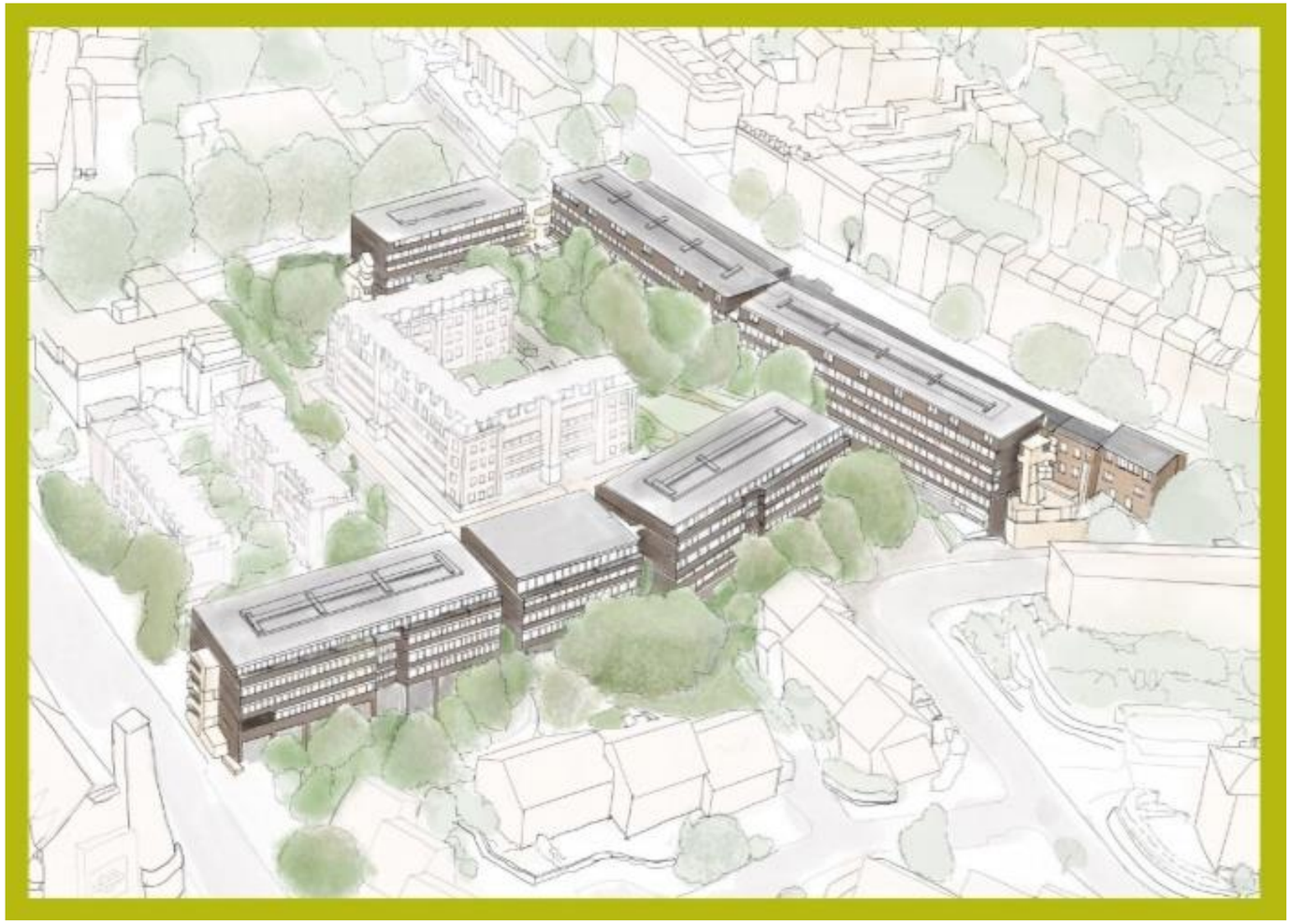
# Clarendon & Talbot Walk

## Roof Improvement – Initial Design Ideas

Penoyre & Prasad



Date: Thursday 27th May
Time: 6:00pm - 7:00pm

LANCASTER WEST
NEIGHBOURHOOD TEAM
W11


# Resident Enewsletter

SCAN ME

# With us tonight...

James Caspell

Neighbourhood Director

Andros Loizou

Head of Refurbishment Design and Delivery

Bunmi Shekoni

Refurbishment Design & Delivery Project Manager

Alfie Peacock

Refurbishment Design & Delivery Project Officer

David Hees

Net Zero Project Manager

# Our team...

**Sunand Prasad**

Project Principal and Design Champion

**Anna-Lisa Pollock**

Project Lead

**Emily Pang**

Project Architect

**Simon Dove**

Technical Lead

**George Williams**

Architectual Assistant

**Ian Hamilton**

Senior Structural Engineer

**Jenny Chambers**

Graduate Structural Engineer

**Mark Allen**

Principal Designer

**David Bostelmann**

Fire Consultant

# Why are we meeting...?

- Funding secured through ‘Green Homes Grant’ to start on roof improvement works first as part of estate-wide refurbishment.

- We’ve looked at the options available and want to see what you think.

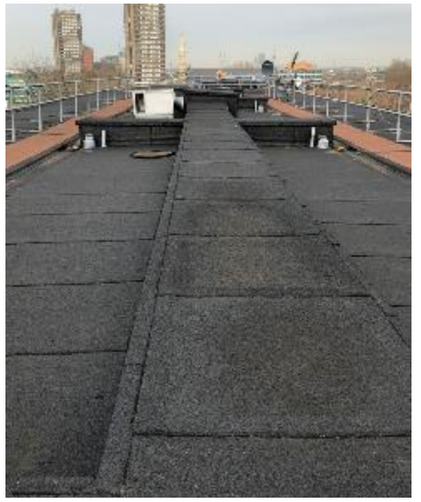
# Why are we doing this?

**Current roof has poor energy performance**

- Clarendon Walk and Talbot Walk roofs have a poor energy performance
- There is currently not enough insulation in the roof to meet current and future thermal performance standards, meaning higher bills for residents.
- We have undertaken a roof survey and a number of defects have been identified that should be addressed.








# Why are we doing this?

**Benefits to residents**

- Improving the thermal peformance of the roof will help to keep energy inside your home, which will help to reduce your energy bills and make your homes more comfortable
- Roof improvement works are the first step in the refurbishment of the block.
- The work will contribute to the aspiration for the estate to be net zero carbon by 2030.

1. Lower your energy bills
2. Warmer homes in winter, cooler homes in summer
3. Lower carbon footprint
4. Improved building quality and safety

