

# Lancaster West Refurbishment

## Roof improvement works



Karakusevic Carson Architects



**Walkways: Barandon Walk, Hurstway Walk and Testerton Walk**



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# The Walkways Team working with you

## Lancaster West Neighbourhood Team



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Neighbourhood  
Director



**Andros Loizou**

Head of  
Refurbishment  
Design &  
Delivery



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Shekoni**

Senior Project  
Manager



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Refurbishment  
Design  
& Delivery  
Project Officer



**Janet Hall**

Heat Network  
Engagement  
Manager



**Nasra Ali**

Project Support  
Officer

# The Walkways Team working with you

## Karakusevic Carson Architects



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Technical  
Director



**Caroline Hull**  
Project  
Associate



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Associate



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Architect



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**Hajir  
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Engagement  
Manager



**Emma  
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Engagement  
Assistant

leading a multi-disciplinary team including:

**Architectural team**  
HansVanDerHeijden  
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Gbolade Design Studio  
ArchitectureDoingPlace

**Jackson Coles**  
Cost  
consultants

**XCo2**  
Mechanical and  
Electrical  
consultants

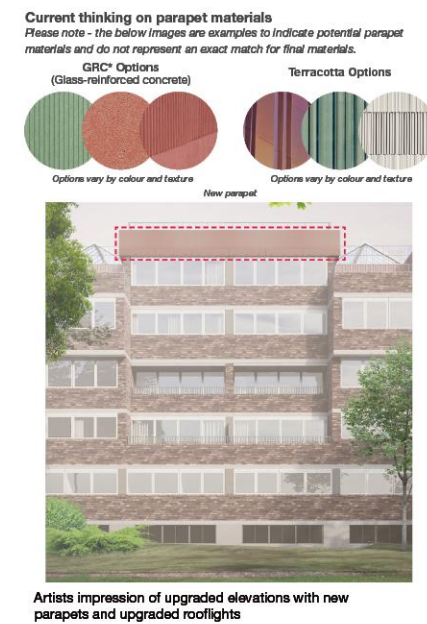
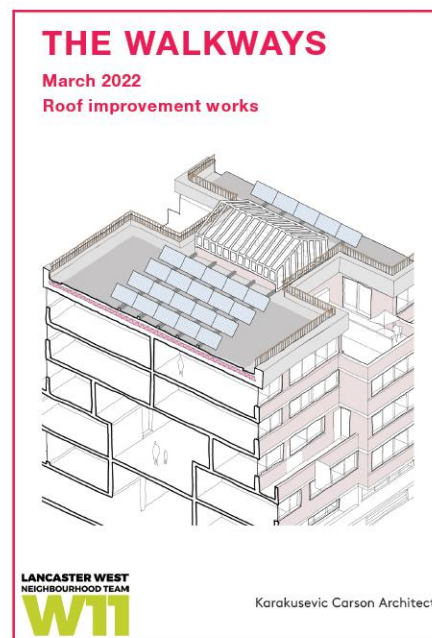
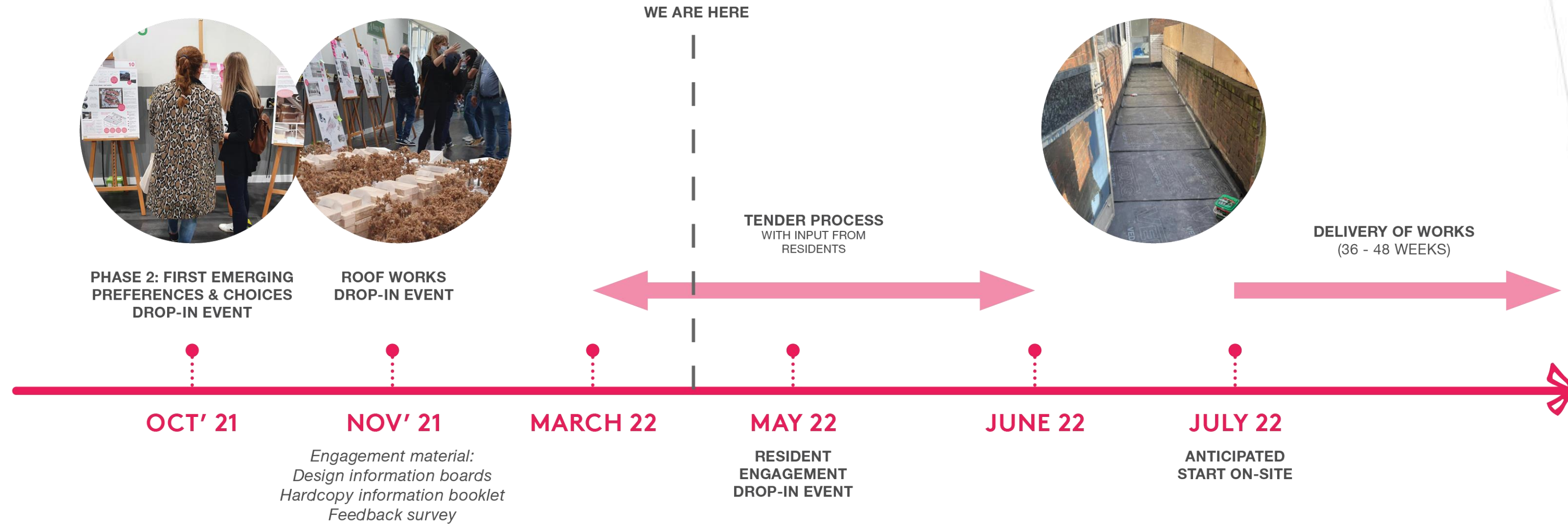
**Elliot Wood**  
Structural  
Engineers

