Wider Estate Windows Refurbishment Project

Project update – getting to plannning

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Dear Resident

During the summer the Project Team have been working on design work for Phase 2 of the Golden Lane Estate Windows Refurbishment Project (Crescent House being Phase 1). This design work is progressing well and so we are organising a drop-in on October 3 to present the work to you, answer your questions, and just as importantly get your feedback. Our aim is to submit planning applications for all blocks in January next year.

Resident drop-in @ the community centre
late afternoon and evening Thursday 3 October

A more detailed invitation will follow nearer the time but for now please put the date in your diary.

A bit more information about the work we have been undertaking

There are three different block types – Cullum Welch, Stanley Cohen and the Maisonettes. The Project team and the windows subcontractors (the same skilled tradespeople who worked on the Crescent House pilot flat) have had the opportunity to conduct exploratory work in an empty flat in each block type (Cullum Welch, Stanley Cohen and Bayer). Frames have been refurbished, solutions for installing trickle vents are being explored, strategies developed as to how to reduce the impact on residents when the actual works take place, etc.

Some of this exploratory work has been completed and the Project Team are now focusing on the 'guillotine' windows in the Maisonette blocks. The aim is to keep the vertical sliding operation and counterbalancing effect so the lower window can be opened more easily.

We have also undertaken extensive roof surveys for each block and are looking at whether we can undertake the roof works separately from the windows refurbishment so we can speed up the much needed repair and insulation works.

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.

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.

You will also be able to see the trickle ventilation system installed. Each flat type will have its own ventilation solution – increasing airtightness within your homes means that installing a new quality ventilation system is essential to avoid condensation creating mould and damp issues.

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.

Project website

It is worth taking a look at the summaries from the Resident Liaison Group on the project website (you can find them under Consultation) goldenlane.site

We look forward to seeing you at the drop in. 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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