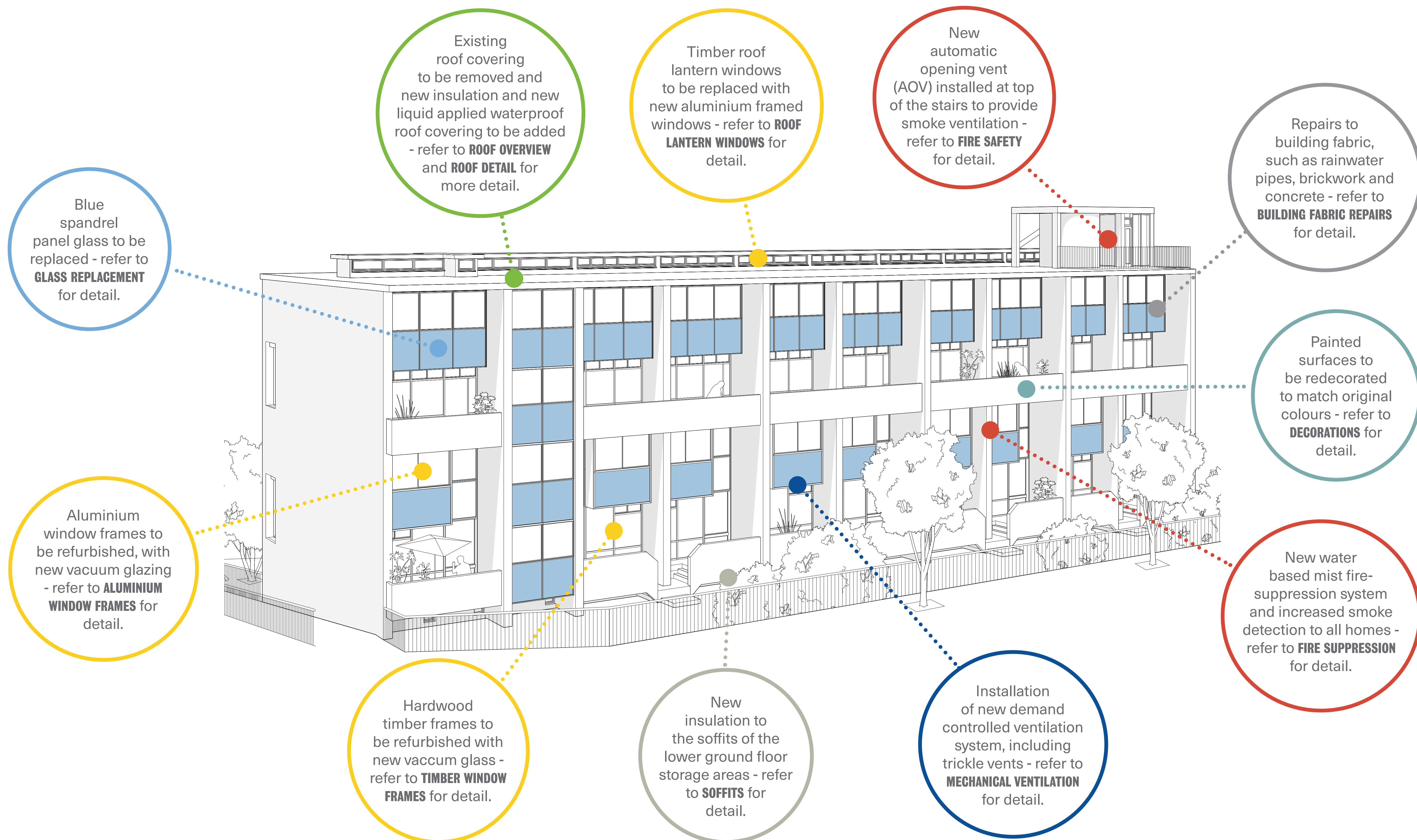
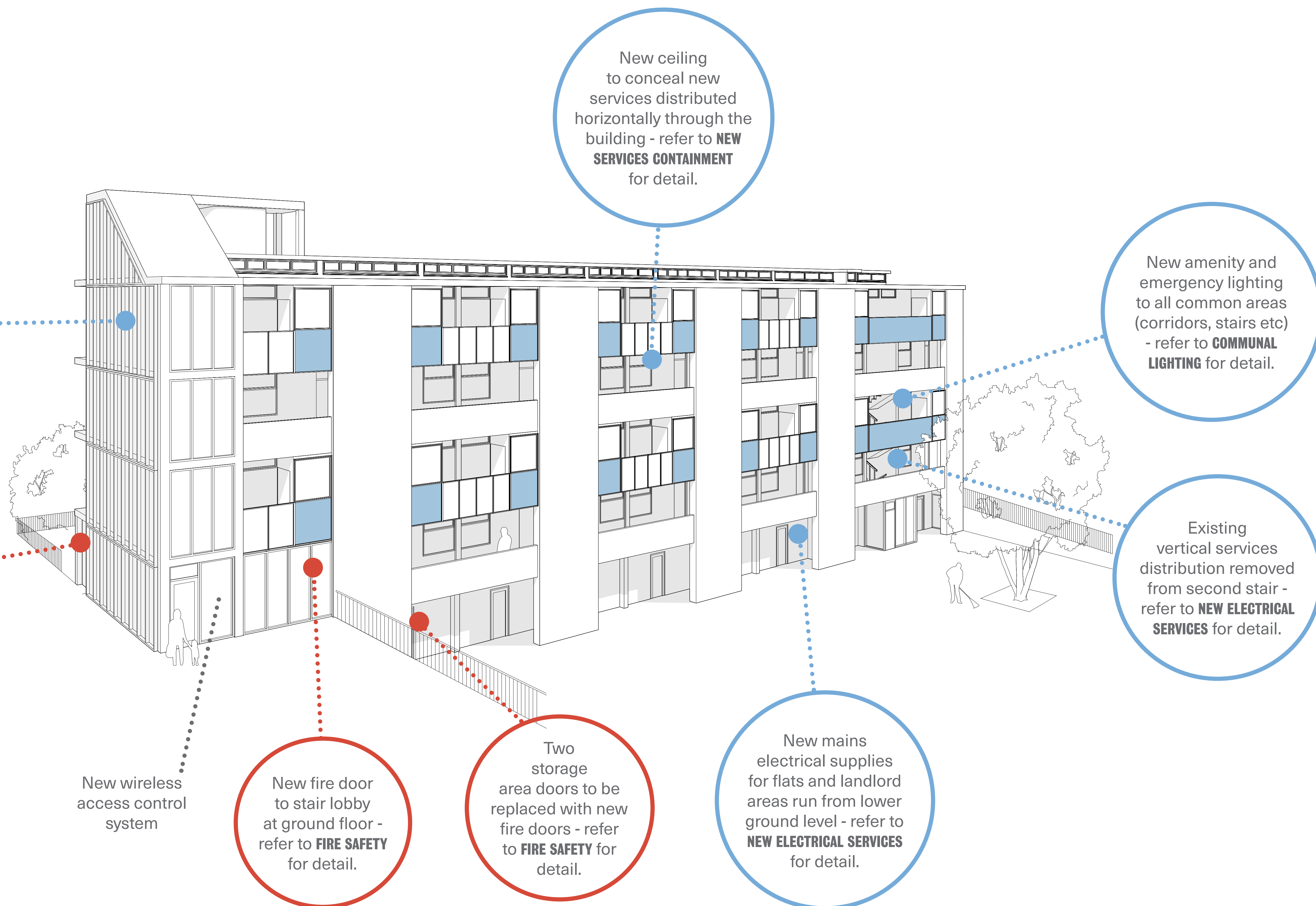


SCOPE OF WORKS



SCOPE OF WORKS



ALUMINIUM WINDOW FRAMES

Aluminium-framed windows are found in the living room and bedrooms, and in some flats adjacent to the open staircase.

The window frames (and much of the glass) date from the late 1950s, when the building was built. While the aluminium is generally in good condition, the single glazing contributes to high heat loss in winter and overheating in the summer.

It is proposed to retain the existing aluminium window frames and replace the existing glass with new vacuum glazing (as has been proposed and approved for use at Crescent House). The metal frames will also be cleaned, new draught-proofing measures installed, and the sliding mechanisms improved.

In order to do this, some changes are required.

As the new glass is thicker than the existing glass, a slim aluminium insert is required in the frames to accommodate it.

In order to improve the operation of the horizontal sliding windows, new stainless steel roller bearings are proposed to be installed within the window frame. The vertical sliding windows will need to be rebalanced to accommodate the heavier glass, resulting in the need for a larger counterbalance to be added to the bottom of the top sliding panel.

The aluminium window frames in all the maisonette blocks on the estate use the same frame sections, and a trial of the works has been undertaken at 2 Bayer House. Here, the glass, new inserts, bearings and balancing works have been carried out to both a horizontal and a vertical sliding window. We are planning visits to view these works, and a sign-up sheet is included.



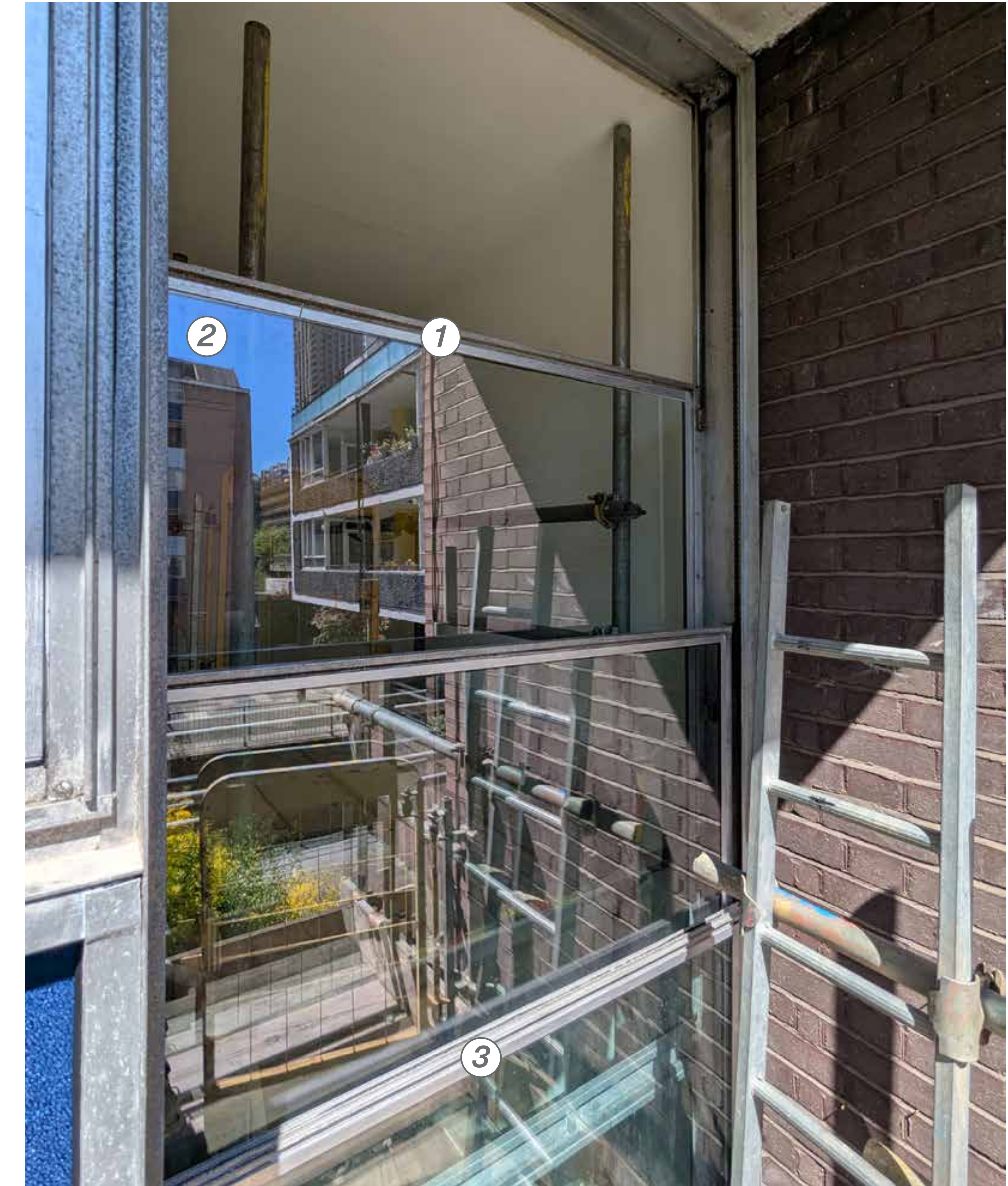
Above: Archive photograph showing Cuthbert Harrowing House windows



Above: Trial works to horizontal sliding window in bedroom. The frame inserts, vacuum glass, stainless steel bearing (not visible) and new blue glass have all been installed.

Right: Trial works to the vertical "guillotine" window. The frame inserts, vacuum glass and counterbalance have all been installed and can be seen in the photo:

1. Aluminium frame insert to take thicker glass
2. New vacuum glass
3. New heavier counterbalance



Right: Trial works to bedroom horizontal sliding window showing new stainless steel bearings installed to bottom of window frame.



Left: New aluminium glazing adaptors installed for trial.

4. New mill finished aluminium insert as installed as part of the trial works at 2 Bayer House. The aluminium has already started to oxidise to match the historic frames. The oxidation is a natural process which protects the aluminium.
5. Original mill finished aluminium frames



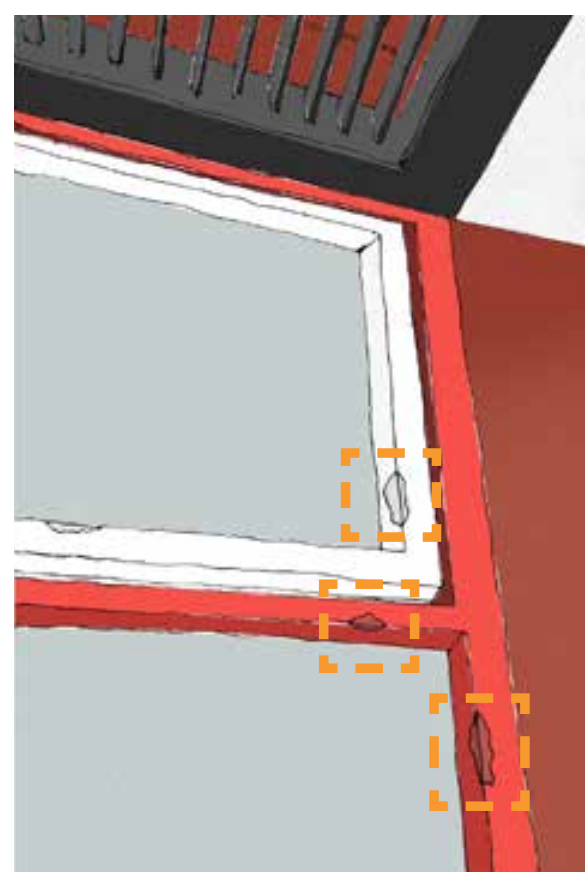
TIMBER WINDOW FRAMES

Two different types of timber window frames are used in Cuthbert Harrowing House; softwood frames found in kitchens, bathrooms and roof lanterns (these are covered on the next board), and hardwood frames found in the living rooms.

The window frames in the bathrooms and kitchens are in reasonable condition, partly due to their sheltered location, although some repairs are required. The opening windows incorporate sizable gaps around the frames to provide permanent ventilation. Following the installation of mechanical ventilation in the homes, these gaps are no longer required and can be infilled.

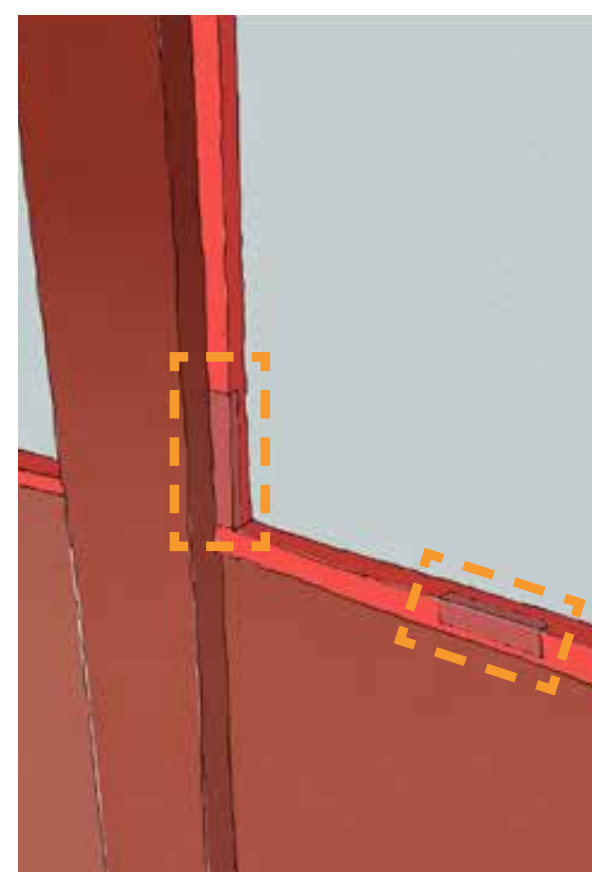
Approach 1: Repair and reglaze

This approach follows the solution that has been trialled and approved for use at Crescent House and retains as much of the listed fabric of the building as possible. The existing wood is stripped of all the paint, repairs carried out (see below), new brush and compression seals installed, and the new vacuum glazing installed (with minor adaptations where needed).



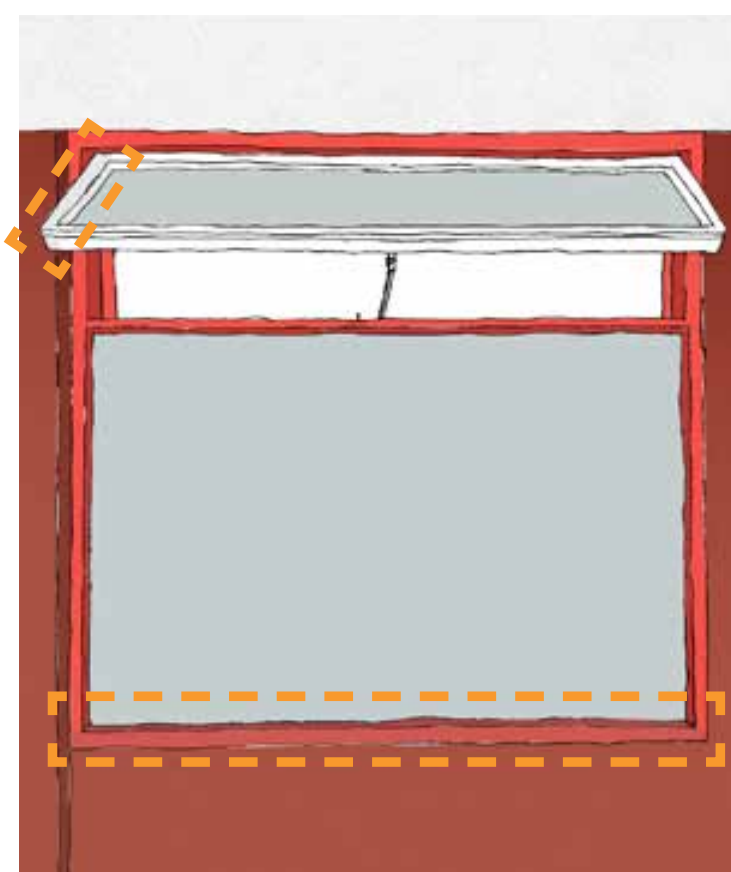
Minor Repairs

Small areas of degradation will be repaired using two-part resin to infill the damaged area.



Small Sections

Where there are short sections of degraded timber, a new section of timber will be spliced in.



Extensive Repairs

Where the degradation extends along a significant portion of the timber, the whole length will be replaced with a new section of timber.

