

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.

To ensure these improvements reflect the needs of the community, Kensington and Chelsea Council is working in partnership with local residents, through the Lancaster West Residents' Association (LWRA), supported by the Department of Communities and Local Government, to 'co-design' the renewal of the estate. This means the council will work with residents and be guided by them in designs for the new estate and refurbishment works.

Lancaster West Ideas Day

The aim of this event is for the residents of Lancaster West Estate to meet with the architects who have been appointed to refurbish each block, and share their ideas, concerns and priorities for their homes, blocks and wider neighbourhood.

Members of the architectural teams, as well as Newman Francis (independent residents adviser) and Fluid (who are facilitating the event) will be on hand to answer any questions you may have throughout the day.

There are also a number of other events and activities taking place today which you are welcome to take part in. Please ask a team member for a programme.

What is happening today?

There are three sessions running today, but you don't need to attend each one!

➤ Session One - 11am - 12:30pm

- Opening by Lancaster West Residents' Association
- 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. This will continue throughout the day

➤ Session Two - 12:30pm - 2:30pm

- Lunch: Free food and special dishes by a local chef
- Walk and talk: an opportunity to show the project team any issues that you might have with your home, block or estate
- Drop-in exhibition

➤ Session Three - 2:30pm - 4pm

- Kensington Aldridge Academy choir will be performing at the Leisure Centre
- Drop-in exhibition



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**

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 by 30th May. The police expect the site to remain a crime scene until July, as they complete their painstaking investigation into the Grenfell tragedy. The site team have previously been clear the future of the site will be determined in consultation with the local community and no decisions have been made.

FAQs

Questions and answers about the Lancaster West Co-design Process

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. Alternatively, if you prefer please email the Lancaster West estate neighbourhood director steve.jacobs@rbkc.gov.uk or drop by the Estate Office at Unit 2, Baseline Studios, Whitchurch Road.

Issues to be addressed immediately

The council are aware that there are important issues that need to be addressed immediately. Some of the important issues include:

- Water pressure
- Drainage
- Windows - draughts, rotten frames, catches and locks not working
- Pest control

- Repairs - lack of responsiveness and quality
- Anti-social behaviour e.g. young people smoking and hanging around in stairwells
- Leaking balconies
- Squeaky floors (Upper Clarendon Walk)

We are aware of these on-going issues and the local housing team are working hard to find better and more effective ways of getting the work done.

Who can take part? Who is the refurbishment for?

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

There will be follow up events in March 2018 when the architects will come back to present to you their ideas based on what you have told them. Details of these dates will be published in due course.

Will leaseholders be expected to pay for this refurbishment work?

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. 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.

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

The Ministry of Housing, Communities and Local Government (MHCLG) made the initial selection of architects and facilitator who were selected for their relevant experience and skills. MHCLG picked a number of architects who would be prepared to work collaboratively and consulted with the Residents Association who added some architects to the list. It was done this way to get initial ideas quickly. Residents will be involved in the selection of consultants for future stages of the refurbishment.







Way forward - indicative timeline

Refurbishing Lancaster West



Mapping your neighbourhood

-  Community buildings
-  Retail and local centres
-  Buildings within the estate
-  Estate Boundary

1. Camborne Mews
2. Barandon Walk
3. Camelford Court
4. Upper & Lower Camelford Walk
5. Lower Clarendon Walk
6. Clarendon Walk
7. Upper Clarendon Walk
8. Hurstway Walk
9. Morland House
10. Talbot Grove House
11. Lower Talbot Walk
12. Testerton Walk
13. Treadgold House
14. Upper Talbot Walk
15. Verity Close

Please tell us more...

-  Show us where you live
-  Show us places that you or your family shop
-  Show us community facilities that you or your family use
-  Show us places that you or your family play
-  Draw the routes that you take
-  Draw the routes that you avoid



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.

All 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

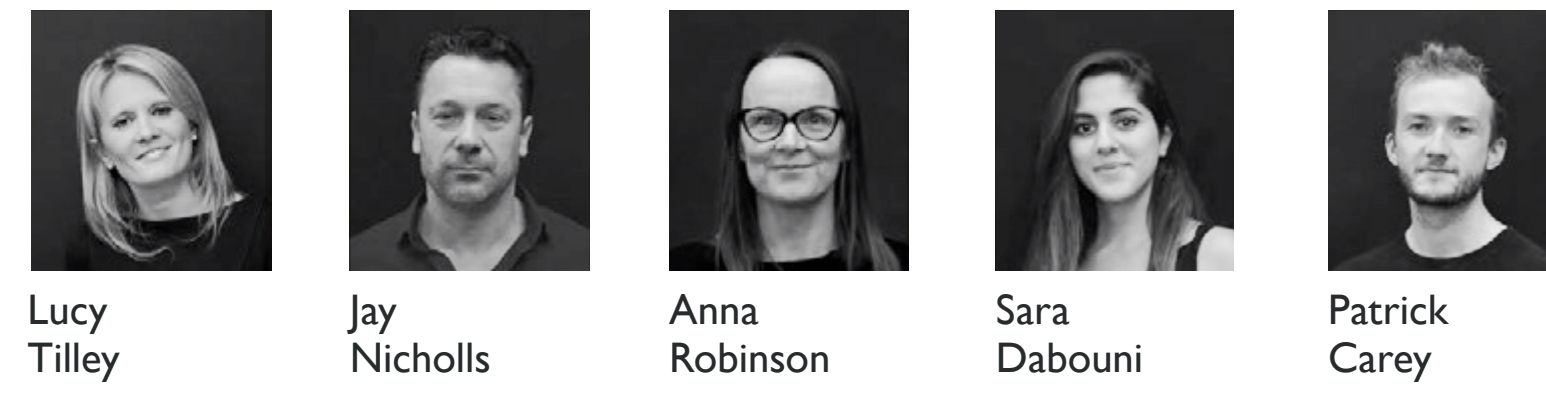
Levitt Bernstein:
Morland House
Talbot Grove House

