

Lancaster West Refurbishment

Finalising detailed designs



Treadgold House

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Finalising detailed design

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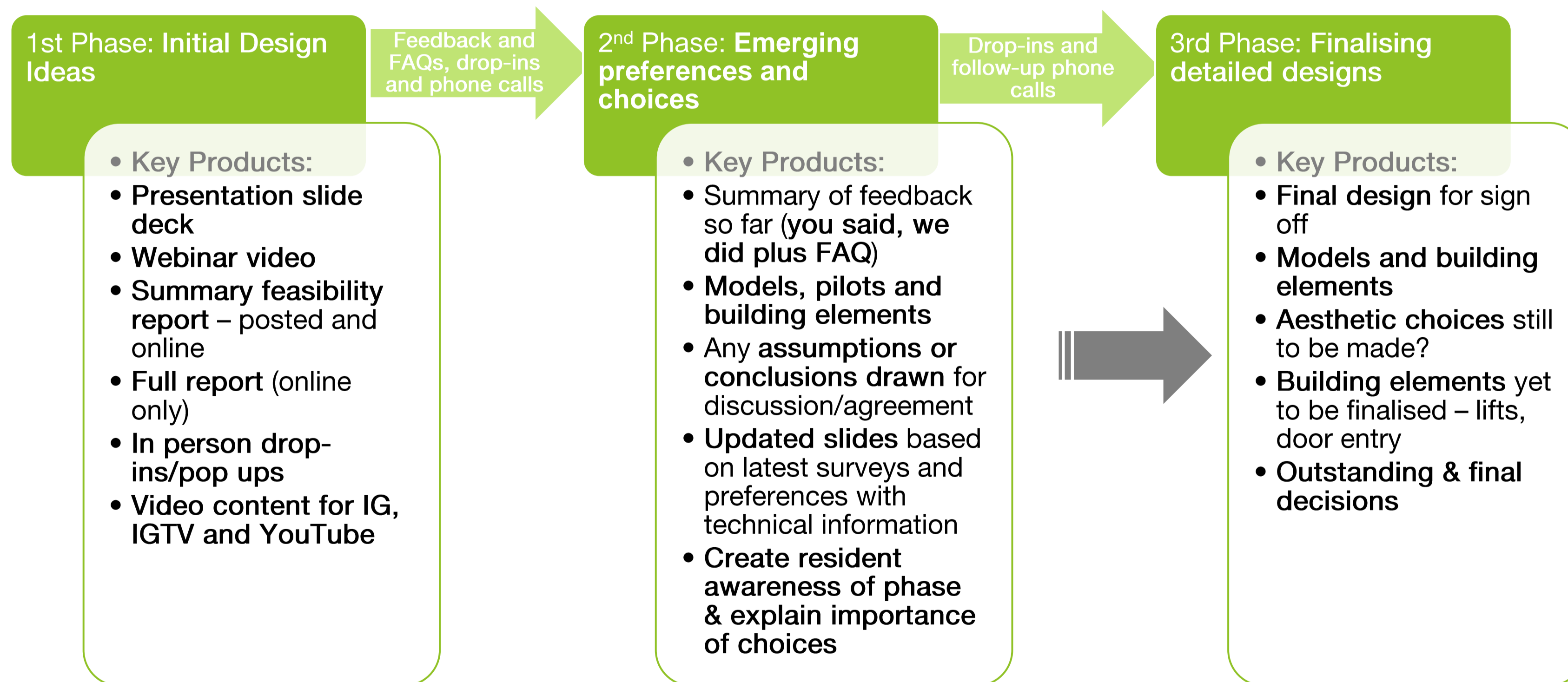
Balcony options

Lifts

New refuse stores

Overview of co-design process

We're beginning Phase 3



Over 50% engagement for each lot

Treadgold House: Where are we now?

Treadgold House

Have your say...



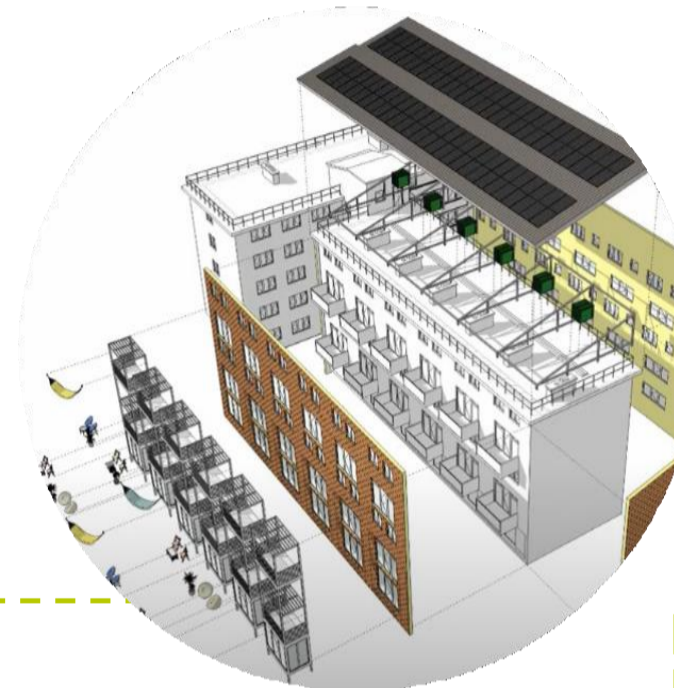
Treadgold House Refurbishment programme

Draft programme

72%
Resident participation

Residents' top 10 priorities are:

- 1 Kitchens
- 2 Bathrooms
- 3 Block entry system
- 4 CCTV
- 5 Communal entrance
- 6 Replace lift
- 7 Maximise hidden storage
- 8 Redesign car park etc
- 9 Communal decor
- 10 Pest control



