

# Options for your block

## Original concrete external wall

Before refurbishment works in 2006, the Chalcots Estate had exposed concrete exteriors. One option after we remove the cladding system from your block is to return to this exposed exterior.



- Concrete is not flammable
- No new system to install, so exterior works would take less time
- Blocks would return to their original 1960's appearance
- The concrete exterior lasts as long as the building



- Holes drilled into the building to attach the current cladding system would need to be filled in. This will affect the building's appearance
- Significant loss of heat. Additional insulation would have to be fitted to the walls inside all flats and in communal areas, this would mean accessing your home for works and redecorations
- Concrete offers little sound proofing
- Windows would be more exposed to weather, damp and cold. Over time they would need refurbishment to cope
- Whilst savings would be made on a new cladding system, insulating all flats and communal areas would be expensive

## Pure aluminium panels

Cladding panels removed from the Chalcots Estate are made from plastic sandwiched between two thin sheets of aluminium. The plastic centre is the dangerous part of the panels. The towers on the Ampthill Estate in Somers Town are clad in pure aluminium panels without the plastic centre. We could use similar panels on the Chalcots towers. **Please note**, yellow colour is unique to the Ampthill Estate.



- Pure aluminium panels can be either A1 or A2 rated depending on the product that is selected. These are non-combustible
- Relatively quick installation time once we have had delivery of the panels
- The blocks would look very similar to how they are now
- The same or better insulation levels than the current cladding system
- Sound proofing the same as now
- Easy to clean. Also allows for easy replacement of windows and other external features should refurbishment or repairs be required in future
- The costs are relatively low when considered alongside the lifecycle
- Cladding lasts for around 30 years



- Pure aluminum panels are popular and many landlords are currently ordering them. As a result, delivery times may take longer
- Mid-range cost

## Cement render

As an alternative to aluminium cladding panels, we could use a 'cement render' on the outside of your building. This means there will be no cladding panels in use, instead we would fit insulation to the outside of your building then cover it with a mix of cement.



- This option is A2 standard, this means it is non-combustible, however it is not the highest A1 standard
- Installation can begin very quickly
- We could paint the render the same colour as the existing cladding making the blocks look similar to how they are now
- Insulation would be improved compared to the current system
- Some soundproofing
- The lowest cost option
- Cement render lasts for around 30 years



- The installation takes slightly longer as the concrete must dry out fully before it can be painted
- Cement render will create a smooth effect on the exterior of the blocks, covering their architectural designs. This is something that our planning team would look at as part of any proposed replacement system
- Cement render may require painting every five years. It may also make it more difficult to replace windows should there be a need for repairs or refurbishment in future

## Glass reinforced concrete panels

Another option is glass reinforced concrete panels. These are highly durable non-aluminium concrete panels.



- Glass reinforced concrete panels can be either A1 or A2 rated depending on the product that is selected. These are non-combustible
- Relatively quick once we have had delivery of the panels
- The blocks would look similar to how they look now. We would maintain the pale grey colour
- Insulation would be the same or better than it is now
- Some soundproofing
- This system is relatively easy to maintain and clean
- Glass reinforced concrete panels last for around 30 years



- The number of panels required will take a few months for delivery.
- The panels are three times the weight of aluminum panels and may need additional anchor bolts
- Extra works will be required to support the weight of the panels. This means additional bolts must be fitted to the concrete, therefore noisy drilling works will continue for longer
- The panels are more expensive than other options