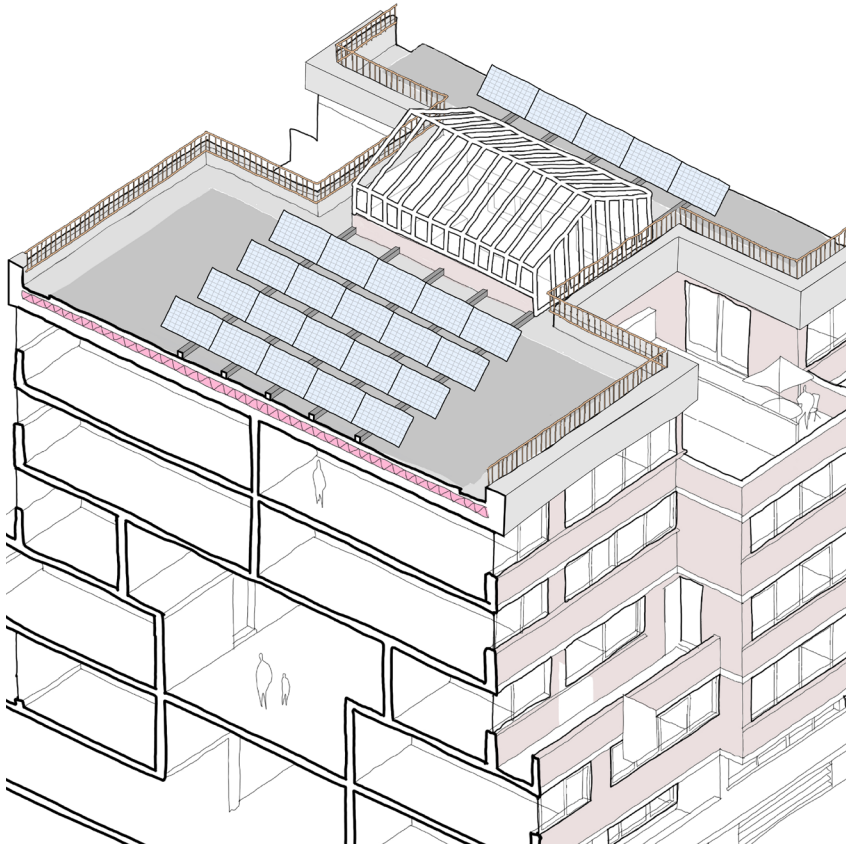


# THE WALKWAYS

March 2022

Roof improvement works



**LANCASTER WEST**  
NEIGHBOURHOOD TEAM

**W11**

Karakusevic Carson Architects

## What is this booklet about?

This booklet explains the **forthcoming roof improvement works** for the Walkways. We are currently preparing a planning application which will be submitted in the coming weeks.

