

SCOPE OF WORKS

Overview

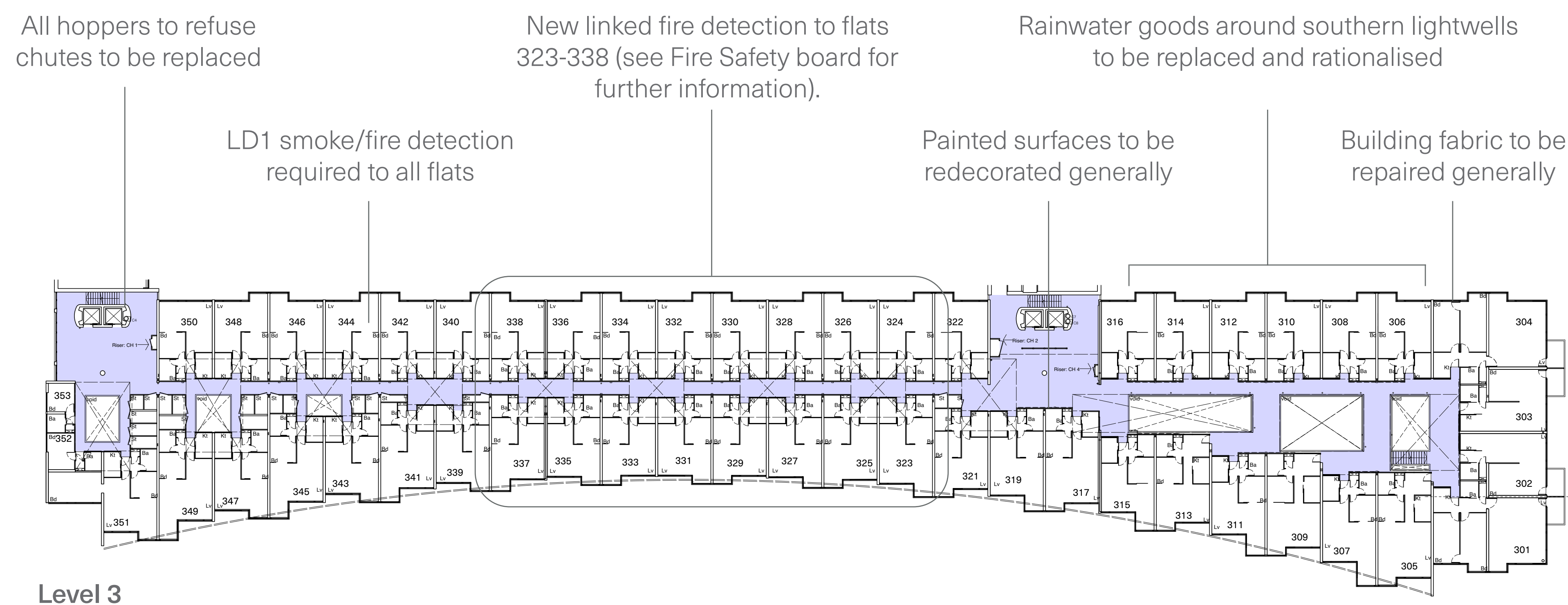
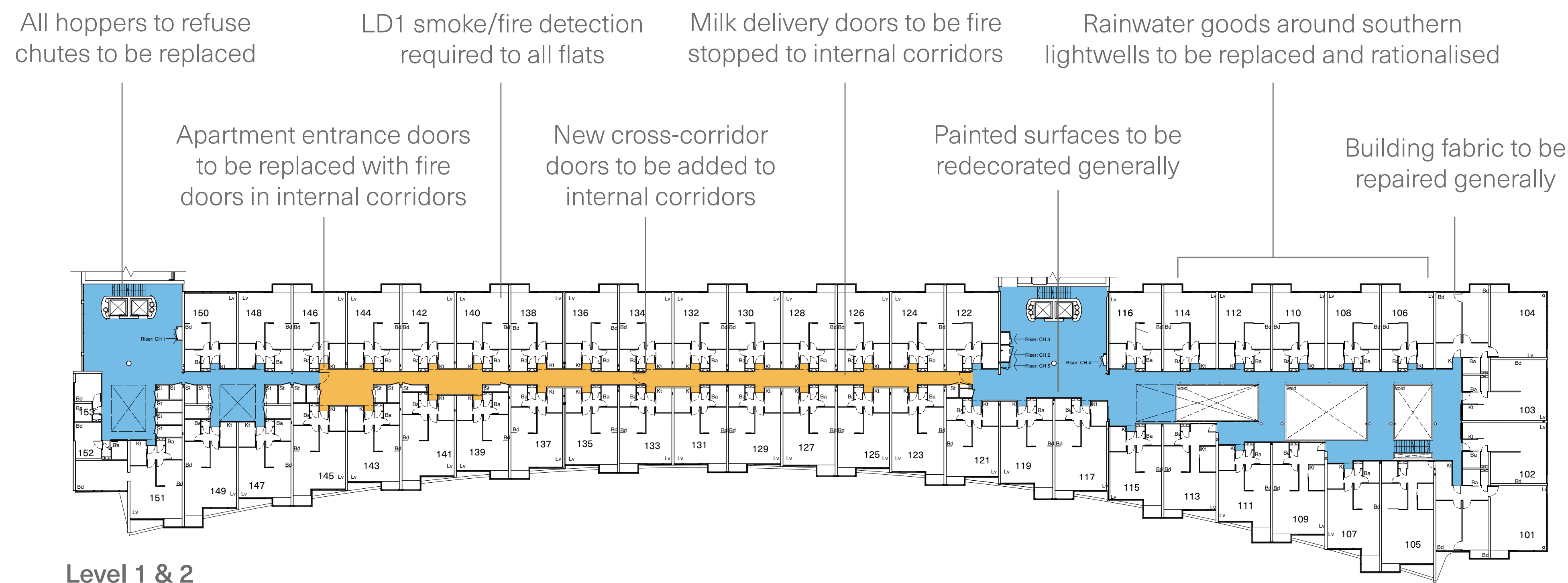
Following the granting of planning and listed building consent for repair and improvement works to windows, roof coverings and the first floor soffit at Crescent House, City of London are expanding the scope of the project to cover additional works. These are presented across these boards, and can be categorised as follows:

- Fire Safety Works
- Electrical services
- Lighting
- Redecorations
- Building fabric repairs

The plans adjacent and key below summarise the proposed works in the various areas across the building.

