

Your Homes

What if...
1. Bathrooms and toilets were combined?

What if...
2. Small balconies were incorporated into internal space?

What if...
3. Kitchens to maisonettes were made bigger?

What if...
4. The lift and stair we changed to allow easier access?

What if...
5. Balconies to three bed flats became winter gardens?

What if...
6. Stores became internal to flats to reduce heat loss?

What if...
7. Studios had small front and back gardens?

What if...
8. End walls were insulated to keep flats warmer?

Typical Upper Plan - Maisonettes

Typical Lower Plan - Maisonettes

Typical Floor Plan - Flats and Studios



How Treadgold House looks now



Some ideas for Treadgold House

Examples of good design:



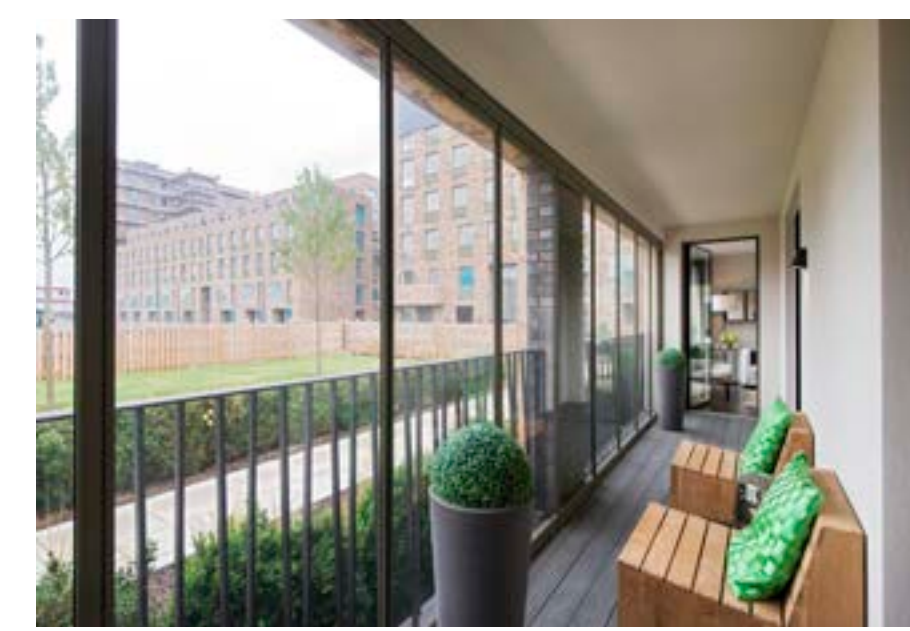
Improve small and dark balconies



Bigger kitchens and efficient storage



Semi-private garden areas for studios



Winter gardens to reduce cold spots



Better entrances to homes

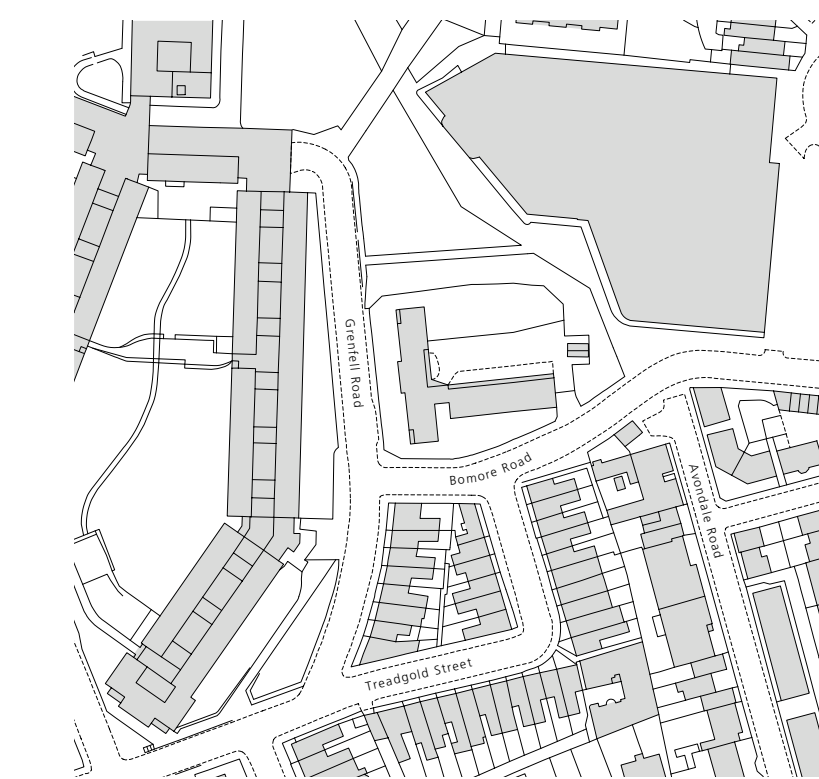


6 Soft effective lighting

Your Buildings



Road layout 1963



Road layout today



1 Current garden and parking layout



What if...A new pedestrian entrance was added from the north and cars were moved away from homes?



What if...A new pedestrian gate was added on Bomore Road and ground floor flats had small gardens?