January 2018:
Lancaster West
Ideas Day

October 2019
Top 10 priorities
developed

May 2020:
Mustbe0
BowTie
Construction
share proposal

December 2020:
Residents vote in
favour of
MustBe0
funding

ECD appointed
to review existing
building and
produce design
options

Seek
residents'
feedback on
initial design
ideas

Design
proposals go
to tender

Appoint contractor
to work on final
design with
residents

Work
starts on
site

Planned
completion

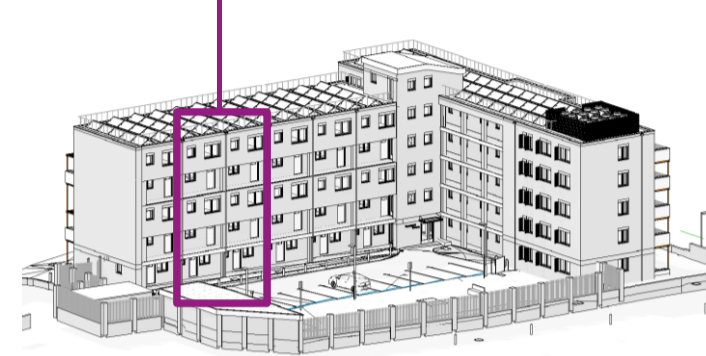
Spring 2022

Autumn 2022

Winter 2023

Emerging Preferences External Finishes We asked...

North Facing (front)



North Elevation



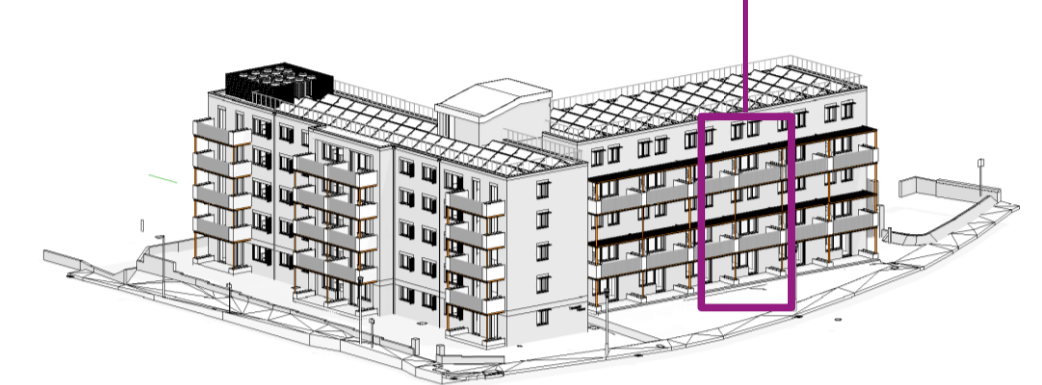
Option 1

Option 2

Option 3

Option 4

South Facing (back)



South Elevation



Option 1

Option 2

Option 3

Option 4

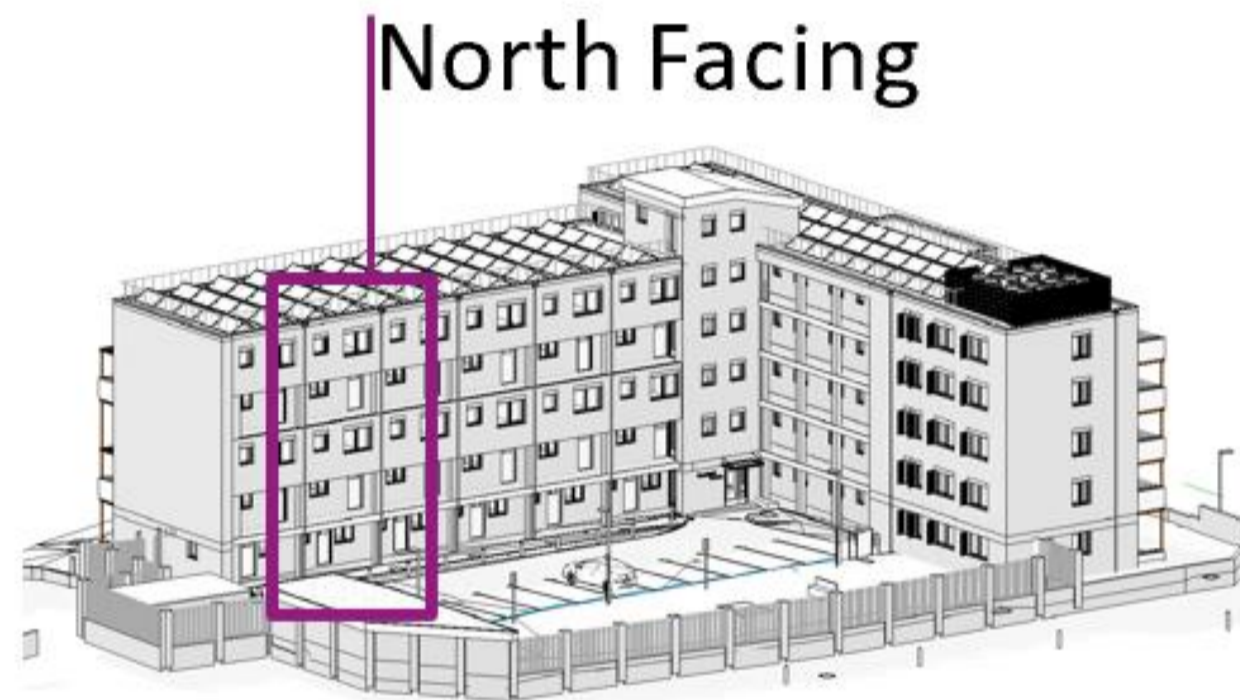
Non-combustible external wall insulation could be finished with a range of materials and colours which will affect the look and feel of the block.

