

THE WALKWAYS

November 2021

Communal Areas Pilot



**LANCASTER WEST
NEIGHBOURHOOD TEAM**

W11

Karakusevic Carson Architects

What is this booklet about?

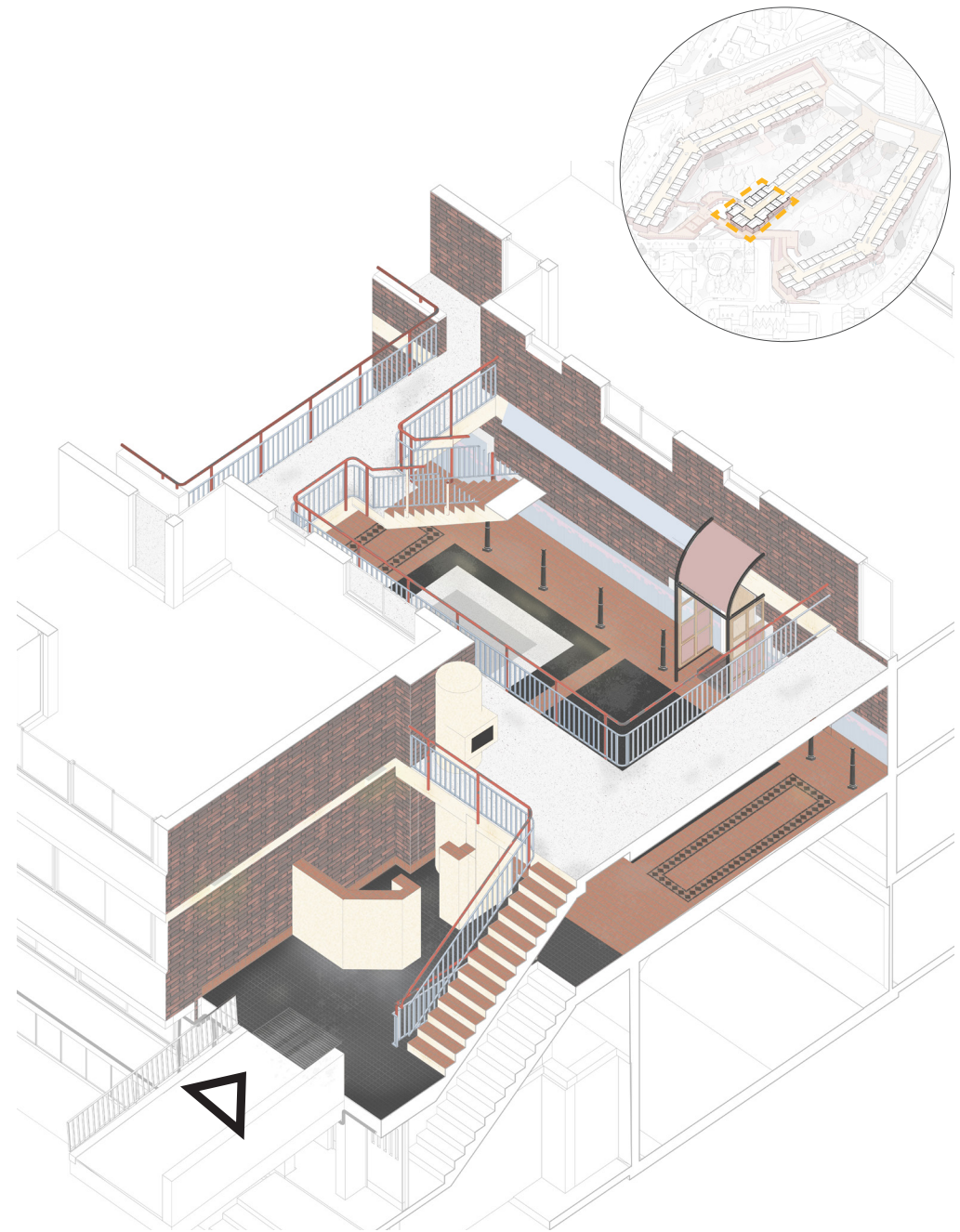
This booklet explains the **forthcoming works to communal areas** for the Walkways. Over the coming months we will be making improvements to the internal communal spaces by the southern end of Testerton.

This communal areas 'Pilot' will allow us to make upgrades to The Walkways at a small scale, during which, residents of the Walkways can give us feedback on their preferences for changes to their spaces.

Why do we need to make changes to the internal spaces?