What if...Parking, gardens and a play area each had a defined space?



4 Create a friendly welcome, addressing storage issues and improving the communal gardens



New external/bike stores



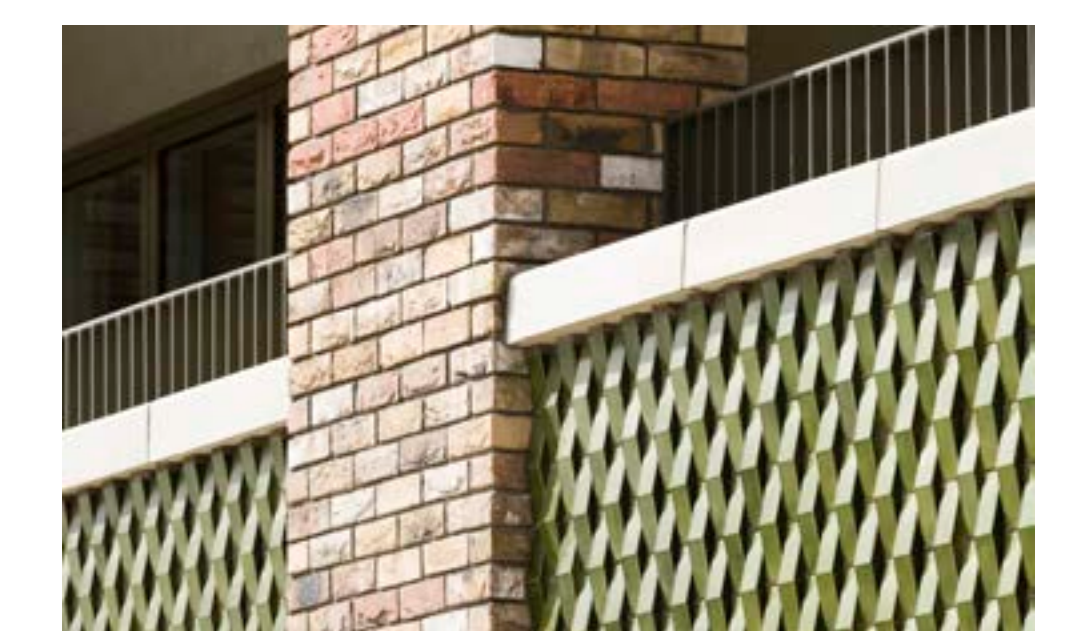
New windows



5 Refurbish original signage



Attractive, car-free gardens



8 Alternatives to concrete panels

What are your thoughts...

We've been told the rooms are a good size and are well laid out. How does your home work for you?

There are damp patches inside some flats - some from leaks some from condensation. Do you have these issues?

Some residents have told us that the flats can be too cold or too hot. What is your home like at different times of the year?

What are your thoughts...

People we spoke to said they like that Treadgold House is a small block. What do you think is good about your block?

Some residents would like more space for refuse storage, parking and play areas. Do you agree?

Do you feel secure in your home? If not, could you explain why?

Residents told us they enjoy being able to talk to each other from the decks. How could we improve the sense of community?



Your concerns:

After various discussions with residents, the following concerns were made about your homes, your block and the wider Lancaster West Estate.

Ideas for possible works to address these issues are included to the right.

