

RCS Site Public Meeting 24/4/2017

Summary of Issues Raised at Meeting

Votes

- Vote passed by majority (almost unanimous) that the scheme is not fit for purpose
- The meeting agreed that the scheme should properly respond to - and extend - the existing Golden Lane Estate, and should minimise negative impact to the area, facilities and residents.

Concerns and Issues

- Concern that the entrance to the School and north west edge of the site overlooks the north east end of Hatfield House
- What is the number of residents expected to live in the residential block? And is there enough capacity both within the Golden Lane Estate, and within the local area to accommodate the needs of this additional population? Has the effect of the increase been assessed in this application?
- Noted that stress on local facilities needs to be taken in context of additional residential developments at Blake House and Bernard Morgan House site, as well as proposed development around Peabody Estate across the road
- Noted that no parking permits for residents means additional parking stress in the surrounding area and demand on the existing spaces at Golden Lane
- Also that this implies that any disabled or less able bodied residents who have their own car and need this within easy access will be excluded
- Proposed amount of bike parking is insufficient, especially as the development is car free
- Social housing based on points allocation scheme does not address the housing needs of key workers displaced from local development within the City - ex-YMCA building, Police Section House at Bernard Morgan, nursing housing around Barts
- Noted that this development must be considered in context of other developments - Bernard Morgan House, and the proposed Peabody in-fill development which are greatly increasing the amount of built environment around Golden Lane to a density which takes away from a quality inner city environment needing space and light
- Concern around playground noise and insufficient design to manage this - eg not enough planting to absorb noise; refusal to consider sunken playground

- Concern that the development is being driven to achieve a political aim in housing numbers at the expense of compromising aesthetics, quality of life, and ignoring the history of Golden Lane Estate where the City Of London had vision to hold an architectural competition to build a radical and quality solution
- Concern about impact to Right To Light and lack of factual information to be able to determine how many households will be impacted
- Noted that Right To Light issue was overridden for Bernard Morgan House development where some properties will have more than 30% light reduction, breaching BRE guidelines but has been allowed in any case.
- Concern that part of justification of the site is that it will be social housing. However in practice Right To Buy means that these are all vulnerable to turning to private ownership especially in a desirable location on the edge of the City Of London
- Question about who will live there and will there be a concentration of problem families putting additional strain on resources
- Question whether the proposal will have any flats designed for disabled or special needs as this is not explicitly mentioned in the revised proposal
- Concern that relocating access to the School Hall for facilities (bins and kitchen deliveries) and people (public access for community use) - without moving the Hall itself - is moving a noise disruption to Hatfield House residents
- Suggestion that adding a basement or sunken level would open up more options in the design and layout of the site which may help to address some concerns, and that cost concerns (felt to be minor in relation to the total cost of the development) are being used in a short sighted way that enforces a greater massing than is necessary
- Question as to who is behind COLPAI and what is the motivation behind it

Produced by GLERA sub-committee on RCS Site

Any queries or comments please email: rcs.glera@gmail.com