

# WALKWAYS 21ZERO

512-KCA-XX-XX-RP-A-0301-DDV

Design and Technical Appendix  
November 2020

Karakusevic Carson Architects





## SITE AND CONTEXT



Latimer Road Station

Bramley Road

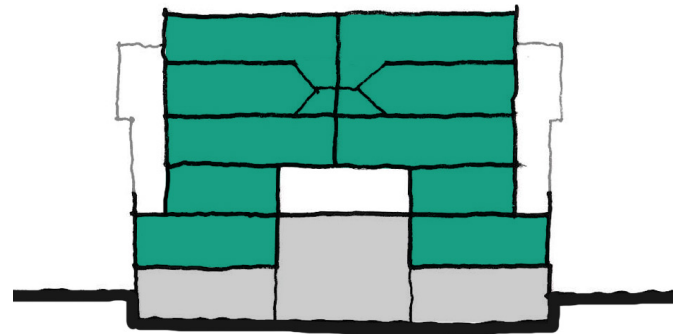
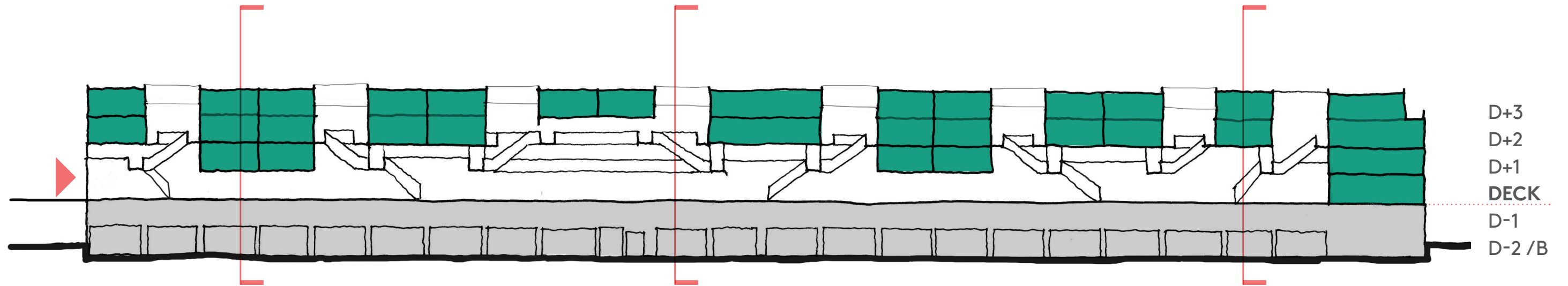
Westway

