



St George's Fields Renovation Study Report

Cayford Design

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I CONTEXT

An overall design strategy

The purpose of this 'Renovation Study Report' is to bring together the briefing and discussions with SGF board since submitting our initial strategy proposal.

The results of the residents questionnaire have been acknowledged in this report.

The following provides a 'roadmap' of how to proceed, gives ideas for individual projects for SGF to review and define priorities, based on impact, expediency and budget, and the likely steps needed to achieve resolution.

Section II defines the values/ ethos/ guiding principles by which all subsequent work to the estate should subscribe to (Once the SGF board agree these principles, all subsequent development and maintenance work to the estate should be checked against and adhere to these principles)

Section III analyses the significant opportunity projects and is structured:

current situation - analysis of where the standard falls short

brief - the key principles to strive for

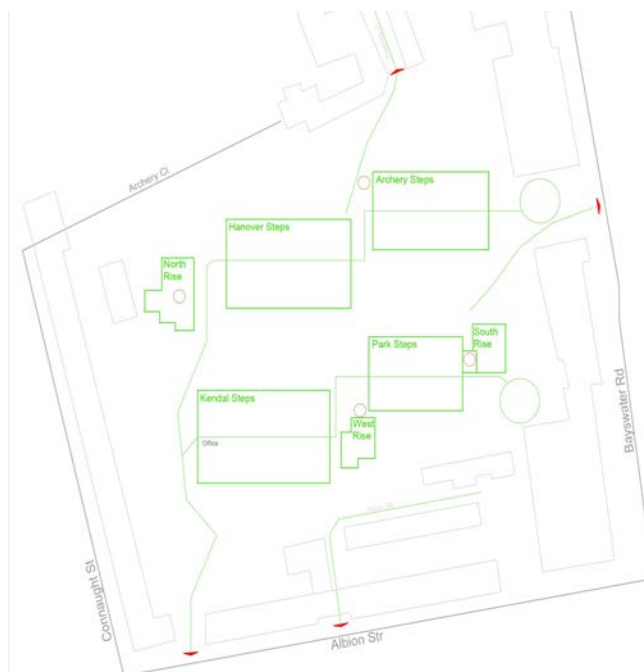
possibilities - an illustration of some of the ideas available (more will arise during subsequent work)

action - indication how to proceed

The setting, quality of light, location, disposition of apartments at St George's Fields is clearly superb. The property values reflect as such.

However, as being initially constructed as Housing Association in the 1970's there are aspects to the development which could be improved, in particular the building fabric being built cheaply with some poor details, and the core legacy of still feeling like a 'housing estate'. We understand these are the key factors to be improved, and for the common areas to reflect the value of the individual properties and the aspirations of the residents.




'Brutalist' architecture has had a renaissance of sentiment in recent years, and there have been a number of successful renovations of these developments. Such as Park Hill, Sheffield; Alexandra Road, Camden; and the Unite d'Habitation by Le Corbusier which is possibly the original influence. These and other references are taken into account with the development of these proposals.













