Lancaster West Refurbishment

Final detailed designs

RLB Rider Levett Bucknall

Aew

LANCASTER WEST NEIGHBOURHOOD TEAM W11

Talbot Grove House and Morland House

Meet the team

Lancaster West Neighbourhood Team

James Caspell
Neighbourhood Director

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Assistant Project Manager

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AEW Architects
Architect

Baily Garner Team

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Senior Associate Partner

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Assistant Building Surveyor

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Co-design journey

Emerging Preferences and Choices Event

Residents Webinar and Booklet

Initial refurbishment consultation

Residents Ideas Day + Block Meetings 2: Methodist Church

Block Reps Presentation

Door Knocking

Autumn 2017 | **Spring 2018** | **Autumn 2020** | **Spring 2021** | **Winter 2021/22**

WE ARE HERE!

Winter 2017/18

Residents Ideas Day + Block meetings 1: Latymer Centre

Winter 2019/20

Co-Design Workshop Top 10s

Winter 2020/21

Residents Webinar and Booklet

Autumn 2021

Future Neighbourhood Community Day

Winter 2023

Final detailed design co-design engagement

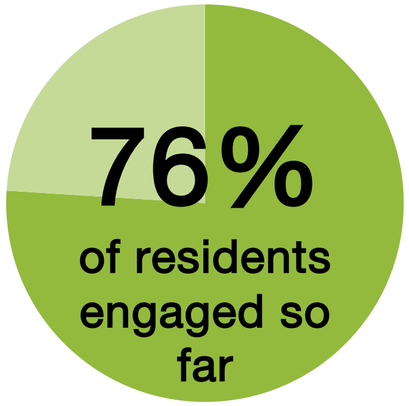
Submit Planning Application

Start on site Autumn 2024

Phase 1
Initial Ideas

Phase 2
Emerging preferences and choices

Phase 3
Final detailed design



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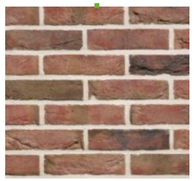
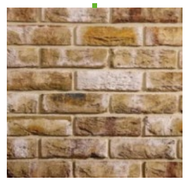
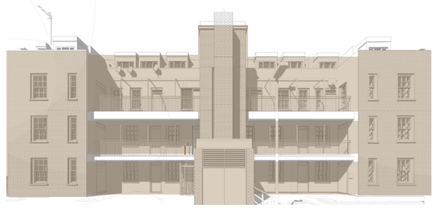
Phase 2 – Results Emerging preferences and choices : External façade finish

