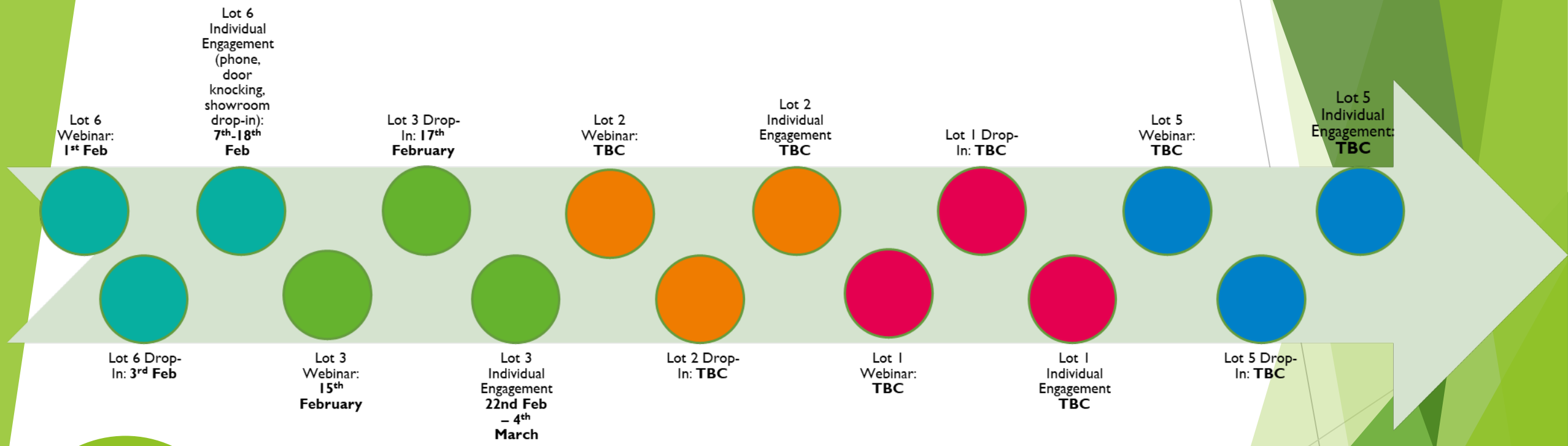
Detailed Design Update

Bunmi Shekoni, Senior Project Manager

Engagement Timescales

Lots 1-6



50%+ residents engaged

Target

Lot 1 **21%** Engaged

Lot 2 **31%** Engaged

Lot 3 **32%** Engaged

Lot 4 **87%** Engaged

Lot 5 **48%** Engaged

Lot 6 **38%** Engaged

Co-design Timeline

Verity Close

Initial Refurbishment Consultation

OCT 2017

JAN 2018

Residents Ideas Day

Block meetings 1: Latimer Centre

FEB 2018

MAR 2018

Residents Ideas day & Block meetings 2: Methodist Church

Co-Design Workshop Top 10's

FEB 2020

Initial Design Ideas Pop-up Event

MAR 2021

MAR 2021

Residents Webinar

APR 2021

Door Knocking

We are here!

FEB 2022

Emerging Preferences and Choices Events

WHAT'S NEXT?

Finalising Detailed Design Event

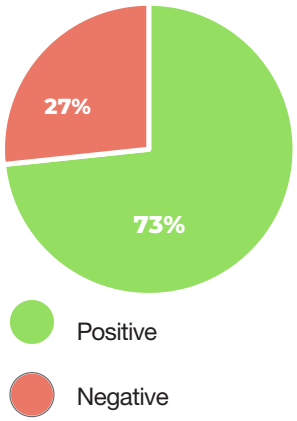
PHASE 1

PHASE 2

PHASE 3

Building on resident feedback to Initial Design Ideas

Proportion of respondents positive about aluminium frames



73%

mainly positive about aluminium framed windows

15/21 responded

90%

mainly positive about triple glazed windows

20/21 responded

94%

satisfied with whatever type of glazing is most efficient

20/21 responded

38%
residents engaged so far
(21/68)

Of the 68 houses and flats at Verity Close, 21 completed the survey. 13 of these were council tenants, 2 were resident leaseholders and 1 was a resident freeholder.

Window Options

Window Performance		U-Value** (W/m²K)	Security accreditation	Frame thickness	Internal finish	External finish
Tilt and Turn Window Idealcombi Futura + I		0.82	SbD*	54mm	Aluminium	Aluminium
Velfac In		0.94	None	93mm	Timber	Aluminium
Top Hung Reversible Idealcombi Futura+		0.87	SbD	53mm	Timber	Aluminium
Velfac 200E		0.83	None	53mm	Timber	Aluminium

*Secured by Design (SbD) product accreditation provides a recognised standard for all security products that can deter and reduce crime.