II PRINCIPAL THEMES

number	item	guiding principle
A	Quality	<p><i>The new work done should:</i></p> <p>Be to a standard of design & material specification in keeping with the W2 address and price point.</p> <p>Comply with the Disability Discrimination Act, current and appropriate fire safety regulations, and with all other current codes, regulations and best practice.</p> <p>Diminish the sense of being a former housing association development.</p> <p>Be of a suitable design and implementation standard to withstand the test of time, and to minimise ongoing maintenance.</p>
B	Overall cohesion	Design should acknowledge and enhance (and celebrate to a point) the 1970's architecture. Interventions and upgrades to be coordinated within the overall vision. There should be a more seamless blending between buildings and gardens.
C	Colour & materials	Design & selection to be done with care and sensitivity, and in keeping with the agreed overall colour and materials palette. It will be necessary to move beyond the limitations of 1970's design thinking, aspiration, and budget.
D	Pedestrian/ vehicles	The estate is to feel like a pedestrian area, where people feel safe and happy to walk unrestricted
E	Signage wayfinding	Wayfinding to be considerably improved, and projects beyond physical signage to be explored. (Eg artwork and colour intervention). Signage to be visible but subtle, classy and well designed, with solid materials which weather well. Typography to be compatible with style of architecture.
F	Safe and comfortable homes	Main entrances to be more inspiring and high quality. Front entrance and driveway, as the entrypoint for residents and visitors should convey the impression of a high quality residential enclave, of a community, and where pedestrians take priority over vehicles.
G	Lighting	Lighting should provide safety to statutory levels, be of low energy and heat output, AND be designed with flair and subtlety. The visibility of the light fittings should be played down in favour of the lighting effect. The lighting internal to the common parts should enhance the feelings of homeliness and safety
H	Condition of estate	<p>The 1970's design was fairly robust and has weathered relatively well, but suffers from some poor detailing and material selection which has caused unsightly staining. Selected areas should be systematically investigated and analysed, and solutions proposed with implementation to rectify and enhance the situation. Where possible the ill-considered renovations, re-wiring etc, should be rationalised. A strategy for window replacement is required, and colours for timber panels.</p> <p>A general strategy should be to devise effective solutions which minimise work and materials used. All design, specification and installation decisions to be made with conscious decision to reduce ecological footprint.</p>


III POTENTIAL PROJECTS

2.02	PAVING & EXTERNAL ENTRANCES
current situation	<p>Lovely trees on the front gate. Uninspiring arrival. Lousy signage. No clear definition for pedestrian access and hazardous narrow pedestrian path. Car priority. School access a challenge. Non-effective and unattractive Lighting. Gates -average & non classy. Bollards design uncomfortable and incongruous</p>  <p>Unattractive gates Poor signage High kerb, narrow pavement Unappealing paving</p> <p>EXISTING CAR-FOCUS ENTRANCE</p>
brief	<ul style="list-style-type: none"> • Sense of welcome • Pedestrian priority • Quality Safety.
possibilities	<ul style="list-style-type: none"> • No kerbs, clear pedestrian priority, to manage behaviour of car drivers • Subtle signals saying pedestrian priority, eg benches  <p>safe pedestrian priority space</p>  <p>new gates new good signage no kerb, level paving welcoming 'piazza'</p> <p>PROPOSED PEDESTRIAN-FOCUS ENTRANCE</p>
actions	<p>Commission Cayford Design for design exercise, to produce layout and outline specification to obtain budget pricing and feasibility of implementation.</p>


2.03	FLOORING RESIDENTIAL CORRIDORS & WALKWAYS <i>internal corridors, all external access walkways including link bridges</i>
current situation	<p><u>External:</u> Asphalt is slippery and cracked (risks of water leaks), looks worn out and shabby.</p> <p><u>Internal:</u> Overall in good condition but reflects the light in unpleasant way, making condition of floor look worse than it is. (solution - change lighting not floor!?)</p> 
brief	<p><u>External:</u> Research options with the intention of implementing semi-permanent, elegant, durable, non-slip flooring which doesn't look bad when it rains or when planters are watered.</p> <p><u>Internal:</u> Review condition of all floors, and identify best approach for floors to look high quality</p>
possibilities	<p><u>External:</u></p> <ul style="list-style-type: none"> • Tile - (expensive and danger of cracking & spalling?) • Mat - (as previous solution, can look temporary and shabby) • Boarding - non timber (as photo) is probably best solution. Integrated with planters. • Additional aggregate surface added to asphalt - to be examined for feasibility   <p><u>Internal:</u></p> <ul style="list-style-type: none"> • refer to lighting section
action	<p>appoint CD for studio based analysis and proposal.</p>

