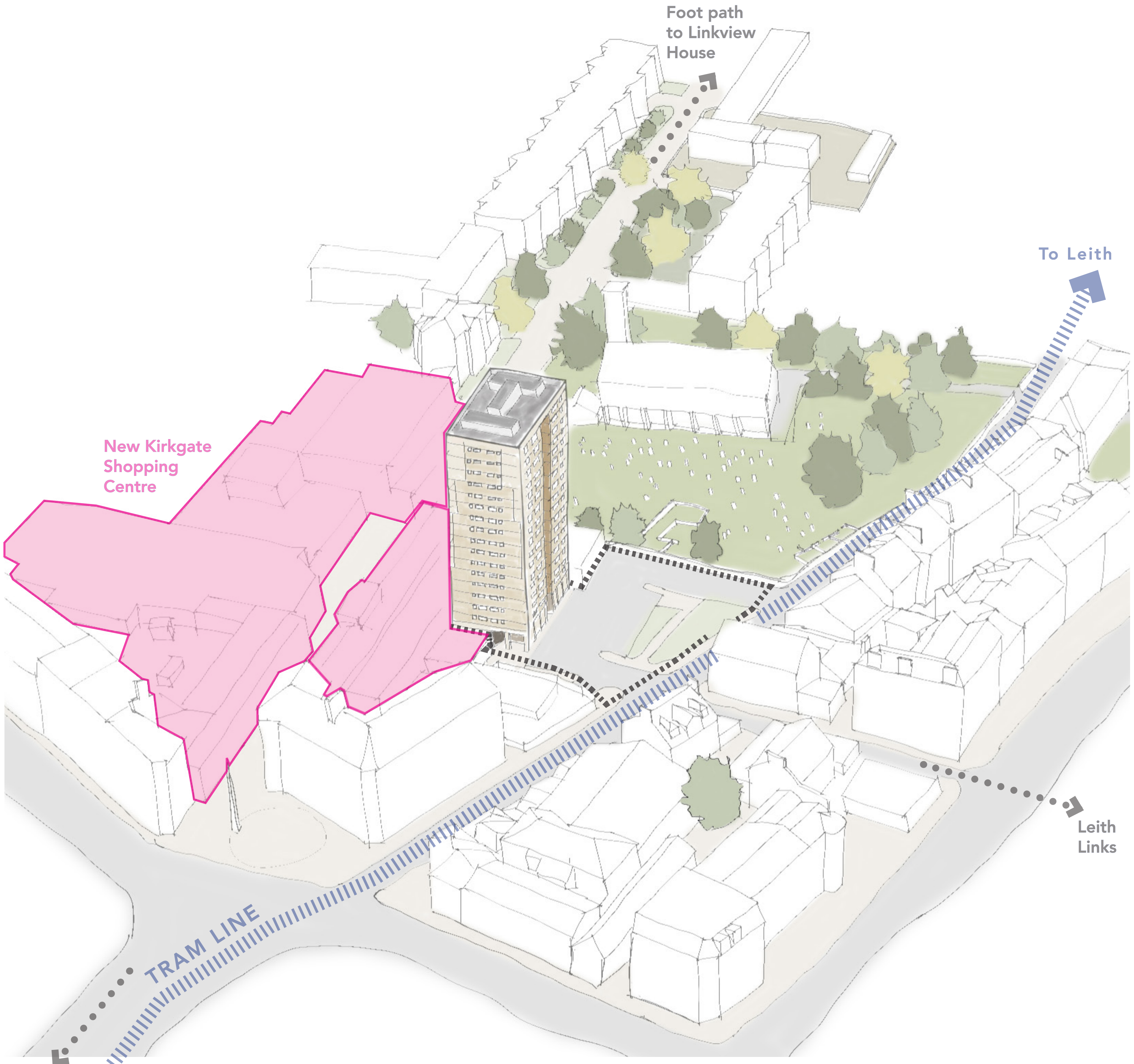


# KIRKGATE HOUSE

## ENERGY RETROFIT AND PLACEMAKING COMMUNITY ENGAGEMENT

Welcome to this community drop-in event, there are a number of display boards to view and the project team are here to provide further information and answer any questions you may have. Please help yourself to tea, coffee and biscuits.