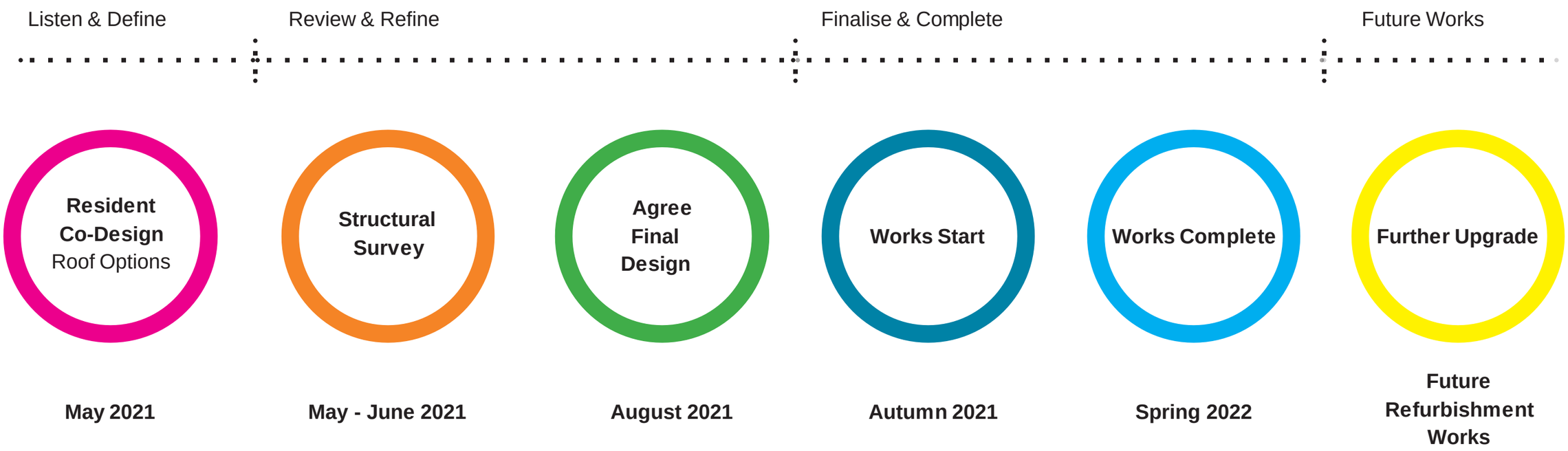
# What would we like to do...?

**Objectives**

- Improve the thermal performance of the roof
- Install A1 non-combustible mineral wool insulation and a new roof covering
- Improve the visual appearance of the roof
- Explore the potential to increase biodiversity and address air pollution
- Explore the potential to generate electricity for the block and reduce resident bills

| | |
|---|---|
| Current: | 0.29W/m²K |
| Regulation: | 0.18W/m²K |
| **Proposed:** | **0.10W/m²K** |

# The timeline...



# Option 01 - Warm roof...

**Key Points**

- A straight-forward upgrade to bring the thermal performance up to, and surpassing, current standards.
- Future-proofing for zero-carbon
- Similar to what's there already

**Clarendon Walk**

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**Talbot Walk**

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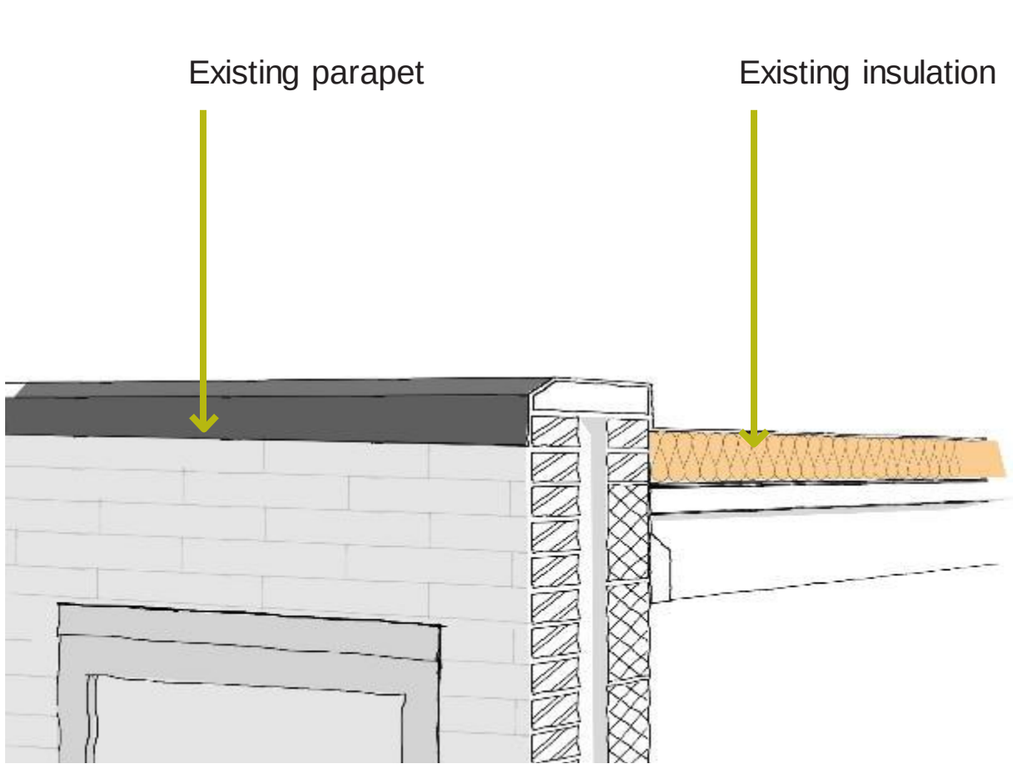
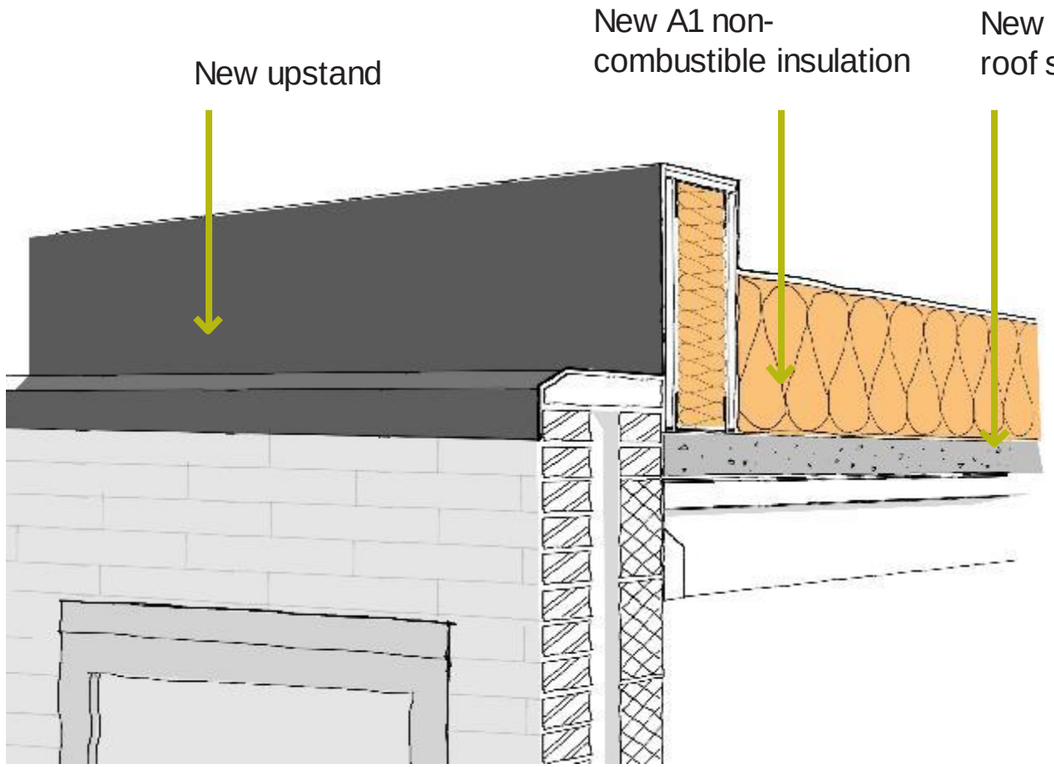



**Existing Roof**
10cm insulation

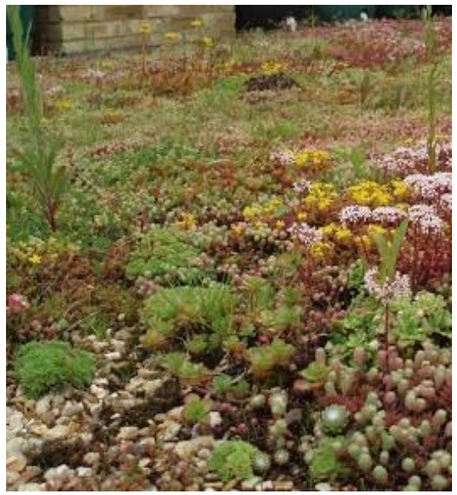



**Proposed Roof**
37cm insulation + insulated upstand

# Option 02 - Green roof...

**Key Points**

- Visually more attractive
- Supports increased biodiversity & counters air pollution
- Acts as a heat sink that keeps hold of heat for longer
- May act as further sound insulation
- Could be sedum or wildflower