Approach 2: Full Window Replacement

During discussions with the Golden Lane Residents Association (GLERA), a request was put forward to consider replacing the kitchen and bathroom windows with new hardwood window frames. Design proposals for closely matching new window frames have been discussed with a number of suppliers and are technically possible. To provide the highest level of thermal insulation, the new frames would be vacuum glazed. However, there are some challenges to this approach.

The existing bathroom windows are integrated with the door frame of the bedroom door onto the escape route between flats. Separating these two joinery items without damaging the door frame will be difficult.

It is also likely that the existing window frames were built into the walls as construction progressed and, as a result, the windows fit very tightly into the walls. With new windows, it will not be possible to achieve this, and a tolerance gap (8–10mm) will be required all around the frames.



Option 02: Window replaced with new hardwood window frames incorporating vacuum glass.

Approach 3: Hybrid of repair and replacement

In order to address some of the construction issues described above with the full replacement of the windows, an approach where the existing outer window frames are retained (and repaired where needed) and new hardwood opening casements are installed has been explored.

This approach would mean that less damage is likely to the surrounding building fabric, including the bedroom doors, while the advantages of a new hardwood opening casement can be realised. The hardwood opening casement is likely to be more resistant to expanding and contracting in hot and cold weather, improving airtightness and operability.

A feedback form has been provided for you to let us know if you have any preferences or comments on the approaches to the timber-framed windows.

Where windows have been replaced with uPVC, they would be returned to being timber. Approach 1 will be used for the hardwood windows in the living rooms.



Option 03: Primary window frame repaired, and opening light replaced with hardwood frame

ROOF LANTERN WINDOWS

The softwood-framed windows which run the full length of the roof lantern are in poor condition. There are several factors likely to have contributed to the poor condition of these frames:

Location: exposure to wind and driven rain.

Design: the roof edge drips water onto the cills.

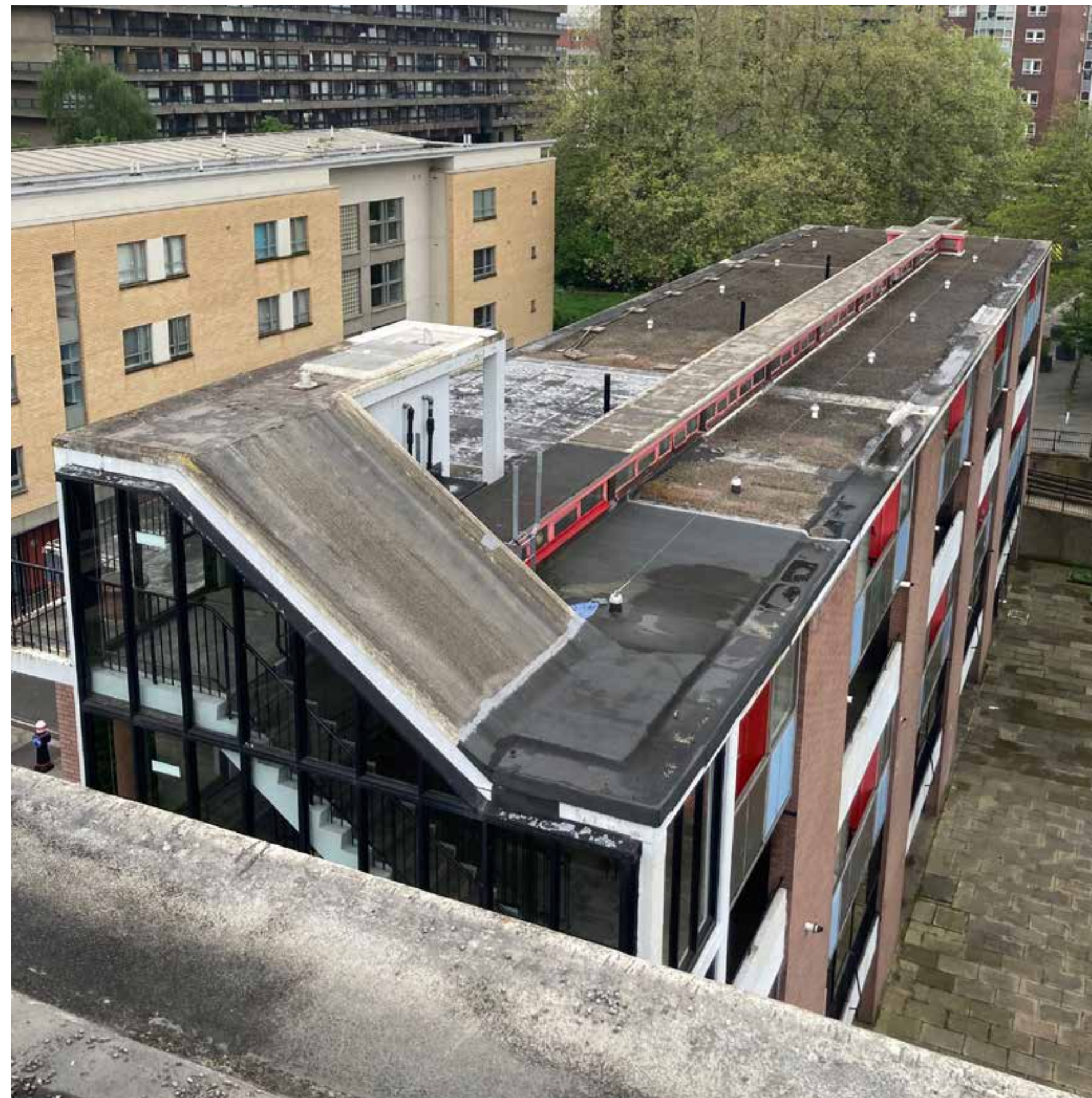
Maintenance: lack of consistent repair and decoration.

The windows are of some historic significance to the building, mostly due to their strong use of colour rather than any particular use of material, and are largely only seen from a distance. It is also possible that these windows are not the original windows, as the proportions of the window frames appear slightly different from those shown in archive photographs taken at the time of the building's completion.

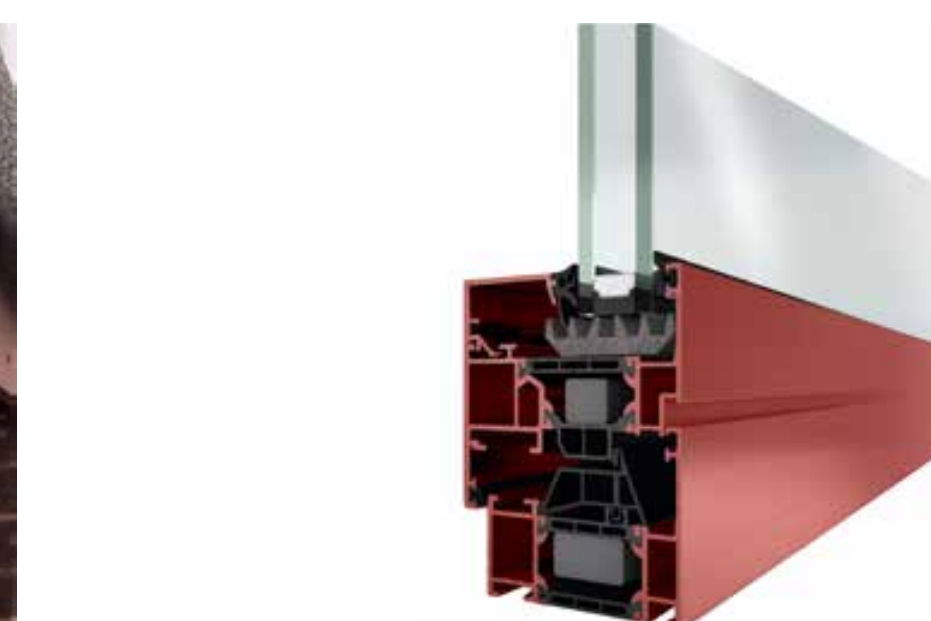
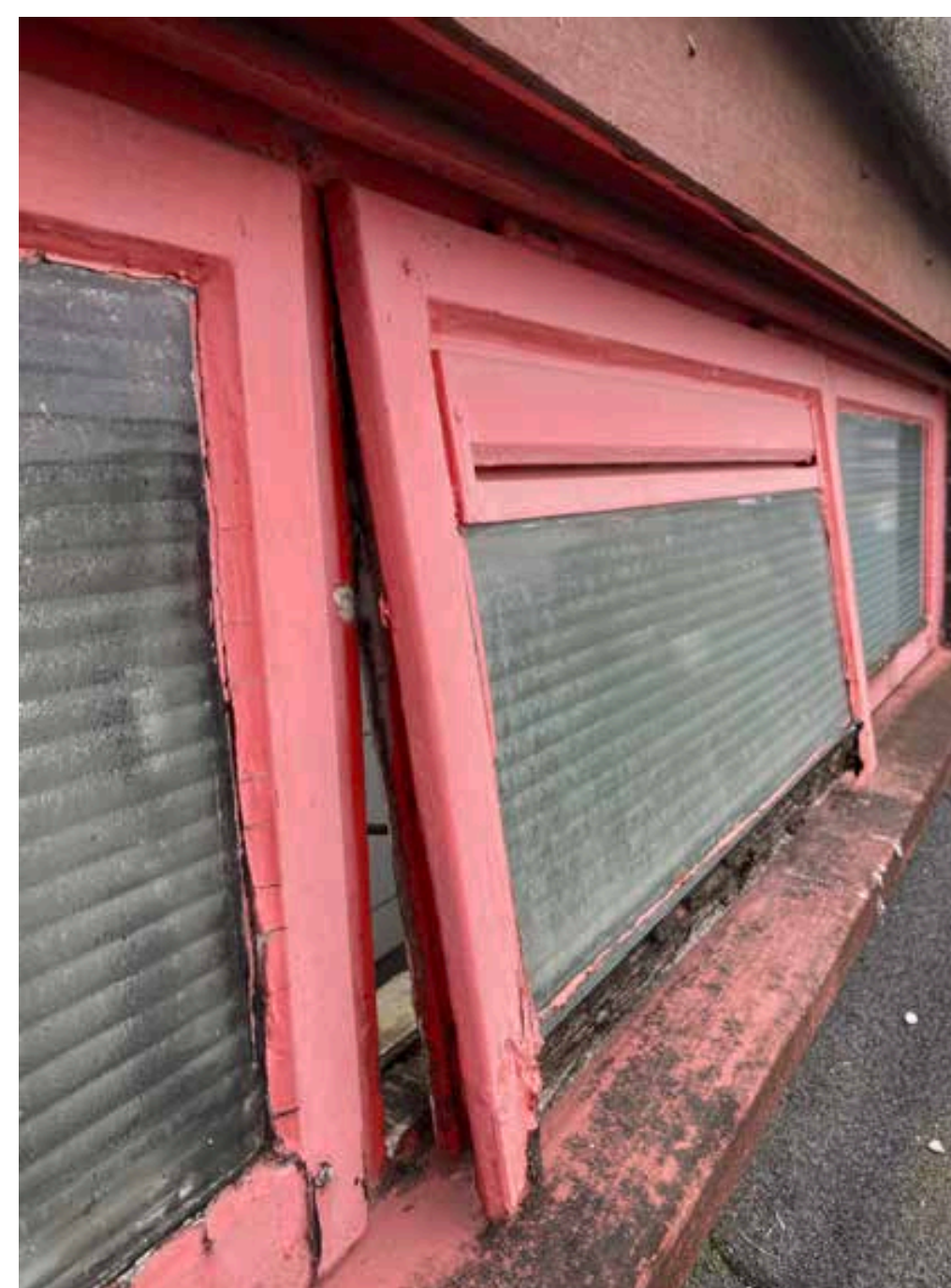
Taking all of this into account, we propose replacing these windows with a solution that requires less frequent access, decoration and repair. This would improve longevity without diminishing their historic significance.

New thermally broken aluminium windows and cills are proposed.

The design of the aluminium frames can closely match the current fenestration pattern, and the colour can be matched to the original paint finishes.

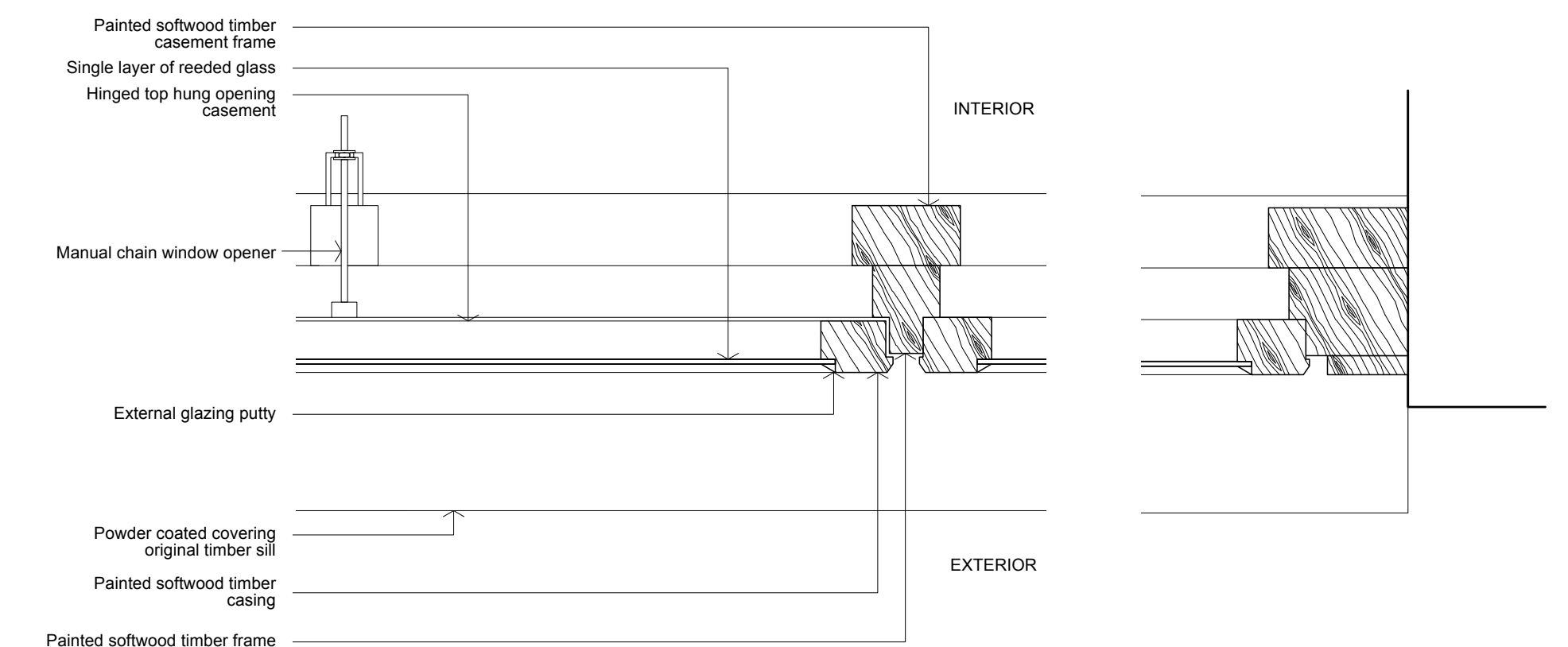


Above: View of the roof lantern lights of Cuthbert Harrowing House from the roof of Bowater House. The bold red colour of the window frames is thought to be original and the key historically significant feature of these window frames.

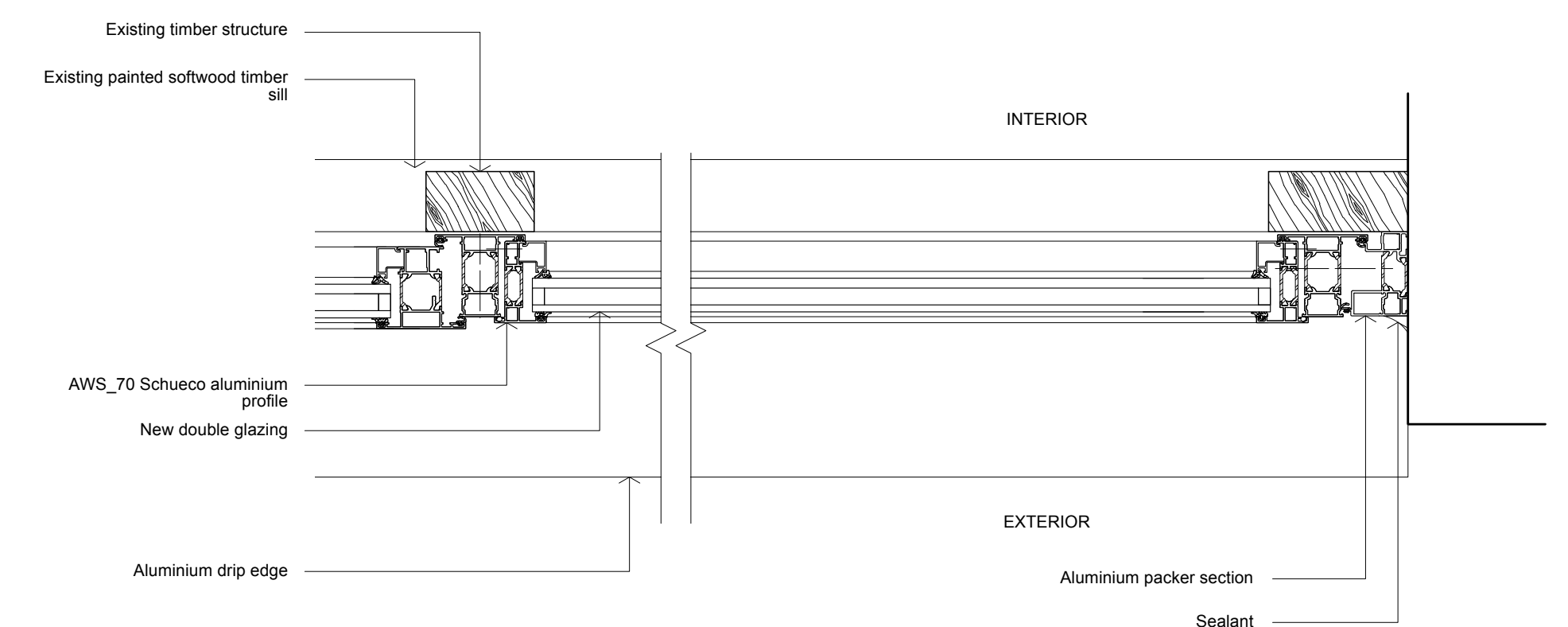


Example image of powder coated aluminium frame.

