

Walkways: Barandon Walk, Hurstway Walk, and Testerton Walk

Finalising detailed designs

LANCASTER WEST
NEIGHBOURHOOD TEAM

WT11



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Introductions



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Walkways design team

We are the new design team for the Walkways working with LWNT to complete the final detailed design for your block.



Architecture | Surveying | Engineering | Project Management

Overall Design Team Project Manager



Architect



Structural Engineer



Mechanical & Electrical Services Engineer



Cost Consultant



Fire Engineer

Co-design Timeline

Walkways Refurbishment programme

Residents' top 10 priorities are:

- Windows
- Heating and hot water
- Bathrooms
- Kitchens
- Door entry system
- CCTV
- Refuse storage
- Communal electrics and lighting
- Roof repair/renewal
- Lifts

38% Resident participation

Co-design update

WT11 logo and other text.



Initial resident consultation

Top 10 engagement

Phase 1 – Initial designs and proposals engagement

Phase 2 - Emerging preferences and choices engagement

Phase 3
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Phase 2: Recap of resident preferences and choices

Key outcomes from Phase 2

Decisions made by Walkways residents in Phases 1 & 2 have been used in this final detailed design including:

- Triple-glazed windows
- Triple-glazed balcony doors
- New front doors
- Maximum external wall insulation for the block

Triple-glazed windows

52% voted for...
ICFutura+ top hung
outward opening windows

Triple-glazed sliding doors

75% voted for...
IdealCombi IC sliding doors

Entrance finish colours

majority choice...
White/Grey/Cream

Insulation strategy

67% voted for...
Maximum external wall
insulation

Phase 2: Resident's choice for windows and front doors



Windows:

- Triple-glazed windows
- Outward opening, reversible aluminium mechanism
- External window frame - Natural anodised finish
- Internal window frame - white



Front doors

- New 60 min fire resistant, front doors
- Colour - Blue steel

Phase 2: Resident's choice for terrace and balcony doors



Sliding balcony doors

- Triple-glazed, sliding aluminium doors – IdealCombi IC range
- Natural anodised finish externally, painted white internally



Single and terrace balcony doors

- Triple-glazed, inward opening aluminium doors – IdealCombi IC range
- Natural anodised finish externally, painted white internally

Phase 2: Residents chose the following external wall insulation



- White/Cream/Grey block façade
- Maximum block coverage

Phase 3: Finalising the detailed design

Principles of low energy retrofit

An energy-efficient* strategy means installing measures that will reduce the heating needs of a home, whilst improving comfort.

- We can greatly improve thermal comfort by insulating walls to raise internal surface temperatures
- **High-performance triple-glazed windows** also raise internal surface temperatures, which reduce heat losses and down draughts
- **Eliminating unwanted air draughts also stops warm air escaping**
- **Mechanical ventilation with heat recovery (MVHR)** brings fresh air to all rooms while extracting moist, stale air. Incoming air is warmed, and a filtering system prevents pollen and other allergens from entering the home.

*These measures can work in combination to reduce heat loss and energy use. They can reduce the risk of damp and mould, create warm and comfortable homes, and reduce carbon emissions.

Proposed external wall insulation

The system proposed for the existing façade is made up of three main components.

Parge coat

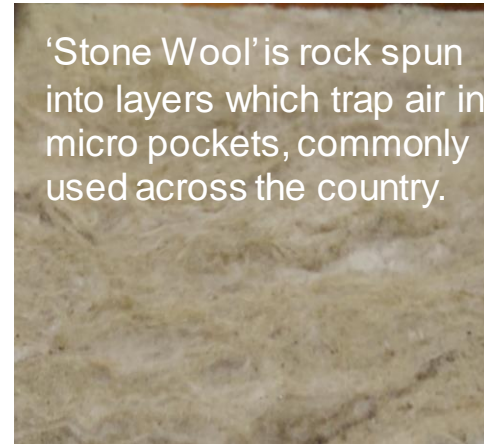
- Bonds the insulation to the brickwork and reduces warm air leakage

Stone wool insulation

- A1/A2 rated (non-combustible)
- Prevents heat loss from inside AND keeps interiors cooler in summer