The refurbishment could be an opportunity to modernise the appearance of the building or refresh the existing palette of colours and textures.

Emerging Preferences

External Finishes

You said...



38%

Chose option number 1 on the north side of the building

Row Labels	Count of 10. Which finishes (block colours do you prefer for the north side of the building?)
Option 1	8
Option 2	7
Option 3	2
Option 4	1
Other comment	1
No answer	2
Grand Total	21

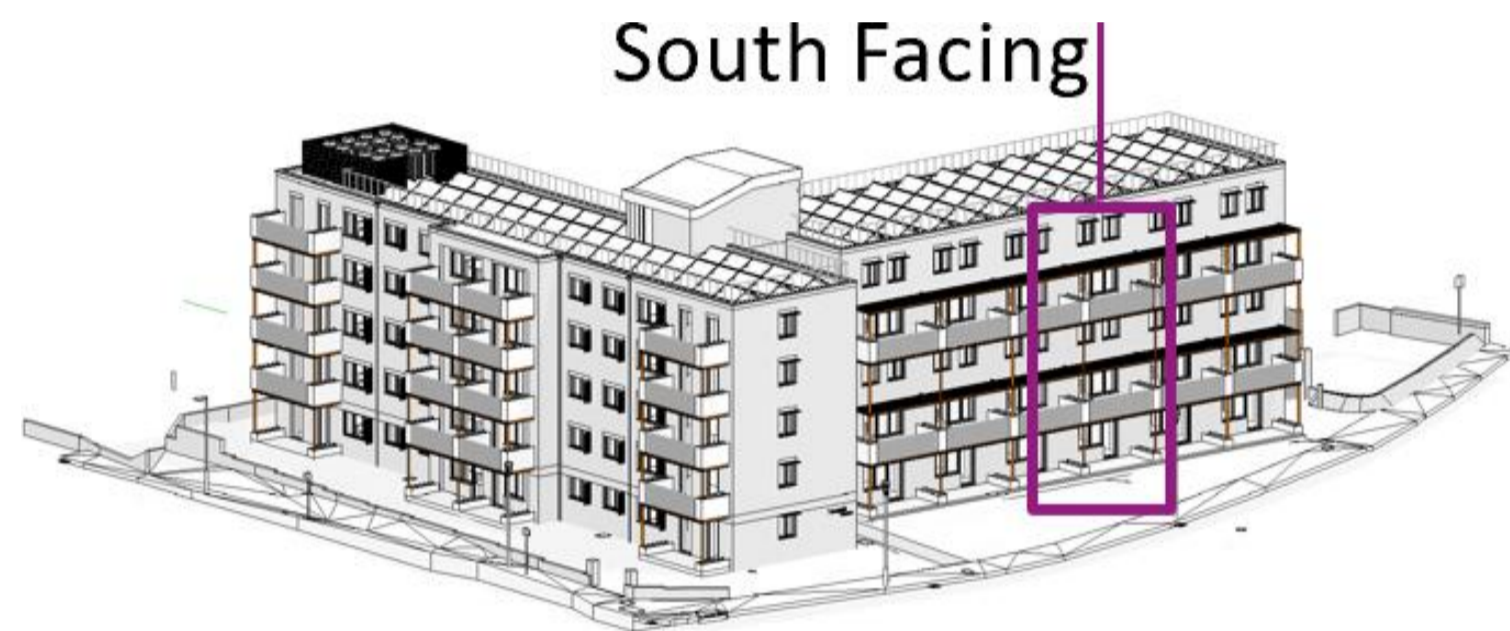


Option 1

Emerging Preferences

External Finishes

You said...



29%

Chose option number 2 opposite on the south side of the building

Row Labels	Count of 11. which finishes (block colours) do you prefer for the south side of the building?
Option 1	5
Option 2	6
Option 3	3
Option 4	1
No answer	6
Grand Total	21



Option 2

Finalising Detailed Design

External Finishes

Option 1

White Colour



Front



Back

Finalising Detailed Design

External Finishes

Option 2

Orange/Red Colour



Front



Back

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External Finishes

Option 3

Combination of options 1 & 2



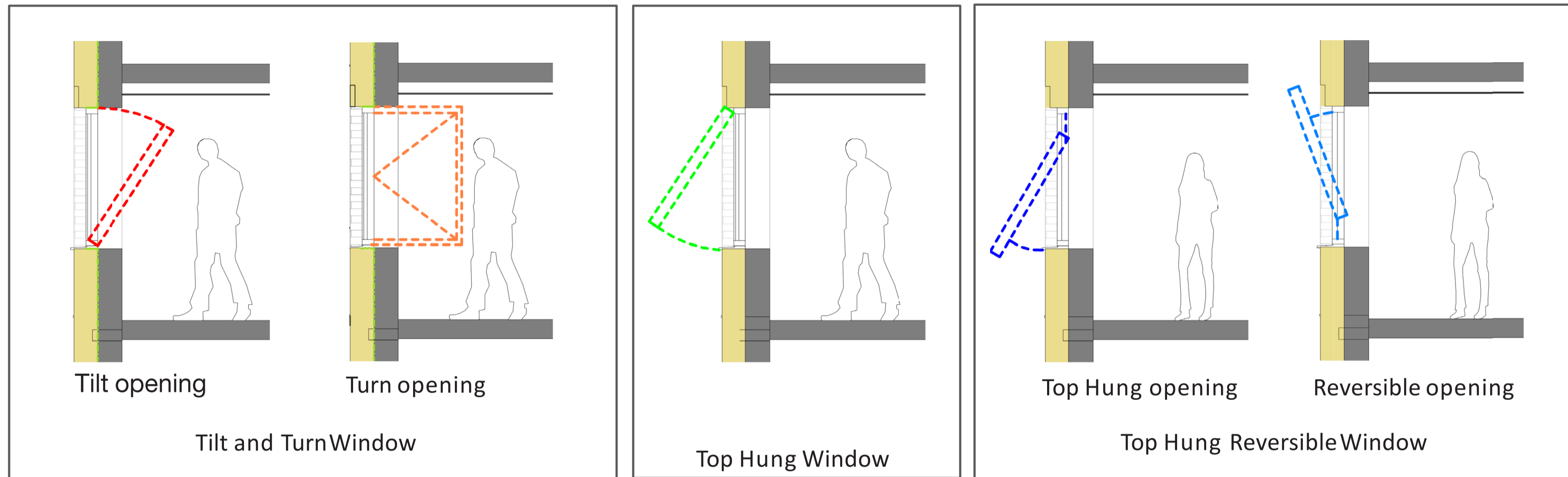
Front (Clay Finish
(Orange/Red))



