



# **Planning and Transportation Committee**

## **Annex Pack – Background Papers**

**Date:** MONDAY, 26 MARCH 2018  
**Time:** 10.00 am  
**Venue:** LIVERY HALL - GUILDHALL

**7. FORMER RICHARD CLOUDESLEY SCHOOL - GOLDEN LANE ESTATE  
LONDON EC1Y 0TZ**

Report of the Chief Planning Officer and Development Director

**8. 1 & 2 GARDEN COURT & 3 GARDEN COURT (BLACKSTONE HOUSE) MIDDLE  
TEMPLE LONDON EC4Y 9BL**

Report of the Chief Planning Officer and Development Director

**John Barradell**  
**Town Clerk and Chief Executive**

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**Representations**

Mr Jacek Krauze	08.08.2017				
Mr Fred Rodgers	09.08.2017	05.12.2017			
Mr Marcus Sabetian	11.08.2017				
Miss Victoria Jakeman	15.08.2017				
Mr Christopher Petit	15.08.2017				
Mr John Whitehead	16.08.2017				
Mr William Pimlott	16.08.2017				
Mr Chamoun Issa	17.08.2017	04.09.2017	12.11.2017	24.11.2017	22.02.2018
Mr PJ Haben	17.08.2017				
Mrs Debbie Swallow	18.08.2017				
Mr Daniel Swallow	21.08.2017				
Ms Flora Page	21.08.2017				
Mr Holger Mattes	22.08.2017				
Mr Neil Prior	22.08.2017				
Mr Billy Mann	22.08.2017	12.02.2018			
Miss Elizabeth Jobey	23.08.2017				
Mr Adam Ohringer	23.08.2017				
Mr David Butcher	23.08.2017				
Mr Iain Meek	23.08.2017				
Mr Mark Wilson	23.08.2017				
Ms Phoebe Unwin	23.08.2017				
Ms Jessica Farrell	24.08.2017				
Miss Sarah BATTY SMITH	24.08.2017	21.11.2017			
Ms Leila Sadeghee	24.08.2017	15.11.2017			
Michael Blair	25.08.2017				
Mrs Christine Clifford	25.08.2017				
Mr Ben Langlands	30.08.2017				
Christopher Makin	01.09.2017				
John Allan	01.09.2017				
Miss Fiona Byrne	01.09.2017				
Ms Jale Forrest	02.09.2017				
Claire Healey	03.09.2017				
Ryan Dilley	04.09.2017				
Mr MARK WALLER	05.09.2017				
Mrs Liz Davis	05.09.2017				
Ms Reiko Yamazaki	05.09.2017				
Mr Roy Lonergan	05.09.2017	06.11.2017			
Dean Coyne	05.09.2017				
Katerina Christofylaki	06.09.2017				
Mr Daniel Monk	06.09.2017				
Amelie Chollet	06.09.2017				
Tim Godsmark	06.09.2017	11.02.2018			
Mr S Sahraoui	06.09.2017				
Mr Robert Cooper	07.09.2017				
Mike Fox	07.09.2017				
Mr Greg Turner	08.09.2017				
Tessa Sheridan	08.09.2017				
Dr Pablo Casais Solano	09.09.2017				
Ms Nathalie Malinarich	09.09.2017	14.02.2018			
Mr Fred Scott	11.09.2017				
Mrs liz davis	11.09.2017				
Mrs Sarah McKinnon	11.09.2017				
Anne Corbett	11.09.2017				
London Advertising Ltd	11.09.2017				
Polly Wong	11.09.2017				
Mrs Amra Vainio	12.09.2017				
Damon Mannion	12.09.2017				
Mr Hugh Partridge	12.09.2017				
Emma Matthews	12.09.2017	12.02.2018			
Deborah Phillips	13.09.2017	13.02.2018			
Mr David Henderson	13.09.2017	16.11.2017			

Mr Nigel Smith	13.09.2017	14.02.2018	08.03.2018	
Ms Jane Carr	13.09.2017	13.02.2018		
Mrs. M S Gilliam	13.09.2017			
Ms Kate Sandle	13.09.2017			
Nicholas Lynch	13.09.2017			
Mr Radim Pesko	13.09.2017			
Ms Jillian Jones	13.09.2017			
Mr Anthony Best	13.09.2017			
Mrs M S Gilliam	13.09.2017			
Mr Nicky Tricks	13.09.2017			
Matthew Carter	13.09.2017			
Martin Edwards	13.09.2017	14.11.2017	11.02.2018	
Julie Crofts	14.09.2017	04.12.2017		
Ms Eva Stenram	14.09.2017	12.02.2018		
Ms Jacqueline Swanson	14.09.2017	14.02.2018		
Paul Drinkwater	14.09.2017			
Roger Luckhurst	14.09.2017	04.12.2017	11.02.2018	
Dr Rachel Wheeler	14.09.2017			
Mr Joseph Ruffles	14.09.2017			
Ms Jayne O'Connell	14.09.2017			
Anne Stansfield	14.09.2017			
Lisa Scott	14.09.2017			
D W Cox	15.09.2017			
Ms Susan Huntley	15.09.2017			
Bev Bytheway	15.09.2017			
Jane Dixon	15.09.2017			
Deborah Cherry	16.09.2017			
Patric Dickinson	16.09.2017			
Zak Kyes	16.09.2017			
Capucine Perrot	16.09.2017			
David Ish Horowicz	16.09.2017			
Professor Jane Beckett	16.09.2017			
Julie Gowers	18.09.2017			
Miss Dawn Frampton	18.09.2017			
Miss Karen Johnson	18.09.2017			
Mr Troy Batley	18.09.2017			
Douglas Payne	18.09.2017			
Mr David Kreikmeier Watson	18.09.2017			
Mr Lee Millam	18.09.2017			
Clementine Cecil	18.09.2017	09.03.2018		PETITION
Fred And Joanna Rodgers	21.09.2017	09.11.2017	13.02.2018	
James Dunnett	21.09.2017			
Mr Charles Humphries	22.09.2017	12.02.2018	16.02.2017	
Patrica Niven	03.10.2017			
Mr Sonia Hehir	25.10.2017			
Mrs Sarah Davies	25.10.2017			
Mr Andrew Corden	25.10.2017			
Ms Alex Lu	25.10.2017			
Miss Emily Blake	26.10.2017			
Mrs Charitini Fameli	26.10.2017			
Mrs Jean Edwards	26.10.2017			
Mr Mark Sladen	27.10.2017			
Ms Khairoun Abji	29.10.2017			
Ms R Nightingale	29.10.2017			
Ms Reiko Yamazaki	06.11.2017			
Mr James Dunnett	07.11.2017			
Mrs Aoibhe Stanciulescu	08.11.2017	09.02.2018		
Mr Cosmin Stanciulescu	08.11.2017			
Mrs Maliya Price	08.11.2017			
Miss Capucine Perrot	09.11.2017			
Miss Tracy Caton	09.11.2017			



Mr James Soane	09.11.2017	
Mrs Katie Doyle	10.11.2017	
Mr Jack Doyle	10.11.2017	
Mrs Karen Newitt	10.11.2017	
Dr Bas Raijmakers	12.11.2017	
Mrs Michele Webb	12.11.2017	
Ms Julia Chalkley	12.11.2017	
Mr Peter Luckham	13.11.2017	14.02.2018
Ms Georgia Dehn	13.11.2017	
Carola Leegwater	13.11.2017	
Mr Tom Martin	14.11.2017	12.02.2018
Mr Christopher Hyndman	14.11.2017	
Mr Daniel Swallow	14.11.2017	
Mr David Howarth	14.11.2017	
Ms Sarah Winman	14.11.2017	
Ms Sally Whitney	14.11.2017	08.02.2018
Dr David and Rosamund Ish Horowicz and Dlamond	15.11.2017	
Philippa Collins	15.11.2017	08.02.2018
Dr Martha Mundy	15.11.2017	
Mr Paul Gladstone	15.11.2017	
Mr Richard Saumarez Smith	15.11.2017	
Mr Ryan Dilley	15.11.2017	
Mr Toni Vainio	15.11.2017	
Ms Jana Hasegawa	15.11.2017	
Ms Jane Carr	15.11.2017	
Ms Jessica Gladstone	15.11.2017	
Ms Tessa Sheridan	15.11.2017	
Ms Nancy Honey	16.11.2017	
Dr Simon Bradley	16.11.2017	
Miss Dawn Frampton	16.11.2017	
Mr Anthony Best	16.11.2017	
Mr Edwards Evans	16.11.2017	
Mr Justin Francis	16.11.2017	
Ms Anna Parkinson	16.11.2017	12.02.2018
Ms Frederika Whitehead	16.11.2017	
Ms Jennifer Withers	16.11.2017	
Secil Ozgur & Bruce Mennell	16.11.2017	
Ms Elena Symeou	16.11.2017	
Elena Symeou	17.11.2017	
Jillian Jones	17.11.2017	
Lisa Scott	17.11.2017	
Mrs Christine Clifford	17.11.2017	28.01.2018
Steven Mailes And Paul Lincoln	20.11.2017	09.03.2018
Miss Sonia Dellepiani	04.12.2017	
Ms Frederika Whitehead	06.12.2017	13.02.2018
William Lau	06.02.2018	
Ms Jana Hasegawa	08.02.2018	
Ms Tracey George	08.02.2018	
Andy Bell	09.02.2018	
Kate Edwards	11.02.2018	
Claudia Marciante	12.02.2018	
Mr João Bravo da Costa	13.02.2018	
Mr Benjamin Ketley	14.02.2018	
Mr Brian Warby	14.02.2018	
Mr Ryan Dilley	14.02.2018	
Mrs Jana Ketley	14.02.2018	
Mrs Heather Sutton	15.02.2018	

Catherine Linford  
Development Division  
Department of the Built Environment  
City of London Corporation  
PO Box 270  
Guildhall  
EC2P 2EJ

9 August 2017

Dear Ms Linford,

**Re: 17/00770/FUL (the Application)**  
**Sites of City Corporation Community Education Centre and the former Richard**  
**Cloudesley School, Golden Lane EC1V 8BB (the Site)**  
**City of London Corporation Primary Academy Islington (CoLPAI)**

Before I submit a full objection to the Application and request that it be refused, I have five questions to which I would like answers please.

1. How is it proposed to support the structure of the first floor and above of CoLPAI over its reception classes? On the ground floor plan, the northern main load-bearing wall of follows the line of the northern Site boundary, whilst the first floor and above doesn't.
2. Section 1.11 of the Planning Statement refers to a Planning Performance Agreement of July 2016. Could you please either forward a copy of this document or supply a link to it?
3. As you are well aware, City Corporation's Director of Development and Senior Planning Officer recommended approval of the proposed development of Bernard Morgan House (BMH) under 16/00590/FUL in complete disregard of the very important role Fortune Street Park (the Park) plays in the local community - residential, business, environmental and educational. The effect of that approval will deny sunlight to the Park, adversely and irreversibly destroying that role and, subsequently, the Park, even as a public open space.

Any flats constructed under 16/00590/FUL are unlikely to be occupied but, despite internal advice to the contrary, City Corporation failed to require any on-site children's play space, putting even greater pressure on the survival of the Park. Notwithstanding that serious omission, the proposed 14-storey tower included in 17/00770/FUL has no provision for on-site children's play space at all.

Whilst there will be children of varying ages living in the proposed 14-storey tower and overlooking the CoLPAI's extensive and to be frequently unused, play spaces, City Corporation expects those children to walk 150 metres down a busy Golden Lane and across the pedestrian crossing in order to "play" in the remains of the Park. Not only is City Corporation once again assaulting the role of the Park, it is deliberately ignoring the conclusion (paragraph 56) of Pre-Application Advice - GLA, dated 16 January 2017:

"The principle of this residential-led mixed use redevelopment at the scale proposed is supported in strategic terms: however, any future planning application will need to address the issues raised in this report on urban design, inclusive access, children's play space, sustainable development/climate change mitigation, community access and transportation as part of the application submission to ensure that the development complies with London Plan Policy".

Is it the intention of City Corporation's Director of Development and Senior Planning Officer to, once again, recommend sacrificing a major, - if not to be destroyed as a

result of her previous recommendation - community asset to appease, not, this time a favoured developer, but the arrogant and unnecessary advancement of her employers' "Education Policy"?

4. Why does mendacity have to be the essence of Planning Statements, as section 3 (Educational and Housing Need) of Montagu Evans' document demonstrates? An extract from City Corporation's report, of 13 December 2013, referenced in section 3.4, is set out in the Appendix. Its "conclusion" probably says all that needs to be said about City Corporation failings as a responsible local authority - both for and to its residents.

Below is a copy of section 3 of the Planning Statement with my comments under each sub-section:

#### *Background*

- 3.1 *The original proposals were for the site to be redeveloped, to provide an estimated 70 new social housing units, (with nomination rights shared between LBI and CoL) as well as school facilities in the form of 420 student (2FE) Primary School and 8 FTE two year old places in nursery accommodation.*

As shown in the Appendix, this is simply untrue. The two-form entry results from Department of Education's refusal to fund a one-form entry school. It has nothing to do with need. In addition, the 26-place nursery class and 4 two-year old places appear to have gone AWOL.

- 3.2 *The social housing units will be managed by the CoL as part of their portfolio.*

Bluntly, this is all about City Corporation's assets and educational aspirations; not its responsibilities to residents on its Housing List.

- 3.3 *The proposal for a partnership development between LBI and CoL to redevelop the former Richard Cloudesley School site and adjacent site owned by CoL for affordable homes for social rent and a primary school (including nursery places), dates back to 2013.*

The "adjacent site owned by CoL" is City Corporation's Community Education Centre but City Corporation has no intention of replacing that local facility like for like. Whether or not Golden Lane Community Centre may be available in March 2018 or at all, it is unlikely to provide an adequate replacement and City Corporation's Business Library, 20 minutes walk away, is an inconvenient alternative.

#### *Need for Nursery and Primary School Places*

- 3.4 *A committee report to the CoL Community and Children's Services Committee indicated a significant rise in the number of children living within the City of London who will reach primary school age from 2017/18 onwards. Similar pupil growth had also been seen in neighbouring local authorities, including LBI, which was projecting a significant increase in demand in the south of the borough from 2017/18, with limited room for expansion.*

Nothing in the Appendix in any way justifies a new primary school. Despite section 2.6 of the Planning Statement, Peabody applied to LBI in March 2017 for permission to build a 453 sq. m. D1 nursery building on the opposite side of Golden Lane - immediately to the south of number 88 - and nearer the Park - P2017/1061/FUL.

Any need for additional school places in the east of the City could easily be met by City Corporation using its own funds to extend St John Cass Foundation Primary School to provide two-form entry instead of embarrassingly relying on the Sir John Cass Foundation for the funding shortfall. An obvious benefit of this is that small children, in

particular, would not have cross-City journeys at peak times, nor would their parents have to risk their jobs in giving up time to accompany them.

As the Appendix confirms, City Corporation never intended to meet the requirement for an extra four-form entry provision within LBI's Planning Areas 3 and 4 with a two-form entry school on the Site. Presumably the 38-place nursery includes places for 26 3/4-year olds and 12 places for 2-year olds.

#### ***Social Housing Units***

- 3.5 *The London Borough of Islington adopted the Finsbury Local Plan in June 2013, which identified a lack of diversity in new housing as an issue together with significant need for social rented family homes and an opportunity to increase the supply of social housing by constructing new homes on council-owned land.*

In the circumstances, the proposal to provide only 18 2-bed and seven 3-bed flats hardly addresses LBI's "significant need for social rented family homes". According to section 6.20 of the Planning Statement, the Site's "allocation and justification" is "redevelopment of the existing school building for housing, open space and play facilities" without any mention of a school. However, I presume the failure to provide a substantial number of 3-bed flats is due to the consequent legal requirement to provide children's play facilities on the Site, although that would be more than possible without any school.

- 3.6 *LBI and CoL have both identified a need for primary school places and affordable homes for social rent in the area and are therefore considering a partnership approach to development of provision in the EC1 area.*

This is blatant hypocrisy as regards affordable homes for social rent. City Corporation failed to ensure the provision of affordable homes for social rent "in the EC1 area" firstly in disposing of BMH and secondly in its Development Director and Senior Planning Officer's decision to recommend planning permission without securing on-site affordable housing provision.

According to Section 7.2 of the Planning Statement, there is a "need for a new primary school in the Borough to ensure that the Borough fulfils its statutory duty to provide education for its residents". That seems to indicate that any new school doesn't necessarily need to be in LBI's Planning Areas 3 and, of course, its own Moreland Primary School in King's Square EC1 was only increased to two-form entry last year. It seems LBI's own schools will provide adequate capacity in the Borough without any need for CoLPAI for the foreseeable future.

- 3.7 *A number of key principles in relation to the social housing units to be delivered on the site have been agreed between the housing departments of the two local authorities:*

- *Develop a target of 70 social housing units with a mix of 1, 2 and 3 beds;*
- *Should the total number of deliverable social housing units drop to less than 70 but not below 40 in total, as a consequence of planning or any other unforeseen development restriction, the proposal would proceed provided the proportion of one bed to two bed and three bed units remains (as nearly as possible) to the proportion as agreed by LBI and CoL; and*
- *The new social housing units will have shared nomination rights so that LBI has nomination rights for half the social housing units and the other half will be let to CoL social housing list tenants. The allocation teams of both Authorities have considered their actual housing needs and the split of units will reflect this as follows (based on 70 units being delivered in total).*

No of beds	No of Flats	No of rooms	Total rooms	LBI split %	CoLC split %	LBI flats	CoLC flats	LBI rooms	CoLC rooms
1-bed	33	2	66	30.30	69.70	10	23	20	46
2-bed	27	3	81	66.67	33.33	18	9	54	27
3-bed	10	4	40	70.00	30.00	7	3	28	12
Totals	70		187			35	35	102	85
						50%	50%	54.5%	45.5%

3.8 *LBI generally requires larger family size units. The flats nominated to LBI have therefore been weighted to the larger size units. CoL has greater requirements for smaller units which is reflected in the table above.*

Why does City Corporation have "greater requirements for smaller units"? What are these greater than, LBI's or generally?

3.9 *It is noted within the DA that the above table is indicative only and the actual split of units will be agreed by the parties following the obtaining of planning permission but in accordance with the following principles:*

- *LBI will have nomination rights to no more than 30% of the 1 bedroom flats;*
- *The number of 1 bedroom flats will not exceed more than [50]% of the total units; and*
- *LBI will have nomination rights to more 2 bedroom flats and to more 3 bedroom flats than CoLC.*

Perhaps it would be easier to understand 3.9 if "the parties" had already decided the maximum percentage of the total units that will consist of 1 bedroom flats, if planning permission were granted.

5. What steps will be taken to re-assure the community and potential residents in the 14-storey tower that the a central staircase will be provide an adequate means of escape in the event of fire? I understand that there will be a sprinkler system but, surely, greater consideration should be given to requiring a staircase at each end, rather than one in the centre, of the 14-storey tower.

I look forward to receiving your answers to the above in time to enable me, as mentioned, to submit a formal objection and request to refuse the application for planning permission (17/00770/FUL).

Best regards,

Fred Rodgers

Chair, Bernard Morgan Liaison Group  
100 Breton House  
Barbican  
London  
EC2Y 8PQ



## APPENDIX

### *Provision of affordable homes and additional nursery and primary school places.*

#### **Nursery and primary school places**

1. *A significant rise in the number of children living in London is placing increasing pressure on primary places in many areas, including the City and the London Borough of Islington.*
2. *Recent analysis of data relating to pupil numbers indicates a sustained increase in the number of children being born in or moving into the City. This rise in pupil numbers was reported to the Community and Children's Services Committee in October 2013 and formed part of a broader update on primary education. The analysis indicated a significant rise in the number of children living within the City of London who will reach primary school age from 2017/18 onwards.*
3. *Similar pupil growth is also being seen in neighbouring local authorities, including the London Borough of Islington, which is projecting a significant increase in demand in the south of the borough from 2017/18, with limited room for expansion.*
4. *These factors have a potential two-fold impact for the City of London:*
  - *In future, pressure on places at Prior Weston Primary School may result in fewer places being available to City children.*
  - *Sir John Cass Foundation Primary School may also see a rise in applications on behalf of children living in other local authorities, particularly Tower Hamlets, where the primary population growth is significant, and potentially from Islington as well.*
5. *The London Borough of Islington has revised its school roll projections model. Current projections, based on planned housing developments and the expected additional children from these developments, would suggest that, by 2023/24, the council will need:*
  - *one form of entry of primary school places in Planning Area 3*
  - *three forms of entry of primary school places in Planning Area 4 (see map attached as Appendix A)."*

#### **Affordable housing**

6. *The City has made a commitment to the development of affordable housing to meet the Housing Revenue Account (HRA) Business Plan and Department of Community and Children's Services strategic objectives. The Community and Children's Services Committee received a report on affordable housing development in September 2013, which outlined possible future schemes, including the exploration of options relating to Richard Cloudesley/Golden Lane.*
7. *The London Borough of Islington adopted the Finsbury Local Plan in June 2013, which identified a lack of diversity in new housing as an issue together with a significant need for social rented family homes and an opportunity to increase the supply of social housing by constructing new homes on council-owned land.*
8. *Islington Council and the City Corporation have both identified a need for primary school places and affordable homes for social rent in the area and are therefore considering a partnership approach to development of provision in the EC1 area.*

#### **Proposed site**

9. *The former Richard Cloudesley School site on Golden Lane has been identified as a priority site for additional nursery places and one form entry primary provision*
10. *A feasibility of the site is being undertaken to provide for:*
  - *affordable homes for social rent (60-80 new homes -TBC).*
  - *one form of entry of primary school places (210).*
  - *a 26-place nursery class.*

- 12-place provision for 2 year olds.

#### **Proposed governance for additional school places**

11. *One option that has been identified by is the expansion of the City of London Academy Islington (COLAI). In order to make additional provision for nursery and primary pupils, the age range of COLAI would need to be extended from 11–19 to 2–19. The academy would become a split site, with the nursery and primary department located approx. 1.3 miles from its existing site.*
12. *The academy is currently judged as good by Ofsted. There has been a rapid improvement in quality and outcomes under the leadership of the new Principal. The latest Key Stage 4 results showed a score of 61% of students achieving five A\* to C grades including English and mathematics. This is a 29 percentage point improvement on the previous year and is near to or above the national average.*
13. *The City of London is joint sponsor of COLAI with City University. The expansion of COLAI would require the agreement of both sponsors, and arrangements would need to be put in place to ensure that expansion would not detract from the priority of maintaining a strong trajectory of improvement. With the agreement of both sponsors, the governing body would need to apply to the Secretary of State to extend the age range of COLAI to include primary and nursery provision.*
14. *Admission to COLAI would be in accordance with its published policy and would need to address:*
  - *a revision of the distance criterion for admission to the reception class*
  - *clarification of admission arrangements for the nursery class*
  - *admission to the places for 2 year olds being subject to national criteria/local policy where appropriate*
  - *the right of continuation into Year 7 should parents wish this.*
15. *The overall development would be taken forward as a partnership between the City Corporation and the London Borough of Islington. Equally important would be to secure a strong partnership between COLAI and Prior Weston School. This collaboration would be part of a drive to ensure the availability of high quality places in primary and early years for residents of both the City and Islington.*

#### **Corporate and strategic implications**

16. *New affordable homes for social rent and the provision of additional primary school places have been identified as priorities for the City and the London Borough of Islington. In addition, the City's recently approved Education Strategy identifies exploring 'opportunities to expand the City's education portfolio and influence on education throughout London' as a key strategic objective.*

#### **Financial implications**

17. *The proposed feasibility study will include details on the cost of the full development including funding options. This will include consideration of the use of City's section 106 affordable housing money, community infrastructure levy (CIL) for the development of the affordable homes and the use of Islington's basic needs funding for the additional primary and nursery provision.*

#### **Environmental implications**

23. *There are no environmental implications arising from the recommendations in this report. Any subsequent capital development would need to accord with each council's relevant environmental policies.*

#### **Conclusion**

24. *This proposal provides a unique opportunity for the City to work in partnership with the London Borough of Islington to address the issue of additional affordable homes for social rent and the provision of good quality primary and nursery school places. The proposal is also consistent with the strategic objectives outlined in the City's Education Strategy.*



**Devlia, Neel**

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**From:** Linford, Catherine  
**Sent:** 05 December 2017 10:13  
**To:** DBE - PLN Support  
**Subject:** FW: 17/00770/FUL

**From:** Frederick Rodgers  
**Sent:** 05 December 2017 10:11  
**To:** Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>  
**Subject:** 17/00770/FUL

Dear Ms Linford,

Further to your letter of 27 November, I have the following objections to the design of the 14-storey tower:

1. The lack of a second staircase is contrary to the recommendation (R7) of RIBA's Expert Advisory Group on Fire Safety to Dame Judith Hackitt's Independent Review of Building Regulations and Fire Safety set up after the Grenfell Tower disaster.

Latently ignoring both common sense and expert advice, particularly following the high profile, but obviously self-serving, involvement of City Corporation's Town Clerk in the Grenfell response team, seems to be highly irresponsible at best.

2. The contrary treatment of access/exit and external balconies for the 1st/2nd floor maisonettes, seems to simply defy logic with regard to health and safety.

Not only will the occupants of the maisonettes evacuating in the event of fire be accessing the staircase from the opposite direction to occupants of the flats above, the balconies will, unlike those of the flats above, be directly exposed to pollution from vehicles using Golden Lane.

The size of the maisonettes means children are likely to be living there and they will suffer more than adults. Firstly they are more likely to get trampled in a crush at the staircase and, secondly exhaust fumes can stunt the growth of their lungs and increases the risk of sensitisation leading to asthma and other respiratory conditions.

Again, I ask that this application be refused.

Best regards,

Fred Rodgers

Chair, Bernard Morgan Liaison Group  
100 Breton House  
Barbican  
London  
EC2Y 8PQ  
UK



## Newman, Conor

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**From:** PLN - Comments  
**Sent:** 08 August 2017 16:33  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:32 PM on 08 Aug 2017 from Mr Jacek Krauze.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Jacek Krauze  
**Email:**  
**Address:** 321 Crescent House London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The proposed structures will deprive the residents of Golden Lane of the allotment. The two-storey sports hall as proposed is right beside the allotment, and will deprive it of light, rendering it useless. This allotment is a unique award-winning facility, that benefits many on the state as a meaningful community-focussed resource. In addition, it would seem that the proposed 14-story point block is out radically out of step with the architectural language of the Golden Lane Estate being considerably taller than most of the other blocks, and practically as tall as Great Arthur House. In short the proposed development is unsympathetic to the

architectural unity of the estate, and destructive of important community facilities.

## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 11 August 2017 11:17  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:17 AM on 11 Aug 2017 from Mr Marcus Sabetian.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Marcus Sabetian  
**Email:**  
**Address:** 45 Westminster Bridge London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** We have reviewed the planning application and note there are transgressions beyond the BRE guidelines (Daylight/Sunlight) to our Peabody building (Banner House).

As such Peabody would therefore would like to object on the basis that guidelines have not been met. The height

and bulk of the scheme is out of proportion with the surrounding buildings and our residents have made us aware of their concerns with this proposed development.

## Newman, Conor

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**From:** PLN - Comments  
**Sent:** 15 August 2017 17:28  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:27 PM on 15 Aug 2017 from Miss Victoria Jakeman.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)



### Customer Details

**Name:** Miss Victoria Jakeman  
**Email:**  
**Address:** Flat 167 Peabody Buildings Banner Street London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways  
**Comments:** 1. The Boundaries seem to be Inaccurate.

The Design and Access Statement page 18

2. Density, Scale and Massing. Density too high without open space to serve it; scale wrong for Golden Lane; massing intrusive on to views within and around Golden Lane Estate.

#### **View from Whitecross Street**

- 3. Impact on residential blocks in the vicinity: Basterfield and Hatfield on Golden Lane Estate, but also on residential on Banner Street.**
- 4. Limited capacity of play space for school and no green space for residents of tower.**
- 5. Unwarranted loss of existing trees.**
- 6. Fire report and access - no fire vehicular access for school/single entry and staircase for tower.**
- 7. Substantial harm to views across the Estate including from Banner Street.**

#### **View of Basterfield House from the centre of the Golden Lane Estate**

- 8. Loss of resident parking spaces and especially disabled spaces adjacent to Basterfield flats.**
- 9. Location of school hall and access - uncomfortable and intrusive.**

#### **View from Banner Street**

- 10. Location of school entrance now positioned in Golden Lane. Because a school is not needed in the area people will be travelling by car from North Islington, where there is need for more school places. This will cause traffic congestion.**

**The school hall is separate from the main building and will be hired out and used for nighttime activities.**

#### **Proposed Golden Lane School entrance**

- 11. Noise disturbance from the school and the school hall in the evenings.**
- 12. Loss of light to Basterfield and the Edible Golden Lane Allotments**

**The Edible Golden Lane Allotments will lose light**

13. Service access to School Hall and kitchens will disturb Hatfield House residents.

14. Land grab next to Hatfield House will mean bin store can't be accessed.

15. Kitchen Extractor Fans onto Basterfield and Allotments.

16. The public consultations and community response was mis-represented in the Planning application.

17. It is not clear whether the new tower is conside

## Newman, Conor

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**From:** PLN - Comments  
**Sent:** 15 August 2017 16:06  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:05 PM on 15 Aug 2017 from Mr Christopher Petit.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Christopher Petit  
**Email:**  
**Address:** 20 Bowater House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Traffic or Highways

**Comments:** I object to this development for all the reasons listed in the goldenlaneblogspot in an area which cannot really sustain one major redevelopment let alone two, especially in terms of inadequate open space. The Bernard Morgen House redevelopment (objected to by Islington Council) is an entirely cynical exercise in terms of vested interests (see blog Reclaim EC1) and there is no reason to view this any differently given the city's recent history of unsympathetic residential redevelopment which pays no real attention to community needs.



## Newman, Conor

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**From:** PLN - Comments  
**Sent:** 16 August 2017 13:51  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:51 PM on 16 Aug 2017 from Mr John Whitehead.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr John Whitehead  
**Email:**  
**Address:** 111 Breton House Barbican LONDON

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** Dear Sirs

I object to his development in its current detail because it fails to respect the listed and adjacent Golden Lane Estate (GLE), but I offer a suggested improvement.

Please consider the current Golden Lane frontage of the Golden Lane Estate, where Stanley Cohen House faces the street. The east side of Golden Lane is designed to open up to create views into the rest of the estate from Golden Lane itself.

The whole block of Stanley Cohen House, at street level, is designed to be visually light and porous. Stanley Cohen House has few flats on the ground floor which shelters a covered area of pavement.

From the street there is a wide footway through to the rest of the GLE, a terrace that overlooks the internal gardens, and two stretches of wall that are infilled with attractive ceramic tiles with large, open apertures that afford glimpses into the GLE.

If the same design principles were applied to ground floor of the proposed new residential block on Golden Lane, this would go some way to offset the criticism that the new development is too massive and out of sympathy with the aesthetic of the Golden Lane Estate.

Yours faithfully



**From:** PLN - Comments  
**Sent:** 16 August 2017 12:19  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:18 PM on 16 Aug 2017 from Mr William Pimlott.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr William Pimlott  
**Email:**  
**Address:** 111 Cromwell Tower Barbican London

### Comments Details

**Commenter Type:** Councillor

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I am writing to object to this proposal. The proposal does not make sense within the context expressed by the Finsbury Local Plan:

<https://www.islington.gov.uk/~media/sharepoint-lists/public-records/planningandbuildingcontrol/publicity/publicconsultation/20132014/20130621finsburylc>

The reasons it does not fit with plan are the reasons that regardless this proposal ought not to

1. The planned building is far too tall, meaning it cuts off sunlight for surrounding residents and (historic) surrounding buildings.

2. There is not sufficient need for school places (given the potential capacities of both Prior We to justify the school.

3. The development is too dense for the surrounding area and represents overdevelopment in area.

There are many other important reasons that this proposal should not go through, which can be found at <https://opengoldenlane.blogspot.co.uk/>

## Newman, Conor

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**From:** PLN - Comments  
**Sent:** 17 August 2017 15:25  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:25 PM on 17 Aug 2017 from Mr Chamoun Issa.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Chamoun Issa  
**Email:**  
**Address:** 103 Great Arthur House London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The scheme contravenes the following plans and policies:

1.1 Finsbury Local Plan states that 'proposals should... conserve and enhance heritage assets, including... the Golden Lane Estate, and St. Luke's Conservation Area' -The Grade II listed Golden Lane and St. Luke's Conservation Area are low-rises. The scheme with its highrise ignores this

1.2 The Local Plan: 'buildings must be... designed to minimise impacts on neighbouring... buildings'

- Because of the highrise some of the neighbouring flats will lose daylight by as much as 48%

1.3 The Local Plan: 'The site falls within an area of deficiency in access to nature. Public open spaces should be provided'

- The scheme does not provide any public open spaces

1.4 The Local Plan marks the site as an "area where the... building height rarely exceeds six storeys, an important part of its "open townscape" character"

- The highrise is 14 stories

2. The London Plan allows for 650-1,100 habitable rooms per hectare

- With 187 habitable rooms, the residential density will be around 2,000, almost double the maximum

3. The policies for St Luke's Conservation Area stipulate that new buildings and extensions should conform to the height, scale and proportions of the area

- The highrise is 14 stories

4. Golden Lane's Listed Building Management Guidelines: "The views from and into the Estate have become important"

- The highrise blocks the views from and into the estate

5. Islington's Local Plan provides guidance on the suitable locations for highrises

- The site is not identified as appropriate for this

6. National Planning Policy Framework: 'where a development... will lead to... harm to the... designated heritage asset, this harm should be weighed against the public benefits'

- The majority of the site is occupied by COLPAI but nearby Morelands Primary School with its new two-form entry building is so undersubscribed it's only being used as a one-form school. If public benefit is pursued why not only build council homes on the site?

**From:** chamoun issa  
**To:** [PLN - Comments](#)  
**Cc:** [Linford, Catherine](#)  
**Subject:** Re: 17/00770/FULL  
**Date:** 07 September 2017 09:31:36

---

Good morning Pam,

my address is 103 Great Arthur House, London EC1Y 0RH.

Best regards,  
Chamoun

> On 6 Sep 2017, at 07:34, PLN - Comments <[PLNComments@cityoflondon.gov.uk](mailto:PLNComments@cityoflondon.gov.uk)> wrote:  
>  
> Good morning  
>  
> We are in receipt of your comments regarding the above application.  
>  
> To enable us to log the comments correctly - please can you supply us with your postal address.  
> Regards

>  
>  
> Pam Hassall  
> Planning Support Officer  
> Department of the Built Environment  
> 0207 332 1798  
> [www.cityoflondon.gov.uk/plans](http://www.cityoflondon.gov.uk/plans)

> -----Original Message-----

> From: chamoun issa  
> Sent: 04 September 2017 18:13  
> To: Linford, Catherine; PLN - Comments  
> Subject: 17/00770/FULL

> Dear Catherine,

> I live on Golden Lane Estate and object to the redevelopment of the former site of the Richard Cloudesley School.

> The proposed development contravenes the following plans and policies:

- > 1. Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell) 2013
- > 2. The London Plan 2016
- > 3. St Luke's Conservation Area Guidelines
- > 4. The Golden Lane Estate Listed Building Management Guidelines
- > 5. London Borough of Islington Local Plan 2013
- > 6. National Planning Policy Framework March 2012

> 1.1 The Finsbury Local Plan states that 'Proposed buildings must be sensitively designed to minimise impacts on neighbouring residential buildings.'

> — The proposed scheme is not sensitively designed. The high-rise will tower over its neighbours and some flats will see a loss of daylight by as much as 48%.

> 1.2 The Local Plan further states that 'proposals should also conserve and enhance heritage assets, including

the neighbouring locally listed building to the north, the Golden Lane Estate, and the St. Luke's Conservation Area'.

> — The current plan does not conserve nor enhance the heritage assets. The surrounding buildings of the Grade II listed Golden Lane Estate and the Conservation Area of St Luke, are both low-rise. The proposed scheme with its high-rise completely ignores this.

>

> 1.3 The Local Plan goes on to say that 'The site falls within an area of deficiency in access to nature. Public open spaces should be provided to offset the loss of playground space and to relieve the pressure on Fortune Street Park'.

> — The proposed scheme does not provide any public open spaces or offsets the loss of playground space.

>

> 1.4 The Local Plan marks the site as an "Area with a important part of its "open townscape" character."

> — The proposed high-rise is 14 stories.

>

> 2. The London Plan allows for a range of 650 – 1,100 habitable rooms per hectare in areas of excellent public transport, and recommends that the maximum should only be exceeded where social infrastructure, open space and play facilities are adequate.

> — With 187 habitable rooms in the proposed scheme, the residential density is grossly in excess of this. It will be around 2,000 habitable rooms per hectare, almost double the recommended maximum. This super-high density is not mitigated by generous provision of public open space. Indeed there is a complete lack of open space in the scheme itself and an existing deficiency in the local area.

> — The density proposed is enormously greater than existing residential densities in the area, including Great Arthur House, the whole of the Golden Lane Estate and the nearby Peabody estate.

> — In the pre-application discussions between the City and Islington Housing Departments, it was agreed that the mix of unit sizes and apportionment to each authority would apply in a scheme of only 40 units.

>

> 3. The policies for the St Luke's Conservation Area stipulate that new buildings and extensions to existing buildings, should conform to the height, scale and proportions of existing buildings in the immediate area, using materials sympathetic to the character of the area in terms of colour and texture — The proposed does not because the high-rise is 14 stories tall.

>

> 4. The Golden Lane Estate Listed Building Management Guidelines stresses that the Golden Lane Estate "should be appreciated in its entirety: not only for its various components but also for its setting within the surrounding urban fabric. The views from and into the Estate have become important, and part of its special interest lies in its relationship with adjoining buildings. Their height, scale, mass form, materials and detailing could, for example, have an impact on that special interest. Any development on the immediate boundaries of the listed area should take into account the significance of the Estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the Estate as a whole. The relevant local authority should, therefore, take into account the significance of the Estate's setting to its special architectural interest when considering any developments on the immediate boundary of the Estate."

> — The proposed scheme has parasited on the Golden Lane Estate by grabbing a piece land.

> — The high-rise blocks the views from and into the estate.

>

> 5. Islington's Local Plan provides guidance on the suitable locations for tall buildings across the Borough.

> — The site is not an area that has been identified by Islington Council as being appropriate for high buildings. It does not form part of or lie close to the cluster of tall buildings around the Old Street roundabout and the adjacent part of City Road, or the clusters around City Road Basin or Chiswell Street. These locations for existing and new tall buildings are a long way from the application site, and have no visual connection.

>

> 6. The National Planning Policy Framework Paragraph 134 requires that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

> — The public benefit of the proposed scheme is impossible to see. The majority of the site is taken up by the City of London Primary Academy Islington (COLPAI) but Morelands Primary School, only half a mile up the road, with its brand new two form entry building is only being used as a one form entry school because it's undersubscribed. If public benefit is pursued why not build only council housing on the site?

>

> Yours sincerely,

> Chamoun Issa

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## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

Janet C Wells  
Planning Support Officer  
Department of the Built Environment  
0207 332 3794  
[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

**From:** PLN - Comments  
**Sent:** 12 November 2017 09:56  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:55 AM on 12 Nov 2017 from Mr Chamoun Issa.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Chamoun Issa

**Email:**

**Address:** 103 Great Arthur House London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** The revised scheme still contravenes the following plans and policies:

1.1 Finsbury Local Plan states that 'proposals should... conserve and enhance heritage assets, including... the Golden Lane Estate, and St. Luke's Conservation Area'  
-The Grade II listed Golden Lane and St. Luke's Conservation Area are low-rises. The scheme with its highrise ignores this

1.2 The Local Plan: 'buildings must be... designed to minimise impacts on neighbouring... buildings'  
-Because of the highrise some of the neighbouring flats will lose daylight by as much as 48%

1.3 The Local Plan: 'The site falls within an area of deficiency in access to nature. Public open spaces should be provided'  
-The scheme does not provide any public open spaces

1.4 The Local Plan marks the site as an "area where the... building height rarely exceeds six storeys, an important part of its "open townscape" character"  
-The highrise is 14 stories

2. The London Plan allows for 650-1,100 habitable rooms per hectare  
-With 187 habitable rooms, the residential density will be around 2,000, almost double the maximum

3. The policies for St Luke's Conservation Area stipulate that new buildings and extensions should conform to the height, scale and proportions of the area  
-The highrise is 14 stories

4. Golden Lane's Listed Building Management Guidelines: "The views from and into the Estate have become important"  
-The highrise blocks the views from and into the estate

5. Islington's Local Plan provides guidance on the suitable locations for highrises  
-The site is not identified as appropriate for this

6. National Planning Policy Framework: 'where a development... will lead to... harm to the... designated heritage asset, this harm should be weighed against the public benefits'  
-The majority of the site is occupied by COLPAI but nearby Morelands Primary School with its new two-form entry building is so undersubscribed it's only being used as a one-form school. If public benefit is pursued why not only build council homes here?

**Devlia, Neel**

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**From:** PLN - Comments  
**Sent:** 24 November 2017 20:32  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application [17/00770/FULL](#)

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:31 PM on 24 Nov 2017 from Mr Chamoun Issa.

## Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

## Customer Details

**Name:** Mr Chamoun Issa  
**Email:**  
**Address:** 103 Great Arthur House London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** The revised scheme still contravenes the following plans and policies:

1.1 Finsbury Local Plan states that 'proposals should... conserve and enhance heritage assets, including... the Golden Lane Estate, and St. Luke's Conservation Area'  
-The Grade II listed Golden Lane and St. Luke's Conservation Area are low-rises. The scheme with its highrise ignores this

1.2 The Local Plan: 'buildings must be designed to

minimise impacts on neighbouring... buildings'  
-Because of the highrise some of the neighbouring flats will lose daylight by as much as 48%

1.3 The Local Plan: 'The site falls within an area of deficiency in access to nature. Public open spaces should be provided'  
-The scheme does not provide any public open spaces

1.4 The Local Plan marks the site as an "area where the... building height rarely exceeds six storeys, an important part of its "open townscape" character"  
-The highrise is 14 stories

2. The London Plan allows for 650-1,100 habitable rooms per hectare  
-With 187 habitable rooms, the residential density will be around 2,000, almost double the maximum

3. The policies for St Luke's Conservation Area stipulate that new buildings and extensions should conform to the height, scale and proportions of the area  
-The highrise is 14 stories

4. Golden Lane's Listed Building Management Guidelines: "The views from and into the Estate have become important"  
-The highrise blocks the views from and into the estate

5. Islington's Local Plan provides guidance on the suitable locations for highrises  
-The site is not identified as appropriate for this

6. National Planning Policy Framework: 'where a development... will lead to... harm to the... designated heritage asset, this should be weighed against the public benefits'  
-The majority of the site is occupied by COLPAI but nearby Morelands Primary School with its new two-form entry building is so undersubscribed it's only being used as a one-form school. If public benefit is pursued why not only build council homes on the site?

Subject:

FW: PLN FW: 17/00770/FULL COL:05092671

my postal address is 103 Great Arthur House, EC1Y 0RH London.

-----Original Message-----

From: Chamoun Issa [mailto:~~issac@cityoflondon.gov.uk~~]  
Sent: 24 November 2017 20:33  
To: PlanningQueue <PlanningQueue@int.cityoflondon.gov.uk>  
Subject: 17/00770/FULL

Dear Sir or Madam,

I live on Golden Lane Estate and object to the redevelopment of the former site of the Richard Cloudesley School.

The proposed development, although revised, contravenes the following plans and policies:

1. Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell) 2013
2. The London Plan 2016
3. St Luke's Conservation Area Guidelines
4. The Golden Lane Estate Listed Building Management Guidelines
5. London Borough of Islington Local Plan 2013
6. National Planning Policy Framework March 2012

1.1 The Finsbury Local Plan states that 'Proposed buildings must be sensitively designed to minimise impacts on neighbouring residential buildings.'

- The proposed scheme is not sensitively designed. The high-rise will tower over its neighbours and some flats will see a loss of daylight by as much as 48%.

1.2 The Local Plan further states that 'proposals should also conserve and enhance heritage assets, including the neighbouring locally listed building to the north, the Golden Lane Estate, and the St. Luke's Conservation Area'.

- The current plan does not conserve nor enhance the heritage assets. The surrounding buildings of the Grade II listed Golden Lane Estate and the Conservation Area of St Luke, are both low-rise. The proposed scheme with its high-rise completely ignores this.

1.3 The Local Plan goes on to say that 'The site falls within an area of deficiency in access to nature. Public open spaces should be provided to offset the loss of playground space and to relieve the pressure on Fortune Street Park'.

- The proposed scheme does not provide any public open spaces or offsets the loss of playground space.

1.4 The Local Plan marks the site as an "Area with a platform building height of around 6 storeys... [because this is] "an area where the predominant building height rarely exceeds six storeys, and which is an important part of its "open townscape" character."

- The proposed high-rise is 14 stories.

2. The London Plan allows for a range of 650 - 1,100 habitable rooms per hectare in areas of excellent public transport, and recommends that the maximum should only be exceeded where social infrastructure, open space and play facilities are adequate.

- With 187 habitable rooms in the proposed scheme, the residential density is grossly in excess of this. It will be around 2,000 habitable rooms per hectare, almost double the recommended maximum. This super-high density is not mitigated by generous provision of public open space. Indeed there is a complete lack of open space in the scheme itself and an existing deficiency in the local area.

- The density proposed is enormously greater than existing residential densities in the area, including Great Arthur House, the whole of the Golden Lane Estate and the nearby Peabody estate.

- In the pre-application discussions between the City and Islington Housing Departments, it was agreed that the mix of unit sizes and apportionment to each authority would apply in a scheme of only 40 units.

3. The policies for the St Luke's Conservation Area stipulate that new buildings and extensions to existing buildings, should conform to the height, scale and proportions of existing buildings in the immediate area, using materials sympathetic to the character of the area in terms of colour and texture - The proposed does not because the high-rise is 14 stories tall.

4. The Golden Lane Estate Listed Building Management Guidelines stresses that the Golden Lane Estate "should be appreciated in its entirety: not only for its various components but also for its setting within the surrounding urban fabric. The views from and into the Estate have become important, and part of its special interest lies in its relationship with adjoining buildings. Their height, scale, mass form, materials and detailing could, for example, have an impact on that special interest. Any development on the immediate boundaries of the listed area should take into account the significance of the Estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the Estate as a whole. The relevant local authority should, therefore, take into account the significance of the Estate's setting to its special architectural interest when considering any developments on the immediate boundary of the Estate."

- The proposed scheme has parasited on the Golden Lane Estate by grabbing a piece land.

- The high-rise blocks the views from and into the estate.

5. Islington's Local Plan provides guidance on the suitable locations for tall buildings across the Borough.

- The site is not an area that has been identified by Islington Council as being appropriate for high buildings. It does not form part of or lie close to the cluster of tall buildings around the Old Street roundabout and the adjacent part of City Road, or the clusters around City Road Basin or Chiswell Street. These locations for existing and new tall buildings are a long way from the application site, and have no visual connection.

6. The National Planning Policy Framework Paragraph 134 requires that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'.

- The public benefit of the proposed scheme is impossible to see. The majority of the site is taken up by the City of London Primary Academy Islington (COLPAI) but Morelands Primary School, only half a mile up the road, with its brand new two form entry building is only being used as a one form entry school because it's undersubscribed. If public benefit is pursued why not build only council housing on the site?

Yours sincerely,

Chamoun Issa

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Website: <http://www.cityoflondon.gov.uk>

**From:** PInComments@cityoflondon.gov.uk  
**Sent:** 22 February 2018 20:04  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:00 PM on 22 Feb 2018 from Mr Chamoun Issa.

## Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

## Customer Details

**Name:** Mr Chamoun Issa  
**Email:**  
**Address:** 103 Great Arthur House London

## Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** The revised scheme still contravenes the following plans and policies:

1.1 Finsbury Local Plan states that 'proposals should... conserve and enhance heritage assets, including... the Golden Lane Estate, and St. Luke's Conservation Area'  
-The Grade II listed Golden Lane and St. Luke's Conservation Area are low-rises. The scheme with its highrise ignores this

1.2 The Local Plan: 'buildings must be designed to



minimise impacts on neighbouring... buildings'  
- Because of the highrise some of the neighbouring flats will lose daylight by as much as 48%

1.3 The Local Plan: 'The site falls within an area of deficiency in access to nature. Public open spaces should be provided'

- The scheme does not provide any public open spaces

1.4 The Local Plan marks the site as an "area where the... building height rarely exceeds six storeys, an important part of its "open townscape" character"

- The highrise is 14 stories

2. The London Plan allows for 650-1,100 habitable rooms per hectare

- With 187 habitable rooms, the residential density will be around 2,000, almost double the maximum

3. The policies for St Luke's Conservation Area stipulate that new buildings and extensions should conform to the height, scale and proportions of the area

- The highrise is 14 stories

4. Golden Lane's Listed Building Management

Guidelines: "The views from and into the Estate have become important"

- The highrise blocks the views from and into the estate

5. Islington's Local Plan provides guidance on the suitable locations for highrises

- The site is not identified as appropriate for this

6. National Planning Policy Framework: 'where a development... will lead to... harm to the... designated heritage asset, this harm should be weighed against the public benefits'

-The majority of the site is occupied by COLPAI but nearby Morelands Primary School with its new two-form entry building is so undersubscribed it's only being used as a one-form school. If public benefit is pursued why not only build council homes

## Newman, Conor

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**From:** PLN - Comments  
**Sent:** 17 August 2017 17:00  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:59 PM on 17 Aug 2017 from Mr PJ Haben.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr PJ Haben  
**Email:**  
**Address:** 97 gah golden lane LONDON london

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** It is important to build more social housing units and I support this. the proposed height of the 14 storey building will block light in the rest of the estate and the plans should be reviewed with a lower rise building proposed.

## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 18 August 2017 17:46  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:46 PM on 18 Aug 2017 from Mrs Debbie Swallow.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Debbie Swallow  
**Email:**  
**Address:** 42 hatfield house london

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** My name is Deborah and I live in Hatfield house 42 I have a few concerns as a resident on how this development of Richard Cloudesley school. will Impact the estate and its community.

Is there a need for a school or is this an added bonus and financial gain ?

In document attached School Place Planning Report 2016 Islington on page 7 & 8, it appears no school is needed for Islington.

I understand there is great need for housing, but trying to fit in both, plus a nursery is a little hectic and very cramped on such a small site. Maybe this would not be such a problem was the border not next to a beautiful, listed, historic, master piece of architecture in a conservation area.

Maybe I'm being petty, but I would like to address the border of the land in the drawings ( green ), It looks like there have been a bit of a land grab.....

The amount of daylight the 14 story building will block for residents in Basterfield house is staggering, living in Hatfield 42, I can see the sunlight in my flat will be compromised in the kitchen and hall and the bedroom, I would of course like to see this was not the case, I happen to notice the beam of light coming through and have designed the flow of my flat in order to accommodate the light, as I generally work long hours in a darkroom, this makes the light and sunbeams even more important along with the health benefit.

I feel the site is over crowded and will compromise the quality of living within the new tower and next to it. The next to none outdoor available space for the new resident, and knowingly the surrounding parks and green spaces are already heaving with people on a sunny day.

Maybe this site should be part of Golden lane estate, mimic Hatfield's house design, become listed and win awards for a modern twist, a nursery on the ground floor., entrance for the nursery could be single story, with a planted roof.

If the need for more flats, follow through with a corner building along golden lane as same height.

## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 18 August 2017 17:48  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:48 PM on 18 Aug 2017 from Mrs Debbie Swallow.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Debbie Swallow  
**Email:**  
**Address:** 42 hatfield house london

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** sorry it didn't allow me enough words.  
continue.....

If the need for more flats is so strong, follow through with a corner building along golden lane road to a similar height as Basterfield house, use the space for nursery and communal garden for the new residents.

Kind regards

Debbie Swallow

## Newman, Conor

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**From:** PLN - Comments  
**Sent:** 21 August 2017 19:40  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:21 PM on 21 Aug 2017 from Mr Daniel Swallow.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Daniel Swallow  
**Email:**  
**Address:** 42 Hatfield House London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** Dear Sirs,

I have been following the developments regarding this scheme for several months. It seems to me that there is a concerted effort being made to ignore public opinion. The planned development is quite frankly terrible. It takes light, land and resources from the estate and gives nothing back. It proposes to be an extension of the original design. However, it is wholly inappropriate in its vernacular and in its scale. Despite constant criticism from locals, the general public and the national press the

scheme limps on, unchanged on the whole.

For there to be a success planning process on any scale it is essential for these matters to be dealt with correctly and with some sensitivity. If this plan is passed as presented it will show a woeful inadequacy within your borough and one that will haunt the city for decades to come.

Further to this, there is simply no need for this school. I am told it is undersubscribed and is being built purely for financial reasons.

Yours sincerely,

Daniel Swallow



## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 21 August 2017 09:42  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:41 AM on 21 Aug 2017 from Ms Flora Page

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### Customer Details

**Name:** Ms Flora Page  
**Email:**  
**Address:** 13 Quaker Court Banner st London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I object to the school. It is socially divisive. Prior Weston is just recovering itself after years of difficulty following the absorption of a failing school (Moorfields) so as to become a properly mixed two form entry, rather than one school for posh Barbican kids (Prior Weston before) and another for working class Finsbury kids (Moorfields). And now the same problem is about to start all over

again. It is so unnecessary. Moreland has just been rebuilt and is undersubscribed. If the City wants a new primary school it can partner with Moreland and help turn it around, instead of wasting money on a new school for Barbican children who will go on to private schools, and which will be resented by half the local population.

## Newman, Conor

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**From:** PLN - Comments  
**Sent:** 22 August 2017 00:26  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:08 AM on 22 Aug 2017 from Mr Holger Mattes.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Holger Mattes  
**Email:**  
**Address:** 32 Basterfield House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** Main reasons for objecting:

1/ Flawed representation of consultation. The Statement of Community Involvement fails to mention a petition against the scheme that was signed by more than one thousand people.

2/ Failure to achieve mixed communities. The proposal fails to acknowledge London Pl. Policy 3.5 Quality and design of housing developments.

3/ Lack of new and negative impact on existing public

amenity spaces. The applicant's attempt to overdevelop the site leads to the complete absence of new amenity space and therefore a sensitive and sustainable integration of the proposed scheme into its environment. The proposal fails to comply with London Pl. Pol. 7.1.

4/ Inappropriate massing and scale. The proposal fails to acknowledge London Pl. Pol. 7.8: D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

5/ Poor design quality. The ground floor design of the tower block is poor and might cause problems due to lack of passive surveillance. Bedrooms facing access decks of the tower will result in decks which are not overlooked and the new residents will suffer from compromised safety, privacy, natural ventilation and noise protection. The bicycle parking proposed on the decks will create an unsafe and unmanageable situation in particular for old and disabled residents.

6/ Misleading representation. The CGIs submitted show the tower with a relatively austere, white façade, which claims to be respectful towards the historic setting. This is possibly misleading as the details provided in the planning application regarding materiality mention scope for a 'playful' / colourful elevation, which might negatively interfere with the listed buildings (refer to DAS 6.6.7 Upper Residential Block).

7/ Lack of new parking provisions, in particular for disabled residents. The scheme fails to comply with Policy 6.44 of the London Plan (Parking Standards).

**From:** PLN - Comments  
**Sent:** 22 August 2017 19:02  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:43 PM on 22 Aug 2017 from Mr Neil Prior.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Neil Prior  
**Email:**  
**Address:** 2 Hatfield House London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:**

1. I am sympathetic to the provision of social housing on this site.
2. This development should have been high density / medium rise - In keeping with the existing Golden Lane estate - generally 6 stories.
3. Although the 12 story 'tower' pretends to be like Great Arthur tower, its scale and location on Golden Lane is overbearing. Valued views to and from Golden Lane estate from the East / West will be lost. The new tower will create an unwelcome sun shadow.

4. Taken as a whole the form and scale of the development does not sufficiently respect the listed nature of the existing Golden Lane Estate and the high quality townscape it represents.

5. The dining hall could have taken its cue from the scale of the Golden Lane Ralph Perin Centre/ Sports Centre building. Instead it is a lump of brickwork that has no positive relationship with Basterfield House.

The lowest level of the school hall roof is significantly higher than the roof over Ralph Perin Centre/ Sports Centre. The school hall could surely have been lowered to respect the natural ground level alongside Basterfield House. This would also have helped get more sun into the school courtyard to the north of the school hall. This is meant to be a single story building, but it looks more like 2+ stories.

6. The bin store for the school hall faces west onto Golden Lane Estate. Not very neighbourly. The service access will disturb residents in Hatfield House unless access is restricted to civil times of day.

**From:** PLN - Comments  
**Sent:** 22 August 2017 21:28  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:27 PM on 22 Aug 2017 from Mr Billy Mann.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Billy Mann  
**Email:**  
**Address:** 50 Basterfield House Golden Lane London

### **Comments Details**

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** The proposal is ill-conceived, lacking in environmental and social awareness and a vulgar intrusion into a landmark heritage housing scheme.

**Wells, Janet (Built Environment)**

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**From:** Pln - CC - Development Dc  
**Subject:** FW: PLN : FW: Comments on planning application: 17/00770/FULL COL:00184068 1

**Sent:** 12 February 2018 17:19  
**To:** Planning Queue <PlanningQueue@cityoflondon.gov.uk>  
**Subject:** Comments on planning application: 17/00770/FULL  
12 February 2018

**Re: Planning application: 17/00770/FULL**

Hello

I am writing to object to the above application. My details are:

**Name:** Billy mann

**Address:** 50 Basterfield House, Golden Lane, London EC1Y 0TR

**Comment type:** email objection

**Type of contact:** post

**How I became aware of this planning application:** other

**My comments**

My objections are the ones I have submitted previously. They are

1. According to all reasonable analyses, there is no proven need for a school.
2. The density of the proposed housing is out of proportion to the infrastructure that is meant to support it. This is planning for misery.
3. According to all reasonable analyses, the designated area is suitable for housing, or for a school, but not both. This is cramming and cramming results in death by suffocation.

Please look at this again and talk with sincerity to the people who will be most affected. By any standards this looks like a corrupt connivance between two councils trying to tick boxes and score points. It puts petty political gains above people's lives. It is shameful.

Yours sincerely

Billy Mann



## Sehmi, Amrith

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**From:** PLN - Comments  
**Sent:** 23 August 2017 23:13  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:12 PM on 23 Aug 2017 from Miss Elizabeth Jobey.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Miss Elizabeth Jobey  
**Email:**  
**Address:** 29 Basterfield House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** I object to the plans as submitted and ask the council to engage a genuine dialogue with the Golden Lane residents so that an intelligent solution can be found. We live in an area plagued by pollution, lack of green space and where many children are obese because they have nowhere to exercise. The plans to build 66 social housing flats on one side of the estate, and around 100 private apartments on the other, take none of this into account.

The social housing is squashed into a tower block which blatantly contravenes the planning policy established for

this area in 2013. The tenants will have no outside space. No additional health provision has been made for them despite a local medical service that is already massively oversubscribed. Meanwhile, a new City of London Primary Academy is being when Moreland Primary, only 200 yards north, still has empty places.

The current height of the social housing block is totally disproportionate with the other buildings around it. It could be lowered and extended laterally, giving more space to the tenants and limiting the extreme loss of light to flats in Basterfield House and on Banner Street.

Fortune Park, the tiny green haven in the middle of a dozen housing blocks, already threatened by the huge private development planned to the south of Golden Lane Estate, will become so overcrowded and dark it will cease to be a park at all. The result of these two developments going ahead unchecked will be the destruction of a precious area where people of all ages meet and spend time happily together.

There are many informed and caring people in this area who are committed to putting together a plan for the redevelopment of the site that would benefit the community and be a model for other areas of the city. Why are our views being ignored?

**From:** PLN - Comments  
**Sent:** 23 August 2017 13:11  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:10 PM on 23 Aug 2017 from Mr Adam Ohringer.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Adam Ohringer  
**Email:** [REDACTED]  
**Address:** Flat 4/Banner Buildings 74-84 Banner Street London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** I strongly object to this planning application.

The need for social housing and to need to redevelop this site is not in doubt. I am in favour of new social housing being built at this location.

My concern is that that the scale and design of the building being proposed is simply monstrous. It is too tall and too broad. It is simply too massive for the location. It will turn a light and airy corner of London into something oppressive, dark and claustrophobia-inducing. And, with the greatest of respect to the architects, the

proposed building appears monumentally unattractive. In fact, it is positively ugly. We can do better.

Further, Golden Lane is surprisingly busy with traffic, especially at rush hour. It appears to be a rat run which has also been designated as a cycle 'quietway', despite being anything but. It is difficult to see how Golden Lane could cope with increased traffic which this project would create.

**From:** PLN - Comments  
**Sent:** 23 August 2017 16:35  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:34 PM on 23 Aug 2017 from Mr David Butcher.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr David Butcher  
**Email:**  
**Address:** Flat 61 Hatfield House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
**Comments:** Objections:

It is difficult to have any sympathy with the proposal to build a school and block of flats on and adjacent to Golden Lane Estate [GLE] given that there is little or no sympathy extended to City or Islington residents who will suffer the impact of these developments.

What is evident is that the quality of life on GLE will, without question, diminish. The notion of shoe horning a large number of children and social tenants into a miniscule area bereft of space and any sense of aesthetic

vision is anything but visionary, not to mention the impact of noise. The proposed height of the tower block is completely out of keeping with the original design of GLE.

There is the suggestion that the inconvenience and loss of quality of life will be outweighed by the benefits to others. How can this be so when the new occupants will be herded into a space little bigger than a cattle pen.

This is a grade 2 [\*] listed estate, highly considered in terms of heritage and cultural significance. Don't ruin it.

I accept that there is a need for social housing, and would not object to a block of flats being built at the same height level as Basterfield House as long as there is sufficient garden space to compliment it. The risk of ignoring the aesthetic is degrading the social environment which will probably encourage higher crime levels.

Think again

## Sehmi, Amrith

---

**From:** PLN - Comments  
**Sent:** 23 August 2017 16:24  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:23 PM on 23 Aug 2017 from Mr Iain Meek.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Iain Meek  
**Email:**  
**Address:** 4 Golden Lane Estate London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The application does not comply with the Finsbury Local Plan published by Islington Council in 2013 and still current.  
Loss of recreational space.  
Buildings too high- ie above 6 stories. "The RCS site is actually shaded in green "Area with a platform building height of around 6 storeys".  
Damage to setting of listed buildings and conservation areas. "It notes the locally listed Board School building to the North and the Golden Lane Estate to the South as well as St Luke's Conservation Area."  
The proposals are a gross overdevelopment of the site.

There is no need for another primary school as Moreland Primary is built for 2 form entry and currently only has one form entry.

Historic England are considering listing the Golden Lane Estate workshops and disability garages which face demolition under the current proposals.



**From:** PLN - Comments  
**Sent:** 23 August 2017 18:00  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:59 PM on 23 Aug 2017 from Mr Mark Wilson.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Mark Wilson  
**Email:**  
**Address:** 23 Kilsby Road Barby Nr Rugby

### **Comments Details**

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** The proposal will dramatically damage the estate. For it's residents, the city of London and country as whole. The architectural achievement of the Golden Lane estate is every bit as much provided by the non-built environment as that of the built. the proposal will dominate many views of the estate and significantly affect the environment and feel of living on the estate.

I lived in Hatfield house for 4 years from July 2012 and would be very upset to see this development progress as currently planned.

## Sehmi, Amrith

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**From:** PLN - Comments  
**Sent:** 23 August 2017 09:59  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:58 AM on 23 Aug 2017 from Ms Phoebe Unwin.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Phoebe Unwin  
**Email:**  
**Address:** 32 Basterfield House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** My objections to the plan:

1. Loss of resident Blue Badge parking on the Basterfield House access road. No alternative designated permanent disabled parking has been proposed. This has been raised at public consultations and Comm Comm contacted directly. As far as I am aware, it is against the London Housing Design Guidelines to remove a disabled resident's parking space without establishing a suitable alternative. Designated parking space on the Basterfield House side of the estate will be needed as soon as building work commences.

2. The access road is a vital route for works carried out by council contractors. I dispute the observation stated in the planning application that it is regularly used without permission.

3. It has not been made clear whether or not this new development is an extension of GLE. Will the new development come with permanent additional funding of additional staff for maintenance, security and care of the building? To further stretch the resources of the estate is concerning. This has not been communicated in the plans. I believe additional funding is a crucial to making the development a success for both current and new to arrive residents.

4. Stretching of current resources extends to the way in which this development does not come with any outside space for new residents. GLE has limited play areas. This development should give residents some communal green space as part of their home.

5. The position and scale of the residential tower is unnecessarily dominant within the context of the Grade II listed buildings surrounding it. I welcome there being this new housing on the site, but believe that the height and top-heavy style of the development currently proposed is not appropriate for its context and potentially hinders the historical value of the site and location.

6. The shape and placement of the tower will cause significant loss of light to existing residents and the Edible Garden Allotments.

## Sehmi, Amrith

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**From:** PLN - Comments  
**Sent:** 24 August 2017 18:38  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:37 PM on 24 Aug 2017 from Ms Jessica Farrell.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Jessica Farrell  
**Email:**  
**Address:** 230 Highbury New Park London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The Golden Lane Estate is an internationally important post-war housing scheme in the City of London by architects Chamberlin, Powell and Bon who went on to design the landmark Barbican Estate. This development threatens its architectural significance and integrity.

The City of London and Islington Council have brought forward sub-standard proposals for an overpowering extension to the Estate that includes a school, a school hall placed in the centre of the Estate and a 14 storey tower block that does not respect the design, scale or quality of the Estate. It exceeds planning policy on

density and height by a factor of three times and has no outdoor green space. It should be no higher than 6 storeys.

This over-development goes against the spirit and letter of the London Plan and of Islington's planning policy. I strongly object to this development.

## Sehmi, Amrith

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**From:** PLN - Comments  
**Sent:** 24 August 2017 15:20  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:19 PM on 24 Aug 2017 from Miss Sarah BATTY-SMITH.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Miss Sarah BATTY-SMITH  
**Email:**  
**Address:** Flat 130 Crescent House London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** My objection to this redevelopment is that too much is being crammed on the site. It should either be a school or housing not both and my preference is a low level small unobtrusive school. The land does not lend itself to another tower block, it will overshadow the surrounding area and cause 50% less light into the homes of the adjacent Basterfield House. It is too imposing and is a very bad fit for the space.

The tower will dominate the area and should not be allowed to do so. It should not be built. Great Arthur House is THE Tower block for Golden Lane Estate. PLUS

social housing should have been put on the Bernard Morgan site, if more social Housing is deemed to be important for the area, this is just on the other side of Golden Lane Estate. The intention is to sandwich us between 2 tower blocks, one sold for vast amounts of money to a private developer, again which should have been used for social housing. That would have been for the public benefit in the City. 106 monies are being spent for the benefit of residents in another borough.

Respect is needed for the residents of Golden Lane Estate, plus those of the surrounding area and the environment they will be required to live in. Adherence to the London plan needs to be followed. It can't and shouldn't be flouted.

We will all be living teeth by jowl in an over populated area.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 21 November 2017 23:54  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:53 PM on 21 Nov 2017 from Miss Sarah Batty-Smith.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Miss Sarah Batty-Smith

**Email:**

**Address:** 130 Crescent House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** The proposed build will be too dense and too opposing. The design of the tower has gone way too high and should be abolished altogether. The whole design is not sympathetic to the Estate as the Estate is and will bring nothing to the street level along Golden Lane because of the way it has been designed, with services located on that level. The services should be sunken.



This project and Bernard Morgan House should have been planned together, to even out between both sites the perceived requirements. There is a complete lack of thought for the area as a whole.

In regard to the density of the block and the expected number of people earmarked to be housed in them the area will be over run and we will be living cheek by jowl. Fortune Street park won't be able to cope.

**From:** PLN - Comments  
**Sent:** 24 August 2017 18:37  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:36 PM on 24 Aug 2017 from Ms Leila Sadeghee.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Ms Leila Sadeghee  
**Email:**  
**Address:** 351 Crescent House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** While I am personally sympathetic to our public need for social housing, this proposal is insensitive and inhumane, and does not serve the best interests of the local public nor the greater good, upon closer look.

Due to the limited character count, I am lodging my objections in bullet point form. I will lodge more complete form directly to [plans@cityoflondon.gov.uk](mailto:plans@cityoflondon.gov.uk)

1. The claim is made that Islington needs school places. In fact, local Islington school place needs are met by

local schools. There is no evidence of a need for school places locally. The need for school places is over a mile away, further north in Islington. The proposal details a level of impact of the 430 students here as though they would be walking to school. In fact, students attending this school would be arriving by public transport and IN CARS DRIVEN BY PARENTS from north of the borough. This will cause disruption on Baltic Street West which is a tiny street. Build schools where there is immediate need, not where it will negatively impact the local neighborhood.

2. TOO DENSE - more than double what is deemed acceptable in current planning provisions London Plan or Islington Local Plan. Much denser than Peabody and Golden Lane neighbors.

3. NOT ENOUGH GREEN SPACE and puts strain on already strained local park and our GL estate. Not enough mature trees available to offset building.

4. The scale and height of the residential block poses serious challenges to the existing townscape and historic environment, and breaks with planning provisions detailed in several planning policy frameworks, including Golden Lane Estate Listed Building Management Guidelines Supplementary Planning Guidelines 2013. This is a terrible precedent and one that no city resident, and no Golden Lane resident wishes to see move forward.

5. Poor design, ugly, that is insensitive especially due to proximity to Barb. and Golden La., listed architectural landmarks.

TERRIBLE in more ways than space to list here. I say NO.

**From:** PLN - Comments  
**Sent:** 15 November 2017 13:24  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:23 PM on 15 Nov 2017 from Ms Lella Sadeghee.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Ms Lella Sadeghee

**Email:**

**Address:** 351 Crescent House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** This proposal is insufficient in numerous ways. This development MUST NOT CONTINUE as planned. See below for details.

The proposals are too dense for the available space. There is no green space and nowhere for children to play. An overcrowded site will not make for good homes, a successful school or a contented neighbourhood.

The tower block will loom over the Estate and much of

the neighbourhood blocking light and causing considerable damage to the setting of the Estate and adjacent conservation area.

The school which was originally planned to accommodate 80 pupils will now host 458. This is not only a huge number for this site but the City of London Academy which will run the school has completely failed to show that there is a demand for so many new school places. And if the demand does exist in the north of Islington, a large number of pupils will have to be driven to Golden Lane with devastating effect on an already congested and polluted environment.

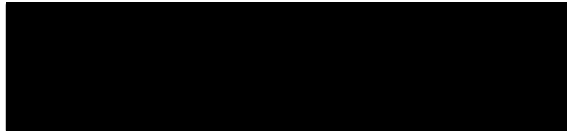
The school hall which is separate from the school is designed for adult sports and private hire. Its size and positioning will block light to the allotment and requires the removal of mature trees with no space for adequate replacement. There will be smelly kitchens and noisy air conditioning plant adjacent to Basterfield House. It will also compete with the existing community centre currently being refurbished.

The noise from the school playground will echo across the Estate.

The tower block will have a blank and lifeless ground floor facade at street level giving nothing back to Golden Lane in terms of liveliness or interest.

The proposal causes substantial harm to the setting of the Golden Lane Estate and the St Luke's Conservation Area. Golden Lane Estate is listed Grade 2 and Grade 2\*. It is listed not only because it is architecturally distinguished but has also become an exceptional example of how to make public housing work for the community.

EIGHTY EIGHT GOLDEN LANE  
LONDON EC1Y 0UA



MSB/cw/

23rd August 2017

City of London Corporation  
Department of Planning and Transport  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

BLAIR ASSOCIATES		
POST	DATE	PPD
TPO	25 AUG 2017	LTP
CH		SSE
NO	129594	PP
CL		DD

BLAIR ASSOCIATES  
ARCHITECTURE LTD

Dear Sir

**RE: DEVELOPMENT AT FORMER RICHARD CLOUDESLEY SCHOOL, GOLDEN LANE, LONDON, EC1Y 0TZ**

We have been informed of the development at the former Richard Cloudesley School. We are writing to strongly object to the proposed 14 storey residential block at the Richard Cloudesley School opposite 88 Golden Lane

The proposed tower is gross over development and is 3 times the density allowed in the London Plan. There would appear to be no external amenity space proposed, the area is already under considerable pressure in terms of open space and landscaping. The proposed Tower will have significant impact on the daylight and sunlight to the residential in 88 Golden Lane, it will also have impacts of rights to light for the office portion of the building.

For the above reasons we wish to register our strong objections to this proposal.

Whilst we are not opposed to social housing we believe that a proposed 5 storey residential block should be considered which will be far more sympathetic to the area and provide additional open space required to incorporate the inclusion of additional residential in the area.

You



**Michael Blair BA(hons) DipArch RIBA**  
**Director**

For and on behalf of Blair Associates Architecture Ltd and Freehold Owner of 88 Golden Lane

Master Planning ■ Urban Design ■ Architecture ■ Interior Architecture ■ Space Planning ■ Product Design

Registered in England No. 6453498 - Registered office: 47-57 Marylebone Lane, London, W1U 2NT

## Sehmi, Amrith

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**From:** PLN - Comments  
**Sent:** 25 August 2017 11:41  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:40 AM on 25 Aug 2017 from Mrs Christine Clifford.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Christine Clifford  
**Email:**  
**Address:** 26 Bowater House Golden Lane Estate City of London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I am writing to object to the planning proposals for the redevelopment of the Richard Cloudesley site.  
The proposals in particular and in general break every planning policy and policy guidance

- 1.The National Planning Policy Framework March 2013
- 2.The National Planning Policy Guidance March 2014
- 3.The London Plan 2016
4. The London Borough of Islington Local Plan 2013
- 5.Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell 2013)
- 6.St. Luke's Conservation Area Guidance
- 7.City of London Local Plan 2015

## 8.City of London Golden Lane Estate Supplementary Planning Guidance 2013

The boundaries are unclear and seem inaccurate. The proposed density is destructive to Golden Lane in every direction and is inappropriate post Grenfell Tower. The proposed housing tower has a negative effect in all directions. There are no additional green spaces, allotments or play areas for residents and current GLE amenities are insufficient for existing residents. The loss of resident parking and disabled parking. I know Islington has a policy of no parking but I presume in housing you will therefore discriminate against anyone who needs a car or van or taxi as part of their work. Loss of light to GLE allotments which currently are oversubscribed and we hoped this development would increase allotments. I note that Duncan Bowle, senior lecturer in planning and housing at Westminster University states that post Grenfell Tower Inferno we must stop giving Planning to high rise.

<http://www.chartist.org.uk/5702-2/>

Freedom of Information requests show that the demand of school places in London are falling and that Moreland is a two form entry running as a single form. We do not need a school. We need beautiful social housing designed as a true extension to GLE with additional green spaces - a new Basterfield



**From:** PLN - Comments  
**Sent:** 30 August 2017 18:05  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:04 PM on 30 Aug 2017 from Mr Ben Langlands.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Ben Langlands  
**Email:**  
**Address:** 119 Crescent House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** As neighbouring owner occupiers my partner Nikki Bell and I object to this scheme in the form in which it is currently proposed. We have no objection to the use of a school and social housing, however the density of the scheme is too high and the tower is too tall for this location. If built this scheme will degrade drastically the amenity of the neighbourhood for the residents, working population and other visitors to the area, because of their oppressive and overbearing scale, and their disconnect with the surrounding architecture and local street scape. The streetscape is now especially

vulnerable because of the very poor quality replacement for Bernard Morgan House that has recently received permission. We object to the very poor architectural quality of all of these designs. In principal any new building replacing an old one should be of a design and environmental standard at least equal to that of the building it is replacing. This is not so on this occasion in either case. The Golden Lane Estate and the Barbican are listed because they possess a universally recognised architectural quality. This should be protected and enhanced by any new developments close by. Both estates will be compromised and badly undermined by the poor quality vision, and low grade design of both of these buildings.

**From:** Chair Speed House  
**To:** [Sehmi, Amrith](#)  
**Subject:** Re: OBJECTION TO 17/00770/FULL (former Richard Cloudesley School site) COL:00970387  
**Date:** 27 August 2017 10:01:53

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**From:** Chair Speed House  
**Sent:** 23 August 2017 15:46  
**To:** PlanningQueue  
**Subject:** OBJECTION TO 17/00770/FULL (former Richard Cloudesley School site)

Dear Sirs

I write to object to the above proposal for the following reasons:

**1. It ignores the Local Development Framework**

The proposed block of flats will have a height of 46 metres. This is well over the threshold of 30 metres for a tall building but it is not in an area that has been identified by Islington Council as being appropriate for tall buildings. Neither is it part of the group of tall buildings in the locality (Old Street roundabout/ City Road/City Road Basin). It is therefore a fundamental conflict with policy.

Islington Council's Design Review Panel looked at these proposals on three occasions (pre-application) and each time it did so it raised serious concerns about the design and massing. This included the final review when Panel members continued to raise concerns regarding the height and dominance of the residential development on the street scene, particularly in views from Old Street and Banner Street. This shows the building does not have the exceptional design to justify a major departure from tall buildings policy.

**2. Excessive Residential Density**

The residential density proposed is far in excess of the maximum allowed in the London Plan or Islington's Local Plan. The London Plan allows for a range of 650 – 1,100 habitable rooms per hectare in areas of excellent public transport, and recommends that the maximum should only be exceeded where social infrastructure, open space and play facilities are adequate.

The proposed scheme has 87 habitable rooms so the residential density will be nearly double the recommended maximum at 2,000 habitable rooms per hectare. Given the complete lack of public open space to offset this density it is unacceptable.

The unacceptable nature of this density is highlighted by the applicant's own Planning Statement. This states that, using the GLA's planning guidance, an area of 430 square metres of separate children's play space should be provided for the residential element of the scheme. As above no such space is provided.

**3. Impact on Residential amenity**

In its current location, the school hall contributes nothing to the public realm and would be better relocated to the Golden Lane frontage. The current location of the school hall, dining room and kitchen on the south of the site will have a negative effect on Basterfield House (western end) both in terms of noise and odours from kitchen vents as well as shadowing the Golden Lane allotments.

Moving the school hall to the Golden Lane frontage would also improve the proposed ground floor frontage of the development onto Golden Lane - currently shown as a collection of access gates to refuse storage, utilities and a substation. The proposed public access to the hall down a narrow alley is not inviting to the fit and well, let alone more vulnerable users.

Although the rooftop playground has a wall in an attempt to contain the expected noise, the open playground areas are not similarly screened and are likely to be a major source of noise. It is disappointing to note that the noise assessment produced to support this scheme appears to have ignored this obvious source of noise that can only be a source of friction with neighbouring flats.

#### 4: Impact on St Luke's Conservation Area

The St Luke's Conservation Area that is adjacent to the proposed development has mainly commercial buildings from the late 1800s. The buildings on the corner of Baltic Street and Golden Lane together with what is now the London School of Fashion contribute very positively to the conservation area.

The 46 metre high building that is proposed is therefore a serious challenge to the existing historic environment and will be extremely dominant in the immediate urban context. In terms of the conservation area it will challenge the scale and dominance of the spire of St Luke's Church (Grade I listed), which is the main landmark in the area. It will have a hugely detrimental impact on the listed Golden Lane Estate.

I trust this proposal will be rejected

Yours

Christopher Makin

**From:** John Allan  
**To:** [PLN - Comments](#)  
**Subject:** COLPAI Planning Application Ref's 17/00770/FULL (CoL)  
**Date:** 29 August 2017 15:30:40

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Dear Sir/ Madam

Please find below my comments on the Richard Cloudesley School Planning Application at Golden Lane, which I understand is currently out for public consultation. I should be grateful if you could kindly acknowledge receipt.

COLPAI Planning Application Ref's 17/00770/FULL (CoL) & P2017/2961/FUL (LBI)

This note is a response to the public consultation on the proposed development at Richard Cloudesley School, Golden Lane for which a planning application (COLPAI – Ref's as above) has recently been submitted. My interest and locus in this matter relates to my role in the authorship of the Golden Lane Listed Building Management Guidelines, first promulgated by the City of London in 2007, and re-adopted in 2012. These Guidelines were the subject of extensive consultation, and were formally adopted as a Supplementary Planning Document giving them the status of a "material consideration" in the determination of planning applications. This is acknowledged in the applicant's Planning Statement (para 6.7) but there is no assessment of the proposals against the Guidelines in the subsequent Planning Assessment section. This is a defect in the application.

It should be noted that I do not make any comment on the compliance or otherwise of the proposed scheme with other national or local planning policy, which will doubtless be considered by others; but only in connection with the said Guidelines and the issues raised thereby.

The Guidelines provide a detailed evaluation of all aspects of the listed estate , including questions of its relationship to adjoining areas around its boundary and the importance of giving careful consideration to any changes in these areas in relation to their potential impact on the designated heritage asset. Cited below is a selection of pertinent references from the adopted SPD document, with emphasis on text (**bold**) where it is of particular relevance to the current case .