Key

- Internal corridors:**
 - Removal of all existing horizontal and vertical trunking
 - New floating ceiling to conceal new electrical services
 - New lighting (including emergency lighting)
 - Redecorated walls and soffit
 - Gas installation removed
- Level 1 and 2 external/semi-external walkways:**
 - Removal of all existing horizontal and vertical trunking
 - New floating ceiling to conceal new electrical services
 - New lighting (including emergency lighting)
 - Redecorated walls and soffit
 - Repaired floor tiles and asphalt perimeters
 - Gas installation removed
- Level 3 walkways:**
 - Vertical trunking to be replaced or removed (depending on requirements for bringing new electrical services from below)
 - New lighting (including emergency lighting)
 - Redecorated walls and soffit
 - Repaired floor tiles and asphalt perimeters
 - Gas installation removed



Overview

Due in part to the designation of Crescent House as a higher risk building (HRB), a review of fire safety measures has been undertaken. This has resulted in the production of several documents, an updated Fire Risk Assessment, a new Retrospective Fire Strategy and associated Compartmentation Review & Fire Risk Analysis of External Wall (FRAEW). The production of this suite of documents has led to the recommendation of works to improve fire safety within the building. These are summarised below:

Gas Risk Assessment

Both the Fire Risk Assessment and the Retrospective Fire Strategy identified the gas installation as a potentially significant fire safety risk and recommended that a Risk Assessment of the installation be carried out by a competent Gas Safe engineer. This was required as the installation of gas meters and gas supply pipework within escape corridors would not be supported by contemporary legislation.

This Risk Assessment of the gas installation has been carried out and has recommended that the gas supply is removed from the building. City of London will consult with residents about the alternative options of providing electric heating and hot water to their homes.

LD1 Level of Smoke/Fire Detection

Smoke and heat detectors will be installed in the kitchen, lobby, and living areas of all flats. For leasehold flats, the installation of these detection systems is the responsibility of the leaseholder.

Linked Smoke/Fire Detection System

There are 16 flats at Level 3 (numbers 323-338 inclusive) where the separation distance between kitchen windows is less than 2m. This would not comply with

current design guidance and presents a risk in spread of fire across the corridor. In order to mitigate this risk it is proposed that a linked smoke/fire detection system is installed within the affected flats. The linked detection system will mean that adjacent flats will be notified of a fire in any of a group of four flats. The link will be wireless.

Refuse Chutes

There are eight refuse chutes within the building and these link all of the upper floors to the bin stores at lower-ground level. Currently there is no fire protection to separate the bin stores from the residential floors. This means a fire breaking out in the bin store, or the chute itself, could lead to smoke and fire impacting upper levels of the building.

It is proposed to introduce new fire closure plates within the bin stores at the base of the chutes, and to replace all of the hoppers with new fire rated hoppers to improve the passive fire protection of the refuse provisions.



Existing refuse chute hopper



Proposed refuse chute hopper

Compartmentation Review

A detailed review of the compartmentation within the building (walls between flats, walls between flats and corridors, party floors etc.) has been carried out. The outcome of this review is that fire stopping is required to be installed in various locations, notably the circular roof

lights in the Level 2 internal corridor and the redundant milk delivery doors within the internal corridors. The fire stopping will be installed in a way that retains the character of the existing elements of the building.

Emergency Lighting

The emergency lighting throughout the building is being replaced - refer to 'Communal Lighting' board.

Fire Doors & Cross Corridor Doors

The Retrospective Fire Strategy reviewed the requirements for fire resisting construction and made the recommendation that front entrance doors to flats which are served from internal corridors should be replaced with fire resisting doors (flats 123-146 & 223-242), as well as all doors to all risers and resident storage cupboards. All flat entrance doors accessed from external and semi-external areas do not require upgrading and will be retained.

It is proposed to replace doors on a like-for-like basis, matching the original design as closely as possible. While all the doors which require replacement are flush faced, painted doors which can be easily sourced, the flat entrance doors have a complex arrangement of projecting fanlights. In order to replicate this design, bespoke testing of replacement doors will be required.

The Level 1 and 2 internal corridors are very long and would not comply with current guidance in relation to means of escape. To limit the extent to which smoke and fire might impact the corridor, it is proposed to introduce a cross corridor door in the centre of each corridor.

Detailed designs for all new and replacement doors are being undertaken by specialist designers. Due to the time-scale involved with the testing of the doors, this element of the proposed works will follow in a standalone Listed Building/Planning Application.

NEW ELECTRICAL SERVICES

Overview

The City's cyclical inspections of the electrical infrastructure within the building have identified that significant works are required to the existing installations. Much of the installation is now at the end of (or beyond) its serviceable life and must be replaced.

Existing Installation

A network substation is located in the lower-ground floor of the building. This feeds the adjacent switchroom which also contains the majority of electricity meters for the flats (some have been relocated to be within individual flats).