**Trigon**  
Fire safety  
consultants

**Beyond the Box**  
Engagement and  
Social Value  
consultants



# Timeline





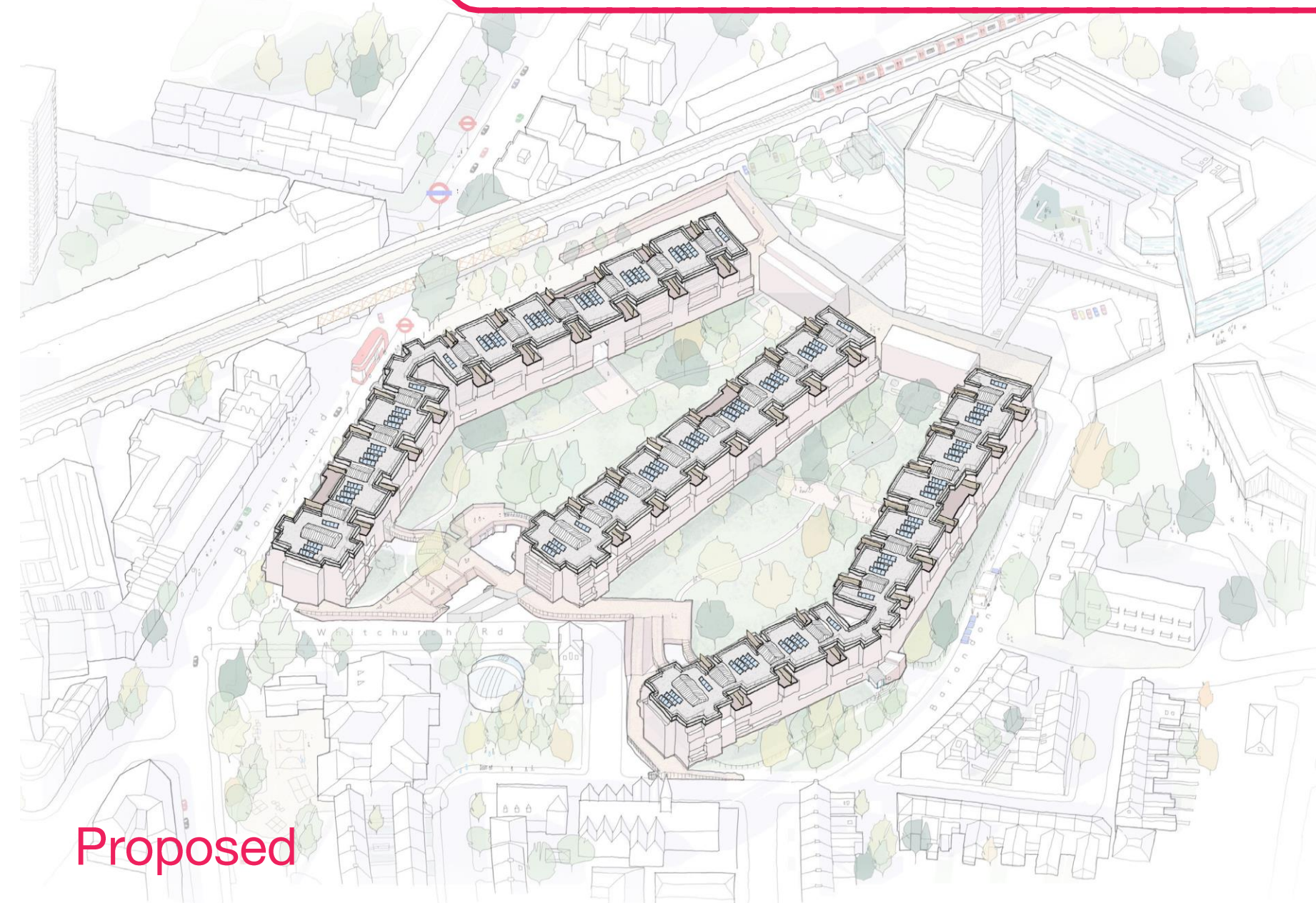
# Your Building envelope: Roof improvement works

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

- Improve building's thermal performance
- Photovoltaic panels to generate clean, green, local energy
- Eliminate long-term issues with leaks
- Maximise fire safety
- Reduce maintenance needs
- Improve safety for maintenance
- Improving the look of your buildings

### What do residents need to decide?

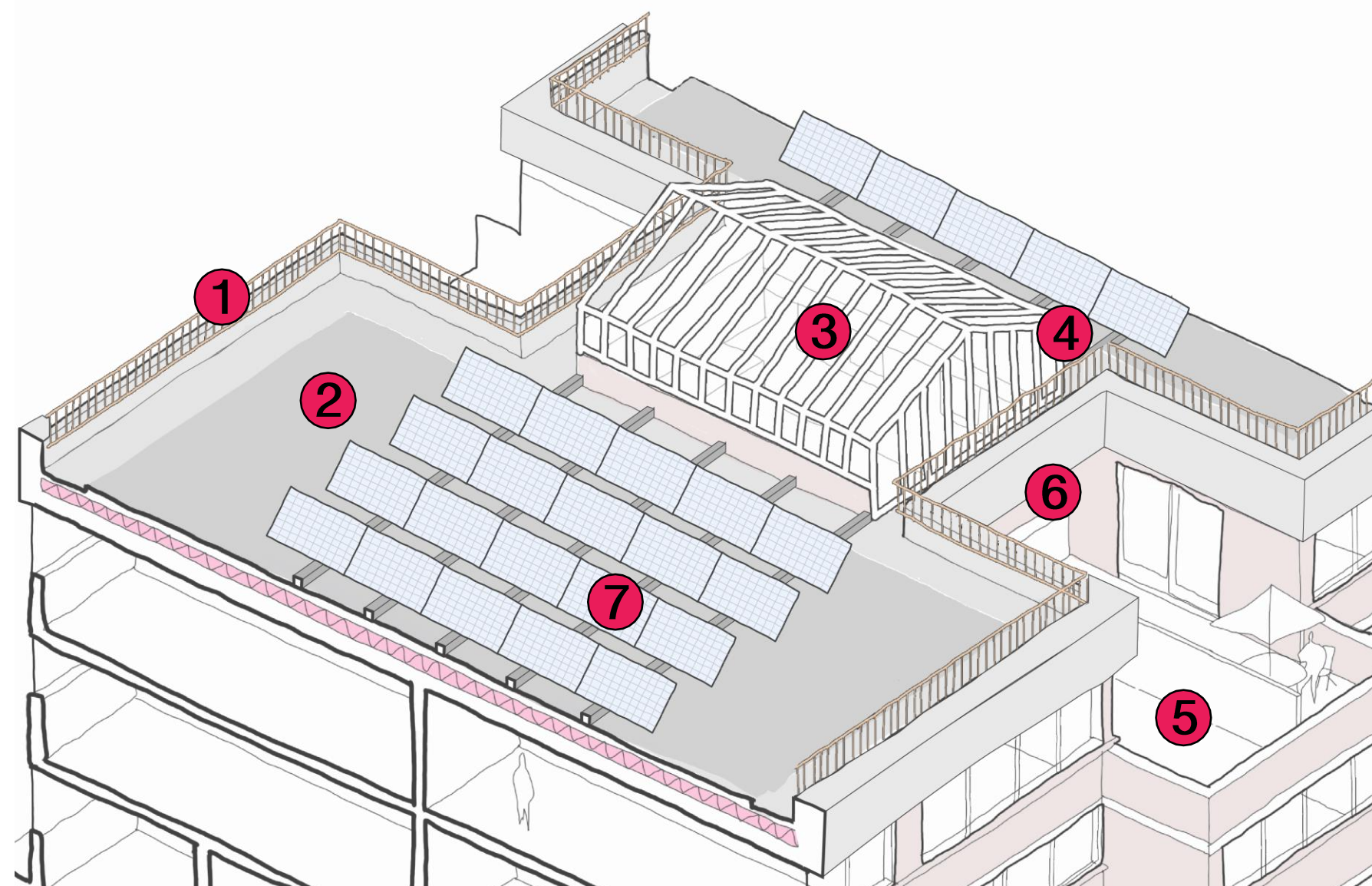
- Preferred parapet and railing materials and colours
- Preferred rooflight frame colour and glazing
- Preferred pergola options for the terrace
- Preferred material and colour for pergola and terrace screen
- Preferred terrace screen pattern





# Your Building envelope: Roof improvement works

## What is involved in these works?



## What is involved in these works?

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

## How does this improve your buildings?

Safer roof access to allow for easier routine maintenance

New Waterproofing, roof finishes and upgraded rain water 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

**1** New low protective wall around the edge of the roof (parapet)\*

**3** New double glazed rooflights with integrated new opening vents for smoke ventilation

**5** New screens and planters at terrace level and new terrace decking will follow as part of the refurbishment works

**7** New solar photovoltaic panels could feed into the new green energy network. These will be supported on a new steel frame.

