

DECEMBER 2018



# GOLDEN LANE ESTATE LIGHTING REVIEW

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## INTRODUCTION

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The Golden Lane Estate is a Grade II listed post-war housing development (Crescent House is Grade II\* listed) in the City of London.

The City of London has conducted a survey to establish quality of lighting across the estate and also to assess the number of units, fittings type, age and condition.

The survey covers all public areas and semi-public spaces within the Golden Lane Estate. It has been divided in to two parts:

- Part 1, which introduces a photographic survey and describes lighting, context and location.
- Part 2, which is a detailed lighting plan across the estate.

Analysis of current lighting has shown 25 various lighting fittings across the estate. Some of the fittings have remained original from 1950s / 1960s, however most of them have been replaced in stages over the years. The total number of fitting units identified within designated areas are 232, including 118 fittings on the lower ground floor and 114 fittings on the upper ground floor/podium level.

The overall condition of lighting has been assessed as poor and neglected. There are dark spots across the estate due to the lack of lighting in some areas and also due to the over-lighting of other spaces creating patches of darkness. This is partially caused by an inconsistent lighting maintenance approach, leading to a current mix of original and retrofitted light fixtures. This 'patchy' lighting prevents an intuitive navigation of the estate's semi-public areas, adjacent City Walkway and community facilities particularly in winter evenings.

The aim of this survey is to identify condition of lighting across the Golden Lane Estate and as a next step appoint a designer to produce a lighting strategy with the aim of enhancing the quality and consistency of the lighting and improving residents daily experience of the spaces.