Back
White Finish (Brick or render)

Emerging Preferences Windows We asked...

Which window mechanism options do you prefer?

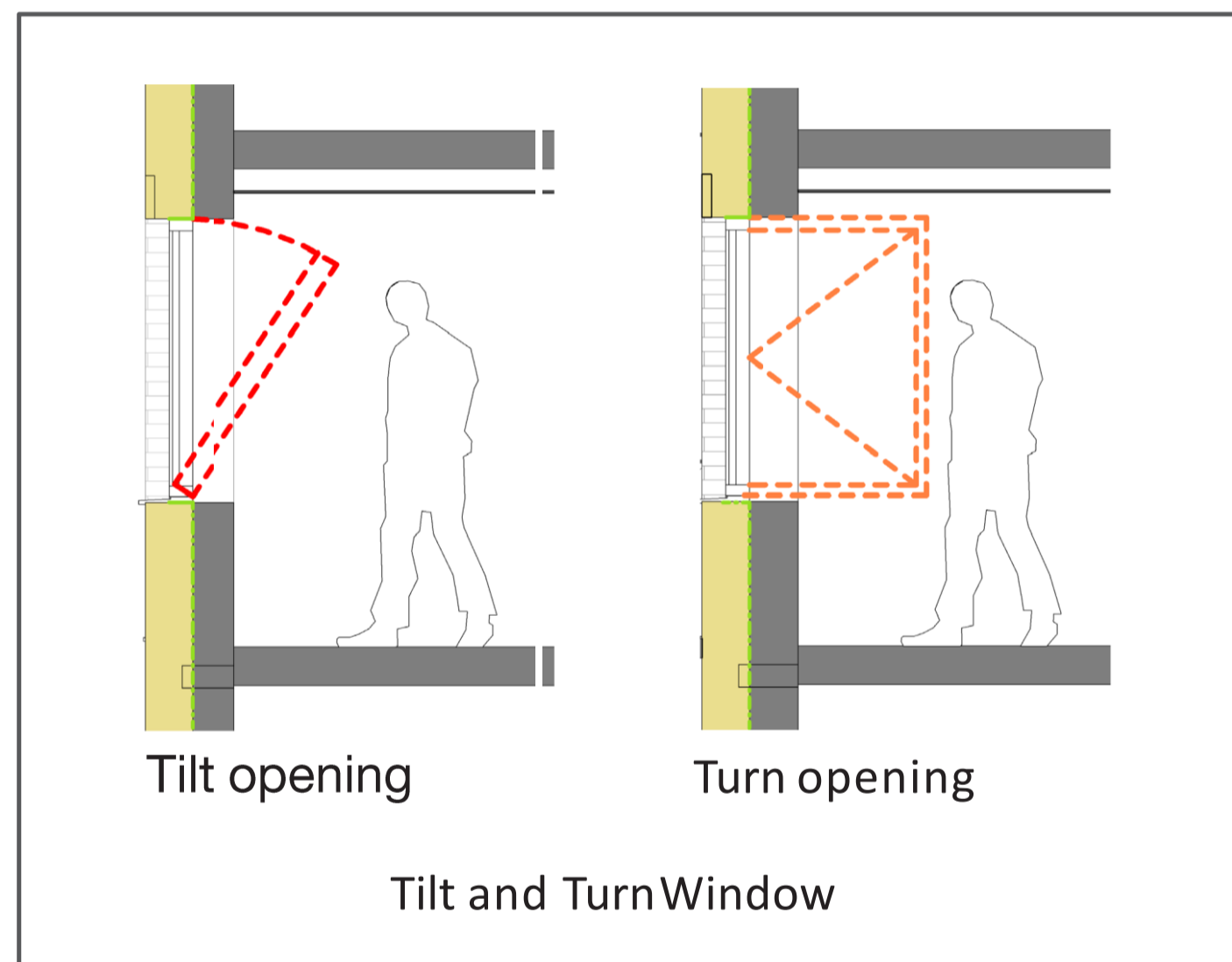


Triple glazed windows will lose far less heat than double glazed. Different parts of the building may need different types of window opening. We are considering tilt and turn windows, and also top hung windows, which could be reversible to allow easy cleaning.

Shading is also proposed to prevent overheating in the summer, whilst still allowing good daylight during the winter.