**Clarendon Walk**

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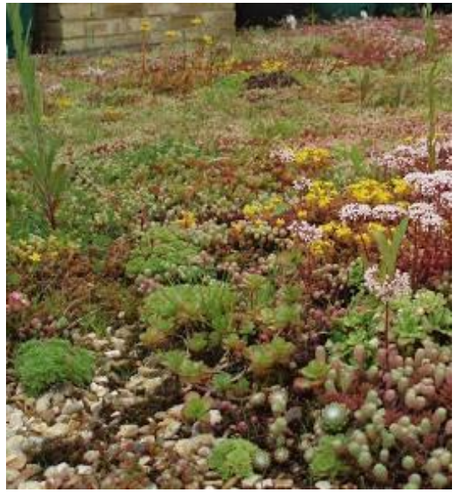

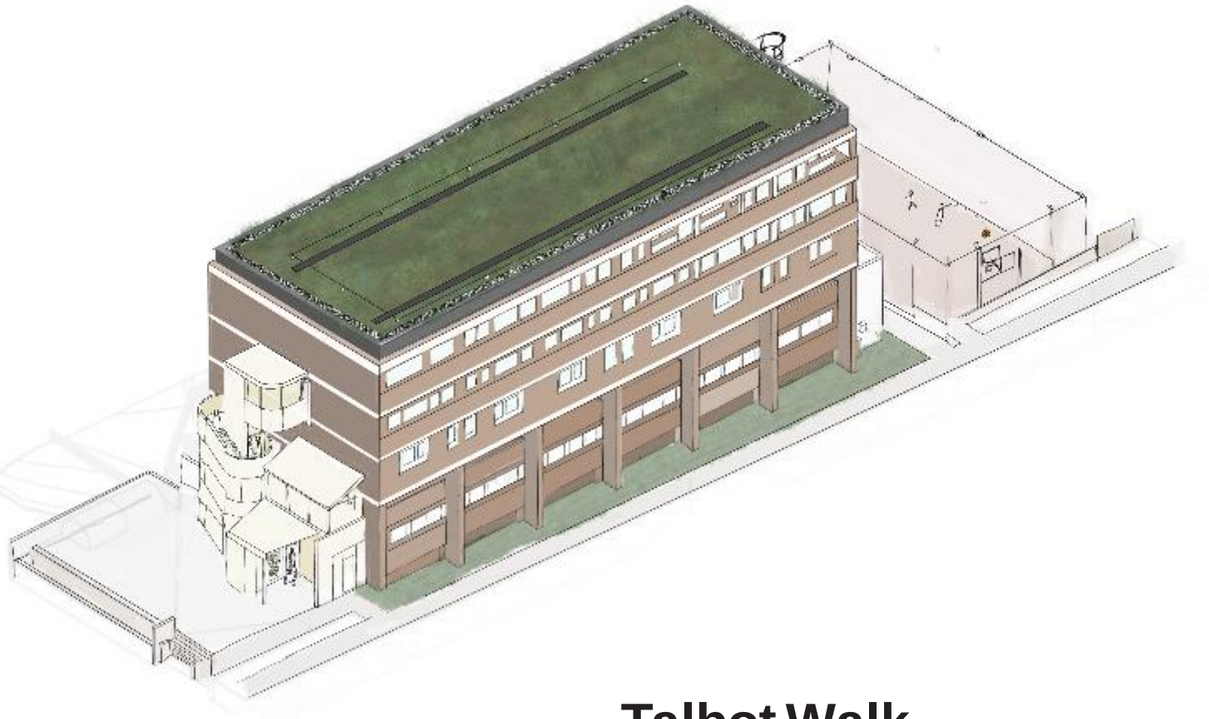

**Talbot Walk**

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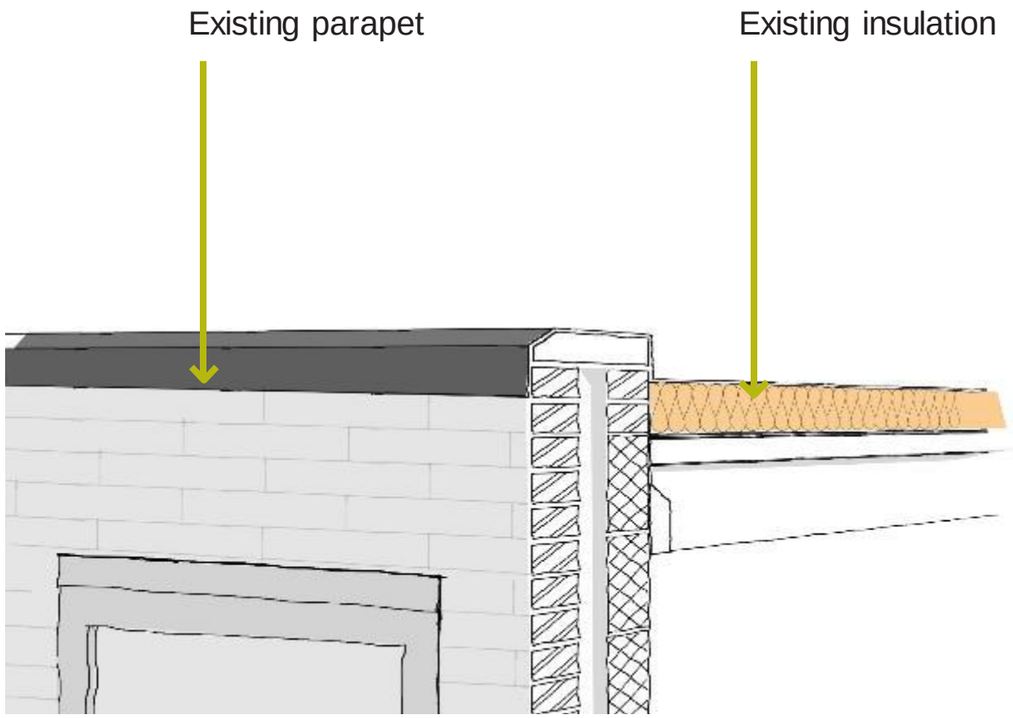