Maccreanor Lavington:
Treadgold House

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

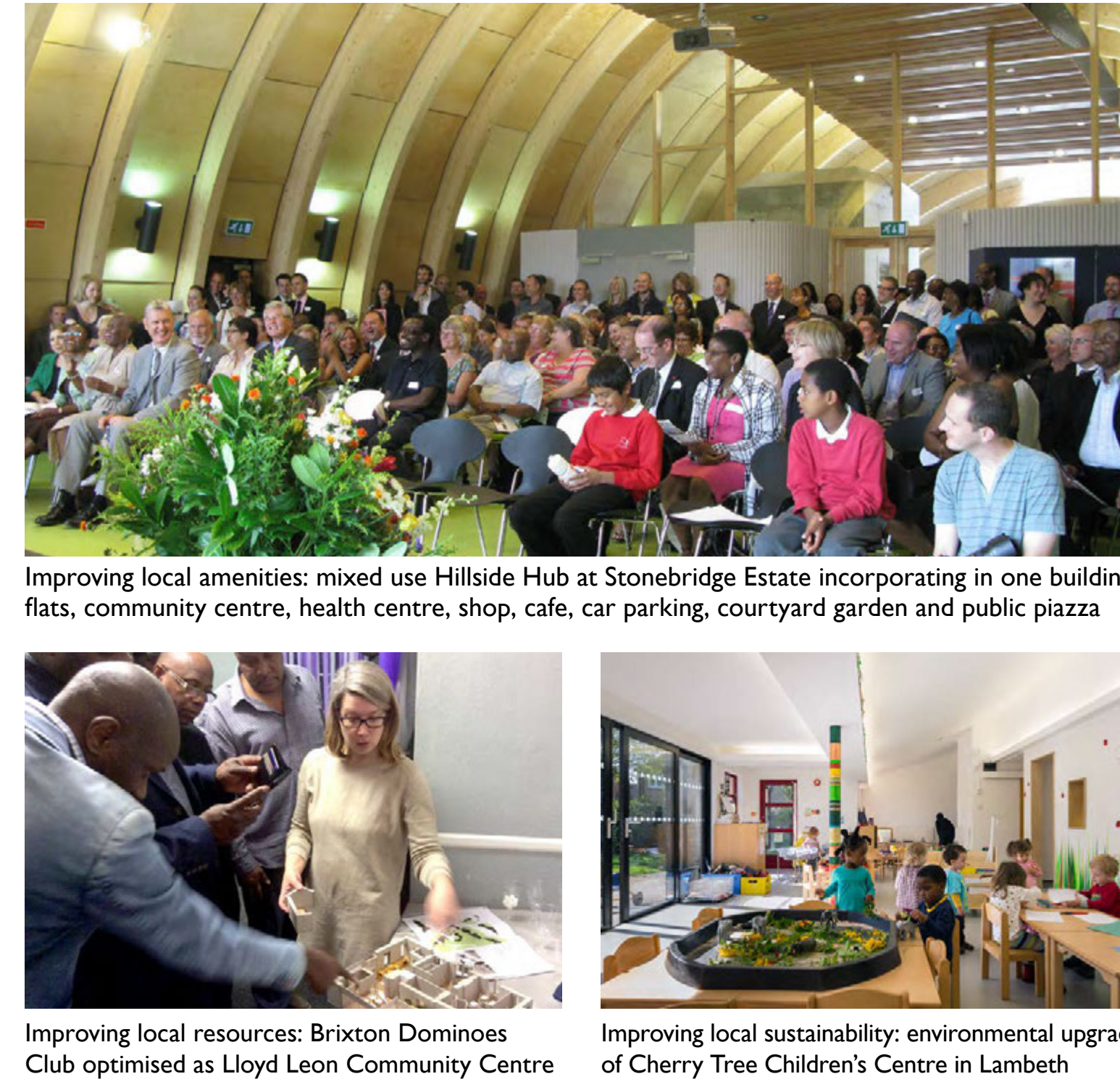
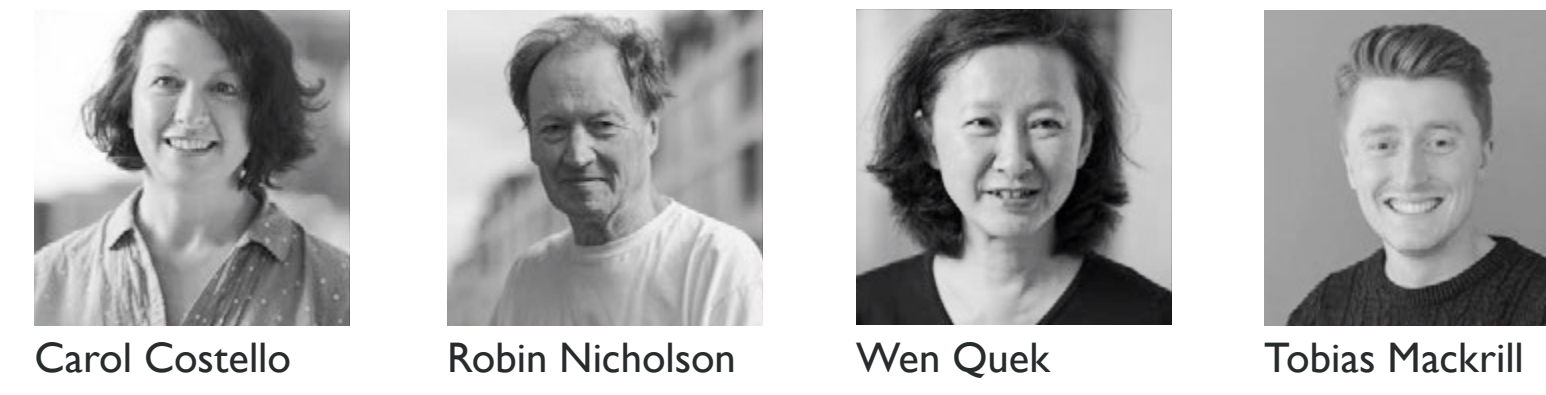
Covered by all architects:
The Walkways: Barandon Walk, Hurstway Walk, Testerton Walk

