Golden Lane Harvest Fun Day - 26 September 2026

Crescent House

This sheet explains the main works planned for Crescent House as part of the Golden Lane Estate Major Works Renewal Programme, and sets out when they are expected to happen. The works are needed to keep the building safe, warm and in good condition for the long term. Planning permission and listed building consent were granted in June 2026. The works still need other formal sign-offs, so some details may still change.

Proposed Scope of Works

- **Fire Safety Works**

  - New smoke and heat alarms to be fitted in the kitchen, hallway and living area of every flat
  - A linked wireless alarm system for 16 flats on the top floor (nos. 323–338), because the kitchen windows on this floor are close together, if a fire starts in one flat, the alarms in the neighbouring flats will also go off
  - 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
  - The circular glass blocks in the corridor floor slabs and the old milk delivery doors, are to be sealed to stop fire and smoke from spreading through the building. Fire stopping will also be installed in other locations such as in stores, cupboards and corridors, for example where services are removed.
  - Front doors to flats in the internal corridors (nos. 123–146 and 223–242) to be replaced with fire-resistant doors that will help contain a fire and give residents more time to escape
  - New fire doors to be added halfway along the corridors on floors 1 and 2, to limit how far smoke and fire could spread if there were an incident
  - Doors to service cupboards and storage areas throughout the building to be replaced with fire-rated versions
  - The gas supply to the building to be removed. A safety assessment found that gas pipes and meters in communal areas pose a fire risk. The City of London Corporation has begun to consult with residents about switching to electric heating and hot water through the Resident Liaison Group meetings and as part of the recent planning application consultation

- **Electrical and Building Services**

  - The building's electrical system is old and no longer meets current safety standards. All of it will be replaced
  - New electrical cables to be run from the meter room in the basement to the consumer unit (fuse box) in each flat
  - The existing steel cable trays fixed to corridor ceilings to be removed. New cables will be hidden above a new metal ceiling in the communal areas, giving the corridors a cleaner look

- A new vertical services riser will be introduced at levels 00, 01 and 02 in the southern stair/lift core next to the existing risers
- The door entry system to be reviewed and updated. A new wireless system is being proposed, this would let residents see and speak to visitors on their phone and grant them access remotely. This is subject to a resident survey
- Repair/replacement or removal of redundant water tanks and distribution pipework
- New provision for electrical heating and hot water within every dwelling
- New mechanical extraction within each dwelling

- **Communal Lighting**

  - All communal lighting throughout the building to be replaced (emergency & general amenity lighting)
  - New energy-efficient LED lights to be fitted into the new ceilings on floors 1 and 2, designed to echo the building's original appearance
  - New lighting on the outside walls near the roof, and lighting built into the handrails on the top floor walkways
  - New wall lights on the stairwells, chosen to match the style of the original fittings
  - Smart lighting controls to be fitted throughout, including movement sensors and dimming, to save energy

- **Redecorations**

  - All communal painted surfaces to be redecorated. Research has been carried out to identify the building's original colours (a pale stone grey, deep red, black and white) and these will be reinstated. NOTE: The proposed colours are under review with residents and planners.

- **Building Fabric Repairs and Roof Covering Replacement**

  - Replacement of the existing roof covering with upgraded insulation
  - Repairs across a range of building fabric elements including movement joints, rendered walls, concrete, tiles, waterproofing, drainage goods and roof enclosures
  - The textured concrete on the building's exterior to be cleaned and repaired. Two gentle steam-cleaning methods (DOFF and TORC) will be used, these remove dirt and staining without damaging the concrete
  - Gutters, pipes and drainage around the southern light wells to be replaced and simplified
  - All repairs will match the existing materials and design as closely as possible, in keeping with the building's listed status

Programme Timeline

Phase	Estimated Dates
Design and approvals: planning and listed building consent (excluding Fire Doors, which will follow later)	Feb 2025 – Jul 2026
Tender process, finding and appointing a contractor (including statutory consultation with leaseholders about costs)	Jul 2026 – Jan 2027
Design and approvals: Building Regulations sign-off (Gateway 2)	Jan 2027 – Dec 2027
Contractor prepares to start on site	Jan 2028 – Mar 2028
Construction works on site	Spring/Summer 2028 – Oct 2031
Residents begin moving to temporary accommodation	Jul 2028