City of Westminster

Queens Park Avenues

Healthy Homes

What is the forum and what are we trying to achieve?

Queens Park Avenues
Healthy Homes

- What is this forum and what are we trying to achieve? (WCC)
- What is retrofit and why is it important? (Archio) Importance of healthy homes for both people and planet
- What is the forum’s role and why are we all here today?

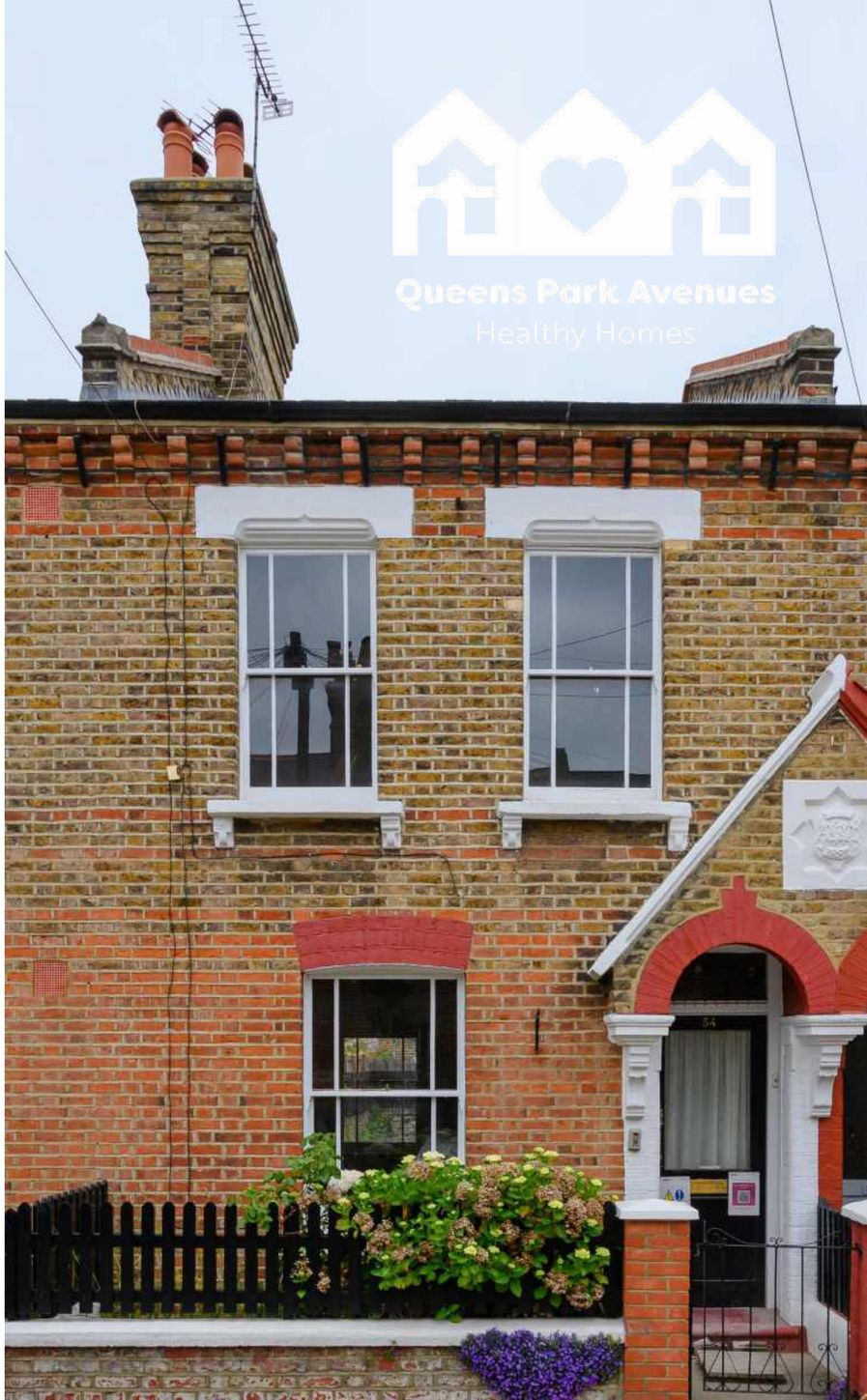
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Welcome

Why a Healthy Homes Forum?

Avenues homes can feel **cold in winter**, too **hot in summer** and can be affected by issues like **damp, mould** and **high energy bills**.

This impacts health and wellbeing, the cost of living and environmental footprint.



What are we trying to achieve?

For it to be much easier for Avenues residents to get the home improvements you need.



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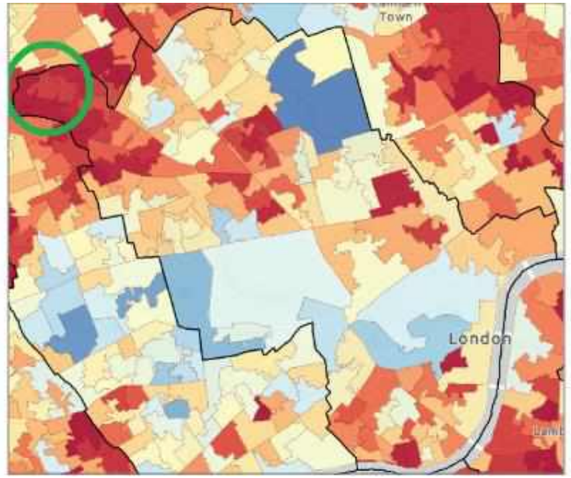
Why retrofit?

Why retrofit?

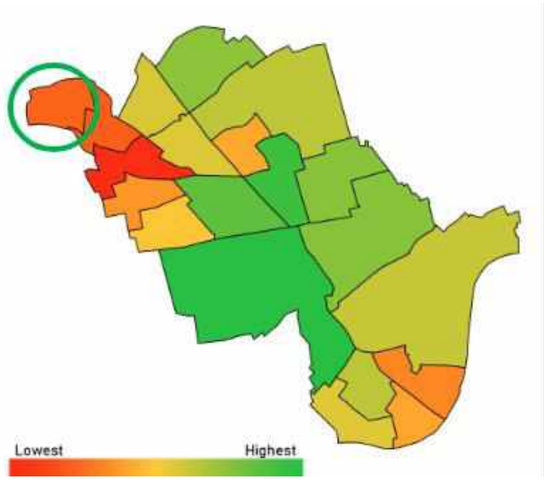
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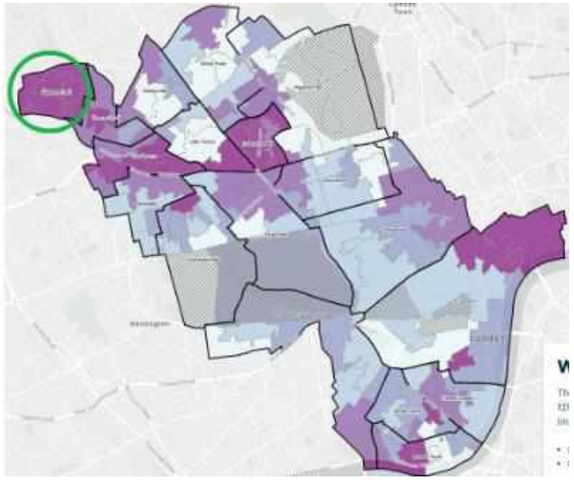
High rate of fuel poverty



High heat risk



Lower life expectancy



Low environmental justice score

Why retrofit?

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- Importance of healthy homes for both people and planet

Improve physical health

Reduce damp, mold and cold

Improve internal air quality and ventilation

These are all major contributors to illnesses like asthma and allergies

Why retrofit?

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Healthy Homes

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Improve mental health and well-being

Reduce heating costs – reduce stress and make homes more affordable

Create homes with more comfortable indoor temperatures that are more enjoyable to be in

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Healthy Homes

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Create homes with more comfortable indoor temperatures that are more enjoyable to be in

Benefits for the planet

Reduce carbon emissions – improve existing buildings rather than build new

Reduce the use of fossil fuels

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What is retrofit?