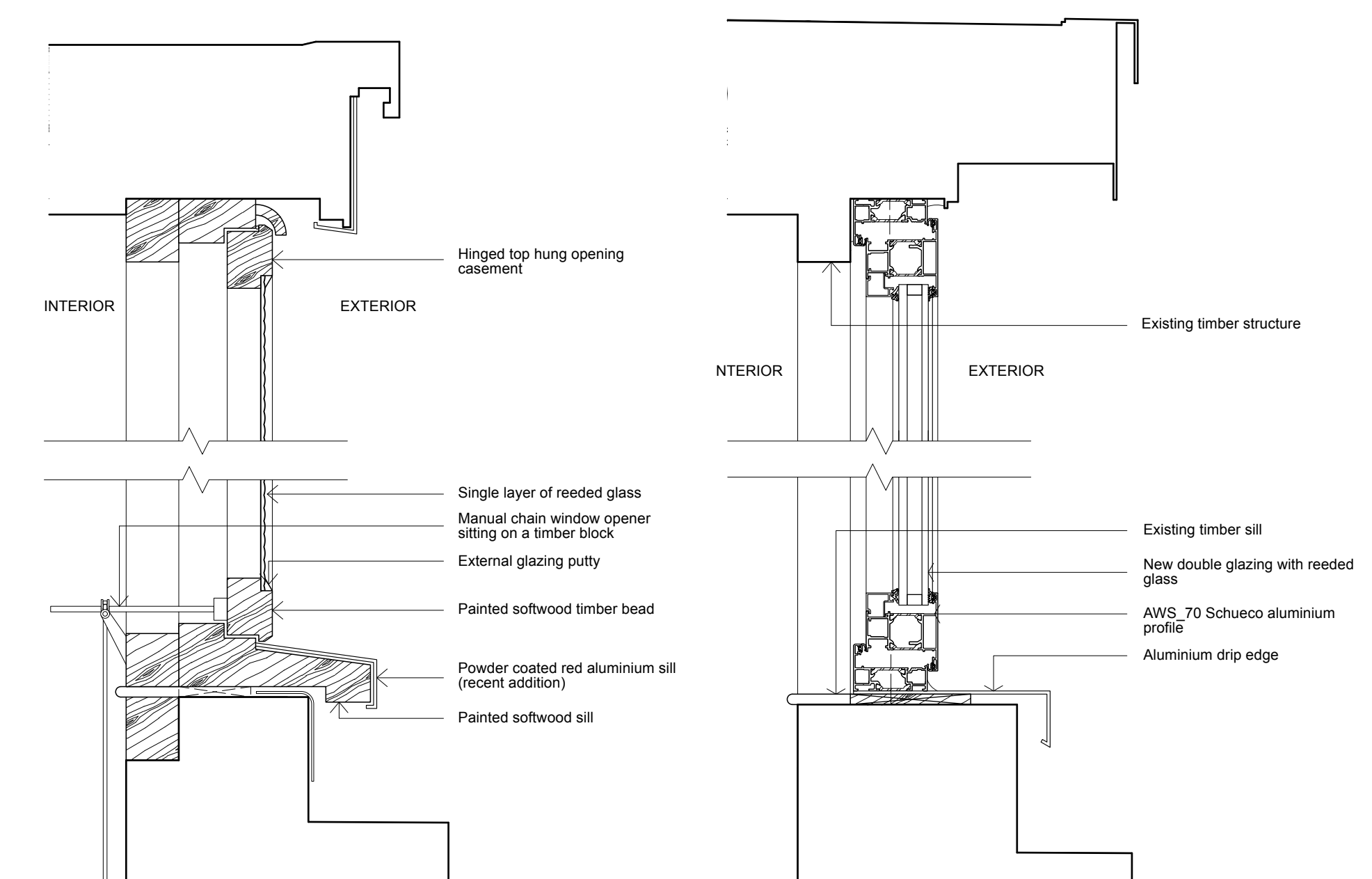
Left: The roof lantern windows are made from softwood and are in generally poor condition. In this photo the entire bottom piece of frame of the opening light is missing and would require an extensive splice, or complete replacement. Staining on the timber sill is thought to be from constant water dripping from the lantern light roof.



Existing roof lantern window plan detail



Proposed roof lantern window plan detail



Existing roof lantern window section detail

Proposed roof lantern window section detail

GLASS REPLACEMENT

Clear Glass

Clear vision glass within window frames will be replaced with new vacuum insulated glass. Typically, the vacuum glass is formed from two sheets of 4mm toughened glass separated by a 0.3mm vacuum. It is the vacuum which gives the glass its high performance in terms of thermal insulation and sound insulation.

The glass is a relatively new technology. Initially developed in the 1990s, the latest generations of the product have been refined to eliminate evacuation ports and reduce the impact of the "getters" required to maintain the vacuum. The vacuum glass will help to retain heat and reduce solar gain, overheating, and heat loss.

	single glazing	vacuum glazing
U-Value (thermal performance)	4.8-5.8	0.5
G-Value (solar transmittance)	0.9 - 0.85	0.53
Acoustic (sound reduction)	29 dB	36 dB
Light Transmittance Value (LTV)	90%	77%

Performance of vacuum glazing vs single glazing. Lower U-value & G-value figures are better, higher Acoustic and LTV are better.

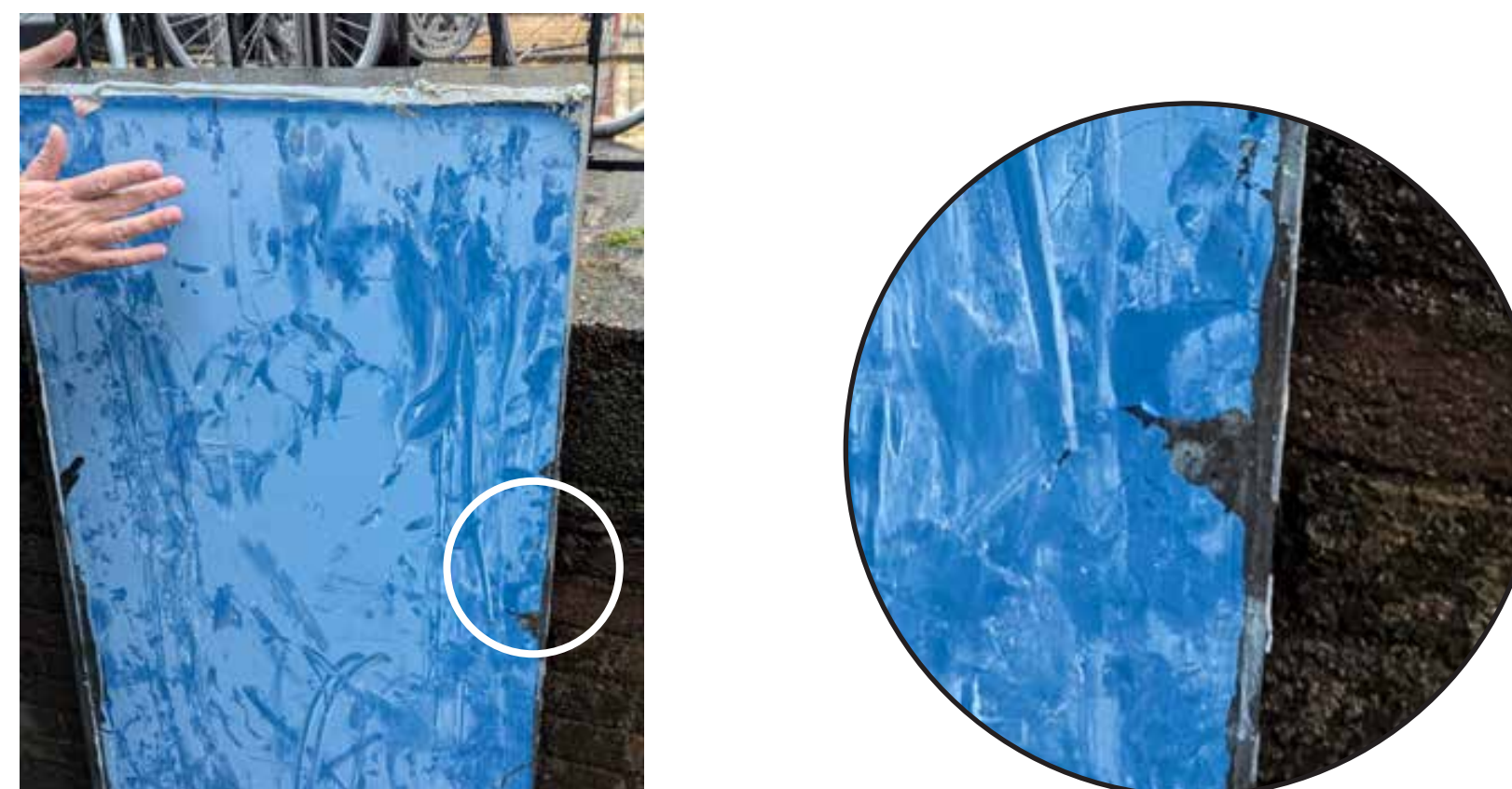


CGI of vacuum glass (LandVac).
1. Toughened Glass 2. Edge Seal 3. Getter 4. Low E coating to glass
5. Micro Spacers (required to maintain vacuum)

Coloured Glass

Investigation works at CHH have shown that the coloured glass differs from the coloured glass used elsewhere at Golden Lane. The panes of glass are made up of clear, textured glass with a site-applied blue paint finish, installed with the textured side on the inside and the paint finish on the outside. From archive photos, it is assumed this was always the case.

The blue paint is now faded and has a chalky residue on its surface, both of which have changed the appearance of the glass.



Sheet of coloured glass removed from Cuthbert Harrowing House. The colour to the glass is created with a surface applied paint. This has faded and has developed a chalky residue. The outer face of the glass is smooth and the inner face textured.

Other blocks on the estate use textured glass installed with the texture on the outer face and a coloured (blue or red) vitreous enamel coating on the inner (smooth) face. This is consistent with the 1950s Pilkington product Muroglass, which is mentioned in some of the journal articles from the time of completion.

Our working assumption is that the blue paint used on the glass at CHH would have matched the deep blue used elsewhere on the estate. Therefore, it is proposed to replace the glass in the spandrel panels with new textured glass with a blue ceramic coating to the rear. A trial sample of this glass has been installed at 2 Bayer House.



Replaced spandrel panel installed for the 2 Bayer House trial. The replacement glass is a bespoke design with a textured outer face and a blue ceramic coating to the rear.

Reeded Glass

Reeded glass is used in various locations to provide additional privacy, for example in the kitchens, which look out onto the walkways. These will be replaced with a composite glazed unit consisting of an outer layer of reeded glass with an inner layer of vacuum glass.

This will provide an external appearance closely matching the existing appearance and maintain the same level of privacy while also delivering the same thermal performance as the new vacuum glazing elsewhere.



Existing reeded glass

CGI of replacement reeded glass double glazed unit.

Individual components:
1. Vacuum insulating glass
2. Laminating sheet
3. New reeded glass

MECHANICAL VENTILATION

Overview

The original design for Cuthbert Harrowing House did not include mechanical ventilation. Over time, some occupiers have added extract fans to kitchens and bathrooms. Residents have reported condensation and mould growth within homes, highlighting that poor ventilation is already an issue.

All homes need to be ventilated to maintain good indoor air quality and avoid condensation and mould growth. Ventilation can be achieved in a number of ways, but it is usually provided by a combination of opening windows and mechanical extract fans in bathrooms and kitchens.

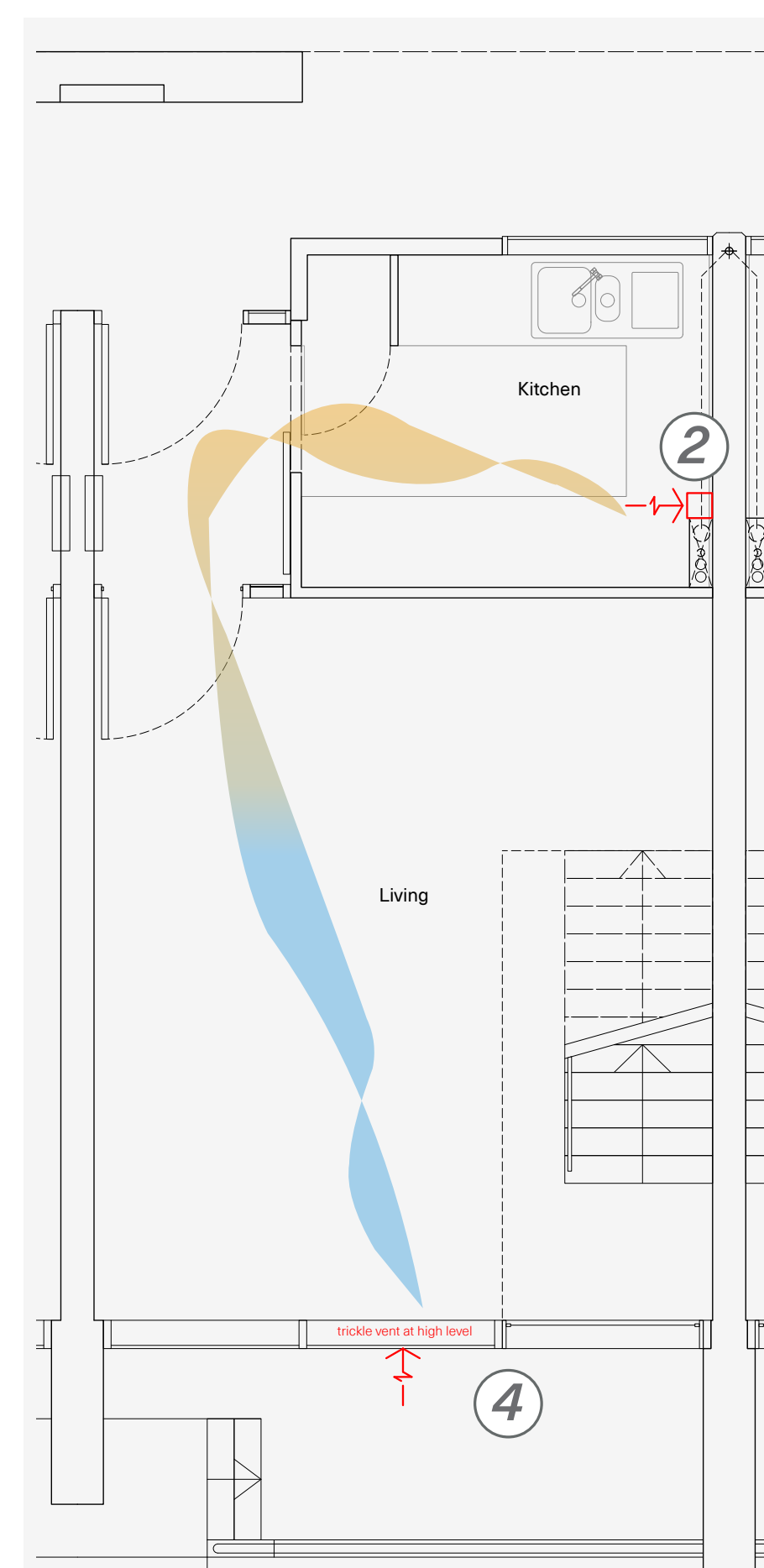
When energy efficiency measures (such as those proposed at Golden Lane Estate) are carried out on a building, the ventilation strategy needs to be upgraded to avoid unintended consequences, including an increased risk of condensation and mould. With the proposed energy efficiency works, it will be essential to provide some mechanical ventilation to all flats.

Proposal

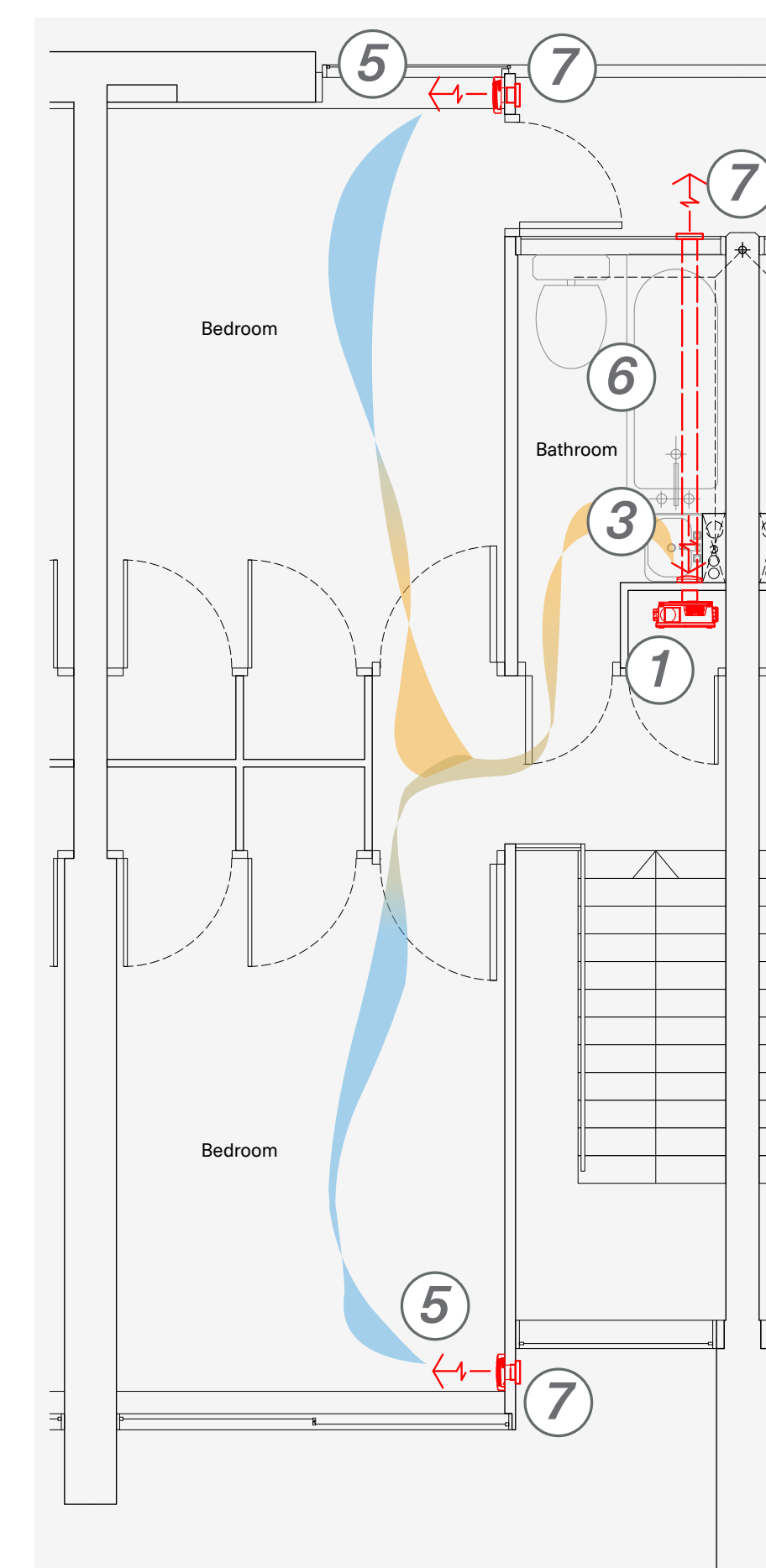
A demand-controlled mechanical ventilation (DCV) system is proposed to be installed in all flats. DCV adjusts ventilation levels in accordance with actual need by responding to humidity levels within the home. When relative humidity (RH) levels are low, background ventilation is provided at a constant 'trickle' rate. As RH increases, the rate of air extraction increases accordingly. This minimises the power and running costs needed to ventilate the home.

The system works by pulling fresh air from outside into the home and mechanically expelling stale air from the home. Fresh air is supplied to bedrooms and living rooms via air inlets (such as trickle vents) and infiltration. Stale air is extracted through vents in the bathroom and kitchen and removed from the dwelling by a single fan.

Overview of proposed ventilation provisions



Typical Maisonette - Lower Level



Typical Maisonette - Upper Level

1. Centralised extract fan in service cupboard¹
2. Wall mounted extract unit in kitchen
3. Wall mounted extract unit in bathroom
4. Trickle vent concealed in head of living room window
5. Wall mounted air inlet installed in bedrooms
6. Ductwork runs concealed below bath
7. External grilles.

¹ The plans show the layout for a typical maisonette flat - there are more detailed proposals for the layouts of all flat types. Where service cupboards have been removed or never existed, final locations of fans may need to be agreed once works commence.



1 Acoustic Extract Fan
Centralised demand controlled extract fan, linked to extract units. It provides a constant background level of extract ventilation, and increases extract levels as moisture levels in the bathroom and kitchen increase.

