

# Detailed Design Update

**Bunmi Shekoni,  
Senior Project Manager**



# Design choices made

## Camelford Court, Camelford Walk, Clarendon Walk & Talbot Walk

**62%**  
Engagement

Of the 151 eligible, 93 submitted a valid survey (62%)

Element	Overall	Comment
Window - Material	Aluminium	<b>Clear preference</b>
Window - Opening Mechanism	Tilt and turn	<b>Clear preference</b>
Window - Internal Colour	White	<b>Clear preference</b>
External Facade	Buff Brick Facade	<b>Clear preference</b>
Balconies	Bolt-on balconies	<b>Clear preference</b>
Communal Corridors	Open communal corridors	<b>Clear preference</b>
Stairwells and lifts	Enclosed stairwell and lift installation	<b>Clear preference</b>



# Design choices made

## Camelford Court, Camelford Walk, Clarendon Walk & Talbot Walk



Buff Brick



Inward Opening  
Tilt & Turn  
Window

Ideal Combi  
Futura + i

Opening type	Inward Tilt & turn
Internal finish	Aluminium
U-value	0.74 W/m <sup>2</sup> K
Security	SBD certified
G-value	0.52
Frame thickness	53mm
Cleaning	From inside



# Finalising detailed designs...



## Signage

High level block identification to assist way finding

## White Glazed Brick

Applied to all staircores to identify entry points and help way finding.

## Glazing

Positioned to maximise light and visual security without direct sight lines to resident's homes.

## Approach Cover

Canopy provides approach cover and a sheltered route to the adjacent refuse store.



# The Walkways

## Roof & AOV works

Roof works co-design choices presented



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



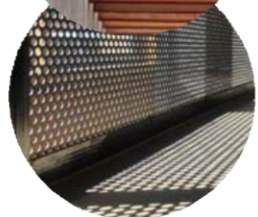
**Parapet railings**  
Fin bar railings above parapet finished to match window frames



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






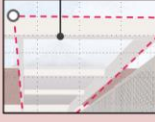


**Pergola structure**  
Steel structure finished to match screens



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



**29% of residents provided their preferences for the new roof works**

Option/ Upgrade	Roof railings	Atrium frame	Atrium glazing	Balcony roof terrace	Balcony terrace screen	Balcony terrace screen colour
Resident's chose						
	Dark grey	White	Clear glass	Covered terrace	Option 1 diagonal pattern	Dark grey

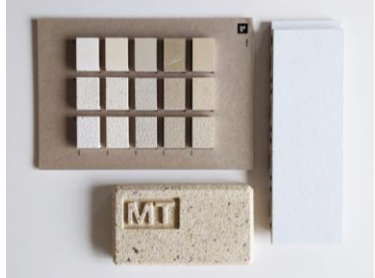


# Emerging Preferences & Choices

## The Walkways



Reds



Whites and Creams






Greens and Greys






# Emerging Preferences & Choices

## The Walkways

### Windows

	IDEALCOMBI FUTURA*	IDEALCOMBI FUTURA*
		
	<b>Pilot</b>	<b>Pilot</b>
		
<b>U-value</b>	U-Value Measuring thermal performance 0.87	U-Value Measuring thermal performance 0.82
<b>Secure design</b>	Frame carries "Secured by Design" accreditation Police Crime Prevention Initiatives SBD Certified	Frame carries "Secured by Design" accreditation Police Crime Prevention Initiatives SBD Certified
<b>Opening function</b>	Frame opening direction and impact on furniture etc. Outward	Frame opening direction and impact on furniture etc. Inward
<b>Internal finish</b>	Internal frame finish Timber	Internal frame finish Aluminium
<b>External finish</b>	External frame finish Aluminium	External frame finish Aluminium
<b>Frame thickness</b>	Frame thickness (thicker frame = less glazing) 53mm	Frame thickness (thicker frame = less glazing) 54mm
<b>Cleaning of outer pane</b>	Can the windows be cleaned and maintained from inside From inside	Can the windows be cleaned and maintained from inside From inside
	<b>Residents choice</b>	<b>Residents choice</b>

### Sliding Doors

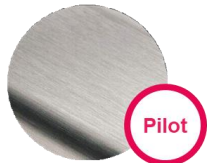
	IDEALCOMBI FRAME 1C	VELFAC 200E
		
	<b>Pilot</b>	<b>Pilot</b>
		
<b>U-value</b>	U-Value Measuring thermal performance 0.86	U-Value Measuring thermal performance 0.92
<b>Secure design</b>	Frame carries "Secured by Design" accreditation Police Crime Prevention Initiatives SBD Certified	Frame carries "Secured by Design" accreditation Police Crime Prevention Initiatives SBD Certified
<b>Opening function</b>	Type of balcony door opening Sliding	Type of balcony door opening Sliding
<b>Internal finish</b>	Internal frame finish Timber	Internal frame finish Timber
<b>External finish</b>	External frame finish Aluminium	External frame finish Aluminium
<b>Frame thickness</b>	Frame thickness (thicker frame = less glazing) 78mm	Frame thickness (thicker frame = less glazing) 53mm
<b>Vertical frame</b>	In the central door frame fixed or "floating" to move with the door fixed	In the central door frame fixed or "floating" to move with the door floating
	<b>Residents choice</b>	<b>Residents choice</b>



# The Walkways

## Pilots

### External paint finishes



Pilot

Natural Anodised



Pilot

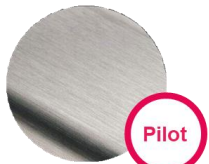
RAL 7012



Pilot

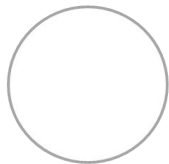
RAL 7004

### Tilt / Turn (aluminium) - Internal finishes

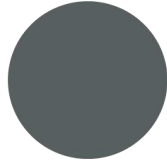


Pilot

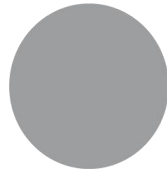
Natural Anodised



RAL 9010



RAL 7012



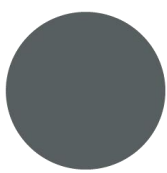
RAL 7004

### Outward Opening (composite) - Internal finishes

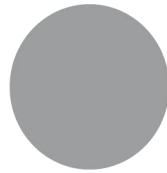


Pilot

RAL 9010



RAL 7012



RAL 7004

Pilot window

In the pilot, we have installed a variety of glazing types to help residents to review operating mechanisms, durability, look, colour and finish for you to come and test. You will also see the window colours we have used as you will be asked to choose the block window colour

We will be asking walkways residents to vote on their preferred windows including frame finishes



Image of exterior of external refurb pilot flat

Outward Opening Windows



Inward Opening Windows



Sliding balcony doors





# Co-design

## Refurbishment Engagement Statistics

Number of households engaged in the co-design process to date (Phases 1 and 2 so far)

50%  
target



29%

Lot 1  
Barandon Walk  
Hurstway Walk  
Testerton Walk



61%

Lot 2  
Camelford Court  
Camelford Walk  
Clarendon Walk  
Talbot Walk



78%

Lot 3  
Morland House  
Talbot Grove House



84%

Lot 4  
Treadgold House



31%

Lot 5  
Camborne Mews



78%

Lot 6  
Verity Close