Leith Walk

To City Centre

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COLLECTIVE  
ARCHITECTURE

Will  
Rudd  
Realise what's possible

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BURO HAPOLD

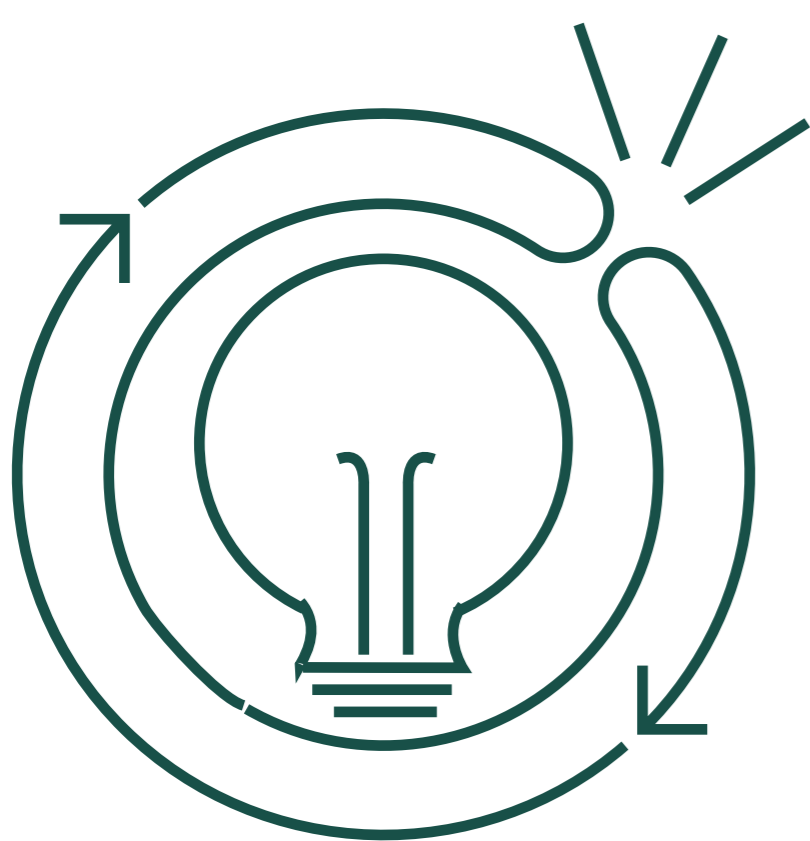
## PROJECT AIMS

The Council is proposing improvements to Kirkgate House through a full energy retrofit, alongside upgrades to the building's entrances, stairwells and shared spaces.

As well as improving the building itself, the project will also look at how the surrounding outdoor areas can be enhanced.

Rather than addressing each issue separately, we are taking a joined-up approach - looking at the building as a whole to improve energy performance, comfort, health and safety, and the quality of the spaces around it.

## A COMBINED APPROACH



### ENERGY

Kirkgate House was built in the 1960s and does not meet modern energy standards. We are proposing to improve insulation and upgrade building systems to reduce heat loss and energy use. This will help make homes warmer and more efficient to run.



### COMFORT

Improving the building fabric and ventilation will create more stable indoor temperatures and better air quality. The aim is to make homes feel warmer in winter, more comfortable year-round, and healthier to live in.