Photos of your buildings and homes



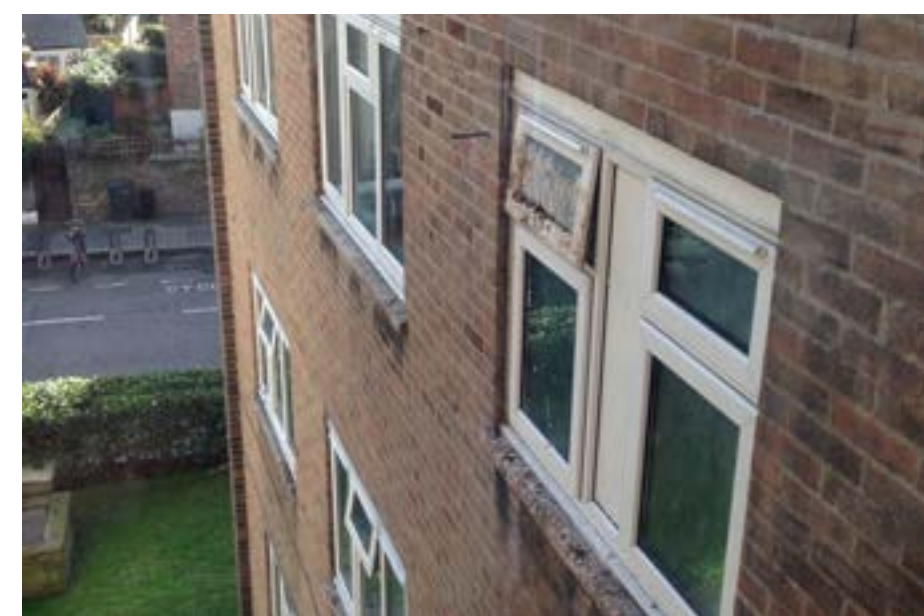
Compromised security and access with broken gates, inadequate lighting and limited overlooking.

The building and its entrances are hard to find.



Balconies are small and of limited use.

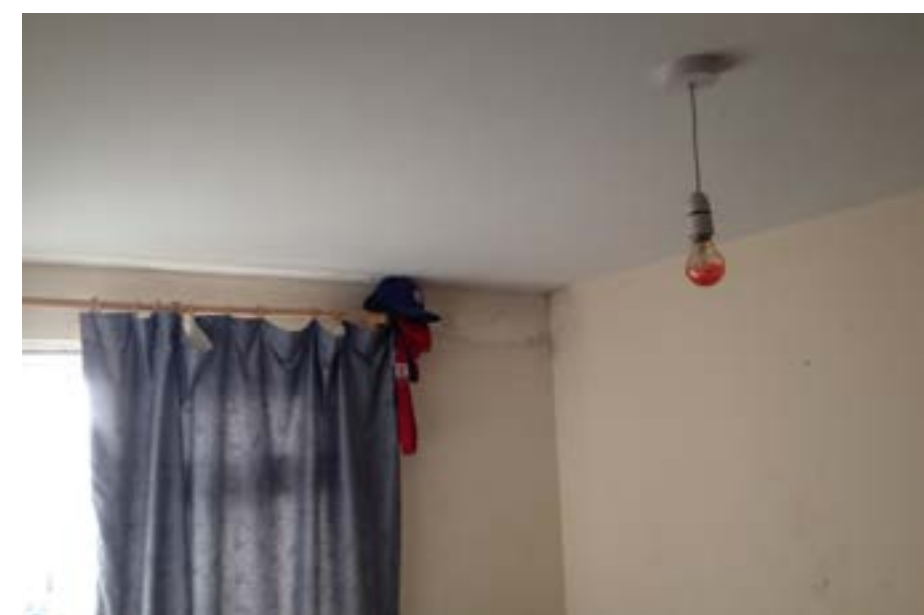
Regularly broken and noisy lift causing access issues for residents and general inconvenience.



