

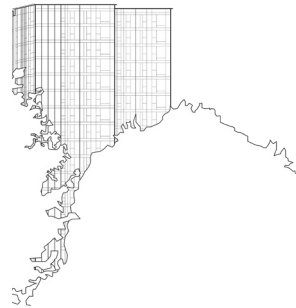
Chalcots Estate Major Works Project

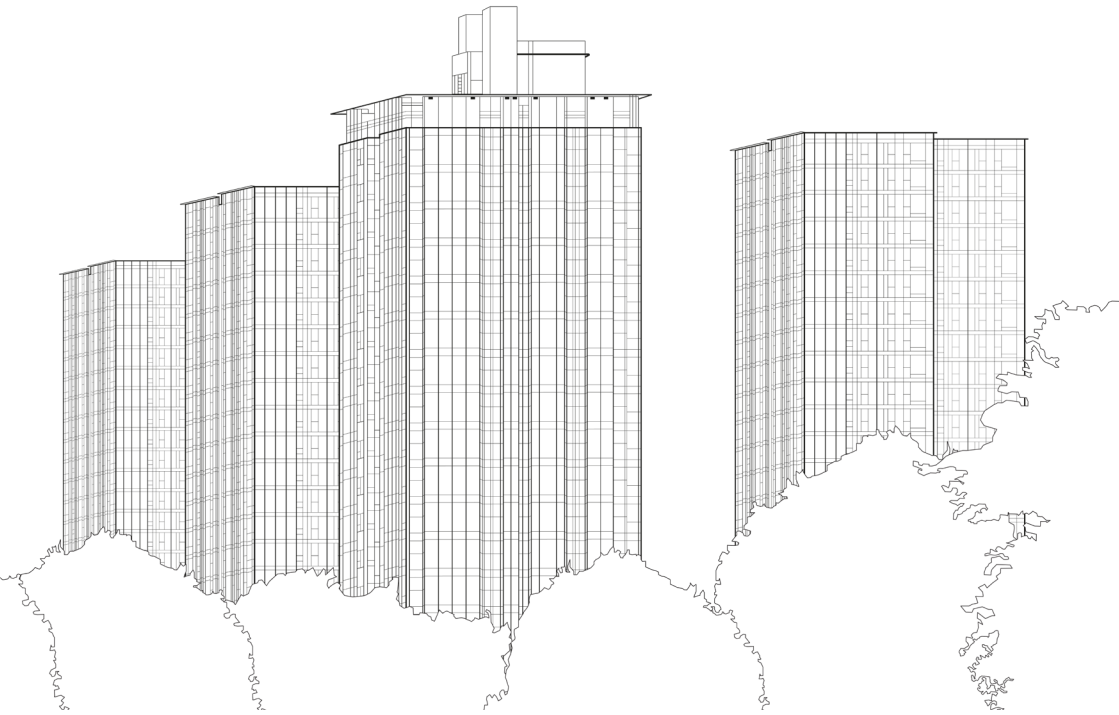
A new façade, including cladding,
windows and maintenance rail

Following the evacuation in 2017, Camden Council committed to a gold standard of safety at the Chalcots Estate.

The major works project to replace the cladding, windows and curtain wall will bring the Chalcots Estate to the highest standards of safety, improve the wellbeing of residents and futureproof the buildings - helping to create an attractive, sustainable and vibrant neighbourhood for everyone who lives there now and in the future.

Planning permission was approved by Camden Council's Planning Committee on 24 April 2018 for the replacement of the cladding of the five tower blocks with a solid aluminium panel as well as the replacement of all windows and associated external works. Following further design work, fire testing and feedback from residents, the proposal has evolved and Camden Council is preparing to submit a new application for planning permission.



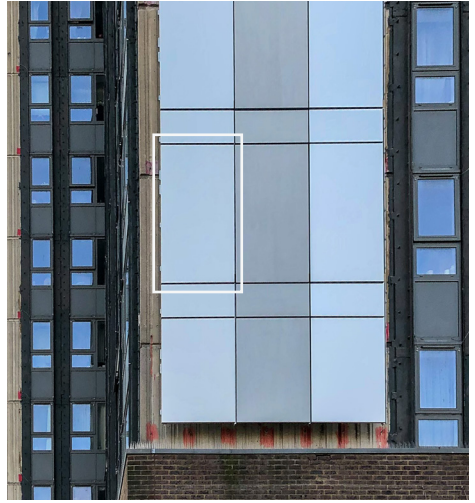


The project will deliver:

- A cladding system that is fully fire tested, meets the most up to date safety regulations and is A1 rated - the highest possible fire safety rating.
- Windows that provide better ventilation, are safe to use and protect homes from overheating.
- A maintenance rail system on each block so that windows can be safely cleaned twice a year and the façades can be safely maintained.
- A new roof and replaced brickwork at ground and first floor levels.



