Golden Lane Harvest Fun Day - 26 September 2026

# Great Arthur House

This sheet explains the main works planned for Great Arthur House as part of the Golden Lane Estate Major Works Renewal Programme and sets out when they are expected to happen. Because Great Arthur House is over 18 metres tall, it is classed as a Higher Risk Building 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. The works are needed to keep the building safe, warm and in good condition. The full list of works is still being developed through surveys and investigations, so some details may still change.

## Proposed Scope of Works

- **Roof Covering Replacement**
  - A full replacement of the roof. This will now be delivered as part of the wider package of works for Great Arthur House, rather than as a separate project
  - Following the initial engagement event in July 2026, residents will be consulted further before any planning application is submitted. We will confirm when construction is expected to start once planning permission has been granted
- **Windows**
  - Kitchen and bathroom windows to be overhauled, the glass will be replaced with vacuum glazing (a thin, highly insulating alternative to double glazing that fits existing frames) and the handles, hinges and seals will be renewed
  - The design team is still deciding whether to repair and upgrade the existing window frames or replace them entirely. A decision has not yet been made but we will provide an update in the near future
- **Mechanical Ventilation**
  - A new ventilation system to be installed in each flat. This works by continuously drawing stale air out of the kitchen and bathroom, and letting fresh air in through small vents. It automatically adjusts based on moisture levels, so it works harder when you're cooking or showering. A similar system has already been successfully trialled at Crescent House
- **Fire Safety Works**
  - Sprinkler systems to be installed throughout the building as required for tall residential buildings under current regulations.
  - Upgraded detection to individual flats and simplification of means of escape/evacuation

- Surveys of the concrete floors are being carried out. Early findings suggest the fire resistance between floors does not meet today's standards and will need to be improved
- The walls between the stairwell lobbies and the flats do not currently provide enough fire resistance. These will be upgraded to help contain a fire and protect escape routes. Existing heritage features will be retained if possible.
- A new system to remove smoke from the building in the event of a fire is being designed. It will remove smoke from the lobby areas that protect the external escape stairs
- Fire dampers (automatic seals that close if a fire starts) to be fitted to the rubbish chutes to stop fire spreading through them
- All flat entrance doors in the building to be reviewed and upgraded as needed. A new overall fire safety plan for the building will also be produced
- Sample flats to be surveyed to check how well each flat is separated from neighbouring flats and communal areas, this is called compartmentation. Good compartmentation helps contain a fire and stops it from spreading
- Works in the basement to separate storage areas from the escape routes
- The condition of the pipework will be reviewed to work out if it needs to be converted to or replaced by a wet riser. The wet riser would be required in a new building of this height.

- **Electrical Works**

  - The communal electrical system (the wiring that serves the building as a whole, rather than individual flats) is outdated and likely needs to be completely replaced
  - New vertical service shafts to be created within the building to carry electrical cables, phone and broadband cables, water for the sprinkler system, and fire hose connections
  - All communal lighting in corridors and shared areas to be replaced
  - The door entry and CCTV systems to be reviewed and updated
  - Old copper communications cabling to be replaced with fibre, which provides faster and more reliable broadband

- **Gas and Heating**

  - A full survey of the building's gas system and gas safety is being carried out. The options will prioritise safety by upgrading the existing gas supply, or removing gas entirely and switching to electric heating and hot water
  - Where practical, redundant shared heating pipework (district heating) that is no longer in use to be removed from the building
  - A decision on the long-term approach to heating and hot water will be made once the gas assessment is complete

- **Building Fabric and Other Works**

  - Repairs and repainting to communal areas throughout the building
  - The building's lightning protection system to be checked and updated if needed
  - The water supply pipes and bathroom ventilation ducts to be inspected as part of the surveys

- New water meters are required to be fitted under Thames Water rules. The project team will coordinate this alongside the other works

## Programme Timeline

| Phase | Estimated Dates |
|---|---|
| Surveys, investigations and design work | 2025–2026 |
| Design and approvals: planning consent (Gateway 1): this is likely to be done as two separate applications, the first for the roof and the second for all the internal works | Oct 2026 – April 2027 |
| Tender process, finding and appointing a contractor (including statutory consultation with leaseholders about costs) | May 2027 – Dec 2027 |
| Building Safety Regulator approval (Gateway 2) — required before construction can begin | Dec 2027 – Dec 2028 |
| Contractor prepares to start on site | Jan 2029 – April 2029 |
| Construction works on site | May 2029 – May 2032 |
| Residents begin moving to temporary accommodation | September 2029 |
| Construction works complete | May 2032 |