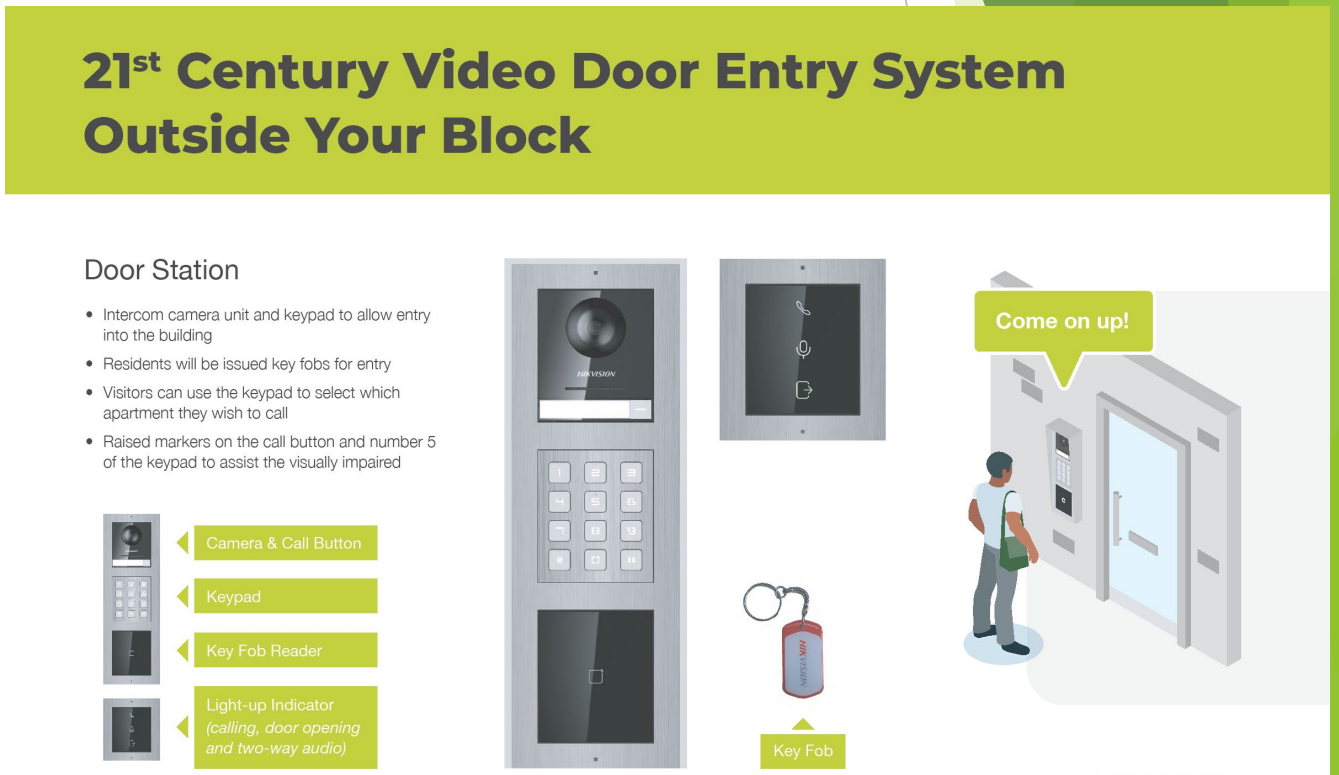
**U-value - the measure of heat transfer through an object or structure. U-Values are generally used to define thermal performance (heat loss) and assess the performance of a building. The lower the U-value the better insulated an element is.

Emerging Preference & Choices

Door Entry Pilots

Fermax

Hikvision



Unit 29 - Refurbishment showroom

Emerging Ideas & Choices

Morland House & Talbot Grove House

Emerging Ideas & Choices

Clarendon Walk, Talbot Walk, Camelford Walk & Court

Emerging Ideas & Choices

Treadgold House

Emerging Ideas & Choices

Verity Close

Emerging Ideas & Choices

Walkways

Consideration for external wall insulation

- Elevations shift in and out meaning numerous and complex edge junctions
- External containment and cabling
- Most windows will reduce in size and balcony doors will need to be repositioned
- Balcony access and reduction in usable area

