

This is our GLE Residents' response to the proposals by Islington and the City of London. There will be a meeting for any concerned residents on **Monday 6th March** at 7pm in the Community Centre to review next steps.

Excessive number of housing units proposed. School is proposed as two form entry even though no demand has been demonstrated in Islington's study.

Resulting in massive over-development of site and pressure on Golden Lane Estate

10.5 Finsbury Local Plan calls for public access to nature for this site to ease the pressure on Fortune Street Park

3.3 Proposed 70 housing units. Density three times higher than London Plan policy

5.1 Finsbury Local Plan shows this area as suitable for 4-6 storeys, not 14 storeys.

3.1 School population increasing from 80 pupils to 458. (2 Form Entry) No demand in Finsbury or CoL. Moreland School opened at half capacity and spare capacity at Moreland will be sufficient until 2029.

This area will potentially be improved by the school entrance :)

10.1 Award-winning Golden Lane Allotments shaded by new double height Hall in mornings

10.3 School Hall should be part of School Building

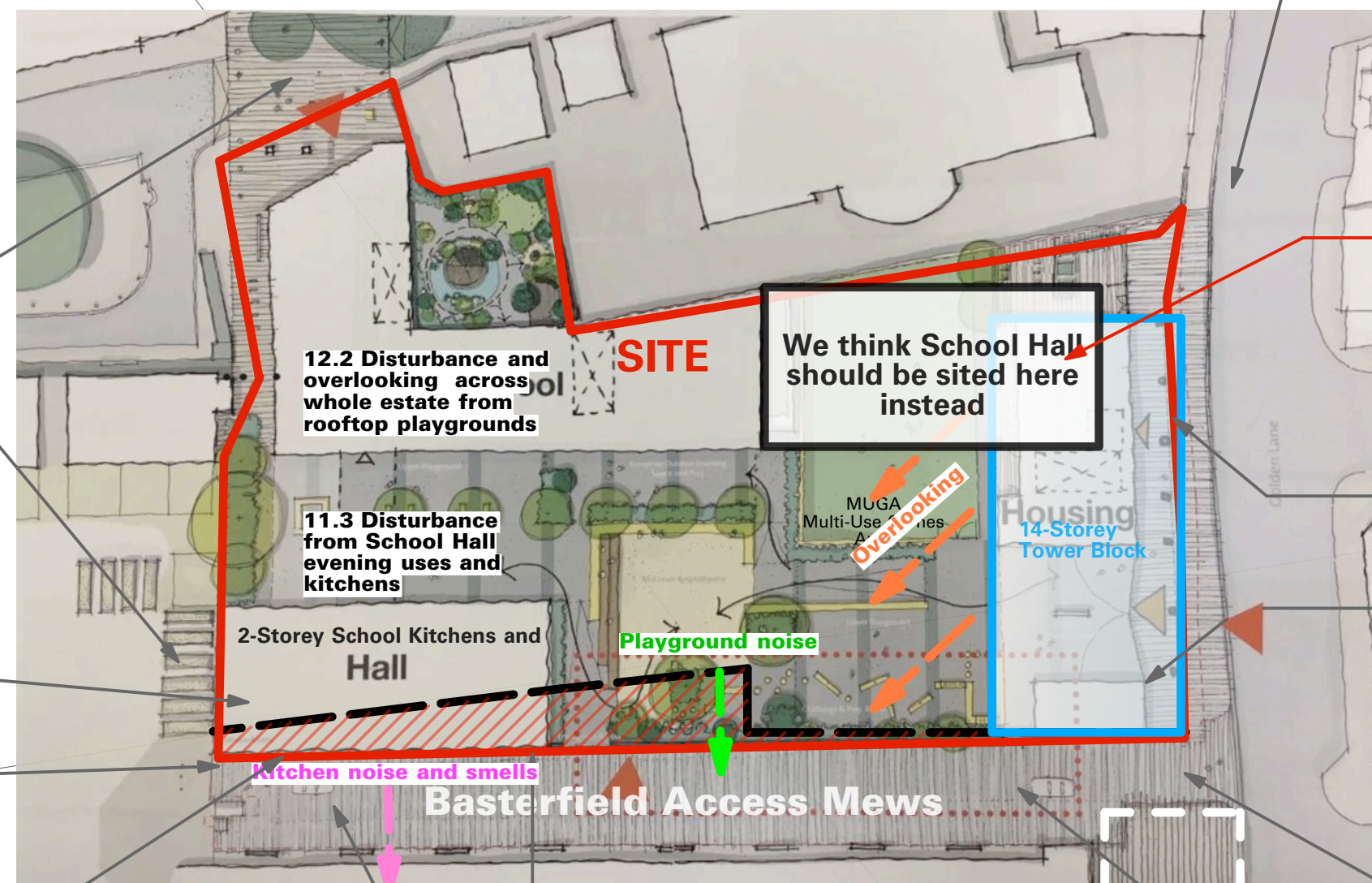
10.3 Mature trees lost along boundary

11.1 Location of proposed Hall less than 3m from Basterfield House and affecting design of Estate

9.1 Part of listed curtilage of GLE incorporated into school site (shown in red hatch)

9.2 Amenity space and garages lost without consultation with GLE Residents

Extract from Plan Provided for Consultation by Hawkins Brown Architects



We think School Hall should be moved here, and this is why:

- Entrance off Golden Lane for After Hours events
- Direct connection to School - kids don't have to cross playground
- Playground supervision easier
- Not in middle of GLE
- Causes less disturbance; does not block views of listed estate
- Same massing as existing RCS so no planning issues

2.4 Plant and boilers at ground floor level should be moved into basement. Otherwise will present a "dead" facade along Golden Lane.

2.4 New tower block (blue) is "wall" along Golden Lane blocking views. Doesn't relate to scale of Basterfield or Stanley Cohen

6.1 New tower block overlooks Estate. Visible from all public areas and from Bowater and Bayer. Potentially bigger scale than Great Arthur House

2.3 New tower block comes close to Stanley Cohen House and dominates the listed Estate. **Should be stepped down towards Estate and be moved away from Stanley Cohen**

12.2 Disturbance and overlooking across whole estate from rooftop playgrounds

11.3 Disturbance from School Hall evening uses and kitchens

SITE

We think School Hall should be sited here instead

Overlooking

Playground noise

Kitchen noise and smells

Basterfield Access Mews

8.2 No vehicular traffic (Other than emergency) allowed here at present

11.2 Noise and smells from school Kitchens. Windows of Basterfield single glazed with permanent vents, Cannot be closed off.

12.1 Noise from school playgrounds very close to single glazed rooms of Basterfield House. Scheme needs to **contribute to double glazing Basterfield windows under Section 106 agreement**

8.3 Basterfield Access Mews - upkeep is paid for by GLE

8.1 Private Basterfield Access Mews has been incorporated into the RCS Site and is proposed access for school playground and kitchens. Mews will be used for access to School Hall - disturbance and traffic at all hours