

# St. George's Court – Project Update



# TWO PROPOSALS

➤ **Base Project**

➤ **Enhanced Project**

## 1.0 Summary of Base Project

The core works include the following improvement works:

- External Wall Insulation to External Brick Walls
  - Intended to improve thermal performance and provide an opportunity to enhance the appearance of the blocks.
- New Roofs
  - Improvements to thermal performance, remediate poor condition, and opportunity for new roof shapes.
- New Windows
  - Improvements to thermal performance, security provisions, and aesthetics.
- New Enclosed Stairwells
  - Improvements to weather protection, security provisions, and aesthetics.
- Communal Area Improvements & Repairs
  - Improvements to deteriorating communal areas.
- Ventilation Upgrades
  - Improving and supporting adequate ventilation.

## 2.0 Summary of Enhanced Project.

- Core works will provide a significant improvement to St George's Court.
- Additional enhancements can be achieved alongside the core regeneration works to future proof the site.
- Introduction of private balconies or juliet balconies:
  - Provide additional private space for residents and leaseholders and improve aesthetics of the site.
- Improvements to enclosed undercroft areas to Blocks 10, 11, 12:
  - Ensure they are used to the benefit of residents, leaseholders, and TCCH.
- Soft landscape improvement works surrounding the blocks:
  - Improvements to soften wide walkways that are currently all paving.
- Hard landscape improvement works surrounding the blocks:
  - Improvements to safe pedestrian access with new footpaths to parts of the site.
  - Existing walkway surface treatments.

## 2.0 Summary of Enhanced Project (Cont).

- **External site lighting improvement works:**
  - Improvements to safe pedestrian and use of the site.
- **Refuse strategy improvement:**
  - Review the current refuse strategy for improvements to ensure the site is clear of rubbish. An abundance of separate bin housings currently dominates the site.
- **New heating/hotwater system:**
  - To support the movement away from traditional gas heating, the consideration of the implementation of ground source heat pumps (GSHP) heating to reduce energy bills and provide a more efficient installation.
- **Renewable energy sources:**
  - Roof mounted photovoltaic (PV) panels initially considered for use in communal areas.



## 3.0 Current Base Works Design Visual

The current design proposal submitted to Blaenau Gwent CBC Planning department uses light and dark grey render colours which are contrasted by an accent colour to frame and individualise each block.

- Planning approval now received.
- Residents approved the design proposals.

A number of comments received from residents included the following points on design;

- It would be good to have some private amenity space in the way of balconies to the properties,
- Whilst the colour scheme is good, it would look a little commercial, e.g. school, due to the white and grey render colour.