LV Supplies for Flats: Individual electrical supplies run from the meters to the consumer units in each flat. These cables are routed horizontally through the lower-ground floor areas of the commercial units, then vertically through the ground floor service cores, and continue up to the flats above. Within the flats, the cables are buried in the walls of the service cupboards. These routes and cables appear to be original, dating back to 1962.

Landlord supplies: These distribute through the building in the ceiling mounted trunking throughout Levels 1 & 2. Level 3 is fed from the vertical trunking which rises from the ceiling mounted trunking at Level 2. This trunking also contains other services such as access control and telecoms for flats.

Proposed Installation

The existing routes for mains supplies to the flats cannot be reused. At lower-ground and ground floor levels the existing cabling is inaccessible and the cable routes running through the apartment walls are both inaccessible and would not be acceptable under current wiring regulations. Therefore, entirely new cable routes

are needed. This is not an insignificant challenge as it requires a single cable for each flat to run from the lower-ground floor meter room to the consumer unit within the flats.

The approach for the new installation is to remove all the existing ceiling mounted trunking and install new cabling concealed above a new metal floating ceiling. All services required for the flats can be housed above the ceiling, and new lighting can also be installed within the ceiling, resulting in a cleaner overall installation than the existing. This approach also means that at Levels 1 and 2, all of the existing vertical trunking can be removed, and an amount of the vertical trunking at Level 3.

The proposed ceiling is a metal perforated system. This is important as there is a history of water leaks throughout the building, and while the repairs package is aiming to resolve these, the ceiling needs to be robust and give a route for any water ingress to escape. Samples will be provided to accompany this application.

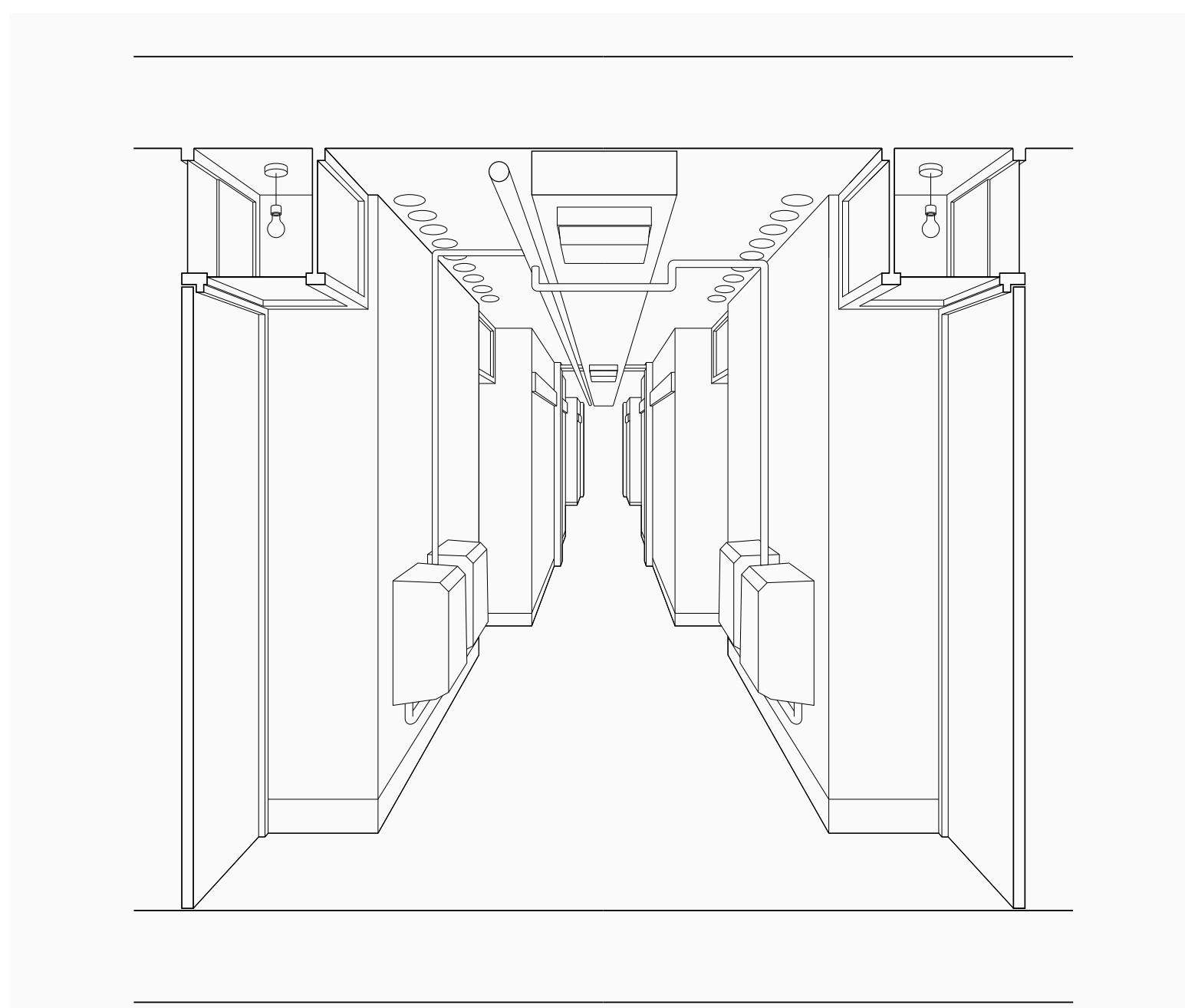
A small new riser is required adjacent to the existing service riser in the south core of the building.