1.2; p.11 "Listed Building Management Guidelines aim to set out the agreements made between all parties including owners, residents, the local planning authority, English Heritage and amenity societies about the degree of change which may be acceptable within the listed buildings **and their setting...**"

5.3; p.21 "The character **and setting of a listed building, or group of buildings, is of course also dependent upon its urban composition** in addition to the architectural aspect of the buildings themselves. In the case of a carefully conceived ensemble like Golden Lane **the quality and details of the spaces between and around the buildings are a key part of its special interest and require equal care and consideration.**"

1.2.1.2; pp. 43/44 Holistic Significance **The estate should be appreciated in its entirety: not**

only its various components – residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the estate as a whole.

p.61 "The views from – as well as into – the estate have become important. Part of the special architectural interest of the estate lies in its relationship with adjacent buildings; their height, scale, mass, form, materials and detailing could, for example, have an impact on that special interest.... The relevant local authority should, therefore, take into account the significance of the estate's setting to its special architectural interest when considering any developments on the immediate boundaries of the listed area."

p.62 "While the more precise symmetry of the original 1951 design for the Golden Lane Estate was subsequently modified, the final composition retains the strong formal character of a cohesive, interconnected whole. It is unlikely, therefore, that any addition to or subtraction from what was intended as a finite architectural and spatial composition could be made without compromising the architectural integrity and special interest of the estate."

#### Comment

As author of the above provisions I can confirm that they were intended to apply to just such circumstances as are now under consideration on the application site. The lack of any justification of the proposals against the provisions of the Guidelines has already been noted above as a defect in the application. Specifically, part of the special interest of the Golden Lane Estate protected by its listing lies in its character as a finite urban composition in which the lower series of interconnected terraced residential blocks and landscaped courtyards are dominated or 'anchored' by the tower of Great Arthur House located spaciouly at the site's centre. Much of the heritage significance of Golden Lane Estate as an example of early post-war 'mixed development' planning strategy lies in this pyramidal massing whereby the dominance of the central tower is reconciled with the prevailing scale of the surrounding streets by contrasting its height with the lower massing of blocks on the perimeter, eg. Stanley Cohen House on the east, Crescent House on the west, Hatfield and Basterfield House on the north and Cuthbert Harrowing and Bowater House on the south. Implicit in the Guidelines assessment is that the integrity of this composition should not be compromised or challenged by any new structure of comparable height or bulk to Great Arthur House in the immediate vicinity.

The application scheme proposes a new residential block on the very edge of the Golden Lane Estate boundary of just such magnitude which would inevitably and dramatically challenge the dominance of Great Arthur House directly impacting on the urban composition, altering the reading and special interest of the listed estate, obstructing important views from and into the site, and thus running counter to the provisions of the Supplementary Planning Document. Whilst it is not part of this response to suggest alternative design proposals, the clear implication of the Guidelines is that any new building immediately adjacent the listing boundary should not exceed the height of the lower terrace blocks of Golden Lane Estate – ie. Basterfield House in this context. Indeed it might be suggested that the elevational stratification treatment of the proposed new tower in an attempt to relate its lower portion to the scale of Basterfield House is

in itself an acknowledgment that this is really the maximum height it should be. The slight reduction in content (70 to 66 units) and minor shift northwards of the bulk of the new block in the revised proposal does nothing to alleviate the situation, and the harm to the heritage asset is unfortunately compounded by the lack of any significant open space around the base of the proposed tower which may be expected to add to and intensify pressure on the open spaces within the listed estate itself. Alternatively, respecting the Guidelines as indicated above would entail locating any new block of comparable height to Great Arthur House at an equivalent distance from the site boundary. However, the application site is not large enough to permit this. It can only be concluded that the application scheme, as it stands, represents an overdevelopment of the site in relation to its impact on the setting of Golden Lane Estate. Whilst there may be other respects in which the application scheme departs from the Guidelines, this is the main one and cannot be ignored.

The SPD in its reference to "the relevant authority" (Guidelines p.61) was intended to make it clear that observance of the Guidelines is not to be limited to their sponsoring authority (The City of London) but to any authority bordering the listed estate within whose territory developments potentially impacting its setting might be contemplated. The conclusion is that if the planning authorities involved in this case are minded to approve the application scheme in its current form this would be contrary to the provisions of the Supplementary Planning Document to which they are obliged to have regard. Such a breach would surely damage the future authority of the Guidelines as a widely consulted and formally adopted policy instrument, and contradict the purpose for which they were commissioned.

John Allan

Former Director  
Avanti Architects

**Avanti Architects**

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## Sehmi, Amrith

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**From:** PLN - Comments  
**Sent:** 01 September 2017 11:42  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:39 AM on 01 Sep 2017 from Miss Fiona Byrne.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Miss Fiona Byrne  
**Email:**  
**Address:** 27 Cullum Welch House London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** This scheme contravenes countless city and town planning guidelines and has been thoughtlessly put together. Even if there is some profit to be gained short term (perhaps statistics on social housing provision, profits to the building companies involved etc.), this will certainly be at a long term cost to both councils involved. Maintenance and social problems associated with such high density housing will result in high costs for the state and all public services in the area. It has been proven time and time again that such high density high rise housing is no good for the people that live in it,



the councils responsible for maintaining it, nor the people who live around it, and this is without taking into account the listed status of the Golden Lane Estate or the unanimous feelings of the residents of the area. I haven't even touched on other impacts such as light, traffic to the area, the lack of provision locally for the high school traffic etc., and I shouldn't have to because the high density housing guidelines alone should be enough to see this project reviewed. There is an opportunity here for award winning, well thought out social housing, that students of architecture and planning come to view and study (like they do with Golden Lane Estate), however this project is so poorly considered that it seems nothing more than a carefully planned punishment for those unfortunate enough to need social housing. They do say however, that you should not attribute to malice what can be attributed to incompetence, so at this point I urge the planners and councils to take this opportunity to listen to the objections (including many architects and planners themselves) and craft an appropriate proposal for the site which I'm sure would be much more welcomed were so many planning guidelines not being broken.

## Hassall, Pam

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 02 September 2017 23:55  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:54 PM on 02 Sep 2017 from Ms Jale Forrest.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Jale Forrest

**Email:**

**Address:** 8 Stanley Cohen House Golden Lane London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** The planned building is too big and too close to the surrounding buildings. It looks

like it was planned with no consideration of the locals. The building consent should not be given to this building.

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Planning for former Richard Cloudesley School. Ref 17/00770/FULL

**From:** Claire Healey [mailto:]  
**Sent:** 03 September 2017 09:00  
**To:** PLN - Comments  
**Subject:** Planning for former Richard Cloudesley School. Ref 17/00770/FULL

Dear Catherine

I am a Resident of Golden Lane Estate, and I am writing to list my objections for the proposals for the former Richard Cloudesley School and Community Centre. They are as follows.

1. This is over-development of a small site.
2. The plans do not comply with Planning Policy both Local and National, and will harm heritage assets.
3. The plans break planning policy in terms of both height, massing, and density of the buildings.
4. The proposals make no allocation for Outside Space for the Residential Development, this will add immense pressure on the existing open spaces on Golden Lane Estate.
5. A new school is not needed in this area. They are needed much further away in North Islington.
6. The multi-purpose sports hall is poorly located for public access and does not compliment it's surroundings.
7. They will be major noise pollution on the estate and dramatic loss of natural light.
8. The Residential tower will completely over shadow Banner Street.
9. The quality and suitability of the housing is questionable, when considering the density of the proposal and the lack of open space.
10. This is not viable use of the site, there are planning analysis available to view at [www.facebook.com/groups/GLERA](http://www.facebook.com/groups/GLERA)

Regards

Claire Healey.

23 Bayer House  
Golden Lane  
EC1Y 0RN



**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: 17/00770/FULL Richard Cloudesley School redevelopment

**From:** Ryan Dilley []  
**Sent:** 04 September 2017 12:22  
**To:** PLN - Comments  
**Subject:** 17/00770/FULL Richard Cloudesley School redevelopment

17/007700/FULL

As a resident of Basterfield House on the Golden Lane Estate, I would like to add my voice to that of the many local people who object to the current plan for the building of both a school and housing on the Richard Cloudesley School site.

The current design seems to run contrary to many norms of national and local planning guidelines - ignoring points set out in everything from the National Planning Framework and The London Plan, right down guidelines recently issued by Islington and the City of London.

By seeking to cram a two-form school AND a high-rise housing block onto a relatively small plot, the development risks blighting existing residential provision, spoiling an important architectural area and straining access roads and amenities.

The tower block design will not deliver the good quality housing required by the National Planning Policy Framework, or 2016's London Plan. Its very scale puts it directly at odds with Islington's Local Plan of 2013, which did not designate Golden Lane as being an area suitable for such tall structures. Indeed, the Finsbury Local Plan of 2013 sets out that buildings of just six storeys were the limit of acceptability.

The tower's size and slab-like design also run against the policies of the St Luke's Conservation Area and the City of London Corporation's guidelines on protecting the listed buildings of the Golden Lane Estate. The design, materials and scale of the housing block and school do not conform to the size and nature of the surrounding buildings. Indeed, in terms of blocking out light and looming over the area, the proposed design could be hugely detrimental to the current well-proportioned and carefully laid out neighbourhood.

In seeking to cram 66 homes onto a tiny site by building upwards (with little or no thought given to the needs of the inhabitants), the proposal could see hundreds of well-designed homes blighted. The idea that NO extra open space will be provided for the residents of the tower beggars belief. The single park in the neighbourhood can barely cope at busy times of the day, and the Golden Lane Estate is private.

All existing housing in the area is surrounded by open and green spaces - a basic principle of good urban design dating back decades. In addition, many existing flats without gardens have large, sunny balconies - the block as envisaged doesn't allow even this because it is so closely pushed up against the proposed school.

Furthermore, The Greater London Authority's planning guidance says an extra 430 square metres of children's play space should be provided for such a development. The plan offers NONE. This is deeply worrying, and seems utterly make a mockery of any suggestion this over-development delivers the sufficient benefits to overcome its many, many shortcomings.

Aside from these stark quality of life issues, following the Grenfell disaster it seems folly to press ahead with a high-rise design at all, but especially one with so many flats dependent on a single staircase and so little space around the building for fire appliances to operate. Recently residents of Great Arthur House (which is smaller than the proposed block, and has more staircases) had to be reassured by the LFB that enough of their engines could access the site. GAH has far more open space and road access than the proposed tower.

Wouldn't it be so much wiser to give the prospective residents the space and quality of development enjoyed by their neighbours on the Golden Lane Estate? Lower rise blocks which enjoy light and room would be a far more fitting solution to the very real need for social housing. Pushing ahead with a design that will deliver a density of inhabitable rooms per hectare at around twice that set out in the London Plan or Islington's local plan seems utterly wrong.



Giving residents proper space would, of course, see the dropping of the school development so rashly shoe-horned into the Richard Cloudesley site. Putting the two schemes together is a gross over-development of a mere 0.4 hectares.

The school design is again far below the standards set out in the various planning guidelines applicable to this neighbourhood - its size and massing will clearly prove detrimental to both nearby listed buildings. Noise and smells will also impact the quality of life for residents.

However, the very need for a two-form entry institution seems in complete doubt. The requirement for school places comes from other parts of the borough. Pupils, far from being able to walk to school, will need to be driven. This seems totally at odds with sustainability principles set out in the various planning guidelines and the push from local authorities - including the Mayor - to cut car use and tackle air pollution in an area already blighted by high levels of pollutants.

The school is not needed in this area - there are already enough school places in this catchment area for the foreseeable future. The playground noises, kitchen smells, light blocking, extra traffic, and the detrimental architectural effect the school will have on the neighbourhood will therefore not be outweighed by any benefit.

A social housing development spread more evenly across the Richard Cloudesley site - its design, materials and spacing meeting the guidelines set out by local and national planning authorities - would offer far greater benefits than the existing hotchpotch proposal. Better still, if this development were matched by changes to the current "luxury" redevelopment plans for Bernard Morgan House to add affordable housing for key workers, then the entire area would benefit.

Yours,  
Ryan Dilley

44 Basterfield House. Golden Lane Estate. London. EC1Y 0TR

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 05 September 2017 18:40  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:21 PM on 05 Sep 2017 from Mr MARK WALLER.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr MARK WALLER  
**Email:**  
**Address:** 110 GREAT ARTHUR HOUSE GOLDEN LANE ESTATE LONDON

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways  
**Comments:** I object to the proposed development on a

number of levels in the following comments:

- Height of the building reduces sunlight: Reduced morning and summer evening light on the Golden Lane Site and residential buildings on Banner St. The Golden Lane allotment will be in shadow, affecting the growth of plants. The allotment serves the wellbeing of several at-risk residents. The newly renovated Golden Lane childrens' play area will be cast in shadow in the morning and Basterfield House will be cast in shadow on summer evenings.

- Lack of sensitivity to building design, in relation to the outstanding work of Golden Lane Estate. RCS tower in no way can be considered sensitive to the Golden Lane Estate spatial plan, as such does not warrant to be considered part of Golden Lane Estate architectural heritage, so cannot be considered part of it.

- Increased population density: The impact on local amenities, parking, access to healthcare, use of Fortune park, children's play areas on Golden Lane (another 66 families) will substantially reduce the quality of life for both existing and new residents. Peabody Tenants' Association found that there were few local amenities for young people and "the park gets so overcrowded in summer there's literally no space to move, and the bins overflow." The per unit density for the RCS development exceeds the London Plan target range of 140-405 u/ha to 1100u/ha.

- Heritage: the proposal would cause substantial harm to the its setting. The Golden Lane Estate is a Grade II and Grade II\* listed estate. This would harm views across the estate, making the estate into a 'canyon' between tall developments on both sides.

Islington council earmarked the RCS site for Public Open Space in the Finsbury Plan (2013) the site falls into "an area of deficiency in access to nature" and that Public Open Space should be provided in any proposal, the 'Cultural Mile' proposal also supports this. As such I agree for the site to be made into a park.



**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 05 September 2017 17:30  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:30 PM on 05 Sep 2017 from Mrs Liz Davis.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Liz Davis  
**Email:**  
**Address:** 4 bayer house golden lane estate london

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The residents of the tower block MUST have outside space within the scheme I live on golden lane estate and all the



accommodation is very tight whether studio flat or maisonette. We can only survive these cramped conditions because of great design and immediate outside space and then communal gardens. The new block must follow suit with high design and landscape to suit a listed estate all within the scheme

WE do not need another school as prior Weston has expanded

If this is for residents miles away, this will not work as we all know that primary schools should be local.

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 05 September 2017 17:44  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:43 PM on 05 Sep 2017 from Ms Reiko Yamazaki.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### **Customer Details**

**Name:** Ms Reiko Yamazaki

**Email:**

**Address:** 12 Basterfield House London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways

**Comments:** I strongly object to this development proposal. This development threatens the



existing Grade II Golden Lane Estate's architectural significance and Integrity. It will also have detrimental impact on the residents in the neighborhood.

The proposal of 14-storey tower residential block without outdoor amenity space is clearly an over-development. It exceeds planning policy on density and height. It also completely ignores the planning guideline in St Luke's Conservation Area.

As a resident in Golden Lane Basterfield House, this development will result in:

overpowering view out  
loss of daylight  
noise nuisance  
loss of disabled parking space  
over crowding of nearby public park  
(Fortune Street Park)  
Increased traffic and road congestion

I would support a high quality, low-rise social housing development with landscaped open green space for the residents on this site. However, this proposal does not meet the numerous planning policies and guidelines, which safeguard the vision of London Plan Housing Development.  
<https://opengoldenlane.blogspot.co.uk>

This application should not be permitted.

## Hassall, Pam

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 05 September 2017 17:46  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:45 PM on 05 Sep 2017 from Mr Roy Lonergan.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Roy Lonergan  
**Email:**  
**Address:** 59 Halstead Road London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** I strongly object to this development proposal. This development threatens the



existing Grade II Golden Lane Estate's architectural significance and integrity. It will also have detrimental impact on the residents in the neighborhood.

The proposal of 14-storey tower residential block without outdoor amenity space is clearly an over-development. It exceeds planning policy on density and height. It also completely ignores the planning guideline in St Luke's Conservation Area.

As a past resident in Golden Lane Basterfield House, this development will result in:

overpowering view out  
loss of daylight  
noise nuisance  
loss of disabled parking space  
over crowding of nearby public park  
(Fortune Street Park)  
Increased traffic and road congestion

I would support a high quality, low-rise social housing development with landscaped open green space for the residents on this site. However, this proposal does not meet the numerous planning policies and guidelines, which safeguard the vision of London Plan Housing Development.  
<https://opengoldenlane.blogspot.co.uk>

This application should not be permitted.

## Wells, Janet (Built Environment)

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**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments

**Sent:** 06 November 2017 14:52

**To:** PLN - Comments

**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:51 PM on 06 Nov 2017 from Mr Roy Lonergan.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Roy Lonergan

**Email:** I

**Address:** 59 Halstead Road London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** The proposed design runs contrary to many norms of national and local planning guidelines - Ignoring the National Planning Framework, the London Plan and guidelines issued by CoL. The tower design will not deliver the quality housing required by the National Planning Policy Framework, or 2016's London Plan. The proposed height of the tower will be very detrimental to

the neighbourhood. No extra open space will be provided for the residents. The school design also seems below the standards set out in various planning guidelines. From a view point of the past resident at Basterfield House, my personal concerns are the noise from school, school run traffic and much reduced daylight.



**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: 17/00770/FUL

**From:** Dean coyne [mailto:  
**Sent:** 05 September 2017 17:31  
**To:** PLN - Comments  
**Subject:** 17/00770/FUL

Dear Catherine I live on golden lane estate and I am very concerned to here of a intended breach of our space , light and lives that this build will bring to us as I live in a already built up area on top of my neighbours and city workers passing my doorstep builders walking past I can see this build will increase the footfull of people useing my immediate area in front of my street door which is a worrying fault noise will increases ,security issues and damage to my immediate area will occur I understand all the green trees and park area will be lost as well as the squirrels I believe that this whole project will be incrotching on my life please if you do not live here you will not understand I have lived on this estate for 26 years and now you want to rip it apart not even taking into consideration the roads ,parking issues and Security issues this will cause please stop this plan now

If you require me to show you how close I live and how much it will affect my daily and life if this project is passed I can not stress my feelings to this project and must be stopped and re planneded not to affect my space you can contact me at

17 Basterfeild house golden lane estate London Ec1y0tn

Trusting you to do the right thing

Mr Dean Coyne



**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Planning reference: 17/00770/FULL - GOLDEN LANE

---

**From:** Katerina [mailto:  
**Sent:** 06 September 2017 10:28  
**To:** PLN - Comments  
**Subject:** Planning reference: 17/00770/FULL - GOLDEN LANE

Dear Ms Catherine Linford,

I am writing to you to express my concerns and objections regarding the planning reference 17/00770/FULL on Golden Lane.

I object to this development because it is out of scale with the surrounding area and buildings and it is an over-development of a small site.

It will have a huge impact on the entire area, the proposal makes no contribution to the provision of additional public open space in the area and will put more pressure on existing green areas.

It will increase traffic on and around the Golden Lane estate, will put pressure on existing parking space and decrease the existing space for disabled parking.

Besides the proposal causes substantial harm to the setting of the Golden lane Estate which is listed Grade 2 and Grade 2\*.

Kind Regards

Ms Katerina Christofylaki  
64 Hatfield House  
Golden Lane Estate



## Hassall, Pam

---

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 06 September 2017 08:31  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:30 AM on 06 Sep 2017 from Mr Daniel Monk.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Daniel Monk

**Email:**

**Address:** 46 Bowater House Golden Lane Estate

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I am very upset by the proposals.  
  
Far too much is being built on the site



**The school is not needed**

**The bulk and density breaks all the  
planning guidance**

**Inadequate parking and cycle spaces**

**Wholly inadequate recognition of  
need for public space**

6 September 2017

**BY EMAIL**

Catherine Linford, Planning Officer  
City of London, PO Box 270  
Guildhall, London EC2P 2EJ  
[PLNcomments@cityoflondon.gov.uk](mailto:PLNcomments@cityoflondon.gov.uk)

Simon Greenwood, Planning Officer  
Environment and Regeneration Department  
London Borough of Islington  
Islington Town Hall  
Upper Street, London N1 2UD  
[simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk)

**Object: Objection to Planning Application 17/00770/FULL (CoL) P2017/2961/FUL (Islington)**

Ms Linford, Mr Greenwood,

I am a resident of Hatfield House in the Golden Lane Estate. I am writing to voice a vehement objection to the COLPAI project as it is currently proposed.

Whilst I am sympathetic to the project of a re-development of the Richard Cloudesley school and support the construction of addition social housing for this space, I cannot support the proposed plan – it is simply monstrous.

The overall project would be a massive and oppressive over-development of a small space. The current proposal breaks with Planning policy requirements notably as regards the high of the residential tower and the overall density that would result from the project.

This project is, quite frankly, very bland and ugly. Whilst I appreciate this may be a subjective view, it seems that this project was put together without any consideration for the fact that it would be within a stone's throw of an architecturally significant building, which would be massively overshadowed by it. It was also obviously designed without consideration for the impacts it would have on the current GLE community and residents and there is no indication on what the benefits of this project would be for the community, or how it would overweight the risks for the GLE community and the environment. Having such a high density of people crammed into such a small space will have significant impacts on the noise levels as well as on the levels of already limited natural light both during construction and after completion.

This project clearly has some massive flaws and would result in an unacceptable intrusion into the right of residents to peaceful enjoyment of their properties. It is really quite concerning to see that it is making its way in disregard of the large number of objections from residents (noting the COLPAI webpage presents the new school to be built as a done deal).



**I will continue to follow the situation as it develops. Should this ill-conceived project receive planning permission I will bring my support to the Golden Lane Estate Residents' Association in taking necessary steps to have the permission quashed in appeal.**

**Regards**

**Amélie Chollet  
25 Hatfield House  
Baltic Street West  
London EC1Y 0ST**

**From:** Tim Godsmark  
**Subject:** Application ref. 17/00770/FULL  
**Date:** 06 September 2017 22:56:28

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Dear Sirs,

I object to the current application and explain my reasons for this below.

While I am supportive of the principle of social housing on this site which could be a coherent extension of the Golden Lane Estate and while a smaller school might be possible the current proposals represent gross over-development. My objections are on the following grounds:

1. Residential density. The maximum density indicated in the London Plan is 405 units per hectare. The current proposals have 1100 units per hectare. While the London Plan accepts that some flexibility can be allowed this is quite clearly unacceptable.

2. The size of the school. A two form entry school together with a nursery is far too large for the site. The building has been compressed to such an extent that the internal circulation spaces will be inadequate for the number of occupants at peak times. The playground areas are also less than the Department of Education guidelines when these were still current.

3. Residential amenity space. While the flats' balconies may correspond to the requirements of the London Plan (6 sq m for 2 bed flats and 7 sq m for 3 beds) the scheme does not provide any ground level amenity space which is also necessary. The Plan stipulates that any proposal that is likely to have more than 10 children living in it should provide a play area of 10 sq m per child. This block could possible have upwards of 70 children living in it but no play space is provided. The suggestion that the school hall could be used is fanciful as this will be used by the school during the day and no doubt rented out in the evenings.

4. Parking. Six existing garages are lost in the proposals and no parking is provided on site. It is proposed that disabled spaces be provided on street but an analysis of the existing situation along Golden Lane would suggest that a maximum of two additional spaces could be provided and these would be at a distance from the block which would be unsuitable for wheelchair users.

The school is likely to generate significant traffic at dropping off and picking up times as the majority of the need for school places is in the north of the borough and council figures show that there is over provision locally. This would mean that a significant number of children would be brought by car.

5. Cycle parking. The level of cycle parking for the school is set at 28 places which is shown as the number of staff in the documentation. This is completely unrealistic as there will be 3 nursery classes with a minimum of three staff each, 7 primary classes with two staff each, a head teacher, a deputy head, a nursery head, office staff (perhaps 3) catering staff (perhaps 4), specialist teaching staff, special needs staff etc. etc.

The cycle store for the flats is also undersized and allows for only 48 bicycles. I would note that the architects also appear to have blocked the internal access with a duct. Further bicycle storage is proposed on the communal balconies and this comes at a time when the Corporation of London has a zero tolerance policy of things left in fire escape routes following the Grenfell Tower fire.

6. Fire safety. The residential block has only one internal fire escape stair which additionally appears to be of restricted width. Following the Grenfell Tower fire this is a serious cause for concern. Additionally occupants escaping along the communal walkways will have to pass in front of bedroom windows. Because of the need for ventilation to the rooms, as stipulated by the 1930s slum acts, these cannot be fire protected. It was suggested at a consultation that people escaping a fire could duck under the window but this is clearly impractical for the elderly or infirm.

In a fire in the residential block the occupants of the school would have the choice of evacuating under it to Golden Lane or onto Baltic Street West which is not a large street and where the pavement would be inadequate the numbers of school occupants.

7. Servicing arrangements. The service access to the school is to be down the east side of Hatfield House. The plans appear to take a slice of Golden Lane Estate land at this point and it is not clear if access to the Hatfield House bin store and bicycle store will be maintained. Lorries picking up refuse and delivering goods will be

unable to make a u turn at the bollards across Baltic Street West and will be forced to use the ramp down into the underground car park under the Estate. This is a private route that is not designated by the City of London as a public right of way and vehicles serving the school would have no right to use it. If this were changed the vehicles would pass within 1.5 metres of front doors and kitchen windows of properties in Hatfield House and this would have an unacceptable impact on residents' lives. The use of the access to the east of Hatfield House would also interfere with the only accessible route into the block.

8. Overshadowing. Although the block is to the north of Basterfield House its size and bulk will limit the daylighting of the kitchen and bedroom windows to a significant number of flats. It will also cast a long shadow along Banner Street and have an impact on the flats there.

9. Site layout. While the site may be administratively part of the Golden Lane Estate turn their back on the Estate and create an insular site. The location of the school hall, detached from the school and placed on the boundary of the site, means that the south west boundaries turn their back on the surrounding development and the location of the residential block, accessed only from Golden Lane, makes no effort to integrate with the context.

10. Street frontage. Placing the largely sterile ground floor elevation of the residential block along the back of the pavement to Golden Lane is a lost opportunity to create some life at this point of the street. This frontage is largely taken up with service space such as bin stores and plant rooms and it would have been better for these to have been located in a basement.

11. Design. Above I have indicated criticisms of various aspects of the design and layouts. In addition to this the layout of the individual flats is poor as several flats per floor have a communal access route passing outside bedroom windows and it will be impossible to provide adequate sound insulation. External access balconies are not common nowadays and have rarely ever been used in a block this tall as high winds at the upper storeys would occasionally make them unusable.

Given the context of a ground breaking Grade 11 and 11\* that regularly hosts architectural tours the design of the proposals is a missed opportunity. The school appears to be in the style that has been termed London vernacular but appears to be a particularly dull example of that style. The tower is more mixed, or perhaps schizophrenic, with the base in the London vernacular and the upper part with a random, overbearing expressed concrete frame.

12. Planning policy. The area is designated in the Finsbury Plan as needing more open space and not being suitable for buildings over six storeys. This achieves neither.

In summary the proposals are a gross over development of the site which are at variance with much planning policy. The buildings are poorly planned both internally and in relation to the site and they turn their backs on the public realm. The quality of the architecture is not of such a standard to justify this and while I accept the need for social housing this should not be the justification for providing inadequate living conditions and facilities. The need for the school is not proven and Islington's data suggests that it is not needed and this means that it's provision will mean that other local schools may become under resourced.

This scheme is a missed opportunity to extend a much loved housing estate in a coherent way and perhaps provide some small scale public facilities.

Yours,

Tim Godsmark  
23 Hatfield House



**Broughton, Helen**

---

**Subject:** FW: Revised application for The Richard Cloudesley School site

-----Original Message-----

From: Tim Godsmark

Sent: 11 February 2018 22:19

To: planning@islington.gov.uk; PLN - Comments <PLNComments@cityoflondon.gov.uk>

Cc: Simon.Greenwood@islington.gov.uk; Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Revised application for The Richard Cloudesley School site

Dear Sirs,

Further to the revised planning application for the above site I have the following objections:

1. My previous objections stand.
2. While the workspaces on the ground floor of the housing are welcome as they allow some activity on the street frontage they increase the density of uses to an already unacceptably dense scheme.
3. The planning of the flat block is still inadequate as bedrooms have windows onto communal access ways.
4. In the light of the Grenfell Tower fire it is surely not advisable to build a tower block with only one stair and a stair that is quite narrow.
5. The planning of the school is inadequate with corridors that are too narrow, an unacceptable distance between the reception classrooms and the toilets on the ground floor and only six toilets serving 180 pupils on the first floor.
7. The provision of refuse storage is inadequate compared to Prior Weston School which is comparable in size. Although only two refuse lorries a week are proposed in the Travel Plan the amount of refuse storage available will necessitate more.
8. The roof of the school is referred to as a 'roof terrace'. This is going to be a play ground and to pretend otherwise is disingenuous.
9. There is no update to the delivery and servicing element of the travel plan. This says that servicing including refuse vehicles is to be via Baltic Street West. There are two objections to this; firstly the street already has a large number of vehicles using it as it is the main route to the service road under the Golden Lane Estate. More traffic would adversely affect the lives of the residents of Hatfield House from pollution, noise and the risk of collisions with traffic on a narrow road which has parking on both sides. Secondly because the road is narrow with parking on both sides it is unlikely to be possible for larger vehicles, such as refuse lorries, to be able to carry out three point turns at the end of the street. If they attempt to do this it will lead to chaos and pose a risk to cyclists who use the road as a safer route than Old Street. If it is proposed that the vehicles use the service road under the Golden Lane Estate it should be noted that the Estate is private property and such a way leave would require rewriting the leases of the long leaseholders. The Estate was also not built to sustain this increased level of traffic and if this were to be allowed a Section 106 agreement would be appropriate to double glaze the north elevation of Hatfield House and to make provision for reinforcing and repairing the access road.
10. The position of the school hall has not changed. This would adversely affect the Golden Lane Allotment area (an award winning community project) and produce an unacceptable sense of enclosure to Basterfield House.
11. The design and massing of the development has not changed and is as disrespectful to the listed a Golden Lane Estate as it was before. The project is a bad neighbour of the type that one might expect from a commercial developer wanting to maximise land values but not from the freeholder of both properties. I understand that this has been highlighted by the Islington Design Review Panel on several occasions but no attempt has been made to improve the design.
12. The detail design of both the school and the housing block is also not to the high standard set by their neighbours. The school is an unreleased brick box with nothing to denote it as a public building. The housing block has an arbitrary pattern of concrete panels on both facades which, apart from having no raison d'être is in sharp contrast to the lightness of touch of the Golden Lane Estate.

In conclusion this proposal is fundamentally flawed and should not be allowed to proceed. The Golden Lane Estate Residents' Association has demonstrated that it is possible to provide the school and an increase provision of social

housing on the site with a lower rise scheme and I would suggest that the current architects be told to look at such an option or a competition be organised to find a better scheme.

Yours,

Tim Godsmark BA (Hons) Arch, Dipl Arch (dist), ARB, RIBA, WCCA Chair the Golden Lane Estate Residents' Association

Sent from my iPad

Flat 13  
Hatfield House  
Golden Lane Estate  
EC1Y

6 September 2017

For the attention of the Planning Officer

Re. Proposed Development - Golden Lane Estate

I would like to object to the proposed development next to the Golden Lane Estate on the following grounds:

- the proposals are an over-development and not the optimum viable use of this small site;
- the proposals make no contribution to the provision of additional public space in the area and will put more pressure on existing green spaces;
- The excessive density of development and lack of amenity space calls into question the suitability of the accommodation in the proposals, particularly for family housing;
- There will no doubt be a major sound impact on the Golden Lane Estate and a loss of natural light which will impact on quality of life for current residents especially for those, like myself, who live within Hatfield House;
- The proposed new residential tower will over shadows Banner Street;
- The proposed school is far from where they are needed in Islington. Another school is not needed in the City of London;
- The proposed school sports hall appears to be poorly located for public access and makes no contribution to its surroundings. It should also be noted that the Golden Lane Estate has an accessible community hall and as such this resource will not be beneficial to the local area; and
- The proposal causes substantial harm to the setting of the Grade 2 protected Golden Lane Estate and Grade 2\* St Luke's Conservation Area.

Please reconsider the proposals as a matter of urgency.

Yours sincerely

Mr S Sahraoui

## Sehmi, Amrith

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**From:** PLN - Comments  
**Sent:** 07 September 2017 16:03  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:02 PM on 07 Sep 2017 from Mr Robert Cooper.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Robert Cooper  
**Email:**  
**Address:** Flat 22 Bayer House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I wish to object to the Planning Application for the following reasons:  
There is only one child-friendly park in the immediate vicinity - Fortune Street - which is already packed after school hours. A second primary school in the street will create severe overcrowding there.  
The proposal does not come close to exhibiting the aesthetic qualities of its immediate neighbour The Golden Lane Estate - a grade 2/2\* listed estate - and is thus not only a step backwards architecturally, but it also damages the setting of The Golden Lane Estate.  
The proposal pays little regard to local and national

planning policy in terms of height and density. Finally, I must call into question the fitness of one of the owners of the site - London City Council - to maintain its buildings effectively and safely. As a leaseholder of one of the flats of The Golden Lane Estate it is apparent that this estate is suffering from fifty years of neglect. Some remedial work is now being done - at enormous expense to leaseholders and City of London council tax payers - to rectify this neglect, but there is still an enormous - and urgent - amount to be done in order to restore the estate to a reasonable condition. More worryingly, in the wake of the Grenfell Tower fire, it is proving extremely difficult to get simple answers from council officials about the fire resistant qualities of the new cladding on Great Arthur House or to discover which council official has the final responsibility and the expertise to manage fire safety in its buildings.

Catherine Linford  
Planning officer  
City of London  
[PLNcomments@cityoflondon.gov.uk](mailto:PLNcomments@cityoflondon.gov.uk)



Simon Greenwood  
Planning officer  
London Borough of Islington  
[simon.greewood@islington.gov.uk](mailto:simon.greewood@islington.gov.uk)

By email

6 September 2017

Dear Ms Linford and Mr Greenwood,

**Planning applications 17/00770/FULL (City of London) and P2017/2961/FUL (London Borough of Islington) - Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works**

SAVE Britain's Heritage has been notified of the above planning application, and we write to register an **objection**. We consider the proposals will have a harmful and detrimental impact on adjacent and surrounding heritage assets, notably the Grade II\* and Grade II listed Golden Lane Estate, and we therefore recommend that the application is **refused**.

As the application site crosses borough boundaries we are providing a copy of this letter to both planning authorities.

#### **The site and its surroundings**

The development site itself contains several twentieth-century buildings and structures - the former Richard Cloudesley School, the City of London Community Education Centre, garages, and ancillary structures - that possess little architectural or historic merit, and we do not object in principle to their demolition.

However, the site abuts several listed buildings, and is in the vicinity of other heritage assets including a conservation area. Immediately adjacent to the west and south of the site

70 Cowcross Street London EC1M 6EJ

[www.savebritainsheritage.org](http://www.savebritainsheritage.org)  
Registered Charity 269129

is the Golden Lane Estate, one of the most important post-war housing estates in the country, listed at Grade II\* and Grade II for its architectural and spatial planning qualities. Basterfield House to the south, and Hatfield House to the West, are both listed at Grade II, whilst Crescent House is listed Grade II\*. There are several other listed buildings and features within the estate, including Great Arthur House, listed Grade II.

Immediately adjacent to the north of the site is a handsome school building of 1888, that is locally listed and within the St Luke's conservation area. The latter is a large conservation area that stretches from Dingley Road in the north, to the southern end of Whitecross Street, and which will be impacted upon by this application.

### **The proposal**

The application proposes to demolish all buildings on the development site for replacement with a new school building, sports hall, and a 14-storey residential building. As stated, SAVE does not object to the demolition of the existing buildings as they have little special interest. Neither do we object to the principle of new development on this site.

However, as a highly sensitive location in proximity to designated and undesignated heritage assets, it is essential that the replacement buildings respect and enhance their surroundings. Having considered the application in detail we do not believe the current designs succeed in doing so, and we therefore wish to register strong objections. We note that this position is shared by the Twentieth Century Society (in their letter of 22 August), and is supported by a detailed independent planning appraisal written by Alec Forshaw. We also note there is strong local opposition to this application, from many of the residents of the Golden Lane Estate.

We are primarily concerned that the size of the proposed tower and its proximity to surrounding listed buildings will have a major detrimental impact. Whilst there are similar sized buildings in this area already, they are set back from the street and stand in hard and soft landscaped grounds, so as to mitigate their impact. What is proposed here is a dominant building, built up to the street line, that would harm the setting of surrounding listed buildings, especially Basterfield House.

Additionally, the 14-storey tower would be as tall as Great Arthur House, which was designed to be the focal point of the estate. In attempting to compete with Great Arthur House the proposal would have a negative impact and cause harm to the Golden Lane Estate.

Section 66 of Planning (Listed Buildings and Conservation Areas) Act 1990 (1) is clear that when deciding on planning applications that may affect a heritage asset, local authorities should, 'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

70 Cowcross Street London EC1M 6E

[www.savebritainsheritage.org](http://www.savebritainsheritage.org)

Registered Charity 269129

**This point was reinforced by the Court of Appeal's decision in the 2014 Barnwell Manor case, where the judgment found that, 'decision makers should give, "considerable importance and weight" to the desirability of preserving the setting of listed buildings' when carrying out the balancing exercise'.**

**Furthermore, as harm to a Grade II\* listed building should be 'wholly exceptional' (NPPF 132), we recommend that this application in its current form is refused planning permission.**

### **Public benefits**

**In considering the amount of harm caused as a result of the proposal, public benefits must also be taken into account.**

**We do not consider that the significant harm caused by this application would be outweighed by the public benefits associated with the new development, and we concur with Alex Forshaw's assessment on this point.**

**The NPPF is clear that the optimum viable use of a site is not that which is most profitable, but that which delivers the greatest public benefit. In this case, a less dense development with greater provision of public space would cause less harm to designated heritage assets, whilst still delivering new development.**

**We therefore recommend that this application is refused planning permission. A revised proposal, that is less dominant in its environment and which pays greater respect and deference to surrounding listed buildings, would be more likely to meet with success.**

**I trust these comments are useful to you. If you require further comments please contact me at this office.**

**Yours sincerely,**



**Mike Fox  
Deputy Director**

70 Cowcross Street London EC1M 6EJ



[www.savebritainsheritage.org](http://www.savebritainsheritage.org)

Registered Charity 269129



## Sehmi, Amrith

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**From:** PLN - Comments  
**Sent:** 08 September 2017 04:28  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:28 AM on 08 Sep 2017 from Mr Greg Turner.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Greg Turner  
**Email:**  
**Address:** 44 Bayer House London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Residential Amenity
- Traffic or Highways

**Comments:**

Loss of amenity  
The tall residential tower will block light and open views from Banner Street and the Golden Lane Estate.  
There is no new open space in the plans and the new flats have limited balconies - where are the new residents going to get air? What's to stop existing facilities on GLE from being overcrowded?  
With no off street parking there will be a squeeze on parking for guests of GLE. Also the plans seem to have insufficient bicycle parking.

Traffic

**There is no need for extra primary school places locally... so any pupils will be traveling long distances increasing congestion and pollution on Golden Lane**

**From:** Tessa Sheridan  
**To:** [PLN - Comments](#)  
**Subject:** Attn: CATHERINE LINFORD re: planning ref: 17/00770/FULL  
**Date:** 08 September 2017 11:17:22

---

From:  
Tessa Sheridan  
Flat 24 Block F  
Peabody Buildings  
Errol Street  
EC1Y 8LU

Dear Catherine Linford,

I have lived in Errol Street for over twenty five years. I am writing to express my deep concern over the planning application to develop the Golden Lane site into housing and a school.

I'm amazed that this application has got so far given how wrong it is for this site. I know people on Golden Lane estate are very worried about it for the many effects it will have on them so I won't go into those. I feel strongly that there are broader issues that affect us all in the area and I want to bring those to your attention too.

Firstly, the over-use of space: Fortune St park is absolutely at capacity during the summer - junior school kids, footballers, lovers, lunchers, toddlers on swings, dog-walkers...). There is no other appropriate and social green space for kids to play in or local people to relax in - especially old people, for whom Fortune Street is a kind of social club.

Hundreds of city workers are added to that number every weekday because of the food market that Islington council were instrumental in setting up and supporting. I think that's a good thing - it brought Whitecross Street market back to life - but it puts real pressure on resources. For instance, in Errol St where I live we are inundated day by day with food rubbish from the market, people fly-tipping in our bins and so on.

None of us on Peabody's old estate have balconies. Quaker Gardens is virtually unusable (for all kinds of reasons I won't go into here - but footfall tells you that's the case). So Fortune Street park is the only exterior space any of us have. As a result it's become the focus for all of us who live, shop and work here.

The addition so near to Fortune St of a huge development which has been designed *with no exterior space at all* is an insult - it presumes the people living there and all the kids taught there will be someone else's problem as soon as they leave the front door. They will be.

My second point is scale. The proposed building is way too high for the area - so much so it feels laughable. I don't know how familiar you are with this part of Islington but there's a special feeling about this little enclave that stretches further than Golden Lane estate - it goes all the way from Goswell road on one side to the end of Errol Street on the other. Within this area the building height is generally modest (5-6 stories I think) with small streets of individual shops and cafes and trees that match the type of housing. There's a surprisingly domestic residential feel here that everyone here enjoys.

This is so rare in central London - when it's not an incredibly expensive square in Belgravia, that is. And I think this is my main point. In Kensington or Westminster a 'green lung' square and the houses and streets around it would be protected and valued. The reason (or excuse) is always that a lovely environment and trees etc. are to the benefit of everyone. Fortune St, Fann St (and the roads south of it), Golden Lane, - Errol Street even - aren't exactly Belgravia, but they have their own special feel and tone which has taken ages to develop and is always more fragile than it seems. This building overbalances everything - it would smash into this space, looming over everything else and overburdening an already overstretched and tiny community park.

This is irresponsible development, where the excuse of needing density etc. is being used to get away with designing cheaply and selfishly, without the exterior space needed for the people who'd be living there (let alone the school kids). It's about dumping inappropriate buildings in areas where there are lots of people like me -

people who don't have to be listened to, who don't have enough power to matter. In the short term it's only us who'll notice the damage and suffer but in the long term it's everyone, as these magical little community corners of inner London are bulldozed and distorted out of all recognition.

Already Errol Street is getting an expanded YMCA, two stories higher than before, whose development plans were rushed through two days before Christmas. When not in their rooms, where will these people go? Not the tiny CCTV'd courtyard included in those plans, that's for sure. Historically there has been a lot of hassle between Peabody residents and the old YMCA teenagers who spilled onto our forecourt and made a hell of a lot of noise - but it's not really their fault. Once the new residents move in - just fifty yards from Fortune St Park -, they too will need exterior space. Who is providing it?

Our tiny park already needs expansion, not still greater pressure. Our area and our community need support, not undermining.

This proposed development - ugly and completely out of scale - will only make matters worse.

best wishes

Tessa Sheridan

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 09 September 2017 14:17  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:17 PM on 09 Sep 2017 from Dr Pablo Casais Solano.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Dr Pablo Casais Solano

**Email:**

**Address:** Flat 79 Great Arthur House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways

**Comments:** The proposed development will be

detrimental of the quality life in the area. It will negatively impact the area producing an increase on traffic, a reduction of the open areas on the estate and will increase the pressure on the green areas. The proposed development doesn't provide green areas and its massive size will reduce the light and send to the dark the green areas and house that surrounds. Between this development and the neighbouring one in front of Fortune Park the area will suffer from an increase pressure on services with an increase on noise pollution and traffic. It will also cause a reduction of disabled parking in an area where many residents need it impacting negatively the life of the most needed. Also the new building doesn't fit with the style and does not fit with the grade II listed estate in which it will be integrated.

**Hassall, Pam**

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**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 09 September 2017 10:50  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:50 AM on 09 Sep 2017 from Ms Nathalie Malinarich.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Ms Nathalie Malinarich  
**Email:**  
**Address:** Flat 44 Basterfield House Golden Lane London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** There is a desperate need for social housing, but the proposed design runs contrary to many norms of national and local planning guidelines - ignoring the

National Planning Framework, the London Plan and guidelines issued by Islington and the City of London. The City approved two developments in the immediate vicinity with no social housing, replacing a hostel with luxury flats and demolishing key worker flats to make way for a building that will block light to existing social housing. Now the City wants to cram social housing and a school that is not needed into 0.4 hectares ignoring the pressure this puts on the area or the safety of new residents. As seen with Grenfell, this is another example of a local authority showing contempt for those they should be serving. As in Grenfell, the proposed tower has a single staircase. The designers' response to concerns: in case of fire, crawl under the windows of the burning flat to escape. The tower design will not deliver the quality housing required by the National Planning Policy Framework, or 2016's London Plan. The tower's size and design contravene the City of London Corporation's own guidelines on protecting the listed GLE. In terms of blocking out light and looming over the area, it will be very detrimental to the neighbourhood. No extra open space will be provided for the residents. The one local park can barely cope at busy times of the day. The GLA's planning guidance says an extra 430 sq metres of children's play space should be provided for such a development. The plan offers none. Giving residents proper space would see the dropping of the school. The school design is far below the standards set out in various applicable planning guidelines. Noise and smells will impact locals' quality of life. The very need for a two-form entry school is dubious. The requirement for school places comes from north Islington so pupils will need to be driven, which is at odds with the push to cut car use and tackle air pollution.



**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 14 February 2018 19:14  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:11 PM on 14 Feb 2018 from Ms Nathalie Malinarich.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Ms.Nathalie Malinarich  
**Email:**  
**Address:** Flat 44 Basterfield House Golden Lane London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Once again, the City of London has ignored the local community's concerns about loss of light, increased noise, excessive density, breach of numerous regulations, lack of decent fire safety measures, Increased traffic and pollution, increased pressure on

scarce green spaces and the destruction of a world-renowned architectural area.

The tweaks offered address none of these issues and do nothing about the appalling design of the new development.

The City cannot argue it cares about social housing - It has just demolished residences for police to replace with a block of luxury flats, after having replaced a hostel with more luxury flats.

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 11 September 2017 11:46  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:46 AM on 11 Sep 2017 from Mr Fred Scott.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Fred Scott  
**Email:**  
**Address:** 4 Bayer House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** The revised scheme for the RCS site by Hawkins Brown has still several puzzling things about it. It isn't a continuation of

GLE and neither is it distinctly different from the Golden Lane Estate. The positioning of the residential tower on Golden Lane emphasises the complete absence of any new open space provided for it.

One of the worst aspects of the overall layout is that the school entirely blocks the opening onto Baltic Street, so there is no possibility for a new way across the northeast corner, connecting through to Golden Lane.

The boundary between the main play-space and the Basterfield service road is particularly problematic from both sides. There is here a very raw relationship between school and the outside world. In the other direction, the playground could not be better placed to create a noise nuisance for the flats in Basterfield House. By contrast, the nursery play-space is tucked away on the north side so that it will be in shade for most of the day for most of the year. The school overall will be for much of the morning all year round in the shadow of the tower block, because it is placed on the eastern edge of the plot. The choice of the height of Basterfield House for the new podium under the tower, instead of choosing the line of the roof of Stanley Cohen looks like a mistake. It is as a result overbearing. The projecting balconies all the way to the top are particularly mindless, as one knows from observation such places are rarely used, except sometimes for extra storage.

The open spaces are distributed in an even more haphazard manner in the revised scheme, which seems to be wasteful of a very valuable amenity. The most damaging result of this is that the housing has no open space associated with it, this seems a strange planning decision with regard to the provision of new housing stock. The dead nature of all the ground floor spaces of the tower is an equally odd arrangement, which with the absence of open space doubly alienates the residents from the ground.

The suggestion also that the seemingly inadequate single staircase to facilitate escape from fire is to be supplemented with a sprinkler system is similarly unfortunate. Sprinkler systems will surely become social stigmas over time, inevitably condemning the block in the future to a substandard category. Either way, the proposed number of occupants needs two stairs for escape from such a tall building.

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 11 September 2017 17:50  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:49 PM on 11 Sep 2017 from Mrs Ilz davis.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Ilz davis

**Email:**

**Address:** 4 bayer hse golden lane est london

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The allotment space will be overshadowed by the scheme, the mature trees and planting in this area

are crucial for the wildlife ,birds Insects and flora on our estate.Now pollution is the biggest problem on Golden Lane Est, so we must preserve planted areas . It has been proved that planted areas reduce pollution and give wellbeing to residents.

The hall will cut light from the allotment and the trees are endangered of being cut down.

This area has been studied by the Natural History Museum and

its plants are recorded in the museums archive

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 11 September 2017 19:44  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:24 PM on 11 Sep 2017 from Mrs Sarah McKinnon.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Sarah McKinnon  
**Email:**  
**Address:** 9 Basterfield House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways  
**Comments:** The proposals clearly represent a gross

overdevelopment of the site, in particular the 14 storey residential element which in terms of its scale and height is wholly out of character with adjacent properties on Golden Lane. Whilst Golden Lane contains a tall building, Great Arthur House, great care was taken by the architects to place the tower in a location where its height did not overlook or overshadow adjacent properties. That is clearly not the case here.

The mews has been narrowed, right up to the façade of Basterfield House. There is no defensible space in front of the front doors to Basterfield House flats. This will have a very detrimental effect on residential amenity in this area.

- The proposal to create an exclusively social rented tenure block is wholly at odds with generally accepted thinking, which is that mixed tenure generally creates a better social mix and avoids the stigmatisation that has occurred in the past. It is generally considered better planning to build no higher than 6 storeys where families are to be housed.

It is not clear if they are planning kitchen deliveries along the Mews. This would be noisy, smelly and disruptive. They state that the hall could be used for sport independently which could potentially need people coming along through the mews in the evenings. A social housing block 14 storeys high would overpower all the other buildings. This is a complete overdevelopment of the site.

Roof top play areas in such close proximity to old poorly insulated single glazed flats will generate unacceptably high noise levels in adjacent homes. They need to demonstrate that noise levels in adjacent homes will be at acceptable levels.



City of London  
PO Box 270  
Guildhall  
London EC2P 2EJ



11 Basterfield House  
Golden Lane  
London EC1Y 0TN  
11<sup>th</sup> Sept 2017

Dear Ms Linford,

Planning application 17/00770/FULL

I am writing to object to the plans to develop the old Richard Cloudesley School site on Golden Lane. I wish to state at the outset that I am in favour of an increase in social housing in the area but I am not in favour of the current proposals. My objections are as follows:

1. There is no need for another primary school in Islington: across Islington and in the immediate area there are unfilled school places. All current figures point to a drop in demand for primary places.
2. The school site is too small for a two form primary school and nursery. The planned space will not meet the needs of the children. Other spaces in the local area – the tennis courts on Golden Lane and Fortune St. Park are already heavily used by Charterhouse School. Fortune St Park is the evacuation and fire drill area for Prior Weston School.
3. Residents will be disturbed during the day by the sound of children playing in the small school playground. We already have a significant noise problem caused by children from Charterhouse School. Charterhouse School has effectively turned the tennis courts on the estate into a school playground by block booking for "games". The tennis courts were not designed to be used as a school playground and the residents of Crescent House now suffer considerable noise pollution. To add another source of noise from the planned school will be intolerable. It is clear that the noise assessments have not taken this factor into account.
4. The proposed tower block has one staircase and after Grenfell I am surprised and concerned that such a plan has been put forward. In the event of a fire or explosion the residents of the block will be required to crawl along balconies to reach the single staircase. I hope the members of the planning committee will look to the event of the Grenfell fire and seriously consider whether or not one staircase in a tall block is acceptable.
5. The plans for the tower block show a density far in excess of GLA guidelines in the London Plan – the recommended density is 200 per hectare and the proposed development will be 11000 per hectare – this is 271% of the recommended max. Islington's housing allocation



policy is to include the living room as a bedroom – it is likely that the block will quickly be over-crowded and the risk of death and injury will be increased further.

6. The plans allow for now outside space and there are many references to the fact that the site is “constrained”. No other block in the area has been built without some space outside.
7. The development will adversely affect the Golden Lane allotment by blocking light and destroying trees. The allotment is a small space where residents meet and enjoy plants, trees and wildlife. It is an excellent example of how residents have created a social space which helps counter social isolation and mental health problems. This small project has won a major award from Tesco for community development and all will be destroyed by this development.
8. I am concerned about the size and location of the proposed school hall. At a consultation meeting the head teacher advised me that she will develop community use of the hall but she was unable to specify what that might mean. A City of London officer involved in developing the academy programme advised me that the school will need market the hall to generate income for the school. We do not need another community hall and I fear the hall will be rented out for evening sports and Sunday worship – all of which will bring noise and traffic.

Finally, I am disappointed that the plans completely disregard the design of the Golden Lane Estate. A much better plan would be to create a low level block with integrated outside space. I am in favour of social housing but not in favour of poor quality and unsafe housing. I hope the planning committee will look closely at the lessons learned by Grenfell and listen to the voice of residents. We are a good, close-knit community and we would welcome the opportunity to help design a better social housing development.

Yours sincerely



ANNE CULLETT

# L O N D O N

Catherine Linford  
City of London  
PO Box 270  
Guildhall  
London  
EC2P 2EJ

Planning Reference 17/00770/FULL

Dear Ms Linford,

Our Agency is situated just off Golden Lane and we are writing as we believe the proposed development will have a massive impact on the entire area.

The proposed plan will increase traffic on and around Golden Lane Estate and can potentially cause substantial harm to the setting of the estate and St Luke's Conservation Area. With the amount of offices and people already situated in the area, the development will make absolutely no contribution to the provision of additional public open spaces.

The excessive density of development and lack of amenity space, places a major question mark over the quality and suitability of the accommodation provided, particularly for family housing. We hope you take into consideration our letter of objection for the proposed development plan.

Yours Sincerely,

Michael Moszynski, Founder and CEO



Alan Jarvie, Founder and Creative Director



**Adjei, William**

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**From:** COL - Contact Centre  
**Sent:** 11 September 2017 11:14  
**To:** Pln - CC - Development Dc  
**Subject:** FW: PLN FW: 17/00770/FULL COL:05099717  
**Attachments:** Colpai Objections.pdf

**From:** Pollyanna Wong [mailto: ]  
**Sent:** 11 September 2017 08:29  
**To:** PlanningQueue  
**Subject:** 17/00770/FULL

Dear Sir

I am writing to you to object, as a nearby owner and resident, in the strongest possible terms to the proposed redevelopment of the former Richard Cloudesley School and associated buildings as defined in the planning applications referenced above.

I have attached a detailed set of objections, please note especially, points 25 and 27 through 81 inclusive and the summary statements, points 82 to 88 inclusive.

Beyond these objections, I add that:

- Significant safety concerns for the children who would, most likely, have have to be driven to the school - that amount of traffic and small children with limited pavements risk serious injury or worse.
- Doubts as to the safety of any high risk accommodation, particularly one of such high density as proposed, given the recent tragedy at Grenfell Tower.

Regards

Polly Wong

Flat 15  
5 Garrett Street  
London  
EC1Y 0TT

## **APPRAISAL OF COLPAI BY ALEC FORSHAW**

### **AN INDEPENDENT APPRAISAL OF PROPOSALS FOR THE RICHARD CLOUDESLEY SCHOOL, GOLDEN LANE EC1**

**L.B.Islington Planning Application Ref: P2017/2961/FUL**

**City of London Planning Application Ref: 17/00770/FULL**

Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation, erection of a 3 storey building with rooftop play area (Class D1) (2300.5 sqm GEA) and a single storey school sports hall (Class D1) (431 sqm GEA) to provide a two-form entry primary school, erection of a 14 storey building to provide 66 social rented units (Class C3) (6135 sqm GEA), landscaping and associated works. Duplicate application submitted to the City of London as part of the site falls within the City.

#### **Brief Description of Proposals**

1. The scheme proposes the comprehensive redevelopment of the former Richard Cloudesley School and part of the north edge of the Golden Lane Estate, comprising a mixed use scheme to provide a new two-form primary school (the City of London Primary Academy), plus nursery provision, together with a new block of housing facing Golden Lane.
2. The school comprises an L-shaped three storey classroom range plus a screened rooftop play ground which effectively creates a scale of four storeys. In addition there is a single storey double-height hall on the south side.
3. The residential block occupies the frontage to Golden and rises to 14 storeys in height for most of its length, and comprises 66 flats.
4. The site straddles two boroughs. While the majority of the site lies within the London Borough of Islington, the southern edge of the site encroaches into the City of London. Planning applications are therefore being made to both local authorities by the applicant who is the City of London Corporation.

#### **Method of Appraising the Proposals**

5. This document appraises the current proposals in terms of its various impacts on designated and undesignated heritage assets, and assesses its merits against the following material considerations:
  - National Planning Policy Framework March 2012
  - National Planning Policy Guidance March 2014
  - The London Plan 2016
  - London Borough of Islington Local Plan 2013
  - Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell) 2013
  - St Luke's Conservation Area Guidelines
  - City of London Local Plan 2015
  - City of London Golden Lane Estate Supplementary Planning Guidance 2013

## THE SITE, THE HERITAGE ASSETS AND THEIR CONTEXT

6. The majority of the site includes the former Richard Cloudesley School, built in the early 1970s as a special needs school for the London Borough of Islington. This was constructed on land that had previously been occupied by buildings on the south side of Hatfield Street and the north side of Basterfield Street, which had run west of Golden Lane, parallel to Baltic Street before the war. The older buildings here and further south had been bombed and cleared after the war to provide an area for comprehensive redevelopment which included the Barbican and Golden Lane sites.

7. The existing school buildings, now vacant, are low-rise, and in a modernist style with distinctively angled pitched roofs. The frontage to Baltic Street retains brick boundary walls from the old Board School playground.

### Golden Lane Estate

8. The site lies immediately to the north of the Golden Lane Estate, and includes part of the original curtilage of the Estate, presumably with the intention of creating a straight southern boundary and a larger development site. The Golden Lane Estate, designed and constructed between 1952 and 1960 by Chamberlin Powell and Bon, is a Designated Heritage Asset of exceptional significance and importance. It is recognised as one of the best and most influential post-war housing estates in Britain and is statutorily listed Grade II, and partly Grade II\* (the Crescent House frontage to Goswell Road).

9. The Golden Lane Estate originally lay within the Metropolitan Borough of Finsbury, which became part of the London Borough of Islington in 1965, but following the boundary changes of 1994 was transferred into the City of London. This appeared to make some sense at the time, as the Golden Lane Estate was owned and managed by the City Corporation, and still is.

10. A petition of some 767 signatures has been presented to the City Corporation requesting the designation of a new conservation area to include the Golden Lane Estate and neighbouring sites including Bernard Morgan House, and the Corporation have agreed to investigate this and report back.

### St Luke's Conservation Area

11. The site lies partly within the St Luke's Conservation Area, first designated by the London Borough of Islington in 1975 but substantially extended in 2002. The Conservation Area includes the 1888 Board School in Baltic Street, now occupied by the London College of Fashion. The western end of the original curtilage of the Board School, beyond the school keeper's house is within the application site, including the brick school playground boundary walls.

12. The former school is a particularly fine example of its type designed under the direction of the London County Council architect E.R. Robson. It has an impressive north elevation facing Baltic Street, with an expressive gable visible along Honduras Street, but also boasts a fine southern elevation in the form a broad curving bay. This was always intended to be seen by the public from the street, facing as it originally did onto the north side of Hatfield Street, which had buildings only on its southern side. The southern elevation of the Board School remains clearly visible from Golden Lane and contributes very positively to the character and appearance of the area.

13. The part of the St Luke's Conservation Area which is close to the application site is characterised by primarily late 19<sup>th</sup> century commercial buildings, former warehouses, mainly 3 or 4 storeys in height. The buildings on the corner of Baltic Street and Golden Lane are particularly good examples and together with the school, make an important contribution to the character and appearance of the conservation area.

14. Particular care has been taken by the local planning authority over the last twenty years in controlling roof extensions in this part of the conservation area. Roof extensions on existing three or four storey buildings in Golden Lane, Banner Street, Garret Street and elsewhere have been modestly scaled and set back from the street frontage to minimise their impact.

15. The only tall building within the St Luke's Conservation Area is the tower and spire of St Luke's Church, which is a significant historic landmark. The top of the tower, with its unusual taper and extraordinary weather-vane can be seen from Fann Street, south of the Golden Lane Estate, across the top of Basterfield House.

## **POLICY CONTEXT**

### **National Planning Policy Framework**

16. Various parts of NPPF are relevant to the development of the site, including a requirement for good design and sustainable development, provision of good quality housing, and policies on conserving and enhancing the historic environment.

### **The London Plan 2016**

17. The London Plan provides an important context for housing standards, density of development and the paramount importance of good design.

### **Local Development Framework**

18. Islington's Local Plan provides guidance on the suitable locations for tall buildings across the Borough. The application site is not an area that has been identified by Islington Council as being appropriate for high buildings. It does not form part of or lie close to the cluster of tall buildings around the Old Street roundabout and the adjacent part of City Road, or the clusters around City Road Basin or Chiswell Street. These locations for existing and new tall buildings are a long way from the application site, and have no visual connection.

### **The Finsbury Local Plan 2013**

19. The site lies within an area identified in Figure 17 of the Finsbury Local Plan where a building height of around 6 storeys would be appropriate. Policy BC9 makes it clear that "the existence of a tall building in a particular location will not of itself justify its replacement with a new tall building on the same site or in the same area".

20. The site is allocated as Site BC34 in the Finsbury Local Plan which makes specific proposals for future development of the Richard Clousdesley School site. It notes that the previous school function will be fully incorporated within the Golden Lane Campus, and recommends that the site is redeveloped to provide housing, open space and play facilities. It states that any new buildings should be sensitively designed to minimise impacts on neighbouring residential buildings, and that proposals should conserve and enhance heritage assets, including the neighbouring locally listed buildings to the north, the Golden Lane Estate, and the St Luke's Conservation Area.

21. The site also falls within an area of deficiency in access to nature. The Finsbury Local Plan states that public open space should be provided to offset the loss of playground space and to relieve pressure on Fortune Street Park.

#### **Conservation Area Policies**

22. Policies for the St Luke's Conservation Area stipulate that new buildings and extensions to existing buildings, should conform to the height, scale and proportions of existing buildings in the immediate area, using materials sympathetic to the character of the area in terms of colour and texture

#### **Golden Lane Estate Listed Building Management Guidelines Supplementary Planning Guidelines 2013**

23. This important document, produced jointly by English Heritage (now Historic England) and the City of London Corporation, and adopted by the City Corporation as SPG in 2013, stresses the holistic significance of the Golden Lane Estate. "The Estate should be appreciated in its entirety: not only for its various components but also for its setting within the surrounding urban fabric. The views from and into the Estate have become important, and part of its special interest lies in its relationship with adjoining buildings. Their height, scale, mass form, materials and detailing could, for example, have an impact on that special interest. Any development on the immediate boundaries of the listed area should take into account the significance of the Estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the Estate as a whole. The relevant local authority should, therefore, take into account the significance of the Estate's setting to its special architectural interest when considering any developments on the immediate boundary of the Estate."

## **EVALUATION OF PROPOSALS**

#### **Demolition**

24. The existing Richard Cloudesley School buildings are of some interest as an example of the typology of low-rise primary schools built in Islington by the Inner London Education Authority (ILEA) in the late 1960s/early 1970s following the Plowden Report 1965 which recommended a domestic scale - 'little buildings for little people'. It is acknowledged however that the original special needs educational use of the buildings has ceased, and been relocated nearby in the Golden Lane Campus. Redevelopment is acceptable, in principle.

25. The proposal involves the demolition of part of the original Board School boundary wall on Baltic Street, west of the former School House, which is regrettable and avoidable, at least in its totality.

#### **Archaeology**

26. The site lies within the Moorfields Archaeological Priority Area, and there is potential for significant archaeology on the site, a short distance outside the Roman city walls. It seems most unlikely that a thorough investigation of the site was carried out after the war. At the very least, a watching brief is required while demolition, excavations and foundation works are being carried out on any new development.

#### **Scale and Massing of New Buildings**

27. The proposed residential block rises to a height of 46 metres above ground level, which makes it a tall building in policy terms, well over the threshold of 30 metres. The site lies outside an area where tall buildings are either promoted or considered appropriate, and thus presents a fundamental conflict with policy.



28. Islington's policy on tall buildings does potentially allow exceptions where there are exceptional or outstanding design merits for the proposal. That is very definitely not the case with the current proposal, which breaks almost every principle of good urban design.
29. The scale and height of the residential block poses serious challenges to the existing townscape and historic environment. It will be extremely dominant in the immediate and wider urban context. In terms of the conservation area it will challenge the scale and dominance of the spire of St Luke's Church (Grade I listed), which is the main landmark in the area. It will have a hugely detrimental impact on the listed Golden Lane Estate.
30. While there are post-war residential slabs to the south and south-east of the site, it is significant that none of these lie immediately on the back edge of any existing street line, but are set back and located within substantial areas of open space, following Corbusian principles. All the blocks on the east side of Golden Lane, with the exception of the very narrow six-storey No.88, are well set back from the street, so that their impact is reduced. Most of the Peabody Estate buildings are 6 or 7 storeys, very similar to the lower blocks of the Golden Lane Estate. The 13 storey Peabody Tower is well set back from the street, behind a well-planted garden.
31. An argument is put forward by the applicant that the proposed residential slab relates to and replicates the mass of Great Arthur House, and thus acts as a natural and acceptable 'extension' to the Golden Lane Estate. The argument shows a complete failure to understand the master plan and overall layout of the Golden Lane Estate. Great Arthur House is the centre-piece of the estate, oriented north-south and carefully placed as part of the orthogonal estate layout so that the width of the open areas to its east and west were equal to or greater than the height of the block. Put more simply, Great Arthur House could be laid down on its side in either direction in the communal spaces to its east or west. For Chamberlin Powell and Bon, the spaces between the buildings were as important as the buildings themselves.
32. By contrast, the proposed tower on the application site (actually taller than the residential element of Great Arthur House excluding its sculpted roof element), has no space around it to ameliorate or soften its massive bulk. The proposed residential slab is positioned so as to rise hard up against the existing pavement, both denying it any space in which to stand, and resulting in an over-bearing impact on the street.
33. While it may have been accepted by the City of London within its 'cluster' of tall commercial buildings in the eastern part of the City that these might rise vertically from the back-edge of pavement (e.g. the Bishopsgate Tower), producing a New York-style canyon effect, this is not a premise that should be remotely acceptable in a residential or mixed residential/commercial area.
34. The urban design and heritage consultants for the applicant presume that because there are some tall buildings within the vicinity of the site then there is a straightforward case for allowing another. It is a false and self-serving argument. If repeated elsewhere in Islington it could be used to justify towers anywhere in the borough, for example at Highbury Corner (next to Dixon Clark Court), Clerkenwell (next to Michael Cliffe House) or in King's Cross (next to Bevin Court).

35. In terms of the application site the very tall Barbican towers are a considerable distance away. Indeed when viewed from the east side of Golden Lane between Garret Street and Banner Street the Barbican towers appear to be a similar height to Great Arthur House. This also happens to be one of the best public views of the ensemble of the listed Barbican towers and Great Arthur House, with the low-rise elements of the Golden Lane Estate in the foreground. The proposed residential slab will block this view. It will be overpoweringly prominent in views along Golden Lane, from Old Street in the north and approaching from the south from Beech Street. It will rise dramatically above the existing low-rise blocks of Basterfield House, Stanley Cohen House, Bowater House and Bayer House.

36. From within the Golden Lane Estate the new slab will loom over Basterfield House when viewed from the communal open space to its south. The size and proximity of the new residential block will have a very detrimental impact on the appearance and setting of the Golden Lane Estate. It will destroy the prominence of Great Arthur House as the focus of the Golden Lane Estate.

37. Overall, the proposals cause very serious harm to the setting of the Golden Lane Estate, and run completely contrary to the principles involved in its original layout. The Golden Lane Estate Listed Building Management Guidelines are admirable in extolling the high importance of the Estate, its layout and its setting. Given that English Heritage was a contributor and co-author of the Guidelines, it is extraordinary that the current advice of Historic England appears to pay them little attention.

38. From within the St Luke's Conservation Area the proposed residential block will be very dominant, rising above the gable of the former Board School in Baltic Street when viewed from Old Street along the length of Honduras Street. The contrast in scale between the new slab and the commercial buildings in the conservation area will be extreme, a juxtaposition which Chamberlin Powell and Bon handled with far greater sensitivity and understanding with the design of Hatfield House.

39. Similarly the view westwards along Banner Street from Whitecross Street will be dominated by the proposed new block on the west side of Golden Lane, belittling the scale of buildings within the conservation area on the north side of Banner Street.

40. The new frontage to Golden Lane will block existing views of the fine south elevation of the Board School. Only a limited side-on view will remain visible in the narrow gap left in the Golden Lane frontage. The applicant's argument in paragraph 7.148 of its Planning Statement that the new residential building will improve the setting of the locally listed buildings 'by removing a gap' and 'providing a better townscape context' is extremely unconvincing. The locally listed buildings will be simply dwarfed by the proposals.

41. The view of St Luke's spire currently visible from Fann Street will be lost, obstructed by the proposed new residential block.

42. The scale of the new L-shaped school block is also not inconsiderable, slightly higher than the Victorian Board School which it abuts, and equal in height to Hatfield House. Even without the residential element, the new school on its own would present a sizeable addition to the townscape.

## Design

43. It is telling that the applicant has chosen to attempt to differentiate the tall element of the residential block by placing it on a podium (although neither the tower or podium are set back from the pavement edge building line). The podium block, in dark materials, attempts to be sympathetic with the architectural language of Basterfield and Stanley Cohen Houses, as if to concede that this is an appropriate scale and design for the street. The attempt to 'disguise' the tall element by using paler colours, as if it might somehow disappear or recede from view, is an unconvincing and unsuccessful device.

44. In terms of being an 'outstanding' or 'exceptional' design, which might justify a major departure from tall buildings policy, there is nothing to indicate this is the case. Islington Council's Design Review Panel considered the scheme three times at pre-application stage and has raised each time serious concerns about the design and massing. At its last review in May 2017 members of the Panel continued to raise concerns regarding the height and dominance of the residential development on the street scene, particularly in views from Old Street and Banner Street. The Panel felt that the architectural expression was unresolved and did not sit well as currently proposed.

45. There is also a fundamental point that the mass, bulk and scale of the proposed residential block is so flawed that no amount of tinkering with design details or materials will alleviate its adverse impact.

## Impact on adjoining residential amenity

46. The proximity of the new residential block has a highly detrimental impact on the outlook and overshadowing of existing flats in Basterfield House. Even though the 4<sup>th</sup>-13<sup>th</sup> floor element of the block has been moved away from the southern boundary of the site, the four storey element, taller than Stanley Cohen House, will have a major impact.

47. Information provided by the applicant (paragraphs 7.194 and 7.195 of the Planning Statement) states that the existing recessed rooms of Basterfield House and Hatfield House will be adversely affected by the proposals. The Statement 'blames' this on the presence of the original balconies and projections, suggesting that if these did not exist then there would not be a problem. It is a ludicrous argument, as they are clearly part of the listed building. Any reduction in day-lighting to existing habitable rooms should be avoided.

48. The school hall, dining room and kitchen, located on the southern boundary of the site will also have a detrimental impact on the western end of Basterfield House.

## Land Use

49. Mixed school and residential development has been done before in Islington, notably in King Henry's Walk and Hungerford Road/York Way, but inevitably involves compromise on the part of both elements. Particularly issues of concern are overlooking of classrooms and play areas from residential properties, and the provision of adequate amenity and play space for both. The proposal to accommodate a two-form entry primary and infant school together with a large amount of housing appears to be over-ambitious, resulting in a gross over-development of a comparatively small site (0.4 hectares). It is telling that the applicant's Design and Access Statement lists its first 'Design Principle' as maximising the development of the site.

## The School

50. The combined two-form entry and nursery provision will accommodate 458 children. This in itself is an enormous intensification in educational use over the previous school on the site. The scale of the new school buildings is significant, equal to the Board School adjacent.

51. The proposed location of the sports hall and kitchens along the south-west edge of the site has an undesirable impact on the residents of Basterfield House. The building is 3.5 metres tall along the boundaries of the site, comprising an increase in what is currently there. The main part of the hall is 5.5 metres in height, and although set back by two metres from the boundary, will remain very close to the Basterfield House flats.

52. Venting of smells from the kitchens might also have a negative impact on nearby flats.

53. The rooftop playground is screened by a wall in an attempt to contain noise, but the open playground areas are not and will likely be a major source of noise, which will be very difficult to contain. The noise assessment report produced by the applicant appears to have ignored this aspect of the scheme. The only mention of noise mitigation measures in the applicant's report is the 'quiet teaching space' near Hatfield House.

#### **Residential Density**

54. The proposed residentially density is grossly in excess of the maximum allowed in the London Plan or Islington's Local Plan, even allowing for good access to public transport. The London Plan allows for a range of 650 - 1,100 habitable rooms per hectare in areas of excellent public transport, and recommends that the maximum should only be exceeded where social infrastructure, open space and play facilities are adequate.

55. With 187 habitable rooms in the proposed scheme, the residential density will be around 2,000 habitable rooms per hectare, almost double the recommended maximum. This super-high density is not mitigated by generous provision of public open space. Indeed there is a complete lack of open space in the scheme itself and an existing deficiency in the local area.

56. The density proposed is enormously greater than existing residential densities in the area, including Great Arthur House, the whole of the Golden Lane Estate and the nearby Peabody estate.

57. It should be noted that in pre-application discussions between the City and Islington Housing Departments, it was agreed that the mix of unit sizes and apportionment to each authority would apply in a scheme of only 40 units, if that was a consequence of planning or other unforeseen development restrictions. A smaller, less dense, scheme has therefore been contemplated.

#### **Residential Mix and Tenure**

58. While the provision of 66 new units of social rented housing may seem highly desirable, this must be considered in the context of recent decisions nearby within the City of London. The planning approval in May 2017 for the redevelopment of Bernard Morgan House permits the replacement of a block which previously provided 120 affordable housing units for key workers (police officers) by a new residential block of 99 private flats with no affordable housing. A sum of £ 4.5 million is included in a Section 106 agreement to fund off-site provision, presumably contributing to some of, but by no means all, the housing proposed on the Richard Cloudesley School site. Care must be taken therefore in how many boxes are ticked in terms of meeting targets for affordable housing by the two boroughs. Under normal circumstances, the 99 private flats approved at Bernard Morgan House should fund 66 affordable units off site. Taking the two sites together it would appear that the Richard Cloudesley School site merely meets the off-site requirements of the proposed redevelopment of Bernard Morgan House. Overall, it still falls short of the affordable housing that Bernard Morgan House previously provided. If social housing were being provided on the Bernard Morgan House, then there might be less of an argument to put so much on the Richard Cloudesley School site.

59. The mix of units provides a considerable number of 2 and 3 bed units, potentially accommodating children. None of these units have gardens, and only have balconies of limited size. Perhaps because of overlooking issues with the school at the lower levels, and the arrangement of deck access, the balconies to the 3 bed units face east, and so receive no afternoon sun.

60. The Finsbury Local Plan 2013 highlighted the need for socially rented family homes in the area, but it is highly questionable whether it is right to provide these in a slab block of such high density or with so little play space.

61. The applicant's Design and Access Statement notes that the position and design of the housing has been so arranged because they 'need to be marketable with their own distinct address.' Presumably the flats will not, in fact, be marketable.

#### **Open Space and trees**

62. Despite the requirements of the Finsbury Plan, the proposals make no contribution to the provision of additional public open space in the area. The area is already deficient in open space, and the only nearby facility, Fortune Street Park, is heavily used, including by children from the Golden Lane Campus. Islington Council's Parks Department and the Friends of Fortune Street Park made strong objections to the City Corporation regarding the adverse impacts on the park of the proposed redevelopment of Bernard Morgan House, objections that were completely ignored.

63. The applicant's Planning Statement states that, using the GLA's planning guidance, an area of 430 square metres of separate children's play space should be provided for the residential element of the scheme. No such space is provided. The excuse given is that 'the site is heavily constrained in terms of the available area.' It is symptomatic of the overdevelopment of the site.

64. There is perhaps an assumption by the City that the new residential block can be regarded as an 'extension' of the Golden Lane Estate, and that the additional residents will be entitled to share its existing private facilities. The applicant's Design and Access Statement labels the spaces within the Golden Lane Estate as 'public', when in fact they are semi-private, for the benefit of the residents of the Estate. The over-used Fortune Street Park is the only public open space in the immediate vicinity of the site.

65. The proposal involves the needless loss of existing semi-mature trees in the south-west corner of the site. These silver birch and cherry trees are an important amenity in an area where there are few trees. They are appropriate for their situation, are in good health and have a reasonable life-expectancy. This is confirmed by Appendix 3 of the applicant's Tree Report, which confirms that all the existing trees have a future life span of 10+ or 20+ years. They should be retained. The proposed replanting of young trees will not be adequate compensation.

66. The applicant's suggestion that it is retaining existing mature plane trees in Baltic Street is a spurious claim, as they are beyond the application and development site.

67. The location of the kitchens and double-height sports hall in the south-west corner of the site will have a detrimental impact on the adjacent Golden Lane Estate allotments in terms of shadowing.

## **Public Realm and Permeability**

68. A considerable part of the ground floor to Golden Lane is made up of access gates to refuse storage, utilities and a substation, providing an extremely unappealing frontage for pedestrians. The school entrance will be busy at the beginning and end of the school day, but completely dead at other times. Security of schools is a major issue, understandably preventing any sense of permeability or visual access into the site.

69. Despite the City of London's intention to improve the public realm along Golden Lane, following its area development strategy produced by Publica, the ground floor uses do little to produce an animated frontage outside school opening and closing times.

70. The proposed public access to the community use of the hall is down a narrow alleyway next to Hatfield House. It is a tortuous and uninviting route. The hall itself in its proposed position contributes nothing to the public realm. It would be far better to locate the multi-purpose hall on the Golden Lane frontage, where it might contribute to the vitality of the street.

## **Sustainability**

71. While the new buildings themselves are designed to comply with current requirements for sustainability, the most questionable consequence of the proposal is traffic generated by the new school. The normal requirement for primary schools in urban areas is that pupils should be able to walk to and from home. A school should thus be located within the catchment area for the pupils it will serve. There is no evidence that this will be the case with the proposed school here. The existing Golden Lane Campus provides infant and primary places for the local catchment area and special needs places for a wider area. The applicant's Travel Plan makes an assumption that all the pupils will be live very close to the school and thus be able to walk, accompanied by a parent or guardian. However there is a strong possibility that pupils at the proposed new school will not all live within walking distance and will be driven by bus or car.

72. The proposal involves the loss of existing garages which are part of the Golden Lane Estate and which currently provide valuable parking for disabled residents. There is no proposal to replace this.

## **BALANCE OF HARM AGAINST PUBLIC BENEFITS**

73. The proposals cause harm to designated heritage assets, notably the setting of the Golden Lane Estate and the St Luke's Conservation Area. Some residents of the Golden Lane Estate will argue that the harm is substantial, invoking consideration under Paragraph 133 of NPPF. Others may argue that the degree of harm is less than substantial, triggering consideration under Paragraph 134 of NPPF. In either case, the local planning authority is required to weigh or balance the harm caused against the public benefits achieved by the proposal.

74. It should also be noted that while it has been held that 'substantial' harm might require the virtual destruction of the significance of a designated heritage asset, the implication is that 'less than substantial' harm can involve very serious harm to the asset. In all cases, it has been held that when balancing harm against public benefit, heritage matters should be given very considerable weight. The Planning Act requires that 'special' care be given to conserving and enhancing the historic environment.

75. In addition the claims of the applicant that the proposals will provide significant public benefits need to be examined in detail.

#### Provision of school

76. While it is the case that Islington's population is increasing, resulting in a need for more school places, it is far from evident that Golden Lane is the right location. New primary school provision should have regard to the greatest concentrations of family housing. The recent creation of the Golden Lane Campus, comprising the redevelopment and enlargement of the former Prior Weston School, has already created a very sizeable new primary education facility in the immediate vicinity of the site. The Golden Lane Campus already accommodates in the order of 800 pupils. The school in Moreland Street has also been significantly enlarged recently. Given the location of the site on the very edge of borough, it is doubtful that the site successfully meets identified educational need within the London Borough of Islington.

77. There is no convincing evidence that either population levels or numbers of children of primary school age are rising significantly within the City of London, and certainly not to a level that justifies a new two-form entry school.

#### Provision of Housing

78. The proposal includes 66 new social rented housing units, which is welcomed by Islington. In reality it does little more than meet the City of London's affordable housing obligations, providing off-site provision conveniently outside the borough, for luxury residential developments within it. The excessive density of development and lack of amenity space places a major question mark over the quality and suitability of the accommodation provided, particularly for family housing.

#### Provision of Community Facilities

79. It is intended that the multi-purpose school sports hall will be available for community use. However the hall is poorly located for public access, and makes no contribution to the public realm. The hall cannot be regarded as an adequate alternative to public open space and external play space. Nor is it clear what the community demand for the hall will be, given that there are existing community hall facilities nearby. Given its location, tucked away at the back corner of the school site, rather than facing the Golden Lane frontage, it remains unclear how it will be used and managed by the wider community.

