

Kodak Factory redevelopment – Aperture Works

LOCATION

Harrow, London

CLIENT

L&Q

SECTOR

Residential

PROJECT TYPE

New Build



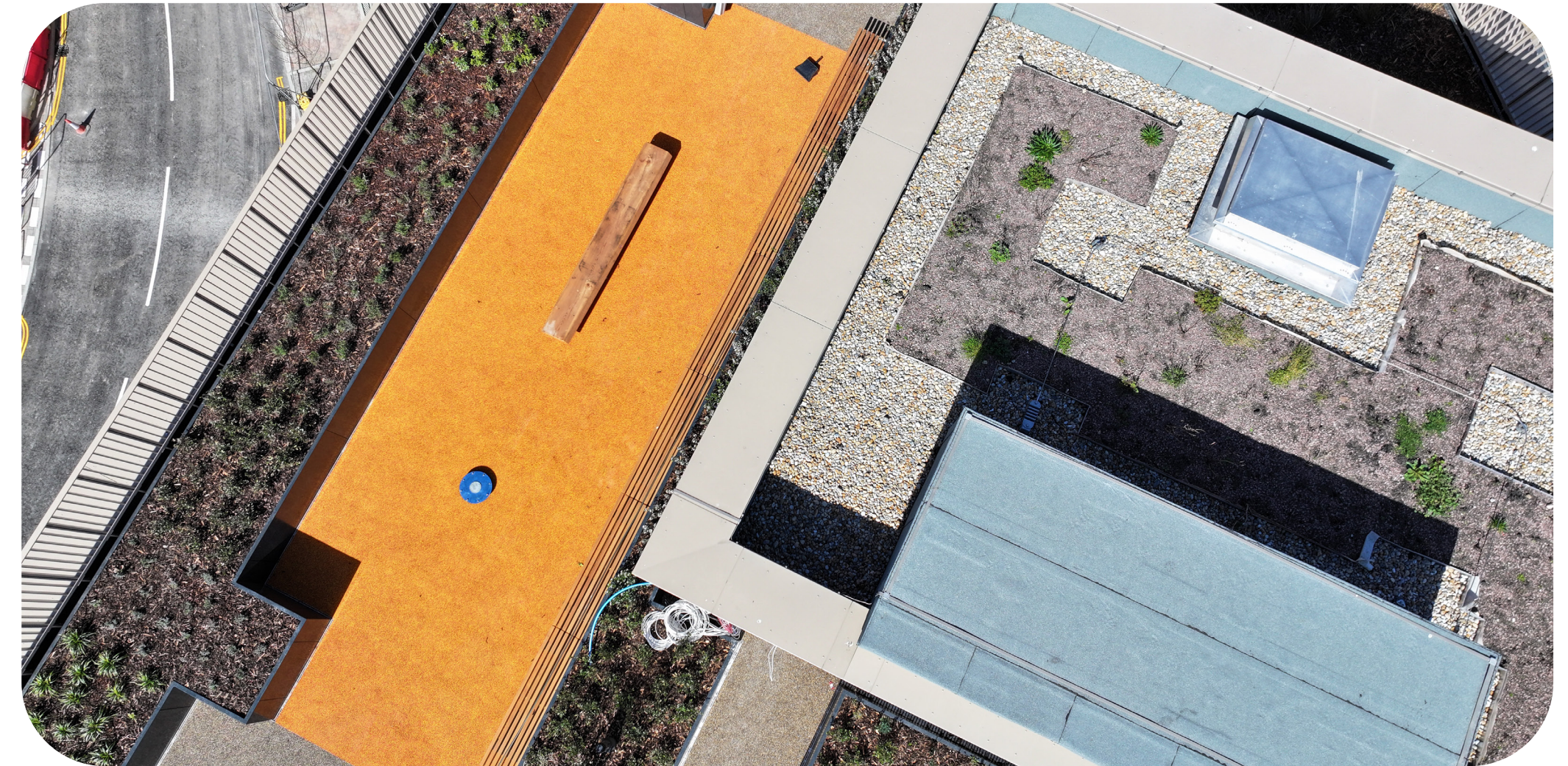
Accredited Installer
Tilbury Contracts

Project Date
2023 – 2025

Project Overview

Aperture Works is the first phase of a major redevelopment project on the former Kodak Factory site in Harrow, Greater London. Led by L&Q – a leading housing association and residential developer – it is part of a wider regeneration masterplan for Harrow, creating residential and community spaces while preserving the site's heritage.

The site, once home to the Kodak Factory that operated from 1891 until its closure in 2016, was demolished in 2019 to make way for this residential-led development. This first phase, Aperture Works, will feature 650 new homes, with a mix of 51% affordable and 49% private homes. These will be built in a 'woodland landscape', a 1.21-hectare public realm, drawing on the site's history and the surrounding area's character.