Many of the **top 10 priorities** set out by residents of The Walkways in 2019 involve the communal spaces from which you access your homes. The entrance pilot will allow us to work on the following:

- **Lighting Design:** Feedback from the residents made clear that the lighting in the communal spaces needs to be upgraded in order to make The Walkways more homely and less institutional. The entrance pilot will allow us to test new ways of lighting the spaces with an experienced lighting designer.
- **Improving the look of your buildings:** The entrance to your home is very important to how you feel about where you live. Some of the materials in the communal areas have grown worn and tired over time. This booklet will show you how we aim to refresh & improve the look and feel of The Walkways
- **To find out what works for YOU:** The entrance pilot will allow us to get valuable feedback from you about the direction you want these spaces to look & feel in the future.



What is involved in these works?

The diagram overleaf shows the key elements that will form part of the Communal Entrance Pilot, as explained in the key below.

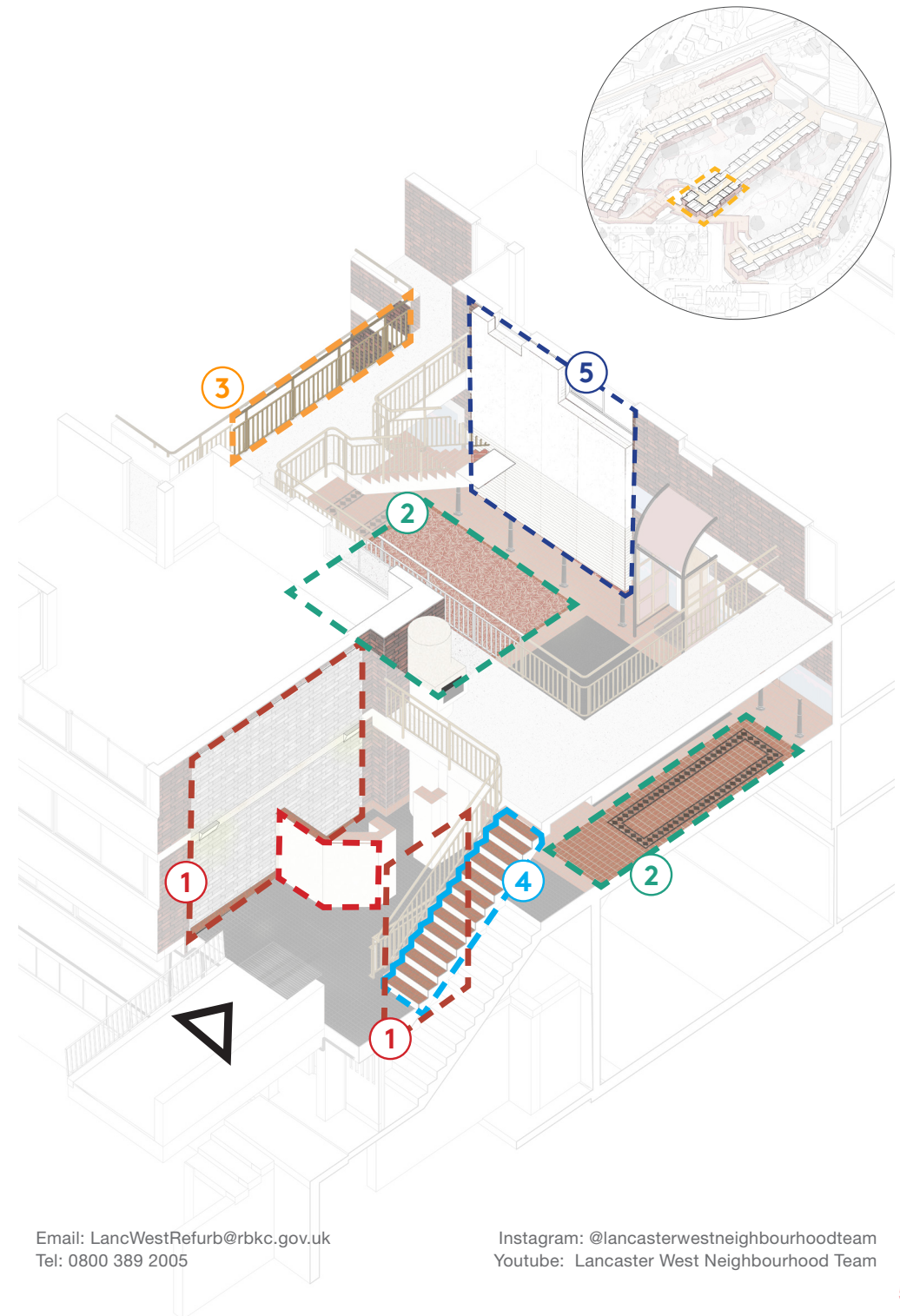
1 Walls: We will be using a specialist to clean a portion of the brick walls in The Walkways. We will also be painting a portion of the brick wall white to make for a cleaner, brighter atmosphere, subject to your feedback.

