

Welcome

Thank you for taking part in today's event. We are presenting proposals for the recladding works to 1 – 18 Normandy Place, Bourbon Lane. A full planning application is required for all of the buildings as the material on the walls is changing from wood, to an aluminium system which has a corten finish.

We know that the five lower height blocks (2x Gascony, 2x Burgundy & 19 – 27 Normandy) will also need replacement cladding. We are working on proposals for these blocks which include submitting an application to a new government cladding replacement fund for blocks lower than 11m. As soon as we have more information about these blocks we will let you know.

We will explain why we need to carry this work out and what happens next. We have been working for a while with architects, contractors and metal fabricators on our proposal and we're now ready to share them with you.

We are here to answer any questions you may have. You're welcome to walk around the display boards, have a look at the proposals and chat to members of the Octavia Abri and Guildmore project teams. We have paper and pens for your instant thoughts or queries that we can take away and answer.



Why is remediation work required?

The buildings at Bourbon Lane were completed in 2007 and originally finished with Siberian larch timber cladding. At the time, timber was widely used because it looked attractive and was considered a sustainable material. Since then, Government fire safety regulations and guidance have changed. Following the Grenfell tragedy, combustible materials such as timber are no longer considered suitable for this type of residential building, and safer non-combustible materials are now expected.

The recladding work is therefore needed to improve fire safety and to bring the buildings in line with current standards. It also provides an opportunity to replace the existing timber, with a more contemporary and durable material.



How we developed the proposals.

In developing the proposals, we have worked closely with the local design officer at Hammersmith & Fulham Council to choose a replacement material that is safe, durable and respectful of the original design. The buildings at Bourbon Lane are well regarded architecturally, and residents value their distinctive appearance, so it was important that the new cladding would retain their original character.

The proposed solution is an extruded aluminium plank with a corten-effect finish, that is intended to resemble weathered metal. This gives a warm, textured appearance inspired by weathered metal, while avoiding the weight and maintenance issues of real corten steel. The new planks are designed to match the size and rhythm of the existing timber boards, helping to preserve the original look of the buildings. In short, the aim is to make the buildings safer, longer-lasting and easier to maintain, while keeping the character and stripey appearance that makes Bourbon Lane distinctive.