Brick slips

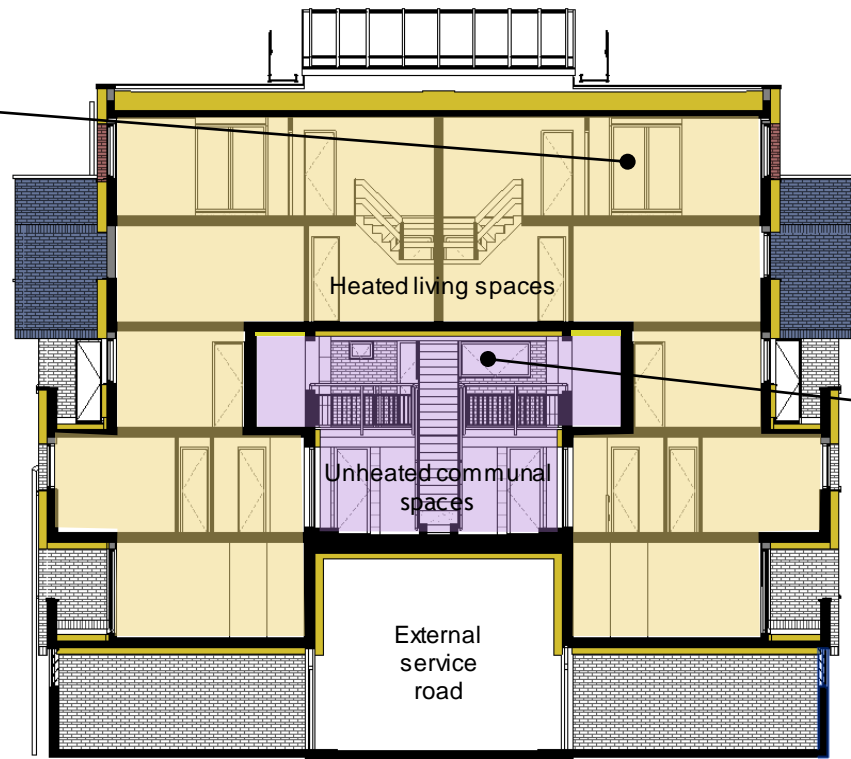
- Thin bricks as the final outer layer complete the new façade



Proposed external wall insulation

To be effective, the thermal insulation layer and air leakage barrier must be continuous around the external envelope of the block.

Living spaces are wrapped in non-combustible insulation around all surfaces – walls, soffits and roofs.



Communal walkway and atria spaces are unheated. Some non-combustible insulation will be needed between flats and communal areas to ensure homes are fully insulated.

Cross-section through typical Walkway block

How will windows and balcony doors be affected?

Window heights have to be reduced by 150mm to allow for the insulation, MVHR ducts, and sprinklers, reducing balcony door glazing area by around 7%.

Adding external insulation to the side walls means there will be limited further reduction of around 5% in the area of windows, to accommodate the insulation and brick slip layers.

Insulated soffits above balconies

Double slider doors fully open



How will bedroom windows be affected?

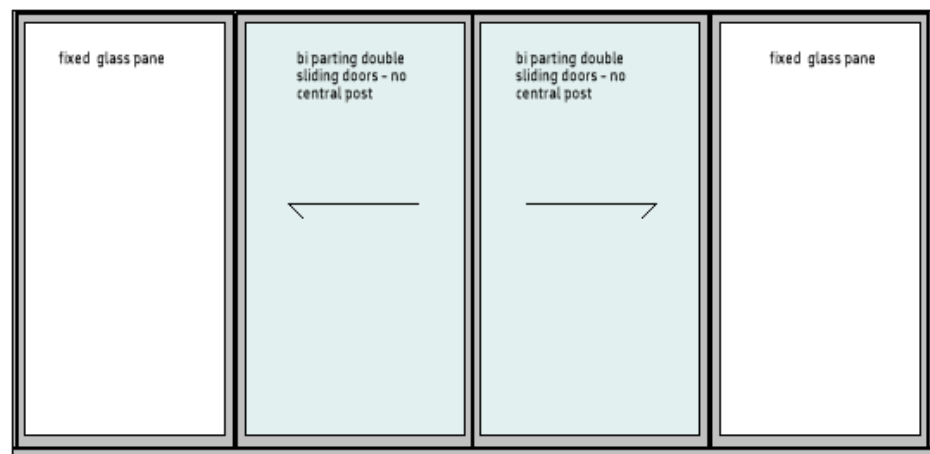


Window heights have to be reduced by 150mm to allow for the insulation, MVHR ducts and sprinklers, reducing window area by around 12%.