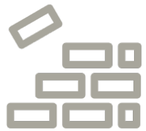


Topaz brick slips



London yellow
weathered brick slips



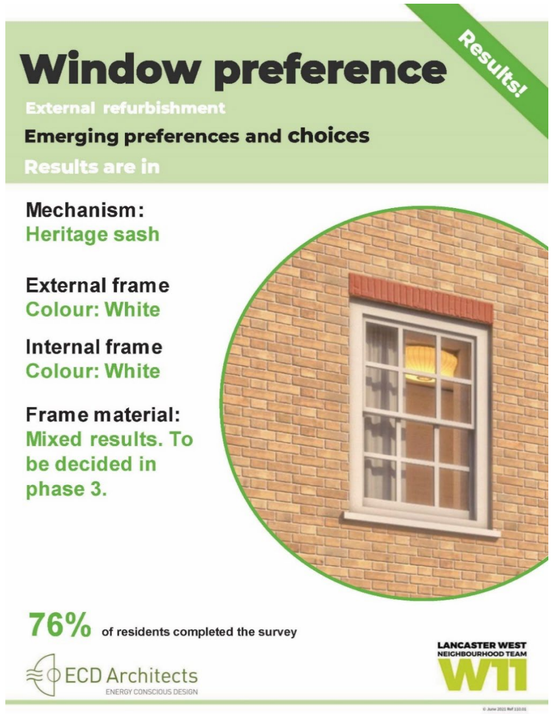


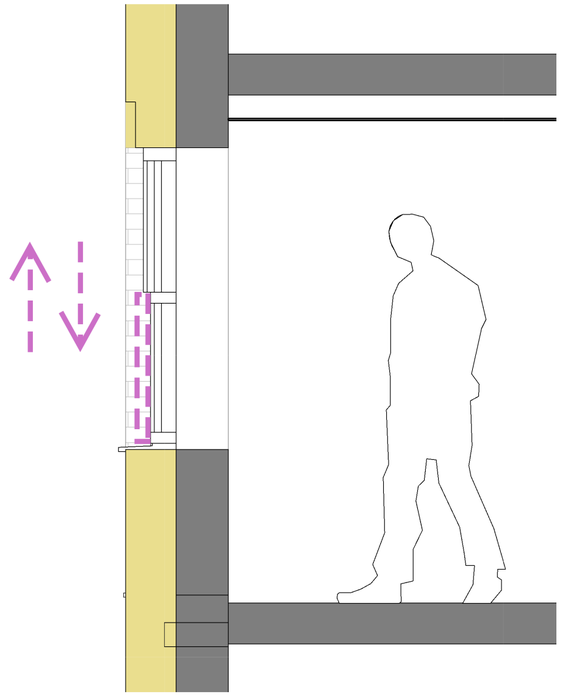
Match Existing Brick Facade

Initial design proposals suggested external wall insulation to improve the warmth of homes, with designers exploring options for brick slips in Talbot Grove House and Morland House

- Eco-Friendly, a sustainable building material with a long life 50yrs +
- Low maintenance
- Brings benefit of A1 non-combustible insulation to all homes
- Water resistant

Phase 2 – Results of Emerging preferences and choices : Windows





Key Data (example)

Opening type – Sash

Style – Heritage

Frame Material – Timber

Frame Width – 145/95mm

Window Cleaning – Outside

U (W/m^{2}K) – 0.99-1.0

G-Value – 0.53

Acoustics – 32 DB/rw

PAS24 – Certified

Improved security

Windows Type And Finishes: Heritage, Sash Opening, White To Match Existing

- Long lifespan, over 60yrs+
- Low thermal conductivity - a good insulating material
- Eco-friendly when using FSC certified timber
- Triple-glazed windows are substantially better in terms of thermal comfort, energy savings, sound-proofing, and reducing energy usage

Phase 2 – Mechanical ventilation with heat recovery

Mechanical Ventilation with Heat Recovery (MVHR) is a system that brings in fresh air, pre-warming it with outgoing air's heat. This warmed air is distributed to living areas, while stale air is extracted from kitchens and bathrooms.

The unit, installed in all flats, enhances ventilation and heating, including ductwork and attenuators in bedrooms, living rooms, kitchens, and bathrooms. By recovering heat from internal air, these units minimize the need for additional heating. In summer, an automatic by-pass mode ensures fresh filtered air without heat recovery

MVHR unit inside cupboard

MVHR unit to be hidden above ceiling

The design team will work with residents to identify the best possible locations to install this ventilation unit inside each flat. They can be mounted at ceiling height or in a cupboard depending on the flat type and available space.

This is an example of a bulkhead where a section of the ceiling that has been dropped to conceal MVHR ducting which has been boxed-in or enclosed

Example of MVHR vents on the outside of the home

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Final detailed design

Phase 3 designs and proposals

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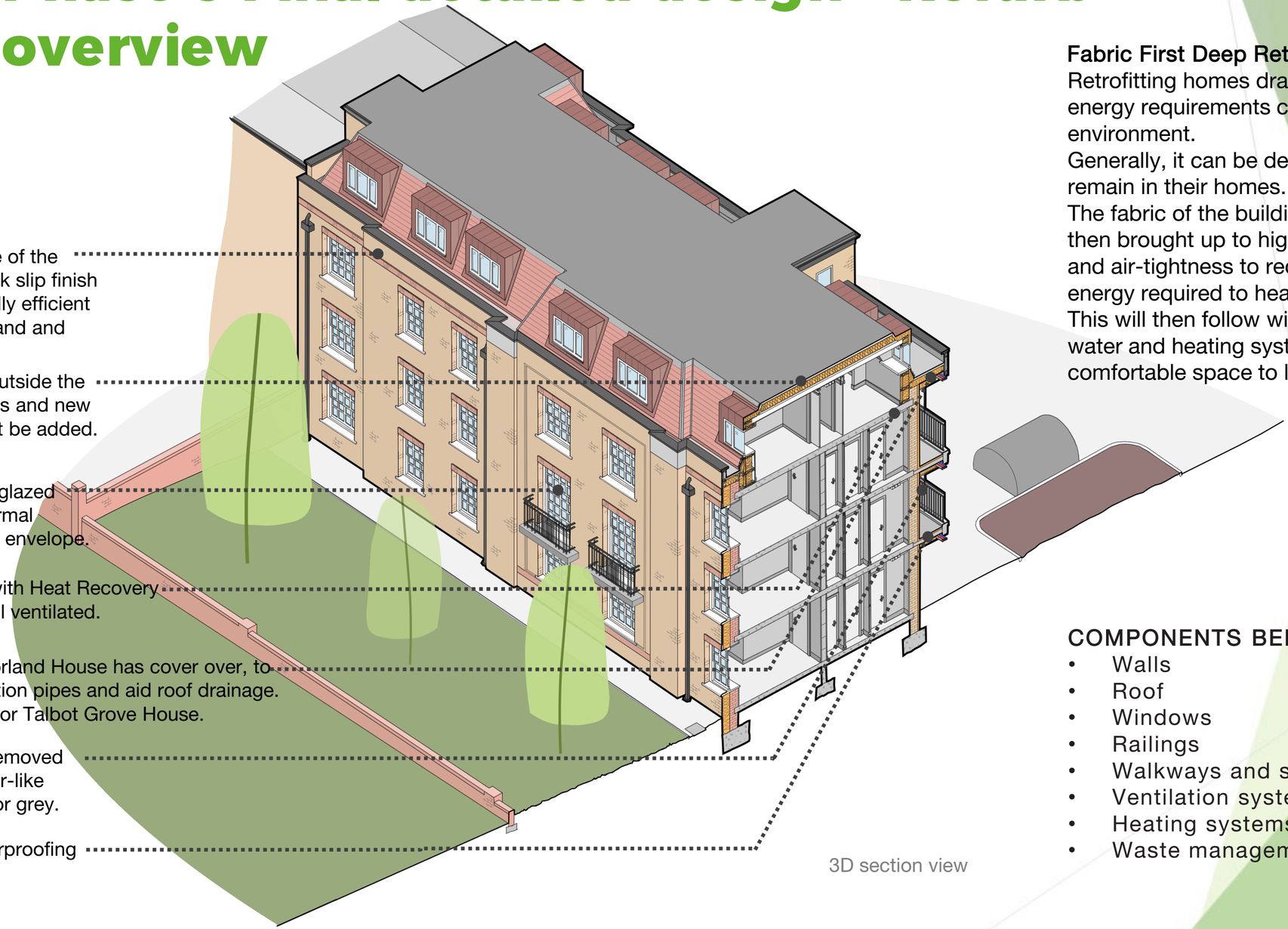
Phase 3 Final detailed design - Refurb overview



