

1.1 Density (Housing)

Proposed Density: 2436 hr/ha. 930 u/ha
London Plan Max: 1100 hr/ha, 405 u/ha

The density is 2.3 times the maximum anticipated density in the London Plan and five times the density of the original estate.

This site footprint should have no more than 78 habitable rooms/ 29 Units.

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

1.3 Density (School): 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.

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

2.7 Mature trees lost along boundary

2.11 School Hall should be part of School Building. Location of proposed Hall less than 3m from Basterfield House and affecting design of listed Estate

1.23 The School bin stores are inadequate when compared to Prior Weston

2.2 Curtilage: Part of listed curtilage of GLE incorporated into school site (shown in red hatch). Amenity space and disabled garages lost without consultation with GLE Residents

1.29 Cycle Parking (School Provision):

56 Cycle Spaces Required
12 Cycle Spaces only Provided

1.4 Views: New tower block visible across whole Estate in long views

1.30 Accessible Parking:
No wheelchair accessible parking being provided. 9 Spaces required
Two essential accessible parking garages being lost from Golden Lane Estate.

1.26 Views: Finsbury Local Plan BC9 states that development shall "Enhance the quality of street-level and long-distance views, including across borough boundaries"

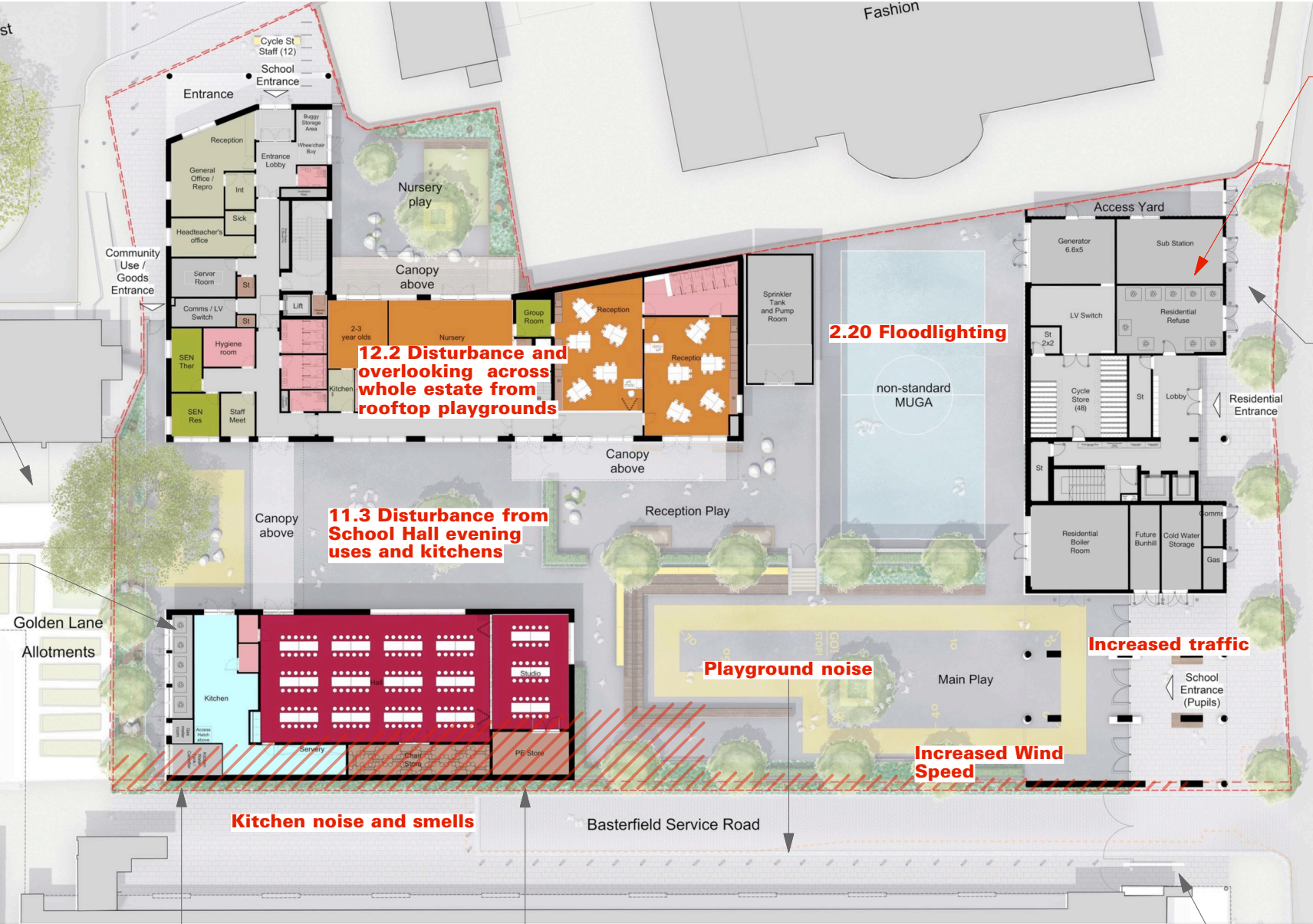
Excessive number of housing units proposed. School is proposed as two form entry even though no demand has been demonstrated in Islington's own study. Even the School Hall is oversized.

Resulting in massive over-development of site - no amenity space and and pressure on Golden Lane Estate

5.1 Height: Finsbury Local Plan shows this area as suitable for 4-6 storeys, not 14 storeys. Islington Development Management Policy DM2.1C: "The only locations in Islington where tall buildings may be suitable are set out in the Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell)."

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

Extract from Planning Application 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

5.7 Blank Facade: New tower block has 50% "blank" facade at Ground Level. Security problem and old fashioned design. Plant and boilers at ground floor level should be moved into basement.

2.24 Overlooking: Balconies and South facing windows in new tower directly overlook Basterfield House with no screening

1.9 Play Space: London Plan, Policy 3.6:
The new housing is expected to yield:
Under 5: 27 Children
5-11: 11 Children
12+: 6 Children
= **430 sqm of children's play space** for the residential

1.28 Cycle Parking:

Residential Provision:
99 Cycle Spaces Required
48 Cycle spaces only provided

1.8 No Public Open Space to be provided under the scheme. Contrary to *The City of London Open Space Strategy SPD*. Further, approx 275 sqm of amenity space and publicly accessible open land currently part of Golden Lane Estate and the CoLAEC is to be removed by the application.

2.32 Entrance Alterations: Pavement is to be narrowed and wall placed directly in front of Basterfield Entrance

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

2.11 Sports Hall is 4.5m high internally. Sports England advise 3.5m height Reduce height of Hall and relocate

2.16 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

2.22 Daylight levels will be negatively impacted by proposed scheme. Reductions are significantly worse than BRE guidelines permit.

Altogether **122 windows** in adjacent buildings will be impacted beyond BRE guidelines.

Some rooms are **losing 60-70% of their access to natural light.**