**2** Remove and replace existing insulation, waterproofing and roof finish

**4** Roof drainage upgrades where existing pipework needs replacing

**6** New insulated brickwork wall replacing glazing into atrium and improving terrace privacy

*\*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.*



# Your Building envelope: Roof works

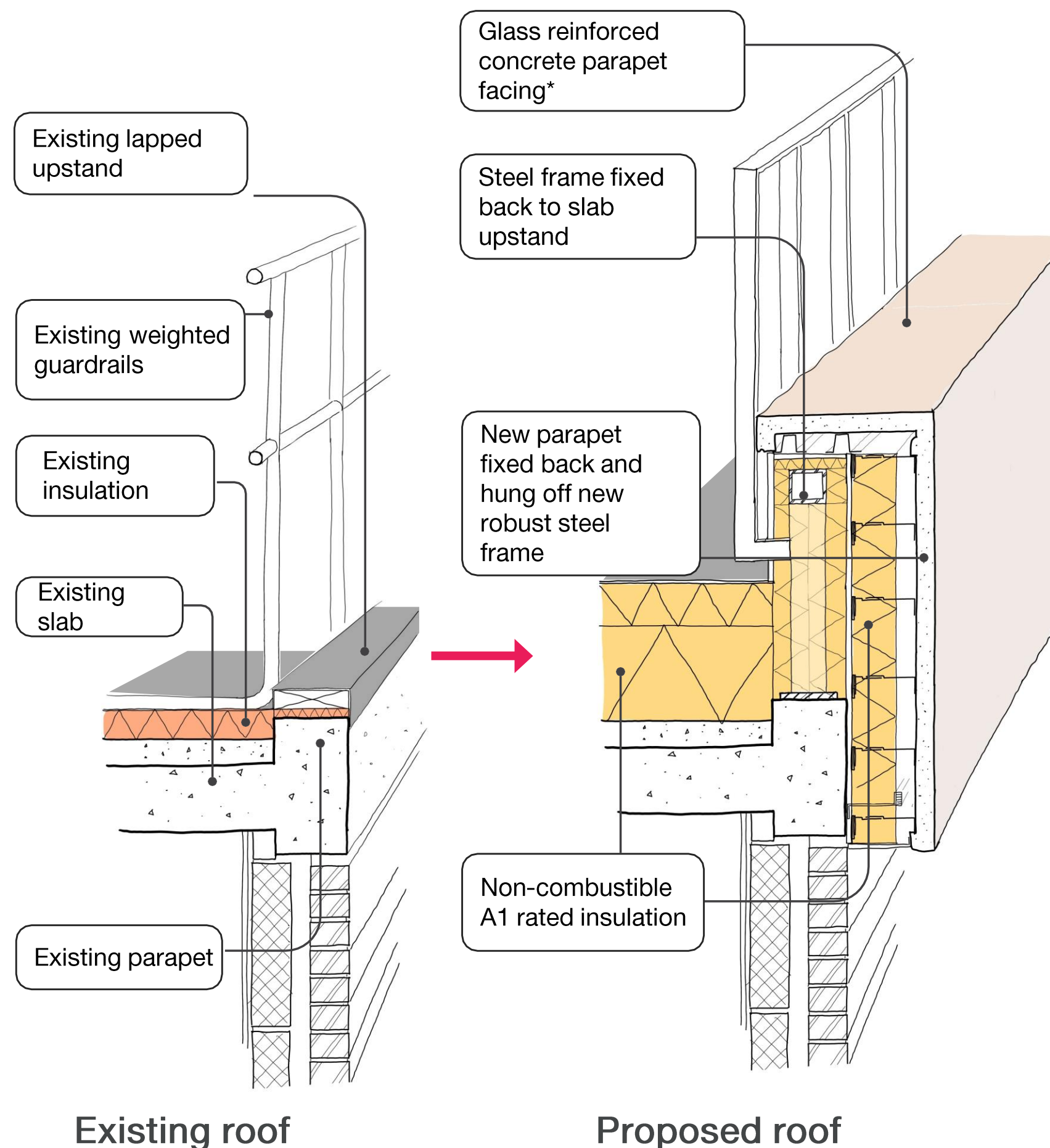
## Warm roof and parapet works

### 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.”

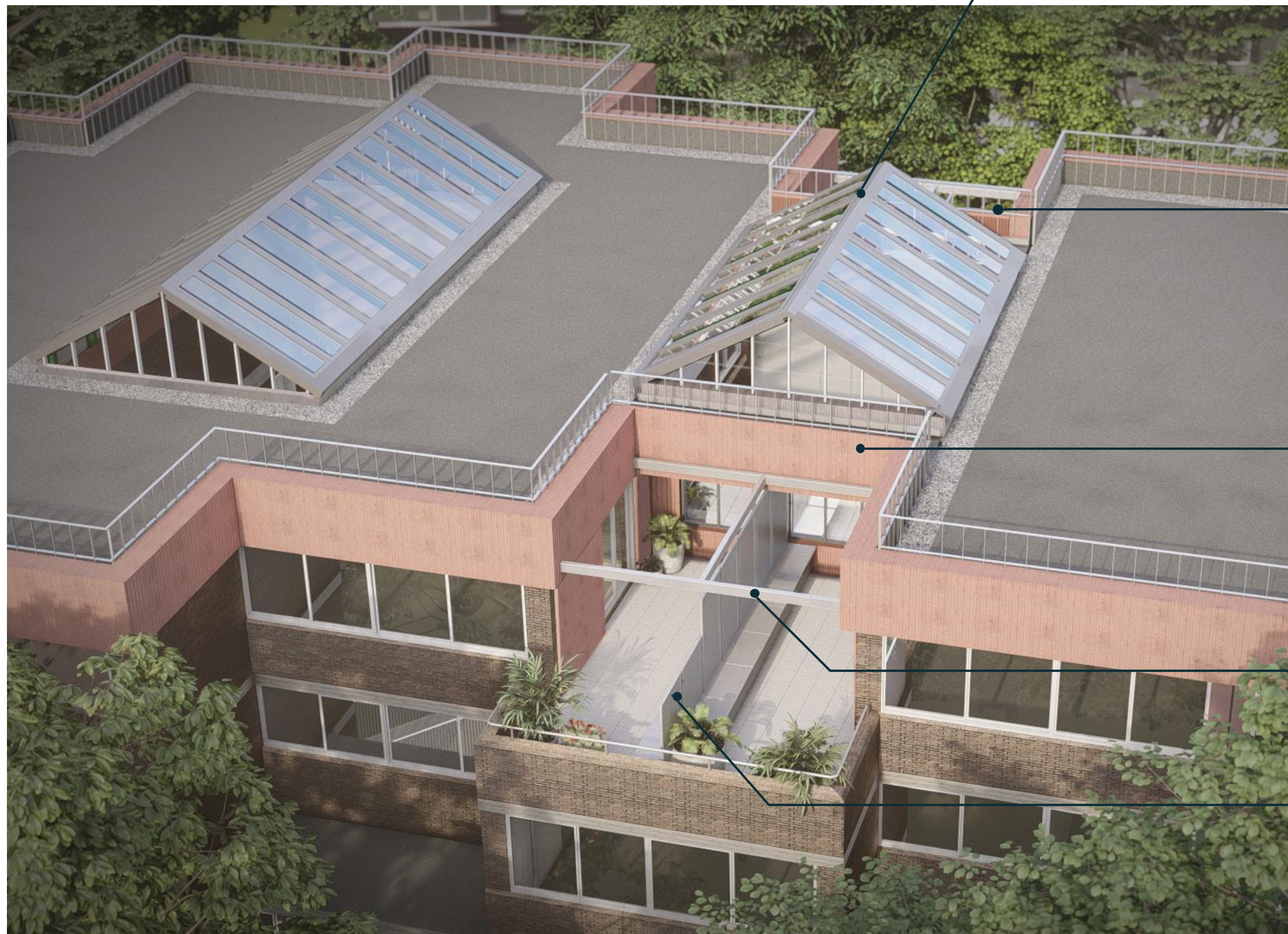
*\*We are exploring different options for the parapet and alternatives to the railing system that have less visual impact such as a fall restraint system*