Photograph taken in 2007



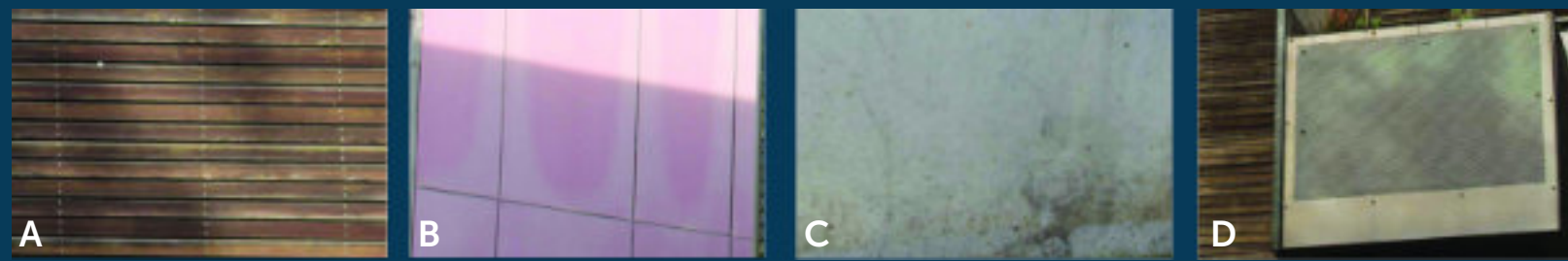
Initial computer generated image

Bourbon Lane

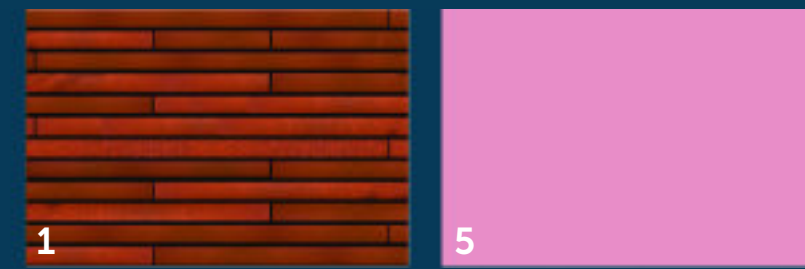
OCTAVIA



Proposed Gascony Place, Block D



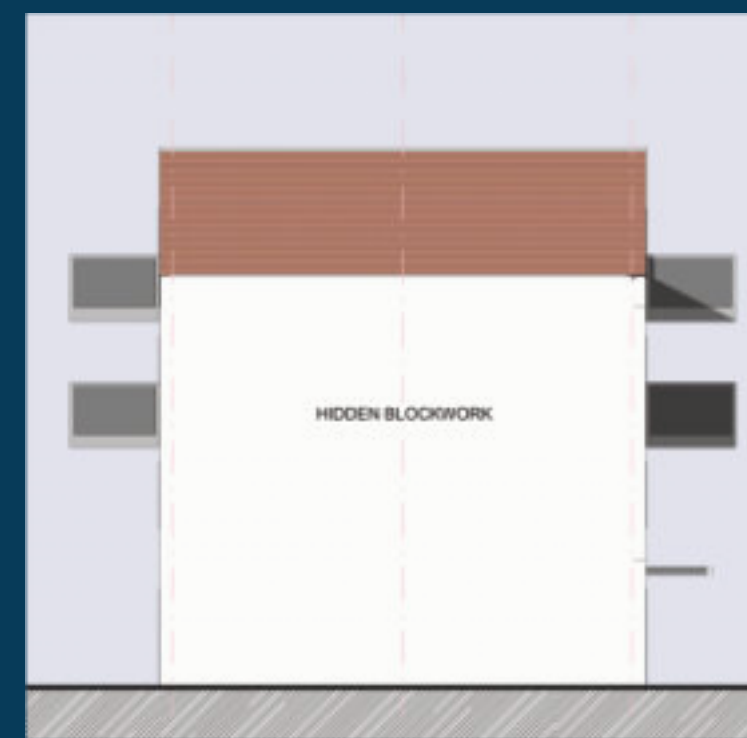
Existing Materials



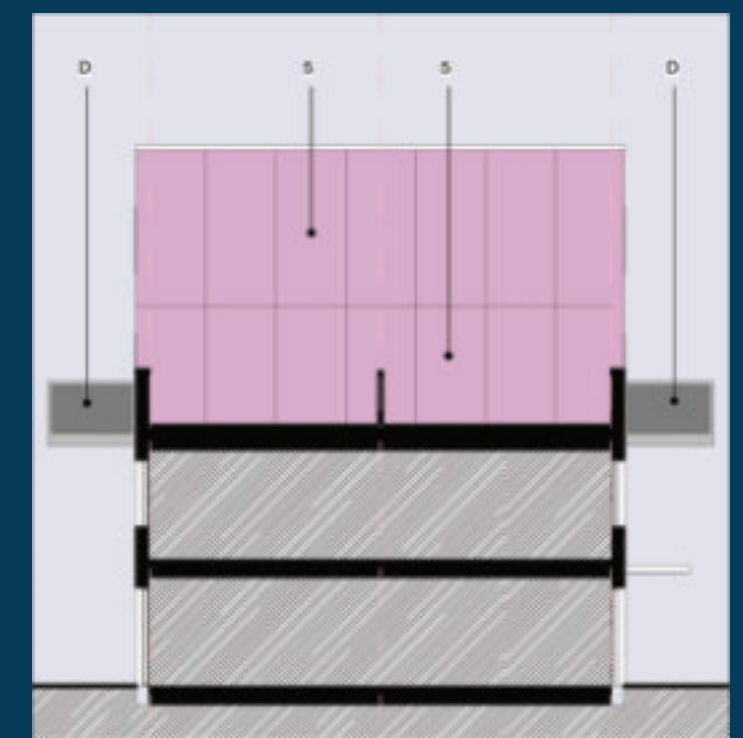
Proposed Replacement Materials