2 Floors: We will be cleaning the existing terracotta floor using a specialist cleaner. We will also be testing options for new flooring in order to get feedback from the residents and your preferences, including a new entrance mat for the main entrance.

3 Railings: The railings in the Walkways need to be repainted. We are looking to paint the railings to give a more homely feel to the spaces.

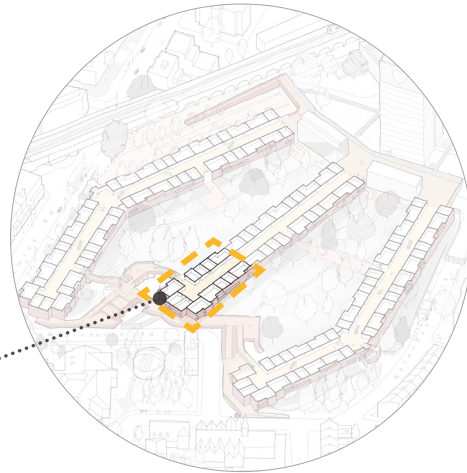
4 Stairs: The stairs indicated will be cleaned and repainted as they have become dirty and worn over the years.

5 New Service Riser Cupboard: This will be indicative of the new service risers that will form part of the refurbishment.



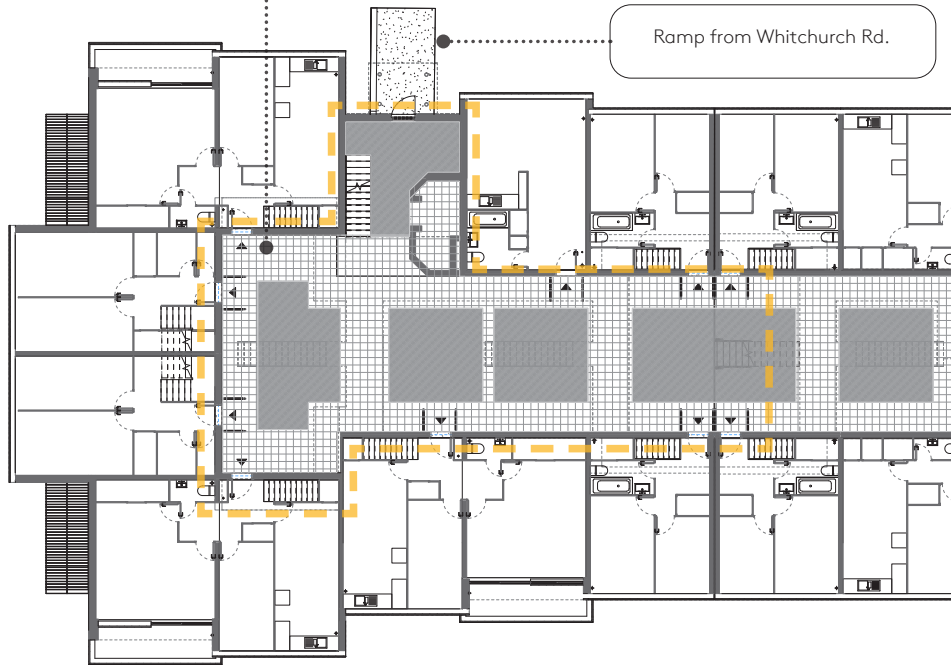
Where are these works going to happen?

The Communal Areas Pilot is going to take place in the area shown on the plan below. This will be at the south end of Testerton, the communal entrance accessed by the ramp from Whitchurch Road.