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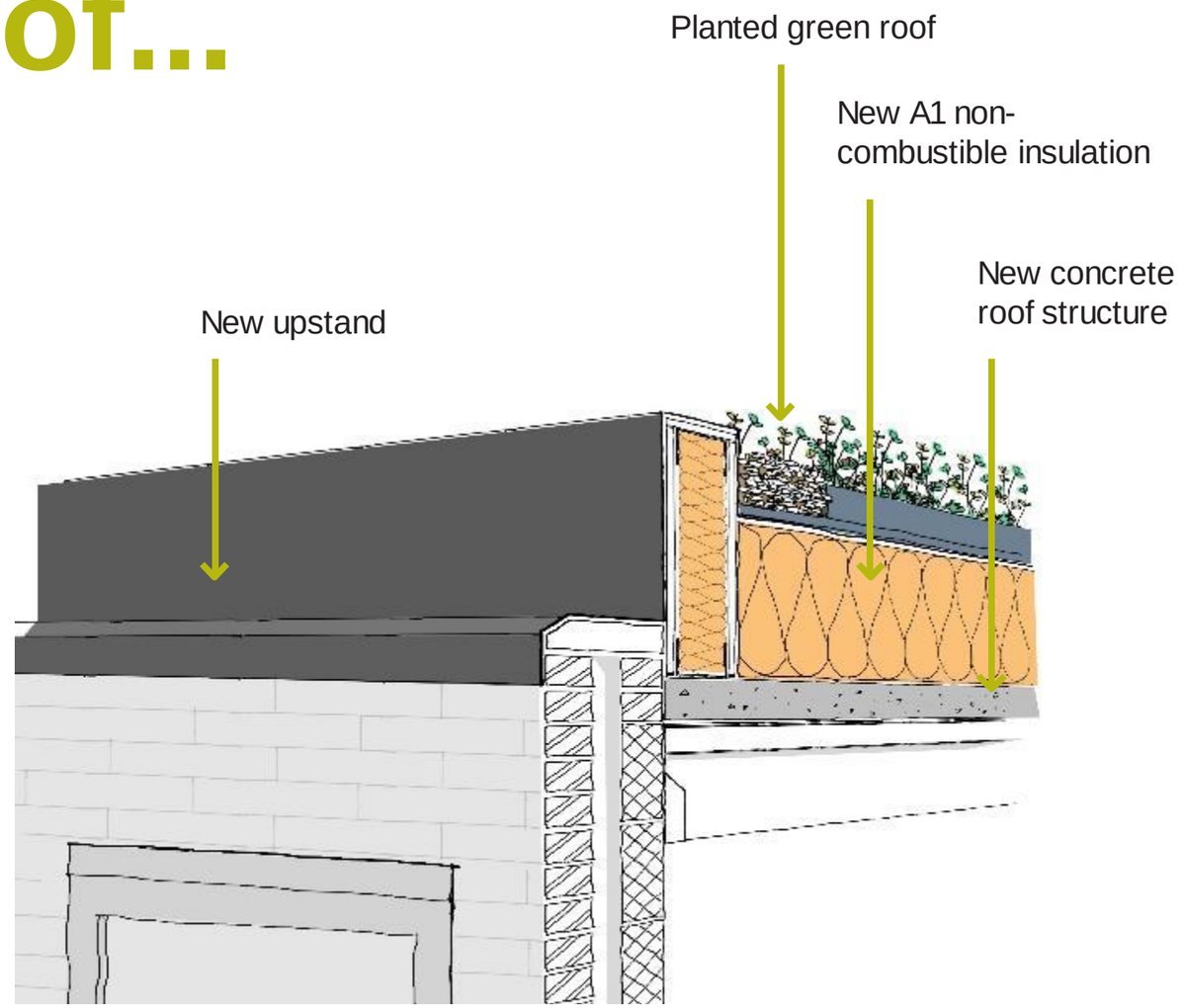


**Proposed Roof**
37cm insulation + insulated upstand
Planting on the roof

# Option 03 - Warm Roof with Solar Panels...

**Key Points**

- Clean source of energy to power homes
- Moving towards a zero-carbon future
- Roughly 50% of a typical flat's annual energy consumption could be provided by the solar panels

**Clarendon Walk**

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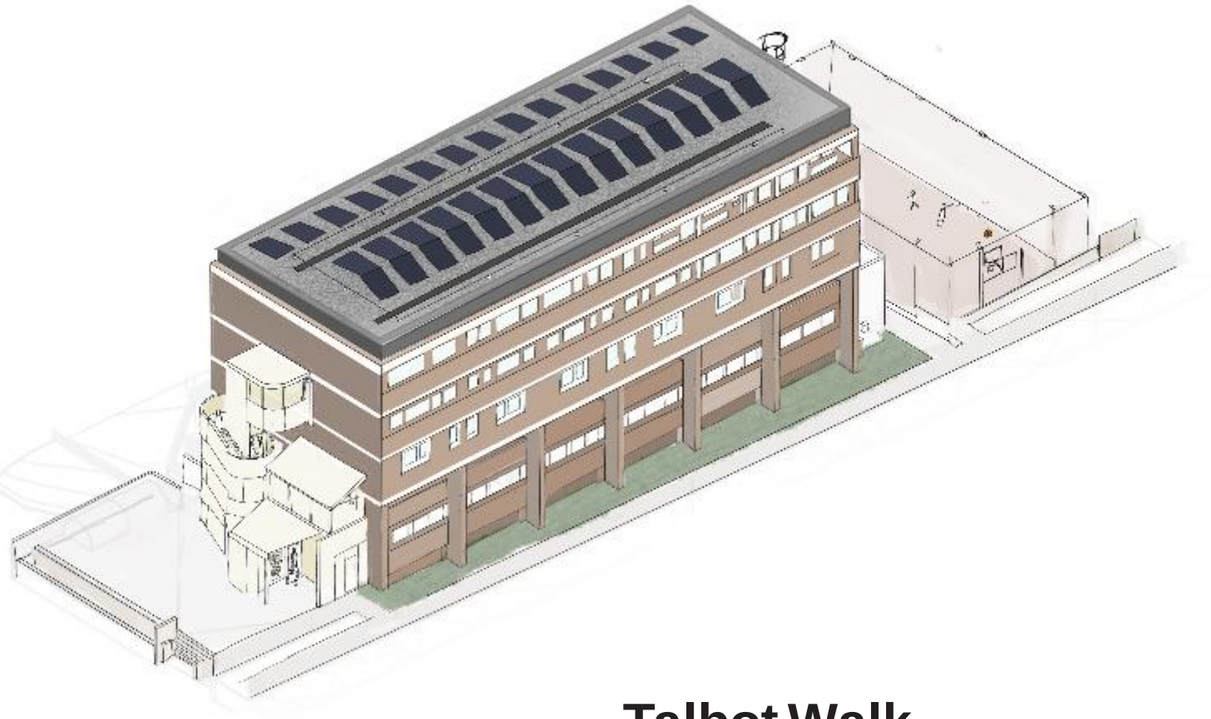

**Talbot Walk**

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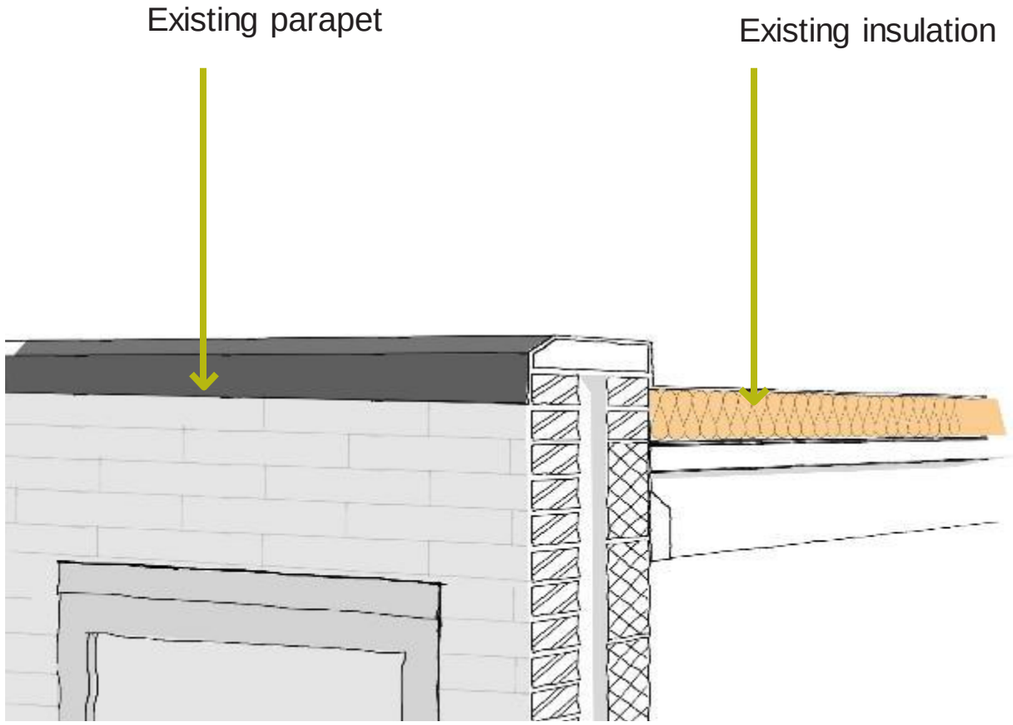