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“home upgrades”

that could help improve environmental problems like condensation, damp and mold, feeling cold, the cost of heating

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“home upgrades”

that create warmer, drier and healthier living and working environments

Examples

- New doors / windows
- Insulation (wall, floor, roof)
- Ventilation systems



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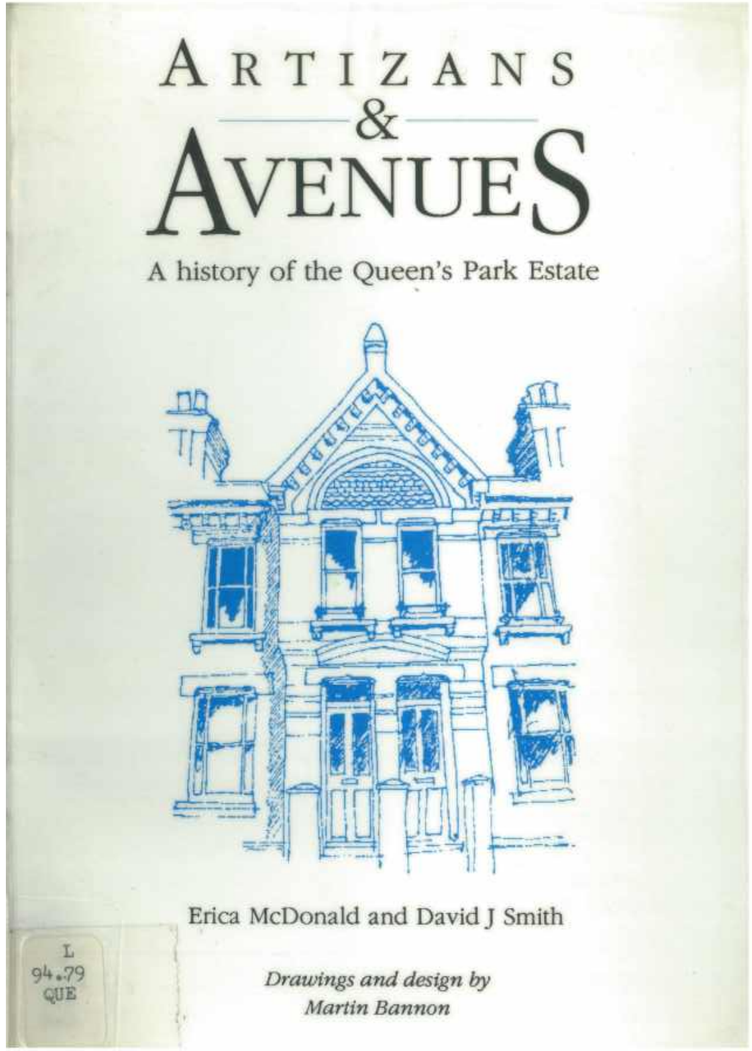
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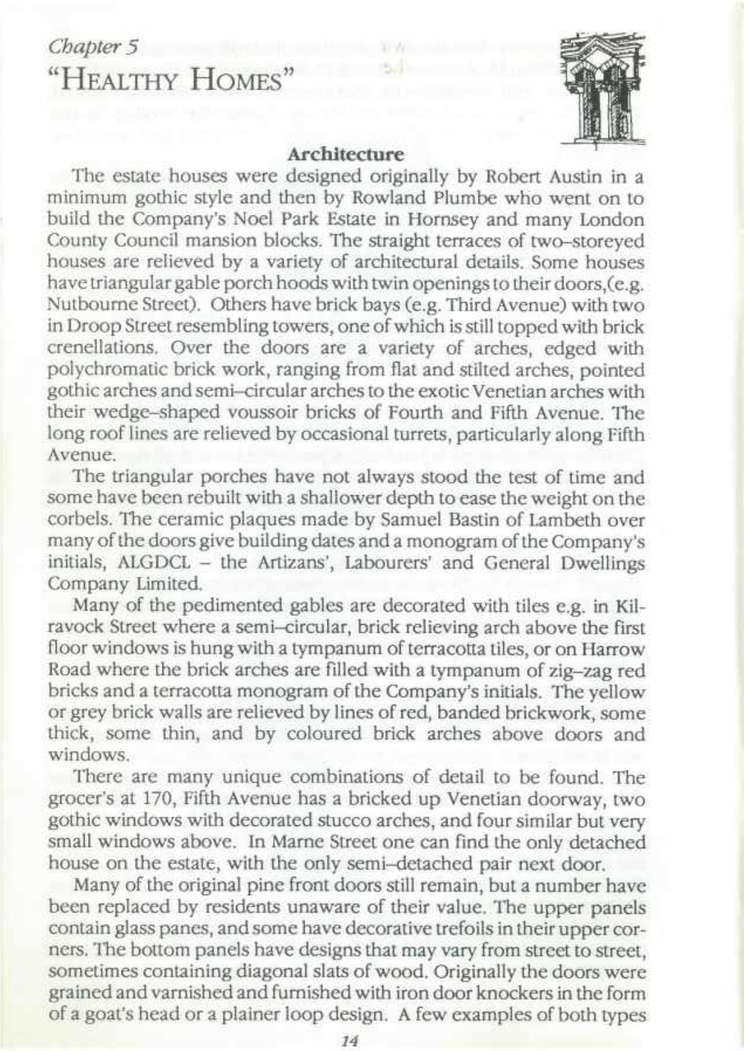
The opportunity at Queen’s Park Estate


Source = Historic England Aerofilms Collection
‘EPW058335’, flown 28 July 1938

Where did the idea for the estate come from?

- The Artizans', Labourers' and General Dwellings Company
- 'Healthy Homes' for local workers
- Ambition to improve living conditions





Chapter 5

"HEALTHY HOMES"

Architecture

The estate houses were designed originally by Robert Austin in a minimum gothic style and then by Rowland Plumbe who went on to build the Company's Noel Park Estate in Hornsey and many London County Council mansion blocks. The straight terraces of two–storeyed houses are relieved by a variety of architectural details. Some houses have triangular gable porch hoods with twin openings to their doors,(e.g. Nutbourne Street). Others have brick bays (e.g. Third Avenue) with two in Droop Street resembling towers, one of which is still topped with brick crenellations. Over the doors are a variety of arches, edged with polychromatic brick work, ranging from flat and stilted arches, pointed gothic arches and semi–circular arches to the exotic Venetian arches with their wedge–shaped voussoir bricks of Fourth and Fifth Avenue. The long roof lines are relieved by occasional turrets, particularly along Fifth Avenue.

The triangular porches have not always stood the test of time and some have been rebuilt with a shallower depth to ease the weight on the corbels. The ceramic plaques made by Samuel Bastin of Lambeth over many of the doors give building dates and a monogram of the Company's initials, ALGDCL – the Artizans', Labourers' and General Dwellings Company Limited.

Many of the pedimented gables are decorated with tiles e.g. in Kilravock Street where a semi–circular, brick relieving arch above the first floor windows is hung with a tympanum of terracotta tiles, or on Harrow Road where the brick arches are filled with a tympanum of zig–zag red bricks and a terracotta monogram of the Company's initials. The yellow or grey brick walls are relieved by lines of red, banded brickwork, some thick, some thin, and by coloured brick arches above doors and windows.

There are many unique combinations of detail to be found. The grocer's at 170, Fifth Avenue has a bricked up Venetian doorway, two gothic windows with decorated stucco arches, and four similar but very small windows above. In Marne Street one can find the only detached house on the estate, with the only semi–detached pair next door.