*External Façade – Current Proposal (Block 7)*

## 4.0 Enhancement Opportunity – Private Balcony



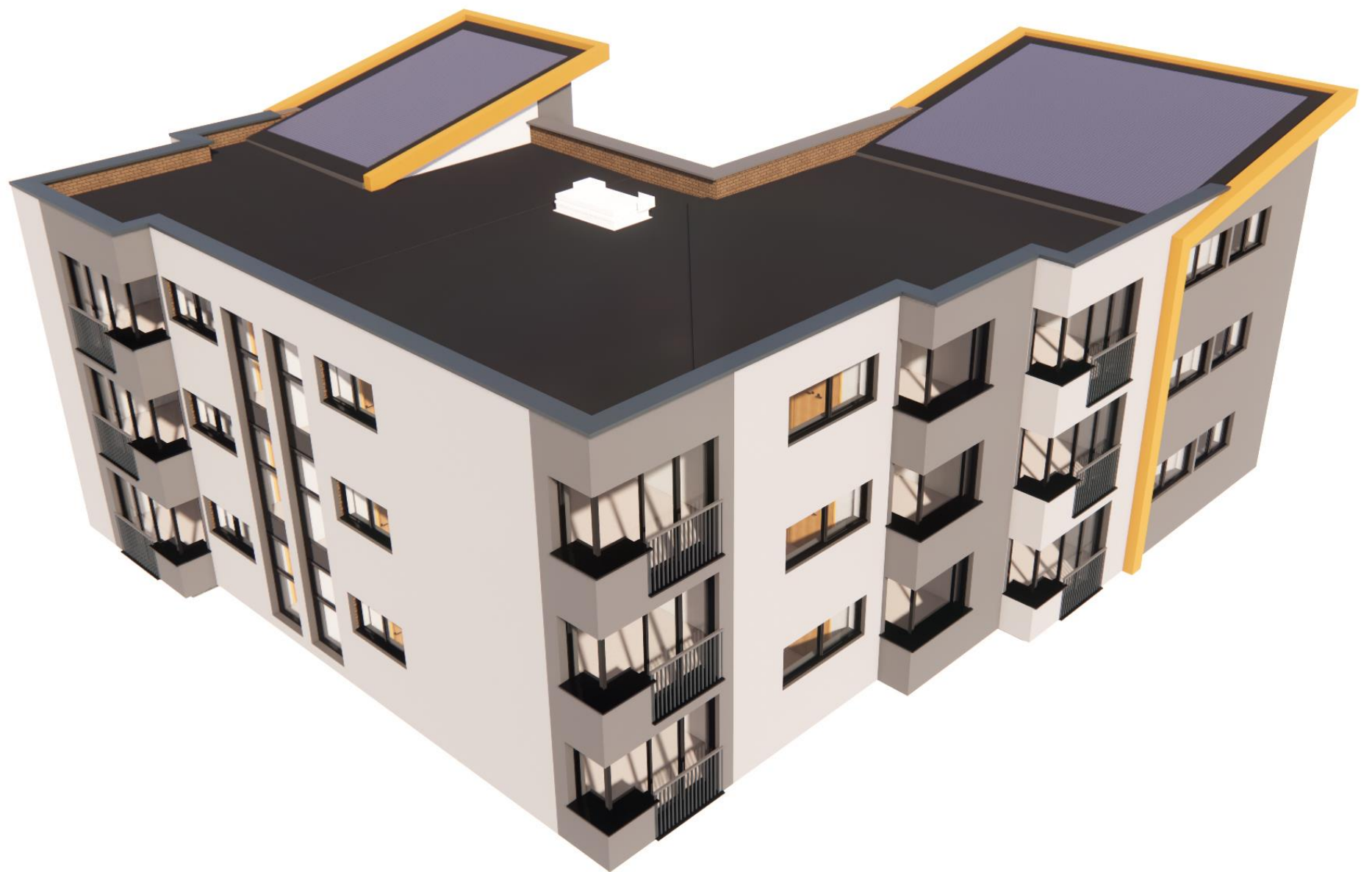
*External Façade – Private Balconies (Block 7)*