EWI to be added outside of the external walls with a brick slip finish to make the flats thermally efficient and reduce energy demand and costs.

Insulation to be added outside the existing roof and dormers and new waterproofing layer must be added.

High performance triple glazed windows to improve thermal efficiency of the external envelope.

Mechanical Ventilation with Heat Recovery to ensure homes are well ventilated.

Top floor walkway to Morland House has cover over, to conceal heating distribution pipes and aid roof drainage. Not currently proposed for Talbot Grove House.

Existing railings will be removed and replaced with like-for-like style and painted black or grey.

Insulation and new waterproofing layer to walkways.

3D section view

Fabric First Deep Retrofit

Retrofitting homes dramatically reduces energy requirements creating a healthier living environment.

Generally, it can be delivered whilst residents remain in their homes.

The fabric of the building will first be repaired, then brought up to high levels of insulation and air-tightness to reduce the amount of energy required to heat your homes.

This will then follow with new ventilation, hot water and heating systems to ensure a safe a comfortable space to live in.

COMPONENTS BEING REFURBISHED

- Walls
- Roof
- Windows
- Railings
- Walkways and staircases
- Ventilation system
- Heating systems
- Waste management under review

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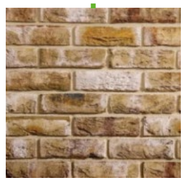
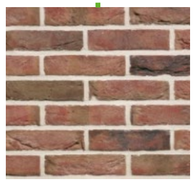
Phase 3 Final detailed design External façade finish options.

Option 1: ‘Close to existing’ with London Yellow surround with Topaz Red Courtyard and Accents.

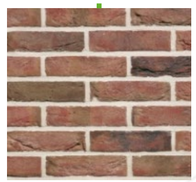


London yellow weathered brick slips

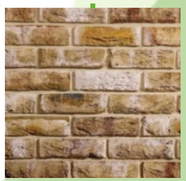


Topaz Red brick slips

Option 2: London Yellow throughout with Topaz Red Accents.



Topaz Red brick slips



London yellow weathered brick slips

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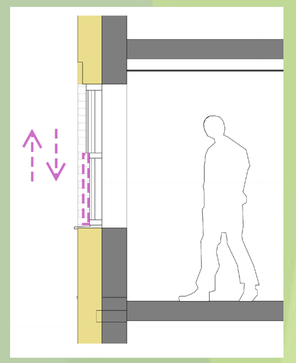
Phase 3 Final detailed design – Sash window



As decided in the last event, LWNT will be providing Heritage sash windows performing to the following specifications

Preferred Option: Timber triple glazed

Exterior view

Interior view

Mechanism

Heritage Sash

External Frame

White

Internal Frame

White

Opening Type	Style	Glazing	Window Cleaning	U- Value (W/m^2K)	Acoustics DB/rw	G-Value
Sash	Heritage	Triple	Outside	<1.0	<35	<0.55

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Phase 3 Final detailed design – top floor dormer window Options

Here is an opportunity to vote for dormer windows at the roof level on both blocks based on space constraints and designer suggestions, previously undecided at engagement events

Option 1: Idealcombi Futura+ Tilt and Turn Window

Window frame and surround in aluminium finish.

