

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.

Site Boundary as shown on Architects Plans shown in red. Incorporates a large part of the Golden Lane Estate

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

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

Extract from Plan Provided for Consultation by Hawkins Brown Architects

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

11.1 Location of proposed Hall very close to Basterfield House and affecting design of Estate

9.1 Part of listed curtilage of GLE incorporated into school site

9.2 Amenity space and garages lost without consultation with GLE Residents

12.2 Disturbance and overlooking across whole estate from rooftop playgrounds

11.3 Disturbance from School Hall evening uses and kitchens

2-Storey School Kitchens and Hall

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.

4.1 Is this amenity area just for the housing, or shared with the school?

Overlooking

SITE

14-Storey Tower Block

Housing

Playground noise

12.1 Noise from school playgrounds very close to single glazed rooms of Basterfield House

8.3 Red Hatched Area shows roadway - upkeep is paid for by GLE

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

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

2.4 New tower block (blue) is "wall" along Golden Lane blocking views

6.1 New tower block overlooks Estate. Potentially bigger scale than Great Arthur House

2.3 New tower block comes close to Stanley Cohen House and dominates the listed Estate

8.1 Private Basterfield Access Mews (Hatched) has been incorporated into the RCS Site and is proposed access for school playground and kitchens.