Golden Lane Leisure Centre High-Walk Refurbishment

Ehsan Fathiazar

17 July 2025

CITY OF LONDON

VolkerLaser

Meet the Contractor Event: Agenda

- About VolkerLaser
- Introduction to our team
- Project overview & Scope of works
- Phasing plan & Indicative timeline
- Site Logistics
- Heritage requirements
- Environmental managements & mitigation measures
- Q&A session

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We are VolkerLaser

For over 30 years, VolkerLaser has been the specialist contractor of choice, working to protect, repair, strengthen and refurbish the built environment for clients across the UK construction industry.

Our structural expertise include bridge deck waterproofing, expansion joints, concrete repair and cathodic protection works, steel repair and strengthening work, carbon fibre and temporary works, jacking and bearing replacement.

We also provide specialist lightweight decking and access solutions, as well as being specialists in long bridge and cable refurbishment.

£100M+
Turnover

285
employees

VolkerLaser

Introduction to our team

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Regional Director
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Kristijan Andric
Operations Manager
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Richard Weeks
Contracts Manager
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Ehsan Fathiazar
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Commercial Manager
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Mark Jones
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Peter Cole
Engineering Manager
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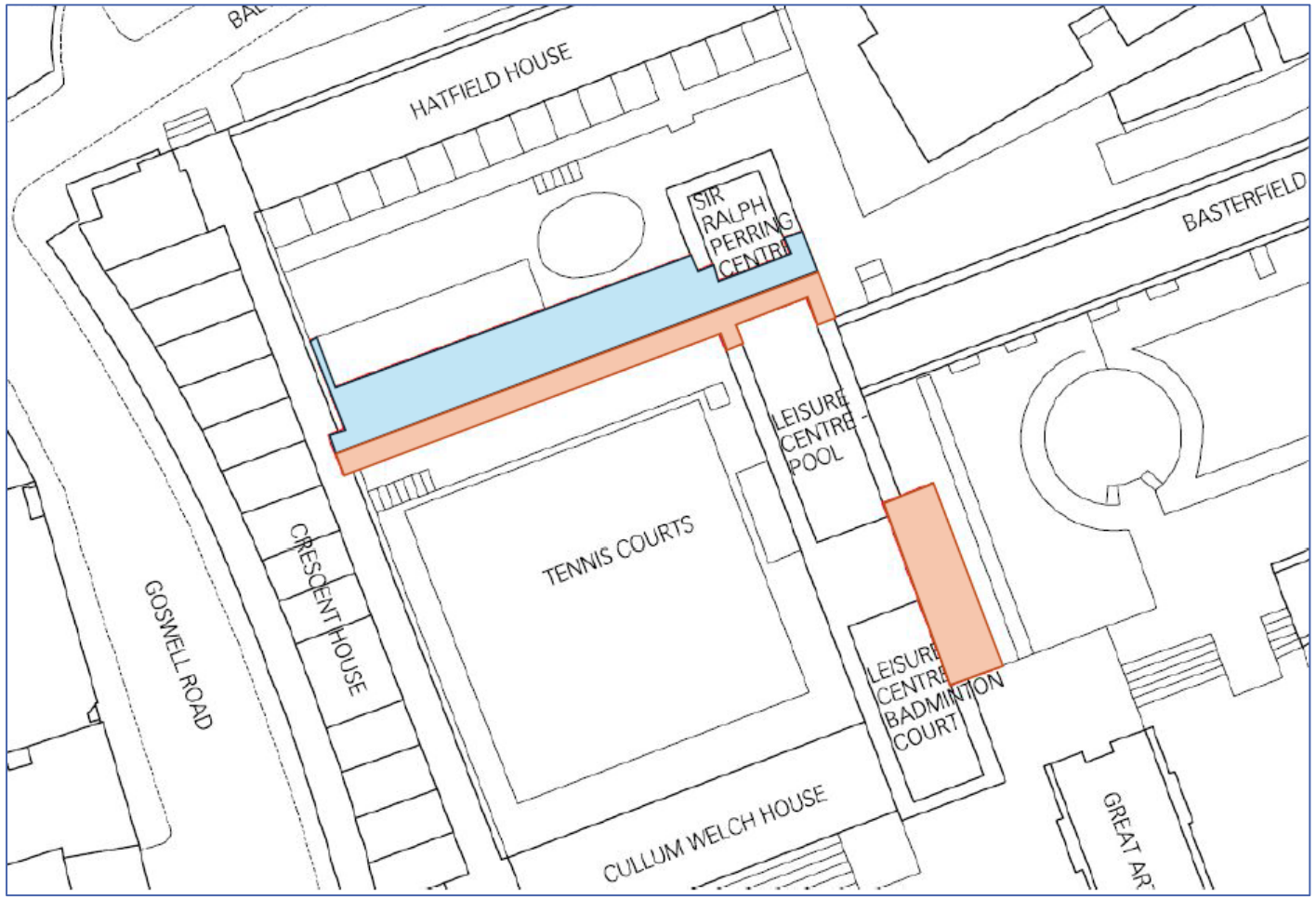
Project Overview