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



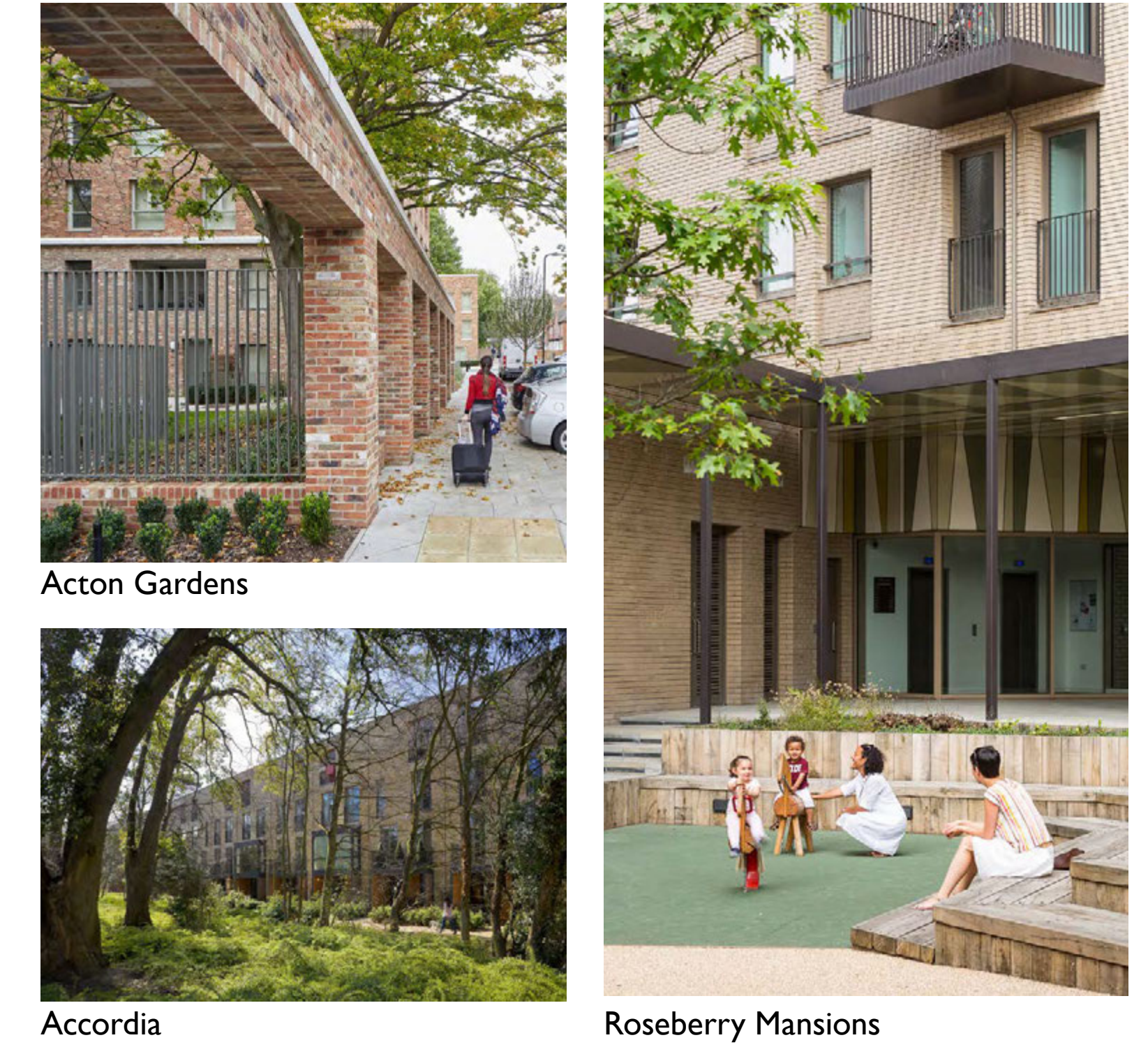
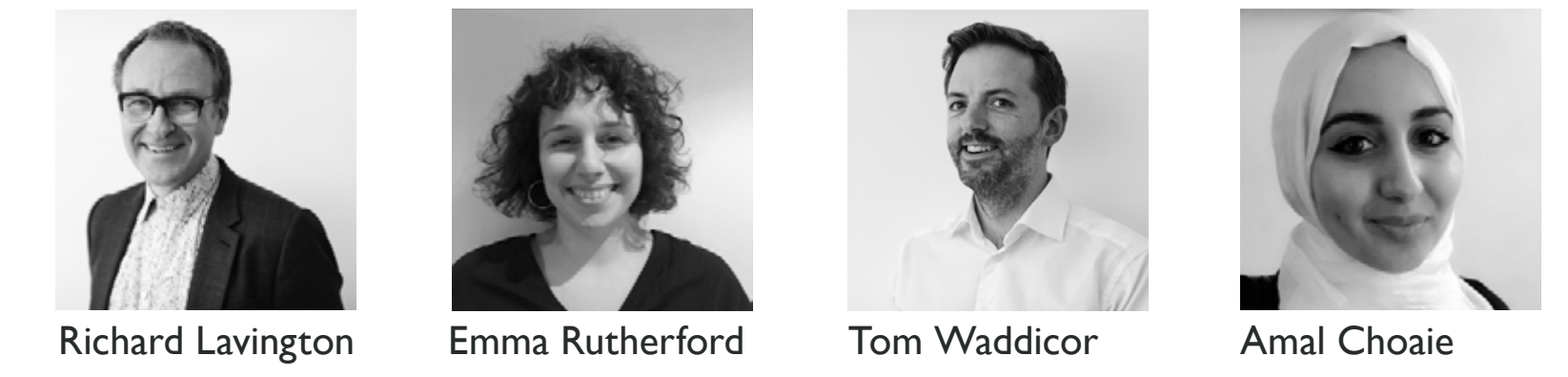
Cullinan Studio is a well-established architectural practice based in Islington. As a co-operative, we believe that architecture is a social act. We listen to and work collaboratively with communities to understand their needs - from individual homes to whole neighbourhoods. We aim to create direct benefits 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



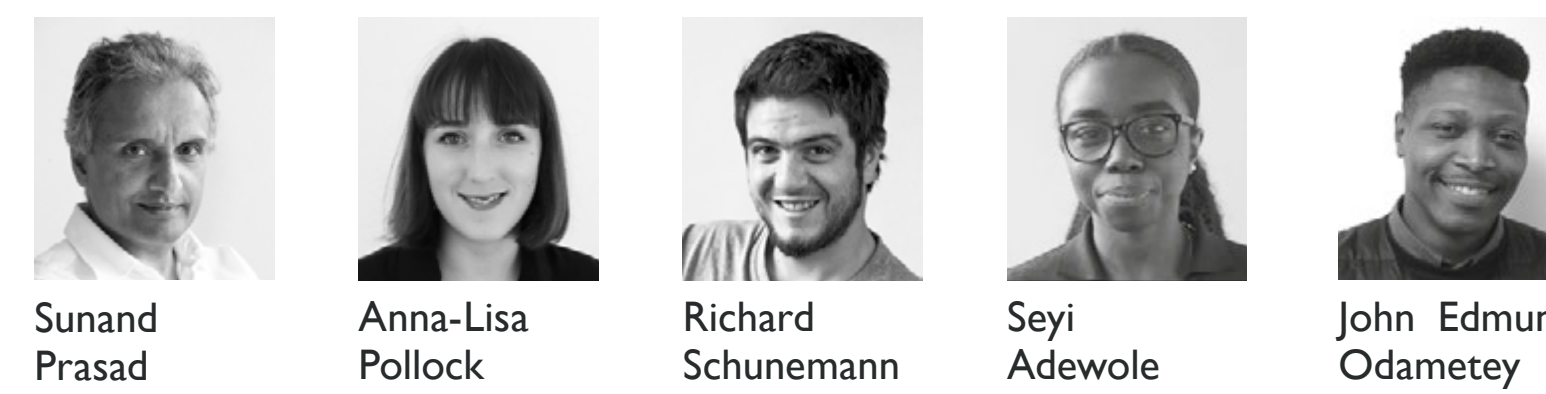
Maccreanor Lavington are architects and urban designers based in Clerkenwell, London and Rotterdam in the Netherlands. We work extensively on housing and community projects across London. We are passionate about designing buildings that will stand the test of time and age well. We like working with building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

