

Treadgold House Initial Design Ideas



Treadgold House: Where are we now?

Treadgold House

Have your say...



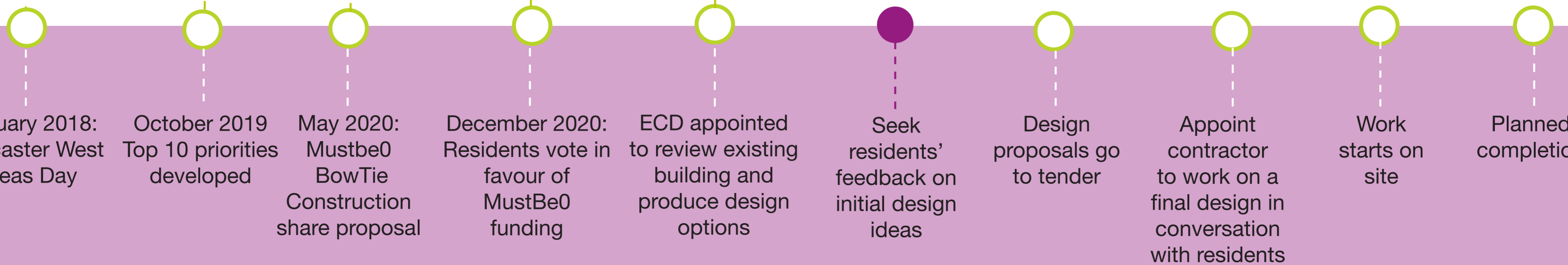
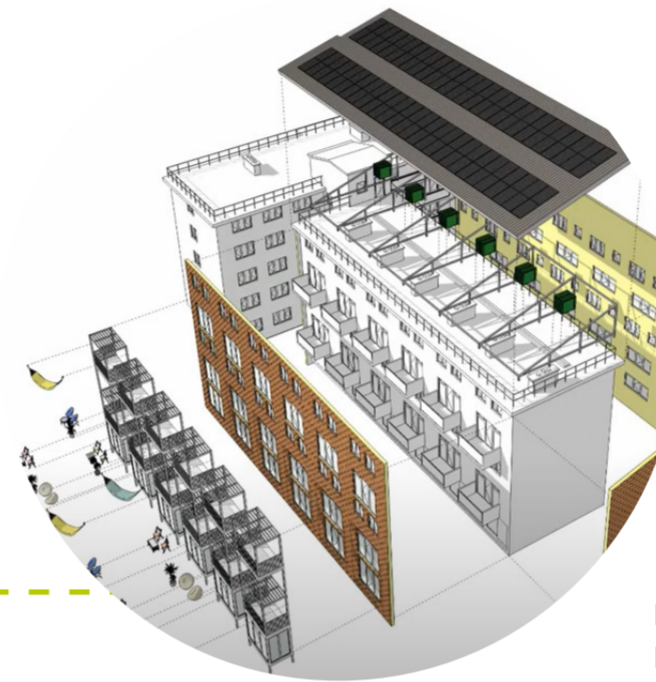
Treadgold House Refurbishment programme

Draft programme

72%
Resident participation

Residents' top 10 priorities are:

- 1 Kitchens
- 2 Bathrooms
- 3 Block entry system
- 4 CCTV
- 5 Communal entrance
- 6 Replace lift
- 7 Maximise hidden storage
- 8 Redesign car park etc
- 9 Communal decor
- 10 Pest control



January 2018:
Lancaster West
Ideas Day

October 2019
Top 10 priorities
developed

May 2020:
Mustbe0
BowTie
Construction
share proposal

December 2020:
Residents vote in
favour of
MustBe0
funding

ECD appointed
to review existing
building and
produce design
options

Seek
residents'
feedback on
initial design
ideas

Design
proposals go
to tender

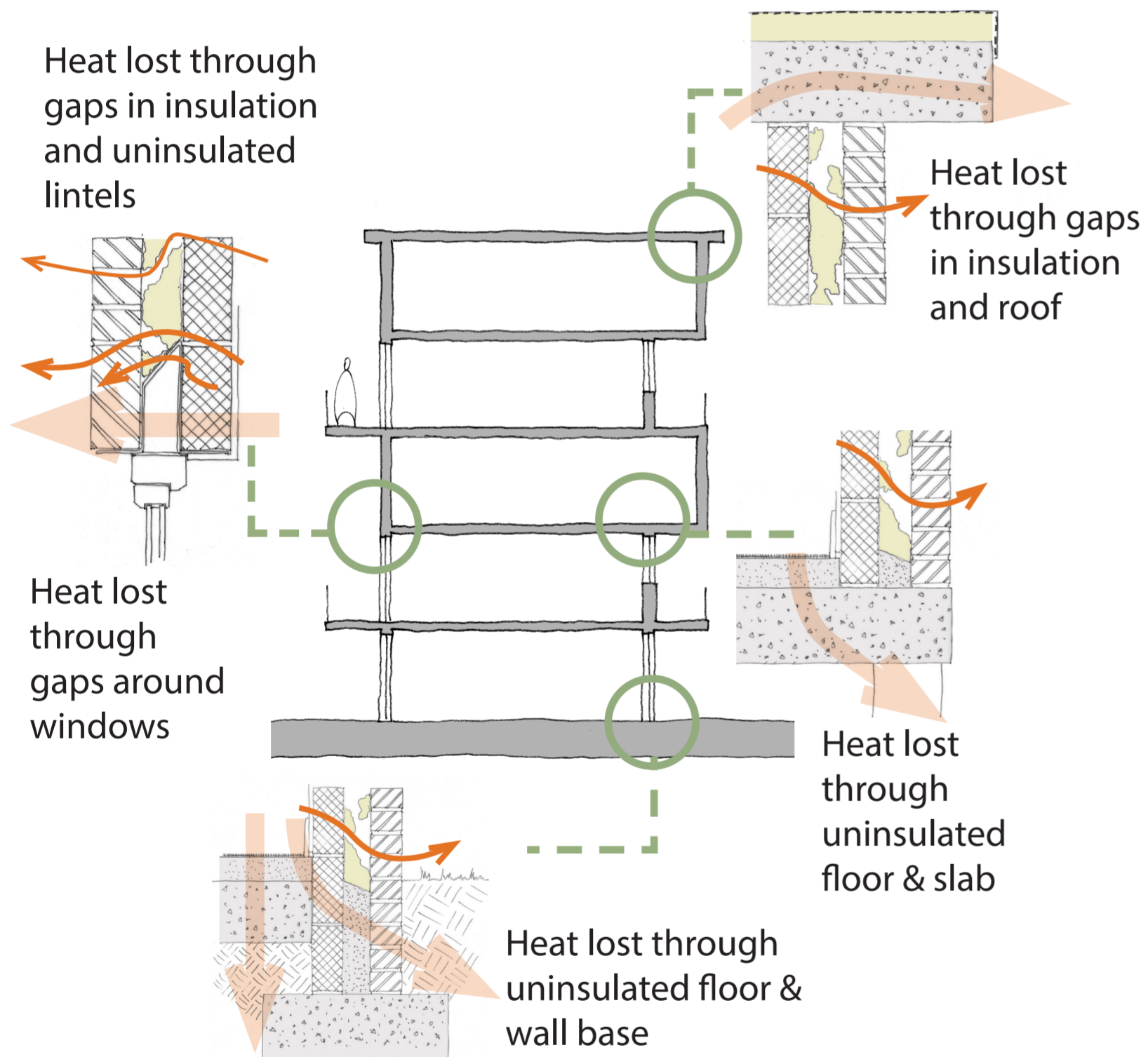
Appoint
contractor
to work on a
final design in
conversation
with residents