Access Control

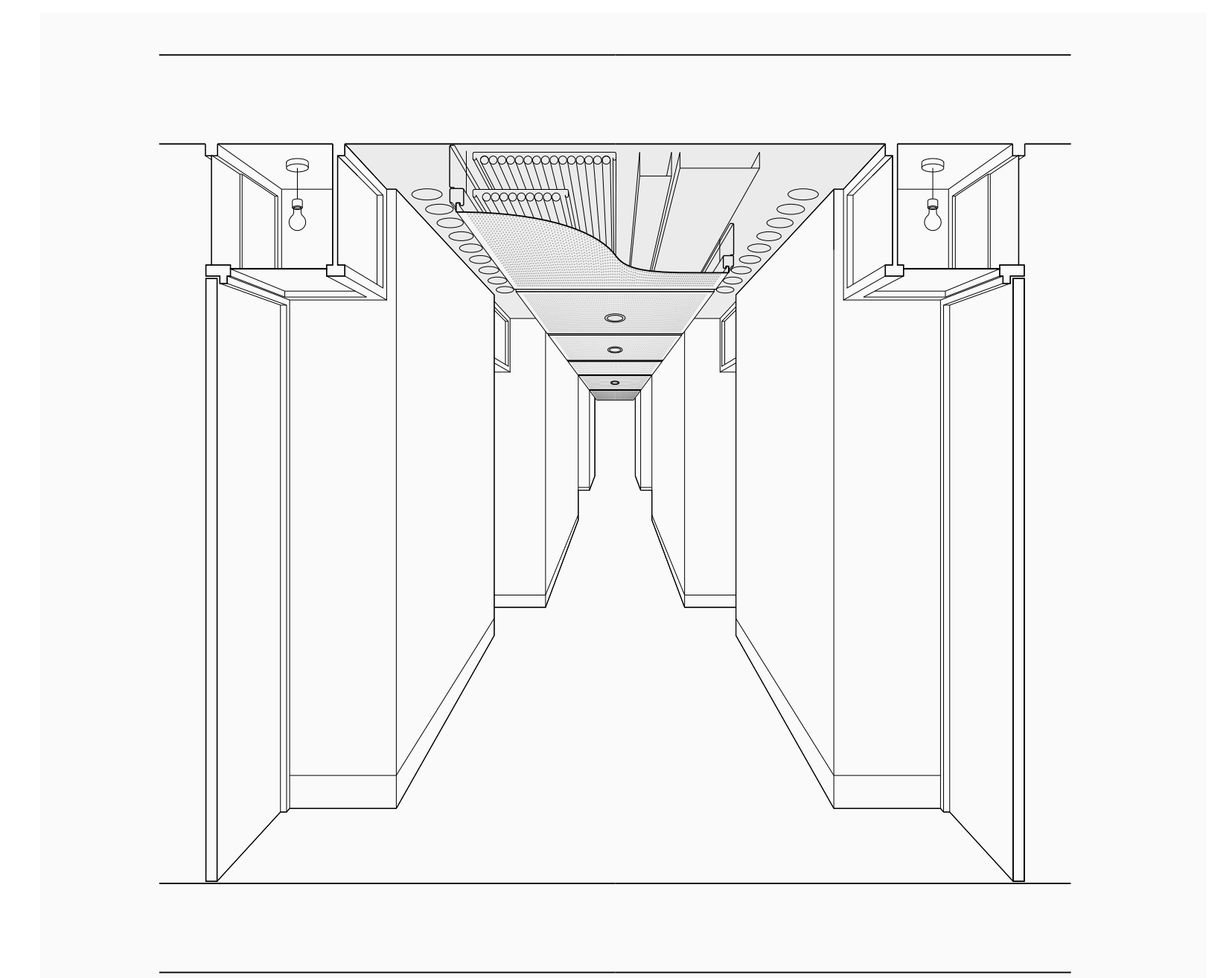
The replacement of the electrical installation for the block provides an opportunity to review the existing access control system. The current wired system connects each flat to the block entrance doors, resulting in high amounts of cabling that if retained, would increase the complexity for the new services installation and future maintenance.

An alternative to retaining the existing system is to install a new wireless system. This would be a much simpler installation, involving no cabling between individual flats and block entrance doors, and would avoid the need of further extensive works to replace the existing system when it reaches the end of its life-span.

The system would consist of video entry panels at the block entrance doors, which link wirelessly to residents' smartphones or tablets, from which they can speak to and see the visitor before granting access or not. Resident access to the block would still be via fob, as well as smart devices. The access control strategy has not been decided, and is subject to resident survey.



