



BARBICAN AND GOLDEN LANE NEIGHBOURHOOD FORUM

REPONSE TO THE CITY OF LONDON'S CONSULTATION ON THE REFURBISHMENT OF GOLDEN LANE LEISURE CENTRE (GLLC) USING COMMUNITY INFRASTRUCTURE LEVY (CIL) FUNDS

March 2025

1 Introduction

- 1.1 The Barbican & Golden Lane Neighbourhood Forum ("the Forum") is designated to represent the planning and infrastructure aspirations of community organisations, businesses and residents in our area. This includes the whole of the Golden Lane Estate, the Barbican Estate and the neighbouring residential blocks and businesses in the north-west of the City of London.
- 1.2 4,194 people or 49% of the City's total population live within the Barbican and Golden Lane Neighbourhood Forum Area.
- 1.3 The Forum was designated¹ in 2023, as the first Neighbourhood Forum in the City. The City of London's Statement of Community Involvement acknowledges our role in plan-making, CIL and as a statutory consultee on planning applications.
- 1.4 Our published Housing Needs Analysis² summarises important demographic information for the Neighbourhood, relevant to this project. We found that the Neighbourhood *"has seen fairly large proportional changes in certain demographic groups. Most notably, the population aged 65-84 has expanded by 20% and is likely to produce a sharp increase in the 85+ population in future years, which in turn could have significant implications for the evolving housing (and other) needs of the population"*.
- 1.5 We agree with the Corporation of the City of London (CoL) that refurbishing the Golden Lane Leisure Centre is *"essential"* infrastructure, provided it serves to improve health & wellbeing locally as its primary focus rather than being yet another *"fitness centre"*. Section 3 (below) explains what we mean in detail and we regret that this essential community asset has been allowed to decline in recent years.

¹ under the Localism Act 2011

² <https://www.bglnf.london/planning>

- 1.6 We also regret that a Listed Building Consent application for preliminary waterproofing works has been submitted without pre-application consultation with the Forum (25/00104/LBC) and we seek assurance that the Forum will be fully involved in both pre and post application consultation on any subsequent applications, in line with the City of London's Statement of Community Involvement.

2 **Significance of Golden Lane Leisure Centre, its history and heritage**

- 2.1 Golden Lane Leisure Centre is a Grade II Listed building. Legislation protects all listed heritage, and GLLC is also covered by Listed Building Management Guidelines which are an adopted Supplementary Planning Document (SPD) of the City of London³. These Guidelines were prepared by Avanti Architects Ltd in consultation with a Working Party including local residents. The Guidelines note the centrality of a *“wide range of social facilities”* to the original concept of the Golden Lane Estate and requires that the *“use and social access for which each of the buildings was intended should continue to be respected”*. They also say: *“Where a change of management of the estate might result in proposals for alternative uses for a particular amenity building; this should be resisted if it would detract from this important aspect of the estate’s special character. In addition, however, the value of these buildings as an amenity for residents should be enhanced by restoring as far as possible their original appearance. A recent development has been the partial enclosure of the undercroft of the leisure centre with a glazed extension. This should be regarded as the limit of extension, and no proposal that would further narrow or close the walkway between this and the swimming pool should be permitted”* (para 1.2.2.5 Facilities and amenities).
- 2.2 Golden Lane Leisure Centre is the only publicly-accessible recreation facility in the Square Mile funded by the City of London for the benefit of its residents.
- 2.3 Golden Lane Leisure Centre is unusual in being integrated within the Golden Lane estate, the landscape and setting of which is private, shared open space rather than true “public” realm. Any changes need to be handled with sensitivity to this context.
- 2.4 The Leisure Centre design originally included a bowls green (where the tennis courts are now), a swimming pool and sports hall large enough for a badminton court and clubrooms for a youth club and the Sir Ralph Perring Club were where the gym is now located. Some of these functions can still be viewed on the three dimensional iron maps at the entrances to the estate. In 2012 changes, costing £2.3m, were made to the club rooms under the podium to the north of the tennis courts, creating a small gym space. Some earlier unsympathetic interventions were removed. The changing rooms also had work done to them, treatment room space was added

³ <https://www.cityoflondon.gov.uk/services/planning/historic-environment/listed-buildings/golden-lane-estate-listed-building-management-guidelines>

and studio space was created. Insulation was upgraded and the pool and badminton court were double glazed. Solar panels were added to the roof. Several attempts have been made to waterproof the gym roof under the podium, the latest in 2020.