Adding external insulation to the side walls means there will be limited further reduction of around 5% in the area of windows, to accommodate the insulation and brick slip layers.

Balcony door

There are two design options for homes with balcony doors that have two full size windows on both sides



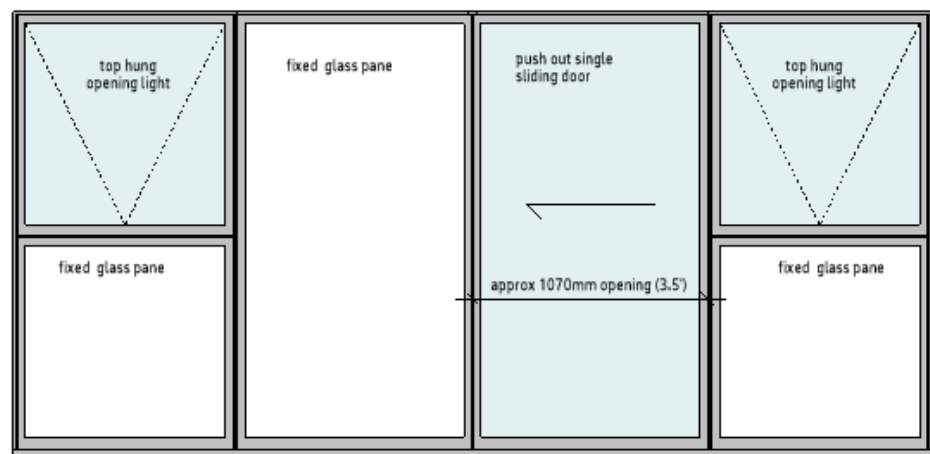
↑ **Option one**

Option one: no windows

Pros: Two central sliding doors, which fully open.

Cons: Ventilation only by opening the doors, but this can be locked in a secure latch position.