Proposed North Elevation



Proposed East Elevation



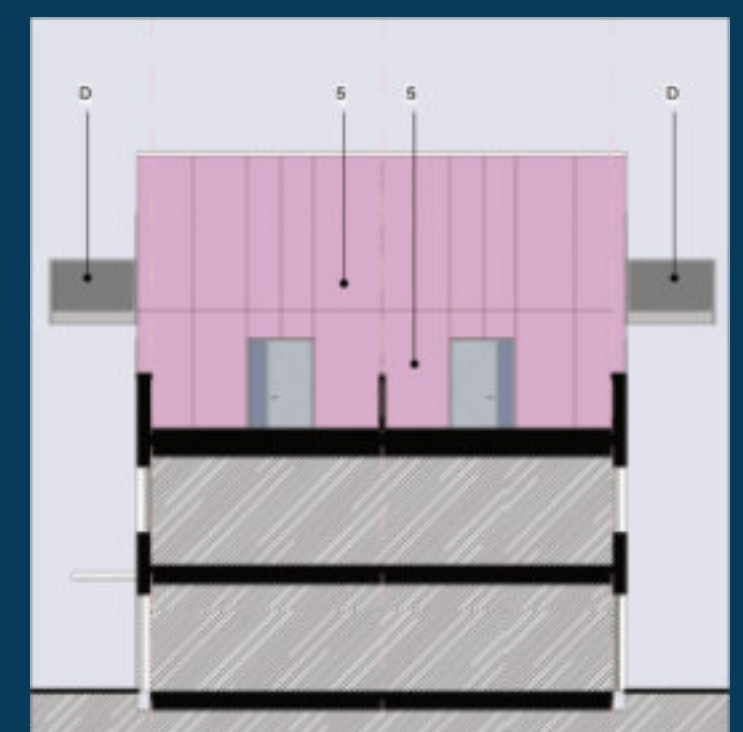
Proposed Sectional East Elevation



Proposed South Elevation



Proposed West Elevation



Proposed Sectional West Elevation



Bourbon Lane

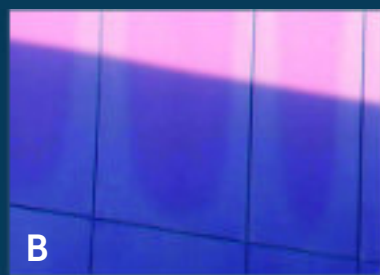
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Proposed Normandy Place, Block E



