Golden Lane Harvest Fun Day - 26 September 2026

Hatfield House & Cullum Welch House

This sheet explains the main works planned for Hatfield House and Cullum Welch House, and sets out when they are expected to happen. These two blocks are being worked on together as a single programme (Phase 2D). Because both 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**
  - 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
  - Timber window frames to be repaired where needed, using methods matched to the level of damage, from minor resin filling through to replacing damaged sections
  - The approach to the smaller softwood (pine-type) windows, particularly in kitchens and bathrooms, is still being reviewed. A decision on whether to repair or replace them has not yet been made

- **Mechanical Ventilation**
  - A new ventilation system to be installed in each flat. 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 Cullum Welch House, some of the ventilation pipework may be visible or boxed in, depending on the layout of each flat
  - 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 Hatfield House (not required in lower ground floor studio flats or in Cullum Welch House). This

uses a fine spray of water, not a full sprinkler, to suppress a fire quickly and give residents more time to escape safely

- In Hatfield House, six flats currently only have one safe way out (from the common corridor). The front doors and glass panels around them will be replaced with fire-rated versions that can hold back a fire for at least 30 minutes. The new doors will be designed to look as close to the originals as possible (with side lights, fan lights, ironmongery etc)
- In Cullum Welch House, six flats also need upgraded fire doors.
- The external staircase at the western end of the escape routes also needs work, it is likely to be extended to remove the ladder which would not meet current standards
- Dry riser pipes to be installed in one stairwell per block. 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 building is divided into fire-resistant sections (compartments). These will be sealed and upgraded to stop fire and smoke spreading between areas

- **Electrical Works**

  - The building's communal electrical system is old and no longer meets current safety standards. All of it will be replaced
  - New electrical cables to be run to each flat, housed in new metal containment fitted to 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. Unlike Crescent House, the gas supply is not being removed from Hatfield House or Cullum Welch House

- **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
  - Cullum Welch House currently has an 'inverted roof' where the insulation sits on top of the waterproof layer. This will be converted to a 'warm roof' where insulation goes underneath, which is more effective and consistent with the other blocks
  - The glazed roof lanterns (the raised windows on the roof that bring light into top-floor rooms) will be kept and refurbished. New vacuum glazing will be fitted to improve insulation
  - New integral guttering to be created along the roof edge to better manage rainwater. The new roofing system will also 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, reducing heat loss from flats on the lower floors
- For Cullum Welch House, the combination of new windows, roof insulation and soffit insulation is expected to reduce the amount of energy needed to heat flats by around 45%
- The decorative glass panels between the windows (called spandrel panels) will be replaced with matching glass. Additional insulation behind them is not feasible with the existing frame design

- **Building Fabric Repairs**

  - General repairs and repainting to the building fabric throughout
  - Repairs to a range of building fabric elements including concrete, rendered walls, tiles, movement joints, drainage pipes and the enclosures around rooftop plant rooms

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	Sep 2025 – Sep 2026
Design and approvals: planning and listed building consent	Mar 2028 – Nov 2029
Tender process, finding and appointing a contractor (including statutory consultation with leaseholders about costs)	May 2030 – Jan 2031
Building Safety Regulator approval (Gateway 2) — required before construction can begin	Mar 2031 – Nov 2031
Contractor prepares to start on site	Nov 2031 – Apr 2032
Construction works on site	May 2032 – Oct 2035
Residents begin moving to temporary accommodation	September 2032
Construction works complete	October 2035