# Your Building envelope: Roof works

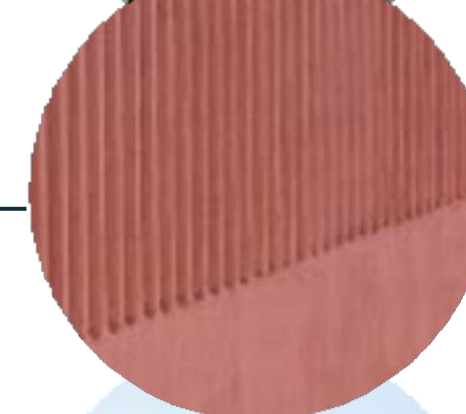
## Roof works: Materials



**Rooflight frames**  
Colour to be decided with residents



**Parapet railings**  
Fin bar railings above parapet finished to match window frames



**Parapet material**  
Pigmented GRC, stone or terracotta



**Pergola structure**  
Steel structure finished to match screens



**Terrace screens**  
Perforated metal screens finished to match window frames



# Current thinking on parapet materials and EWI

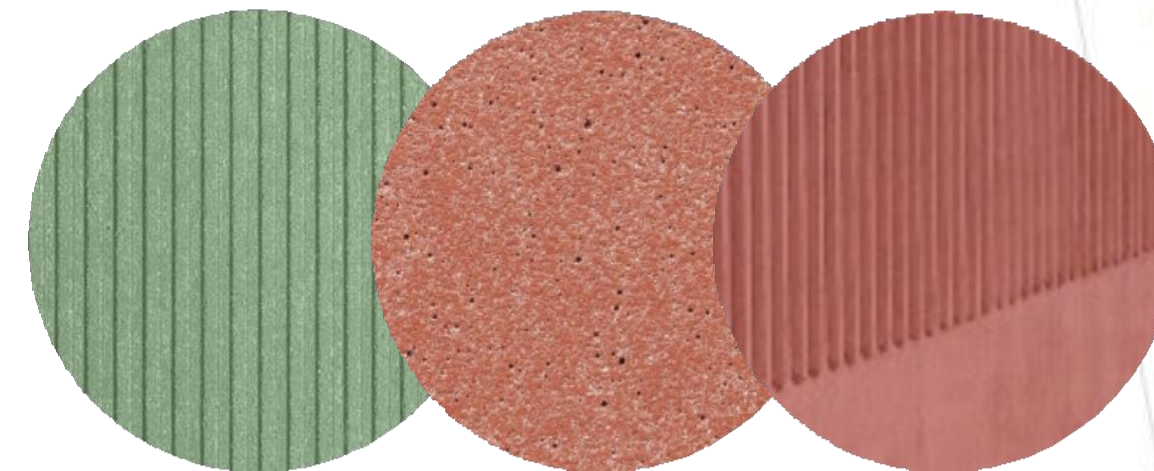
Please note - the below images are examples to indicate potential parapet materials and do not represent an exact match for final materials.

## New parapet

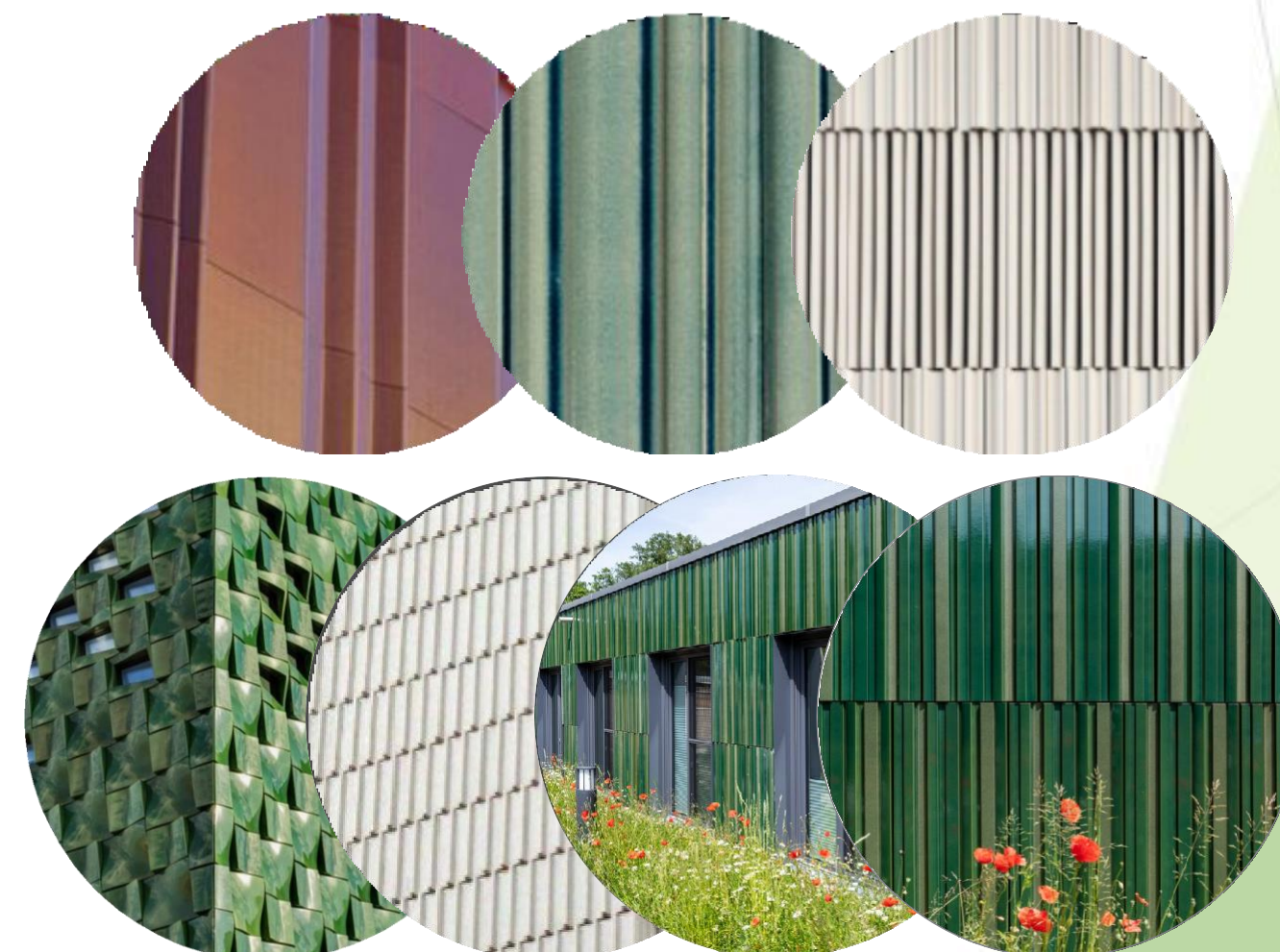


Computer visualisation of the upgraded elevation at Hurstway Walk with new parapets and upgraded rooflights