Axter's role

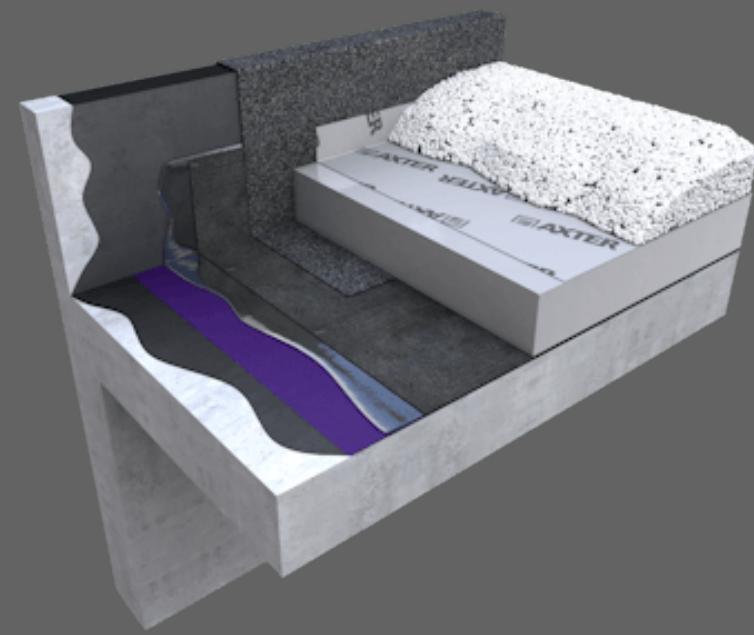
Axter has supported the Aperture Works project with planning, design and technical services, as well as on-site execution. Axter was tasked with providing waterproofing solutions across all blocks, including blue and green roofs, as well as ensuring rainwater management and compliance with environmental standards.

During the planning and design phases, Axter worked closely with the architecture practice, BPTW, on the waterproofing specifications, particularly focusing on the integration of green roofs and effective rainwater management systems.

Axter provides clients with a full service, from concept and technical design to completion and handover. Learn more about the Axter service and how to choose the right partner for your flat roofing project.