Work
starts on
site

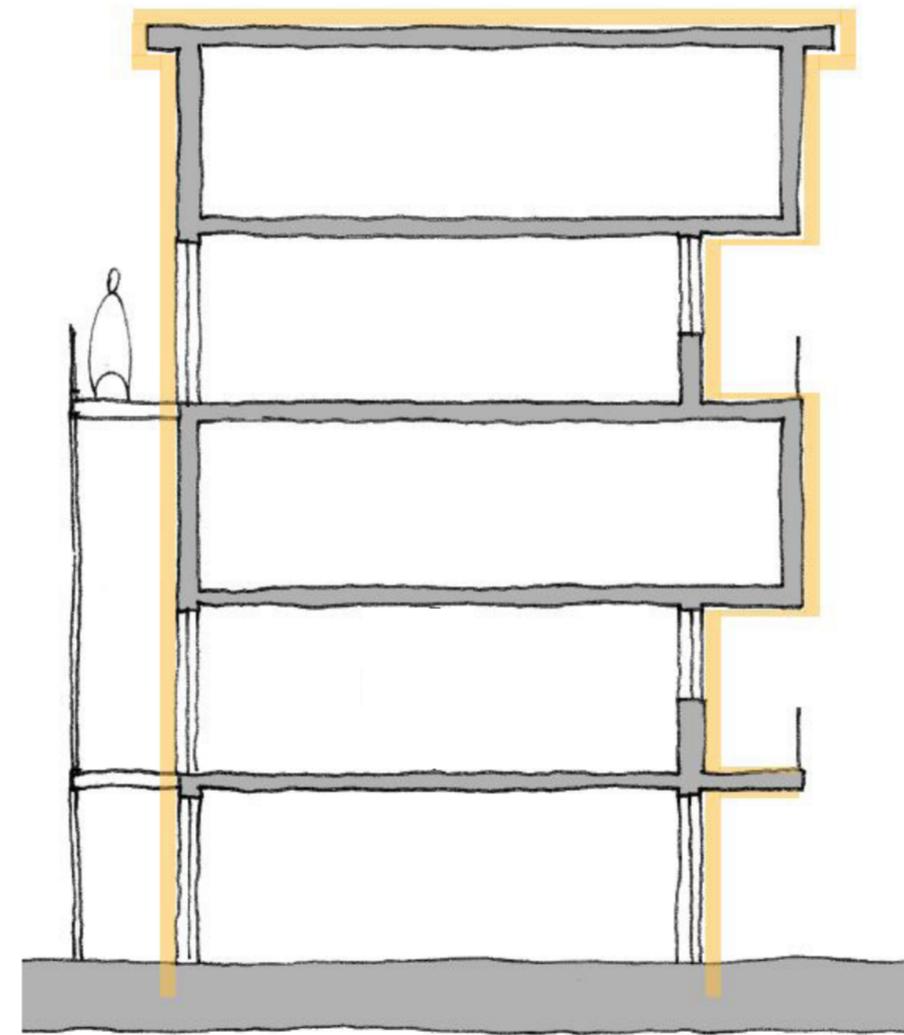
Planned
completion

External Wall Insulation

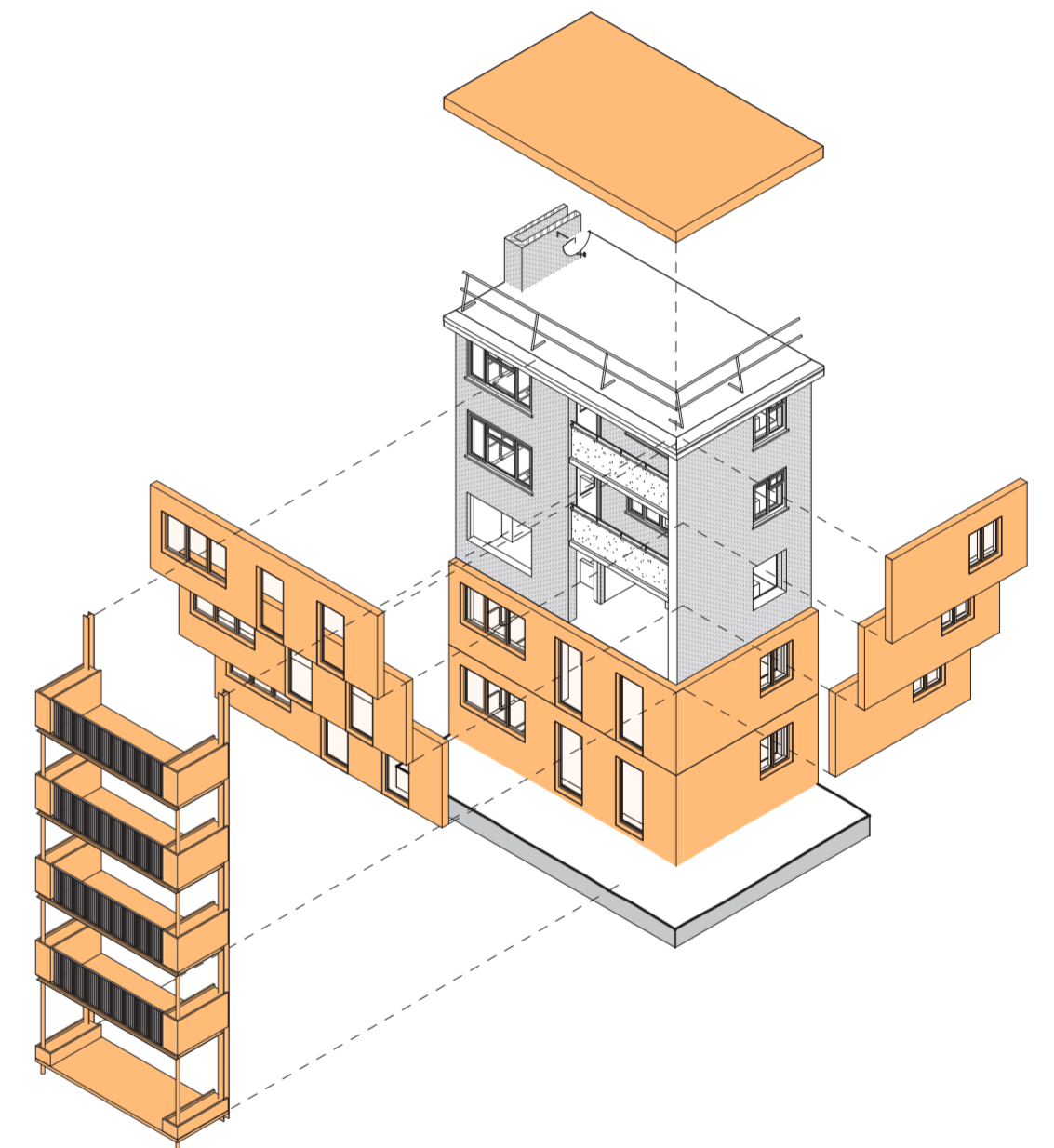
Current heat loss



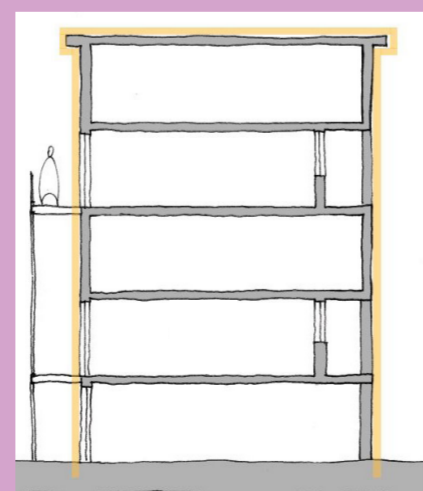
Proposed line of insulation



Possible method of installation



Currently there are areas where heat is lost from the building through gaps in insulation. One solution is to enclose the decks and insulate around them. This would be quite complex. Instead, we propose maintaining the open decks and insulating around the existing building's line. All new external wall materials, including insulation, will be A1/A2 rated non-combustible products where technically possible.

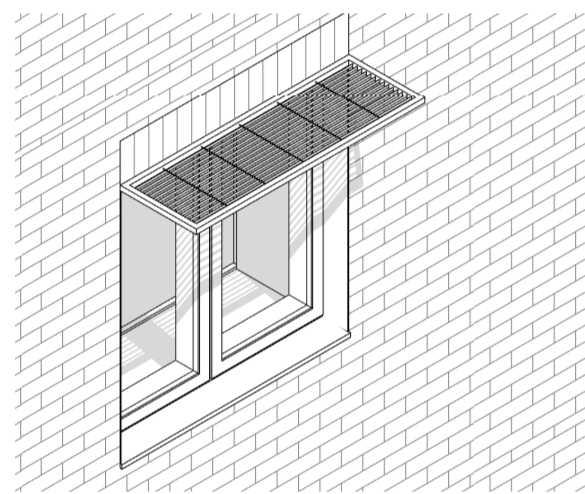
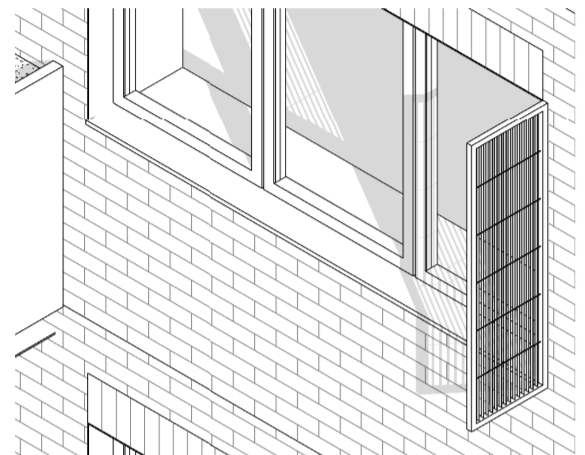