Many of the original pine front doors still remain, but a number have been replaced by residents unaware of their value. The upper panels contain glass panes, and some have decorative trefoils in their upper corners. The bottom panels have designs that may vary from street to street, sometimes containing diagonal slats of wood. Originally the doors were grained and varnished and furnished with iron door knockers in the form of a goat's head or a plainer loop design. A few examples of both types

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The Estate

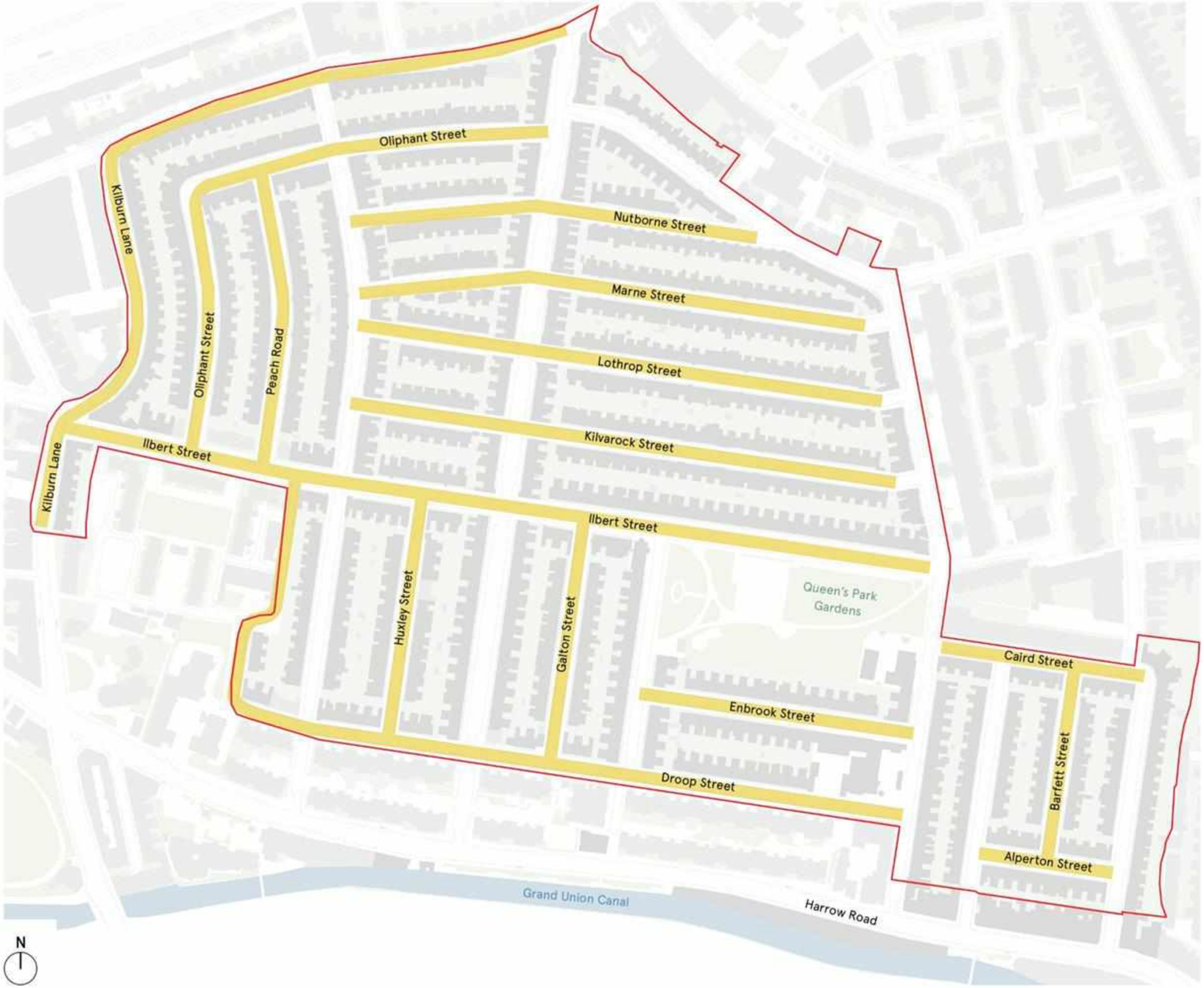


Key

Project Boundary

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Lanes, Roads and Streets – A to P



Key

Project Boundary

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Avenues – 1 to 6



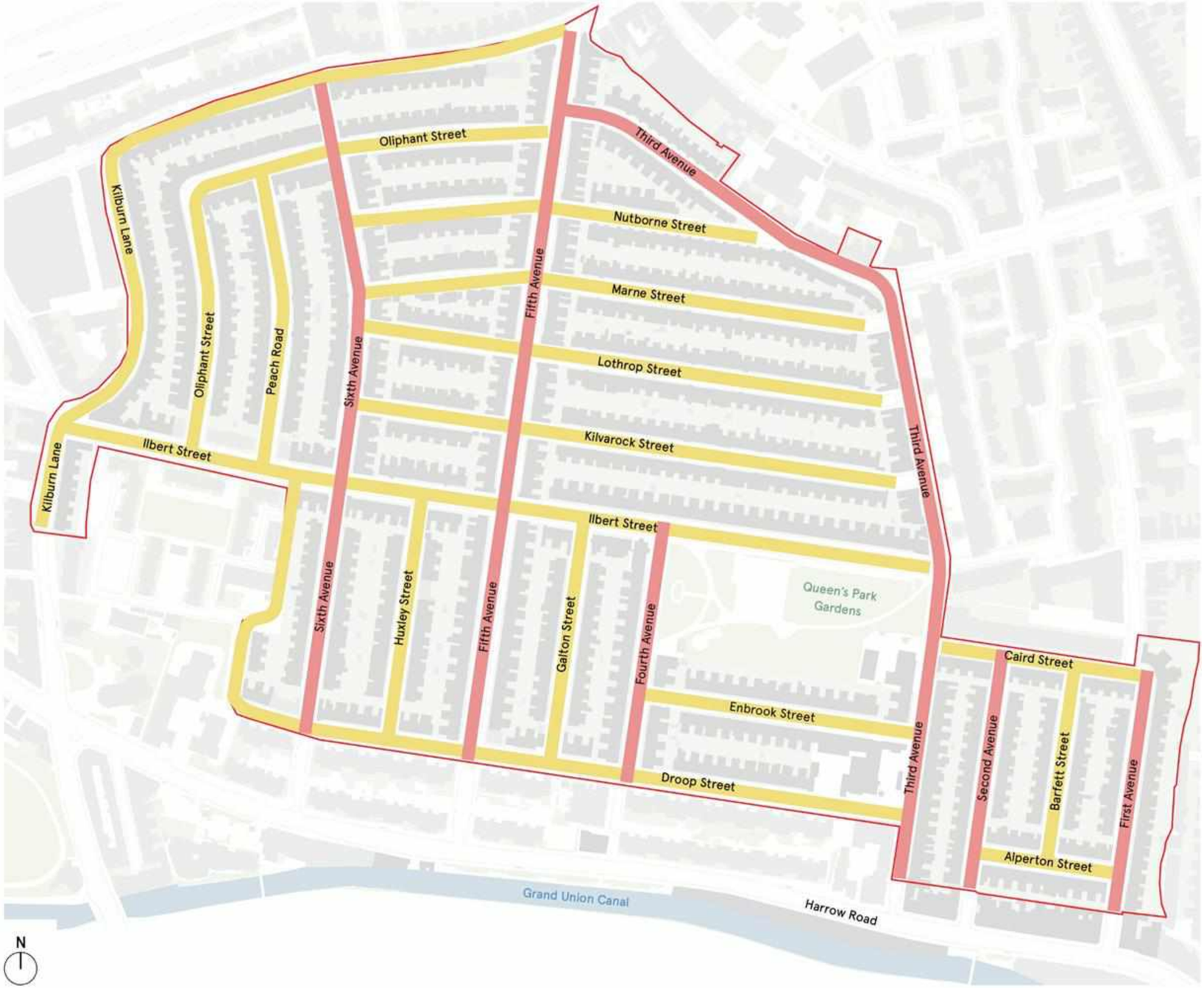
Key

Project Boundary

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Layout and Orientation

- Grid system means homes are typically either north-south orientation or east-west orientation
- Orientation has a role in why homes may feel particularly hot in summer