Option two ↓



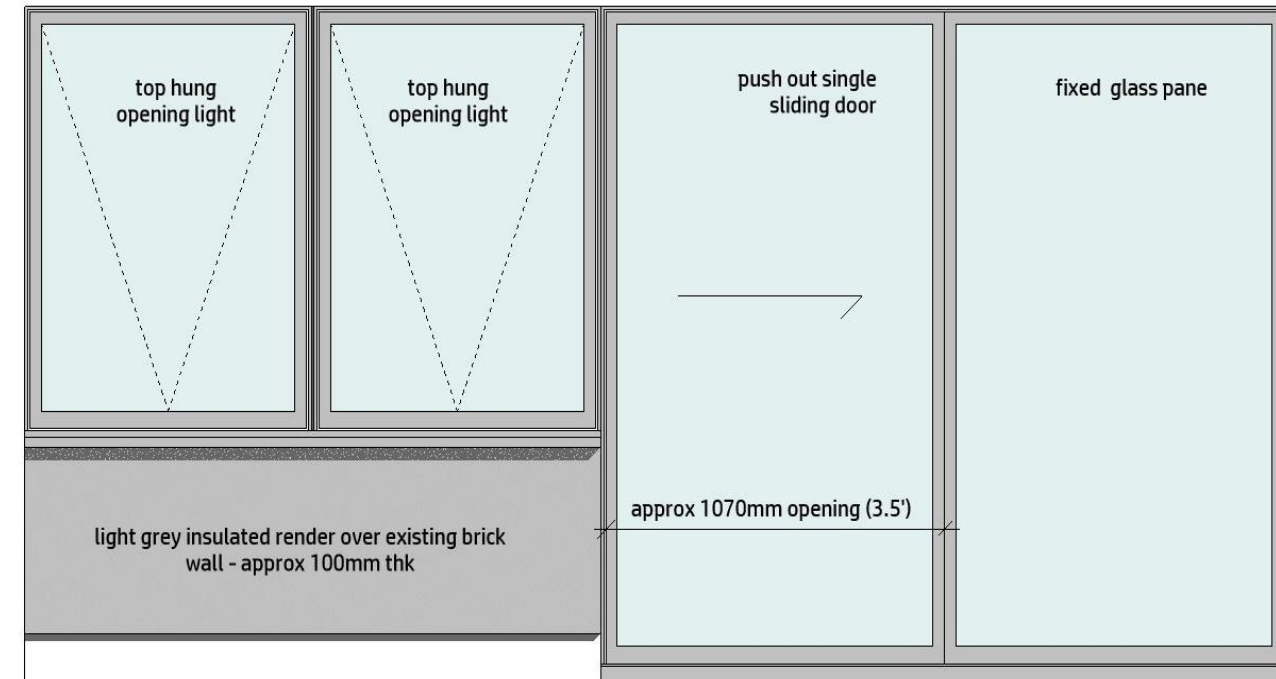
Option two: window either side of door

Pros: One sliding door with windows which open on either side. All openings have lockable latch position.

Cons: Reduced width access to balcony.

Balcony door cont...

Some patio door sets differ because they have a low masonry wall to one side. This diagram (left) shows how the glazing in these locations will be replaced.



Pros: Sliding door connection to the balcony space. Opening windows for summer night ventilation.

How will balconies be affected?

Adding external insulation means there will be some loss of area to balconies – in the range of 5-11% although some balconies may see replacement metal balustrading which will increase balcony area.