Murray John Architects



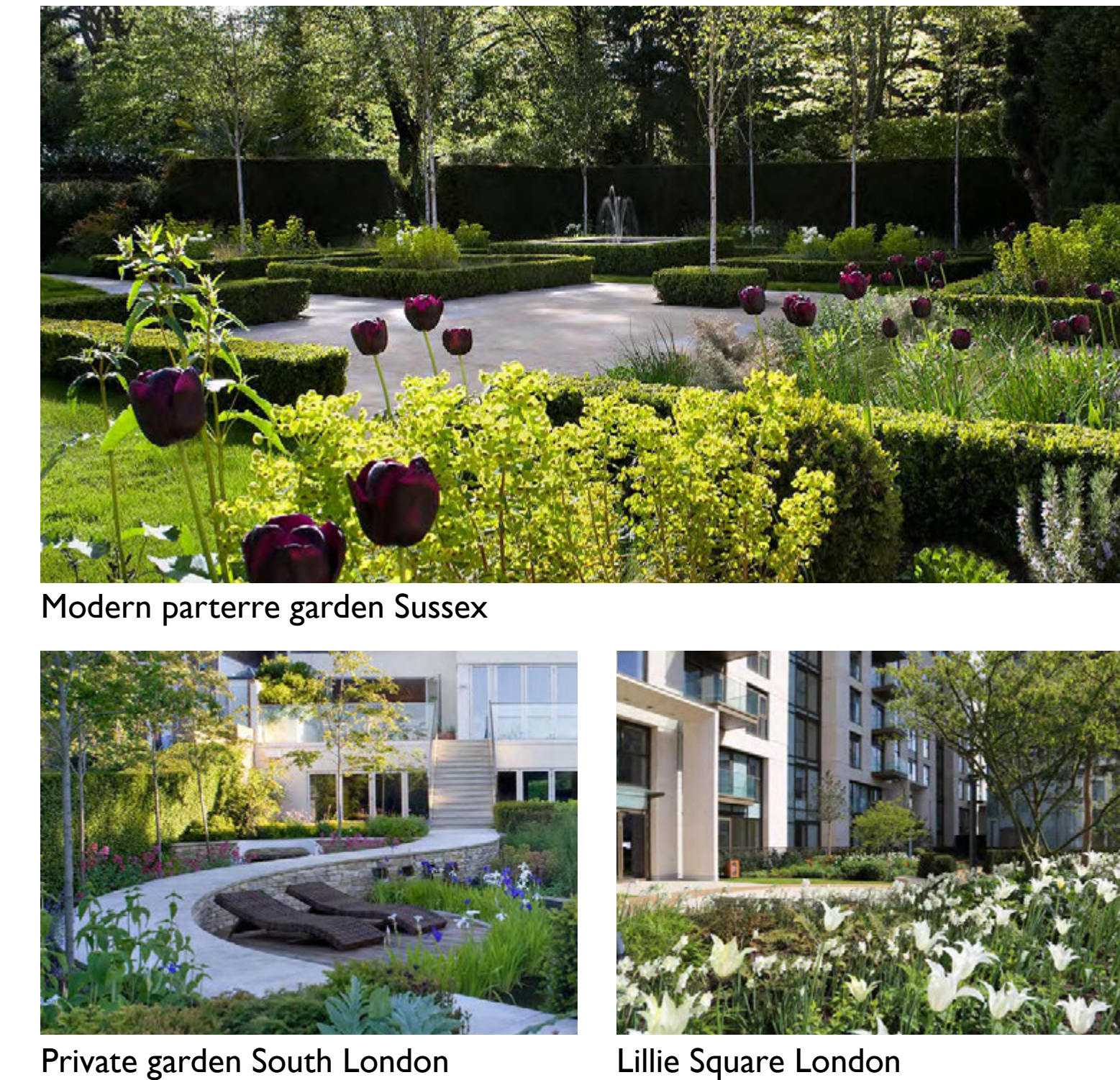
Murray John Architects work in conservation, historic and contemporary. Locally, we have looked after St Clements, Sirdar Road; St James, St James's Gardens; St Francis, Dalgarno; Wesley Square; shops on the Harrow Road and many flats and houses. We are currently restoring frontages along Electric Avenue 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



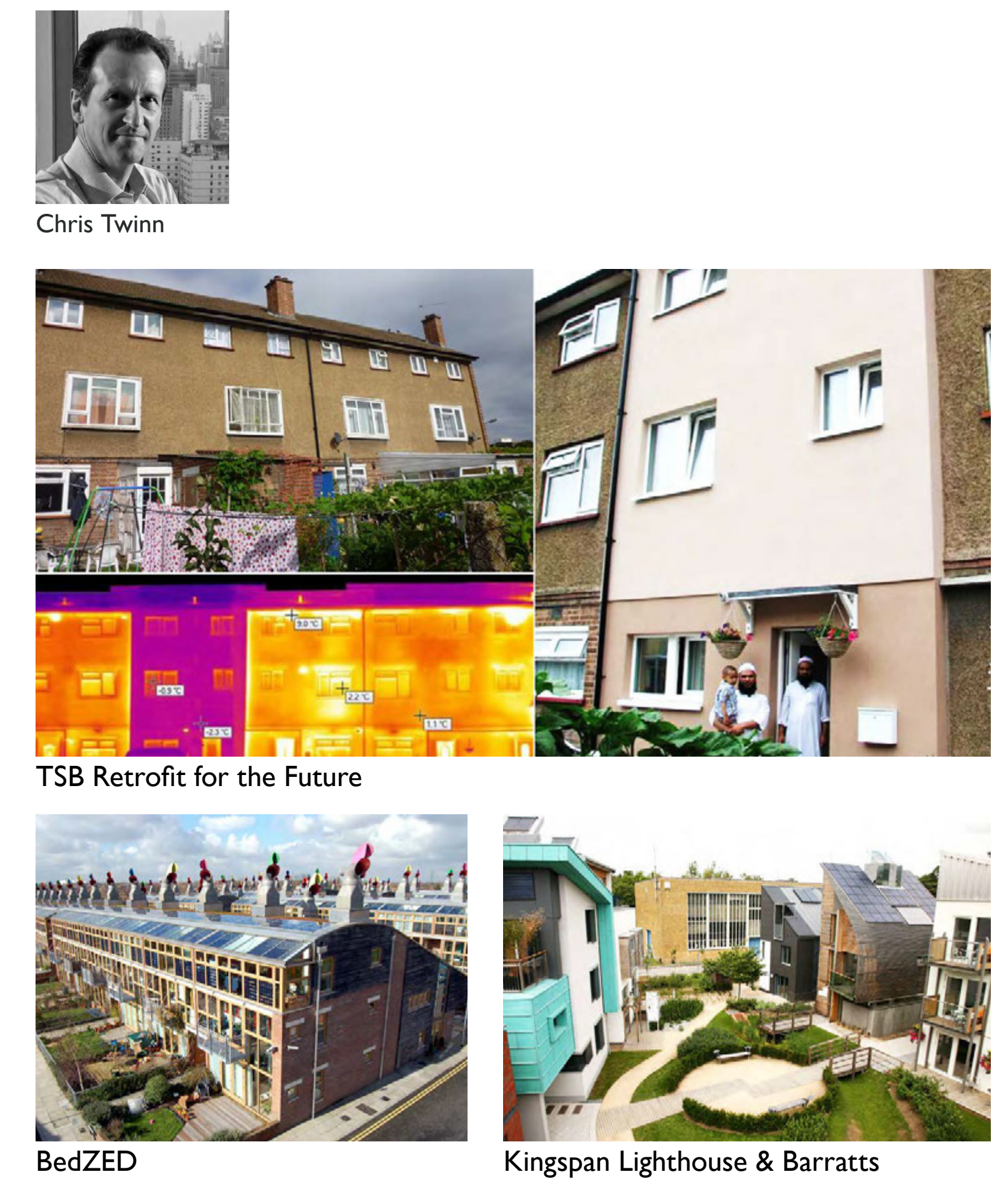
Penoyre Prasad co-design homes, neighbourhoods, health centres, schools, colleges, performance venues, and workplaces, working with clients, residents and other building users. For 30 years our mission has been to create inspiring architecture focused on people and places and the possibilities opened 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