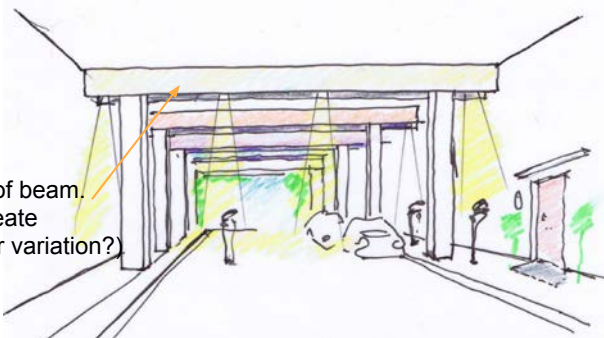

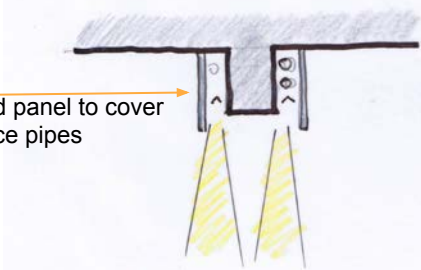
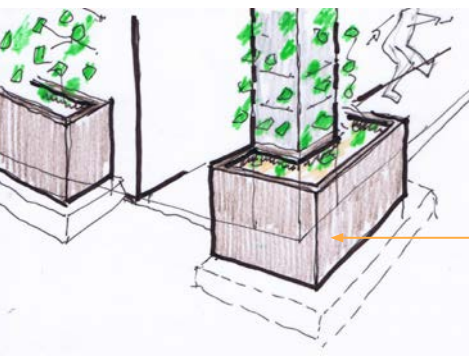
2.04	GRAPHIC AND SIGNAGE <i>Collaboration & coordination on selected tasks (graphic designer fee is separate). Signage, colours, door numbers, wayfinding, including 3D map at entrances.</i>
current situation	<p>Poor quality of materials and manufacture (contributes to look of a housing association). Not legible, causes staining Typography quite average</p> 
brief	<p>Well made, classy and well designed; High quality materials which weather well; Legible, well lit as appropriate Examine typography, select new coordinated font to suit the building and ethos</p>
possibilities	<ul style="list-style-type: none"> Select a modern, legible and sophisticated font which is a pleasure to look at which acknowledges the 1970's era (eg Helvetica, Univers) and is a font for this era. Coordinate with wayfinding strategy as a whole - this exercise is more than just replacing signs. To include 3D map(s) Consider using very high quality materials, eg bronze <div>  <p>modern</p>  <p>clear simple design</p>  <p>classic example for simple but good quality signage</p>  <p>contemporary easy to read signage</p>  <p>sophisticated</p>  </div>
action	<p>Create brief for graphic designer appointment and embark on the process. Signage and wayfinding is a significant element, and must be coordinated with many other workstreams (entrances, doors, ironmongery, landscape, colours, themes, artwork).</p>