— — — — — Extent of Entrance Pilot

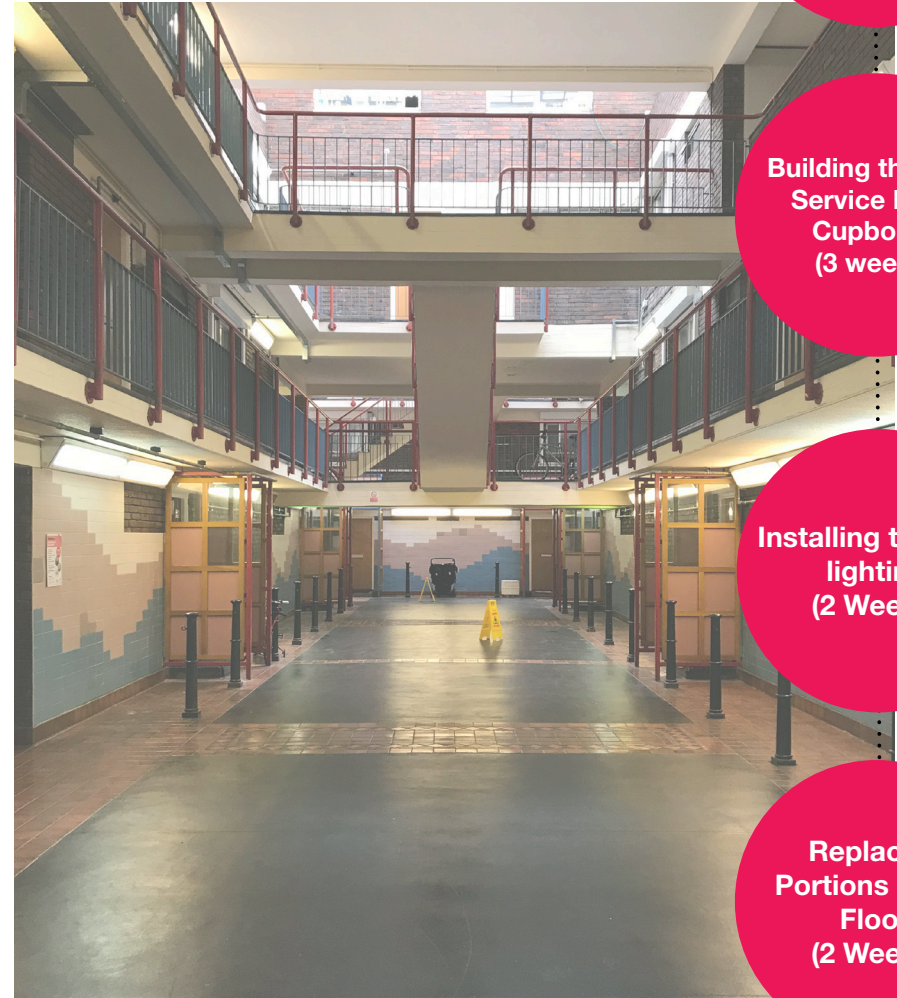
Ramp from Whitchurch Rd.



Testerton Walk

How long is this all going to take?

The following timeline is an estimate subject to change based on discussions with installers & suppliers.



**Cleaning & Painting
(4 weeks)**

**Building the New Service Riser Cupboard
(3 weeks)**

**Installing the new lighting
(2 Weeks)**

**Replacing Portions of the Floor
(2 Weeks)**

What's it going to look like when it's finished?



Above: Render of the communal staircase. Left: KCA Reference: King's Crescent Estate

The CGI image above shows the direction that the design is taking. With changes in lighting and material in the spaces. We recommend simplifying the communal spaces by painting the railings bronze and painting the walls and ceilings.

This colour palette has been used to great effect before on projects we've previously worked on, as indicated on the image to the left.

Your Feedback on Communal Spaces

Over Summer 2021 Light Follows Behaviour & Karakusevic Carson Architects engaged with Walkways residents around upgrades to communal areas including lighting and finishes.

We asked how residents felt about their communal areas, corridors and building façades. The key themes of the responses were consistent across all 3 Walkways blocks:

Likes

- Wide walkways
- High ceilings
- Sense of privacy from the outside

Dislikes

- Walls - cleanliness and colour
- Accessibility - lifts, ramps
- Stairwell and banister design
- Noise
- Lack of security features
- Colour of tiling and flooring
- Visible pipework
- Lack of green spaces/plants
- Sensation of being in a prison
- Dogs in communal areas
- Seating areas
- Leaks in the atrium
- Size of shoots and number of bins in the rubbish areas
- Bike and pram storage
- Post Boxes

Lighting drop-ins - May 2021



"It's never dark. It is so flipping lit!"
Walkway resident



Our team has used this feedback to develop design options for your communal spaces which we will be presenting to you.