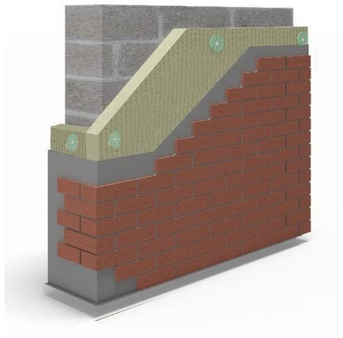
Option 2: Idealcombi Casement Side Guided

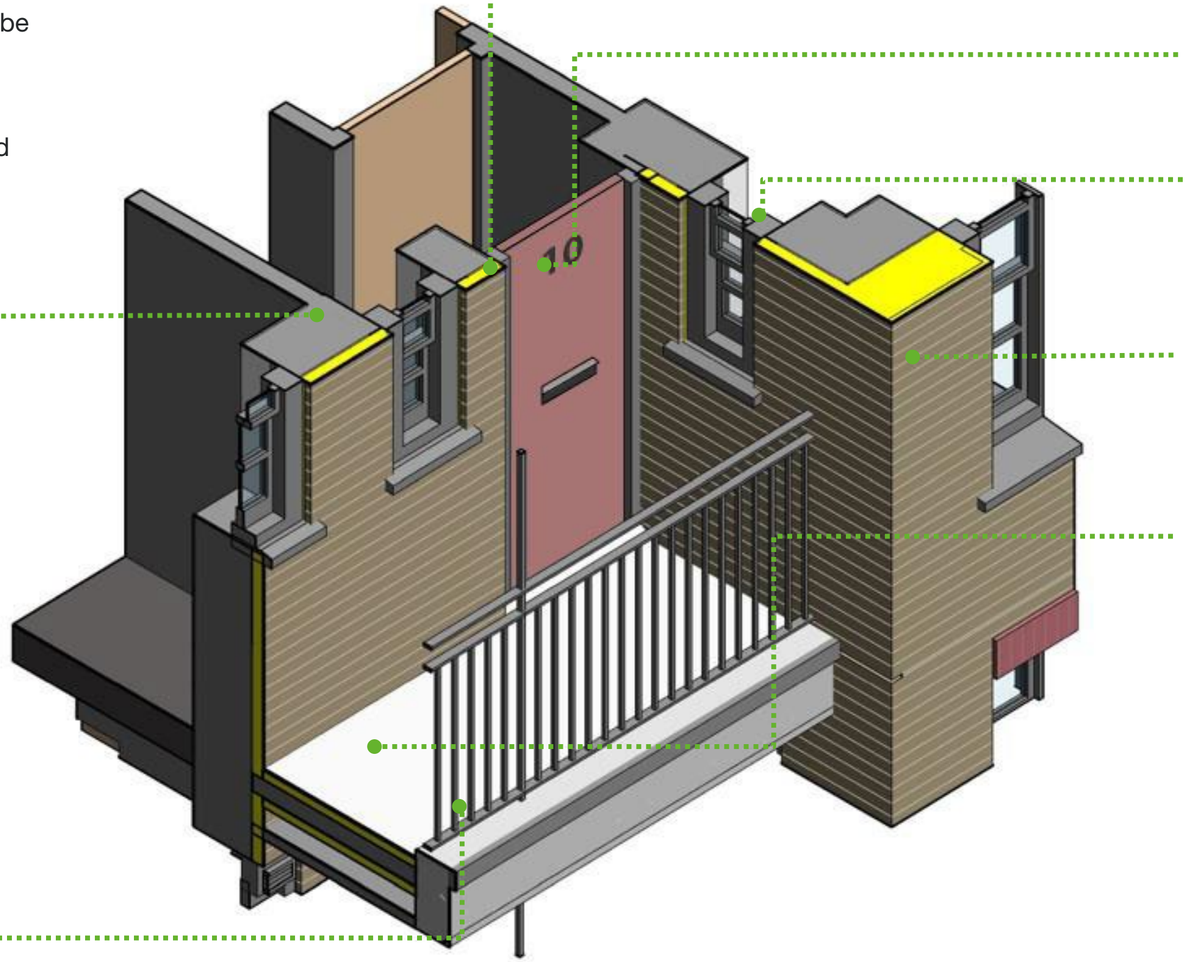
Opening Type	Manufacturer (Model)	Style	Frame Material		Frame Width	Opening Direction		Window Cleaning	Uw (W/m^2K)	Acoustics DB/rw
			Aluminium	Timber		In	Out			
Tilt and Turn	Idealcombi Futura+i	Modern			53mm			Inside	0.74	33-37
Side Guided	Idealcombi Frame IC	Modern			50mm			Inside	0.77	33-36

Phase 3 – Final detail design - External wall insulation (EWI) and walkways

80 % of the respondents said they preferred external wall insulation where the block would be covered with an insulating layer.