Enclosed deck proposal

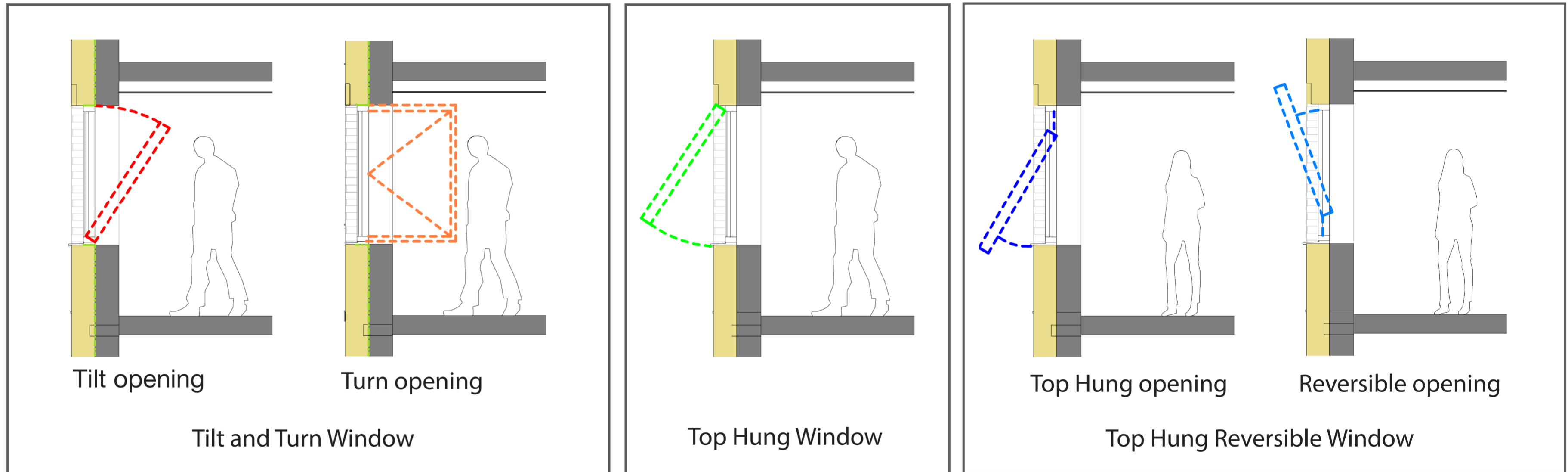
Does your home feel too cold at times? Are there places in your home where you notice it most?

Do your current energy bills cause you some financial strain?

Shading



Window Opening Types



Triple glazed windows will lose far less heat than double glazed. Different parts of the building may need different types of window opening. We are considering tilt and turn windows, and also top hung windows, which could be reversible to allow easy cleaning.

Shading is also proposed to prevent overheating in the summer, whilst still allowing good daylighting during the winter.

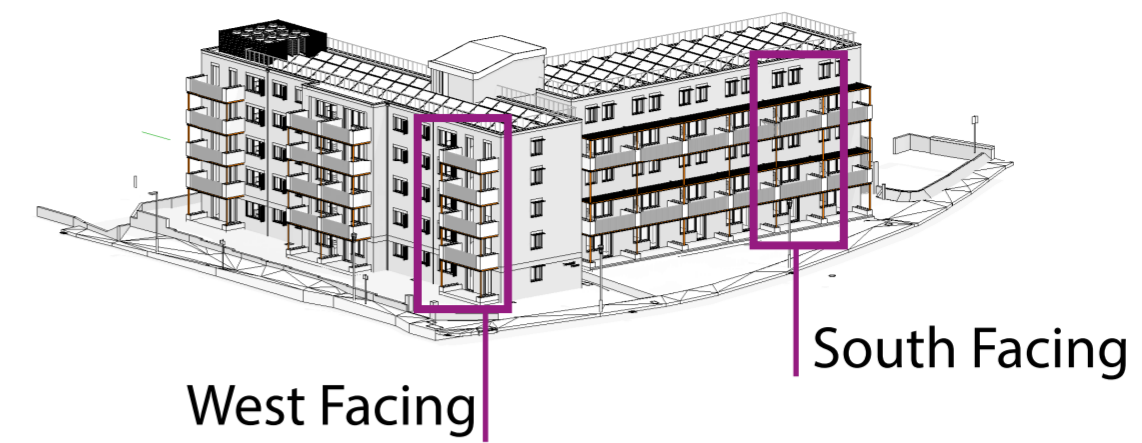
Which window mechanism options do you prefer?

What colour of frame do you prefer?



Experiment with different colours next to a range of facade options at the end of the walk through!

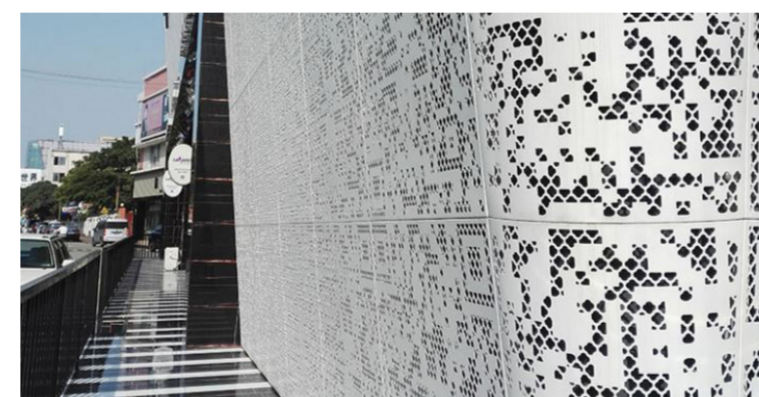
Balconies



Option 1



Powder-coated
perforated metal
balustrade



Precedents

Option 2



West Facing

South Facing

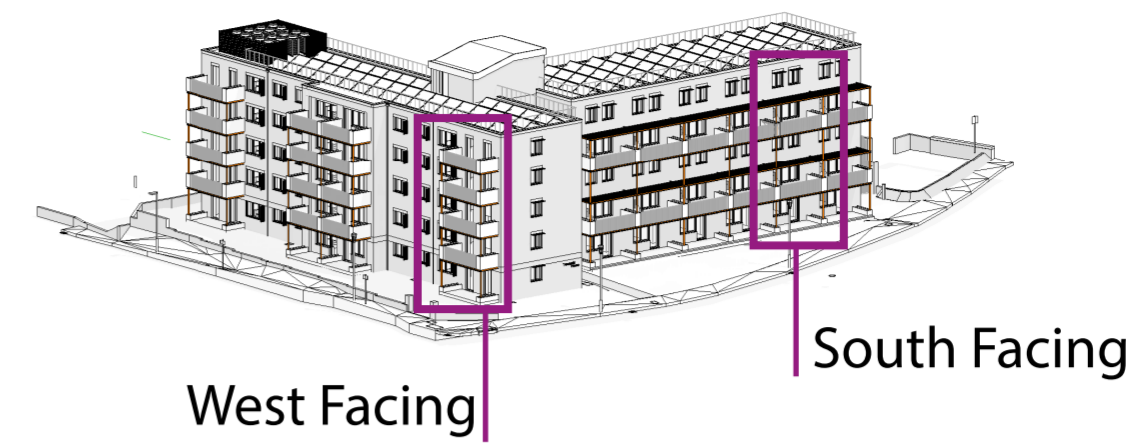
West Facing

South Facing

The existing balconies lead to significant heat loss from inside the home. New balconies are proposed which will address this problem, ensuring warmer homes and reducing energy bills. The new balconies proposed are also larger, providing residents with more private outdoor space.

Would you enjoy being involved in designing a pattern to go on balcony balustrades?