Existing courtyard entrance

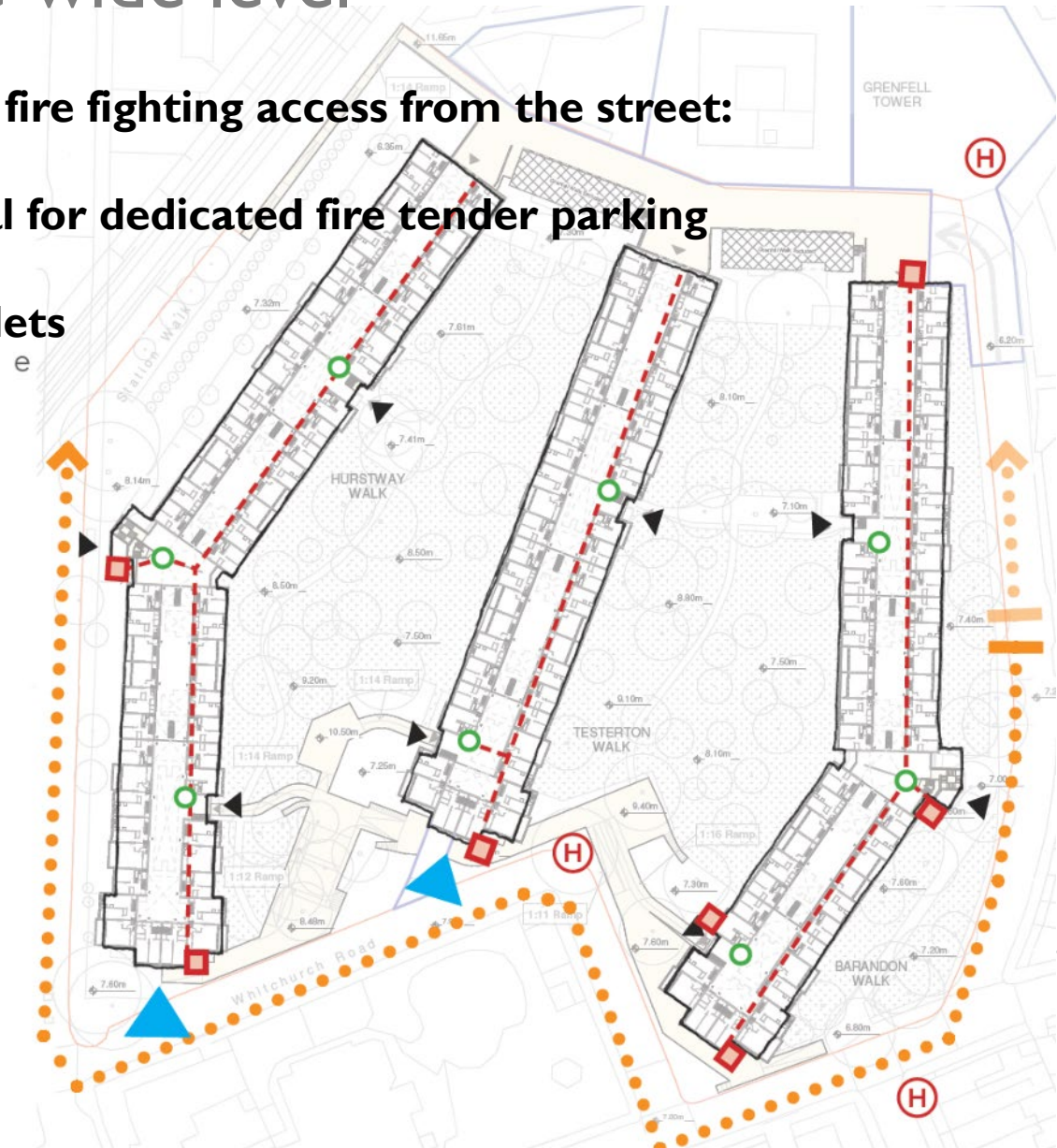
Design development CGI of a new courtyard entrance

Fire Strategy for The Walkways

Walkways - Site-wide level

Improve fire tender and fire fighting access from the street:

1. **Explore potential for dedicated fire tender parking**
2. **New dry riser inlets**
3. **Clearer signage**



Proposal looks to build on existing vehicular access to improve access for emergency vehicles

New Dry Riser Inlets: Can be installed in strategic locations to help with fire servicing.