Kensington Aldridge  
Academy

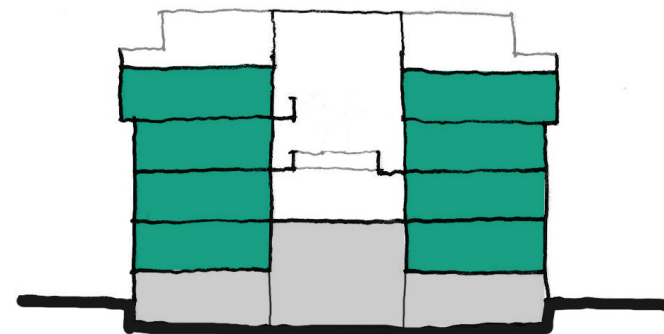
Treadgold Street



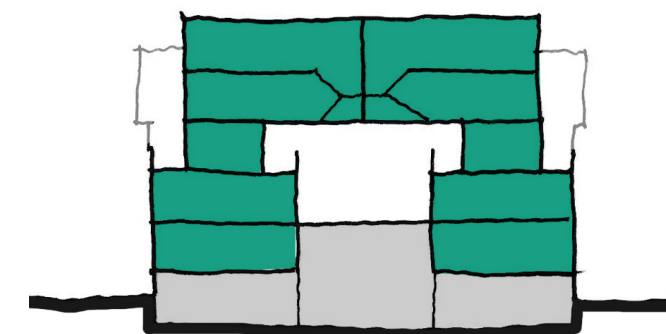
# BUILDING SECTIONS



Section AA