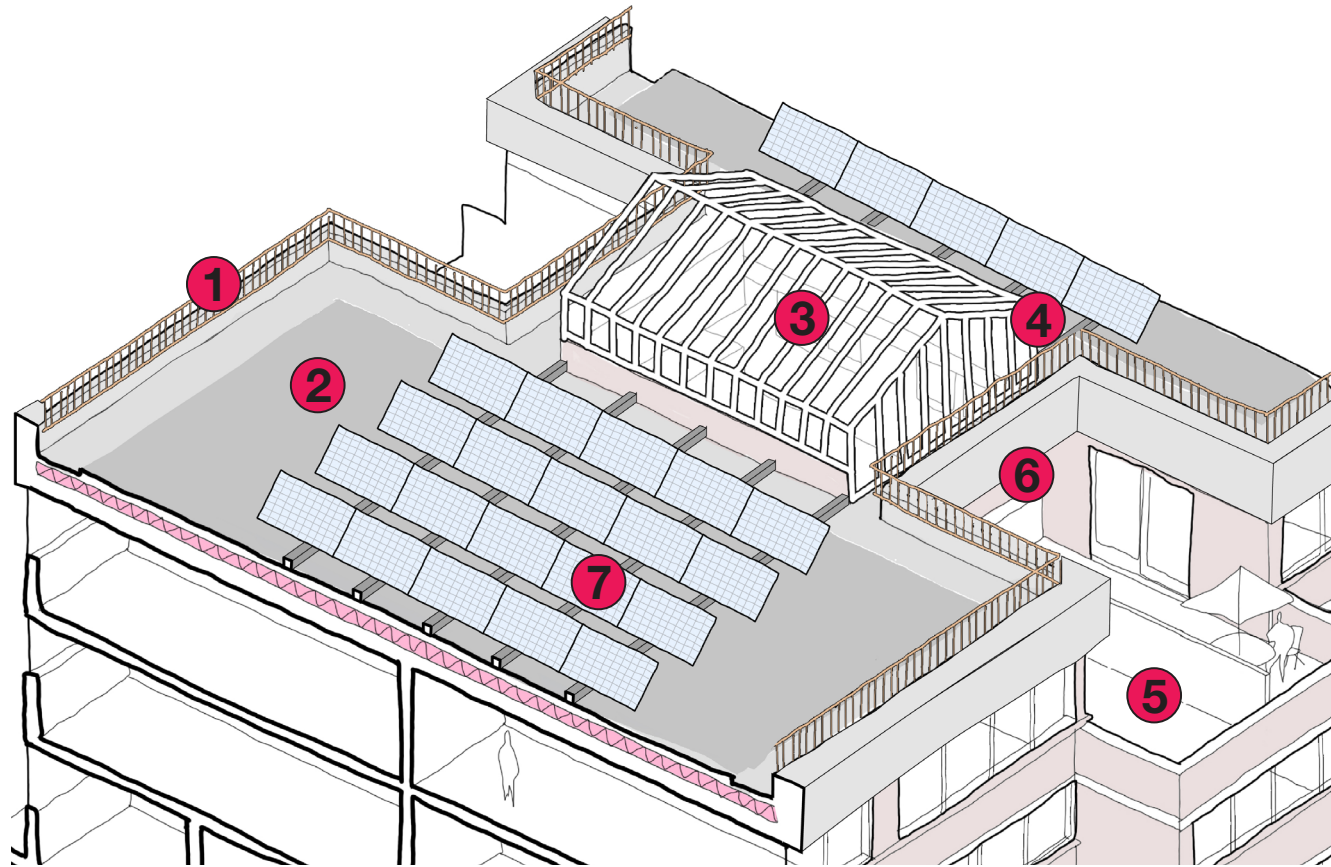
## Why do we need to make changes to your roofs?

Roof renewal was one of the **top 10 priorities** set out by Walkways residents in 2019. Your roofs have the following issues:

- **Insulation replacement:** There is currently not enough insulation in the roof to meet current thermal performance standards. New insulation will improve the thermal performance of your buildings, therefore reducing your heating bills.
- **Long-term issues with leaks:** Your roofs and rainwater drainage outlets need upgrading to help eradicate issues with leaks in your buildings.
- **Maximising fire safety:** Your existing rooflights are not suitable for managing smoke control within your buildings and require replacement with larger Automatic Opening Vents (AOVs) which open when activated.
- **Future maintenance and safety:** The roofs are currently difficult to access and maintain. Upgrades will improve access and safety for maintenance staff.
- **Improving the look of your buildings:** Improvements to your roofs are the first step in the refurbishment of your homes and communal spaces. The roof improvement works will go on to complement window replacement and building upgrades in the future.



# What is involved in these works?



- 1 New low protective wall around the edge of the roof (parapet)\*
- 2 Remove and replace existing insulation, waterproofing and roof finish
- 3 New double glazed rooflights with integrated new opening vents for smoke ventilation
- 4 Roof drainage upgrades where existing pipework needs replacing
- 5 Upgrades to private terraces including new screens and decking
- 6 New insulated brickwork wall replacing glazing into atrium and improving terrace privacy
- 7 New solar photovoltaic panels could feed into the new green energy network. These will be supported on a new steel frame.

## How does this improve your buildings?

Safer roof access to allow for easier routine maintenance

New waterproofing and roof finishes with upgraded rainwater drainage will combat existing leaks

Upgrading roof insulation and rooflights will help improve thermal performance

Opportunities for solar panels to feed into the new green heat and power network

\*We are exploring different options for the parapet and alternatives to the railing system that have less visual impact such as a fall restraint system. We are also exploring different options for the screens and decking material.

# What is involved in these works?

We will soon tender the works to the roof decks to replace the insulation and make upgrades to reduce leaks.

These works will include the following benefits:

- **New parapets at the top of the buildings**
- **New rooflights in your communal spaces**
- **New warm roof**
- **New walls to private terraces**
- **New terrace decking, screens and planters at terrace level**

## Warm roof replacement

Existing roof finish has uneven wear and tear and insufficient insulation to meet current and future thermal performance standards.