Existing services installations in internal corridor - typical

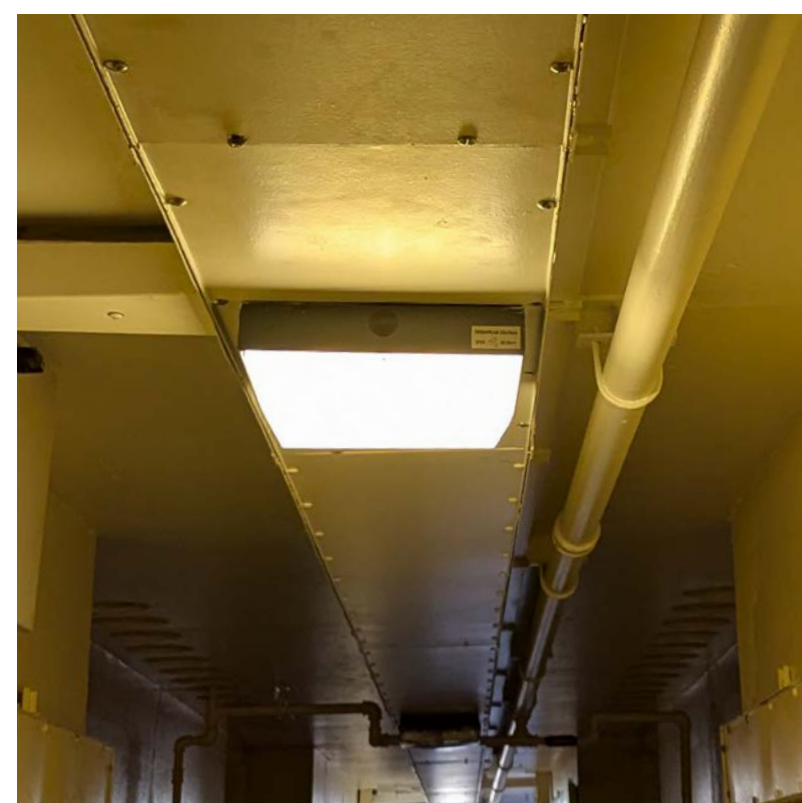


Proposed services installations in internal corridor - typical

COMMUNAL LIGHTING

Lighting

Very little, if any, of CPBs original design for the communal lighting in the block remains and it has been replaced with insensitive and aging fittings over the years. Many of these fittings have failed and are being replaced on an ad-hoc basis with glary LED fittings which are causing light pollution issues and are in no way sensitive to the building.



Light fitting in internal corridor



Light fitting in external corridor

The replacement of the electrical services, and the installation of a new floating ceiling allows for these issues to be addressed. In all instances the proposed lighting design will:

- Follow the principles established in the Golden Lane Lighting Design Framework
- Avoid unwanted light spillage into homes
- Use low-energy fittings to reduce carbon emissions
- Consider whole life carbon and use robust fittings that can be maintained for a long period (20-25 years)
- Integrate intelligent lighting control system which allow for sensitive control of lighting (dimming, movement sensors, overall control)

The lighting strategy can be broadly broken down into the following approaches:

Internal & External Corridors - Level 01 & Level 02

Recessed light fittings to be installed in new floating ceiling, referential of what is assumed to be the original design to these areas. Lighting will be focused around front entrance doors to flats, creating pools of light along the corridor.



Redundant recess for original lighting at Crescent House



Typical corridor luminaire - to be recessed into new ceiling

Level 3 External Corridors

Central Section: Facade mounted lighting to tank rooms lighting adjacent entrances with downlight.

Southern Courtyards: Predominantly lit by lighting in handrails. While this is a contemporary approach, it is a sensitive solution where building mounted lighting is likely to create issues of light spillage into homes.



Facade mounted lighting to tank rooms



Lighting recessed into handrails

Flat Entrance Doors

There are a small number of flat front entrance doors (mostly to the top floor) where it is not possible to install soffit mounted lighting in a way which will not cause light spillage into homes. Here subtle light fittings will be installed adjacent to doors.

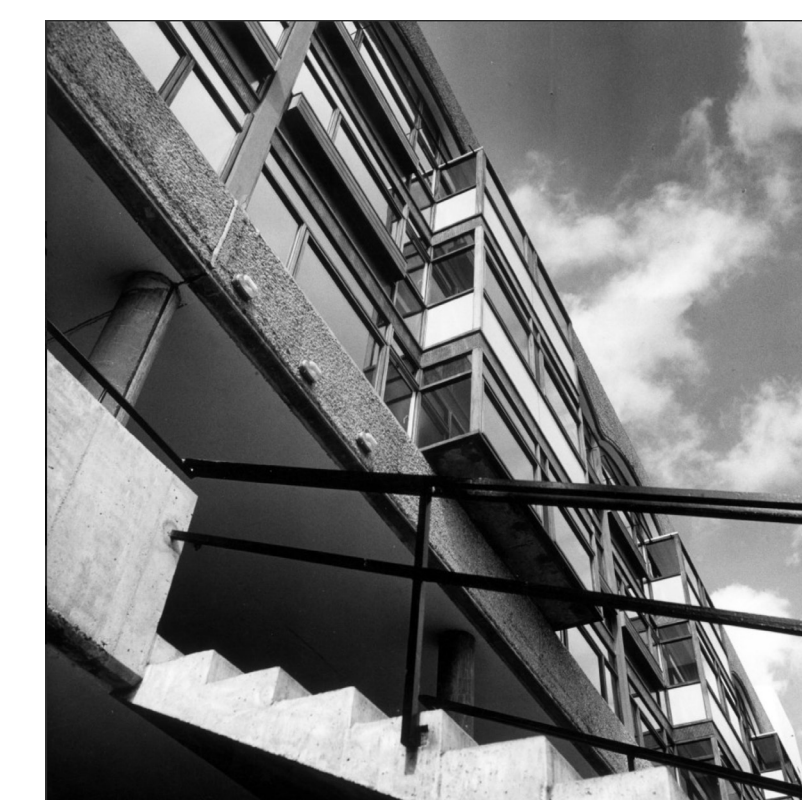


An example of where soffit mounted lighting to a front entrance door is not possible.



Escape Stairs

These are to be lit using historically accurate wall mounted bulkhead fittings.



Original bulkhead lighting at Crescent House



New bulkhead lighting to be installed in stairs

Emergency Lighting

Emergency lighting will be provided in line with current standards and regulations, and will utilise the luminaires providing general lighting. Where this is not possible, it will be provided as discreetly as possible.

DECORATIONS

Overview

It is proposed to redecorate all of the painted surfaces throughout the building.