## GRC\* options (\*Glass-reinforced concrete)



## Terracotta options



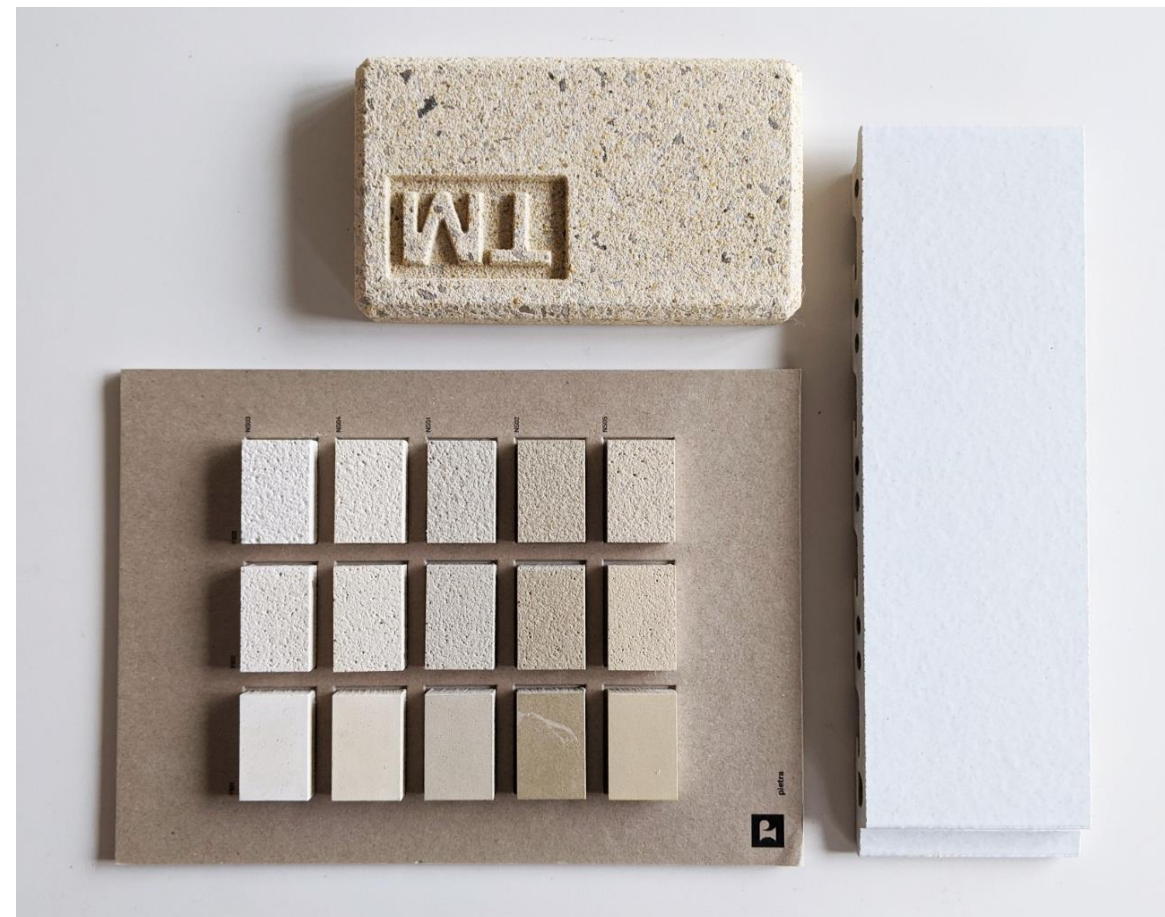


# Current thinking on parapet materials and EWI



## Reds

Red, orange and purple GRCs  
Light red and deeper red  
terracotta



## Whites and creams

Cream to sandstone  
beige GRC  
White glazed terracotta



## Greens and Greys

White to grey GRC  
Light green and dark  
green fluted terracotta





# Potential ideas for location of EWI materials



Pigmented GRC

Coloured terracotta

Option for render on  
recesses

Pigmented GRC

Computer visualisation of the upgraded elevation at Hurstway Walk

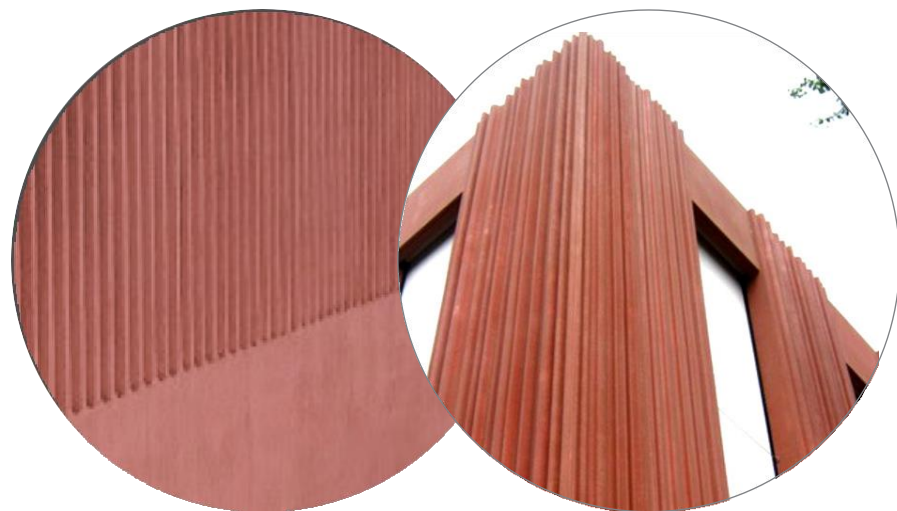


# Ideas for parapet and EWI finishes

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

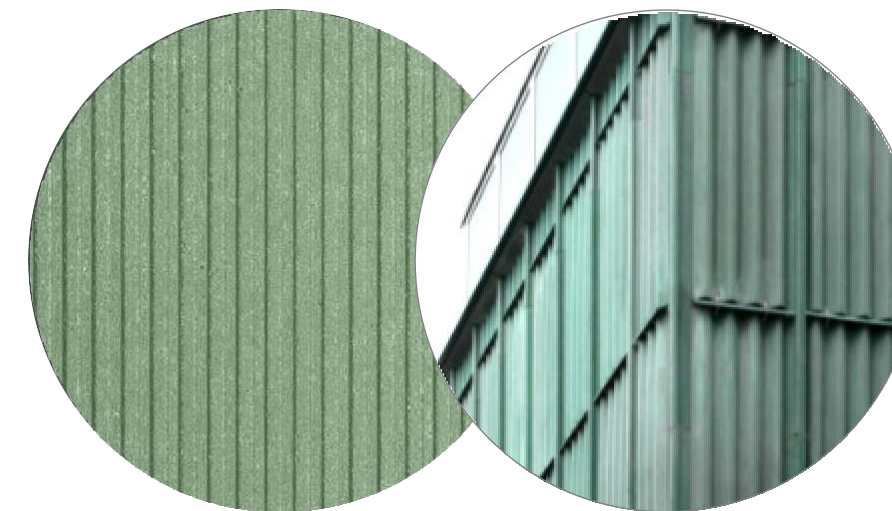
Finishes and colours shown below are interchangeable and can be combined eg a green pigmented patterned option or a grey ribbed panel.

## 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



A green pigmented concrete will contrast with cleaned brickwork and complement surrounding trees and foliage  
Matt finish shown above.

## Green pigment ribbed panels





# Ideas for parapet and EWI finishes

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

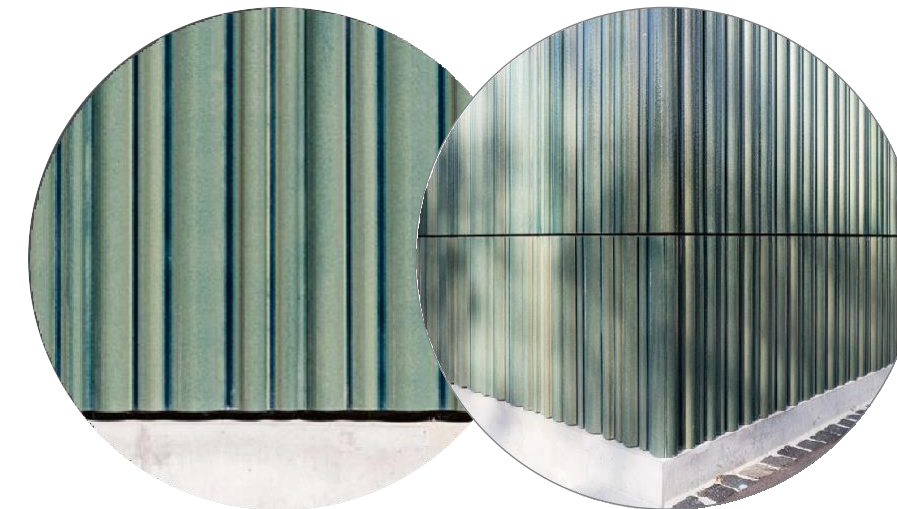
Finishes and colours shown below are interchangeable and can be combined e.g. a red terracotta tile system or a blue terracotta baguette.