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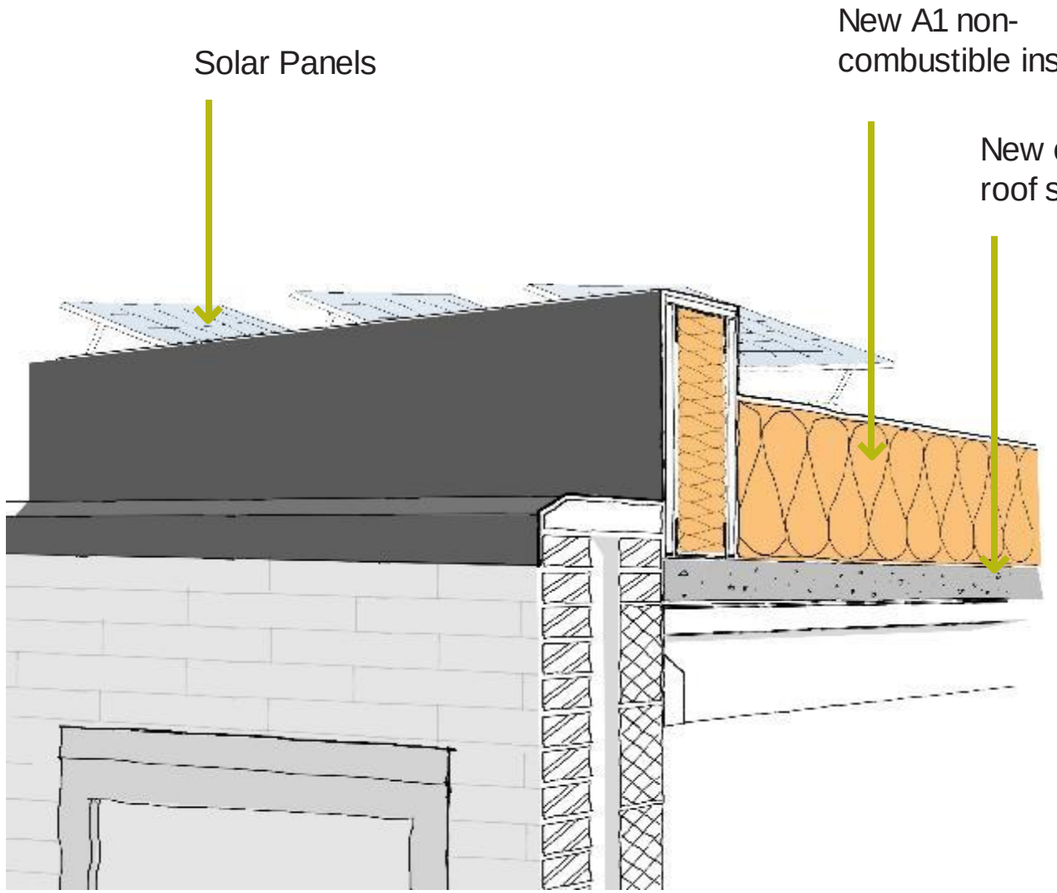


**Proposed Roof**
37cm insulation + insulated upstand
Solar panels on roof

# Option 04 - Green Roof and Solar Panels...

**Key Points**

- Clean source of energy to power homes
- Moving towards a zero-carbon future
- And still encouraging biodiversity through the green roof
- May not be able to have as extensive planting as just a green roof

**Clarendon Walk**

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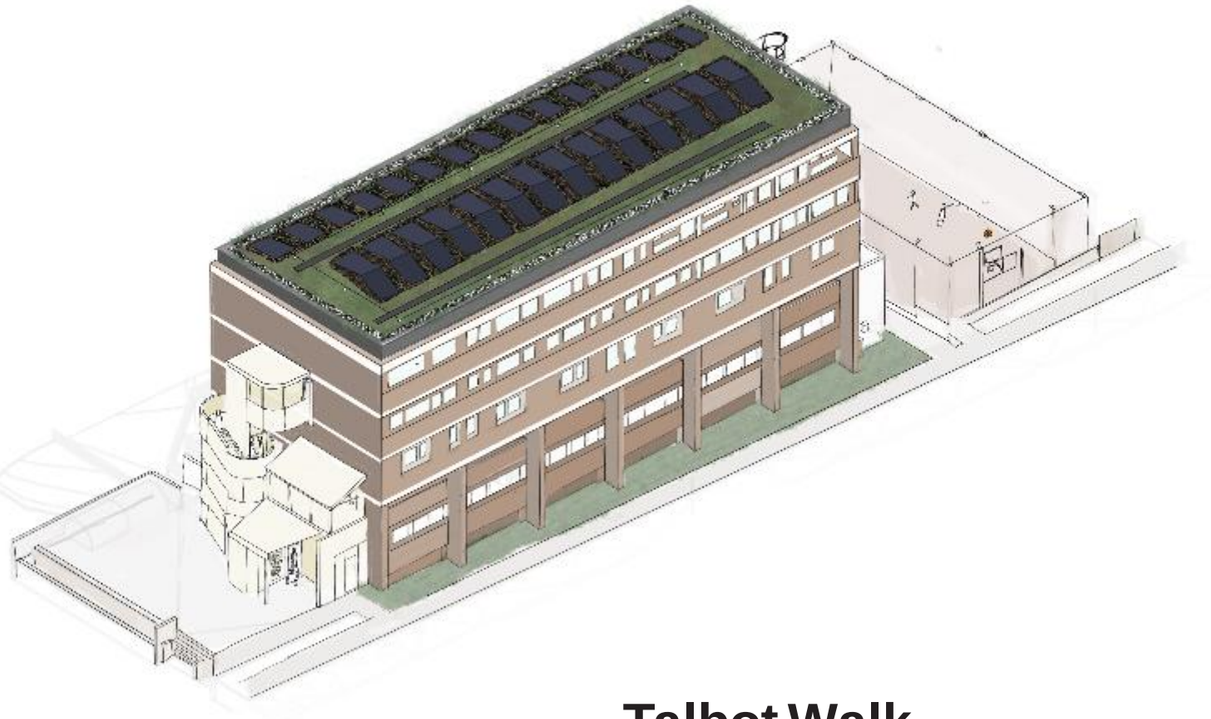

