



Client Sandwell Homes
Cost £12m
Services High Rise

Working in a consortium of consultants led by Rider Levitt Bucknall, BM3 Architecture was selected through a competitive tender process to work on the refurbishment of Sandwell Homes stock of high rise flats. The aim was to meet the Government's Decent Homes standard by 2010.

The Kenrick Estate consists of 4 tower blocks, Mountford House, Greenford House, Lissimore House and Kenrick House.

Each is a seventeen storey block rectangular in footprint and of in-situ Reinforced Concrete 'Wates' construction and is approximately forty-two years old. The gable elevations are clad in brickwork supported at each level on exposed concrete nibs; while full height precast panels clad the central elevations.

The balconies to the side elevations are now clad in laminated panels. The colouring of these panels creates a 'pixelated' effect helping to visually break down the mass of the tower blocks. The front and rear elevations above the first floor are clad with render panels improving the thermal and acoustic

performance of the building. The roof re-covered and insulated, all communal areas redecorated and fire precautions work carried out throughout.

As the projects were undertaken with resident's in-situ this was difficult programme with design issues to resolve. Residents were extensively consulted throughout the project on the new design of their homes.