## 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



The terracotta can have a range of different glazes giving more depth in colour as shown here  
High gloss finish shown above.

## Green terracotta glazed panels





# Ideas for parapet and EWI finishes

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

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

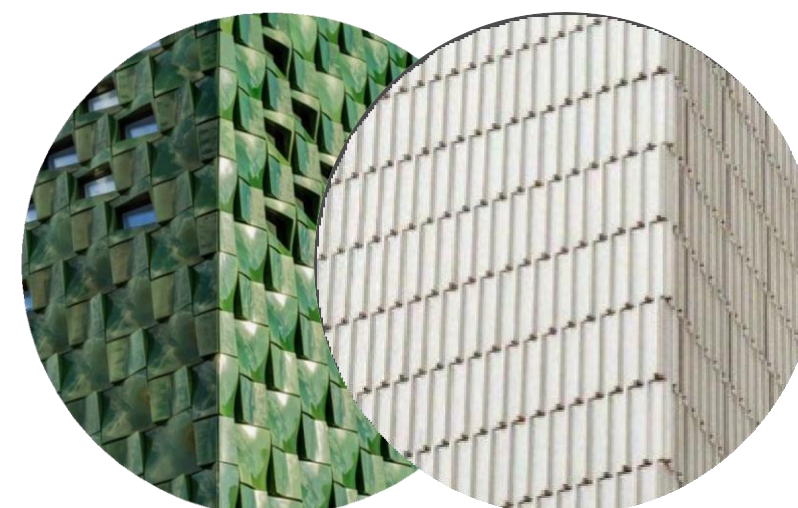
## Terracotta “baguettes”



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 tiles





# Ideas for parapet and railing finishes



Fin bar railings behind the parapet as a protection from falling for maintenance personnel on the roof

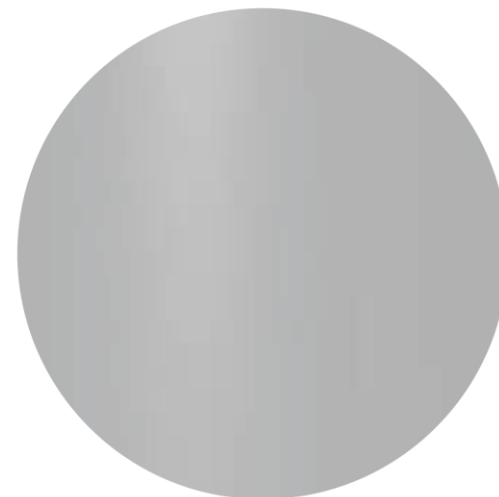


**Note:** we are exploring hand rail options, but should one be required we welcome resident input on what they look like

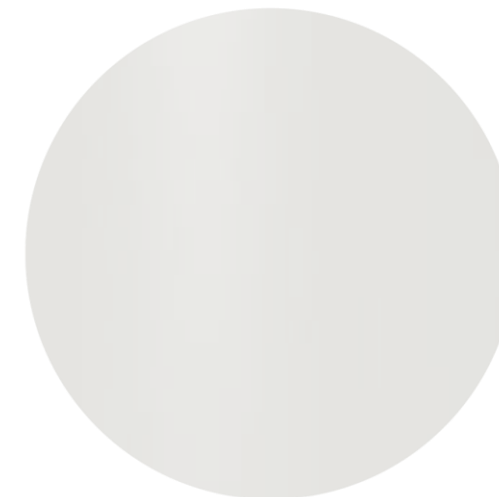
## Options for railing finish



Galvanised steel



Darker Grey PPC



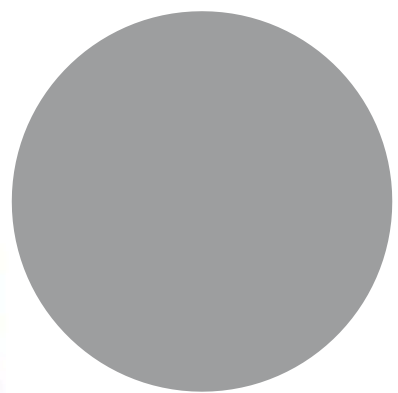
Lighter Grey PPC



# Your Building envelope: Roof light frame colour



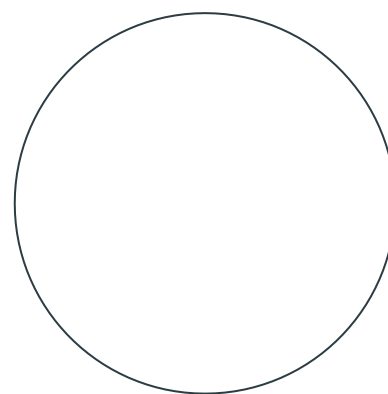
Option 1: Grey rooflight frame colour (Steel structure and AOV frames)



RAL 7012



Option 2: White rooflight frame colour (Steel structure and AOV frames)



RAL 9012



# Your Building envelope: Flank Terrace Glass



Option 1: Clear flank glass

Pro: Clear view of the sky from within the atria  
Con: Residents on the terrace have less privacy



Option 2: Frosted flank glass

Pro: Improved privacy for residents  
Con: Obscured view of the sky within the atria



# Your homes: Terrace screen and pergola



Terrace view showing screen and pergola

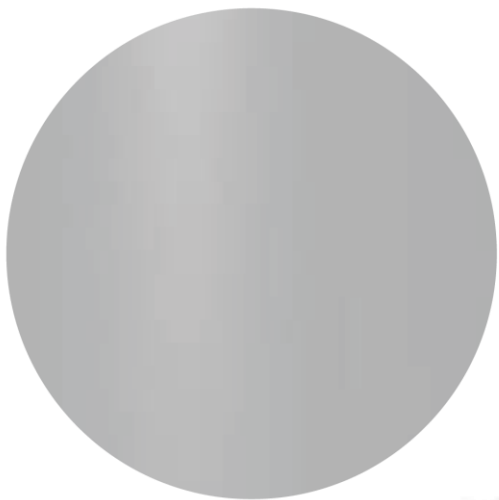


Existing terrace

## Options for terrace screen and pergola finish



Galvanised steel



Darker Grey PPC



Lighter Grey PPC



# Your homes: Terrace screen and pergola options

The design of the new pergola frame allows for residents choice to tailor these spaces to different needs. The pergola will be constructed from painted metal with fire-rated materials to maximise fire safety.  
(Note: rooflight gable will be fire rated glazing)

Perforated screens which are fixed at its head to the pergola frame give privacy whilst avoiding issues caused by wind.

Glazed covered area



## Option 1: Wires

Some residents might prefer more opportunities to grow climbers up over their terraces whilst keeping their spaces open to the sky.

Emerging preferences and choices – Barandon Walk, Hurstway Walk and Testerton Walk



## Option 2: Covered

This option provides a semi-covered pergola frame with fire-rated glazing. There is already a covered space to the rear of the terrace



## Option 3: Sun shade (Brise Soleil)

This 3<sup>rd</sup> option is the most similar to the original pergola. It provides more solar shading to the terrace whilst giving more opportunities for growing climbers.