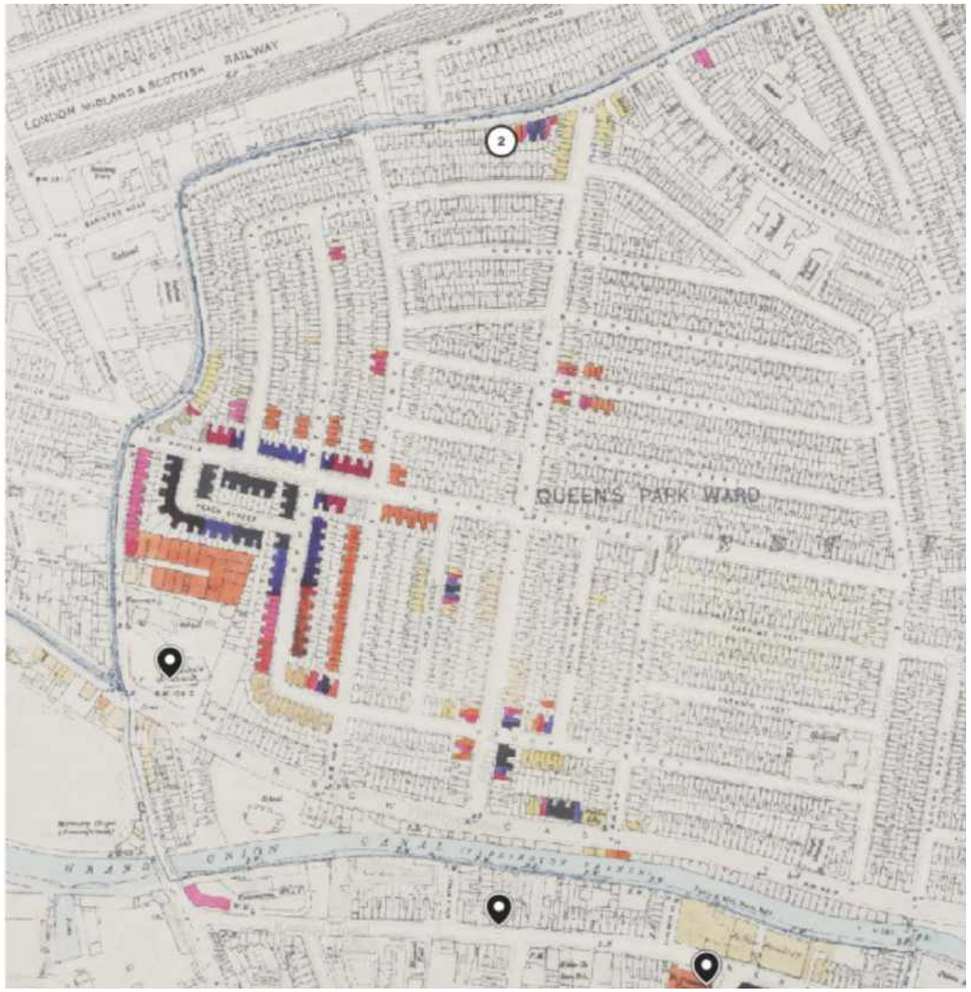


Key

Project Boundary

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Historic Maps



Source = London Bomb Damage Map, 1945

Map shows damage to Peach Street / Droop Street / Ilbert Street

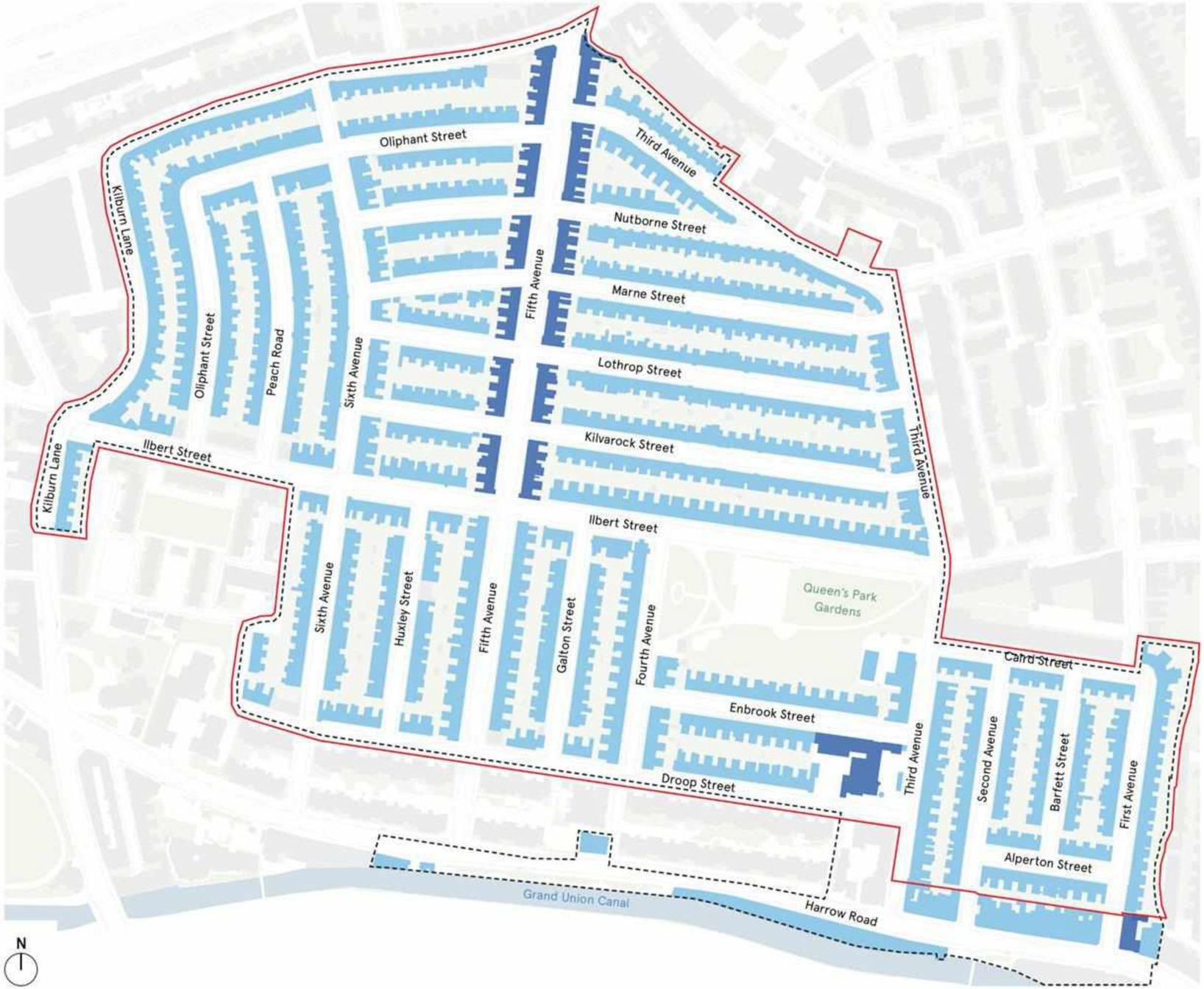


Source = Historic England Archive (RAF Photography), 1946

Photograph shows cleared areas due to bomb damage