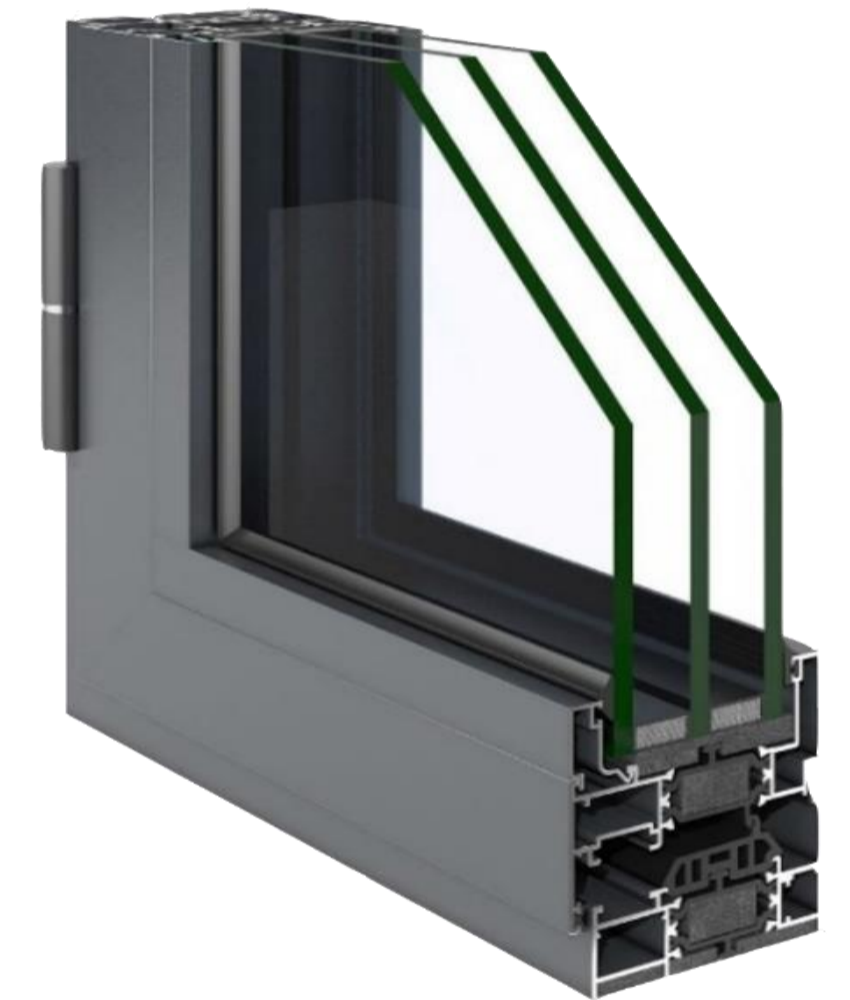
Emerging Preferences Windows You said...

The majority of respondents preferred tilt and turn white triple glazed windows



71%

Said they preferred tilt and turn mechanism



57%

Said they preferred the colour white

Finalising Detailed Design Windows

Window mechanism, performance, frame and colour

Tilt and Turn options



Idealcombi Futura + I

U-Value**
(W/m²K)

Security
accreditation

Frame thickness

Internal
finish

External
finish

0.82

SbD*

54mm

Aluminium
White

Aluminium
White

We will ensure the windows installed meet the above criteria

*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 Preferences

Balconies

We asked...

New balconies were proposed to address existing thermal bridges, ensuring warmer homes and reducing energy bills. The new balconies proposed are larger, providing residents with more private outdoor space. Four options were proposed with different structures and balustrading types for residents to comment on.

Which balcony options do you prefer?



Balconies

West Facing South Facing

Option 1

Option 2

Powder-coated perforated metal balustrade

Precedents

West Facing South Facing

West Facing South Facing

West Facing South Facing

The existing balconies lead to significant heat loss from inside the home. New balconies are proposed which will address this problem, ensuring warmer homes and reducing energy bills. The new balconies proposed are also larger, providing residents with more private outdoor space.

Would you enjoy being involved in designing a pattern to go on balcony balustrades?



Balconies

West Facing South Facing

Option 3

Option 4

Shading above

Powder-coated metal railings

Shading for west facing windows

Planters

Structure supported on ground

Structure hung from above

West Facing South Facing

West Facing South Facing

Shading is needed over the south facing balconies to avoid overheating.

On the west side the existing balconies will be incorporated into the flats, with the new larger balconies added as well.

Which balcony options do you prefer and why?

Emerging Preferences

Balconies

You said...

Row Labels	Count of 9. Which of the following balcony options would you prefer?
Option 1	8
Option 2	1
Option 3	1
Option 4	2
Other comment	1
No answer	8
Grand Total	21

38%

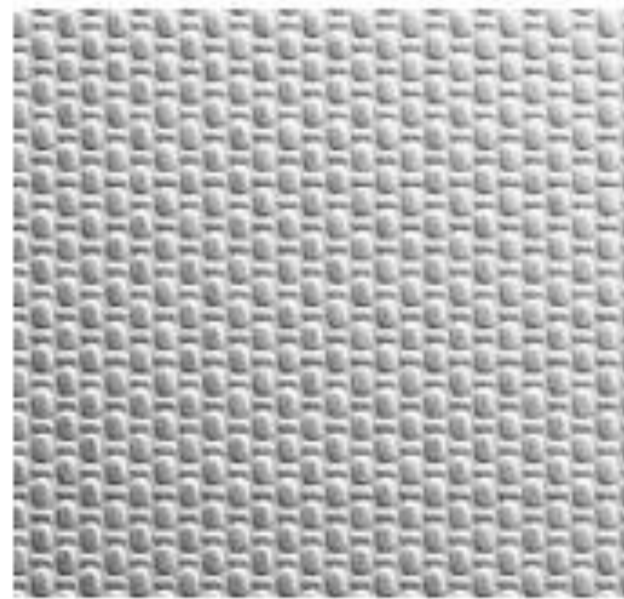
of respondents chose option 1, and **38%** of respondents had no preference, resulting in option 1 as the majority choice

Option 1



Emerging Preferences Replacement Lift We asked...