3 Forum response

- 3.1 In general, the Forum welcomes the City of London's intention to invest in the Golden Lane Leisure Centre and supports the related ambitions to make the City a more sustainable place, and one where culture and amenity for the people who live and work here is improved. We are concerned, however, that previous interventions to the Estate's community and social facilities and public realm have not always been of the highest quality nor designed to be in keeping with this neighbourhood's heritage. For example, much of the original paving which has or is being replaced is laid irregularly. Replacement light fittings are inconsistent, and not in keeping with the original features or the Listed Building Management Guidelines.
- 3.2 Community Infrastructure Levy (CIL) funding is allocated specifically according to regulations. CIL funding for this project is based on Golden Lane Leisure being "essential" infrastructure for the residential population, as explained in the committee report (see below for an extract). The needs of the residential population therefore must be paramount.
- 3.3 We are particularly concerned that the City of London's investment in GLLC results in real, tangible improvements to the health and wellbeing of the local community of residents and workers. A narrow focus simply on "sports" may not be entirely appropriate in an area which has many gyms but is short on support and facilities for a wide range of health needs and a changing demographic. GLLC is not a big space and currently has little ancillary accommodation. It cannot be all things to all people, so the eventual focus for the project must be based on an open assessment of potential future use of all the spaces, prioritising health and wellbeing. This should include services under a "social prescribing" model to help people to stay put and stay healthy – at a reasonable cost. The needs of the local community should be the starting point for this project; to maintain a properly caring and healthy neighbourhood, with the associated benefits and savings. The Forum recommends that the primary measure of success should be social value rather than income generated.
- 3.4 Rather than piecemeal provision, led by separate Corporation departments, the Forum takes the view that there should be a whole neighbourhood strategy for health and wellbeing with Golden Lane Leisure Centre at its heart. We recall the Goldsmith University research on isolation and loneliness across the two estates; one response to this is to provide communal facilities that work for all stages of life.
- 3.5 The Golden Lane pool is twenty metres and relatively shallow, the gym is small and the studio space quite restricted. It is competing with gyms run by Better, Nuffield, the new YMCA gym and many others nearby. At present it is frequently closed and poorly maintained, but there is a

danger that if it is renovated simply as another fitness centre, it will again fail through being insufficiently competitive with others in the neighbourhood. The Forum considers that Golden Lane Leisure Centre should always be a community resource providing for children, schools, local older adults, vulnerable groups and clubs. It is important that a model for long-term management and maintenance is determined before architects' plans are drawn up in order to create a genuinely viable project. For this reason, it is recommended that the leisure centre is seen not as just a fitness facility but as a public health project – and one that has the active support of the public health department, the GP's surgery and Barts Hospital, as well as the Barbican & Golden Lane Neighbourhood Forum, GLERA and the Barbican Association (BA).

- 3.6 Given the ambition to increase usage, and to ensure long-term viability, it is crucial at this early stage that the City of London adopts a genuinely collaborative approach with the local community whose members are the primary users of GLLC. We recommend that project is governed by a Working Party with local stakeholders as equal partners; jointly establishing the Project Scope and Benefits Case, and also the full Business Case as a first step.
- 3.7 A Business and Operational Management Model to ensure any new facility is properly run needs to be developed at the outset, even if this evolves later, with an agreement that CoL will fund or underwrite the running costs as an ongoing health benefit for the resident population (and recognising that this will also result in associated savings to the public purse in general).
- 3.8 An early agreement about Operational Management is crucial. The general approach to management should be considered and agreed, at least in outline, before drawing up architectural designs and options. The City of London seems to have already made up its mind, even renaming Golden Lane Leisure Centre as “Golden Lane Sport and Fitness Centre” in its consultation documents. This is a regrettable assumption and entirely contrary to the community need for a health and wellbeing facility, managed to maximise health benefits locally. For this project to succeed, the willingness of GLLC management to engage with potential users is vital.
- 3.9 An audit of existing facilities and services in the Neighbourhood Area is a crucial starting point. We do not see how work can start on a new facility without understanding what is already available locally. It is also important that the leisure centre works closely with the community centre as to where classes such as Tae Quan Do, karate, yoga, keep fit and Zumba are best done. A neighbourhood-wide approach to coordination of facilities to work with GLLC would also be worthwhile to ensue best value for the investment and to avoid duplication and conflict at either estate or neighbourhood level.
- 3.10 Activities that do not need fixed equipment may be preferable, as this will allow best use of the very limited space. Proper storage for equipment will be needed.
- 3.11 Operating Hours need to reflect the residential nature of GLLC's location. This is particularly important for the tennis court and its usage. Currently it operates as a playground for a private

school to the detriment of residents who now have noise nuisance and no benefit. Is the “football area” to the east of GLLC also in scope? It should be remembered that this is part of the private, shared communal open space for Golden Lane residents and their children – and not an area for more widespread usage. Access to and from GLLC needs to be from Fann Street, with routes in and out (and signage) to respect residential amenity.

