



Crescent House Residents' Liaison Group (RLG) 26 May 2022 Meeting Summary

Date:	Thursday 26 May 2022 from 6:00 pm – 7:00 pm	
Venue:	Golden Lane Estate Community Centre and Microsoft Teams	
Attendees	John Muldoon Justin Chow Edwhite Pe	Your Shout (Chair) Your Shout Studio Partington
	4 Residents attended the meeting in person or via Microsoft Teams	
Apologies	Dawn Harris Jason Hayes	City of London Corporation City of London Corporation
	2 Residents sent their apologies	

This was the first official meeting of the Residents' Liaison Group. The meeting's agenda was:

1. Update on the aims of the Pilot Project.
2. Acoustic testing update.
3. Update on the wider project.
4. Suggestions for items for discussion at future meetings.

1. Resident Comments

- Residents commented on how the planning application for the Pilot Project had been drafted, surprised by the wording on the planning application, as it seemed focussed on a result of replacing and installing triple glazing windows.
- Residents commented on the intent of the City of London Corporation (The City) pushing forward for triple glazing.
- Residents commented on the practical and legal implications of the planning application and hope that the planning consultant will be invited to the next RLG meeting. There was a suggestion that one of the public notification letters had been late going on display
- If the planning application were to explore two different options, why was the application submitted as one single package?

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- Residents commented on the wording of the application and suggested that rewording the application would help ease their concerns.
- It was stated that the majority of leaseholders is against the installation of triple glazing and doubted the practicality of triple glazing on the whole building.
- It was stated that, since 85% of the wood (externally) is in good condition (according to the data provided by Hallas), there are questions about the treatment of the original frames if the replacement option is to go ahead.
- If the replacement option is ultimately decided, how will The City ensure the level of craftsmanship is adequate.
- Residents feel that The City should be more proactive in engaging people in Crescent House, since there is a genuine lack of trust between both side.
- A resident questioned the delay in the planning system and the consultation letters being sent out.
- The group suggested that allowing the project to be more resident-led would speed up the progress as well as mitigate potential conflicts between the resident and The City. There was a proposal for a joint working party to draft proposals.
- It was said that there is a general feeling from those in contact with RLG members that “The City is trying to do a rush job”.
- One leaseholder noted that there is a potential issue with the removal of the outer wall to facilitate the repairs.
- The group raised questions on how Studio Partington (the architect) will determine the best option after gathering results from the Pilot Project.
- Details of the acoustic testing were requested. Residents wanted to know where the acoustic equipment is being positioned and suggested the acoustic results would be biased.
- The group wants to know about the cost of acoustic testing and hope that The City could conduct a building-wide acoustic survey to determine whether triple glazing windows are a practical solution for every flat of the building.
- The general consensus from the residents present was that window replacement for Crescent House cannot be a “One-Size Fits All” solution, since different parts of the building have different conditions.

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2. Your Shout and Studio Partington (On Behalf of City of London Corporation) Response

- Studio Partington and Your Shout confirmed that the planning application has been submitted.
- Aims for the Pilot Project are:
 - A thorough (internal and external) inspection of the condition of the window frames.
 - Explore and assess the feasibility and effectiveness of each option.
 - Explore the logistics and technicalities (such as road closures, scaffolding, noise) of the project and how to minimise disruptions.
- Studio Partington and Your Shout reiterated that decision will be made by the Members of the City of London Corporation Planning Committee. Currently, no decision has been made.
- Acoustic surveys are being undertaken and the results should be available soon. If results are published before the next meeting, they will be distributed to the RLG members.
- Studio Partington and Your Shout updated RLG members on the progress of the wider project, with proposals for consultation being finalised for other buildings.
- Your Shout reiterated the values of an RLG, as a conduit for discussion between The City and the Residents.
- If, on investigation, one public notice of the application proved defective, this was capable of remedy.
- Your Shout explained that comments on the planning application can be submitted after the stated date (but before the committee date), as the statutory notice period is the minimum required by statute.
- Studio Partington explained that the changes made in the Pilot Project will not be permanent, the flat will revert to its original state.
- Small, organised visits to the Pilot Project could be organised provided the contractor agrees. These would be subject to strict health and safety protocols.
- Your Shout will pass on the idea of a Joint Working Party to The City.
- Your Shout will pass the comments on the planning application to The City.
- Studio Partington will base its recommendation on the evidence collected in the Pilot Project. The Pilot Project is the opportunity to put theory into action.

3. Final Remarks from Your Shout and Studio Partington (On Behalf of City of London Corporation)

- The planning consultant will be invited to the next meeting.
- Acoustic survey results will be shared once the report is available in the public domain.

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- Further details of the prospective replacement windows will be shared once the materials are available in the public domain.
- The project team will continue providing updates on the Pilot Project progression.

The meeting closed at 7:00 pm

May 2022
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