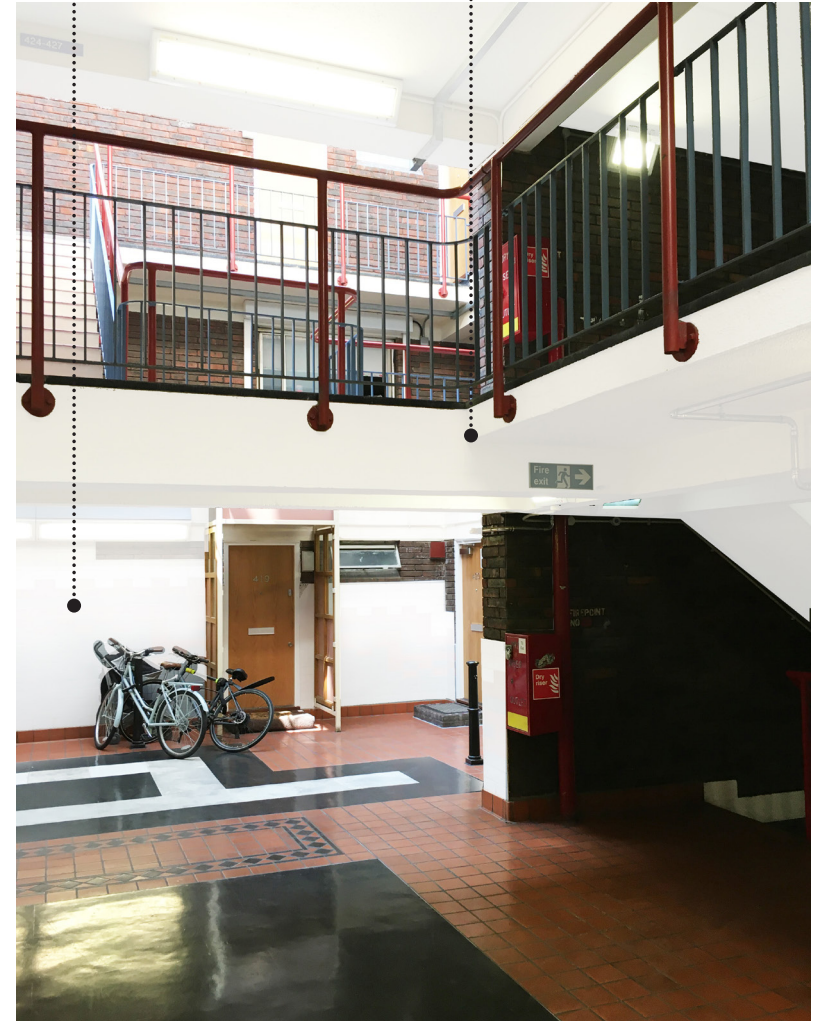
Improving Walls & Ceilings: Cleaning & Painting

The existing yellow 'magnolia' paint on the walls and ceiling will be painted white to make the space more welcoming. We also want to hear your feedback on the coloured wall tiles to see if residents would prefer to be painted white.



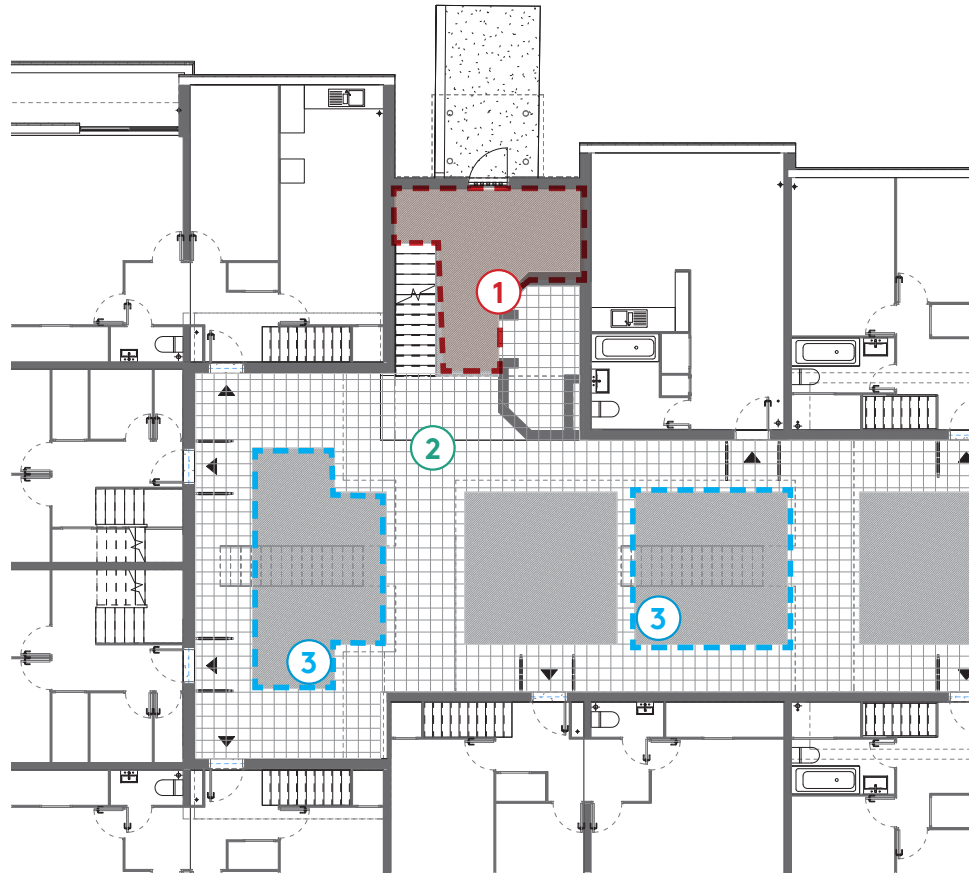
Existing Wall Tiles: Can also be painted white if residents wish. This is not a long term solution but could help aid a discussion about the colour and finish of future materials.