### OPTIMUM VIABLE USE

80. Paragraph 134 of NPPF requires that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'. National Planning Policy Guidance 2014 suggests that the issue of Optimum Viable Uses should include consideration as to whether an alternative scheme or proposal might cause less harm whilst also achieving equal or greater public benefits, even if that scheme is not the most profitable.

81. It is surely the case that a less dense development, achieving fewer but higher quality housing units, together with the provision of new public open space, better public realm and a multi-purpose hall that is more accessible to the community would result in a far better balance of public benefit against harm caused, and would enhance the local area rather than putting it under great stress.

## CONCLUSION

82. The proposed redevelopment of the Richard Cloudesley School in Golden Lane will cause very serious harm to the significance of the designated heritage assets that comprise the Golden Lane Estate and the St Luke's Conservation Area. It is considered that this harm should be accorded very great weight.

83. The excessive development of the site will bring further pressure to bear on existing over-stretched local facilities, notably the Fortune Street Park.

84. Although the scheme does provide public benefits from the point of view of the London Borough of Islington in terms of social housing, this provision should be seen in the context of the City of London trying to meet its own obligations to provide social housing, but seeking to do this outside its own boundaries. The effective loss of affordable housing units for key workers at Bernard Morgan House (within the City) should be taken into consideration. The overall net gain in affordable housing is marginal.

85. The very high density and lack of external garden or play space makes the quality of the family housing highly questionable.

86. The school might be seen as a public benefit, but the location of this new facility is debatable, given that the demand for new school places is not local. It is highly likely that many pupils will need to be driven considerable distances from their homes to the new school, which is unsustainable and undesirable in terms of community cohesion.

87. The proposed community use is poorly located in terms of independent public access.

88. Overall it is considered that the benefits do not outweigh or justify the harm caused. It is considered that the site should be redeveloped more sympathetically, with less harmful impact on the heritage assets and on the amenities of neighbouring residents whilst achieving equal benefits. In its current form the planning applications should be refused.

**Alec Forshaw**  
**August 2017**

### **The Author**

Alec Forshaw (MRTP, IHBC) worked as a town planning, urban designer and conservation officer with the London Borough of Islington from 1975 to 2007. He appeared as an expert witness at the 2014 Public Inquiries on Smithfield Market and the Liverpool Welsh Streets. He lectures, campaigns and acts as a trustee in a volunteer capacity for many heritage organisations, including the Victorian Society, the 20<sup>th</sup> Century Society, the Heritage of London Trust, the Churches Conservation Trust, SAVE Britain's Heritage and the Islington Building Preservation Trust. He is the author of *Smithfield, Past, Present and Future* (2015), *1970s London* (2012), *Twentieth Century Buildings in Islington* (2001) and *New City: Contemporary Architecture in the City of London* (March 2013), and co-author of *The Barbican: Architecture and Light* (2015).



## Devlia, Neel

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**From:** Hassall, Pam  
**Sent:** 14 September 2017 11:14  
**To:** Linford, Catherine  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

Printed and tick removed

**From:** PLN - Comments  
**Sent:** 12 September 2017 21:34  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:33 PM on 12 Sep 2017 from Mrs Amra Vainio.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Amra Vainio  
**Email:**  
**Address:** Defoe House Barbican London

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer made comments in support of the Planning Application  
**Reasons for comment:**

**Comments:** There is a need for additional state school places in the City and I fully support the new school being built on the site.

**Adjei, William**

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**From:** COL - Contact Centre  
**Sent:** 11 September 2017 11:17  
**To:** Pln - CC - Development Dc  
**Subject:** FW: PLN FW: 17/00770/FULL COL:05099719  
**Attachments:** Colpai Objections.pdf; ATT00001.htm

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**From:** Damon Mannion [REDACTED]  
**Sent:** 11 September 2017 08:14  
**To:** PlanningQueue  
**Subject:** 17/00770/FULL

Dear Sir

I am writing to you to object, as a nearby owner and resident, in the strongest possible terms to the proposed redevelopment of the former Richard Cloudesley School and associated buildings as defined in the planning applications referenced above.

I have attached a detailed set of objections, please note especially, points 25 and 27 through 81 inclusive and the summary statements, points 82 to 88 inclusive.

Beyond these objections, I add that:

- Significant safety concerns for the children who would, most likely, have have to be driven to the school - that amount of traffic and small children with limited pavements risk serious injury or worse.
- Doubts as to the safety of any high risk accommodation, particularly one of such high density as proposed, given the recent tragedy at Grenfell Tower.

Regards

Damon Mannion

Flat 15  
5 Garrett Street  
London  
EC1Y 0TT

**ACKNOWLEDGED**



# **APPRAISAL OF COLPAI BY ALEC FORSHAW**

## **AN INDEPENDENT APPRAISAL OF PROPOSALS FOR THE RICHARD CLOUDSLEY SCHOOL, GOLDEN LANE EC1**

**L.B. Islington Planning Application Ref: P2017/2961/FUL**

**City of London Planning Application Ref: 17/00770/FULL**

Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation, erection of a 3 storey building with rooftop play area (Class D1) (2300.5 sqm GEA) and a single storey school sports hall (Class D1) (431 sqm GEA) to provide a two-form entry primary school, erection of a 14 storey building to provide 66 social rented units (Class C3) (6135 sqm GEA), landscaping and associated works. Duplicate application submitted to the City of London as part of the site falls within the City.

### **Brief Description of Proposals**

1. The scheme proposes the comprehensive redevelopment of the former Richard Cloudesley School and part of the north edge of the Golden Lane Estate, comprising a mixed use scheme to provide a new two-form primary school (the City of London Primary Academy), plus nursery provision, together with a new block of housing facing Golden Lane.
2. The school comprises an L-shaped three storey classroom range plus a screened rooftop play ground which effectively creates a scale of four storeys. In addition there is a single storey double-height hall on the south side.
3. The residential block occupies the frontage to Golden and rises to 14 storeys in height for most of its length, and comprises 66 flats.
4. The site straddles two boroughs. While the majority of the site lies within the London Borough of Islington, the southern edge of the site encroaches into the City of London. Planning applications are therefore being made to both local authorities by the applicant who is the City of London Corporation.

### **Method of Appraising the Proposals**

5. This document appraises the current proposals in terms of its various impacts on designated and undesignated heritage assets, and assesses its merits against the following material considerations:
  - National Planning Policy Framework March 2012
  - National Planning Policy Guidance March 2014
  - The London Plan 2016
  - London Borough of Islington Local Plan 2013
  - Finsbury Local Plan (Area Action Plan for Bunhill and Clerkenwell) 2013
  - St Luke's Conservation Area Guidelines
  - City of London Local Plan 2015
  - City of London Golden Lane Estate Supplementary Planning Guidance 2013

## **THE SITE, THE HERITAGE ASSETS AND THEIR CONTEXT**

6. The majority of the site includes the former Richard Cloudesley School, built in the early 1970s as a special needs school for the London Borough of Islington. This was constructed on land that had previously been occupied by buildings on the south side of Hatfield Street and the north side of Basterfield Street, which had run west of Golden Lane, parallel to Baltic Street before the war. The older buildings here and further south had been bombed and cleared after the war to provide an area for comprehensive redevelopment which included the Barbican and Golden Lane sites.

7. The existing school buildings, now vacant, are low-rise, and in a modernist style with distinctively angled pitched roofs. The frontage to Baltic Street retains brick boundary walls from the old Board School playground.

### **Golden Lane Estate**

8. The site lies immediately to the north of the Golden Lane Estate, and includes part of the original curtilage of the Estate, presumably with the intention of creating a straight southern boundary and a larger development site. The Golden Lane Estate, designed and constructed between 1952 and 1960 by Chamberlin Powell and Bon, is a Designated Heritage Asset of exceptional significance and importance. It is recognised as one of the best and most influential post-war housing estates in Britain and is statutorily listed Grade II, and partly Grade II\* (the Crescent House frontage to Goswell Road).

9. The Golden Lane Estate originally lay within the Metropolitan Borough of Finsbury, which became part of the London Borough of Islington in 1965, but following the boundary changes of 1994 was transferred into the City of London. This appeared to make some sense at the time, as the Golden Lane Estate was owned and managed by the City Corporation, and still is.

10. A petition of some 767 signatures has been presented to the City Corporation requesting the designation of a new conservation area to include the Golden Lane Estate and neighbouring sites including Bernard Morgan House, and the Corporation have agreed to investigate this and report back.

### **St Luke's Conservation Area**

11. The site lies partly within the St Luke's Conservation Area, first designated by the London Borough of Islington in 1975 but substantially extended in 2002. The Conservation Area includes the 1888 Board School in Baltic Street, now occupied by the London College of Fashion. The western end of the original curtilage of the Board School, beyond the school keeper's house is within the application site, including the brick school playground boundary walls.

12. The former school is a particularly fine example of its type designed under the direction of the London County Council architect E.R. Robson. It has an impressive north elevation facing Baltic Street, with an expressive gable visible along Honduras Street, but also boasts a fine southern elevation in the form a broad curving bay. This was always intended to be seen by the public from the street, facing as it originally did onto the north side of Hatfield Street, which had buildings only on its southern side. The southern elevation of the Board School remains clearly visible from Golden Lane and contributes very positively to the character and appearance of the area.

13. The part of the St Luke's Conservation Area which is close to the application site is characterised by primarily late 19<sup>th</sup> century commercial buildings, former warehouses, mainly 3 or 4 storeys in height. The buildings on the corner of Baltic Street and Golden Lane are particularly good examples and together with the school, make an important contribution to the character and appearance of the conservation area.

14. Particular care has been taken by the local planning authority over the last twenty years in controlling roof extensions in this part of the conservation area. Roof extensions on existing three or four storey buildings in Golden Lane, Banner Street, Garret Street and elsewhere have been modestly scaled and set back from the street frontage to minimise their impact.

15. The only tall building within the St Luke's Conservation Area is the tower and spire of St Luke's Church, which is a significant historic landmark. The top of the tower, with its unusual taper and extraordinary weather-vane can be seen from Fann Street, south of the Golden Lane Estate, across the top of Basterfield House.

## **POLICY CONTEXT**

### **National Planning Policy Framework**

16. Various parts of NPPF are relevant to the development of the site, including a requirement for good design and sustainable development, provision of good quality housing, and policies on conserving and enhancing the historic environment.

### **The London Plan 2016**

17. The London Plan provides an important context for housing standards, density of development and the paramount importance of good design.

### **Local Development Framework**

18. Islington's Local Plan provides guidance on the suitable locations for tall buildings across the Borough. The application site is not an area that has been identified by Islington Council as being appropriate for high buildings. It does not form part of or lie close to the cluster of tall buildings around the Old Street roundabout and the adjacent part of City Road, or the clusters around City Road Basin or Chiswell Street. These locations for existing and new tall buildings are a long way from the application site, and have no visual connection.

### **The Finsbury Local Plan 2013**

19. The site lies within an area identified in Figure 17 of the Finsbury Local Plan where a building height of around 6 storeys would be appropriate. Policy BC9 makes it clear that "the existence of a tall building in a particular location will not of itself justify its replacement with a new tall building on the same site or in the same area".

20. The site is allocated as Site BC34 in the Finsbury Local Plan which makes specific proposals for future development of the Richard Clousdesley School site. It notes that the previous school function will be fully incorporated within the Golden Lane Campus, and recommends that the site is redeveloped to provide housing, open space and play facilities. It states that any new buildings should be sensitively designed to minimise impacts on neighbouring residential buildings, and that proposals should conserve and enhance heritage assets, including the neighbouring locally listed buildings to the north, the Golden Lane Estate, and the St Luke's Conservation Area.

21. The site also falls within an area of deficiency in access to nature. The Finsbury Local Plan states that public open space should be provided to offset the loss of playground space and to relieve pressure on Fortune Street Park.

#### **Conservation Area Policies**

22. Policies for the St Luke's Conservation Area stipulate that new buildings and extensions to existing buildings, should conform to the height, scale and proportions of existing buildings in the immediate area, using materials sympathetic to the character of the area in terms of colour and texture

#### **Golden Lane Estate Listed Building Management Guidelines Supplementary Planning Guidelines 2013**

23. This important document, produced jointly by English Heritage (now Historic England) and the City of London Corporation, and adopted by the City Corporation as SPG in 2013, stresses the holistic significance of the Golden Lane Estate. "The Estate should be appreciated in its entirety: not only for its various components but also for its setting within the surrounding urban fabric. The views from and into the Estate have become important, and part of its special interest lies in its relationship with adjoining buildings. Their height, scale, mass form, materials and detailing could, for example, have an impact on that special interest. Any development on the immediate boundaries of the listed area should take into account the significance of the Estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the Estate as a whole. The relevant local authority should, therefore, take into account the significance of the Estate's setting to its special architectural interest when considering any developments on the immediate boundary of the Estate."

## **EVALUATION OF PROPOSALS**

#### **Demolition**

24. The existing Richard Cloudesley School buildings are of some interest as an example of the typology of low-rise primary schools built in Islington by the Inner London Education Authority (ILEA) in the late 1960s/early 1970s following the Plowden Report 1965 which recommended a domestic scale - 'little buildings for little people'. It is acknowledged however that the original special needs educational use of the buildings has ceased, and been relocated nearby in the Golden Lane Campus. Redevelopment is acceptable, in principle.

25. The proposal involves the demolition of part of the original Board School boundary wall on Baltic Street, west of the former School House, which is regrettable and avoidable, at least in its totality.

#### **Archaeology**

26. The site lies within the Moorfields Archaeological Priority Area, and there is potential for significant archaeology on the site, a short distance outside the Roman city walls. It seems most unlikely that a thorough investigation of the site was carried out after the war. At the very least, a watching brief is required while demolition, excavations and foundation works are being carried out on any new development.

#### **Scale and Massing of New Buildings**

27. The proposed residential block rises to a height of 46 metres above ground level, which makes it a tall building in policy terms, well over the threshold of 30 metres. The site lies outside an area where tall buildings are either promoted or considered appropriate, and thus presents a fundamental conflict with policy.

28. Islington's policy on tall buildings does potentially allow exceptions where there are exceptional or outstanding design merits for the proposal. That is very definitely not the case with the current proposal, which breaks almost every principle of good urban design.

29. The scale and height of the residential block poses serious challenges to the existing townscape and historic environment. It will be extremely dominant in the immediate and wider urban context. In terms of the conservation area it will challenge the scale and dominance of the spire of St Luke's Church (Grade I listed), which is the main landmark in the area. It will have a hugely detrimental impact on the listed Golden Lane Estate.

30. While there are post-war residential slabs to the south and south-east of the site, it is significant that none of these lie immediately on the back edge of any existing street line, but are set back and located within substantial areas of open space, following Corbusian principles. All the blocks on the east side of Golden Lane, with the exception of the very narrow six-storey No.88, are well set back from the street, so that their impact is reduced. Most of the Peabody Estate buildings are 6 or 7 storeys, very similar to the lower blocks of the Golden Lane Estate. The 13 storey Peabody Tower is well set back from the street, behind a well-planted garden.

31. An argument is put forward by the applicant that the proposed residential slab relates to and replicates the mass of Great Arthur House, and thus acts as a natural and acceptable 'extension' to the Golden Lane Estate. The argument shows a complete failure to understand the master plan and overall layout of the Golden Lane Estate. Great Arthur House is the centre-piece of the estate, oriented north-south and carefully placed as part of the orthogonal estate layout so that the width of the open areas to its east and west were equal to or greater than the height of the block. Put more simply, Great Arthur House could be laid down on its side in either direction in the communal spaces to its east or west. For Chamberlin Powell and Bon, the spaces between the buildings were as important as the buildings themselves.

32. By contrast, the proposed tower on the application site (actually taller than the residential element of Great Arthur House excluding its sculpted roof element), has no space around it to ameliorate or soften its massive bulk. The proposed residential slab is positioned so as to rise hard up against the existing pavement, both denying it any space in which to stand, and resulting in an over-bearing impact on the street.

33. While it may have been accepted by the City of London within its 'cluster' of tall commercial buildings in the eastern part of the City that these might rise vertically from the back-edge of pavement (e.g. the Bishopsgate Tower), producing a New York-style canyon effect, this is not a premise that should be remotely acceptable in a residential or mixed residential/commercial area.

34. The urban design and heritage consultants for the applicant presume that because there are some tall buildings within the vicinity of the site then there is a straightforward case for allowing another. It is a false and self-serving argument. If repeated elsewhere in Islington it could be used to justify towers anywhere in the borough, for example at Highbury Corner (next to Dixon Clark Court), Clerkenwell (next to Michael Cliffe House) or in King's Cross (next to Bevin Court).



35. In terms of the application site the very tall Barbican towers are a considerable distance away. Indeed when viewed from the east side of Golden Lane between Garret Street and Banner Street the Barbican towers appear to be a similar height to Great Arthur House. This also happens to be one of the best public views of the ensemble of the listed Barbican towers and Great Arthur House, with the low-rise elements of the Golden Lane Estate in the foreground. The proposed residential slab will block this view. It will be overpoweringly prominent in views along Golden Lane, from Old Street in the north and approaching from the south from Beech Street. It will rise dramatically above the existing low-rise blocks of Basterfield House, Stanley Cohen House, Bowater House and Bayer House.

36. From within the Golden Lane Estate the new slab will loom over Basterfield House when viewed from the communal open space to its south. The size and proximity of the new residential block will have a very detrimental impact on the appearance and setting of the Golden Lane Estate. It will destroy the prominence of Great Arthur House as the focus of the Golden Lane Estate.

37. Overall, the proposals cause very serious harm to the setting of the Golden Lane Estate, and run completely contrary to the principles involved in its original layout. The Golden Lane Estate Listed Building Management Guidelines are admirable in extolling the high importance of the Estate, its layout and its setting. Given that English Heritage was a contributor and co-author of the Guidelines, it is extraordinary that the current advice of Historic England appears to pay them little attention.

38. From within the St Luke's Conservation Area the proposed residential block will be very dominant, rising above the gable of the former Board School in Baltic Street when viewed from Old Street along the length of Honduras Street. The contrast in scale between the new slab and the commercial buildings in the conservation area will be extreme, a juxtaposition which Chamberlin Powell and Bon handled with far greater sensitivity and understanding with the design of Hatfield House.

39. Similarly the view westwards along Banner Street from Whitecross Street will be dominated by the proposed new block on the west side of Golden Lane, belittling the scale of buildings within the conservation area on the north side of Banner Street.

40. The new frontage to Golden Lane will block existing views of the fine south elevation of the Board School. Only a limited side-on view will remain visible in the narrow gap left in the Golden Lane frontage. The applicant's argument in paragraph 7.148 of its Planning Statement that the new residential building will improve the setting of the locally listed buildings 'by removing a gap' and 'providing a better townscape context' is extremely unconvincing. The locally listed buildings will be simply dwarfed by the proposals.

41. The view of St Luke's spire currently visible from Fann Street will be lost, obstructed by the proposed new residential block.

42. The scale of the new L-shaped school block is also not inconsiderable, slightly higher than the Victorian Board School which it abuts, and equal in height to Hatfield House. Even without the residential element, the new school on its own would present a sizeable addition to the townscape.

## Design

43. It is telling that the applicant has chosen to attempt to differentiate the tall element of the residential block by placing it on a podium (although neither the tower or podium are set back from the pavement edge building line). The podium block, in dark materials, attempts to be sympathetic with the architectural language of Basterfield and Stanley Cohen Houses, as if to concede that this is an appropriate scale and design for the street. The attempt to 'disguise' the tall element by using paler colours, as if it might somehow disappear or recede from view, is an unconvincing and unsuccessful device.

44. In terms of being an 'outstanding' or 'exceptional' design, which might justify a major departure from tall buildings policy, there is nothing to indicate this is the case. Islington Council's Design Review Panel considered the scheme three times at pre-application stage and has raised each time serious concerns about the design and massing. At its last review in May 2017 members of the Panel continued to raise concerns regarding the height and dominance of the residential development on the street scene, particularly in views from Old Street and Banner Street. The Panel felt that the architectural expression was unresolved and did not sit well as currently proposed.

45. There is also a fundamental point that the mass, bulk and scale of the proposed residential block is so flawed that no amount of tinkering with design details or materials will alleviate its adverse impact.

## Impact on adjoining residential amenity

46. The proximity of the new residential block has a highly detrimental impact on the outlook and overshadowing of existing flats in Basterfield House. Even though the 4<sup>th</sup>-13<sup>th</sup> floor element of the block has been moved away from the southern boundary of the site, the four storey element, taller than Stanley Cohen House, will have a major impact.

47. Information provided by the applicant (paragraphs 7.194 and 7.195 of the Planning Statement) states that the existing recessed rooms of Basterfield House and Hatfield House will be adversely affected by the proposals. The Statement 'blames' this on the presence of the original balconies and projections, suggesting that if these did not exist then there would not be a problem. It is a ludicrous argument, as they are clearly part of the listed building. Any reduction in day-lighting to existing habitable rooms should be avoided.

48. The school hall, dining room and kitchen, located on the southern boundary of the site will also have a detrimental impact on the western end of Basterfield House.

## Land Use

49. Mixed school and residential development has been done before in Islington, notably in King Henry's Walk and Hungerford Road/York Way, but inevitably involves compromise on the part of both elements. Particularly issues of concern are overlooking of classrooms and play areas from residential properties, and the provision of adequate amenity and play space for both. The proposal to accommodate a two-form entry primary and infant school together with a large amount of housing appears to be over-ambitious, resulting in a gross over-development of a comparatively small site (0.4 hectares). It is telling that the applicant's Design and Access Statement lists its first 'Design Principle' as maximising the development of the site.

## The School

50. The combined two-form entry and nursery provision will accommodate 458 children. This in itself is an enormous intensification in educational use over the previous school on the site. The scale of the new school buildings is significant, equal to the Board School adjacent.

51. The proposed location of the sports hall and kitchens along the south-west edge of the site has an undesirable impact on the residents of Basterfield House. The building is 3.5 metres tall along the boundaries of the site, comprising an increase in what is currently there. The main part of the hall is 5.5 metres in height, and although set back by two metres from the boundary, will remain very close to the Basterfield House flats.

52. Venting of smells from the kitchens might also have a negative impact on nearby flats.

53. The rooftop playground is screened by a wall in an attempt to contain noise, but the open playground areas are not and will likely be a major source of noise, which will be very difficult to contain. The noise assessment report produced by the applicant appears to have ignored this aspect of the scheme. The only mention of noise mitigation measures in the applicant's report is the 'quiet teaching space' near Hatfield House.

#### **Residential Density**

54. The proposed residential density is grossly in excess of the maximum allowed in the London Plan or Islington's Local Plan, even allowing for good access to public transport. The London Plan allows for a range of 650 - 1,100 habitable rooms per hectare in areas of excellent public transport, and recommends that the maximum should only be exceeded where social infrastructure, open space and play facilities are adequate.

55. With 187 habitable rooms in the proposed scheme, the residential density will be around 2,000 habitable rooms per hectare, almost double the recommended maximum. This super-high density is not mitigated by generous provision of public open space. Indeed there is a complete lack of open space in the scheme itself and an existing deficiency in the local area.

56. The density proposed is enormously greater than existing residential densities in the area, including Great Arthur House, the whole of the Golden Lane Estate and the nearby Peabody estate.

57. It should be noted that in pre-application discussions between the City and Islington Housing Departments, it was agreed that the mix of unit sizes and apportionment to each authority would apply in a scheme of only 40 units, if that was a consequence of planning or other unforeseen development restrictions. A smaller, less dense, scheme has therefore been contemplated.

#### **Residential Mix and Tenure**

58. While the provision of 66 new units of social rented housing may seem highly desirable, this must be considered in the context of recent decisions nearby within the City of London. The planning approval in May 2017 for the redevelopment of Bernard Morgan House permits the replacement of a block which previously provided 120 affordable housing units for key workers (police officers) by a new residential block of 99 private flats with no affordable housing. A sum of £ 4.5 million is included in a Section 106 agreement to fund off-site provision, presumably contributing to some of, but by no means all, the housing proposed on the Richard Cloudesley School site. Care must be taken therefore in how many boxes are ticked in terms of meeting targets for affordable housing by the two boroughs. Under normal circumstances, the 99 private flats approved at Bernard Morgan House should fund 66 affordable units off site. Taking the two sites together it would appear that the Richard Cloudesley School site merely meets the off-site requirements of the proposed redevelopment of Bernard Morgan House. Overall, it still falls short of the affordable housing that Bernard Morgan House previously provided. If social housing were being provided on the Bernard Morgan House, then there might be less of an argument to put so much on the Richard Cloudesley School site.

59. The mix of units provides a considerable number of 2 and 3 bed units, potentially accommodating children. None of these units have gardens, and only have balconies of limited size. Perhaps because of overlooking issues with the school at the lower levels, and the arrangement of deck access, the balconies to the 3 bed units face east, and so receive no afternoon sun.

60. The Finsbury Local Plan 2013 highlighted the need for socially rented family homes in the area, but it is highly questionable whether it is right to provide these in a slab block of such high density or with so little play space.

61. The applicant's Design and Access Statement notes that the position and design of the housing has been so arranged because they 'need to be marketable with their own distinct address.' Presumably the flats will not, in fact, be marketable.

### **Open Space and trees**

62. Despite the requirements of the Finsbury Plan, the proposals make no contribution to the provision of additional public open space in the area. The area is already deficient in open space, and the only nearby facility, Fortune Street Park, is heavily used, including by children from the Golden Lane Campus. Islington Council's Parks Department and the Friends of Fortune Street Park made strong objections to the City Corporation regarding the adverse impacts on the park of the proposed redevelopment of Bernard Morgan House, objections that were completely ignored.

63. The applicant's Planning Statement states that, using the GLA's planning guidance, an area of 430 square metres of separate children's play space should be provided for the residential element of the scheme. No such space is provided. The excuse given is that 'the site is heavily constrained in terms of the available area.' It is symptomatic of the overdevelopment of the site.

64. There is perhaps an assumption by the City that the new residential block can be regarded as an 'extension' of the Golden Lane Estate, and that the additional residents will be entitled to share its existing private facilities. The applicant's Design and Access Statement labels the spaces within the Golden Lane Estate as 'public', when in fact they are semi-private, for the benefit of the residents of the Estate. The over-used Fortune Street Park is the only public open space in the immediate vicinity of the site.

65. The proposal involves the needless loss of existing semi-mature trees in the south-west corner of the site. These silver birch and cherry trees are an important amenity in an area where there are few trees. They are appropriate for their situation, are in good health and have a reasonable life-expectancy. This is confirmed by Appendix 3 of the applicant's Tree Report, which confirms that all the existing trees have a future life span of 10+ or 20+ years. They should be retained. The proposed replanting of young trees will not be adequate compensation.

66. The applicant's suggestion that it is retaining existing mature plane trees in Baltic Street is a spurious claim, as they are beyond the application and development site.

67. The location of the kitchens and double-height sports hall in the south-west corner of the site will have a detrimental impact on the adjacent Golden Lane Estate allotments in terms of shadowing.

## **Public Realm and Permeability**

68. A considerable part of the ground floor to Golden Lane is made up of access gates to refuse storage, utilities and a substation, providing an extremely unappealing frontage for pedestrians. The school entrance will be busy at the beginning and end of the school day, but completely dead at other times. Security of schools is a major issue, understandably preventing any sense of permeability or visual access into the site.

69. Despite the City of London's intention to improve the public realm along Golden Lane, following its area development strategy produced by Publica, the ground floor uses do little to produce an animated frontage outside school opening and closing times.

70. The proposed public access to the community use of the hall is down a narrow alleyway next to Hatfield House. It is a tortuous and uninviting route. The hall itself in its proposed position contributes nothing to the public realm. It would be far better to locate the multi-purpose hall on the Golden Lane frontage, where it might contribute to the vitality of the street.

## **Sustainability**

71. While the new buildings themselves are designed to comply with current requirements for sustainability, the most questionable consequence of the proposal is traffic generated by the new school. The normal requirement for primary schools in urban areas is that pupils should be able to walk to and from home. A school should thus be located within the catchment area for the pupils it will serve. There is no evidence that this will be the case with the proposed school here. The existing Golden Lane Campus provides infant and primary places for the local catchment area and special needs places for a wider area. The applicant's Travel Plan makes an assumption that all the pupils will be live very close to the school and thus be able to walk, accompanied by a parent or guardian. However there is a strong possibility that pupils at the proposed new school will not all live within walking distance and will be driven by bus or car.

72. The proposal involves the loss of existing garages which are part of the Golden Lane Estate and which currently provide valuable parking for disabled residents. There is no proposal to replace this.

## **BALANCE OF HARM AGAINST PUBLIC BENEFITS**

73. The proposals cause harm to designated heritage assets, notably the setting of the Golden Lane Estate and the St Luke's Conservation Area. Some residents of the Golden Lane Estate will argue that the harm is substantial, invoking consideration under Paragraph 133 of NPPF. Others may argue that the degree of harm is less than substantial, triggering consideration under Paragraph 134 of NPPF. In either case, the local planning authority is required to weigh or balance the harm caused against the public benefits achieved by the proposal.

74. It should also be noted that while it has been held that 'substantial' harm might require the virtual destruction of the significance of a designated heritage asset, the implication is that 'less than substantial' harm can involve very serious harm to the asset. In all cases, it has been held that when balancing harm against public benefit, heritage matters should be given very considerable weight. The Planning Act requires that 'special' care be given to conserving and enhancing the historic environment.

75. In addition the claims of the applicant that the proposals will provide significant public benefits need to be examined in detail.

### **Provision of school**

76. While it is the case that Islington's population is increasing, resulting in a need for more school places, it is far from evident that Golden Lane is the right location. New primary school provision should have regard to the greatest concentrations of family housing. The recent creation of the Golden Lane Campus, comprising the redevelopment and enlargement of the former Prior Weston School, has already created a very sizeable new primary education facility in the immediate vicinity of the site. The Golden Lane Campus already accommodates in the order of 800 pupils. The school in Moreland Street has also been significantly enlarged recently. Given the location of the site on the very edge of borough, it is doubtful that the site successfully meets identified educational need within the London Borough of Islington.

77. There is no convincing evidence that either population levels or numbers of children of primary school age are rising significantly within the City of London, and certainly not to a level that justifies a new two-form entry school.

### **Provision of Housing**

78. The proposal includes 66 new social rented housing units, which is welcomed by Islington. In reality it does little more than meet the City of London's affordable housing obligations, providing off-site provision conveniently outside the borough, for luxury residential developments within it. The excessive density of development and lack of amenity space places a major question mark over the quality and suitability of the accommodation provided, particularly for family housing.

### **Provision of Community Facilities**

79. It is intended that the multi-purpose school sports hall will be available for community use. However the hall is poorly located for public access, and makes no contribution to the public realm. The hall cannot be regarded as an adequate alternative to public open space and external play space. Nor is it clear what the community demand for the hall will be, given that there are existing community hall facilities nearby. Given its location, tucked away at the back corner of the school site, rather than facing the Golden Lane frontage, it remains unclear how it will be used and managed by the wider community.

## **OPTIMUM VIABLE USE**

80. Paragraph 134 of NPPF requires that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use'. National Planning Policy Guidance 2014 suggests that the issue of Optimum Viable Uses should include consideration as to whether an alternative scheme or proposal might cause less harm whilst also achieving equal or greater public benefits, even if that scheme is not the most profitable.

81. It is surely the case that a less dense development, achieving fewer but higher quality housing units, together with the provision of new public open space, better public realm and a multi-purpose hall that is more accessible to the community would result in a far better balance of public benefit against harm caused, and would enhance the local area rather than putting it under great stress.

## CONCLUSION

82. The proposed redevelopment of the Richard Cloudesley School in Golden Lane will cause very serious harm to the significance of the designated heritage assets that comprise the Golden Lane Estate and the St Luke's Conservation Area. It is considered that this harm should be accorded very great weight.

83. The excessive development of the site will bring further pressure to bear on existing over-stretched local facilities, notably the Fortune Street Park.

84. Although the scheme does provide public benefits from the point of view of the London Borough of Islington in terms of social housing, this provision should be seen in the context of the City of London trying to meet its own obligations to provide social housing, but seeking to do this outside its own boundaries. The effective loss of affordable housing units for key workers at Bernard Morgan House (within the City) should be taken into consideration. The overall net gain in affordable housing is marginal.

85. The very high density and lack of external garden or play space makes the quality of the family housing highly questionable.

86. The school might be seen as a public benefit, but the location of this new facility is debatable, given that the demand for new school places is not local. It is highly likely that many pupils will need to be driven considerable distances from their homes to the new school, which is unsustainable and undesirable in terms of community cohesion.

87. The proposed community use is poorly located in terms of independent public access.

88. Overall it is considered that the benefits do not outweigh or justify the harm caused. It is considered that the site should be redeveloped more sympathetically, with less harmful impact on the heritage assets and on the amenities of neighbouring residents whilst achieving equal benefits. In its current form the planning applications should be refused.

**Alec Forshaw**  
**August 2017**

### **The Author**

Alec Forshaw (MRTPI, IHBC) worked as a town planning, urban designer and conservation officer with the London Borough of Islington from 1975 to 2007. He appeared as an expert witness at the 2014 Public Inquiries on Smithfield Market and the Liverpool Welsh Streets. He lectures, campaigns and acts as a trustee in a volunteer capacity for many heritage organisations, including the Victorian Society, the 20<sup>th</sup> Century Society, the Heritage of London Trust, the Churches Conservation Trust, SAVE Britain's Heritage and the Islington Building Preservation Trust. He is the author of *Smithfield, Past, Present and Future* (2015), *1970s London* (2012), *Twentieth Century Buildings in Islington* (2001) and *New City: Contemporary Architecture in the City of London* (March 2013), and co-author of *The Barbican: Architecture and Light* (2015).

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 12 September 2017 12:56  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:56 PM on 12 Sep 2017 from Mr Hugh Partridge.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### **Customer Details**

**Name:** Mr Hugh Partridge  
**Email:**  
**Address:** Flat 89, Great Arthur House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer made comments in support of the Planning Application  
**Reasons for comment:**  
**Comments:** Until recently, I lived for 17 years also nearby but in south Islington (Flat 14,



Parmoor Court, Gee Street, EC1V 3RP). I am temporarily at Flat 89, Great Arthur House, Golden Lane Estate, EC1Y 0RH. I agree with the proposed development as investment in a school locally and provision of more social housing in the area are both desperately needed.

I am afraid that the concerted campaign of objections, led by a number of leaseholders on the Golden Lane Estate, smacks of appalling 'nimbby-ism' as there is resistance to development in the area, which it is obvious must proceed anyway. For example, the underused site just on the other side of Goswell Road, abutting the Golden Lane Estate, by its owners Guinness Trust will itself shortly be out for consultation, to develop that site to its proper potential and to provide social housing.

That the above-mentioned organised campaign of resistance smacks merely of 'nimbysism' is amply evidenced by the fact that they have 'chucked the kitchen sink' at this campaign, raising objections on the widest possible range of reasons, ranging from English Heritage to fire safety to residents overlooking them (the latter already happens across the Golden Lane Estate, including from Great Arthur House already).

My view is that respondents need to realise that they themselves have benefited from social housing, under Right To Buy, and that such representations would merely seek to deny an opportunity for others to benefit from being housed, at a time when there is a chronic housing shortage (particularly of social housing) in the country and, most particularly in London, and when this development has been through a number of planning processes and adjustments already.

**Application ref. 17/00770/FULL**

**12.9.2017**

Dear Catherine Linford

I strongly object to the application ref. 17/00770/FULL

The proposal is a gross overdevelopment of the site. I agree that the development should contain 100% social housing units but the space would be better used if there was a smaller school on the site. There is no need for another two form entry primary school in the area. The site would be better used for a college of further education for children from the Richard Cloudesley School. This is something that is desperately needed. This college would not have to be so big and it would mean there would be more space for outside play areas and communal gardens for the block's new residents.

It is scandalous that the new development on the site of Bernard Morgan House (which used to house 120 police officers) does not contain any affordable homes and yet a few metres away this over dense development is proposed. There has been no cohesive town planning in deciding these two developments. It is obscene and shocking to see the brochure for the Denizen, a ghost hotel for the super rich, all that valuable land wasted, all the sunlight lost on our one public park. A public park which is already over used. The new block on the Richard Cloudesley site will put even more of a strain on this vital amenity. Any new development needs outside space, play areas and gardens. This application has none whatsoever.

The density of the new block is unacceptable. 1100 units per hectare when the London Plan says the maximum density should be 405 units per hectare. This density is unnecessary, if the school was smaller more space could be given to the residential block.

This school is just not needed, and many report say this. The evidence is there already. Morelands Primary School is 10 minutes walk up the road and is only half full. It has a brand new two form entry building, half used. CoLPAI is undersubscribed. Prior Weston is undersubscribed. There are many reports which show that a new primary school is needed in the north of Islington and not in the South or the City. This means that the traffic in Golden Lane will increase during the school run and cause more pollution and congestion in the area. An area which is already over polluted.

The Barbican and Golden Lane Area Strategy was adopted by the City of London as policy in December 2015. There seems to be no plans at the moment to implement any of these strategies. Especially the pedestrianisation of Golden Lane and the extension of Fortune

Street Park. These policies are vital for the health and mental well-being of the public and residents who live here now and in the future. Why can't the City and Islington agree a plan to extend Fortune Street Park as part of the negotiations over the CoLPAI site? I believe there are plans that the children in the new school will be using the already over used park in their breaks. Do they know that the park is already used by many other primary schools in the area?

If the CoLPAI school drop-off point is in Golden Lane, does this mean that the planned pedestrianisation of Golden Lane has been abandoned? It seems all the more necessary as the children in the new block of flats will have nowhere to play. Are children now just expected to go home from school and play on devices and not enjoy healthy exercise and play outside with friends? Running around together, bonding, this all leads to social cohesion. Is this not seen as important? Going to a primary school in the area you live in also leads to a strong supportive community. As the CoLPAI school kids will be from north Islington, where school places are needed, then this will mean these communities will suffer a loss of social cohesion.

The tower block itself is badly designed and does not in any way compliment the listed Golden Lane Estate. It is a terrible fire risk, with only one narrow stairwell. Outside corridors on upper floors, which is very odd considering how it is well known that these can be too windy to be used at all.

The public benefits do not outweigh the losses that the community, future residents of the development and future pupils in the school will suffer if it is not withdrawn and resubmitted, with a smaller college of further education for RCS and a properly designed use of the space available which follows all the guidelines and is fire safe and has outside play areas and gardens. As the plans stand now they are completely unacceptable, I strongly object and ask for them to be withdrawn.

Yours sincerely

Emma Matthews

20 Bowater House

Golden Lane Estate

London EC1Y 0RJ

Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Planning application for former Richard Cloudesley School - P2017/2961/FUL - objection

-----Original Message-----

**From:** Emma Matthews  
**Sent:** 12 February 2018 10:28  
**To:** Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>  
**Subject:** Planning application for former Richard Cloudesley School - P2017/2961/FUL - objection

Dear Catherine Linford

I've tried to log into the Planning Portal to object but the site is not working, this happens a lot!. As today is the deadline to object then I presume you will have to extend the deadline.

I strongly object to the amended proposal for the COLPAI site. I have written objections to two previous applications and this new amended proposal still hasn't addressed the dangers of a single stairwell. Surely this needs to be addressed before it can proceed?

Also, how can the new residents use of the school's play areas be guaranteed?

The design of the block and school remains the same, is over scale and a breach of the Golden Lane Estate Listed Building Management Guidelines as it will have a detrimental impact on the setting of the Golden Lane Estate.

The site is grossly over developed and should be used only for social housing. Another school in the area is not needed and this will increase traffic and pollution with parents driving children from North Islington, where a school is needed.

If the City want a Primary Academy so badly in the City (this is a business decision after all) then they can buy back the Bernard Morgan House site and use this for social housing and the whole of the RCS site for their new school. The money they received from the sale of Bernard Morgan House has not been spent yet and as there isn't a market for luxury homes so TWCL would be glad if the City took back the site.

Or instead of gifting the underground car park of Thomas Moore House to The City of London School for Girls then why not use this area for their own Primary Academy and use all of the RCS site for decent social housing?

Or merge both Morelands and COLPAI and use the brand new underused building that COLPAI is in at the moment? And so more desperately needed social housing can be built on the RCS site which wouldn't have to be high rise and could include decent communal gardens and play areas.

Yours sincerely

Emma Matthews

20 Bowater House  
 Golden Lane Estate  
 London EC1Y 0RJ

Hassall, Pam

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**From:** PLN - Comments  
**Subject:** FW: Objection to 17/00770/FULL

-----Original Message-----

**From:** deborah phillips [mailto:]  
**Sent:** 10 September 2017 10:13  
**To:** PLN - Comments  
**Subject:** Objection to 17/00770/FULL

OBECTION:17/00770/FULL

Dear Catherine Linford ,

I am writing to object to the COLPAI development ref 17/00770/FULL.

This small space is being grossly overdeveloped with no consideration for the amenity spaces which would be required to support it .

The school hall is placed poorly within the school space and will overlook and block light to the vital allotment space adjacent to it .

I object to the placing of a school academy in this space . Evidence shows that a school is not required in this area .

I note that the tower ignores the planning policy in terms of excessive height , massing and density .

It is a shame that Grade II listed Golden Lane Estate is now to be book ended at either end of Golden Lane by two overly massed developments ( Colpai and The Denizen ) . It will do untold harm to the setting and impact negatively on the communities of this area.

Thank you for your consideration.

Yours sincerely

Deborah Phillips  
42 Bowater House  
Golden Lane Estate  
London EC1Y0RJ

Sent from my iPhone



**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: Planning application for former Richard Cloudesley School-P2017/2961/FUL-Objection

-----Original Message-----

**From:** deborah phillips  
**Sent:** 13 February 2018 09:30  
**To:** DBE - Local Plan <LocalPlan@cityoflondon.gov.uk>  
**Subject:** RE: Planning application for former Richard Cloudesley School-P2017/2961/FUL-Objection

Dear Sir

I am writing to object to the over scaled development of a school and tower of flats on the Richard Cloudesley site .

I object to the design fault incorporated that includes just one staircase in the tower .

Since Grenfell disaster planning and planners should be learning from this disaster and if you pass this planning proposal it will be a travesty for the future tenants of this development .

I object also to the overlooking and overshadowing of the Golden Lane allotments by the school hall which could be placed in a more harmonious position for the school and pupils .

Yours sincerely

Deborah Phillips  
42 Bowater House  
Golden Lane Estate  
EC1Y 0RJ

Sent from my iPhone

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 13 September 2017 14:20  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:19 PM on 13 Sep 2017 from Mr david henderson.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr david henderson

**Email:**

**Address:** 13 basterfield house, golden lane estate london

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** It is to be expected that a proposal being brought forward by a local authority would

be compliant with national and local planning policy as well as best practice guidance including those for heritage protection and the mayors supplementary planning guidance.

This proposal seemingly disregards more or less all of the above.

#### **GROSS OVER DEVELOPMENT OF THE SITE**

Virtually every problem with this scheme stems from the basic fact that it attempts to place far too much accommodation on the available land. This leads to a residential block which is much too high, breaking local policy guidelines. Residential density is in excess of London Plan guidance by a huge factor. The proposals do not provide any public amenity space and make no contribution to the quality of the existing public realm.

#### **DAMAGING IMPACT TO THE GOLDEN LANE ESTATE AND SETTING OF THE ST LUKES CONSERVATION AREA.**

The design of the proposals demonstrates the crude scale of the blocks, their poor siting, impact on the backdrop of the listed buildings and unsympathetic detailing which all threaten irreparable damage to an internationally recognised heritage asset.

In terms of their relationship to the St Lukes Conservation Area, the former Board School makes a great positive contribution to the character of the area but will be completely obscured by the new development, which otherwise, does not attempt to relate to it at all.

#### **PROVISION OF A SCHOOL FOR WHICH THERE IS NO IMMEDIATE DEMAND.**

The primary education needs of local children are currently being met by the Golden Lane Campus. Therefore, the requirement for a school at all on this site is in question.

#### **PRESSURE ON EXISTING PUBLIC SPACES**

The new development would generate a significant increased population on the site yet contributes no additional public space, instead putting additional pressure on existing areas.

#### **IMPACT ON EXISTING GREENERY**

The proposals involve the destruction of existing healthy trees which will not be compensated for by replanting.



**From:** PLN - Comments  
**Sent:** 16 November 2017 18:02  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application: 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:01 PM on 16 Nov 2017 from Mr david henderson.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr david henderson  
**Email:**  
**Address:** 13 basterfield house london

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** Having previously objected to this application, I wish to restate my objection on the basis that revised proposals have made no effort to address my previous concerns. These include

- overscaled development within the context of the local heritage structures and conservation area.
- negative impact on sunlight and daylight of adjacent dwellings.
- overdevelopment when both residential and school elements are forced onto too small a site.

- destruction of healthy trees.
- damaging Impact on residential allotments.

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 13 September 2017 15:01  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:01 PM on 13 Sep 2017 from Mr david henderson.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### **Customer Details**

**Name:** Mr david henderson  
**Email:**  
**Address:** 13 basterfield house london

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** This proposal seemingly disregards national and local planning policy as well as best practice guidance including those

for heritage protection and the mayors supplementary planning guidance.

Virtually every problem with this scheme stems from the basic fact that it attempts to place far too much accommodation on the available land. This leads to a residential block which is much too high, breaking local policy guidelines. Residential density is in excess of London Plan guidance by a huge factor. The proposals do not provide any public amenity space and make no contribution to the quality of the existing public realm.

The design of the proposals demonstrates the crude scale of the blocks, their poor siting, impact on the backdrop of the listed buildings and unsympathetic detailing which all threaten irreparable damage to an internationally recognised heritage asset.

In terms of their relationship to the St Lukes Conservation Area, the former Board School makes a great positive contribution to the character of the area but will be completely obscured by the new development, which otherwise, does not attempt to relate to it at all.

The primary education needs of local children are currently being met by the Golden Lane Campus. Therefore, the requirement for a school at all on this site is in question.

The new development would generate a significant increased population on the site yet contributes no additional public space, instead putting additional pressure on existing areas.

The proposals involve the destruction of existing healthy trees which will not be compensated for by replanting. In addition, the scale and siting of the proposed hall will cause significant light deprivation and negative impact on the highly valued community allotments within Golden Lane Estate.

With the current proposal, many issues of policy, guidance and recognised good practice are being breached or ignored and it would be shameful were this damaging proposal to be consented.

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 13 September 2017 14:18  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:17 PM on 13 Sep 2017 from Mr Nigel Smith.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Nigel Smith

**Email:**

**Address:** 56 Basterfield House Golden lane estate London

### **Comments Details**

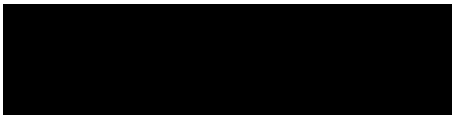
**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways

**Comments:** The proposal is cynical overdevelopment of this site and ignores or contravenes nearly

every planning guidance document and  
parameter  
Including  
National Planning Policy Framework March  
2012  
National Planning Policy Guidance March  
2014  
The London Plan 2016  
London Borough of Islington Local Plan 2013  
Finsbury Local Plan (Area Action Plan for  
Bunhill and Clerkenwell) 2013  
St Luke's Conservation Area Guidelines  
City of London Local Plan 2015  
City of London Golden Lane Estate  
Supplementary Planning Guidance 2013  
One has to ask what is the point of all these  
guidelines if they can be so flagrantly  
disregarded  
Additionally it takes no account of and  
seriously damages the internationally  
important grade II listed Golden Lane Estate  
immediately to the south and seriously  
compromises the St Luke's Conservation  
Area to the north  
This is a bad cynical greedy  
overdevelopment of the site and will  
significantly damage the immediate locality  
both socially and aesthetically.  
Any benefits the scheme may produce are  
overwhelmingly outweighed by the  
detrimental and harmful factors listed above  
The scheme is not worthy of its location and  
should be refused  
I would fully endorse Alec Forshaw's  
excellent and lengthy critical analysis of  
these proposals which I understand has  
been previously submitted  
See  
<https://opengoldenlane.blogspot.co.uk/p/an-independent-appraisal-ofproposals.html>  
Yours  
Nigel Smith  
Chartered Surveyor & Chartered Architect  
MSc Dip(Arch) FRICS RIBA  
56 Basterfield House  
Golden Lane Estate  
London  
EC1Y 0TR



**City of London**  
**Former Richard Cloudesley School Golden Lane**  
**Estate EC1Y 0TZ**  
**Planning application No 17/00770/FULL**

I should like to register my objection to this proposal

Whilst the provision of residential units and a school in principle are to be welcomed on this site - but not in this current form

I am an Architect and Chartered Surveyor resident on the adjacent listed Golden Lane Estate (within the immediate adjacent block Basterfield House) for the last 10 years I was involved with the preparation of the Listed Building Management Guideline Document now adopted by the City of London

I should make the following observations

1. The consultation process is a complete sham. Only the most modest variations to the scheme have been undertaken. By and large the objectors concerns and anxieties have been completely ignored
2. There is a blatant conflict of interest between some of the City of London Planning Council members and their interests with the School Authorities
3. The level of projected noise from the school playgrounds is way way way over statutory recommendations
4. The siting of the school kitchens, almost in the very centre of the listed Golden Lane Estate is a surefire recipe for future complaints of noise and smells
5. The tower block significantly reduces daylight to Basterfield and Hatfield House and the balconies overlook the bedrooms to Basterfield House
6. The scheme completely fails to address its sensitive location being sandwiched between the St Lukes Conservation Area to the north and the listed Golden Lane Estate immediately to the south. The current scheme damages the integrity and is irrevocably harmful to both areas
7. The demolition of the garages involves the loss of two disabled persons parking spaces both used by residents in the adjacent Basterfield House The spaces could be relocated to the paved area to the east of the Basterfield access road. This has never been considered or identified. Earlier there was mention of the entry gates to the Basterfield access road having security gates accessed by swipe cards. Again these proposals make no mention of this earlier promise
8. Over 1,400 people (almost all local residents) have registered their objection to the scheme in a published petition
9. Islington Design Review Panel is highly critical of almost all aspects of the scheme

Additionally

55 Flats on Golden Lane Estate will loose more light than BRE guidelines  
The playground will grossly exceed noise limits  
The layout blocks key views  
Public open space will be reduced and there will be a loss of biodiversity  
The new development will overlook residential homes  
The design has a poor relationship to the listed estate

The development flouts almost every design and density parameter

For example

### 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 5-8 storeys	Islington Development Management Policy DM2.1C
Daylighting	55 flats lose more than BRE guidelines	Finbury Local Plan Policy BC8
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	Finbury Local Plan/OLE Management Guidelines
Interesting Street Frontage	No street "supervision". 50% Dead frontage	Finbury Local Plan Policy BC8
Public Open Space on site	None provided	City of London Open Space Strategy SPD, Islington DM3.2 (para 3.20)
Access to Nature	Site zoned for access. None provided.	Finbury Local Plan Policy BC8
Noise	Playground noise exceeds limits	City of London Policy Policy DM 21.3
High Standard of Design	Design has no relation to listed estate	Finbury Local Plan Policy BC8
School Cycle parking	55 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 DM3.2E
Cumulative Development	Non compliant	City of London Local Plan 3.14.4
Social Inclusion	Fails mixed tenure. Tower creates isolation.	London Plan Policy 3.6

The scheme is unacceptable for all the above reasons and should be rejected

Nigel Smith  
Chartered Surveyor & Chartered Architect  
MSc Dip(Arch) FRICS RIBA  
56 Basterfield House  
Golden Lane Estate  
London  
EC1Y 0TR





**Russall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 13 September 2017 12:58  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:57 PM on 13 Sep 2017 from Ms Jane Carr.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA)  
**Proposal:** to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Ms Jane Carr

**Email:**

**Address:** 50 Basterfield House Golden Lane Estate  
London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**  
- Noise  
- Residential Amenity  
- Traffic or Highways

**Comments:** In spite of the amendments to the Initial

design, I am still totally opposed to the proposed plans for the RCS site due to the density of the development. I believe the size of the site could support either a school or housing, but not both.

I urge you to reconsider these plans - If you visit the site you will see there is not enough space for both the school and housing and the development will destroy an urban oasis which allows current residents in both City of London and Islington to enjoy a quality of life envisaged by the architects of the Golden Lane Estate.

Additionally, in the aftermath of Grenfell Tower, I am horrified to still see social housing proposed which will give very poor quality of life for the residents and violates many planning policies designed to protect the neighbourhood.

There is no evidence that an additional primary school is required in South Islington when there are apparently spaces at the nearby Moreland primary school. The proposed site for the school is very small and would have pupils entering from and exiting straight onto a very narrow street. This is already a congested area so any additional traffic from non-local pupils will put demand on transport services and roads that cannot be supported.

I have not yet seen any evidence that the impact of both the increased population from the housing and the traffic to and from the school have been assessed. These also need to be assessed alongside the additional residential developments at Blake House and the Bernard Morgan House site nearby, as well as proposed development around Peabody Estate on the other side of Golden Lane.

I am concerned that the development is being driven to achieve a political aim in housing numbers at the expense of compromising aesthetics and quality of life - for both existing residents and for those who will live on the new development. It totally ignores the history of Golden Lane Estate, which at the time it was built, the City of London had the vision to hold an architectural competition to build a radical and quality solution. The proposed RCS site development is neither.

The school hall is still in the wrong place and I am unclear why cost is being used as

reason for not adding a basement or sunken level, which would surely be minor in relation to the cost of the total development and would open up more options in the design and layout of the site to help to address some concerns.

**Particular concerns and issues:**

- Concern that there is not enough capacity both within the Golden Lane Estate, and within the local area, to accommodate the needs of this additional population. Has the effect of the increase been assessed in this application?
- Concern regarding parking - no parking permits for residents means additional parking stress in the surrounding area and demand on the existing spaces at Golden Lane.
- Concern that this implies that any disabled or less able bodied residents who have their own car and need this within easy access will be excluded.
- Concern that proposed amount of bike parking is insufficient, especially as the development is car free.
- Concern that this development has not been considered in context of other developments -  
Bernard Morgan House, Blake House and the proposed Peabody infill development which are greatly increasing the amount of built environment around Golden Lane to a density which takes away from a quality inner city environment needing space and light.

**Planning policies that are being ignored:**

The London Plan - this proposal breaches the number of units per hectare - to put in context, it is five times the density of the Golden Lane Estate.

Cycle provision - less than 50% of the minimum for the housing development.

Only 12 spaces for the school.

Open space - there is no public open space in this development and, as it encroaches on the edge of Golden Lane Estate, actually results in a loss of open space.

Play space - there is no provision for play space in the housing development.

Please reconsider this development.

Please listen to the views of local residents who are best-placed to understand the impact this will have on the local area.

Please consider the alternative proposals that would still provide the urgently-needed housing but takes into account the needs of those residents and their quality of life.

## **Wells, Janet (Built Environment)**

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**From:** Pln - CC - Development Dc  
**Subject:** FW: PLN FW: Comments on planning application: 17/00770/FULL Former Richard Cloudesley school COL:04862733

**From:** Jane Carr  
**Sent:** 12 February 2018 15:35  
**To:** Planning Queue <[PlanningQueue@cityoflondon.gov.uk](mailto:PlanningQueue@cityoflondon.gov.uk)>  
**Subject:** Comments on planning application: 17/00770/FULL Former Richard Cloudesley school

Hello

I am unable to submit my comments on the above planning application online.

The address of the planning application is: Former Richard Cloudesley School, Golden Lane. Estate, London, EC1Y 0TZ.

My details, as required on the comments form are as follows:

Name: Ms Jane Carr

Address: 50 Basterfield House, Golden Lane Estate, London, EC1Y 0TR

Comment type: email objection

Type of contact: post

How I become aware of this Planning Application: Other

Comments:

In spite of the amendments to the initial design, I am still totally opposed to the proposed plans for the RCS site due to the density of the development. I believe the size of the site could support either a school or housing, but not both.

The addition of affordable work spaces will increase the noise and congestion on Golden Lane especially as there are only 2 additional cycle spaces.

From the plans, the only staircase in the tower block appears much narrower showing complete disregard to safety in the event of an evacuation.

The site will have a negative impact on the Golden Lane allotments which will lose sunlight and would therefore not be a viable planting environment.

I urge planners to come and look at this site to see how small it is and what poor quality of life there will be for residents and school children alike. Compare this to new housing Islington Council has built round the towers near Kings Square which are low rise and surrounded by green space and trees.

My earlier objections still stand and are copied below for information.

I urge you to reconsider these plans - if you visit the site you will see there is not enough space for both the school and housing and the development will destroy an urban oasis which allows current residents in both City of London and Islington to enjoy a quality of life envisaged by the architects of the Golden Lane Estate.

Additionally, in the aftermath of Grenfell Tower, I am horrified to still see social housing proposed which will give very poor quality of life for the residents and violates many planning policies designed to protect the neighbourhood.

There is no evidence that an additional primary school is required in South Islington when there are apparently spaces at the nearby Moreland primary school. The proposed site for the school is very small and would have pupils entering from and exiting straight onto a very narrow street. This is already a congested area so any additional traffic from non-local pupils will put demand on transport services and roads that cannot be supported.

I have not yet seen any evidence that the impact of both the increased population from the housing and the traffic to and from the school have been assessed. These also need to be assessed alongside the additional residential developments at Blake House and the Bernard Morgan House site nearby, as well as proposed development around Peabody Estate on the other side of Golden Lane.

I am concerned that the development is being driven to achieve a political aim in housing numbers at the expense of compromising aesthetics and quality of life - for both existing residents and for those who will live on the new development. It totally ignores the history of Golden Lane Estate, which at the time it was built, the City Of London had the vision to hold an architectural competition to build a radical and quality solution. The proposed RCS site development is neither.

The school hall is still in the wrong place and I am unclear why cost is being used as a reason for not adding a basement or sunken level, which would surely be minor in relation to the cost of the total development and would open up more options in the design and layout of the site to help to address some concerns.

Particular concerns and issues:

- Concern that there is not enough capacity both within the Golden Lane Estate, and within the local area, to accommodate the needs of this additional population. Has the effect of the increase been assessed in this application?
- Concern regarding parking - no parking permits for residents means additional parking stress in the surrounding area and demand on the existing spaces at Golden Lane.
- Concern that this implies that any disabled or less able bodied residents who have their own car and need this within easy access will be excluded.
- Concern that proposed amount of bike parking is insufficient, especially as the development is car free.
- Concern that this development has not been considered in context of other developments - Bernard Morgan House, Blake House and the proposed Peabody in-fill development which are greatly increasing the amount of built environment around Golden Lane to a density which takes away from a quality inner city environment needing space and light.

Planning policies that are being ignored:

The London Plan - this proposal breaches the number of units per hectare - to put in context, it is five times the density of the Golden Lane Estate.

Cycle provision - less than 50% of the minimum for the housing development. Only 12 spaces for the school.

Open space - there is no public open space in this development and, as it encroaching on the edge of Golden Lane Estate, actually results in a loss of open space.

Play space - there is no provision for play space in the housing development.

Please reconsider this development.

Please listen to the views of local residents who are best-placed to understand the impact this will have on the local area.

Please consider the alternative proposals that would still provide the urgently-needed housing but takes into account the needs of those resident and their quality of life.,

Jane Carr

Sent from my iPad

**From:** Hassall, Pam  
**Sent:** 14 September 2017 11:15  
**To:** Linford, Catherine  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 13 September 2017 11:25  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:24 AM on 13 Sep 2017 from Ms Kate Sandle.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Kate Sandle  
**Email:**  
**Address:** 54 Basterfield House Golden Lane Estate London

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Noise  
- Residential Amenity

**Comments:** I am writing in relation to the Planning Applications listed above and would like to confirm my formal objection to the application.

The development proposal has been presented to the local area and Golden Lane Residents over the last year, but I am very disappointed to say that little of the local input and opinions have been taken on board in the design. As a result all the concerns in relation to the proposals have not been lessened. I have listed major issues below, but would like to emphasise that they are not exhaustive. The scheme has major flaws in layout, massing, over development and any care for the existing surrounding built and spatial landscape.

Over development of a small tight site  
In principle I am not against a school proposal or a housing proposal for the site, but trying to fit both on such a small site feels and looks like over development. School, Hall, Playground and Residential Tower do not happily sit on this site, they have been elbowed in.  
There is no contribution to new public spaces and no additional new amenity spaces, particularly when family housing is proposed.

**Tower overpowering**  
A residential tower such as this needs space around it to be visually successful without overpowering its neighbours, this proposal does not allow for this.  
The tower has no space to breathe and the school will be overly dominated. The school playground will have no morning light, winter mornings will be very grim both for the children and Golden Lane Estate.  
The tower massing also overpowers the view from the Conservation Area and Banner Street. From the images presented (which seem very carefully chosen not to show the full view) the tower becomes a wall / barrier looking west along Banner Street.  
There is also the matter of loss of natural light to the estate particularly Hatfield and Basterfield House. Bedrooms will be majorly overlooked by the tower development.

**Safety**  
I have concerns in relation to the layout of the tower in relation to escape routes. The proposal to only install one escape and access stair seems very backward looking in relation to the recent Grenfell Tower



Incident.

**School Proposal - Is a school of this size needed?**

The size of school has been brought in to question- Is a school this size needed in the area. From figures published Schools are needed in Islington, not the City of London or close to the City boundaries. I believe this would be a waste of public money which could be better spent. It would be an outrage if a school this size is built and it is not full of pupils. I understand local schools are not full already?

**Sound Impact**

I have great concerns in relation to the detrimental noise impact the development may have particularly in relation to deliveries and servicing the Hall and Kitchens. A major concern for me living in Basterfield House is the location of the Hall to Basterfield, located very close to the boundary and residents bedrooms. The plans show a zone of Plant on the roof of the Hall. I would request that if this design is (madly) approved that a Planning Condition is included for acoustic louvers to this area of Plant both vertical and horizontal across the top of the plant. We have already experienced plant noise over and above the Planning Condition stated levels when the swimming pool was refurbished. In that case we had to inform the noise / environmental health department and action was taken.

I also have concerns with a kitchen so close to residential buildings. There will be exhaust and food smells wafting in to the estate. So close to the existing estate there will be little help from air movement to dissipate these smells.

The hall is poorly located for access by the public or services bins etc. Again noise will be an issue if bin collection / deliveries are expected to be dragged from the hall through the site and to the street, so close again to the Golden Estate boundary and residents bedrooms. What hours can we expect this to happen, not during school time I assume? So this means early hours or evening or weekends, causing noise pollution to the whole estate.

There is also the issue of after school activities within the Hall both early morning and evening. How would this be controlled, noise break out, people leaving late in the evening etc?

Impact on the Listed Estate and adjacent

#### **Conservation Area**

**Golden Lane Estate is a world renowned Grade 2 and 2\* Listed Estate overpowering the estate with mass blocks on the north and south sides can only cause substantial harm to the estate and its aspect. There are few good examples of housing such as Golden Lane left which have not been overly damaged or changed. The City and Islington should be celebrating the Estate not over developing around it. A positive high quality design for this site should be developed celebrating its surroundings. I believe the brief enforced on the Architects has forced a good architectural design practice down a route they probably do not believe in themselves.**

#### **Planning Policy Guidelines**

**The proposal breaks with Planning Policy both local and national in relation to building heights, massing and other important factors. I would suggest both The City of London and Islington need to clarify to their Public why they should be allowed to break such policies. It gives me little hope and confidence for the future of the Planning process.**

**Hassall, Pam**

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**From:** PLN - Comments  
**Subject:** FW: 17/00770/full

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**From:** Nicholas Lynch [mailto:]  
**Sent:** 11 September 2017 09:07  
**To:** PLN - Comments  
**Subject:** 17/00770/full

To whom it may concern,

I am appalled at the proposal to build this monstrosity in the City of London. We do not have the room to accommodate a 14 story building and a school to fit over 400 children. It will cause a major impact on congestion and make the area much more noisy. It will cause harm to the estate, we do not have sufficient space for parking, play area for children, not to mention the impact it will have on Basterfield house. Surely you can see that this area is not fit for what you are proposing, and the entire local area is 100% against it, and will do everything within our power to stop tis from happening!

Yours sincerely

Nicholas Lynch  
237 Crescent House



## Adjei, William

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**From:** PLN - Comments  
**Sent:** 13 September 2017 20:17  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:58 PM on 13 Sep 2017 from Mr Radim Pesko.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Llnford

[Click for further information](#)

### Customer Details

**Name:** Mr Radim Pesko  
**Email:** [REDACTED]  
**Address:** 344 Crescent House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** To whom may concern:

Dear Madam / Sir,

As a resident of Golden Estate, I would like express my deep concerns about plans (as described above) that might irreversibly damage Golden Lane Estate.

This new proposed development with added school - for which there seem to be no demand - results the proposed residential tower to be compressed, tall and out of scale.



I hope these plans can be reviewed and changed accordingly.

Golden Lane Estate, its unique design and surrounding is great Inspiration for city living and it deserves to be dealt with more caution.

Thank you very much for your attention.

Sincerely,  
Radim Pesko

## Adjei, William

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**From:** PLN - Comments  
**Sent:** 13 September 2017 22:18  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:17 PM on 13 Sep 2017 from Mr Anthony Best.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Anthony Best  
**Email:** [REDACTED]  
**Address:** 2 Basterfield House City of London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I object for two reasons.  
Firstly the housing tower is too tall. Social housing should be good housing of the highest standard. Any housing in a tower of a low standard and is not good housing.  
Secondly I wish to draw the attention of the Head of the City of London planning that wherever it states 'on consultation of the community' in the planning documents the community has not been consulted. I do not call merely fielding comments effective consultation. Where were the meetings? Where was the discussion? Where was the debate? The PR company contracted by

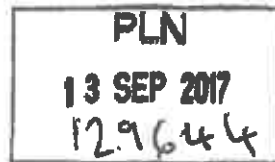


the City of London offered none of this and as a result the community is seriously misrepresented in this planning application. Engage with the community effectively and the City of London has the chance to transform this proposal to one that will invite praise from educationalists and city planners the world over. As it stands however if it is ever realised in its current state the City of London will only invite derision for years to come. This is a wonderful site with a once in a generation chance to get right.

Mrs M S Gillingham  
204 Crescent House  
Golden Lane Estate  
London EC1Y 0SL

9<sup>th</sup> September 2017

Ms Catherine Linford  
Planning Officer  
City of London  
PO Box 270  
Guildhall  
London EC2P 2EJ



Dear Ms Linford,

Ref: 17/00770/FULL

I am writing to object to the decision to build a tower block adjacent to the Golden Lane Estate on Golden Lane. I am puzzled as to whether this block is being seen as an addition to the estate as there appears to be no outside play area other than the GLE and I think residents should know if this is the case. It is a relatively small site and to me it looks over-developed.

There is no provision being made for additional public space in the area and this will lead to even more pressure on existing public spaces e.g. Fortune Park. There is no provision for parking and as these are family units the pressure on parking spaces will increase too. All of this will impact negatively on the residents of GLE and the Peabody Estate on Golden Lane as well as other residents and visitors to the area and especially the disabled whose garages are being pulled down to make way for the development.

I am not against you building flats, I just think that the current plans are not good enough. They haven't taken into consideration the design of the GLE with its low rise blocks and tried to design something that will merge sympathetically with it. Without the school, which is redundant as there are two good schools within walking distance of it, more flats could have been incorporated lower down and brought the height of the tower down with it. As it stands it is an eyesore that will block out light from the residents of Basterfield and Hatfield House and overshadow Banner Street.

I think that everyone needs to go back to the drawing board, firstly stop the insanity of the City Academy in my view it is an unnecessary vanity. Children will be bussed in from outside of the City because the area is already well served by Moreland School and Prior Weston (both of which have had millions of pounds spent on redeveloping them). Secondly try to come up with a well designed plan that will fit into the environment rather than sticking out like a sore thumb.

Yours faithfully



**ACKNOWLEDGED**





## Adjei, William

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**From:** PLN - Comments  
**Sent:** 13 September 2017 19:59  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:40 PM on 13 Sep 2017 from Mr Nicky Tricks .

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Nicky Tricks  
**Email:** [REDACTED]  
**Address:** 186 Cropley Court Cropley Street London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I object for the following reasons:

1. Over-development of a small area.
2. Proposals make no contribution to the provision of additional public open space in the area and will put pressure on existing green spaces.
3. Major sound impact on the estate and loss of natural light, particularly for residents of Hatfield House and Basterfield House.
4. New residential tower will overshadow Banner St.
5. Not the right place for a new school - this location is far from where they are needed in Islington and not needed within the City of London.

6. The multi-purpose school sports hall is poorly located for public access and makes no contribution to its surroundings. In addition, Golden Lane Estate already has an accessible Community Hall.
7. The proposal causes substantial harm to the setting of the Golden Lane Estate and the St Luke's Conservation Area. Golden Lane Estate is listed Grade 2 and Grade 2\*.
8. The excessive density of development and lack of amenity space places a major question mark over the quality and suitability of the accommodation provided, particularly for family housing.
9. The proposal breaks Planning Policy, local and national, in terms of building heights, massing, density, and other important factors.
10. This is not the Optimal Viable Use of the site.

**From:** Matthew Carter  
**To:** [PLN - Comments](#)  
**Subject:** Planning Reference: 17/00770/FULL  
**Date:** 13 September 2017 19:55:06

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Dear Catherine Linford,

I wish to register my objection to the proposed 14 storey tower and school on the former site of the Richard Cloudesley School on Golden Lane.

I feel that the redevelopment has not been thought out with any consideration to its setting and relationship to neighbors. Golden Lane Estate is grade 2 and 2\* listed and the development has a potential to harm the estate and the St Lukes conservation area.

I would also mention that this proposal breaks with planning policy, local and national, in terms of building heights, massing, density and other important factors.

This is not the right place for a new school. It is too far from where they are needed in Islington, and they are not needed in The City Of London. I also would like to mention that the proposals make no contribution to the provision of additional public open space in the area and will put more pressure on existing spaces like Fortune Street Park.

There will also be a large sound impact on Golden Lane Estate and loss of natural light, particularly for residents on Hatfield House and Basterfield house. The residential tower will also have an overshadowing effect on Banner Street.

I look forward to hearing from you.

Yours sincerely,

Matthew Carter

106 Crescent House  
Golden Lane Estate  
London  
EC1Y 0SJ

**From:** [REDACTED]  
**To:** [PLN - Comments](#)  
**Subject:** Planning application objection\_Richard Cloudesley School site\_17/00770/FULL  
**Date:** 13 September 2017 11:03:59

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**Attn: Catherine Linford**

Dear Ms Linford

I am a Golden Lane resident living in Basterfield House. I would like to make the following objections to the current planning application for the Richard Cloudesley School site:

- Too little consultation has been done with local residents and occupiers, and the consultation was started much too late in the design process.

- The proposal would develop the site too intensively, to the great detriment of the surrounding area and in particular the listed Golden Lane Estate, and the surrounding Conservation Area setting. Whilst I support the principle of social housing or a school on the site, a two-form entry school and 66 flats is a gross over-development of this site, and in contravention of many planning policies, both local and national.

- The proposals would appear to more than five times the density described for this site in relevant planning policy. The residential tower is also significantly taller than the relevant policy for the site (for example in the Finsbury Local Plan). It is very surprising that a Council would so comprehensively ignore their own planning policies in this way.

- There doesn't seem to be a need for a School of this size in this part of the Borough of Islington. The recently opened Moreland School is significantly short of its full capacity, and the need would appear to be in the north of the Borough.

- The proposals seem to be politically driven, and at every level appear to be being pushed through the planning process, despite overwhelming reasons for a more considered approach to be taken to this site.

- The proposed location of the School hall will be a particular source of noise nuisance. It also seems contrary to place the most heavily serviced part of the School in the least accessible corner of the site.

- Noise attenuation from air-handling plant and kitchen plant servicing the hall are very difficult to resolve in practice, irrespective of planning conditions that might be imposed to limit plant noise. The recent Golden Lane leisure centre refurbishment is an example. Despite attempts to rectify plant noise issues after completion, the plant remains a cause of noise nuisance. Kitchen extract plant noise is even more difficult to attenuate, with the added issue of cooking odours.

- Noise from out of hours events in the hall is also a likely to be a source of nuisance in this location. Again the Golden Lane leisure centre is an example, where poor acoustics, and particularly doors that are regularly propped open, cause nuisance that has proven difficult for the leisure centre to manage.

- The proposed residential units have no amenity space, again contrary to planning policy, but also defying reason. There is very limited public amenity space near the site, and what there is already intensively used. The lack of amenity space will have a serious impact on the quality of the living accommodation being proposed for social housing on this site, and will place unacceptable pressure on existing public amenity space nearby.

- Planning policy would indicate that some public amenity space should also be provided on this site, but none is being provided.

- The proposed residential tower will result in an unacceptable loss of daylight to habitable rooms in Basterfield House, Hatfield House and to residential buildings on Banner Street.

- The proposal should be considered in the context of the recently approved proposals for Bernard Morgan House (further along Golden Lane). Again this was an over-development of the site (in this case to provide luxury flats on the site formerly housing key workers). Proceeding with another building of even greater height would 'bookend' Golden Lane Estate in an unacceptable way.

- The proposed tower would be very damaging to both the conservation area setting and the grade 2 / grade 2\* listed Golden Lane Estate, particularly in views toward and within the St Luke's Conservation Area.

- The benefits of developing the site to this density do not outweigh the damage that would be caused, and for multiple reasons would not appear to be the optimum viable use of the site.

- The brief given to the design team should be reconsidered by the client to allow a more appropriate design proposal to be developed for the site by the design team.

Yours Sincerely

Martin Edwards

54 Basterfield House

## **Wells, Janet (Built Environment)**

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**From:** [REDACTED] Martin Edwards [REDACTED]  
**Sent:** 14 November 2017 21:56  
**To:** PLN - Comments  
**Subject:** Planning application objection\_Richard Cloudesley School site\_17/00770/FULL

**Attn: Catherine Linford**

Dear Ms Linford

I am a Golden Lane resident living in Basterfield House, and commented previously on this planning application. I was disappointed to see that the revised plans submitted do very little to address the very legitimate concerns raised by many people concerning the proposals for this site.

I would like to reiterate the following objections to the revised planning application for the Richard Cloudesley School site:

- Too little consultation has been done with local residents and occupiers, and the consultation was started much too late in the design process.
- The proposal would develop the site too intensively, to the great detriment of the surrounding area and in particular the listed Golden Lane Estate, and the surrounding Conservation Area setting. Whilst I support the principal of social housing or a school on the site, a two-form entry school and 66 flats is a gross over-development of this site, and in contravention of many planning policies, both local and national.
- The proposals would appear to be several times the density described for this site in relevant planning policy. The residential tower is also significantly taller than the relevant policy for the site (for example in the Finsbury Local Plan). It is very surprising that a Council would so comprehensively ignore their own planning policies in this way.
- There doesn't seem to be a need for a School of this size in this part of the Borough of Islington. The recently opened Moreland School is significantly short of its full capacity, and the need would appear to be in the north of the Borough.
- The proposals seem to be politically driven, and at every level appear to be being pushed through the planning process, despite overwhelming reasons for a more considered approach to be taken to this site.
- The proposed location of the School hall will be a particular source of noise nuisance. It also seems contrary to place the most heavily serviced part of the School in the least accessible corner of the site.

- Noise attenuation from air-handling plant and kitchen plant servicing the hall are very difficult to resolve in practice, irrespective of planning conditions that might be imposed to limit plant noise. The recent Golden Lane leisure centre refurbishment is an example. Despite attempts to rectify plant noise issues after completion, the plant remains a cause of noise nuisance. Kitchen extract plant noise is even more difficult to attenuate, with the added issue of cooking odours.

- Noise from out of hours events in the hall is also a likely to be a source of nuisance in this location. Again the Golden Lane leisure centre is an example, where poor acoustics, and particularly doors that are regularly propped open, cause nuisance that has proven difficult for the leisure centre to manage.

- The proposed residential units have no amenity space, again contrary to planning policy, but also defying reason. There is very limited public amenity space near the site, and what there is already intensively used. The lack of amenity space will have a serious impact on the quality of the living accommodation being proposed for social housing on this site, and will place unacceptable pressure on existing public amenity space nearby. The proposed use of the school playground by residents using a fob access system, as part of the revised application, does very little to address the real issues.

- Planning policy would indicate that some public amenity space should also be provided on this site, but none is being provided.

- The proposed residential tower will result in an unacceptable loss of daylight to habitable rooms in Basterfield House, Hatfield House and to residential buildings on Banner Street.

- The proposal should be considered in the context of the recently approved proposals for Bernard Morgan House (further along Golden Lane). Again this was an over-development of the site (in this case to provide luxury flats on the site formerly housing key workers). Proceeding with another building of even greater height would 'bookend' Golden Lane Estate in an unacceptable way.

- The proposed tower would be very damaging to both the conservation area setting and the grade 2 / grade 2\* listed Golden Lane Estate, particularly in views toward and within the St Luke's Conservation Area.

- The benefits of developing the site to this density do not outweigh the damage that would be caused, and for multiple reasons would not appear to be the optimum viable use of the site.

- The brief given to the design team should be reconsidered by the client to allow a more appropriate design proposal to be developed for the site by the design team.

Yours Sincerely

Martin Edwards

54 Basterfield House

## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: To Catherine Linford - Ref 17/00770/FULL Former Richard Cloudesley School - Objection Letter

**From:** kate and martin  
**Sent:** 14 November 2017 21:29  
**To:** PLN - Comments  
**Subject:** To Catherine Linford - Ref 17/00770/FULL Former Richard Cloudesley School - Objection Letter

14.11.17

**From:** Kate Edwards  
54 Basterfield House, Golden Lane Estate

I was disappointed to see that the revised plans submitted show very few positive changes. All previous concerns have not been lessened. The scheme still has major flaws in layout, massing, over development and any care for the existing surrounding built and spacial landscape.

Over development of a small tight site - I am not against a school or housing, but trying to fit both on such a small site feels / looks like over development. School, Hall, Playground and Residential Tower do not happily sit, they have been elbowed in.

Tower overpowering - A residential tower needs space around it to be visually successful without overpowering its neighbours.

The tower has no space to breath, the school will be overly dominated, as well as the Basterfield House, which will be majorly affected by loss of light and major overlooking. The school playground will have no morning light, winter mornings will be very grim both for the children and Golden Lane Estate. The tower massing overpowers the Conservation Area and Banner Street. From the images presented the tower becomes a wall / barrier looking west along Banner Street.

I have concerns in relation to the tower and escape routes. The proposal to only install one escape stair seems very backward looking in relation to the recent Grenfell Tower incident.

School Proposal - The size of school has been brought in to question- is a school this size needed in the area. This needs to be proven to the Public.

It would be an outrage if a school this size is built and it is not full. I understand local schools are not full already.

Sound Impact - I have great concerns in relation to the detrimental noise impact the development will have particularly in relation to deliveries and servicing the Hall and Kitchens. The location of the Hall to Basterfield is very close to the boundary and residents bedrooms. The plans show a zone of Plant on the roof of the Hall. I would request that acoustic louvers should be provided to this area of Plant both vertical and horizontal across the top of the plant. We have already experienced plant noise over and above the Planning Condition stated levels when the swimming pool was refurbished. Environmental health action was taken.

I also have concerns with a kitchen so close to residential buildings. Exhaust and food smells wafting in to the estate.

The hall is poorly located for access by the public or services bins etc. Noise will be an issue bin collection / deliveries expected to be dragged from the hall though the site and to the street, so close to the Golden Lane Boundary. Assumed early hours or evening or weekends, causing noise pollution to the whole estate.



After school activities within the Hall both early morning and evening. How would this be controlled, noise break out, people leaving late in the evening etc?

Impact on the Listed Estate and adjacent Conservation Area - Golden Lane Estate is a world renowned Grade 2 and 2\* Listed Estate, overpowering the estate with mass blocks can only cause substantial harm to the estate and its aspect. There are few good examples of housing such as Golden Lane left which have not been overly damaged or changed. The City and Islington should be celebrating the Estate not over developing around it. A positive high quality design for this site should be developed celebrating its surroundings. I believe the brief enforced on the Architects has forced a good architectural design practice down a route they probably do not believe in themselves. The brief needs radical review.

I believe there are alternative proposals which are lower in height which allow more housing on the site and use the London School of Fashion building for the new school. A building that could be easily and quickly refurbished to get a school up and running. This has to be a more positive and sustainable way forward rather than shoe horning a school and less social housing on to the proposed site.

#### Planning Policy Guidelines

The proposal breaks with Planning Policy both local and national in relation to building heights, massing and other important factors. I would suggest both The City of London and Islington need to clarify to their Public why they should be allowed to break such policies.

Yours faithfully  
Kate Edwards

**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: 110218\_Planning application objection\_Richard Cloudesley School site\_17/00770/FULL

**From:** [REDACTED]  
**Sent:** 11 February 2018 22:04  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** 110218\_Planning application objection\_Richard Cloudesley School site\_17/00770/FULL

Dear Ms Linford

I am a Golden Lane resident living in Basterfield House, and I have commented previously on this planning application. I was disappointed to see that the revised plans submitted still do very little to address the very legitimate concerns raised by many people concerning the proposals for this site.