A



B



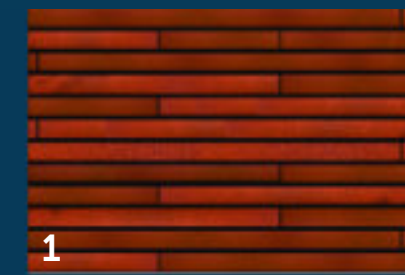
C



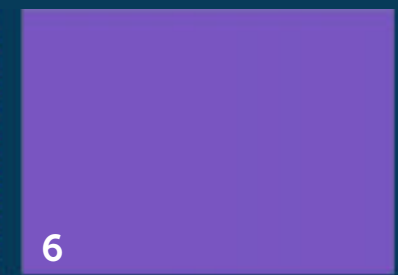
D



E



1

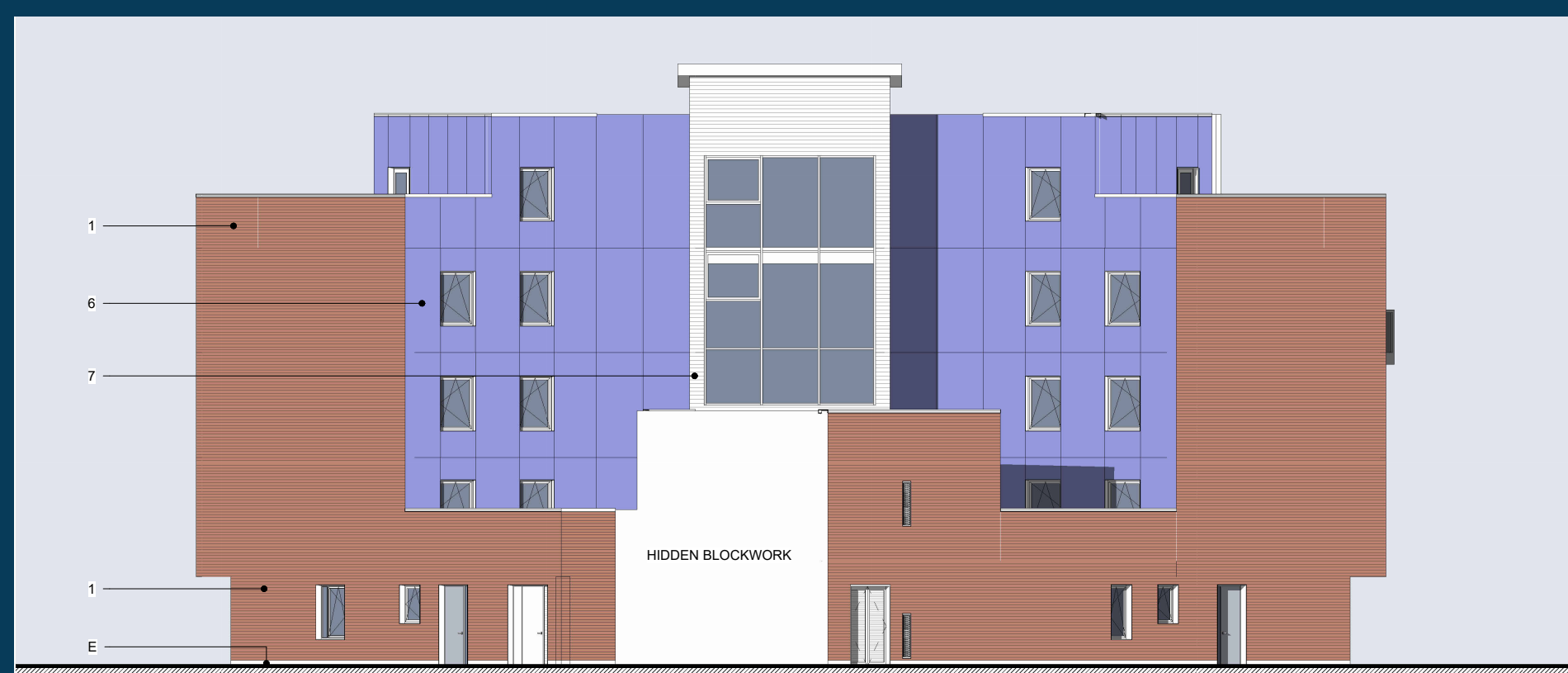


