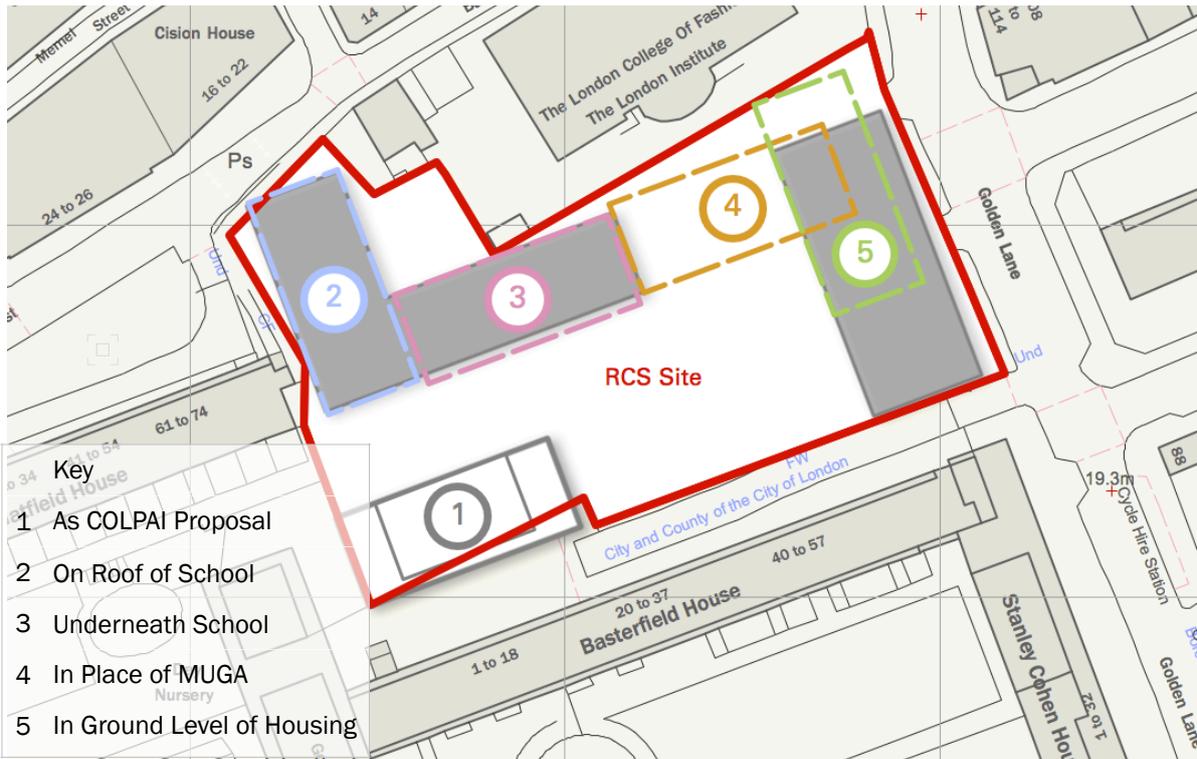


RCS Site
Summary of Alternative Locations for School Hall



Scheme Number:	1	2	3	4	5
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Does it allow for better playground layout?	N	Y	Y	Y	Y
Bigger playground? Amenity space possible?	N	Y	Y	Y	Y
Reduced disturbance from Mechanical Plant?	N	N	Y	Y	Y
Reduced disturbance from Kitchen deliveries and staff	N	Y	Y	Y	Y
Reduced disturbance from out-of-hours use?	N	N	Y	Y	Y
Separate rental access direct from Golden Lane?	N	N	N	Y	Y
Good Access for Deliveries?	N	Y	N	Y	Y
Within Site boundary?	N	Y	Y	Y	Y
Can existing trees be retained?	N	Y	Y	Y	Y
Does it avoid shading to Allotments?	N	Y	Y	Y	Y
Does it avoid blocking light and views?	N	N	Y	Y	Y
Does it avoid additional foundations/groundworks?	N	Y	N	N	Y
Does it avoid excavation for basement?	Y	Y	N	Y	N
Located away from Residential Blocks?	N	N	Y	Y	Y
Is it directly attached to School?	N	Y	Y	Y	N
Relative Cost	£	£	££	£	£

RCS Site

Where Could the School Hall be Located?

- 1. As a Pavilion (Current proposal):** The location of the Hall - in the centre of the Estate and close to the residential blocks will block strategic views, shade the allotments, and cause noise and disturbance from servicing requirements and out-of-hours use. It will generate traffic in the pedestrian mews, create plant noise and cooking smells from the kitchens and force the children to cross the playground for meals and activities, causing unnecessary extra noise for residents and requiring staff supervision. It creates an L-shaped playground which will require more staff to supervise and has no precedent in the design of the listed Estate.
- 2. On Roof of School: (We have shown it for clarity on the West wing of the school - it could be at any location on top of the school.)** There would be less foundation costs, especially if the hall was lightweight and echoed the many roof top extensions in the area. The noise generating and expensive roof top playground could be replaced by ground level playing area and the roofs could become green roofs, reducing rainwater runoff and increasing biodiversity. The hall could become a proper heart of the school, a lift will have to be provided to the upper floors anyway so there would be no access issues and children would not have to go out of doors to use the hall.

The hall and kitchen facilities can be serviced via an existing public highway, well used to service vehicles, pedestrians and cyclists. The mature trees, Silver Birch which are known for improving air quality, could be retained and new trees planted which could replace them as they reach old age. This would also provide shade to the playground and add to the biodiversity of the area.

- 3. In Basement under School:** The Golden Lane Estate is a split level design to separate vehicles from people and provide extra space. If this was carried through into the COLPAI site a lot of extra usable space would be created for school kitchens, plant, gymnasias, computer rooms, storage, service access corridors, and possible weatherproof play space (with filtered air). The Assembly Hall could be sunk 1 floor. The flats could have storage and garages for the disabled etc. Because of the land value and planning constraints in this area split levels or basements are almost universal practice, including schools.
- 4. In Place of the MUGA:** This has the benefit that it is away from the existing residential use. The playground would be returned to a rectangular shape without corners which is easier to supervise. Out of hours access could be directly from Golden Lane and all the traffic would be kept away from the Estate. This would provide an animated facade to the housing. Kitchen servicing and rubbish bins would be located away from Basterfield House and most importantly the Hall would connect directly to the School, avoiding the necessity to exit the building for meals and sports.
- 5. In Ground Storey of Housing:** Apart from the entrance to the Housing and a service access to the playground, the ground storey of the proposed housing block contains tank rooms, district heating, plant and a substation all of which should be in the basement. The current proposals present a blank facade on Golden Lane and the advice from Islington planners was that it should be more lively. A School Hall with an independent entrance off Golden Lane for Community use could provide this. The height of the Ground storey is compatible with the use and the new housing could be acoustically insulated from the Hall, which will be difficult to achieve for the existing housing.