- EWI - Improved thermal comfort
- Little internal disruption, no decant required
- No internal area loss
- Opportunity for a new block look





3D section view of EWI insulation and walkways

Existing wall

Existing railings will be removed and replaced with like-for-like style and painted black or slate grey

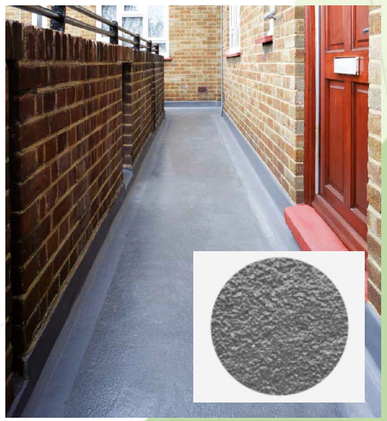
100 mm EWI, including a brick slip finish, to be added outside of the external walls

Existing flat entrance doors will be retained to a FD 30 standard

Existing windows to be replaced with High performance triple glazed white, sash windows to improve thermal efficiency of the external envelope

250 mm EWI, including a brick slip finish, to be added outside of the external walls

Walkways to be insulated above and below to avoid thermal bridges and given a new anti-slip textured waterproof coating



Phase 3 - Final detailed design – Internal wall insulation

Whilst Exterior Wall Insulation will be used throughout Morland House and Talbot Grove to make the blocks more energy efficient, some dwellings will require interior wall insulation (IWI) due to spatial constraints and adjoining properties.

This means we will need to introduce IWI on one wall in some flats. This will ensure those homes are also thermally efficient, reduce energy demand and avoid problems related to condensation.

U-Value
Walls with thin IWI
~ 0.4

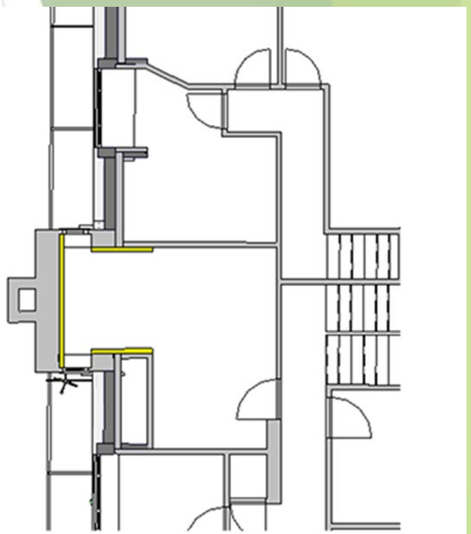
U-Value
Walls without IWI
~ 1.32

Aerogel 100mm
insulation and carrier board.

Vs

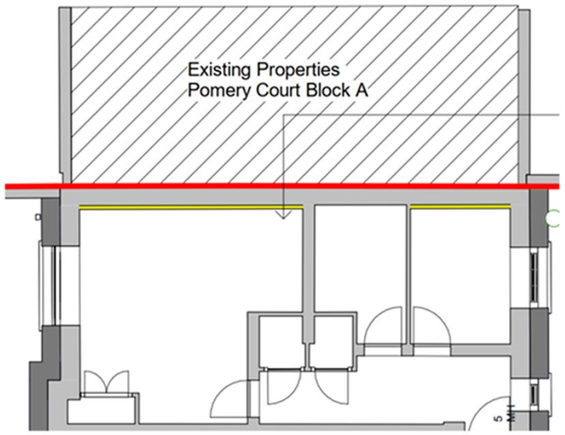
Indicative based on Solid Brick Wall with lime plaster and wall lining