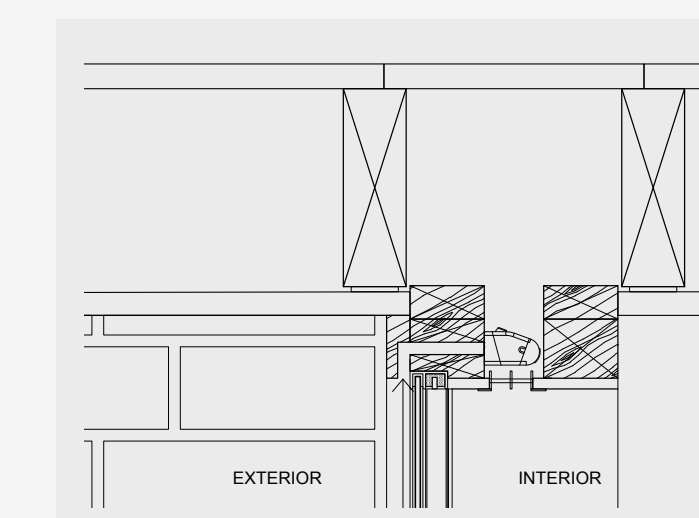
As part of the works in 2 Bayer House the fan unit and ductwork has been installed within the flat.



2 & 3 Extract Unit
Demand controlled extract vent, extracting air from the kitchen and bathrooms depending on moisture levels in the air.



4 Trickle Vent
Demand controlled background ventilator fixed at top of timber window, bringing fresh air into the home from outside.



5 Wall Mounted Air Inlet
Demand controlled background ventilator fixed through the wall, bringing fresh air into the home from outside.



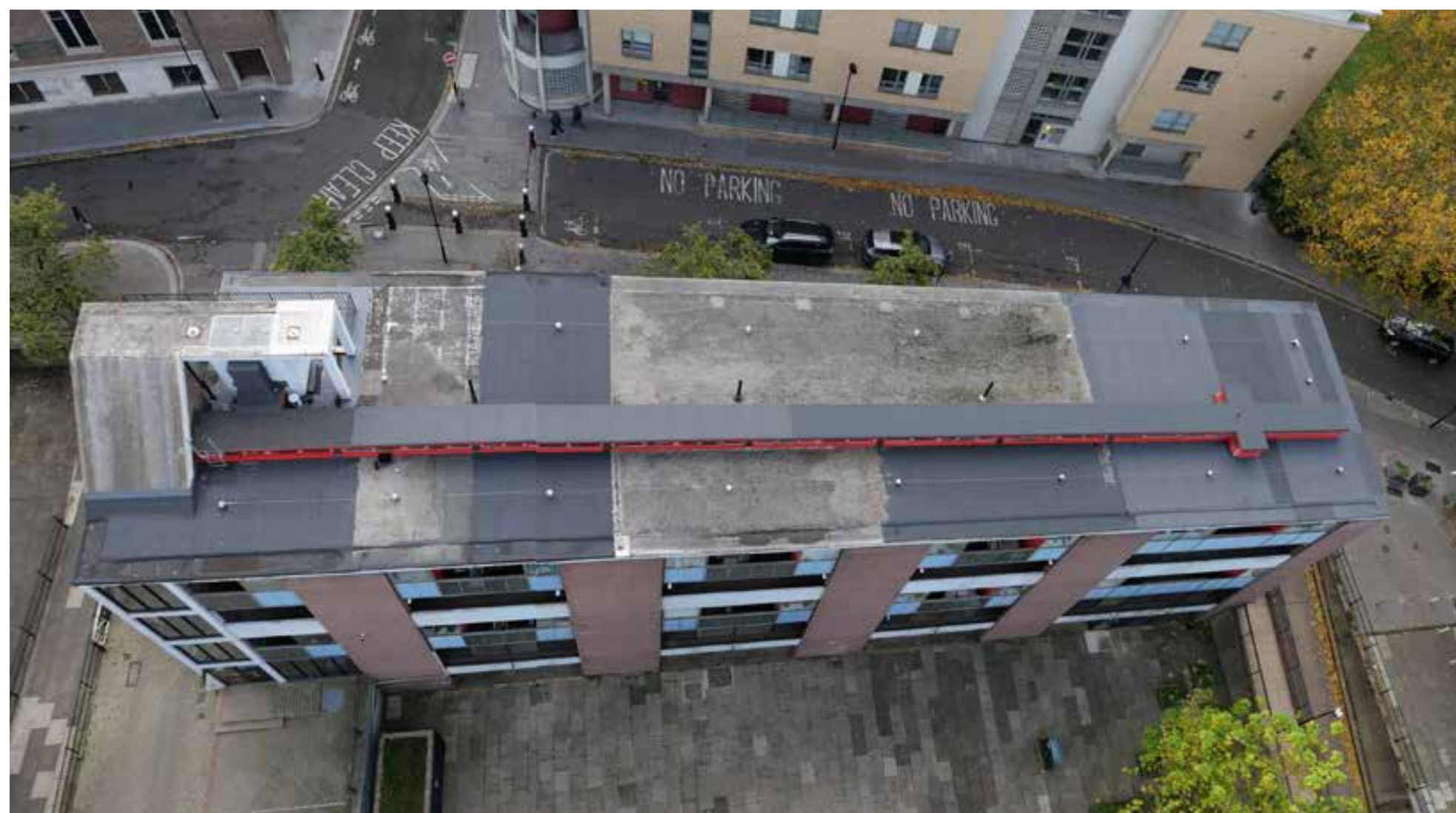
7 External Exhaust/Inlet Air Outlet
Metal extract grilles, polyester powder coated to match the walls; red for walls on North side of building, and white for walls on South side of building.

ROOF OVERVIEW

Existing Roofs

The roof coverings at Cuthbert Harrowing House are beyond the end of their serviceable life, with leaks having been an issue in a number of locations. Patch repairs have been carried out on a piecemeal basis, with some success in resolving leaks. It is now proposed to completely replace all roof coverings.

Overall, the condition of the roof coverings is poor. The photographs below show poor execution of previous repairs, deteriorating roof coverings and fascias, standing water, vegetation and detritus.



The roof of Cuthbert Harrowing House as seen from Great Arthur House. Numerous patch repairs can be seen. The proposal extends to all roofs including the main roof, the roof of the lantern light and the roof of the staircase.



Detailed photos showing conditions of the Cuthbert Harrowing House roof showing pooling water, patch repairs, joints in finishes and aging coverings.

Roof Proposals

The proposal is to strip away the existing roof coverings down to the original screeds. New insulation and waterproofing will then be installed.

Waterproofing

The proposed waterproofing layer is a cold-applied liquid product that is effectively 'painted' directly onto the new insulation and other roof surfaces. As the product is applied as a cold liquid, no hot works are required for its installation. The elimination of hot works reduces the risk of fire during the construction works. The roof covering carries a 25-year warranty.



Liquid applied waterproofing



Application of waterproofing

Rainwater Drainage

The rainwater drainage strategy remains the same, utilising the existing rainwater pipes and rainwater outlet locations. All existing rainwater goods will be surveyed and repaired if needed. Improvements are proposed for containing rainwater and directing it to the appropriate outlets (see next board). A full CCTV survey of the existing rainwater downpipes and outlets will be carried out prior to starting works, and any necessary repairs will be undertaken as part of the works.

Insulation

To reduce heat loss and energy consumption (and to comply with Building Regulations), the amount of insulation on the roofs will be increased (resulting in a 54% improvement in the U-value of the roofs). Non-combustible insulation will be used throughout the roof works to lower the risk of fire spreading across the roofs.

Structural Appraisals

A structural appraisal has been carried out to ensure the existing structure can withstand any additional loads imposed by the new roof coverings.

It has also been noted that cracking has been identified in the roof slabs of other maisonette blocks. When the roof finishes have been removed, a full visual survey of the roof slabs will be carried out by a Structural Engineer to assess their condition and identify any issues (such as cracking, spalling or movement) and specify any remedial works that might be required.

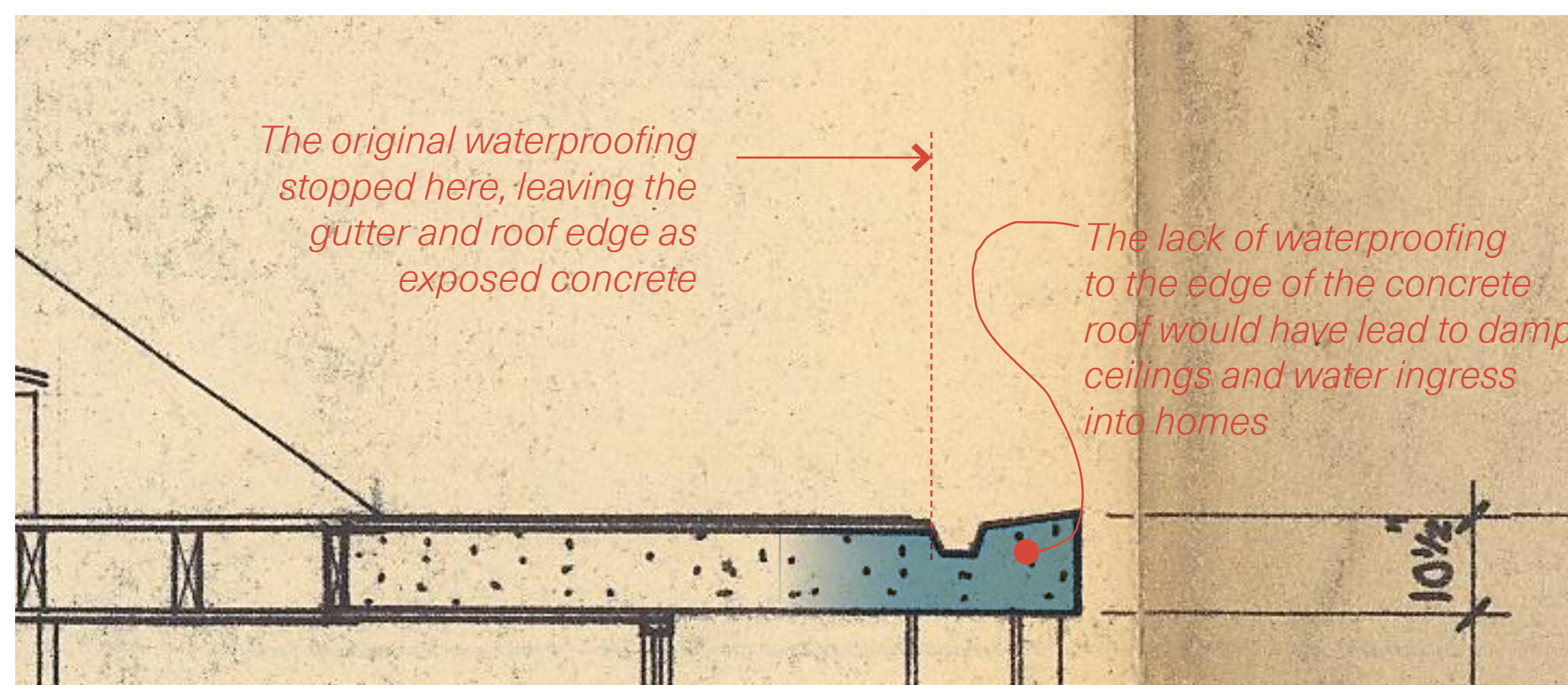
ROOF DETAIL

Original Design

From a review of archive drawings and historic photographs, it is clear that the original design for the roof created a crisp concrete edge, giving a very clean aesthetic when viewed from street level. Changes made in the years since have resulted in the edge becoming less clean, with asphalt waterproofing lapping over the edge. It is assumed that this was due to unintended water ingress, meaning the original detail cannot be reinstated. However, the intention is to reinstate the clean edge with a metal flashing.



Archive photograph showing the recently completed building with crisp concrete edge profile



Original maisonette contract drawing - roof edge

Existing Conditions

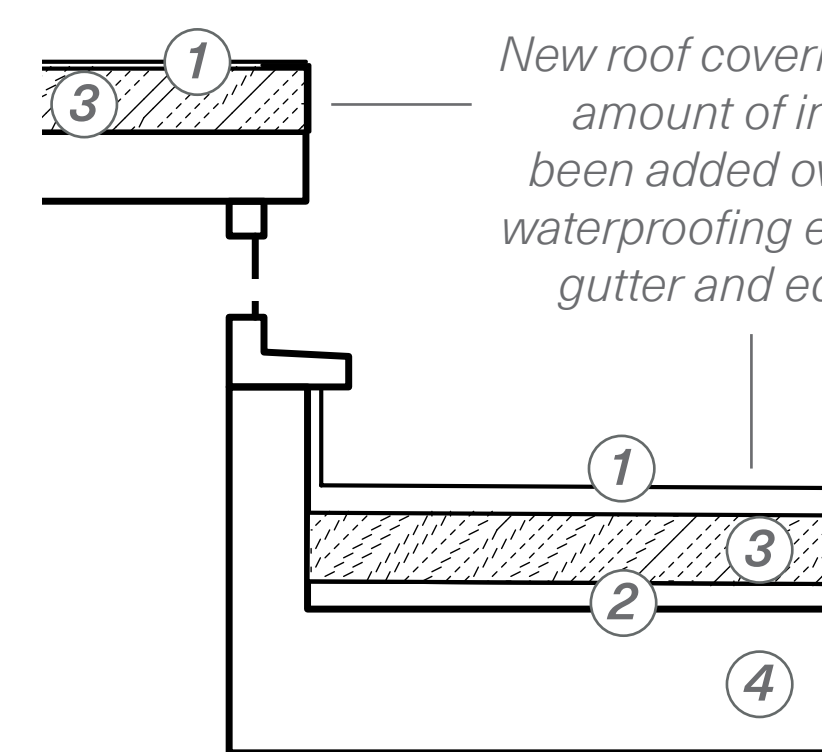
Following the changes mentioned, the main roof build-up is now: concrete slab, vermiculite screed to falls, and asphalt or bitumen waterproofing (all original), with cellular glass insulation and asphalt waterproofing above. The asphalt waterproofing laps over the edge of the concrete slab. The asphalt has filled the original gutter profile, meaning that in heavy rain, water often runs straight off the roof.



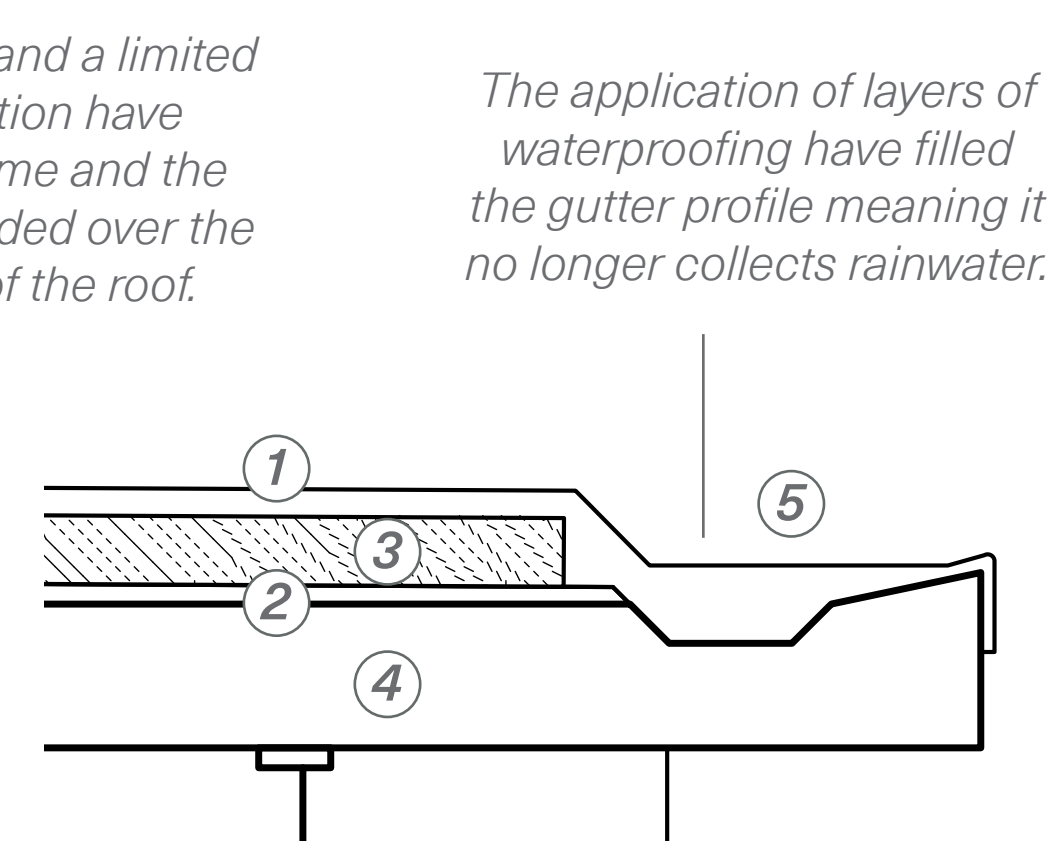
Asphalt waterproofing visible on front of roof slab



The crisp edge of the roof has been lost over time following addition of new coverings.



Existing roof lantern junction detail



Existing edge detail

Key

- 1 Waterproofing layer
- 2 Screed
- 3 Insulation

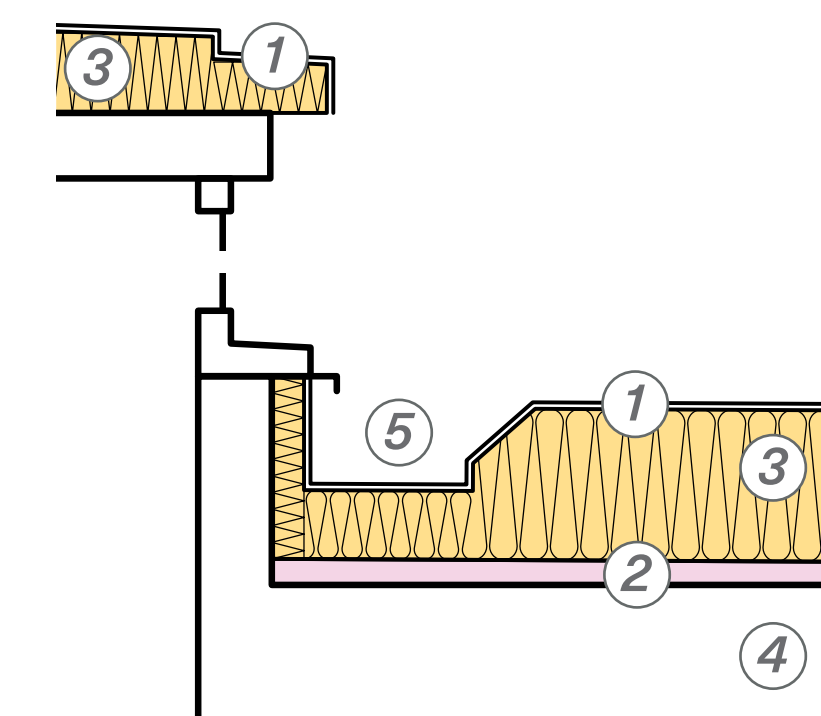
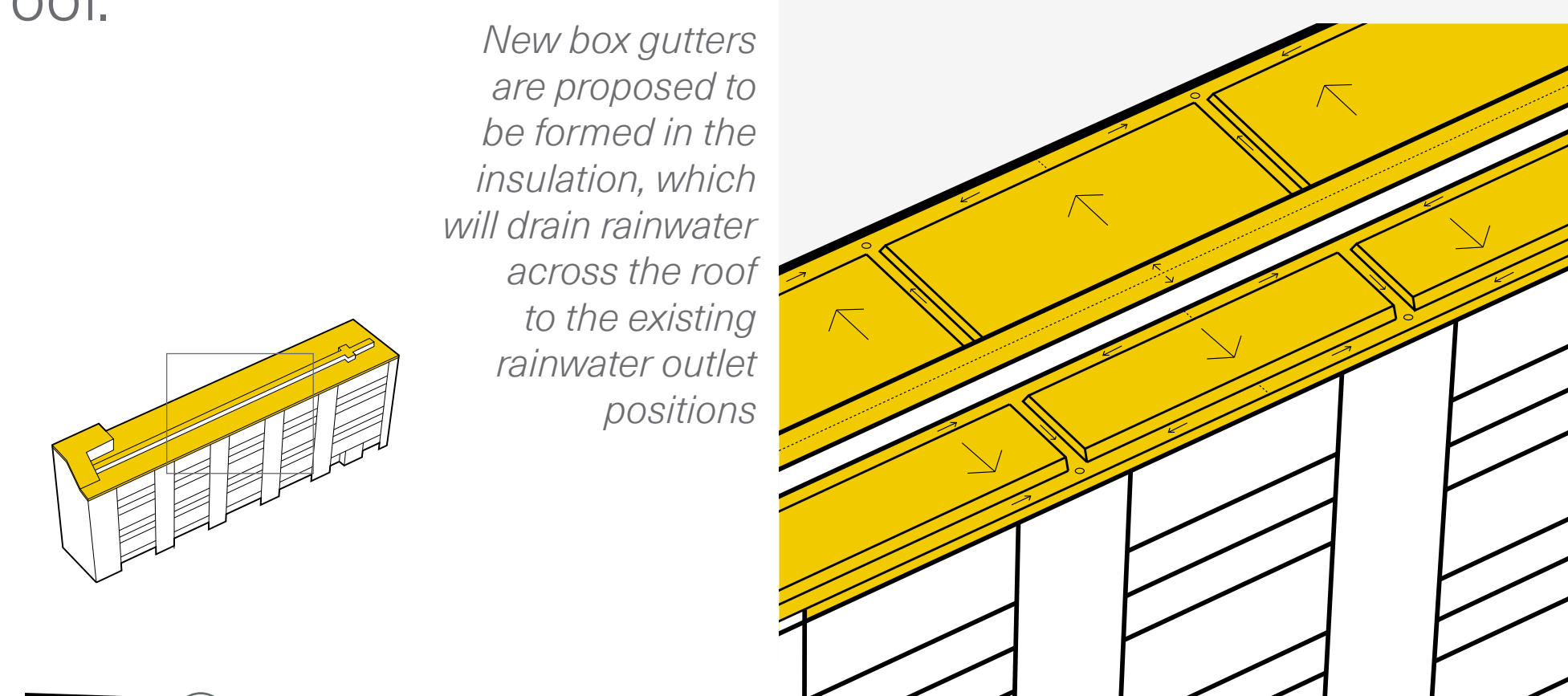
- 4 Concrete slab
- 5 Gutter