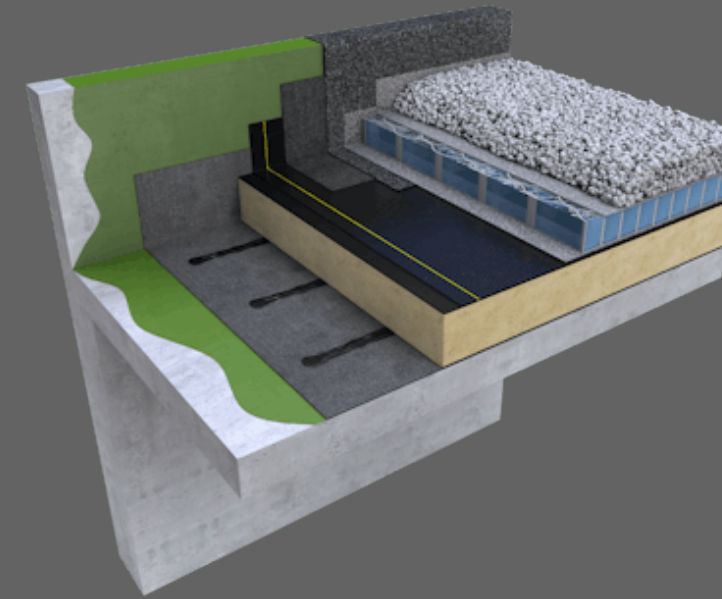


Systems in use



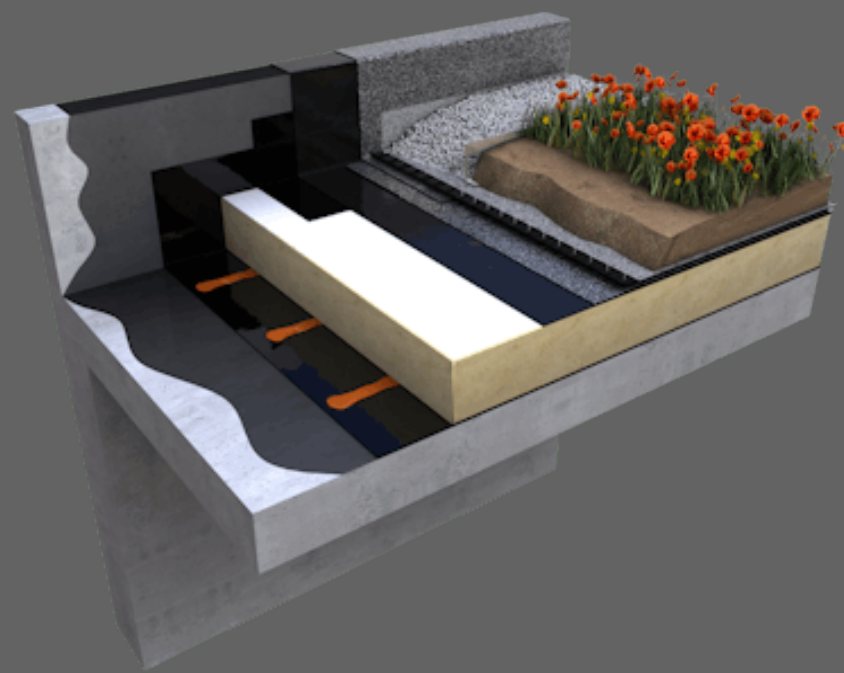
Wilotekt®-Plus

The original and industry renowned second generation hot melt system. Unique structural waterproofing designed and manufactured for use on all inverted roofs, podium decks, living roofs, blue roofs and car park decks.



Aquamodul®

The Aquamodul blue roof sustainable drainage system is designed to attenuate, control and manage rainwater at source, providing attenuation capacity within the flat roof or podium deck construction of a development that can be combined with living roof, Solar PV and multi-functional mixed amenity finishes.



Biodiverse Living Roof

Biodiverse roofs are designed to create a habitat for a specific requirement of flora and fauna and are generally designed as part of an extensive green roof.

Blue Roofs

The blue roofs incorporated into the development serve an essential function in stormwater management. The design of these roofs is specifically intended to attenuate rainwater, slowing its discharge into the main drainage systems. This ensures that the water flow during peak storm events is controlled, preventing flooding in the surrounding area. The design focuses on meeting the necessary flow rate requirements without unnecessary complication. The blue roof design is integrated into the waterproofing system, ensuring thermal performance and long-term durability.

Learn more about the impact of the changing requirements for sustainable drainage and water attenuation, and why a multifunctional blue roof solution offers fantastic opportunities for delivering projects' regulatory requirements and supporting other sustainability goals: Meet Andrew Keer – Axter's Product Manager, Blue Roof Systems.

Blue Roofs

The green roofs, incorporating a wildflower mix, offer biodiversity benefits and contribute to the overall sustainability of the project. These green roofs are designed to meet the required Biodiversity Net Gain (BNG) targets, promoting ecological balance and improving the building's environmental credentials. Green roofs also improve drainage and extend the life of a roofing membrane.

Learn more about the benefits of installing green roof systems: Meet Luke Rootham, Solar PV and Green Roof Product Manager.

Waterproofing

The Wilotekt®-Plus second-generation hot melt system was chosen for the Aperture Works project due to its robustness and reliability. As part of the waterproofing solution, Wilotekt®-Plus offers a durable base, ensuring that the roofs can withstand both environmental pressures and the elements.

Project Execution: Key considerations

Axter worked in close collaboration with the contractor, Tilbury Contracts, during the planning and execution phases of the Aperture Works project. One of the major challenges faced during the project was navigating the economic uncertainty caused by the COVID-19 pandemic and fluctuating material prices; the war in Ukraine had a significant impact on material prices, creating unforeseen cost pressures.

As both flat-roofing designers and manufacturers, Axter was able to help mitigate these challenges for the contractors to ensure that materials were sourced and delivered to the site quickly, avoiding delays caused by rising prices or supply chain disruptions. Axter also liaised closely with the contractors to maintain the project's budgetary requirements.

Collaboration

Axter collaborated closely with the project's architects, L&Q Group, and Tilbury Contracts, providing clear and detailed specifications for the design. Axter ensured that the waterproofing system, blue roofs, and green roofs were fully compliant with industry standards, contributing to the overall sustainability and performance of the development. Axter's clear communication and technical expertise were critical in helping the project stay on track and meet the required design goals.

The Axter approach

We pride ourselves on offering a comprehensive service from the initial concept through to technical design, execution, and final handover. For the Aperture Works project, we tailored our approach to meet the specific needs and challenges of this large-scale, residential-led regeneration.

Axter's inclusion of specification, survey, and design services as part of our offering ensured that the project team had access to the highest level of support throughout, helping mitigate challenges such as fluctuating material prices and supply chain disruptions caused by global events.

From assisting in early design stages to ensuring the quality and performance of all roofing systems during execution, we are deeply involved at every step.

For more information on how Axter's roofing systems can benefit your next project, please contact our team.





For more information, get in touch with **our experts:**

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