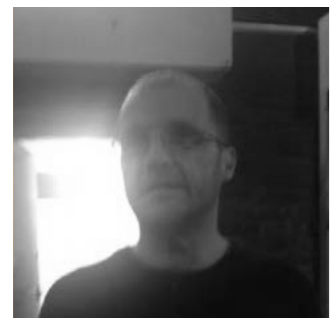
William Wake



Fatima de Jesus



Virginia Sang



Joe Delaney



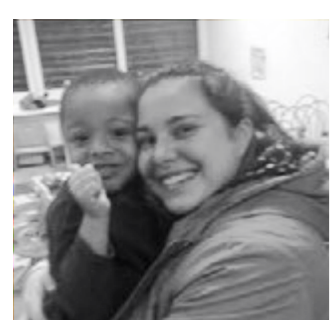
Eunicia Harding



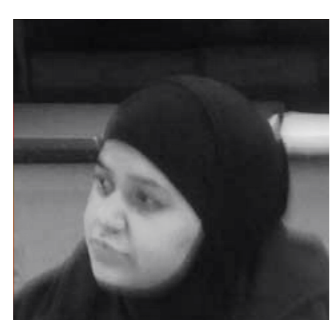
Jamal Williams



Bernard Shaw



Thomassina 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 as facilitator to ensure this is a model approach to resident engagement and participation with the principles of co-design running throughout. This means building and equal collaboration, 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



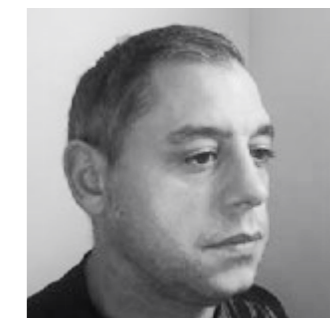
Alicia Francis



Mekor Newman



Clive Smith



Simon Jolly

NewmanFrancis 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



Have your say...

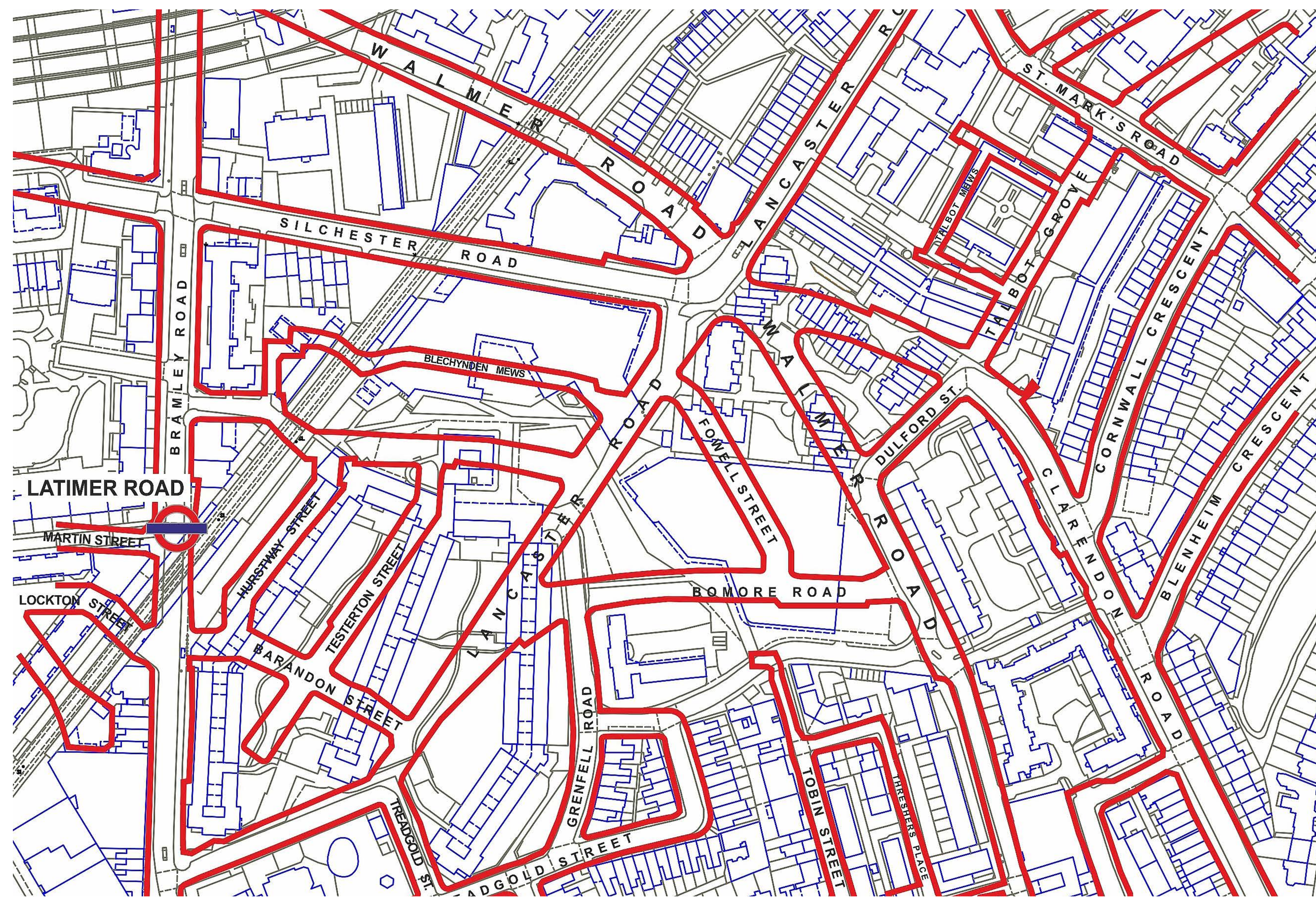
Mansion Blocks - do you like living in them? What would you like to see changed or improved?