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Conservation and Heritage

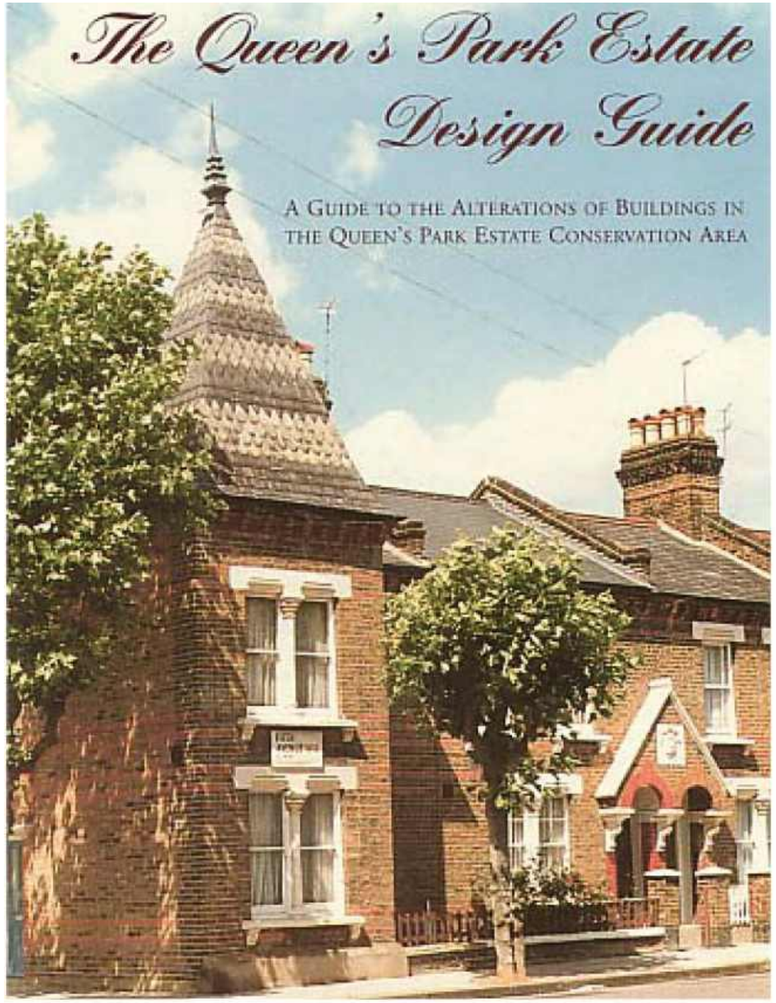


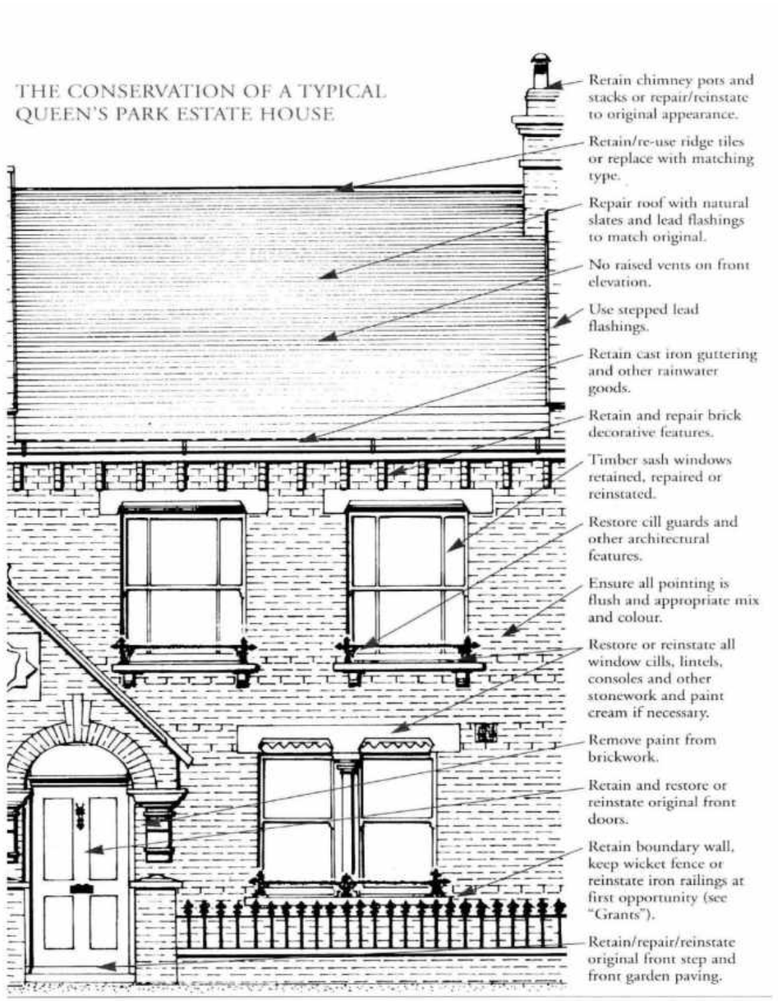
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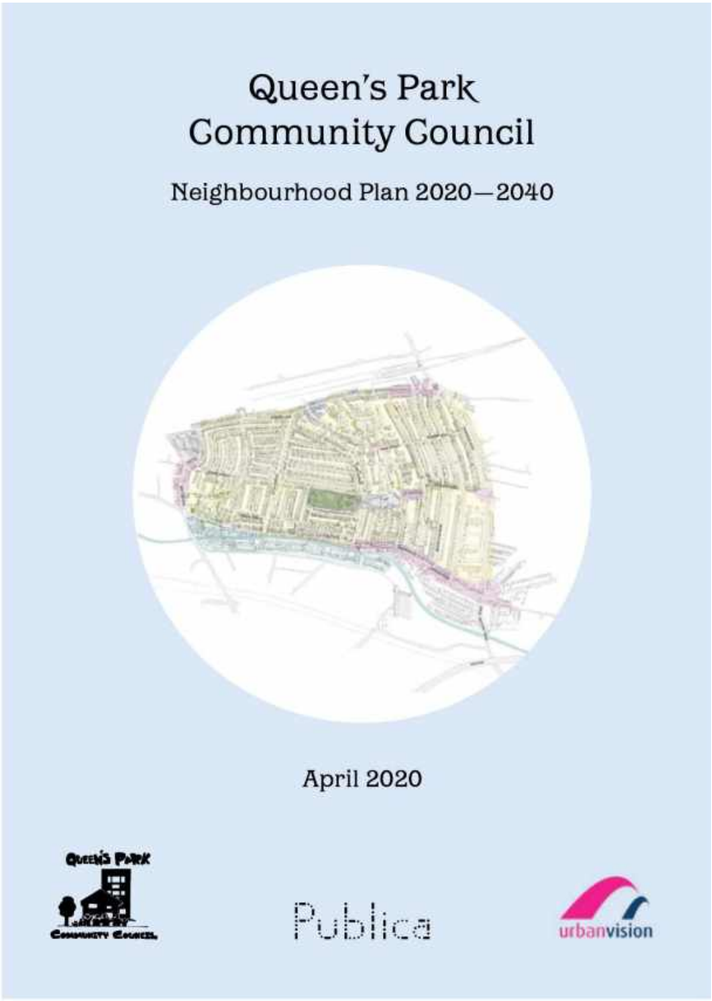
- Project Boundary
- Conservation Area Boundary
- Unlisted Buildings of Merit
- Listed Buildings