- 3.12 The scope of the project is not clear, either in terms of geography/layout, or in terms of what it aims to achieve. We would like to see a full explanation of what the £10.5m is costed on. This needs to include strong liability insurance, performance bonds and contingency for contractor insolvency etc. Swimming pools are notoriously tricky to restore and upgrade.
- 3.13 Any work needs to respect the heritage, the Listed Building Management Guidelines, and use an established and trusted heritage consultant such as Avanti. The project will also require an interdisciplinary team from the outset so that heritage, sustainability, operational and commercial considerations can all be considered together throughout. Whilst we appreciate that a prime contractor may be a good idea, the specialist modern heritage of Golden Lane requires early input from experts. The experience of the windows in Crescent House, and the City of London Girls’ School, is that lack of attention to this at the outset can lead to costly challenge and problems later. For this reason, the City should also include an independent design review before planning consent is sought.
- 3.14 The phasing of the project, even in outline, is not clear at this point. It is likely that Mechanical & Electrical infrastructure (M&E) needs to be comprehensively overhauled first. This needs to be done with sustainability in mind and to minimise future running costs. There is substantial local expertise and interest in this, and in the potential to adopt a network solution to the distribution of heat and cooling throughout the Neighbourhood, with the City’s LAEP forecasts in mind and the government’s commitment to the creation of new heating networks.
- 3.15 Sustainability is crucial in all respects, and GLLC must fit in with estate-wide plans and strategies on the Golden Lane Estate, as well as wider City policies.
- 3.16 A fully-funded programme of interim health and wellbeing activities should be developed to run alongside any refurbishment works, both to make sure that levels of fitness and health don't suffer and to experiment with additional services that could be eventually run from the Centre. We hope that this will be possible in tandem with extending Fusion’s contract to run GLLC for the next 12 – 18 months as we understand it. We note, for example, that an increasingly popular programme of walks is being run from a local GP surgery – it would be worthwhile experimenting with similar “social prescribing” services and to engage with Healthwatch and the Neaman Practice and Hackney Voluntary Services Council.
- 3.17 The City of London’s current survey (see 4 below) seems to unduly prejudice or limit discussion of the aims and benefits for the GLLC project by making certain assumptions in the question

design and options offered. This does not appear to be a professional market survey on which, say, an operating model could be based. For example;

- Why has the Centre been renamed as a “Sport and Fitness Centre” without consultation?
- Why does the age range stop at 75, when all the evidence shows that 85+ is a fast-growing demographic in this area, worthy of analysing specifically?
- Why are the direct views of children under 16 not accommodated?
- Why are Soft play, Sensory play, Imagination play (Toy Town) and Junior fitness the only options on offer for children?
- Why are the views of people with special needs not sought?
- Why does the survey not ask if respondents live in the City, or work near GLLC?
- If respondents say they don’t use GLLC now, why does the survey not ask them why not?
- Why are the lists of options in Q12 and Q13 the only ones on offer? HIIT classes are available in almost every gym in the area – what could GLLC provide that is needed locally, that it could excel at, at a price that locals can afford?
- Why single out parental status, gender and age?
- Why single out Golden Lane residents? – this is a facility for other local residents, too
- Why do you single out Tennis, Badminton, Padel tennis, Football, Basketball and Netball for special attention?
- Why are a Café, Meeting rooms, Flexible working spaces, Wi-Fi and Social events the only “community/social inclusion” options on offer?
- Why on the ranked lists is there no way to rule out individual options in which respondents have no interest altogether?
- Why is there no space for respondents to put their own views forward, under some categories, rather than picking from the City’s options?
- Why pay individuals £20 to join a one-off focus group when funding could be spent instead on collaboratively designing the new facility with the local community of users throughout the whole lifespan of the project?