Balconies



Option 3



West Facing



South Facing

Shading above

Powder-coated metal railings

Shading for west facing windows

Planters

Structure supported on ground

Option 4



West Facing



South Facing

Structure hung from above

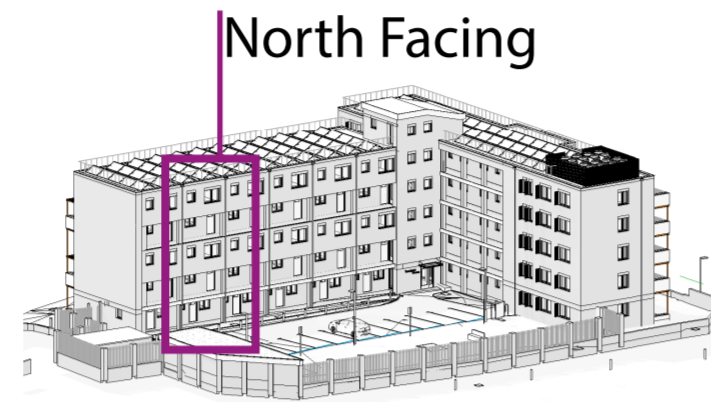
Shading is needed over the south facing balconies to avoid overheating.

On the west side the existing balconies will be incorporated into the flats, with the new larger balconies added as well.

Which balcony options do you prefer and why?

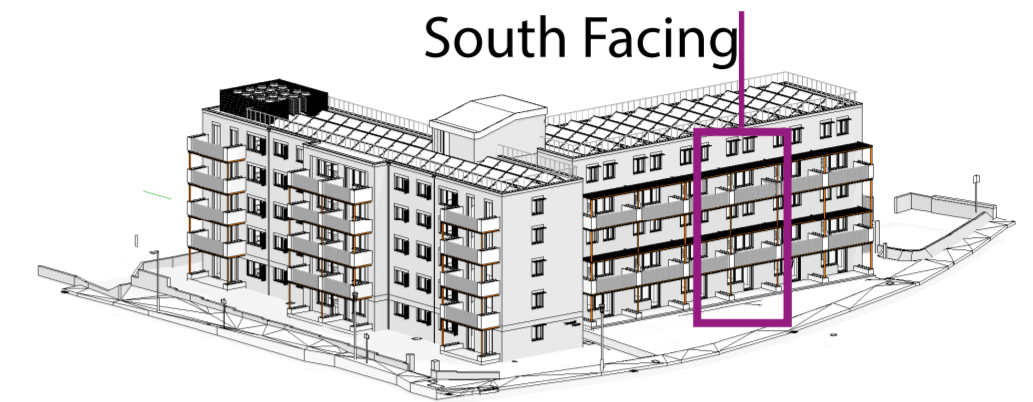
External Finishes

North Elevation



Option 1 Option 2 Option 3 Option 4

South Elevation



Option 1 Option 2 Option 3 Option 4

Non-combustible external wall insulation can be finished with a range of materials and colours which will affect the look and feel of the block.

The refurbishment could be an opportunity to modernise the appearance of the building or refresh the existing palette of colours and textures.

Which of the external facade options would you prefer?



Experiment with different colours next to a range of facade options at the end of the walk through!

Access and New Entrance

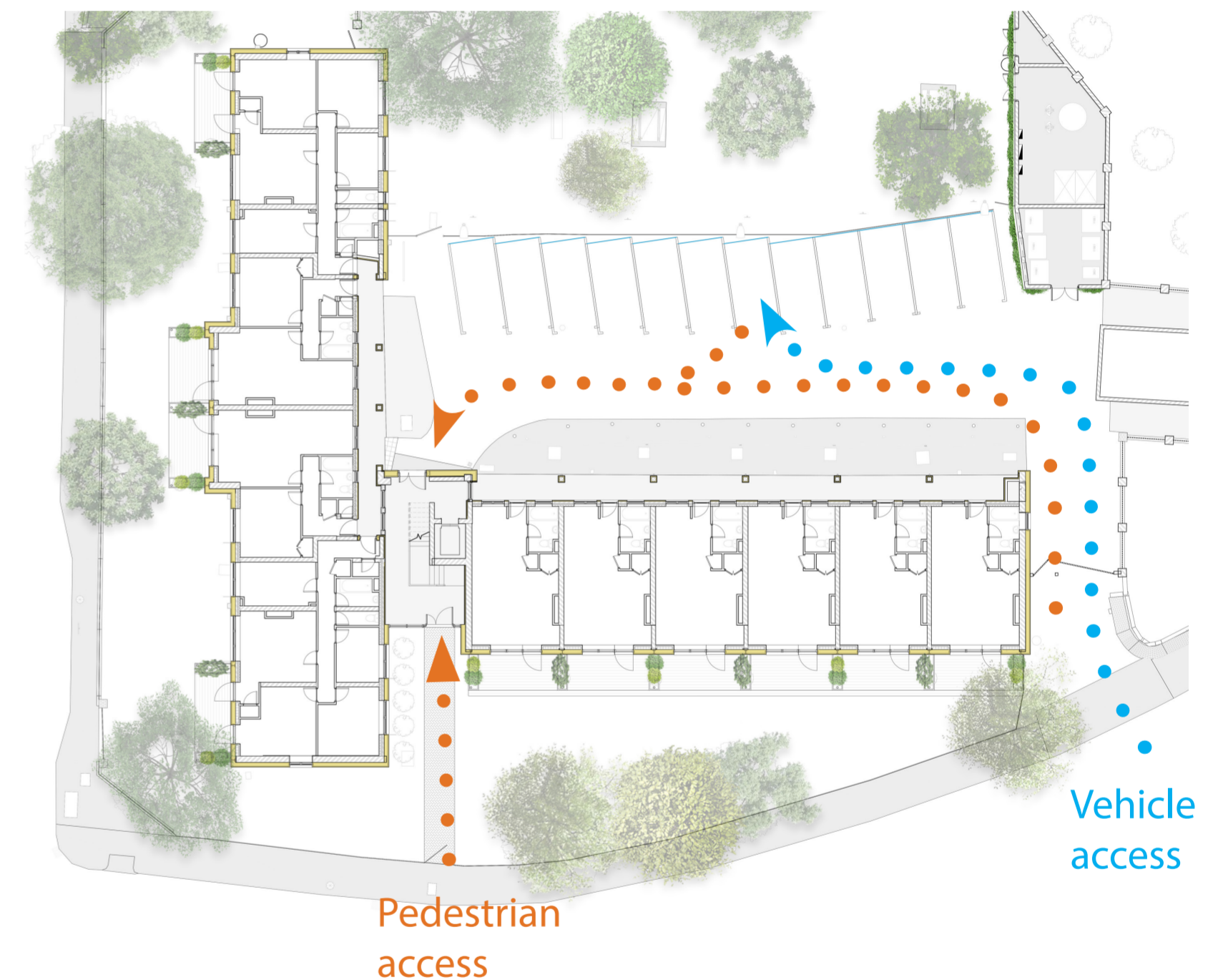
Existing
Entrance



Proposed
Entrances



Proposed Access Routes



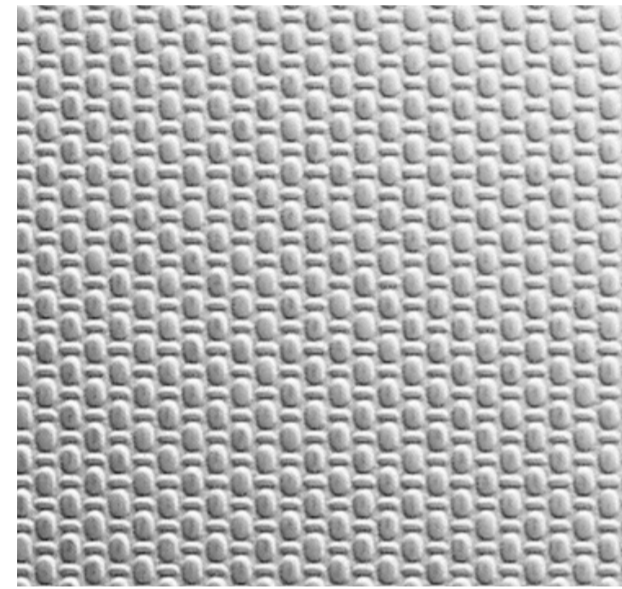
We would like to improve the main entrance. At a minimum, this would involve renovating your current entrance, with the installation of video entry, the enclosure of the area, and the replacement of the lift.

It is possible to go further, however, and improve access significantly by creating a new entrance on the south facade. This would help visitors find their way and improve Treadgold's position on the street.