**Talbot Walk**

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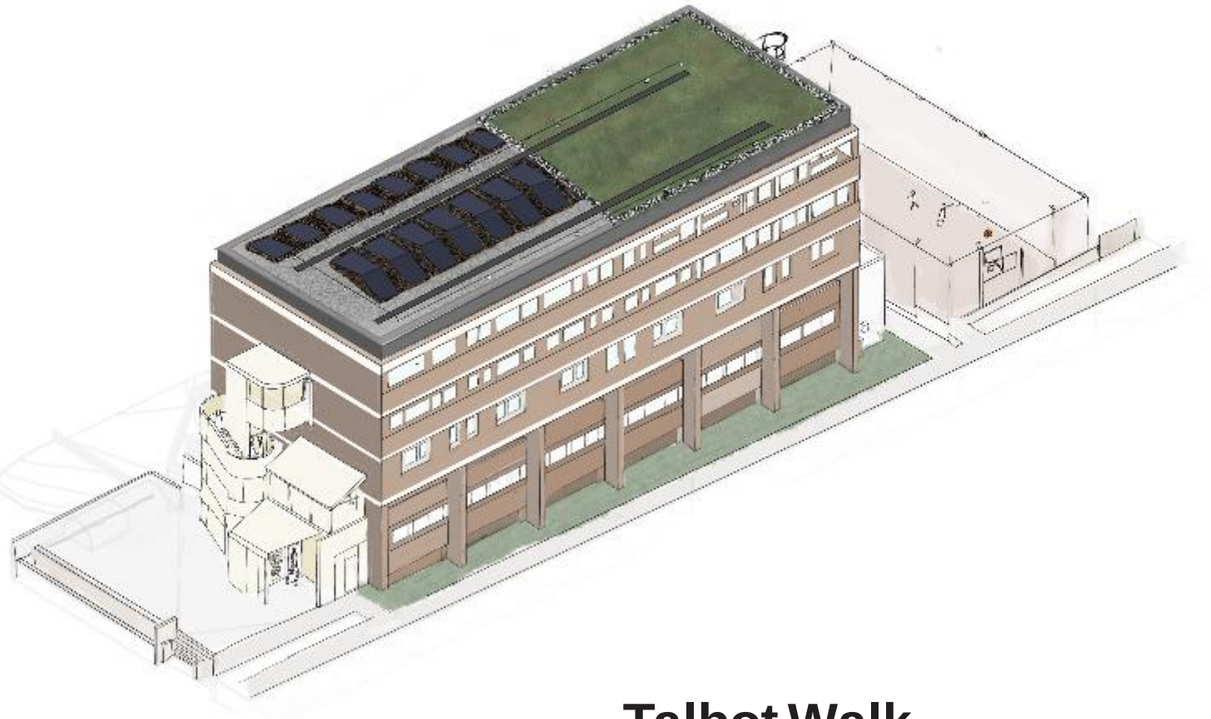

**Talbot Walk**

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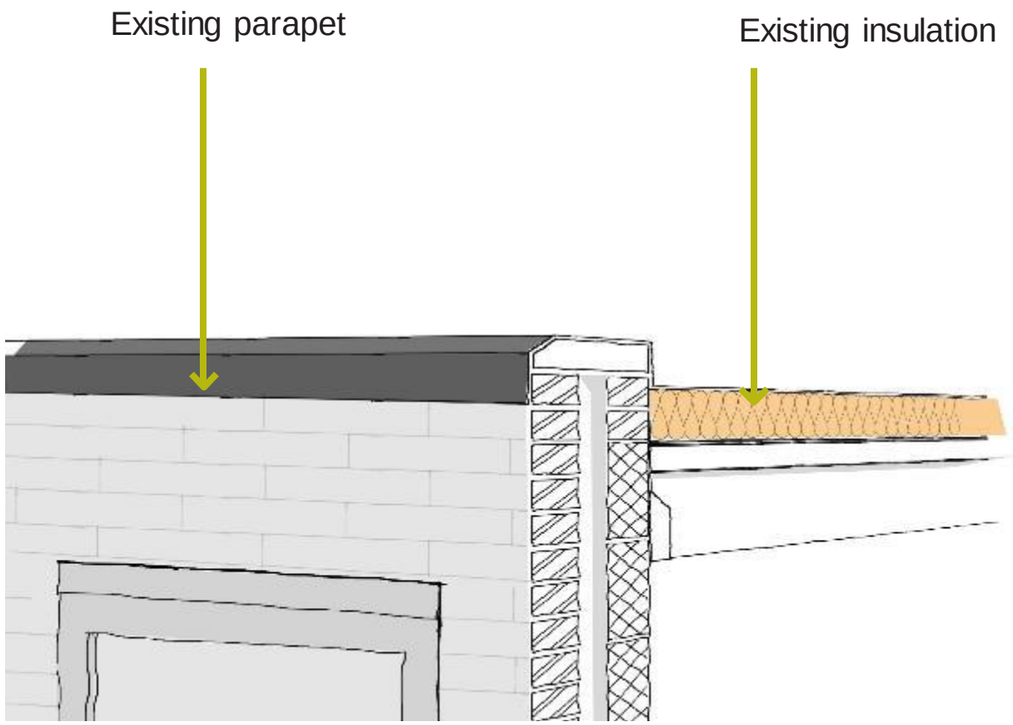


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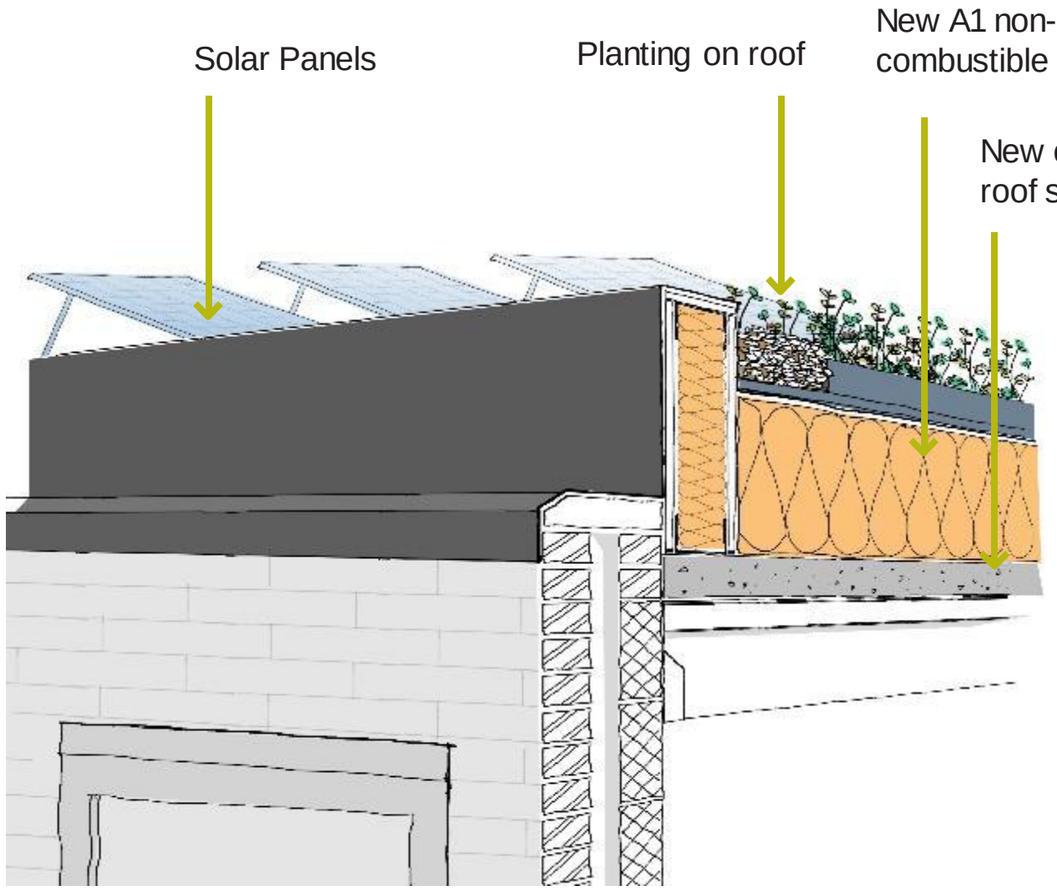



**Proposed Roof**
37cm insulation + insulated upstand
Planting on the roof

# Options to replace the handrails...

**From this...**

**To this.**

# Maximising Fire Safety

**The roof proposals will be designed to meet all fire safety standards and maximise safety.**

**Where possible, A1 / A2 rated materials will be used – meaning that they are "non-combustible".**

In addition, the following are recommended for green roof elements:

- **Strict management** of any green roof to ensure it is kept from drying out.
- The **growing media** should contain at least 80% inorganic matter.
- Choice of planting - **succulent plants** such as those on a sedum roof a retain water within their structure and thus reduce the risk of the substrate drying out.
- **Gravel fire stops** are designed into the planting layout to restrict spread of fire, particularly to the edges and around the rooflights.