1. ALL LIGHTING CATEGORIES

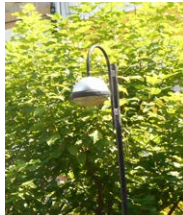
GOLDEN LANE ESTATE - LIGHTING



CATEGORY 1 ● — —  
TOTAL: 28



CATEGORY 2 ● — —  
TOTAL: 84



CATEGORY 3 ● — —  
TOTAL: 6



CATEGORY 4 ● — —  
TOTAL: 7



CATEGORY 5 ● — —  
TOTAL: 29



CATEGORY 6 ▲ ~~~~~  
TOTAL: 1



CATEGORY 7 ◆ |||||  
TOTAL: 3



CATEGORY 8 ◆ |||||  
TOTAL: 2



CATEGORY 9 ● — —  
TOTAL: 2



CATEGORY 10 ◆ |||||  
TOTAL: 11



CATEGORY 11 ◆ |||||  
TOTAL: 7



CATEGORY 12 ▲ ~~~~~  
TOTAL: 3



CATEGORY 13 ▲ ~~~~~  
TOTAL: 8



CATEGORY 14 ● — —  
TOTAL: 9



CATEGORY 15 ◆ |||||  
TOTAL: 1

● ◆ ▲ INDICATES SINGLE FITTING  
 ~~~~~ INDICATES ROW OF FITTINGS  
 |||||

1. ALL LIGHTING CATEGORIES



CATEGORY 16 ● |||||  
TOTAL: 2



CATEGORY 21 ● ---  
TOTAL: 6



CATEGORY 17 ● ---  
TOTAL: 1



CATEGORY 22 ▲ ~~~  
TOTAL: 1



CATEGORY 18 ◆ |||||  
TOTAL: 1



CATEGORY 23 ▲ ~~~  
TOTAL: 2



CATEGORY 19 ◆ |||||  
TOTAL: 11



CATEGORY 24 ▲ ~~~  
TOTAL: 2



CATEGORY 20 ◆ |||||  
TOTAL: 2



CATEGORY 25 ▲ ~~~  
TOTAL: 3

●◆▲ INDICATES SINGLE FITTING  
 --- ~~~ INDICATES ROW OF FITTINGS  
 ||||| INDICATES ROW OF FITTINGS



# PHOTOGRAPHIC SURVEY

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## 2. CRESCENT HOUSE, PARADE

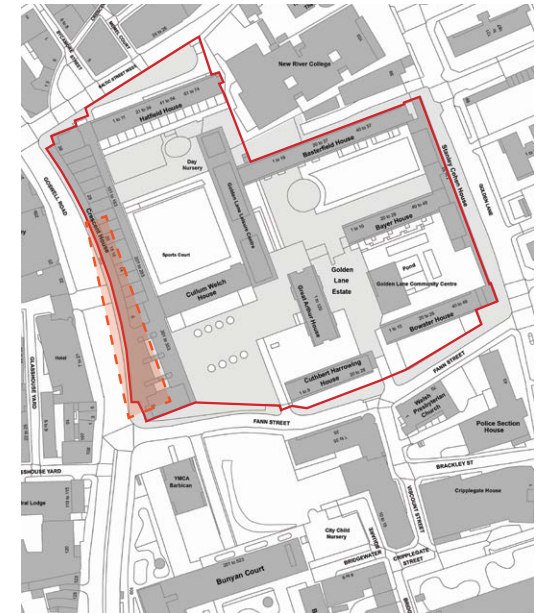
GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



View looking north of Crescent House.  
Fitting cat.1.



Light in the ceiling- Category 1.  
(Assumed as the original fitting)



View looking south of Crescent House.  
Fitting cat.1.

### 3. CRESCENT HOUSE, COURTYARD, GROUND FLOOR



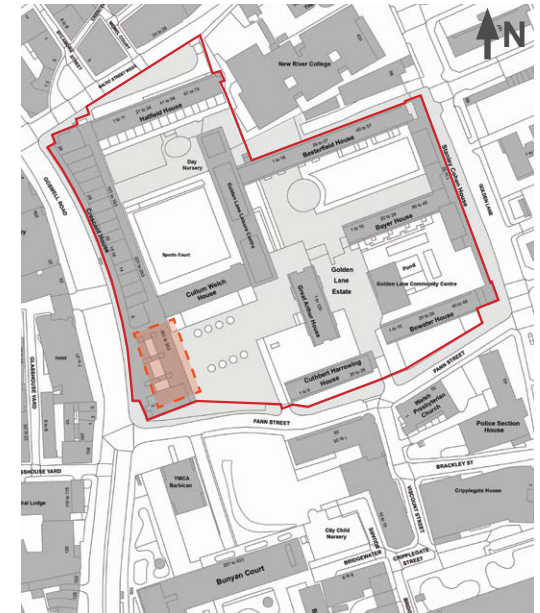
View looking in to east of Crescent House. Fitting cat. 2.



