

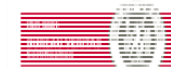
High Rise

Refurbishment Projects

14th January 2010

Sandwell Metropolitan Borough Council

Tony Davies : Principal Design Team Leader

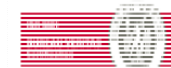
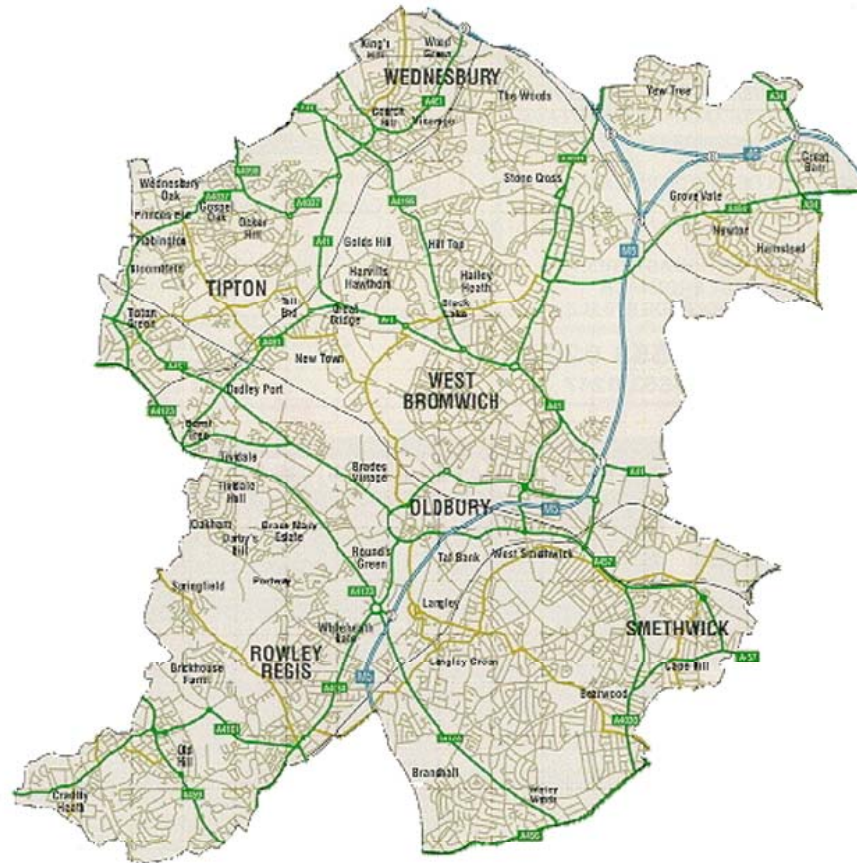


Location



Introduction

- Formed in 1974 and comprises of 6 towns
 - Wednesbury, West Bromwich, Oldbury, Tipton, Smethwick and Rowley Regis.



Introduction

- Sandwell covers an area of 85.58 Km² (33.04 Mi²)
- Total population 289,100.
- Working population 175,600.
- In employment - 108,300 = Sandwell 60% - West Mids 71.3%.
- Office for National Statistics indicates population will increase between 2006 and 2031 by 35,600 (+ 12.4%)
- Population aged over 60 is expected to increase by 18,600 (+ 30.9%)
- Population aged 85+ is expected to increase by 4,600 (+80.7%)
- Population aged 35 to 39 is expected to decrease.



Existing Buildings

- Two 9 storey blocks of flats, each containing 36 two bed dwellings.
- Located just north of the town centre of West Bromwich.
- Constructed in the early 1960's of concrete frame with brick infill and flat roofs.



Existing Buildings

- Each block served by two staircases and a lift which terminates at the 8th floor.
- Lack of maintenance and poor build quality meant that the blocks suffered from draughty single glazed metal windows, leaks to roofs, poor security and neglected external areas.