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Conservation and Heritage



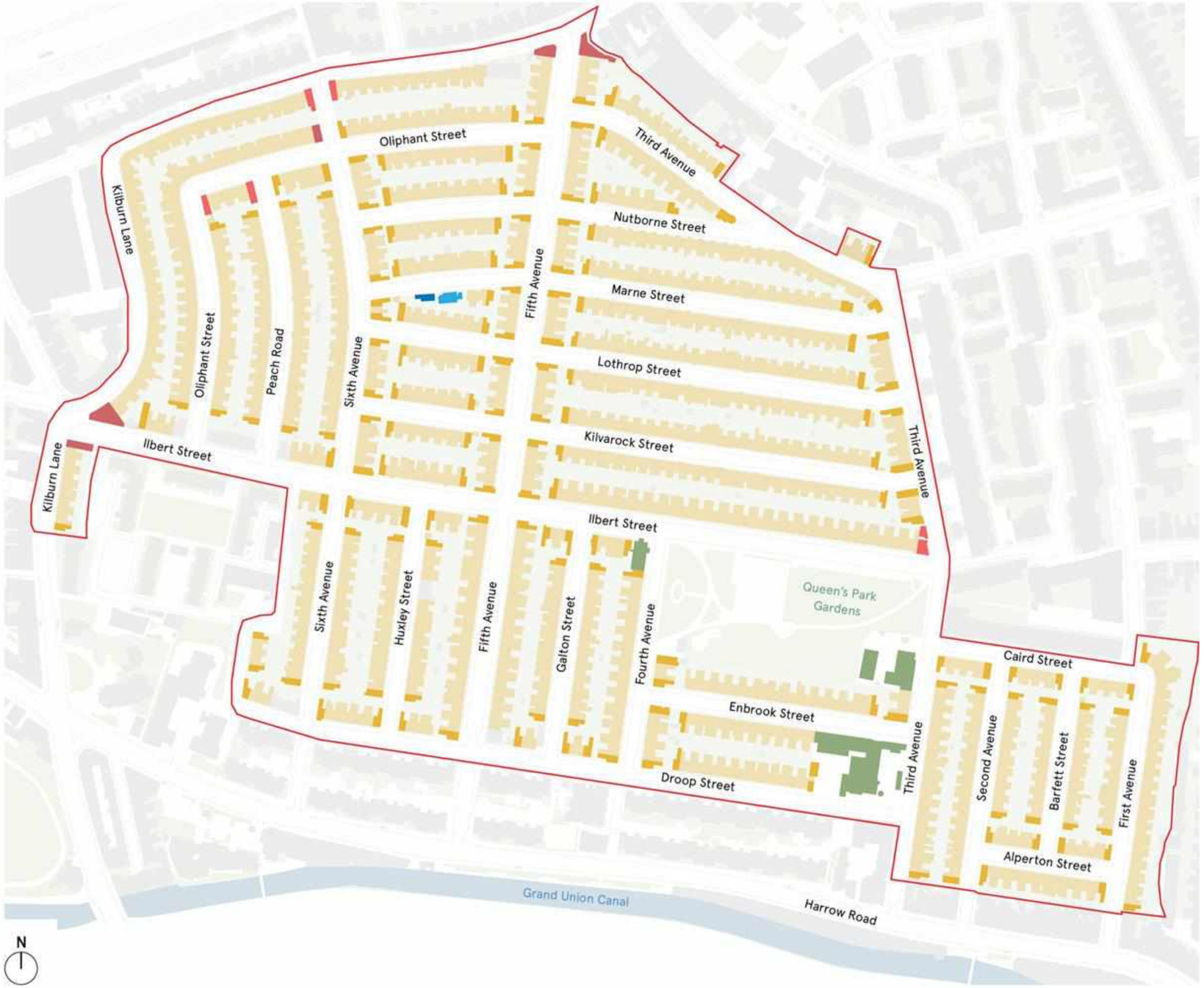




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Terrace Type

- Combination of houses and flats within terraces



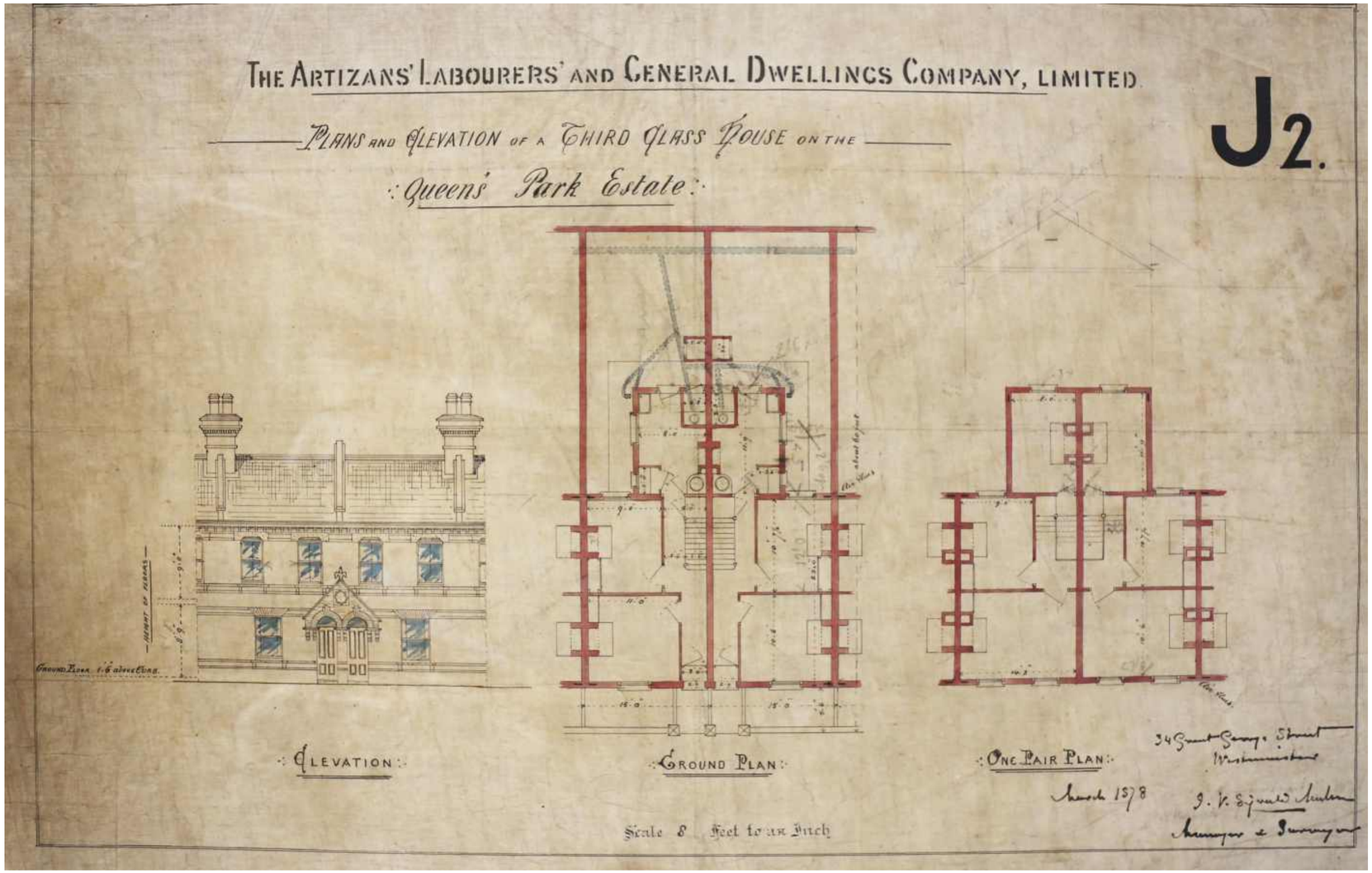
Key

- Project Boundary
- Non-residential
- Non-residential at GF, residential above
- Residential - former shop at GF
- Residential - mid-terrace
- Residential - end of terrace
- Residential - semi-detached
- Residential - detached

