

GOLDEN LANE ESTATE RESIDENTS' ASSOCIATION

Rt Hon Mark Field MP
House of Commons
London
SW1A 0AA

12 December 2017

Dear Mark,

Site of the former Richard Cloudesley School

Thank you for coming to meet with us yesterday. We are writing regarding the planning application for the new residential tower and school on the site of the former Richard Cloudesley School (RCS) in Golden Lane. This is currently in for planning in both Islington and the City and will go to committee early in the New Year.

The proposals that the City have submitted grossly exceed planning policy on height, density, noise, public open space and daylight. They include a tower block with a single escape staircase and no external space around it. Building regulations for these kind of towers are the subject of an urgent review by Dame Judith Hackitt. The argument put forward by the City is that whilst the development may breach policy, the benefits of social housing outweigh the harms caused.

Residents were consulted, but only after the design had been fixed. Our experience with Bernard Morgan House is that, despite not meeting planning policy and over 180 objections, local residents were ignored. As you pointed out, it should no longer be acceptable post-Grenfell to disregard local communities in this way.

We believe that the approach of putting families into a single staircase tower block on this site, with access balconies running past bedrooms and no wheelchair parking, will not integrate coherently with the estate and will lead to social isolation. The local community in both Islington and the City are united in calling for social housing on the site that does not breach planning and is of a decent standard. From our studies we consider that there are options that would achieve these aims with the same accommodation on the site at less cost and we attach plans for reference.

We would like the current planning application to be suspended and a new, less damaging design brought forward and we would welcome your support in this aim, particularly by highlighting the level of local concern to John Barradell, Catherine McGuinness and Emily Thornberry.