# Maintenance

**Maintenance of Green Roofs**

- The green roof system proposed is recomended to be maintenance checked 2-4 times a year.

**Maintenance of Solar Panels**

- The solar panel system is recommended to be check once a year.
- As part of this, the roof must be checked by an accredited body to comply. Rare to have damage.
- Accredited installers and isolators will be used to minimise any fire risk of solar panels, and gravel fire breaks will be used. Lancaster West Neighbourhood Team will liaise with London Fire Brigade so they are aware of solar panels.  We have confirmed that the local LFB store "PV Off", a special extinguisher in the event of fire.

# Feedback received so far...

I'm concerned the green roof will attract bees and other insects.

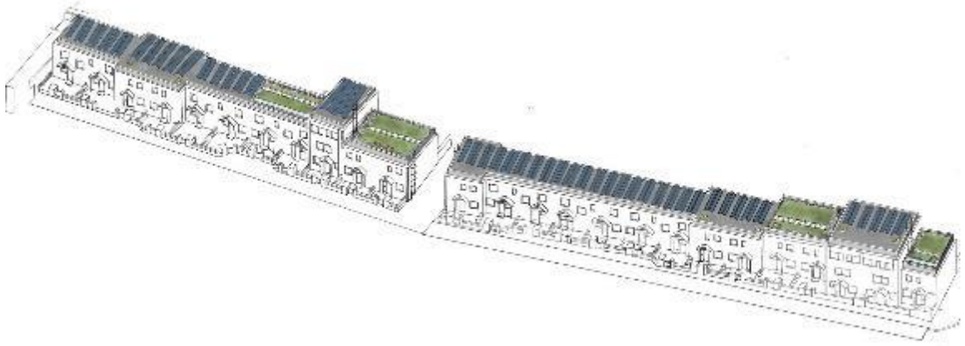
I'm concerned that adding insulation may make the overheating of my home worse.

Like idea of solar panels, but what is the benefit of green roofs when you can't see them?

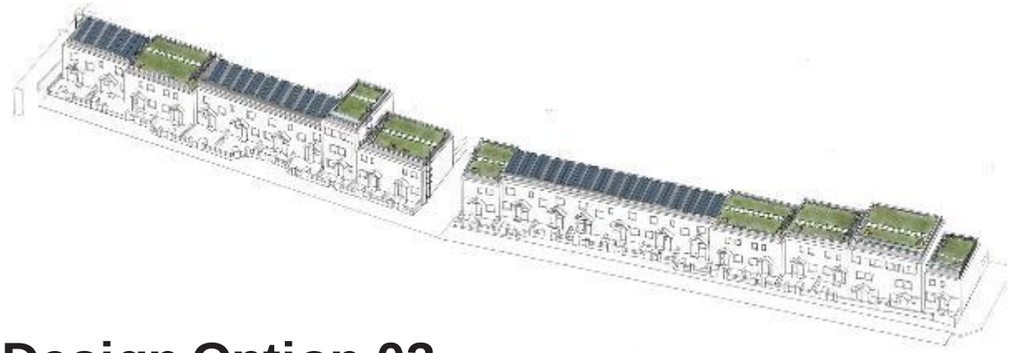
You won't be able to see the green roof, and it may attract unwanted pests, so would rather have solar panels...

I am really excited about the solar panels and focus on reduction of C02 emissions because we need to protect the environment!

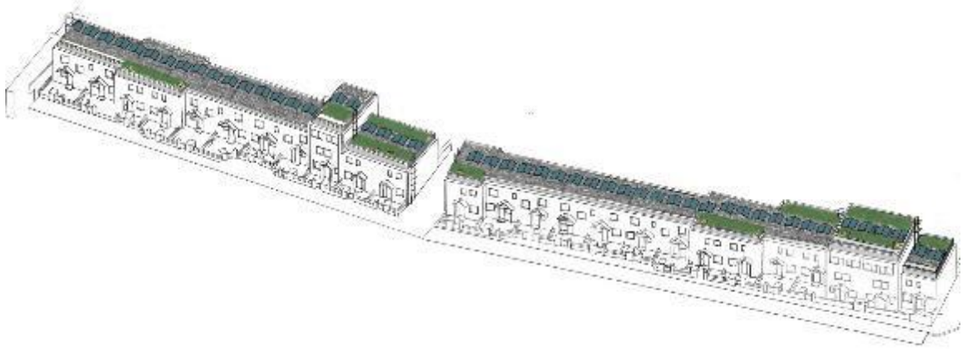
# Camelford Court Roofs...



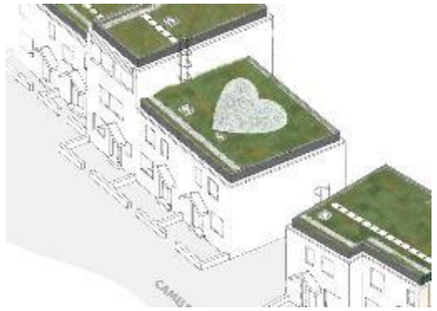
Design Option 01

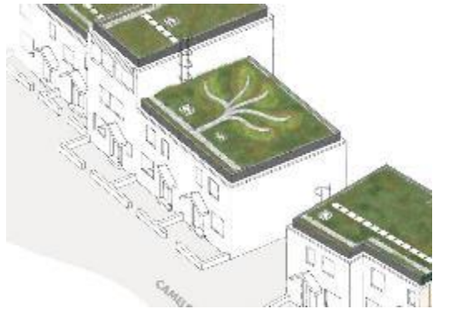


Design Option 03



Design Option 02





Option for Gravel Motif in Green Roof

# FAQs - Overheating

**Will the proposals add to overheating?**

- We are looking at the whole building design holistically to provide comfortable temperature all year round. Upgrading the roof is a key part of that.

- We are currently undertaking an Overheating Risk Assessment to understand the impacts of the roofing proposals on indoor temperature, ahead of the main refurbishment works. **Initial modelling of Camelford Court flats demonstrate that the new roof will bring a slight improvement in preventing overheating.**

- New triple-glazed windows, potentially with the addition of shades, together with modern ventilation will help to tackle overheating further.

# FAQs - Solar Panels

**In what way will I directly benefit from the solar panels?**

- Solar panels will generate electricity by converting radiation absorbed from the sun, reducing costs and bills to residents.
- Any electricity generated through the panels can contribute to electricity used by residents, which means you will need less from grid electricty.
- This should result in lower energy bills for residents.

# FAQs - Roof Weight

**What about the additional weight to the roofs from the planting and Solar Panels?**

- Our structural engineer is reviewing the additional loads of the proposed warm / green roofs and solar panels to ensure the existing roofs can take the new loadings.
- Structural surveys will be required to ensure the existing roofs can take the new loadings.

# FAQs - Allergies

**Will the green roof attract insects and pests?**

- Green roofs can be sedum planting instead of wildlfowers; which is more of a succulent in greens and reds, with few flowers to attract nectar collecting insects.

- A sedum roof will be less biodiverse than a meadow roof, but it does still bring other added benefits such as cooling and improving air quality.

# Maximising safety

In accordance with their legal duties under the Construction (Design & Management) Regulations 2015, LWNT have appointed **Derisk UK Ltd** as the **Principal Designer** for all refurbishment works at the Lancaster West Estate. Derisk's role is to plan, monitor, and manage health and safety at the pre-construction phase and to monitor the construction works whilst they are ongoing.