### HEALTH & SAFETY

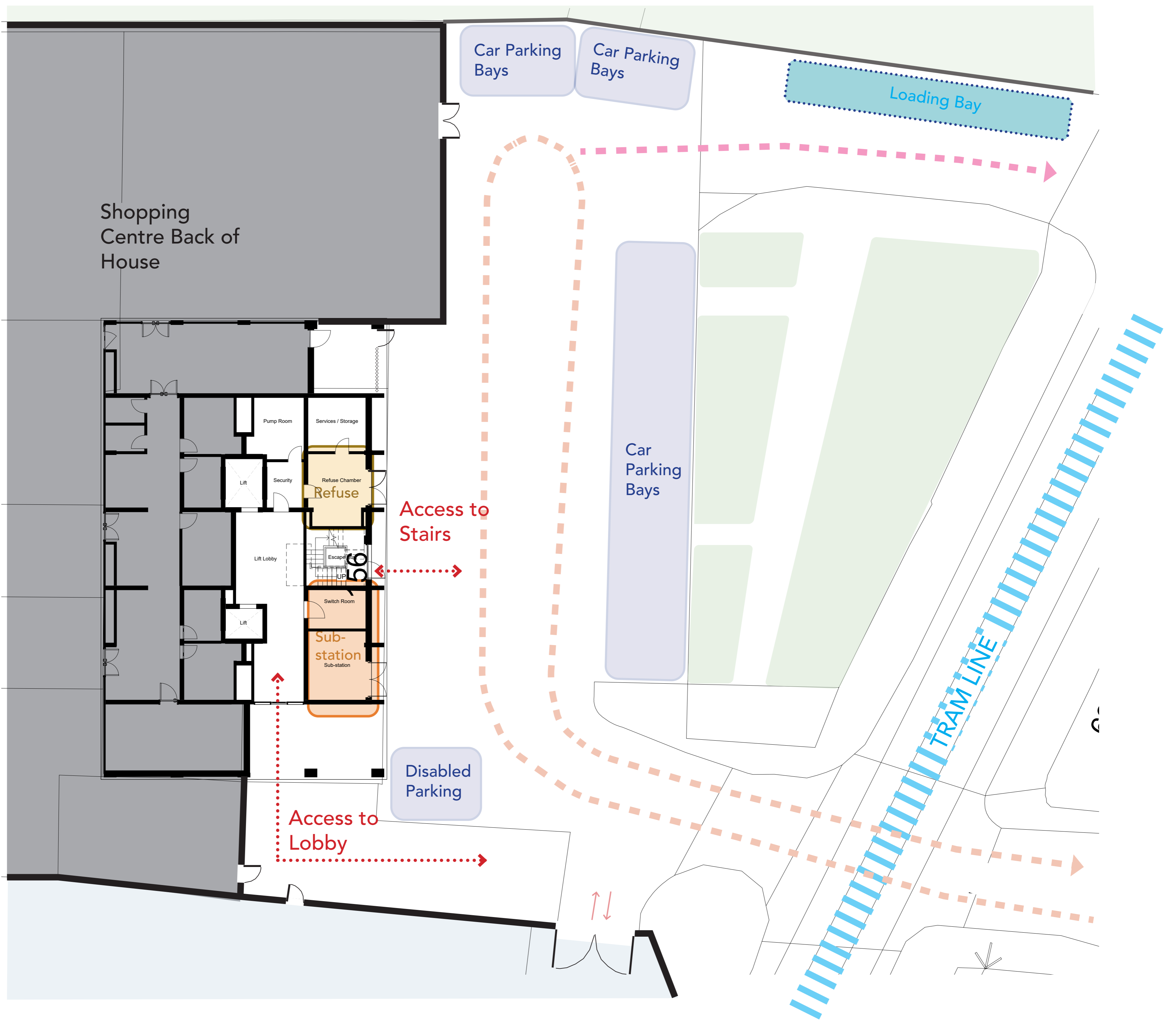
Upgrades to entrances, shared areas and fire safety measures will bring the building up to current standards. Clearer, brighter and more secure communal spaces will help residents feel safe and confident moving around the building.









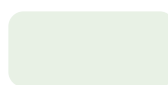


### PLACEMAKING

The project also looks at the spaces around Kirkgate House. We want to explore ways to improve the setting of the building - creating outdoor areas that feel welcoming, safe and pleasant to spend time in.

# SITE PLAN



- |   |                  |   |                            |
|---|------------------|---|----------------------------|
|  | Refuse           |  | Pedestrian Access          |
|  | Sub-Station      |  | Vehicle Traffic (Two-ways) |
|  | Car Parking Bays |  | Vehicle Traffic (One-way)  |
|  | Loading Bays     |  | Tram Line                  |
|  | Landscape        |   |                            |

# FLAT PLAN



# SHARE YOUR STORY

## TELL US ABOUT KIRKGATE HOUSE

### HOME STANDARD TOOL

As Collective Architecture join the project, we would like to understand your experience of living in Kirkgate House. To do this we have a questionnaire called the Home Standard Tool which asks you to assess the building you live in and your individual home. By using this tool, we can build a picture of everyone's experiences and also identify key areas for improvement.