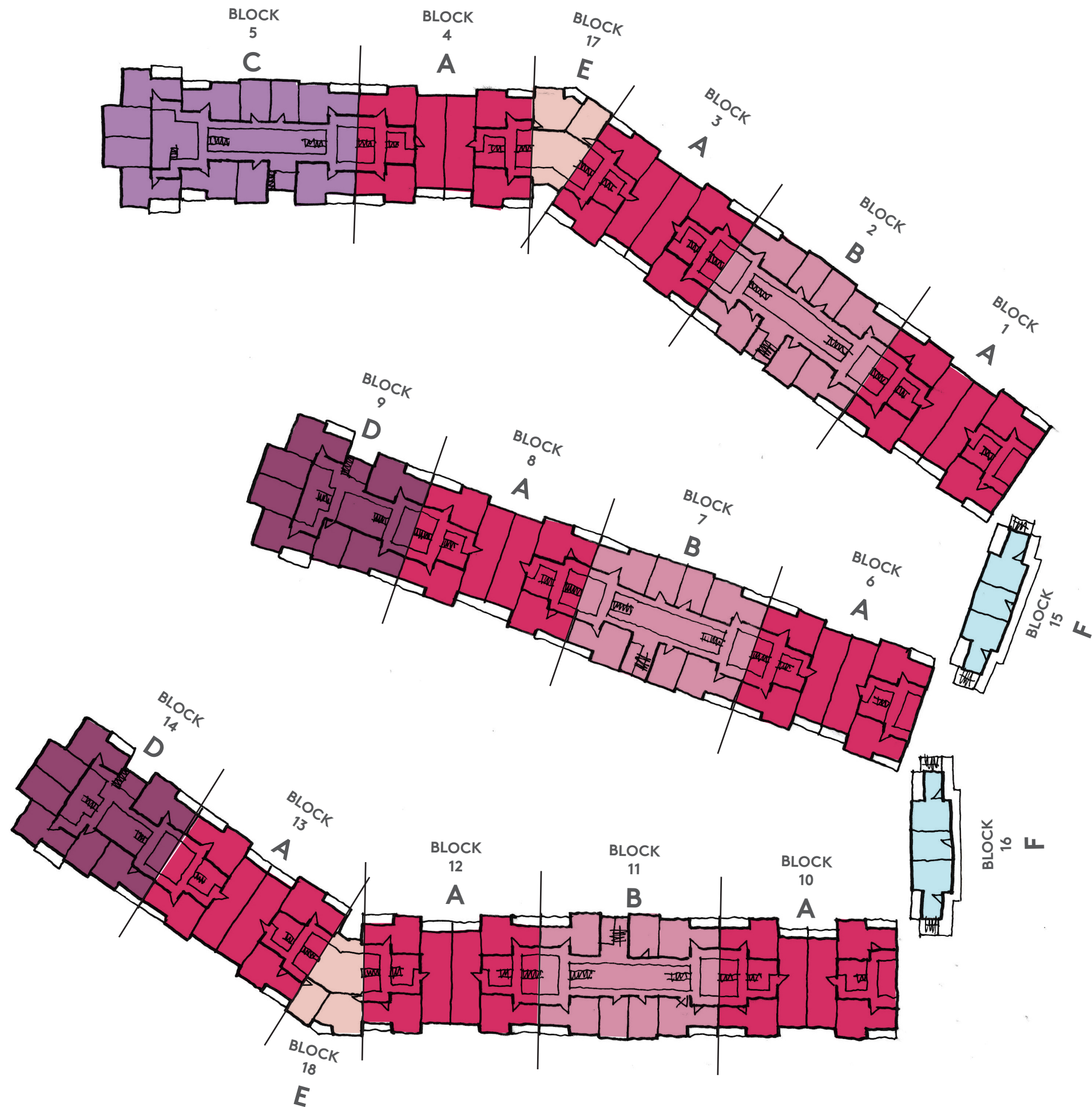
Section BB



Section CC

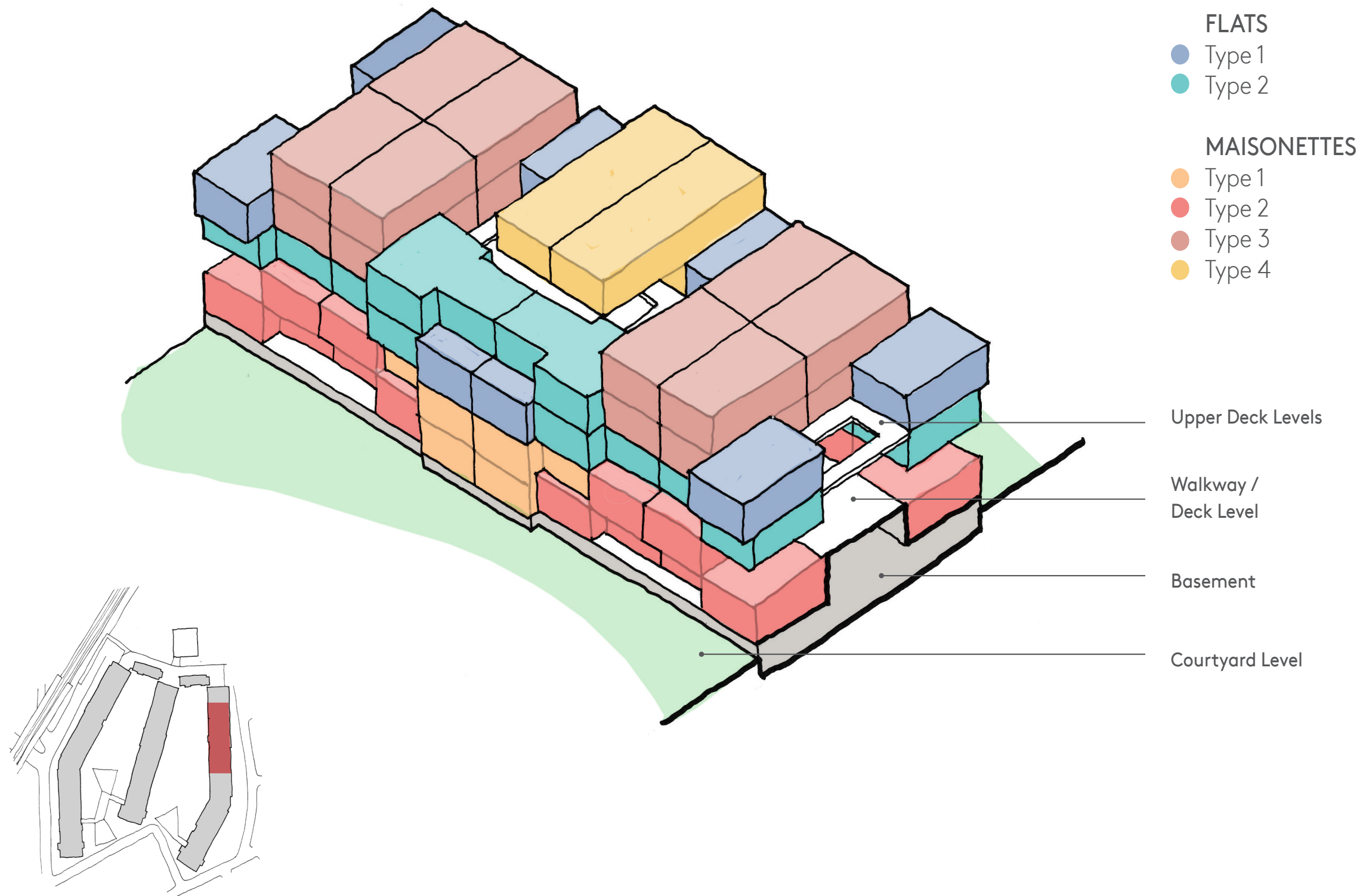
D+3  
D+2  
D+1  
**DECK**  
D-1  
D-2 / B