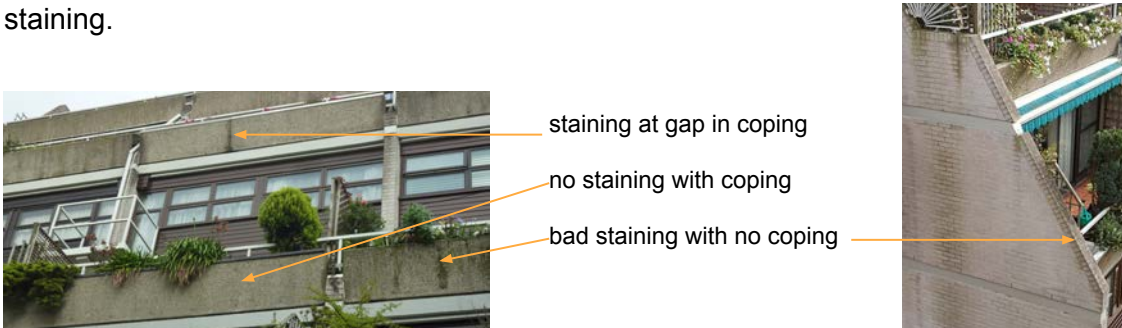
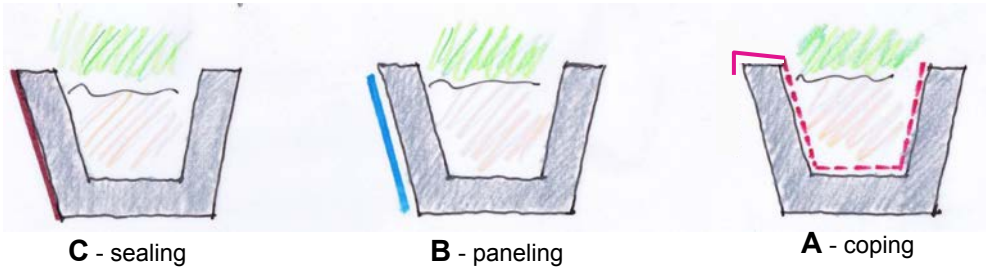
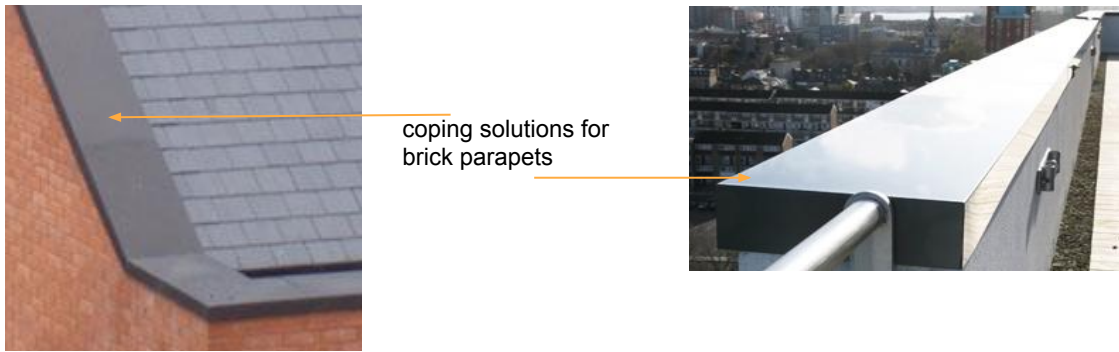
2.06 2.07	IRONMONGERY DOORS <i>Overall strategy for building themes, selection, arrange supplier, coordinate scheduling.</i>
current situation	<p>Many varieties and poor quality. Doors and ironmongery in SGF gives key message of 'council estate'.</p> 
brief	<p>Bring individuality with order Logical organisation and high quality materials Side and small door treatment - treat as subordinate to main door Fire safety is paramount</p>
possibilities	<ul style="list-style-type: none"> Type: plain, panel, wood, metal, glass; Features: handle, knob, material (brass, stainless steel etc.) knockers, bells, signs (number, names); Colours. Some doors may be retained group into themes relating to buildings <div data-bbox="308 1077 754 1339"> <p>thematic definition</p>  </div> <div data-bbox="884 1137 978 1160"> <p>features</p> </div> <div data-bbox="1070 1016 1501 1599">  </div> <div data-bbox="277 1357 948 1939">  <p>side door infill panel options GLASS LATTICE</p> </div> <div data-bbox="1023 1883 1139 1935"> <p>decorative elements</p> </div> <div data-bbox="1206 1693 1509 1939">  </div>
action	<p>Appoint Cayford Design for studio work to progress door and ironmongery strategy, coordinating with many other workstreams (overall colour palette, entrances, external environment, renovations to building fabric etc).</p>