Lights in the ceiling, view looking onto Fann Street. Fitting cat. 2.



View looking in to plaza from Goswell Road. Fitting cat. 2.



#### 4. CRESCENT HOUSE, COURTYARD, UPPER FLOORS

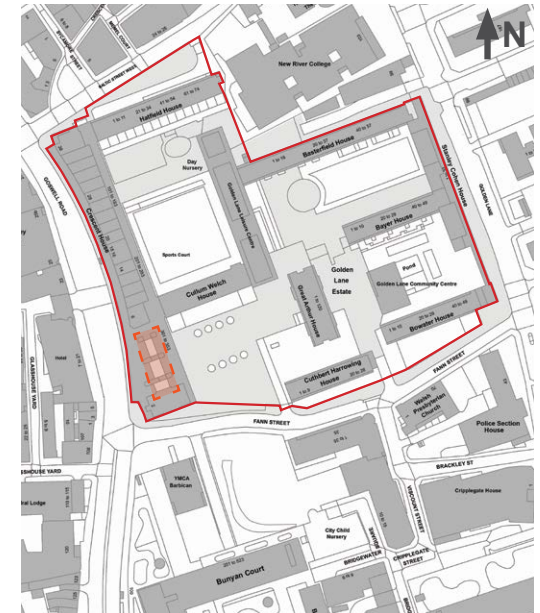
GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



View looking into upper floors of Crescent House (courtyard). Fittings cat. 2.



View looking into upper floors of Crescent House (courtyard). Fittings cat. 2.



View looking into upper floors of Crescent House (courtyard). Fittings cat. 2.



View looking into upper floors of Crescent House (courtyard). Fittings cat. 1.

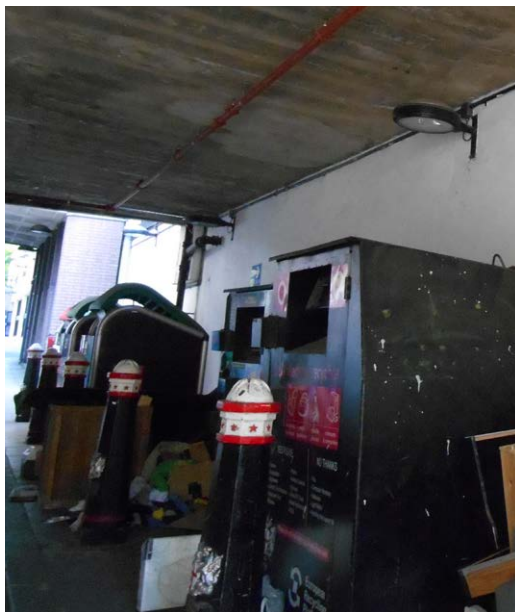
5. CITY WALKWAY, DISABLED ACCESS TO GOLDEN LANE AND THE LEISURE CENTRE



View looking onto the disabled access to the basement (Cullum Welch building)- City Walkway.



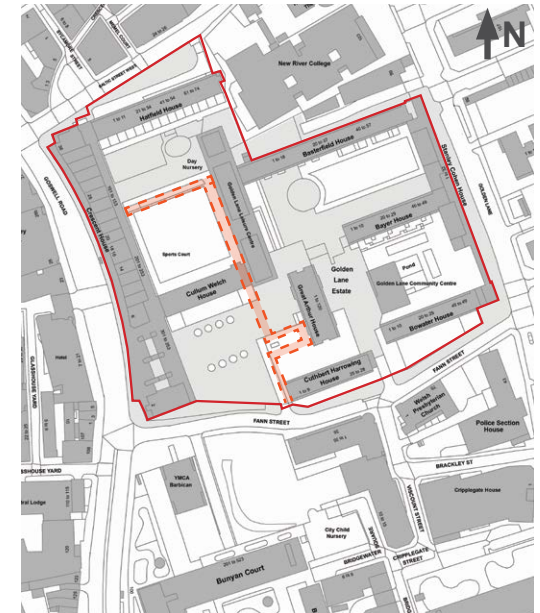
View looking south into refuse area. Fittings cat. 2 and cat 22.



View looking north into refuse area. Fittings cat 4.



View looking into Golden Lane Day Nursery, City Walkway lights. Fittings cat. 3 and cat. 14.



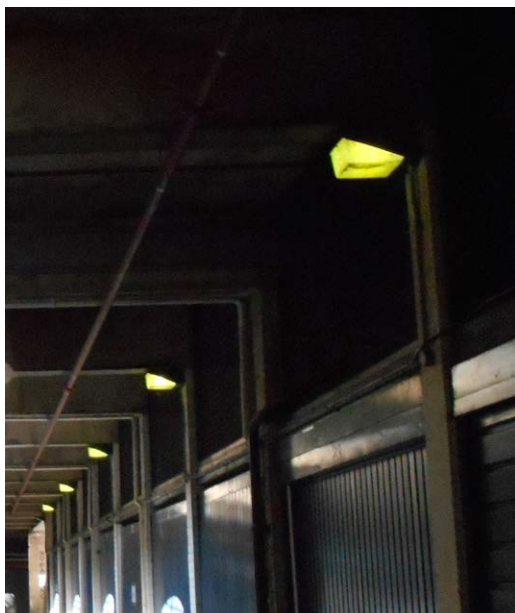
GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



View looking north into swimming pool. Fittings cat 2.

6. GARAGES

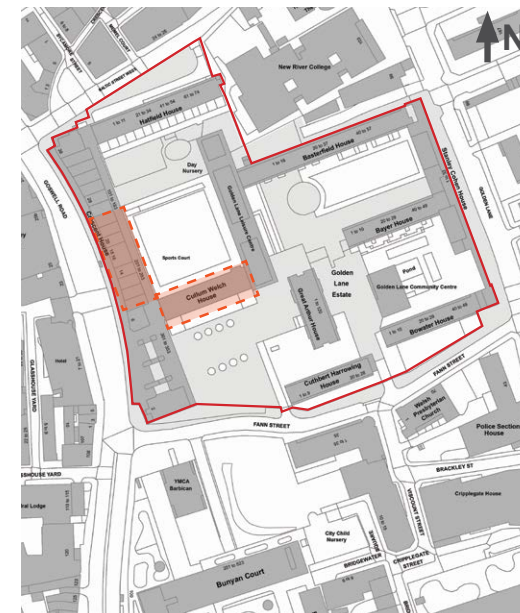
GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



Garage lighting.  
Fittings cat. 5. (Assumed as original fitting.)



Garage lighting.  
Fittings cat. 6. (Assumed as original fitting.)



Garage lighting.  
12 Fittings cat. 5.



Garage lighting.  
Fittings cat. 2.

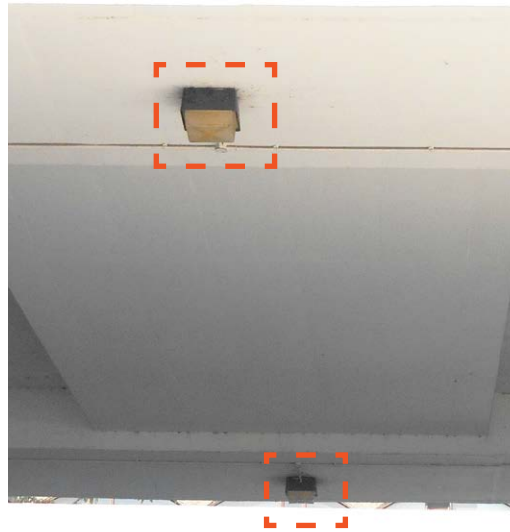


Garage lighting.  
Fittings cat. 21.