*Private Balcony Design*



## 5.0 Enhancement Opportunity – Juliette Balcony



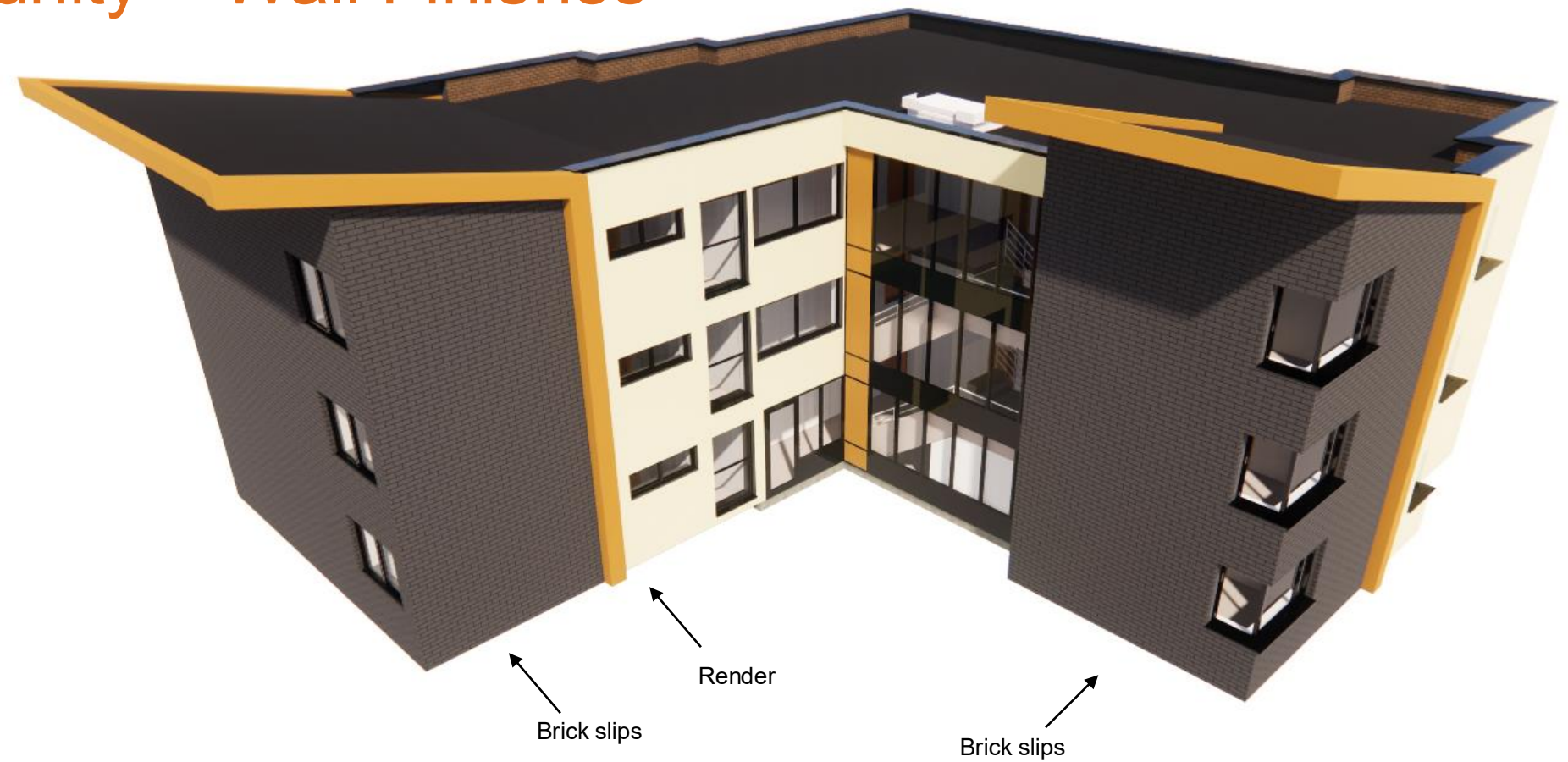
External Façade – Juliette Balconies (Block 7)



Juliette Balcony Design



## 6.0 Enhancement Opportunity – Wall Finishes



Material Palette Option 1 (Block 7)



Material Palette Option 1 – Private Balconies (Block 7)



Material Palette Option 1 – Juliette Balconies (Block 7)

