

**Client**  
Royal Borough of Kensington  
& Chelsea

**Role**  
Town Planner, Architect &  
Contract Administrator

**Project**  
New Build and Refurbishment

**Site**  
Kensal House

**Value**  
£3m

#### OVERVIEW

Kensal House was the first concrete building designed by E. Maxwell Fry & Elizabeth Denby in the mid 1930's.

It was designed to showcase the modern home in social housing and was built by the Gaslight and Coke Company, to demonstrate how homes could be lit and heated with gas and coke.



Pellings have been involved with Kensal House since the late 1990's.

We were originally appointed as Architects and Contract Administrators to compile a specification for external concrete repairs, decorations, roof renewal, kitchen renewal and installation of new double glazed units.

The initial stage of our work on the Grade II Listed building included consultation with the Residents Association, Crime Prevention Officers, Building Control, Planners and English Heritage in order to formulate a feasibility to incorporate all parties views and input to the project.

Close consultation with residents was key to success on this project. This included liaising with individual residents for kitchen colours and layout designs and keeping all residents informed of works progressing externally due to the excessive amount of disruption that was being caused by the grit blasting to a slender external concrete wall.

Pellings specification was produced in such a way that contractors provided a fixed price for all concrete repairs carried out, which gave Clients and Leaseholders cost certainty and enabled the project to be completed on budget.

As the building is Grade II Listed, close consultation with English Heritage was imperative to ensure all details were approved prior to works commencing on site.

A compromise was negotiated by Pellings between English Heritage and the residents' requirements to agree double glazed metal windows.

This partially met English Heritage's requirements for metal single glazed windows and the Residents Association's desire for modern double glazed units.

LISTED MODERN ICONS KENSAL HOUSE