7. LEISURE CENTRE ENVIRONS



Leisure Centre, walkway lighting.  
Fittings cat. 2.



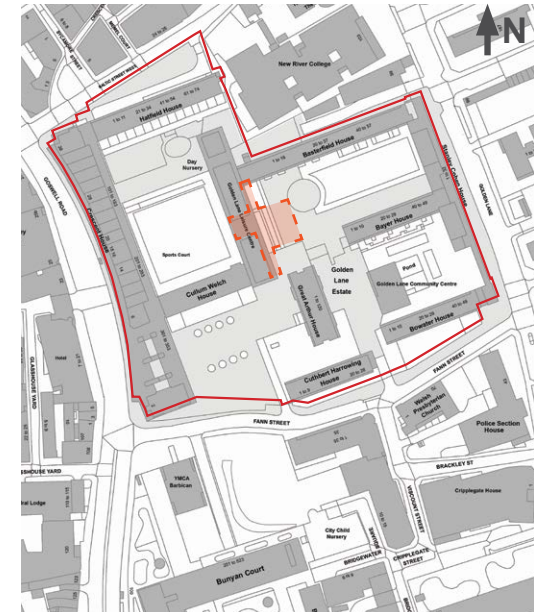
Leisure Centre, 1st floor walkway passage.  
Fittings cat. 2.



Fittings cat. 7.



View looking south.  
Fittings cat. 2 and cat 19.

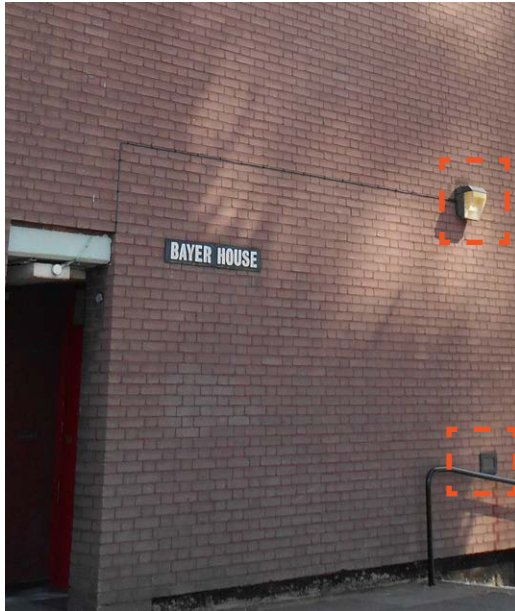


GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



Under-croft  
Fittings cat. 20.

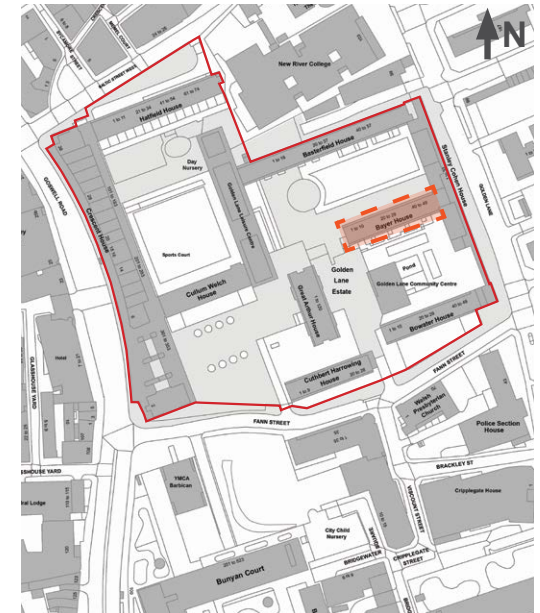
## 8. BAYER HOUSE



Bayer House - West Facade.  
Fitting cat. 7 and cat. 8.



Bayer House - North Facade, staircase.  
Fittings cat. 1, cat. 9 and cat. 19.



Bayer House - North Facade, staircase.

14 Fittings cat. 9 and cat. 19.

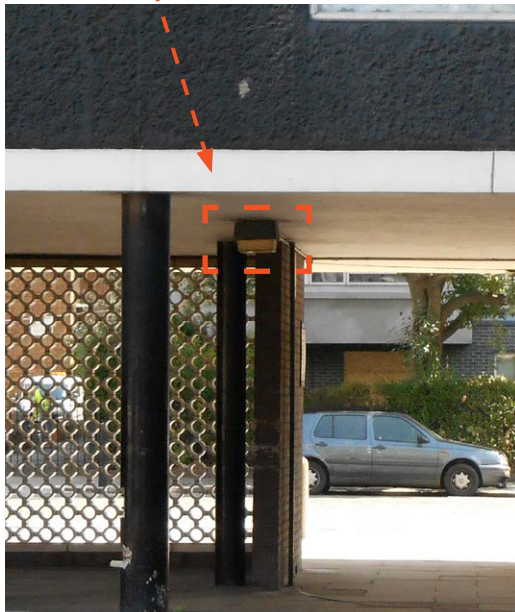


Bayer House - North Facade, Ground Floor  
Colonnade. Fittings cat 2.

9. STANLEY COHEN HOUSE - ENTRANCE GATE FROM GOLDEN LANE



View looking into Golden Lane from the courtyard. Fittings cat. 2 and cat. 9.



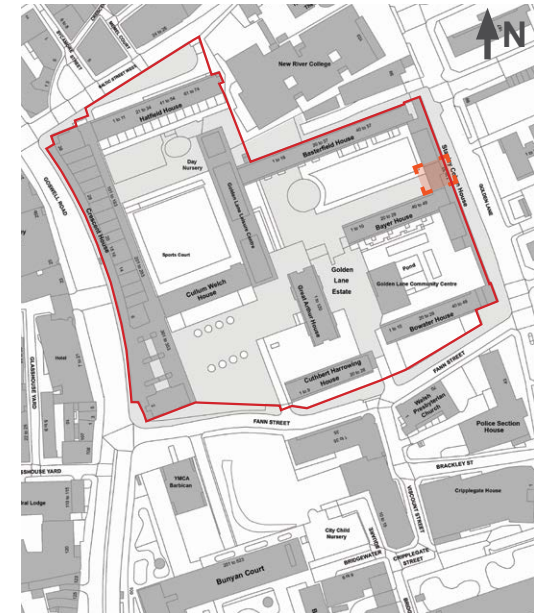
View looking into Golden Lane from the courtyard. Fittings cat. 2.



Stanley Cohen House- Entrance door. Fitting cat. 9. (Assumed as original fitting.)



Stanley Cohen House- Entrance door. Fitting cat. 10.



10. GOLDEN LANE, STANLEY COHEN HOUSE

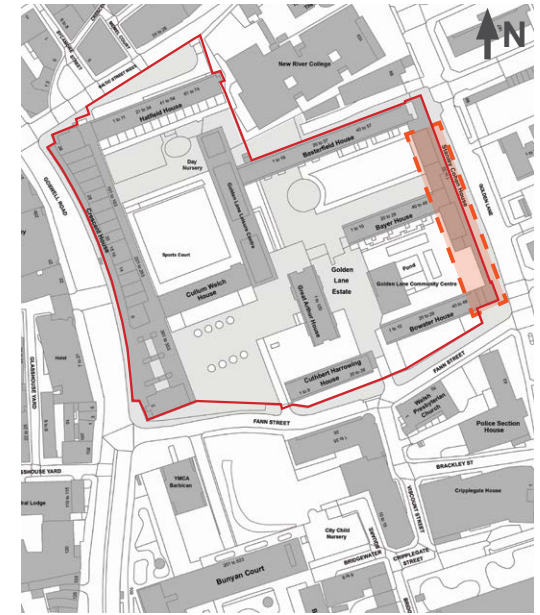
GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



Stanley Cohen House (Golden Lane) - View looking south to Fann Street. Fitting cat. 2.



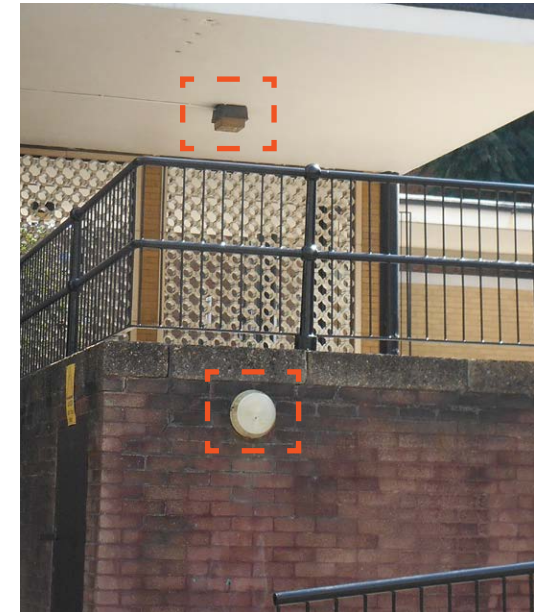
Fitting cat. 2.



16 Stanley Cohen House (Golden Lane) - View looking north. Fitting cat. 2.



Stanley Cohen House- western facade. Fitting cat. 19.



Stanley Cohen House- western corner. External fitting cat. 2 and cat. 19.