In line with the Listed Building Management Guidelines thorough research has been undertaken to establish the original surface treatments. The colours on a number of surfaces have changed over the years. We are proposing to return the painted surfaces to the original colour scheme, with contemporary colour matches where original colours are no longer available.

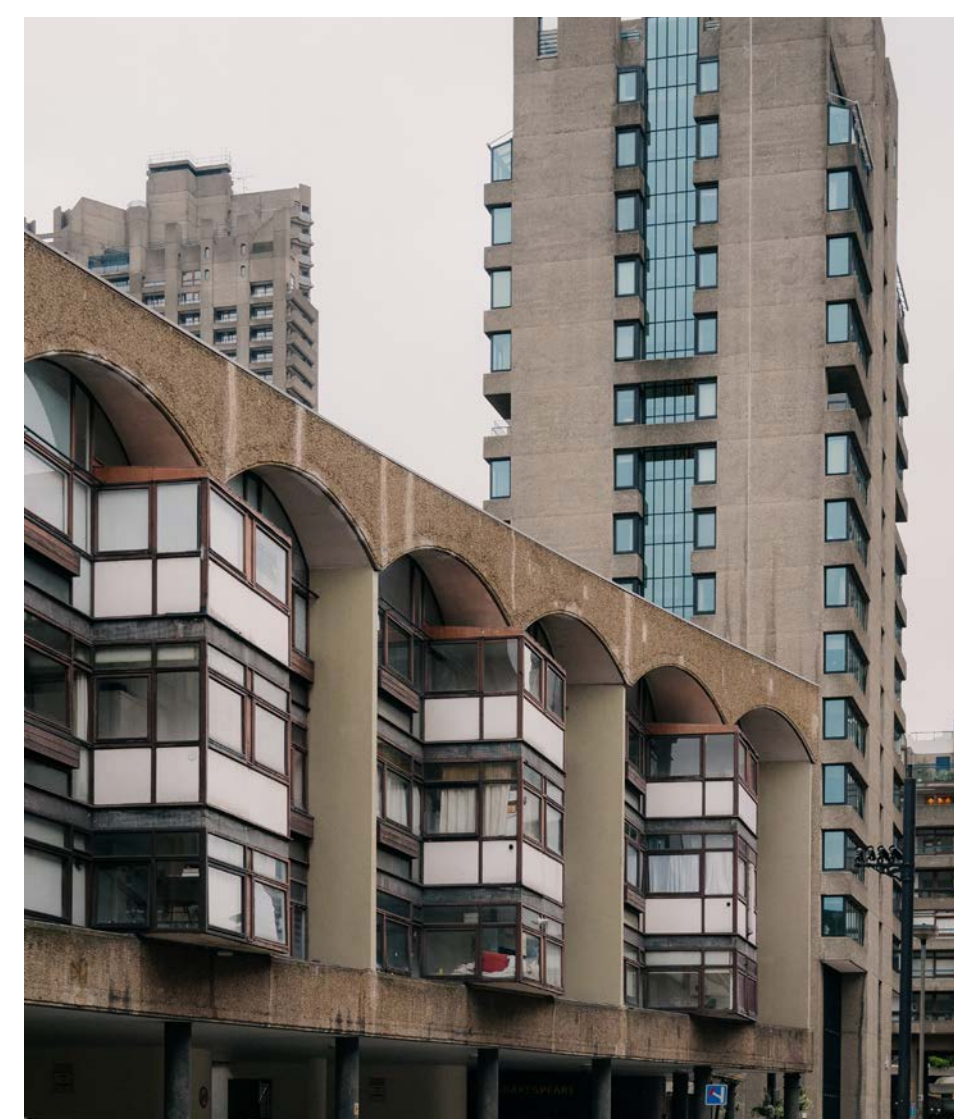
The findings of the investigations show that some of the currently painted surfaces were originally unpainted. Where surfaces were not originally painted, it is not practical to return them to their raw state; therefore, paint colours have been chosen to match the originally applied colours.

The colours to be used are a pale stone grey, a deep red, black, and white. Samples have been prepared using the proposed red and pale stone coloured paint specifications which are available to see.

The photographs adjacent show the existing colour scheme alongside the proposed colour scheme (shown on the left and right respectively).