Existing yellow concrete to be painted white



Testing New Flooring

The pilot will allow us to test some exciting new flooring in The Walkways. We have been exploring different options to the existing lino flooring. These will help us to get a feel for how you want your spaces to look in the future.



1. Herringbone Wood Effect Vinyl to Entrance 'Lobby' Space 2. Existing Terracotta Tile to be cleaned by Specialist
3. Patterned Vinyl Flooring underneath skylight



1 Moduleo 55 Impressive - Sierra Oak:

A wood effect vinyl floor with laid in a Herringbone pattern. With a good slip resistance (R10) and made using 100% renewable electrical energy.



2 Existing Terracotta Tile:

These robust tiles will be cleaned by a specialist stone cleaner as part of the pilot. Let us know what you think of the results!



3 Forbo Eternal - Digitally printed vinyl

Example of a patterned vinyl flooring for the bright areas beneath the skylights. This also has a good slip resistance (R10) and is made using 100% renewable electrical energy.



Entrance Improvements: Before

The entrance is a key part of your home. The CGI overleaf shows how the entrance to Testerton could be transformed during the communal areas pilot. As before, the painting of the existing tiles is dependant on residents' views.



Entrance Improvements: After

- 1. Wall tiles painted white (subject to residents' wishes)
- 2. New herringbone pattern flooring
- 3. New entrance mat to prevent dirt and slippages in the communal spaces
- 4. Railings painted bronze
- 5. Bricks painted white to one wall only
- 6. New Strip Lighting test



Turn the page to see how your entrance will look at night>

Entrance Improvements: Night-time Views

- 1. Wall tiles painted white (subject to residents' wishes)
- 2. New herringbone pattern flooring
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Entrance Improvements: Night-time Views

Existing wall will be cleaned by a specialist



Existing Condition



Proposed



Existing Condition



Proposed

New Strip Lighting Element designed by lighting specialist LFB

3.Skylight Space: Before/After

The CGI overleaf shows the proposal to upgrade the spaces beneath the skylights. A key difference here is the new lighting which has been specifically designed for the space. You can see from the images that the plan is to remove the big, bulky existing lights and to replace them with a more elegant chandelier.

New Chandeliers as designed by specialist lighting designer LFB



Turn the page to see how your entrance will look at night➤

Skylight Space: Night-time View

This image shows our intention to provide softer, more elegant lighting for The Walkways after dark as designed by LFB. Note the new entrance lighting and the lighting of the staircase.