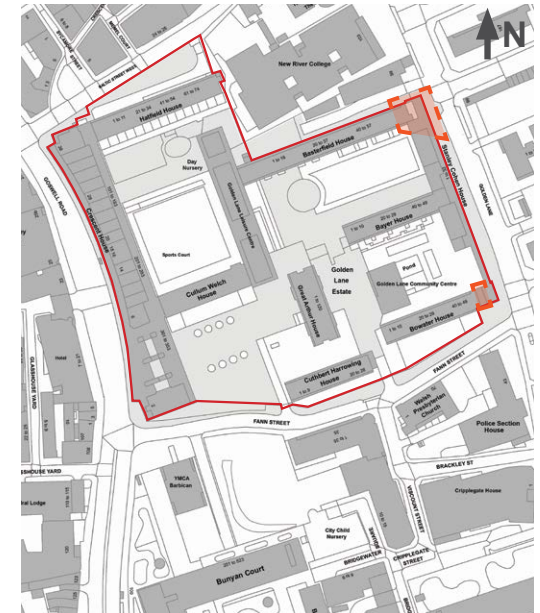
11. BASTERFIELD HOUSE AND STANLEY COHEN HOUSE



Lights in front of Bowater House. Fitting cat. 20.



External fittings above the entrance to Basterfield House. Fitting cat. 23.



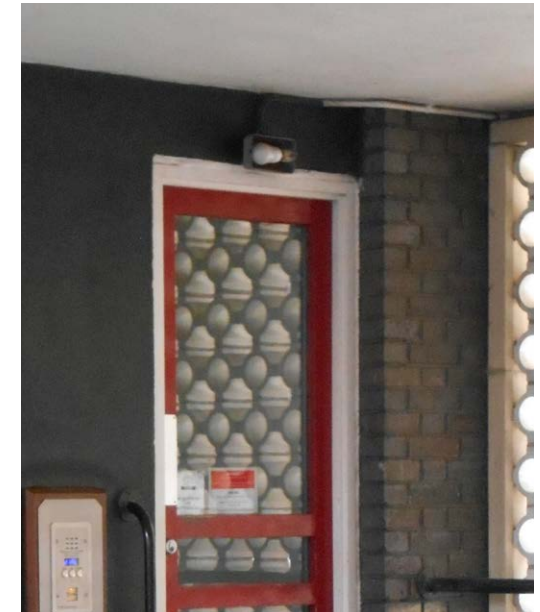
GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



External fittings above the entrance to Bowater House. Fitting cat. 10.



External fittings on Basterfield House Fitting cat. 19



External fittings on Stanley Cohen House Fitting cat. 9

12. CUTHBERT HARROWING HOUSE

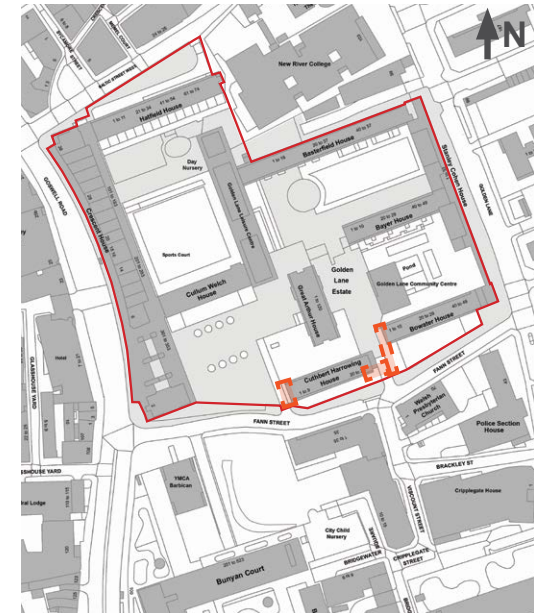
GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



Lights in front of Cuthbert Harrowing House. Cat. 15 and 16.



External fittings on Cuthbert Harrowing House. Cat. 16.



Lights in front of Cuthbert Harrowing House.

18 Cat. 15.



External fittings on Cuthbert Harrowing House. Cat. 17.



External fittings on a retain wall next to the Bowater House. Cat. 25.

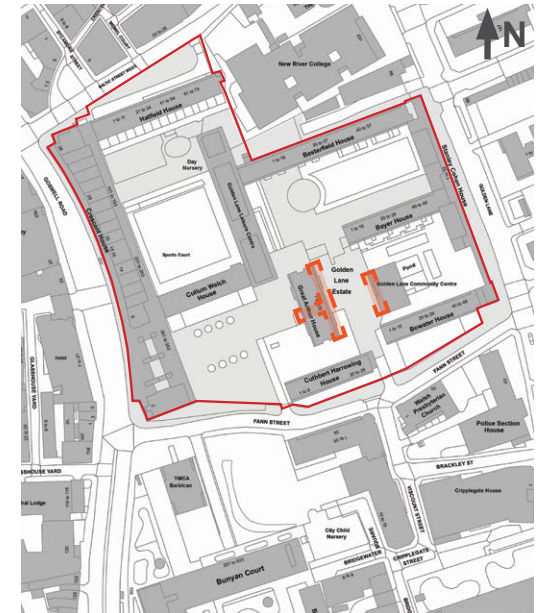
13. GOLDEN LANE COMMUNITY CENTRE AND GREAT ARTHUR HOUSE



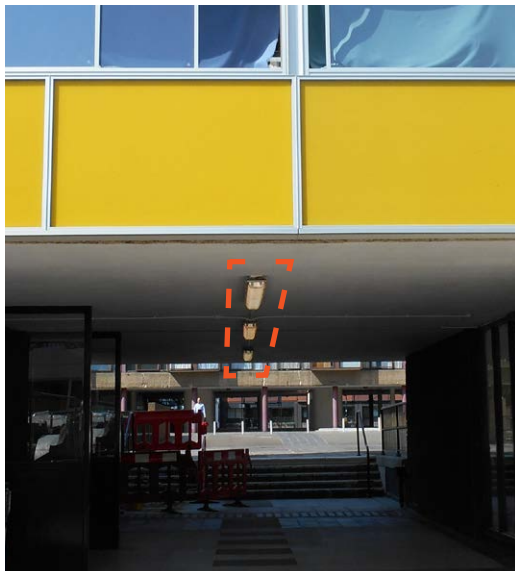
External fittings.  
Cat. 7.



Great Arthur House- Eastern facade.  
Fittings cat. 2 and cat. 9.  
Installed in 2018 (Agreed by CoL Planning Dep.)



GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



Great Arthur House walkway passage looking west. Fitting cat. 12  
Installed in 2018 (Agreed by CoL Planning Dep.)



Golden Lane Community Centre.  
Cat. 2.



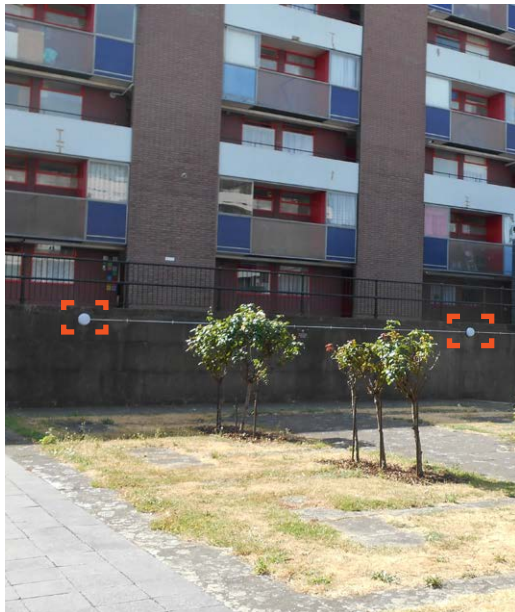
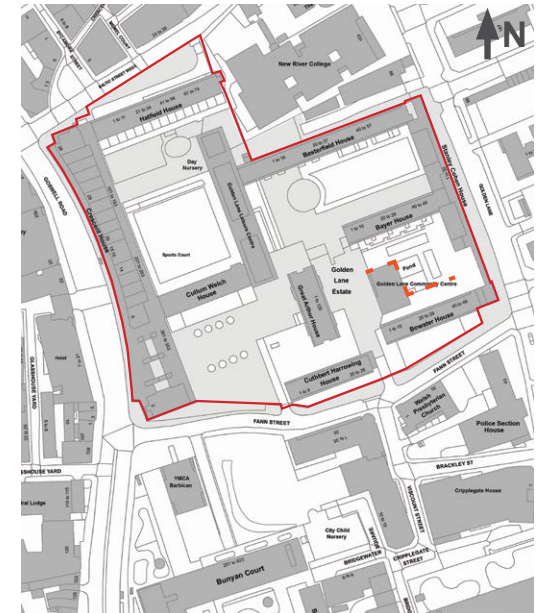
15. EXTERNAL LIGHTING - GOLDEN LANE COMMUNITY CENTRE, POND AREA AND BOWATER HOUSE



External fittings.  