I would like to reiterate the following objections to the revised planning application for the Richard Cloudesley School site:

- Too little consultation has been done with local residents and occupiers, and the consultation was started much too late in the design process.
- The proposal would develop the site too intensively, to the great detriment of the surrounding area and in particular the listed Golden Lane Estate, and the surrounding Conservation Area setting. Whilst I support the principal of social housing or a school on the site, a two-form entry school and 66 flats is a gross over-development of this site, and in contravention of many planning policies, both local and national.
- The proposals would appear to be several times the density described for this site in relevant planning policy. The residential tower is also significantly taller than the relevant policy for the site (for example in the Finsbury Local Plan). It is very surprising that a Council would so comprehensively ignore their own planning policies in this way.
- There doesn't seem to be a need for a School of this size in this part of the Borough of Islington. The recently opened Moreland School is significantly short of its full capacity - the need would appear to be in the north of the Borough. A School built in the wrong place will mean further journeys, strain on roads, and add to an already polluted part of the city.
- The proposals seem to be politically driven, and at every level appear to be being pushed through the planning process, despite overwhelming reasons for a more considered approach to be taken to this site.
- The proposed location of the School hall will be a particular source of noise nuisance. It also seems contrary to place the most heavily serviced part of the School in the least accessible corner of the site.
- Noise attenuation from air-handling plant and kitchen plant servicing the hall are very difficult to resolve in practice, irrespective of planning conditions that might be imposed to limit plant noise. The recent Golden Lane leisure centre refurbishment is an example. Despite attempts to rectify plant noise issues after completion, the leisure centre plant remains a cause of noise nuisance. Kitchen extract plant noise is even more difficult to attenuate, with the added issue of cooking odours.
- Noise from out of hours events in the hall is also likely to be a source of nuisance in this location. Again the Golden Lane leisure centre is an example, where poor acoustics, and particularly doors that are regularly propped open, cause nuisance that has proven difficult for the leisure centre to manage.
- The proposed residential units have no amenity space, again contrary to planning policy, but also defying reason. There is very limited public amenity space near the site, and what there is already intensively used. The lack of amenity space will have a serious impact on the quality of the living accommodation being proposed for social housing on this site, and will place unacceptable pressure on existing public amenity space nearby. The proposal in the revised application to make use of the school playground out of school hours, does very little to address the real issues.
- Planning policy would indicate that some public amenity space should also be provided on this site, but none is being provided.
- The proposed residential tower will result in an unacceptable loss of daylight to habitable rooms in Basterfield House, Hatfield House and to residential buildings on Banner Street.

- The proposal should be considered in the context of the recently approval proposals for Bernard Morgan House (further along Golden Lane). Again this was an over-development of the site (in this case to provide luxury flats on the site formerly housing key workers). Proceeding with another building of even greater height would 'bookend' Golden Lane Estate in an unacceptable way.
- The proposed tower would be very damaging to both the conservation area setting and the grade 2 / grade 2\* listed Golden Lane Estate, particularly in views toward and within the St Luke's Conservation Area.
- The benefits of developing the site to this density do not outweigh the damage that would be caused, and for multiple reasons would not appear to be the optimum viable use of the site.
- The brief given to the design team should be reconsidered by the client to allow a more appropriate design proposal to be developed for the site by the design team.

Yours Sincerely

Martin Edwards

54 Basterfield House  
Golden Lane Estate

Julie Crofts  
25 Basterfield House  
Golden Lane Estate  
London EC1Y 0TP

By email to [PLNcomments@cityoflondon.gov.uk](mailto:PLNcomments@cityoflondon.gov.uk) and [simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk)

12 September 2017

Dear Ms Linford and Mr Greenwood

**City of London planning reference number: 17/00770/FULL**  
**Borough of Islington planning reference number: P2017/2961/FUL**

I am writing to register my objection to the proposals for the redevelopment of the Richard Cloudesley School site. I have a number of concerns about the proposals and I am also concerned that inadequate steps to permit proper public consultation over a reasonable period of time have been taken in relation to this project.

The site comprises two separate elements and I will outline my concerns in relation to each.

#### **City of London Primary Academy Islington**

I understand that as a former educational site, there is consent in place to develop a new primary school on the site. The proposed school is renting accommodation from nearby Morelands School until the site is developed. It has doubled in size from a single form entry (the original proposal approved by local authorities) to a two-form entry school plus a nursery. The proposals require that the roof of the school is used partly as a playground and that children will go outside from their school building to a separate hall to be used as a dining and recreational space. I understand from local demographic surveys that there is actually limited or no need for a school in this area of Islington, with greater need being in the north of the borough. Indeed the ability of COLPAI to share space with Morelands is precisely because there is a primary school located close to the COLPAI site which has sufficient unfilled space to accommodate a second school. The siting of the school requires inconvenient and inadequate ability for deliveries and rubbish collection. There are inadequate cycle facilities for students and teachers. There seems to be an assumption that the site will not generate additional traffic as children and parents will walk to school. Given that need is located north of Islington, this seems unlikely, and an already polluted area will be further polluted by traffic emissions on Golden Lane. The school hall is presented as a community amenity, with no reference to the existing amenities locally, including the Community Centre and sports centres on the Golden Lane Estate.

The constrained nature of the site means that school buildings and hall will take a small parcel of land from the City (and the Golden Lane Estate) to accommodate a dominating school hall building and the removal of trees and overshadowing of the award-winning Golden Lane Estate Allotments, specifically at the end which constitutes a wildflower garden.

#### **Social Housing**

In addition to a two-form entry school for c420 pupils, this small site is also cramming in social housing in a tower block which will face onto Golden Lane. This will affect the light of residents in Basterfield and Hatfield Houses and destroy views across this listed estate, including those of local residents buildings on Golden Lane itself and Banner Street.



Social housing is much needed in London, particularly in central boroughs, and I am a strong supporter of social housing in general. I find it astonishing that the City has agreed by means of a s106 payment to shift its responsibility for social housing in the former Bernard Morgan site 100m up the road to the RCS site in order to create a substantial block of luxury accommodation with no social housing attached. Instead, social housing residents will be housed in a tight space without the amenity of green space or playing areas for children. Fortune Street Park is being highlighted in the publicity for the new Denizen building as a local amenity and in the plans as one source of public space for children living in the new RCS housing site. This small park is already under great strain and is inadequate compensation for failing to provide local amenity to the tower block. The plans even indicate the ludicrous tautology that the roof of the block might provide a playing space but as it would not be safe for children is not accessible.

The density of the site is three times that of the London Plan and its height contravenes recommendations in the local Finsbury Plan (2013). With plant at street level the block does little to enhance Golden Lane and, together with the Denizen building, will contribute to a canyon effect in this pleasant street. Once again there is inadequate cycle storage and no provision has been made for disabled parking meaning that those in need of disabled parking are unlikely to be able to park at a reasonable distance from their homes (even if that distance is deemed 'accessible' in planning terms).

In the wake of the Grenfell tower fire, it is surprising that a block with one central access stairway, which incorporates cabling for utilities, and external walkway access is deemed to be a reasonable and safe place for families. Looking at plans, families in flats furthest away from the staircase might need to walk past potentially burning rooms to access the staircase. The building must obviously meet basic fire safety to be proposed, but this once again seems a wasted opportunity.

## **Conclusion**

From attending public meetings and reading only a portion of the the thousands of pages of planning information, it is clear to me that many more qualified neighbours can drive a cart and horses through these plans. The right scheme would garner support from local residents in both the City and Islington who believe in and support diverse communities. Looking at the disrepair of the Golden Lane Estate, the uncapped charges to leaseholders to refurbish Great Arthur Tower, and the prospect of replacing an old police house with luxury flats that will be bought off plan and many of which will stand empty, it is hard not to feel absolutely furious about these proposals.

I think the planning committees need to make a choice about the best use for this site. The terms have undoubtedly changed (not least in the creation of a bigger school) since approval was initially given, and I would welcome detailed scrutiny of the site and the impact on residents who live in this area.

The Golden Lane Estate is a heritage asset, as an early example of Le Corbusier-inspired social housing. Despite the neglect which leaves part of it covered in plastic sheeting and with peeling paint and rusting balconies, it is much cherished by local residents who are striving together to secure a community for people from all backgrounds. We enjoy living cheek by jowl with the St Luke's conservation area, which together with GLE and the Barbican communicate something of the history and heritage of this area. We also support our neighbours living in Peabody and both social and private housing locally. We want a vibrant community, not a traffic-ridden canyon with children shipped in from other areas to support a school for which there is little local demand. We want quality social housing at an appropriate density that enhances the streetscape and comes with proper amenity for its residents. Please do not approve a scheme unless you can be quite sure that it will enhance what is already here.

Yours  
Julie Crofts

**Devlia, Neel**

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**From:** Julie Crofts [REDACTED]  
**Sent:** 04 December 2017 10:58  
**To:** PLN - Comments  
**Cc:** Roger Luckhurst  
**Subject:** Richard Cloudesley School redevelopment

Dear City of London planning team

Ref: P2017/2961/FUL

Thank you for keeping me updated about the planning arrangements concerning the demolition of Richard Cloudesley school and associated buildings.

I have reviewed the revised planning application and many of my core concerns remain.

First, I wish to note that I actively support additional social housing for both Islington and The City of London. I think central and affordable housing is essential to the vibrancy of our city. It is much preferred by me as a resident to expensively produced 'luxury' developments such as the 'Denizen' which will likely remain half empty (though sold off-plan) and contribute minimally to the life and vibrancy of our local community.

I do not think that the plans for the RCS site will contribute to that community. The density of the site remains an issue and much of the space is devoted to a school when there is another school nearby half-empty. The tower block will not enhance the street scape, provides no amenity for residents and is out of keeping with the 7/8 story buildings all around it. Great Arthur House enjoys space around it and is a landmark design. The proposed tower is not and will detract from Great Arthur's place within the surrounding area.

A number of alternative schemes have been prepared which permit for better use of the site, including potentially using the former school building to house the new school when it becomes vacant. I urge planners at both Islington Council and the City of London to consider these.

I have been appalled at the public pronouncements of local officials, including Sir Mark Boleat. I do not oppose the building of homes and a lower-rise scheme providing more housing would be more likely to garner my support.

Yours

Julie Crofts

playspace for children, yet it wants to house many families.

- Loss of light and privacy for surrounding residents

- This development threatens the existing Grade II Golden Lane Estate's architectural significance and integrity.

- Increase in traffic, noise and pollution.

- Increased population density. The impact on local amenities, parking, access to healthcare, use of Fortune park, children's play areas on Golden Lane (another 66 families) will substantially reduce the quality of life for both existing and new residents.

- Social housing should have been put on the Bernard Morgan site. If more social housing is deemed to be important for the area, this is where it should have been put. That would have left the school with adequate space.

Of course I support more social housing, but I am ashamed that this proposal is even being considered. Cramming people into shoddy social housing is a disaster.

1 7 7 0 0 7 7 0

**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: Planning application for former Richard Cloudesley School

**From:** eva.stenram  
**Sent:** 12 February 2018 17:04  
**To:** Linford, Catherine  
**Subject:** Planning application for former Richard Cloudesley School

Dear Catherine Linford

I think the resubmitted plans for the Richard Cloudesley School site remain very weak and inadequate. I would like to object to the proposals.

My main points remain the same as in my previous objections.

The scheme is far too dense. (2.7 times the maximum density in planning policy). The site is simply not big enough to accommodate a two-form entry school as well as a tower block. Residents will live in tiny flats and have no access to public open space. Local amenities will be horribly overstretched. I am also not convinced that there is a need for this school in this area - would it not be better to locate this school where it is better needed? Prior Weston, situated on Golden Lane as well, is not fully subscribed.

My comments on the revised scheme:

- open space for the new residents is extremely limited, which will have a huge impact on the open spaces of Golden Lane Estate as well as Fortune Park.
- the school hall is too close to Basterfield House. 4.3 metres is a very short distance and needs to be increased. Noise will be a major issue.
- the height of the towerblock is too high, higher than policy BC9 permits. The tower block only has one staircase.
- loss of light to surrounding buildings
- the design does nothing to complement or fit in with the award-winning Golden Lane Estate. An ill-considered solution to a housing shortage.
- increase in traffic in a very polluted area of London

Please reconsider and be more ambitious in terms of quality and design. This is a gross overdevelopment of the site. In my view, it needs to be massively scaled back in order to provide good quality social housing (something I am very much in favour of).

Regards,

Eva Stenram  
Flat 7, Bayer House  
Golden Lane Estate  
London EC1Y 0RN



London Plan guidance by a huge factor. The proposals do not provide any public amenity space and make no contribution to the quality of the existing public realm. The new development would generate a significant increased population on the site yet contributes no additional public space, instead putting additional pressure on existing areas.

The primary education needs of local children are currently being met by the Golden Lane Campus. Morelands Primary School is only half a mile up the road and is undersubscribed. If schools are needed in other parts of the borough they should be located locally so as to avoid unnecessary traffic congestion and pollution. The multi-purpose school sports hall is poorly located for public access, and makes no contribution to its surroundings. In addition, Golden Lane Estate already has an accessible Community Hall. The scale and siting of the proposed hall will cause significant light deprivation and negative impact on the highly valued community allotments within Golden Lane Estate. The proposals also involve the destruction of existing healthy trees, which will not be compensated for by replanting. Should the site be redeveloped as residential only then there would be the opportunity to provide quality housing with sufficient outdoor space and a design sympathetic to the area.

Many issues of policy, guidance and recognised good practice are being breached or ignored and it would be shameful.

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 14 February 2018 16:14  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:11 PM on 14 Feb 2018 from Ms Jacqueline Swanson.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate,  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Ms Jacqueline Swanson  
**Email:**  
**Address:** 13 Basterfield House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Whilst I welcome the latest revisions providing affordable workspaces and additional cycle storage (which is however in a basement and access is not clear) I am still very concerned that the following issues have not been addressed:

55 Flats on Golden Lane Estate will loose more light than BRE guidelines;  
the playground will grossly exceed noise limits; the new development will overlook residential homes;  
the proposed sports hall will overshadow the Golden Lane Estate allotments and will entail destruction of mature trees;  
the layout blocks key views and the design of the scheme as a whole has a poor relationship to the listed estate;  
public open space will be reduced and there will be a loss of biodiversity;  
the design of the residential block greatly exceeds the London plan guidelines for density on this restricted site

I am also concerned at what can only be described as a conflict of interest for at least two of the Planning Committee members. Mark Boleat, Henry Colthurst and Chris Hayward are all common councillors and members of the City of London Planning Committee. Hayward is director of City of London Academies Trust, Boleat is on the Board of Trustees. Colthurst is director and Chairman of the City of London Academy Islington. The City of London's own protocol makes it clear that if a member sits on the board of an "outside interest" they must act for the benefit of that outside interest.

Given the strong campaign that the school has waged in support of this planning application, (school parents have been encouraged to write in support) and the fact that their head teacher came to the consultations the school are thoroughly behind the application. If the school support the application, it follows that CoLAT, who run the school, must support it too, and it is incumbent on Boleat and Hayward to act in accordance with the interests of the school. They therefore should not be further involved in determining the application on the planning committee.

**Adjei, William**

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**From:** PLN - Comments  
**Subject:** FW: 17/00770/FUL - COLPAI site

**From:** [REDACTED]  
**Sent:** 13 September 2017 23:18  
**To:** PLN - Comments  
**Subject:** Ref: 17/00770/FUL - COLPAI site

**Planning Officer Catherine Linford**  
**City of London**  
**PO Box 270**  
**Guildhall**  
**London**  
**EC2P 2EJ**  
[PLNcomments@cityoflondon.gov.uk](mailto:PLNcomments@cityoflondon.gov.uk)

**Ref: 17/00770/FUL**

Dear Madam,

I would like to strongly object to the proposed plan for the COLPAI / former Richard Cloudsley school site. The plan is a gross overdevelopment that would negatively impact the Grade II/II\* listed Golden Lane Estate and St. Luke's Conservation Area, breaks multiple local and national planning policies, and endanger the lives of the site's residents.

**1) The proposed residential block is excessively high at 14 storeys.** The site is in an area of predominantly low rise buildings and has not been identified by Islington Council as being appropriate for a tall building in its Local Plan.

The tower would rise to a height of 46 metres, which would make it a tall building in policy terms, outside an area where tall buildings are promoted or considered appropriate. It would overshadow the Grade II/II\* listed Golden Lane Estate, St Luke's Conservation Area and Banner Street. Residents of Basterfield House on the Golden Lane Estate will lose up to 50% of their light from the front of their properties, while those living in the Peabody social housing estate will also be affected.

The impact of the tower is further maximised by the way it directly fronts the street, rather than sensitively set back. Islington Council's Design Review Panel considered the scheme three times at pre-application stage and has raised each time serious concerns about the design and massing.

**2) The proposed tower would endanger residents by not meeting best practice with regards to fire safety.** Building a 14 storey tower with a single route of escape via a narrow staircase, in a tower block containing 7 wheelchair accessible flats and other vulnerable people, may be legal but after the tragedy of Grenfell is beyond belief. As [the Telegraph confirms](#) [1], "*Despite safety concerns of experts, tower blocks in Britain still only have to have one staircase, leaving Britain out of step with other countries in the world*". The Government has referred the construction industry to its [Approved Documents B Vol.1 \(Dwellinghouses\)](#) [2] which says that "*The basic principles for the design of means for escape are...that there should be alternative means of escape in most situations*".

In addition, it is deeply disturbing to see that the plans for the tower [show bicycles parked in corridors](#) [3], which illustrates the level of seriousness with which the safety of residents is being regarded.

**3) The location of the narrow service corridor that leads to the school hall is inappropriate.** Residents of Hatfield House would be heavily affected by frequent noise and disturbance of bins being emptied, loading and unloading, and people attending private events at the hall well into the evenings. As



the school hall would be located far from the street and inaccessible via motor vehicles, bins would need to be dragged far beyond the recommended 10m in [Islington's own guidance](#) [4]. Both hall and service corridor should be easily accessible from the street and located where they will call minimal disturbance to Golden Lane Estate residents.

**4) There is no outside space for the residents of the 66 flats (none of which have gardens, and only have balconies of limited size), which would provide an extremely poor quality of life for its estimated 44 children.** The only nearby open public space is the small Fortune Park, which is often uncomfortably crowded. The planning statement (7.200) admits that the development should provide 430sqm of play space, but that the extreme density of the site makes this impossible. Its suggestion that the lack of safe open space will be offset by the school hall, which will host private events and would require booking in advance, is both misleading and disingenuous. Nor is it clear what the community demand for the hall will be, given that there are existing community hall facilities nearby. The applicant's Design and Access Statement labels the spaces within the Golden Lane Estate as 'public', when in fact they are semi-private, for the benefit of the residents of the Estate.

**5) Cycle parking on site is inadequate and falls to meet GLA Policy.** 56 school cycle parking spaces (1 per 8 staff / student) are required, but just 12 (less than 25%) on-street spaces would be provided by proposed development. The proposal boasts 117 spaces for residents but does not evidence how this will be achieved - the cycle store will be able to hold no more than 48 cycles, less than 50% of this total.

Again, the proposal admits that it is the extreme density of the site that is the reason behind the failure to provide adequate parking: *"Whilst the cycle parking spaces on the site do not meet with the London Plan standards it is felt that due to the fact the site is physically constrained in the amount of space available to provide secure cycle parking, it is not possible to provide the correct amount of parking."*

**6) There is no evidence that a two form school is needed in the area.** While a school would normally be welcomed, the facts show that existing schools in the area are undersubscribed, with [Islington's Primary and Secondary School Roll Projections from 2016/17 to 2030/31](#) [5] reporting *"a surplus of places in Finsbury"* while [the media is reporting a sharp drop in primary school applications](#) [6].

The combined two-form entry and nursery provision will accommodate 458 children. This in itself is an enormous intensification in educational use over the previous school on the site. The normal requirement for primary schools in urban areas is that pupils should be able to walk to and from home. A school should thus be located within the catchment area for the pupils it will serve.

There is no evidence that this will be the case with the proposed school here. Indeed, the location of COLPAI is too distant and poorly connected from where places are genuinely needed in North Islington, which would risk an increase in motor traffic to an area with almost no parking.

**7) The Grade II/\* listed Golden Lane Estate, an area of special architectural and historic interest, will be heavily affected.** The Golden Lane Estate is a truly special place - a quiet oasis both for those who are lucky enough to live there, or for workers enjoying its open spaces and facilities. The COLPAI site tightly borders the Golden Lane Estate and the proposed development would be heavily detrimental to the estate in numerous ways, while offering nothing in return:

- a playground sited on a school roof (another result of extreme density) will broadcast uncontained noise across Basterfield House and Hatfield House (The noise assessment report produced by the applicant appears to have ignored this aspect of the scheme. The only mention of noise mitigation measures in the applicant's report is the 'quiet teaching space' near Hatfield House.)
- attractive silver birch and cherry mature trees to the north west of the Golden Lane Estate, bordering resident's allotments, would be removed despite being appropriate for their situation, in good health with a reasonable life-expectancy. This is confirmed by Appendix 3 of the applicant's Tree Report, which confirms that all the existing trees have a future life span of 10+ or 20+ years.
- resident's parking, already inadequate with a 7-year waiting list, will be severely impacted. The proposal involves the loss of existing garages which are part of the Golden Lane Estate and which currently provide valuable parking for disabled residents. There is no proposal to replace this.

- information provided by the applicant (paragraphs 7.194 and 7.195 of the Planning Statement) states that the existing recessed rooms of Basterfield House and Hatfield House will be adversely affected by the proposals.

The plan is clearly at odds with the City of London's own [Golden Lane Estate Listed Building Management Guidelines Supplementary Planning Document 2013](#) [7], which states that *"no new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the Estate as a whole. The relevant planning authority should, therefore, take into account the significance of the Estate's setting to its special architectural interest when considering any developments on the immediate boundary of the estate"*

While the original plan of a single form school combined with some housing was reasonable, the project has ballooned to an excessive size and needs to go back to the drawing board. The doubling of the size of the school, combined with a near maximum number of high rise flats has resulted in excessive density nearly three times the [maximum limit set in the London Plan](#) [8].

The end result of this density is that the site's residents will be denied a good quality of life, planning policies are being breached, and there will be an high cost on neighbouring listed buildings and their residents.

It is clear that the public good is not being outweighed by a school and social housing and I urge you to refuse this plan and ask for the brief to be revisited.

Yours faithfully,

Paul Drinkwater  
41 Hatfield House  
Golden Lane Estate  
London  
EC1Y 0SU

[1] <http://www.telegraph.co.uk/news/2017/06/15/eight-failures-left-people-grenfell-tower-mercy-inferno/>

[2] [https://www.planningportal.co.uk/info/200135/approved\\_documents/63/part b - fire safety](https://www.planningportal.co.uk/info/200135/approved_documents/63/part_b_-_fire_safety)

[3] [http://www.planning2.cityoflondon.gov.uk/online-measuring/omt.html#docKey=oXS4xETf1KV7bwi67t6ZOqr0BtjUUED0RqtrMR4yzdEAbe7Zlqb9npNqVwahmxNmU-g6yRpw-QFnlqKsg0p\\_PYNzv6s47r-0](http://www.planning2.cityoflondon.gov.uk/online-measuring/omt.html#docKey=oXS4xETf1KV7bwi67t6ZOqr0BtjUUED0RqtrMR4yzdEAbe7Zlqb9npNqVwahmxNmU-g6yRpw-QFnlqKsg0p_PYNzv6s47r-0)

[4] <https://www.islington.gov.uk/~media/sharepoint-lists/public-records/wastemanagement/information/guidance/20132014/20130607rubbishandrecyclingstorageguidanceforarchitects>

[5] <http://democracy.islington.gov.uk/documents/s12273/School%20Place%20Planning%20Report%202016.pdf>

[6] <https://www.standard.co.uk/news/education/brexit-exodus-of-eu-nationals-brings-sharp-drop-in-primary-school-applications-a3628126.html>

[7] <https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/listed-buildings/Documents/golden-lane-guidelines-spd.pdf>

[8] <https://www.london.gov.uk/what-we-do/planning/london-plan/current-london-plan/london-plan-chapter-3/policy-34-optimising>

**The tower block**

The social housing block breaks the guidelines on height of development. Fourteen storeys disrupts the conservation area around St. Lukes and clearly impinges on the listed buildings of Golden Lane. SAVE have expressed concerns about the development.

The block will severely cut out access to light severely for many residents already in the area.

It breaks the guidelines on the need to provide green amenity spaces for residents, and the idea that Fortune Street Park can be a substitute is weak, given its size (large sections of green areas on nearby Bunhill Row are also currently being built on, too).

The design of the building allows for no external amenity areas, and will produce a sheer wall at street level where the utilities of the building will be housed, making Golden Lane a featureless canyon. Golden Lane runs down to Beech Street, which already features in the most polluted streets in London.

The planned height of the building is again a result of poor planning decisions. Because the site of Bernard Morgan House further down Golden Lane was sold to a private developer, who then dropped all provision of social housing from their 'luxury' development, it has been left to Islington Council to pick up these numbers, forcing the building to go higher than is appropriate. It is a classic case of divisive social planning, which further separates the wealth of the City from the relative poverty of the surrounding boroughs.

It further seems extraordinary to be approving of building a tower block with only one central elevator and a very narrow stairwell a mere three months after the catastrophe of Grenfell Tower.

The proposal needs to be adjusted to respond more sensitively to the surroundings, which is at the standard 6 storey level. Of course, if the plans for the school were dropped, the social housing could remain at a lower level and use much more of the site in a way that is sensitive to the surroundings. I would urge you again to rethink the best use of the site.

**Aesthetics**

This objection is more personal, but I am frankly just embarrassed for the architects and planners who are willing to let such an ugly and poorly conceived compromise be put to the planning committee. These buildings will stand next to the post-war triumph of design, the Golden Lane Estate, which is admired around the world and is extensively discussed as a model of post-war social housing design in architectural education. The current plan will only be remembered as an emblem of the disastrous and undemocratic state of planning practice in London, a cheap and gimcrack solution of planners forced to build compromises at the beck and call of private developers. If it goes ahead, I expect it will be written about extensively as a disaster precisely because of its proximity to such a shining model of post-war design: you will have gifted writers and commentators an ideal model of what has gone wrong with planning in London. Why not think again?

Yours sincerely,

Professor Roger Luckhurst

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**Devlia, Neel**

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**From:** Roger Luckhurst <[REDACTED]>  
**Sent:** 04 December 2017 11:43  
**To:** PLN - Comments  
**Cc:** Julie Crofts  
**Subject:** Richard Cloudsley Redevelopment Scheme

Dear City of London planning team

Ref: P2017/2961/FUL

The Richard Cloudsley proposals.

I have examined the revised plans. It is clear that you have pretty much decided on your plan, and the revisions are superficial. Indeed, the revisions and their justifications seem purely designed to ensure that you merely technically address the very clear breaches of policy and guidelines on housing, zoning, density and conservation so that your proposal can go ahead in plain disregard of the substantial opposition of the local community. This has been a very disillusioning experience of local democracy.

.o repeat:

The density of the proposed combination of housing and a school on the same site is too high, whatever your justifications. You know this, but it seems that you are caught needing the two funding streams coming from the S106 pay-off for the awful Denizen building just down the road and the Academy School funding stream — which is forcing you to expand the school to 2-form entry on a site that cannot sustain it. The community, which includes many architects, have offered very substantial and serious alternative proposals, which you have ignored. Indeed, you haven't even had the courtesy to acknowledge that there might be other ways of developing this site. You are building a school right next door to a historical London Board School, which the University of the Arts is intending to vacate shortly, so we understand. I have heard no one from either the City or Islington council explain why \*this\* site could not be developed. Moreland school is also not full, and we understand has classrooms not in use. Why can this already existing site not be used? One is forced to conclude that this development is simply concerned with the politics of the 'academy' agenda pushed by Conservative politicians.

I do not object to social housing, and find it insulting that local officials complain of middle class people interfering with the planning process in the press. To suggest that there should be \*less\* democracy in this process — given the attempts to try to obfuscate this whole planning process from the local community, is appalling. Many on Golden Lane have offered constructive solutions to actually \*increase\* the social housing on the Cloudsley site. If you take away the school, and build in keeping with the 6-floor standard in the immediate area, you would get more social housing on this site. I object to the construction of a tower block in between two conservation areas — Golden Lane and St Luke's — but would be happy with a proportionate development that sits with the current streetscape. To build a tower without adequate external space will increase pressure on local services and will contribute further to the stresses on traffic and the very limited green space nearby. Your revisions suggest you have a rationale for simply ignoring these guidelines, but that is merely a legalistic and technical answer to these questions.

I do not see anywhere in the revisions that you address the breaches to refuse collection and the absence of service access to the proposed school hall. The School Hall could be sacrificed in the proposal, but again seems to be necessitated by the urgency to generate revenue from private hires. You are building it virtually next door to an already existing sports centre. It makes no sense.

This is an embarrassingly bad proposal, a mish-mash of land use forced by compromises to keep hold of funding streams. You will build a tower block that will only be regarded as a poor relation to the elegance of St Luke's spire (which we will no longer see from our flat) or the post-war glory of Great Arthur House. It will be written about and discussed by architects and architectural historians for a long time ahead as the perfect instance of what went



wrong with the London planning process in the 2010s. Well done everyone involved — at least you'll be remembered for something.

Alternatively, you could ask your architects to redesign this proposal, taking on board the many constructive suggestions that have been offered to you. Please think again.

Yours sincerely,

Professor Roger Luckhurst

**From:** Roger Luckhurst  
**To:** [planning@islington.gov.uk](mailto:planning@islington.gov.uk)  
**Cc:** [PLN - Comments; Julie Crofts](#)  
**Subject:** P2017/2961/FUL -- objection letter  
**Date:** 11 February 2018 18:19:50

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Roger Luckhurst

25 Basterfield House

Golden Lane Estate

London

EC1Y 0TP

11th February 2018

**Objection to redevelopment of Richard Cloudsley School site**

**City of London planning reference number: 17/00770/FULL**

**Borough of Islington planning reference number: P2017/2961/FUL**

Dear Sir/Madam

For the third time, for this third round of consultation, I am writing in objection to the plans for the above site. At each phase of objection, there have been only minuscule changes to the plan and absolutely no response to the substantive issues raised against the plan as it now currently stands. After the attempt to remove the City of London planning committee from the final decision on the site in January 2018 – presumably in an attempt to marginalise the substantial number of objections from City residents – my expectation that you will pay these concerns any attention is virtually nil. The contempt for fair and transparent democratic process has been a noteworthy hallmark of the treatment of this planning application.

To repeat:

The density of the proposed combination of housing and a school on the same site is too high, whatever your justifications. You have never answered this objection, merely justified it technically where you can override planning rules that set limits on density and height.

You are trying to secure two funding streams coming from the S106 pay-off from the Denizen building and the Academy School funding. The latter has forced you to expand

the school to 2-form entry on a site that cannot sustain it. You are building a school right next door to a historical London Board School, which the University of the Arts is intending to vacate shortly. There are rumours that Guildhall School is considering expanding into this building, which would make for a third school on the same stretch of road. Why can this existing School site not be used to house the proposed Academy school on this site? Given the recently reported financial crisis in many Academy schools, are the planners sure they are not cramming in a white elephant into an over-developed site and losing the opportunity to build more social housing?

I do not object to social housing and many on Golden Lane have offered constructive solutions to actually \*increase\* the social housing on the Cloudsley site. If you take away the school, and build in keeping with the 6-floor standard in the immediate area, you would get more social housing. I object to the construction of a tower block in between two conservation areas — Golden Lane and St Luke's — but would be happy with a proportionate development that sits with the current streetscape. To build a tower without adequate external space will increase pressure on local services and will contribute further to the stresses on traffic and the very limited green space nearby. Your revisions suggest you have a rationale for simply ignoring these guidelines, but that is merely a legalistic and technical answer to these questions.

The third set of revisions has responded to concerns about the bleakness of the proposed street front by incorporating workshops and you have managed to find a triumphant addition of two further bicycle storage spaces. The slightness of the changes to this design, given the substantial issues raised by the community, comes across as a calculated insult. No discursive arguments have been made to defend the building of this block, because it will so evidently damage the quality of life of those who will fall in its very substantial shadow.

The proposed School Hall could be sacrificed, rammed as it is against the Golden Lane estate, but again this seems to be necessitated by the urgency to generate revenue from private hires. You are building it virtually next door to an already existing sports centre.

The idea that the play space will be made available for community use outside school hours only fills those of us who face onto the site from Basterfield House with further dread about the extension of potential noise interference.

As I have indicated before, this proposal is a poor compromise of over-development, forced by the need to grab different funding streams. It will worsen the living environment in the neighbouring estates and streets. You know this, and you know that there are other solutions available to you. I appeal to the committees to think again.

Yours sincerely,

Professor Roger Luckhurst and Ms Julie Crofts, 25 Basterfield House

## Adjei, William

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**From:** PLN - Comments  
**Sent:** 14 September 2017 16:27  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:26 PM on 14 Sep 2017 from Dr Rachel Wheeler.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Dr Rachel Wheeler  
**Email:** [REDACTED]  
**Address:** 301 Crescent House Golden Lane Estate London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Residential Amenity
- Traffic or Highways

**Comments:** To whom It may concern,  
I am concerned about the provision for the residents in this proposed scheme and the strain it will put on the local amenities, particularly the local roads and Fortune street park. The scheme provides affordable housing for families, adding to the already large numbers of local residents relying on Fortune Park for outside play space. In addition, I am concerned that the additional traffic relating to pupils arriving at school, deliveries to the school and residents parking in the local roads (there are no parking spaces provided on site) will turn relatively quiet local roads, that are currently a relatively safe



## Adjei, William

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**From:** PLN - Comments  
**Sent:** 14 September 2017 11:34  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:33 AM on 14 Sep 2017 from Mr Joseph Ruffles.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Joseph Ruffles  
**Email:** [REDACTED]  
**Address:** 21 Bowater House London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** I object to the proposed project:

It incorporates a school in an area where it is not needed, but where its attendant traffic and noise will degrade quality of life in an already congested area.

Not only that, but the scale of the entire project is far beyond planning guidelines and reasonable margins, and it has been designed insensitively towards the City's existing residents (and citizens, and voters) in the Golden Lane Estate. The exhaust fan blowing into the



estate is but one example, but an extremely vivid metaphor.

The City rejected an opportunity to provide needed social and essential working housing in a structure which was in harmony with its listed surroundings (the Barbican and Golden Lane Estate) when it chose not to repurpose Bernard Morgan House. Instead, the City is again showing its contempt for its own residents and citizens with this half of a one-two punch to the Golden Lane Estate.

## Adjei, William

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**From:** PLN - Comments  
**Sent:** 14 September 2017 22:09  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:08 PM on 14 Sep 2017 from Ms Jayne O'Connell.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Jayne O'Connell  
**Email:** [REDACTED]  
**Address:** 7 Great Arthur House Golden Lane Estate London



### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** This is over development of a small site  
There are not enough green spaces for children in the area already  
This is not the right place for a new school. Schools need in central Islington not in COL  
The proposal causes substantial harm to the setting of the Golden Lane Estate and St Luke's conservation area  
Local resources e.g. Fire brigade, police, doctors cannot cope with the increase in population the proposal would cause

3 Stanley Cohen House  
Golden Lane Estate  
London EC1Y 0RL

13<sup>th</sup> September 2017.

Dear Sir/Madam

Re: Former Richard Cloudesley School, Golden Lane Estate, London EC1Y 1TZ

Thank you for your letter of 29<sup>th</sup> August, 2017. My objections to the above proposal are as follows:-

Having been shown the proposed development for the site approximately a year ago, a development that was low rise and low density, and having attended meetings to hear the development plans explained, I had no objections to that proposal, a proposal which also included social housing. I was therefore shocked when I saw the new site proposals that included a fourteen storey block of flats on Golden Lane, and a large school. These new plans are high rise and high density, on a small site which puts pressure on the surrounding areas and services in an already heavily overcrowded area.

Parking and traffic in Golden Lane is at an all time high, the road being used as a rat run by huge lorries, and daily traffic entering the City. With a Nightclub at one end and the Barbican Centre at the other, Golden Lane is used right through the night into the early morning. The new fourteen storey block is going to bring many more vehicles into the area thereby increasing noise and fumes.

The proposed new high density development also puts pressure on all the open spaces in the area, ie Fortune Street Park and Golden Lane Estate, an estate where the footfall through the estate has increased massively in the last five years. The Fortune Street Park is over subscribed, being used heavily by the school, local residents and workers. Last but not least, I am very concerned that the fourteen storey block has only one stairwell – after the disastrous fire at Grenfell Tower this seems to me to be shortsighted in the least.

A lower density block of flats would be more in keeping and sympathy with the existing buildings on Golden Lane, ie Basterfield House and Stanley Cohen House, and would perhaps compliment these other buildings rather than, as they do on the present plan, appear overpowering and incongruous.

Yours sincerely,

Anne Stansfield

Copy of above sent to both City of London and Islington Council.



Planning Officer Catherine Linford  
City of London  
PO Box 270  
Gulldhall  
London  
EC2P 2EJ  
[PLNcomments@cityoflondon.gov.uk](mailto:PLNcomments@cityoflondon.gov.uk)

Ref 17/00770/FULL

Dear Madam,

I would like to strongly object to the proposed plan for the COLPAI / former Richard Cloudsley school site. The plan is a gross overdevelopment that would negatively impact the Grade II/II\* listed Golden Lane Estate and St. Luke's Conservation Area, breaks multiple local and national planning policies, and endanger the lives of the site's residents.

**1) The proposed residential block is excessively high at 14 storeys.** The site is in an area of predominantly low rise buildings and has not been identified by Islington Council as being appropriate for a tall building in its Local Plan.

The tower would rise to a height of 46 metres, which would make it a tall building in policy terms, outside an area where tall buildings are promoted or considered appropriate. It would overshadow the Grade II/II\* listed Golden Lane Estate, St Luke's Conservation Area and Banner Street. Residents of Basterfield House on the Golden Lane Estate will lose up to 50% of their light from the front of their properties, while those living in the Peabody social housing estate will also be affected.

The impact of the tower is further maximised by the way it directly fronts the street, rather than sensitively set back. Islington Council's Design Review Panel considered the scheme three times at pre-application stage and has raised each time serious concerns about the design and massing.

**2) The proposed tower would endanger residents by not meeting best practice with regards to fire safety.** Building a 14 storey tower with a single route of escape via a narrow staircase, in a tower block containing 7 wheelchair accessible flats and other vulnerable people, may be legal but after the tragedy of Grenfell is beyond belief. As [the Telegraph confirms](#)<sup>1</sup>, *"Despite safety concerns of experts, tower blocks in Britain still only have to have one staircase, leaving Britain out of step with other countries in the world"*. The Government has referred the construction industry to its [Approved Documents B Vol.1 \(Dwellinghouses\)](#)<sup>2</sup> which says that *"The basic principles for the design of means for escape are...that there should be alternative means of escape in most situations"*.

ACKNOWLEDGED



<sup>1</sup> <http://www.telegraph.co.uk/news/2017/06/15/eight-failures-left-people-grenfell-tower-mercy-inferno/>

<sup>2</sup> [https://www.planningportal.co.uk/info/200135/approved\\_documents/63/part\\_b\\_-\\_fire\\_safety](https://www.planningportal.co.uk/info/200135/approved_documents/63/part_b_-_fire_safety)

In addition, it is deeply disturbing to see that the plans for the tower show bicycles parked in corridors<sup>3</sup>, which illustrates the level of seriousness with which the safety of residents is being regarded.

**3) The location of the narrow service corridor that leads to the school hall is inappropriate.** Residents of Hatfield House would be heavily affected by frequent noise and disturbance of bins being emptied, loading and unloading, and people attending private events at the hall well into the evenings. As the school hall would be located far from the street and inaccessible via motor vehicles, bins would need to be dragged far beyond the recommended 10m in Islington's own guidance<sup>4</sup>. Both hall and service corridor should be easily accessible from the street and located where they will call minimal disturbance to Golden Lane Estate residents.

**4) There is no outside space for the residents of the 66 flats (none of which have gardens, and only have balconies of limited size), which would provide an extremely poor quality of life for its estimated 44 children.** The only nearby open public space is the small Fortune Park, which is often uncomfortably crowded. The planning statement (7.200) admits that the development should provide 430sqm of play space, but that the extreme density of the site makes this impossible. Its suggestion that the lack of safe open space will be offset by the school hall, which will host private events and would require booking in advance, is both misleading and disingenuous. Nor is it clear what the community demand for the hall will be, given that there are existing community hall facilities nearby. The applicant's Design and Access Statement labels the spaces within the Golden Lane Estate as 'public', when in fact they are semi-private, for the benefit of the residents of the Estate.

**5) Cycle parking on site is inadequate and fails to meet GLA Policy.** 56 school cycle parking spaces (1 per 8 staff / student) are required, but just 12 (less than 25%) on-street spaces would be provided by proposed development. The proposal boasts 117 spaces for residents but does not evidence how this will be achieved - the cycle store will be able to hold no more than 48 cycles, less than 50% of this total.

Again, the proposal admits that it is the extreme density of the site that is the reason behind the failure to provide adequate parking: *"Whilst the cycle parking spaces on the site do not meet with the London Plan standards it is felt that due to the fact the site is physically constrained in the amount of space available to provide secure cycle parking, it is not possible to provide the correct amount of parking."*

**6) There is no evidence that a two form school is needed in the area.** While a school would normally be welcomed, the facts show that existing schools in the area are undersubscribed, with Islington's Primary and Secondary School Roll Projections from 2016/17 to 2030/31<sup>5</sup> reporting "a

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[http://www.planning2.cityoflondon.gov.uk/online-measuring/omt.html#docKey=oXS4xETf1KV7bwi67t6ZOqr0BtjUUED0RqtrMR4yzdEAbE7Zlgb9npNqVwahmxNmU-g6yRpw-OFnlgKsg0p\\_PYNzv6s47r-0](http://www.planning2.cityoflondon.gov.uk/online-measuring/omt.html#docKey=oXS4xETf1KV7bwi67t6ZOqr0BtjUUED0RqtrMR4yzdEAbE7Zlgb9npNqVwahmxNmU-g6yRpw-OFnlgKsg0p_PYNzv6s47r-0)

<sup>4</sup><https://www.islington.gov.uk/~media/sharepoint-lists/public-records/wastemanagement/information/guidance/20132014/20130607rubbishandrecyclingstorageguidanceforarchitects>

5

<http://democracy.islington.gov.uk/documents/s12273/School%20Place%20Planning%20Report%202016.pdf>

*surplus of places in Finsbury” while the media is reporting a sharp drop in primary school applications*<sup>6</sup>.

The combined two-form entry and nursery provision will accommodate 458 children. This in itself is an enormous intensification in educational use over the previous school on the site. The normal requirement for primary schools in urban areas is that pupils should be able to walk to and from home. A school should thus be located within the catchment area for the pupils it will serve.

There is no evidence that this will be the case with the proposed school here. Indeed, the location of COLPAI is too distant and poorly connected from where places are genuinely needed in North Islington, which would risk an increase in motor traffic to an area with almost no parking.

**7) The Grade II/\* listed Golden Lane Estate, an area of special architectural and historic interest, will be heavily affected.** The Golden Lane Estate is a truly special place - a quiet oasis both for those who are lucky enough to live there, or for workers enjoying its open spaces and facilities. The COLPAI site tightly borders the Golden Lane Estate and the proposed development would be heavily detrimental to the estate in numerous ways, while offering nothing in return:

- a playground sited on a school roof (another result of extreme density) will broadcast uncontained noise across Basterfield House and Hatfield House (The noise assessment report produced by the applicant appears to have ignored this aspect of the scheme. The only mention of noise mitigation measures in the applicant's report is the 'quiet teaching space' near Hatfield House.)
- attractive silver birch and cherry mature trees to the north west of the Golden Lane Estate, bordering resident's allotments, would be removed despite being appropriate for their situation, in good health with a reasonable life-expectancy. This is confirmed by Appendix 3 of the applicant's Tree Report, which confirms that all the existing trees have a future life span of 10+ or 20+ years.
- resident's parking, already inadequate with a 7-year waiting list, will be severely impacted. The proposal involves the loss of existing garages which are part of the Golden Lane Estate and which currently provide valuable parking for disabled residents. There is no proposal to replace this.
- information provided by the applicant (paragraphs 7.194 and 7.195 of the Planning Statement) states that the existing recessed rooms of Basterfield House and Hatfield House will be adversely affected by the proposals.

The plan is clearly at odds with the City of London's own Golden Lane Estate Listed Building Management Guidelines Supplementary Planning Document 2013<sup>7</sup>, which states that *"no new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the Estate as a whole. The relevant planning authority should, therefore, take into account the significance of the Estate's setting to its special architectural interest when considering any developments on the immediate boundary of the estate"*

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<sup>6</sup>

<https://www.standard.co.uk/news/education/brexit-exodus-of-eu-nationals-brings-sharp-drop-in-primary-school-applications-a3628126.html>

<sup>7</sup>

<https://www.cityoflondon.gov.uk/services/environment-and-planning/planning/heritage-and-design/listed-buildings/Documents/golden-lane-guidelines-spd.pdf>

While the original plan of a single form school combined with some housing was reasonable, the project has ballooned to an excessive size and needs to go back to the drawing board. The doubling of the size of the school, combined with a near maximum number of high rise flats has resulted in excessive density nearly three times the maximum limit set in the London Plan.

The end result of this density is that the site's residents will be denied a good quality of life, planning policies are being breached, and there will be an high cost on neighbouring listed buildings and their residents.

It is clear that the public good is not being outweighed by a school and social housing and I urge you to refuse this plan and ask for the brief to be revisited.

Yours sincerely,

Lisa Scott  
41 Hatfield House  
Golden Lane Estate  
London  
EC1Y 0SU

**Comments**

**1. London College of Art.**

This is a very dense development. Why not incorporate the London College of Art/ Fashion. Why is there no discussion of this part of the site, which is due for re-development?

**2. Design**

Golden Lane Estate (GLE) is a split-level design to separate vehicles etc. and provide extra space. If this basic principle was carried through into the COLPAI site a lot of extra usable space (up to 8000sq.m) would be created and could double the available space. This space could be used 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. Presumably the reason for not utilising this space (which would help in complying with planning legislation) is marginal construction cost saving at the expense of GLE and the Regulations.

**3. Demand**

The flats are mostly justified as necessary for 'key' workers e.g. police, nurses etc, but the neighbouring Nurses Homes, Police Section Hs, YMCA etc, have recently been closed for lack of demand.

**4. Fire Access to Proposed Assembly Hall & Kitchens.**

The Hall is proposed for use by a c500 child headcount and for public / commercial use outside of school hours. There is no fire access except via the Basterfield service road which is currently over used and often blocked and the road is to be narrowed. There is usually special fire access provision for such buildings. This could be resolved by moving the Hall to the N.E. corner of the site with direct access to Golden Lane.

**5. Access Road / Basterfield Road.**

This road is heavily used for deliveries, collection and short term service vehicle parking. A dual lane is required as at present, to allow 24hr. fire access to the end of Basterfield (c100m long), the ex- Nursery / Ralph Perring Bld. etc. (and the new Assembly Hall & the kitchens). However the road is to be narrowed.

How will 24 hour fire access be maintained? Will the gates be permanently locked? The Residents would like the gates retained and fire padlocked out of office hours to ensure fire access, as at present.

The service road temporary parking is essential because the only other available service parking (outside Gt.Arthur Tower) is restricted by the need to maintain the only fire access to the Tower Block. The alternative western fire route to the G.A.Tower has remained unrepaired / unusable for the last 10 years.

This could be resolved by moving the Hall into the NE corner of the site.

#### **6. Access Rd. / Basterfield Rd. Leasehold Provisions.**

The service road is shown and named in the lease as part of the Estate wide Common parts and paid for by the Leaseholders for c40 years. The Leaseholders are allowed vehicle access for deliveries, collections, furniture etc. and services such as Emergency / Fire / Ambulances / Rubbish etc. Removal of this facility will require a re-negotiation of the Lease and is likely to be resisted.

#### **7. Garage Space**

There is no garage space provided for disabled flats etc. and the existing disabled garages are being removed from GLE. Will the new Residents share the existing GLE garages?

#### **8. Effect on GLE Facilities**

The block represents an increase of 10-20% in GLE population while reducing GLE facilities. Over the last 20 years most of the Estate common facilities have been progressively lost ie Childrens play area, Youth Club, Club rooms, Community Centre etc, and the Sports facilities, guest flats etc, opened up to extensive public use.

Large Increases in footfall are predicted across the Estate due to Crossrail etc, and parts of the Estate act as public park at lunchtime and evenings. The COLPAI scheme increases the Resident population by 10/20% and the school will mean a larger transient child population, with minimal facilities. Are there any consequent proposals for restoring or protecting the Estate common facilities? Nothing is mentioned in the proposals, but the incorporation in the listed GLE is a major planning consideration.

#### **9 Planning Considerations**

The main local planning policies that relate to the historic built environment are contained within Chapter 10 of the City of London Unitary Development Plan (UDP) which was adopted in 2002 (now amended). Of particular relevance in relation to changes on the Golden Lane Estate are:-

**ENV18 'To resist development which would adversely affect the setting of a listed building'.**

**Extract from Listed Building Management Guidelines.**

**Para 1.2.1 Key Conclusions**

"The estate should be appreciated in its entirety: not only its various components - residential, community, recreational, commercial and the external spaces between buildings - but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of the special architectural interest of the estate lies in its relationship with adjacent buildings. No new buildings, infilling, removals or extensions should be introduced that would be detrimental to the integrity of the estate as a whole.

Moreover, any developments on the immediate boundaries of the estate and the listed area should take into account the significance of the estate"

What is currently proposed seems contrary to these policies. I am not objecting to the school or flats, but to the problems likely to arise from a lack of consideration in design.

D W Cox PhD MICE FGS CEng Resident 49 Basterfield Hs GLE

## Adjei, William

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**From:** PLN - Comments  
**Sent:** 15 September 2017 11:43  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:42 AM on 15 Sep 2017 from Ms Susan Huntley.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Susan Huntley  
**Email:** [REDACTED]  
**Address:** 56 Cullum Welch House London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I think this an absolutely disastrous solution to the problem of providing a school & additional housing! This building compromises Golden Lane in so many ways:  
It is too big for sight.  
It increases residential density without making any provision of outdoor space for recreation or parking.  
it will rob many properties of light.  
It will alter the skyline in a disastrous way.  
It is visually incompatible with the Golden Lane in every way.



**A Response to the Proposals for the Richard Cloudesley Site, Golden Lane  
EC1**

**From the Committee members of Edible Golden Lane  
Community Food Growing Project on Golden Lane Estate**

**City of London Planning Application ref: 17/00770/FULL.  
Islington Planning Application ref: P2017/2961/FUL.**

Edible Golden Lane is a community food growing space on Golden Lane Estate founded by residents with a set-up grant from Mayor of London Capital Growth Scheme (Boris Johnson and Rosie Boycott) in 2010.

Edible Golden Lane shares the boundary wall of the RCS site and will be seriously affected by the proposed development.

On behalf of the community of Golden Lane Baggers and as one of the founders, I am writing to let the Planning Committees of City of London and Islington know of the threat and impact of the proposed development on a thriving and successful community project, otherwise undocumented by the prepared reports.

Edible Golden Lane consists of 42 wooden raised beds for individual food growing, a wildflower and bio-diversity garden, communal beds for fruit, berries and herbs, a shed and children's shed, composting area and water butts. The wooden raised beds were built by residents in Spring 2016, following a successful application to Tesco's Bags of Help scheme, the monies awarded used to replace the original tonne bags of soil.

The project reaches over 150 residents of the Estate bringing children, families, young professionals, elderly residents, disabled and vulnerable residents and generations of families together in a rewarding project.

During the growing season, the Baggers organise a monthly open day for baggers, families, friends and Estate residents. The Baggers committee have initiated Estate-wide growing projects, markets, public talks and workshops, as well as day-trips for residents to RHS Wisley and Brogdale. Edible Golden Lane participates in London's Open Garden Squares and Capital Growth days. Open Gardens in July this year attracted 450 visitors to our site.

The baggers, their produce and their activities have become a focal point for community engagement across the Golden Lane Estate.



**Perceived threats:**

**1. Boundary wall**

The boundary wall runs the full length of the allotments and is shared with the RCS site.

7 rows of raised beds run at right angles to the wall, comprising 26 individual boxes.

At their closest, there is less than 18 inches/46cm to the boundary wall from the edge of the raised box; at the widest it is 36 inches/86.5cm. (See attached plan).

Running the length of the boundary wall are raised beds for soft fruit and a variety of planters. This is an area of communal planting and the produce includes soft fruit -gooseberry, black current, red current, raspberry, blackberry, tayberry; apple trees, pear and a rhubarb bed. The raised beds are underplanted with spring bulbs.

A chain link fence tops the boundary wall and provides support for the many on-site shrubs and climbers, including clematis armandii, Ivy, lilacs.

Extension cables run the length of the boundary wall to support the soft fruit and espalier apple. The cables extend to the point of the wildflower garden, where a recently planted native-species hedge runs for the remainder of the allotment boundary, with established clematis montana, wild honeysuckle, winter jasmine summer jasmine, buddleia and wildflowers.

The boundary wall is constructed of the same brick and mortar used across the Golden Lane Estate, providing visual unity and coherence. It is a particular red/purple mortar. The boundary wall defines the edge of the Estate and its fabric suggests it is part of the original curtilage of the Estate. The boundary wall should be retained, so mitigating any further loss to the Edible Golden Lane project and to the heritage asset of the Estate.

It is not clear from the Design + Access statement if the existing boundary wall is to be demolished or retained.

There is no recognition in either the Tree Report and the Ecology Appraisal Report that the boundary wall is a shared wall between RCS site and Edible Golden Lane allotments.

There are no recommendations offered to help mitigate against damage to infrastructure of Edible Golden Lane – loss of raised beds, tension cables, planting schemes etc - through possible demolition of the boundary wall, demolition and construction.

It is worth pointing out that all the monies raised for the project have been through community effort and fundraising campaigns. Any damage or losses incurred because of the RCS development will bring pressures on fundraising. At the very least, for whatever is lost should be compensated, like for like.

There are no recommendations offered as to potential measures to mitigate against contamination, spillage and pollutants for the communal food growing space during the demolition of the existing buildings and construction of the new buildings.

There is no discussion of the schedule of work and its particular impact on the food growing space; for instance during spring, summer and early autumn, when most produce will be planted, growing and maturing and baggers and visitors are regularly accessing the space.

## **2. Impact on Local Amenity**

The Ecology Appraisal Report states that the on-site habitats and boundary features are of low value within the immediate vicinity.

There is no assessment of the critical mass, provided by the on-site and boundary habitats of the immediate vicinity, which offer a much-improved suitability of habitat for nesting birds than is indicated by the report.

The allotments, the bio-diversity garden, the close proximity of eight mature, semi-mature and young trees in the Hatfield House bed on the Estate (which adjoins the allotments), the garden frontages of Hatfield House studio flats, the maisonette balconies and the existing on-site semi-mature silver birches provide a rich habitat in an area otherwise of hard landscaping.

The pond outside the Golden Lane Community Centre and Bayer House provides a valuable source of water, sustaining a wide-variety of birds and wildlife. Pied wagtail, white wagtail, yellow wagtail, goldfinch, chaffinch, great tit, blue tit, house sparrow, dunnoek, blackbird, wood pigeon, magpie, crow, mallard duck, and the Barbican's heron have all been spotted. Dragon flies, bumble bees, lace wings too.

Together, these pockets of green comprise critically important areas of suitable habitats, which do support a wide-range of nesting birds, bees, insects and bats. Anecdotally, the allotments and balconies of Hatfield attract blue tits, coal tits, goldfinches, greenfinches, robins, blackbirds and wrens.

On the edges of the Golden Lane Estate are Fortune Street Park, a Site of Importance for Nature Conservation; Barbican wildflower garden on Fann Street and the Barbican lakes.

We know that when the on-site area of shrubland and trees was tidied up for the temporary occupation of the Richard Cloudesley school, in the Autumn of 2014, hundreds of birds were displaced and left clinging to the on-site chain link fencing. Its impact was substantial.

Anecdotally, we know that Pipistrelle bats are regularly seen swooping over Golden Lane Estate, particularly over the allotments and the Estate's rotunda. There are officially recognised roosting habitats for bats within the neighbouring

Barbican Estate. Golden Lane is a site for foraging bats. As yet, we don't know if there are roosting bats within the RCS site but would question the Ecology Report's statement that 'overall the site was considered negligible potential for roosting bats and low potential for foraging bats'.

It is unlikely that birds, bees and bats recognise the artifice of a boundary wall and on-site features, when there is clearly a much healthier suitability of habitats en-masse within the local vicinity than is indicated by the report.

### **3. Loss of on-site Trees**

The loss of the on-site semi-mature silver birches will have an impact on the habitats for nesting birds and will undermine the suitability of habitat, much needed within an area of hard landscaping.

The on-site silver birches and shrubs form a green border with the Golden Lane Allotments and a green corridor with the mature tree planting of the Golden Lane Estate and Hatfield House bed. They should be retained to provide a green barrier between Edible Golden Lane, Golden Lane Estate and the RCS development.

The line of semi-mature silver birches will help provide a barrier with the new pedestrian and services access proposed by the scheme for the School Hall and kitchen. At the moment, this area of the Estate is vehicle free and a green habitat.

The loss of the on-site semi-mature silver birches in good physical condition along the boundary wall seems needless and will add further to the serious lack of amenity of the overall RCS scheme. These trees stand tall and proud and create a tree canopy along the boundary wall. Surely, it is better to preserve semi-mature trees and their vital habitats for wildlife and valuable roles in mitigating against air-pollution? The idea of felling the trees and then replacing them with younger trees in containers seems pointless and hardly compensates for the value a mature tree can bring to the landscape and local ecology.

In the Design + Access Statement, reference is made to the fact that the soft informal play space requirement cannot be met for the School and such facility will have to be found off-site. There is no outside space provided for the Tower block and its residents and the Tower block is positioned hard-on to the Golden Lane road. There is a stated lack of outside space and amenity for the school children and residents alike. The scheme goes further by destroying semi-mature trees and an area of shrub planting and undermines the existing local amenity of Golden Lane Allotments.

Despite the requirements of the Finsbury Plan, the proposals make no contribution to the provision of additional public space to the area, which is categorised as demonstrating a deficiency in access to nature.

The scheme fails to enhance or improve amenity, fails to meet prescribed requirements and negates the established and existing amenity of its neighbours.

#### **4. Location of School Hall**

The siting of the School hall, as a separate pavilion away from the School building, is contentious. The School hall looms over Edible Golden Lane and is less than 8 metres from the front doors, kitchen windows and bedroom windows of the homes in Basterfield House.

The School hall is sited in the least accessible corner of the RCS site and is brought into the closest proximity with Basterfield House, Edible Golden Lane allotments, Ralph Perring Centre, Fusion (Golden Lane Sports Centre) and Hatfield House.

It's presence is invasive and disruptive, penetrating deep into the heart of the Golden Lane Estate.

Its location necessitates a new public and services access route to run alongside the boundary wall and close to Hatfield House. I think it is the intention that the kitchen refuse will be dragged along this narrow access.

The Kitchen extractors and Refuse and Recycling Store face out onto Edible Golden Lane. Also, they output onto the designated Habitat trail as part of the Central Play Space, identified in the Landscape proposal.

It is the intention that the School hall will be offered for community use, out of school hours, which will cause further grievance to the residents of Hatfield House and Basterfield House.

Within the immediate proximity of the School hall, in fact next to it stands Edible Golden Lane, the Ralph Perring Centre (for the over 60's) and Fusion - swimming pool, tennis courts, sports and leisure facility envisaged as part of the original amenity for the Estate.

In addition, the Golden Lane Estate Community Centre is currently being restored and refurbished in a partnership between COL and GLE residents and will see an active programme of events for residents and local community from Spring 2018.

Further afield there is the hugely successful and thriving St Luke's Community Centre for the over 50's, well supported by local residents. Also, the local community benefits from the educational public programmes and spaces of St Luke's Church, the Barbican Arts Centre, Barbican Library, Guildhall and London Museum.

The neighbourhood is well served by community facilities. It is misleading to think that the separate location of the School hall may be justified through its out of school hours use.

The RCS scheme results in rendering COLCEC (Community Education Centre), an established, much valued and well-used facility, homeless. COLCEC is part of the RCS site due to be demolished. COLCEC reaches a wide community of users across Islington and City of London with its invaluable and excellent range of courses and good facilities. This too is likely to have a disruptive impact on the quality and availability of community education in the neighbourhood.

The School hall overshadows the allotments. The Tower overshadows the site. The Daylight and Sunlight Report has assessed that Edible Golden Lane will not be adversely affected, though it is hard to understand how the introduction of massing and height to the site will not result in reduction of sunlight hours to the allotments and undermine their productivity and harvest.

The School hall will create light pollution, kitchen smells and noise disturbance to over 50 flats of Basterfield House and Edible Golden Lane. Every home in Basterfield House will be affected by the RCS development. Every grower on Edible Golden Lane will suffer.

The creation of a new access route and the location of the vehicular service access will result in disruption to Hatfield House residents.

The School hall takes up valuable outside space, when the proposed development fails to deliver in any of its outside space requirements.

It is perfectly possible for the School hall to be integrated into the School building or residential Tower, to free- up more outside space for the project and to alleviate the many grievances that result from its present bullying location.

#### **Conclusions:**

The existing boundary wall is part of the fabric of Edible Golden Lane and forms part of the Heritage asset of the Estate.

The Daylight and Sunlight Report is not sufficient in detail as to the effects of the development on the sustainability of Edible Golden Lane allotments. Loss of sunlight during spring, summer and autumn months needs to be calculated.

The proposed loss of trees is not justified and will undermine the health and variety of habitats within the local amenity for nesting birds and wildlife.

The location of the School hall impacts adversely on the Edible Golden Lane project, bringing noise disturbance and kitchen extractor vents dispersing out onto the allotments.

The location of the School hall creates new public and services access which runs along the boundary with the allotments.

Protective measures need to be put into place during demolition and construction to avoid damage and any harmful pollutants to Edible Golden Lane.

It will be greeted with much sadness should the RCS development proceed in its present form, despite all the observations of the harm it will reap to existing residents of the Golden Lane Estate, community projects and to the local amenity.

Edible Golden Lane is a successful community initiative that is thriving. Its rewards are of real benefit to the health, wellbeing and quality of life for residents on the Golden Lane Estate.

Bev Bytheway

Resident of Golden Lane Estate – 3 Basterfield House

On behalf of Golden Lane Baggers Committee:

Anne Corbett – Basterfield House

Jane Beckett – founder of Edible Golden Lane and Basterfield House resident

Anna Parkinson – Hatfield House

Christine Clifford – Bowater House

Gordon Patrick – Stanley Cohen House

Rachel Wheeler – Crescent House

Billy Mann – Basterfield House

With this response, please find attached:

What We are Growing Plan produced for Open Garden Squares Weekend and showing the layout of the allotments.

Golden Baggers Leaflet

Photo from Hatfield House balcony, overlooking Edible Golden Lane, boundary wall with RCS and existing trees. This will be replaced with a view onto the Bin storage area and rooftop plant machinery of the School hall.

## **A Response to the Proposals for the Richard Cloudesley Site, Golden Lane EC1**

**City of London Planning Application ref:  
17/00770/FULL. Islington Planning Application ref:  
P2017/2961/FUL.**

Dear Islington Planning Committee and City of London Planning Committee

I am writing as a resident of Golden Lane Estate. I am a leaseholder and I have been living at 3 Basterfield House for 12 years. I love my flat and living on the Estate.

There is such a quality of design and vision across the whole Estate. The aspiration for its inception in the 1950's as an exemplary model of social housing and to create better futures for its residents still holds true today. Golden Lane Estate is widely celebrated as a landmark of social housing.

The architecture and design of the Estate engenders a sense of community. In your individual home, you look out across the Estate and recognise you are a part of it. Wherever you live on the Estate, you can see neighbouring blocks and see through to the edges of the Estate.

There is something special about the visual coherence and language of materials across the Estate, which reinforces a sense of place and community. I feel we as residents are all custodians of the Estate and consciously play our part in maintaining the quality of life on the Estate.

Most of the committee members will not know us and perhaps may have never visited our beautiful Estate, but are empowered to make decisions which will impact on our lives and homes.

I am not an architect and don't have the skill-set to plough through 2000 pages that comprise the planning application for the RCS development. But I am glad some of my neighbours have done just that and can argue in planning terms against the proposal.

But as a resident of Basterfield House, I do know our block runs the full length of the boundary of the site and every flat in our block will be affected badly by the development. Basterfield House is one of the larger residential maisonette blocks comprising 50 flats and is home to more than a 100 people.

All the front doors, kitchens and 50 bedrooms look across and down onto the RCS site. In some places I think there is less than 20 metres between our block and the proposed entrance to the school for the 450 children and to the school



play areas. The increase in noise for residents throughout the school day will be alarming.

At the far end, flats will look directly into the brick wall of the School hall, which seems unnecessarily tall at 5metres plus. And these unlucky residents will also have the smells and disturbance from the School's kitchens and Refuse storage; further noise and disturbance from 'out of school hours' use and light pollution from evening use.

Even after so many months of thinking about this proposed development, I still don't understand why the School hall is sited away from the School and in such close proximity to peoples' homes, listed buildings and valued community projects and facilities on the Estate and on such a limited and restricted site.

Some Basterfield flats will lose 48% and upwards of daylight to their kitchens and bedroom. Of course it's impossible to tell from the table presented by the Daylight and Sunlight Report, so I'm relying on a neighbour's interpretation for this.

All the blocks on Golden Lane Estate stand proudly within open space. All the maisonette blocks have access to outside balconies. Ground floor flats on Basterfield have access to a communal sunken lawn. There are podiums, sunken gardens, a pond, mature trees, pedestrian routes, communal spaces for residents to gather and meet.

The neighbouring Peabody Estate in Islington is also planned around residential blocks set within green space.

As the RCS site is so restricted, there is no provision of outside space for the proposed residential tower and the families that will live there. For the schoolchildren, there is not enough outside space for play areas, and so the intention is for the children to be coached to the nearest facility. There is no contribution to developing new public amenity space or access to nature for the social tenants in a residential neighbourhood, described as deficient in access to nature.

A few trees in containers, a couple of green walls (on shady north-facing walls) and a green roof for the School hall seem rather ornamental when compared to the absence of fundamental provision and the felling of the mature trees presently on site.

I understand that in weighing up the Planning Application, there is an equation between harm and public benefit and because the scheme is providing new and much -welcome investment in social housing, this will mitigate against the failings to meet planning guidelines, at any level. I would like to know at what point a scheme becomes so compromised, in its failure to respect guidelines and meet minimum standards, that it is not viable. I feel that this is such a scheme.



There are further issues which perhaps are not yet enshrined in policy but need to be considered post-Grenfell. Great Arthur Tower on Golden Lane Estate was built in the mid-1950's and is an intelligent piece of design and construction. There is a residents' entrance with two lift shafts. In addition there are two fire-escape staircases integrated on the outside of the building with access to open-air. The proposed tower of the RCS scheme has a single point of entry, for residents and fire-crews, so in the event of evacuation, emergency services and residents will be competing for access and escape. Surely, this is irresponsible given the knowledge we now have acquired from such a devastating tragedy.

And I think I have read somewhere in the Hawkins/Brown Design + Access Statement that there is no fire vehicle access for the School and School hall.

As a founder-member of Edible Golden Lane – the community food growing space on Golden Lane Estate, I have written separately about the impact of this development on the project and on local amenity and ecology.

At one of the four public meetings organised by GLERA sub-group (Golden Lane Residents Association) to discuss the RCS proposed scheme in August, a vote was taken as to whether the meeting supported the investment in social housing for the site. The meeting overwhelmingly supported the development of social housing for the site, as long as the architecture and design were sensitive to Golden Lane Estate and preferably low rise to echo the maisonette blocks of the Estate. There was a consensus that social housing was preferable to a School and that the justifications for an Academy Primary School were tenuous.

Also, there is a strong feeling that residents' responses have been misrepresented from the public consultations.

Many of the people at the meeting were angered by the misrepresentation of their letters, opinions and statements.

The scheme was revised as a result of the consultation period but the architects were already fixed on their interpretation of the use of the site and space; the positioning of the buildings; the separation of School hall from School. All of the original design and vision for the site had been arrived at with no consultation with residents and with poor knowledge of the Golden Lane Estate and its facilities.

A few proposals drawn up by resident architects as an exercise help demonstrate that there are alternative visions which offer far more sensitive responses to the site and to the relationship between site and the Golden Lane Estate and meet the anticipated provision for Social Housing and Academy.

The development represents an extraordinary opportunity for investment in quality social housing. Golden Lane is recognised as an exemplary model of social housing. Not only does this scheme fail to respect planning guidelines, it fails to meet the standard set by its neighbour and furthermore causes substantial harm to the Estate and to people's homes on the Estate and to their present quality of life.

The reports submitted as part of the Planning Application assess the scheme on their particular issue. There is no assessment of the collective impact of all the expressed failures to meet requirements and guidelines. I guess that is the role of the Planning Committees. All I can do as a resident and part of the residents' collective lobby, is to remind the Committees of their responsibilities in assessing a scheme which falls short of meeting so many prescribed planning guidelines and policies and furthermore causes substantial harm to a Grade 11 Listed Estate and its residents.

Bev Bytheway  
3 Basterfield House

**From:** [REDACTED]  
**To:** [PLN - Comments](#)  
**Subject:** Reference 17/00770/FULL  
**Date:** 13 September 2017 18:30:50

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Dear Catherine Linford,

As a long-time resident of Golden Lane Estate, I'm writing to express my heartfelt and considered objections to the proposed development on the Estate.

The proposed 14-storey tower will have an impact on my flat in terms of privacy and negative alteration of my view. However, in terms of the wider Estate, I feel that there are very significant objections to be made. The plans allow for no outside space and this will therefore inevitably mean that the public areas of GLE become severely overused. The plans for a school will lead to a substantial increase in overall noise and access problems, while the height of the tower will cause considerable loss of light to the surrounding environment. Moreover the density of housing proposed means there will be even more pressure on local amenities such as the doctors' surgery.

I accept that some redevelopment of the site is perhaps required. However, it is the over-development inherent in these plans that is the problem. A smaller development should be considered, no more than 6 stories, which would be in keeping with the size of the estate - a listed Grade 2 and Grade 2\* site - and the surrounding buildings.

In sum, I urge you to reconsider these plans and produce a proposal that is sustainable and respects the historical and current value of this unique estate.

Yours sincerely,

Jane Dixon (Leaseholder)

334 Crescent House  
Golden Lane Estate  
London EC1Y 0SN

1 Hatfield House  
Golden Lane Estate  
London EC1Y0ST

Thursday, 14 September 2017

To: Catherine Linford  
Planning Officer  
City of London

COLPAI site

Dear Catherine Linford

I am writing to object to the proposed development of the site once occupied by Richard Cloudesley school to the north of Golden Lane Estate.

My objections are as follows:

1. The site: This is a small site (0.4 hectares), once occupied by a school for 80 disabled pupils with outside play space. The proposal includes a school for 450 pupils and a residential block is too dense for the neighbourhood. There is no doubt that social housing is much needed in central London. If the site was limited to its provision, then it would be possible for the site and its buildings to relate to and.
2. Architecture: Any new design for buildings on this site needs to take account of the existing architecture, and relate to it in some way, by channelling, conversing with, or extending the post-war architectural principles of Golden Lane. Sadly, neither the proposed school/school hall nor the residential block have any architectural relationship to the existing Grade 2 listed, renowned modernist architecture of Golden Lane Estate, which is recognised as a key example of modernist post-war planning. Indeed the poor quality architectural design will detract from the Estate, not only in massing, density and height, but also in proportions, overall design and materials. The proposed residential block rises to a height of 46 metres above ground level, which makes it a tall building in policy terms, well over the threshold of 30 metres. In addition, it is often the small details that are particularly telling. The Planning Statement considers that the new residential building will improve the setting of the locally listed buildings 'by removing a gap' and 'providing a better townscape context'. This apparent justification not only demonstrates a conspicuous lack of understanding of the key principles of modernist post-war architecture and urban planning as exemplified at Golden Lane, as well as an inattentive interpretation of the local urban environment, which it designates rather strangely 'townscape'. The original lay out of the estate is today largely preserved intact, though some awkward spatial changes have been made over time, notably to the northern boundary area.
3. Planning: The Finsbury Local Plan which covers this site, states that any new buildings should be sensitively designed to minimise impacts on neighbouring residential buildings, and that proposals should conserve and enhance heritage assets. The proposal is significantly non-compliant on all these aspects. The proposal deliberately breaks with current planning policy in terms of height, massing, density. While these may be construed as "guidelines", there is little in the proposal to justify determined disregard or reversal. In recent years, local planning authorities in the area have taken care to limit building height in residential areas (in the City tall buildings are massed together). Islington allows exceptions where there are exceptional or outstanding design merits: sadly this proposal is lacking in intrinsic design merit; equally it lacks care and attention to its setting, to historic and modernist buildings or to the local area. The proposal exceeds current recommendations for residential density in both the London Plan or Islington's Local Plan.
4. School Hall. This will be a particularly unsightly building with little architectural merit in its blocked uniform mass. Golden Lane Estate already has a well-used community centre, currently undergoing renovation and a Leisure Centre. There is no perceived need for the Hall,

ACKNOWLEDGED



or a justification for it, or its height/design. At present access to and the impact of this element of the proposal is still not fully specified.

5. **Conservation:** The proposed over-development and especially its height and massing will significantly harm the setting of St Luke's conservation area, where the tallest building is St Luke's Church, recently skilfully renovated for adaptive re-use as a music centre. St Luke's has special architectural merit as one of the few remaining Hawksmoor churches in London.
6. **Environmental concerns:** This dense overdevelopment of school and residential will have a negative impact; it will intensify traffic on and around Golden Lane (Old Street is already one of the busiest and polluted streets in central London), and increase air and noise pollution. Children at the school and in the residential block will be placed in an area of high pollution area. The City environmental plan aims to reduce local pollution in the 'Barbican' area. Perhaps this means only for the residents of the Barbican estate (the possible closure of Beech Street will necessarily intensify traffic in the area), rather than in at the boundary line. According to the Travel Plan, school pupils are assumed to live nearby; if this is not the case, given the existing demographics of the area, and even allowing for families accommodated in the tower, then children will be travelling by public transport or car.
7. **Outside amenities:** Though there will be outside play/garden space for the school, there is no allocated outside/ play space adjacent to the residential block for residents's use. Golden Lane's carefully designed internal courtyards offer safe play space for children with parental oversight. This will not be possible for residents of the new tower block. The proposed intense occupation of the site will put pressure on and lead to over-crowding of existing outside spaces, including Golden Lane Estate and Fortune Park. The Finsbury Local Plan states that public open space should be provided to offset the loss of playground space.
8. **Street view:** Both the sides of the proposed tower block break current architectural convention on the estate of inhabited ground floors.
9. **Green spaces:** The proposal will cut down existing semi-mature trees. It claims to preserve the plane trees in Baltic Street, which are outside its remit. It will have a profoundly detrimental impact on the Golden Lane Allotments, which are an award-winning local initiative that encourages growing and outdoor activity for young and old. Interestingly, Islington has preserved mature trees on other nearby residential developments.

As I stated at the outset, social housing is much needed. Golden Lane is an estate shared by social housing tenants and leaseholders. Sadly, this proposal will not give new residents any of the quality of life, architecture and urban planning that Golden Lane estate currently provides. And in its current form, the proposal will have a negative impact on the existing location as well as offering new residents and pupils a low-grade environment. With careful assessment and high quality design, architects and planners can do better than this.

Sincerely,

Deborah Cherry

**Adjei, William**

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**From:** PLN - Comments  
**Subject:** FW: Planning reference: 17/00770/FULL

**From:** P L Dickinson [REDACTED]  
**Sent:** 14 September 2017 10:04  
**To:** PLN - Comments  
**Subject:** Planning reference: 17/00770/FULL

**From:** P.L. Dickinson, 239 Crescent House, Golden Lane Estate, London EC1Y 0SL

Dear Planning Officer,

I have been a resident of the Golden Lane Estate for 20 years and I am writing this letter to express my very strong objection to the plans for a 14-storey tower immediately adjacent to the estate.

As the estate is Grade 2 listed and of considerable architectural merit, it would be outrageous if something so obviously out of scale with the estate was allowed to overshadow it. As well as creating an eyesore, the impact in terms of noise and loss of light would be appalling. The proposal departs from existing planning policy in several significant respects and I am astonished that the Corporation of London and Islington Borough Council could even consider granting the requisite planning permission.

Yours faithfully,

Patric Dickinson

ACKNOWLEDGED



**Adjei, William**

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**From:** PLN - Comments  
**Subject:** FW: Richard Cloudesley site

**From:** [REDACTED]  
**Sent:** 10 September 2017 10:33  
**To:** PLN - Comments  
**Subject:** Richard Cloudesley site

To Whom it May Concern,

As a resident of Golden Lane Estate I am writing to share my concerns with the development that is being proposed for the Richard Cloudesley site.

Though I think that housing and education are very important I am concerned that the development is far too dense for the site. The development does not include any open space and will put additional pressure on existing public green spaces in the area which are already heavily used; in particular Golden Lane Estate and Fortune Street Park.

The development breaks with planning policy in terms of building heights and density. The planning application by Montague Evans addresses the excessive density by saying that the space is "constrained" and therefore public space is not possible. By making the development less dense the site would be less constrained. As a resident of Basterfield House the development will cause a substantial impact in terms of sound and loss of natural light.

In light of Genfell tower fire I am also concerned that a single fire escape stairwell—though it meets planning requirement—is does not sufficiently provide a safe exit in the even of a fire. This could be an opportunity to go above and beyond planning requirements and set an example for future developments.

I would urge you to reconsider this planning application.

Very Best,  
Zak

—  
Zak Kyes  
Director

Zak Group  
64 Halliford Street  
London N1 3HF  
United Kingdom

[REDACTED]

Find us on [Twitter](#), [Facebook](#), [Instagram](#) and our [online shop](#)

**Adjei, William**

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**From:** PLN - Comments  
**Subject:** FW: planning reference 17/00770/FULL

**From:** Capucine Perrot [mailto: ]  
**Sent:** 11 September 2017 22:06  
**To:** PLN - Comments  
**Subject:** planning reference 17/00770/FULL

Dear Catherine Linford - Planning Officer,

**planning reference 17/00770/FULL**

I am writing to object to the proposed development on Golden Lane of a tower house, a school and sports hall. I understand you are the person who will go through the planning application for this development and I urge to read it carefully as the proposal breaks with Planning policy in terms of massing, density, building heights etc.

While I am not against the development of new social housing, I am shocked by how this small site is being over-developed. Can I please reiterate that a school is not needed within the City Of London (but is needed in Islington)? So why are we considering building one here? Let's please focus on creating more public open space in the area - which everyone is keen on. This proposal reduces public space and puts more pressure on existing public areas incl. Fortune St Park.

On a more personal note, I am a Golden Lane resident and have been for the last 8 years (Basterfield House). I am worried about the impact this proposal will have on the estate and my day-to-day: sound impact and loss of natural light. I also wonder how do you think this multi-purpose school sports will be used out of hours? If it is to generate income, it has very poor public access and on the estate we already have a community hall.

This estate is listed Grade 2 and Grade 2\*, so how can this not protect the estate from excessive density of development?

Please think about it twice, this school is not needed, the large amount of flats was not a requirement (why cannot we make this tower smaller?), this is not an optimum use of the site, and you have the power to say no. Please help us, help Golden Lane!

Capucine Perrot  
30 Basterfield House  
golden lane estate  
Golden lane  
London EC1 Y0TP



**ACKNOWLEDGED**

Thank you



**ACKNOWLEDGED**

DAVID ISH-HOROWICZ  
ROSAMUND DIAMOND  
10 Stanley Cohen House  
Golden Lane  
London  
EC1Y 0RL

The Department of the Built Environment  
City of London  
PO Box 270  
Guildhall  
London EC2P 2EJ

13th September 2017

Dear Sir/Ms



**Ref 17/00770: Application to redevelop the Richard Cloudsley School site**

We are writing as neighbours to object to the planning application to build a primary school and a residential tower on the site of the Richard Cloudsley School. We are of course keen that the site be developed, and are particularly pleased that the site should be used for affordable rental accommodation. However, the proposal is deeply flawed, and breaks many planning guidelines by over-developing the site and failing to offer an acceptable architectural solution that complements the site's surroundings and the adjacent, listed Golden Lane Estate. It should be refused.

**1 Over-development**

The current proposal squeezes a primary school and a residential tower onto an insufficiently large site. As a result, the proposed scheme completely over develops the site. Were the school omitted (see below) the affordable housing could be designed with the provision of sufficient external and communal amenity space. The same or perhaps more residential units could be provided in taller blocks without needing to build a tower.

**2 Layout and composition:**

2.1 The proposed scheme's configuration, size and architectural detail would be detrimental to the existing listed Golden Lane estate.

2.2 The long school block is too close in its alignment and form to the existing Stanley Cohen House block on listed Golden Lane Estate and will detract not enhance its architectural qualities.