Removal of previous ACMPE panels



Installation of new aluminium panels. Following weather testing, the smooth finish on the left has been selected.

The approach to the works

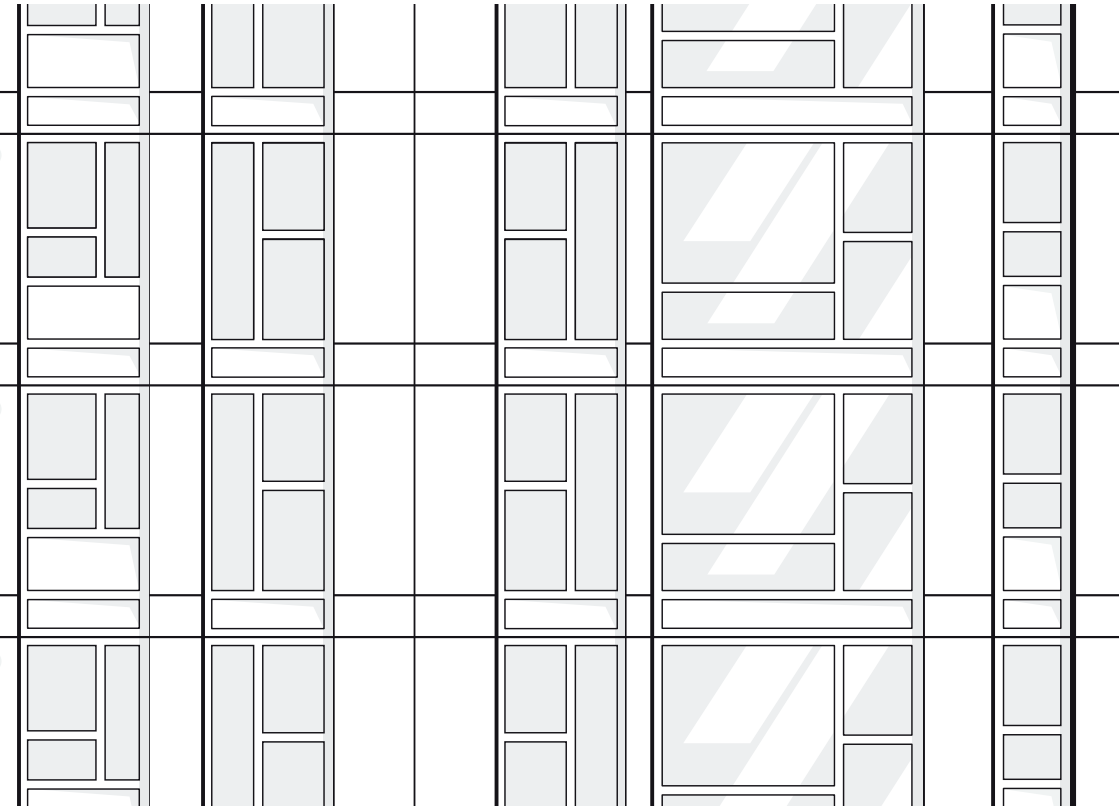
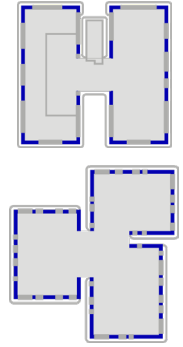
The works are extensive but Camden Council's commitment is to make sure that residents are at the centre of every consideration. Camden Council will:

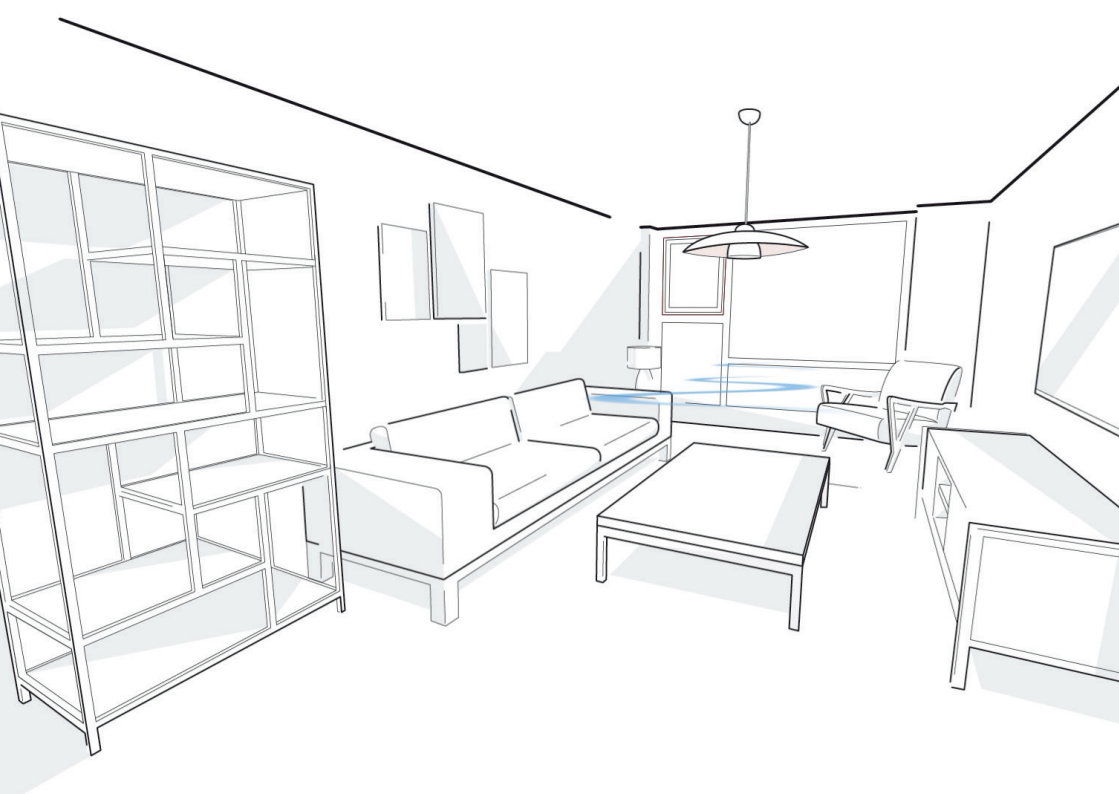
- Make every effort to minimise disruption to residents where possible during the works
- Minimise the impact on the local community and the environment
- Make sure designs meet all fire safety requirements and regulations.

Cladding panels

The existing Aluminium Composite Material (ACMPE) cladding panels have been removed to make the building safe and will be replaced with the new solid anodised aluminium panels. These panels are A1 rated - the highest possible safety rating - and exceed current building regulation requirements.

Unlike the previous panels, the new panels are solid aluminium and are not made up of smaller parts, so are more robust and will need less maintenance. The cladding system will include mineral wool insulation, helping to better insulate residents' homes.



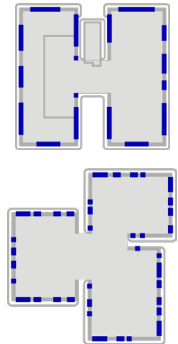


Windows

The new window designs will improve safety, ventilation and reduce overheating.

The lowered window sills in the living rooms and bedrooms will help to keep people safe, increase ventilation and increase the size of your windows to give you a better view.

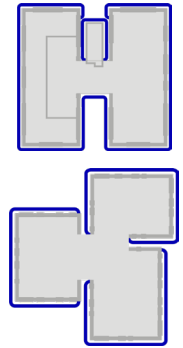
The new windows will include high performance glass with improved insulation.



Access and maintenance

A monorail maintenance system will be installed on the roof of each tower so that they can be safely cleaned and maintained.

The maintenance rail will come out about 50cm from the façades which will slightly increase the perceived height of the blocks from the ground.



Managing disruption

The removal of the curtain wall involves extensive works. Camden Council is committed to reducing disruption where possible for residents of the Chalcots Estate and the surrounding roads. The Council will work with Camden's planning department to develop a Construction Management Plan (CMP) to make sure the disruption is minimised as much as possible and that all works are carried out in line with Government and public health guidance relating to Covid-19.











For more information please contact:

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