

External Works to Roupell Park

Lambeth Housing Standard (LHS)

Works to balcony panels

Dear Residents

We are writing to you regarding the possible designs for the replacement the communal and private balconies. We would very much like your opinions on the proposals. There are no significant differences in cost between the various options.

Existing Communal Balconies

On the blocks other than Hyperion (please see below), It is our intention to replace the existing railings to the communal balconies with a perforated panel design that we feel is as close as we can get to a 'like-for-like' replacement, whilst also having consideration for future maintenance. We will also be changing the way the railings will be fixed to the structure as the current arrangement has contributed to the concrete repair issues.

The picture below shows how the perforated panels look when fixed to a balcony.



Balconies to individual flats

Other than where people have solid balcony balustrades we will need to replace them. There are three panel options on which we would welcome your feedback.

These options are:

1. Perforated panels to match those on the communal balconies
2. Georgian wired glass
3. Profiled panels similar to those already in place

1. Example of Perforated Panel



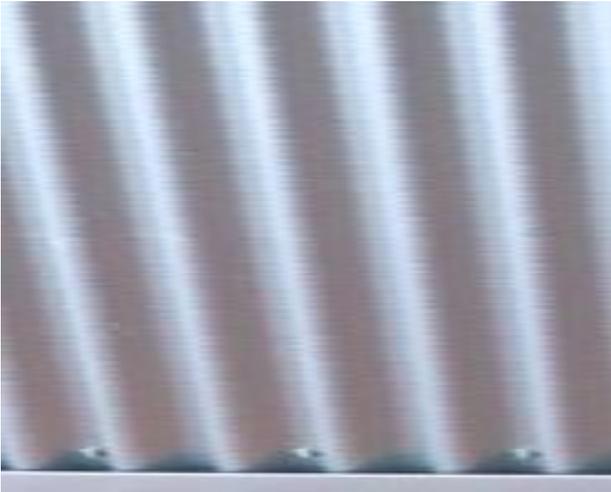
The perforated panel will be powder coated prior to installation, largely removing the need for future decoration

2. Example of Georgian wired glass



The glass would be fixed into a similar frame to the perforated panel

3. Example of a Profiled Panel



The profile panels will be made from Glass Reinforced Plastic

Communal balconies for Hyperion residents only

Currently the communal balconies in Hyperion House have Georgian wired panels as illustrated above. We have had problems with these being cracked and the cost of replacing them. We therefore are asking the residents of Hyperion House about the future finish and are offering two options of Georgian Wired glass or the perforated panels being used on the rest of the estate.

We would be grateful if, by 23rd June 2016, you could either email the Resident Liaison Officer with your name, address and preferred option, or return the attached form to the Roupell Park Estate Office.

The contact details for the Resident Liaison Officer is:

Holly Hill
Mears Resident Liaison Officer
T: 07590 740 355
E: Holly.Hill@mearsgroup.co.uk

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Which Block do you live in?

Individual Balconies

Which option do you prefer for your individual balcony? Please tick one box

Perforated Panel	<input type="checkbox"/>
Georgian wired glass	<input type="checkbox"/>
Profiled Panel	<input type="checkbox"/>

Hyperion House Residents only

Which option would you like to see used on the communal balconies of Hyperion House?
Please tick on one box

Perforated Panel	<input type="checkbox"/>
Georgian Wired Glass	<input type="checkbox"/>

Do you have any other comments?