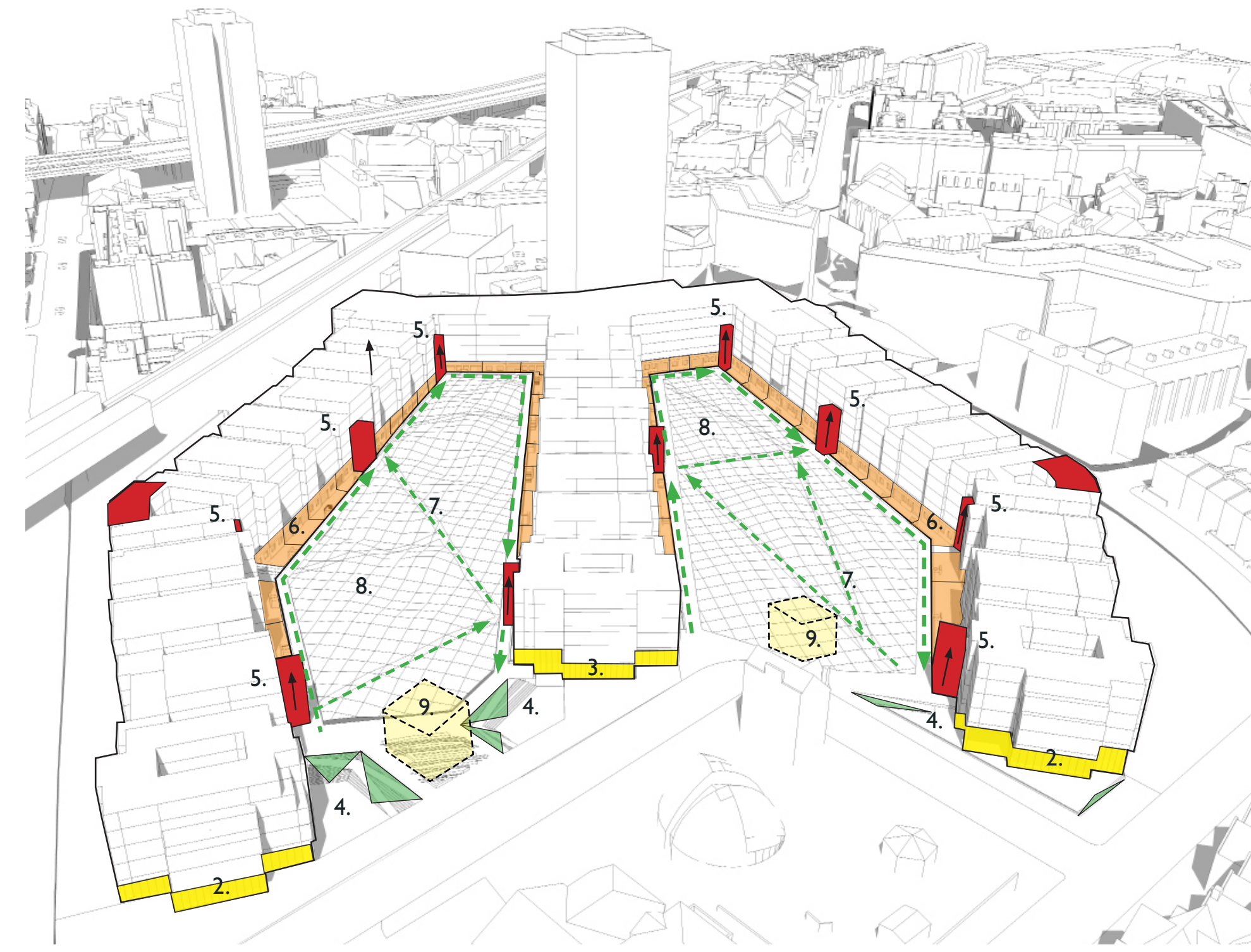


2 Existing condition

- 1. What do you think of removing all the ramps and level changes to the entrances? This can help create a more open relationship with the street.
- 2. How do you feel about improving the street frontage by placing community facilities at the ends of the walkways?
- 3. How do you feel about relocating the nursery to one of these new community facility locations?



Early ideas of how your communal spaces could work better.