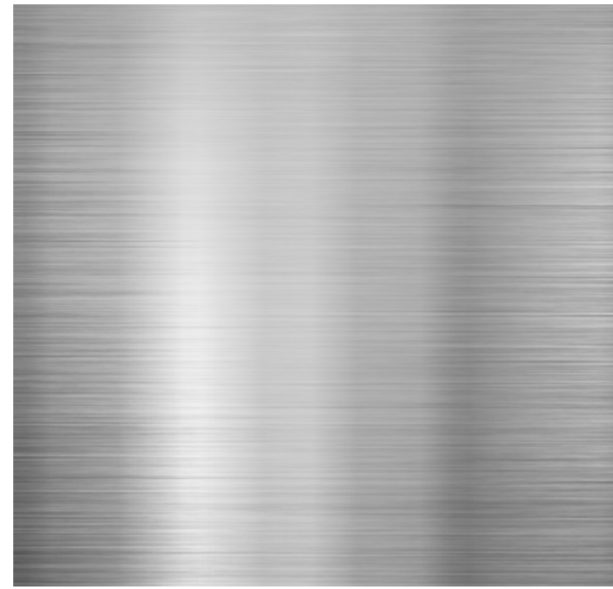
How do you feel about the current entrance for your block?

Replacement Lift

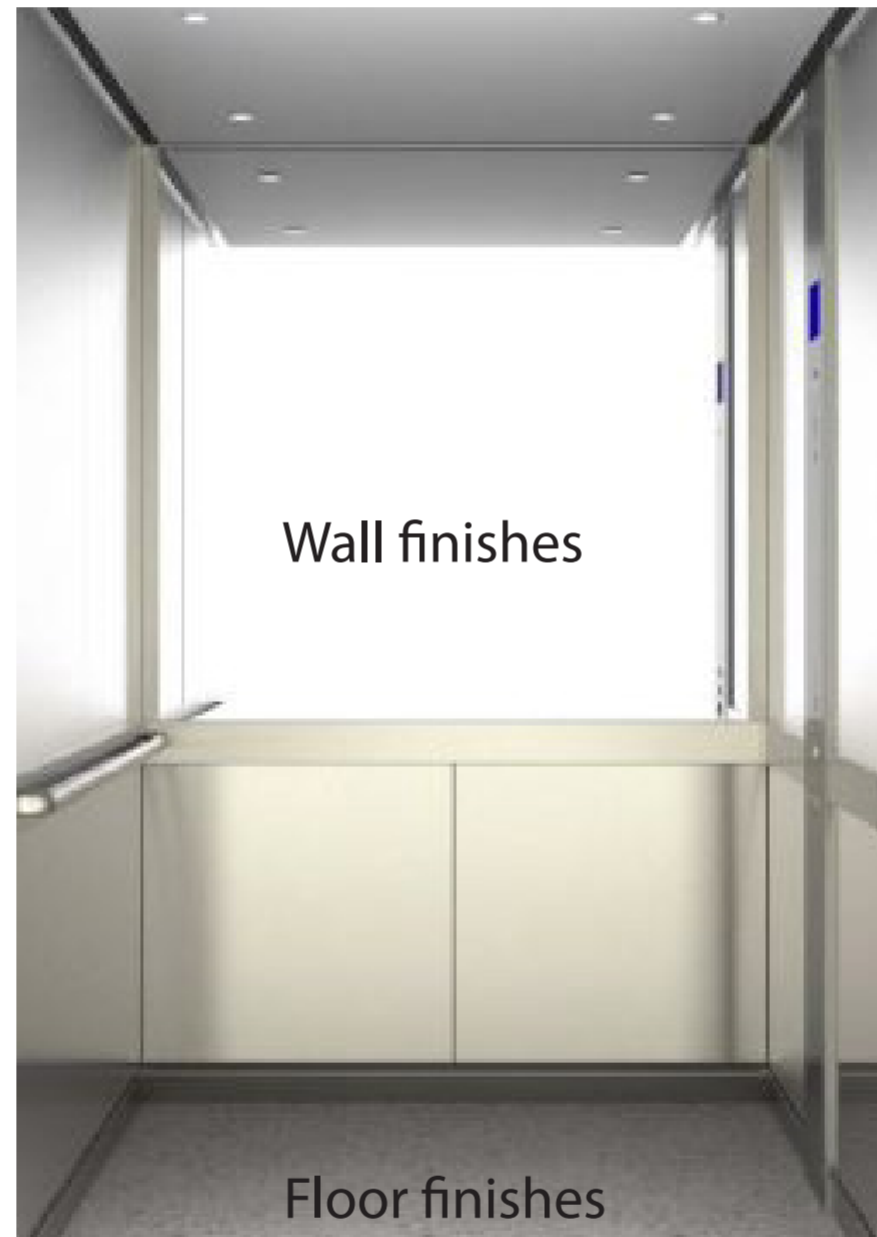
Wall Finishes



Stainless Steel Linen



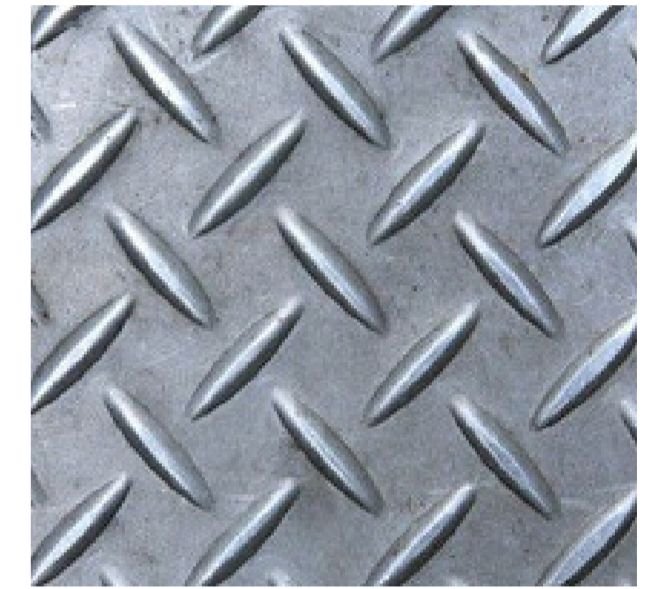
Stainless Steel



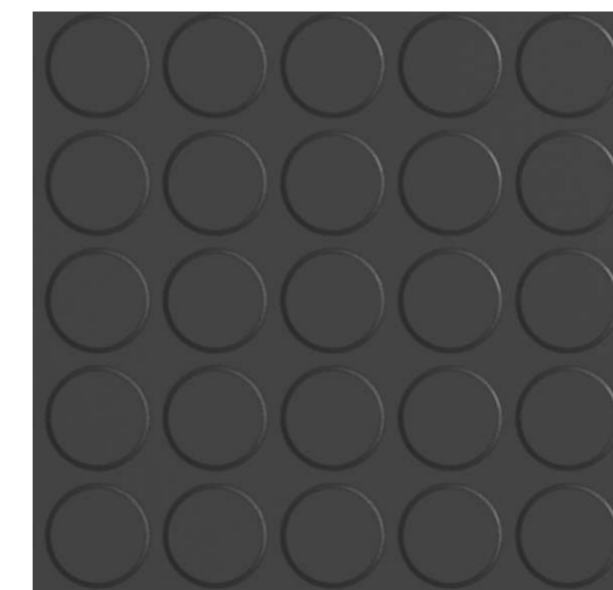
Floor Finishes



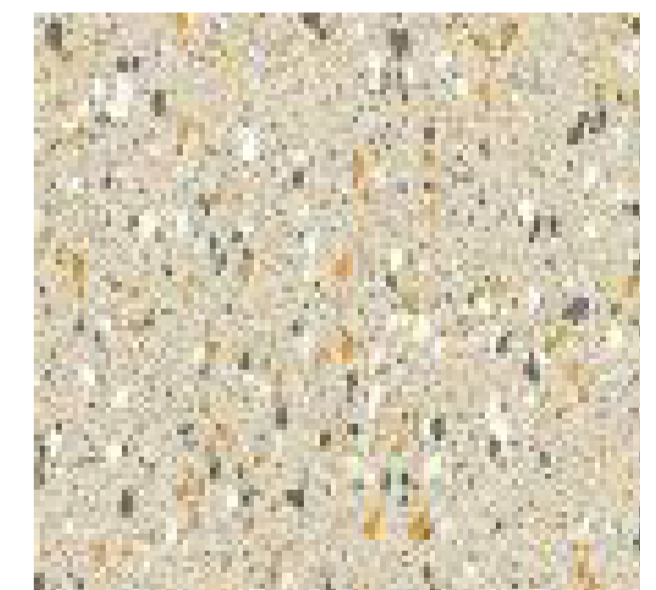
Rubber



Patterned Aluminum



Slip Resistant Rubber



Coffee Rubber

We are replacing the existing lift with a new one, which gives us the opportunity to look at different finishes for the interior of the lift cabin, both for the flooring and walls.

Which lift finishes do you like?