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 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

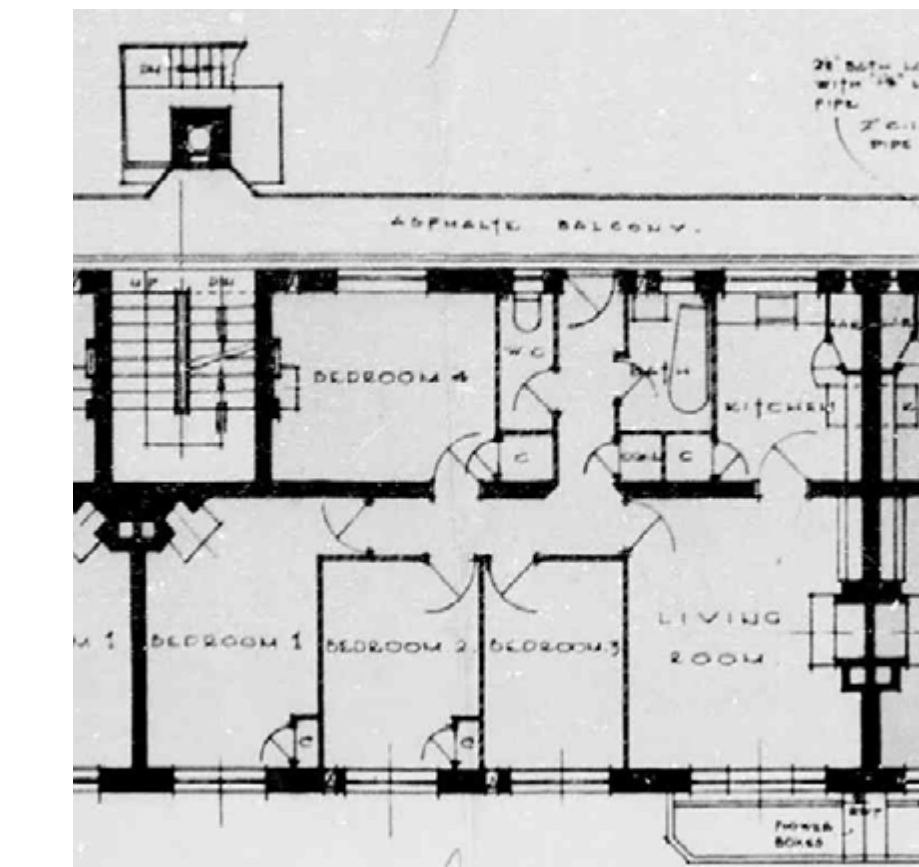
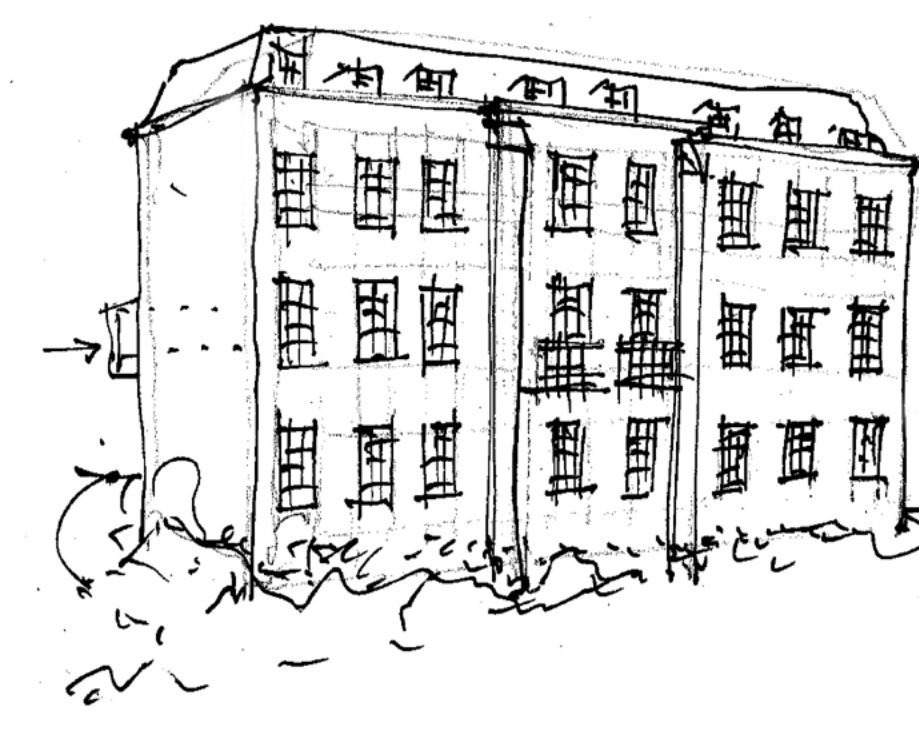


Fig 04: Bramley House Plan

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). 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 differences 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, by comparison with today's needs.