## Rooflight replacement

31 rooflights - 3 types - in varying size and profiles. These have been evaluated to optimise smoke ventilation.



## Private Terraces

We will refurbish your private terrace spaces when undertaking the rooflight and roof improvements.



A planning application for all works will be submitted before the end of the year and will be available for residents to view online.

We will work closely with the contractors' team to ensure noise and disruption to residents is minimised, especially top-floor properties.

We will also need to access the roofs from neighbouring streets to lift materials on and off. We are looking at ways to minimise disruption.



**Construction work to the main roofs across the walkways will start in March 2022**

# Upgrades to private terraces

The upgrades to the roofs is an opportunity to improve the upper floor private terraces. The proposed improvements are summarised below for residents. There will be some disruption and noise, which will affect properties on the top floor particularly. We will work with contractors to ensure disturbance is minimised. Scaffolding will need to be erected. We will advise on the type and location when we have more details. Once erected, we would advise residents to inform their insurers.

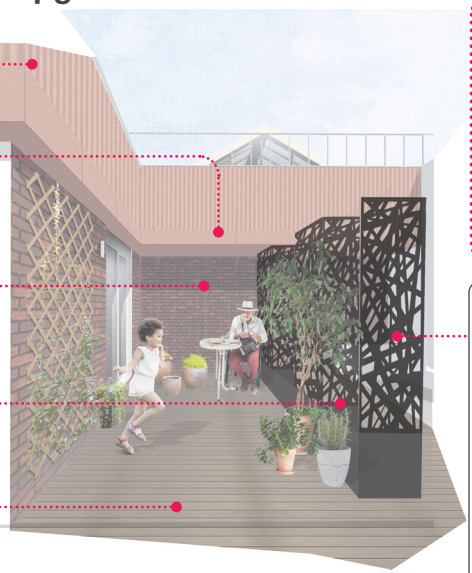
## Existing terraces



- Existing timber structures surrounding balcony doorways (pergolas) require removal or replacement
- Existing atrium glazing requires replacement
- Paving requires replacement and terrace requires new insulation

## Ideas for terrace upgrades

- New parapet to roof\*
- Pergola replaced with covered area providing access above for routine maintenance
- Existing glazed screen replaced with new screen, material to be discussed with residents
- New robust privacy screen between properties, material and design to be discussed
- New terrace deck with new waterproofing and insulation improving thermal performance for homes below



- Benefits of new parapet:**
- Thermal improvements
  - Contributes to improved external appearance of buildings

- Terrace decking and screen options:**  
New terrace decking and screens will be provided. This will provide the following benefits for residents:
- Improved thermal performance
  - Tackles issues such as leaks
  - Option to have a planter at the base of the screen

\*We are exploring different options for the parapet and alternatives to the railing system that have less visual impact such as a fall restraint system. We are also exploring different options for the screens and decking material.

## Terrace wall options

The current glazing in the rooflights between terraces and the atriums will need to be replaced as the glass does not meet regulations. There are 3 possible options for this:



Fire rated glazing      New solid screen: brick      New solid screen: render finish