Ventilation and Photovoltaic Panels

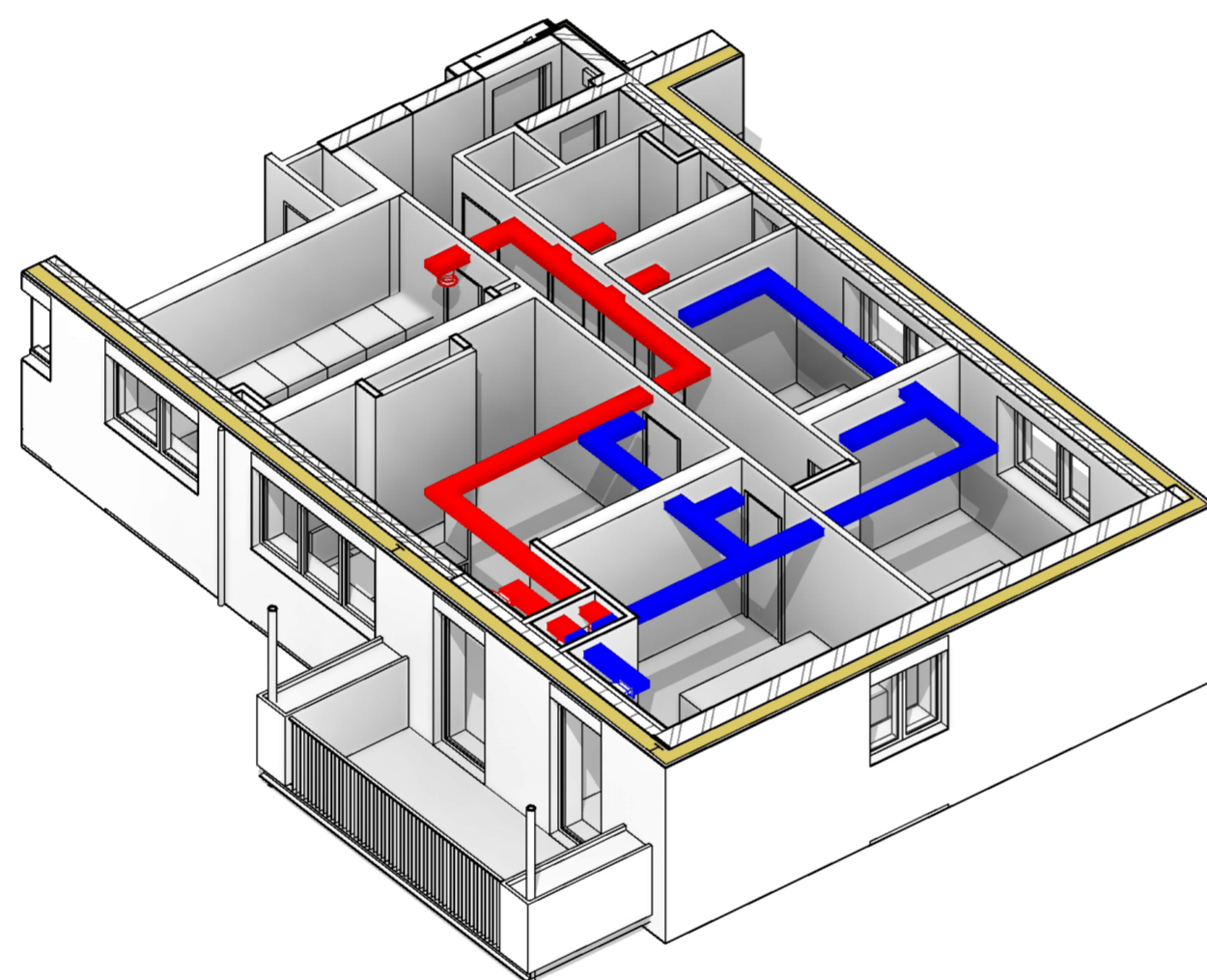
Mechanical Ventilation with Heat Recovery (MVHR)



MVHR unit inside a home

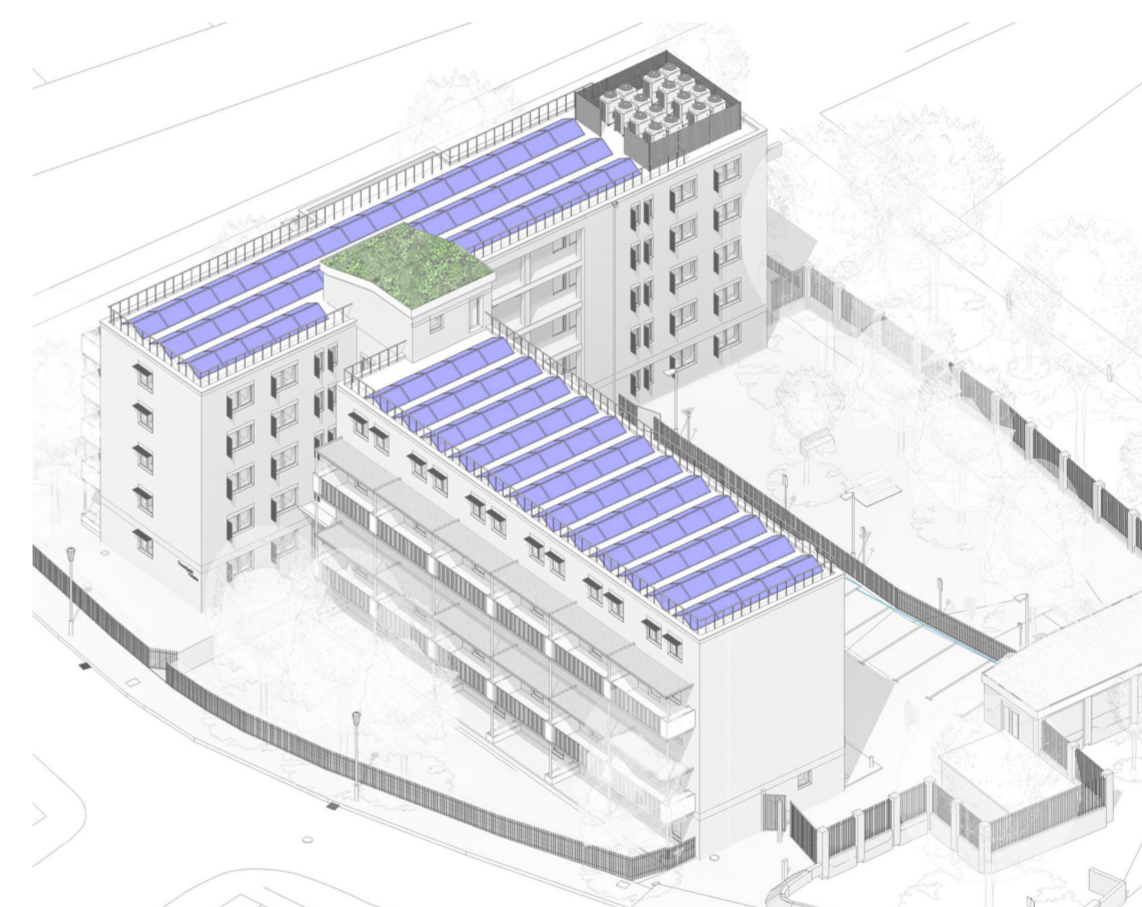


MVHR air intake/
extract grille on
outside of building



Suggested MVHR layout within a 3 bedroom flat.
Ducts would be above your ceilings.