#### WARMTH AND HEATING YOUR HOME



How warm is your home, and how easy is it to heat?

Think about the following things

- If it is cold or draughty
- If it stays warm when heated
- If some rooms are warmer than others
- If the heating system works
- If you have control over the temperature
- If you need multiple heaters

#### SUMMER COOLING AND COMFORT



Does your home overheat in Summer, how do you cool down the rooms?

Think about the following things

- If it gets too hot
- If it cools down easily
- If it is easy to ventilate
- If you can open windows or vents
- If you use other methods to cool your home, such as blinds or curtains

#### CONDENSATION, DAMP AND MOULD



Are there any signs of condensation, damp or mould?

Think about the following things

- What the problems are
- Where the problems are
- If opening a window or turning on a fan helps reduce problems
- If problems come and go or stay the same throughout the year

#### OPERATION AND CONTROLS



Is it easy to operate the systems in your home?

Think about the following things

- Heating, hot water and ventilation
- If the problems are constant
- If you have smart-home controls
- If controls are easy to use

#### CARE AND REPAIR



How well is the building looked after and cared for?

Think about the following things

- If there are on-going problems
- If the same problems keep happening
- If problems are fixed
- If problems are repaired quickly

#### OUTDOOR SPACE



How good is the outdoor space?

Think about the following things

- If there are shared outdoor spaces and how good they are
- If you have a private garden or balcony
- If you use the spaces year-round
- If there is space for different activities
- If there are areas for sitting and socialising

#### PRIVACY AND YOUR OWN SPACE



Do you have privacy, and can you relax in your home?

Think about the following things

- If there are noise problems
- If there is unwanted noise from systems in your home (boilers, fans etc.)
- If sound travels between rooms or you have enough privacy from neighbours
- If you have somewhere to relax

#### ADAPTABILITY AND FUTURE NEEDS



If your circumstances change, would you still be able to live in your home?

Think about the following things

- In the event of an accident, ill-health or ageing
- If you wanted to grow your family
- If your home can be adapted easily or if you would need to move

#### FLEXIBILITY AND ROOM FOR ACTIVITY



Does your home meet your day-to-day needs?

Think about the following things

- If there is enough space and storage
- If your family can do all the activities they want to
- If there are enough bedrooms or bedspaces
- If you can move furniture around easily

#### MOVING AROUND



How easy is it to move around the building and your home?

Think about the following things

- If it is easy to get from the street to your front door
- If parcels or deliveries don't make it to your door
- If there are places to take a break if you need a rest

#### ACCESSIBILITY



Is the building accessible for everyone?

Think about the following things

- Older people
- People who are disabled
- People who have hearing/vision impairments
- People with pushchairs and young children

#### COMMUNITY AND NEIGHBOURS



Do you know your neighbours?

Think about the following things

- If there are opportunities to meet your neighbours
- If the people you know are next door or further away
- If there is a sense of community
- If there are places to socialise outside your home

#### FEELING SAFE



How safe do you feel?

Think about the following things

- If you feel safe in the building
- If there are areas where you feel unsafe
- If there are specific things that add to feeling safe or unsafe
- If there are times you feel less safe
- If lighting helps you to feel safer
- If there are security measures

