

CRESCENT HOUSE WINDOWS REFURBISHMENT PROJECT WINTER 2023

Earlier this month planning and listed building consent was granted for the Crescent House windows refurbishment project. This newsletter provides updates on next steps.



Latest News

It was good to hear at the planning meeting that residents were generally very happy with the standard of work on the windows in the Pilot flat, and had a continuing wish to work collaboratively. However, residents expressed concerns about the proposed ventilation system so the project team wants firstly to update you on recent progress.

Testing has taken place and the results look very positive. The project team will organise a meeting in the New Year for a presentation to residents. Peter King from Aereco will be there to talk about the design of the ventilation system and the results of the testing of the system undertaken by BRE (Building Research Establishment). He will also be happy to answer any questions.

Studio Partington (the project architects) have also been instructed to research ways of maintaining natural ventilation in the third floor bathrooms where it is proposed louvres will be removed (eg windows that can be opened) without compromising the proposed ventilation system.

Planning Approval

You can see the planning approval and conditions by visiting planning2.cityoflondon.gov.uk enter **23/00650/LBC** in the search box and look through the DOCUMENTS section for DECISION.

Now that planning permission is in place the project team can finalise the scope of the project; what it will actually cover. Along with the obvious elements like the windows themselves there is also existing mould and damp removal to consider, how residents are relocated during works, care of their possessions etc. There will be further updates as work progresses.

When the scope of work is finalised the project Quantity Surveyor can then work up the cost estimates and these should hopefully be available in March 2024. In the meantime, the QS team are meeting with a few resident representatives (all with architectural knowledge) to discuss the methodology behind working up the cost estimates and the extent of work completed so far.

Once the cost estimates are complete the project can go out to tender (see over for a tentative time line showing what needs to happen before actual works can commence).



Additional Testing At The Pilot Flat

During the cold months of January, February and March the pilot flat will undergo 'lived-in' testing. This means essential data can be collected on how the ventilation system deals with real life shower taking, laundry drying and water boiling etc!

This will be done with a combination of automatic loggers to measure humidity and temperature, sensors on potential weak points like the aluminium windows, and daily human reporting including photos on condensation levels etc. We will also be able to see how much the flat costs to run and keep warm.

Part way through this period an additional seal will be fitted to the aluminium window frame so there will be two sets of data to compare.

During this time Studio Partington will also research options for translucent panels under the bookshelves as per the original design along with an alternative textured white panel as a comparison to the smooth external white panels installed.

Programme For Getting To Actual Works

See below an approximate timeline of how the programme will unfold next year. There are additional elements to factor in like discharge of conditions and Section 20 statutory obligations (consulting with leaseholders) which may affect the timings.

- 1. Finalising Scope of Work**
January / February 2024
- 2. Budget Cost Estimates**
March 2024
- 3. Tender Process**
April 2024 - July 2024
- 4. Resident Needs Assessment**
To happen concurrently
- 5. Contractor Appointment**
July / August 2024
- 6. Start on Site**
September 2024

The project team are working with colleagues in Housing to free up more flats (known as 'voids') as they become available, so that there is scope to reduce the length of the actual works by working on more flats at the same time. There are other elements which will affect the actual works programme (availability of skilled tradespeople for example) but this is a useful one to have taken care of.



Keeping You More Informed

Recently, resident Jacqueline Swanson joined the project team to try help improve resident communications. In the New Year Jacqueline will work with Project Manager, Nick Condon, to produce topic specific fact sheets and if useful they will organise resident meetings to come together and discuss some of the more complex issues.

The first fact sheet topics will be Ventilation; Heating; Decanting; Costs. Please get in touch with Jacqueline if you have any questions you want addressed. Her email is jacqueline.swanson@cityoflondon.gov.uk

Also drop her a line if you have yet to see the pilot flat – there may be an opportunity to organise a visit before the lived-in testing starts on 8 January 2024.

Finally, since planning has been granted Nick has been confirmed as the designated Project Manager for the Windows Refurbishment Project.

Getting In Touch

The latest updates will be posted on our dedicated project website at goldenlanewindows.site

Alternatively, you may get in touch by email, phone and Freepost:

- Call us on 0800 955 1042
- Email us at goldenlanewindows@yourshout.org
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