2.08	WINDOWS & WOOD PANELLING
current situation	<p>There is a defined colour and layout for future replacement windows, colour reference number RAL 8014 sepia brown, which has been agreed with the planners, but no coherent strategy. The brown timber cladding panels are rather unpopular.</p> 
brief	<p>Strategy for step by step windows replacement; Research what can be done about the 'brown', and come up with a strategy.</p>
possibilities	<ul style="list-style-type: none"> • Replace wood panels with new building by building • Renovate, strip back and re-stain panels with different colour • Our initial view is that RAL 8014 is acceptable for windows. Not acceptable for replacement doors. And brown cladding panels should not aspire to be RAL 8014 • Review within context of overall estate colour palette • Consider adjacent rainwater pipes etc as part of the strategy
action	<p>Cayford Design to help organise a specialist contractor to organise a trial on a discrete out of the way situation, and make some mock ups. Alternatively find a location which needs replacing, and experiment with removed panels.</p> <p>Examine feasibility of replacing panels with new wood, or different panel material (note, it is likely original timber is of quite high quality due to the fact that it has lasted so well.) Review estimated remaining lifespan of timber panels.</p>

2.09	LIGHTING & CEILING INTERNAL
current situation	<p>Ceiling lamps with poor quality of light temperature and ambiance.</p> <p>Poor light fittings</p> <p>Unpleasant reflections on the floor.</p> <div data-bbox="703 244 1094 779" data-label="Image"> </div> <div data-bbox="1099 244 1477 779" data-label="Image"> </div>
brief	<p>Ambiance, with appropriate light level and colour temperature</p> <p>Safety</p> <p>Quality</p> <p>Coherence with overall colour and design themes - direct/ indirect to minimise glare and reflections</p> <p>Maintenance and low energy</p> <p>Match with high quality accessible ceiling with good acoustic properties</p>
possibilities	<ul style="list-style-type: none"> Where appropriate (eg 3rd floor duplex levels) replace ceilings with Gyproc plank or equivalent and integrate appropriate lighting for effect, level and ambiance For standard ceiling heights review possibility of installing a slim suspended ceiling. If original solid ceiling is to remain, select new fitting to give better quality of ambiance by changing the direction of light. Improve internal grow-light planters. <div data-bbox="304 1408 651 1863" data-label="Image"> </div> <div data-bbox="735 1373 916 1431" data-label="Text"> <p>change the light direction</p> </div> <div data-bbox="663 1702 813 1758" data-label="Text"> <p>stylish ceiling design</p> </div> <div data-bbox="1002 1258 1469 1908" data-label="Image"> </div>
action	<p>Cayford Design to create brief for appointment of electrical/ lighting specialist.</p> <p>Collaborate & CD to create strategy for replacement ceilings & lights, to coordinate with overall design strategy.</p>

2.09a	LIGHTING EXTERNAL
current situation	<p>Currently no overall strategy for external lighting, leading to some poor lighting at external entrances, with inappropriate light levels and effects.</p> 
brief	<p>Create a strategy for implementing good lighting within external environment Coordinate lighting with external works and landscape strategy, and overall estate design ethos Maintenance & energy efficiency Safety Ambiance Minimise external light pollution for the benefit of the residents and the environment</p>
possibilities	<ul style="list-style-type: none"> • Review and design a coordinated strategy • Improve the feelings of safety and comfort at the Bayswater Road and Frederick Close entrances in particular. • Create a pleasant, inspiring, comfortable and safe night time environment • Create an inspiring lighting scheme at the upgraded front entrance into SGF
action	<p>Cayford Design to create brief for appointment of lighting designer/ consultant. It could be beneficial to do this in conjunction with internal lighting upgrade project, and should be done in parallel with overall estate design strategies.</p>

2.10	TUNNELS <i>Special exercise to improve the ambiance and make welcoming entrances</i>
current situation	<p>Dark and unwelcoming. People's front doors seem like they are in a supermarket loading area</p> <p>It is a car park</p> <p>Visible pipes are generally hideous</p> <p>Pavement and road in good condition.</p>
brief	<p>Increase the sense of pedestrian zone</p> <p>Increasing amount of light/ renewing column lights;</p> <p>Hiding the unpleasant views (pipes).</p> <p>Make homely entrances for flats</p> <p>Use the minimum amount of materials (expense) to take the eye away from ugly ceiling pipes</p>
possibilities	<ul style="list-style-type: none"> • Playing with colours • Playing with lights and shadows • Canopy • Floormat • Landscape • Greening <p>baffles to cover each side of beam. Downlights set within to create dramatic effect (LED colour variation?)</p>  <p>homely front entrances, with mats set into tiling. Canopy & lighting to suit</p>  <p>baffle downstand panel to cover majority of service pipes</p>  <p>purpose made planters to allow for planting to surround walls and columns at the tunnel entrances, which benefit from the natural daylighting</p> 
action	<p>Commission CD for detail design exercise.</p>

