

GOLDEN LANE ESTATE RESIDENTS' ASSOCIATION

Crescent House planning application (26/00107/LBC and 26/00106/FULL)

GLERA objects to the Crescent House planning application for the reasons set out below.

We feel that more thoughtful detail on service distribution is required along with resident consultation on paint colours, lighting fittings and location.

Areas raising concern are:

PAINT COLOURS

The first concern is with regard to the specified paint colours and we believe this can be resolved with a planning condition. Although the applicant has provided evidence that these are the original paint colours, they are not the same colours as when the building was given its listing and there is a question as to whether the front door colour is correct.

A straw poll amongst Crescent House residents has indicated that they would prefer the columns to remain red. At least two residents report being told at the consultation even in December 2025 that there would be further consultation with residents regarding paint colours. (Note, there were only 20 attendees including 3 Members and GLERA Chair) This has not happened.

As the Corporation has consulted with residents in the past regarding paint colours, we would request that they again consult before final paint colours are confirmed and a condition put in place to guarantee this.

SERVICES DISTRIBUTION - SERVICE TRAYS / SUSPENDED CEILING

Crescent House has three very distinct spaces:

1. the internal, single aspect corridor flats on the first and second floors
2. the dual aspect courtyard flats at either end of the building on the first and second floor
3. dual aspect flats on the third floor which are completely open to the environment (no soffit)

The planning application provides drawings for the first two spaces; **however, it only provides a single visualisation for the corridor flats.**

Existing vertical trunking is to be used on the third floor. We would like to understand why this cannot be repeated for the first and second courtyard flats and possibly lift lobby flats as this would be much less intrusive than the proposed service trays.

It's not clear that English Heritage understand the solution – their statement seems to conflate the need to remove the vertical servicing with what happens the horizontal trunking.

Whilst we may accept that there is *'a limited degree of harm'* on the corridor flats, we are concerned that Heritage England make no specific reference to the courtyard walkways or the lift lobbies where the impact is much more significant. **It is not unreasonable to be concerned that these areas have not been considered properly, in light of the lack of visualisations and other drawings.**

The installation of the cable trays and suspended ceilings in the lift lobby and first and second floor courtyard walkways is extensive and must be comprehensively detailed to gain LBC.

The service trays will at the very least block light to, and possibly inhibit opening, of clerestory windows. On the Goswell Road side of the courtyards, currently uncluttered soffits will now be blighted by service trays of around 750 mm wide x 215 mm deep, and there is no clear information on how close those trays will extend to the doorways of these flats.

Residents have asked for further details via the RLG (Residents Liaison Group) but this has not yet been forthcoming. **These details should be considered necessary for a Listed Building Consent and their lack is reason to refuse or defer approval until full details are provided.**

LIGHTING

The Golden Lane Estate Listed Building Management Guidelines describe the original lighting scheme as subtle and hidden. There is no connection between different spaces and floors. Some fittings would be hidden in the existing railings while others are wall mounted or in an overhead metal service tray. There is a missed opportunity to use the existing conduit to run all necessary lighting services without the use of overbearing service trays.

Light fittings themselves appear overly commercial rather than domestic and new lights adjacent to front doors will create glare.

CONSULTATION

The Statement of Community Engagement reads:

"The RLG has been continuously updated regarding progress associated with the proposals and the information that has been required to inform the detail of these at regular meetings over the past two years."

GLERA are concerned that this statement is a little misleading. Although residents were given status updates of reports underway / commissioned, very little actual information on what the ultimate proposals would be was shared.

With regard the service trays the first time RLG members were made aware of this potential solution was at the end of November 2025, two working days before the Public Consultation. At this meeting the Consultation Boards were shared for comment and it is reasonable for RLG members to assume from these boards that the service trays were planned for the corridor flats only. The next RLG was not held until early March AFTER the planning application had been submitted - there just has not been enough information / consultation about the service trays.

From the RLG summaries posted on the Golden Lane Projects site you can see that:

In May 2024 and again in October and November 2024, fire doors were discussed, however confirmation that Crescent House should have been registered as a HRB status was only shared with the RLG group in January 2025.

At the beginning of 2025 the removal of gas was proposed for internal corridor flats only and fire safety information was around fire doors and internal fire alarms for a few key flats. The electrical condition survey did not start until February 2025, and there was little to report in March 2025 apart from the fact surveys were under way.

There was an update in May 2025 to say electrical schematic drawings had been provided to the M&E Consultants and that BB7 had been appointed to produce fire strategies for the whole estate (HRB requirement).

At the September RLG members were told that BB7 completed a retrospective fire strategy for Crescent House and were in the process of carrying out the FRAEW survey. This is the first-time members were told that the electrical wiring in Crescent House does not meet current standards, and would need to be replaced. This was also the first time that residents were made aware that the whole of Crescent House will be degasses and have gas boilers removed.

Sue Pearson

Chair 2025 /26

On behalf of Golden Lane Estate Residents' Association

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