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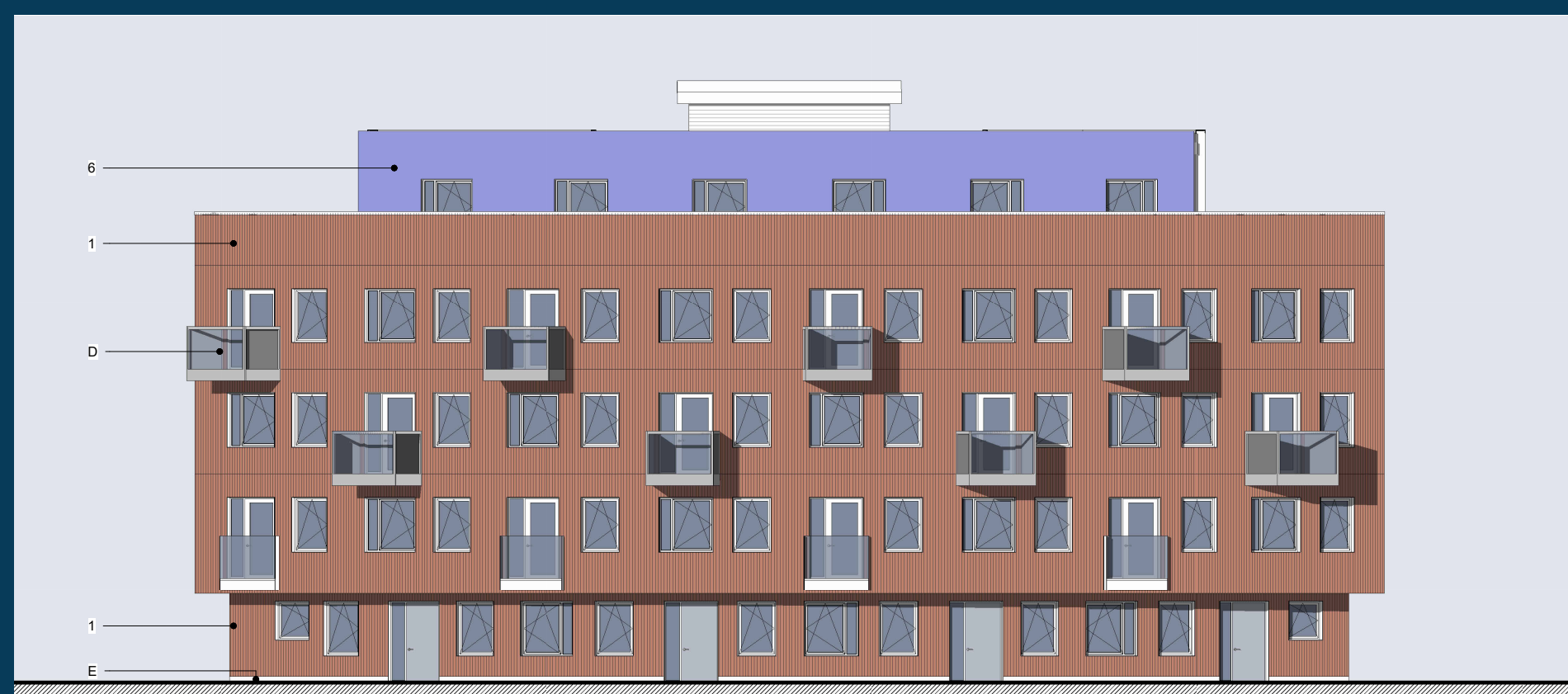
Proposed Replacement Materials