Proposed Design

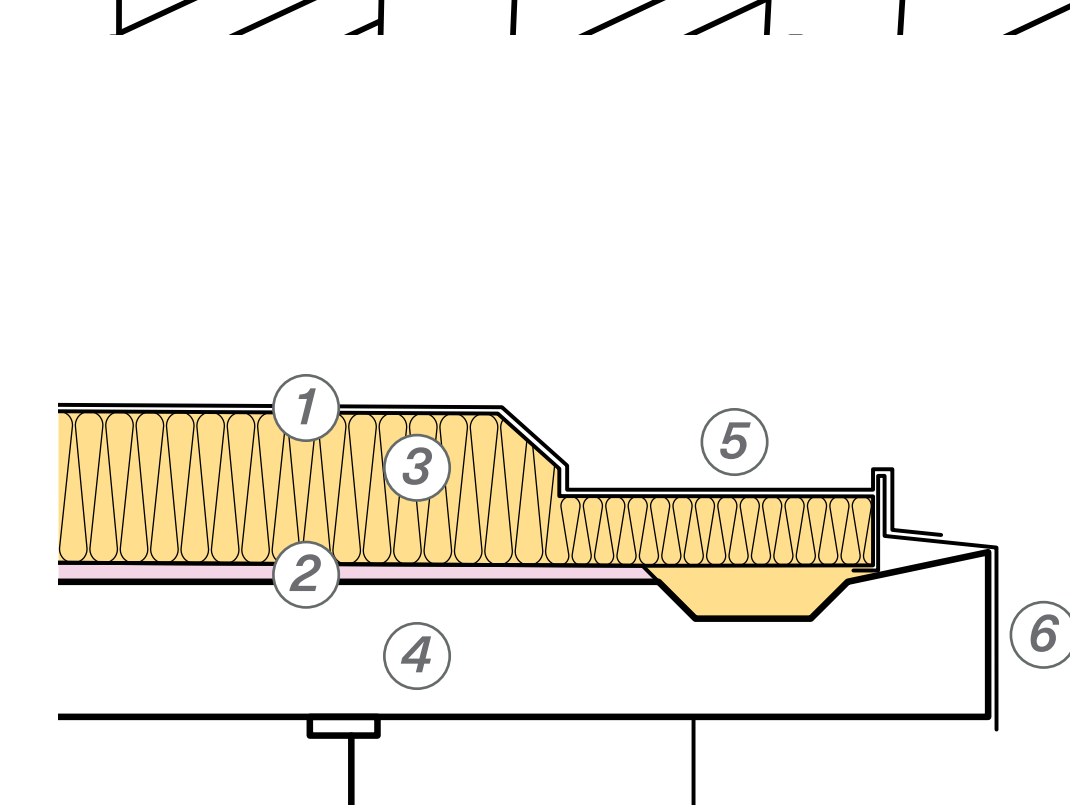
All existing roof coverings will be removed down to the screed. New mineral wool insulation will be installed, and a cold-applied liquid waterproofing system will be applied to the insulation.

A new gutter will be formed using metal edge profiles and tapered insulation, containing rainwater and creating better falls towards the rainwater outlets. The insulation is set back as much as possible from the roof edge to reduce visual impact.

A new polyester powder-coated aluminium trim (white) will be installed at the roof edge, concealing the falls of the gutter and creating a clean, consistent edge to the roof.



Proposed roof lantern junction detail



Proposed edge detail

Key

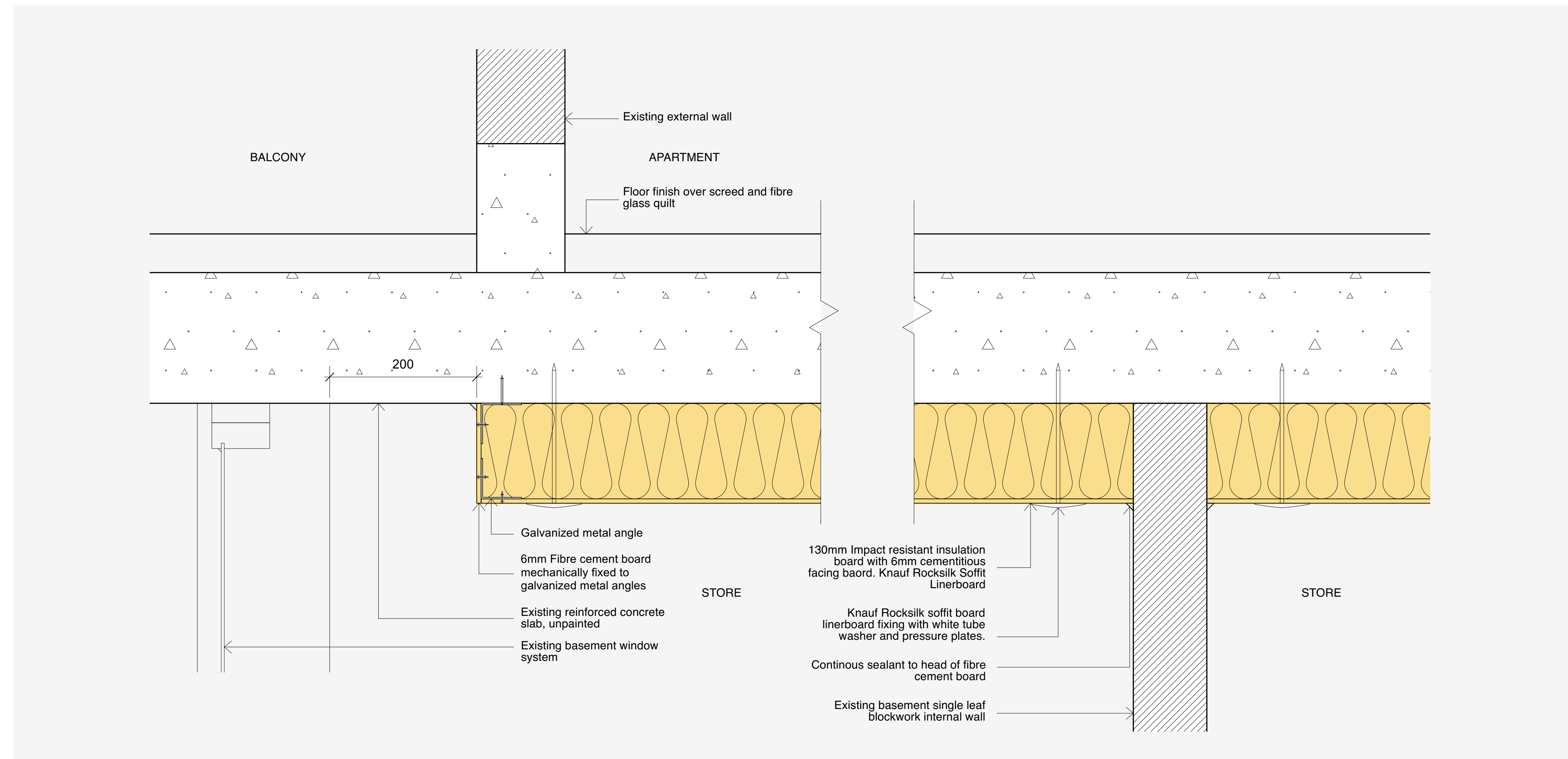
- 1 Waterproofing layer
- 2 Retained screed
- 3 Insulation

- 4 Retained slab
- 5 Box gutter
- 6 Edge trim

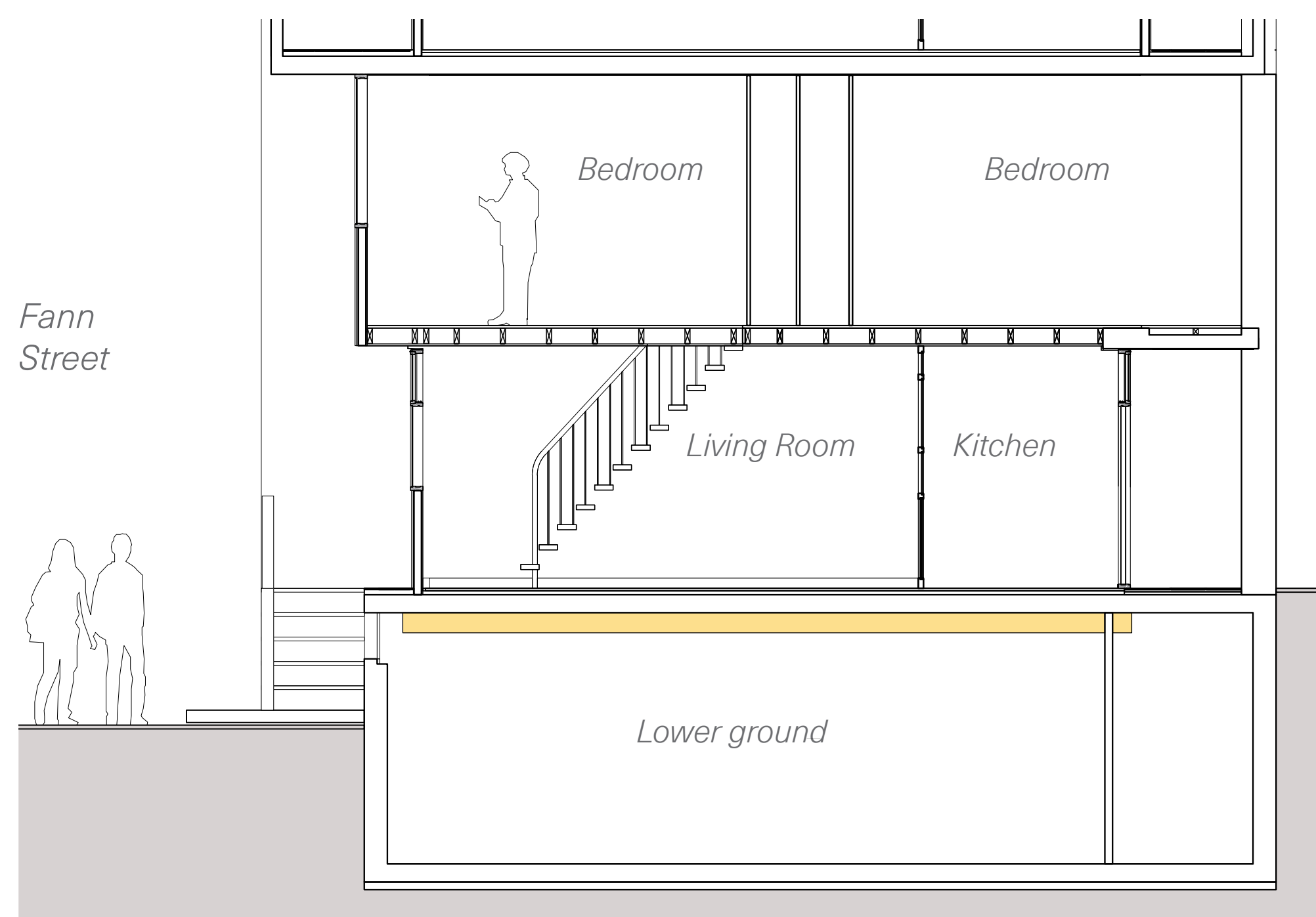
There is currently no insulation between the ground floor maisonettes and the lower-ground floor storage rooms. As the storage rooms are unheated, heat is lost from the homes. Thermal modelling shows that this heat loss is significant and can be more than halved by the introduction of insulation to the concrete soffits within the storerooms.

130mm of non-combustible mineral fibre insulation will be added to the soffits in the storage areas. The insulation will be faced with a pre-finished, impact-resistant board.

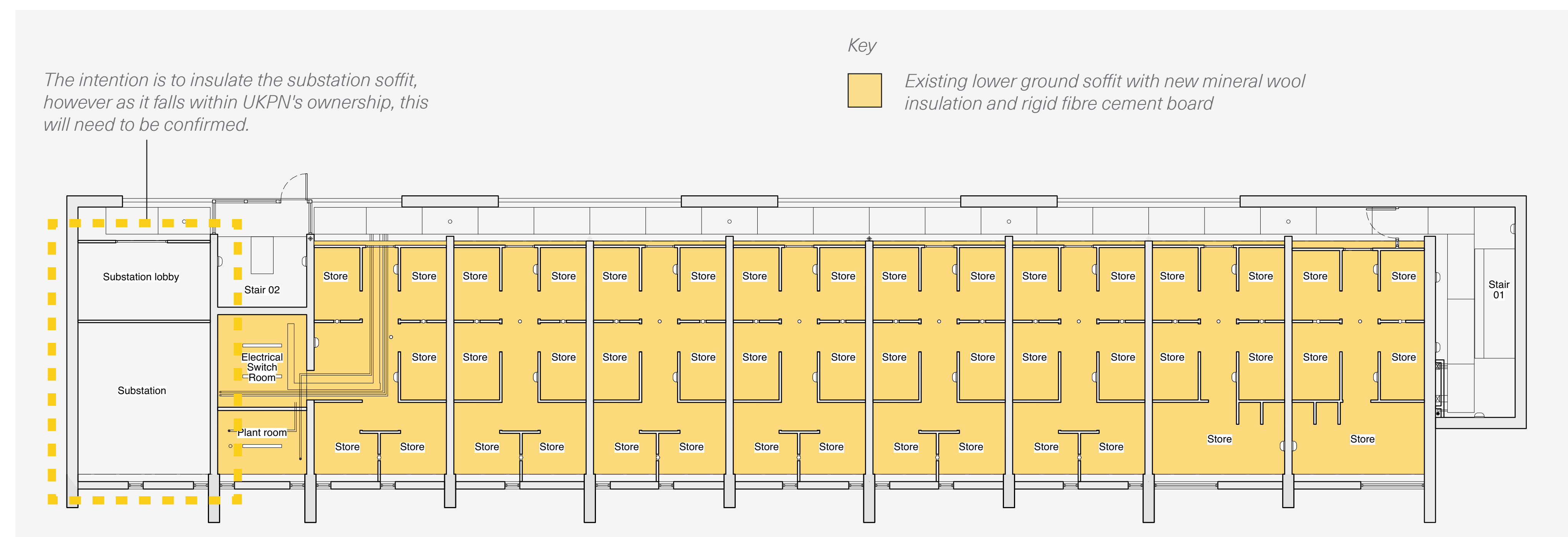
The plan below shows the areas to be insulated, and the detail to the right shows what this will look like.



Typical details showing proposed soffit insulation



Section showing extent of proposed soffit insulation



Lower ground level Reflected Ceiling Plan showing the extent of proposed soffit insulation

Overview

A review of fire safety measures has been undertaken for the building. This has resulted in the production of several documents:

an updated Fire Risk Assessment;

a new Retrospective Fire Strategy;

a Compartmentation Review; and

a Fire Risk Analysis of External Wall (FRAEW).

The production of this suite of documents has led to recommendations for works to improve fire safety within the building. These recommendations are summarised on this board.

Refuse chutes

The refuse chute within the building links the stair lobbies at ground and second floor levels to the bin store. Currently, there is no fire protection to separate the bin store from the residential floors. This means that a fire breaking out in the bin store, or the chute itself, could lead to smoke and fire impacting other parts of the building.

It is proposed to introduce a new fire closure plate within the bin store at the base of the chute, and to replace the two hoppers with new fire-rated hoppers to improve the passive fire protection of the refuse chute.



Existing refuse chute hopper



Proposed refuse chute hopper

Automatic Opening Vent (AOV)

The stair at the east end of the building is enclosed by glazing. In order to stop the stair becoming smoke-logged in the event of a fire, an automatic opening vent is to be installed at the top of the stair. This will be incorporated into the existing steel-framed curtain wall. New smoke detection will be needed in the stair. If smoke is detected, the vent will open.

Fire Suppression

The fire strategy recommends that fire suppression is installed within flats to mitigate the fact that the second means of escape (across balconies and through a neighbouring home) is no longer considered acceptable.

It is proposed to install a residential mist suppression system in each flat, with a centralised pump and water storage facility in the plant space at lower ground floor level. The next board provides more detail on this proposal.

Improved smoke/fire detection

This will require smoke and heat detection to be installed in the kitchens, lobbies, bedrooms and living areas of all flats to mitigate the open-plan layout of the staircase.

Resident Stores

New fire detection will be installed in the lobbies at lower ground level that provide access to the resident stores.

Emergency lighting

The emergency lighting throughout the building will be replaced.

Fire stopping

A detailed review of the compartmentation within the building (walls between flats, walls between flats and corridors, party floors, etc.) has been carried out. The outcome of this review is that fire stopping is required in various locations, but these interventions will not generally be visible.

Fire doors

It is proposed to upgrade two existing doors to fire-rated doors and to introduce one new fire-rated door. The retrospective fire strategy does not recommend upgrading the flat entrance doors to fire-rated doors. Therefore, the existing doors will be retained.

Existing doors:

The door to the lower ground floor store area at the east end of the building is required to be replaced with a fire door providing 30 minutes' fire resistance. The door is currently not full height, so this will involve making the door full height and fixing it against the ground floor concrete soffit. The door is hidden from view by a brick pier, so the change will not have a significant impact on the appearance of the building.

The door to the electrical switch room at lower ground level will need to be replaced with a 30-minute fire door.

New door:

A new fire-rated door is required at ground floor level within the main stair, separating it from the walkway.

Detailed designs for all of these doors are being undertaken by specialist designers. Due to the timescale involved in the testing of the doors, this element of the proposed works will be submitted as a standalone Listed Building and Planning Application.

FIRE SUPPRESSION

The need for fire suppression

The production of the retrospective fire strategy included a review of the existing fire safety measures within the flats and the common areas of the building. Included in this was a detailed analysis of the means of escape within the homes. This identified several risks with the current arrangements.