# BUILDING ORGANISATION



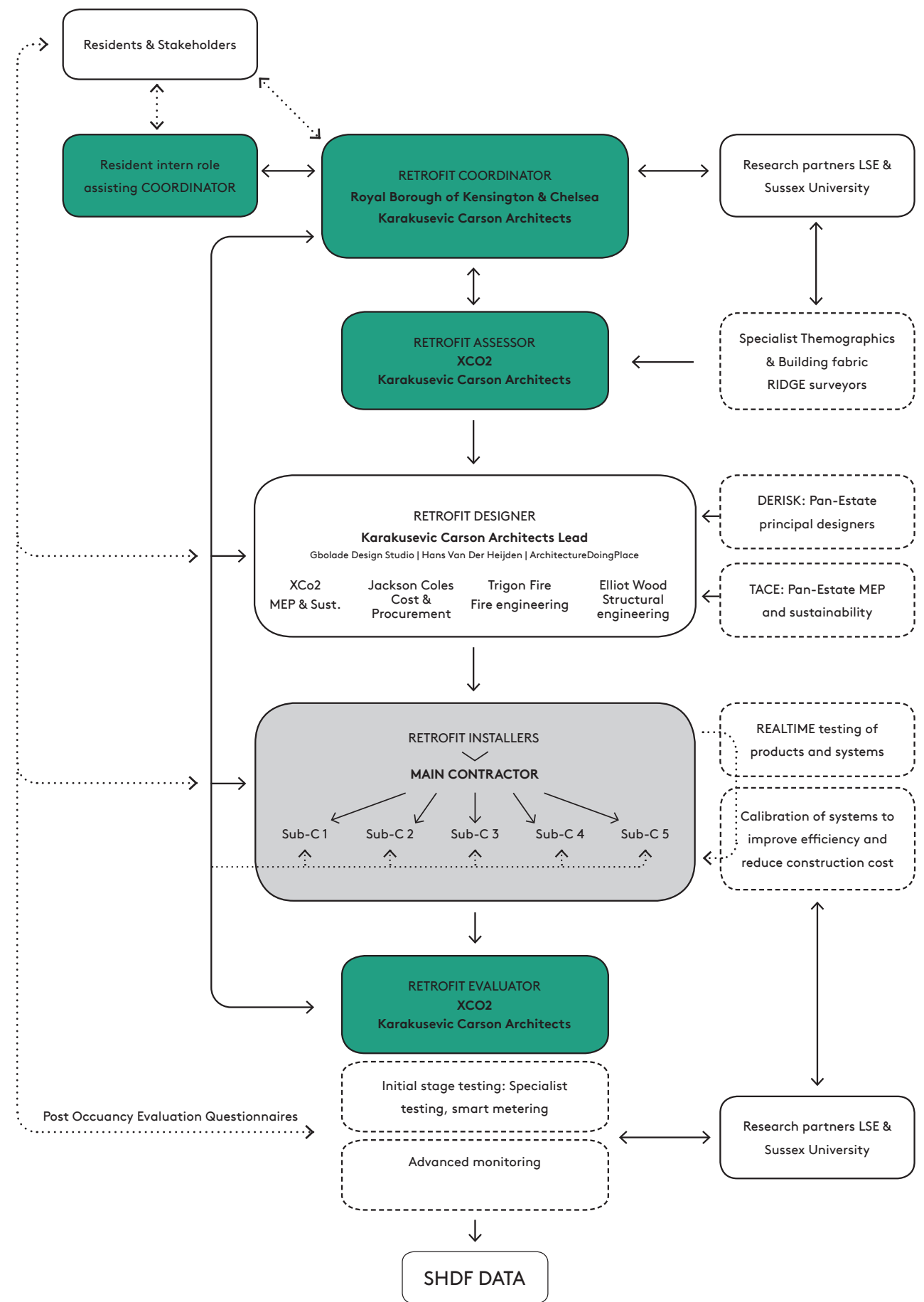


# HOME TYPOLOGIES AND ORGANISATION





# PROJECT PHASING AND ORGANISATION





# BUILDING FABRIC ELEMENTS FOR IMPROVEMENT

Low thermal performance of walls and roofs

Cold-bridges at floor and wall junctions

Poor usability and thermal performance of windows

Poorly addressed street frontage



Tired and non-weather-tight balcony finishes

Poorly addressed garden frontage



# ATRIA ELEMENTS FOR IMPROVEMENT

Narrow Access  
Galleries - 900mm

Exposed services

Potential for  
improvements  
to floor and wall  
finishes



Lack of weather  
tightness and light  
transmission of rooflights

Poor quality lighting

Dated and poorly  
maintained  
railings





# BUILDING AND FABRIC UPGRADES BY WORK PACKAGES

## Work Package 1 (A)

### Test and Development

Internal apartment fit-outs including new kitchens, bathrooms, partitions, ceilings and finishes

## Work Package 2 (A - A2)

### Fabric and Interior

External wall inner leaf insulation and space for future MEP, HIU and ventilation. Trace heating to address condensation.