Cat. 19.



External fittings.  
Cat. 19.



Lights in front of Bowater House.  
Fittings cat. 19.



Bowater House- northern staircase.  
Fittings cat. 2 and cat. 19.



Golden Lane Community Centre- western facade. Fitting cat. 2.

16. GOLDEN LANE LEISURE CENTRE - UPPER FLOOR

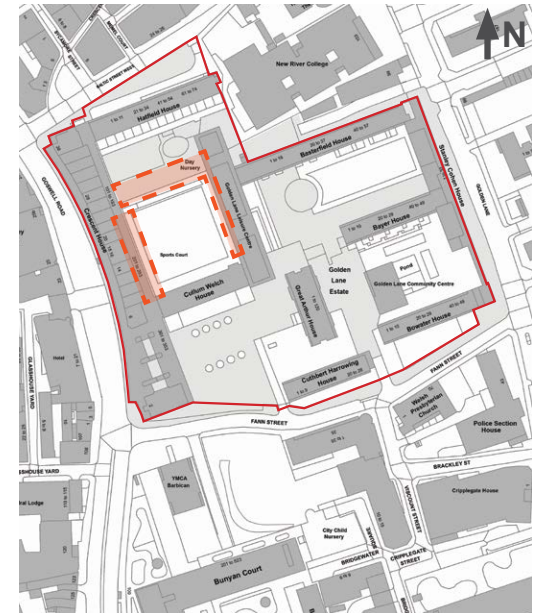
GOLDEN LANE ESTATE - PHOTOGRAPHIC SURVEY



Golden Lane Leisure Centre- Walkway.  
Fittings cat. 2.



Crescent House, Podium level.  
Fittings cat. 11.



Podium.  
22 Fittings cat. 11.

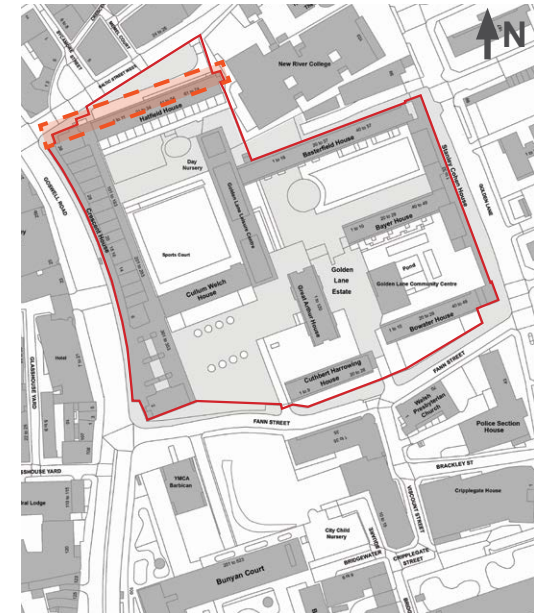
## 17. HATFIELD HOUSE



Lights in front of Hatfield House.  
Cat. 10.



External fittings on Hatfield House  
Cat. 14.



Lights in front of Hatfield House.  
Fittings cat. 10.



External fittings on Hatfield House  
Cat. 14



# DETAILED PLAN

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1. LOWER GROUND: CAR PARK AREA, LEISURE CENTRE AND COMMUNITY POND AREA

GOLDEN LANE ESTATE - DETAILED PLAN



CATEGORY 1 ● — —  
TOTAL: 3



CATEGORY 6 ▲ ~~~~~  
TOTAL: 1



CATEGORY 19 ◆ |||||◆  
TOTAL: 9  
TOTAL: 1 (0.5 STOREY)◆



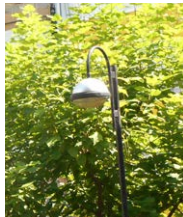
CATEGORY 2 ● — —  
TOTAL: 38



CATEGORY 7 ◆ |||||◆  
TOTAL: 1



CATEGORY 21 ● — —  
TOTAL: 3  
TOTAL: 3 (0.5 STOREY)●



CATEGORY 3 ● — —  
TOTAL: 4



CATEGORY 13 ▲ ~~~~~  
TOTAL: 8



CATEGORY 22 ▲ ~~~~~  
TOTAL: 1



CATEGORY 4 ● — —  
TOTAL: 7



CATEGORY 14 ● — —  
TOTAL: 4



CATEGORY 24 ▲ ~~~~~  
TOTAL: 2



CATEGORY 5 ● — —  
TOTAL: 29



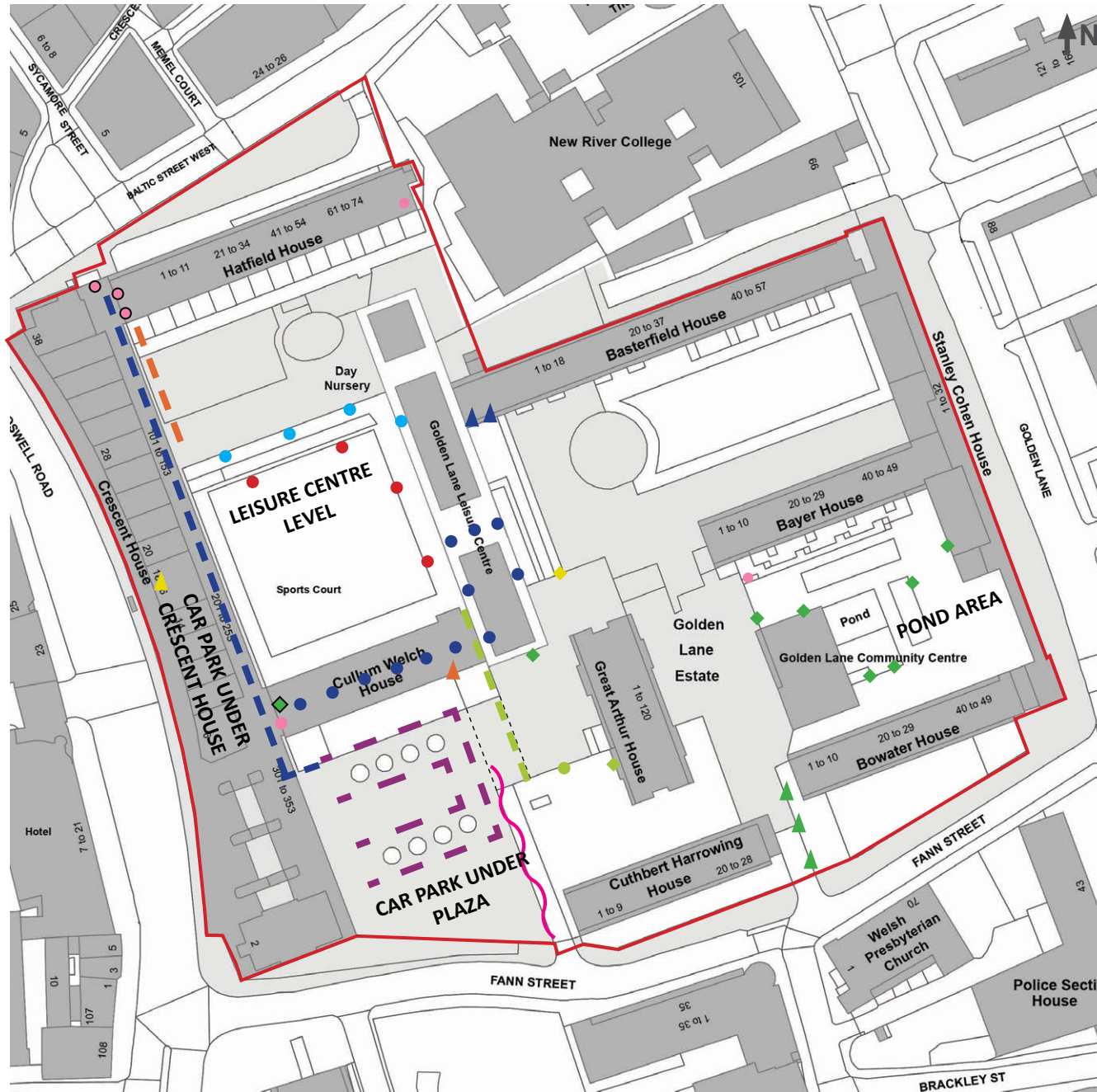
CATEGORY 18 ◆ |||||◆  
TOTAL: 1




CATEGORY 25 ▲ ~~~~~  
TOTAL: 3

● ◆ ▲ INDICATES SINGLE FITTING  
~~~~~ INDICATES ROW OF FITTINGS  
|||||