# Your homes: Terrace screen and pergola options



## Option 1: Wires

### Pros:

- Provides maximum sunlight and view to the sky
- Opportunity to grow planting onto the structure
- Less cleaning / maintenance required

### Cons:

- Less shade during sunny / hot weather



## Option 2: Covered

### Pros:

- Provides some protection from direct sunlight and some shelter from rain

### Cons:

- Glazing requires cleaning / maintenance
- Covering obstructs a clear view to the sky



## Option 3: Sun shade (Brise Soleil)

### Pros:

- Provides some protection from direct sunlight
- Opportunity to grow planting onto the structure

### Cons:

- Requires cleaning / maintenance
- Structure obstructs a clear view to the sky

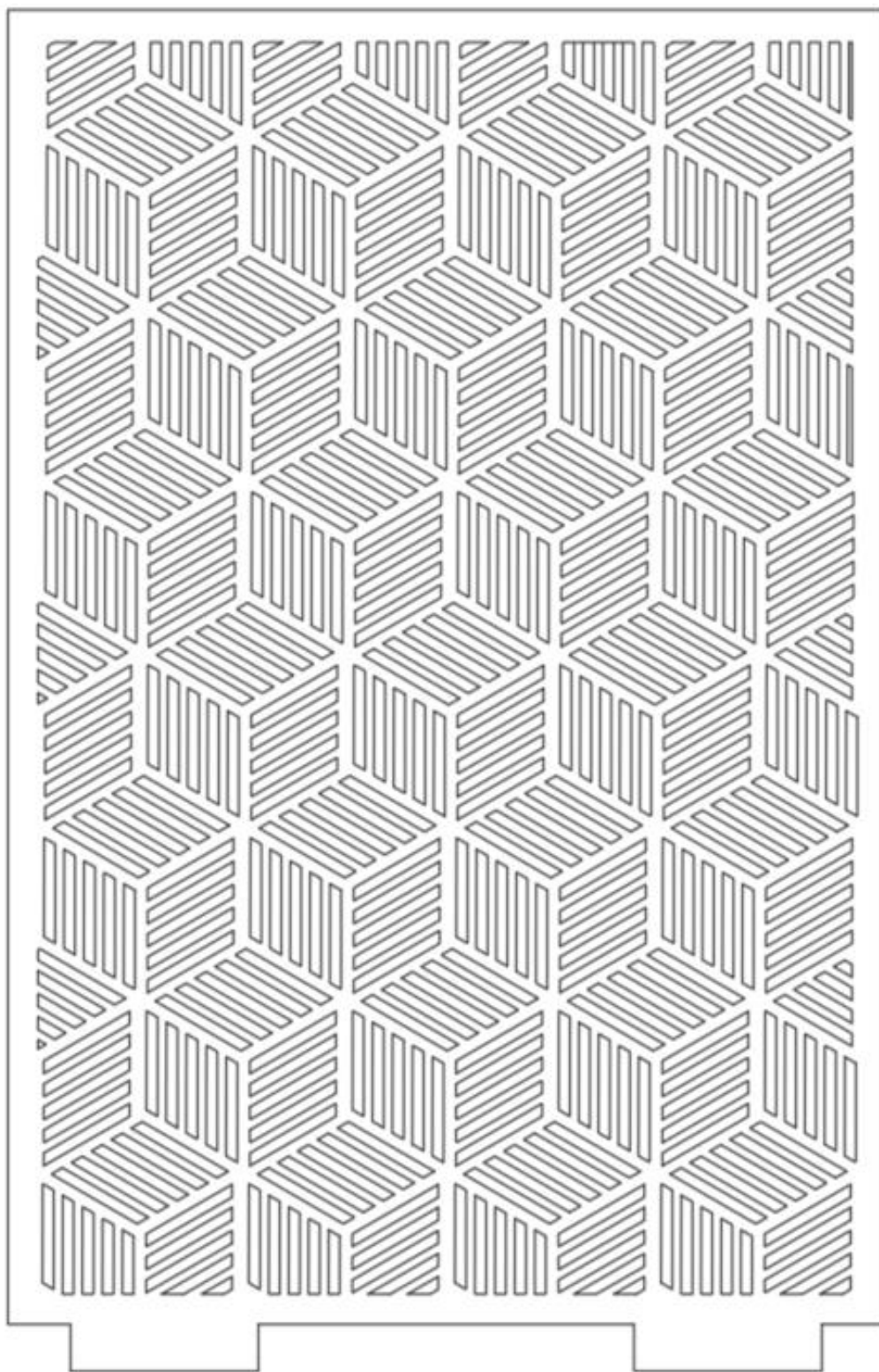


## Terrace screen pattern: model





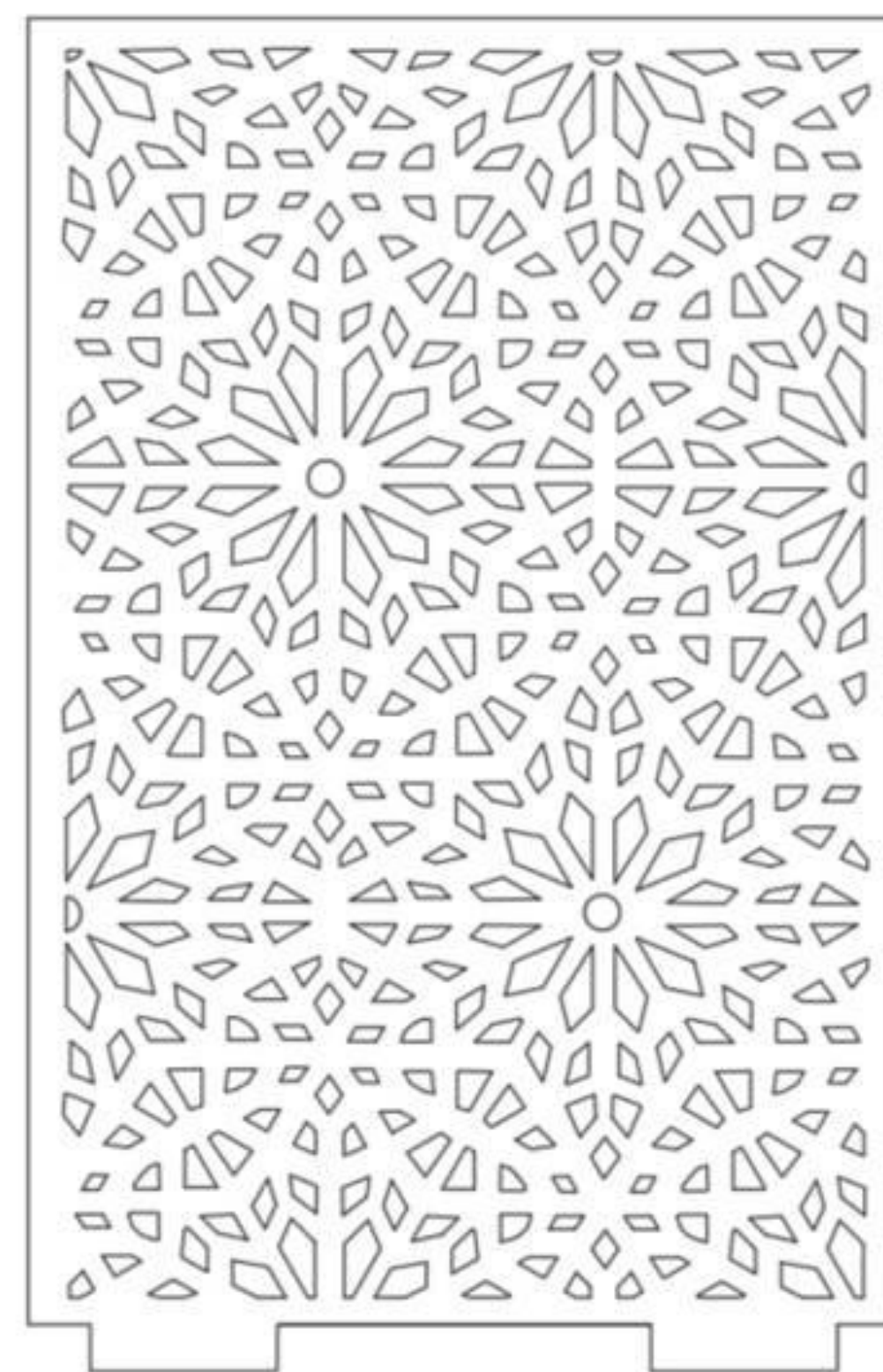
## Terrace screen pattern options



Pattern option 1



Pattern option 2

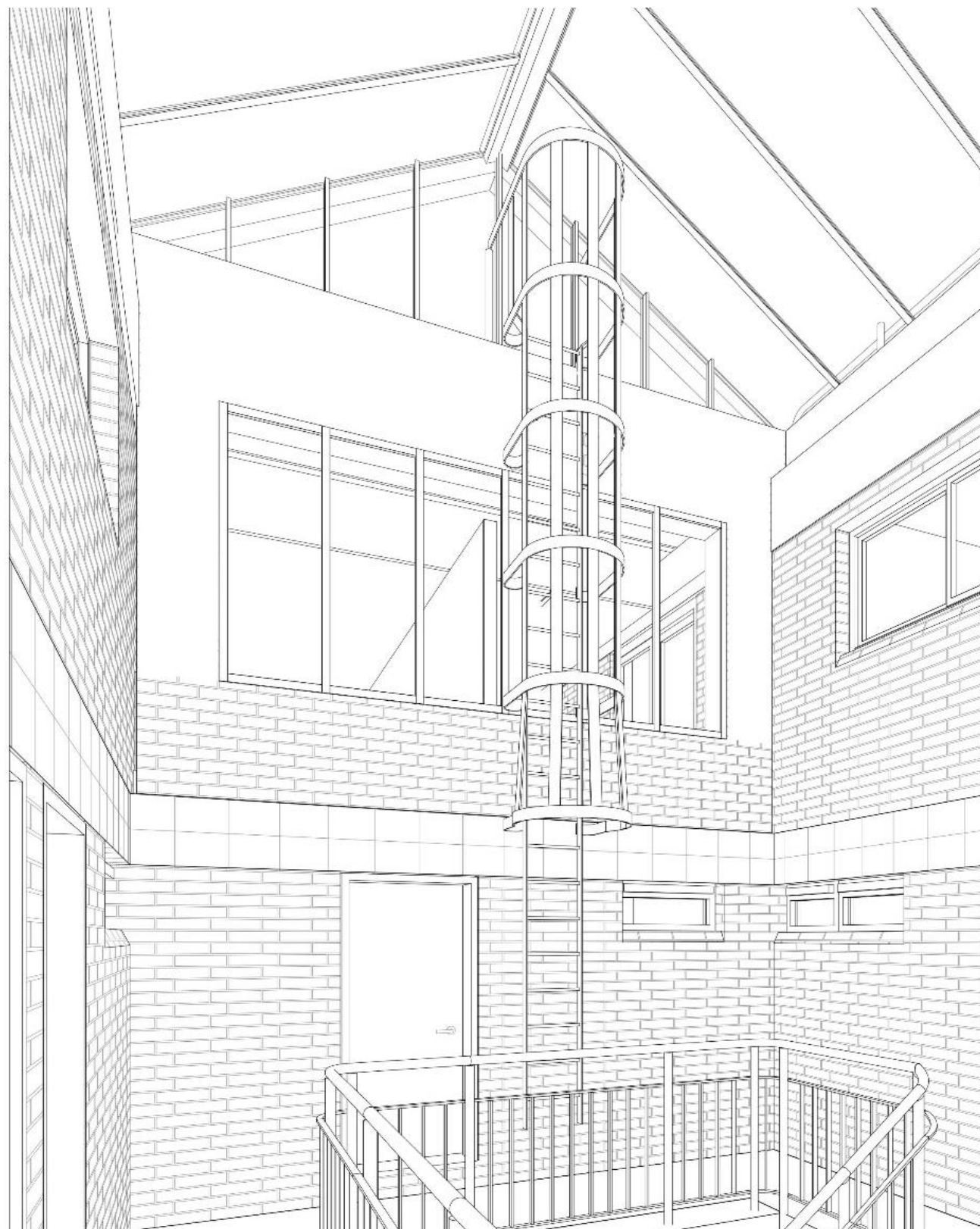