#### INFLUENCE AND SENSE OF CONTROL



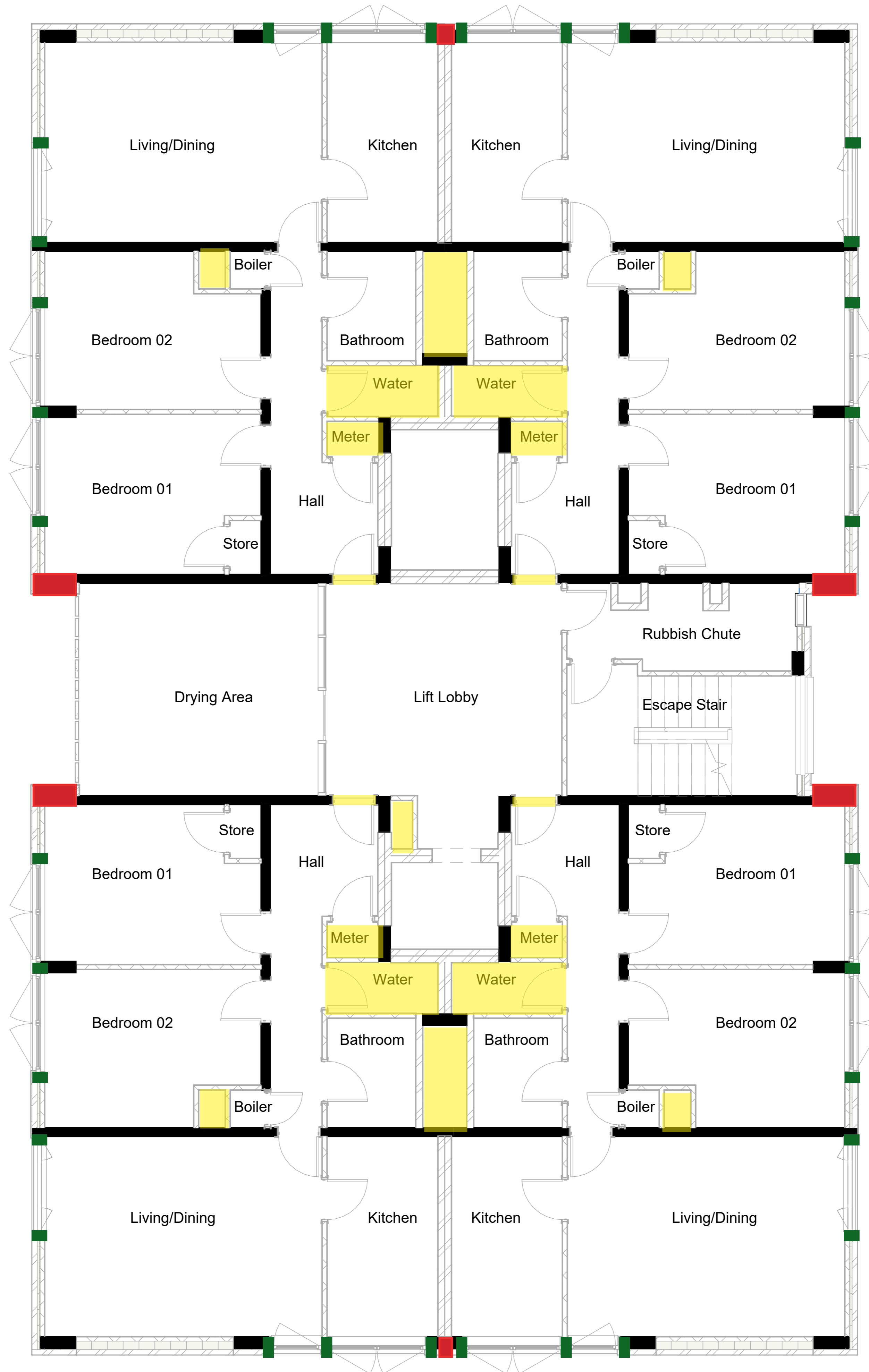
Do you feel listened to and included in decision-making?

Think about the following too:

- If there are opportunities to be involved in decision making
- If there is an active residents group
- If you are a member or attend meetings
- If you feel like you have control over changes in your home

These are some suggestions to think about when recording your experiences, and it may also be helpful to consider your own perspective but also the point of view of others that may be different to you, for example people that are disabled/ nondisabled, hearing/vision impaired, older/ younger.