2.3 Although we support the need to construct higher buildings to fulfill London's urgent need for more affordable housing, we question a tower of this form which would have an adverse affect on the Golden Lane Estate and its conservation status. It contravenes several local and national policy documents: Islington's Local Development Framework does not allocate any tower blocks to be constructed; the 2013 Finsbury Local Plan recommends that the site is redeveloped to provide housing, open space and play facilities, and that any new buildings should be sensitively designed to minimise impacts on neighbouring residential buildings, and that proposals should conserve and enhance heritage assets, including the neighbouring locally listed buildings to the north, the Golden Lane Estate, and the St Luke's Conservation Area. The applicant's Planning Statement states that, using the Greater London Authority's planning guidance, an area of 430 square metres of separate children's play space should be included in the residential element of the scheme. No such space is provided.

### **3 Amenity**

The site lacks the outdoor amenity space that is critical for supervised play and children's social development. Such amenities are already in short supply in the area, and cannot be fulfilled by the already crowded Fann St Park, or the very limited play space in the Golden Lane Estate. Inclusion of open space and play facilities are recommended for the site in the Local Plan.

### **4 Existing primary school provision**

The best way of developing the site without the above defects would be to omit the school from the proposal. A primary school is *not* required at this location: Islington Council's own survey shows that there is no local demand in the South of the borough. Indeed, a very recent survey by the London Councils shows a slowed demand for new primary school places in London (their 2017 "Do the Maths" survey). Current and prospective demand can already be met by the nearby and recently enlarged Moreland Primary School. For these reasons, it makes no sense socially or in planning terms to greatly reduce the area devoted to residential development by including an superfluous school. Developing the entire site just for residential purposes would allow it to fulfil its full potential by providing opportunities to reduce the tower's bulk, to relocate it within the site, to include lower-rise residential development elsewhere within the site and, importantly, to provide adequate and critically-needed amenity space.

### **Conclusions**

Together the above show that the public benefit that might derive from the current planning application is grossly insufficient to justify breaking the current planning guidelines. Public benefit would be greatly enhanced by omitting the COLPAI primary school from the proposal and developing the site solely for residential purposes.

Yours

David Ish-Horowicz and Rosamund Diamond

7 Basterfield House  
Golden Lane Estate

13th September 2017

Dear Ms Linford and Mr Greenwood

**City of London planning reference number: 17/00770/FULL**  
**Borough of Islington planning reference number: P2017/2961/FUL**

I am writing to register my objection to the proposals for the redevelopment of the Richard Cloudesley School site. The concept for the redevelopment of this sensitive inner city site and the attendant proposed designs for it raise considerable concerns. I have a number of objections to raise in regard to the proposal but will at this point raise only three distinct areas.

1. The need for good social housing within London Boroughs is obviously vital, and an issue that I wholeheartedly support. But as many recent articles in professional and popular media have cogently argued, it is the quality of this housing which is at issue in the current climate. These proposals to cram the Richard Cloudesley school site with an unnecessary new school on the area and housing constitute a severe overdevelopment, and have a detrimental effect on existing social housing on Golden Lane Estate, in the Peabody buildings across Golden Lane and in the Banner and Whitecross street areas social housing. The outside amenities in this area will crumble from the sheer density the new proposals put in place. The strong community across all these sites will be strained by too much development and new traffic.

2. Golden Lane is a considerable heritage asset, not only a jewel in the City of London's portfolio but a national heritage asset, visited annually by architects, architectural historians and architectural, planning and design students from across the world. It is in many ways a global asset. All this despite its considerable neglect and disregard by the planning authority. The design of proposed new buildings, school and housing, claims to be aware of this heritage, but the 14 storey block and housing which abut Basterfield House do not in any way carry the same quality of design, dominating and cramping the verve and quality of the original Golden Lane housing blocks. Furthermore the details of these buildings are shocking. To take one small example. The proposal claims to have been aware of the Golden Lane Estate brickwork, used the same aesthetic, stating 'Different textures of brickwork have been introduced to help break up large areas of brickwork such as that on the school hall facade.' But this does not occur on Golden Lane, there are no Dutch 19<sup>th</sup> century interlaced, projecting brickwork styles on the estate. Furthermore one careful look across Golden Lane Estate would make clear that there is not a predominance of heavy red brick faced buildings, but a balanced inter relationship of brick and



**ACKNOWLEDGED**

concrete. Where there is red brick work is in 19<sup>th</sup> century buildings on Golden Lane and late 20<sup>th</sup> century office buildings at the top of Golden Lane.

3. The supporting different reports included with the application refer to a) Air quality and b) sunlight and daylight. While both these reports contain inherent contradictions the Air Pollution report claims on the one hand in the conclusion that there is little significant danger of air pollution and on the other pointing out that increased density and school runs would increase pollution. There must be a considered report, possibly from the Corporation of London's own Air pollution testing unit to ensure the quality of the air in accordance with the City of London Local Plan D15.6 and London Plan.

b) The Sunlight report makes the obvious point that the Richard Cloudesley site has high quality light, while noting that 'increase of massing on the site results in disproportionate reductions in daylight levels to certain rooms' within Basterfield House, noting these are 'only' kitchen and bedrooms. Surely sunlight and daylight are a necessity in all rooms for the health of the citizens living in them.

In conclusion I would urge a further consideration of the proposals for this site, the most urgent grounds being those of a) quality of the intensity of the development with attendant negative pressure on surrounding open space and amenities. Golden Lane Estate residents already carry responsibility of play areas for children (and adults) from the surrounding estates and the Leisure Centre. B) the value of heritage buildings- that have considerable quality and world renown- as an appropriate framework for the addition of new social housing.

I write as a resident and an architectural historian.  
Sincerely  
Professor Jane Beckett



10 Bayer House

Golden Lane

London EC1

11<sup>th</sup> Sept 2017

Dear Mr. Greenwood,

Planning application P2017/2961/FUL

I object to the plans to build a tower block and school on the Richard Cloudesley site. The site is too small for social housing and a school. As a resident I am concerned about the lack of outside space for the people who will live in the tower block. Our area is already densely populated and there is hardly any parking space for people with disabilities. It is not clear where the new residents with disabilities will park their cars.

The tower block will overshadow the estate and create considerable noise and pollution. I am particularly concerned about the negative impact on the Golden lane allotment which is a lovely space for residents to meet and grow produce. The allotment is an oasis of peace and tranquillity in a busy estate. We will lose a precious space which is much appreciated by all.

The plans for the tower block look unsafe because there is only one staircase. In the event of a fire residents will be trapped and there could be a repeat of the Grenfell disaster. The plans show a density which is not in keeping with the Golden Lane Estate and which will lead to overcrowding.

I am writing to request that you re-consider the plans and ask the developer to design social housing with outside space and safe evacuation.

Yours sincerely,

Julie Gowers



**Devlia, Neel**

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**From:** Dawn Frampton <[REDACTED]>  
**Sent:** 18 September 2017 17:22  
**To:** PLN - Comments  
**Subject:** Planning Reference 17/00770/FULL

Dear Catherine Linford

I have lived on the Golden Lane Estate now for over 20 years.  
I object to this application for the following reasons:

As a tenant myself, I understand the great need and support the provision of social housing and the development of this site. What I do question though is the need for another school and of the proposed development and the height of the building and the lack of outdoor space.

The plans that we have been shown are of a monstrous sized building overshadowing all the neighbouring buildings around it. Why can't the site be used for housing only and designed in a way which it compliments the area rather than completely stand out as another oversized unwanted beast. There is enough development in the area, the old Bernard Morgan House project and more recently completed Blake Tower, neither of which I might add made any contribution to social housing.

My other concern is the pressure the new block will put on local amenities, the doctors surgery, the green space, the Estate Office which will be managing it. Does this mean the now residents will have to pay for another cleaner in addition to the ones they already have. There is already an issue with cleanliness and the state of the Estate as it stands today and the backlog of works that are needed to get it back to form.

I really do think that there is a lot of box ticking going on with this project and no consideration has been given to the bigger picture.

Kind regards

Dawn Frampton  
28 Cuthbert Harrowing House  
Golden Lane Estate  
London  
EC1Y0RB

Sent from my iPhone

**From:** PLN - Comments  
**Sent:** 18 September 2017 16:50  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:49 PM on 18 Sep 2017 from Miss Karen Johnson.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Miss Karen Johnson  
**Email:**  
**Address:** 122 Crescent House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I fully support the planning application for this building. Sites for social housing are at a premium in Central London. There are long waiting lists for social housing for people on low incomes who do vital jobs for the community. e.g. NHS workers, Emergency services, Transport workers.

There are many tenants on the Golden Lane Estate who fully support this building going ahead in its current form. However, many tenants are unwilling to comment and put their name into the public domain. GLERA is just one of the residents associations on the Estate and is

mainly run by leaseholders. They do NOT by any means represent the majority opinion of the Golden Lane Estate residents.



**From:** PLN - Comments  
**Sent:** 18 September 2017 23:42  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:22 PM on 18 Sep 2017 from Mr Troy Batley.

## Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

## Customer Details

**Name:** Mr Troy Batley  
**Email:**  
**Address:** 54 Hatfield House Golden Lane Estate London

## Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** Please consider the following points in objection to the planning application:

This is overdevelopment of a small site.  
The proposals make no contribution to the provision of additional public space in the area and will put pressure on limited existing green spaces.  
There will be additional sound impact on the estate and loss of natural light particularly for residents of Hatfield and Basterfield House.  
The new residential tower will overshadow Banner Street.  
This is not the right place for a new school this

location is far from where it is needed in Islington and it is not required in the City of London.

The multi-purpose sports hall is poorly located for public access and makes little contribution to its surroundings. Golden Lane estate already has an accessible Community Hall.

The proposal causes substantial harm to the setting of Golden Lane Estate and St Luke's conservation Area.

Golden Lane Estate is listed grade 2 and grade 2\*.

The excessive density of development and lack of amenity space places a major question mark over the quality and suitability of the accommodation provided, particularly for family housing.

The proposal breaks with planning policy, local and national, in terms of building heights, massing, density and other important factors.

I request that the local planning authorities consider a scheme of less density and that in its current form, applications should be refused.

Yours,

Troy Batley & Ana Sarginson

361 Cromwell Tower,  
Barbican,  
LONDON EC2Y 8NB.  
Saturday, 09 September 2017

Dear Planning Officer,

Golden Lane Proposals

The proposed demolition of Richard Cloudesley School and the construction of a tower block on the site requires a response from a local resident.

This is a clear case of trying to put through a project which is not going to enhance the area around us. The Golden Lane Estate is a jewel in this area. A site that one is pleased to show off as an example of the outcome of thoughtful and considerate planning of the City of London in the past.

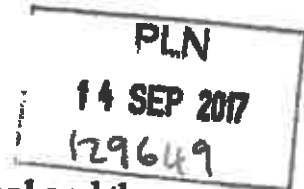
Now it is planned to *over-build* the area to provide for a school (not needed in the area) and the scheme is poorly thought out, putting the adjacent homes and facilities of residents in the City of London in jeopardy.

Shame on you, you do not follow the consideration of your predecessors.

Yours most sincerely,  
and seriously concerned at the possibility that you may feel that you must go ahead despite the local feeling about this matter.

  
Douglas Payne resident of Cromwell Tower

Planning Officer,  
Catherine Linford,  
17/00770/FULL  
Guild hall



**From:** PLN - Comments  
**Sent:** 18 September 2017 16:40  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:40 PM on 18 Sep 2017 from Mr David Kreikmeier-Watson.

## **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

## **Customer Details**

**Name:** Mr David Kreikmeier-Watson  
**Email:**  
**Address:** Flat 66 Great Arthur House LONDON

## **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I wish to fully support the proposals for this site both as a Golden Lane Estate resident and as a member of GLERA [Golden Lane Estate Residents Association]

The architects of Golden Lane strove to make it urban in form and many blocks therefore have windows, access balconies etc. very close to each other, providing a continuous oversight of the "comings and goings" on the Estate - the new design echoes and complements this;

The plans provide a clear link between Golden Lane Estate and the Barbican as three towers of similar height

will cross the site diagonally, while also closely linking to the similar sized Peabody Towers - they will enhance the visual aspect of Golden Lane itself;

The UNHEARD VOICES In this process are the thousands of City and Islington tenants who are in unsuitable accommodation and the many thousands currently on their waiting lists - the increase in social housing that this development provides will thus bring a great public benefit to all of London and allows development in an area that is already well served by public infrastructure (e.g. public transport).

It will also provide additional social housing close to many existing communities and help (even though to only a very limited extent) to defray the damage done to the housing stock by the commercial trading of former social housing by the wealthy.

**From:** PLN - Comments  
**Sent:** 18 September 2017 21:01  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:42 PM on 18 Sep 2017 from Mr Lee Millam.

## **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

## **Customer Details**

**Name:** Mr Lee Millam  
**Email:**  
**Address:** 89 Great Arthur House Golden Lane City of London

## **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I understand there are concerns from some residents but I support these plans to develop the site for a new school and more council housing. I am a resident on Golden Lane (and therefore a GLERA member).

The architects of the site have strove to make the proposed building very urban in form and many flats have windows, access balconies etc.

There is a clear link between Golden Lane Estate and the Barbican as three towers of similar height will cross the site diagonally, while also closely linking to the similar

sized Peabody Towers.

City of London and Islington tenants who are in unsuitable accommodation will benefit from this building. There are many thousands currently on waiting lists - the increase in social housing will thus bring a great public benefit to all of London.

**From:** Clementine Cecil [REDACTED]  
**Sent:** 18 September 2017 21:02  
**To:** PLN - Comments  
**Subject:** 17/00770/FULL

Dear Catherine Linford,

**Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ**

**Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).**

I am writing to register my **objection** to the proposals for the objection to this site.

My address is 6 Basterfield House, Golden Lane Estate, Golden Lane, EC1Y 0TN.

Basterfield House borders the site. My bedroom faces the proposed development site. I have lived in my flat for almost seven years.

Golden Lane Estate is one of the most important post war social housing developments in the UK. It has had a major influence countrywide and is internationally well-known. It is listed Grade 2 and Grade 2\* in recognition of its outstanding architectural qualities and significance.

This proposal breaks with national and local policy on all important counts. This includes the Listed Building Management Guidelines, created in 2007 and revised in 2012. These were written by Avanti Architects - one of the leading architectural practices, in the UK and the world, for the preservation, conservation and restoration of modernist buildings.

The reason these guidelines were written were as follows:

- "to identify the nature and extent of the special architectural and historic interest of the Golden Lane Estate;
- to provide succinct information to occupiers, managers, their agents and decision-makers regarding all buildings on the Golden Lane Estate about the implications of 'listing';
- to provide a degree of certainty to help the occupiers, managers, their agents and decision makers understand how proposals for alterations to the buildings on the Golden Lane Estate will be considered and outlining the process to be followed if consent is required;
- to provide a working manual for cultivating best practice in the general maintenance and care of the Golden Lane Estate;
- to enable the City Corporation and English Heritage to manage changes which could affect the special architectural and historic interest of the Golden Lane Estate and provide advice regarding these changes effectively;
- to protect the character of the estate and increase its profile amongst those who live and work there, raising awareness of the opportunities for preservation and enhancement through information and guidance."

These guidelines have been adopted as Secondary Planning Documents by the City of London and are therefore of material significance in considering this proposal.



Below are a few excerpts from these guidelines that should be considered by the Planning Committee in the consideration of these proposals.

#### **1.2.1.2 Holistic significance**

The estate should be appreciated in its entirety: not only its various components - residential, community, recreational, commercial and the external spaces between buildings – but also its setting within the surrounding urban fabric. The views from and into the estate have become important, and part of its special architectural interest lies in its relationship to adjacent buildings. Any developments on the immediate boundaries of the listed area should take into account the significance of the estate's setting. No new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the estate as a whole.

#### **1.2.1.12 Cultivating a new tradition of care**

The statutory listing of significant post-war architecture – of which the Golden Lane Estate is an important example – is still relatively recent and the widespread acceptance or appreciation of its special interest cannot yet be taken for granted. This can result in either casual or incremental deterioration of the buildings and external landscape through improvised or merely expedient repairs and alterations. Examples of unintended but gradual degradation can be found throughout the estate. The listing of the estate and the development of Listed Buildings Management Guidelines creates an important opportunity to cultivate a new tradition of care.

#### **1.2.1.3 Diversity**

The design of the estate is particularly significant in its achievement of a viable and sustainable community within a tightly defined space. It provides not only a high density of accommodation but also large areas of open space and diverse social facilities and amenities. All available space is used to maximum effect.

#### **1.2.1.7 Special character of transparency**

The characteristics of transparency, light and space are dominant throughout the estate. The architects' vision for all buildings, whether residential or communal, was that light and openness be experienced both internally and externally. All flats and maisonettes were planned specifically to achieve an impression of light and spaciousness through the organization of interior layouts and spacious balconies; double-height spaces and floor to ceiling glazing; internal open-riser stairs; partly glazed screens between kitchens and living rooms aligned with windows on external walls; sliding partitions between rooms; glazing above internal walls; and head-height walls.

In addition:

"While the new forms of urban planning and architectural language developed by Chamberlin, Powell and Bon for the Golden Lane Estate are significant in their own right, they are also important for their influence on subsequent developments, most notably the neighbouring Barbican Estate, which is also listed as being of special architectural interest. Distinctive elements of the Barbican Estate, arguably one of the most ambitious urban reconstruction projects in Europe, had their genesis in the Golden Lane Estate. Taken together, the two projects provide not only a narrative of the work of one of the most significant post-war practices, but also an insight into the progress of British modernism in the 1950s and 1960s.

While the more precise symmetry of the original 1951 design for the Golden Lane Estate was subsequently modified, the final composition retains the strong formal character of a cohesive, interconnected whole. It is unlikely, therefore, that any addition to or subtraction from what was intended as a finite architectural and spatial composition could be made without compromising the architectural integrity and special interest of the estate."

#### **Conclusion**

The proposals make no contribution to the provision of additional public open space in the area and will put more pressure on existing green spaces; the proposal causes substantial harm to the setting of the Golden Lane Estate and

the St Luke's Conservation Area. This invokes consideration under Paragraphs 133 and 134 of the NPPF. Paragraph 134 requires the LPAs to weigh or balance the harm caused against the public benefits achieved by the proposal. I **strongly disagree** that these proposals are the Optimum Viable Use of the site. An adequate balancing exercise has not been carried out. Surely a less dense development of higher quality, that provides its own open space and better public realm would result in a far better balance of public benefit against harm caused, and would enhance the local area rather than putting it under great stress.

Best wishes,

Clementine Cecil

**Devlia, Neel**

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**From:** Clementine Cecil <clemcecil@gmail.com>  
**Sent:** 18 September 2017 21:09  
**To:** PLN - Comments  
**Subject:** 17/00770/FULL  
**Attachments:** petition\_comments\_jobs\_10590410\_20170913194324.pdf; RCS-CoLPAI Petition Signatures.pdf

Dear Catherine Linford,

**Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ**

**Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).**

Please see attached a petition and comments that a group from Golden Lane Estate initiated. As you will see, there are 1,240 signatures.

The petitioners signed the following - therefore this petition should be considered as part of the objection against the development proposals:

**"Save Golden Lane Estate AND Build Decent Homes**

I call on Islington Council and the City of London to reject the proposed development at the Grade II and Grade II\* listed Golden Lane Estate, and to bring forward a new proposal that respects the scale and quality of the Golden Lane Estate and provides sustainable, inclusive social housing for families. The Golden Lane Estate is an internationally important post-war housing scheme in the City of London by architects Chamberlin, Powell and Bon who went on to design the landmark Barbican Estate. This development threatens its architectural significance and integrity. The City of London and Islington Council have brought forward sub-standard proposals for an overpowering extension to the Estate that includes a school, a school hall placed in the centre of the estate and a 14 storey tower block that does not respect the design, scale or quality of the Estate. It exceeds planning policy on density and height by a factor of three times and has no outdoor green space. This over-development goes against the spirit and letter of the London Plan and of Islington's planning policy."

best wishes,  
Clementine Cecil

6 Basterfield House  
Golden Lane Estate  
London  
EC1Y 0TN

Recipient: Paul Murtagh, Dhruv Patel, Robert Khan, and Cllr Richard Watts

Letter: Greetings,

**Save Golden Lane Estate AND Build Decent Homes**

I call on Islington Council and the City of London to reject the proposed development at the Grade II and Grade II\* listed Golden Lane Estate, and to bring forward a new proposal that respects the scale and quality of the Golden Lane Estate and provides sustainable, inclusive social housing for families.

The Golden Lane Estate is an internationally important post-war housing scheme in the City of London by architects Chamberlin, Powell and Bon who went on to design the landmark Barbican Estate. This development threatens its architectural significance and integrity.

The City of London and Islington Council have brought forward sub-standard proposals for an overpowering extension to the Estate that includes a school, a school hall placed in the centre of the estate and a 14 storey tower block that does not respect the design, scale or quality of the Estate. It exceeds planning policy on density and height by a factor of three times and has no outdoor green space.

This over-development goes against the spirit and letter of the London Plan and of Islington's planning policy.

*In accordance with the change.org privacy policy we may share your name and general geographic location with the intended decision maker. If you do not wish to have this information shared you should not sign the petition.*

# Signatures

Name	Location	Date
Charles Humphries	Hambleton, ENG, United Kingdom	2017-03-09
Julie Crofts	Golden Lane Estate, London, ENG, United Kingdom	2017-03-09
Nathalie Malinarich	London, ENG, United Kingdom	2017-03-09
Phoebe Unwin	London, ENG, United Kingdom	2017-03-09
Richard Parrott	London, ENG, United Kingdom	2017-03-09
irati ariztegui	manchester, ENG, United Kingdom	2017-03-09
Matthew Malthouse	London, ENG, United Kingdom	2017-03-09
Jim Biek	London, ENG, United Kingdom	2017-03-09
Phil Smith	St George's Fields, ENG, United Kingdom	2017-03-09
Deborah Cherry	London, ENG, United Kingdom	2017-03-09
Holger Mattes	London, ENG, United Kingdom	2017-03-09
Sue Pearson	London, ENG, United Kingdom	2017-03-09
anthony best	London, ENG, United Kingdom	2017-03-09
David Henderson	London, ENG, United Kingdom	2017-03-10
Neil Lamb	Aberdeen, SCT, United Kingdom	2017-03-10
Ken Hutt	London, ENG, United Kingdom	2017-03-10
Gary Clark	Clerkenwell, ENG, United Kingdom	2017-03-10
Alice Cameron	London, ENG, United Kingdom	2017-03-10
Gavin Pike	London, ENG, United Kingdom	2017-03-10
Kin Yan Lau	London, ENG, United Kingdom	2017-03-10
Kirill Arakcheev	London, ENG, United Kingdom	2017-03-10
Francisco Esteras	London, ENG, United Kingdom	2017-03-10
Mark Curtis	London, ENG, United Kingdom	2017-03-10
TIMOTHY GODSMARK	London, ENG, United Kingdom	2017-03-10
Dawn Frampton	London, ENG, United Kingdom	2017-03-10
Diogo Filipe	London, ENG, United Kingdom	2017-03-10
Luis Silva	London, ENG, United Kingdom	2017-03-10
Caroline Humphries	London, ENG, United Kingdom	2017-03-10
Fabrice Gourdel	London, ENG, United Kingdom	2017-03-10

Name	Location	Date
Michael Sanday-Ferrier	London, ENG, United Kingdom	2017-03-10
Giancarlo Alhadeff	Londin, , United Kingdom	2017-03-10
Maria Prior	london, ENG, United Kingdom	2017-03-10
Jacqueline Swanson	London, ENG, United Kingdom	2017-03-10
Jane Beckett	London, ENG, United Kingdom	2017-03-10
Rachael Foster	London, ENG, United Kingdom	2017-03-10
nigel unwin	Cambridge, ENG, United Kingdom	2017-03-10
Morné Rossouw	London, ENG, United Kingdom	2017-03-10
Paul Drinkwater	Southgate, ENG, United Kingdom	2017-03-10
Tom Davies	Cambridge, ENG, United Kingdom	2017-03-10
Greg Turner	Golden Lane Estate, ENG, United Kingdom	2017-03-10
Emma Reilly	Harpenden, ENG, United Kingdom	2017-03-10
Richard Morley	London, ENG, United Kingdom	2017-03-10
andrea simpkins	wiltshire, ENG, United Kingdom	2017-03-10
Janet Unwin	Cambridge, GB, ENG, United Kingdom	2017-03-10
Paul Lincoln	London, ENG, United Kingdom	2017-03-10
Gordon Baker	London, ENG, United Kingdom	2017-03-10
Braf Johnson	Clerkenwell, ENG, United Kingdom	2017-03-10
Richard Brattan	London, ENG, United Kingdom	2017-03-10
anthony baker	SIDCUP, ENG, United Kingdom	2017-03-11
Clementine Cecil	London, ENG, United Kingdom	2017-03-11
Gordon Baker	Barkway, ENG, United Kingdom	2017-03-11
E Brining	Luton, ENG, United Kingdom	2017-03-11
Hannah Betts	Pimlico, ENG, United Kingdom	2017-03-11
Louise Upton	London, ENG, United Kingdom	2017-03-11
Gillian Darley	London, ENG, United Kingdom	2017-03-11
Daniel Ruff	Herts, ENG, United Kingdom	2017-03-11
Sophie Pownall	London, ENG, United Kingdom	2017-03-11
Hank Dittmar	London, ENG, United Kingdom	2017-03-11
Daniel Swallow	London, ENG, United Kingdom	2017-03-11
William Dunbar	Tbilisi, ENG, United Kingdom	2017-03-11
jill matthews	London, ENG, United Kingdom	2017-03-11

Name	Location	Date
Sarah Cummings	London, ENG, United Kingdom	2017-03-11
stella cecil	London, ENG, United Kingdom	2017-03-11
Ciarán Rua	London, , United Kingdom	2017-03-11
Lisa Beville	London, ENG, United Kingdom	2017-03-11
Charlotte Davies	London, ENG, United Kingdom	2017-03-11
Ian Lee	Birmingham, ENG, United Kingdom	2017-03-11
Iona Judd	London, ENG, United Kingdom	2017-03-11
Fred Scott	London, ENG, United Kingdom	2017-03-11
Sean Griffiths	London, ENG, United Kingdom	2017-03-11
Alan Lam	London, ENG, United Kingdom	2017-03-11
Laura Orger	London, ENG, United Kingdom	2017-03-11
Paul Davies	London, ENG, United Kingdom	2017-03-11
Tom Tattersall	Glasgow, SCT, United Kingdom	2017-03-11
Sarah Boud	London, ENG, United Kingdom	2017-03-11
Mary Richardson	London, ENG, United Kingdom	2017-03-11
Peter Chadwick	Walthamstow, ENG, United Kingdom	2017-03-11
samuel bretteingham`	london, ENG, United Kingdom	2017-03-11
Anna Rose	London, ENG, United Kingdom	2017-03-11
Jose Rosa	Cordoba, , Spain	2017-03-11
CAROLINE KENNY	London, ENG, United Kingdom	2017-03-11
Freya Judd	Colchester, ENG, United Kingdom	2017-03-11
Frederick Rodgers	London, ENG, United Kingdom	2017-03-11
Andreas Ruby	Berlin, , Germany	2017-03-12
`gp Pezold	London, ENG, United Kingdom	2017-03-12
Max Hacke	Berlin, , Germany	2017-03-12
Susan Gavin	Broadway, ENG, United Kingdom	2017-03-12
Lynne Walker	London, ENG, United Kingdom	2017-03-12
Thomas Masters	Berlin, , Germany	2017-03-12
Charlotte Von Moos	Basel, , Switzerland	2017-03-12
Magnus Wills	London, ENG, United Kingdom	2017-03-12
Nerea Bello	Glasgow, SCT, United Kingdom	2017-03-12
Simon Baynes	Llanfyllin, ENG, United Kingdom	2017-03-12

Name	Location	Date
Kathy deWitt	Llanwrda, WLS, United Kingdom	2017-03-12
Oscar Parker	Hambleton, ENG, United Kingdom	2017-03-12
Spyridon Kaprinis	London, ENG, United Kingdom	2017-03-12
Veronique Skelsey	London, ENG, United Kingdom	2017-03-12
Sarah McKinnon	St Brelade, , Jersey	2017-03-12
Jane Carr	London, , United Kingdom	2017-03-12
C Po	Clerkenwell, ENG, United Kingdom	2017-03-12
Camille Brooks	Golden Lane Estate, ENG, United Kingdom	2017-03-12
Emily Ffrench Blake	London, ENG, United Kingdom	2017-03-12
jason lee	Hove, ENG, United Kingdom	2017-03-12
Paul Cahill	Brighton, ENG, United Kingdom	2017-03-12
Angelina De Palma	London, ENG, United Kingdom	2017-03-12
Anneke Elwes	London, ENG, United Kingdom	2017-03-12
shankar kothapuram	London, ENG, United Kingdom	2017-03-12
Graham Modlen	London, ENG, United Kingdom	2017-03-12
Nick Sharp	london, ENG, United Kingdom	2017-03-12
Liane Cleril-Fontaine	London, ENG, United Kingdom	2017-03-12
Helen Rowley	Stoke-on-Trent, ENG, United Kingdom	2017-03-12
Daniel Nyiri	Venice, CA, United States	2017-03-12
Luke Elwes	London, ENG, United Kingdom	2017-03-12
victor thornton	london, ENG, United Kingdom	2017-03-12
Rachel Councell	London, ENG, United Kingdom	2017-03-12
Eva Stenram	Golden Lane Estate, ENG, United Kingdom	2017-03-12
Caroline Andersen	Copenhagen, , Denmark	2017-03-12
Justin Humphries	London, ENG, United Kingdom	2017-03-12
Shona Mckinnon	Edinburgh, SCT, United Kingdom	2017-03-12
Blog Writer	London, , United Kingdom	2017-03-12
Anastasia Korotonozhkina	Kensington, ENG, United Kingdom	2017-03-12
Bill Mann	London, ENG, United Kingdom	2017-03-12
Thaddeus Zupancic	London, ENG, United Kingdom	2017-03-12
Daniel Elson	London, ENG, United Kingdom	2017-03-12
Ben Hickey	London, ENG, United Kingdom	2017-03-12



Name	Location	Date
Leonard Broese van Groenou	Weybridge, ENG, United Kingdom	2017-03-12
Simon Crow	Colchester, ENG, United Kingdom	2017-03-12
Robert Frosdick	London, ENG, United Kingdom	2017-03-12
Martha Mundy	London, , United Kingdom	2017-03-12
Noel Bosch	London, ENG, United Kingdom	2017-03-12
lucy knight	London, ENG, United Kingdom	2017-03-12
Thomas Venner	Petersfield, ENG, United Kingdom	2017-03-12
isabella mann	, France	2017-03-12
leonor gonzalez de rivera monterrey	madrid, , Spain	2017-03-12
P L Dickinson	London, ENG, United Kingdom	2017-03-12
Jake Elwes	London, ENG, United Kingdom	2017-03-12
Ian Timpany	London, ENG, United Kingdom	2017-03-12
steven malies	London, ENG, United Kingdom	2017-03-12
Clive Kelly	London, ENG, United Kingdom	2017-03-13
Peter Hurley	London, ENG, United Kingdom	2017-03-13
Ben Freeman	Belfast, NIR, United Kingdom	2017-03-13
Heide Maria	Woodford, ENG, United Kingdom	2017-03-13
Darren Gomes	Croydon, ENG, United Kingdom	2017-03-13
C Pinto	London, ENG, United Kingdom	2017-03-13
AGUSTIN GIMENEZ	, Spain	2017-03-13
Conrad Cecil	Burbank, CA, United States	2017-03-13
Marcio Novaes Coelho Jr	São Paulo, , Brazil	2017-03-13
tina metz	london, ENG, United Kingdom	2017-03-13
Ian Douglas	London, ENG, United Kingdom	2017-03-13
Paul Taylor	London, ENG, United Kingdom	2017-03-13
Anne-Maria Vandenbon	Golden Lane Estate, ENG, United Kingdom	2017-03-13
janine symons	Perth, , Australia	2017-03-13
Belinda Ross	London, ENG, United Kingdom	2017-03-13
EDUARDO GODOY MARTÍNEZ	London, ENG, United Kingdom	2017-03-13
Susan Lapwood	Brighton, ENG, United Kingdom	2017-03-13
Sean Gallagher	London, ENG, United Kingdom	2017-03-13

Name	Location	Date
Melanie Atkin	Rayleigh, ENG, United Kingdom	2017-03-13
Robert Cooper	Golden Lane Estate, ENG, United Kingdom	2017-03-13
David Provost	Liverpool, ENG, United Kingdom	2017-03-13
Robib Copley	London, ENG, United Kingdom	2017-03-13
Roland Jeffery	Golden Lane Estate, ENG, United Kingdom	2017-03-13
Ivonne Riesenber	London, ENG, United Kingdom	2017-03-13
Sue Howard	London, ENG, United Kingdom	2017-03-13
Christopher McCormack	LONDON, ENG, United Kingdom	2017-03-13
nigel Smith	London, ENG, United Kingdom	2017-03-13
Sue Lovegrove	Oxfordshire, ENG, United Kingdom	2017-03-13
mike faulkner	London, ENG, United Kingdom	2017-03-13
Sarah Winman	London, ENG, United Kingdom	2017-03-13
doug haywood	london, ENG, United Kingdom	2017-03-13
elvira lopez	, Spain	2017-03-13
James Dell	Kettering, ENG, United Kingdom	2017-03-13
Madeleine Morris	London, ENG, United Kingdom	2017-03-13
rob bearyman	Clerkenwell, ENG, United Kingdom	2017-03-13
FRAZER SHEE	LONDON, ENG, United Kingdom	2017-03-13
Anett Rideg	London, ENG, United Kingdom	2017-03-13
Zulfqar Ali	London, ENG, United Kingdom	2017-03-13
Victoria Mansfield	, Australia	2017-03-13
Helen James	London, ENG, United Kingdom	2017-03-13
sarah blackwood	London, ENG, United Kingdom	2017-03-13
ilona sagar	london, ENG, United Kingdom	2017-03-13
Alex Lu	London, ENG, United Kingdom	2017-03-13
Vincent Nowak	London, ENG, United Kingdom	2017-03-13
Chen McCalla	Melton Constable, ENG, United Kingdom	2017-03-13
William Pimlott	London, ENG, United Kingdom	2017-03-13
valerie phillips	Highgate, ENG, United Kingdom	2017-03-13
Angela Chicken	Southampton, England, ENG, United Kingdom	2017-03-13
Christine Clifford	London, ENG, United Kingdom	2017-03-13

Name	Location	Date
Mary Durcan	London, ENG, United Kingdom	2017-03-13
Jason Pritchard	London, ENG, United Kingdom	2017-03-13
Gabriel Zordan	, Australia	2017-03-13
Matthew J. Hughes	London, ENG, United Kingdom	2017-03-13
David Veitch	Forest Hill, ENG, United Kingdom	2017-03-13
Anna Young	Brampton, ENG, United Kingdom	2017-03-13
edward marchand	london, ENG, United Kingdom	2017-03-13
E Lloyd-Taylor	Winchester, ENG, United Kingdom	2017-03-13
ann lee	Bideford, ENG, United Kingdom	2017-03-13
Hattie Grylls	London, ENG, United Kingdom	2017-03-13
David Dawson	North Maida Vale, ENG, United Kingdom	2017-03-13
Patsy Cox	London, ENG, United Kingdom	2017-03-13
Raphael Schlag	, Germany	2017-03-13
Jade C	Clerkenwell, ENG, United Kingdom	2017-03-13
Eliot Stock	London, , United Kingdom	2017-03-13
Anna Kirkham	Stoke Newington, ENG, United Kingdom	2017-03-13
Victoria Jakeman	London, ENG, United Kingdom	2017-03-13
Kate Coghlan	london, ENG, United Kingdom	2017-03-13
Rolf Knudsen	London, , United Kingdom	2017-03-13
Carl Gardner	London, ENG, United Kingdom	2017-03-13
Victoria Buurman	London, ENG, United Kingdom	2017-03-13
Alan Brown	Golden Lane Estate, ENG, United Kingdom	2017-03-13
Adam Ohringer	London, ENG, United Kingdom	2017-03-13
Marcia Mihotich	London, ENG, United Kingdom	2017-03-13
Miranda Jolliffe	London, ENG, United Kingdom	2017-03-13
Sylvie Pierce	London, ENG, United Kingdom	2017-03-13
Nicholas Farhi	London, ENG, United Kingdom	2017-03-13
Christopher Ash	London, ENG, United Kingdom	2017-03-13
Sophia Ceneda	London, ENG, United Kingdom	2017-03-13
Ronan Whittern	London, ENG, United Kingdom	2017-03-13
Neil Grayshon	London, ENG, United Kingdom	2017-03-13
Chamoun Issa	Golden Lane Estate, ENG, United Kingdom	2017-03-13

Name	Location	Date
Steen Schmidt Nielsen	Virum, , Denmark	2017-03-13
William Poole	Hitchin, ENG, United Kingdom	2017-03-13
Kate Stevens	London, ENG, United Kingdom	2017-03-13
Renata Zanin	Golden Lane Estate, ENG, United Kingdom	2017-03-13
Gill Lamont	Leeds, ENG, United Kingdom	2017-03-13
Tom Holbrook	Cambridge, ENG, United Kingdom	2017-03-13
Jean Locker	London, ENG, United Kingdom	2017-03-13
Anita Fatchett	Wakefield, ENG, United Kingdom	2017-03-13
Eva Novillo	London, ENG, United Kingdom	2017-03-13
Jon Vanner	London, ENG, United Kingdom	2017-03-13
Sarah Batty-Smith	London, ENG, United Kingdom	2017-03-13
Andrew Brian Hickman	London, ENG, United Kingdom	2017-03-13
Martin Spence	London, ENG, United Kingdom	2017-03-13
James Dunnett	London, ENG, United Kingdom	2017-03-13
Reiko Yamazaki	London, ENG, United Kingdom	2017-03-13
anne corbett	london, ENG, United Kingdom	2017-03-13
Roy Lonergan	London, ENG, United Kingdom	2017-03-13
Murray T	Beckenham, ENG, United Kingdom	2017-03-13
Samantha Male	Golden Lane Estate, ENG, United Kingdom	2017-03-13
kerri darn	London, ENG, United Kingdom	2017-03-13
Sophie Clarke	Aldershot, ENG, United Kingdom	2017-03-13
Friederike Huber	London, ENG, United Kingdom	2017-03-13
Lindsay Christink	Golden Lane Estate, ENG, United Kingdom	2017-03-13
Carla Snow	Islington, ENG, United Kingdom	2017-03-13
Jack Pritchard	London, ENG, United Kingdom	2017-03-13
Duncan McKinnon	St Brelade, Jersey, , Jersey	2017-03-13
david cox	london, ENG, United Kingdom	2017-03-13
Veronica Horwell	London, ENG, United Kingdom	2017-03-13
Daisy Kenneally-Muir	London, ENG, United Kingdom	2017-03-13
INGRID WEISS	LONDON, ENG, United Kingdom	2017-03-13
Mary-Rose Clackson	Golden Lane Estate, ENG, United Kingdom	2017-03-13
Alex Grace	London, ENG, United Kingdom	2017-03-13

Name	Location	Date
Caroline Poulton	London, ENG, United Kingdom	2017-03-13
Mary Tapissier	London, ENG, United Kingdom	2017-03-13
sophie handler	london, ENG, United Kingdom	2017-03-13
Bruce Trethwick	London, ENG, United Kingdom	2017-03-14
Tomas Baltazari	London, ENG, United Kingdom	2017-03-14
luke cox	london, , United Kingdom	2017-03-14
Luise Gomard	Holte, , Denmark	2017-03-14
Elaine Taylor	Hythe, ENG, United Kingdom	2017-03-14
Leopoldo Zampiccoli	Arco, , Italy	2017-03-14
Katy Cox	Faversham, ENG, United Kingdom	2017-03-14
Nicky Tricks	London, ENG, United Kingdom	2017-03-14
claire pomeroy	london, , United Kingdom	2017-03-14
Sara Middleton	London, ENG, United Kingdom	2017-03-14
Steve Jones	London, ENG, United Kingdom	2017-03-14
Laura De freitas	Westminster, ENG, United Kingdom	2017-03-14
Noreen Kay	London, ENG, United Kingdom	2017-03-14
Michelle Loader	London, ENG, United Kingdom	2017-03-14
Marianne Connolly	London, ENG, United Kingdom	2017-03-14
Maritza Tschepp	London, ENG, United Kingdom	2017-03-14
Matthew Illston	Clanfield, ENG, United Kingdom	2017-03-14
sherri durrell	London, ENG, United Kingdom	2017-03-14
Robert Clifford	Bath, ENG, United Kingdom	2017-03-14
Charlotte Snow	London, ENG, United Kingdom	2017-03-14
michelle cove	london, ENG, United Kingdom	2017-03-14
Linda Painter	LONDON, ENG, United Kingdom	2017-03-14
Patricia sabini	Chafford Hundred, ENG, United Kingdom	2017-03-14
Ian Darby	London, ENG, United Kingdom	2017-03-14
Carrie Skinner	London, ENG, United Kingdom	2017-03-14
Danny Skinner	London, ENG, United Kingdom	2017-03-14
Lizzie Rogers	London, ENG, United Kingdom	2017-03-14
Peter Arnold	Beverley, ENG, United Kingdom	2017-03-14
Linda Gilroy	London, ENG, United Kingdom	2017-03-14

Name	Location	Date
Susan Jones	Cheadle Hulme, ENG, United Kingdom	2017-03-14
Dot Sanders	London, , United Kingdom	2017-03-14
Brian Johnson	London, ENG, United Kingdom	2017-03-14
Emily Durrell	London, ENG, United Kingdom	2017-03-14
Simon Martin	Faversham, ENG, United Kingdom	2017-03-14
Kate Cavalier	Amport, ENG, United Kingdom	2017-03-14
joanne durrell	hornchurch, ENG, United Kingdom	2017-03-14
Sue Goodman	Combe, ENG, United Kingdom	2017-03-14
Lisa Scott	London, ENG, United Kingdom	2017-03-14
Daniel Sabini	, Spain	2017-03-14
Maria F	london, ENG, United Kingdom	2017-03-14
Ken Shaw	Highgate, ENG, United Kingdom	2017-03-14
Chris Fell	Bath, ENG, United Kingdom	2017-03-14
Debbie Mills	Hounslow, ENG, United Kingdom	2017-03-14
Claudia Marciante	London, , United Kingdom	2017-03-14
P Niven	London, , United Kingdom	2017-03-14
Alexander Juon	London, ENG, United Kingdom	2017-03-14
Tracey Baxter	London, ENG, United Kingdom	2017-03-14
Martina Lang	London, ENG, United Kingdom	2017-03-14
Chloe Higginson	West Norwood, ENG, United Kingdom	2017-03-14
Theophilus Skerritt	London, ENG, United Kingdom	2017-03-14
Martin Schnabl	Camberwell, ENG, United Kingdom	2017-03-14
Alex Schramm RIBA	London, ENG, United Kingdom	2017-03-14
Barry Chandler	Lee, ENG, United Kingdom	2017-03-14
Jules Griffith	London, ENG, United Kingdom	2017-03-14
martin cooper	london, ENG, United Kingdom	2017-03-14
Marilyn Gilliam	London, ENG, United Kingdom	2017-03-14
R Hui	London, ENG, United Kingdom	2017-03-14
Cindy Robins	littlehampton, ENG, United Kingdom	2017-03-14
Holly Rees	London, ENG, United Kingdom	2017-03-14
Anita Connolly	London, , United Kingdom	2017-03-14
Maliya Price	London, ENG, United Kingdom	2017-03-14

Name	Location	Date
Graeme Price	London, ENG, United Kingdom	2017-03-14
Simon Hall	Mytholmroyd, ENG, United Kingdom	2017-03-14
Barry Stirland	Forest Hill, ENG, United Kingdom	2017-03-14
Jon Collins	Nr Cirencester, ENG, United Kingdom	2017-03-14
Lucy Marston	LONDON, ENG, United Kingdom	2017-03-14
Iris Bennett	London, ENG, United Kingdom	2017-03-14
Ebony Carberry	Edinburgh, SCT, United Kingdom	2017-03-14
Michael Corsar	London, ENG, United Kingdom	2017-03-14
Tina Norden	London, ENG, United Kingdom	2017-03-14
paul baker	london, ENG, United Kingdom	2017-03-14
Lesley Scoble	London, ENG, United Kingdom	2017-03-14
steven separovich	london, ENG, United Kingdom	2017-03-14
Jane Ashworth	Stockport, , United Kingdom	2017-03-14
Antonio Marciante	Basingstoke, ENG, United Kingdom	2017-03-14
Paula Corcoran	Surrey, ENG, United Kingdom	2017-03-14
Gillian Winman	Whitehouse Rd Oxford, ENG, United Kingdom	2017-03-14
jean edwards	Writtle, ENG, United Kingdom	2017-03-14
Sean Vassen	Chipping Norton, ENG, United Kingdom	2017-03-14
emma jarvis	London, ENG, United Kingdom	2017-03-14
Caroline Dickinson	Kingskerswell, ENG, United Kingdom	2017-03-14
alicia pivaro	London, ENG, United Kingdom	2017-03-14
Daniela Lucchese	V. Veneto, ENG, Italy	2017-03-14
Helen Hunn	Loughton, ENG, United Kingdom	2017-03-14
Johan Carlsson	Skellefteå, , Sweden	2017-03-14
Anthony Wackett	Edinburgh, SCT, United Kingdom	2017-03-14
Tyler Bowler	London, ENG, United Kingdom	2017-03-14
Lee Galloway	London, ENG, United Kingdom	2017-03-14
Ragnhild Nyhlén	Stockholm, , Sweden	2017-03-14
Michael Beer	London, ENG, United Kingdom	2017-03-14
Cheryl Hooper	Chingford, ENG, United Kingdom	2017-03-14
Bruce Badger	London, ENG, United Kingdom	2017-03-14



Name	Location	Date
Liz Sewell	London, ENG, United Kingdom	2017-03-14
Jo Russell	Loughton, ENG, United Kingdom	2017-03-14
Rita Makanjee	London, ENG, United Kingdom	2017-03-14
Jade Young	, Australia	2017-03-14
Francesca De Rosa	London, ENG, United Kingdom	2017-03-14
Tony Hunn	London, ENG, United Kingdom	2017-03-14
Sheena O'Brien	London, ENG, United Kingdom	2017-03-14
Patricia Cove	London, ENG, United Kingdom	2017-03-14
Yolanda Scott	Castelldefels, , Spain	2017-03-14
Cathryn Worrell	London, ENG, United Kingdom	2017-03-14
Kelly powell	Ely, ENG, United Kingdom	2017-03-14
Laura Leipzig	Berkeley, CA, United States	2017-03-14
Tom Pearson	London, ENG, United Kingdom	2017-03-14
Emma Snelling	London, ENG, United Kingdom	2017-03-14
peter fisher	London, ENG, United Kingdom	2017-03-14
Mary Jones	London, ENG, United Kingdom	2017-03-14
John Cox	Bradford on Avon, ENG, United Kingdom	2017-03-14
Shakira Joynson	Blackpool, ENG, United Kingdom	2017-03-14
Sarah Saunders	Essex, ENG, United Kingdom	2017-03-14
Sharif Haque	London, ENG, United Kingdom	2017-03-14
Lorraine Job	London, , United Kingdom	2017-03-14
Jackie Saravanan	Suffern, NY, United States	2017-03-14
Harriette Ashcroft	London, ENG, United Kingdom	2017-03-14
Bethan Hall	Mytholmroyd, ENG, United Kingdom	2017-03-14
Sharon Kett	London, , United Kingdom	2017-03-14
Michael Collins	London, ENG, United Kingdom	2017-03-14
S Kahl	London, ENG, United Kingdom	2017-03-14
Carrie Spagnol	London, ENG, United Kingdom	2017-03-14
Dr Matthew Barac	London, ENG, United Kingdom	2017-03-14
Peter Luckham	London, ENG, United Kingdom	2017-03-14
Giles Rose	Golden Lane Estate, ENG, United Kingdom	2017-03-14
Richard Torres	Brighton and Hove, ENG, United Kingdom	2017-03-14



Name	Location	Date
Nick Roe	Maresfield, ENG, United Kingdom	2017-03-14
Amanda Jones	London, ENG, United Kingdom	2017-03-14
Stephen Luckham	Bristol, ENG, United Kingdom	2017-03-14
Michael McManus	london, ENG, United Kingdom	2017-03-14
Clare Carolin	London, ENG, United Kingdom	2017-03-14
John Crabbe	Belfast, NIR, United Kingdom	2017-03-14
Julia Morgan	London, ENG, United Kingdom	2017-03-14
Miranda Gibbs	London, ENG, United Kingdom	2017-03-14
Richard Sell	Wilton, CT, United States	2017-03-15
Toni Dunford	London, ENG, United Kingdom	2017-03-15
Pj Haben	London, ENG, United Kingdom	2017-03-15
George Coult	London, ENG, United Kingdom	2017-03-15
Tony nolan	London, ENG, United Kingdom	2017-03-15
Marcie Larizadeh	London, ENG, United Kingdom	2017-03-15
EMma Chapmsn	Loughton, ENG, United Kingdom	2017-03-15
ROLAND SAUNDERS	LONDON, ENG, United Kingdom	2017-03-15
fay caton	London, ENG, United Kingdom	2017-03-15
Margaret McAlpine	Bury St Edmunds, ENG, United Kingdom	2017-03-15
Becca Fry	Ringwood, ENG, United Kingdom	2017-03-15
Antonio Forte	London, ENG, United Kingdom	2017-03-15
Mark Luckham	Manchester, ENG, United Kingdom	2017-03-15
Morné Rossouw	London, ENG, United Kingdom	2017-03-15
Tim Chapple	Golden Lane Estate, ENG, United Kingdom	2017-03-15
sandra heaney	islington, , United Kingdom	2017-03-15
Varvara Khomutova	London, ENG, United Kingdom	2017-03-15
Linda Moederzoon	Norfolk, ENG, United Kingdom	2017-03-15
Fernando Souza	London, ENG, United Kingdom	2017-03-15
David Hall	Launceston, ENG, United Kingdom	2017-03-15
Ruth Corbett	London, ENG, United Kingdom	2017-03-15
Julie Le Bihan	Westminster, ENG, United Kingdom	2017-03-15
Buddy Haward	London, ENG, United Kingdom	2017-03-15
Rohan Madison	London, ENG, United Kingdom	2017-03-15

Name	Location	Date
Chris Mounsey	London, ENG, United Kingdom	2017-03-15
Leila Sadeghee	London, ENG, United Kingdom	2017-03-15
Mark Waller	Golden Lane Estate, ENG, United Kingdom	2017-03-15
Lucy Tudor	London, ENG, United Kingdom	2017-03-15
Nick Bacon	london, ENG, United Kingdom	2017-03-15
Josie Downey	Reading, ENG, United Kingdom	2017-03-15
Maik Novotny	Wimbledon, ENG, United Kingdom	2017-03-15
Isabelle Boyer	Kings Cross, ENG, United Kingdom	2017-03-15
Lesley Bhatti	Edinburgh, SCT, United Kingdom	2017-03-15
Tiffany Farhi	London, ENG, United Kingdom	2017-03-15
Marie Sepheriades	Cazenove, ENG, United Kingdom	2017-03-15
Jonathan Rowe	, France	2017-03-15
Margot James	London, ENG, United Kingdom	2017-03-15
Rachel Jackson	Camberwell, ENG, United Kingdom	2017-03-15
Carol Norton	London, ENG, United Kingdom	2017-03-15
Rohan Premnath	London, ENG, United Kingdom	2017-03-15
Charlotte Rowe	Munich, , France	2017-03-15
Eloise G	Stone, ENG, United Kingdom	2017-03-15
Debbie Hill	Brighton, ENG, United Kingdom	2017-03-15
Alastair Graham	Westminster, ENG, United Kingdom	2017-03-15
Judy Guy-Briscoe	London, ENG, United Kingdom	2017-03-15
Dermot McLaughlin	London, ENG, United Kingdom	2017-03-15
Robert Skinner	London, ENG, United Kingdom	2017-03-15
Agostino Perrone	London, ENG, United Kingdom	2017-03-15
Clare Pennington	London, ENG, United Kingdom	2017-03-15
Andrea Cox	London, ENG, United Kingdom	2017-03-15
ellen moorman	Scethrog, WLS, United Kingdom	2017-03-15
nasim Nasim	London, , United Kingdom	2017-03-15
Jillian Jones	London, ENG, United Kingdom	2017-03-15
John Oakes	Dudley, ENG, United Kingdom	2017-03-16
Daniel Rosbottom	London, ENG, United Kingdom	2017-03-16
John Rosbottom	Golden Lane Estate, ENG, United Kingdom	2017-03-16

Name	Location	Date
chloe grech	london, ENG, United Kingdom	2017-03-16
Simon Barraclough	London, ENG, United Kingdom	2017-03-16
Laura Thomas	Weybridge, ENG, United Kingdom	2017-03-16
Sally Mitchell	London, ENG, United Kingdom	2017-03-16
Christine Howes	Bilston, ENG, United Kingdom	2017-03-16
Liane Strauss	New York, NY, United States	2017-03-16
Teresa Heapy	Oxford, ENG, United Kingdom	2017-03-16
lesley ward ward	london, ENG, United Kingdom	2017-03-16
David Lovegrove	Wallingford, ENG, United Kingdom	2017-03-16
Wendy Rosbottom	Golden Lane Estate, ENG, United Kingdom	2017-03-16
Tina pamment	London, ENG, United Kingdom	2017-03-16
Betty A. Luckham LUCKHAM	Manchester, ENG, United Kingdom	2017-03-16
Brett JARROLD	london, ENG, United Kingdom	2017-03-16
Beate Sonnenberg	Stoke Newington, ENG, United Kingdom	2017-03-16
Georgina Cox	London, ENG, United Kingdom	2017-03-16
Nick Hanzel	Maynard, MA, United States	2017-03-16
Paul Thompson	London, ENG, United Kingdom	2017-03-16
John Lester	London, ENG, United Kingdom	2017-03-16
Gill Jarvis	London, ENG, United Kingdom	2017-03-16
Ivy O.	PAPHOS, ENG, United Kingdom	2017-03-16
Jaspreet Dhawan-Randell	London, ENG, United Kingdom	2017-03-16
Stuart CAMERON	London, ENG, United Kingdom	2017-03-16
Jeanette Gilbreth	London, ENG, United Kingdom	2017-03-16
Johm Tomlinson	London, ENG, United Kingdom	2017-03-16
Kanee Kang	London, , United Kingdom	2017-03-16
Rowena Godfrey	Leeds, ENG, United Kingdom	2017-03-16
Kate Triggs	Golden Lane Estate, ENG, United Kingdom	2017-03-16
Dave Peters	Dolywern, WLS, United Kingdom	2017-03-17
Pauline Rudd	Marlborough, ENG, United Kingdom	2017-03-17
Sandra Morris	London, ENG, United Kingdom	2017-03-17
Anne-Marie Grant	London, ENG, United Kingdom	2017-03-17
Fay Day	London, ENG, United Kingdom	2017-03-17

Name	Location	Date
Colin Fowler	London, ENG, United Kingdom	2017-03-17
Johnnie Brannigan	LONDON, ENG, United Kingdom	2017-03-17
Susan Budden	Wakefield, ENG, United Kingdom	2017-03-17
Alice Frugonia	Chepstow, WLS, United Kingdom	2017-03-17
Emma Matthews	London, ENG, United Kingdom	2017-03-17
Roberto Mingrino	Golden Lane Estate, ENG, United Kingdom	2017-03-17
Maria Schiller	London, ENG, United Kingdom	2017-03-17
Anne Thomas	Oakley, ENG, United Kingdom	2017-03-17
Alec Turner	Hemel Hempstead, ENG, United Kingdom	2017-03-17
Bryan Johnson	London, ENG, United Kingdom	2017-03-17
Tom McCarthy	Golden Lane Estate, ENG, United Kingdom	2017-03-17
Jonathan Goodfellow	London, ENG, United Kingdom	2017-03-17
leela Sounes	London, ENG, United Kingdom	2017-03-17
Esmee Dedjardin	london, ENG, United Kingdom	2017-03-17
Nelio Rodrigues	London, ENG, United Kingdom	2017-03-17
Nj McGarrigle	London, ENG, United Kingdom	2017-03-17
Christopher Hyndman	London, ENG, United Kingdom	2017-03-17
Stefi Orazi	London, ENG, United Kingdom	2017-03-17
Gail Hedley	Bishops Stortford, ENG, United Kingdom	2017-03-17
Tanya Szwarowska	London, ENG, United Kingdom	2017-03-17
Jana Mills	Tottenham, ENG, United Kingdom	2017-03-17
Mem Morrison	laxfield, ENG, United Kingdom	2017-03-17
Jenny Fleming	London, ENG, United Kingdom	2017-03-17
Matthew Carter	London, ENG, United Kingdom	2017-03-17
Ruth Lang	London, ENG, United Kingdom	2017-03-17
Charlotte Frost	Stoke Newington, ENG, United Kingdom	2017-03-17
Petra Kime	Melksham, ENG, United Kingdom	2017-03-17
Bella Roe	Maresfield, ENG, United Kingdom	2017-03-17
Gavin Hyndman	Glasgow, SCT, United Kingdom	2017-03-17
paulo abreu	London, ENG, United Kingdom	2017-03-17
Rune Andre Nautvik	Bergen, , Norway	2017-03-17
Charlotte Pritchard	London, ENG, United Kingdom	2017-03-17

Name	Location	Date
Carole F	Newcastle, ENG, United Kingdom	2017-03-17
Katherine Mogridge	London, ENG, United Kingdom	2017-03-17
mary bailey	London, ENG, United Kingdom	2017-03-17
Monika Kopiec	London, ENG, United Kingdom	2017-03-17
Ben Acornley	Watford, ENG, United Kingdom	2017-03-17
Patrik Sjoberg	Stockholm, , Sweden	2017-03-17
Thomas Kronig	London, ENG, United Kingdom	2017-03-17
Clare Cumberlidge	London, ENG, United Kingdom	2017-03-17
Paul Kuszynski	South Salem, NY, United States	2017-03-17
Helen McKenie	London, ENG, United Kingdom	2017-03-17
Kate Bacon	Hove, ENG, United Kingdom	2017-03-17
Tom Martin	London, ENG, United Kingdom	2017-03-17
Nergiz Martin	London, ENG, United Kingdom	2017-03-17
Melody Martin	London, ENG, United Kingdom	2017-03-17
Susanna Craib-Cox	Chicago, IL, United States	2017-03-17
Niran Vinod	London, ENG, United Kingdom	2017-03-17
Jorie Lagerwey	Dublin, , Ireland	2017-03-17
Oreet Ashery	London, ENG, United Kingdom	2017-03-17
Kristen Fuhs	Los Angeles, CA, United States	2017-03-17
Coby Lee	London, ENG, United Kingdom	2017-03-17
Haritini Fameli	Stoke Newington, ENG, United Kingdom	2017-03-17
Antonio Nascimento	, Germany	2017-03-17
Niall Sloan	London, ENG, United Kingdom	2017-03-17
Brian Jacobson	Rochester, NY, United States	2017-03-17
Tim Parker	Godalming, ENG, United Kingdom	2017-03-17
Laurie Parker	Hambleton, ENG, United Kingdom	2017-03-18
Serra Askin	Istanbul, , Turkey	2017-03-18
Sally Bradforth	London, ENG, United Kingdom	2017-03-18
Radovan Scasascia	London, ENG, United Kingdom	2017-03-18
Joel Seadon	London, ENG, United Kingdom	2017-03-18
Chris Winterburn	Ossett, ENG, United Kingdom	2017-03-18
george mavrikos	Kensington, ENG, United Kingdom	2017-03-18

Name	Location	Date
Jordan McKenzie	London, ENG, United Kingdom	2017-03-18
Arina Zharikova	London, ENG, United Kingdom	2017-03-18
Harvey Brown	London, ENG, United Kingdom	2017-03-18
paul shearsmith	London, ENG, United Kingdom	2017-03-18
Kieran Woods	Golden Lane Estate, ENG, United Kingdom	2017-03-18
Deborah Phillips	London, ENG, United Kingdom	2017-03-18
Marco Zaccaria	London, ENG, United Kingdom	2017-03-18
Rory Neighbour	Wanstead, ENG, United Kingdom	2017-03-18
Kate Edwards	London, ENG, United Kingdom	2017-03-18
John Whitehead	LONDON, ENG, United Kingdom	2017-03-18
Martin Edwards	London, ENG, United Kingdom	2017-03-18
Elizabeth Jones	London, ENG, United Kingdom	2017-03-18
Jason Hayter	Sheffield, ENG, United Kingdom	2017-03-18
Debra Nash	Highgate, ENG, United Kingdom	2017-03-18
Andrew Corden	London, ENG, United Kingdom	2017-03-18
Ryan Cook	London, ENG, United Kingdom	2017-03-18
Eleanor Hall	Macclesfield, ENG, United Kingdom	2017-03-18
Ned Kelly	london, ENG, United Kingdom	2017-03-18
Clym Evernden	London, ENG, United Kingdom	2017-03-18
Jonathan Cardy	London, ENG, United Kingdom	2017-03-18
Iqbal Hussain	London, ENG, United Kingdom	2017-03-18
Steven Fowler	London, ENG, United Kingdom	2017-03-18
Ann Brown	Surbiton, ENG, United Kingdom	2017-03-18
Niall Maxwell	Felindre, WLS, United Kingdom	2017-03-18
Ze'ev Feigis	Cambridge, ENG, United Kingdom	2017-03-18
Capucine Perrot	London, ENG, United Kingdom	2017-03-18
Zak Kyes	London, ENG, United Kingdom	2017-03-18
Lisa Weigl	, Germany	2017-03-18
Isha Victoria Cotay	London, ENG, United Kingdom	2017-03-18
Wayne Daly	Golden Lane Estate, ENG, United Kingdom	2017-03-18
Julia Chalkley	London, ENG, United Kingdom	2017-03-18
bill gilliam	golden lane estate, ENG, United Kingdom	2017-03-18

Name	Location	Date
James Morgan	London, ENG, United Kingdom	2017-03-18
Jennifer Bailey	Prague, , Czech Republic	2017-03-18
Robin Bunce	Cambridge, ENG, United Kingdom	2017-03-18
Jack Harris	London, ENG, United Kingdom	2017-03-18
Louis Gilbert	Whitechapel, ENG, United Kingdom	2017-03-18
Janet sharp	London, ENG, United Kingdom	2017-03-18
Anna Parkinson	London, ENG, United Kingdom	2017-03-18
Seitha Kaur Kaur	Bristol, ENG, United Kingdom	2017-03-18
Rowan Blaik	Downe, ENG, United Kingdom	2017-03-18
Alysia Maciejowska	Yelverton, ENG, United Kingdom	2017-03-19
Rebecca Williams	London, IL, United Kingdom	2017-03-19
Anna Curry	London, ENG, United Kingdom	2017-03-19
Stephen Rogers	Kirkby Malzeard, ENG, United Kingdom	2017-03-19
Ricky Kwok	Brixton, ENG, United Kingdom	2017-03-19
Russell Harris	London, ENG, United Kingdom	2017-03-19
Hanna Hölling	London, ENG, United Kingdom	2017-03-19
James Wright	London, ENG, United Kingdom	2017-03-19
David Pomeroy	London, ENG, United Kingdom	2017-03-19
Jeremy Whall	Royal Leamington Spa, ENG, United Kingdom	2017-03-19
Laurent Benner	London, ENG, United Kingdom	2017-03-19
Matthew Waddelow	London, ENG, United Kingdom	2017-03-19
Katie Robinson	London, ENG, United Kingdom	2017-03-19
Shelagh Wright	London, ENG, United Kingdom	2017-03-19
Zeynep Celik	New York, NY, United States	2017-03-19
Tina Crawford	Croydon, ENG, United Kingdom	2017-03-19
Alexandra Thomas	Hambleton, ENG, United Kingdom	2017-03-19
Elain Harwood	London, ENG, United Kingdom	2017-03-19
Elizabeth Walker	London, ENG, United Kingdom	2017-03-20
Simon Holt	London, ENG, United Kingdom	2017-03-20
Helen Lee	Clerkenwell, ENG, United Kingdom	2017-03-20
Henrietta Billings	Clerkenwell, ENG, United Kingdom	2017-03-20



Name	Location	Date
Yara Rodrigues Fowler	London, ENG, United Kingdom	2017-03-20
Michael Marriott	London, ENG, United Kingdom	2017-03-20
Marion Blair	London, ENG, United Kingdom	2017-03-20
Jon Martin	London, ENG, United Kingdom	2017-03-20
alessio cuozzo	London, ENG, United Kingdom	2017-03-20
Simon Scott	St. Neots, ENG, United Kingdom	2017-03-20
Sarah Shenker	London, ENG, United Kingdom	2017-03-20
Kirill Korolev	London,UK, ENG, United Kingdom	2017-03-20
Daniel Gratiot	London, ENG, United Kingdom	2017-03-20
Leo Chapman	London, ENG, United Kingdom	2017-03-20
Rosamund Diamond	London, ENG, United Kingdom	2017-03-20
David Ish-Horowicz	Oxford, ENG, United Kingdom	2017-03-20
Steve Speller	Worthing, ENG, United Kingdom	2017-03-20
Vittorio Infante	London, ENG, United Kingdom	2017-03-20
Zack Hanzel-Snider	Maynard, MA, United States	2017-03-21
Caroline Smith	London, ENG, United Kingdom	2017-03-21
Anna Gyseman	Brighton, ENG, United Kingdom	2017-03-21
Jay Brooks	London, ENG, United Kingdom	2017-03-21
Mark Sladen	London, ENG, United Kingdom	2017-03-21
Bill Swallow	Hurstpierpoint, ENG, United Kingdom	2017-03-21
Grace Payne	London, ENG, United Kingdom	2017-03-21
Nicki Bech Christensen	Copenhagen, , Denmark	2017-03-21
Claire Nielsen	Copenhagen, , Denmark	2017-03-21
John Tracey-White	London, ENG, United Kingdom	2017-03-21
Jale Forrest	London, ENG, United Kingdom	2017-03-21
Iain Chambers	London, ENG, United Kingdom	2017-03-22
Nick Kemp	Henley on Thames, ENG, United Kingdom	2017-03-22
Pilar Foy	Ipswich, ENG, United Kingdom	2017-03-22
Charlotte Dew	London, ENG, United Kingdom	2017-03-22
Prue Green	Lewes, ENG, United Kingdom	2017-03-22
Caroline Bottomley	London, ENG, United Kingdom	2017-03-22
Cathryn Grenfell	London, ENG, United Kingdom	2017-03-22



Name	Location	Date
Katrin Hasert	, Germany	2017-03-22
ja Woolf	London, ENG, United Kingdom	2017-03-22
Martin Hawkins	Brisbane, , Australia	2017-03-22
Alastair Hanson	London, ENG, United Kingdom	2017-03-22
Joanna Godfree	Southsea, ENG, United Kingdom	2017-03-22
Shayne Husbands	Builth Wells, WLS, United Kingdom	2017-03-22
Moirra Collett	Wivenhoe, ENG, United Kingdom	2017-03-22
Jonathan Spickett-Jones	London, ENG, United Kingdom	2017-03-22
Deb Atkinson	Southport, ENG, United Kingdom	2017-03-22
Linda Brownlee	Dundee, SCT, United Kingdom	2017-03-22
Nic Shore	London, ENG, United Kingdom	2017-03-22
Jill Dalton	London, ENG, United Kingdom	2017-03-22
Carol Gilham	York, ENG, United Kingdom	2017-03-22
Gabrielle Anais	London, ENG, United Kingdom	2017-03-22
Lori Lakes	Lowestoft, ENG, United Kingdom	2017-03-22
rebecca lane	alford, ENG, United Kingdom	2017-03-22
David Armitage	London, ENG, United Kingdom	2017-03-22
Anne Vinden	, Spain	2017-03-22
Stephen Guy	Whitechapel, ENG, United Kingdom	2017-03-22
Charlotte Lorimer	London, ENG, United Kingdom	2017-03-22
Sheila Hillier	London, ENG, United Kingdom	2017-03-22
Jonathan Madden	London, ENG, United Kingdom	2017-03-22
Vicky Stewart	London, ENG, United Kingdom	2017-03-22
Stephen Machin	London, ENG, United Kingdom	2017-03-22
Ann Meacher	london, ENG, United Kingdom	2017-03-22
elaine edge	Earley, ENG, United Kingdom	2017-03-22
Bryn Truscott	Redhill, ENG, United Kingdom	2017-03-22
Nick Drake	London, ENG, United Kingdom	2017-03-22
Julie Sutcliffe	Merthyr Tydfil, WLS, United Kingdom	2017-03-22
Margaret Monod	Shoreham-by-Sea, ENG, United Kingdom	2017-03-22
Alison Lynch	Uxbridge, ENG, United Kingdom	2017-03-22
Maura Bangs	Wallington, ENG, United Kingdom	2017-03-22

Name	Location	Date
Michael Keating	London, ENG, United Kingdom	2017-03-22
Daisy Palmer	Eye, ENG, United Kingdom	2017-03-22
Judith Laity	Helperby, ENG, United Kingdom	2017-03-22
Penny Machin	London, ENG, United Kingdom	2017-03-22
Petra Brouwer	Amsterdam, , Netherlands	2017-03-22
Celia De Veras	london, ENG, United Kingdom	2017-03-22
Peter Holford	Oldham, ENG, United Kingdom	2017-03-22
Diana Fawcett	London, ENG, United Kingdom	2017-03-22
Iara Schroder	london, ENG, United Kingdom	2017-03-22
Hilary Neilson	Haslemere, ENG, United Kingdom	2017-03-22
Jackie Jennings	Topsham, ENG, United Kingdom	2017-03-22
Annie Green	Menston, ENG, United Kingdom	2017-03-22
Richard Mason	Eastbourne, ENG, United Kingdom	2017-03-22
Mike Shingleton	London, ENG, United Kingdom	2017-03-22
Ruth Donaghey	Whitechapel, ENG, United Kingdom	2017-03-22
Gillian Goodridge	Surrey, ENG, United Kingdom	2017-03-22
Julia Boyle	Harrow, ENG, United Kingdom	2017-03-22
Stephanie John	London, ENG, United Kingdom	2017-03-22
Alastair McNaughton	, Australia	2017-03-22
Fiona Trosh	London, , United Kingdom	2017-03-22
Christopher Woodward	London, ENG, United Kingdom	2017-03-22
Christina Pullam	Canary Wharf, ENG, United Kingdom	2017-03-22
Carlo Chinca	BATH, ENG, United Kingdom	2017-03-22
Shelagh Delphyne	Montville, ME, United States	2017-03-22
Giacomo Baraldi	London, ENG, United Kingdom	2017-03-22
Nicola Tyldesley	Cottingham, ENG, United Kingdom	2017-03-22
Eleanor Rowe	London, ENG, United Kingdom	2017-03-22
Navneet Bhatia	London, ENG, United Kingdom	2017-03-22
Steve Hanscomb	Aylesbury, ENG, United Kingdom	2017-03-22
Linda Cole	london, , United Kingdom	2017-03-22
Calum Storrie	London, ENG, United Kingdom	2017-03-22
Maureen Weir	Compton, ENG, United Kingdom	2017-03-22

Name	Location	Date
Naomi Oliver	London, ENG, United Kingdom	2017-03-22
Patricia Taylor	London, ENG, United Kingdom	2017-03-22
tim sayer	london, ENG, United Kingdom	2017-03-22
Joan Cooksley	Walton-on-Thames, England, United Kingdom, ENG, United Kingdom	2017-03-22
rose ades	london, ENG, United Kingdom	2017-03-22
Linzi Stirrup	Wigan, ENG, United Kingdom	2017-03-22
bob hale	London, ENG, United Kingdom	2017-03-22
M Grealy	London, ENG, United Kingdom	2017-03-22
Barbara Jezewska	Letchworth, ENG, United Kingdom	2017-03-22
Victoria Cicely friis	copenhagen, , Denmark	2017-03-22
Nafisa Tosh	London, ENG, United Kingdom	2017-03-22
Dee Robinson	Watlington, ENG, United Kingdom	2017-03-22
Margaret Muraszko	Pinner, ENG, United Kingdom	2017-03-22
claire barthram	old street, London, ENG, United Kingdom	2017-03-22
Julia Meadows	London, ENG, United Kingdom	2017-03-22
betsy barker	Berwick upon tweed, SCT, United Kingdom	2017-03-22
Louise Guthrie	London, ENG, United Kingdom	2017-03-22
Sam Reeves	hounslow, ENG, United Kingdom	2017-03-22
jan fuscoe	london, ENG, United Kingdom	2017-03-22
Ann George	London, ENG, United Kingdom	2017-03-22
Antony Macer	Stroud, ENG, United Kingdom	2017-03-22
Judith Russell	Chilton, ENG, United Kingdom	2017-03-22
Andrew Leggatt	Edinburgh, SCT, United Kingdom	2017-03-22
Sue Tahrn	Saint Leonards, England, United Kingdom0, ENG, United Kingdom	2017-03-22
Oliver Williams	London, ENG, United Kingdom	2017-03-22
Susan Mayer	Poole, ENG, United Kingdom	2017-03-22
paula wharram	Hampton, ENG, United Kingdom	2017-03-22
Ed Dew	Beckenham, ENG, United Kingdom	2017-03-22
Leana Pooley	Penselwood, ENG, United Kingdom	2017-03-22
Denise Bryant	, Australia	2017-03-22
sara canullo	london, ENG, United Kingdom	2017-03-22

Name	Location	Date
Luke Greysmith	St albans, ENG, United Kingdom	2017-03-22
Janice Mottram	Nazeing, ENG, United Kingdom	2017-03-22
Melonie Potts	Marietta, GA, United States	2017-03-22
Jennifer Higgie	London, ENG, United Kingdom	2017-03-22
Paul Dillon	Rochdale, ENG, United Kingdom	2017-03-22
Celeste Dion	Montréal, , Canada	2017-03-22
Khairoun Abji	London, ENG, United Kingdom	2017-03-22
David Buckman	London, ENG, United Kingdom	2017-03-22
Michael Shepherd	London, PA, United Kingdom	2017-03-22
Sarah Lewington	Sawbridgeworth, ENG, United Kingdom	2017-03-22
Fay Cattini	London, ENG, United Kingdom	2017-03-22
andrea swindells	Strines, ENG, United Kingdom	2017-03-22
Marina Wrixon	Martock, ENG, United Kingdom	2017-03-22
Kate Fearnley	London, ENG, United Kingdom	2017-03-22
Nabla Yahya	London, ENG, United Kingdom	2017-03-22
Chris Ashby	London, ENG, United Kingdom	2017-03-22
letitia Proulx	corsham, ENG, United Kingdom	2017-03-22
Richard Pascoe	Solva, WLS, United Kingdom	2017-03-22
Simon Nicklin	Ashford, ENG, United Kingdom	2017-03-22
Sigrid Werner	London, ENG, United Kingdom	2017-03-22
Carlos Hood	Gravesend, ENG, United Kingdom	2017-03-22
Graeme Light	London, ENG, United Kingdom	2017-03-22
Deanna Gage	Walnut Creek, CA, United States	2017-03-22
Brigid Philip	London, ENG, United Kingdom	2017-03-22
Zoe Rutherford	London, ENG, United Kingdom	2017-03-22
Christine Rutherford	Londpn, ENG, United Kingdom	2017-03-22
Linda Maitland	Felixstowe, ENG, United Kingdom	2017-03-22
Mushadek Ahmed	Middlex, ENG, United Kingdom	2017-03-22
Mike Marriott	Orpington, ENG, United Kingdom	2017-03-22
Selina Guinness	rathfarnham, , Ireland	2017-03-22
Alison butterfield	london, ENG, United Kingdom	2017-03-22
Christoph Lindner	Eugene, OR, United States	2017-03-23

Name	Location	Date
Paula Frankel	Prairie Village, KS, United States	2017-03-23
,John Holt	London, ENG, United Kingdom	2017-03-23
Carol Seed	London, ENG, United Kingdom	2017-03-23
Robin Hawkes	London, ENG, United Kingdom	2017-03-23
Tanja Kovacevic	London, ENG, United Kingdom	2017-03-23
Sigrun Sverrisdottir	London, ENG, United Kingdom	2017-03-23
Ken Morgan	Lytchett Matravers, ENG, United Kingdom	2017-03-23
Kate Higham	London, ENG, United Kingdom	2017-03-23
Patricia Niven	London, ENG, United Kingdom	2017-03-23
Jonathan Taylor	London, ENG, United Kingdom	2017-03-23
Ralph Cooley	Walthamstow, ENG, United Kingdom	2017-03-23
John Cowpertwait	London, ENG, United Kingdom	2017-03-23
Janice Mitten	London, ENG, United Kingdom	2017-03-23
Jane Pickersgill	london, ENG, United Kingdom	2017-03-23
Dominic Reid	Walsingham, ENG, United Kingdom	2017-03-23
Jake Johnson	London, ENG, United Kingdom	2017-03-23
paul wells	London, ENG, United Kingdom	2017-03-23
valerio de santis	London, ENG, United Kingdom	2017-03-23
Nigel Gomeze	London, ENG, United Kingdom	2017-03-23
David Attwood	Worcs., ENG, United Kingdom	2017-03-23
Aine McGuinness	London, ENG, United Kingdom	2017-03-23
simon richardson	norwich, ENG, United Kingdom	2017-03-23
Christiane Pluer	London, ENG, United Kingdom	2017-03-23
elena massucco	Hastings, ENG, United Kingdom	2017-03-23
Tess Pinto	London, ENG, United Kingdom	2017-03-23
Takako Okatsu	London, ENG, United Kingdom	2017-03-23
Jesus Burgos	London, ENG, United Kingdom	2017-03-23
Elizabeth Moon	Letchworth, ENG, United Kingdom	2017-03-23
Alistair Blake	London, ENG, United Kingdom	2017-03-23
James Smith	London, ENG, United Kingdom	2017-03-23
Stephen Morgan	Sutton Coldfield, ENG, United Kingdom	2017-03-23
Chris Ruff	London, ENG, United Kingdom	2017-03-23

Name	Location	Date
teresa collins	london, ENG, United Kingdom	2017-03-23
Roderik Gonggrijp	London, ENG, United Kingdom	2017-03-23
Margaret Roe	London, ENG, United Kingdom	2017-03-23
Angela Forrester	London, ENG, United Kingdom	2017-03-23
Katy Nicholson	London, ENG, United Kingdom	2017-03-23
Artur Jozefowski	London, ENG, United Kingdom	2017-03-23
Christina Walsh	London, ENG, United Kingdom	2017-03-23
les Foreman	Pimlico, ENG, United Kingdom	2017-03-23
Jane Kelly	london, ENG, United Kingdom	2017-03-23
Janette Evans	London, ENG, United Kingdom	2017-03-23
Richard Beville	London, ENG, United Kingdom	2017-03-23
Martin McGrath	London, ENG, United Kingdom	2017-03-23
foteini theocharopoulou	London, ENG, United Kingdom	2017-03-23
M Pelfrey	London, ENG, United Kingdom	2017-03-23
Damian Martinez	London, ENG, United Kingdom	2017-03-23
John Wyatt	London, ENG, United Kingdom	2017-03-23
Christine Lindey	london, ENG, United Kingdom	2017-03-23
arja den Adel	, Netherlands	2017-03-23
Stuart Dixon	Edinburgh, SCT, United Kingdom	2017-03-23
Lynda Stark	Nenthorn, SCT, United Kingdom	2017-03-23
Rosie Shaw	london, ENG, United Kingdom	2017-03-23
Mark Findlay	Brighton, ENG, United Kingdom	2017-03-23
Mark Walton	London, ENG, United Kingdom	2017-03-23
Loren Williams	Montreal, , Canada	2017-03-23
Johanna Burch	Oxford, ENG, United Kingdom	2017-03-23
wendy charlton	London, ENG, United Kingdom	2017-03-23
James Castle	London, ENG, United Kingdom	2017-03-23
Sarah Parker	London, ENG, United Kingdom	2017-03-24
Susan Pashkoff	London, ENG, United Kingdom	2017-03-24
Simon Albrecht	Nelson, , New Zealand	2017-03-24
Ruth Mayorcas	London, ENG, United Kingdom	2017-03-24
Stuart Cullimore	Camborne,, ENG, United Kingdom	2017-03-24