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Original House Types

- Different types – different features and sizes
- Example of House Type 3

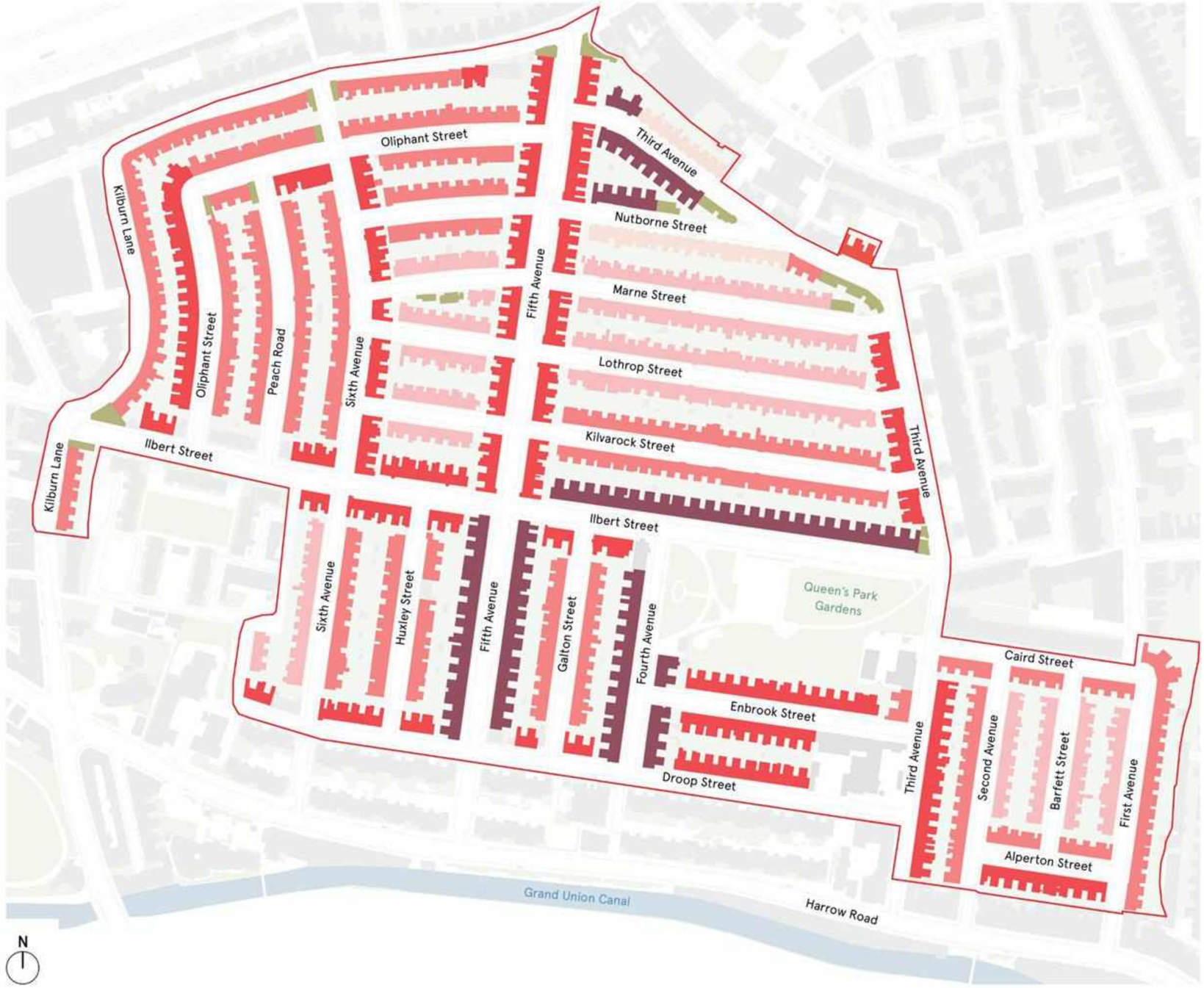


Source = Westminster City Council Archives

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Original House Types

- Different features and sizes

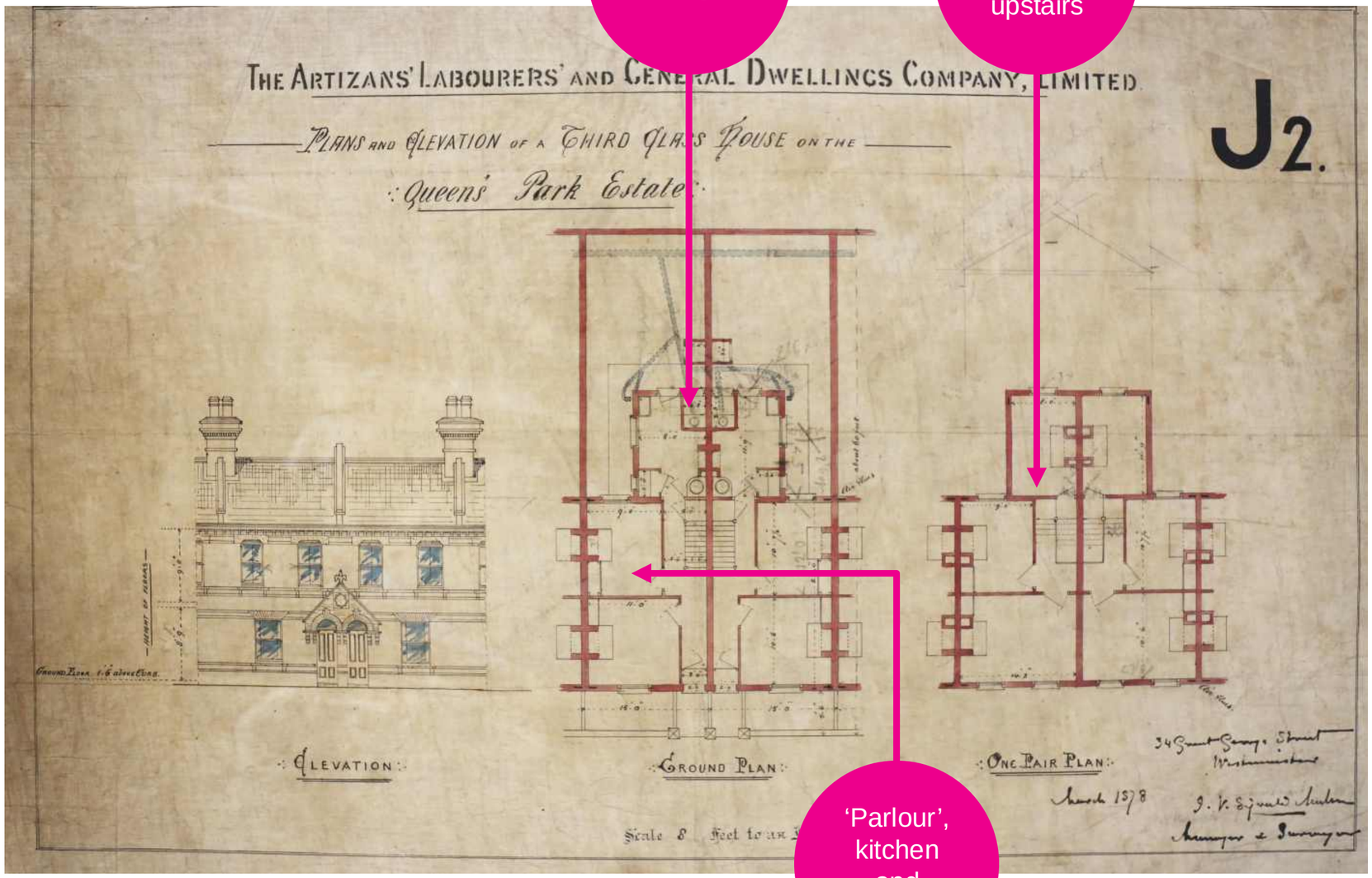


Key

- Project Boundary
- House Type 1
- House Type 2
- House Type 3
- House Type 4
- House Type 5
- Others

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Original House Types



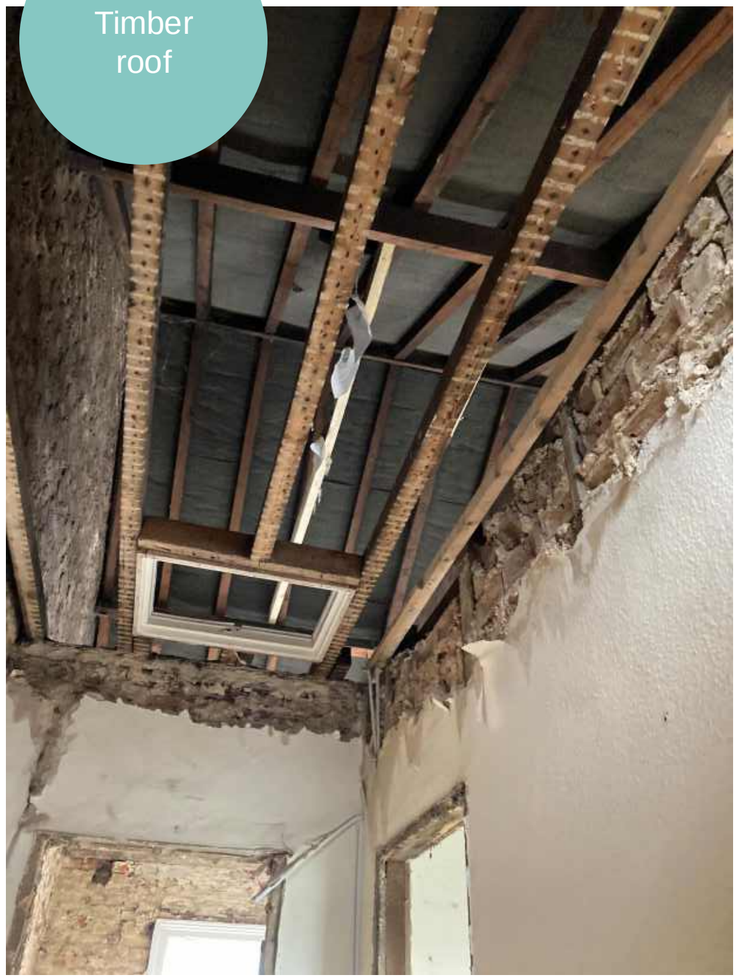
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How were the homes built?