# FIRE SAFETY IMPROVEMENTS



- Horizontal and vertical fire stopping of services penetrations.
- Cavity Barriers E30
- Fire Stops REI60

To improve fire safety and achieve minimum compliance with the Building Regulations, where reasonably practicable, the following measures are considered:

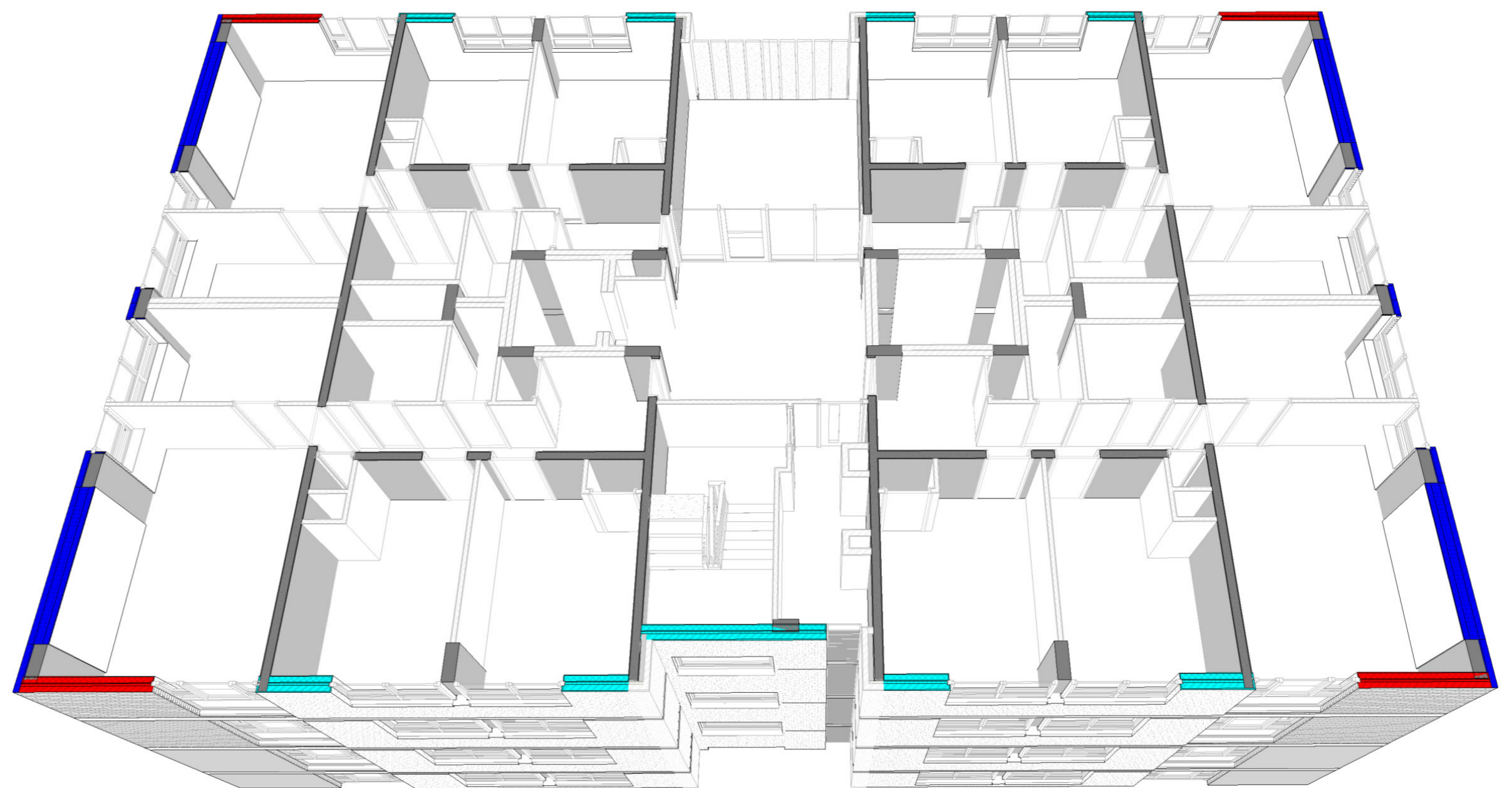