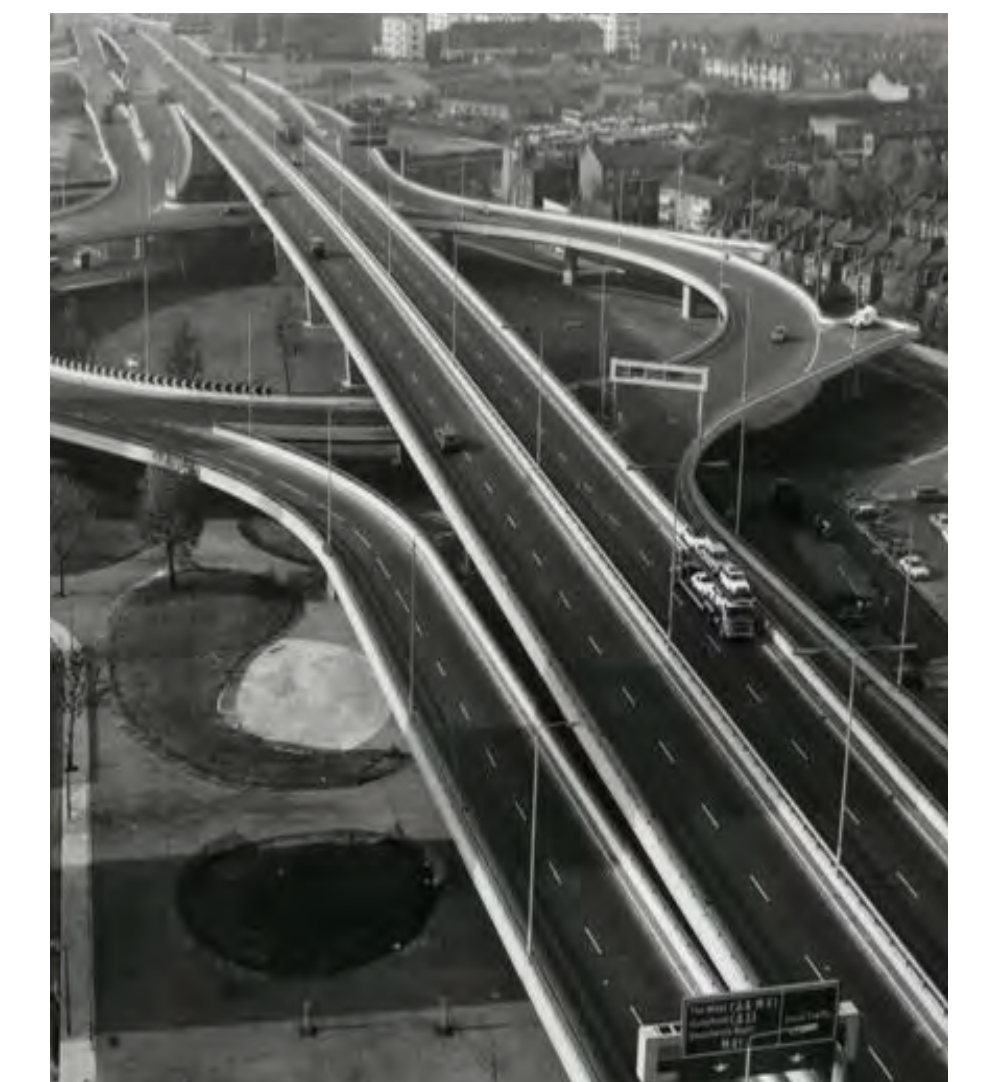


Fig 07: The Westway

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 1960's vision for the estate