The high-walk above the Golden Lane Leisure Centre reception, fitness suite, and changing facilities is undergoing essential refurbishment. The existing mastic asphalt waterproofing has exceeded its design life, leading to damp and water ingress issues within the Leisure Centre.

Scope of Works

- **Waterproofing Replacement**
  - Lift existing concrete paviours
  - Remove bedding and failed mastic asphalt down to the concrete base
  - Install a new waterproofing layer
  - Re-lay original paviours on a new semi-dry mortar bed
- **Concrete Repairs**
  - Parapet wall
  - Linear bench
  - Playground area in the upper concourse
- **Drainage & Level Adjustments**
  - Replace sections of linear drainage in the upper concourse
  - Rectify levels in the lower concourse to address fall issues
- **Objectives**
  - **Eliminate water ingress and damp issues**
  - **Extend the lifespan of the high-walk structure**
  - **Improve safety and usability of the concourse areas**

Phasing & timeline



Indicative Timeline

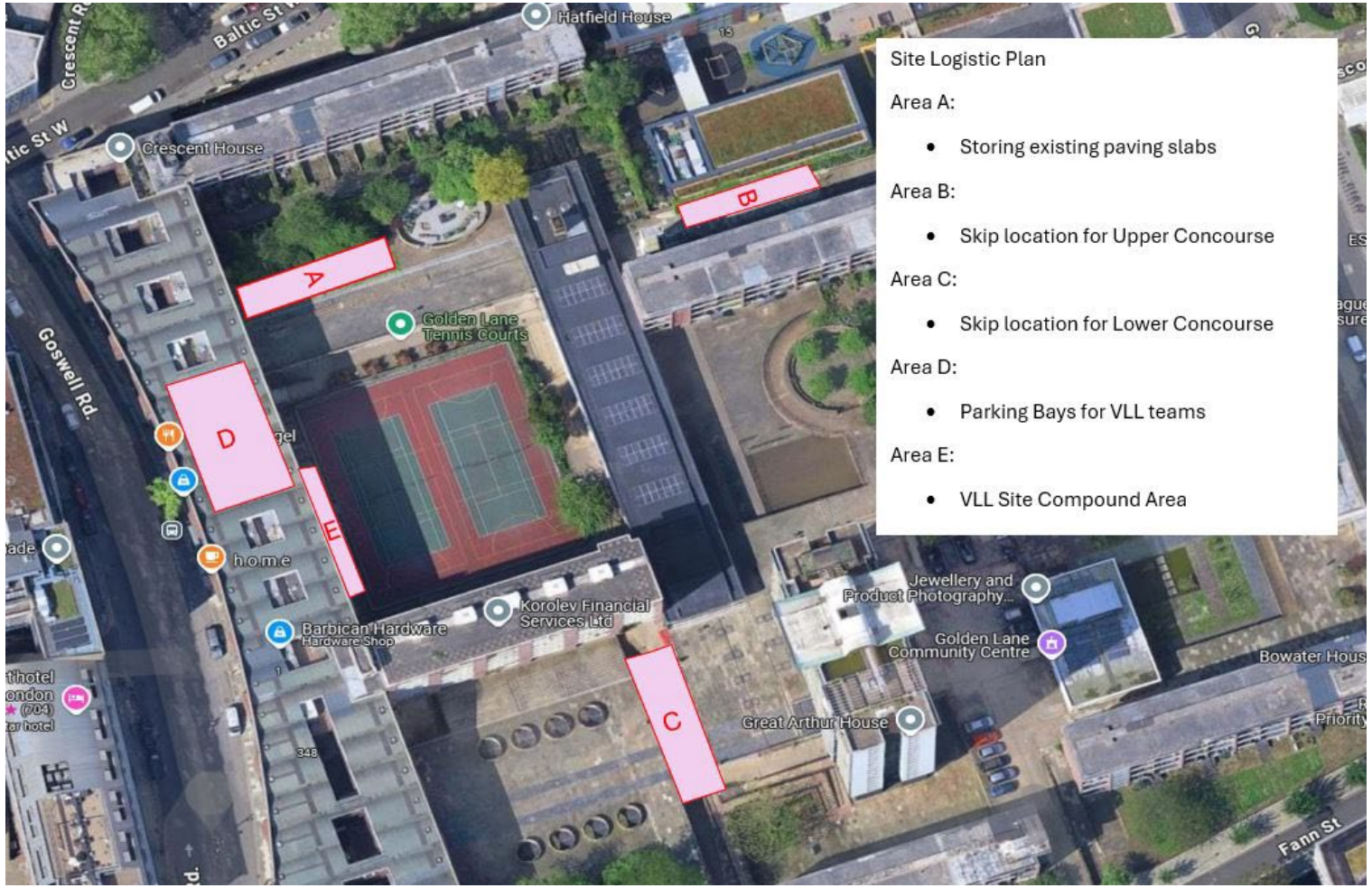
Phase 1 (Light Blue)

