Golden Lane Harvest Fun Day - 26 September 2026

Basterfield House, Bayer House, Bowater House & Stanley Cohen House

This sheet explains the main works planned for Basterfield House, Bayer House, Bowater House and Stanley Cohen House, and sets out when they are expected to happen. These four blocks are being worked on together as a single programme (Phase 2C). Because all four buildings are over 18 metres tall, they are classed as Higher Risk Buildings under the Building Safety Act 2022. This means the works need approval from the Building Safety Regulator (a government body that oversees safety in tall residential buildings) as well as standard planning permission. Nothing is completely finalised yet and some details may still change.

Proposed Scope of Works

- **Windows — Basterfield, Bayer and Bowater Houses**
  - The existing aluminium window frames will be kept and repaired rather than replaced. The single-pane glass will be swapped for vacuum glazing, a thin, highly insulating type of glass that fits the existing frames and significantly reduces heat loss
  - Because asbestos has been found in some of the old putty around the window glass, the frames will be removed and taken to a safe on-site workshop to be cleaned and reglazed, rather than the work being done inside flats
  - The hardwood timber frames on living room windows are in good condition and need very little work, they will just be slightly adapted to fit the new vacuum glazing
  - Other timber window frames to be repaired where needed, using methods matched to the level of damage
- **Windows — Stanley Cohen House**
  - Stanley Cohen House has a different type of window to the other blocks: painted timber frames with steel Crittall windows fitted inside them in the living rooms and bedrooms, and a steel pivot window in the kitchens
  - The Crittall steel windows are in better condition than expected. The plan is to remove them, strip off the old paint, apply a fresh powder-coat finish, and refit them with vacuum glass. This may be able to be done without taking the windows off site
  - The softwood (pine-type) frames to be repaired using fillers and by cutting out and replacing damaged sections where needed
  - Stanley Cohen House is likely to be the least disruptive block to work in, because the flats are larger and there is more space to work around residents if decanting can be avoided
- **Mechanical Ventilation**

- A new ventilation system to be installed in every flat across all four blocks. This continuously draws stale air out of the kitchen and bathroom and brings fresh air in through small vents. It automatically adjusts based on moisture levels, working harder when you're cooking or showering
- In Stanley Cohen House, the variety of flat layouts makes the ventilation more complex to install. Some pipework may need to run through communal areas, hidden behind a new ceiling
- The system is designed to reduce condensation and damp, and to improve the air quality inside each home

- **Fire Safety Works**

  - New smoke and heat alarms to be fitted in the kitchen, hallway and living area of every flat
  - A water mist fire suppression system to be installed in every maisonette flat in Basterfield, Bayer and Bowater Houses. This uses a fine spray of water, not a full sprinkler, to suppress a fire quickly and give residents more time to escape
  - Stanley Cohen House has a more complex fire safety situation. On the lower three floors, all flat front doors open directly onto the only staircase. This means all those doors need to be replaced with fire doors. The project team is also looking at whether a protected entrance area or a water mist system within the flats would provide extra protection. Vents that open automatically in a fire to let smoke escape from the staircase (called AOVs) will also be needed
  - Doors to the internal stairwell, the ventilated stairwell, all studio flats and the single escape top floor flats with a dead-end walkway in Stanley Cohen House are to be upgraded to fire doors.
  - Doors to the single escape dwellings at dead-end walkways in Basterfield House, Bayer House and Bowater House are to be upgraded to fire doors.
  - Dry riser pipes to be installed in all stairwells in Basterfield and Bowater Houses and in the stairs Stanley Cohen House shares with Basterfield and Bayer Houses. These are empty pipes with connections on each floor that fire crews can attach hoses to in an emergency. They are a standard safety requirement in taller buildings
  - Surveys have identified gaps and weaknesses in the way the buildings are divided into fire-resistant sections (compartments). These will be sealed and upgraded to stop fire and smoke spreading between areas
  - In a fire, plastic pipes can melt and allow flames and smoke to travel between floors. Where plastic pipework has been identified in service shafts, it will be replaced with fire-safe materials
  - New fire-resistant covers to be fitted at the base of the rubbish chutes, and the hoppers (the small doors you open to put rubbish in) to be replaced with fire-rated versions

- **Electrical Works**

  - The communal electrical systems in all four blocks are old and no longer meet current safety standards. All of it will be replaced
  - New electrical cables to be run to each flat, housed in new metal containment fitted along the walkway ceilings

- New fire rated electrical risers to be fitted for electrical distribution.
- All communal lighting to be replaced with energy-efficient LED fittings, with dimming controls and movement sensors
- Door entry systems and communal telecoms cabling (phone and broadband) to be updated
- Gas boilers and their flues will be kept. The gas supply is not being removed from these four blocks

- **Roof Covering Replacement**

  - The roof covering to be completely replaced, with much better insulation installed underneath. The target insulation level (U-value 0.16) is significantly better than what is currently in place, a lower U-value means less heat escapes through the roof
  - The roof replacement at Stanley Cohen House is slightly simpler than the other blocks because raised edges around the roof perimeter (parapets) were already added in the 1980s
  - For Basterfield, Bayer and Bowater Houses, new integral guttering will be formed along the roof edge to better manage rainwater run-off
  - The glazed roof lanterns (the raised windows on the roof that bring light into top-floor rooms) will be kept and refurbished with new vacuum glazing to improve insulation
  - The new roofing system will be designed to allow solar panels to be added in the future if required

- **Insulation**

  - The underside of the building where it overhangs the ground floor (the soffit) to be insulated with mineral wool across all four blocks, reducing heat loss from lower-floor flats
  - For Basterfield, Bayer and Bowater Houses, the new windows and roof insulation combined are expected to reduce the energy needed to heat flats by around 44%
  - For Stanley Cohen House, a reduction of around 33% is expected. This is slightly lower than the other blocks because the concrete panels on the outside of the building are particularly difficult to insulate without major disruption

- **Building Fabric Repairs**

  - General repairs and repainting to the building fabric across all four blocks
  - Repairs to a range of building fabric elements including concrete, rendered walls, tiles, movement joints, drainage pipes and the enclosures around rooftop plant rooms
  - The textured concrete on the outside of the buildings to be cleaned and repaired where needed

Programme Timeline

Phase	Estimated Dates
Fire safety surveys and reports, including an assessment of the external walls and a review of fire risk across the building	Aug 2025 – Nov 2025
Design and approvals: planning and listed building consent	Apr 2026 – Dec 2027
Tender process, finding and appointing a contractor (including statutory consultation with leaseholders about costs)	Jun 2028 – Dec 2029
Building Safety Regulator approval (Gateway 2) — required before construction can begin	Jun 2030 – Jun 2031
Contractor prepares to start on site	Jul 2031 – Nov 2031
Construction works on site	Feb 2032 – Sept 2035
Residents begin moving to temporary accommodation	March 2032
Construction works complete	September 2035