The building regulations in place when the estate was originally planned allowed for a secondary means of escape from one home to pass through a neighbouring home, and this arrangement is found in the upper levels of the maisonettes. Current legislation does not allow for this, and the risks associated with this method of escape are considered unacceptable. Therefore, this route cannot be considered a viable second means of escape from the homes.

If the second means of escape from the upper levels is discounted, escape from the homes depends entirely on the staircase in the living room. As the staircase and the route from the staircase to the flat front entrance door are unprotected (not enclosed in fire-rated construction), in the event of a fire at ground floor level, occupants of the upper floor could be left with no safe means of escape.

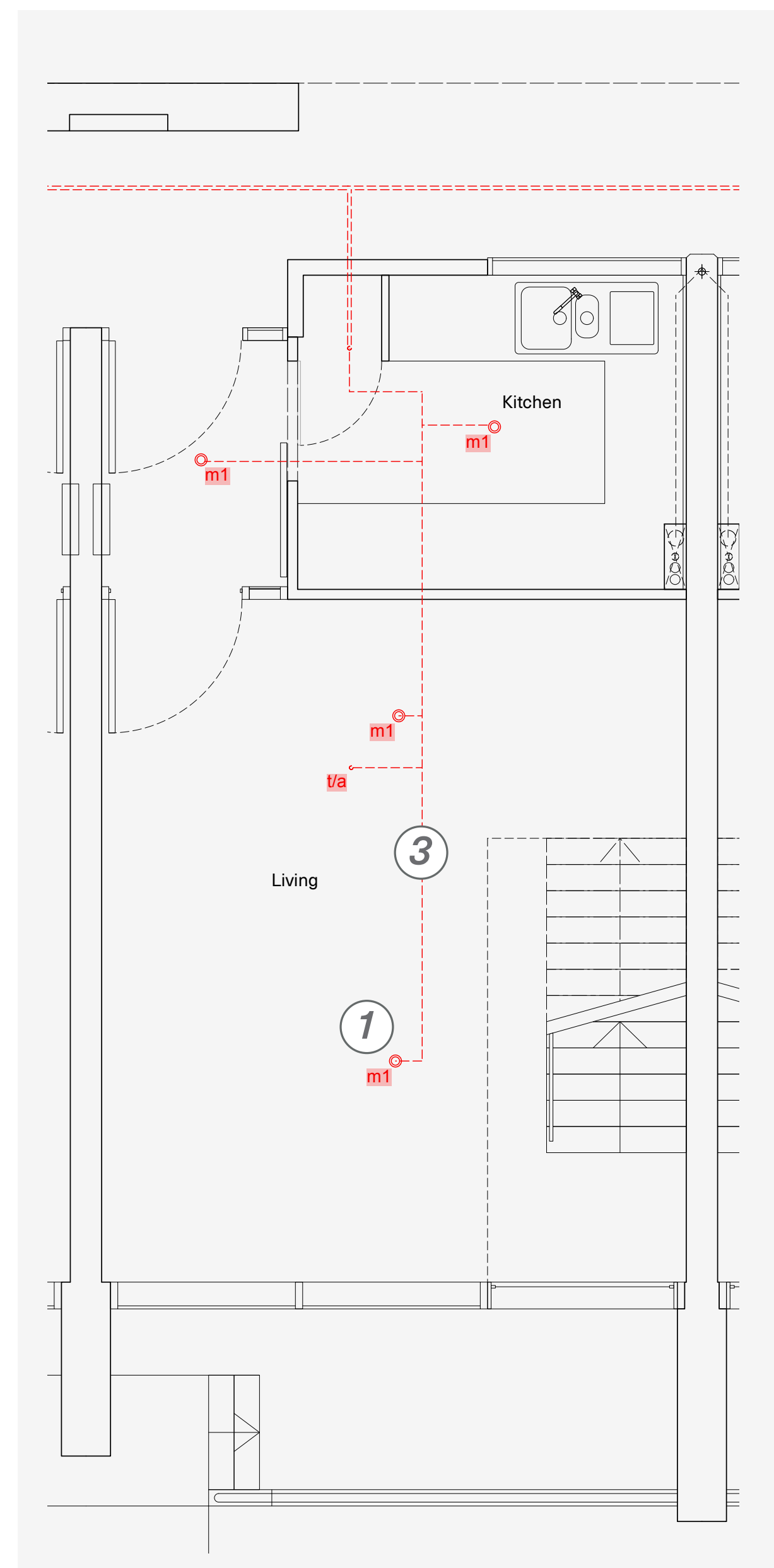
Enclosure of the staircase and the escape route is not practical, as this would require a corridor to be created through the living space to the front door. As a result, other measures are required to mitigate the lack of a viable second means of escape.

It has been demonstrated that fire suppression systems can be effective at containing the outbreak and propagation of a fire, increasing the time residents have to escape. Therefore, it is proposed to install a fire suppression system in each home. Mist-based systems are simpler to install in retrofit projects and, in operation, require far smaller volumes of water to be discharged.

Installation

Fire suppression will be required on both floors of the maisonettes, covering all rooms with the exception of the bathroom. The installation consists of mist outlet nozzles and pipework; no additional equipment is required in the home.

The system is activated by heat (and is not linked to the smoke detectors). If an individual nozzle head reaches 60°C, then the device activates.



Lower level of typical maisonette



3. Pipework run in floor void

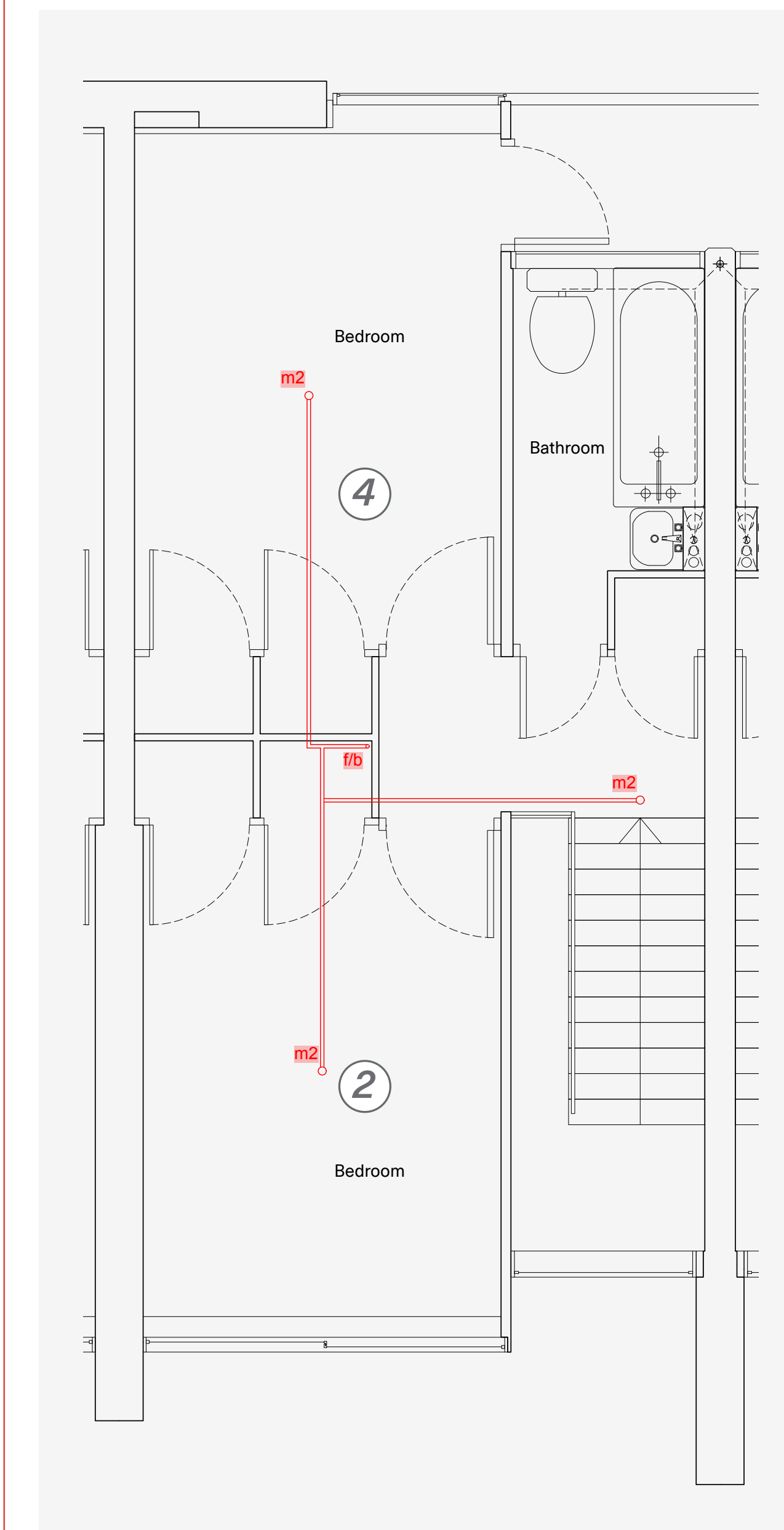


1. Recessed mist suppression heads (m1 on drawing)

The proposed layout is shown below for a typical maisonette, alongside photographs of the mist suppression heads installed in the trial flat.

At the lower level of the maisonettes, it is possible to conceal the pipework within the timber floor void and recess the nozzles. The upper-level ceiling is solid, so exposed pipework and nozzles are required.

The proposed system has been installed in 2 Bayer House, and resident visits to view the installation are to be arranged.



Upper level of typical maisonette



4. Exposed pipework to be painted white



2. Surface mounted mist suppression heads and pipework (m2 on drawing)

NEW ELECTRICAL SERVICES

Overview

The City's cyclical inspections of the electrical infrastructure within the building have identified that significant works are required to the existing electrical installations. Much of the installation is now at the end of (or beyond) its serviceable life and must be replaced.

Existing Installation

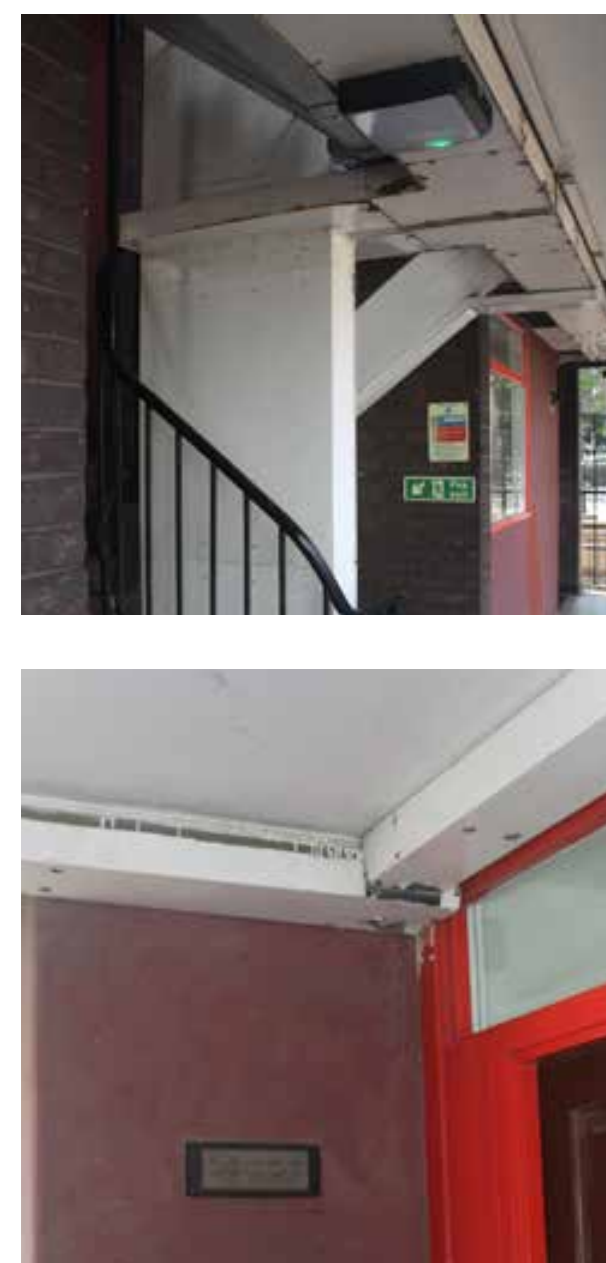
A network substation is located on the lower ground floor of the building. This supplies the entire building via the adjacent electrical switchroom.

Electrical supplies for the flats run from the switchroom to distribution boards located on the half-landings of the second stair. Individual supplies then run in the vertical and ceiling-mounted trunking along the walkways before running into the dwellings. This is assumed not to be the original services distribution for the building.

Landlord electrical supplies run through the vertical and horizontal trunking throughout the building.

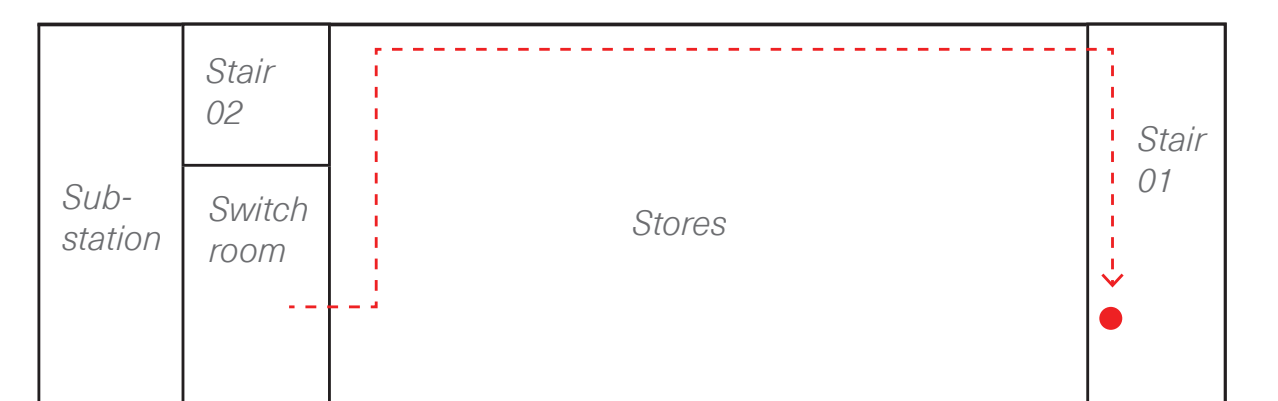


Existing horizontal and vertical services distribution in communal areas



Proposed Installation

It is proposed to remove all of the existing electrical supplies and associated containment within the common areas of the building. New electrical supplies and distribution boards will be required. Due to changes in electrical regulations and installation guidance, both distribution boards and cabling will be larger than the existing installations. The diagram below illustrates the proposed services distribution routes.



Lower ground level



Level 00 & 02

Refer to plans in adjacent column



Level 01 & 03

Key:



Horizontal distribution of electrical/comms services

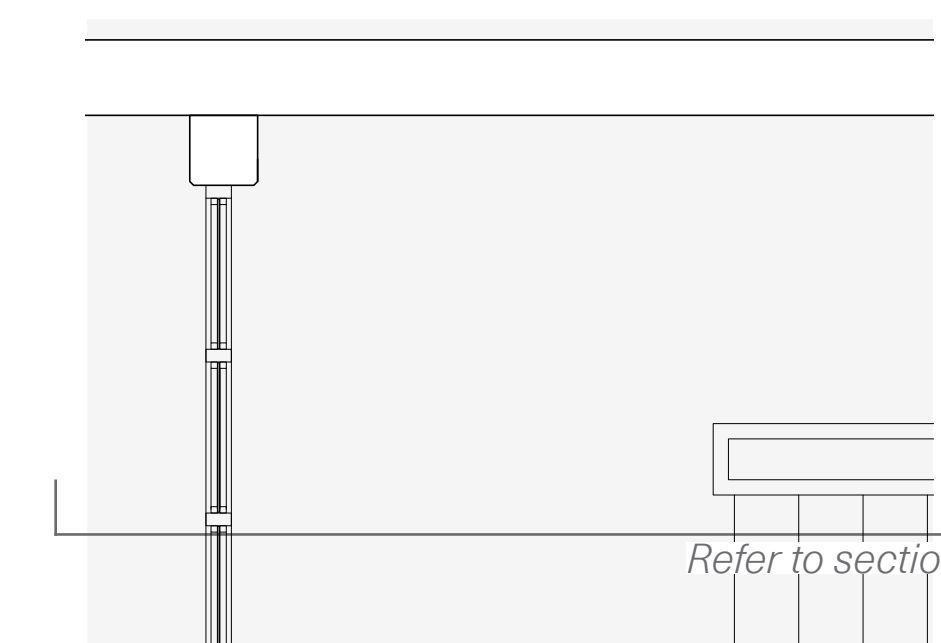


Vertical distribution of electrical/comms services

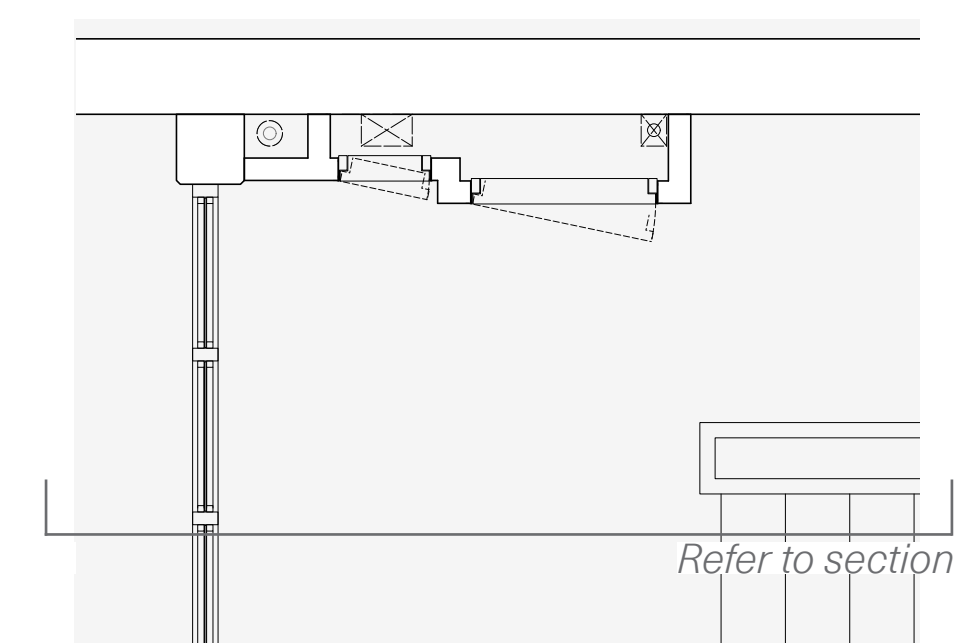
Services will run along the lower ground walkway from the electrical switchroom and into a new riser proposed within the main stair core. The services will run vertically up the building via this riser, branching off horizontally at levels 00 and 02 to feed the maisonettes.

The new vertical riser enables the removal of the vertical metal trunking rising through the secondary stair.