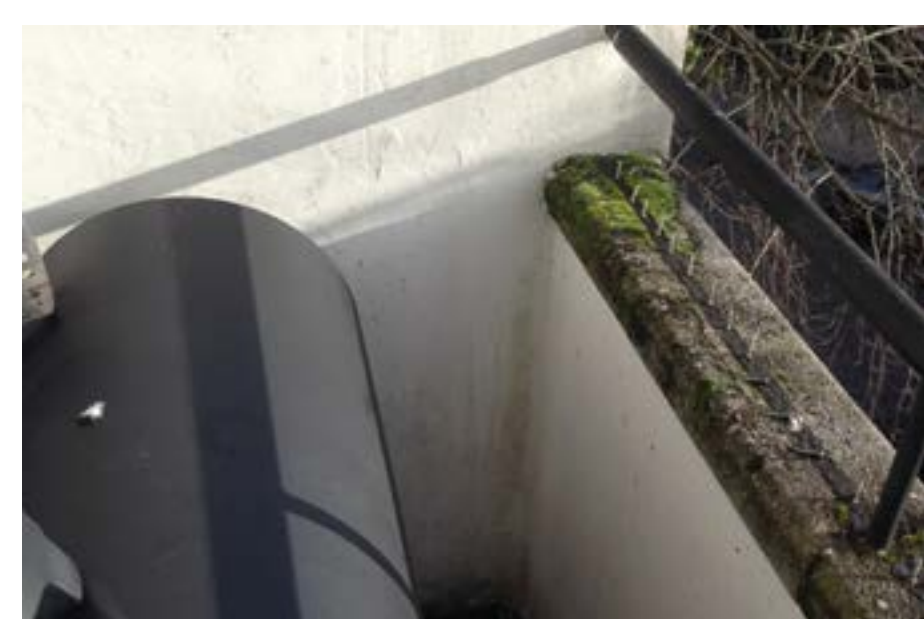
Condensation and mould in homes caused by current thermal performance.



Roosting pigeons are limiting the use of balconies and causing mess on the building.



Underperforming external space. Issues with parking, storage and play.



Concerns about the general lack of maintenance.

Home layouts do not reflect current patterns of living.

Ideas we discussed:

The following ideas were suggested by the consultant team or residents in response to issues raised by residents during the consultation events.

All these ideas require further investigation to examine feasibility and costs. They will be discussed with and reviewed by residents.

I refers to illustrations on the neighbouring *Early ideas* board.

Ideas	Your feedback
1 Reconfigured access and entrances for better safety.	There is strong support for this and it is a resident priority.
2 New lift and secure doors to improve circulation.	There is overwhelming support for this. This is a resident priority.
3 New insulation and ventilation strategy to improve the temperature and air quality in homes.	There is overwhelming support for this and residents are interested in exploring this further.
4 A more usable external space with new entrances, rationalised parking, improved storage lockers, bin storage and an improved garden and playspace.	There is overwhelming support for this. Play equipment to suit age of children in block should be explored.
5 New building perimeter with recognisable gates and signage.	There is strong support for this, there should be clear and recognisable signage.
6 A lighting strategy for the building and outside space.	There is strong support for this as safety is a priority.
7 Options for homes that maximise available space with a focus on kitchens and bathrooms and usable balcony or garden space.	There is strong support for this and early options have been discussed for each type of home.
8 Ensure that designs will stand the test of time, age well and consider future maintenance.	There is overwhelming support for this. This is a resident priority - the same mistakes should not happen again.

Immediate actions:

The following need to be taken forward as a priority:

- Audit and update the Fire Risk Assessment for all blocks, in both the short and long term.
- Implement an effective Repairs and Maintenance Strategy.
- Conduct a housing appraisal to establish whether people feel their homes respond to their current needs.
- Check for and deal with asbestos.

Early projects:

Works across the estate

These are possible projects that apply to most homes, blocks and external spaces across the estate, and could start before the main refurbishment begins.

- Community safety improvements through; additional and better lighting, providing video door entry systems, and increased CCTV.
- Improve signage across the estate.
- Improvements to refuse areas, including providing space for recycling and disposal of larger items.
- Investigate interim home improvements in advance of full refurbishment, e.g mechanical ventilation, heating, plumbing and water pressure.
- Introduce a local lettings policy to meet local needs.
- Secure bike storage, and improved play spaces could be provided.
- Improvements to nursery facilities, and options for future location.

Suggested Pilot Schemes

Various localised works in vacant flats could be undertaken for technical investigations and to create show homes for residents to view.

Works to your block or home

These are possible projects specific to your home or block that could start before the main refurbishment work begins.

- Replacement of temporary front doors and repair broken kerbs by entrance.
- Pigeon management and deterrents.
- Potential temporary playground.
- Explore possibility of additional toilet in three bedroom maisonettes.