This is a deeply flawed survey; unacceptably leading particular responses by reason of the question design. It will produce distorted results. The Forum seeks assurances that any data collected through this exercise will not be used to determine the range of facilities, the operating model or the architects’ brief for this project, and that a fully collaborative design approach is used involving the local community. The Forum also asks that responses from representative community organisations are given the proper weight, considering that the funding is predicated on this being a facility for residential users.

4 CITY OF LONDON SURVEY – FEBRUARY 2025

Golden Lane Sport and Fitness Centre Survey

As we embark on a journey of transformation for Golden Lane Sports Centre, we recognise the importance of understanding your experiences and expectations. Your participation in this survey will be instrumental in shaping the future of our services, ensuring they align seamlessly with your expectations and aspirations.

The survey will take less than 10 minutes. Thank you for your continued support and collaboration.

1. What is your Age?

- 16-24
 - 25-34
 - 35-44
 - 45-54
 - 55-64
 - 65-74
 - 74+
-

2. What is your Gender?

- Male
 - Female
 - Transgender
 - Non-Binary
 - Prefer not to say
-

3. Do you have children?

- Yes
 - No
-

7. Are you a resident of Golden Lane?

- Yes
 - No
-

8. Do you currently use Golden Lane Sport and Fitness Centre?

- Yes
 - No
-

9. What are your reasons for being active? (Please select all that apply)

- Improve fitness
- Maintain/Improve Health
- Manage my weight
- Improve mental wellbeing
- Increase strength
- Increase flexibility
- Increase mobility
- Social interaction
- Gain confidence
- Improve sports performance
- Meet up with friends

Spend time active time with my family

Other (please specify)

I am not active

10. What's the main reason preventing you from doing more exercise than you currently do?

Lack of time

Nothing – I'm active enough

Cost

Access to facilities

Quality of facilities

No motivation

Confidence

Don't want to exercise on my own

Don't know how to get started

Transport issues

Childcare

Nothing – I'm active enough

Other (please specify)

11. Would a redevelopment or Golden Lane Sports and Fitness encourage you to use the centre more often?

Yes

No

12. Which of the following fitness facilities/activities would you like to see in any proposed redevelopment of the centre? (Please select all that apply)

Gym

Group exercise studios

Mind and body activities (Yoga/Pilates)

HIIT studio/activities (High intensity interval training)

Group Cycling (Spin)

Health improvement activities

Children's fitness

Active ageing fitness (Low intensity)

Recovery areas

Water based classes

These are not important to me

Other (please specify)

SWIMMING

13. Which of the following fitness facilities/activities would you like to see in any proposed redevelopment of the centre? (Please select all that apply)

Main swimming pool

Splash play features (Infants)

Swimming clubs

Swim lessons

Wet spa facilities such as steam room

Sauna

Adult lane swimming

These are not important to me

Other (please specify)

14. Which of the following Activities/Sports facilities/activities would you like to see in any proposed redevelopment of the centre? List the top 5 activities in order you would like to see in any redevelopment by holding and dragging the answers to list in the correct order.

Tennis

Badminton

Padel tennis

Football

Basketball

Netball

These are not important to me

15. Which of the following children's activities would you like to see in any proposed redevelopment of the centre? List the top 5 activities in order you would like to see in any redevelopment by holding and dragging the answers to list in the correct order.

Soft play

Sensory play

Imagination play (Toy Town)

Junior fitness

These are not important to me

16. Which of the following community/social inclusion facilities/activities would you like to see in any proposed redevelopment of the centre? List the top 5 activities in order you would like to see in any redevelopment by holding and dragging the answers to list in the correct order.

Café

Meeting rooms

Flexible working spaces

Wi-Fi

Social events

These are not important to me

30. Would you be happy to participate in focus groups following the conclusion of this survey?

Participants will be gifted a £20 amazon gift voucher for taking part.

Yes

No

BACKGROUND INFORMATION

A. EXCERPT FROM 12/12/2024 COL POLICY AND RESOURCES COMMITTEE REPORT - CIL - OSPR Capital Bids Q2 Report FINAL

Refurbishment of Golden Lane Leisure Centre (GLLC)

20. The bid of £10.35m for CIL has been received for a series of upgrades and repairs to GLLC which would ensure the service at the centre can be sustained. The recommendation to refurbish GLLC to secure the future of the service and the Centre for a further 20 years, was supported in principle by Resource Allocation Sub Committee in July 2024. Funding for the project would broadly be required as follows, although further work to establish precise timescales and funding requirements is continuing, with details expected in the coming weeks.