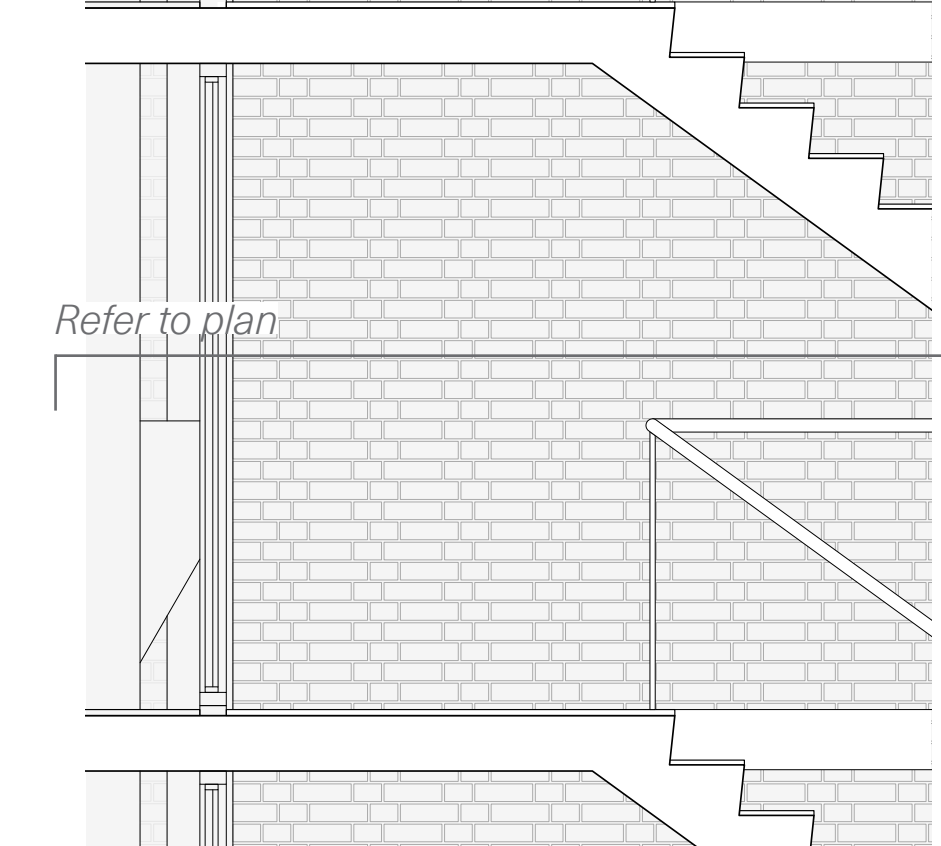
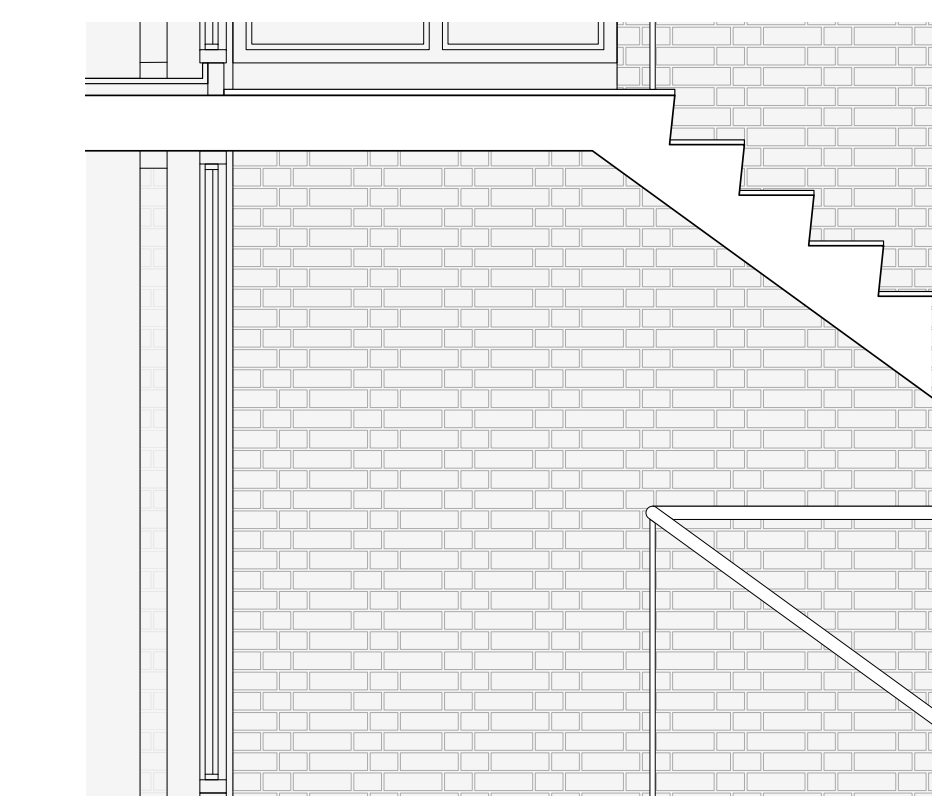
The horizontal services will be concealed within a new ceiling system - there are three possible approaches presented in the following pages. It should be noted that the space requirements will increase from the existing installation, as the new electrical cables will be significantly larger (30mm rather than 8mm) and the new mist suppression pipework and valves will need to be accommodated.



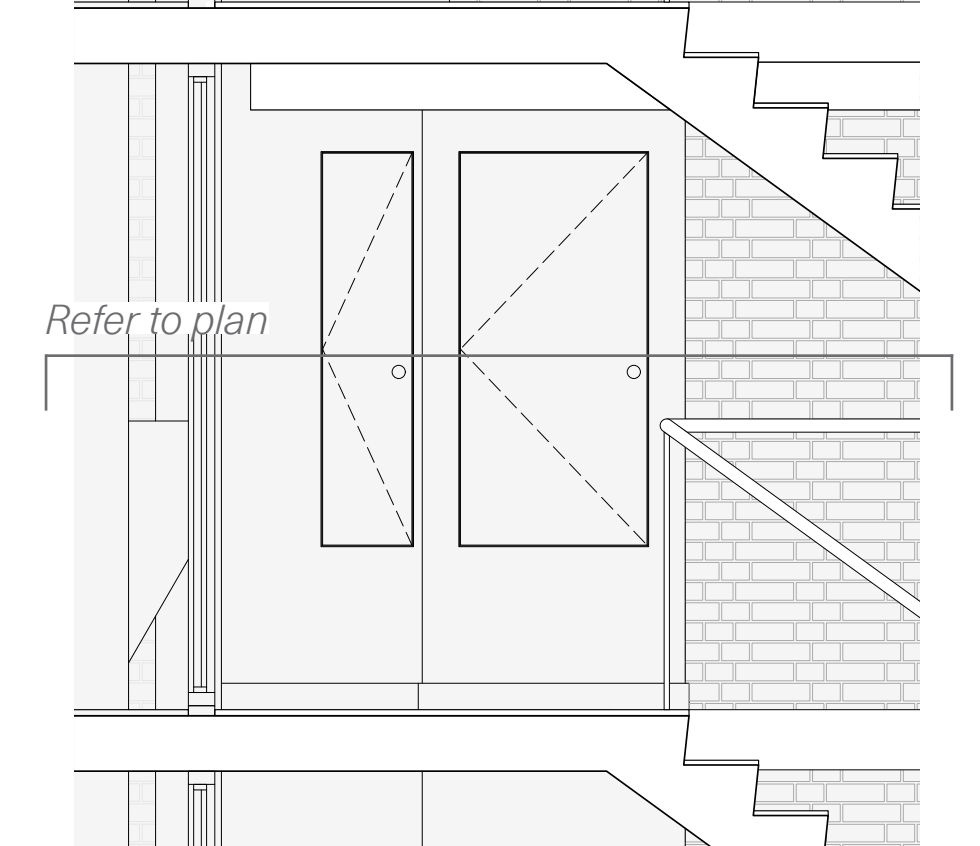
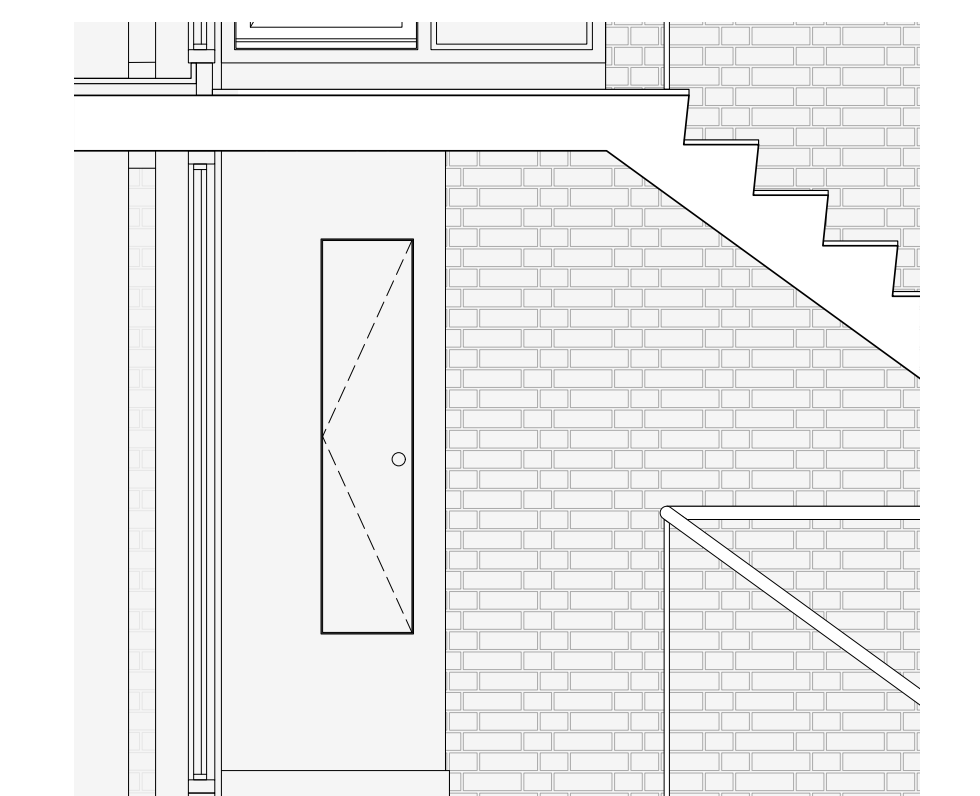
Plan showing existing Level 02 landing



Plan showing proposed riser at Level 02



Section showing existing stair landings (Level 02-03)



Section showing stair landings with proposed riser (Level 02-03)

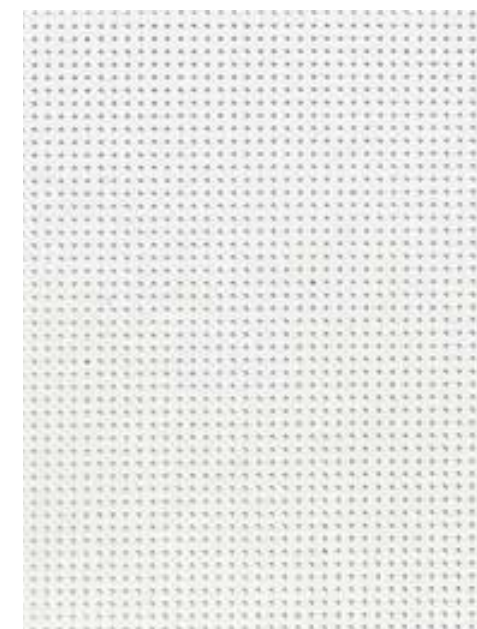
NEW SERVICES CONTAINMENT

Ceiling Approach 01

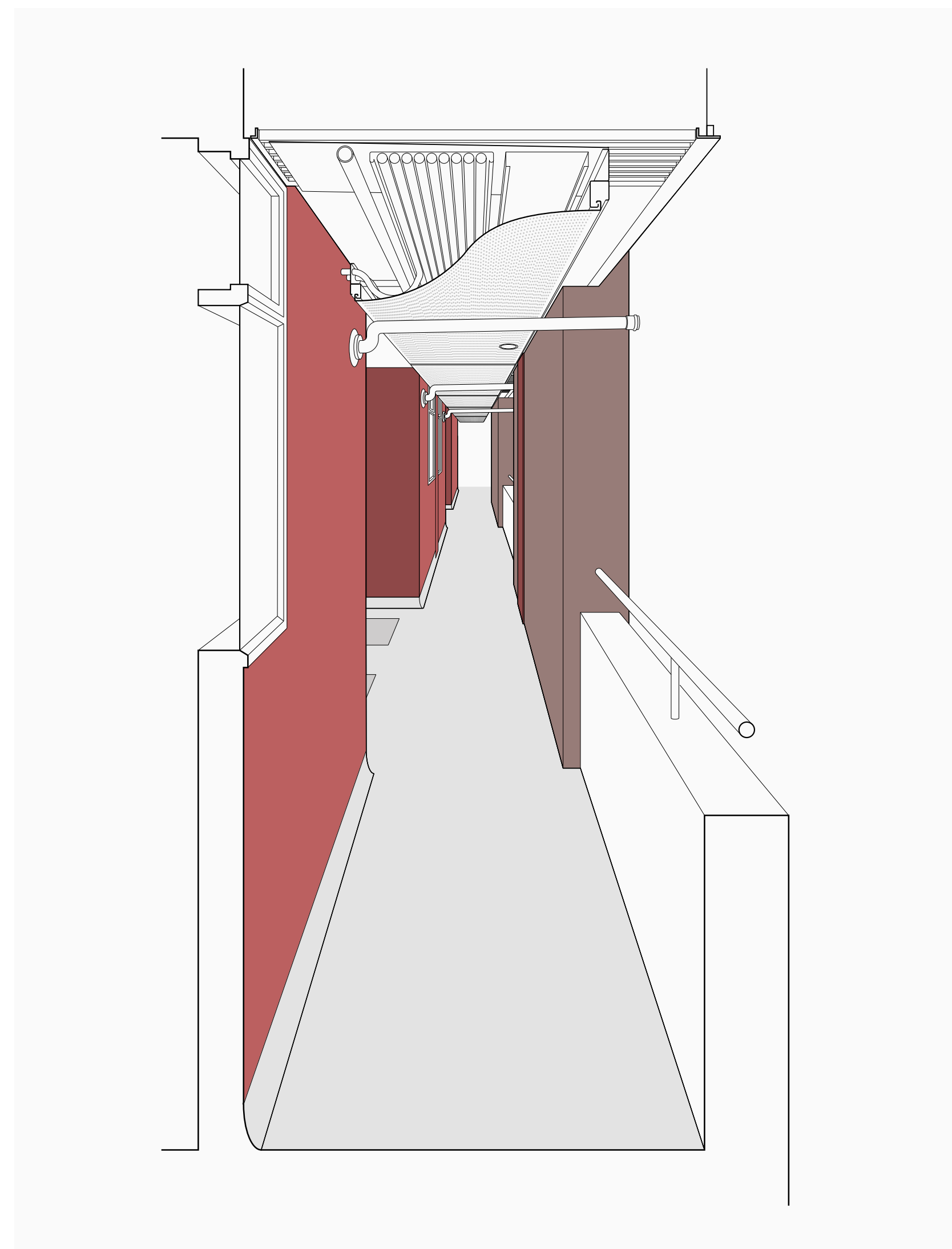
Perforated metal ceiling

Description: This approach uses a suspended ceiling with demountable perforated panels. The metal panels would be powder coated in a light grey.

Rationale: This option is a neutral intervention that balances practicality for future maintenance due to the easily demountable panels, while keeping the services fully concealed.



Sample perforations for panels



Ceiling Approach 02

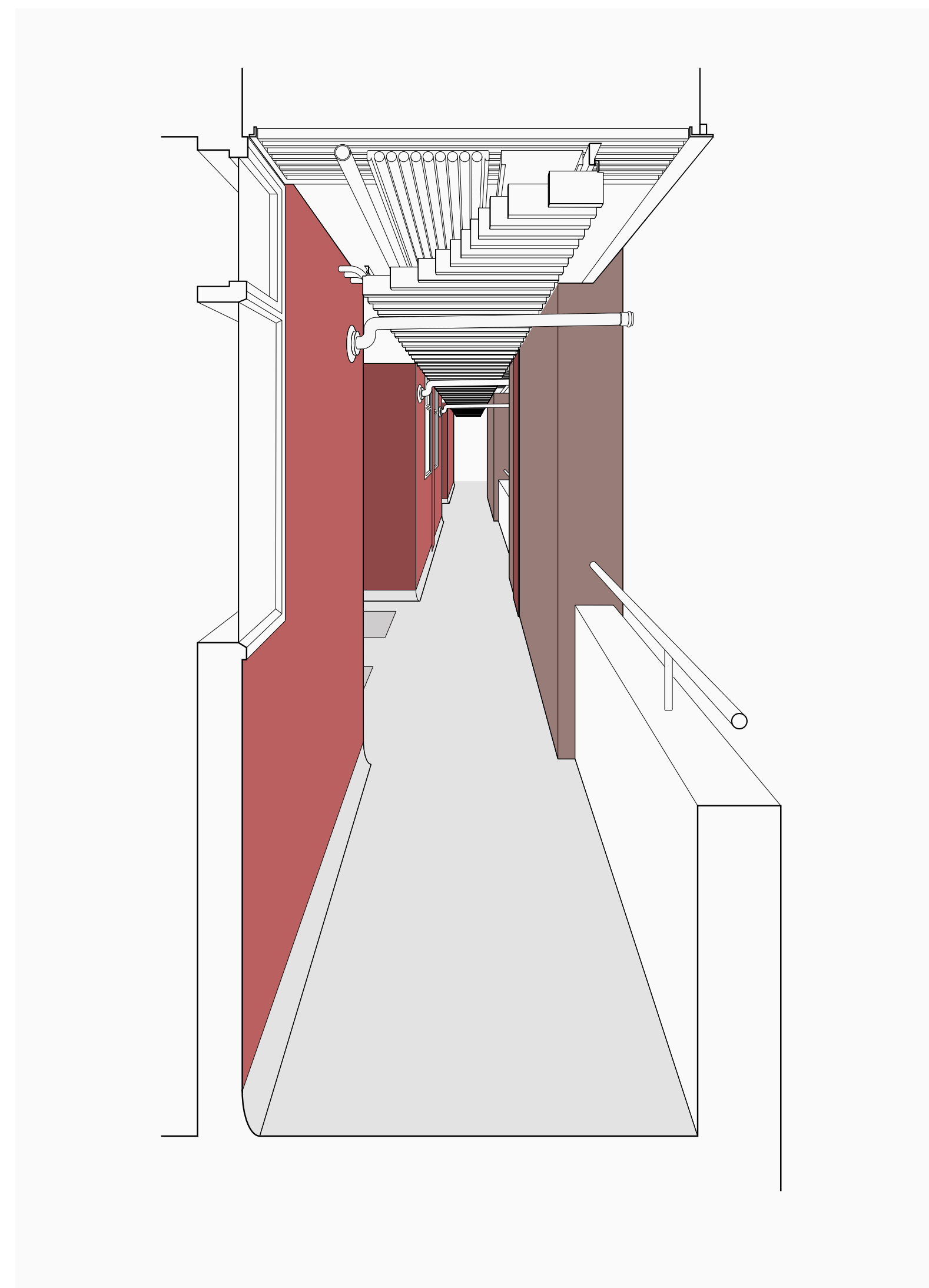
Suspended baffles

Description: This approach would use suspended baffles to hide services when viewed down the corridor. Services can be accessed without needing to remove the baffles.

Rationale: This is a deliberately contemporary approach, legible as a new addition to the building, highlighting the building's evolution over the years. It also opens up options for more contemporary light fittings and potentially the use of colour for the baffles.