1. LOWER GROUND: CAR PARK AREA, LEISURE CENTRE AND COMMUNITY POND AREA



LIGHTING KEY REFERENCE  
ON PAGE 26

 GOLDEN LANE ESTATE  
BOUNDARY

2. STREET LEVEL: AREAS PUBLICLY ACCESSIBLE

GOLDEN LANE ESTATE - DETAILED PLAN



CATEGORY 1 ● — — —  
TOTAL: 25



CATEGORY 9 ● — — —  
TOTAL: 2



CATEGORY 15 ◆ |||||  
TOTAL: 1



CATEGORY 23 ▲ ~~~~~  
TOTAL: 2



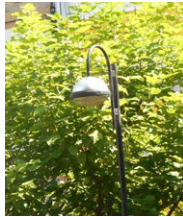
CATEGORY 2 ● — — —  
TOTAL: 46



CATEGORY 10 ◆ |||||  
TOTAL: 11



CATEGORY 16 ● |||||  
TOTAL: 2



CATEGORY 3 ● — — —  
TOTAL: 2



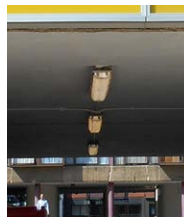
CATEGORY 11 ◆ |||||  
TOTAL: 7



CATEGORY 17 ● — — —  
TOTAL: 1



CATEGORY 7 ◆ |||||  
TOTAL: 2



CATEGORY 12 ▲ ~~~~~  
TOTAL: 3



CATEGORY 19 ◆ |||||  
TOTAL: 1



CATEGORY 8 ◆ |||||  
TOTAL: 2



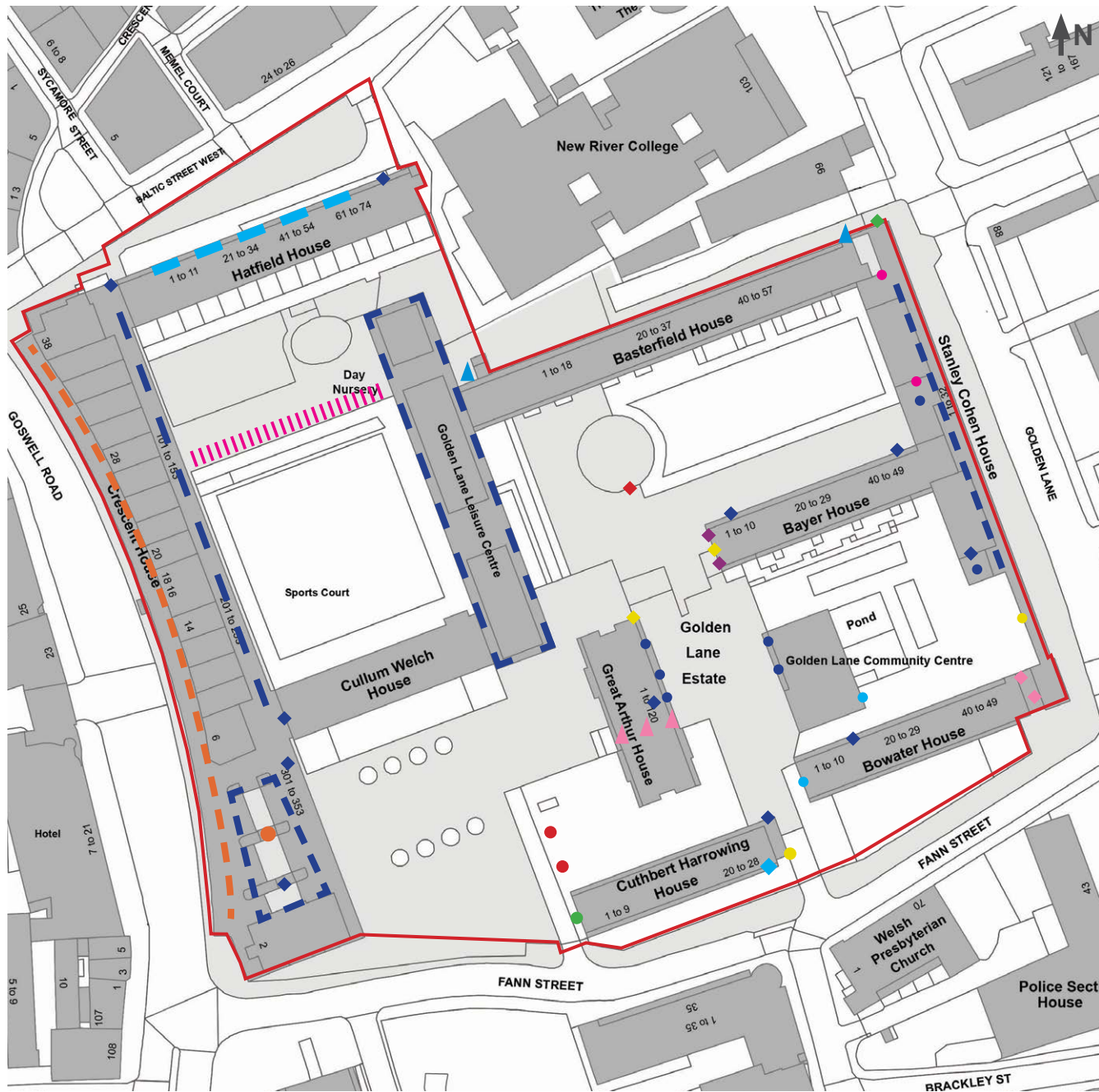
CATEGORY 14 ● — — —  
TOTAL: 5



CATEGORY 20 ◆ |||||  
TOTAL: 2

● ◆ ▲ INDICATES SINGLE FITTING  
 ~~~~~ INDICATES ROW OF FITTINGS  
 |||||

2. STREET LEVEL: AREAS PUBLICLY ACCESSIBLE



LIGHTING KEY REFERENCE  
ON PAGE 28

GOLDEN LANE ESTATE  
BOUNDARY