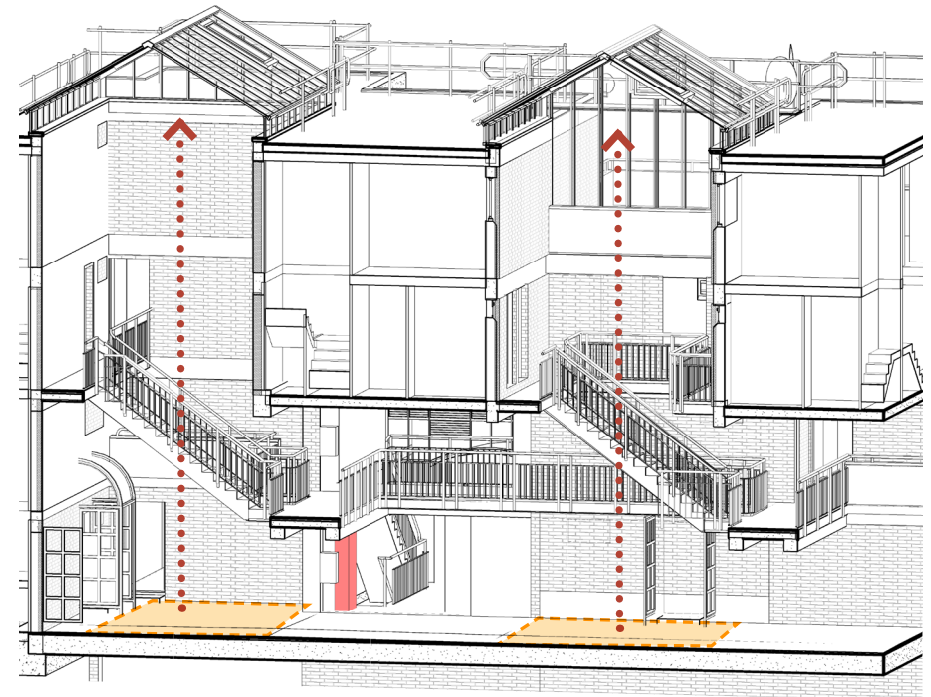


New Entrance Lighting

Skylight Space: Flooring Strategy

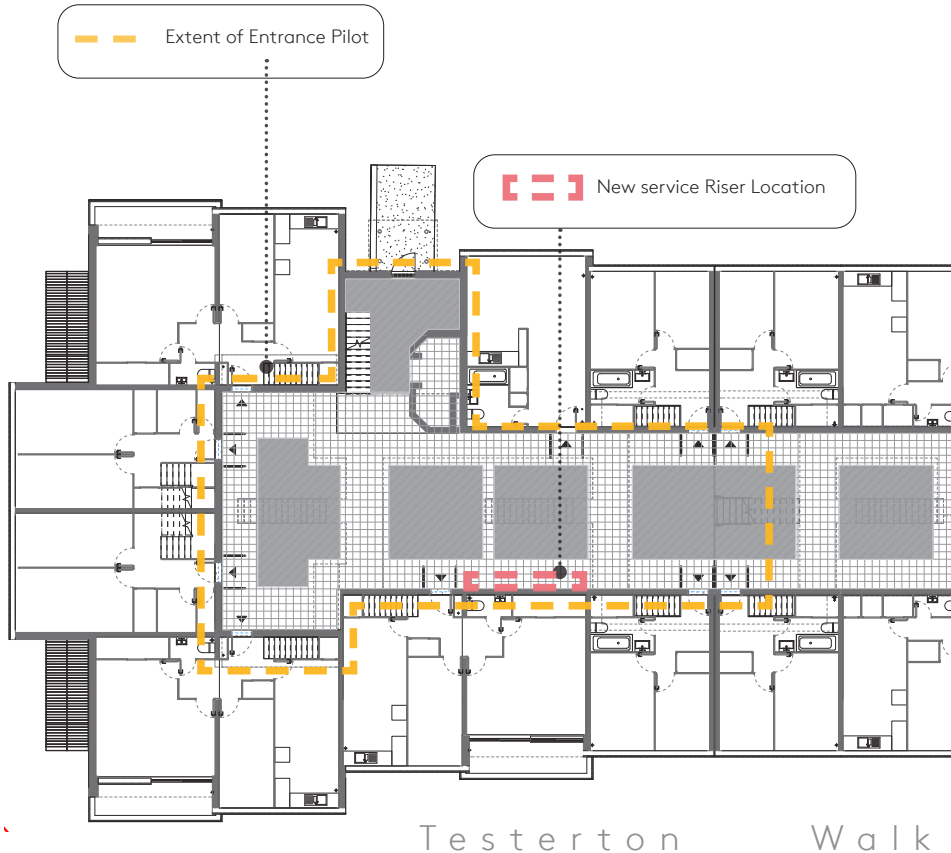
We are looking to test a patterned floor finish beneath the skylights in your communal spaces.

These are the brightest spaces in The Walkways. We think they provide a good opportunity to test different patterns. Following this we look forward to hearing your feedback on the types of flooring you'd like to see in your Walkways in future.



New Service Riser Cupboard

As part of this pilot, we will be constructing a temporary mock-up of a new service riser. These new service risers will form part of your buildings in future. They will house the essential electrical cables, hot water, drinking water, heating, telephone lines, and internet cables which run into your homes. It will also, in time, tidy all of the cables you currently see in your communal space into one neat compartment, so that they can be easily accessed for maintenance.