Wall Finishes



Stainless Steel Linen



Stainless Steel



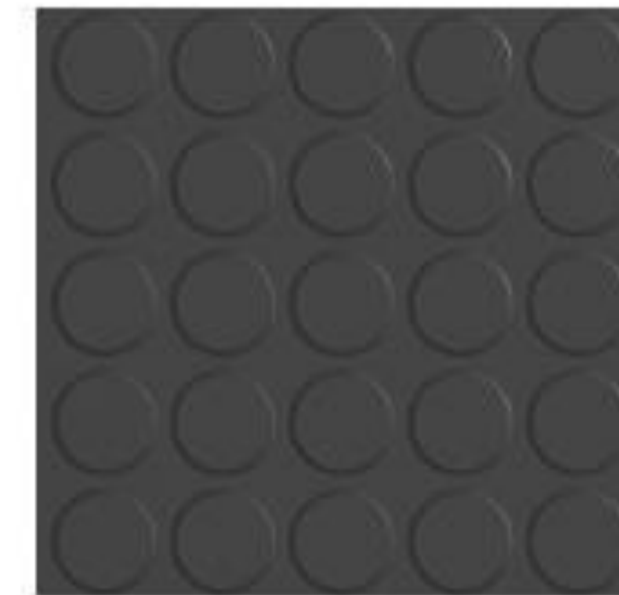
Floor Finishes



Rubber



Patterned Aluminum



Slip Resistant Rubber



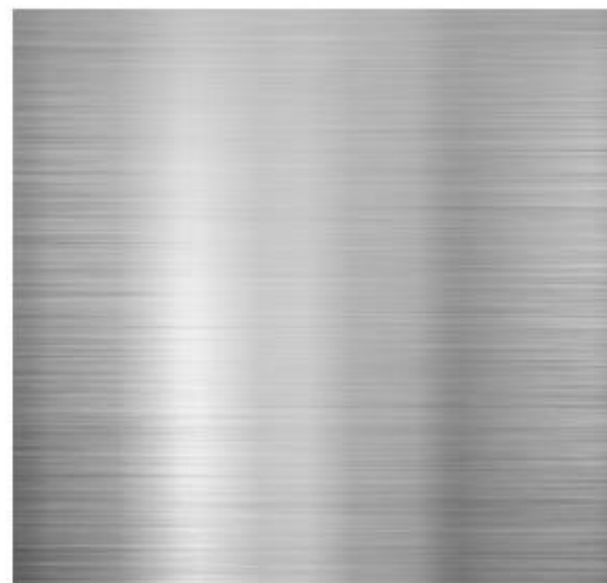
Coffee Rubber

We are replacing the existing lift with a new one, which gives us the opportunity to look at different finishes for the interior of the lift cabin, both for the flooring and walls.

We'll be installing a new improved lift in the block

Emerging Preferences Replacement Lift You said...