Name	Location	Date
ursula deniflee	london, ENG, United Kingdom	2017-03-24
ANGELA ALMOND	Ferndown, ENG, United Kingdom	2017-03-24
Mary Foster	Montacute, somerset, ENG, United Kingdom	2017-03-24
Lorna Chambers	Clydach, WLS, United Kingdom	2017-03-24
Siobhan Ward	Prestwich, ENG, United Kingdom	2017-03-24
Sandra Forsyth	London, ENG, United Kingdom	2017-03-24
Tijana Vukicevic	London, ENG, United Kingdom	2017-03-24
Caitlin Simcock	London, ENG, United Kingdom	2017-03-24
Anya Gordon Clark	London, ENG, United Kingdom	2017-03-24
Joanna Hines	London, ENG, United Kingdom	2017-03-24
Emma Nagle	London, ENG, United Kingdom	2017-03-24
Eileen O'Keeffe	London, ENG, United Kingdom	2017-03-24
Imogen Forster	London, ENG, United Kingdom	2017-03-24
Clare Lynam	London, ENG, United Kingdom	2017-03-24
Paul Nixon	Rushmere Saint Andrew, ENG, United Kingdom	2017-03-24
Joan Grant	London, , United Arab Emirates	2017-03-24
Steve Birch	London, ENG, United Kingdom	2017-03-24
Denise Powell	Dudley, ENG, United Kingdom	2017-03-24
Andrew Marsh	London, ENG, United Kingdom	2017-03-24
Karla Fry	Ringwood, ENG, United Kingdom	2017-03-24
Sarah Christian	London, ENG, United Kingdom	2017-03-24
Pablo Casais Solano	London, ENG, United Kingdom	2017-03-24
Andrea Janosi	Golden Lane Estate, ENG, United Kingdom	2017-03-24
Peter Fraenkel	London, ENG, United Kingdom	2017-03-25
Harvey Mason	Hadleigh, ENG, United Kingdom	2017-03-25
Victoria Sherwin	London, ENG, United Kingdom	2017-03-25
Nick Brittain	London, ENG, United Kingdom	2017-03-25
Glyn Robbins	London, ENG, United Kingdom	2017-03-25
Sabine Butzlaff	London, ENG, United Kingdom	2017-03-25
Sonya Andermahr	Northampton, ENG, United Kingdom	2017-03-25
Janice sweeney	London, ENG, United Kingdom	2017-03-25



Name	Location	Date
Lynne Sanders	London, ENG, United Kingdom	2017-03-25
Sue Cartwright	London, ENG, United Kingdom	2017-03-25
sue notaro	London, ENG, United Kingdom	2017-03-25
Paul Murphy	London, ENG, United Kingdom	2017-03-25
Hayley Nova	Greenhithe, ENG, United Kingdom	2017-03-25
Jasmine Shadrack	Northampton, UK, AL, United States	2017-03-25
Abby Sullivan	London, ENG, United Kingdom	2017-03-25
Robert Andrews	London, ENG, United Kingdom	2017-03-25
Caroline Lloyd	Harlow, ENG, United Kingdom	2017-03-25
Tom Powell	Carshalton, ENG, United Kingdom	2017-03-25
Patricia Banke	London, ENG, United Kingdom	2017-03-26
Mary Gilchrist	London, ENG, United Kingdom	2017-03-26
Russell Bell	City of London, ENG, United Kingdom	2017-03-26
Peter Sandwell	Kew, ENG, United Kingdom	2017-03-26
Eileen Short	London, ENG, United Kingdom	2017-03-26
Philip Green	London, ENG, United Kingdom	2017-03-27
Mary Phillips	London, ENG, United Kingdom	2017-03-27
Zoe Rimmer	Eye, ENG, United Kingdom	2017-03-27
Nikki Mellor	London, ENG, United Kingdom	2017-03-27
Anais Nievas	London, ENG, United Kingdom	2017-03-27
Anne Stansfield	London, ENG, United Kingdom	2017-03-27
Freya Jones	London, ENG, United Kingdom	2017-03-27
Robin Clark	Doncaster, ENG, United Kingdom	2017-03-27
Alexander Ross	Chingford, ENG, United Kingdom	2017-03-27
Penny Krantz	Manchester, ENG, United Kingdom	2017-03-27
Roger Huddle	London, ENG, United Kingdom	2017-03-27
jim aindow	London, ENG, United Kingdom	2017-03-27
Gina Roosien	, Netherlands	2017-03-27
Will Temple	London, ENG, United Kingdom	2017-03-27
Yvonne Staplehurst	Pimlico, ENG, United Kingdom	2017-03-27
Keith Baker	Winchester, ENG, United Kingdom	2017-03-27
John Marston	Worcester, ENG, United Kingdom	2017-03-27



Name	Location	Date
Rachel Lynn	London, ENG, United Kingdom	2017-03-27
Philip Conway	Monmouth, WLS, United Kingdom	2017-03-27
David Allen	Nottingham, ENG, United Kingdom	2017-03-28
Marco Cecere	London, ENG, United Kingdom	2017-03-28
Marlene Smith	Smethwick, ENG, United Kingdom	2017-03-28
Sophie Murray	FARNBOROUGH, ENG, United Kingdom	2017-03-28
Richard Hanly	Lambeth, ENG, United Kingdom	2017-03-28
marcia michael	london, AA, United States	2017-03-28
Kate Villevoeye	london, ENG, United Kingdom	2017-03-29
Paul Marijetic	London, ENG, United Kingdom	2017-03-29
Sarah Ainslie	London, ENG, United Kingdom	2017-03-30
Monica Lawrence	Brockham, ENG, United Kingdom	2017-03-30
Brian Thrift	London, ENG, United Kingdom	2017-03-30
Mathew Dale	Halling, ENG, United Kingdom	2017-03-30
Troy Batley	London, ENG, United Kingdom	2017-03-30
Michael Crossan	Portsmouth, ENG, United Kingdom	2017-03-30
Jackie Baker	London, ENG, United Kingdom	2017-03-30
Sarah Bancroft	London, ENG, United Kingdom	2017-03-30
Philippa Turner	Frinton-on-Sea, ENG, United Kingdom	2017-03-30
PATRICIA O'CONNOR	London, ENG, United Kingdom	2017-03-30
kerry maisey	Golden Lane Estate, ENG, United Kingdom	2017-03-31
Nancy Honey	London, ENG, United Kingdom	2017-03-31
Susan Whitfield	Golden Lane Estate, ENG, United Kingdom	2017-03-31
Elizabeth Ridley	London, ENG, United Kingdom	2017-03-31
Beverley Bytheway	London, ENG, United Kingdom	2017-03-31
Katia Shavrina	Kings Cross, ENG, United Kingdom	2017-04-01
Charlie Gillan	Larne, NIR, United Kingdom	2017-04-01
Katie Husband	Fareham, DC, United Kingdom	2017-04-01
Alison Duncan	Birch Vale, ENG, United Kingdom	2017-04-02
Simon Blake	Lambeth, ENG, United Kingdom	2017-04-02
teresa wells	London, ENG, United Kingdom	2017-04-03
dan holliday	LONDON, ENG, United Kingdom	2017-04-03

Name	Location	Date
Sarah Almond	Stroud Green, ENG, United Kingdom	2017-04-03
Lucy Miller	London, ENG, United Kingdom	2017-04-03
Jess Payne	London, ENG, United Kingdom	2017-04-03
Esme Anderson	London, ENG, United Kingdom	2017-04-03
Stephanie Powell	Camberwell, ENG, United Kingdom	2017-04-03
Minnie copping	London, ENG, United Kingdom	2017-04-03
David Rainbird	Margaretville, NY, United States	2017-04-03
oliver frisby	hemel hempstead, ENG, United Kingdom	2017-04-03
Christiane Ten-Hoopen	London, ENG, United Kingdom	2017-04-04
Paul Woodley	Lyon, , France	2017-04-04
Lauren Jackson	London, ENG, United Kingdom	2017-04-04
Joyce Rothwell	Golden Lane Estate, ENG, United Kingdom	2017-04-04
Marta Santacroce	London, ENG, United Kingdom	2017-04-06
Stephen Sprake	London, ENG, United Kingdom	2017-04-09
Sindre Kaspersen	Leinesfjord, , Norway	2017-04-09
Paul Donnelly	Glasgow, SCT, United Kingdom	2017-04-10
Jamie Thomas	London, ENG, United Kingdom	2017-04-10
JILL Tyrrell	Acrise, ENG, United Kingdom	2017-04-11
Carolyn Magnus	Erith, ENG, United Kingdom	2017-04-14
John Harding	London, ENG, United Kingdom	2017-04-14
Liz Patterson	London, ENG, United Kingdom	2017-04-15
Jake Sale	Bedford, ENG, United Kingdom	2017-04-16
Ian Prentice	London, ENG, United Kingdom	2017-04-17
Martell Brighten	Harlow, ENG, United Kingdom	2017-04-17
Barney Beech	London, ENG, United Kingdom	2017-04-19
Isabel Pietri	Clerkenwell, ENG, United Kingdom	2017-04-26
Max Kahlen	London, ENG, United Kingdom	2017-04-26
Ruth Kyes	Santa Barbara, CA, United States	2017-04-26
Andrew Edwards	London, ENG, United Kingdom	2017-04-26
Louise Betteridge	London, ENG, United Kingdom	2017-04-29
Theresa Wyatt	London, ENG, United Kingdom	2017-05-01
Christopher Dyvik	Clerkenwell, ENG, United Kingdom	2017-05-02

Name	Location	Date
Alex Beach	London, ENG, United Kingdom	2017-05-04
Cathleen Chandler	New Malden, ENG, United Kingdom	2017-05-06
Deirdre Yager	London, ENG, United Kingdom	2017-05-06
Michael Tyrrell	Acrise, ENG, United Kingdom	2017-05-12
Ann Battle	London, ENG, United Kingdom	2017-05-13
Walter Caton	Newhaven, , United Kingdom	2017-05-14
Linda Triggs	London, ENG, United Kingdom	2017-05-14
Amber Worsley	Not Far, , United Kingdom	2017-05-22
Sasha Simmonds	London, ENG, United Kingdom	2017-05-25
Lucy Rogers	London, ENG, United Kingdom	2017-05-26
Emma Horrigan	London, ENG, United Kingdom	2017-05-26
Jim White	Scarborough, ENG, United Kingdom	2017-06-03
Nicholas Lynch	London, ENG, United Kingdom	2017-06-07
Tim Mars	STROUD, ENG, United Kingdom	2017-06-08
Suzanne Iwai	London, ENG, United Kingdom	2017-06-10
Jo Burch	Oxford, ENG, United Kingdom	2017-06-11
Joseph Ruffles	LONDON, ENG, United Kingdom	2017-06-14
Thom James	London, ENG, United Kingdom	2017-06-14
fenna wagenaar	London, ENG, United Kingdom	2017-06-15
Anna Montsma-Haakma Wagenaar	Amsterdam, , Netherlands	2017-06-15
Polly Hutchison	London, , United Kingdom	2017-06-16
Rossa Coyle	London, ENG, United Kingdom	2017-06-16
Ruhul Abdin	Darlington, ENG, United Kingdom	2017-06-18
Sara Cunha	Porto, , Portugal	2017-06-19
Robert Loader	London, ENG, United Kingdom	2017-06-25
Glynis Hatch	London, , United Kingdom	2017-07-07
Melita Skamnaki	London, , United Kingdom	2017-07-10
Ed Burton	Castle Douglas, ENG, United Kingdom	2017-07-27
Michael Maclean	London, ENG, United Kingdom	2017-08-08
Nick Lynch	London, , United Kingdom	2017-08-09
Russell Harris	London, ENG, United Kingdom	2017-08-17

Name	Location	Date
Stephen Bell	London, ENG, United Kingdom	2017-08-17
Loren Williams	Montreal, , Canada	2017-08-17
Lewis Marks	Hatfield Peverel, ENG, United Kingdom	2017-08-18
Adam Young	Edenbridge, ENG, United Kingdom	2017-08-18
Jennie REdman	London, ENG, United Kingdom	2017-08-18
Laura Curry	London, ENG, United Kingdom	2017-08-18
Frank Forster	London, , United Kingdom	2017-08-18
james soane	London, ENG, United Kingdom	2017-08-18
Alison Price	London, ENG, United Kingdom	2017-08-18
Tricia Walsh	London, , United Kingdom	2017-08-18
Caroline Sargeant	London, ENG, United Kingdom	2017-08-18
Jacqueline Bennis	Barnes, ENG, United Kingdom	2017-08-18
Myles Burke	London, ENG, United Kingdom	2017-08-18
Constanza Lezama	London, ENG, United Kingdom	2017-08-18
Tanya Deakin	Camberwell, ENG, United Kingdom	2017-08-18
Sarah Lovesey	London, ENG, United Kingdom	2017-08-18
Myriel Morley	Ewell, ENG, United Kingdom	2017-08-18
Janet Mower	Witham, ENG, United Kingdom	2017-08-18
Avian Durcan	London, ENG, United Kingdom	2017-08-18
Amy Mower	Witham, ENG, United Kingdom	2017-08-19
Debbie Ash	London, , United Kingdom	2017-08-19
Sara Apps	Southend-on-sea, , United Kingdom	2017-08-20
Damon Mannion	London, ENG, United Kingdom	2017-08-20
Jessica Farrell	Mildmay Ward, ENG, United Kingdom	2017-08-24
Jo Kernon	London, ENG, United Kingdom	2017-08-24
Lisa Pendreigh	, United Kingdom	2017-08-25
jo ireson	Meidrim, WLS, United Kingdom	2017-08-25
Orson Wajih	Highbury East, ENG, United Kingdom	2017-08-25
Dawn Burnett	London, ENG, United Kingdom	2017-08-25
vince adams	Hinton Saint Mary, ENG, United Kingdom	2017-08-25
Sophie McMillan	London, ENG, United Kingdom	2017-08-25
Jon harvey	London, ENG, United Kingdom	2017-08-27

Name	Location	Date
Gregory Lynch	London, , United Kingdom	2017-08-29
Anne Marie Byrne	Dublin, , Ireland	2017-08-29
Martin Timmons	Birmingham, ENG, United Kingdom	2017-08-30
Sid-ali Sahraoui	, United Kingdom	2017-09-05
Amélie Chollet	, United Kingdom	2017-09-06
Katerina Christofylaki	London, , United Kingdom	2017-09-06
Jeremy Brettingham	North Creak, ENG, United Kingdom	2017-09-06
Brian Albert	London, , United Kingdom	2017-09-06
Charlotte Faber	Lewes, ENG, United Kingdom	2017-09-06
Severine Cotte	London, , United Kingdom	2017-09-06
Aya Sekine	London, , United Kingdom	2017-09-06
Elaine Browning	London, , United Kingdom	2017-09-06
Radim Pesko	London, , United Kingdom	2017-09-06
Zak Kyes	London, , United Kingdom	2017-09-07
Winifred Grinsted	London, , United Kingdom	2017-09-07
Azhar Hussain	, Netherlands	2017-09-07
Claude DENAGTERGAL	Bruxelles, , Belgium	2017-09-07
Thanzeena Mish	, United Kingdom	2017-09-07
R K	London, , United Kingdom	2017-09-07
Fatima Hussain	Kilwinning, SCT, United Kingdom	2017-09-07
Antonio Forte	London, , United Kingdom	2017-09-07
Antonis Velissarakos	London, , United Kingdom	2017-09-07
Tessa Sheridan	London, , United Kingdom	2017-09-07
Lynsey Baker	, United Kingdom	2017-09-08
Greta Citronaite	London, , United Kingdom	2017-09-09
camilla rooney	, Switzerland	2017-09-09
Najib Walji	London, , United Kingdom	2017-09-10
Gabriella Pauk	Dunstable, , United Kingdom	2017-09-11
Antonio Thomas	Dunstable, , United Kingdom	2017-09-11
Emily Phillips	London, , United Kingdom	2017-09-11

## GLERA

Recipient: Paul Murtagh, Dhruv Patel, Robert Khan, Cllr Richard Watts

Letter: Greetings,

Save Golden Lane Estate AND Build Decent Homes

I call on Islington Council and the City of London to reject the proposed development at the Grade II and Grade II\* listed Golden Lane Estate, and to bring forward a new proposal that respects the scale and quality of the Golden Lane Estate and provides sustainable, inclusive social housing for families.

The Golden Lane Estate is an internationally important post-war housing scheme in the City of London by architects Chamberlin, Powell and Bon who went on to design the landmark Barbican Estate. This development threatens its architectural significance and integrity.

The City of London and Islington Council have brought forward sub-standard proposals for an overpowering extension to the Estate that includes a school, a school hall placed in the centre of the estate and a 14 storey tower block that does not respect the design, scale or quality of the Estate. It exceeds planning policy on density and height by a factor of three times and has no outdoor green space.

This over-development goes against the spirit and letter of the London Plan and of Islington's planning policy.

*In accordance with the change.org privacy policy we may share your name and general geographic location with the intended decision maker. If you do not wish to have this information shared you should not sign the petition.*

# Comments

Name	Location	Date	Comment
Julie Crofts	Golden Lane Estate, London, England, UK	2017-03-09	I value our neighbourhood and I want it to be improved and maintained. I want good quality housing, green space and good design in harmony with the existing Estate.
Phil Smith	St George's Fields, England, UK	2017-03-09	This would be a totally disproportionate and insensitive addition to an estate that has already become an essential part of London's architectural history.
Holger Mattes	London, England, UK	2017-03-09	The height and width of the proposed residential tower is astonishingly out of scale. It overpowers the listed Golden Lane Estate and overshadows its eastern neighbourhood. The architectural design is poor. It fails to respond to the sensitive urban and architectural context. Meanly, the proposed living rooms and balconies of the socially rented flats face north-east rather than south-west.
David Henderson	London, England, UK	2017-03-10	A poorly considered and damaging proposal
Charles Humphries	London, England, UK	2017-03-10	Here is a link to the design presented by the City of London <a href="http://www.colpai-project.co.uk/assets/colpai_boards_final.pdf" rel="nofollow">http://www.colpai-project.co.uk/assets/colpai_boards_final.pdf
Charles Humphries	London, England, UK	2017-03-10	Copy and paste this link into your browser to access the City of London presentation boards and plans for the project: <a href="http://www.colpai-project.co.uk/assets/colpai_boards_final.pdf" rel="nofollow">http://www.colpai-project.co.uk/assets/colpai_boards_final.pdf
Kin Yan Lau	London, England, UK	2017-03-10	I hope to see the globally unique environment of Golden Lane can be preserved and free of impact from imcompatible new development .
Timothy Godsmark	London, England, UK	2017-03-10	While the proposals for a school and social housing are welcome they are overcalled.
Dawn Frampton	London, England, UK	2017-03-10	I strongly oppose the new proposals for the site
Caroline Humphries	London, England, UK	2017-03-10	There are better options for this site that don't blight the surrounding housing
Morné Rossouw	London, England, UK	2017-03-10	this will take away the little light that is left among all these already too tall buildings on city road/barbican/golden lane. It is the wrong building for this area and way too tall. No other building in golden lane or banne rstreet is this tall.
Paul Drinkwater	Southgate, England, UK	2017-03-10	The current design completely dominates rather than integrates with the Golden Lane Estate. Major rethink needed.

Name	Location	Date	Comment
Clementine Cecil	London, England, UK	2017-03-11	Golden Lane Estate, a post-war housing development of great humanity and beauty, is under threat from over development including an overbearing monster in the form of a 14 storey tower block in an inappropriate place. It will cause substantial harm to the integrity of this important estate and must be stopped. Please sign, please share.
HANNAH BETTS	LONDON, England, UK	2017-03-11	I am concerned about the quality of life of residents and I respect the historical significance of this architecture.
Gillian Darley	London, UK	2017-03-11	the proposals are substandard and misguided
Hank Dittmar	London, England, UK	2017-03-11	Golden Lane is both decent, dense urban housing and a heritage asset of the modern era. The proposed project would harm the heritage and reduce quality of life for residents.
Debbie Nielsen	London, England, UK	2017-03-11	I believe the current proposals would have long reaching negative impact on the estate and the neighbourhood.
Sarah Cummings	London, England, UK	2017-03-11	I love Golden Lane Estate and the surrounding area. The proposed new housing tower is ridiculously tall compared what what surrounds it and will negatively impact Golden Lane Estate.
Ian Lee	Birmingham, England, UK	2017-03-11	1) To preserve the integrity of the Golden Lane Estate, and 2) To highlight the urgent need for much more social housing.
Frederick Rodgers	London, England, UK	2017-03-11	Social housing provision is vital but the primary academy is not. Unfortunately these proposals are the third current threat to Golden Lane Estate after City Corporation's failure to maintain the Estate in the condition this important heritage asset demands and its failure to provide social housing at Bernard Morgan House.
Camille Brooks	London, England, UK	2017-03-12	Use Bernard Morgan House for social housing! Re-use, renovate, and let social tenants breathe.
Angelina De Palma	London, England, UK	2017-03-12	Because I am a local resident and support my friends and locals who live on Golden Lane. Proud born & bred Londoner!!!
shankar kothapuram	London, England, UK	2017-03-12	Please please please stop this abhorring building from being built.
Shona Mckinnon	Edinburgh, Scotland, UK	2017-03-12	The proposed extension is incongruous.
Anastasia Korotonozhkina	London, England, UK	2017-03-12	The Golden Lane Estate, a post war estate which shows great humanity and beauty in its design, is under threat from over development
Thaddeus Zupancic	London, England, UK	2017-03-12	The proposed high-rise will completely vandalise the Golden Lane Estate. It is wrong and the price for the much vaunted "70 new homes" is much too high: Islington and the City of London must show some ingenuity and built them



Name	Location	Date	Comment
			elsewhere. Also: the proposed high-rise is architecturally highly questionable and if built would be known only as the building that destroyed the Golden Lane Estate.
Ben Hickey	London, England, UK	2017-03-12	Local residents must be properly consulted on estate regeneration.
steven malies	London, England, UK	2017-03-12	Poorly thought out plan. The need to keep and grow communities with decent well built homes and green space.
Clive Kelly	London, England, UK	2017-03-13	....only people with literally no soul would want to mess with this iconic example of mid 20th century London architecture.
Conrad Cecil	Burbank, California, US	2017-03-13	I have family living in Golden Lane Estate.
Paul Taylor	London, England, UK	2017-03-13	We use to rip down Edwardian & Victorian terrace houses and we regret it. We will regret losing this iconic design. The argument for costing too much to maintain is a lazy and false.
janine symons	Perth, Australia	2017-03-13	it's a modern architectural masterpiece.
Belinda Ross	London, England, UK	2017-03-13	This proposal would be a blot on a precious urban landscape beautifully crafted in its day by chamberlin Powell and Bon. The estate needs care and attention and its environs sympathetic intervention not speculative skyscrapers.
Susan Lapwood	Brighton, England, UK	2017-03-13	I often stay in the Golden Lane Estate and feel it should be kept architecturally intact,
Nigel smith	London, England, UK	2017-03-13	BrieflyThe residential tower represents extreme overdevelopment and significantly contravenes all contextual and density parameters. It would overwhelm the local infrastructure and be hugely incongruous and highly damaging to the listed Golden Lane Estate adjacentThe Hall is in the wrong place. It should be in the north-east of the site. The current proposed location is entirely misconceived being visually intrusive and damaging to the listed Golden Lane Estate Over intensive use of the Golden Lane Basterfield House access road is ill considered and will inevitably (out of hours servicing and evening activities) give rise to great nuisance to adjacent residents
Sarah Winman	London, England, UK	2017-03-13	These plans are ill-considered, and not sensitively thought out. Is this really the best you can do? Encroaching on a private roadway, buildings 4 metres away from front doors, loss of garages, horrendous increase of noise, a housing tower 3X the height of existing buildings at 14 storeys high. All wrong. The brilliance of the design of Golden Lane only highlights the paucity of vision of this one. Stop this development and rethink the plans please.
doug haywood	london, England, UK	2017-03-13	Do not go changing the listed, important and celebrated Golden Lane Estate - both the buildings and open space. The Estate is the epitome of quality, innovative social design and must not be altered. Learn from it and build elsewhere!

Name	Location	Date	Comment
Madeleine Morris	London, England, UK	2017-03-13	I care about The Golden Lane Estate and feel the proposed development is not only cramped and unfriendly it will also put a massive strain on already stretched local facilities. Please re-think the design.
rob bearyman	london, England, UK	2017-03-13	where to start.....an ill-conceived and insensitive proposal
Anett Rideg	London, England, UK	2017-03-13	We are Barbican residents but really enjoy the community feel around Fortune Street Park and Golden Lane. We are sympathetic to the concerns of residents living there and hope to support their cause of stopping or as a minimum scaling back the proposed development.
alex lu	London, England, UK	2017-03-13	The height is out of portion with its environment. The width will block all the sunset on banner st.The design is horrendous and suffocating.
Emma Judd	Colchester, UK	2017-03-13	The new development needs to be on a more appropriate scale.
Mary Durcan	London, England, UK	2017-03-13	We need much greater consultation with residents.
Liz Lloyd-Taylor	Lancing, England, UK	2017-03-13	I have lived on the Estate and it would be ruined by an inappropriate development. Follow the money!
Patsy Cox	London, England, UK	2017-03-13	As a resident I welcome a positive use of the R.C. for housing & a school if proven necessary. However what is proposed is far too 'packed' in & threatening in its size to all surrounding it. Also I am very concerned about the Basterfield slip road which currently provides access for emergency & service vehicles & which in the plan will be much reduced & could threaten the safety of residents.
Eliot Stock	London, UK	2017-03-13	Build the school!
Rolf Knudsen	London, UK	2017-03-13	I live there and what is being panned around is amounts to bullying.
Carl Gardner	London, England, UK	2017-03-13	I'm signing because this is far too large and dominating for this area -- and the view down our street, Banner Street, will be totally blocked in by this monstrosity.
Adam Ohringer	London, England, UK	2017-03-13	The building is too tall, imposing and (undeniably) ugly for the location.
Marcia Mihotich	London, England, UK	2017-03-13	The proposed scheme is really insensitive to the estate and surrounding area. Visually NOT a welcome addition.
Sophia Ceneda	London, England, UK	2017-03-13	Consideration needs to be given to the existing environment, the present proposals does not suggest this has been carefully assessed.

Name	Location	Date	Comment
Steen Schmidt Nielsen	Virum, Denmark	2017-03-13	I like the spirit around The Golden Lane Estate.
anita fatchett	Wakefield, England, UK	2017-03-13	Any new development adjacent to the Golden Lane site needs to take a serious account of the implications for the special architectural nature of the current site. Whilst acknowledging the need for more social housing within the city as well as educational facilities, any rushed decision is likely to prove both faulty and damaging to the local built environment and to the community at large which it aims to serve.
anthony best	London, England, UK	2017-03-13	I'm all for change but this proposal is poor, illustrative of zero consultation with those who live and work in the area.
Sarah Batty-Smith	London, England, UK	2017-03-13	There is no place for a tower block the size of the proposed tower block on the RCS development. It needs to be reduced by 10 floors at least. And the build abutting Basterfield service road, running the length of it is too close, it is very cheek by jowl. Everything is too high and too wide. Any build should mirror what we have already otherwise the GLE has lost its integrity.
James Dunnett	London, England, UK	2017-03-13	The sense of space is crucial to the Golden Lane Estate and this proposal represents an unacceptable attempt at 'cramming' - cramming too much onto a small site and fundamentally altering for the worse the balance between built form and space.
Reiko Yamazaki	London, England, UK	2017-03-13	I am signing because the proposal, especially the tower is overpowering the surrounding street scape & buildings including Basterfield House.
Roy Lonergan	London, England, UK	2017-03-13	Totally out of scale proposal for the site. Needs to be reconsidered.
Murray T	Beckenham, England, UK	2017-03-13	Completely out of keeping with the rest of this massively important housing scheme. It exceeds planning policy on density and height by a factor of three times and has no outdoor green space. It should be no higher than 6 storeys.
Samantha Male	London, England, UK	2017-03-13	There's an opportunity here for the proposed development to be a well considered, quality and sustainable building in-line with good planning principles and aesthetically in keeping with surrounding buildings. It should be done right. Sam Male
Morné Rossouw	London, England, UK	2017-03-13	This will completely deprive the whole area (banner street especially) of very much needed light and will make the area and local living environment to be very dark as it will be towering over all buildings in the area and block out skies west
Carla Snow	London, England, UK	2017-03-13	This building that is being considered, has not had enough advertising and residence advice. We are the community that has to live with this huge building. And we need more

Name	Location	Date	Comment
			of a say of the way it is going to effect us. This does not match the original plans and size firstly thought of. Please think of the local residents, we believe in social housing, however this is too large.
david cox	london, England, UK	2017-03-13	The land was donated for education some 400 years ago. Why build a giant tower block?
Mary Tapissier	London, England, UK	2017-03-13	We need more homes if the standard set by the designers of the Golden Lane Estate . Scrap this proposal and follow the ExcellentHikd Lane model.
luke cox	london, UK	2017-03-14	I'm signing because we don't need another council prison style accommodation.
Luise Gomard	Holte, Denmark	2017-03-14	This is not adding value to this wonderful oasis in London
Katy Cox	Faversham, England, UK	2017-03-14	This development is not in keeping with its location.
Steve Jones	London, England, UK	2017-03-14	This project is unnecessary over development that is not in line with the other grade 2 listed buildings around them and will have a dramatic impact on residents living in the area in terms of environment and facilities
Marianne Connolly	London, England, UK	2017-03-14	Affordable homes should be a priority over profit.
Kirill Arakcheev	London, England, UK	2017-03-14	I live on the Golden Lane Estate, and despite some flaws with the City of London's policy regarding housing, it remains a marvel of modern brutalist architecture. It was build by Chamberlin, Powell and Bon before they were picked to design the Barbican. You can see links to Le Corbusier's work, and the place has been described as a model for social housing and urban living.This project is less than necessary and exceed both demand and constraints of the building regulations that were put in place specifically to protect the architectural and cultural heritage of the site.I don't want the CoLC to not renew the site next to us, but consultations and listening to the residents is vital.
Matthew Illston	Clanfield, England, UK	2017-03-14	I grew up in the country, but had a friend grew up on this estate and whose parents still live there. Before I went there, I was under the impression that you couldn't have a real community in a city estate like this, but visiting my friend, his parents and meeting their neighbours showed me that it is absolutely possible. This will probably still fall on deaf ears, because money is the only thing that talks nowadays :(. Don't built this monstrosity please.
Patricia sabini	Chafford Hundred, England, UK	2017-03-14	I used to there and hate to see it spoiled.
Carrie Skinner	London, England, UK	2017-03-14	I think it is over development of the site, will spoil the area of Whitecross st and will provide poor quality social housing.

Name	Location	Date	Comment
Peter Arnold	Beverley, England, UK	2017-03-14	A clear case of unsympathetic and poorly thought out development.
Brian Johnson	London, England, UK	2017-03-14	I feel the current proposal will be detrimental to the integrity of the listed Golden Lane Estate and especially to aspect and quite enjoyment of residents in Basterfield House.
Sue Goodman	Combe, England, UK	2017-03-14	The Golden Lane Estate is an internationally important post-war housing scheme in the City of London by architects Chamberlin, Powell and Bon who went on to design the landmark Barbican Estate. This development threatens its architectural significance and integrity.
Lisa Scott	LONDON, England, UK	2017-03-14	I'm buying at flat - 41 Hatfield House - which is adjacent to the proposed development. I'm buying the flat because I'm passionate about living in a design classic, particularly one built with civic values in mind. The development is completely out of keeping with the original design of the estate and destroys the things that make it what it is. I'm dismayed.
Ken Shaw	Highgate, England, UK	2017-03-14	The silver birch need saving in fact there should be more mature trees for air quality and aesthetics.
Chris Fell	Bath, England, UK	2017-03-14	Golden Lane is a fantastic idea and development , built on a fine principal.This new proposed development will degenerate into an eyesore, cramming people in to ever smaller living spaces. Please do not leave another high rise who's legacy will be sub standard accommodation in 10 years time.
Claudia Marciante	London, UK	2017-03-14	It is gross over-development of the site with no respect for its neighbours on Golden Lane Estate. The City of London had the perfect site for social housing and could have easily have redeveloped Bernard Morgan House for this purpose. The school hall proposal encroaches on Basterfield House in the most arrogant and extreme way.
Theophilus Skerritt	London, England, UK	2017-03-14	The design is appalling.
Barry Chandler	Lee, England, UK	2017-03-14	Because the residents don't want it
martin cooper	london, England, UK	2017-03-14	Rita Daniels
Marilyn Gilliam	London, England, UK	2017-03-14	I'm signing this petition because I am appalled at the lack of discussion and thought that has gone into the making of this decision to build a tower block in such close proximity to existing tenants and residents of the Golden Lane Estate. How anyone could think it would be alright to build a school entrance 3 metres from residents kitchen windows and bedrooms defeats me. Is there no regard for the quality of existing tenants/residents lives? Have health & safety requirements been taken into consideration. I am disgusted with the Corporation of London to go behind residents

Name	Location	Date	Comment
			backs and make a deal of this kind with Islington. I hope that by signing this petition the people who make the decisions will think again.
Holly Rees	London, England, UK	2017-03-14	I work in the area and feel it will have a detrimental impact on the neighbourhood.
Anita Connolly	London, England, UK	2017-03-14	I'm signing on behalf of my brother who lives across the road.
Barry Stirland	Forest Hill, England, UK	2017-03-14	Whilst the principle of the scheme is good (new school and social housing), the proposal is deeply insensitive to the context, with the massive scale of the residential building particularly damaging. The surrounding buildings will be dwarfed!
Lucy Marston	LONDON, England, UK	2017-03-14	This is a terrible scheme
Ebony Carberry	Edinburgh, Scotland, UK	2017-03-14	gross over-development - reconsider the proposal and preserve the architectural integrity and the respect the communities of Golden Lane Estate.
Michael Corsar	London, England, UK	2017-03-14	The quality, character and integrity of Golden Lane deserves and requires a better solution than this crude, laziness.
Lesley Scoble	Golden Lane Estate, England, UK	2017-03-14	It is incongruous and destroys the skyline with no thought to design or aesthetic value. Also there are beautiful trees that will be destroyed.
Paula Corcoran	Surrey, England, UK	2017-03-14	I'm signing because I believe the quality of life for local residents is important.
Gillian Winman	Whitehouse Rd Oxford, England, UK	2017-03-14	I am signing because I strongly believe the considerations of the residents should be respected.
jean edwards	Writtle, England, UK	2017-03-14	I'm signing because although housing is needed the proposed development is trying to put too much on the site
Caroline Dickinson	Kingskerswell, England, UK	2017-03-14	Used to live in the area and getting a bit fed up with all the money making schemes of big shots out to make a fast buck. Think of the people who live there and what they want!
alicia pivaro	London, England, UK	2017-03-14	Golden Lane Estate and surrounding area is a great example of a mixed, thriving community - this imposing proposal will irrevocably damage this special area of London
Anthony Wackett	Edinburgh, Scotland, UK	2017-03-14	Because it's a disgrace. Used to be a school for the handicapped, now the disabled aren't allowed in central London because it'll ruin developer's profits.
Bruce Badger	London, England, UK	2017-03-14	The proposal does not strike a reasonable balance. It neither looks good nor reasonably addresses local housing needs.

Name	Location	Date	Comment
Liz Sewell	London, England, UK	2017-03-14	I think it will ruin the estate - a beacon of great council housing
Patricia Cove	London, England, UK	2017-03-14	It seems like the people who have lived in this area all their lives and their families do not matter any more this will look completely out of place on this site
peter fisher	London, England, UK	2017-03-14	This proposed development is a shocker - sheer greed and nothing else - complete disregard for the listed buildings nearby.
Mary Jones	London, England, UK	2017-03-14	Unnecessary over development in an area that is not big enough to sustain it. Massive blight on the landscape and no consultation with residents
John Cox	Bradford on Avon, England, UK	2017-03-14	I saw the estate being built attended youth club at the community centre and feel the integrity of the estate should be preserved or enhanced, not destroyed
Jackie Saravanan	Suffern, New York, US	2017-03-14	Used to live on Golden lane for more than 20 years and this building would take away the character of the whole place
Harriette Ashcroft	London, England, UK	2017-03-14	The housing has no outside space at all, takes half of our allotments and destroys views and light, impacting badly all around. We want council housing but of a high standard and do not believe this school is needed. It is an Academy business and will follow a daft curriculum preparing young children for city careers.
Dr Matthew Barac	London, England, UK	2017-03-14	There are a large number of fundamental design flaws with this proposal and given the quality and value of the context it would be quite wrong to allow it go ahead without considerable modification of the sort that adds up to a complete rethink.
Peter Luckham	London, England, UK	2017-03-14	The new residential tower block conflicts with the spirit, listed status and architectural competition winning design of the Golden Lane Estate (which encompasses space and light as well as the individual building design). It also conflicts with local area plans and conservation areas. It provides much needed social housing but in a sub-standard way that does not include any open space, and creates stress on local facilities and amenities. The tower should be reduced in height to match Stanley Cohen on it's south end, and the surrounding buildings on it's north side. Additionally the placing of the School Hall and the changes to Basterfield Mews impact the existing residential nature of the Estate unnecessarily and this could be alleviated by a relocation of the School Hall to the north east corner. This reflects a lack of concern for the impact of the development.
Richard Torres	Brighton and Hove, England, UK	2017-03-14	I used to live near that area and I feel the heart of what my London heritage is being ripped out and not being reinvested into the local people who have lived there from generation to generation.

Name	Location	Date	Comment
Amanda Jones	London, England, UK	2017-03-14	The design is terrible, it is too dense, and it will ruin the estate next door.
Clare Carolin	London, England, UK	2017-03-14	This is an outrage
John Crabbe	Doagh, Northern Ireland, UK	2017-03-14	The proposed development is completely unsuitable in its context. Individuals and families living in the area need a good quality environment in which to live. This is irresponsible and reckless on the part of City of London and Islington Council
Toni Dunford	London, England, UK	2017-03-15	It looks horrible and out of place who wants that blocking light and will look so Terrible with the original look of golden lane
Chris Smith	Lee, England, UK	2017-03-15	Too bigger plan for the size of space. It will overpopulate.
Mark Luckham	Manchester, England, UK	2017-03-15	The proposed 14 storey tower will dominate the space and ignore the architectural skill and talent that went into designing the original estate.
Morné Rossouw	London, England, UK	2017-03-15	This will rob local residents & the whole surrounding area of very limited light already due to the high buildings & western positioning of this proposal. Not right for this area which will destroy the golden lane estate and overpopulate the area/parking/traffic which already has bad emissions from the route through city/barbican
sandra heaney	islington, UK	2017-03-15	We dont need any more high rise flats we have enough in the city of London
Varvara Khomutova	London, England, UK	2017-03-15	My son lives there
rohan madison	London, UK	2017-03-15	I feel strongly that this new development is not in keeping with the surrounding area and there is no need for yet more high density living in this area.
Leila Sadeghee	London, England, UK	2017-03-15	I live at Golden Lane Estate and I highly value the architecture of the site - it's part of why I live there. I'm very dismayed to see the City would even consider this. Absolutely no, N - O.'It exceeds planning policy on density and height by a factor of three times and has no outdoor green space. It should be no higher than 6 storeys.'Enough said. DO NOT BUILD THIS ON OUR WATCH. Thank you.
Maik Novotny	Wimbledon, England, UK	2017-03-15	The design of a good estate (and this is a good one) is not about the arhcitecture only, but also a design of the city. Which means, the city has to pay a certain respect in return.
Tiffany Farhi	London, England, UK	2017-03-15	Whitecross Street and Banner Street are historically important areas and new development should be in keeping. Squeezing in a large block of flats will damage the area's appearance and will be damaging to its sense of community.



Name	Location	Date	Comment
Judy Guy-Briscoe	London, England, UK	2017-03-15	The integrity of the Golden Lane Estate needs to be maintained.
Dermot McLaughlin	London, England, UK	2017-03-15	High-rise buildings only work if they are spaced well apart. It will be too close to the existing Great Arthur House. Keep to 6 stories max.
clare Pennington	London, England, UK	2017-03-15	The green space and light is an essential part of the architectural and community design. A compromise can be made where we build a good school and prevent the community from being changed so substantially.
ellen moorman	Scethrog, Wales, UK	2017-03-15	i love architecture. we should preserve the past.
nasim Nasim	London, UK	2017-03-15	Building should be no more than 6 floors
Daniel Rosbottom	London, England, UK	2017-03-16	My parents live in golden lane, in Great Arthur House and are currently in the process of spending a large sum as their part of restoring the building's facade to something like its original situation - yet listing in the case of something like the Golden Lane Estate is not simply about the detail of individual buildings but their setting and context within the city. It seems remarkable that the context of the Golden Lane and Barbican estates, two large listed structures, is not a conservation area, particularly when so much of London is. Nonetheless their settings need protection from the poor quality insensitive overdevelopment that proposals such as this represent. Otherwise the care taken to preserve the material character of their individual buildings is greatly diminished in its value
John Rosbottom	Emsworth, England, UK	2017-03-16	Please do not go ahead with the proposed flawed development. Looking to the future we need good quality, well designed housing to match or improve the quality of the existing Golden Lane Estate.
Simon Barraclough	LONDON, England, UK	2017-03-16	I have friends in this valuable and admirable area, and often visit. I would hate to see their quality of life, light, and space diminished, along with that of fellow residents.
Laura Thomas	Weybridge, England, UK	2017-03-16	I believe that too much poor quality social housing is being built and people have a right to live decently
Sally Mitchell	London, England, UK	2017-03-16	I am concerned at the lack of thoughtful planning demonstrated here in terms both of the built environment and the quality of social housing. Unless we do better to protect and develop these we will ultimately be contributing to the decline of our city and what we value about it. We can and should do better than this!
David Lovegrove	Wallingford, England, UK	2017-03-16	The proposed development will blight the area.

Name	Location	Date	Comment
Wendy Rosbottom	Golden Lane Estate, England, UK	2017-03-16	Golden Lane is a listed estate, and since I have lived here the area has already been encroached upon by high rise buildings which have destroyed the views from our homes. At the moment we are undergoing a refurbishment which is very expensive precisely because of the grade 2 listing. Now the Corporation is planning to build a 14 storey block of flats which are not in keeping with the quality of the estate and again encroach on the site. The school which will be on the same site is badly needed, but it needs to be built with the same level of sensitivity as Prior Weston School, low rise and with proper play space.
Betty A. Luckham LUCKHAM	Manchester, England, UK	2017-03-16	I AM SIGNING BECAUSE THE PROPOSED DEVELOPMENT IS OUT OF KEEPING WITH THE DESIGN OF THE FOLDENN LANE ESTATE STANDARD ACHIEVED - THE DESIGN PLACES AS MUCH VALUE ON THE SPACES AND LIGHT ACHIEVED AS ON THE BUILDINGS THEMSELVES.
Brett JARROLD	london, England, UK	2017-03-16	Brett JARROLD
Georgina Cox	London, England, UK	2017-03-16	I love living on the Golden Lane Estate. It is an example of social housing done well. The tenants of the new block deserve far more than the current proposal. Please don't build it.
Nick Hanzel	Maynard, Massachusetts, US	2017-03-16	A 14 storey tower will literally tower over all local buildings and wilfully ignore local area plans; local conservation areas; and the Listed Building Status of the Golden Lane Estate where I live - where the architectural competition winning design places as much value on the space and light between the buildings as it does on the buildings themselves.
Gill Jarvis	London, England, UK	2017-03-16	This proposal is completely inappropriate in scale.
Jeanette Gilbreth	London, England, UK	2017-03-16	Its monstrous and is too high
Paula Tomlinson	London, England, UK	2017-03-16	I believe that the City can and should do better.
Rowena Godfrey	Leeds, England, UK	2017-03-16	Worked at Golden Lane School so horrified to see what is happening on the site
Kate Triggs	London, England, UK	2017-03-16	This is a beautiful estate and a wonderful community. If the City wants to focus on its inhabitants it should be looking at Golden Lane Estate and how to maintain it and improve it as somewhere where people of all people are proud and happy to live. The City should think about what it has before it is gone before the pursuit of profit for its own rewards.
Johnnie Brannigan	LONDON, England, UK	2017-03-17	I cannot believe that it would be considered Humane to build this and pop it where proposed. I find it disgraceful that the City, or any Authority, considers that they can "buy off" their Social Obligation. Worse still; I Can NOT believe

Name	Location	Date	Comment
			that Islington Council, whom I have supported for over 25yrs would consider such a disgraceful exchange.
Alec Turner	Hemel Hempstead, England, UK	2017-03-17	This proposed development is too large and not in a compatible style with the existing buildings.
Leela Sounes	London, England, UK	2017-03-17	i live in golden lane and it seems too tall and out of place
Stefi Orazi	London, England, UK	2017-03-17	This 14 storey proposal is shockingly insulting. It makes no effort to think about its surroundings or the architecture it's amongst. Despite it being ridiculously ugly (the architects, Islington and City of London you should all be embarrassed) its obscenely tall and completely overshadows the Grade II Golden Lane Estate. Camden council architects in the 70s clearly demonstrated it is not necessarily to build up to achieve high density. Squeezing this ugly tall tower in such a location is insane and must be stopped.
Jenny Fleming	London, England, UK	2017-03-17	I'm an architect who works and lives in london, and this scheme is an utter abomination that needs stopped at all costs. I have no faith in the system as it stands in Islington nor that they will make the correct decision without severe pressure from the public and media; a sad but true statement.
Patrik Sjoberg	Stockholm, Sweden	2017-03-17	They are lovely houses.
Tom Martin	London, England, UK	2017-03-17	The proposed school hall will steal all the morning sun from the Golden Lane Baggers allotments (I am a member) and the enormous 14 storey tower block will steal all evening sunlight from Banner Street.
Nergiz Martin	London, England, UK	2017-03-17	The allotments will have no morning sunlight (I am a member) because of the new school hall. Banner Street will get no evening sunlight because of the 14 storey tower. Basterfield House will be badly affected by the entire overdevelopment.
Melody Martin	London, England, UK	2017-03-17	The allotments will have no morning sunlight (I am a member) because of the new school hall. Banner Street will get no evening sunlight because of the 14 storey tower. Basterfield House will be badly affected by the entire overdevelopment.
Antonio Nascimento	Germany	2017-03-17	With so many spaces why did they choose the barbican :(
Jordan McKenzie	London, England, UK	2017-03-18	Present plans that are architecturally sensitive but just placed on profit. It's time that councils addressed how they are going to support people on low incomes fairly
Deborah Phillips	London, England, UK	2017-03-18	Golden Lane Estate is an architecturally internationally renowned estate because it is social housing specifically designed with the well being of its residents in mind . Plenty

Name	Location	Date	Comment
			of light in living spaces and plenty of light and space for amenity use within the estate boundaries. Now City of London have proposals to bookend this Grade II listed estate by over massed monstrosities at Bernard Morgan site and Richard Cloudesley site. These proposed designs impact negatively on the well being of the GLE community and also the wider community of Banner street , Fortune park and Barbican residents .
Kate Edwards	London, England, UK	2017-03-18	The proposal for the site is over development. The tower is overscaled for its site and dominates all views. Golden Lane Estate is a prime example of housing design, historic, well loved by all that live in it and the many visitors. The tower proposed does not celebrate any of the attributes of the design of Golden Lane - proportion of building to space. The school buildings particularly the hall location is ill conceived, access road not designed for servicing of this kind. Squeezed into the corner of the site, again proving the site is overdeveloped.
John Whitehead	Lewes, UK	2017-03-18	The setting Golden Lane Estate should be protected (as the City stated in 2013!)
Martin Edwards	London, England, UK	2017-03-18	The proposal is a gross overdevelopment of the site. The proposed tower damages views towards and from the conservation area setting, and would cause significant harm to the setting of the grade II / grade II* listed Golden Lane Estate. The need for a school of this size on the site is questionable, and the proposed position of the hall and kitchens cannot be serviced. The housing has no amenity space. The list goes on... The proposal is ill-conceived and is being rushed through irresponsibly by both Councils.
Eleanor Hall	Macclesfield, England, UK	2017-03-18	I am an architect who frequently works with listed buildings. I am appalled by the overbearing impact of the proposals on the listed estate. I also specialise in residential design creating living space. It is clear that the proposals do not comprise space for living in.
Iqbal Hussain	London, England, UK	2017-03-18	This is an important Brutalist estate and should be preserve do.
Ann Brown	Surbiton, England, UK	2017-03-18	Gross overdevelopment of this Grade II listed estate which would have an enormous negative effect on both Golden Lane and the wider setting of the Barbican estate .
NIALL MAXWELL	Felindre, Wales, UK	2017-03-18	This is a gross overdevelopment of an inner city site which will damage the character, scale and amenity of the Golden Lane Estate. It is an outrage that within the context of a listed building complex that this level of development is even tabled as being appropriate.
Isha Victoria Cotay	London, England, UK	2017-03-18	I'm signing as I don't agree with the proposed plan.

Name	Location	Date	Comment
Bill Gilliam	London, England, UK	2017-03-18	This plan will absolutely devastate the area for the residents on the estate and other dwellings near by. For the City of London to give away a part of the estate is abuse of it's position and destroys the trust of the electorate. To allow a public entrance to this site from inside the estate and position the building just three meters from Basterfiels house is to ruin the peaceful enjoyment of our own homes. We need social houseing but a block 14 stories high in that location is detrimental to the existing natural daylight enjoyed by hundreds of other social tents and leaseholders. 4 stories is appropriate. This plan is not whats needed or what you were elected to provide. Please stop now
James Morgan	London, England, UK	2017-03-18	It's an iconic estate and a reminder of Britain's extraordinary postwar legacy.
Jack Harris	London, England, UK	2017-03-18	The Golden Lane Estate is one of the most wonderful architectural developments in London. Do not let it be destroyed.
Jeremy Whall	Royal Leamington Spa, England, UK	2017-03-19	I used to live in the estate and would like to see the character and community of the Golden Lane Estate respected in any new development, which the poorly considered proposals do not
Laurent Benner	London, England, UK	2017-03-19	I almost chocked on a pretzel when I saw this... Please have some architectural tact!!
Katie Robinson	London, England, UK	2017-03-19	London needs to support its 20th century architectural masterpieces. There is so much other underdeveloped space in London we don't need to build right in the centre of an already successful area.
Alexandra Thomas	Hambledon, England, UK	2017-03-19	I believe a better design for this area is needed.
Elain Harwood	London, England, UK	2017-03-19	This is a superlative piece of design, remarkably complete and one of the great post-war complexes.
Simon Holt	London, England, UK	2017-03-20	The proposed development is entirely inappropriate in scale and design.
alessio cuozzo	London, England, UK	2017-03-20	The proposals are a disgrace.
Simon Scott	St. Neots, England, UK	2017-03-20	I care about decent housing for Londoners and protecting our environment
Kirill Korolev	London,UK, England, UK	2017-03-20	I would like to see the blueprint,first.Taa
Leo Chapman	London, England, UK	2017-03-20	It would be overdevelopment. A development along the lines of Islington Council's Blenheim Court Estate, Marlborough Rd, Upper Holloway, would fit well with the present Golden Lane Estate architecture. This 122-dwelling estate has buildings with 4 floors encompassing 2 flats, the

Name	Location	Date	Comment
			ground floor flat having a private garden and the upper flat having a roof garden.
Rosamund Diamond	London, England, UK	2017-03-20	The scheme is overbearing and architecturally insensitive to the Golden Lane Estate
Zack Hanzel-Snider	Maynard, Massachusetts, US	2017-03-21	I lived in Golden Lane Estates for 5 years and still visit regularly, and support the long-time residents' views of the proposed development.
Anna Gyseman	Brighton, England, UK	2017-03-21	The planned buildings would wreck a London landmark.
Jay Brooks	London, England, UK	2017-03-21	This is a totally ill considered design that makes no sense visually, practically or architecturally. We need new homes but there is just too much of this bad quality design being put up all over London in a quest to satisfy local councils housing targets. Please stop, take a breathe and ask yourselves " is this design actually going to improve the future lives of local people ?" If not go back to the drawing board.
Mark Sladen	London, UK	2017-03-21	The Golden Lane Estate is one of the most architecturally distinguished pieces of social housing in the U.K. Its landscape should be protected.
Bill Swallow	Hurstpierpoint, England, UK	2017-03-21	Nothing against tall buildings but this one will overpower and dilute one of the City's architectural jewels.
Grace Payne	London, England, UK	2017-03-21	I feel very strongly about the matter
Jale Forrest	London, England, UK	2017-03-21	I wish to object strongly to the development that could ruin the character of the area. This is already a highly populated area where locals need space not more people. The permission to build a tall building should be refused for development. It's a poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
Pilar Foy	Ipswich, England, UK	2017-03-22	another insensitive block bullying its way into our skyline. This has nothing to do with supplying quality homes, just ruining existing ones for a fast buck, for foreign investment companies.
Charlotte Dew	London, England, UK	2017-03-22	Golden Lane deserves a development that is respectful of the existing listed architecture and the needs of the current residents. Allotments should be preserved, as should open space.
Prue Green	Lewes, England, UK	2017-03-22	This is a historic area where people thrive. Don't let their welfare be destroyed by greed. Do not allow Golden Lane Estate to be destroyed.
Caroline Bottomley	London, England, UK	2017-03-22	See the very well-written argument in Spitalfields Life from Sarah Winman <a href="http://spitalfieldslife.com/2017/03/22/at-golden-lane-estate/"

Name	Location	Date	Comment
			rel="nofollow"> <a href="http://spitalfieldslife.com/2017/03/22/at-golden-lane-estate/">http://spitalfieldslife.com/2017/03/22/at-golden-lane-estate/</a> </a>
Martin Hawkins	Brisbane, Australia	2017-03-22	Haven't they learned anything, We went through this in the sixties with the building of high rise vertical slums. I lived in an estate (similar to Golden Estate), in Hampstead in the fifties and still remember it with fondness.
Alastair Hanson	London, England, UK	2017-03-22	To avoid another poor planning decision from blighting people's lives based entirely on fiscal considerations.
Deb Atkinson	Southport, England, UK	2017-03-22	The plan is an eyesore
Nic Shore	London, England, UK	2017-03-22	Ill thought out, more social cleansing, the writing is on the wall and scribbling furiously. Unless we, the people who live here, in London, make a united stand. End apathy before its too late and London is a dormitory town, fur coat, no knickers
Jill Dalton	London, England, UK	2017-03-22	I'm signing because there is too much ill-thought housing already, and although more should be built, any new development should respect its surroundings and protect the current residents. Golden Lane has survived and thrived because of its unique design, and lessons should be learned from that.
Gabrielle Anais	London, England, UK	2017-03-22	Developers are destroying London and Councils cave in, all in the name of greed. Put People First!
stephen guy	London, England, UK	2017-03-22	This is yet another example of poor housing design that is blighting our city, all in the name of fast profits for developers.
ALISON Lynch	High Wycombe, England, UK	2017-03-22	It should be built in keeping with the existing estate and also be solely for social housing
Penny Machin	London, England, UK	2017-03-22	True social housing reflects the needs of people and their communities - these proposals do not.
Petra Brouwer	Amsterdam, Netherlands	2017-03-22	Teaching and researching architectural history at the University of Amsterdam, I wholeheartedly support the petition. It is with great worries that I follow the recent plans for development, that would severely damage the quality of the Golden Lane Estate.
Peter Holford	Oldham, England, UK	2017-03-22	That's not proportiona or sympathetic to the existing built environment. Come on - architects can do better than this.
Hilary Neilson	Haslemere, England, UK	2017-03-22	I visited my daughter many times in London and was appalled to see the innumerable tower blocks constructed which did not meet the needs of local people. This proposal is ill-considered and grossly insensitive to it's surroundings. Can we please stop this rash of unsightly follies spoiling every area of the city

Name	Location	Date	Comment
jackie jennings	Topsham, England, UK	2017-03-22	I'm signing because I sympathise with the attached statements.
Annie Green	Watford, UK	2017-03-22	The proposal is out of kilter with the community, adds nothing to the area and de-humanises.
Christina Pullam	London, England, UK	2017-03-22	You are taking away much needed garages and allotment space from normal people, to make money from tiny flats
nicola tyldesley	Cottingham, England, UK	2017-03-22	How awful, would the planners want to live there?
Steve Hanscomb	Aylesbury, England, UK	2017-03-22	This is an important site and the elements that must be lost, the allotments for instance, are a much loved and vital part of life in the City.
linda cole	london, UK	2017-03-22	the development is ill-thought out, poorly designed and could be done so much better with better design principles applied. It's ugly.
Calum Storrie	London, England, UK	2017-03-22	Golden Lane is one of London's architectural treasures...this development will change its character and will take away other amenities. An opportunity lost.
Naomi Oliver	London, England, UK	2017-03-22	this is a really disappointing proposal. The the lack of social housing does not mean that policy requirements can be overlooked. This is out of proportion, out of context, out of order. Is there no one with any vision involved...?
Victoria Gordon Friis	copenhagen, Denmark	2017-03-22	I don't approve of highrise buildings which overpower the scene, and as the Golden Lane Estate is a listed housing scheme this should definately be respected .
Betsy Barker	Edinburgh, UK	2017-03-22	My three sons live in London...they are not amongst the well to do. Decent housing that is sustainable and inclusive means that London will survive as a place for real people to live. This proposed development is without quality, or thought.
Louise Guthrie	London, England, UK	2017-03-22	I've used Golden Lane gym and that space around it resonated with me.
Ann George	London, England, UK	2017-03-22	I have lived in this area for over 40 years and have huge respect for the founding principles of the Barbican and the Golden Lane Estate. These are being ignored here.
Antony Macer	Stroud, England, UK	2017-03-22	Will those in charge of the care of a community ever learn? Define 'appropriate' by what you would be happy to live with, planners!
Oliver Williams	London, England, UK	2017-03-22	It would ruin the integrity of the Golden lane Estate. The housing proposed massively exceeds policy on density and height. The 14-storey tower is absurdly out of scale with the distinguished existing Estate.



Name	Location	Date	Comment
Susan Mayer	Poole, England, UK	2017-03-22	The proposed tower block is totally out of order in this setting. Why are the residents of this listed housing estate expected to put up with loss of light, privacy and allotment? Why do planners never consider the mental well being of residents?I agree we need more social housing but the answer is not a tiny concrete box inside a large concrete tower with no outside space for children.
paula wharram	Hampton, England, UK	2017-03-22	the total lack of sympathy with existing housing, its ethos, its history, and its residents.
Luke Greysmith	Saint Albans, England, UK	2017-03-22	Used to live in Basterfield House, know the site well. The design needs to be so much better and consider the context.
Janice Mottram	Nazeing, England, UK	2017-03-22	Golden Lane is a unique well regarded estate which will be irretrievably damaged by this development.
Celeste Dion	Montréal, Canada	2017-03-22	I believe in architecture on a human scale, incorporating green n space and Vistas which feed the spirit.
David Buckman	london, England, UK	2017-03-22	My late partner, Philippa Cooper, was married to Geoffry Powell, Golden Lane Estate's architect. His was a wonderful, unique scheme, which should not be blighted by the proposed development.
Michael Shepherd	London, UK	2017-03-22	This is another batshit-crazy development of low quality and poor planning that will destroy the estate forever. We MUST stop replacing our modernist heritage with poorly designed dross.
Graeme Light	London, England, UK	2017-03-22	this is a crazy development that will blight an otherwise beautiful and well cared for estate
Selina Guinness	rathfarnham, Ireland	2017-03-22	The Golden Lane Estate sets an international gold standard for building social housing that imagines the best life for its residents. This development threatens the unique character of a community we should strive to emulate.
Alison butterfield	london, England, UK	2017-03-22	I have known and loved this estate for many years, still visiting weekly. I am very upset that it is threatened by an ill conceived, poorly planned development and by people who care only to make money.
,John Holt	London, England, UK	2017-03-23	Yes we need more social housing but at what cost to the people who will have to live in the poor quality built house and the already existing people live in an over populated environment already
Ken Morgan	Poole, England, UK	2017-03-23	I know the area - have friends there - I'm disappointed by the paucity of design skill, imagination and respect for the local environment. Sun+ Space are precious.
Kirill Korolev	London,UK, England, UK	2017-03-23	We haven` t seen the blueprints for the project and already their proposing for a new block on the estate. Really ?

Name	Location	Date	Comment
Ralph Cooley	Walthamstow, England, UK	2017-03-23	I'm not opposed to the development in principle, but given it's intention to be considered as an extension to the Golden Lane Estate then there is a duty to ensure that the same design rigour applied to the original design is applied to the new design. I think the council has a duty to ensure that this building is of the very highest design quality.
John C	London, England, UK	2017-03-23	To plonk the proposed ill-conceived development down among what are surely two of the best designed residential estates in London - Golden Lane and the Barbican - borders on the sacrilegious.
Jane Pickersgill	london, England, UK	2017-03-23	This scheme is unsympathetic to the fine post war architecture of the Barbican (where i lived for 15 years) and Golden Lane.
Takako Okatsu	London, England, UK	2017-03-23	no more tall building in Islington.
Alistair Blake	Edinburgh, England, UK	2017-03-23	This development despoils the Golden Lane Estate, en essential part of the character of the area in which it sits. The architecture of the development should be fully reconsidered, it does not flatter the reputation of the firm that originated it.
Chris Ruff	London, England, UK	2017-03-23	The whole area of southern Islington is being destroyed by developers. Precious green space and wildlife havens are disappearing as every inch of land seems to be swallowed up by these out of proportion architectural monstrosities. For those living here it has been like a constant building site for many years and is hardly improving peoples lives and wellbeing.
Margaret Roe	London, England, UK	2017-03-23	I lived there in 1979 as a key worker in City & Hackney HA. Loved it but had to leave to change job.
Katy Nicholson	London, England, UK	2017-03-23	It is important the architectural integrity of the estate and it's near neighbour the Barbican is preserved. A sympathetic build could enhance the area. The wrong thing will destroy it.
erica Hope	Pimlico, England, UK	2017-03-23	I think this building is far to high and does not fit in with the scale of the rest of the estate
Richard Beville	London, England, UK	2017-03-23	The proposal, as illustrated is gross, ugly & disproportionate. Why does it have to be built next to social housing which is already under threat across London? It is a potential eyesore & the proposal as it stands is a disgrace.
Christine Lindey	london, England, UK	2017-03-23	I live in a similar council estate and dread the council doing the same cultural vandalism here.
Lynda Stark	Nenthorn, Scotland, UK	2017-03-23	This development overwhelms a really lovely cared for estate. Surely you can do better than this!

Name	Location	Date	Comment
Johanna Burch	Oxford, England, UK	2017-03-23	This scheme would severely compromise the excellent Chamberlin Powell & Bonn housing currently on the site and destroy green space and trees which allow space for nature and add quality of life to residents.
Sarah Parker	London, England, UK	2017-03-24	It is a nice estate and will not be improved by a huge tower block. This is more about money for developers than about decent housing.
Simon Albrecht	Nelson, New Zealand	2017-03-24	As a former resident of the Barbican, and with friends in the Golden Lane Estate, I believe it's essential that any development reflects the scale and quality of the existing buildings, and respects the original design and integrated feel of both Golden Lane and the Barbican. As it stands, the proposal is overpowering, and an over-development of a sensitive site.
Mary Foster	Montacute, Somerset, England, UK	2017-03-24	The whole point to Golden Lanes is its humanising scale. The proposed new addition is a giant carbuncle.
siobhan ward	manchester, England, UK	2017-03-24	I visit regularly and appreciate Golden Lane's historical and architectural importance. Treat it with the respect it deserves going forward.
Denise Powell	Dudley, England, UK	2017-03-24	I used to live at 76 Hardel Walk SW2 and love being part of a community, hate to see that eroded.
Andrew Marsh	London, England, UK	2017-03-24	I am a Curator and Lecturer and I don't feel the current proposal is considerate enough of the existing architecture and its significance in architectural history
Glyn Robbins	London, England, UK	2017-03-25	Golden Lane is a living monument to the best of council housing. It must be saved for the community and future generations.
Sonya Andermahr	Northampton, England, UK	2017-03-25	Residents and communities should be listened to not ignored by the planning process
Janice sweeney	London, England, UK	2017-03-25	Decent homes shouldn't be bulldozed
Caroline Lloyd	Harlow, England, UK	2017-03-25	This is a vital piece of architecture which needs to be conserved. A different solution is possible.
Russell Bell	London, England, UK	2017-03-26	It's great that there is a new school being proposed for the area, but the residential development above, is just too big and not at all sympathetic to the neighbouring buildings of the Golden Lane Estate.
Mary Phillips	London, England, UK	2017-03-27	I used to live on Golden Lane Estate, where my son was born. It is a lovely estate and should not be redeveloped in the way Islington Council and the City of London are proposing.

Name	Location	Date	Comment
Nikki Mellor	London, England, UK	2017-03-27	Decent council housing at a rent those on basic wages can afford is desperately needed in London. This estate is beautiful and could handle a small development for those who are in great need of safe, good quality housing. This development is ugly and about profit not need. The city of London and Islington council needs to be championing the needs of the poor. The rich don't need support. Why not do the right thing? It would be a first in a long time.
Phil Conway	Monmouth, Wales, UK	2017-03-27	As a previous resident of the City of London, I am horrified by these plans.
Marco Cecere	London, England, UK	2017-03-28	The proposals will seriously damage and harm The Golden Lane Estate They should be withdrawn and substantially reconsidered
Sophie Murray	Guildford, England, UK	2017-03-28	my aunt and uncle live here
Mathew Dale	Halling, England, UK	2017-03-30	The integrity of this important architectural masterpiece of the 1950s would be damaged were this proposed development to go ahead. The residents of the estate would suffer a huge loss of amenity.
Jackie Baker	London, England, UK	2017-03-30	No! Too much overdevelopment.
PATRICIA O'CONNOR	London, England, UK	2017-03-31	I am a Resident on the Golden Lane Estate. I would like to take the opportunity of highlighting 3 of the proposed developments immediately around the GLE - which will be in addition to the buildings that are already well under way around Half Moon Court, Barts Square, Bunhill Fields and Old Street. 1. Blake Tower (ex-YMCA) 2 Fann Street EC2 Conversion of existing building to 74 Flats 2. COLCEC 99 Golden Lane, EC1 plus Richard Cloudesley School/COLPAI Construction of 14 storey building comprising 72 Flats School for 420 pupils plus Nursery for 38 children 3. Bernard Morgan House 43 Golden Lane, EC2 Construction of 13-14 storey building comprising 99 Flats There is very active, justifiable opposition to, among other things: A. The height of the buildings COLCEC/COLPAI will block the morning sun over the prize winning allotments on GLE Bernard Morgan house will block the sun over Fortune Street Park The view down Banner Stre
beverley bytheway	Manchester, England, UK	2017-03-31	As a resident of Golden Lane Estate, I am shocked that this proposed scheme has been developed with little regard to its neighbours and with no-one in the City of London defending the rights of residents nor protecting the rights of the listed Estate.
teresa wells	London, England, UK	2017-04-03	development is excessive and destroys the Golden Lane Estate.
dan holliday	london, England, UK	2017-04-03	the residents of golden lane estate deserve much better

Name	Location	Date	Comment
Christiane Ten-Hoopen	London, England, UK	2017-04-04	The proposed block of flats is too high with its 14 floors in the context of GL Estate.
Stephen Sprake	London, England, UK	2017-04-09	This development does not respect the local environment and will negatively impact the skyline.
Paul Donnelly	Glasgow, Scotland, UK	2017-04-10	Having seen the rapid decline and destruction in Glasgow's post war housing, I think it is sad that "progressiveness" (just a dislike of certain architecture and perhaps a chance to capitalise) overtakes history and culture. The brutalist/modernist landscapes that are iconically dotted over Britain are facing extinction and they must be saved.
JILL Tyrrell	Acrise, England, UK	2017-04-11	I used to live there for 30 years 7 the new build looks awful
N A	London, England, UK	2017-04-26	With the old YMCA nearing completion, the proposed development at Bernard Morgan House, the proposed development on the Peabody estate and the Golden Lane development, one of my concerns is about how the area will cope with the huge influx of people. Are there the amenities to cope with them all. I'm not so sure. As a resident of Golden Lane I am also very concerned about the added noise this will all bring to a already pretty noisy residence.
Gillian Winman	Whitehouse Rd Oxford, England, UK	2017-04-28	City of London is special, Golden Lane Estate sympathetically fits, the additional building has not been designed with any consideration for the residents, or how they will manage , lack of daylight, sunshine and walkways. The huge block of flats looks grotesque, and the school playground seriously needs to be redesigned. Hardly any serious thought has gone Into this newly proposed development. So sad.
Chamoun Issa	London, England, UK	2017-04-30	The scheme has to provide accessible dedicated amenity space, which is in proportion to the proposed density (number of units), and reflect the overall proportion of open space currently provided on the Golden Lane Estate.Anything less means that the new project is not integrated in the estate and will result in a decrease of the overall accessible amenity space, be detrimental

Name	Location	Date	Comment
			to the openness of the estate, and conflict with the key characteristics of the listing of the estate.
Theresa Wyatt	London, England, UK	2017-05-01	Another estate local authorities are trying to ruin under the guise of 'regeneration' when more suitable alternative that keeps the character of the estate is being ignored.
Alex Beach	London, England, UK	2017-05-04	I'm disgusted at the way London is being turned into a high-density eyesore for plonkers and people with money-greed eyes. There's no regard for the city in any of this, it's seemingly being done just to feed the monster, and all the people who care for and like London for its sense of selfhood and identity as is, we're to be damned for our retrograde attitudes apparently.
Michael Tyrrell	Acrise, England, UK	2017-05-12	I lived there for 30 years
Emma Horrigan	London, England, UK	2017-05-26	The golden lane estate is lovely as it is!
Nicholas Lynch	London, England, UK	2017-06-07	I live here and, do NOT want my estate ruined by an overgrown ugly building. We also do not have the space for this!
Suzanne Iwai	London, England, UK	2017-06-10	We are just about holding our own here in White City against the grand march of developers greed. Some are actually prepared to contribute to the Communities they 'invade' others beaver away beging closed doors, their machinations only shared with Borough planners. I applaud and support your endeavours. We successfully limited and had reworked a planning application submitted by Play football to the Council that had been rushed through by a previous administration. We were able to do that largely as a result of public protest, a robust legal argument and by embarrassing the new administration into submission. Can I be phenomenally cheeky and ask supporters of your campaign to take a look at mine. Please sign my petition too if you agree with its premise. <a href="https://www.change.org/p/make-me-white-city-park-a-community-asset" rel="nofollow">https://www.change.org/p/make-me-white-city-park-a-commu thanks Suzanne.
Joseph Ruffles	LONDON, England, UK	2017-06-14	The Golden Lane Estate, and the community it nurtures, are examples of the best of the British spirit. We should support and protect them, and not let the gifts of a more enlightened era fall victim to short term greed.
Polly Hutchison	London, UK	2017-06-16	I'm signing because I know Golden Lane Estate well and the architectural and social standards it represents. This 14 storey block runs in the face of everything the architects managed so brilliantly to design. Also, after the fire in Grenville House, who wants these high rise monsters?
Glynis Hatch	London, UK	2017-07-07	I disagree with the new proposals

Name	Location	Date	Comment
Nick Lynch	London, UK	2017-08-09	I will be disgusted if this scheme goes ahead. Its not fit for this site!
Adam Young	Edenbridge, England, UK	2017-08-18	I strongly believe in listening to what the local population surrounding have to say about the development - and this seems as if no body from authority actually cares
Laura Curry	London, England, UK	2017-08-18	I don't live far from the area and I know that the infrastructure is already at a stretch in these parts. It will be a disaster and unfair on existing and potential residents in the estate.
james soane	london, England, UK	2017-08-18	The over-scaled development has a negative impact on the neighbourhood.
Brian Albert	London, UK	2017-09-06	Building not fit for purpose.
Emily Phillips	London, UK	2017-09-11	This proposal is not needed or wanted in this area.

10 September 2017

TO: Catherine Linford, Senior Planning Officer, Development Division, Department of the Built Environment, City of London (CoL), PO Box 270, Guildhall EC2P 2EJ

Simon Greenwood, Principal Planner (Major Developments) Development Management Division, Environment and Regeneration Department, London Borough of Islington (LBol), Islington Customer Centre, 222 Upper Street N1 1XR

RE: 17/00770/FULL (CoL) and  
P2017/2961/FUL (LBol)

Application for the redevelopment of the sites of City Corporation Community Education Centre and the former Richard Cloudesley School, Golden Lane EC1V 8BB (the Site), namely the demolition of the existing buildings and the construction of a 14-storey tower for 66 social housing units and City of London Corporation Primary Academy Islington (CoLPAI) including school building, school hall, play areas and MUGA (the Scheme).

We object to the Scheme and request that permission for it is refused.

Our grounds of objection are:

1. General

The Scheme is an inefficient and expensive use of the Site. There are many better alternative ways of developing the Site, including meeting the bulk of our objections. The one proposed by Fred Scott, for instance, should be considered as an acceptable alternative.

2. Social housing provision

An insufficient number of social housing units is proposed in the Scheme and there are too many one-bedroom flats and not enough family homes. The accepted social housing unit cost of over £324,000 means that either CoL's £165,000 per unit cash in lieu of on-site affordable housing provision is grossly and negligently understated or CoL is not obtaining anywhere near value for money with the 14-storey tower.

Sir Mark Boleat, in his support of the planning application re Bernard Morgan House (16/00590/FULL), said *I know this is pretty luxury housing but there's going to be 25 social housing units as well*. We trust Sir Mark is aware that the cash in lieu contribution of £4,455,000, which he voted to accept, will not even build 14 units 200 metres up Golden Lane from BMH. In fact, were the viability appraisal for that development - to be called The Denizen - made public it would make interesting reading regarding building costs, at least.

3. School need

CoLPAI is all about promoting the CoL Academy "brand" as part of its Multi-Academy Trust - the so-called "City Family of Schools" - and not actual need. In December 2013, less than four years ago, CoL intended sponsoring a one-form entry academy on the Site, along with building 60 to 80 homes for social rent and a 26-place nursery. By October 2014, the proposed academy had become a proposed free school.

CoL has only one state school within its boundary - Sir John Cass Foundation Primary School, which has a one-form entry. CoL proposed, and obtained 90% of the funding for, an expansion to a two-form entry, which required both a licence to expand and a grant for the remaining 10% from the Foundation's Board of Trustees (the Board). The Board having received a formal request from CoL in October 2014,





announced on 4 June 2015 it had refused to both give the licence and make the grant:

*Sir John Cass's Foundation remains dedicated to supporting a wide range of educational establishments, special education projects, grants and bursaries; however, following careful consideration of the presented business proposal for a potential expansion to Sir John Cass's Foundation Primary School, a unanimous decision was made by members of the Board present at the meeting to reject this application for an allocation from our Funds.*

*An acceptance or declination for this scheme could never be a foregone conclusion, as policy requires a board decision before the confirmation of any project. Careful consideration was given to the proposal and the request within the context of the Foundation being an unincorporated charity with unlimited liability.*

*As is required by law, the Board of the Foundation, as an independent charity entirely separate from the City of London Corporation, makes decisions in the best interests of the Foundation and all of its beneficiaries.*

In the meantime, CoL's application for funding for the proposed CoL Primary School Islington was proceeding with both Department for Education and Education Funding Agency and pre-opening consent was confirmed at a meeting of CoL's Education Board on 25 June 2015. In December 2015 the Board announced:

*Following its October board meeting, Sir John Cass's Foundation as the sole trustee of Sir John Cass's Foundation Primary School, has reaffirmed its decision not to support a two-form entry expansion at the school. Whilst supportive of two-form entry in principle, the Foundation Board is of the view that the City of London Corporation has failed to make a satisfactory case to warrant the £624,000 grant request at this time.*

*In regard to school places, the Foundation already supports 30 places a year at Sir John Cass's Foundation Primary School, (on average only 10 places a year are taken up by children resident in the City) and the City of London Corporation's demand for places within its jurisdiction has only required an additional three places in the current academic year and in the two previous years, which the Primary School can already accommodate.*

*The City of London Corporation also has approval from the Department of Education for the City of London Primary Academy, Islington. This school which will be 1.25 miles from the Cass Primary School is to be opened in 2017 and will provide 60 additional places per year."*

It should be noted that when the Board announced its decision on 5 June CoL had not received approval to open CoLPAI and, even now, full funding has not been confirmed. No doubt the Board had its reasons for refusing to support the two-form entry expansion of SJCFS but in the absence of these being made public it seems reasonable to suggest that these were purely political to enable CoL to try to justify CoLPAI on the basis of need rather than aggrandisement

Although CoL's Education Board had confirmed pre-opening funding from DfE and EFA for CoLPSI at its 25 June meeting, by the time of its 21 July meeting, CoLPSI had transformed into CoLPAI, with no explanation given or questions asked. The difference between a free school and an academy seems to rest entirely on how it is instigated and a free school may well have needed the actual support of a sufficient number of parents, which might have been difficult in the circumstances.

On 21 July 2015, the cost of CoLPAI was estimated at £6,000,000 and that of the 14-storey tower - then for 70 social housing units - at £17,500,000 - £250,000 per unit.

CoL's approved programme then estimated planning permission being granted in May 2016 with completion by Spring 2018. In the meantime CoLPAI would "open" in temporary accommodation in September 2017, meaning a single parasitical year.

CoL having "opened" CoLPAI, there is now unreasonable pressure to obtain planning permission for the Scheme, as its submission and same-day validation by CoL on 25 July confirms. CoL's, possibly longer germinating and more urgent, Wood Street Police Station scheme (17/00130/FULMAJ) took over three weeks from submission to validation and the undue haste over CoLPAI has led to numerous errors and omissions in the submitted planning documents, some of which are having to be re-addressed.

As a result of the speedy validation, local residents were faced with responding to a vital, to them, planning application during August, as they were in 2016 with BMH. Not only does this mean that they had to interrupt their summer holidays to prepare their objections but also their holidays were immediately ruined by a threatening, in some cases, life-changing, development.

If the CoLPAI buildings are not completed by September 2019, CoL will have a problem but probably not as great as the one its pupils will have. However, it is likely that the number of pupils attending CoLPAI could then be absorbed into the various local schools, which, after all, will have lost pupils as a result of CoLPAI's premature opening.

Leaving aside the funding shortfall, the longer it takes to obtain planning permission, the shorter the building time, even assuming there will be no ground problems such as the discovery of human bones, and a consequent cost increase. Golden Lane Campus is a prime example of the cost in both time and money of such a discovery. And, on top of all this, is the possibility of a change in government and/or government policy, such as the 2010 decision to cancel the Labour government's Building Schools for the Future programme, irrespective of then outstanding contractual obligations.

Even with the CoLPAI offer, applications for places appear to be somewhat underwhelming - 44 according to CoL's Education Board at its 20 July meeting. However, 44 applications for a 60-entry school sponsored by the CoL is hardly justification for the Scheme, and that is before the extent of both the reduction in admissions to other local schools and CoLPAI's actual catchment area is made public.

#### 4. Children's play space

There is a complete lack of children's play space in the Scheme, despite the requirement of the Mayor's Office (19 January 2017) and the need - according to CoL's Planning Statement 7.201 - for at least 430 m<sup>2</sup> on-site. CoL's willingness to grant planning permission for residential developments lacking any on-site children's play space must be addressed. BMH is a recent example even if, as expected, The Denizen's flats are likely to remain unoccupied.

However, as a local authority responsible for the safeguarding and care of children, especially children who will also be CoL tenants, the lack of on-site children's play space is simply reverting to the Victorian age, admittedly something that CoL with both its "Family of Schools" and charitable support of various Independent schools is never far from. Adding to CoL's problems though is the hypocrisy of it providing significant areas of play space on the Site for CoLPAI, which is unlikely to be used for a substantial part of the year, whilst the children CoL denies any play space to stare longingly at the CoLPAI's facilities from the windows of their flats.

#### 5. Fortune Street Park

The over-reliance on Fortune Street Park, even if this were a justifiable alternative to on-site play space, is unacceptable. CoL well knows the condition of the Park, the number of its users and the detrimental affect The Denizen will have on it with overshadowing and loss of light - both day and sun. However, occupants The Denizen will *have Fortune Street Park on [their] doorstep*.

According to CoL's Planning Statement (7.200) it is assumed that 44 children will be living in the 14-storey tower - 27 under 5, 11 5 to 11 and 6 over 12. Golden Lane is not a main road but it is a busy road and to access Fortune Street Park, children will have to cross it, with or without supervision. The imposition on children of not being able to play in safety outside their front doors is one CoL deprivation too far.

*The Site benefits from being located in close proximity to a number of existing facilities in the area, including Fortune Street Park (CoL's Planning Statement 7.203) but it is difficult to think of any others, which don't involve crossing Old Street to reach. Whether Bunhill Fields is an acceptable children's play space is debatable and it is doubtful whether the Barbican highwalks, which can be accessed without having to cross Golden Lane, would be a suitable alternative. Oh, of course, there is that "all things to all people and of use to none" - The Denizen's accompanying pocket park [offering] a secluded area away from the hustle and bustle of The City - which is even closer to the Site.*

7.204 of CoL's Planning Statement suggests that the school hall will be accessible to the community after school hours. However, as is the case with most schools nowadays, the CoLPAI school day is from 8.00 am until 6.00 pm, which leaves little time in the day for use by younger children in particular. According to the Scheme's Ground Floor plan and Site Layout, to access the school hall from the 14-storey tower, it will be necessary to walk up Golden Lane, along Baltic Street East and through the gate leading to CoLPAI's play areas and the school hall. How children using the school hall will be physically prevented from using the play areas either instead or as well seems not to be explained anywhere.

According to 7.205 of CoL's Planning Statement: *the GLA allows for a financial contribution for play provision within the vicinity of the development* but it fails to identify a possible location. Whether or not the financial contribution "*would be secured through any Section 106 agreement*" is irrelevant in the absence of a location in which to spend it. Even then, the proposed section 106 agreement (8.2 of CoL's Planning Statement) only suggests a "*contribution towards public open space improvement works within the vicinity*" of the Site but why CoL should have to be subject to the requirements of a section 106 agreement in these circumstances raises the issue of its own trustworthiness.