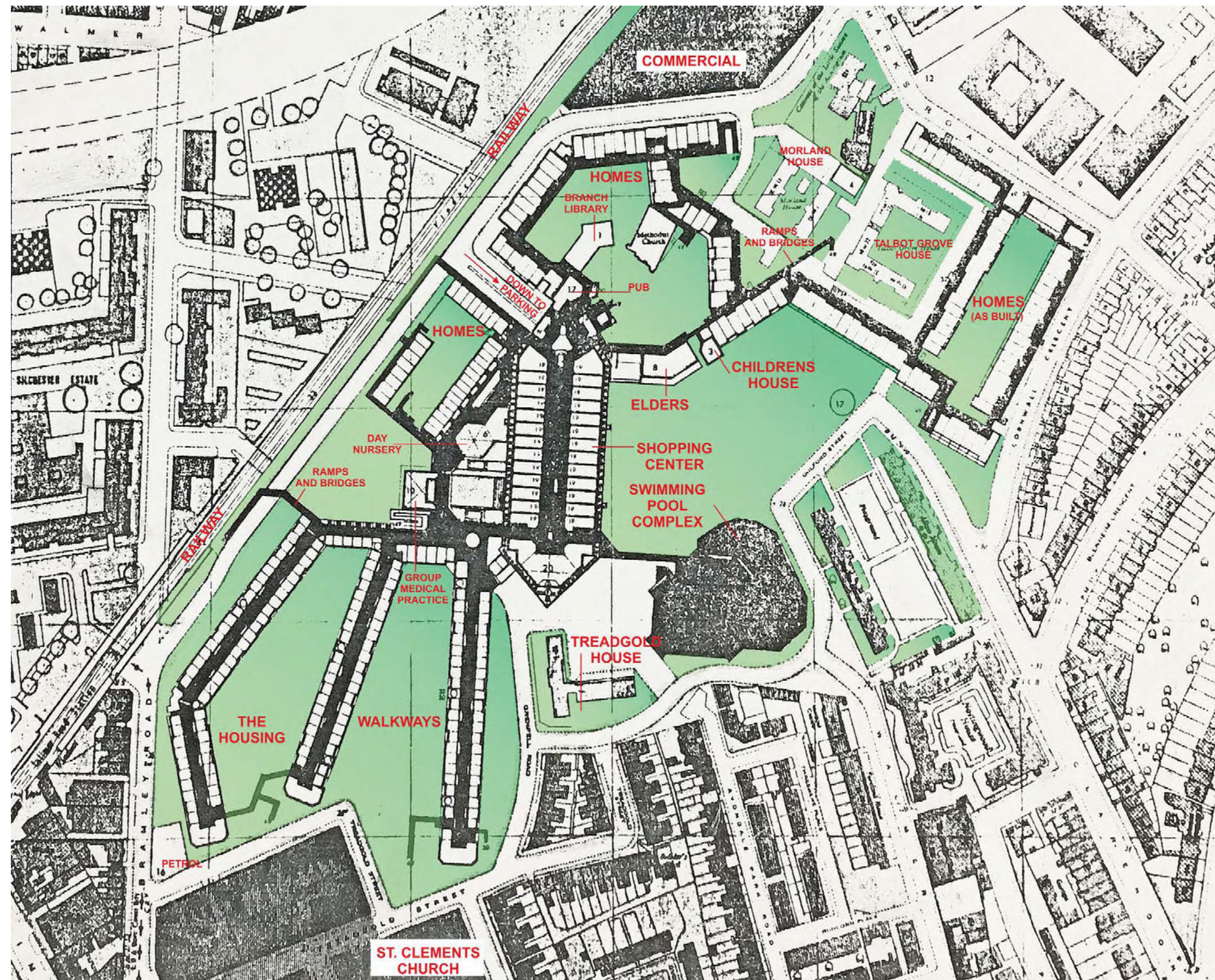
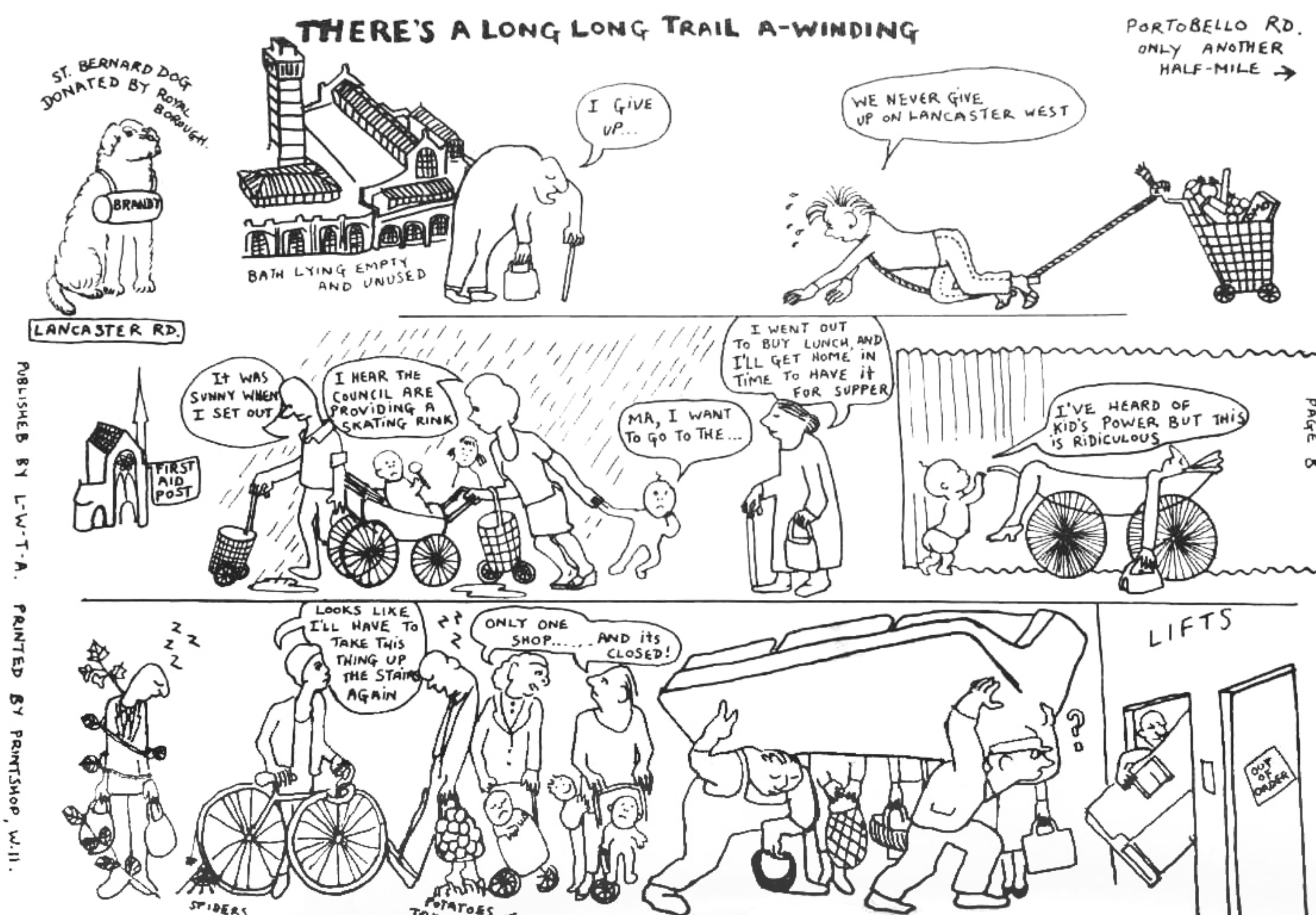
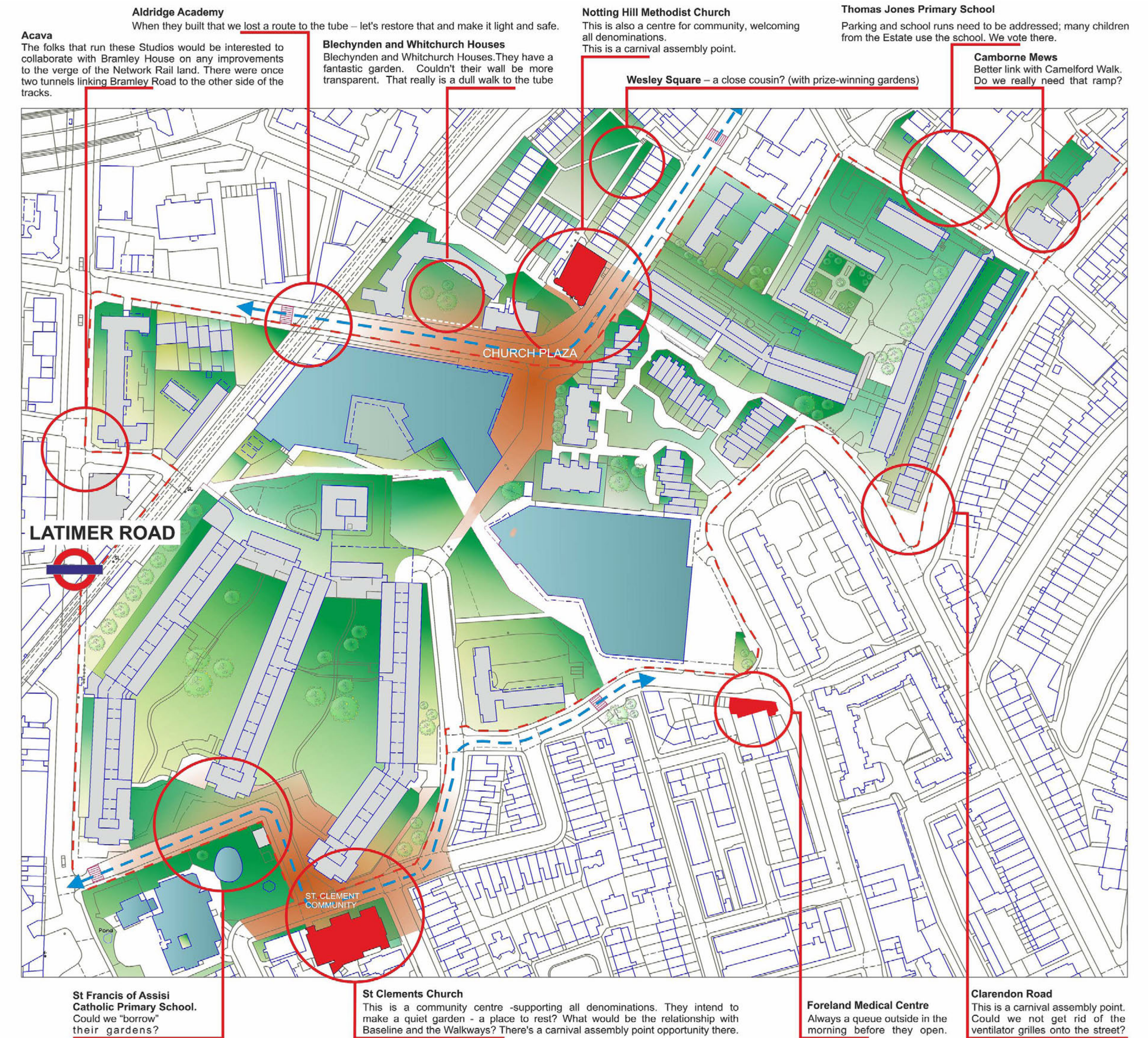


Fig 9: Original Masterplan for the estate 1968

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...