Essential Fire Strategy Improvements

Block level

- **Communal areas fire separated from all flats.** This is achieved via:
  - **New fire rated flat entrance doors**
  - **New fire rated glazing to atria windows**
  - **Firestopping of all penetrations in the atria** walls e.g. bathroom vents

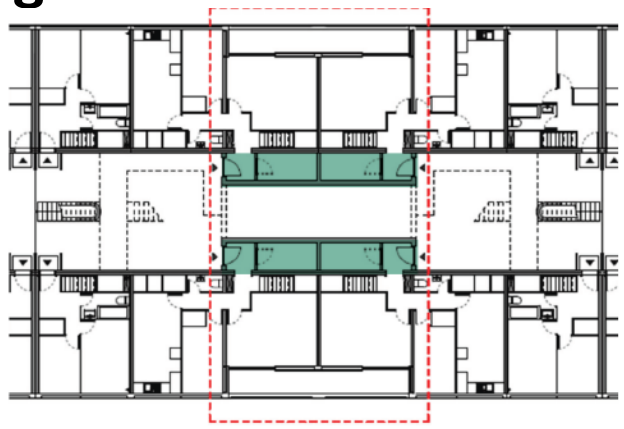
- **Removal of fire load from communal areas** (i.e. refuse, cycles, prams, resident possessions) – explore storage and refuse options

- **Automatic fire detection will be provided in the common areas to activate ventilation and inform building management**

Essential Fire Strategy Improvements

Walkways - Block level

- **Replace the rooflights and AOVs** in the atriums to enable smoke ventilation of the communal areas to provide safe means of escape – **as well as stop leaks!**
- **New lobbied entrances to some homes**
- **Reduction of escape distances or provide secondary means of escape**
- **New fire signage and lighting to** direct residents and fire fighters in an emergency



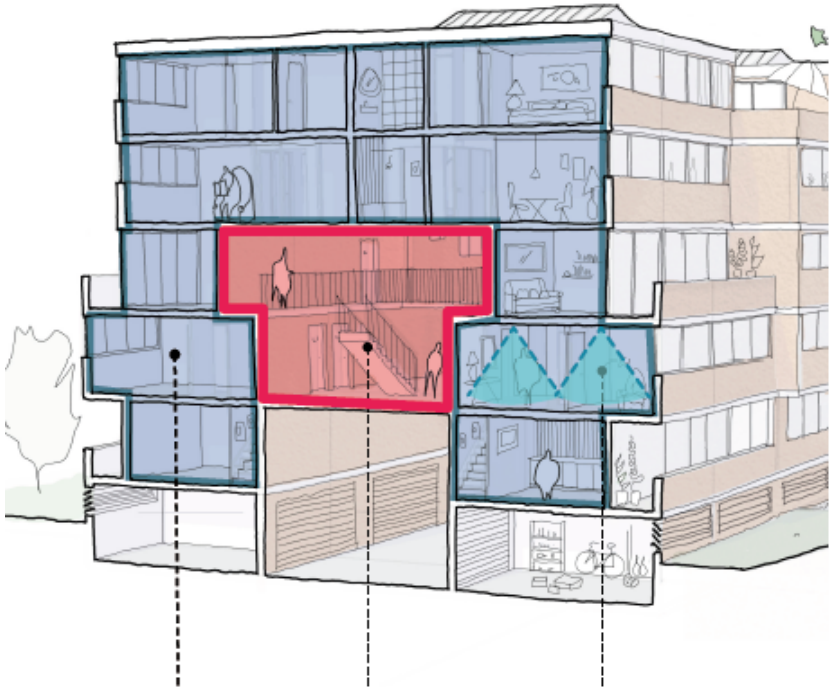
New lobbied entrances to comply with CFD analysis

- *AOV - Automatically Opening Vents*
- *CFD - Computational Fluid Dynamics*

Essential Fire Strategy Improvements

Walkways - Flat level

- **Replacement of flat entrance and internal doors to FD30 in all habitable rooms**
- **Sprinklers, radio-linked smoke detectors** and **new ceilings** in homes
- Install fixed-closed **fireproof bathroom and kitchen windows** between flats and communal areas
- **Firestopping of penetrations** in atrium wall



For everyones safety and protection all homes need to have

Sprinklers ensure the communal area is always safe to move through

Sprinkler heads will only activate if that particular head is exposed to a real fire. They will not suffer from 'false alarms or activations'

Example of a concealed sprinkler head. Only the white part will be visible

Photo of an example low energy light fitting

Building a Master Programme

Building a Master Programme

Jan – Mar 2022 | Apr – June 22 | July – Sep 22 | Oct – Dec 22 | Jan – Mar 23 | Apr – June 23 | July – Sep 23

Core Heat Network Development

- Refurbishment Programme (to 2026)
- Develop Resident Price Promise
- Price Promise Working Group
- Set Up Local Energy Company
- Procure contractors to deliver primary, secondary and tertiary network, operate and maintain heat network
- Mobilise contractors
- Cross Borough Energy Masterplan
- Deliver Works

2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2028 | 2029

Primary Heat Network Connections

- The Walkways
- Morland & Talbot Grove House
- Camelford, Clarendon, Talbot Walks & Camelford Court
- Cambourne Mews
- Verity Close
- Bomore Road Apartments
- Treadgold House