Great Arthur House Windows Refurbishment

Project update

27 September 2024
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Dear Resident

This is a quick update to let you know where we are with the refurbishment of bathroom and kitchen windows in Great Arthur House.

What we've been doing

During the summer the Project Team have had access to an empty flat and have been able to properly investigate the bathroom and kitchen windows and come to some conclusion about the work that is likely to be required to refurbish the frames and install vacuum glazing. Vacuum glazing is a form of double glazing but with much better insulation qualities, almost equal to triple glazing. It is increasingly being used in listed building refurbishment projects because it is very thin and can fit in existing frames.

They have also been investigating options for a new ventilation system. The refurbishment of the windows will improve the airtightness in your home which means there also has to be adequate ventilation to make sure that condensation from every-day living (showering, cooking, drying laundry for example) clears effectively so as to avoid issues with mould and damp.

Resident drop-in session

There will be a resident drop-in at the community centre in the late afternoon and evening of **Thursday 24 October** where the Design Team will be able to answer your questions and talk you through the designs and plans for the work (how the fluted glass in the bathrooms is going to be replaced for instance).

You may also have seen that there is a resident drop-in session next week on Thursday 3 October – this session focuses on the more complex part of phase 2 (Stanley Cohen, Cullum Welch and the Maisonettes). You are of course welcome to come along but there won't be any specific information about Great Arthur House, that will be available at the later drop-in session on the 24 October so please put the date in your diary! We will send a reminder nearer the time.

Getting to planning

In terms of programme, an application for Great Arthur House will be submitted for planning in early 2025 along with planning applications for all the other blocks in Phase 2 of the windows refurbishment project.

A quick update on Crescent House

The two-stage tender process is underway. There are a number of other steps to go through (Section 20 consultations, Committee approvals etc) but we hope to see the work actually begin on site in Spring next year.

Would you like to visit the Crescent House pilot flat?

If you would like to see first-hand the quality of the refurbishment work and the vacuum glazing in situ please email Jacqueline (details below) or leave a note with your contact details at the Estate Office.

You will also be able to see the trickle ventilation system installed there. The system installed in Great Arthur won't be exactly the same but it will give you a good indication of the quality of the system type we are planning to install.

We look forward to seeing you at the drop in on the 24 October. In the meantime, do get in touch if you have any questions.

All bests

Jacqueline Swanson (Resident Comms) and Nick Condon (Project Manager))

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