- Immediate funding: £100k – feasibility and scoping works
- Q4 2024/25: £250k
- Q1 & Q2 2025/26: £800k
- Q3 2025/26 onwards: £9.2m (potentially falling into 2026/27, depending on timescales)

21. Suitability for CIL funding: The leisure centre is identified as infrastructure which can be funded through CIL and a refurbished leisure centre would support wider development of the square mile, particularly new residential development.

22. Funding priority (critical/essential/important): The project is identified as essential (development cannot come forward in a sustainable and acceptable way if the infrastructure proposed is not provided).

B. CITY OF LONDON – PRESS RELEASE – DATED 12 DECEMBER 2024

Golden Lane Leisure Centre set for £10.4million refurbishment

A Square Mile leisure centre is set to undergo a major refurbishment after the City of London Corporation agreed a proposal to invest £10.4million.

The Golden Lane Leisure Centre was built in the late 1950s as part of the Golden Lane Estate and is a local authority leisure offer providing subsidised access to residents.

Set in the heart of the Barbican, it includes a 20-metre swimming pool, two tennis courts, a sports hall, and gym facilities.

As with the wider estate, the leisure centre is a Grade II listed building in recognition of its architecture and historical value. The listing covers the structure and its use in relation to the swimming pool and sports hall.

The centre was refurbished by the City Corporation in 2012 and is now in need of further works to the internal and external fabric and structure. The proposed new investment will enhance provision and future revenue generation.

This comes alongside the City Corporation's £29 million investment in the Golden Lane Estate to carry out major refurbishment works. The programme covers the refurbishment of windows, roofing, heating upgrades, ventilation, insulation, and redecoration works across all blocks.

The upgrades are part of the City Corporation's £110 million commitment to the Housing Major Works Programme; a scheme being delivered across 12 London housing estates owned and managed by the City Corporation in six London boroughs.

City of London Corporation Policy Chairman Chris Hayward said:

"A key part of the City Corporation's Resident Reset is ensuring that they can take advantage of all that the Square Mile has to offer. "This decision is another example of putting this ambition into action. "We know that sport and leisure have transformative powers, enhancing mental and physical health, and building connections within the City's diverse communities. "We are proud to continue our significant investment in Golden Lane for the wellbeing of all our residents."

Chair of the City Corporation's Community and Children's Services Committee, Helen Fentimen, said:

"This is an important step in the promotion of more community-based sport. The health and wellbeing of our residents is our number one priority. Our health is the most precious thing, and we must look after it."

"We want those that live in the City to be able to have access to first class leisure and sporting facilities and by prioritising to refurbishing a valuable community asset we hope our residents will be able to enjoy being active both physically and mentally."

Last year the City Corporation launched a new [Sport Strategy](#) for the Square Mile setting out an ambitious blueprint for sport investment and promotion over the next seven years and beyond. The vision is for the City of London to become a global city of sport by investing in sport facilities, activating our public spaces, celebrating the impact of sport, attracting high quality sport events and promoting community sport.

ENDS

C. DESCRIPTION OF THE LEISURE CENTRE IN THE LISTED BUILDING MANAGEMENT GUIDELINES FOR THE GOLDEN LANE ESTATE

2.4 Leisure centre and former nursery (now Sir Ralph Perring Centre)

The leisure centre is a particularly important component of the estate, both in its design and planning and also in the facilities it provides. It contributes to the original intent to create an urban 'village' enjoying a wide range of amenities. It is therefore an important example of the architects' belief that a housing development should be an organic part of the city rather than simply a collection of houses, flats or maisonettes. (The leisure centre provides facilities both to residents of the estate and also others outside. Plans for additional leisure facilities at the Barbican Estate were not realised.) When planned, the leisure centre was to include a physical recreation building with a badminton court and swimming pool, a bowling green, club rooms³¹, a nursery room and a children's playground (with separate areas for older and younger children) and a sunken pit for ball games. Tennis courts were built instead of the bowling green, although the architects are recorded as having preferred the softer landscape of the bowling green to that of tennis courts. (The tennis courts and children's playgrounds are referred to in detail in section 2.7 on the external landscape.)

The recreation building is an important component of the formal grid of the layout and the creation of the interrelated courts. It stands in a symbolically central position between the two largest courts: the recreation court between Hatfield and Cullum Welch Houses and the bastion court between Basterfield and Bayer Houses. The two-storey swimming pool and gymnasium are separated by 'way-throughs' at both upper and lower level which connect the two courts. The transparent design of the building allows views between the courts. Its elevated walkways on either side link the upper walkways of the estate.