Existing



Proposed



Existing



Proposed



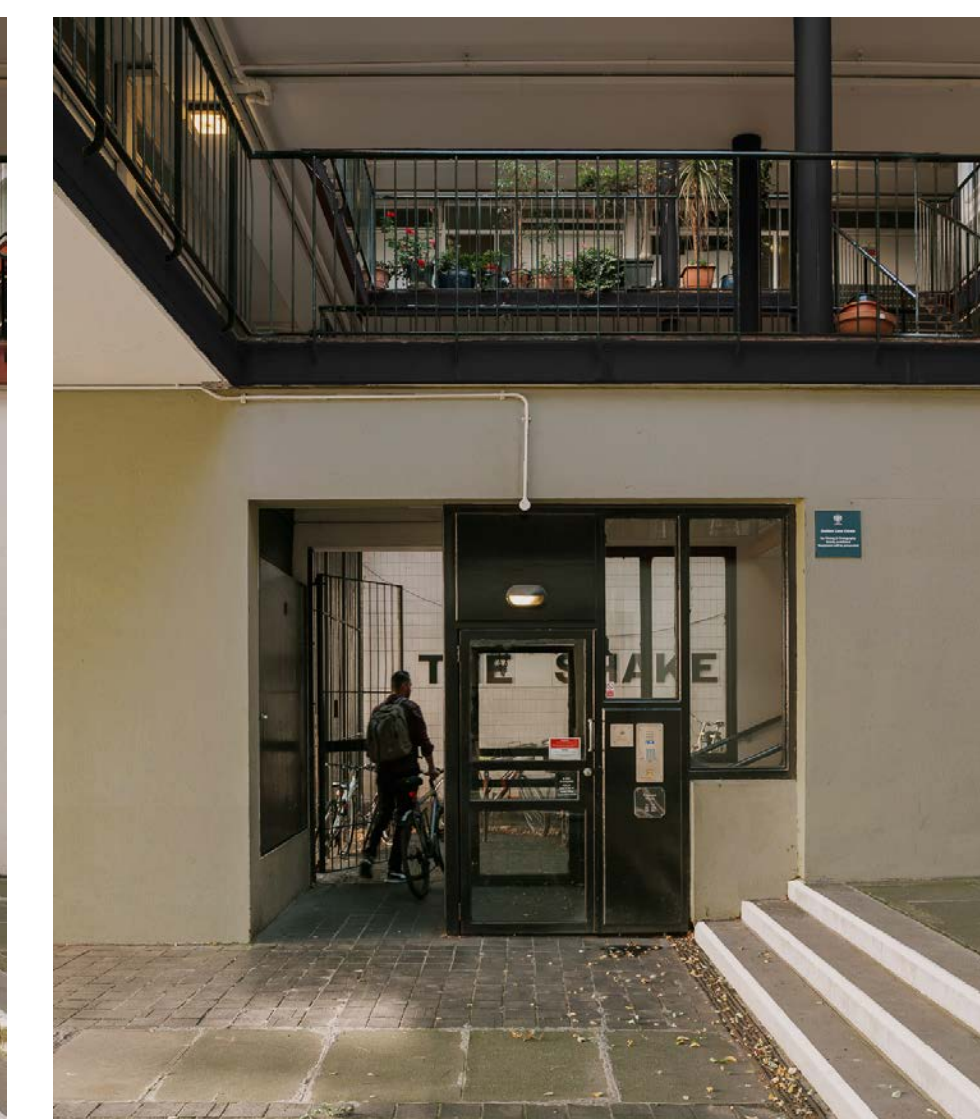
Existing



Proposed



Existing



Proposed



Existing



Proposed



Existing



Proposed

BUILDING FABRIC REPAIRS

Overview

In addition to the repair works approved in the extant consent (including windows, spandrel panels, mosaic tiling, roof coverings and the first floor soffit), a number of repair works are proposed to other elements of the building fabric.

Generally, minor, localised repairs will be sufficient to bring the building fabric up to a good consistent state of repair, however, some minor interventions are proposed in order to prevent some issues from recurring. All proposals have been developed with reference to the Golden Lane Listed Building Management Guidelines SPD.

The fabric elements requiring some level of repair or minor intervention are listed below:

- Expansion joints
- Rendered surfaces
- Concrete elements
- Wall tiles
- Floor tiles
- Asphalt waterproofing
- Rainwater goods
- Tank room enclosures and doors

All repairs will be on a like-for-like basis, and any interventions have been designed to be sympathetic to the original design.