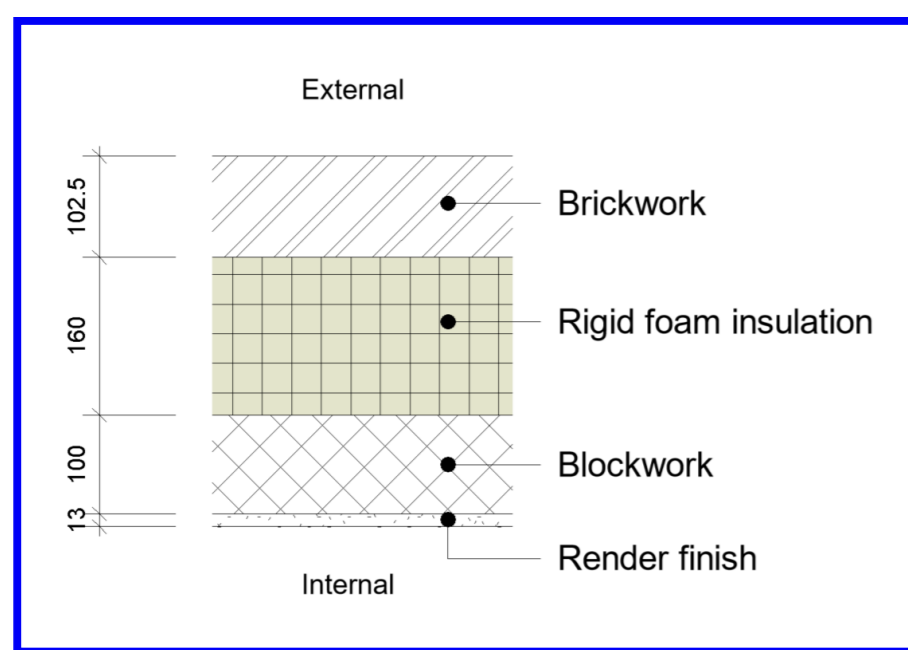
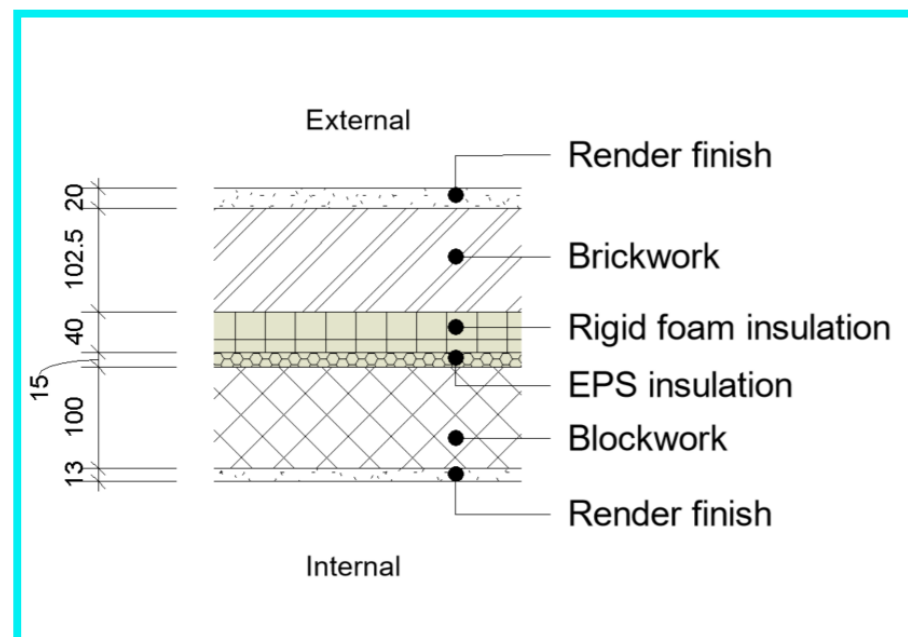
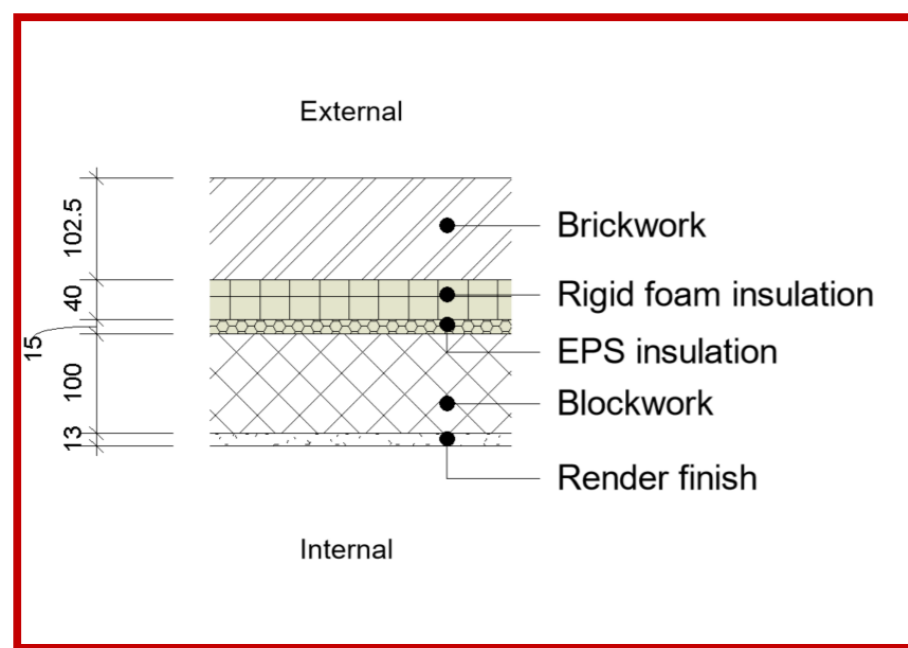
- **Verification of passive fire protection** along separating walls and floors (between flats and the common areas), including the installation of appropriate fire-stopping where required.