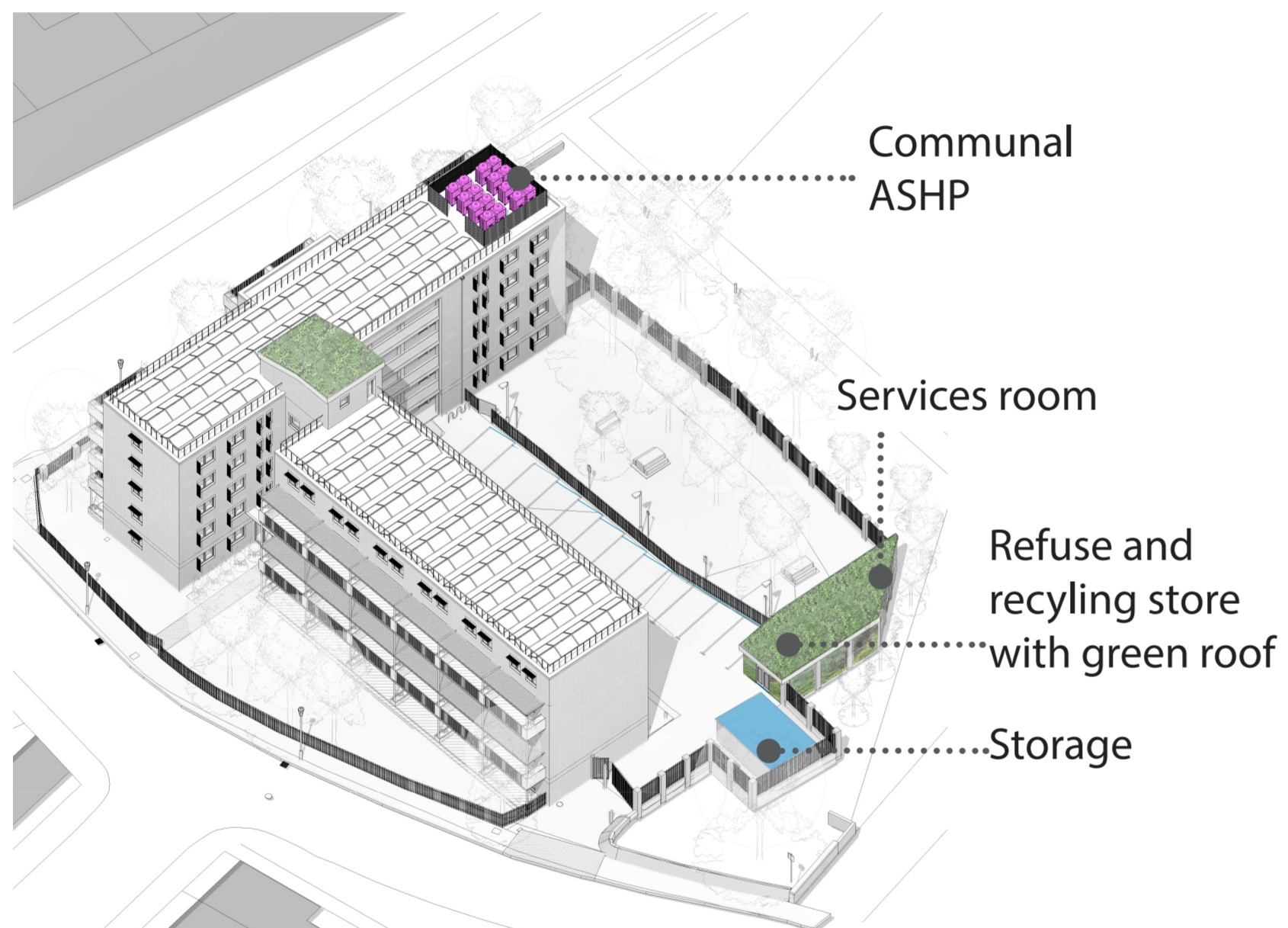
Photovoltaic Panels



MVHR transfers the heat from stale air being extracted from the home to the fresh incoming air from outside. We would work with you to agree the best locations for the unit and ductwork within your home. MVHR will ensure all rooms are well-ventilated, as well as having the potential of reducing overall energy use by about one third.

Photovoltaic panels, placed on the roof, use the sun's energy to produce electricity that can be used in your home. These could help reduce your electricity bills by around £200 a year

Air Source Heat Pumps and Recycling & Refuse Store



Example of screening of rooftop services



Air source heat pump condenser units

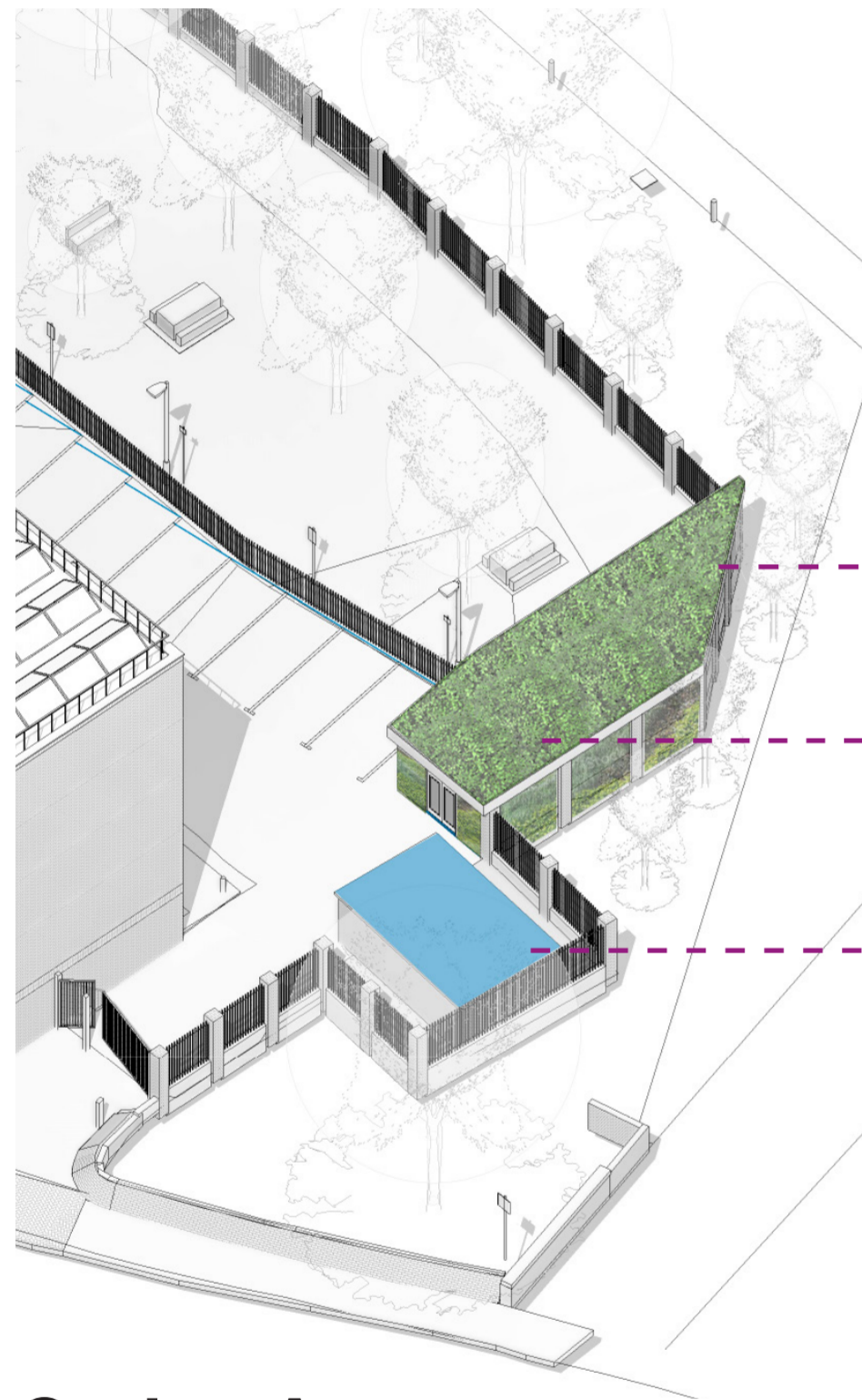


Option A View of proposed new Recycling & Refuse Store, with new services room beyond

Air Source Heat Pumps use energy extracted from outside air to provide hot water & heating. Using them will reduce your carbon footprint and help save money on energy bills. It is suggested that the pumps are positioned on the roof with fencing around to hide them. We also need a new services room at ground level. This balances the need for maintenance access while minimising the impact on the existing landscape.

Do you feel the end of the car park and the end of the communal garden is a suitable place for the services and recycling and refuse store?