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Timber roof



Timber floors and staircase

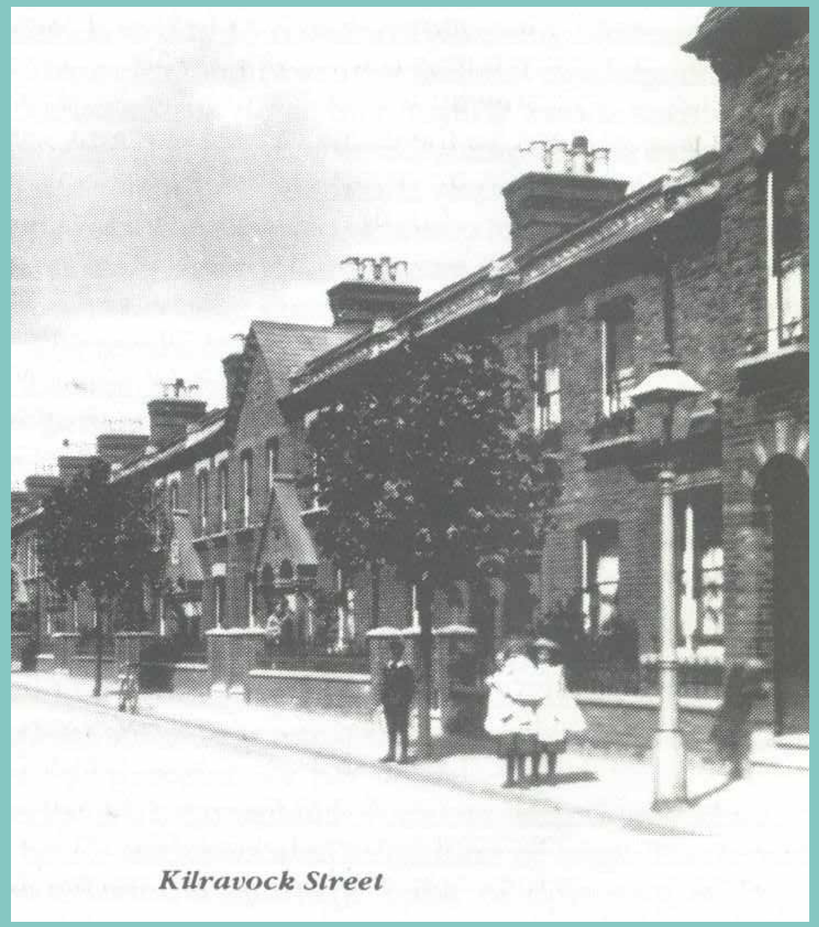


Solid brick walls



The opportunity now

- Conserve the original purpose of the ‘Healthy Homes’ and update it for the 21st century



Kiravock Street then…



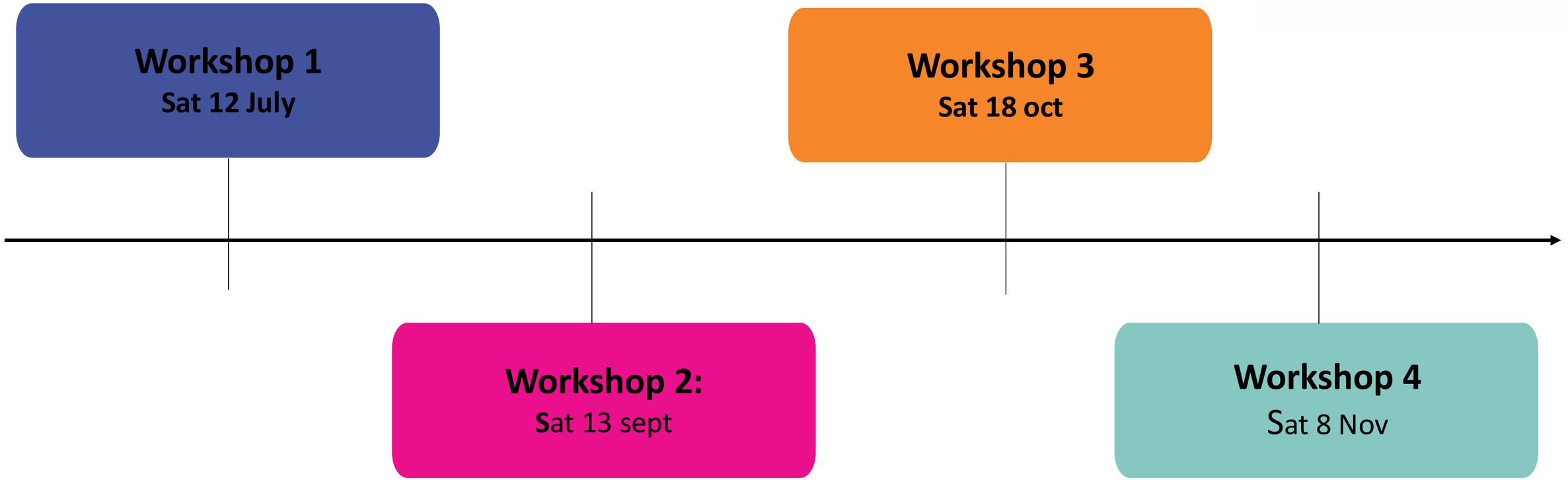
…and now

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The role of the Healthy Homes forum

Our co-design journey ahead

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What is co-design?

Traditional consultation:
"Here's what we're planning - what do you think?"

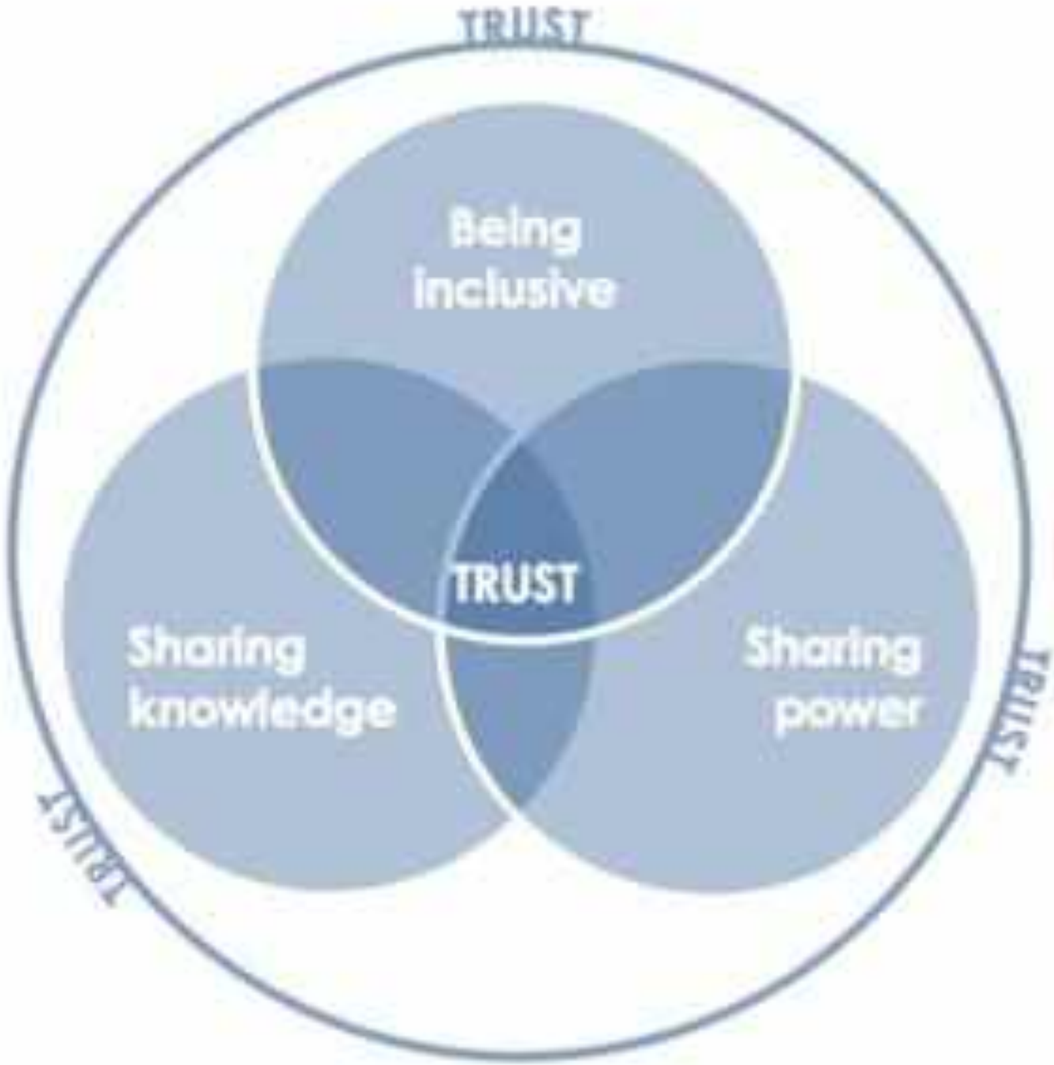
Co-design:
"What do we need to achieve together, and how should we do it?"



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Three core principles

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Why your voice matters

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You Are the Experts on Living Here

Health and Climate Impacts Aren't Equal

Building Trust is key to Long-Term Success

Today’s objectives

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Workshop 1
Sat 12 July

1. Setting out how we want to work together

2. Learning together

3. Reflecting together on how today went
(and what we want for next time we meet)

Some things that will help us with this

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Questions and discussion