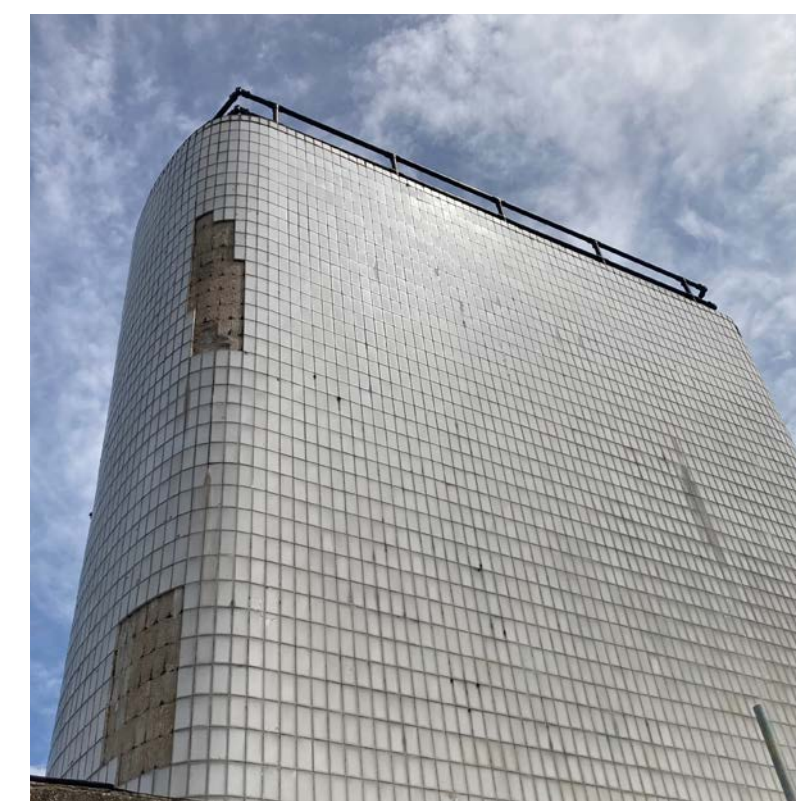
Expansion joints



External render



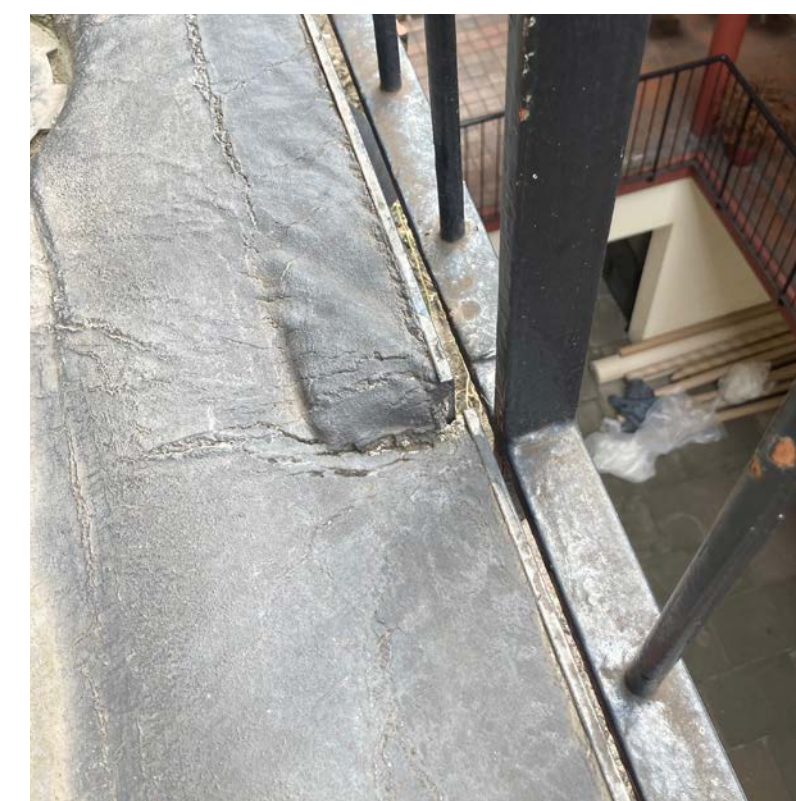
Concrete elements



Wall tiles



Floor tiles



Asphalt edge details



Rainwater goods



Tank room enclosures

Bush Hammered Concrete

The bush hammered concrete on the main building facades is in need of repair in numerous locations, and is showing significant levels of dirt that has built up over the years. It is therefore proposed to clean the concrete and carry out repairs as necessary.



Bushhammered concrete showing signs of staining, spalling and sub-standard historic repairs

Investigation into a variety of cleaning methods has been undertaken leading to the identification of two preferred approaches; DOFF and TORC cleaning. These are both gentle, low-pressure steam cleaning systems, with TORC using a fine granulate with a small amount of water to remove tougher staining, without causing damage to the building fabric.

While some areas are already evidently in need of repair, it is expected that cleaning the concrete will reveal further areas of concrete that will need repair, including sub-standard historic repairs.

The repairs will be designed to match the appearance of the existing concrete as closely as possible.

What are the advantages of switching to a wireless access control system?

There are many advantages, both in terms of installation and maintenance as well as for residents. These include:

- Improved functionality, with the ability to speak to and see visitors and grant them access to the building even if you are not in your home. This can be useful for deliveries.
- Access via smart devices means fobs are not required to enter the building (unless preferred), and hands-free access is possible via the bluetooth function.
- Maintenance can be carried out remotely, as no fittings or cabling are required within the building or in flats.
- As the physical installation is limited to the entry panels themselves, the system has better longevity, and eventual replacement (if required) is much simpler than for a wired system.
- The installation of a wireless system will be a much lower cost due to cables not being needed.

Will the gas installation be removed from the building?

The Risk Assessment of the existing gas installation has recommended that the gas installation be removed in its entirety. While the installation may have complied with Gas Safety & Use regulations when it was installed in circa 1990, changes in legislation and an increasing awareness of fire safety issues within blocks of flats have resulted in the installation being considered a fire safety risk. This applies to all gas supply infrastructure in common areas, including pipework and gas meters.

The proposals presented today are based on the gas installation being removed, however City of London are yet to make a final decision on its removal.

How will heating and hot water be provided if gas is removed from the building?

City of London will consult with residents about the alternative options of providing electric heating and hot water to their homes. This is likely to require a new substation, and design work is underway with the building services engineer and UKPN.

What is the programme for the design and tender of the works?

Planning and Listed Building applications will be submitted in early 2026. We are currently working to a programme which anticipates that the tender for the works will be issued in May 2026.

What is the programme for the construction period?

The programme anticipates a start on site in October 2027 and completion in July 2031, but those dates are dependent on a number of factors, including a Gateway 2 Application to the Building Safety Regulator, which will need to be approved before works can formally commence.

The intention is for these additional works to be carried out at the same time as the works covered in the extant planning and listed building consents, such as window repairs/upgrades and the roof covering upgrade.

Will I need to leave my flat during the works?

Residents will likely need to leave their flats during the works. A decanting strategy will be in place and alternative places for residents to stay will be offered. The decanting strategy will inform residents on what measures will be put in place for the residents whilst not in their homes.

Is it proposed to work on all 153 flats at once, or one at a time?

A sequenced and programme for the works will be produced by the main contractor for the project. This will be agreed once they are appointed. The intention is for work within flats to be carried in groups (possibly six flats grouped vertically). The electrical and fire safety works will require works within the common areas and a sequence for these will be developed with the main contractor.

How will the major works bills for Leaseholders be calculated?

As previously communicated in writing, the City will not be recharging leaseholders for the installation of communal and flat entrance fire doorsets. The City is still currently reviewing whether any other fire-safety related work within communal areas will be rechargeable.

Additionally, the following proposed works will not be subject to recharge:

- Insulation of soffits
- Heating upgrades from gas to electric (due to boiler flues)
- Decanting and all associated internal staffing costs

The City will be writing to all Leaseholders with further update in due course.

How do I provide formal feedback on the information presented today?

Feedback forms will be provided for completion at today's consultation event.

Alternatively you can provide feedback via the following email address:

info@goldenlaneprojects.co.uk