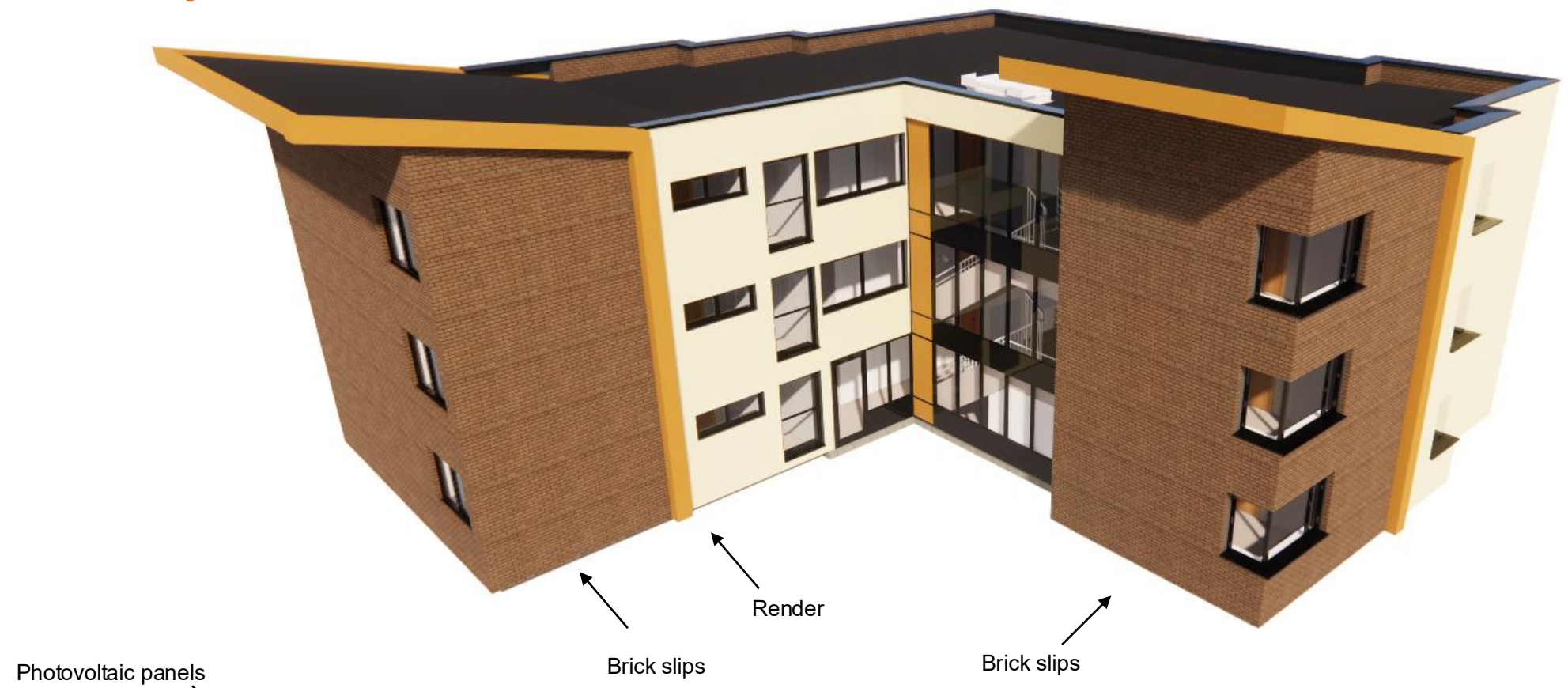


## 7.0 Enhancement Opportunity – Wall Finishes





## 8.0 Enhancement Opportunity – Wall Finishes



Material Palette Option 3 (Block 7)



Material Palette Option 3 – Private Balconies (Block 7)



Material Palette Option 3 – Juliette Balconies (Block 7)



## 9.0 Enhancement Opportunity – Undercrofts

- Additional accommodation deemed not feasible Remove gates to allow additional parking opportunities.
- Puncture holes in existing concrete walls to provide more natural light to the dingy spaces.
- Improve lighting provisions.
- Apply wall finishes to improve aesthetics.
- Tai Calon maintenance storage areas.



Undercroft Parking Area (1) – Not Accessed



Undercroft Parking Area (2) – Not Accessed



Undercroft Parking Area (3) – Not Accessed



Undercroft Parking Area (1) – Not Accessed



Undercroft Parking Area (1) – Not Accessed



Undercroft Parking Area (1) – Not Accessed



## 10.0 Enhancement Opportunity – Landscaping

- Additional planting to grassed areas to provide variety, colour and texture.
- Use of raised planting beds to add height.
- Introduction of planting along the access road to improve the approach to the development.
- Screening to unsightly areas of the development, such as the concrete panels forming the undercroft areas. Possible introduction of living walls.
- Introduction of bench seating to locations that improve social interaction without promoting anti-social behaviour,
- Increased wayfinding signage for visitors to the site,



*Overgrown and under-maintained areas of grass and planting create a negative feel to the development*