Example baffle ceiling system (note, the baffles would be metal not wood)



Ceiling Approach 03

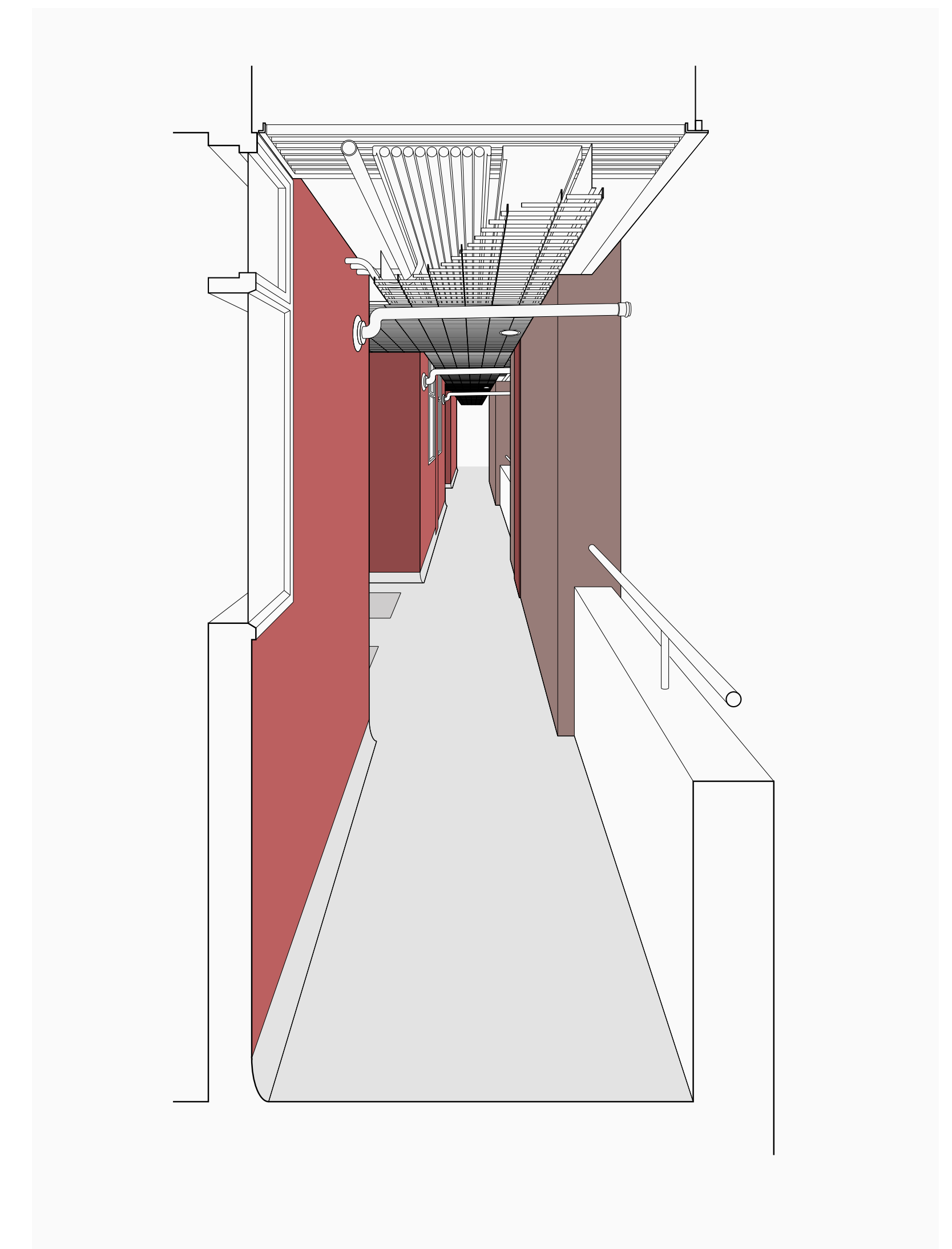
Suspended metal grilles

Description: This approach would use steel grilles suspended from the concrete soffits/metal balconies. Individual grille panels can be removed to access services.

Rationale: The metal grilles are referential to materials used elsewhere in the building, for example the metal fire escape balcony grilles. It is also a material that would have been available at the time of the original construction, making it more in keeping with the existing architecture.



Example metal grille ceiling



COMMUNAL LIGHTING

Lighting

Very little, if any, of Chamberlin, Powell and Bon's original design for the communal lighting in the block remains in place. It has been replaced with insensitive and now ageing light fittings. Many of these fittings have failed and are being replaced on an ad hoc basis with glary LED lights, which are causing light pollution issues and are in no way sensitive to the building.

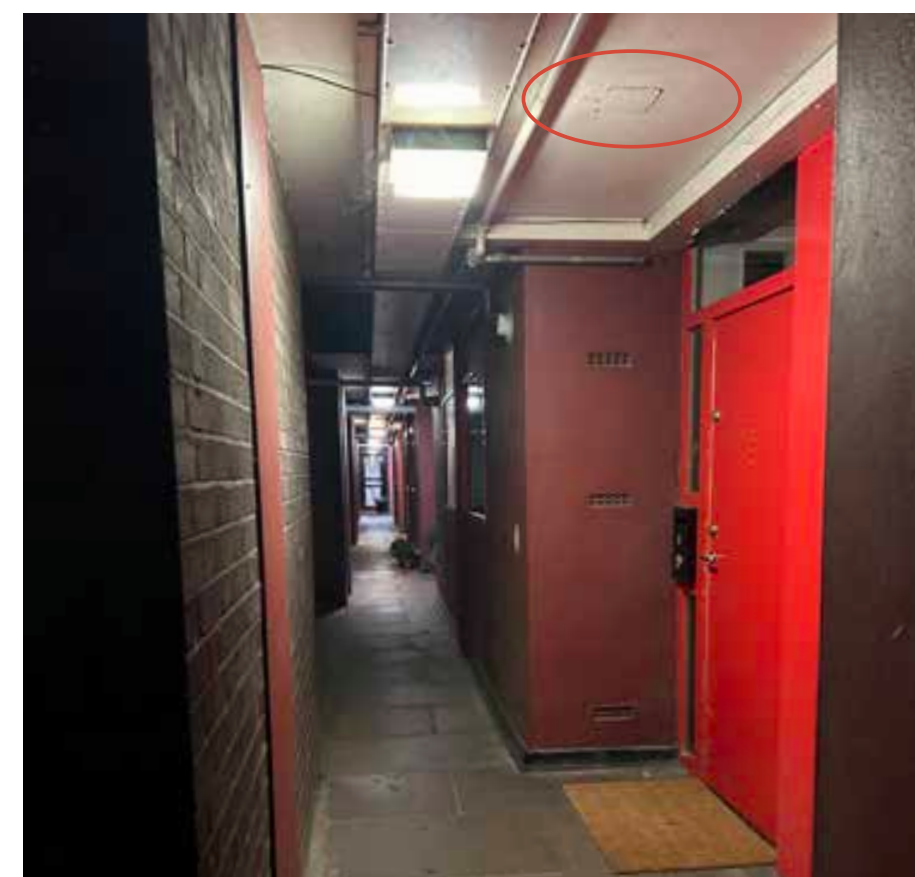
The replacement of the electrical services, and the installation of a new floating ceiling, allow these issues to be addressed.

The proposed lighting design will:

- Follow the principles established in the Golden Lane Lighting Design Framework.
- Avoid unwanted light spillage into homes.
- Use low-energy fittings to reduce carbon emissions.
- Consider whole-life carbon and specify robust fittings that can be maintained for a long period (20–25 years).
- Integrate an intelligent lighting control system that allows for sensitive control of lighting (dimming, movement sensors, and overall control).

Walkways - Lower Ground, Level 00 & Level 02

Recessed light fittings within the new floating ceiling (refer to the "New Electrical Containment" board) will reference the original lighting design for these areas, where this can be reasonably established. Lighting will be focused around the front entrance doors to flats (on levels 00 and 02), and behind the brick piers at lower ground level, creating pools of light along the walkways.



Recess for original maisonette light fitting covered by metal plate



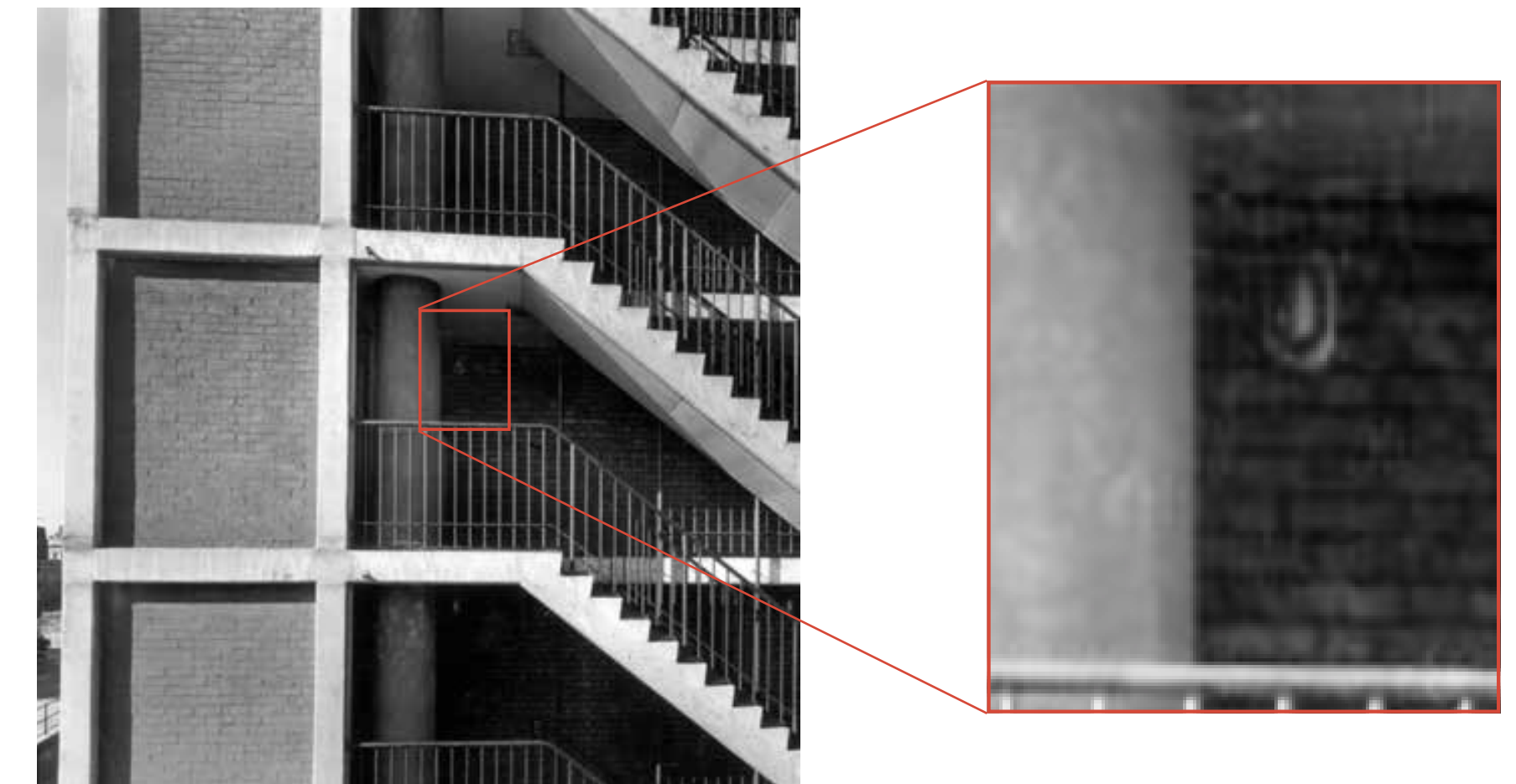
Recess for original light fitting (Cullum Welch)



Typical corridor luminaire and view of the fitting recessed into ceiling

Stairs

These are to be lit using historically accurate, wall-mounted bulkhead fittings installed in their original locations (as seen in the archive photos below).



Original light fitting installed within stair cores



Wall mounted bulkhead light fitting for use in stairs

Lower Ground Storage Areas

Wall-mounted bulkheads will be provided within the central lobby areas. The existing lighting positions within the party walls will be retained for the individual stores.

Emergency Lighting

Emergency lighting will be provided in line with current standards and regulations. In most instances, the luminaires providing general lighting can also be used to provide emergency lighting. Where this is not possible, emergency lighting will be provided as discreetly as possible.

DECORATIONS

All currently painted surfaces in the common areas of the building are to be redecorated.

In line with the Listed Building Management Guidelines, thorough research has been undertaken to establish the original surface treatments (paint analysis by Patrick Baty). Broadly, the current decoration scheme is not too dissimilar from the original decoration scheme. There are two areas where change has occurred.

Rendered surfaces: The balcony balustrades and the framing of the east staircase were originally unpainted concrete. It is thought that these were painted white early in the building's life. There is evidence from the Architectural Journals in 1957 that Chamberlin, Powell and Bon were unhappy with the concrete finish and that an alternative was being considered. The paint analysis supports this change. The colour selected to paint these concrete surfaces is a contemporary match to the colour originally used.

Kitchen & Bathroom Windows: Here, the analysis has shown that the opening lights were originally painted white. It is proposed to return these to white.

The proposed palette of colours to be used is off-white (silver), dark red, bright red, white and black.



Original off-white (silver) colour: BS 2660; 9-093
Contemporary match: 45YY 74/073 (Dulux)



Original dark red-brown colour: BS 2660; 1-018
Contemporary match: S6030-Y90R (NCS)



Original bright red colour: BS 2660; 0-005
Contemporary match: BS 04 E 53 (BS 4800 chart)

Concrete balcony fronts: We also are dissatisfied with these and the application of a finish is being considered. For cheapness and permanence exposed concrete has advantages; we hoped that it would weather uniformly—albeit dingily—and thus provide a dull matt surface in contrast to the brilliance of the glass panels but this process is taking longer than we thought.

extract: CRITICISM the architects reply - Architects Journal June 1957

The colour rendering of these printed boards can not be relied upon for accurate reproduction of colours, painted sample boards are also provided.



Existing



Proposed



Existing



Proposed



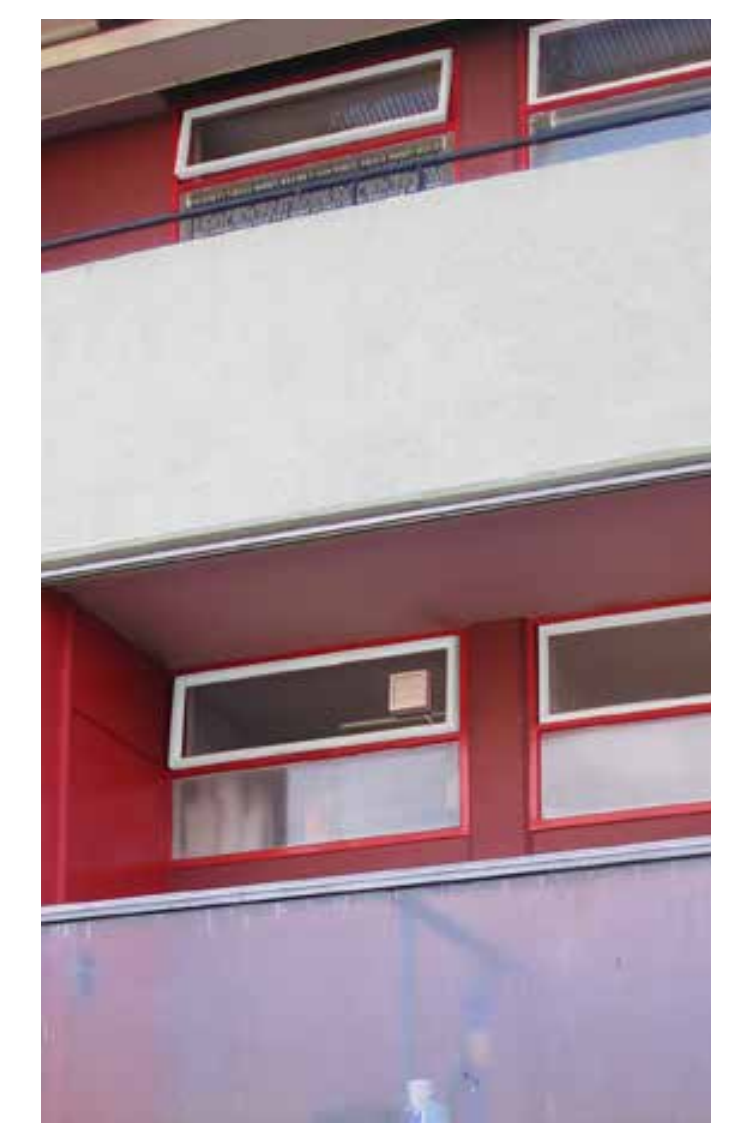
Existing



Proposed



Existing



Proposed

BUILDING FABRIC REPAIRS

A series of general building fabric repairs are proposed.

Minor, localised repairs will be sufficient to bring the building fabric up to a good, consistent state of repair. However, some more significant interventions are proposed in order to prevent some issues from recurring.

All proposals have been developed with reference to the Golden Lane Listed Building Management Guidelines SPD.

The fabric elements requiring some level of repair or minor intervention are listed below:

- Brickwork
- Rendered surfaces
- Timber panelling to doors
- Movement joints
- Concrete elements
- Asphalt waterproofing
- Tiled areas
- Curtain walling
- Rainwater goods

All repairs will be on a like-for-like basis, and any interventions have been designed to be sympathetic to the original design.



Brickwork



Rendered surfaces



Tiled areas



Curtain walling



Timber panelling



Movement joints



Rainwater goods



Concrete elements



Asphalt waterproofing

ADDITIONAL INFORMATION

Next Steps

Wider consultation on the information presented here is underway. This has included meetings with the City of London Planning & Conservation Team, Historic England, and the Twentieth Century Society. These consultations have been well received, and formal responses are currently being collated.

Works being undertaken on other buildings across the estate will also help inform the proposals for Cuthbert Harrowing House. Similar works to install new building services and ceilings within Crescent House have recently received planning permission and listed building consent. As part of this approval, a condition has been imposed requiring a review of the ceiling panel design, with the aim of agreeing a final design that can establish a precedent for similar works across the estate.

This review will include a comprehensive assessment of the proposed ceiling panel design (based on the three options presented in this consultation), together with a full set of detailed drawings and a trial installation of part of the services and ceiling system. The design approval process will involve consultation with GLERA, Historic England, the Twentieth Century Society, and the City of London Planning & Conservation Team.

The current intention is for this condition to be fully approved and discharged by the planning authority before planning and listed building consent applications are submitted for the building services and ceiling works at Cuthbert Harrowing House.

Once all the design proposals have been fully developed, a further resident consultation event will be held before the applications are submitted.

2 Bayer House Visits

As you may be aware, trial works have been ongoing at 2 Bayer House. These works have included:

- Testing replacement glazing for the vertical sliding window and one of the horizontal sliding bedroom windows.
- Replacing the blue spandrel panel glazing.
- Installing the ventilation fan, ductwork, and internal grilles.
- Installing the internal pipework and nozzles for the mist suppression system.

The City will be hosting a number of site visits to allow residents to view the completed trial works. A sign-up sheet has been provided for residents who wish to express an interest in attending a visit.

FAQs

What is the programme for the design and tender of the works?

Planning and Listed Building Consent applications are expected to be submitted in early 2027. The current programme anticipates that the tender for the works will be issued in Spring 2027.

Will I need to leave my flat during the works?

Residents are likely to be required to vacate their flats while certain works are being carried out. The length of time residents may be required to be away from their homes is still under review, and efforts will be made to keep this period to a minimum.

A decant strategy will be developed to support residents during this time. Alternative accommodation will be provided where required, and residents will be informed of the arrangements and support measures that will be available while they are temporarily relocated.

Is it proposed to work on all flats at once, or one at a time?

A detailed programme and sequencing strategy for the works will be prepared by the main contractor once they have been appointed. The extent and timing of works that require residents to be decanted will depend on the availability of alternative accommodation. It is currently anticipated that six decant flats will be available.

The electrical and fire safety works will also involve work within the common areas. The sequence and phasing of these works will be developed and agreed with the main contractor as part of the construction planning process.

How will the major works bills for leaseholders be calculated?

As previously communicated, the City will not recharge leaseholders for the installation of communal fire doors. The City is currently reviewing whether any other fire safety-related works within the communal areas will be rechargeable. In addition, the following proposed works will not be recharged to leaseholders:

- Soffit insulation works.
- Decanting costs and all associated internal staffing costs.

The City will write to all leaseholders with a further update in due course.

How do I provide formal feedback on the information presented today?

Feedback forms will be provided for completion at today's consultation event.

Alternatively you can provide feedback via the following email address:

info@goldenlaneprojects.co.uk