Yours sincerely,



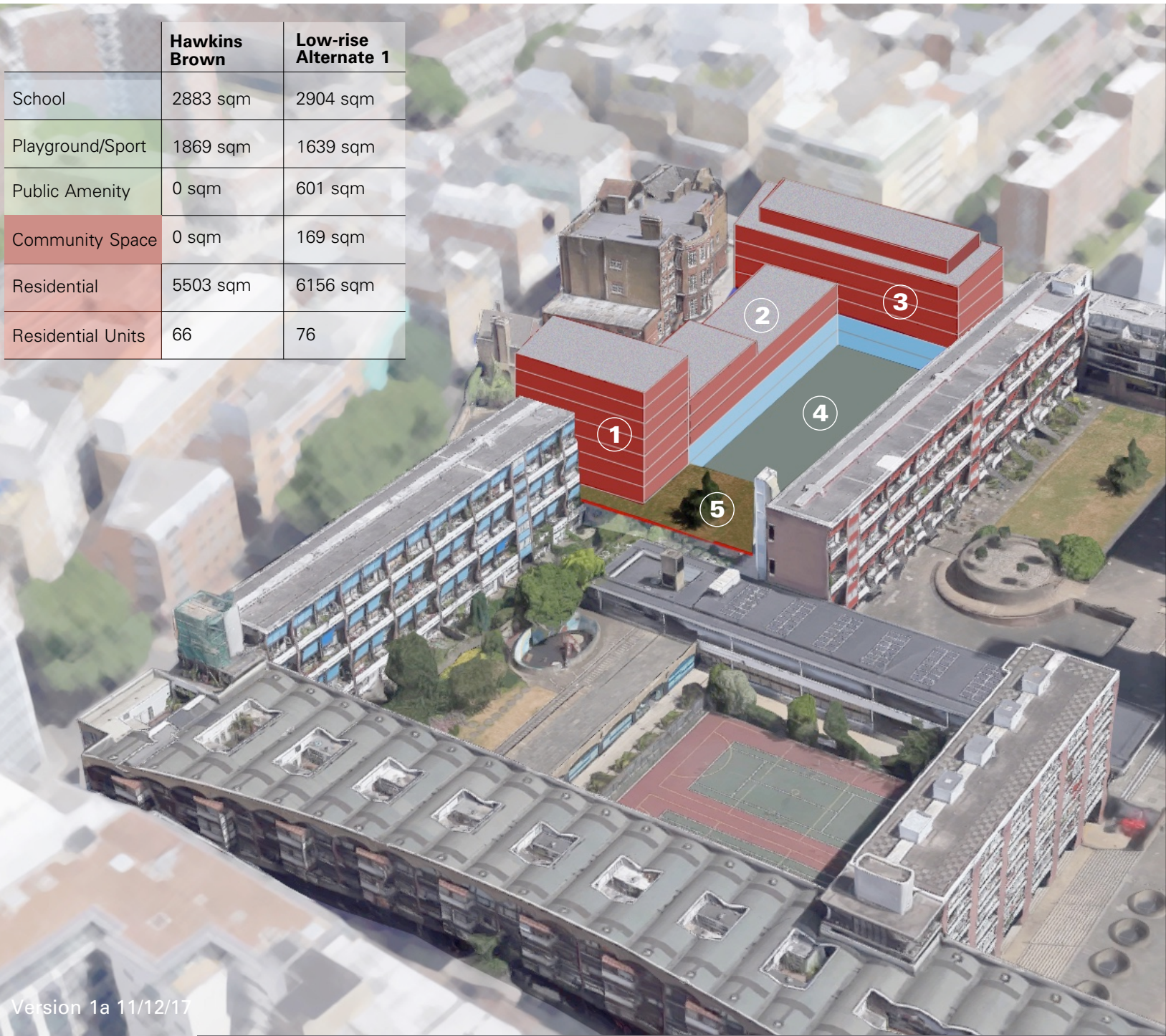
Charles Humphries

Golden Lane Estate Residents Association
4 Basterfield House
London EC1Y 0TN
rcs.glera@gmail.com
07970 934 576

Planning Policy Compliance Checklist. How compliant is the RCS Proposal?

Density	Exceeds maximum by 270%	Table 3.2 of London Plan
Height	14 storeys in area zoned for 5-6 storeys	Islington Development Management Policy DM2.1C
Daylighting	55 flats lose more than BRE guidelines	Finsbury Local Plan Policy BC9
Views	Layout blocks key views	Islington Policy DM2, City of London SPD on Protected Views
Overlooking	No screening from balconies	City of London Policy DM21.3: Islington DMP, Policy 2.14
Enhance Heritage Asset	SAVE, C20th Soc & John Allen have objected	Finsbury Local Plan/GLE Management Guidelines
Interesting Street Frontage	No street “supervision”. 50% Dead frontage	Finsbury Local Plan Policy BC9
Public Open Space on site	None provided	City of London Open Space Strategy SPD, Islington DM6.2 (para 6.20)
Access to Nature	Site zoned for access. None provided.	Finsbury Local Plan Policy BC9
Noise	Playground noise exceeds limits	City of London Policy Policy DM 21.3
High Standard of Design	Design has no relation to listed estate	Finsbury Local Plan Policy BC9
School Cycle parking	58 spaces required, 12 provided	London Plan
Wheelchair Parking on site	None. And no nearby space on-street	Islington SPD: Accessible Housing in Islington
Play space	No dedicated play space	London Plan, Policy 3.6
Pedestrian Permeability	Layout actually blocks up routes	City of London Local Plan 3.14.4
Loss of Biodiversity	Existing trees lost, Allotments shaded	Islington Policy DM6.3E
Cumulative Development	Non compliant	City of London Local Plan 3.14.4
Social Inclusion	Fails mixed tenure. Tower creates isolation.	London Plan Policy 3.8

	Hawkins Brown	Low-rise Alternate 1
School	2883 sqm	2904 sqm
Playground/Sport	1869 sqm	1639 sqm
Public Amenity	0 sqm	601 sqm
Community Space	0 sqm	169 sqm
Residential	5503 sqm	6156 sqm
Residential Units	66	76



- Key to drawing
- 1) 7 Storey Residential Block
 - 2) LG+3/4 Storey School/Residential
 - 3) LG+6 Storey School/Residential
 - 4) School Playground (Sunken)
 - 5) Public Amenity Open Space

- Features:
- Same number of units; less density
 - Integrated with Estate
 - Provides open/playspace
 - Cheaper construction
 - Reduces overshadowing
 - Playground noise mitigated
 - Integral School Hall
 - Higher quality scheme

Version 1a 11/12/17



- School
- Residential
- Community

0 50 100 M