2 Proposed ideas

- 1. What do you think of removing all the ramps and level changes to the entrances? This can help create a more open relationship with the street.
- 2. How do you feel about improving the street frontage by placing community facilities at the ends of the walkways?
- 3. How do you feel about relocating the nursery to one of these new community facility locations?
- 4. We can ramp down to new community squares at the fronts of the community centers, how do you feel about this?
- 5. New stair towers can then be used to take you to 3 out of the 4 levels. How do you feel about introducing lift access to these new towers?
- 6. We could introduce new homes to the basement level, this could help increase activity in the park. How would you feel about new homes at basement level?
- 7. The entrance towers could be connected by new pedestrian routes which can help light up the park. How would you like your park used?
- 8. We can introduce new playgrounds and sports facilities to the park, what would you like to see there?
- 9. How would you feel about new buildings with community facilities being introduced? This can help frame and enclose the parks.



8 Would you like to see a new community building? What facilities would you like to have there?



8 What if we opened up the walkways to the street front? Would new community squares be a good idea?



7 Would you like to see the green spaces more connected? Do you like the idea of connecting new pedestrian routes to new stair/lift towers?




7 Examples of how park lighting can improve the quality of the parks at night.



6 How flats on the basement level could work. Do you like the idea of creating new homes at the basement level?



1 How the internal spaces can be reimagined. What do you think about opening up the internal walkways to the basement?

 What are your thoughts...

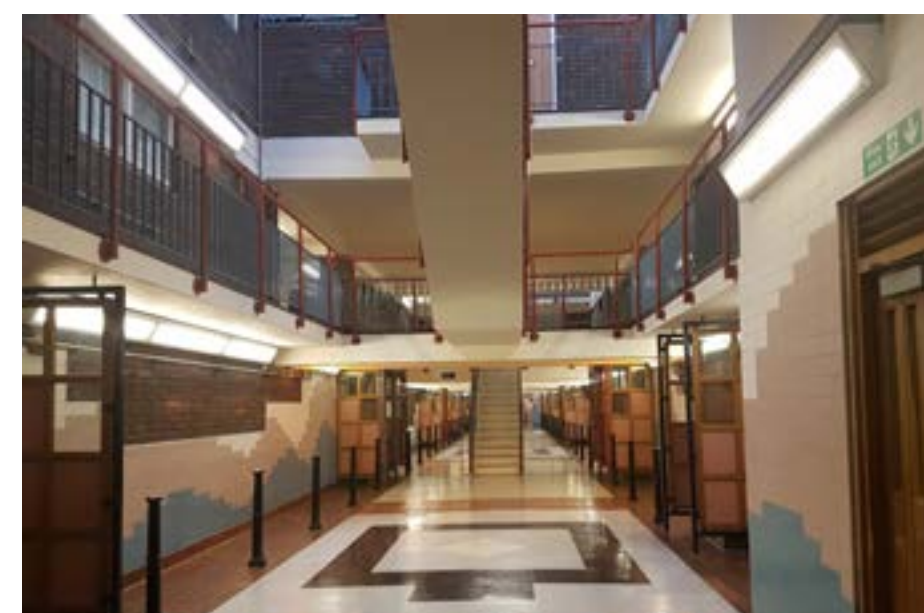


Your concerns:

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

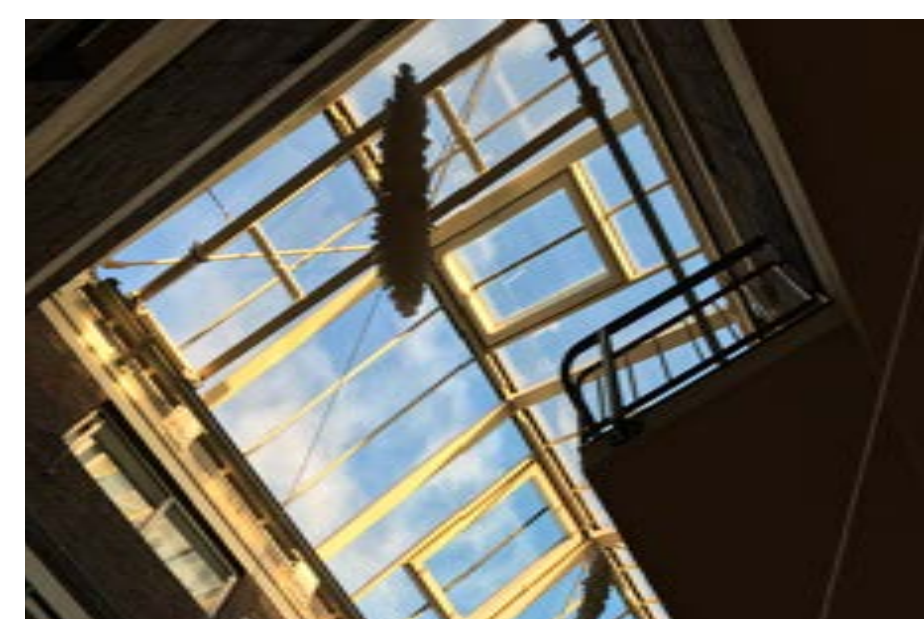
Ideas for possible works to address these issues are included to the right.

Photos of your buildings and homes



Constant neglect of management and repairs.

Fire safety: including fire engine access to the block.



Accessibility is difficult as there are no lifts.

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

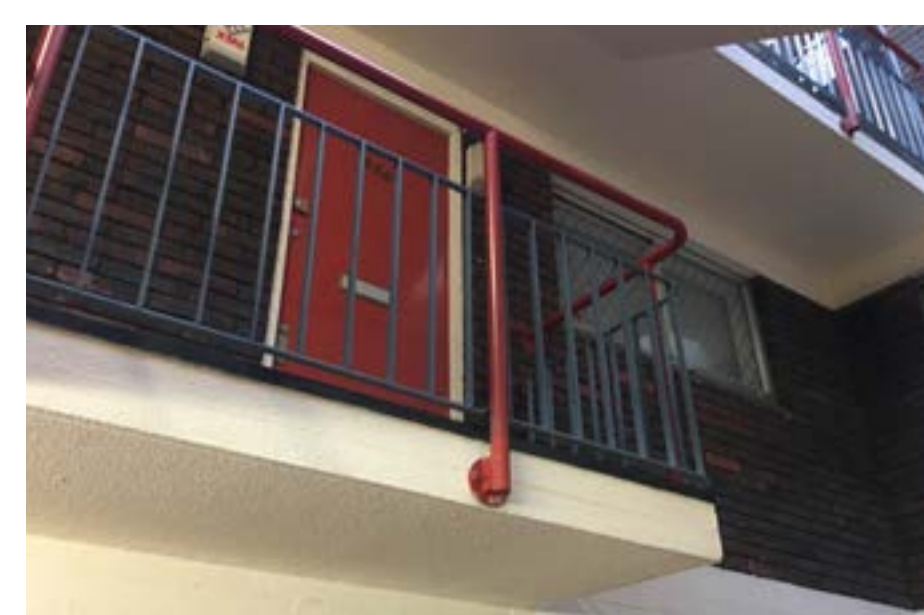


Safety and security: concerns that the doors in the communal areas are not secure.

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. Problems with pest control.



Confusing signage. No intercom to 300s.

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, and think the interior looks dated.
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: new lifts must be well maintained and residents 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. Providing additional storage space.	Residents generally support these ideas. Security of existing balconies needs to be improved.
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 spaces; options for residential, community or commercial use.	Residents generally supported this, the basements should be put to better use, but the immediate repair needs of their homes should be prioritised over basement development.
7 Make the communal courtyard and gardens more accessible to residents. Providing stairs to connect ground floor balconies to the communal gardens.	Residents generally agreed, and would like the gardens to be for resident-use only.
8 Option for introducing new community buildings / uses along Whitchurch Street.	Residents agreed Whitchurch Street should be improved, but had mixed views on potential uses. Residents in general agreement any facilities should be for resident-use only.

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.

- Fix roof lights.
- Remove threshold upstand at front doors.
- Improve balcony security & add awnings where appropriate.
- Install temporary intercom (Grenfell-Walk end) and improve security.
- Provide meanwhile uses.
- Appropriate protection and covering for gas pipes.