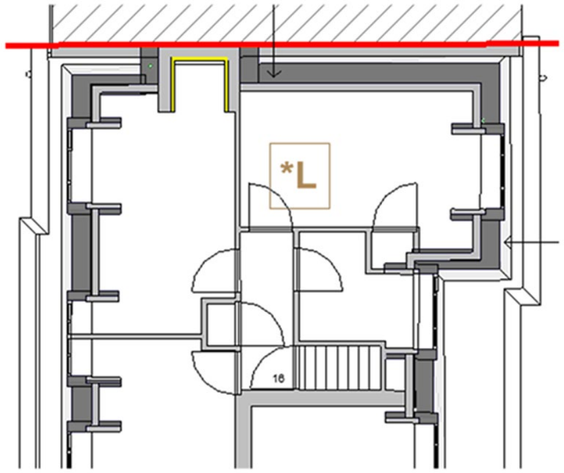
U-value ~ thermal transmittance

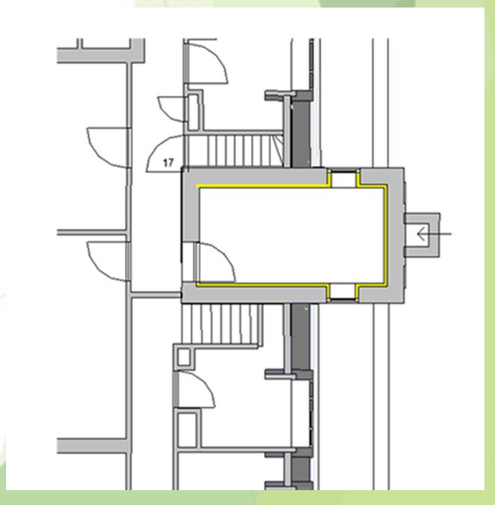


Proposed floor plan of Talbot Grove Property with IWI.

Residents who may be part of the IWI upgrade will be contacted by LWNT







Proposed floor plan of example Morland House Properties with IWI.

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Phase 3 - Final detailed design - Walkway railing options

Option 1 – Black
Existing railings to be removed. New railings to be fixed further outwards to extend walkway width whilst maintaining existing colour palate. Black for railings and metalwork, riser cupboards, gutters and down pipes.

Option 2 – New Slate Grey
Existing railings to be removed. New railings to be fixed further outwards to extend walkway width with alternative Slate Grey colour throughout.

Colour choice

Option 1

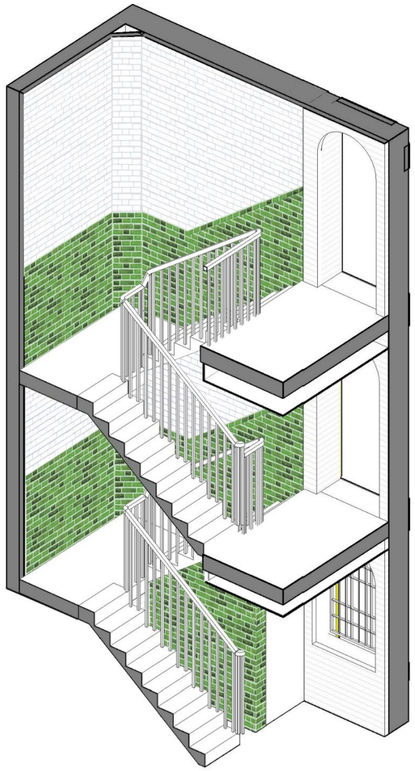
Black for railings for metalwork

Option 2

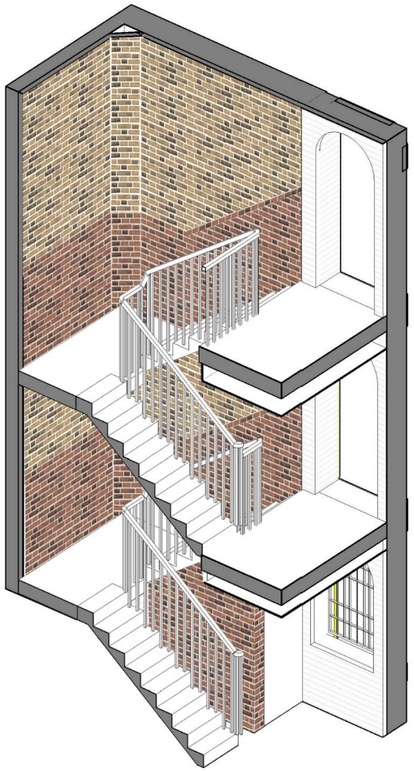
Slate grey for railings and metalwork

Phase 3 Final detailed design - Communal stair core refurbishment

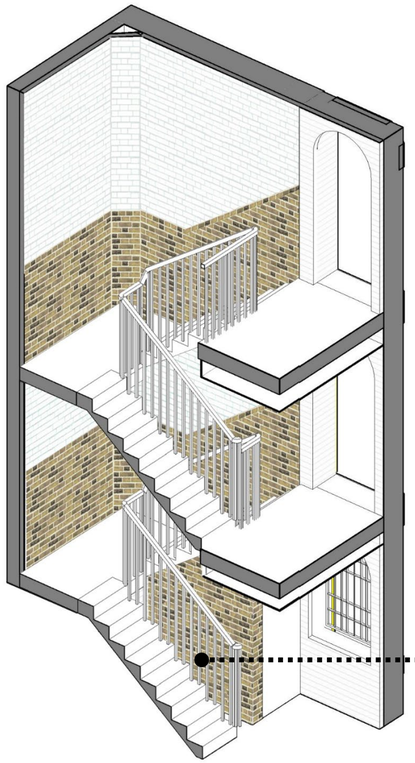
Option 1 – Ceramic tile finish



Option 2 – Brick slip finish



Option 3 – Ceramic tile & Brick slip finish.