New Service Riser

- Diagram showing the new services running behind the riser cupboard:
- Electrics
 - Gas
 - Heating
 - Hot Water
 - Drinking Water
 - Internet
 - Phone
 - Rainwater

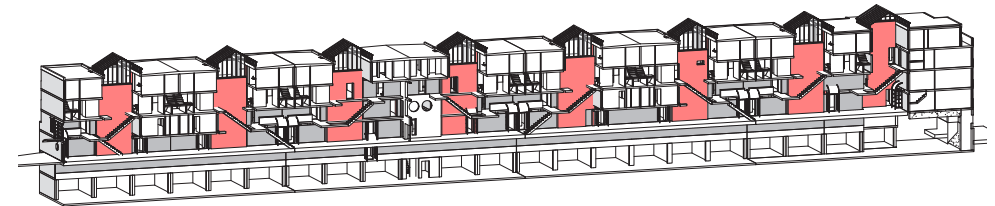
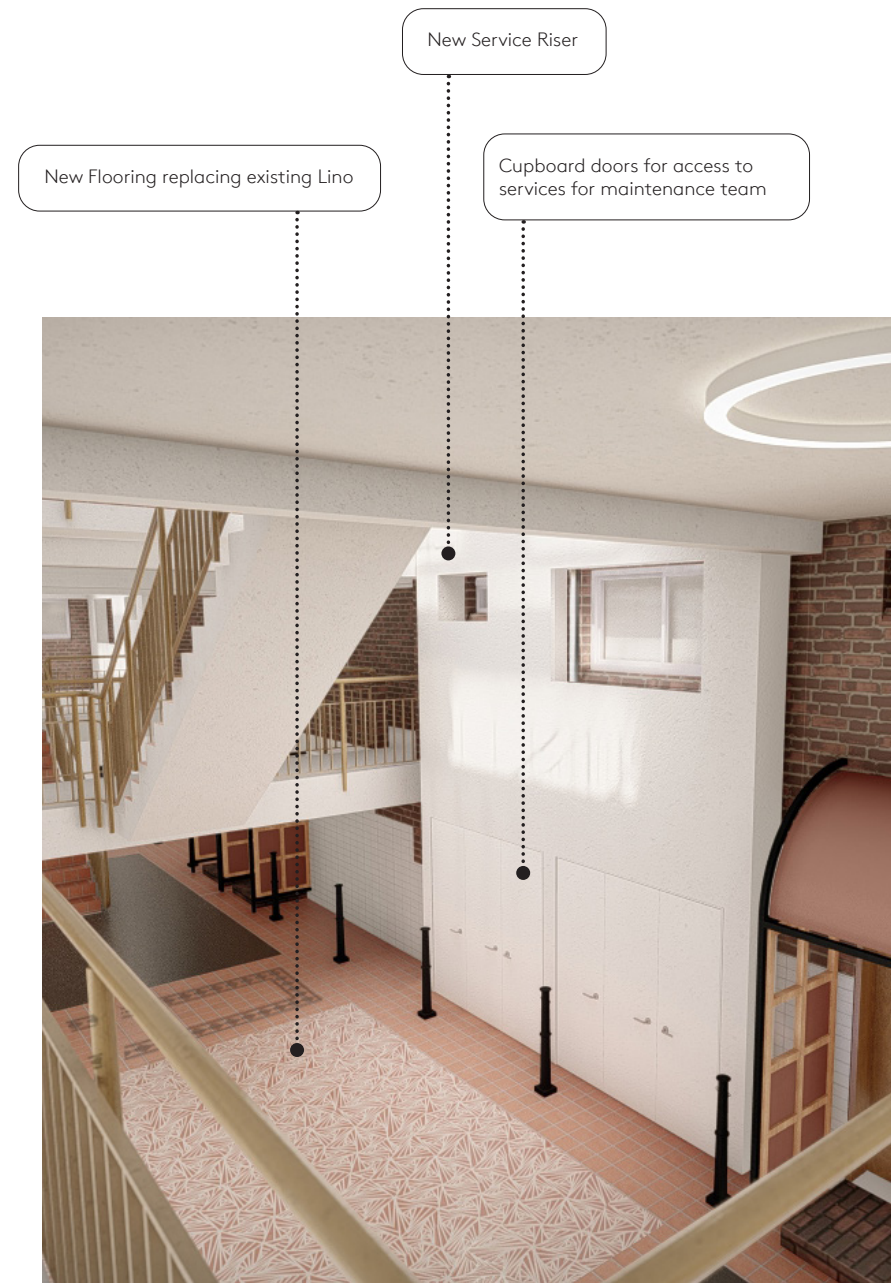


Diagram showing proposed service riser locations corresponding to skylights
■ = Service Riser

Service Riser: Before/After

The following images show how the addition of the service riser will impact the communal space. Note how the bright colour of the riser will help to reflect light down into the space from the skylight above. As these risers will be a key part in upgrading your homes in the future, we will continue to develop the design of these service risers. Your feedback and preferences will be very important to us on this matter.





We'd love to hear from you!