Inward opening balcony doors will reduce impact on opening width

New external wall insulation limited to 100mm thickness in balcony situations

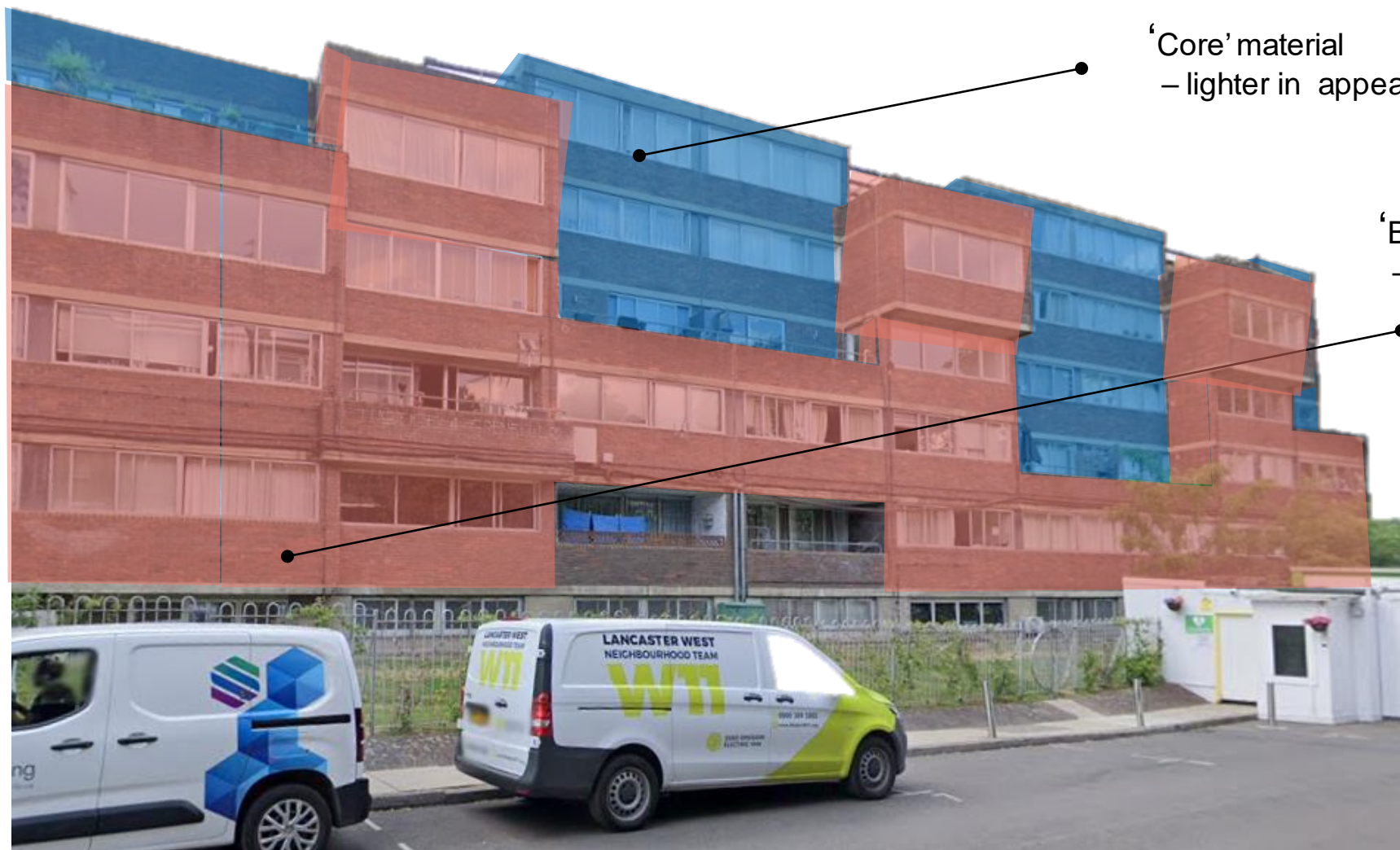


New external wall insulation wraps around existing masonry

New guardrail design

New insulation and aluminium decking – final details to be confirmed

External insulation – A visual strategy



‘Core’ material
– lighter in appearance

‘Base’ material
– heavier in appearance
and wrapping
around the
upper core
facades

External insulation – How will it look?



Design based on residents' majority choice:
White/Cream/Grey



Light grey render
'Accent'

Plain brick
'Core'

Replacement metal
balustrades to
some masonry
balconies

'Multi' brick
'base'

Top floor terrace designs

This image shows proposals for the terrace areas with insulated brick facades, guardrail planters, screens, and canopies.



Top floor terrace designs



Glazed canopy*

*For secure
tenants only

Final designs are
still being
developed, so
details may vary

Top floor terrace designs

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Final designs are still being developed, so details may vary

Alternative roof terrace options

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Pergola trellis

Final designs are
still being
developed, so
details may vary

Alternative roof terrace options



Wired option (for
trailing plants)

Final designs are
still being
developed, so
details may vary

Block entrance

In Phase 2, residents chose the 'white/grey/cream' scheme for the EWI strategy. This image shows a new block entrance based on residents' colour choice.



Ramped entrances



White glazed bricks

Block entrance

Shown here is the new design proposal for the courtyard block entrances.



Block entrance

Shown here is the new design proposal for the corner block entrances.



Block entrance

Shown here is the new design proposal for the Grenfell Walk block entrances.



Potential roof
access stair for
maintenance
purposes only

Replacement metal balustrades

Where some balcony walls will clash with the proposed external wall insulation, replacement metal balustrades are being considered.

These will allow the insulation to fully wrap the façade corner but will also increase the area of that balcony, more than compensating the losses in area from the insulation measures.

Balustrades will be formed as 'solid' metal panels for privacy reasons – however some level of laser-cut perforation is being considered.



External wall colour scheme



Cream brick
- 'Core'



Patterned brickwork



Grey brick
- 'Base'



Light grey
render 'Accent'
– to balcony
back walls,
piers between
windows and
other areas

Plain brickwork – no pattern

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Plain brickwork – no pattern

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Plain brickwork – no pattern

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Limited patterned brickwork option

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Limited patterned brickwork option

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Full patterned brickwork option

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Full patterned brickwork option

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Waste strategy - bin chutes

Retention of bin chutes

Pros

- Convenient for some residents

Cons

- Will need to be separated from fire escape routes. In some instances, this may not be possible.
- Only accounts for a small percentage of overall waste disposal
- Does not cater for dry recyclables or food waste
- Prone to blockages

We are still exploring options for retention of some existing bin chutes through the creation of separated chute room enclosures.



Waste strategy - bin stores

The new waste and recycling strategy will include stand-alone bin store units near entrances to each block. For convenience and to encourage recycling, the bin store locations will be evenly spread, close and convenient to exit points. Each location will typically comprise two general waste, two recycling, and two food waste units.

