

10 November 2025

Dear Residents and Neighbours,

Waterproofing works on the podium above the Golden Lane Leisure Centre: Starting Monday 24 November 2025

We are writing to inform you of works that are due to start later this month to replace the waterproofing above the Golden Lane Leisure Centre. The original waterproofing system has exceeded its design life and requires replacement. Listed Building Consent was granted earlier this year, and VolkerLaser have been appointed to carry out the works.

Overview of works

The works will involve lifting the existing concrete pavements, removing the failed mastic and installing a new waterproofing layer before re-laying the original pavements. In addition, concrete repairs will be undertaken to the parapet wall, linear bench and playground area on the upper concourse as well as drainage works and levels adjustments to address falls and drainage issues.

The objectives are to eliminate water ingress and damp problems, extend the lifespan of the high-walk structure and improve the safety and usability of the podium.

Programme of works

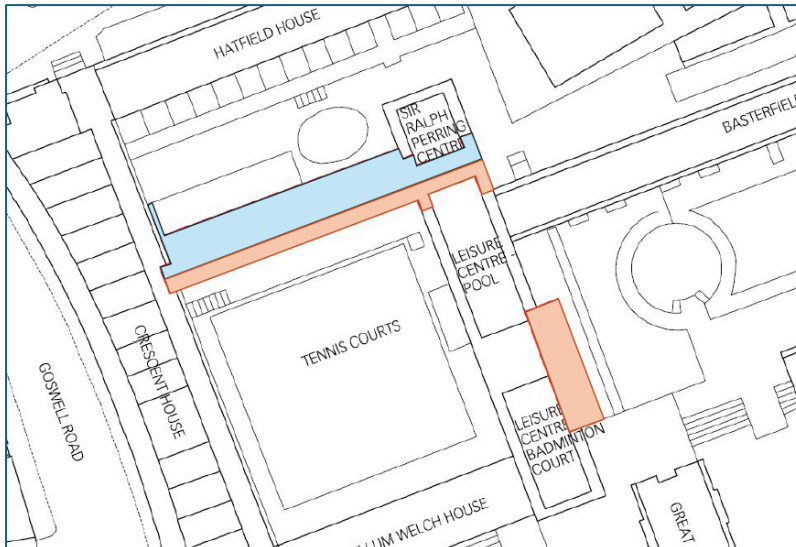
Start date: Monday 24 November 2025

Anticipated completion date: April 2026

Initial works in the week commencing 24 November will include deliveries of site fencing, barriers, skips and materials as well as the set-up of welfare compounds. Scaffolding installation will follow in early December in the phase 1 area.

The works will be carried out in phases to minimise disruption (see plan overleaf). While access will be restricted at certain times during the programme, phased working will ensure that access across the area is maintained.

Site Plan:



Phase 1 (blue):

25/11/25 to 16/02/26

Phase 2 (orange):

10/02/26 to 01/04/26

Working Hours and Environmental Controls

- Standard working hours will be Monday to Friday, 8 am to 5pm
- Noisy works will be restricted to 10am to 4pm to minimise disturbance.

Temporary acoustic barriers will be installed around areas where concrete breaking is required to reduce noise transmission. Noise, vibration and dust will be carefully monitored and managed throughout the works to ensure compliance with environmental standards.

Further Information and Contact Details

If you have any questions or would like further information, please contact the VolkerLaser team:

Ehsan Fathiazar, Project Manager: ehsan.fathiazar@volkerlaser.co.uk 07385 945 853

Paul Lonergan, Site Manager: paul.lonergan@volkerlaser.co.uk 07876 876 085

Regular works updates will be shared on the contractor's site noticeboard, located next to Sir Ralph Perring Centre. We will share further updates once the works are underway.

Thank you for your patience and understanding while these essential maintenance works are carried out.

Yours faithfully

VolkerLaser & The City of London Corporation Project Team