*Planting could help screen less attractive elements*



*Pockets of grassed areas to the south of the site*



*Overgrown grassed areas to block entrances*



*Residents planting dramatically improves outlook*



*Planting bed provides some screening to bin stores*



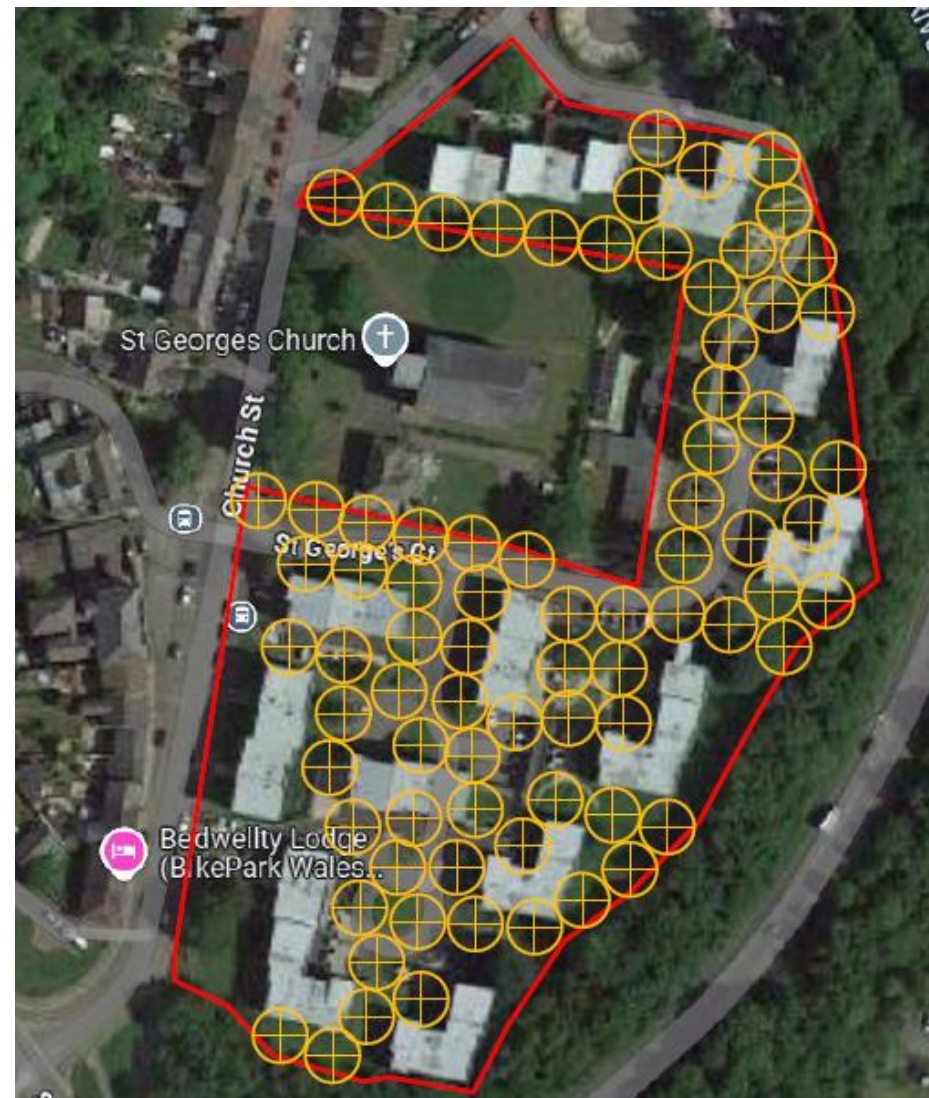
## 11.0 Enhancement Opportunity – Ground Source Heating

To support the movement away from traditional gas heating, the consideration of the implementation of Ground Source Heat Pumps (GSHP) heating to reduce energy bills and provide a more efficient installation has been considered.

A ground source heat pump (also called a ground-to-water heat pump) transfers heat from the ground outside to heat your home. It can also heat water stored in a hot water cylinder, ready to use for your hot taps and showers.

Benefits include:

- Low running costs.
- Savings on heating bills.
- Low carbon heating
- Energy efficiency.
- Eligible for grants and funding.
- Estimated 1 to 2 EPC band uplift.



*Initial preliminary assessment of the placement of boreholes on site.*



*Internal installation examples for the system.*



## FUNDING

The core works cost estimate = 13M + VAT

The enhanced works estimate = 21M + VAT

Potential sources of funding include:

- Part Grant from Welsh Government
- Low interest loan funding
- Tai Calon self funding