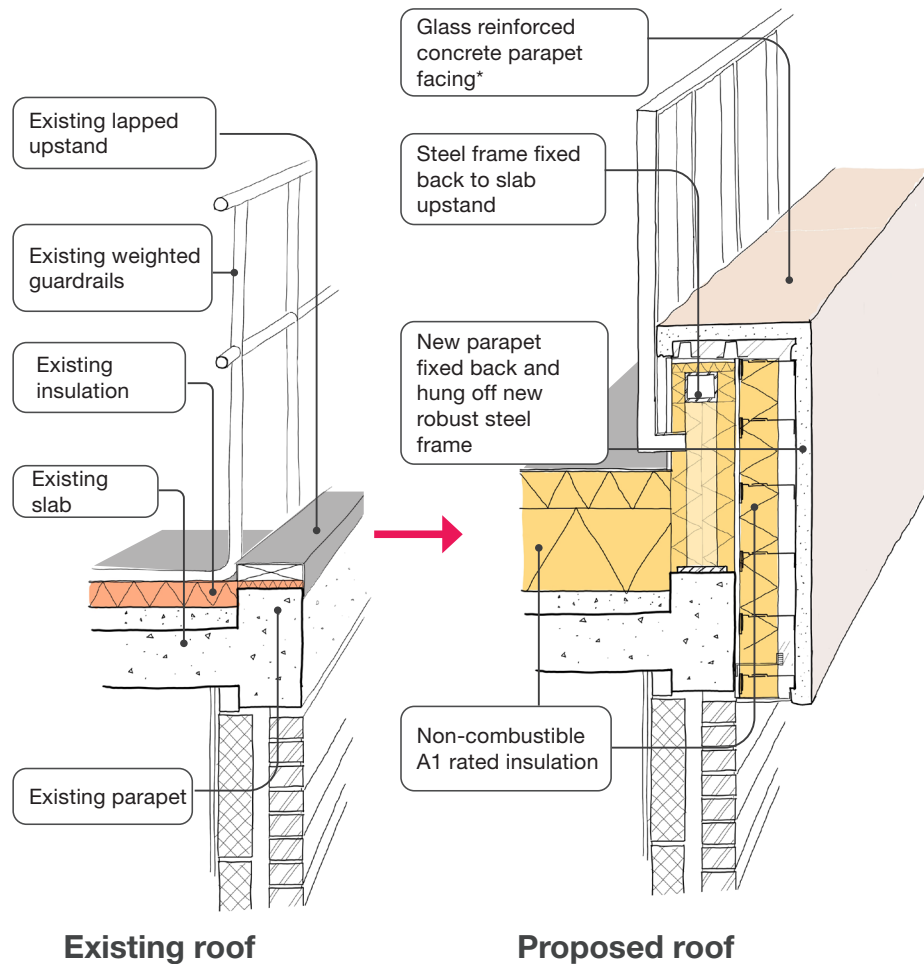
# Interim works: Repairs to the automatic opening vents (AOVs) in your common spaces in advance of the main rooflight replacement

Due to the age of the current AOV smoke ventilation system, it is prone to failure. Barandon is particularly badly affected, with many of the AOVs stuck open, which is causing rain to come into the building. The design team have worked closely with the Lancaster West Neighbourhood team to find ways to repair, supplement or replace these.

- Repair work to the pneumatic system will be carried out over the coming months to enable the open AOVs to shut out the weather, but remain operational should a fire occur.
- The design team have assessed several alternatives for fitting additional vents. Further fire engineering analysis needs to be undertaken to assess if these can provide adequate replacement, should any of the AOV's break in the closed position.
- The comprehensive rooflight replacement as part of the main roof works will then provide a long term solution.



# Warm roof & parapet works



\*We are exploring different options for the parapet and alternatives to the railing system that have less visual impact such as a fall restraint system

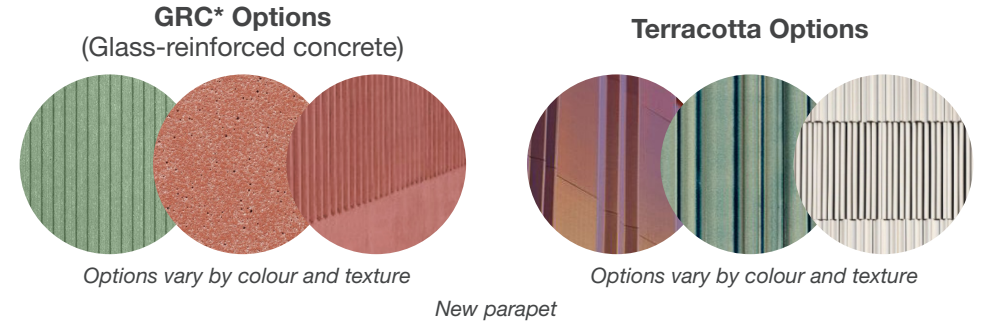
## Maximising Safety

The roof proposals will be designed to meet relevant fire safety standards and improve safety.

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

## Current thinking on parapet materials

Please note - the below images are examples to indicate potential parapet materials and do not represent an exact match for final materials.

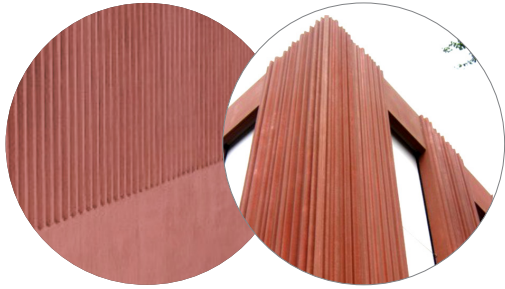


Artists impression of upgraded elevations with new parapets and upgraded rooflights

# Ideas for parapet finishes

We want to hear your thoughts about different finishes for the parapets on your buildings.