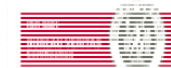
Existing Buildings

- This led to a poor quality of life for the residents together with a lack of interest for their environment.
- Residents, the majority of which are 55+ were very concerned about going out at night leading to a feeling of isolation.
- Sandwell MBC, Urban Design appointed to carry out extensive refurbishment works in 2004.
- Extensive resident consultation highlighted their desires and aspirations.



Design Concepts

- Design concept considered the following:-
 - How to regenerate the community to take an interest and ultimately pride in their block.
 - How to address living standards.
 - Can the construction project assist in stimulating the local economy.
 - Is there an opportunity to provide job training to school leavers to address unemployment issues.



Design Features

- To overcome the general fear by residents in leaving their block at night a community room was proposed to each block.
- To avoid losing flats, it was decided to construct the community rooms above existing flat roof level.



Design Features

- By constructing a curved aluminium sheeted roof over the community room, the problems of leaking flat roofs and long term maintenance were overcome.



Design Features

- A steel frame was erected on existing concrete columns at existing roof level to support the roof level to support the new roof.



- Staircases were remodelled and extended to serve the community rooms.

Design Features

- A Platform lift was installed, capable of carrying a wheelchair from the eighth floor.
- The community rooms were designed to include a kitchenette and disabled toilet facilities.
- Existing balconies, in poor condition, were enclosed in a steel frame with powder coated aluminium insulated cladding below new windows..



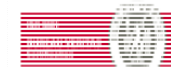
Design Features

- French windows and a juliet balcony were incorporated into the balcony to provide an open feel.
- The balcony area now forms part of the original lounge and serves, in most cases as a a small dining area.



Design Features

- New bathrooms were installed as a result of residents consultation walk in showers replaced baths if requested .
- The external walls were insulated with 100mm thick mineral fibre insulation which in turn was covered with terra cotta tile rainscreen cladding on a rail system or directly applied acrylic render.



Design Features

- Steel windows were replaced with powder coated aluminium/timber composite windows.
- A new door entry system was introduced with key fob access with the door call system being linked to residents televisions to enable them to see who was calling.



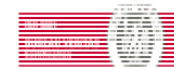
Design Features

- The existing lifts were totally renewed resulting in the lifts being out of action for 8 weeks. Extensive customer liaison and care was extremely important during this time.
- Extensive external works were carried out to provide additional car parking, including disabled spaces and landscaped seating area. External lighting ensured a well lit environment.



Design Features

- SMBC have a vigorous policy for local employment and have a think local approach to all contracts.
- Urban Design together with main contractor, Lovell Partnerships, specified and selected wherever possible materials and suppliers within a 30 mile radius of the Borough.
- The steel sheeting and steel framing were supplied by companies within 5 miles of the site.
- The contractor appointed, where possible local sub contractors.
- An apprentice bricklayer and two carpenters were taken on by the contractor from SMBC Training and Enterprise Centre.



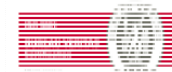
Design Features

- Total cost of the project - £5 million.
- Construction period - 15 months.
- Residents stayed in occupation whilst work was carried out throughout the contract.
- Residents consultation was paramount and continued throughout the contract.



New Build Housing

- Urban Design have recently been responsible for the design of 6 housing sites for affordable social dwellings to code 4 level for sustainable homes.
- The first of the schemes is due to commence on site in mid February having received Homes and Communities Agency funding.



Awards

- Finalist APSE
 - Best Housing & Regeneration Initiative 2008.
- Commendation
 - Institute of Structural Engineers 2008.
- Winner
 - West Midlands Centre for Constructing Excellence, Integration & Collaborative Working 2008.
- Highly Commended
 - Centre for Constructing Excellence National Award, Integration & Collaborative Working 2008.



Awards

- Winner
 - West Midlands Centre for Constructing Excellence, Integration & Collaborative Working 2009.
- Highly Commended
 - Centre for Constructing Excellence National Award, Integration & Collaborative Working 2009.
- WMCE have accepted the Lancaster House scheme as a demonstration project for good working practices which will soon be downloaded onto their website.