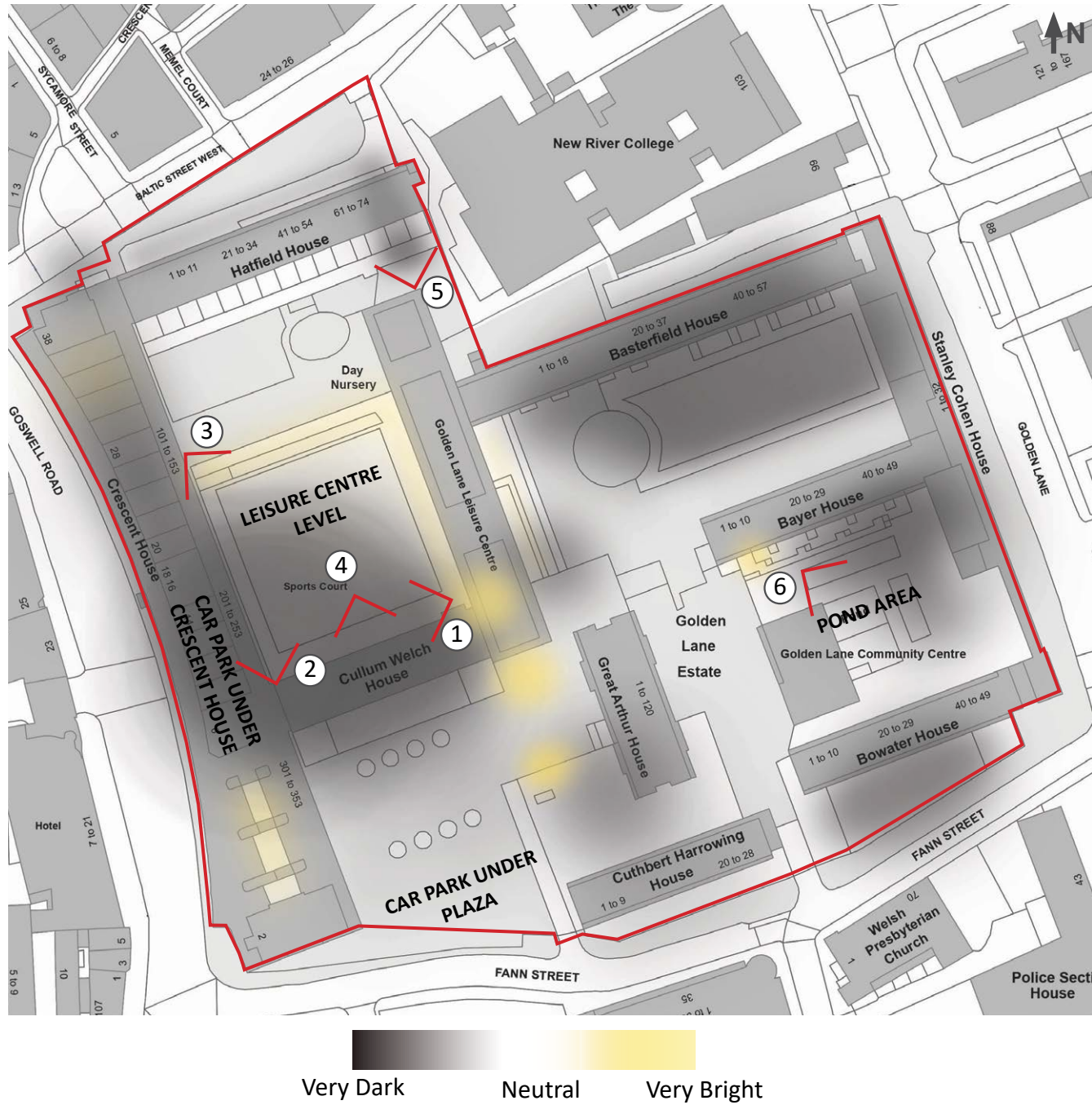


# OBSERVED LIGHTING LEVELS

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1. LOWER GROUND FLOOR - OBSERVED LIGHTING LEVELS

GOLDEN LANE ESTATE - LIGHTING LEVELS



## 1. LOWER GROUND FLOOR - OBSERVED LIGHTING LEVELS



① Walkway between Collum Welch House and Sports Court.



② Walkway between car park road and Sports Court.



③ Birdseye view looking into Sports Court.



④ Storage area under Collum Welch House looking into stairs leading to plaza.



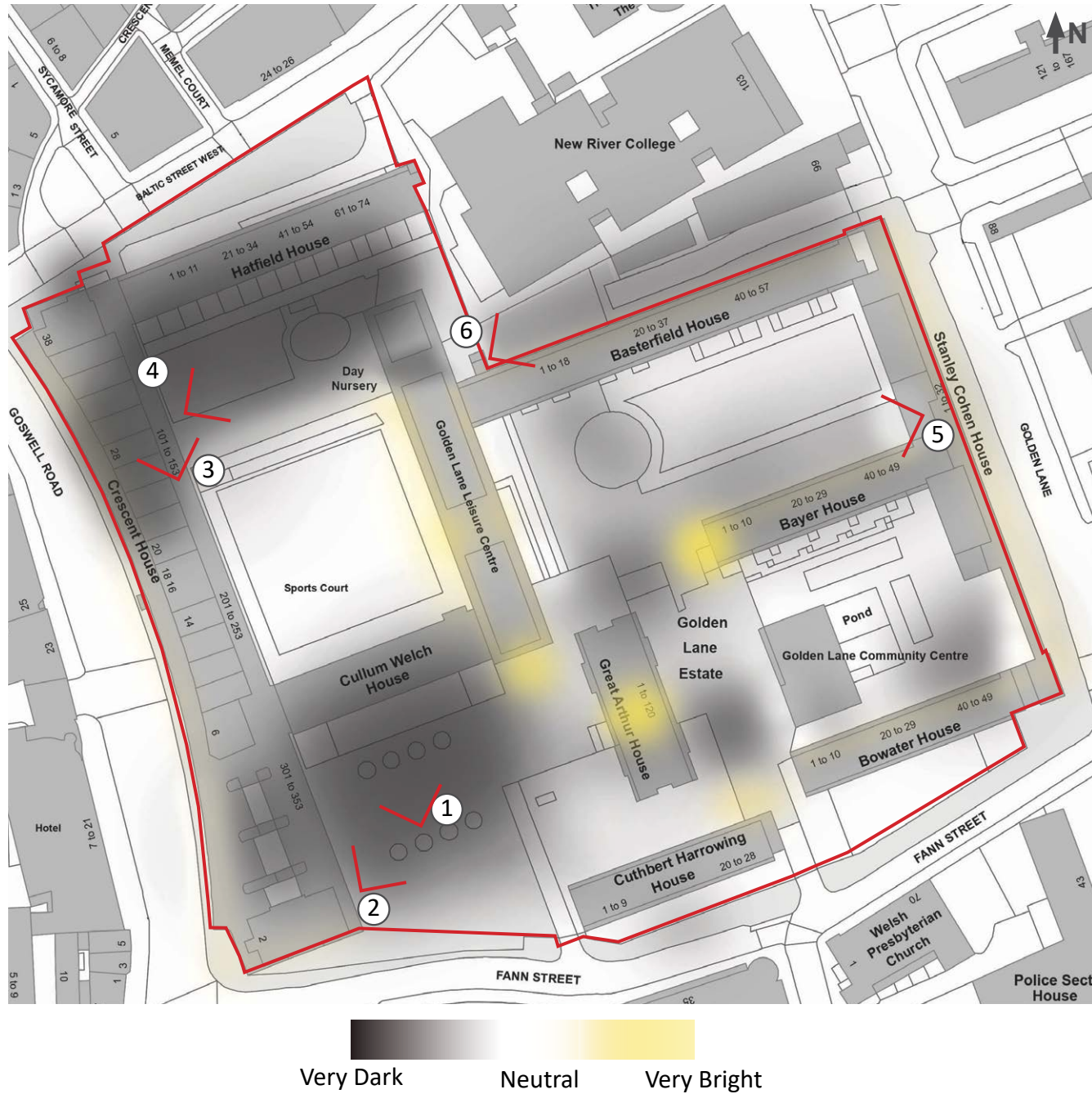
⑤ Stairs and entrance to the Hatfield House from courtyard.



⑥ View looking into Pond Area.

## 2. STREET LEVEL - OBSERVED LIGHTING LEVELS

# GOLDEN LANE ESTATE - LIGHTING LEVELS



## 2. STREET LEVEL - OBSERVED LIGHTING LEVELS



① Plaza view looking into Cullum Welch House.



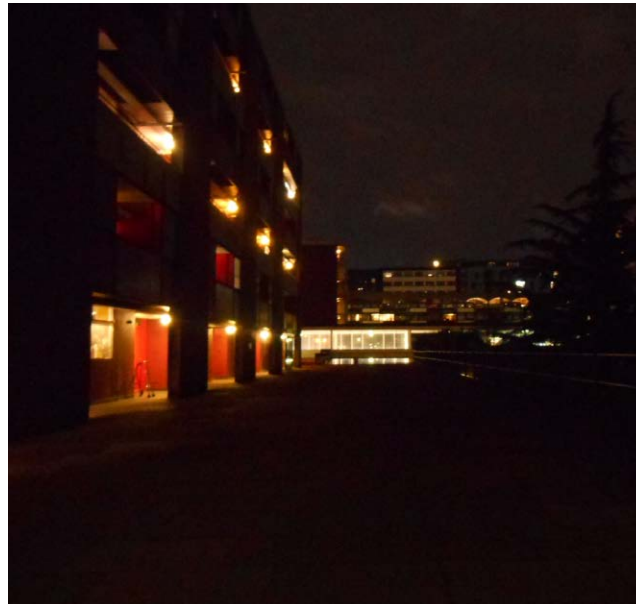
② Plaza view looking at Fann Street.



③ Crescent House external walkway- courtyard area.



④ Podium level, playground area.



⑤ Podium level - Bayer House; view looking into Community Centre.



⑥ Basterfield House.