Ensuring the safety of residents is Derisk's primary responsibility. They do this in part by;

- Reviewing designs to ensure that safety considerations are being duly considered
- Auditing designs to ensure that only materials that meet stringent Fire and Building Regulations are specified
- Supporting the project teams to plan the construction works ensuring that all surveys and investigations are undertaken safely, particularly those that take place within resident's homes

# Maximising safety

- Reviewing tendering contractors health and safety competencies to ensure that only those with a strong safety performance are selected to work on the estate

- Undertaking risk assessments to identify situations where resident's may be affected by construction works and plan control measures to eliminate or reduce the risks

- Ensuring that contractors sufficiently plan their construction works and review relevant safety documentation and proposals before and during construction works. This is especially relevant to works that take place in communal areas or resident's homes – Derisk assists LWNT to ensure that residents are not put at risk during the works.

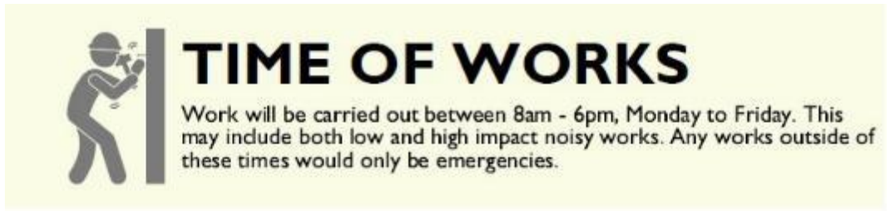
- Undertaking monthly H&S spot checks during the construction works to audit the Contractors whilst they are working

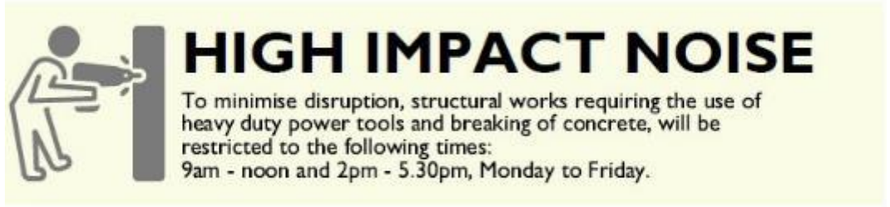
# Providing Respite

- As the construction works take place, the team understands for some residents respite will need to be considered due to disturbance when carrying out noisy or disruptive work.

- For quiet work and study, we are offering newly furnished workspace at Baseline Studios. There are workstations, free Wi-Fi and access to a printer or photocopier.

- Residents can book available slots, and resident liaison officers will be asking residents what their individual respite needs might be, including use of temporary respite flats if needed in other blocks.



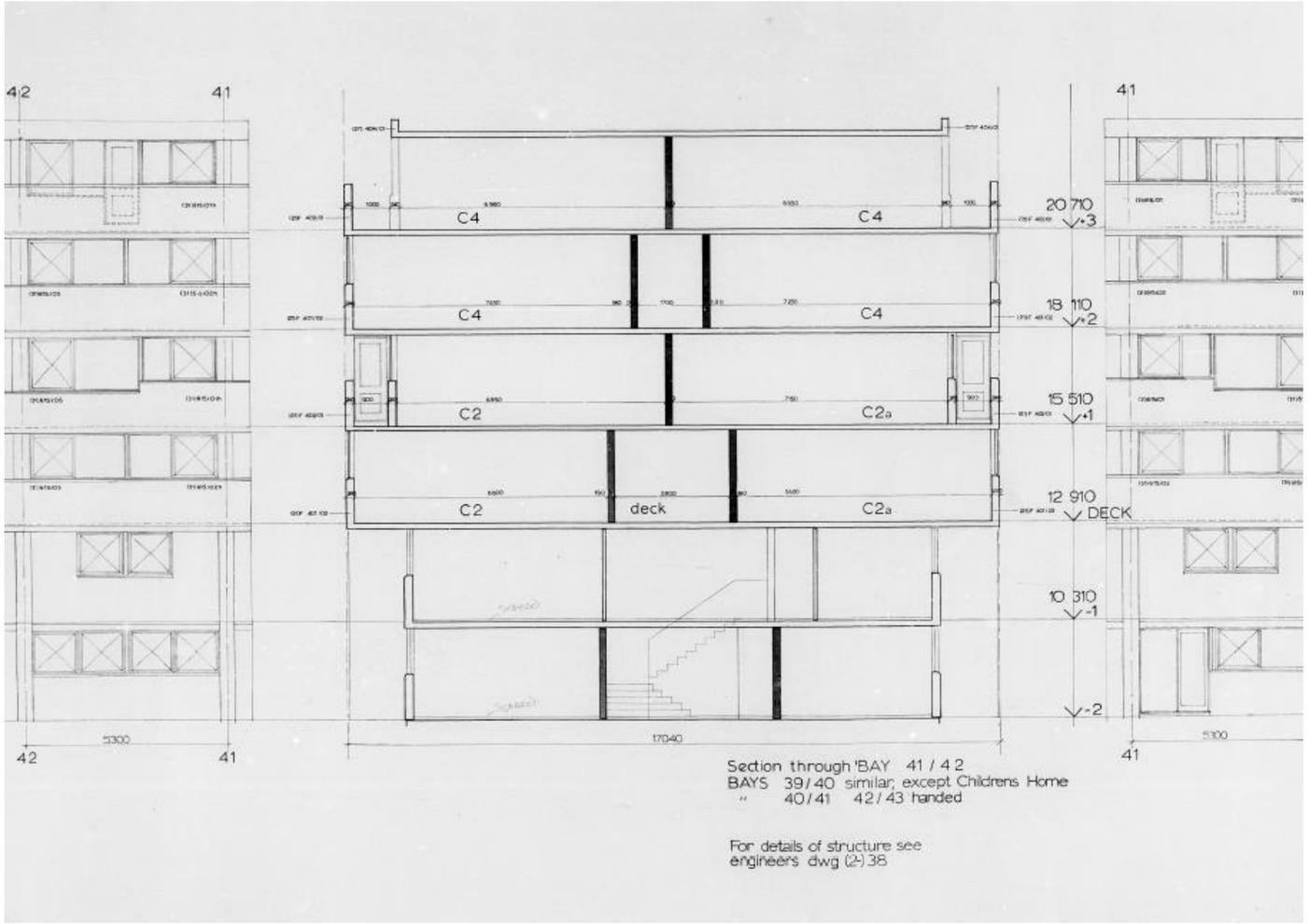





# But we need your help...

**Why?**

- None of this can happen without a structural survey first.
- We have solutions for different scenarios but cannot apply them before we know for sure what is there.
- To do the structural survey, we need to open up the ceiling to scan the roof structure from below.



# Let’s Talk...

Please let us know if you have any questions or thoughts.

- What do you think of the proposals? Is there anything we have missed?
- Do you have any concerns with regards to the work?
- Would you be able to allow access for our surveyor to complete the structural survey?

We will be collating resident feedback to share after the meeting.

# Next steps...

## We would love to hear your views on the options shared!

A copy of this presentation will be available for all residents & a recording will be available on the W11 website

You can use the **online survey** to send us your preferences based on the different roof elements, or our paper survey which we will send through the post. **Please could this be submitted by 10pm on 25th June.**

We will also be undertaking phone engagement and door knocking to gather your views.

Once we have received your feedback and **completed all structural surveys**, we will **present final detailed design options for residents to agree**.

**Any comments or thoughts very welcome!**

If you would like to follow anything up, please contact:


Telephone: 0800 389 2005

Email: lancasterwestoffice@rbkc.gov.uk

Website: www.weare11.org


# Resident Enewsletter

SCAN ME