The leisure centre, which is strongly reminiscent of early modernist buildings, combined with the club rooms, demonstrates a transition between the architects' earlier and later styles.

2.4.1 Exterior

The recreation building is an elegant, streamlined, transparent building. Its simple, strongly horizontal form echoes that of Stanley Cohen House to which it runs parallel and which can be seen through the 'way-throughs' and the glazed east and west elevations. The buildings housing the swimming pool and gymnasium are both double-height spaces formed by a concrete roof slab supported on a double row of circular concrete columns, with first floor external walkways running along the east and west sides of both buildings.

The full-height glazing is set back behind the outer column at ground

31 In early drawings by the architects, held at the City Solicitor's Record Office, the club rooms are referred to as the City Residents Association buildings.

The columns continue to the north at the upper level to support the canopy (a continuation of the roof over the swimming pool and gymnasium) extending over the Sir Ralph Perring Centre. The depth of the horizontal roof slab and walkways form a contrast with the slender vertical columns.

The simplicity and lightness of the form of the recreation building are reinforced by a limited palette of black and white: the concrete roof and walkways are painted white and the window frames, thicker at cill level, are painted black.

The architectural differentiation of the building from the residential blocks and its clear expression as a collective social amenity constitute a key aspect of its special interest. It is important that this particular character is preserved.

2.4.2 Swimming pool and gymnasium

Few original features remain in the interior of the swimming pool building, which was refurbished in 1992 and has been further upgraded in 2012. The changing rooms have been completely refitted, and the lighting and air-handling systems have been replaced.

The swimming pool and gymnasium are fully glazed on three sides. In the swimming pool, much of the original glazing, with metal frames, remains intact, although at ground level it has since been replaced by opaque wired glass and some of the original panes at the upper level have been removed in order to fix lighting. The upper level of the north elevation of the swimming pool was originally glazed; glazing was, however, later removed in order to install air conditioning plant. Most of the glazing in the gymnasium is now opaque. The lower part of the upper glazing pane is sand-blasted and appears to be original and the original ventilation strips remain. The horizontal metal spandrel, painted black, on the elevations of gymnasium is original. As part of the recent works the gymnasium has been enlarged northwards with a new glazed extension, thereby narrowing the walk-through by roughly two-thirds of its original width. It is important that this passage, which contributes significantly to the permeability of the estate, is not narrowed any further.

At the south end of the gymnasium building is the plant room, constructed of reinforced concrete, which contains equipment for chlorination and filtration systems.

2.4.3 Former Nursery, now Sir Ralph Perring Centre

The Sir Ralph Perring Centre is a single-storey building and stylistically consistent with the horizontal composition of the swimming pool and gymnasium buildings. It is constructed of blue engineering bricks and a flat concrete roof, painted white, with – originally – double-height glazing on its west elevation (the lower panels are now painted white). The lower part of the glazing is framed in timber, the upper part in aluminium. The interior is lit by three large circular roof lights.

2.4.4 Club rooms

The single-storey club rooms were designed in a completely different idiom to that of the swimming pool and gymnasium and demonstrate the evolution of architectural style during the construction of the estate. While the leisure centre is light and refined, the club rooms are more robust in bush-hammered concrete and brick and easily identifiable with the later developments of Crescent House and the Barbican Estate. The block of club rooms, effectively a deep retaining wall, reads as part of the garden infrastructure rather than a building in its own right. It is set under the terrace and walkway in front of Hatfield House and opens out onto the lower terrace overlooking the tennis courts. The reinforced concrete and piers of blue engineering bricks form an

arched pattern, which resonates with Crescent House. The windows are framed in timber.

Internally, the rear of the club room block extends in height to the level of the walkway above and is lit by three rows of circular roof lights (many of which appear to be original). Extensive leaking from the roof lights has, however, caused considerable damage to the interior decoration. Blue quarry tiles were originally laid on the floor. Original drawings indicate sliding doors between all the club rooms.

The club rooms have also been extensively refurbished in the 2012 scope of works, with new screen infills along the main south-facing elevation alongside the tennis courts

DETAILED GUIDELINES FOR GLLC ARE FOUND FROM P120 ONWARDS IN;

<https://www.cityoflondon.gov.uk/assets/Services-Environment/golden-lane-listed-building-management-guidelines.pdf>