- Start – 8/10
- Finish – 27/11
- October closure – Sir Ralph Perring Centre

Phase 2 (orange)

- Start 21/11
- Finish 14/01
- Scaffolding from 22/11 – 10/12

Site Logistic Plan



Site Logistic Plan

Area A:

- Storing existing paving slabs

Area B:

- Skip location for Upper Concourse

Area C:

- Skip location for Lower Concourse

Area D:

- Parking Bays for VLL teams

Area E:

- VLL Site Compound Area

Heritage Paviour Slabs – Protection & Reinstatement Strategy

- ✅ **Listed Building Consent Approval & Conditions**
  To ensure the protection of the special architectural interest of the Golden Lane Estate, a detailed methodology is in the process of being approved which will include the details of the removal and safe storage of the original paviours and their reinstatement. This will include the following:
- 📋 **Detailed Dilapidation Survey**
  A full survey will be conducted before work begins.
  - Each slab will be individually numbered and its condition recorded.
  - Damaged units will be documented for heritage compliance.
- 🛠️ **Manual Lifting with Safe Methodology**
  All slabs will be lifted manually using approved techniques to prevent damage during removal.
- 📦 **Secure Storage & Logging**
  - Slabs will be stored on pallets, clearly numbered and logged.
  - Protective coverings will be used to prevent weathering or deterioration during storage.
- 🔁 **Careful Reinstatement**
  Each slab will be reinstated in its original position using the detailed log and numbering system to ensure full heritage integrity.
- 🧱 **If replacements are required**
  The City of London is coordinating with Historic England to source matching slabs for any cracked, damaged, or unusable slabs.

Environmental Management & Mitigation Measures

Working Hours

Standard Working Hours: Monday to Friday, 8:00 AM – 5:00 PM.
Permitted Noisy Activities: Restricted to 10:00 AM – 4:00 PM to minimize disruption to residents.

Noise Control

Sound Barriers: Temporary acoustic barriers will be installed around areas where concrete breaking is required to reduce noise transmission.
Low-Impact Equipment: A **mini planer** will be used to remove mastic asphalt in multiple shifts, minimising both noise and vibration impact on the Leisure Centre below of load capacity of the leisure centre roof allows us for this. If weight restrictions prevent the use of a mini planer, **hand-held tools** will be used instead.

Vibration Management

- Special consideration is given to the Leisure Centre located directly beneath the work area.
- Equipment selection and working methods are designed to **minimise structural vibration**.
- Continuous monitoring may be implemented if required by the structural engineer.

Dust Suppression

Water Suppression Techniques will be employed during all cutting, grinding, and demolition activities to control airborne dust.
Dust control measures will be monitored and adjusted as needed to ensure compliance with environmental standards.

Resident Consideration

All activities are planned with sensitivity to the surrounding residential environment.
Communication with residents will be maintained throughout the project to provide updates and respond to concerns.

Any questions?

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