Wall Finish



Stainless Steel

67% of respondents chose stainless steel as the inner wall texture

Floor Finish



Rubber

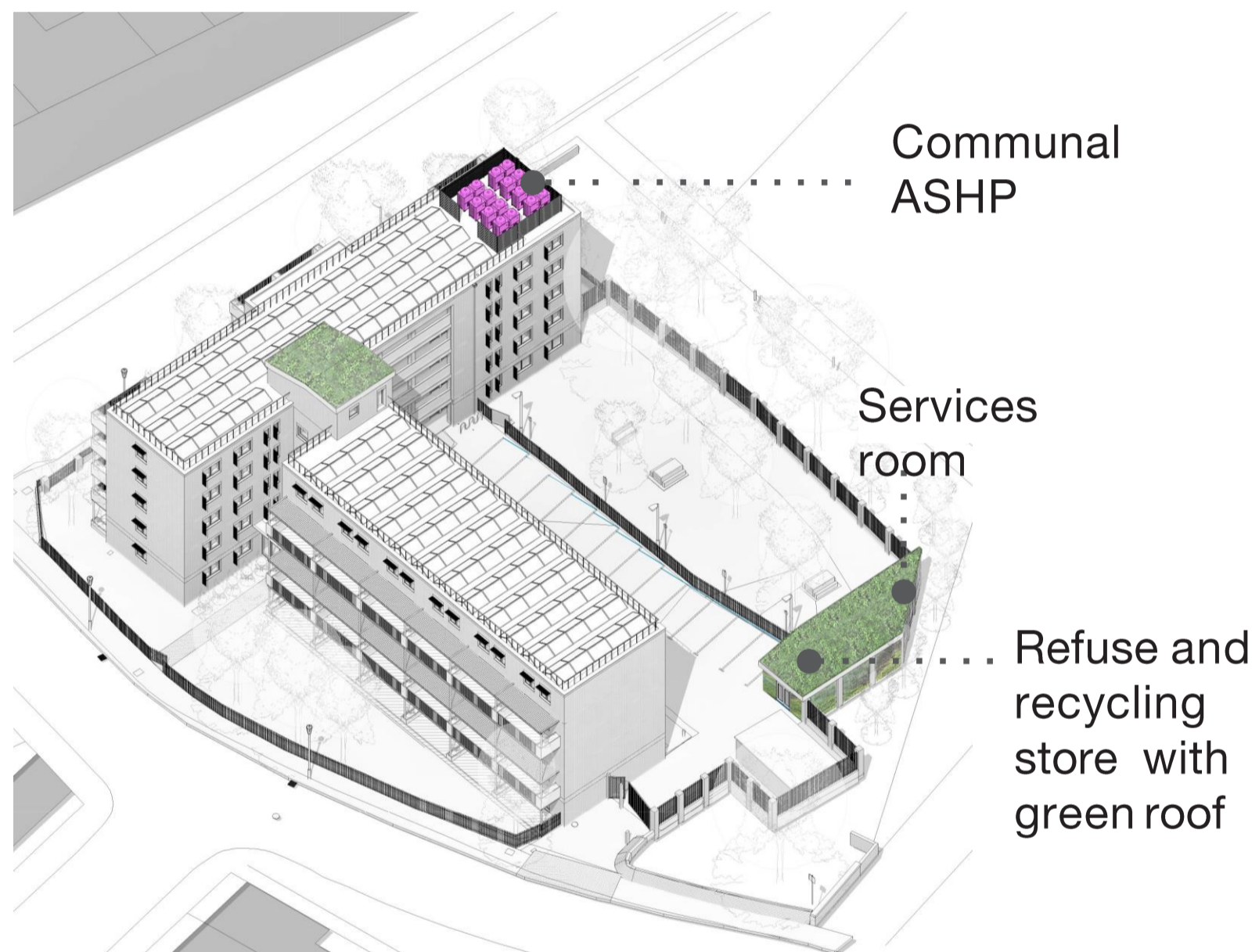
Recommended

Results for lift floor finish were split with 29% respondents wanting patterned aluminium and 29% of residents choosing rubber - we recommend the rubber option due to its noise absorption capabilities

Emerging Preferences

Refuse store location

We asked...



Example of screening of rooftop services



Air source heat pump condenser units



View of proposed new Recycling & Refuse Store, with new services room beyond

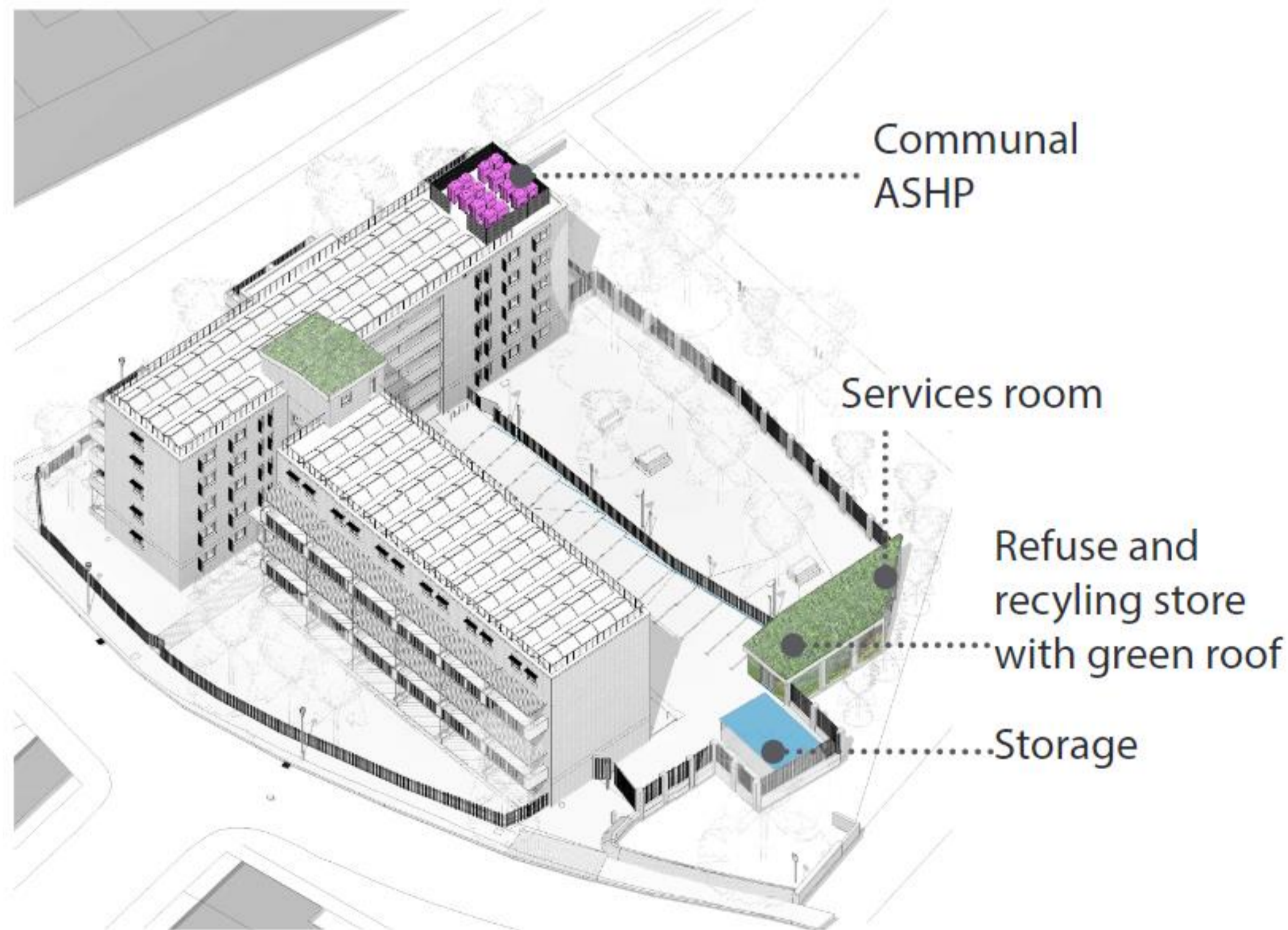
A new recycling and refuse store will enable all residents to recycle. Setting the bins at the boundary will alleviate problems of noise and smell.

Emerging Preferences

Refuse store location

You said...

