



# Camden Building Control

## Experts in estate refurbishments



## Kilburn Gate Estate, Kilburn Priory, Camden, NW6

### Summary of the work

These 1950s blocks vary from 3 to 6 storeys and are occupied by both tenants and leaseholders. In accordance with current Decent Homes thermal performance standards legislation an application was made to replace the existing windows with new Aluminium windows with a U Value of 1.47 W/m<sup>2</sup>K. The windows selected were Sapa 75mm Crown Casement Windows thermally broken to be finished in polyester powder coated standard white RAL 99106 (BS6496 1984) with panoramic hinges to enable access for cleaning. The replacement windows would dramatically improve the thermal value of the windows adhering to the Decent Homes standard and exceeding the requirements of the



current building regulations. In addition to the windows the perished roof covering would be replaced with a similar Bauder felt material. The replacement roof system would improve the U Value of the existing roof in line with current regulation requirements (0.18 W/m<sup>2</sup>K U Value).

The works also included replacing the roof covering, windows and doors. As a result a new safety guardrail system was installed. Cavity wall insulation was carried out and the remainder of the blocks received an insulated external render system due to their solid construction. The completed wall achieved a U Value of 0.18 W/m<sup>2</sup>K and a brick-effect render was applied to areas of original brickwork to help retain the attractive red brick visual treatment that had made the buildings something of a local landmark for more than 50 years.

Whilst the overall change in aesthetic was subtle, this was regarded as a positive and nowhere more so than in the exact replication of the original brick façade. The difference comes in the quality of life for the residents, who have all seen substantial savings in energy costs with some removed from fuel poverty since the installation of EWI. The work also included replacing the roof covering and the single glazed fenestration and doors. This had a hugely beneficial impact on the U-value which was reduced from 2.13W/m<sup>2</sup>K to 0.29W/m<sup>2</sup>K. By not just retaining the original features, but actually enhancing them, the project demonstrated an impressive range of skills and the benefits to residents were hugely significant.

### General information



Kilburn Gate is a 1950s estate, owned by Camden Council, consisting of three blocks of 3 to 6 storey buildings. The 95 homes are occupied by a mix of tenants and leaseholders. The construction is of single skin non-cavity brickwork in English bond style. The thermal efficiency of the buildings was inadequate and did not meet the Decent Homes thermal performance standards.

The works also included replacing the roof covering, windows and doors. Additionally the entire outer wall fabric has been rejuvenated with the application of weber.therm XM EWI which has dramatically improved the thermal performance of these homes. Walkways and balcony areas have been finished with plain render while weber.rend

RB brick-effect render has been applied to areas of original brickwork to help retain the attractive red brick visual treatment that had made the buildings something of a local landmark for more than 50 years.

A feature of the building's design includes reinforced concrete detail around window surrounds, balconies and common walkways. Here the concrete penetrates deep into the structure and causes thermal bridging, conducting heat from within the building to escape into the open air. Where possible these elements were cut back flush with the main wall structure allowing the weber.therm XM EWI to operate efficiently over the largest possible wall surface. More than 3000m<sup>2</sup> of Saint-Gobain Weber EWI was installed by specialist applicator Primars.

The weber.therm XM EWI system with weber.rend RB achieves striking results. It produces a superb brick effect finish in just a fraction of the time and cost of full brickwork cladding. weber.rend RB is the combination of two polymer modified mortars used in conjunction to create an authentic brick work pattern.

The brick pattern is achieved by cutting through the weber.rend RBF face coat to expose the contrasting weber.rend RBB base render. Often mistaken for high quality bricklaying, any brick bond pattern can be achieved with the system.



## About Camden Building Control



The Camden Building Control team are highly experienced, covering all forms of buildings due to the diversity of property in Camden. The team have the expertise to help overcome any challenges from residential to commercial to iconic Grade 1 listed heritage sites. As members of the Local Authority Building Control (LABC) the team can carry out all your Building Control work, anywhere in the country under the LABC Partner Authority Scheme. Contact us for more details of the Partner Authority Scheme.

We can also carry out: access audits, fire risk assessments, SAP/EPC calculations, acoustic testing, air pressure testing and many more discretionary services.

## Contact us

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