6. 14-storey tower

The size, massing and positioning of the 14-storey tower is unacceptable. It will:

Block daylight and sunlight to local residential properties including Golden Lane Estate and Peabody Estate West;

Abuse the historic and heritage status of Golden Lane Estate and the St Luke's and Hat and Feather Conservation Areas;

Have a detrimental and overbearing affect on the Golden Lane "street scene", not only with blank and bland frontage but its "blocking out" of its eastern side around the junction with Banner Street.

Anstey Home's Daylight and Sunlight Report makes no reference to DM10.7.41 of CoL's Local Plan:

*Where appropriate, the City Corporation will take into account unusual existing circumstances, such as development on an open or low rise site and the presence of balconies or other external features, which limit the daylight and sunlight that a building can receive*

but concludes:

*10.8 Our daylight and sunlight analysis shows that on the whole the BRE guidelines will be satisfied, once one takes account of the flexible nature of their application, the specific guidance on buildings whose rooms and windows are obstructed by their own design, and the low level of existing obstruction on the site, which inevitably leads to disproportionate reductions in daylight and sunlight should any realistic development of the site be undertaken.*

showing, once again, as in the case of BMH, CoL's willingness to ignore its own obligations to the detriment of its residents, including its own tenants, and the ultimate value of its own property assets.

Worthless as it was to the interests of residents affected by the proposed BMH development, BRE should be required to assess the validity or otherwise of Anstey Horne's report, with especial reference to DM10.7.41.

#### **7. Fire Strategy**

In the light of the Grenfell Tower disaster, irrespective of the comments in Bureau Veritas's Fire Strategy, two separate staircases and entry doors would provide residents with a lot more confidence for their safety in the event of fire. Certainly all buildings should be built to a much higher standard as regards materials and flammability than allowed under existing British Standards requirements.

The Fire Strategy appears to ignore the proposal for storage of 64 cycles on the 14-storey tower's access decks/fire escapes. Such an omission seems to be highly irresponsible, if not incompetent.

#### **8. Transport Assessment**

Peter Brett Associate's Transport Assessment seems both confusing and over-optimistic. An independent scrutiny of the Transport Assessment is required and the specific proposals should be discussed with local residents in any event, so that they know how they will be affected.

The intention to allow service vehicles to CoLPAI to use the existing "underground" route from Baltic Street West to Fann Street is certainly something that should be made clear to residents in Golden Lane Estate as well as Baltic Street West. As vehicles serving CoLPAI will not enter its grounds, the probability of the latter being frequently blocked is obvious and this could have an adverse effect on access for emergency vehicles.

The comment from Vimal Varma, CoL's Waste and Amenities Planning Manager suggests that the proposed refuse collection method for the 14-storey tower is inadequate, as he has requested that the proposed waste collection point be moved. Worse though is the fact that kitchen and food waste from CoLPAI is likely to remain on the Site for up to a week. Presumably that waste, when it is removed, will be removed in a separate collection to the weekly bin collection but there is no reference to this in 3.4.2 of the Transport Assessment.

3.3.3 of the Transport Assessment refers to there being 114 cycle spaces for residents of the 14-storey tower but space for only 48 is shown on the Scheme's Ground Floor plan and Site Layout. However, the same plan annexed to the Transport Assessment shows space for 52. According to page 136 of the Design and Access Statement, 64 cycles will be stored in units on the external access decks/fire escapes at first floor level and above. Whilst neither 48 plus 64 nor 52 plus 64 makes 114, more, much more, seriously, of course, no mention is made in the Fire Strategy of the likelihood of any of those 64 cycles causing obstructions to the access decks/fire escapes.

The opening of CoLPAI at Moreland School will provide evidence of actual methods of travel there and back and CoL should take these into account in its considerations rather than relying on estimates provided by PBA. In the meantime, suggesting there will be no children arriving at/being collected from school by either car or cab seems a little optimistic.

9. CoLPAI school building and school hall

CoLPAI constitutes the most inefficient use of the Site. Not only is need not established but the failure to use any of the Site below ground floor level - which applies to all the proposed buildings on the Site - and the proposed isolated location of the school hall is completely unjustifiable, let alone unsustainable.

Were the school hall to be incorporated into the school building at basement level a substantial amount of space would be available for additional residential use, including children's play space. The MUGA could replace the school hall, freeing up the space planned for the MUGA for that additional residential use.

Another advantage of moving the school hall would be CoLPAI's bin storage being located a lot closer to Baltic Street West, reducing delivery/collection dwell times and the consequential air and noise pollution, as well as limiting the blockage of Baltic Street West. Also there would be less adverse affect on the day/sun light currently enjoyed by Basterfield House residents.

However it is organised, CoLPAI will generate noise and there appears to be no evidence that the Scheme includes any effective noise reduction measures, other than the mitigations set out in 8.4.6 of PBA's Noise Assessment. Unfortunately those appear to be no more than an afterthought but presumably the mitigation preventing activities on weekends and Bank and National holidays will be a condition of any planning permission.

As previously mentioned, the school day will be between 8.00 am and 6.00 pm and it is not good enough to suggest, as PBA does, that the number of children using *the play area at any one time will be limited to fit with the supervision requirements*. Nor does the suggestion that *the play area will not be in use continuously during the opening hours and any noise from the play area will only be temporary while the children are outside, and will be audible only in the context of the wider acoustic climate in this location*, whatever that may mean.

In any event, PBA's Noise Assessment has no credibility since it completely omits any reference to the MUGA. Were it the case that this would not be used by CoLPAI, as PBA's omission might suggest, there appears to be no case for it and the space freed up could be play space for children living in the 14-storey tower. If the MUGA is actually to be used then there has to be effective sound mitigation, especially for the residents of the 14-storey tower who will be both next to and above it, as well as the residents/users of the existing adjoining buildings.

Although CoLPAI will be the responsibility of CoL's Multi-Academy Trust and not LBol, this is an extract from a letter dated 28 October 2016 from Penny Kenway,

LBol's Head of Early Years and Childcare to a resident of Breton House regarding the noise generated at Golden Lane Campus -

*Our advice to schools and other early years providers is based on what is required in the statutory framework, what Ofsted expects to see when it inspects early years provision and what is acknowledged to be best practice in early years teaching. The freedom to move between the outside and inside is a feature of early years education, as many young children prefer to be outdoors where their play is more purposeful and they often demonstrate the characteristics of learning that Ofsted wish to see of motivation, responsiveness, curiosity and imagination (p.61, School Inspection handbook, Ofsted, August 2016). Our advice is that, wherever possible, children should have similar opportunities outdoors to indoors where children can play and work on a different scale and be more expansive in their expression.*

In fact, PBA's claims that the "play area" will not be in use continuously and that the number of children using it at any one time will be limited appears to ignore there being, in fact, more than one play area, including the two next to London College of Fashion - the external ground floor nursery and the rooftop school building one. However, if PBA's claims are correct these surely again question both CoLPAI's need for so much space and, why some of that space cannot be available for residential use, including children's play space.

Not only will noise from CoLPAI's affect the existing residential, business and educational occupiers, it will also affect occupants of the 14-storey tower, probably more than the others. Effective noise reduction measures such as acoustic fences - a 1.2 metre high weld mesh fence above a 1.2 metre brick wall along the Basterfield boundary is unlikely to do anything to reduce noise from the school or for the privacy of the children - are essential, especially in view of the close proximity of the MUGA to the 14-storey tower, including its balconies.

More thought also has to be given to the use of sound absorbing external surfaces. From the information available it seems that there will be no soft (rubber crumb) surface play areas. Not even the nursery play space appears to have any soft surfaces, not even the artificial turf lawn. Whilst permeable asphalt has a number of benefits, it is still a "hard" surface compared with rubber crumb and the softer the surface the more sound absorbing it is, as well as being a safety feature for its users.

The positioning of the bin stores on the boundary with Golden Baggers' allotments - particularly as there appears to be no internal access from the kitchen - will generate noise every time waste is deposited in the bins and when the bins are emptied. In addition, the use of the school hall outside of school hours will also create noise and no limits on the use and time of use of the school hall appear to have been proposed.

Added to noise pollution there will also be light pollution from CoLPAI to a level well in excess of that from the existing buildings. Again there appear to be no mitigation proposals and these must be required. In addition there should be a condition preventing the installation/use of floodlights on the MUGA without further planning permission.

#### 10. Sustainability

Despite the large surface area of the proposed buildings on the Site, there appears to be no intention to install any photovoltaic systems. This must be a requirement of any planning permission.

Fred Rodgers and Joanna Rodgers - 100 Breton House, Barbican EC2Y 8PQ

7 November 2017

TO: Catherine Linford, Senior Planning Officer, Development Division,  
Department of the Built Environment. City of London (CoL), PO Box 270,  
Guildhall EC2P 2EJ

Simon Greenwood, Principal Planner (Major Developments) Development  
Management Division, Environment and Regeneration Department, London  
Borough of Islington (LBol), Islington Customer Centre, 222 Upper Street N1  
1XR

RE: 17/00770/FULL (CoL) and  
P2017/2961/FUL (LBol)

Application for the redevelopment of the sites of City Corporation  
Community Education Centre and the former Richard Cloudesley School,  
Golden Lane EC1V 8BB (the Site), namely the demolition of the existing  
buildings and the construction of a 14-storey tower for 68 social housing  
units and City of London Corporation Primary Academy Islington (CoLPAI)  
including school building, school hall, play areas and MUGA (the Scheme).

We have now had an opportunity of considering the revised documents submitted  
by CoL in support of its planning application for the Scheme, which have been  
posted on LBol's planning portal but not CoL's. As a result, we repeat the objections  
contained in our letter of 10 September 2017.

We repeat our objections to the Scheme, which include the mass and height of the  
14-storey tower block; its single staircase; the absence of any external children's  
playspace; the inefficient use of the Site, especially the separate school hall; the  
general nuisance that will be caused to adjoining residents - from overshadowing  
and overlooking; noise from the outdoor play areas and the MUGA, the school hall  
and refuse collection; light pollution from the use of the school hall by both CoLPAI  
and the community; and odours from the kitchen in the school hall and the storage  
of kitchen waste; the affect of the lack of playspace on the use of the Park; the lack  
of need for CoLPAI; and also the lack of any photovoltaic system.

In addition, we have the following additional comments on the Scheme:

1. The following is the text of an email sent to CoL's Town Clerk, John  
Barradell on 25 August. The email was copied to various Committee Chairs -  
Catherine McGuinness, Policy and Resources, Dhruv Patel, Community and  
Children's Services, and Christopher Hayward, Planning and  
Transportation, as well as Henry Colthurst, Chair of the Education Board:

*Dear Mr Barradell,*

*Whilst I appreciate there is an urgency to push through the above planning  
application and, of course, the proposed social housing is to be welcomed,  
there appear to be significant errors and omissions in the planning  
documents. The fact that the application was validated on the day of receipt  
- 25 July - should be a matter of concern in any event, especially where  
there a substantial number of planning documents, as in this case.*

*The time for submission of comments/objections has now been extended to  
14 September, so the immediate urgency to object has been lifted. However,  
having more time to consider the planning documents, the more time there  
is to find errors in them.*

*One of City Corporation's consultants seemingly having problems is Peter*

- 2.1 CoLPAI opened at Moreland School this September and it would not be unreasonable to expect that PBA would have inspected that school and taken live data from there. Unfortunately this is not the case as it claims (4.1.3) that 08.00 to 18.00 is representative of a typical school day despite CoLPAI's being a 08.00 to 18.00 throughout.
- 2.2 In 5.4.1, PBA states *calculations indicate that sound levels in the balcony areas [of the 14-storey tower] are likely to fall above the proposed LOAEL*. However, 5.4.2 points out that, according to BS8233: 2014, *small balconies may be included for such uses such as drying washing or growing pot plants, and noise limits should not be necessary for these uses*.

According to the submitted plans, none of the balconies appear to be small but, in 5.4.3, PBA also cites BS8233 to warrant a compromise - *between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met* - by claiming that the Site is in a high noise area.

As a result, PBA states, in 5.4.4, *that it is therefore considered that sound levels in external amenity areas should be considered acceptable*. However, no evidence is provided to either show that the balconies will be *small* or that the Site is in a *high noise area*.

- 2.3 PBA's table in 8.4.2 refers, this time, to a school day of 07.00 to 15.00, again well outside the actual CoLPAI school day.
- 2.4 The *Skygarden* (8.5.1) *is to be acoustically screened with a 2.8 high perimeter fence, with partial areas of hit and miss brickwork*. Whether or not a brick wall in itself will act as an acoustic screen, PBA recommends infilling the gaps in the brickwork with transparent perspex, or similar material, of a specified mass to control sound breakout from the *Skygarden*.
- 2.5 Requiring soundproofing as an "afterthought", including through condition - *if necessary, the requirement for acoustic boundary treatment could be conditioned* (8.5.1) - requires explanation, particularly as a brick wall would not seem to be an effective sound absorber. With the *Skygarden's* proposed surface not being revealed, there must be concern that the brick wall will create an echo chamber unless the surface is sound absorbing.
- 2.6 The concentration in 8.5.1 is on limited periods and not only ignores the extended school day but also the use of external, as well as internal, areas for teaching and learning.
- 2.7 PBA, in 8.5.2, is being somewhat optimistic in expecting children to exercise restraint whilst communicating during PE lessons. Also the assumption that the use of the MUGA is likely to fall below the levels associated with lunch and break-time activities, in the absence of any evidence also seems optimistic, at best. The fact that local residents may also use the MUGA as stated on page 7 of the Design and Access Statement Addendum (D&ASA), creates an untested additional noise source, especially for the occupants of the 14-storey tower, outside the school day.
- 2.8 In 8.6.3 PBA refers to the previous educational use of the majority of the Site with the completely unsupported suggestion that there would have been noise from the associated play areas, including those located to the south of Hatfield House, on a regular basis. Presumably



PBA was not advised of the type of school the previous school was.

- 2.9 At best, in 8.6.4, PBA considers, *whilst the change in ambient noise levels are [sic] likely to be 'noticeable and intrusive' at some locations during some activities, as the noise impact falls below the significant observed adverse effect level the proposed development should be considered acceptable*. However, what the significant observed adverse effect level may be is not explained.
3. If its revised Noise Assessment was not bad enough, PBA's response to "TfL, GLA and GLERA comments" - but not those of other objectors, including ourselves - appears to be nothing more than unsubstantiated claims. Valid criticisms have been made and these have either been glossed over or ignored. Certainly several still need to be addressed
- 3.1 In 5.5.2 PBA makes no mention of clearing kitchen waste, other than once weekly with general waste. This can be neither acceptable nor practical, especially from the public health aspect.
- 3.2 In 5.5.5, PBA has again stubbornly anticipated that there will be approximately two refuse collections a week with any additional deliveries (i.e. Amazon or Supermarket) occurring at off peak times on an *ad hoc* [sic] basis. However, no evidence is offered to support this claim. With 66 flats there will be some movement of tenants in and out of the flats including, of course, the first 66 arrivals. Then there are such as service engineers, social workers, carers, nurses and doctors.
- 3.3 PBA continues to be adamant that no child will travel to and from CoLPAI by any other means than public transport, cycle or on foot. Whilst public transport might also include cabs, the naive assumption that there will be no illegal stops for dropping off/picking up children, whether by car or cab, simply beggars belief.

Another naive PBA assumption is that the closeness of the children to CoLPAI means that there will be no dropping off/picking up. This shows no appreciation of reality with claims such as *whilst also only serving those living in a very close proximity to the Site* simply not being substantiated. Firstly, there are comparatively few, if any, children living locally who might attend CoLPAI and, secondly, for various reasons, such as being dropped off by parents on their way to work, there will be traffic congestion in Golden Lane.

The comments regarding CoLPAI also relate to residents in the 14-storey tower block. Cabs and private cars will be dropping off and collecting residents and/or their visitors.

- 3.4 PBA claims, in presenting a worse case scenario, *a review of travel plan data provided for a local school shows a car passenger mode share of 12% in the AM peak and 2% in the PM peak*. However the local school is not named and with CoLPAI having been open at Moreland School for two months, actual evidence from there should be available and presented.

In any event, from the "evidence" PBA has provided, it seems that more people will arrive at CoLPAI in the mornings than will leave in the evenings. However, more seriously, if there are going to be 25 car "drop offs" in a morning, what evidence is there that these will take place over a period of 50 to 75 minutes - 25 at 2/3-minute intervals at CoLPAI?

- 3.5 Presumably the user of the garage in Basterfield Mews is happy that it is to be demolished and a disabled parking space provided in an undesignated location in Golden Lane? CoL is not solely responsible for Golden Lane and, surely, LBoI's relevant department must also be involved with Blue Badge parking provision?
- 3.6 The D&ASA (page 47) states that *soft sports provision (usually consisting of sports pitches and all-weather pitches) cannot be provided on [Site] due to the physical restrictions imposed by local infrastructure. Accordingly provision will be sought off-site and may be facilitated using coach journeys.* However, PBA makes no reference to the proposed coach parking spaces, or the affect of coach movements on traffic congestion.

In the circumstances, we again request that the Scheme be refused planning permission.

Fred Rodgers and Joanna Rodgers - 100 Breton House, Barbican EC2Y 8PQ

**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: CoLPAI - 17/00770/FULL - P2017/2961/FUL

**From:** Frederick Rodgers  
**Sent:** 13 February 2018 12:21  
**To:** Linford, Catherine  
**Cc:** [simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk)  
**Subject:** CoLPAI - 17/00770/FULL - P2017/2961/FUL

Dear Ms Linford,

We refer to your recent letters advising us of the revised plans in respect of the above.

The decisions to create a basement level and provide ground floor affordable workspaces are to be welcomed but these changes do not address our previous objections. In the circumstances, once again we repeat those objections and ask that permission be refused.

The 12-storey tower's single staircase; the lack of on-site children's play space; the height and bulk of the 12-storey tower, the inefficient use of valuable ground space with the remote hall and the failure to fully utilise the basement level; the failure to address the waste food problems; and the lack of tested evidence of need for the school, all remain. In addition, it could be said to be a further callous disregard for the wellbeing of children surviving in the 12-storey tower that the revised plans show an increase in the area of the MUGA whilst still providing no on-site children's play space.

Best regards,

Fred and Jo Rodgers

100 Breton House  
Barbican  
London  
EC2Y 8PQ  
United Kingdom

Hassall, Pam

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**From:** PLN - Comments  
**Subject:** FW: ref Planning Applications 17/00770/FUL and P2017/2961/FUL

**From:** James Dunnett [REDACTED]  
**Sent:** 19 September 2017 15:33  
**To:** PLN - Comments; **Subject:** ref Planning Applications 17/00770/FUL and P2017/2961/FUL

Dear sirs,

I should like to comment on the planning applications above in relation to the impact of the proposed works on the adjacent listed Golden Lane Estate and the immediate environment. I responded previously during an earlier consultation. I regret that this response is a day or two after the closing date and hope that my views can nevertheless be taken into consideration.

I write as someone who has been for most of my career involved in Modern Architecture and its conservation, having worked first in the 1970s for Erno Goldfinger, a friend and colleague of Chamberlin Powell and Bon, architects of the Golden Lane Estate. Subsequently I was a long term member of the Twentieth Century Society Casework Committee and Chair of DOCOMOMO-UK, and I have numerous publications to my name on related matters. I have in the past been impressed by the care with which the renovation of the main facade of Great Arthur House, the central building of the Golden Lane Estate, has been carried out to preserve its character whilst upgrading its performance, in a way that is all too seldom seen.

So in that context it is very disappointing indeed to see the current proposals for the adjacent site to the Estate. They will definitely be read in context with the Golden Lane Estate - indeed their site should effectively be regarded as part of the Estate - but are entirely antithetical to it. The Estate reflects the Modern Movement ideals of spatial planning in which space is moulded by free-standing slabs rather than finitely enclosed. 'Corridor streets' lined by a continuous wall of high buildings are avoided and where blocks do line streets, such as on the Golden Lane frontage, they are low and permeable at ground level. The relationship of the blocks in relationship to one another and to the generous spaces they shape between them is carefully thought about and is the essence of the listed design. The overall density is quite low and throughout there is a feeling of 'light, space, and greenery' (Le Corbusier's slogan), which was the Modern Movement aspiration.

In contrast the proposals in relation to this site are extremely dense, the proposed new slab will break the dominance of Great Arthur House as the focal point of the careful composition of the Estate, and the lining of Golden Lane with a slab block of fifteen storeys creates a wall on that street that goes almost beyond the creation of a corridor street towards the creation of a canyon. The tower block of comparable height further down the street on the opposite side, being narrow and standing back in its own grassed grounds, has no such effect and cannot be regarded as a precedent. The view looking southwards down Golden Lane supplied with documentation, showing the proposed new slab standing on the pavement line tells the full story, quite evidently creating a 'wall'. This is the antithesis of what the Modern Movement in architecture and planning, of which the Golden Lane Estate is such a distinguished example, sought to achieve. The densely-developed space behind the slab will indeed also be lacking in 'light, space and greenery', and hence so will those dwellings on the Estate that overlook it, even though they currently enjoy them.

Please refuse this insensitive application.

Yours sincerely

James Dunnett  
MA Dip ARCh RIBA



James Dunnett Architects  
142 Barnsbury  
Road,

London N1 0ER



Former Richard Cloudesley School  
99 Golden Lane  
London EC1Y 0TZ

**Letter of Objection to :**  
Application P2017/2961/FUL (Islington)  
Application 17/00770/FULL (City of London)

14 September 2017

# DENSITY

## BACKGROUND

The original proposal for the Academy Primary School on this site was for single form entry. This doubled to two form entry with nursery (458 pupils and 28 staff) in March 2015, not because of local demand as suggested in the application (Islington<sup>1</sup> and City of London<sup>2</sup> studies demonstrated no additional demand for school places in the South of the borough), but because the Education Funding Agency declined to fund a smaller school on efficiency grounds.

The original housing proposed for the site was between 40 and 70 units<sup>3</sup> depending what could be accommodated on the site. In the event the proposal went forward with 70 units, marginally reduced to 66 after consultation. It appears that members who voted for the scheme to go ahead have never been given the full picture of the consequences of this density.

This intensification of the brief for both school and housing uses led to a massive increase in density of development and in turn this has led to the scheme failing to meet established planning policies across the board from height and density, daylighting and amenity space to refuse collection, parking and cycle provision.

In a tautological argument throughout the planning report the failures to meet policy are excused by the density of the development:

*"The Site is proposed to be redeveloped for housing and a new school. As a result, the Site is heavily constrained in terms of the available area for open space that can be provided on site<sup>4</sup>. "*

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<sup>1</sup> Islington Primary and Secondary School Roll Projections Report 2015

<sup>2</sup> "Pupil analysis relating to the future demand for primary school places for City of London residents", EC Harris, July 2013

<sup>3</sup> Report of Islington Executive member for Children and Families 19/1/2016

<sup>4</sup> CoLPAI Planning Statement Para 7.70 ii)

The over-development has led to compromises on design quality, fire safety and a poor relationship with the neighbouring listed buildings and conservation areas.

## CONTEXT

Golden Lane Estate was designed at the height of the post-war housing crisis when it was estimated that 750,000 new homes were required in England and Wales to provide all families with accommodation. Against this desperate need an ambitious target of 200 Residents per Acre was set and the architects worked hard to achieve this number. The original design had low blocks arranged around open courts, but the architects felt that in the original competition scheme, the buildings were too large for the courts. By raising the height of Great Arthur House they were able to provide better amenity space around the blocks.



The competition scheme (above) was given more open space by introducing the tower

These days we measure density in terms of residential units per hectare (u/ha), and in these terms with 558 units arranged over 2.8 hectares Golden Lane Estate achieved a density of 200u/ha.

## STANDARDS

In the planning policy system, guidance on strategic matters such as density is the responsibility of the Mayor of London and the GLA. The Mayor publishes his standards in a document called [The London Plan](#), which gives a matrix of density, thought to be sustainable throughout London.

For a central London site with very good access to Public Transport, the target range is 140-405 u/ha. In fact, with 66 units on a site area of 0.071 hectares the density of the RCS tower will be 930u/ha. This is more than twice the maximum limit in the London Plan and around five times the density of the rest of the Estate. This is the principal reason why the scale of the proposed development is so out of proportion with the rest of the listed Estate,

The London Plan gives some wiggle room. It says that the policy ought not be applied "mechanistically", and the developers of the RCS site lean heavily on this.

*"The density ranges should be considered as a starting point rather than an absolute rule when determining the optimum housing potential of a particular site".<sup>5</sup>*

## mechanistic

/mekəˈnɪstɪk/ 4)

adjective

mechanistic

relating to theories which explain phenomena in purely physical or deterministic terms.

in mechanistic interpretation of nature

• determined by physical processes alone

This suggested that all events were entirely mechanistic.

I am pretty sure the "wiggle room" was meant to be an additional 10 or 20%, rather than the 270% of the maximum. The Key performance Indicator (KPI) on density, which is used to measure the success of the London Plan states that "over 95% of development should comply with the density matrix for that location"<sup>6</sup>. In fact, most of the projects that exceed the density matrix are within designated "Opportunity Areas" and compliance outside of these areas is much stricter.

The developers argue that, if they don't meet the standard; there should be some flexibility if the housing meets very high standards in other ways. So let's look at the factors which might allow some departure from the standards in the first place.

Local context, design and transport capacity are particularly important, as well as social infrastructure, open space and play.

<sup>5</sup> CoLPAI Planning Report, para 7.62

<sup>6</sup> London Plan AMR13, published 2017



The access to public transport is good, but that is already accounted for in the density matrix. What about local amenities and services? There is no evidence in the application that the developers have even tried to assess local facilities. With multiple recent closures of GP practices in Islington<sup>7</sup> and patients being bounced from one practice to the next, the MP for Islington South and Finsbury, Emily Thornberry, has called the situation a “mess”.

The excellent report into the Whitecross Street Estate<sup>8</sup> by Peabody Tenants' Association found that there were few local amenities for young people and Fortune Street Park, the nearest open space *“gets so overcrowded in summer there’s literally no space to move, and the bins overflow.”*

This was the reason behind the policy in the Finsbury Local Plan where the site is identified (BC34): *The site falls within an area of deficiency in access to nature. Public open space should be provided to offset the loss of playground space and to relieve pressure on Fortune Street Park.*<sup>9</sup>

Insufficient amenity space will result on greater pressure and use of GLE amenity space. Islington Development Management Policy DM6.2 (para 6.20) states: *“Given the pressures on public open space within the borough and population increases, additional public open space should be provided in new development based on the following standards: 5.21m<sup>2</sup> per resident”*.

This standard is not met by the development. Again the developers identify their own excessive design brief for the site as the cause:

*“The Site is heavily constrained in terms of the available area for public space. Whatever space available on site has been given over to education and housing use.”*<sup>10</sup>

There is one final attempt to justify this failure to meet policy.

*“7.205 The GLA allows for a financial contribution for play provision within the vicinity of the development. It is anticipated that this would be secured through any Section 106 agreement.”*

The reason that this is not an acceptable approach in this case is that all the funding for this development came from s106 agreements in the first place. This may be a good way to circulate money, but it will never result in the provision of play space.

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<sup>7</sup> Guardian, “Islington GP explains why she and her colleagues are quitting” 5/7/2015

<sup>8</sup> Whitecross Street Estate, Publica 2010

<sup>9</sup> Finsbury Local Plan, Area Action Plan for Bunhill & Clerkenwell, June 2013

<sup>10</sup> CoLPAI Planning Statement, para 7.84 vii



## DESIGN QUALITY

They developers claim that the standard of the flats is so high that this counterbalances the density<sup>11</sup>. They are much larger, for example than usual.

In fact, most of the the flats exceed the bare minimum space standards by just 1 square metre and the combination of old fashioned deck access, lack of amenity space, lack of play space, lack of disabled parking, compromises on fire safety and substandard cycle parking provision make the claim of "outstanding quality" hard to justify.

Of course design quality is also subjective. But the design seems very poorly resolved. The cladding of main, upper part of the tower is coloured differently from the base; but there is no set back at the front or rear; and when built it will look like what it is – a cheap trick to make it look different on the elevation drawings. Where the lower part of the tower has some relationship to the existing housing blocks on the Estate, the upper part appears to have been glued on from another project entirely; with an overscale white brick-bond pattern cladding that has no echoes on the Golden Lane Estate.

This is also important because, under Islington Planning Policy BC9 tall buildings have to satisfy additional contextual considerations. They should for example, provide public space, amenity and play space, create an interesting street frontage, exhibit an exceptional standard of architecture and conserve and enhance designated heritage assets. The CoLPAI tower fails miserably when judged on any of these

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<sup>11</sup> Montagu Evans Planning Statement para 7.62: *1.3.51 In appropriate circumstances, it may be acceptable for a particular scheme to exceed the ranges in the density matrix, providing important qualitative concerns are suitably addressed. However, to be supported, schemes which exceed the ranges in the matrix must be of a high design quality.*

criteria. As John Allan (Former director of Avanti Architects and author of the Listed Building Management Guidelines for the Estate) has pointed out<sup>12</sup>:

*"It can only be concluded that the application scheme, as it stands, represents an overdevelopment of the site in relation to its impact on the setting of Golden Lane Estate. Whilst there may be other respects in which the application scheme departs from the Guidelines, this is the main one and cannot be ignored."*

SAVE, The C20th Society and over 1200 signatories to the petition against this development agree. But there is one final consideration under Policy BC9 tall buildings should:

**Not have adverse environmental effects at ground level, nor overshadow neighbouring habitable rooms or formal public spaces.**

So let's take a look at the last of these considerations in more detail. Because this is where the proposed scheme is at its most egregious and, by coincidence where the application documentation is at its most slippery.

# OVERSHADOWING

## DAYLIGHTING REPORT

The applicants have submitted a daylighting report prepared by Anstey Horne<sup>13</sup>. To go by the Executive Summary it would appear that nothing is amiss:

- Considering the proposals as a whole we believe that the daylight, sunlight and overshadowing results for the scheme as designed are good given the city centre location

But this disguises the true situation. For example The bedroom of Flat 1, Basterfield House will have the Vertical Sky Component reduced to less than 50% of existing. Worse, the kitchen of Flat 12 will be reduced to 40% of its current VSC. BRE guidelines state that a reduction beneath 80% is likely to be noticeable, so these effects are likely to be highly significant.

The situation is obscured by the way that Anstey Horne have tabulated the results. The loss of daylight to each window is expressed using a random code number. So

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<sup>12</sup> John Allan, Objection Letter 170821

<sup>13</sup> Daylight & Sunlight Report For Proposed Development At City Of London Primary Academy, Islington, London EC1 REF: LH/BD/ROL7520

for it is necessary to go to a set of abstract plans inserted at the back of the document to find out that F00, R7,W7 is the kitchen of my flat at 4 Basterfield House. There is no need for this obfuscation – it would be perfectly possible to annotate the table so that it shows the address. So far I have yet to meet anyone on the estate (other than architects) who understands how to interpret the tables.

So is it just one or two flats that are affected? I counted the number of windows where the VSC will reduce to less than 80% of existing (and breach BRE guidelines). Of the windows measured a total of **122 windows are losing more than the BRE guidelines**. Some rooms are losing 60-70% of their access to natural light.

My own kitchen at 4 Basterfield House is losing 48% of its natural light.

## **WIGGLE ROOM**

Anstey Horne immediately proceed to try and establish wiggle room. The BRE guidelines should be “flexibly interpreted”. Lets take a look at how Anstey Horne wiggle.

1. *The existing site is very open and we enjoy an unusual amount of daylight for London.* Anstey Horne do not provide any justification for this; for example by measuring the actual light levels. The existing RCS site is two storey and clearly does not block the same amount of light as a 14 storey tower. However the existing site was designed with due regard to the pattern of urban design established by Chamberlin, Powell and Bon which sets the residential blocks East-West with open space to the North and South to allow light to penetrate the relatively deep plan. This gives the lie to the next argument that Anstey Horne adduce:
2. *If you were to build an imaginary mirror image of Basterfield House immediately on the other side of the access mews it would be more impactful on daylight levels than the ColPAI proposals.* Whilst perfectly true, this argument is meaningless and is used inappropriately. The access mews is not a public highway and was never designed as such. The proposal has been described by the developers as an “An Extension to the Golden Lane Estate”. There is no imaginary boundary that can be used for this purpose – and the use of Appendix F of the BRE report is inappropriate in this case. The extension to the Estate needs to be designed with due regard to the existing buildings and following the urban pattern established by the original architects.
3. *These reductions are inevitable given that they currently face a low-rise site, and any meaningful development will result in BRE transgressions<sup>14</sup>.* This argument ignores the fact that the principal transgressor is the residential

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<sup>14</sup> Anstey Horne Report Para 9.6, page 20

tower. There are several alternative schemes that have been brought forward that have development on the scale and density of the existing estate and that do not involve a residential tower. It would be more truthful to say that any *over*-development will result in BRE transgressions.

4. *The majority of rooms that face the development are kitchens and bedrooms, which are considered to be less important than living rooms for daylight and sunlight.*<sup>15</sup> This is an “interpretation” of the BRE guidance, which in fact says that *“sunlight is viewed as less important in bedrooms and kitchens where people prefer it in the morning rather than the afternoon”*<sup>16</sup> It makes no mention of daylight in this connection and misses the point that the tower, being situated to the East of Basterfield House will rob daylight and sunlight precisely in the mornings, when people prefer it in the kitchen and bedrooms.
5. *The most sensitive neighbouring windows are effectively self – obstructing due to their own design, namely projecting balconies and bays.* In other words, contrary to the assertion in (1) above, the affected windows already receive rather less light than they might expect. Anstey Horne go to the trouble of making all the calculations with a re-design of the Grade II and II\* listed Golden Lane Estate Blocks, removing the access balconies.

They needn’t have wasted their time; It turns out that the new tower still blocks so much light to the kitchens that they still fail to meet BRE guidelines even after Anstey Horne’s imaginative architectural redesign.

Of course there are no “projecting bays” (They are confused with the South Elevations) and the bedroom windows are in fact flush with the face of the balconies, so there is no effect on those.

The fact is that no amount of wiggling can conceal that the proposed CoLPAI tower blocks extraordinary, excessive amounts of light from Basterfield House, Hatfield House, Banner Street and even the Community Centre, where one window apparently loses 79% of its natural light.

This is not a question of fine judgment, of a balance of good and necessary evil, or of a small change that won’t be noticeable. This is a massive and permanent change to the character and quality of a large number of homes.

**Charles and Caroline Humphries**  
4 Basterfield House  
London  
EC1Y 0TN  
[REDACTED]

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<sup>15</sup> Anstey Horne report Para 1.4, page 3

<sup>16</sup> Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice, Section 3.1

Broughton, Helen

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**From:** Linford, Catherine  
**Sent:** 13 February 2018 14:42  
**To:** DBE - PLN Support  
**Subject:** FW: Site of Former Richard Cloudesley School P2017/2961/FUL and 17/00770/FULL | Comments  
**Attachments:** GLERA Comments on Noise report.pdf; GLERA Comments on Fire Safety.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Please can this objection be uploaded to 17/00770/FULL.

Thanks,  
Catherine

**From:** Charles Humphries [REDACTED]  
**Sent:** 12 February 2018 16:29  
**To:** Linford, Catherine ; Greenwood, Simon  
**Cc:** Tim Godsmark  
**Subject:** Site of Former Richard Cloudesley School P2017/2961/FUL and 17/00770/FULL | Comments

Please find attached our further comments and objection to the revised plans, relating to the noise assessment and fire safety.

With best regards,

Charles

-

heat

Charles Humphries  
Director  
HEAT Architecture Limited  
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London  
EC2A 3BX

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[www.heat.design](http://www.heat.design)





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# GOLDEN LANE ESTATE RESIDENTS' ASSOCIATION

12 February 2018

## Comments on Noise Assessment

Islington Application: P2017/2861/FUL

City of London Application: 17/00770/FULL

We previously submitted comments on the revised noise assessment by Peter Brett Associates (PBA) and we note that, in the most recent updated proposals there is no response to our comments.

We set out below the method that Peter Brett Associates have used to assess the impact of noise from the school playground and explain why we believe that this has led to an incorrect assessment of the potential impact of the noise from the proposed development.

The aim of PBA's report with regard to playground noise has been to establish a background "ambient" noise level on the site, and calculate the effect of the new development. We are particularly concerned in this commentary with the methodology that PBA have used to calculate the impact of the playground noise.

Initially PBA assumed the ambient noise level was 65dB. This did not sound realistic so we asked for them to measure it. PBA measured the ambient sound level outside Basterfield House (The nearest receptors)<sup>1</sup> at 65dB over the lunchtime period<sup>2</sup> (Table 4.8). They have used this figure as a baseline to assess the impact of playground noise.

They then used the following formula to calculate the loss of noise from the playground as it travels through the air towards the windows of Basterfield House:

$$L_{p1} = L_{p2} - 15 \times \log\left(\frac{d}{3.08}\right)$$

There are three variables in this formula:

**Lp1** represents the sound level that will reach the windows of Basterfield House. This is the number that we are trying to ascertain, to compare it with the ambient level.

**Lp2** represents the noise level at the playground boundary. In order to assess the likely level of playground noise PBA assumed a figure of 75dB at the perimeter of the playground. They based this on previous measurements that they had made:

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<sup>1</sup> On October 6 2017. On this day the City of London had building contractors working immediately adjacent to the measuring station; operating an angle grinder, moving the digger and dumper truck, and scraping the site with a shovel to clean it, thus raising the ambient noise level. PBA claim to have made allowances for this, but since the station was not manned, there is no way that they could confirm the noise source; so this puts the baseline reading open to doubt.

<sup>2</sup> 11am to 2pm



**8.4.1** We have previously undertaken noise measurements of schools' playground areas and compiled a database of these noise data for use in similar noise assessments. At the edge of an external play area with a similar number of pupils, noise level was found to be around 75 dB LAeq, 1h.

Subsequently after we challenged the errors in the other variables PBA reduced this figure arbitrarily, suddenly abandoning their own measurements and database and preferring a study of a Mr Weikong Wu in New York in 2006. Conveniently this reduced the noise at the perimeter to 71dB. We consider that we are entitled to rely on PBA's own analysis, since our interpretation of the report by Weikong Wu is that it is not directly relevant to UK primary schools.

"d" represents the distance from the playground to the windows of Basterfield House. The further the distance, the more the noise is attenuated and the less the impact. PBA initially took a figure of 25 metres from the playground to Basterfield House, but when we measured it, we discovered it was in fact 8.8m and PBA were forced to correct this in their revised report.

Finally PBA chose to add a compensating factor. A reduction of 8dB to account for the fact that the windows to Basterfield House are recessed under balconies. There is no evidence provided to justify this figure, but as it turns out, that is of no consequence because PBA are, once again in error here. The bedroom windows at Basterfield House are not recessed, but are flush with the facade of the building. This assumption appears to have been made on the basis of erroneous information supplied to them by the project architects.

In summary PBA have made errors with all three of these variables, with the ambient noise level and with the compensation for the balconies. In every case the mistakes that they have made have been to the benefit of the developers and have given an unrealistically low impression of the noise impact.

Following their own methodology, but substituting the correct figures produces the following result:

$$L_{p1} = 75 - 15 \times \log ( 8.8/3.08)$$

$$L_{p1} = 88.2\text{dB (Compared to the ambient noise level of 55dB)}$$

This figure is 13dB higher than the ambient noise level.

Helpfully PBA have provided (Table 8.1) a table to assess the magnitude of the impact of the increase in sound level. This makes clear that a change of more than 10dB will be "Noticeable and very disruptive" with an "Unacceptable Adverse Effect".

**Table 8.1: Effect of Changes in Sound Levels**

Change in Sound Level (dB)	Magnitude of Impact	Perception from Increase	Increasing Effect Level
0	No Change	Not Noticeable	No Observed Effect
0.1-2.9	Negligible	Noticeable and not intrusive	No Observed Adverse Effect
3-4.9	Minor	Noticeable and intrusive	Observed Adverse Effect
5-9.9	Moderate	Noticeable and disruptive	Significant Observed Adverse Effect
10+	Major	Noticeable and very disruptive	Unacceptable Adverse Effect

**Peter Brett Associates' report has contained errors and inaccuracies from the start and still falls short of acceptable independent standards. We no longer have faith in the accuracy or value of this report and we are concerned that the planning decision is going forward on the basis of an inadequate assessment.**

**Charles Humphries  
GLERA Subottee on RCS Site  
4 Besterfield House  
London EC1**

# GOLDEN LANE ESTATE RESIDENTS' ASSOCIATION

12 February 2018

## Comments on Fire Safety

Islington Application: P2017/2861/FUL

City of London Application: 17/00770/FULL

The Design and Access Statement that accompanies the revised plans that have been submitted contain the assertion that the design is *"in line with BS9991."* We would hope that the design was fully compliant with BS9991, but we have a number of reservations.

**Internal layout:** There is no door on the kitchen within the flats - they have an open plan layout. Veritas mention that there has had to be fire engineering for this - but no details are provided. The maisonettes should have a protected staircase under BS9991 2015.

**Staircase:** Even on the latest set of plans - now the fourth revision - the stairs do not line up between the ground floor and the first floor. I attach extracts from the plans below, and if arrows point UP the stairs do not match up between ground floor and first floors. This does not give any confidence that the building designers have proper regard to means of escape.

**Basement:** A common staircase should not be extended down to a basement - there should be a separate stair down to the basement. BS9991 2015: 30.2 Single stair buildings: *If a stair forms part of the only escape route from an upper storey or part thereof, the stair should not continue down to the basement*

**AOV:** The stair lobby would need an automatic opening vent at each level, and this should be on the opposite side from the deck access. However since the deck access swaps to different sides of the building at the upper levels there is a risk that the AOV on the first floor would discharge beneath the access deck on the upper floors, which would not be a good idea.

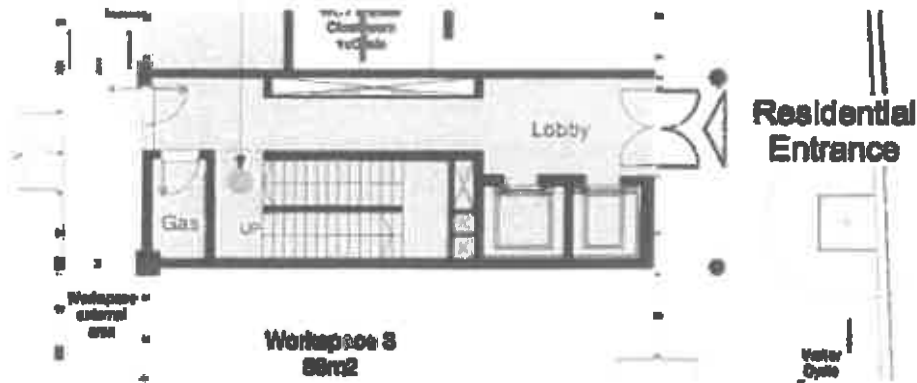
**Wheelchair escape:** 10% of the flats (seven presumably) are designed as wheelchair accessible. Consideration should be given to the location of these flats as they may not be able to duck down beneath the windows of adjacent flats to pass them.

**External Storage:** No store or other fire risk should be erected externally on a balcony. In the current scheme the first floor maisonette still have bicycle storage outside on the deck.

The Fire Strategy Draft Report has not been provided; only a summary. This leaves open questions regarding the means of escape and it is not clear what compromises may have been made in the design. We also question the wisdom of pushing ahead with a single staircase tower at this point, when building regulations in precisely this area are being actively reviewed by Dame Judith Hackett.

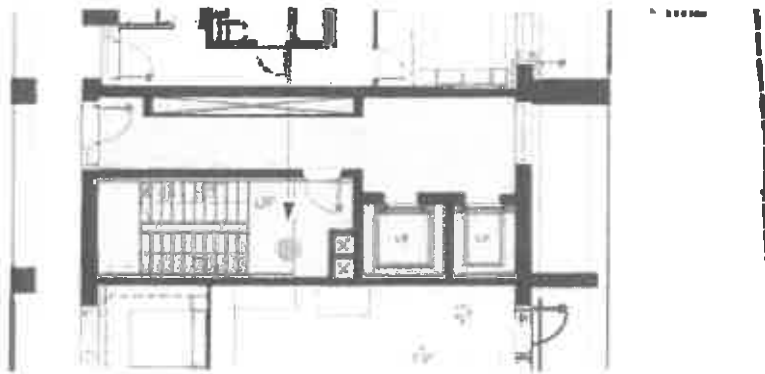
Charles Humphries  
GLERA Subcttee on RCS Site  
4 Basterfield House  
London EC1

Taking the stairs up from the Ground Floor lobby you would need two flights (e.24 risers) to ascend 3.45m to the First Floor Level. This would mean that you arrive here



**GROUND FLOOR**  
EXTRACT FROM HAWKINS/BROWN PLAN  
COL-HSA-00-00-OR-A-00\_201

However, the first floor plan shows that you would arrive here. This is not possible. One of these plans is incorrect.



**FIRST FLOOR**  
EXTRACT FROM HAWKINS/BROWN PLAN  
COL-HSA-00-00-OR-A-00\_201

**From:** [Unford, Catherine](#)  
**To:** [DBE - PLN Support](#)  
**Subject:** FW: Site of Former Richard Cloudesley School P2017/2961/FUL and 17/00770/FULL | Comments  
**Date:** 23 February 2018 11:45:30  
**Attachments:**

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**From:** Charles Humphries  
**Sent:** 16 February 2018 16:40  
**To:** Greenwood, Simon  
**Cc:** Tim Godsmark ; Linford, Catherine  
**Subject:** Re: Site of Former Richard Cloudesley School P2017/2961/FUL and 17/00770/FULL | Comments

Dear Simon,

Many thanks for forwarding the comments from Montagu Evans on the Noise Report.

**Anticipated noise level at the playground boundary.** The applicants' case is that, between their first report and the second, they reduced the expected noise levels from the playground following a "detailed review".

This is a weak argument. There is no explanation given why the "detailed review" was suddenly required; why it wasn't carried out before the original report was submitted, or why the lower figures in a report from New York in 2006 (which was not provided) were preferred over their own measurements. Since there were no material changes to the scheme we consider that it is more likely that, after we had pointed out the errors in the distance from the playground to the nearest noise receptors, and the estimated ambient noise the applicants' calculations showed that the noise from the playground would be noticeable and very disruptive. At that point, a rather late attempt was made to re-cast the figures to make them work.

There are a number of similar schools nearby (Morelands, Pryor Weston) with a similar, relevant acoustic environment. It would have been straightforward for the applicants to have taken measurements at the perimeters of those schools, but instead they have gone to some trouble to produce figures from an obscure overseas source, which is not directly comparable, to artificially improve their case. Regrettably this "fiddling" with the figures casts doubt on their calculations.

**Balconies:** We consider that the balconies are unlikely to have any ameliorative effect on the noise reaching the windows. I attach a diagram illustrating our reasoning. The balconies themselves provide no acoustic attenuation; in the majority of cases, and certainly for all but the highest storey, the noise from the playground is line-of-sight to the windows - recessed or not. If anything, the hard soffit of the balconies is likely to reflect noise towards the recessed windows.

The applicants have provided no calculation to support their claim that the balconies reduce the noise reaching the windows by 6dB. Of course it would have been possible to test this on site, and we submit that, if the applicants intend to continue to rely on this figure, they should carry out site testing to establish the technical basis of this claim. In any case the majority of the windows are not recessed. We do not believe it is correct to rely on the design of neighbouring

buildings for mitigation; it is primarily the responsibility of the applicants to prove that the noise emanating from their proposed development will not cause an unacceptable adverse effect.

Finally the suggestion that the impact of noise from the playground is only relevant to living room windows has no planning policy basis. Working hours are no longer 9-5. Many residents are on shift work patterns, or working partly from home. (My wife uses the room facing the school as study during the day to prepare her lectures). Many, if not the majority of our residents are elderly, or disabled and are at home all day long. The design of the flats and maisonettes at Golden Lane are largely open-plan; this was an intentional part of the original plan form. It is not possible to limit noise from spreading throughout the entire flat. The implication of this, if accepted, would be that parts of our homes would be no-go zones at certain times of the day.

For ventilation purposes the windows of Basterfield House were designed with permanent ventilation gaps all round them that cannot be closed entirely. They are single glazed. There is no way to prevent whatever noise comes from outside from entering our homes. It would be possible to replace the windows facing the site with sealed double-glazed units to reduce the effect of the noise, but we understand this is not something that the applicants have offered to do. It would have been possible for the applicants to have sited the playground away from the homes, or to have proposed acoustic mitigation measures, or increasing the vestigial landscaping provision, but they have not done so.

We wrote to the Environmental Health Officer at the City of London in connection with this application and asked him to review the acoustic report, but he has not done so, which is disappointing as there is no independent review of the technical merits of the report. Given the numerous errors to date, the rather crude method of calculation and the repeated attempts to manipulate the results we have no confidence that the report by Peter Brett Associates has provided an accurate assessment of the impact of the school playground on the adjacent residential properties, and what evidence it does provide, proves that the impact of the noise will have an unacceptable adverse effect.

We will forward the report and Montagu Evans' comments to a technical consultant to review it further. In the meantime we suggest that a reasonable way forward would be for:

- 1) Measurements to be taken at one of the many comparable-sized nearby two-form entry primary schools to establish a baseline for noise levels at the perimeter of the playground.
- 2) Acoustic computer modelling of the environment to take place to assess the impact of the noise from the playground on all the homes adjacent to the proposed development, and taking into account the effect of the school and tower, in the same way that the daylight study was undertaken to quantify the effects of the development.

With best regards,

Charles

—

**Charles Humphries**  
Chair of GLERA Subcommittee on RCS Site

4 Basterfield House  
London  
EC1Y 0TN

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## **GOLDEN LANE ESTATE RESIDENTS' ASSOCIATION**

GLERA is a "Recognised Tenants' Association" under relevant legislation.  
GLERA represents all kinds of residents on Golden Lane Estate including City tenants, leaseholder tenants and sub-let tenants of leaseholders.

On 14 Feb 2018, at 15:04, Greenwood, Simon  
<[Simon.Greenwood@islington.gov.uk](mailto:Simon.Greenwood@islington.gov.uk)> wrote:

Dear Charles

Please see the response to your correspondence of 12 February below.

Kind regards  
Simon

**Simon Greenwood**  
Principal Planning Officer  
Major Applications Team  
Development Management  
Planning and Development Division  
Environment and Regeneration Department  
London Borough of Islington  
Islington Town Hall  
Upper Street  
LONDON N1 2UD  
t: 020 7527 5262 f: 020 7527 2731

[www.islington.gov.uk/planning](http://www.islington.gov.uk/planning)

**From:** Jon Bradburn [REDACTED]  
**Sent:** 14 February 2018 15:01  
**To:** Greenwood, Simon <[Simon.Greenwood@islington.gov.uk](mailto:Simon.Greenwood@islington.gov.uk)>  
**Subject:** RE: Site of Former Richard Cloudesley School P2017/2961/FUL and 17/00770/FULL | Comments

Simon

Comments from PBA in response to GLERA's noise objection, which should be read in conjunction with the information submitted already as part of the application:

#### **Additional Ambient Sound weLevel Measurements**

As stated in the acoustic report, full audio recordings were obtained to allow investigation of measured sound levels where appropriate. To avoid increasing measured sound levels, noise events that were deemed to be unrepresentative of the sound climate of the area were excluded from the measurements used to undertake the assessment.

#### **Source Noise Levels**

Prior to the issue of the revised report a detailed review was undertaken of the source sound levels (which are based on historical data from previous measurements) and compared both with those used by peers and those within the study undertaken by Mr Weixong Wu. Following this review it was determined that a level of 75 dB  $L_{Aeq,1hour}$  was likely to be too high in the context of this application. A revised level of 71 dB  $L_{Aeq,1hour}$  was therefore chosen. PBA highlight that this is on the higher side of levels measured by Mr Weixong Wu during his study and is considered representative of the likely future noise levels associated with the use of the playgrounds.

#### **Balconies**

As playground activities are to take place during the daytime, the assessment of impact is based on noise levels outside living rooms (i.e. the room most likely to be used at this time of day) which we understand to be set back.

Kind regards

Jon

**Jon Bradburn MRICS MRTPI**  
**Partner, Planning and Development**

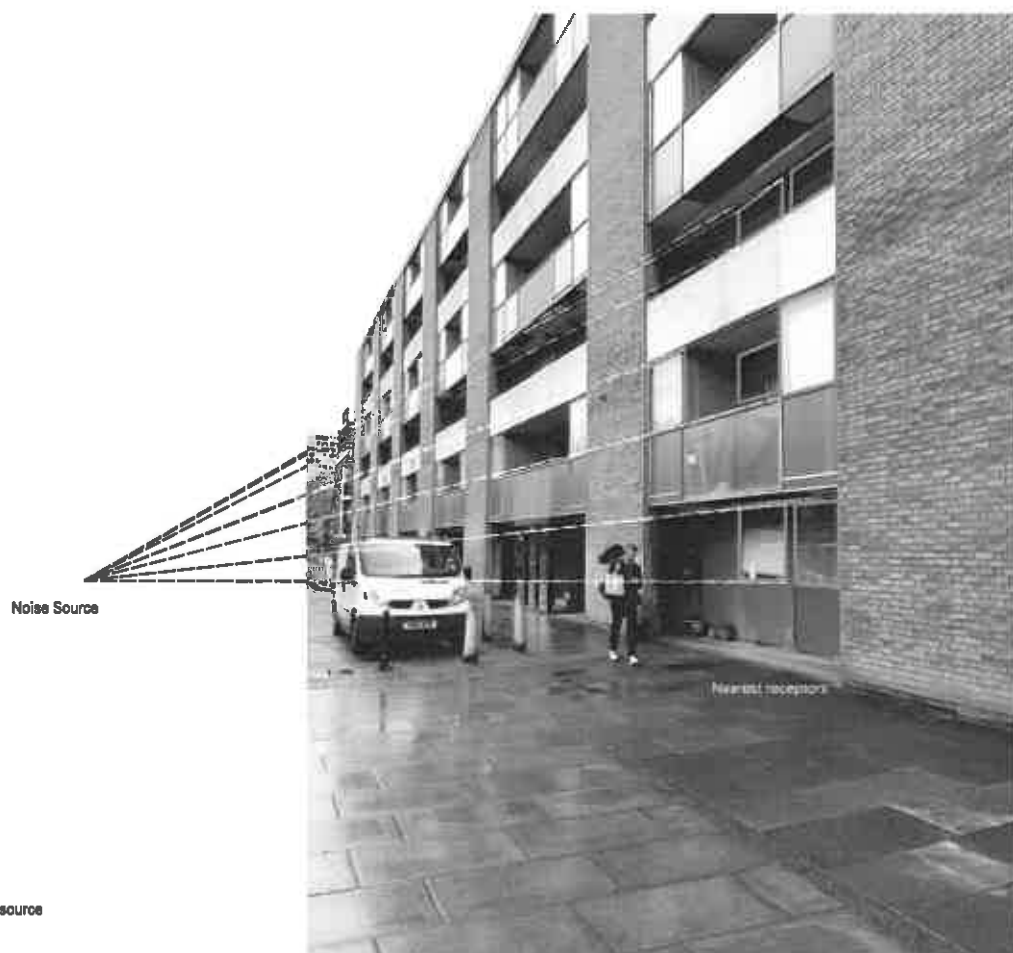
Montagu Evans LLP  
5 Bolton Street, London W1J 8BA

[REDACTED]





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**View East along Booterfield Mews**  
 Nearest noise receptors are line-of-sight to noise source  
 Balconies do not act as acoustic screens

**Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Planning Reference: 17/00770/FULL

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**From:**  
**Sent:** 02 October 2017 12:05  
**To:** PLN - Comments  
**Subject:** Planning Reference: 17/00770/FULL

Regarding the Former Richard Cloudesley School, 99 Golden Lane, London EC1Y 0TZ.

**LETTER OF OBJECTION**

Dear Catherine Linford

I've lived on Golden Lane Estate for over 11 years and have seen the area change irrevocably and pitifully, due to the immense greed of developers and the carte blanche given to them by councils. With this in mind, the cynical re-development of the former Richard Cloudesley School site does not come as a complete surprise.

Since living on Golden Lane Estate, I have come to understand and appreciate the brilliance of its design, its sensitive approach to social housing, and the oasis of calm it offers in such a busy city. The flats are really great to live in. The communal space & landscaping are integral to balancing the proximity of so many people.

You must know the following information, but in case you don't, here it is:

Back in 1952, the architects Chamberlin Powell and Bon aimed to create a successful way of living that would allow people in social housing to thrive: their emphasis was on the principles of light and space. Theirs was a clever and sensible vision, influenced by Le Corbusier, of course, but also Mies van der Rohe, Frank Lloyd Wright and Ludwig Hilberseimer. This was Modernist design with pedigree. The interiors, they created, revolutionised rooms of smaller dimension. The use of sliding screens allowed space to be opened up. Vaulted ceilings, dual aspects, open cantilevered stairwells, or walls stopping shy of ceilings ensured that light traveled uninterrupted, front to back. And the colour I once thought garish, the opaque red and blue glass cladding, and yellow Muro glass for the tower were signifiers of hope and optimism in a decade still reeling from loss and the aftermath of war. Nothing was random. Theirs was a unique and holistic way of thinking about social housing. They moved beyond the constraints of individual space to what they thought a community at large might need. So, a community centre was added, a public house, a swimming pool, badminton courts, a bowling green, a nursery, a playground, workshops, too. The spaces between the housing blocks and the relationship between these blocks was just as important to the architects, and you feel this as you walk around. Landscaping of gardens and planting was thoughtful and fluid. Space for people to walk about safely. Space for people to create their own garden visions, an allotment maybe, attracting various wildlife. But most importantly, space that should remain space. Space to pause, to reflect, when beyond the boundaries, the intensity of a City rages. Chamberlin, Powell and Bon understood that space creates wellness, it allows individuals to flourish, and good individuals create good community. And that's what we have here. So brilliant was the design that the Estate was granted Grade 2 and Grade 2\* listing.

Any development immediately adjacent to Golden Lane Estate MUST respond sensitively in terms of architectural heritage and quality of life for present and future residents. The current plan does not. There is not enough space for a residential tower block and a double entry school on this site, with no provision for new outside space, simply adding to pressure on existing spaces in the area. Fortune Park itself is already heaving the first warm days of the year & then throughout all the seasons as local residence & workers seek oxygen & nature in a crowded, ungreen neighbourhood. The proposal also breaks with Planning Policy in terms of building height, massing and density. Height restrictions of the Finsbury local plan MUST be observed. The residential tower, in the current plans, dwarfs Basterfield and Hatfield and Stanley Cohen. It will impede light and increase noise. The tower overshadows Banner Street making a mockery of the Golden Lane Estate and St Luke's Conservation Area. It is also ugly, so insulting to the potential inhabitants & local residents. This is a crass over-development of a small site.

The current plans for Richard Cloudesley actively oppose everything Golden Lane stands for.

Cramming people into high density, poorly built living space is not the answer to the social housing problem and it never will be, history has taught us that. Of course, the proposed site cannot be looked at irrespectively of Bernard Morgan House, also within the City boundary, which previously provided 120 units of subsidised accommodation for key workers. This is now being turned into luxury flats with no affordable housing. The disgraceful disregard and corruption by the City of London is not lost on anyone.

Everything about the Richard Cloudesely development in its present form shows a complete lack of understanding of the founding principles and respect afforded to social housing by Chamberlin Powell and Bon.

I absolutely and actively oppose this re-development in its current state.

Yours Sincerely

Patricia Niven

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 25 October 2017 21:17  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:16 PM on 25 Oct 2017 from Mr sonia hehir.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr sonia hehir  
**Email:**  
**Address:** 51 hatfield house london

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer made comments in support of the Planning Application  
**Reasons for comment:**  
**Comments:** Much needed

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 25 October 2017 18:49  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:49 PM on 25 Oct 2017 from Mrs Sarah Davies.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Sarah Davies  
**Email:**  
**Address:** 20 Cullum Welch House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** I am very worried about having a 66-apartment block looming over the listed and unique Golden Lane Estate. It will block light, overcrowd the area without there being enough amenities to support it, and the proposed school is too big for the space. The only green area in the neighbourhood is Fortune Park, and it is on a very small scale. Too much is being demanded of this

neighbourhood. Of course more housing is needed, but I am not convinced that a building of this scale is right.

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 25 October 2017 22:29  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:28 PM on 25 Oct 2017 from Mr andrew corden.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr andrew corden  
**Email:**  
**Address:** 7a Ainsworth Way London

### **Comments Details**

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** This application is too large and not sensitive to the local area.



## Broughton, Helen

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**From:** PLN - Comments  
**To:** PLN - Comments  
**Subject:** RE: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 25 October 2017 22:05  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:05 PM on 25 Oct 2017 from Ms alex lu.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms alex lu  
**Email:**  
**Address:** 65 banner st london

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** the height of the building is significantly taller than all the surroundings - not inline with the surrounding architecture, block sunlight for many families. should consider building something half of the height.

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 26 October 2017 06:38  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:37 AM on 26 Oct 2017 from Miss Emily Blake.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Miss Emily Blake  
**Email:**  
**Address:** 26 Stanley Cohen House Golden Lane Estate N/A

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Noise  
**Comments:** This development would be an absolute travesty. There is already a hideous development happening on the other side of Stanley Cohen house too. This area should be treated with the respect of a listed area & cheap looking, ugly, overcrowded housing with an enormous noisy school & design not in keeping with the listed nature of the estate would be a disgrace and an eyesore

on the area. I 100% do not endorse this project.

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 26 October 2017 11:21  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:20 AM on 26 Oct 2017 from Mrs charitini fameli.

## Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further Information](#)

## Customer Details

**Name:** Mrs charitini fameli  
**Email:**  
**Address:** 43 Pellerin Road london

## Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Please do not move forward with this plan.  
I sign the reasons below:

The proposals are too dense for the available space.  
There is no green space and nowhere for children to play. An overcrowded site will not make for good homes, a successful school or a contented neighbourhood.

The tower block will loom over the Estate and much of the neighbourhood blocking light and causing considerable damage to the setting of the Estate and adjacent conservation area.

The school which was originally planned to accommodate 80 pupils will now host 458. This is not only a huge number for this site but the City of London Academy which will run the school has completely failed to show that there is a demand for so many new school places. And if the demand does exist in the north of Islington, a large number of pupils will have to be driven to Golden Lane with devastating effect on an already congested and polluted environment.

The school hall which is separate from the school is designed for adult sports and private hire. Its size and positioning will block light to the allotment and requires the removal of mature trees with no space for adequate replacement. There will be smelly kitchens and noisy air conditioning plant adjacent to Basterfield House. It will also compete with the existing community centre currently being refurbished.

The noise from the school playground will echo across the Estate.

The tower block will have a blank and lifeless ground floor facade at street level giving nothing back to Golden Lane in terms of liveliness or interest.

The proposal causes substantial harm to the setting of the Golden Lane Estate and the St Luke's Conservation Area. Golden Lane Estate is listed Grade 2 and Grade 2\*. It is listed not only because it is architecturally distinguished but has also become an exceptional example of how to make public housing work for the community.

## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 26 October 2017 17:15  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:14 PM on 26 Oct 2017 from Mrs Jean Edwards.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Jean Edwards  
**Email:**  
**Address:** 2 purcell cole writtle

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** The site will be too overcrowded with insufficient open/green space. The tower block will be too intrusive and block out light from the estate.  
Is such a large school needed? Where are the pupils coming from? There will be extra congestion and pollution from increased traffic. It will also be very noisy

In term time. Golden Lane is now a fine example of public housing but the proposed new block will spoil that. There will be noise from air-conditioning and smells from the kitchen. The proposed new school hall will also block light from the allotment which is such an amazing facility.

## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 27 October 2017 14:35  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:26 PM on 27 Oct 2017 from Mr Mark Sladen.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Mark Sladen  
**Email:**  
**Address:** Flat 17, Keeling House Claredale Street London

### Comments Details

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** The Golden Lane Estate is of huge architectural significance, both nationally and internationally. This proposed scheme is insensitive to this important landmark, of much inferior quality, and moreover will overshadow it. The proposed scheme is also too dense for the site, and will create more activity than can be happily accommodated. You need to consult more with,



and listen to, the people who live in and around the Golden Lane Estate.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 29 October 2017 15:50  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:49 PM on 29 Oct 2017 from Ms Khairoun Abji.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Khairoun Abji  
**Email:**  
**Address:** 109 Highbury New Park London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The proposals are too dense for the available space. There is no green space and nowhere for children to play. An overcrowded site will not make for good homes, a successful school or a contented neighbourhood.

The tower block will loom over the Estate and much of the neighbourhood blocking light and causing considerable damage to the setting of the Estate and

adjacent conservation area.

The school which was originally planned to accommodate 80 pupils will now host 458. This is not only a huge number for this site but the City of London Academy which will run the school has completely failed to show that there is a demand for so many new school places. And if the demand does exist in the north of Islington, a large number of pupils will have to be driven to Golden Lane with devastating effect on an already congested and polluted environment.

The school hall which is separate from the school is designed for adult sports and private hire. Its size and positioning will block light to the allotment and requires the removal of mature trees with no space for adequate replacement. There will be smelly kitchens and noisy air conditioning plant adjacent to Basterfield House. It will also compete with the existing community centre currently being refurbished.

The noise from the school playground will echo across the Estate.

The tower block will have a blank and lifeless ground floor facade at street level giving nothing back to Golden Lane in terms of liveliness or interest.

The proposal causes substantial harm to the setting of the Golden Lane Estate and the St Luke's Conservation Area. Golden Lane Estate is listed Grade 2 and Grade 2\*. It is listed not only because it is architecturally distinguished but has also become an exceptional example of how to make public housing work for the community.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 29 October 2017 12:15  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:15 PM on 29 Oct 2017 from Ms R Nightingale.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### Customer Details

**Name:** Ms R Nightingale  
**Email:**  
**Address:** Grimthorpe House Percival Street London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I have lived in EC1 for nearly 20 years and have seen how the area has changed significantly in this time. I support this planned development as it will provide much needed social housing for local people and increase school provision for primary age children.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 06 November 2017 14:24  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:23 PM on 06 Nov 2017 from Ms Reiko Yamazaki.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Reiko Yamazaki

**Email:**

**Address:** 12 Basterfield House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** I object to the proposal.  
The GRERA's objections as below. My top reason is the fact that this proposal completely ignores the very reasons why Golden Lane Estate is considered as one of the most successful examples of social housing in the country. Where is the open space for new residents? It is

too dense for the site. It is too tall and too close for the surrounding buildings.

The proposals are too dense for the available space.

There is no green space and nowhere for children to play. An overcrowded site will not make for good homes, a successful school or a contented neighbourhood.

The tower block will loom over the Estate and much of the neighbourhood blocking light and causing considerable damage to the setting of the Estate and adjacent conservation area.

The school which was originally planned to accommodate 80 pupils will now host 458. This is not only a huge number for this site but the City of London Academy which will run the school has completely failed to show that there is a demand for so many new school places. And if the demand does exist in the north of Islington, a large number of pupils will have to be driven to Golden Lane with devastating effect on an already congested and polluted environment.

The school hall which is separate from the school is designed for adult sports and private hire. Its size and positioning will block light to the allotment and requires the removal of mature trees with no space for adequate replacement. There will be smelly kitchens and noisy air conditioning plant adjacent to Basterfield House. It will also compete with the existing community centre currently being refurbished.

The noise from the school playground will echo across the Estate.

The tower block will have a blank and lifeless ground floor facade at street level giving nothing back to Golden Lane in terms of liveliness or interest.

The proposal causes substantial harm to the setting of the Golden Lane Estate and the St Lukes's Conservation Area.

## Wells, Janet (Built Environment)

---

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 07 November 2017 11:26  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:25 AM on 07 Nov 2017 from Mr James Dunnett.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr James Dunnett

**Email:**

**Address:** 142 Barnsbury Road London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** I have objected to previous versions of this proposal, and certainly there is no improvement in this latest version. Some elements of the proposal are actually taller than before. I am an architect who has made a speciality of studying the theory and practice of Modern Movement urbanism, of which the Golden Lane Estate is a notable and listed example. I have published a number

of articles on the subject e.g. in the Architectural Review, Architects' Journal, and the book The Modern City Revisited, and am former chair of DOCOMOMO-UK and former member of the Twentieth Century Society casework Committee. The theory of Modern Movement urbanism was to ensure that every apartment enjoyed 'light, space, greenery', which could be achieved by having taller buildings more widely spaced - and spaced back from the streets line. 'Corridor Streets' with buildings of several storeys closely lining the street were to be abolished. Space was the essence, and it was not to be constrained but to flow freely creating a sense of spaciousness. This proposal clearly conflicts with these objectives directly. The proposed tall block, taller than Great Arthur House, the centre piece of the Golden Lane Estate, stands directly on the pavement line of Golden Lane, creating a 'corridor street' locally, depriving the neighbouring blocks of the Estate of 'Light, Space Greenery' and, in compositional terms, challenging the dominance of Great Arthur House. At the same time, the proposed dense environment will create a reverberant sound box for very substantial noise from a playground for so many children. The Modern Movement advocacy of taller buildings was not so as to achieve greater density but so as to achieve greater 'light, space' greenery'. This proposal will destroy them, and runs counter to the purpose of listing the Golden Lane Estate, where in other respects - the refurbishment of Great Arthur House -, admirable care has recently been shown in conserving what is valuable.



## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 08 November 2017 09:06  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:05 AM on 08 Nov 2017 from Mrs Aoibhe Stanciulescu.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Aoibhe Stanciulescu  
**Email:**  
**Address:** 54 Newclocktower Place London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:**

## **Wells, Janet (Built Environment)**

---

**From:** Linford, Catherine  
**Sent:** 08 February 2018 10:41  
**To:** DBE - PLN Support  
**Subject:** Support for COLPAI (17/00770/FULL)

Hello,

Please could this email of support be uploaded to 17/00770/FULL.

Thanks,  
Catherine

-----Original Message-----

**From:** Aoibhe Stanciulescu [REDACTED]  
**Sent:** 07 February 2018 17:57  
**To:** Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>  
**Subject:** Support for COLPAI

Dear Ms Linford,

I am writing to urge you to accept the revised proposal for the new City of London Academy Islington.

My daughter has started her reception year in COLPAI and has settled very well, the school is exceeding our expectations as a family. She is making excellent progress over achieving on many levels due to the excellent teaching, support and facilities on offer. Not to mention the very rich Afterschool activities.

The school has become a very important part of our family life and we intend to apply send our newborn to the nursery.

I hope the new school building can commence with all approval in a timely manner.

Yours sincerely,

Aoibhe Stanciulescu

Sent from my iPhone

## Wells, Janet (Built Environment)

---

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 08 November 2017 09:19  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:18 AM on 08 Nov 2017 from Mr Cosmin Stanciulescu.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Cosmin Stanciulescu  
**Email:**  
**Address:** Islington London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The current plans will regenerate this disused site by dedicating it to a new school and a residential building. Both are in short supply in the area.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 08 November 2017 22:03  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:02 PM on 08 Nov 2017 from Mrs Maliya Price.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Maliya Price  
**Email:**  
**Address:** 24 Epworth St London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** My husband and I object to this proposal.

This will add substantial congestion to the site with the number of units planned. The borough will have no way to gauge how many people will actually live there - because the tendency is for the social housing to end up with a lot of extra 'unplanned bodies'.

It's far too large for the estate to absorb - basically, Islington has been using its section 106 rights inappropriately, taking payments from the big high-end new builds instead of requiring inclusion of social housing within the new developments. Now Islington has to find somewhere to put all the social housing and this seems to be the most convenient dumping ground.

The estate was built for essentially city workers and never intended for social housing. The plan doesn't factor in amenities required - it deliberately underestimates the concentration of people that will ultimately live there as most social housing blocks end up with far more occupants than they ever plan for - generally illegally - and the council cannot ignore that.

Islington's need for school places are in the north of the borough, NOT here. In fact, there is another local school that struggles to FILL places. This school is not necessary on this site and it is a waste of resources on an already stressed small site.

We don't contest that social housing is necessary - it's just that this scheme is riddled with LONG-TERM problems, and not by any means the best use of this land resource. It does not comply with green space guidelines for development in the UK and will place undue stress on the small existing green spaces - namely Golden Lane Estate and Fortune Street park.

The building is insensitive and will impose in myriad ways upon its grade II\* listed neighbour, and setting a dangerous precedent in its disregard for planning policy in the UK.

It is not in the service of the public good.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 09 November 2017 21:51  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:50 PM on 09 Nov 2017 from Miss Capucine Perrot.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Miss Capucine Perrot

**Address:** 30 Basterfield House London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** I am writing again to object to the proposed development on Golden Lane of a tower house, a school and sports hall.

The revisions to scheme dated 23/10/17 are far from

being acceptable. My main issue is density. The proposals are too dense for the available space. The density of this new development is still 2.7 times the maximum density in Planning Policy.

I also do not understand why this development needs to be so high. The roof parapet is now 66,538 which is 3.2m above Great Arthur House on Golden Lane, which means it is 1) higher than original consulted proposals 2) still higher than Policy BC9. Even the Sports Hall has got taller. Can you explain me why?

Like I said in my first letter, while I am not against the development of new social housing, I am shocked by how this small site is being over-developed. Can I please reiterate that a school is not needed within the City of London (but is needed in Islington)? So why are we considering building one here? Let's please focus on creating more public open space in the area - which is greatly needed. An overcrowded site will not make for good homes, a successful school or a contented neighbourhood.

As a Basterfield House resident, I have also just found out that I will lose 27% of light in my kitchen, and 12% in my bedroom. This new development affects over 80 flats, with 55 flats losing more daylight than the BRE guidelines advise.

Please think about it twice, this school is not needed in this area, the large amount of flats was not a requirement (why cannot we make this tower smaller?), this is not an optimum use of the site, and you have the power to make a difference by saying no to this revised application.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 09 November 2017 13:41  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:40 PM on 09 Nov 2017 from Miss Tracy Caton.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Miss Tracy Caton

**Email:**

**Address:** Flat 45, Basterfield House Golden Lane Estate LONDON

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** I object to this although I am in favour of developing social housing. However this has not been thought through and will have a detrimental impact on people already living in this area and on the local facilities and amenities.



## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 09 November 2017 12:44  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:43 PM on 09 Nov 2017 from Mr James Soane.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr James Soane  
**Email:**  
**Address:** Flat 7 74-84 Banner Street London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** As a local resident (Banner Street) I am objecting to the new building because:

1. It is part of an unbalanced deal between the City of London and Islington to provide social housing, because just 100 yards down the road, the other development (within the City) is all for private sale.
2. This has resulted in a building whose massing is

overpowering, casting massive shadows.

3. The amendments do not show consideration to those concerned - it remains more or less the same.

4. If this planning application is accepted it demonstrates the failure of the Neighbourhood Plan, the London Planning System and the triumph of developers.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 10 November 2017 11:57  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:56 AM on 10 Nov 2017 from Mrs Katie Doyle.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Katie Doyle  
**Email:**  
**Address:** 27 Frearson house Weston rise London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** As a parent of a child who currently attends COLPAI and a child who would be starting Reception in September 2019 I am very supportive of the planning permission for the new school and social housing to go ahead.

The idea of more social housing especially in the city is

very appealing. Coming from Social housing myself I Have witnessed first hand at how hard It is and the need for affordable Social housing homes in the area.

I personally believe the new school will benefit the community and surrounding community immensely. I chose to send my Child to COLPAI because as a brand of schools I found them outstanding.

It worries me that if there is a delay in the building of the school and it not being open in time for Sep 19 what the next steps for the school will be. Where will my current child who attends be? Where will my Younger child who will be due to join Sep 19 go? Will she not be able to start school? So many questions I have.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 10 November 2017 12:07  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:06 PM on 10 Nov 2017 from Mrs Katie Doyle.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Katie Doyle

**Address:** 27 Frearson house, Weston rise, London Wc1x 9eb

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** To whom it may concern

As a parent of a child who currently attends COLPAI and a child who would be starting Reception in September 2019 I am very supportive of the planning permission for the new school and social housing to go ahead.

The Idea of more social housing especially in the city is very appealing. Coming from Social housing myself I have witnessed first hand at how hard it is and the need for affordable Social housing homes in the area.

I personally believe the new school will benefit the community and surrounding community immensely. I chose to send my child to COLPAI because as a parent of schools I found them outstanding.

It worries me that there may be a delay in the opening of the new school which then leads to so many questions. What will happen to my child who is currently a pupil at COLPAI? Where will my younger daughter attend in September 19 when she is due to start reception? When will it be completed if there is a delay?

Many thanks

Katie Doyle

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 10 November 2017 12:10  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:09 PM on 10 Nov 2017 from Mr Jack Doyle.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Jack Doyle

**Address:** 27 frearson house London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** As a parent of a child attending Colpaig and with another child expecting to join the Colpaig school in 2019 I strongly agree with the need for a school to be built in the location of Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ. Not only is the school going to be a fantastic addition to the community but the

affordable housing is another positive impact on the local area.



## Wells, Janet (Built Environment)

---

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

Janet C Wells  
Planning Support Officer  
Department of the Built Environment  
0207 332 3794  
[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

**From:** PLN - Comments  
**Sent:** 10 November 2017 15:26  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:25 PM on 10 Nov 2017 from Mrs Karen Newitt.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Karen Newitt

**Email:**

**Address:** 10 Albany Gardens East Clacton on Sea

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** As I've stated on planning, Inner London desperately needs schools & social housing - both of which will be addressed here. My nieces will be attending the new school and having been brought up on council estates I appreciate the need for affordable homes in central London. Surely this site will improve the area as well as help ease the housing waiting lists.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 12 November 2017 17:25  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:24 PM on 12 Nov 2017 from Ms Emma Matthews.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Emma Matthews  
**Email:**

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Residential Amenity
- Traffic or Highways

**Comments:** I strongly object to the revised plans for the development of the old Richard Cloudesley Site. The provision of social housing is welcomed but why does there need to be a primary school on this site? There is no evidence that another primary school is needed in the area. A school is needed in Canonbury and for the sake of a supportive cohesive community it is vital that

children go to primary school walking distance from where they live.

This will also mean that children will be driven to school causing more congestion in this already polluted area.

The school should be built on a site in Canonbury where it would be welcomed, leaving more space for decent low-rise social housing with outside communal gardens.

The tower has only one stairwell and this is a fire risk.

The block does not fit architecturally in the area and will cause substantial harm to the heritage of the Golden Lane Estate.

There is no outside space for the residents in the new block. Islington has the second least amount of green space in the UK, the area with the least amount of green space is the City of London.

This area's only green space is Fortune Street Park and that is used by thousands of people every day. Trees are dying because their roots are being compacted from overuse.

The City has just granted planning permission for the Denizen which will block winter sunlight on this park, there will be nowhere for children to play in the winter after school.

Don't let this be another town planning mistake, the Denizen will be disastrous for the area and needs to be stopped. Both these sites need to be looked at together by the City and Islington town planners. This area is famous for its post-war town planning and this needs to be reflected in the decisions which are being made by today's town planners.

As Chris Hayward, Henry Colthurst and Mark Boleat are on the board of the City of London Academy Trust, I presume they will be declaring an interest and absenting themselves from the P&TC?

## **Wells, Janet (Built Environment)**

---

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

Janet C Wells  
Planning Support Officer  
Department of the Built Environment  
0207 332 3794  
[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

**From:** PLN - Comments  
**Sent:** 12 November 2017 17:17  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:16 PM on 12 Nov 2017 from Dr Bas Rajmakers.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Dr Bas Rajmakers  
**Email:**  
**Address:** 26 hatfield house london

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** I feel that the redevelopment has not been thought out

with any consideration to it's setting and relationship to neighbors. Golden Lane Estate is grade 2 and 2\* listed and the development has a potential to harm the estate and the St Lukes conservation area.

I would also mention that this proposal breaks with planning policy, local and national, in terms of building heights, massing, density and other important factors.

## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 12 November 2017 21:05  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:04 PM on 12 Nov 2017 from Mrs Michele Webb.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Michele Webb

**Email:**

**Address:**

### **Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** My granddaughter currently goes to COLPAI, and has loved starting school, I think it is really sad to think that people are petitioning against the new school and One 13 storey block of social housing flats being built, not everyone is able to afford private schools and from what I understand the new COLPAI school will be the only

state school in Islington, in the area there is an urgent need for social housing and one block will not mean that the standard of the area will be lowered. That is why I strongly support the proposed build.



## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 12 November 2017 18:02  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:01 PM on 12 Nov 2017 from Ms Julia Chalkley.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Ms Julia Chalkley  
**Email:**  
**Address:**

### **Comments Details**

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Noise  
- Residential Amenity  
**Comments:** Please do not move forward with this plan.  
I sign the reasons below:

The proposals are too dense for the available space. There is no green space and nowhere for children to play. An overcrowded site will not make for good homes, a successful school or a contented neighbourhood.

The tower block will loom over the Estate and much of the neighbourhood blocking light and causing considerable damage to the setting of the Estate and adjacent conservation area.

The school which was originally planned to accommodate 80 pupils will now host 458. This is not only a huge number for this site but the City of London Academy which will run the school has completely failed to show that there is a demand for so many new school places. And if the demand does exist in the north of Islington, a large number of pupils will have to be driven to Golden Lane with devastating effect on an already congested and polluted environment.