77% of respondents felt the end of the car park would be a suitable place for the plant room



Finalising Detailed Design **Interreg** North-West Europe Mustbe0

European Regional Development Fund



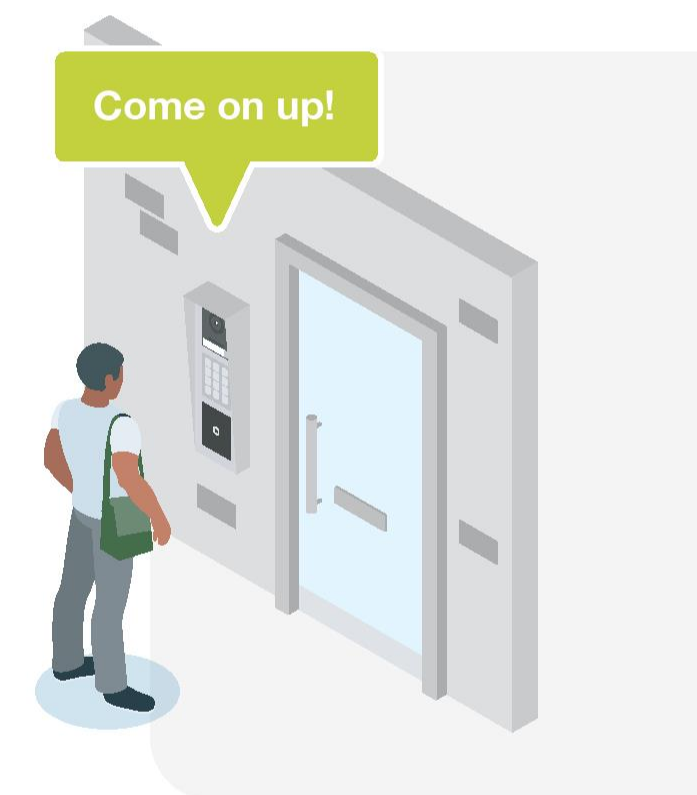
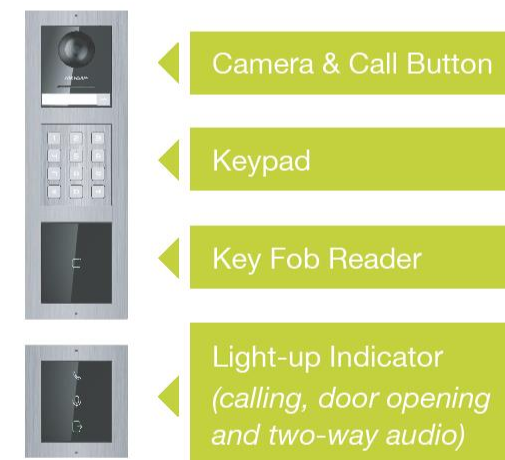
Hikvision

21st Century Video Door Entry System Outside Your Block



Door Station

- Intercom camera unit and keypad to allow entry into the building
- Residents will be issued key fobs for entry
- Visitors can use the keypad to select which apartment they wish to call
- Raised markers on the call button and number 5 of the keypad to assist the visually impaired



Unit 29

► Visit us at Baseline to talk to a member of our team about your choices.

Finalising Detailed Design Door entry

Fermax

21st Century Video Door Entry System Outside Your Block

KIN



Electronic Directory
Home selection is easy, simply access the electronic directory to quickly search for the apartment you want to call. Navigating through usernames is practical and accurate, making it possible to find the resident by choosing the first letter of the alphabet or just browsing the directory up and down.

Touch screen
Its user interface is dynamically adapted to the user's needs, guiding the visitor through the process and creating a pleasant user experience. All this thanks to the capacitive touch screen of the KIN panel, which incorporates a high resolution display (1024x600).

Proximity Reader
In addition to offering great security features with the MIFARE proximity reader, the KIN panel supports integration of proximity readers such as HID.

Face Recognition
Now it is possible to open the door using the KIN face recognition system, allowing residents to access your block quickly, and providing greater comfort of the system.

FERMAX

MARINE

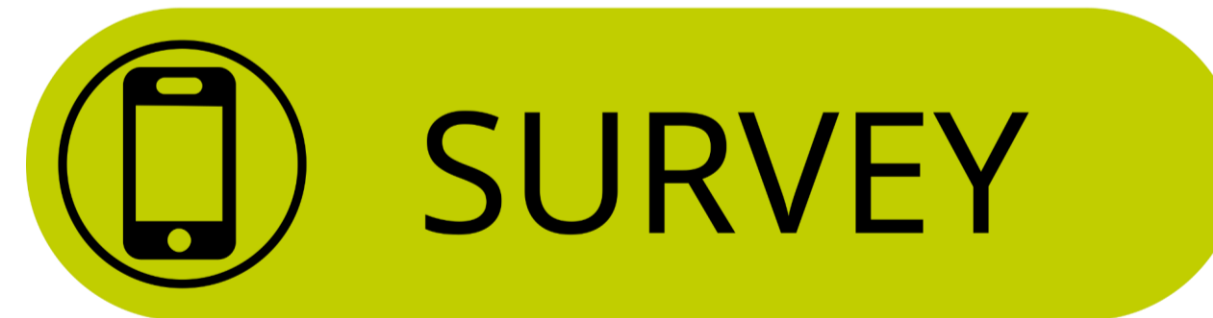


Maximum resistance
Thanks to its compact design and sealing that guarantees reliability and resistance against external factors (IP54 and the IK09 impact resistant rating), MARINE is a video door entry solution that resists the wet and corrosive climates and extreme temperatures.

Adapted to all
The Marine panel includes a wide-angle camera with horizontal vision angle 120° and vertical 70°. This facilitates the installation and use of the panel in the event of visitors in wheelchairs. It is engraved with Braille which allows you to identify the call key via engraving on the panel surface.

1.2Mpx Colour HD Camera
The camera has a high-definition image, providing excellent video quality. The camera is equipped with LED lighting for low light conditions.

**LANCASTER WEST
NEIGHBOURHOOD TEAM
W11**



Unit 29

► Visit us at Baseline to talk to a member of our team about your choices.

Subscribe to our resident e-newsletter Lancaster West News



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Be the first to find out what's happening where you live.

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