Pattern option 3



## Access & Maintenance new catladders

Access to your roofs needs to be improved to enable safer means of access and maintenance. The existing cat ladders need to be relocated to achieve this. The following images show options for the relocation of access ladders.



### Considerations

The current locations of the catladders, and the catladders themselves are not ideal from a health and safety point of view.

Reinstalling the cat ladder in this location will potentially compromise the junction with the new terrace glazing shown here.

There is currently no way of safely accessing the maintenance bridge due to available height

We recommend a new location for these.

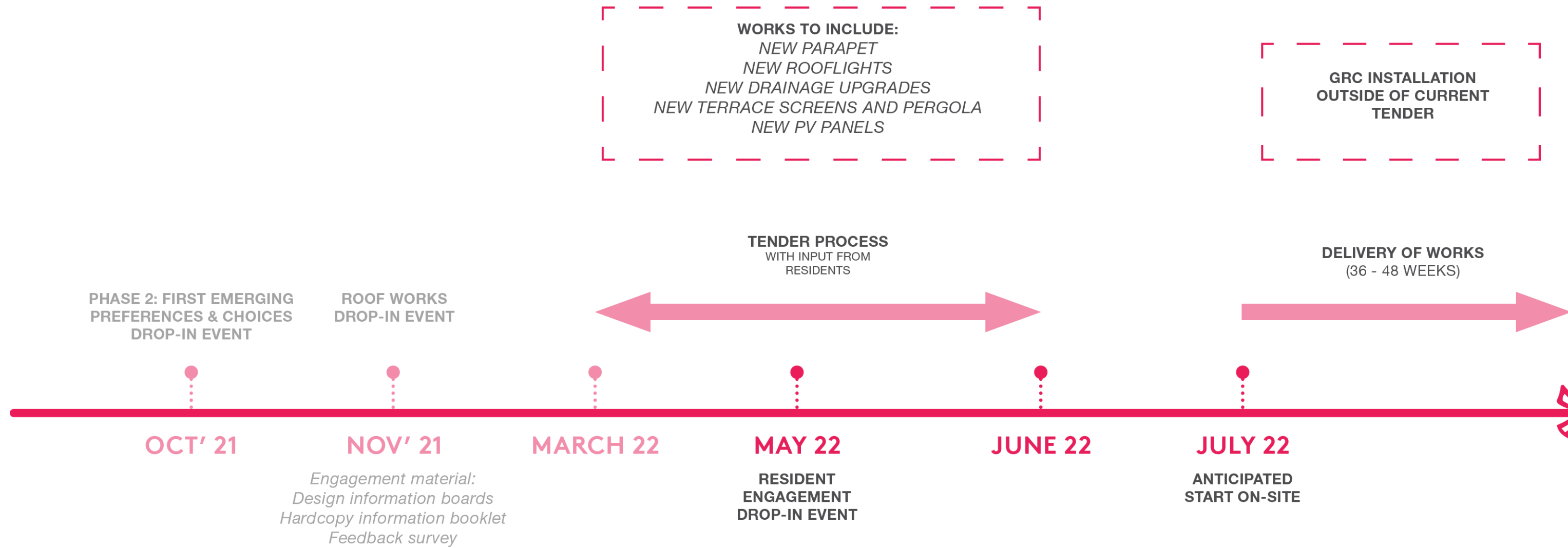


Existing Catladder

Left: image showing the existing catladder against the new rooflights and terrace glazing



# Phased timeline





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# Thank you!