

GOLDEN LANE WINDOWS PROJECT SPRING 2022 NEWSLETTER

The City of London Corporation is consulting on options for windows on Golden Lane Estate, and this is the first of regular newsletters updating you on progress.



Pilot Project

Following feedback from our residents, in discussion with elected Members and the project team, we have decided to run a pilot project in a vacant flat at Crescent House. The pilot in this flat will enable the team to remove a set of window frames from the building and establish the full condition of the timber, the original galvanised window fixings and the substructure they are fixed to.

There are several questions regarding the window replacement project, such as the condition of the window fixings, the condition of the walls and floor slabs, the logistics of installing new frames, the impact on our residents and the timescales involved in the work.

We will continue to provide regular updates on findings and progress at in person events and via our dedicated project website.

At all stages of the project, we will invite residents and stakeholders (planners, Historic England, 20th Century Society, Building Control) to view progress, review work at key stages and give feedback, either via the dedicated website or possibly in small, organised visits to the flat.

A pilot project will enable us to trial the installation of a new set of windows. The pilot project will also inform the programme for the works when rolled out across the whole of Crescent House. Listed Building and planning applications will be prepared and submitted for the pilot project only.

We hope you will agree the pilot project will improve cost certainty to the estimate for the full project and may uncover additional works or risks that need to be accommodated that would not otherwise be known. It will also better inform the project team, and consequently residents, of expected impact during delivery.

Aims of the Pilot Project

- Establish, in detail, the condition of the existing window frames.
- Establish the condition of the existing building fabric (window surrounds).
- Establish the suitability of the building fabric to accommodate the new windows/fixings etc.
- Understand how the programme for the works can be rolled out across the remainder of Crescent House and the wider Golden Lane Estate.
- Improve cost certainty for the renovation/repair option.
- Improve cost certainty for the replacement project option.
- Explore the optimal option that preserves heritage and improves thermal performance.



Resident Liaison Group

We have recently set up a Resident Liaison Group (RLG) for Crescent House, as a forum for discussion and communication between residents, non-resident leaseholders and the project team; the group will help achieve a joint aim of better-performing windows and more comfort for residents. Once we have Crescent House's group set up, we will form groups for other blocks across the estate. If you are interested in being an RLG member:

- Call us on 0800 955 1042
- Visit [GoldenLaneWindows.site](https://www.goldenlanewindows.site) (Or scan the QR code to the right).
- Email us at GoldenLaneWindows@Yourshout.org
- Freepost RTXU-JGSR-KHLE (Golden Lane), Your Shout, 28 China Works, SE1 7SJ



Other Golden Lane Estates Residential Buildings

We have been concentrating design efforts on Crescent House due to the condition of the windows across the entire block. The wider group of blocks have similar window types and, now that Crescent House options have been drawn up, we are able to focus our efforts on the wider estate.

We are tackling the many issues that this Grade II listed estate possesses and exploring the options to ensure that any design solution works well for many decades to come.

The pandemic has hampered progress; however, we are now ramping up resources to ensure we are able to accelerate the project as much as is practically possible. We will keep residents informed of changes in the programme for the wider estate.

Our project website [GoldenLaneWindows.site](https://www.goldenlanewindows.site) contains the very latest information, so please keep checking it. We are working to complete this project as efficiently as possible.