Externally accessed bin stores

Pros

- Travel distances as fair as possible for all residents
- Improved capacity for recycling
- Fire, odour and vermin risks removed from the buildings
- Easier to access by refuse operatives

Cons

- Further travel distances for some residents



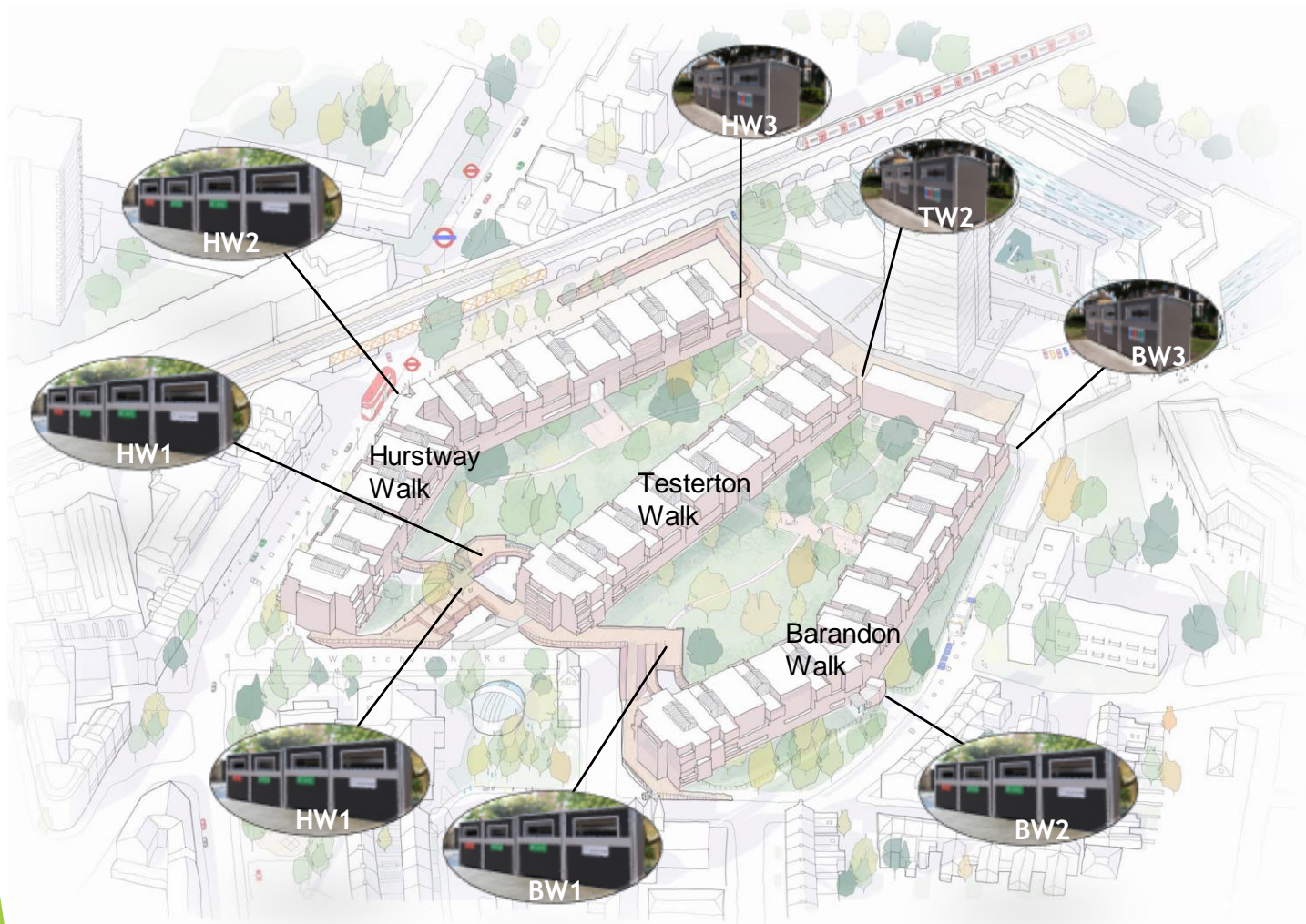
Indicative image only
for external food
waste bin housing



Indicative image only
for external bin
housings.

Waste strategy - bin stores

Likely distribution of waste and recycling bins



Collection points will be:

- close and convenient
- safe and well-lit

Assistance will be provided for those with mobility issues.

Next steps

- Residents are asked to give their feedback and preferences on external finishes
- Planning pre-application
- Full planning application
- Appointment of Stage 1 contractor to work with design team on detailed design proposals
- Pilot installations to roof level units

Time to choose

Paper survey

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

Online survey

All residents signed up to the 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 give us your choices. All surveys must be returned to LWNT by midnight on Sunday 9 June 2024.



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Thank you!