New stair tread finish with new nosing's

Cast metal nosings with anti-slip inserts for visual contrast

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Phase 3 Final detailed design – new roof tiles

As part of the new Langley warm roof installed externally, an opportunity to vote on color scheme of the roofing tiles

Main roof finishes:

Option 1
Red plain tiles
(to match existing)

Option 2
Dark grey slates

Dormers – Zinc Dormer
To best match main roof tile colour

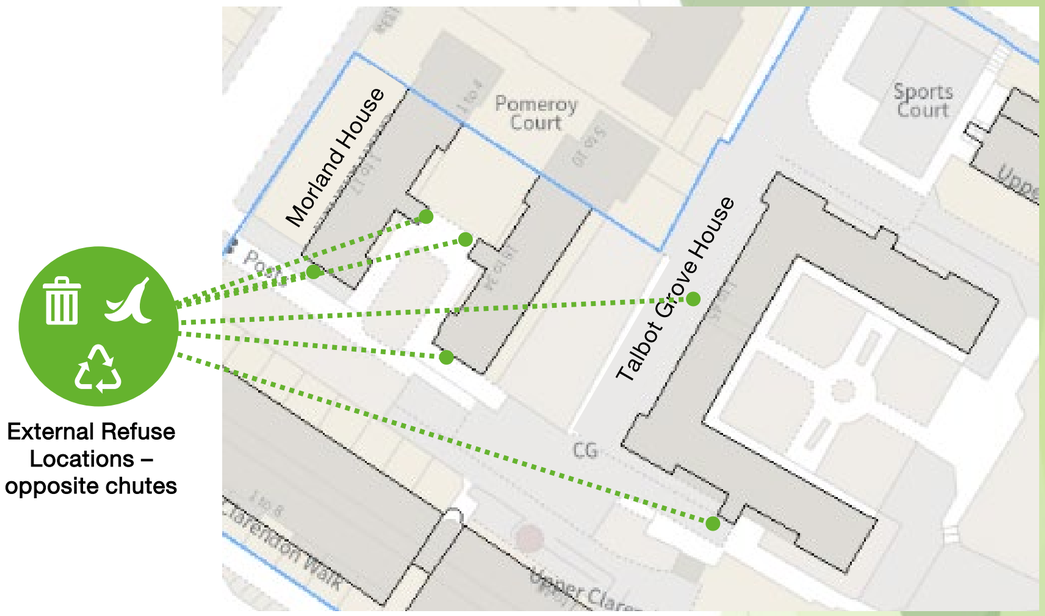
Phase 3 Final detailed design - Improving existing waste and recycling strategy

To improve safety and waste management of the existing bin chutes across the Lancaster West estate, various new refuse strategies are being explored.

We are currently investigating the option of locating the bin stores at the bottom of their existing chutes.

Benefits of bin chute removal.

- **Space Utilization**: We can make more efficient use of available space within the building, boosting functionality without altering the external structure.
- **Reduced Maintenance**: The new setup will require less maintenance, ensuring smoother day-to-day building operations.
- **Environmental Impact**: Implementing sustainable waste segregation methods aligns with our commitment to a greener environment.



Food waste recycling containers to be added

Existing recycling bins at flank wall, additional required to remove bin chutes

Option to improve bin storage
Green roof bin shelters to be investigated to discreetly house bin relocations.

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Phase 3 Final detailed design – Waste management options

To improve safety and waste management of the **existing bin chutes across the Lancaster West estate, various** new refuse strategies are being explored.

New custom-built, dedicated **bin enclosures close to entrances**

Pros
- Improves fire safety in buildings
- Improves separation of refuse types
- Larger bin liners accommodated
- Frees up existing stores for new secure cycle storage

Cons
- Increased travel distances
- Street bins can encourage fly-tipping

Retain **bin stores** adjacent to entrances (remove bin chutes) with new covered recycling hubs closeby.