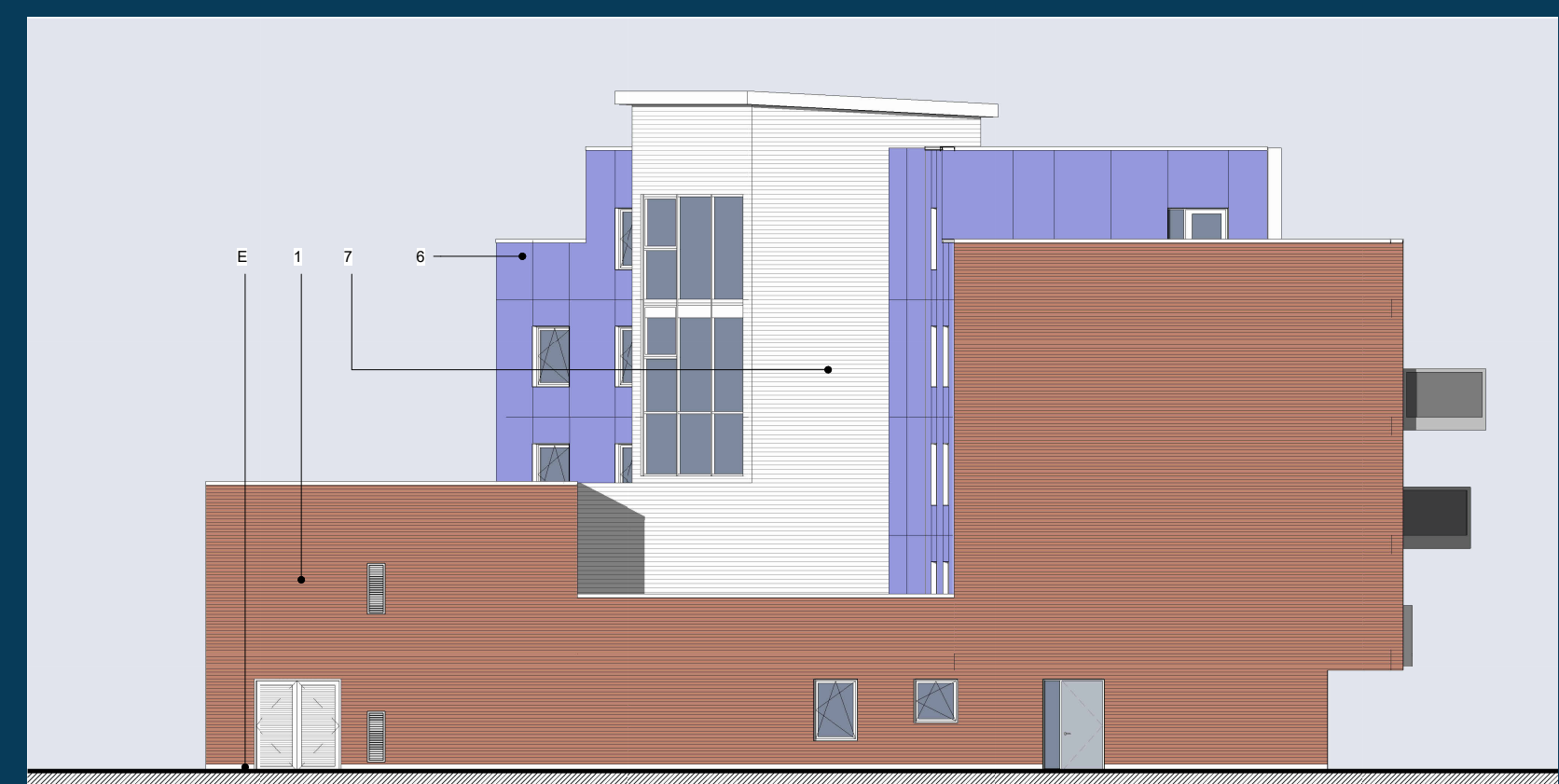
Proposed North Elevation



Proposed East Elevation



Proposed South Elevation



Proposed West Elevation



Next Steps

Thank you for taking the time to attend today. We hope you have had a chance to ask all your questions and give us your feedback. We value every point made. Please get in touch using the email provided below if you have further comments after the event.

We will listen carefully to the comments, ideas and concerns of residents, neighbours, and wider community. Your ideas and opinions will help us shape how the works are planned and managed. Then, in about a month's time we will submit that application to the local planning authority.

Cladding@abri.co.uk

Once Hammersmith and Fulham Council have confirmed we have submitted everything required, the application will be validated. At this point the plans will be available on the Council's planning website where you will have a further opportunity to make comments before consideration by the Council.

Our planned timeline is:



Thank you