2.11	LONG TERM WEATHERING PROBLEMS
current situation	<p>Concrete planters in poor & unsightly condition, with significant impact on overall aesthetic quality of the estate.</p> <p>Copings on walls were not installed due to aesthetic reasons, which has led to bad staining.</p> 
brief	<p>Restore SGF to a pristine state</p> <p>A long term solution for good weathering</p>
possibilities	<p>A. Coping - effective solution which maintains original appearance</p> <p>B. Paneling - crisp contemporary solution (weight of panels may be a problem)</p> <p>C. Sealing or render - this solution is maybe less reliable</p>  <p>C - sealing B - paneling A - coping</p>  <p>coping solutions for brick parapets</p>
action	<p>Commission Cayford Design for detail design and procurement exercise</p> <p>Technical expertise will be required to analyse condition of concrete, cleaning and remediation measures</p>

<p>2.12</p>	<p>STAIRCASE UPGRADE <i>Treads, balustrades, enclosure (including glazing strategy).</i></p>
<p>current situation</p>	<p>Poor enclosure glazing structure Stained glazing cheap and tacky repairs</p> <div data-bbox="296 367 847 674" data-label="Image"> </div> <div data-bbox="1086 268 1517 685" data-label="Image"> </div>
<p>brief</p>	<p>Upgrade, clean, maintain and replace to upgrade the quality.</p>
<p>possibilities</p>	<ul style="list-style-type: none"> • Replace balustrade cap • Cleaning and repaint • Change colour of painted metalwork • Thoroughly clean Georgian Wired Glass • Replace fully enclosed glazing with new <div data-bbox="296 1016 675 1585" data-label="Image"> </div> <div data-bbox="1094 911 1501 1245" data-label="Image"> </div> <div data-bbox="1094 1267 1501 1585" data-label="Image"> </div>
<p>action</p>	<p>Cayford Design to do detail design studio research and action for tender</p>

2.13	EXTERNAL ENVIRONMENT AND GROUNDS <i>The integration of landscape with buildings and external furniture</i>
current situation	<p>Lush gardens, (lovely) but not well integrated with buildings, physically and aesthetically Park benches are not in keeping with environment.</p> 
brief	<p>Landscape design should integrate into overall concepts of wayfinding, entrances and external works, lighting, and overall design strategy. The amenity value of the landscaping to be enhanced with a variety of settings.</p>
possibilities	<ul style="list-style-type: none"> • Integration of wall climbing plants onto trellises on elevations (judiciously) • Renew benches (to be comfortable), as a possible strategy for creating variety in the external experience (and to enhance wayfinding) • Rainwater harvesting • Improve external elements - seating, bins, cycle enclosures, rubbish & recycling compound • Paving and landscaping to blend more seamlessly    
action	<p>Cayford Design to be commissioned for a staged series of works, to include overall strategy, the design of selected areas including rubbish & recycling area, external furniture selection, & paving design.</p>

2.16	COLOUR PALETTE STRATEGY
current situation	Strategy is to be created
brief	To develop a palette of colours, materials and themes which coordinate with the overall 'Principal Themes' core strategy for SGF. This strategy is to ensure any future or ad-hoc works will be work of value which will stand the test of time.
possibilities	Analyse all materials for colour and texture, (inside and out), and select a range of compatible colours and materials and define how they will be used.
action	Commission Cayford Design to prepare an overall Colour & Materials palette strategy, in conjunction with the first selected design projects, to ensure a coherent masterplan of design and implementation.