## Work Package 2 (B)

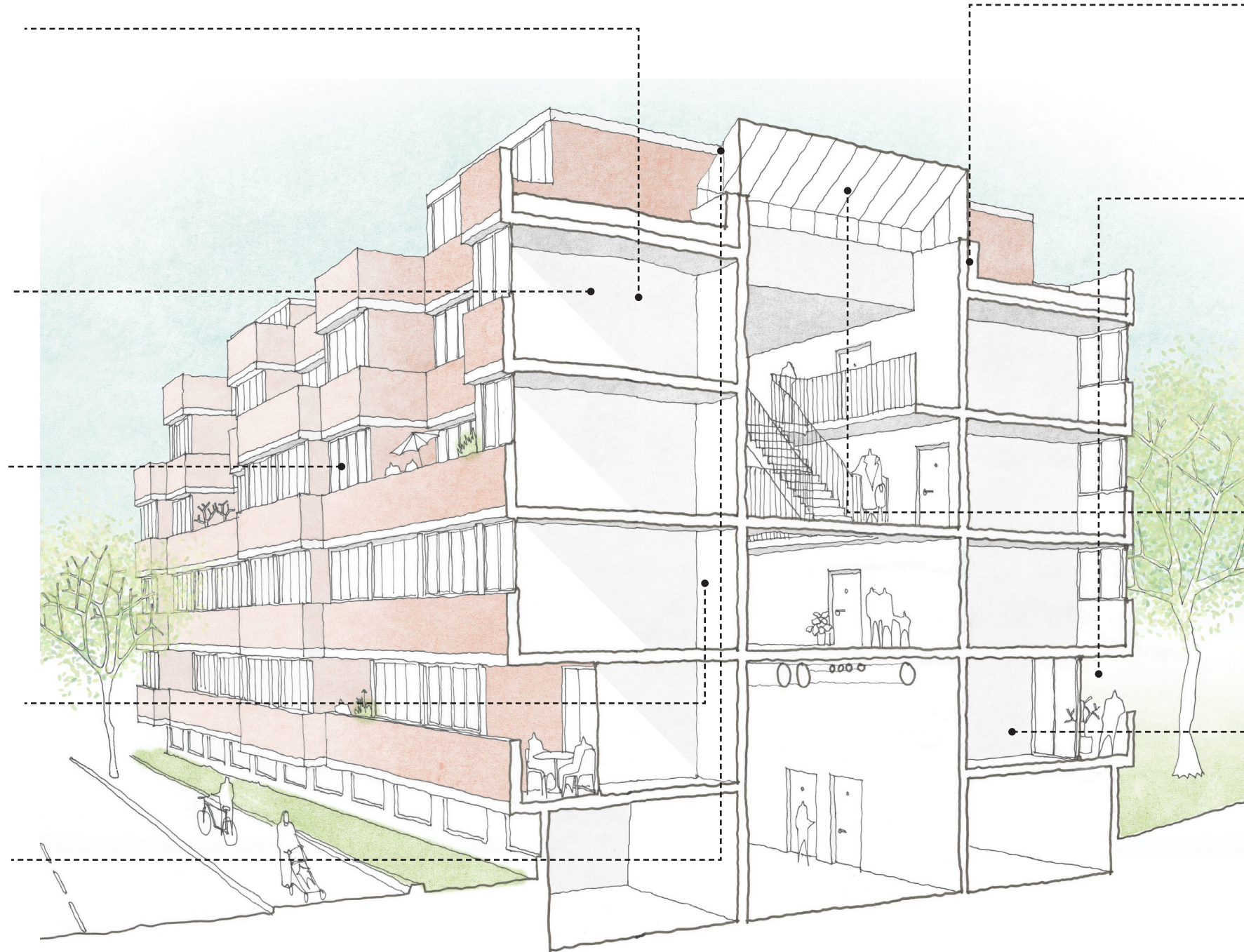
New windows to the street and courtyard, allowing for future penetrations e.g. MVHR

## Work Package 2 (C)

Fire upgrade of existing windows facing the internal walkways

## Work Package 2(D)

Roof improvements including new insulation, waterproofing, drainage, access and guarding upgrades.



## Work Package 2 (G - G2)

External wall insulation, including localised insulation e.g. soffits

## Work Package 3 (A - A2)

### Additional & Exterior

Balcony improvements including new insulation over habitable space, waterproofing, drainage, and guarding.

## Work Package 3 (D - F)

Additions to roofs including ASHP, PVs and green roofs

## Work Package 4 (B3, C2 - F)

### Supplementary

Additional improvements to homes including smart meters, MVHR and battery storage