## Glass reinforced concrete



Ribbed panels can help disguise joints and make the parapet look more complete.

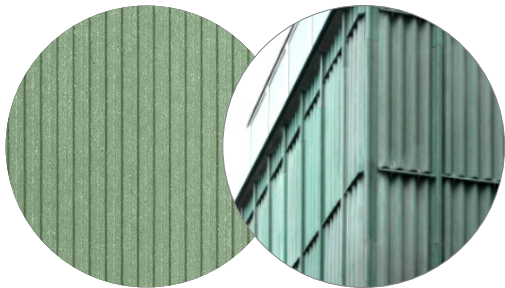
Lighter red pigment will complement cleaned brickwork

Matt finish shown above.

## Red Pigmented Ribbed panels



## Green Pigment Ribbed panels

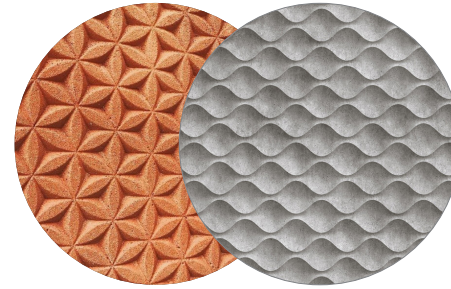


A green pigmented concrete will contrast with cleaned brickwork and complement surrounding trees and foliage

Matt finish shown above.



Finishes and colours shown below are interchangeable and can be combined eg a green pigmented patterned option or a grey ribbed panel.



Patterned cast panels can provide texture and depth to the parapet providing an ornate finish.

Careful selection of appropriate patterns will be required with residents if this option is taken forward.

## Patterned cast panels



Smooth flat panels can add a much softer texture to façades, however joints will be much more difficult to disguise.

## Flat cast panels



# Ideas for parapet finishes

We want to hear your thoughts about different finishes for the parapets on your buildings.

## Terracotta



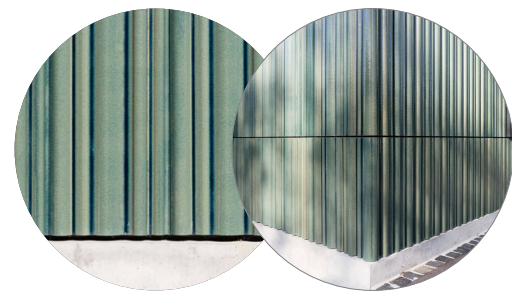
Terracotta is a strong material which is rich in colour and complements the brickwork of walkways buildings.

Low gloss finish shown above.

## Red terracotta glazed panels



## Green terracotta glazed panels



The terracotta can have a range of different glazes giving more depth in colour as shown here

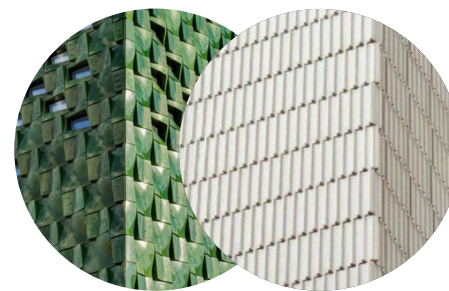
High gloss finish shown above.

Finishes and colours shown below are interchangeable and can be combined eg a red terracotta tile system or a blue terracotta baguette.



Terracotta systems can be supplied as a number of separate "baguettes" of different colour and size which can provide a more dramatic visual effect, or they can come as smaller format tiles in a variety of forms as shown below.

## Terracotta "baguettes"



## Terracotta tiles





# Frequently Asked Questions

## What are the timeframes for starting the roof improvement works?

We will be submitting the planning application before the end of the year and will also be putting the works out to competitive tender to get the best value for money. Following the selection of a contractor we anticipate the works will start on site in March 2022.

## Where can I go if I need respite from the works?

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.

Contact the LWNT for the options available to you.

## Why is a green roof not being proposed?

Green roofs add a substantial extra weight to roofs. Our structural engineers have undertaken structural assessments of the roofs on your buildings and have found that the current roof slab is not strong enough to take this additional load without adding a significant amount of additional reinforcement which would cause a high level of disruption and upheaval for residents at the tops of the walkways buildings. For this reason we feel it is not suitable for the walkways and can provide further information to any residents who wish to know more.