- **Installation of cavity barriers** around window openings to limit the spread of fire along the external elevation.

- **Installation of suitable fire-stopping** to all internal service penetrations passing through separating walls and floors.

# INSULATION AND VENTILATION

## EXISTING WALL CONSTRUCTION



## TYPES OF WALL INSULATION & AIR TIGHTNESS

Whilst removing the external cladding to undertake fire stopping measures, there is a significant opportunity to improve the thermal performance of the external wall build up.

### 1. Existing



Existing cavity wall insulation (CWI) retained with cavity barriers and fire stops added to achieve minimum compliance with DTH 2025.

### 2. Add EWI on existing structure



External wall insulation (EWI) added to the existing build up. This is potentially the simplest solution from a buildability perspective; however, it retains existing combustible cavity foam insulation.\*

### 3. Add EWI on existing structure and replace CWI



EWI added and the existing CWI replaced with a non-combustible type. This approach can reduce the overall wall thickness while maintaining good energy performance. The feasibility of removing the existing foam CWI would need to be assessed by specialist contractors.

### 4. Remove existing external leaf and add EWI



The most intrusive retrofit option, allowing for greater flexibility in material choices for the elevations. By removing the outer leaf, the existing CWI becomes easier to remove, and a parge coat can be applied to the inner leaf to improve airtightness. When combined with a cladding system, this option can also accommodate façade mounted photovoltaics, providing direct benefit to individual flats.

## VENTILATION STRATEGY

The installation of external wall insulation significantly improves the thermal performance and airtightness of a building.

While this reduces heat loss and improves energy efficiency, it also reduces the natural ventilation pathways that previously allowed moisture and stale air to escape through the building fabric.

As a result, a ventilation upgrade becomes essential to maintain a healthy indoor environment and to protect the building structure.

The following types of ventilation are considered:

**dMEV** – decentralized mechanical extract ventilation – separate extract fans from kitchen and bathroom

**cMEV** – centralized mechanical extract ventilation – single unit with separate extracts from kitchen and bathroom

**MVHR** – mechanical extract with heat recovery - whole-house ventilation setup that continuously extracts stale, humid air from rooms like kitchens and bathrooms while supplying fresh, filtered air to living spaces and bedrooms, using a heat exchanger to transfer up to about 90% of the warmth from the outgoing air to the incoming air.