Air Source Heat Pumps and Recycling & Refuse Store

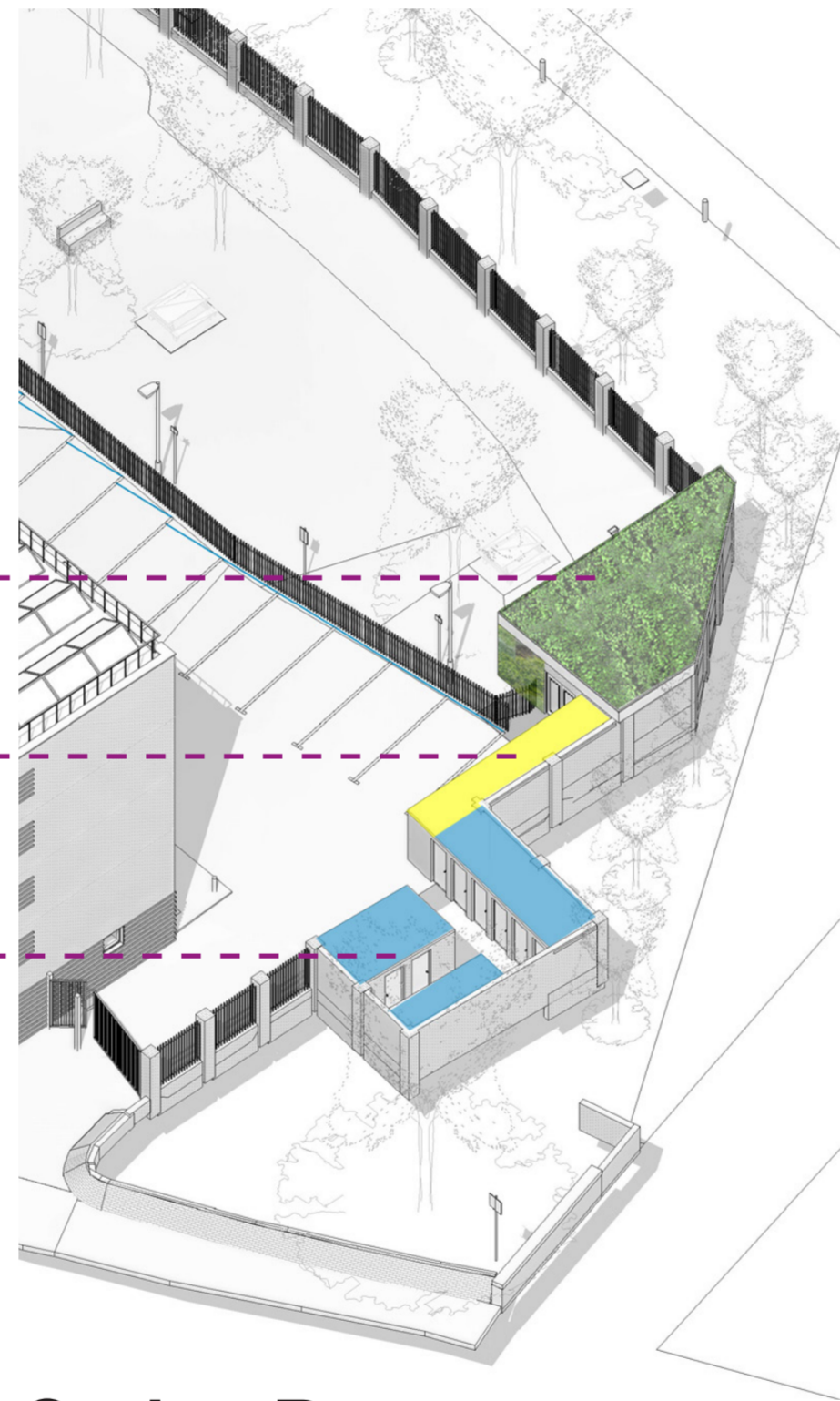


Option A

Services room

Refuse and recycling store with green roof

Storage



Option B



Option B View of proposed new Recycling & Refuse Store, with new services room beyond

A new recycling and refuse store will enable all residents to recycle. Setting the bins at the boundary will alleviate problems of noise and smell.

The existing storage sheds could be replaced, to create the same amount of storage, but with a more efficient layout.

Which Recycling and Refuse Store option do you prefer and why?

Interreg 
North-West Europe

Mustbe0
European Regional Development Fund

 **ECD Architects**
ENERGY CONSCIOUS DESIGN

LANCASTER WEST
NEIGHBOURHOOD TEAM
WT11

A new Treadgold House - Your thoughts?



Option 1 View of proposed refurbished building from Bomore Road



Option 1 View of proposed refurbished building from the car park



Option 1 View of proposed refurbished building from Grenfell Road

Interreg 
EUROPEAN UNION
North-West Europe

Mustbe0
European Regional Development Fund

 **ECD Architects**
ENERGY CONSCIOUS DESIGN

LANCASTER WEST
NEIGHBOURHOOD TEAM
WT1



Option 2



Option 3



Option 4



These are initial design ideas, and any combination is possible!

The final design will be influenced by your feedback on these designs, so please tell us what you think of them.

Let us know which finishes and balconies you like best and why.

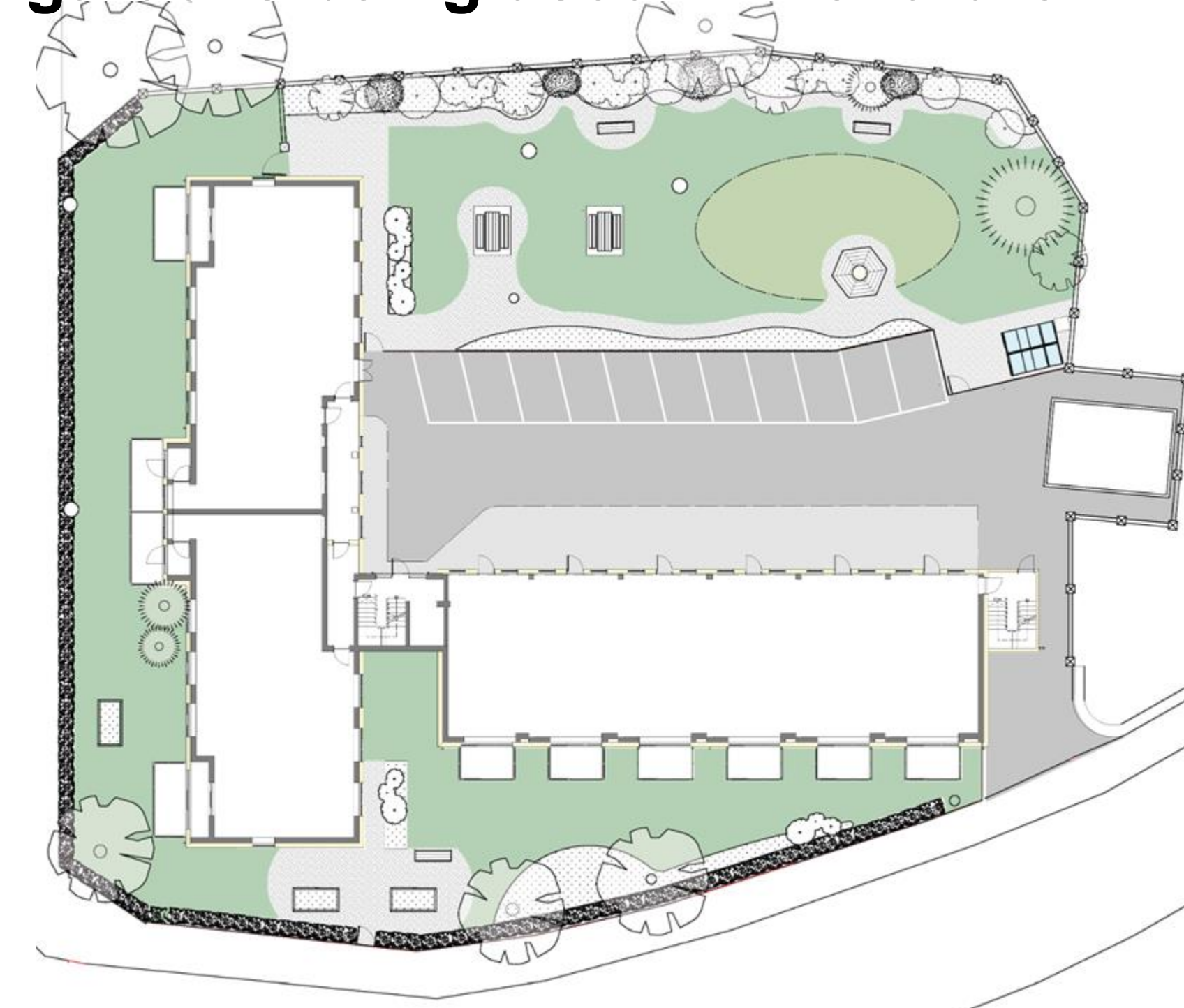


Residents would like to **make better use of the green spaces** surrounding their homes. **Brightening up the spaces** is a first step.

How residents see Treadgold House gardens being used in the future

A **communal activity area** can be used by gardeners and the residents to grow plants for the garden and the residents' balconies.

Accessibility to the gardens can be improved through new paths and picnic benches; a new access gate opens up the garden area.



A menu of options including **green walls, cycle storage, planters, bokashi compost bins** add functionality to the new balconies.



By improving the functionality and accessibility, the space holds greater potential to **foster a sense of community**, friendships, wellbeing and belonging.