Pros
- Improves fire safety in buildings
- Removes maintenance costs
- Larger bin liners accommodated
- Ease of access to general bin store at entrance
- Vermin issues in chutes are resolved

Cons
- Increased travel distances
- Does not encourage improvement in separation of waste types

Rebuild Existing internal **bin chutes**

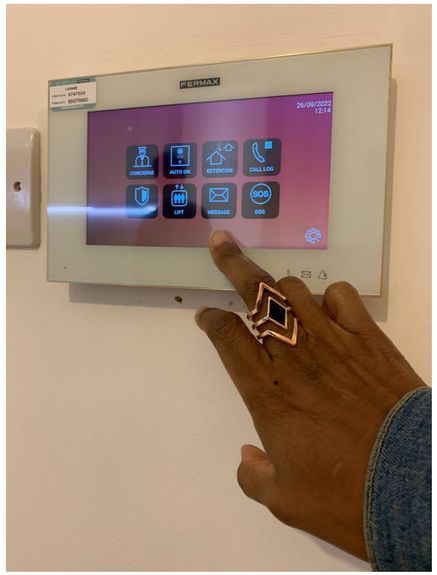
Pros
- Retains travel distances for 17% of bins

Cons
- **Chutes are at the end of their life, and enclosures will require rebuilding to meet fire standards and accommodate new heating pipes.**
- Maintenance costs may be high
- Does not allow for easy recycling
- May encourage vermin/pests within the building
- May encourage fly-tipping around or beside the chute

Phase 3 – New video door entry system

Door-entry panel

Touch screen interior unit



Video screen

Features

- Touch screen controls
- Hands free audio communication
- High-definition colour screen
- Multiple ring tones
- Available in different languages

Internal refurbishment continues

39% of secure tenancy homes in Lot 3 have had internal refurbishment.

Homes that have not yet had internal improvements will be fully refurbished alongside the external refurbishment

Start of refurbishment 2020

→

53%
Morland House homes internally refurbished

→

38%
Talbot Grove House homes internally refurbished

↓

48%
of Lot 3 homes internally refurbished

←

Internal refurb ongoing and remaining homes will be completed alongside the external refurbishment

←

Autumn 2024 external refurbishment to begin, internal refurbishment to be completed

Heat network update

Energy plant on Clarendon Road near Safestore

Energy plant near
Kensington Leisure Centre

Cenergist

Will install new plumbing systems in blocks and homes from 2024

Vital

Will install a new heat network between residential blocks. They will also build a new renewable energy centre from early 2024.

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What will be installed in homes

Heat meter
Measures the heat and hot water use in your home.

Heat Interface Unit
Will replace your existing boiler completely.

New Radiators + Pipes
Existing radiators will be replaced with a similar type.

Thermostat
Controls for heating.

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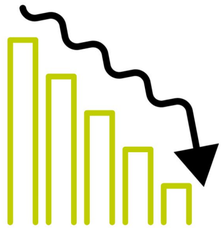
Resident price promise

The refurbishment of your homes could reduce your heating needs by at least 25%.



Notting Dale Heat Network
Price Promise

With new heating controls, you will only pay for the renewable heat you use.

Notting Dale Heat Network
Price Promise

Through our price promise you will pay no more than gas until 2030*.

* based on price per kWh

Notting Dale Heat Network
Price Promise

How payments will work

Charge	What the charge covers	How leaseholders pay	How tenants pay
Usage charge	Amount of heat used by the resident **£/kWh TBC**	Residents will receive a monthly bill	
Standing charge *New charge*	Cost of maintaining, repairing, and installing heating infrastructure; the pipework, the energy plant, and heat interface units in each home. A metering and billing charge is included within this rate. **£ per flat size / annum**	Residents will receive a monthly bill	Included within existing rent
Maintenance charges	Cost of maintaining the heating system in a resident's home and block. **£ per flat size / annum**	Annual service charge and estimate account	

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Next steps – Final detailed design

Time to choose

Paper survey

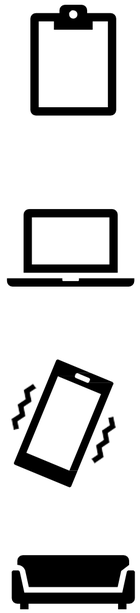
All residents will receive a copy of the survey in the post. You can return your completed survey to the reception at Baseline or place in the dedicated silver survey outside the entrance to your block.

Online survey

All residents signed up to the e-newsletter will receive a link to the online survey. You can also access the online survey by scanning the QR codes shared on social media and on the booklets, posters and letters.

Text or WhatsApp us

Text or WhatsApp us on 07814 608999 and we will send you a link to the online survey and offer guidance and support where needed.



Don’t miss out on your chance to you have your say. All surveys must be completed by midnight Sunday 14 January.

Resident enewsletter

W11

JOIN HERE

Please specify which block you live in when subscribing, to allow us to send you block specific news.

@Lancasterwestneighbourhoodteam