The school hall which is separate from the school is designed for adult sports and private hire. Its size and positioning will block light to the allotment and requires the removal of mature trees with no space for adequate replacement. There will be smelly kitchens and noisy air conditioning plant adjacent to Basterfield House. It will also compete with the existing community centre currently being refurbished.

The noise from the school playground will echo across the Estate.

The tower block will have a blank and lifeless ground floor facade at street level giving nothing back to Golden Lane in terms of liveliness or interest.

The proposal causes substantial harm to the setting of the Golden Lane Estate and the St Luke's Conservation Area. Golden Lane Estate is listed Grade 2 and Grade 2\*. It is listed not only because it is architecturally distinguished but has also become an exceptional example of how to make public housing work for the community.

## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 13 November 2017 23:37  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:35 PM on 13 Nov 2017 from Mr Peter Luckham.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Peter Luckham

**Email:**

**Address:** 8 Basterfield House Golden Lane London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** I object as follows:

The reduction in light levels is greater than BRE guidelines. My kitchen will end up with 48% and my bedroom with 77% of VSC. Alternative designs that do not require a tower block could accommodate the school and an increased number of residents flats, therefore the tower block is unnecessary to achieve the applicant's

needs and causes a blight to the local community.

## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 13 November 2017 23:40  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:39 PM on 13 Nov 2017 from Mr Peter Luckham.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Peter Luckham  
**Email:**  
**Address:** 8 Basterfield House Golden Lane London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** I object:

1. Access to the school MUGA out of hours does not provide sufficient outdoor space (beyond balconies) for residents. Fortune St Park is over-crowded. The new scheme should provide suitable space and amenities for residents on site.

2. The residential building should not exceed the immediately surrounding buildings on each side. The building towers over the St Luke's Conservation Area and the Golden Lane Estate. The Finsbury Local Plan states for site BC 34 that "Proposed buildings must be sensitively designed to minimise impacts on neighbouring residential buildings. Proposals should also conserve and enhance heritage assets." The Golden Lane Estate Listed Building Management Supplementary Planning Guidelines state that "The views from and into the Estate have become important, and part of its special interest lies in its relationship with adjoining buildings... [] ... The relevant local authority should, therefore, take into account the significance of the Estate's setting to its special architectural interest when considering any developments on the immediate boundary of the Estate."

3. The residential density is in excess of the London Plan.

4. The development boundary in the planning application and notice are incorrect. They do not include the proposed changes to the Basterfield Service Road including the paving, bollards, access gate and wall on its southern edge.

5. Noise from the school play areas will resonate in the hollow space between the new residential block and the school buildings. If the scheme is approved as is, then payment for secondary or double glazing for flats overlooking the site should be required.

6. To minimise public access into the Estate the wall by Basterfield Service Road access gate should not be lowered.

7. The wall and fencing on the southern boundary of the site should be fully greened up to their full height.

## Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 14 February 2018 22:58  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:55 PM on 14 Feb 2018 from Mr Peter Luckham.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Peter Luckham  
**Email:**  
**Address:** 8 Basterfield House Golden Lane London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
**Comments:** The latest submission does not address key concerns. I object as follows:  
1. The residential building should not exceed the immediately surrounding buildings on each side. The building towers over St Luke's Conservation Area and

Golden Lane Estate. Finsbury Local Plan states for site BC 34 that "Proposed buildings must be sensitively designed to minimise impacts on neighbouring residential buildings. Proposals should also conserve and enhance heritage assets." Golden Lane Estate Listed Building Management Supplementary Planning Guidelines state that "The views from and into the Estate have become important, and part of its special interest lies in its relationship with adjoining buildings... The relevant local authority should, therefore, take into account the significance of the Estate's setting to its special architectural interest when considering any developments on the immediate boundary of the Estate."

2. Residential density is in excess of the London Plan.

3. Development boundary does not include the proposed changes to the Basterfield Service Road eg the paving, bollards, access gate and wall on southern edge.

4. Noise from the school play areas will resonate in the hollow space between the new residential block and the school buildings. Payment for secondary or double glazing for flats overlooking the site should be required.

5. To minimise public access into the Estate the wall by Basterfield Service Road access gate should not be lowered.

6. The wall and fencing on the southern boundary should be greened up to full height as the current boundary creates a harsh border and will not satisfactorily separate the school from the residential space nor provide sufficient privacy between the school and residents flats.

7. The reduction in light levels is greater than BRE guidelines. My kitchen will end up with 48% and my bedroom with 77% of VSC.



## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Sent:** 13 November 2017 14:40  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:39 PM on 13 Nov 2017 from Ms Georgia Dehn.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Georgia Dehn  
**Email:** Not specified  
**Address:** 603 Gilbert House Barbican London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I write to fully support the proposed development. More homes and a school in this area are much needed. I do not believe this development will cause substantial harm to the setting of the listed buildings. There are great improvements to public realm with the repaving of Golden Lane with new mature trees.  
The only choice of state school in the City of London is a faith school and this school promotes diversity and parental choice.  
The facilities of the school, especially the hall, being a stand-alone room, will benefit the whole community outside of school hours. Plus the hall has a green sedum

roof that will encourage biodiversity and support the Golden Lane residents' allotments.

**Wells, Janet (Built Environment)**

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**From:** DBE - PLN Support  
**Subject:** FW: COLPAI Planning application (17/00770/FULL)

**From:** Carola Leegwater [  
**Sent:** 13 November 2017 21:37  
**To:** Linford, Catherine  
**Subject:** COLPAI Planning application

Dear Simon and Catherine,

I write to you with regards to the planning application of COLPAI.

After thorough research of the school options (both state and private schools) for several years we were absolutely thrilled to learn about COLPAI.

Thanks to this new school we had the option of sending our son to a state school that offers

- diversity
- education brought with care, motivation, ambition and a future thinking vision and
- an approachable, passionate, convincing head teacher that is dedicated to make a success of her students, her teachers and her school.

These elements we did not find in any other school in the area.

My son settled in very easily, he loves his teacher, he is happy and he is having a great time. He has only been to school 1 half term but we are already impressed with all the things he has learned and how he has developed.

In a year and a half my daughter will be old enough to go to school as well. I wish for her the same experience and hope that she can enter the school at their new site.

The planning application brings uncertainty but we hope it will be approved soon so we can look forward to walking all together to a beautiful new building where both my children will have the best education, meet friends in the community and have fun.

Kind regards,  
Carola Evans Leegwater

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**From:** PLN - Comments  
**Sent:** 14 November 2017 14:43  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:42 PM on 14 Nov 2017 from Mr Tom Martin.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Tom Martin

**Email:**

**Address:** 22 Hatfield House, London, London Golden Lane Estate  
London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** According to the City of London's latest daylighting report, my kitchen will lose 49% of the daylight that it currently enjoys. One of my bedrooms will lose 12% of the daylight that it currently enjoys. I object to the planning application, because of the severe effect on the daylight enjoyed by residents of Hatfield House and Basterfield House, including myself, my wife and my young child.

**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: Planning application for former Richard Cloudesley School -P2017/2961/FUL - objection

**From:** Tom Bass Player  
**Sent:** 12 February 2018 12:47  
**To:** Linford, Catherine  
**Subject:** Fwd: Planning application for former Richard Cloudesley School -P2017/2961/FUL - objection

Catherine,  
 I object. Please see attached message.

Thank you,  
 Tom Martin

Begin forwarded message:

**From**  
**Date:** 12 February 2018 at 12:42:36 GMT  
**To:** "\"Greenwood, Simon\" <[simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk)>"  
 <[simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk)>  
**Cc:** "Planning <[planning@islington.gov.uk](mailto:planning@islington.gov.uk)>" <[planning@islington.gov.uk](mailto:planning@islington.gov.uk)>  
**Subject:** Planning application for former Richard Cloudesley School -P2017/2961/FUL - objection

Dear Simon Greenwood,

The resubmitted plans for the Richard Cloudesley School site are deficient in many aspects and I formally object to the proposals.

The proposed housing impacts on the quality of life and amenity for any new residents with its unneighbourly arrangement of flats, compromising privacy & safety with the only access to many of the proposed new flats via decks in front of bedroom windows and a single stair providing escape from a 14 storey block. Proposed amenity space for new residents is extremely limited and will adversely affect the already stretched open space and play facilities for adjacent residents. If the City is intent on supporting much needed homes for social rent, which I support, then they have it in their power to provide an exemplar of housing design, not the compromise on so many levels that is presented with these proposals.

My particular concern for residents of Hatfield House is the proposed vehicular and servicing access for the school and its hall, which will materially impinge on our family's and our neighbours' quality of life. Refuse and delivery vehicles for the school's kitchen will drive within 2m of our windows, see attached photo. There is nowhere to turn for large vehicles on Baltic Street West and refuse vehicles currently pass through the barrier at the top of the ramp and wait immediately adjacent to our windows with their diesel engines idling while bins are pulled out and emptied. If the same arrangement is proposed for the school, the number of refuse vehicles will increase significantly. Deliveries to the school kitchen for 450+ school lunches every day will further increase vehicular traffic on this route. Please advise if a detailed traffic assessment has been carried out. The impact on noise, safety and air quality will affect the whole estate as vehicles will have to pass below Hatfield and Crescent House, past the tennis courts and through residents' garage areas to exit onto Fann Street adjacent to Cuthbert Harrowing House. It is worth pointing out that the Year 1 classrooms are proposed immediately adjacent to this boundary on the first floor and the impact on noise and air quality here should also be a concern.



**The ramp and access below the estate were not designed for this level of traffic and I would draw your attention to the condition of the bellmouth crossover entrance to the access ramp from Baltic Street West, see second photo. Could the city please confirm how the additional costs of maintenance of the estate's infrastructure, due to the additional proposed traffic, will be paid and whether leaseholds and service charges for existing leaseholders will need to be varied to accommodate this additional traffic through the estate for refuse and other vehicles servicing an adjacent borough?**



**The narrow alleyway which is proposed to provide out of school hours access for use of the school hall is inappropriate and will impact on immediate neighbours throughout the evening and weekend and attendant additional parking will congest the already overstretched streets. What restrictions will be put on the use of this access to avoid anti-social nuisance to existing residents?**



**The loss of trees and mature planting at the site's boundary with the community allotments is unnecessary and will severely affect our amenity and outlook, as well as the biodiversity of this important community asset. The attached photo is the view from our balcony. The boundary trees provide nesting and food for blue tits, great tits, coal tits, greenfinches, goldfinches, robins, blackbirds, magpies, wood pigeons and the occasional dunnock, all of which are regular visitors to our balcony. Please advise if a full ecological and environmental impact assessment has been carried out to assess the loss of these trees and the impact on air quality, biodiversity and visual amenity.**





**Whilst the principle of an active frontage on Golden Lane is to be encouraged, the revised proposals only add to the intensification of use of the site with additional workspaces. The school hall located on Golden Lane would have provided an equally animated frontage, at the same time providing more open space within the site; the possibility of retention of existing trees and avoidance of unnecessary anti-social issues with the restricted access via Baltic Street.**

**Appreciating that parents of the children registered at COLPAI have been encouraged to support the principle of the school being developed here misses the point that the proposals for the site represent gross overdevelopment by any standard. There is a choice of local state schools and Prior Weston is undersubscribed. I also know that some parents choose to drive their children to the current COLPAI site from the Barbican (they have told me and this should be easily verifiable) despite all reassurances during consultation that a school on this site will not increase vehicular traffic.**

**I support well designed and neighbourly social housing and would welcome a proposal here which respects its context next to an internationally recognised and listed exemplar on Golden Lane.**

**Tom Martin**

**22 Hatfield House**

**Golden Lane Estate**

**EC1Y 0ST**









## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 14 November 2017 19:10  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:09 PM on 14 Nov 2017 from Mr Christopher Hyndman.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Christopher Hyndman  
**Email:**  
**Address:** 14 Tennyson Road, London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** What is London if not a mishmash of different building types and neighbours living next to, on top and in between other. But crucially the fabric of the city grows incrementally and bit by bit.

The proposed scheme is an obscene and overbearing. Recent work to Great Arthur House on Golden Lane Estate shows that The City of London values it as a place to live and recognises an architecturally important residential development that needs protecting. This

scheme totally contradicts that and I feel that a smarter scheme that matches its neighbours in architectural merit should be looked into.

**Devlia, Neel**

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**From:** PLN - Comments  
**Sent:** 14 November 2017 21:28  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:27 PM on 14 Nov 2017 from Mr Daniel Swallow.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Daniel Swallow  
**Email:**  
**Address:** 136 Crescent House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** The scheme is wholly inappropriate on so many levels. It takes land, light and sight line from many people. The school places are not needed, as you know. The residential block is against every guideline you, yourselves, have published. I just don't understand how you think that this is even remotely acceptable. I am all for development but this is poor and will be a blot on the landscape for generations to come.



## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 14 November 2017 21:34  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:33 PM on 14 Nov 2017 from Mr David Howarth.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr David Howarth  
**Email:**  
**Address:** 130 Andrewes House London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:**

I wish to comment on the application as a parent of a one of the first cohort at the new City of London Primary Academy Islington. I am also a resident of the Barbican, Cripplegate ward, a practising architect and teacher.

This is the first time I have commented on the current planning application as seeing the process from a distance I had confidence in the planning system to support the essential need for affordable housing in the

borough and a much needed school. However, I feel I have to counter some of the negative and uninformed comments, which have been gathered by a small yet vocal group of local residents and give my support to the application.

There is very limited provision in the City for primary school places - Sir John Cass being the only City of London Primary school. As such it is very difficult to get a place. It is also at the other end of the borough. There seems to have been false propaganda circulated questioning the need for a new school, including from our own common councillor and member of the Community and Children's Services Committee, William Pimlott. I hope the research and figures from Islington and the City are available within the application and this myth can be dispelled.

Our daughter did not get offered a place in the Cass, nor Prior Weston, our nearest school in Islington. Colpal will be the only option for many local families who cannot afford to attend the plethora of local private and church schools. There is also the matter of parental choice, which has underpinned government policy at both ends of the political spectrum since the 1988 Education Reform Act and the Education Act 1996. City parents should not have to accept a place in a weak school outside the borough boundary due to a lack of provision. As City parents we made a conscious decision to risk enrolling in a brand new school to support the positive collaboration between Islington and the City and keep our family in the borough.

I understand the immediate opposition to the residential component of the application due to its height but there is a strong argument for densification on this Zone 1 site, to both help to meet Islington's target of 2,000 new affordable homes between 2015 and 2019 and the City of London's own target of at least 110 additional homes a year up to 2026.

The residential block is to the north of Golden Lane Estate, limiting its impact on the double aspect Basterfield House and its deck access facade. There is also an argument that it sits naturally amongst the collection of tall buildings on Fortune Street, Quaker Gardens and of course the Golden Lane Estate. It is worth noting that the original scheme for Golden Lane by architects Chamberlain Powell & Bonn featured 2 high rise blocks, not one, and this is clearly seen in the 1956 model photograph of the early Barbican plans. I understand that the scheme has been in front of Islington's DRP 5 times and there has been a continuous improvement to the form and facades of the residential block.

The design of the school building has benefitted from the form of the site, allowing single loaded classrooms and naturally lit corridors to provide a good educational environment above the standards currently being procured elsewhere. The separation of the hall from the

school, allowing it to be used as a community asset is incredibly positive, as are the improvements to the setting of the service road adjacent to Basterfield house, an important thoroughfare through the estate. The public realm works to Golden lane, including widened pavements and the removal of cross-overs outside Richard Cloudesley School will also enhance this stretch of Golden Lane and improve accessibility for all.

In summary this is an appropriate development for a Zone 1 site, designed by an award winning architectural practice to provide essential affordable housing and a much needed school on a former educational site. I strongly support the application.

David Howarth RIBA  
130 Andrewes House, Barbican, London, EC2Y 8AY

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 14 November 2017 18:22  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:21 PM on 14 Nov 2017 from Ms Sarah Winman.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Sarah Winman  
**Email:**  
**Address:** 115 Crescent House, Golden Lane Estate Barbican

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** LETTER OF OBJECTION

Dear Catherine Linford

I have lived on Golden Lane Estate for 25 years and have seen the area change irrevocably due to the immense greed of developers and carte blanche given to them by councils. With this in mind, the cynical re-development of the former Richard Cloudesley School site did not come as a complete surprise. Back in 1952, the architects Chamberlin Powell and Bon

aimed to create a successful way of living that would allow people in social housing to thrive: their emphasis was on the principles of light and space. Inside and out. There was a unique and holistic way of thinking about social housing. They moved beyond the constraints of individual space to what they thought a community at large might need. The spaces between the housing blocks and the relationship between these blocks was just as important to the architects, and you feel this as you walk around. Landscaping of gardens and planting was thoughtful and fluid. Space for people to walk about safely. Space for people to create their own garden visions, an allotment maybe, attracting various wildlife. But most importantly, space that should remain space. They understood that space creates wellness, it allows individuals to flourish, and good individuals create good community. And that's what we have here. So brilliant was the design that the Estate was granted Grade 2 and Grade 2\* listing. Any development immediately adjacent to Golden Lane Estate MUST respond sensitively in terms of architectural heritage and quality of life for present and future residents. This site does not. Even in its revised state, there is simply not enough space for a residential tower block and a double entry school, still no provision for new outside space, adding to pressure on existing spaces in the area. The proposal also breaks with Planning Policy in terms of building height, massing and density. These revised plans still actively oppose everything Golden Lane stands for

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 14 November 2017 16:10  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:09 PM on 14 Nov 2017 from Ms Sally Whitney.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Sally Whitney  
**Email:**  
**Address:** 201 St John Street London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I write to strongly support this planning application both as a local resident and as a parent of a child at COLPAI. The planning application is a product of numerous meetings with the respective Councils & the local community. My view is that the proposals are viable and very positive and will provide the much needed homes for social rent. It represents a great opportunity to provide housing and a primary school on an inner-city brownfield site that has been derelict for some years. A lot of care has been taken in the sustainable design and

balancing the needs of the local community, with the need for housing for future generations and the needs of COLPAI.

There appears to be a lot of opposite to the school which I find difficult to understand. I applied for Prior Weston but the catchment area was so small there were children even in the far end of the Barbican who did not get in. COLPAI is much needed and totally evidenced by the fact that it was the most over-subscribed school when it came to applications. Too many families leave central London when it comes to primary school age and having a new primary school will hopefully allow more families to stay. The school hall will be open to the surrounding local community out of school hours which will improve the social ties with residents in Golden Lane.

COLPAI is up and running and they are relying on the new premises being ready in 2019. A delay in the planning process will lead to uncertainty and children quite possibly in temporary structures.

I see the social housing as only positive in an area where family sized social housing really needs to be increased. The scheme for the housing looks impressive & designed to be in keeping with Golden Lane.

I am a property lawyer, specialising in development. I have seen many schemes over the years that are too dense and not in keeping with the surrounding area. This is not one of those schemes in my opinion. I live and work in EC1 & I support the application hugely.

## **Wells, Janet (Built Environment)**

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**From:** DBE - PLN Support  
**Subject:** FW: 17/00770/FULL | Demolition of the former Richard Cloudesley School, City of London Community Education Centre

**From:** Whitney, Sally [REDACTED]  
**Sent:** 14 November 2017 15:45  
**To:** Linford, Catherine  
**Subject:** 17/00770/FULL | Demolition of the former Richard Cloudesley School, City of London Community Education Centre

Dear Sirs

I write to strongly support this planning application both as a local resident and as a parent of a child at COLPAI.

The planning application is a product of numerous meetings with the respective Councils and the local community (the latter involving detailed consultation). My view is that the proposals are entirely viable and very positive and will provide the much needed homes for social rent. It represents a great opportunity to provide housing and a primary school on an inner city brownfield site that has been derelict and undeveloped for some years. A lot of care has been taken in the sustainable design and balancing the needs of the local community, with the need for housing for future generations and the needs of COLPAI, the new school. The architects have worked hard to consider concerns from local residents and incorporate changes.

There appears to be a lot of opposition to the school which I find difficult to understand. As a mother of a child at primary school level, I applied for Prior Weston but the catchment area was so small there were children even in the far end of the Barbican who did not get in. COLPAI is much needed and totally evidenced by the fact that it was the most over-subscribed school when it came to applications. Too many families leave central London when it comes to primary school age and having a new primary school will hopefully allow more families to stay. Similarly, nursery places in EC1 are hard to come by and waiting lists are years long - the 38 new nursery places can only be a good thing. The school hall will be open to the surrounding local community out of school hours which will improve the social ties with residents in Golden Lane.

COLPAI is already up and running and they are relying on the new premises being ready for their proposed move to the site in 2019. A delay in the planning process may lead to the school not being open by 2019 and will lead to existing children and parents left in uncertainty and quite possibly in temporary structures.

There is also a suggestion that Fortune Park will become overcrowded which again I find hard to understand - the park is large and more than capable of allowing for more children.

On the social housing aspect, I see this as only positive in an area where family sized social housing really needs to be increased. The recent development of Blake Tower where prices for flats started from £700,000 is simply not helping provide housing for local families. The scheme for the housing looks impressive, considerate to the local area and designed to be in keeping with the Golden Lane Estate. From an environmental perspective, I am impressed with the green roofs & solar panels.

I reiterate that I see the development as hugely positive. I am a property lawyer, specialising in development. I have seen many schemes over the years that are too dense and not in keeping with the surrounding area. This is not one of those schemes in my opinion. I live and work in EC1 and my daughter goes to school at COLPAI. I think the proposed development is a positive in every respect.

Your sincerely

Sally Whitney

Sally Whitney  
Legal Director  
Real Estate, London

DLA Piper UK LLP  
[REDACTED]





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Broughton, Helen

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**From:** PLN - Comments  
**Subject:** FW: P2017/2961/FUL - Comments (support)  
**Importance:** High

**From:** Whitney, Sally  
**Sent:** 08 February 2018 16:18  
**To:** Linford, Catherine  
**Subject:** P2017/2961/FUL - Comments (support)  
**Importance:** High

Dear Sirs

I write to strongly support this application.

The application provides a vital need for both local housing and a new school. The site is in an under utilised area of South Islington/The City that has a far lower footfall and street traffic than the surrounding streets, which in turn goes to supporting the idea that developing the site is appropriate in this regard.

I do not understand the objections towards the school. First of all, the site used to be a school and was there for many many years. Secondly, can we remember COLPAI has already opened ! We have 40 children (soon to be increased when the new school year opens in Sept) without a proper school location, who will have their lives significantly, unfairly and adversely disrupted should this application not be approved.

One of the objections I have noted is that there is no need for another school in the area - this is utter nonsense. From a parent who has recently gone through the process of applying for a primary school place I can tell you that there is a *real* shortage of places. We also applied to Prior Weston, which is one of our closest schools and were not offered a place - even parents in the Barbican were not offered a place. If this does not demonstrate a real need for school places then I don't know what does! In our opinion, COLPAI is a fantastic addition to the City of London schools provision. Another objection I note is " the school hall is aimed at an adult customer profile" - there is nothing whatsoever to support this - it is a *children's* school hall!

The social housing will offer much needed housing in the area for key workers in education and healthcare. Since moving to the area, we have seen many families leave the area - for two main reasons - a lack of suitable primary school places and effectively being priced out of London because of a lack of affordable living space. This permission is a real and rare opportunity to correct this. I urge the planning authority to seriously consider this and to seriously consider the welfare of the children already at COLPAI.

Regards

Sally & Andrew Suckley (19 Stirling Court, 201 St John Street, EC1V 4LZ)

Sally Whitney  
 Legal Director  
 Real Estate, London

DLA Piper UK LLP



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## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 15 November 2017 15:39  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:38 PM on 15 Nov 2017 from Dr David and Rosamund Ish-Horowicz and Diamond.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Dr David and Rosamund Ish-Horowicz and Diamond  
**Email:**  
**Address:** 10 Stanley Cohen House London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** We are writing as neighbours to renew our objection to the current planning application to build a primary school and a residential tower on the site of the Richard Cloudesley School. The revised proposal is deeply flawed, and completely fails to address our and others' previous criticisms. Its justification for breaking numerous planning guidelines is specious and unacceptable, as greater public benefit would accrue from a properly designed scheme.

Although providing affordable rental accommodation is indeed a highly desirable benefit, the same is not true for the (unnecessary) proposed school whose inclusion fatally compromises the proposed scheme. The scale, location and design of the tower is similarly unacceptable, especially in relation to the adjacent architectural masterpiece, the Golden Lane Estate, which was recently shortlisted for a 2018 Urbanism Award. Equally important and explained in objections to the previous scheme, it is unacceptable (and illegal) to provide rental accommodation without dedicated, on-site amenity space. The local area cannot provide such space, and so the current plan would compromise the ability of residents' families to form and contribute to an integrated community.

All these flaws could be readily overcome by a radically revised design brief for a purely residential scheme that specifies high architectural quality and sensitivity and the provision of adequate amenity space for the site's future occupants. Such a scheme will generate much greater public benefit than the current, flawed one.

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 15 November 2017 20:55  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:53 PM on 15 Nov 2017 from Ms Philippa Collins.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Philippa Collins  
**Email:**  
**Address:** 56 Defoe House Barbican London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** As a Barbican resident with a child in reception year at the newly opened City of London Primary Academy Islington, I am in support of the planning proposals. There has been little choice of schools in the area, unless you want to go down the independent or faith school route, which we do not. In our opinion, COLPAI is a fantastic addition to the City of London schools provision and it's very important to us that the new building in Golden Lane is ready for the Autumn term of 2019. In the eight years that we've lived in the Barbican, we've

seen a change in that parents with young children are staying here now rather than moving out. For that reason, we're delighted that a new primary academy has been opened for the community.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:00 PM on 08 Feb 2018 from Ms Philippa Collins.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Philippa Collins /  
**Email:**  
**Address:** 56 Defoe House Barbican London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I support the application and the amendments. As a parent and a local resident, I know first-hand that there is a shortage of school places in the area. Contrary to what some people think, many parents do not want to send their children to independent schools or faith schools. The only other choice for parents locally is Prior Weston. It is not a choice if there is only one state school to go to. Since Colpai opened in September last year, it has developed into an exceptional school, with a fantastic ethos and great ambitions for all the children. The only cloud over it is the delay in moving into its permanent site. There is no question that this area



needs this school and given the woeful shortage of social housing in the City in general, the residential block is obviously welcome as well. While I have sympathy for some of the immediate neighbours' concerns, I feel that the new school and housing cannot be held up any longer now that the amendments go some way to appeasing their complaints.

**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: Former Richard Cloudesley School

**From:** Linford, Catherine  
**Sent:** 08 February 2018 16:18  
**To:** DBE - PLN Support <DBEPLNSupport@int.cityoflondon.gov.uk>  
**Subject:** FW: Former Richard Cloudesley School

Hello,

Please could this email of support be uploaded to 17/00770/FULL.

Thanks,  
Catherine

**From:** Philippa collins  
**Sent:** 08 February 2018 12:54  
**To:** Linford, Catherine ; [simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk)  
**Subject:** Former Richard Cloudesley School

Dear Ms Linford and Mr Greenwood,

Regarding the re-consultation for the plans for the above site, I would like write in support of the application.

As a parent and a local resident, I know first-hand that there is a shortage of school places in the area. Contrary to what some people think, many parents do not want to send their children to independent schools or faith schools. The only other choice for parents locally is Prior Weston. It is not a choice if there is only one state school to go to.

Since Colpai opened in September last year, it has developed into an exceptional school, with a fantastic ethos and great ambitions for all the children. The only cloud over it is the delay in moving into its permanent site. There is no question that this area needs this school and given the woeful shortage of social housing in the City in general, the residential block is obviously welcome as well. While I have sympathy for some of the immediate neighbours' concerns, I feel that the new school and housing cannot be held up any longer now that the amendments go some way to appeasing their complaints.

With best regards,

Philippa Collins

56 Defoe House,  
Barbican,  
London EC2Y 8DN

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 15 November 2017 04:27  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:26 AM on 15 Nov 2017 from Dr Martha Mundy.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Dr Martha Mundy  
**Email:**  
**Address:** 1 Stanley Cohen House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** The present scheme is non-compliant with all planning policy and must be withdrawn. The Golden Lane Estate has a very competent and active committee which has made alternative proposals that address the problems of the existing scheme (no public space, total lack of integration with existing buildings of a listed estate, excessive noise, shading of neighbouring buildings, etcetera). Please withdraw the dreadful existing plans and consider both of the proposals to be seen on <https://vimeo.com/242750330> As a resident of Golden Lane Estate, I know well how short green space is

(Fortune Park is incredibly heavily used and would become a dump under any more pressure). There is no reason for bad planning, the neighbourhood deserves much better.

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 15 November 2017 22:38  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:37 PM on 15 Nov 2017 from Mr Paul Gladstone.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Paul Gladstone  
**Email:**  
**Address:** Flat 7 81 St John Street London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I write in support of this application for the following reasons:

- This application provides both needed housing and school places in the area.
- It elevates the local area: I frequently walk, past and or through the Basterville Access Rd and Baltic St West. The current state of these areas will benefit from the new design, I believe making them feel both safer and

friendlier.

- Many of the schools in the area have religious requirements, and this is something that restricts access to many members of the community, so a new community school is very welcome in the area providing both spaces and parental choice.

- The school has opened! There is not going to be space in the current (Moreland) location after September 2019 as City of London Primary Academy Islington has access to only 4 classrooms and by September 2019 it will require 6. There are currently 42 children in school with anticipated growth to over 100 with the 2018 intake, who will have their lives significantly, unfairly and adversely disrupted should this application not be approved.

- It seems regretful that the school plans have been amended to reduce the height of the hall and move it within the site as I am not sure why the previous location and height of the hall caused such concern in the first place.

- The current site is a derelict school building and this upgrade simply maintains the initial planning thinking about the need for schooling on the site.

- The site sits seemingly in an under utilised area of South Islington/The City. My experience of this part of Golden Lane would back the idea that it has far lower footfall and street traffic than the surrounding streets, which in turn goes to supporting the idea that developing the site is appropriate in this regard.

- Islington is known for being the least green borough in London and this scheme seems to be increasing the greenery, I note the additional trees, planting along Basterville Access Rd, and the sedum roof in particular.

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 15 November 2017 15:46  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:45 PM on 15 Nov 2017 from Mr Richard Saumarez Smith.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Richard Saumarez Smith  
**Email:**  
**Address:** 1 Stanley Cohen House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** I object especially to the proposed increase in housing density in the immediate neighbourhood of Golden Lane Estate, whose architecture has proved so successful for engendering a feeling of space, community and light. The proposal should be withdrawn and alternatives considered such as those put out by the GLERA committee which incorporate successful features of the Estate such as a sunken school playground and housing that does not rise above 6 storeys.

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 15 November 2017 15:44  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:43 PM on 15 Nov 2017 from Mr Ryan Dilley.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Ryan Dilley  
**Email:**  
**Address:** 44 Basterfield House London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity

**Comments:** The design runs contrary to everything from the National Planning Framework and The London Plan, right down guidelines recently issued by Islington and the City of London.

By cramming a two-form school AND a high-rise housing block onto a relatively small plot, the development risks blighting existing residential provision, spoiling an important architectural area and straining access roads and amenities.



The tower block doesn't deliver the good quality housing required by the National Planning Policy Framework, or 2016's London Plan. Its scale is at odds with Islington's Local Plan of 2013, which did not designate Golden Lane as being an area suitable for tall structures. The Finsbury Local Plan of 2013 says six storeys are the limit of acceptability.

The tower's size and slab-like design also run against the policies of the St Luke's Conservation Area and the City of London Corporation's guidelines on protecting the listed buildings of the Golden Lane Estate. The design, materials and scale of the housing block and school do not conform to the size and nature of the surrounding buildings. Indeed, in terms of blocking out light and looming over the area, the proposed design could be hugely detrimental to the current well-proportioned and carefully laid out neighbourhood.

In seeking to cram 66 homes onto a tiny site by building upwards (with little or no thought given to the needs of the inhabitants), the proposal could see hundreds of well-designed homes blighted. The idea that NO extra open space will be provided for the residents of the tower beggars belief.

The school plan should be dropped (this area needs no school places) and decent, low-rise housing be spread across the site.

**Devlia, Neel**

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**From:** PLN - Comments  
**Sent:** 15 November 2017 21:37  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:36 PM on 15 Nov 2017 from Mr Toni Vainio.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Toni Vainio  
**Email:**  
**Address:** 47 Defoe House Barbican London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I would like to show my strong support for building of the COLPAI school on the former Richard Cloudesley School location on the Golden Lane Estate.

My daughter has started at COLPAI in reception class, and is currently being taught at the temporary site in Moreland School. I would be outraged if the plans were put on hold because of the complaints of a minority of local residents. The City has already set up the school and put a lot of effort into analysing the pros and cons of

the plans, so let's respect their professional assessment! Where would you place 40+ children (not even counting next year's intake) - there are no local places to teach 100+ children.

As a parent who lives in the Barbican with two (soon three) young children, I believe there is very little choice of schools for local residents to send their children. Sir John Cass is religious and for Barbican residents it is nearly impossible to get in unless you are willing to go to church for two years prior to school applications. From a location perspective, children who live near the Barbican have almost no chance of getting in based on the way the priority system works. You are then left with Prior Weston, which we did not find to be a good fit for our son. Having a second school, will no-doubt give parents the option to send their children to a school that is more academically focused and has a different academic style which some parents will prefer. Surely choice can only be a good thing for local parents and residents?

COLPAI has got off to a fantastic start and I don't think it is fair or moral to put the plans on hold when the school has already started. Parents pay taxes, and also deserve to send their children to a good school of their choice without having to resort to private schools. We can't stop positive plans for the community every time someone complains about a minor grievance, let's move forward and think about the best outcome for our community and our children.

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 15 November 2017 22:19  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:17 PM on 15 Nov 2017 from Ms Jana Hasegawa.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### Customer Details

**Name:** Ms Jana Hasegawa

**Email:**

**Address:** 20 Tiller House London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** It is worth noting that the proposed development including the school will be extremely beneficial for the community and will offer much needed social housing in the area for key workers in education and healthcare. The project itself is sensible and sustainable from an architectural and ecological point of view offering a housing and schooling solution for the 21st century Central London. With a majority of primary schools in the City and surrounding areas being oversubscribed, Colpal is an

exciting project which brings together a diverse community of parents and aims to bring up a socially responsible and fully inclusive generation of Londoners. I therefore support the proposal.

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 15 November 2017 18:16  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:15 PM on 15 Nov 2017 from Ms Jane Carr.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Jane Carr  
**Email:**  
**Address:** 50 Basterfield House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application

#### Reasons for comment:

**Comments:** I am opposed to the proposed plans for the RCS site due to the density of the development.  
There is not enough space for both the school & housing, the development will destroy an urban oasis which allows current residents in both City of London & Islington to enjoy a quality of life envisaged by the original architects of the Golden Lane Estate (GLE).  
In the aftermath of Grenfell Tower, I am horrified to see social housing proposed which violates planning policies designed to protect both residents & the neighbourhood.  
There is no evidence that another primary school is

required in S. Islington when there are spaces at nearby Moreland. The proposed site for the school is small & has pupils entering & exiting a very narrow street. I have seen no evidence that the impact of both the increased population from the housing & the traffic to & from the school have been assessed.

**Concerns & Issues:**

- Not enough capacity both within the GLE & the local area to accommodate the needs of this additional population. Has the effect of the increase been assessed in this application?
- No parking provision for residents means additional parking stress in the surrounding area & demand on the existing spaces in Golden Lane.
- This implies that any disabled or less able bodied residents who have their own car & need this to be parked within easy access will be excluded.
- Amount of bike parking is insufficient, especially as the development is car free.
- The development has not been considered in context of the others in the area which are greatly increasing the amount of built environment around Golden Lane to a density which takes away from a quality inner city environment needing space & light.

**Planning policies that are being ignored:**

- The London Plan - this proposal breaches the number of units/hectare, to put in context, it is x5 the density of the GLE.
- Cycle provision - less than 50% of the minimum for the housing development. Only 12 spaces for the school.
- There is no public open space in this development and, as it encroaching on the edge of GLE, actually results in a loss of open space.
- There is no provision for play space in the housing development.

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 15 November 2017 22:40  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:39 PM on 15 Nov 2017 from Ms Jessica Gladstone.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Jessica Gladstone  
**Email:**  
**Address:** Flat 7 81 St John Street London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I write in support of this planning application: The new COLPAI school is already a vital part of the community. There are not enough school places for our children in this area - and certainly not enough schools where places are made equally available regardless of religion. The education and rights of the children in this community must be given top priority. In terms of whether it is an appropriate site, there was a school on this site before and I believe it remains wholly appropriate for a school to be on the same site now.



It is really important that the grant of this permission is not delayed further. If there is more delay to the construction of the school, this will be a massive interruption to the stable environment and education of the children who have already started and settled in COLPAI. COLPAI will have outgrown its current temporary accommodation in Moreland School by September 2019. The children who have already started at the school are relying on there being a new school built on the planned site. School places were allocated based on the distance from this site for the families applying. As a result, no other site will be adequate. The plans for the school show a good design that fairly balances the interests of the children being educated in this school and the neighbouring homes.

It is also widely reported and generally recognised by all that there needs to be more affordable housing in London.

Therefore, by combining the COLPAI school and more housing, the planned development helps to meet two crucial social goals and should be permitted.

**From:** Philppacollins  
**To:** [REDACTED]  
**Subject:** Re: COLPAI planning application  
**Date:** 17 November 2017 17:19:01

---

Yes of course, it's 56 Defoe House, Barbican, London EC2Y 8DN.

> On 17 Nov 2017, at 16:45, Broughton, Helen <Helen.Broughton@cityoflondon.gov.uk> wrote:

>

> [REDACTED]  
 > [REDACTED]  
 > [REDACTED]

>

> Kind regards,

>

> Helen Broughton

> Planning Administrator

> Monday, Thursday and Friday

>

> City of London Corporation

>

>

>

> -----Original Message-----

> From: Philippa collins [REDACTED]

> Sent: 15 November 2017 21:00

> To: Linford, Catherine; [REDACTED]

> Subject: COLPAI planning application

>

> Dear Ms Linford and Mr Greenwood,

>

> As a Barbican resident with a child in reception year at the newly opened City of London Primary Academy Islington, I am in support of the planning proposals for the new COPLAI school development. There has been little choice of schools in the area, unless you want to go down the independent or faith school route, which we do not. In our opinion, COLPAI is a fantastic addition to the City of London schools provision and it's very important to us that the new building in Golden Lane is ready for the Autumn term of 2019.

> In the eight years that we've lived in the Barbican, we've seen a change in that parents with young children are staying here now rather than moving out. For that reason, were delighted that a new primary academy has been opened for the community.

>

> I very much hope that that plans will be approved and look forward to hearing from you.

>

> Best regards,

> Philippa Collins

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## Hassall, Pam

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 15 November 2017 11:59  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:58 AM on 15 Nov 2017 from Ms Tessa Sheridan.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ  
Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Proposal:**

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Tessa Sheridan

**Email:**

**Address:** Flat 24 Block Peabody Buildings Errol Street  
London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** As a resident of Peabody Buildings in Errol St, I am very concerned about this proposed development and I would like to add my own concerns.

- Firstly, I should say that I share the deep concerns of the Golden Lane residents. It is obvious that the scale of the tower block is completely wrong: the low-stress, 'nesting' feel of this area is created largely by its low-rise open layout. This proposed block is a sledgehammer blow that is unnecessary and thuggish. It reduces light and imposes an overbearing, blank 'city'-type facade where openness and community need nurturing. The alternative plans laid out here: <https://vimeo.com/242750330> reveal how little the community has really been thought about in answering the need for social housing.
- For local residents like me who have no balcony, let alone garden, Fortune St is our only open space. Since the development of Whitecross St food market it has been under intense pressure - hundreds of city workers daily eat their lunch on a grassed area little bigger than a garden. Add to this pressure hundreds of schoolchildren whose school gates open directly onto the park. Add again the expanded YMCA about to open on Errol St., where virtually no open space has been built into the plans: ludicrously inadequate for hundreds of teenagers.
- Pedestrianisation of Golden Lane is nowhere near enough to answer current needs let alone adding in high-rise residents who need to get out. The area around any housing needs to feel relaxed and open. There's a huge difference between a heavy, closed block with a crowded park nearby, and a lower, more open space where everywhere outdoors becomes a potential relaxing, hanging out space. This is not fairytale stuff, naive or nimby-ish or nostalgic. It's real. It's how we live at our best and that's what both the City and the Council should be working to promote. The proposed development breaks many planning regulations that are about quality of life. All our lives. Please aspire to more.

**From:** PLN - Comments  
**Sent:** 16 November 2017 17:13  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:12 PM on 16 Nov 2017 from Ms Nancy Honey.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Ms Nancy Honey

**Email:**

**Address:** 45 Hatfield House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The proposals are too dense for the available space. There is no green space and nowhere for children to play. An overcrowded site will not make for good homes, a successful school or a contented neighbourhood. The tower block will loom over the Estate and much of the neighbourhood blocking light and causing considerable damage to the setting of the Estate and adjacent conservation area. The school which was originally planned to accommodate 80 pupils will now host 458. This is not only a huge number for this site but the City of London Academy

which will run the school has completely failed to show that there is a demand for so many new school places. And if the demand does exist in the north of Islington, a large number of pupils will have to be driven to Golden Lane with devastating effect on an already congested and polluted environment.

The school hall which is separate from the school is designed for adult sports and private hire. Its size and positioning will block light to the allotment and requires the removal of mature trees with no space for adequate replacement. There will be smelly kitchens and noisy air conditioning plant adjacent to Basterfield House. It will also compete with the existing community centre currently being refurbished.

The noise from the school playground will echo across the Estate.

The tower block will have a blank and lifeless ground floor facade at street level giving nothing back to Golden Lane in terms of liveliness or interest.

The proposal causes substantial harm to the setting of the Golden Lane Estate and the St Luke's Conservation Area. Golden Lane Estate is listed Grade 2 and Grade 2\*. It is listed not only because it is architecturally distinguished but has also become an exceptional example of how to make public housing work for the community.

**From:** PLN - Comments  
**Sent:** 16 November 2017 17:26  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:24 PM on 16 Nov 2017 from Dr Simon Bradley.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Dr Simon Bradley  
**Email:**  
**Address:** 59 Cavendish Road London

### **Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** The slab lock in the proposal is far too high for this sensitive site, close as it is to the listed, widely acclaimed and architecturally highly successful Golden Lane estate. The proposed school is also far too large for this very restricted site. The applicants must be asked to come back with something more suitable to Golden Lane, in terms of form, bulk and density.

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 16 November 2017 16:06  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:05 PM on 16 Nov 2017 from Miss Dawn Frampton.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### Customer Details

**Name:** Miss Dawn Frampton  
**Email:**  
**Address:** 28 Cuthbert Harrowing House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:**

I have lived on the Golden Lane Estate now for over 20 years. I object to this application for the following reasons:

As a tenant myself, I understand the great need for additional housing and support the provision for this use. What I do question though is the need for another primary school in the area and also the design of the proposed development and the height of the building including the lack of outdoor space.



The plans that we have been shown are of a monstrous sized building overshadowing all the neighbouring buildings around it. Why can't the site be used for housing only and designed in a way which it compliments the area rather than completely stand out as another oversized unwanted beast. There is enough development in the area, the old Bernard Morgan House project and more recently completed Blake Tower, neither of which I might add made any contribution to social housing.

My other concern is the pressure the new block will put on local amenities, the doctors surgery, the green space, the Estate Office which will be managing it.

Kind regards

Dawn Frampton

## Wells, Janet (Built Environment)

---

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 16 November 2017 10:35  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:34 AM on 16 Nov 2017 from Mr Anthony Best.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Anthony Best

**Email:**

**Address:** 2 Basterfield House Golden Lane Estate City of London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I object to the amendments of these proposals as the tower still remains and at 14 stories is too tall overshadowing my property, 2 Basterfield House with a loss of daylight to my kitchen, bathroom, bedroom, porch and front door/street area. Also the tower will never have a chance to integrate with the rest of the Golden Lane Estate and its surrounding areas, including Banner Street, Roscoe Street and Fortune Green Park.

The whole area currently works well with openness, space, light and connectivity and in my view this proposal will have a serious impact on all of this. Space for education and housing is much needed and this is a wonderful site with the potential of constructing something that works well with the community for decades to come. This is a once in a generation chance to get right. So I appeal to the Head of Planning for the City of London to reject these proposals forthwith and engage with the community to look at ways that really do release the potential of this wonderful site with provision of housing and the school.

## **Wells, Janet (Built Environment)**

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**From:** DBE - PLN Support  
**Subject:** FW: COLPAI planning application (17/00770/FULL)

**From:** Edward Evans [REDACTED]  
**To:** Linford, Catherine  
**Subject:** COLPAI planning application

Dear Sir/Madam

I write with regards the proposal for the new primary school and social housing at the former Richard Cloudsley site. I am a local resident of around 10 years, someone that cares considerably about the local environment and a parent of a child at COPLAI. So I have several vested interests in the proposal.

In no particular order my comments are;

1/ The area is desperately in need of improvement having become a little unloved and left behind. While there are pockets of local dynamism (for example, Fortune Street Park and Whitecross Street) there is a notable lack of cohesion to the area. Even Golden Lane Estate is somewhat deserted and forgotten. The school could well become the 'missing link' that pulls the area and local community together.

2/ The school will have multiple benefits for the local community including improved landscaping, route ways and no more derelict eye sores. All of which will make a huge difference to the area and its inhabitants. The vibrancy of a school should not be read as disruptive but rather re energising to an area lacking an identity. Noise, if that is the term for a well regarded and managed primary school, would be predominantly behind school gates and if anything the small spill over should be encouraged to breath life into the neighbourhood.

3/ Architecture: Hawkins Brown is a strong practice with ample experience in delivering high quality educational and cultural buildings. Their proposal is strong and recognises the complex site with some local landmarks. I understand the material selection to have been carefully chosen and studied to enhance and be in keeping with the area. I believe their selection to have been well thought out and should be applauded.

4/ The housing block; the area is clearly in need of high quality housing and combining a school with residential is sensible and again a positive for the whole community including neighbouring shops and so forth. Admittedly the height of the housing tower is my only point of reservation.

5/ At a personal level. It is exciting to see my four year old start life in a new school and to be a founding member. Something he is clearly proud to show. The prospect of more instability and uncertainty should the proposal not go through will risk taking the shine off the great start so far.

Overall, I believe the opportunity for the neighbourhood to have the privilege of a smart new school and its pupils proud to represent them should be grasped by both hands, and quickly.

Do not hesitate to contact me for any further comments.

Regards

Edward Evans

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## **Wells, Janet (Built Environment)**

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 16 November 2017 11:09  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:08 AM on 16 Nov 2017 from Mr Justin Francis.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Justin Francis  
**Email:**  
**Address:** 20 Tiller House Mill Row London

### **Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** Good day

I am writing in support of this application

My daughter as well as several of her friends would be able to attend this new school; regrettably, there is a

shortage of schools in the area.

As a parent, this will be of huge benefit to me, my family & friends and of course my daughter. As well as a new school, there will be a lot of new homes built & a nursery.

On top already large demand for school places in the borough, this will only increase while all of the housing will be for social rent- this helps Islington achieve its affordable housing targets

The new buildings would further be in keeping with the Golden Lane Estate as well as neighbouring structures. The initial Golden Lane Estate plans called for two high rise buildings, so this would not reasonably clash.

The proposal will overall have a hugely positive effect on the area as a whole, all reasonable considerations have been taken into account by the appointed architects, Hawkins Brown- which are also the original practise that designed the Golden Lane Estate.

The design of the school will incorporate solar panels and green roofs will be fitted, the overall project includes the re-paving of Golden Lane and Basterfield Road plus planting of both mature and new trees.

Overall, this project will be an attractive, well thought and most needed addition to our city.

Regards

Justin Francis

## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 16 November 2017 15:49  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:48 PM on 16 Nov 2017 from Ms Anna Parkinson.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### Customer Details

**Name:** Ms Anna Parkinson  
**Email:**  
**Address:** 23 Hatfield House Golden Lane Estate

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** The resubmission has not addressed any of the concerns expressed with my previous letter of objection and is deficient in many aspects. The vehicular and servicing access will materially impinge on our family's quality of life. Refuse and delivery vehicles for the school's kitchen will drive within 2m of our windows. The ramp and access below the estate were not designed for this level of traffic and the additional impact on noise, safety and air quality will affect the whole estate. The narrow alleyway providing out of school hours access for use of



the school hall is inappropriate and will impact on immediate neighbours through the evening and weekend and attendant additional parking will congest the already overstretched streets. The loss of trees and mature planting at the site's boundary with the community allotments is unnecessary and will severely affect our amenity and outlook, as well as the biodiversity of this important community asset. **THE SCHOOL HALL IS IN THE WRONG PLACE.** Appreciating that parents of the children registered at COLPAI have been encouraged to support the principle of the school being developed here misses the point that the proposals for the site represent overdevelopment by any standard. There is a choice of local state schools and Prior Weston is undersubscribed. I also know that some parents choose to drive their children to the current COLPAI site from the Barbican (they have told me and this should be easily verifiable) despite all reassurances during consultation that a school on this site will not increase traffic. The design deficiencies of the proposal have been well rehearsed by other objectors and I add my concerns that the design of the proposed housing impacts on the quality of life and amenity for any new residents with its unneighbourly arrangement of flats, compromising privacy & safety. The loss of light to existing flats on Golden Lane and the lack of play & amenity space would affect new and existing residents.

**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: Planning application for former Richard Cloudesley School - 17/00770/FUL - objection

**From:** Anna Parkinson  
**Sent:** 12 February 2018 08:43  
**To:** Linford, Catherine  
**Cc:** DBE - Transport Planning  
**Subject:** Fwd: Planning application for former Richard Cloudesley School - 17/00770/FUL - objection

I mistyped my postcode, which is corrected below

Begin forwarded message:

**From:**  
**Subject:** Planning application for former Richard Cloudesley School - 17/00770/FUL - objection  
**Date:** 11 February 2018 at 22:23:56 GMT  
**To:** [transport.planning@cityoflondon.gov.uk](mailto:transport.planning@cityoflondon.gov.uk), catherine Linford  
**Cc:** [<Catherine.Linford@cityoflondon.gov.uk>](mailto:Catherine.Linford@cityoflondon.gov.uk)

Dear Catherine Linford

The resubmitted plans for the Richard Cloudesley School site are deficient in many aspects and I formally object to the proposals.

The proposed housing impacts on the quality of life and amenity for any new residents with its unneighbourly arrangement of flats, compromising privacy & safety with the only access to many of the proposed new flats via decks in front of bedroom windows and a single stair providing escape from a 14 storey block. Proposed amenity space for new residents is extremely limited and will adversely affect the already stretched open space and play facilities for adjacent residents. If the City is intent on supporting much needed homes for social rent, which I support, then they have it in their power to provide an exemplar of housing design, not the compromise on so many levels that is presented with these proposals.

My particular concern for residents of Hatfield House is the proposed vehicular and servicing access for the school and its hall, which will materially impinge on our family's and our neighbours' quality of life. Refuse and delivery vehicles for the school's kitchen will drive within 2m of our windows, see attached photo. There is nowhere to turn for large vehicles on Baltic Street West and refuse vehicles currently pass through the barrier at the top of the ramp and wait immediately adjacent to our windows with their diesel engines idling while bins are pulled out and emptied. If the same arrangement is proposed for the school, the number of refuse vehicles will increase significantly. Deliveries to the school kitchen for 450+ school lunches every day will further increase vehicular traffic on this route. Please advise if a detailed traffic assessment has been carried out. The impact on noise, safety and air quality will affect the whole estate as vehicles will have to pass below Hatfield and Crescent House, past the tennis courts and through residents' garage areas to exit onto Fann Street adjacent to Cuthbert Harrowing House. It is worth pointing out that the Year 1

classrooms are proposed immediately adjacent to this boundary on the first floor and the impact on noise and air quality here should also be a concern.



The ramp and access below the estate were not designed for this level of traffic and I would draw your attention to the condition of the bellmouth crossover entrance to the access ramp from Baltic Street West, see second photo. Could the city please confirm how the additional costs of maintenance of the estate's infrastructure, due to the additional proposed traffic, will be paid and whether leaseholds and service charges for existing leaseholders will need to be varied to accommodate this additional traffic through the estate for refuse and other vehicles servicing an adjacent borough?



**The narrow alleyway which is proposed to provide out of school hours access for use of the school hall is inappropriate and will impact on immediate neighbours throughout the evening and weekend and attendant additional parking will congest the already overstretched streets. What restrictions will be put on the use of this access to avoid anti-social nuisance to existing residents?**



**The loss of trees and mature planting at the site's boundary with the community allotments is unnecessary and will severely affect our amenity and outlook, as well as the biodiversity of this important community asset. The attached photo is the view from our balcony. The boundary trees provide nesting and food for blue tits, great tits, coal tits, greenfinches, goldfinches, robins, blackbirds, magpies, wood pigeons and the occasional dunnoek, all of which are regular visitors to our balcony. Please advise if a full ecological and environmental impact assessment has been carried out to assess the loss of these trees and the impact on air quality, biodiversity and visual amenity.**



Whilst the principle of an active frontage on Golden Lane is to be encouraged, the revised proposals only add to the intensification of use of the site with additional workspaces. The school hall located on Golden Lane would have provided an equally animated frontage, at the same time providing more open space within the site; the possibility of retention of existing trees and avoidance of unnecessary anti-social issues with the restricted access via Baltic Street.

Appreciating that parents of the children registered at COLPAI have been encouraged to support the principle of the school being developed here misses the point that the proposals for the site represent gross overdevelopment by any standard. There is a choice of local state schools and Prior Weston is undersubscribed. I also know that some parents choose to drive their children to the current COLPAI site from the Barbican (they have told me and this should be easily verifiable) despite all reassurances during consultation that a school on this site will not increase vehicular traffic.

I support well designed and neighbourly social housing and would welcome a proposal here which respects its context next to an internationally recognised and listed exemplar on Golden Lane.

Anna Parkinson MSc Dip Arch ARB RIBA

23 Hatfield House

Golden Lane Estate

EC1Y 0ST

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 16 November 2017 10:52  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:51 AM on 16 Nov 2017 from Ms frederika whitehead.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms frederika whitehead

**Email:**

**Address:** 69 Braithwalte House Bunhill Row London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I am in favour of building the school. I am not religious and my daughter has no older siblings so at the present time she has little chance of getting into a school near to where we live. The catchment areas are so ridiculously tight. I am very worried that I will have to choose between home schooling her or travelling a long way to

take her to school every day. The building that currently occupies the site is of no artistic merit. And we desperately need more school places. Especially with the amount of new flats being built in the area.



17/0075

**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: FAO - Catherine Linford - Comment on the Former Richard Cloudesley School development

**From:** Frederika Whitehead  
**Sent:** 13 February 2018 14:50  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** FAO - Catherine Linford - Comment on the Former Richard Cloudesley School development

Dear Catherine,

Please forgive the email. I have been trying to log on to the planning portal since the middle of last week but it keeps coming up with an error message regardless of whether I am logging in at home or at work:

Error

#### **Server Problem**

A server problem prevented the webpage from displaying. Try again later to see if the problem has been corrected.

I just wanted to add my support to the development. I live within 250meters of the site, and my daughter will go to the school when it is built (she is only two now).

I am keen for the school to be built as I know how hard it is to get school places in the area. I have neighbours whose children have to travel a long way through rush hour traffic to get to school, and it's a big struggle for them.

Yours sincerely,  
Frederika Whitehead  
69 Braithwaite House  
Bunhill Row  
London  
EC1Y 8NQ

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## Devlia, Neel

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**From:** PLN - Comments  
**Sent:** 16 November 2017 16:28  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:27 PM on 16 Nov 2017 from Ms Jennifer Withers.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### Customer Details

**Name:** Ms Jennifer Withers  
**Email:**  
**Address:** Flat 40 Thaxted Court 2 Murray Grove London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Noise
- Residential Amenity
- Traffic or Highways

**Comments:** This a a terrible idea. Golden Lane Estate will surely suffer with these new planned buildings, taking light from the area in crucial communal spaces and creating unnecessary noise and additional traffic to an already congested area. Golden Lane Estate is a unique area and should be preserved and maintained as such due to its importance to London's design heritage and iconic vision of the architects as well as being a fully functional contemporary estate contributing to the well being of the residents and local community. If only all Inner London

Estates were like Golden Lane Estate!

**Wells, Janet (Built Environment)**

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**From:** DBE - PLN Support  
**Subject:** FW: Application Number: P2017/2961/FUL

**From:** Secil Ozgur Mennell  
**Sent:** 16 November 2017 21:52  
**To:** [simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk); Linford, Catherine  
**Subject:** Re: Application Number: P2017/2961/FUL

Dear Mr Greenwood and Ms. Linford,

We are supporting the application for the new school.

There is an acute shortage of schools in London EC1. There is a large working population in and around EC1 who cannot travel a long distance to deliver and collect children. The population of Islington is growing and needs more schools. The school hall and games area will be available for use by local residents.

Additional social housing will be built as a result of the school. The building is green and sustainable. We both work in the City of London and need a school near our workplaces.

The City will come under pressure as a result of Brexit and needs facilities like schools to maintain its attractiveness to survive and provide taxes and business rate to the City Cooperation at the current level.

These comments are from me and my husband.

Best regards,

Secil Ozgur Mennell and Bruce Mennell

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## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 16 November 2017 10:15  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:14 AM on 16 Nov 2017 from Ms Elena Symeou.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Elena Symeou

**Email:**

**Address:** Braithwaite House Bunhill Row London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:** - Residential Amenity

**Comments:** As a parent whose child is attending COLPAI, I am in full favour of the development of this new school on Golden Lane. The choice of schools in the area is restricted and oversubscribed. Most of the places are taken up by siblings making it very difficult for children without siblings to get into a local school. The residential area is

expanding fast and there are many amazing social housing developments planned, not only on the Golden Lane site but across the surrounding estates in the area, Kings Square, Bunhill Row, Banner Estate and Redbrick and we need a school to accommodate the families who currently live in the area and those who will be moving into the area in the future. What's especially important is that attached to this school will be a new nursery - a resource that the area desperately needs. I believe it is essential that this school is built and ready by September 2019. COLPAI is proving to be an excellent school - my child loves it and in just a few months has made outstanding progress. Every child deserves the chance of attending an excellent school.

27 0 0 7 5 0

**From:** Linford, Catherine  
**To:** DBE - PLN Support  
**Subject:** FW: Support for COLPAI  
**Date:** 16 November 2017 12:10:37

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[REDACTED]

[REDACTED]

[REDACTED]

-----Original Message-----

**From:** elena symeou [REDACTED]  
**Sent:** 15 November 2017 20:06  
**To:** Linford, Catherine  
**Subject:** Support for COLPAI

Hi Catherine

I'm an islington resident and live on Bunhill Row - I wanted to add my support to the COLPAI development and social housing on Golden Lane.

I was unable to post my comment below - on the City of London website as yet but will try again tomorrow.

Thanks

Elena Symeou

As a parent whose child is attending COLPAI, I am in full favour of the development of this new school on Golden Lane. The choice of schools in the area is restricted and oversubscribed, most of the places are taken up by siblings making it very difficult for children without siblings to get into a local school.

The residential area is expanding fast and there are many amazing social housing developments planned, not only on the Golden Lane site but across the surrounding estates in the area, Kings Square, Bunhill Row, Banner Estate and Redbrick and we need a school to accommodate the families who currently live in the area and those who will be moving into the area in the future. What's especially important is that attached to this school will be a new nursery – a resource that the area desperately needs. It is essential that this school is built and ready by September 2019 and that there is no further delay in the planning. COLPAI is proving to be an excellent school – my child loves it and in just a few months has made outstanding progress. Every child deserves the chance of attending an excellent school on their doorstep.



Jillian Jones  
130 Andrewes House  
London EC2Y 8AY

16<sup>th</sup> November

P2017/2961/FUL

Sirs

I am writing to add my strong support to the above planning application. As a local resident and a parent of a child attending COLPAI, I believe the proposals will have an entirely positive impact on the local area.

I understand that there is a degree of local opposition to the change, however I believe that the benefits of the scheme outweigh those concerns. It is clear from reading the supporting documents that the architects have made several changes to respond to the comments and they now have a proposal that balances the views of the residents with the need to provide the new housing and a new school.

One of the objections is that a new school is not required. As local residents this is simply not true and I'm disappointed that this misinformation has not been corrected more strongly by Islington Borough Council or the City of London Corporation. We applied to Sir John Cass and Prior Weston and did not get in to either school, despite being approx. 250m from the Prior Weston. There may now be places but not enough to accommodate all of the children at COLPAI or the number of children projected in the area in the future, with births projected to rise from 2,900 to 3,400 per year. COLPAI is an important new school for the area and provides local parents with a choice if they are not church go-ers or able to send their children to an independent school. The proposed use of the school sports hall by the community and the school sports pitch by the residents will make the school an asset to all.

The height of the new development is entirely appropriate for a brown field site within 200m of a zone 1 tube station. London is desperate for new housing and unlike the vast majority of recent projects, this development is 100% social rental housing, giving 66 households in dire housing need somewhere to live. There is no other land available locally and it is right that this scheme gets maximum social value from the site.

As for the setting of the listed estate, I understand the heritage value of Golden Lane Estate, however this development is in keeping with the vision of Powell Chamberlain Bonn for the area. The design of the school and housing responds to the design principles they developed in the Golden Lane and Barbican Estates, using a number of building elements to form courtyards, in this case, the school playground. They themselves experimented with different forms of the estate, suggesting different configurations of towers within the area. They were strong

believers in social rented housing and I believe they would have approved of this new housing.

In terms of proximity to Basterfield House, these duplex flats were designed to have a south facing primary façade with large windows looking over the gardens. The north facing façade is secondary, with smaller windows and an access deck that currently overlook a very unattractive service road and a derelict building. The plans show that this aspect will be massively improved, looking over the new school sports hall with a sedum roof, a planted edge to the new playground including mature trees and an improved public realm. These changes will transform this neglected corner of the estate and improve the safety of this route through from Golden Lane.

On Golden Lane itself, the proposal provides a massive improvement to the public realm, removing large cross overs that make it difficult for wheelchair users and those with pushchairs to negotiate. This improves the local built environment for all users and would set a precedent that could be continued throughout the area.

I urge the planning officers to recommend the scheme for approval and the Planning Committee to respond by granting it. The new housing and school are exactly what the local community needs.

Yours faithfully

Jillian Jones

**Broughton, Helen**

---

**From:** Lisa Scott [REDACTED]  
**Sent:** 15 November 2017 21:31  
**To:** PLN - Comments  
**Subject:** 17/00770/FULL - Former Richard Cloudesley School Golden Lane Estate London EC1Y 0TZ

**Planning Officer Catherine Linford**  
**City of London**  
**PO Box 270**  
**Guildhall**  
**London**  
**EC2P 2EJ**  
**[PLNcomments@cityoflondon.gov.uk](mailto:PLNcomments@cityoflondon.gov.uk)**

**Ref 17/00770/FULL**

Dear Madam,

I have now had an opportunity of considering the revised documents submitted by City of London in support of its planning application for the Scheme. As a result, I repeat the objections contained in my letter of 14 September 2017.

I would like to strongly object to the proposed plan for the COLPAI / former Richard Cloudesley school site. The plan is a gross overdevelopment that would negatively impact the Grade II/II\* listed Golden Lane Estate and St. Luke's Conservation Area, breaks multiple local and national planning policies, and endanger the lives of the site's residents.

**1) The proposed residential block is excessively high at 14 storeys.** The site is in an area of predominantly low rise buildings and has not been identified by Islington Council as being appropriate for a tall building in its Local Plan.

The tower would rise to a height of 46 metres, which would make it a tall building in policy terms, outside an area where tall buildings are promoted or considered appropriate. It would overshadow the Grade II/II\* listed Golden Lane Estate, St Luke's Conservation Area and Banner Street. 55 Flats in Banner, Basterfield and Hatfield will lose more daylight than BRE rules (up to 50% of their light from the front of their properties), while those living in the Peabody social housing estate will also be affected.

The impact of the tower is further maximised by the way it directly fronts the street, rather than sensitively set back. Islington Council's Design Review Panel considered the scheme three times at pre-application stage and has raised each time serious concerns about the design and massing.

**2) The proposed tower would endanger residents by not meeting best practice with regards to fire safety.** Building a 14 storey tower with a single route of escape via a narrow staircase, in a tower block containing 7 wheelchair accessible flats and other vulnerable people, may be legal but after the tragedy of Grenfell is beyond belief. As the Telegraph confirms, *"Despite safety concerns of experts, tower blocks in Britain still only have to have one staircase, leaving Britain out of step with other countries in the world"*. The Government has referred the construction industry to its Approved Documents B Vol.1 (Dwellinghouses) which says that *"The basic principles for the design of means for escape are...that there should be alternative means of escape in most situations"*.

In addition, it is deeply disturbing to see that the plans for the tower show bicycles parked in corridors, which illustrates the level of seriousness with which the safety of residents is being regarded.

**3) The location of the narrow service corridor that leads to the school hall is inappropriate.**

Residents of Hatfield House would be heavily affected by frequent noise and disturbance of bins being emptied, loading and unloading, and people attending private events at the hall well into the evenings. As the school hall would be located far from the street and inaccessible via motor vehicles, bins would need to be dragged far beyond the recommended 10m in Islington's own guidance. Both hall and service corridor should be easily accessible from the street and located where they will cause minimal disturbance to Golden Lane Estate residents.

**4) There is no outside space for the residents of the 66 flats (none of which have gardens, and only have balconies of limited size), which would provide an extremely poor quality of life for its estimated 44 children.** The only nearby open public space is the small Fortune Park, which is often uncomfortably crowded. The planning statement (7.200) admits that the development should provide 430sqm of play space, but that the extreme density of the site makes this impossible. Its suggestion that the lack of safe open space will be offset by the school hall, which will host private events and would require booking in advance, is both misleading and disingenuous. Nor is it clear what the community demand for the hall will be, given that there are existing community hall facilities nearby. The applicant's Design and Access Statement labels the spaces within the Golden Lane Estate as 'public', when in fact they are semi-private, for the benefit of the residents of the Estate.

**5) Cycle parking on site is inadequate and falls to meet GLA Policy.** 56 school cycle parking spaces (1 per 8 staff / student) are required, but just 12 (less than 25%) on-street spaces would be provided by proposed development. The proposal boasts 117 spaces for residents but does not evidence how this will be achieved - the cycle store will be able to hold no more than 48 cycles, less than 50% of this total.

Again, the proposal admits that it is the extreme density of the site that is the reason behind the failure to provide adequate parking: *"Whilst the cycle parking spaces on the site do not meet with the London Plan standards it is felt that due to the fact the site is physically constrained in the amount of space available to provide secure cycle parking, it is not possible to provide the correct amount of parking."*

**6) There is no evidence that a two form school is needed in the area.** While a school would normally be welcomed, the facts show that existing schools in the area are undersubscribed, with Islington's Primary and Secondary School Roll Projections from 2016/17 to 2030/31 reporting *"a surplus of places in Finsbury"* while the media is reporting a sharp drop in primary school applications.

The combined two-form entry and nursery provision will accommodate 458 children. This in itself is an enormous intensification in educational use over the previous school on the site. The normal requirement for primary schools in urban areas is that pupils should be able to walk to and from home. A school should thus be located within the catchment area for the pupils it will serve.

There is no evidence that this will be the case with the proposed school here. Indeed, the location of COLPAI is too distant and poorly connected from where places are genuinely needed in North Islington, which would risk an increase in motor traffic to an area with almost no parking.

**7) The Grade II/II\* listed Golden Lane Estate, an area of special architectural and historic interest, will be heavily affected.** The Golden Lane Estate is a truly special place - a quiet oasis both for those who are lucky enough to live there, or for workers enjoying its open spaces and facilities. The COLPAI site tightly borders the Golden Lane Estate and the proposed development would be heavily detrimental to the estate in numerous ways, while offering nothing in return:

- a playground sited on a school roof (another result of extreme density) will broadcast uncontained noise across Basterfield House and Hatfield House (The noise assessment report produced by the applicant appears to have ignored this aspect of the scheme. The only mention of noise mitigation measures in the applicant's report is the 'quiet teaching space' near Hatfield House.)
- attractive silver birch and cherry mature trees to the north west of the Golden Lane Estate, bordering resident's allotments, would be removed despite being appropriate for their situation, in good health with a reasonable life-expectancy. This is confirmed by Appendix 3 of the applicant's Tree Report, which confirms that all the existing trees have a future life span of 10+ or 20+ years.

- resident's parking, already inadequate with a 7-year waiting list, will be severely impacted. The proposal involves the loss of existing garages which are part of the Golden Lane Estate and which currently provide valuable parking for disabled residents. There is no proposal to replace this.
- information provided by the applicant (paragraphs 7.194 and 7.195 of the Planning Statement) states that the existing recessed rooms of Basterfield House and Hatfield House will be adversely affected by the proposals.

The plan is clearly at odds with the City of London's own Golden Lane Estate Listed Building Management Guidelines Supplementary Planning Document 2013, which states that *"no new buildings, infilling, removals or extensions should be introduced which would be detrimental to the integrity of the Estate as a whole. The relevant planning authority should, therefore, take into account the significance of the Estate's setting to its special architectural interest when considering any developments on the immediate boundary of the estate"*

While the original plan of a single form school combined with some housing was reasonable, the project has ballooned to an excessive size and needs to go back to the drawing board. The doubling of the size of the school, combined with a near maximum number of high rise flats has resulted in excessive density nearly three times the maximum limit set in the London Plan.

The end result of this density is that the site's residents will be denied a good quality of life, planning policies are being breached, and there will be an high cost on neighbouring listed buildings and their residents.

It is clear that the public good is not being outweighed by a school and social housing and I urge you to refuse this plan and ask for the brief to be revisited.

Yours sincerely,

Lisa Scott  
41 Hatfield House  
Golden Lane Estate  
London  
EC1Y 0SU

**Devlia, Neel**

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**From:** PLN - Comments  
**Sent:** 17 November 2017 15:54  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:53 PM on 17 Nov 2017 from Mrs Christine Clifford.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mrs Christine Clifford  
**Email:**  
**Address:** 26 Bowater House Golden Lane Estate London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I object to this development for the following reasons.

1. It's far too dense for the site
2. It cannot provide a healthy environment for housing or school children
3. The school seems to have grown in projected numbers but there is no evidence that there is any real demand for this school on this site.
4. The school hall is aimed at an adult customer profile
5. The tower block has a single escape staircase in the same space as the lift and the service risers. In a fire this would be disastrous.

6. A neighbour has created two alternative plans that are far more attractive, the second of these looks at using the old primary school used currently by the London Fashion college. This would be an excellent place to House adult education and a school. We would then have more social housing and green space.

7. City of London Common Councillors sitting on the City's Planning Committee are also involved in the school. Others will have written more fully on this but it is a serious concern.

The building does not concern me directly

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 28 January 2018 18:49  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:46 PM on 28 Jan 2018 from Mrs Christine Clifford.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Christine Clifford  
**Email:**  
**Address:** 26 Bowater House Golden Lane Estate London

### **Comments Details**

**Commenter Type:** Member of the Public  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
**Comments:** Why is @cityoflondon Planning Committee trying to 'delegate' responsibility for Richard Cloudesley School Site Planning Application to Islington on Monday morning when this affects 500 residents and City of London Academy with 3 common councillors on its



board? #planning

This secrecy seems well planned. Yet another case of the City of London Planning attacking the community of residents here

**City of London Primary Academy and housing scheme planning application for  
103 Golden Lane, Islington, London, EC1Y 0TZ**

**Islington P2017/2961/FUL**

**City of London 17/00770/FULL**

**Comments by Steven Malles and Paul Lincoln  
14 Basterfield House, Golden Lane Estate, EC1Y 0TN**

**A. Conflicts of Interest**

- 1. The planning application will be heard by the planning committees of the two boroughs. There appear to be a number of potential conflicts of interest in the City of London which need to be addressed before this application is considered. Common Councillors Mark Boleat, Henry Colthurst and Chris Hayward are all members of the City of London Planning Committee and are also all on the board of trustees of the City of London Academy which will build and manage the City of London Primary Academy. Although they will not derive personal financial benefit, the body for which they have financial and corporate responsibility will be a beneficiary of a decision made by the committee of which they are members. This is most certainly in contradiction of Nolan Principles.**
- 2. In addition to this, on 18 October, the Housing and Finance Institute of which Mark Boleat is Chair published a report which stated that: 'Planning decisions should be taken by relatively small panels, who have received appropriate training, and representatives of an area in which a development would take place should be excluded from voting on that decision'. Coverage of the report by the London Evening Standard quoted Mark Boleat as suggesting that middle class 'Nimbys' should be denied the opportunity to comment on planning applications as this invariably led to delays and a loss of housing. It said: *'In a radical set of proposals, Sir Mark said that residents must have their influence hugely scaled back by excluding councillors representing residents affected by a planning application from the decision on whether it should go ahead'*. Given that Mark Boleat is so clear about his views on this matter, this would make it difficult for him to vote dispassionately on a planning application in which the local community is so active in expressing their views.**
- 3. Under these circumstances it is inappropriate for any of these Common Councillors to have a vote on this development.**

## **B. Key objections**

- 1. The proposals are too dense for the available space. There is no green space and nowhere for children to play. An overcrowded site will not make for good homes, a successful school or a contented neighbourhood. There is an acute need for increased green and amenity space in the area. Fortune Park is the nearest green space and is overcrowded for much of the time due to its proximity to the Golden Lane campus. Although Golden Lane Estate has well-designed housing, the public spaces and landscape are less well-conceived and fail to provide usable amenity space for Golden Lane residents and will be unable to provide for those who move into the new homes.**
- 2. The school which was originally planned to accommodate 80 pupils will now host 458. This is not only a huge number for this site but the City of London Academy which will run the school has completely failed to show that there is a demand for so many new school places. And if the demand does exist in the north of Islington, a large number of pupils will have to be driven to Golden Lane with devastating effect on an already congested and polluted environment. This will undermine the work taking place by Islington, the City and the Mayor of London in addressing pollution and poor quality air.**
- 3. The school hall which is separate from the school, is designed for adult sports and private hire. It appears to be almost six metres high although the drawings are difficult to follow and are vague on the positioning of air conditioning plant and extractor fans. The height is unusual for a facility designed for primary school children. There will be smelly kitchens and noisy air conditioning plant adjacent to Basterfield House and level with the first floor bedrooms and the second floor kitchens. This will not only create huge inconvenience for people living in Hatfield and Basterfield but will revive many of the problems of noise and overcrowding which led to the closure of the old community centre. It will also compete with the existing community centre which is currently being refurbished and which will need to generate independent commercial sources of income in order to survive. It should be noted that failure by the contractors working on the rebuilding of the leisure centre to address the issue of air conditioning plant led to considerable delays in its opening. Residents have a right to quiet enjoyment of their properties, this plan will undermine this.**
- 4. The tower block will loom over the Estate and much of the neighbourhood blocking light and causing huge damage to the setting of the Estate. Work has been carried out recently showing that loss of light to flats will vary but in some cases up to 60% of daylight will be lost.**

5. The noise from the school playground will echo across the Estate. This is already a problem with the increased use of the tennis courts by companies and schools hiring the space but the hard surfaces of the estate do not absorb sound satisfactorily.
6. The tower block will have a blank ground floor facade at street level bringing no life to this part of Golden Lane. This is absolutely contrary to current thinking on the animation of street life. See publications by CABI, CABI Space and Create Streets.
7. There are few more important issues than how to create decent homes for everyone. Golden Lane Estate is special for many reasons which are important not only for heritage experts but for those who need good quality public housing. Golden Lane has set important standards for housing design, public space and leisure amenities. This is a chance to learn from Golden Lane and create a new generation of good quality public housing.
8. Golden Lane Estate has been listed not only because it is architecturally distinguished but also because the design has created a successful place where people really want to live. These proposals are not only in contravention of the local district plans but undermine the qualities of the Estate. We have an opportunity to extend and complement, not compete and contradict.
9. There is a great opportunity to complement the existing estate and create new housing that will become great homes. There is a desperate need for genuinely affordable public housing but this needs to have adequate public and open space amenities.
10. There is a desperate shortage of low cost housing in the City and Islington especially with the sale of Bernard Morgan House and the YMCA in Fann Street - this is an opportunity to redress the balance.

### **C. Alternative proposals**

1. Three alternative proposals have been devised and recently publicised.
2. The one submitted by Bayer resident Fred Scott is ingenious because it continues the use of the basement levels (derived from the warehouses that occupied the site) which give Golden Lane Estate a great sense of space despite its high density. It includes a replica of Great Arthur House at the current height. It is thought provoking but ultimately the area cannot bear an additional tower block because unlike Great Arthur

**House, there is little space for its setting.**

- 3. Charles Humphries from Basterfield House has suggested two alternative schemes both of which dispense with the tower block by creating lower rise accommodation. He also explores sinking the new scheme to the level of the rest of the estate and in one case, moves the school onto the London College of Fashion site releasing space for the creation of 102 rather than 66 homes.**
- 4. Proposals for housing blocks of between five and seven floors would remove the need for a tower block and create more homes and more green space.**
- 5. A shared green space adjacent to Basterfield House would bring the benefits of nature to existing as well as new communities. Publications by the Landscape Institute, Natural England, DEFRA and their Scottish equivalents have demonstrated the considerable health benefits of green space, of bringing nature into the city and of green prescribing. It would be a huge lost opportunity to fail to provide good quality green space in this scheme when it is so evidently possible to do so without loss to the number of homes provided.**

#### **D. Declaration of Interest by respondents**

- 1. Paul Lincoln and Steven Malles will be adversely affected by this development as our kitchen overlooks the school hall and one of the bedrooms overlooks the top of the building or the plant depending on where it is located. The distance from the bedroom to the plant means that any sound emitted will be easily heard.**
- 2. Paul Lincoln works for the Landscape Institute UK, the Chartered body for landscape practitioners. He is employed as Executive Director Marketing and Communications. He has led on the publication of position papers on green infrastructure as well as the impact on public health of investment in landscape.**
- 3. Rob Beswick, Founder and Director of B|D Landscape Architects and the landscape architect for this scheme is a Chartered Member of the Landscape Institute and sits on the Landscape Institute Awards and Competitions Committee.**
- 4. All comments in this note are made in the personal capacity of Paul Lincoln and Steven Malles.**

**16 November 2017**

**City of London Primary Academy and housing scheme planning application for  
103 Golden Lane, Islington, London, EC1Y 0TZ**

**Islington P2017/2961/FUL**

**City of London 17/00770/FULL**

**Comments by Steven Malles and Paul Lincoln  
14 Basterfield House, Golden Lane Estate, EC1Y 0TN**

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#### **D. Declaration of Interest by respondents**

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3. **Rob Beswick, Founder and Director of B|D Landscape Architects and the landscape architect for this scheme is a Chartered Member of the Landscape Institute and sits on the Landscape Institute Awards and Competitions Committee.**
4. **All comments in this note are made in the personal capacity of Paul Lincoln and Steven Malies.**

16 November 2017

**From:** PLN - Comments  
**Sent:** 04 December 2017 15:41  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:40 PM on 04 Dec 2017 from Miss Sonia Dellepiani.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Miss Sonia Dellepiani  
**Email:**  
**Address:** Andrewes House London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I would like to give my support to the COLPAI project. I am a local resident, I take my children to Fortune Park to play and my oldest son is attending COLPAI.

As a local resident, I am very pleased that the area around Baltic Street will be renewed. It will bring some life in this portion of Golden Lane that was quite gloom.

The new school building looks great and I am very pleased to hear that its amenities will be shared with the local community after school hours.

As a parent, I can confirm that we need a new school in the local area, when we applied for our son we did not get a space in the local school and only had one in a school that is far from the standard of COLPAI and is 25 minutes walk from our place.

I would also like to emphasize the benefits that the school brings to the community.

The teaching is excellent and unique as it has a creative approach, many parents who would normally send their children to a private school are more eager to choose COLPAI, for this reason the school brings a social cohesion to our community.

The school also offers after school clubs from reception year, which is not always the case in other schools. It is invaluable for working parents or mums who would like to make their way back to work.

The school is trying to offer more activities through these clubs but is facing some challenges when it comes to space as it does not have its own building yet. It is facing the same challenges when it comes to PE or to use the playground.

A delay in the construction will just put a gamble with the contentment of the children.



**Devlia, Neel**

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**From:** PLN - Comments  
**Sent:** 06 December 2017 15:45  
**To:** PLN - Comments  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:43 PM on 06 Dec 2017 from Ms Frederika Whitehead.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey building to provide 66 social rented units (Class C3) (6135sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Frederika Whitehead

**Email:**

**Address:** 69 Bralthwaite House Bunhill Row London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I'm responding to a letter I had inviting me to comment, though I'm a bit confused as I thought I already had. But I am in favour of the school. I am very nervous that my daughter won't get a school place if it is not built, as the competition is so fierce in this area, and there are so many new flats being built. My daughter is an only child, so she can't get a place on the coattails of a sibling.

**Broughton, Helen**

---

**Subject:** FW: FW: Representation P2017/2961 Letter of Support

**From:** William Lau  
**Sent:** 16 February 2018 11:08  
**To:** Broughton, Helen <Helen.Broughton@cityoflondon.gov.uk>  
**Subject:** Re: FW: Representation P2017/2961 Letter of Support

Dear Helen,

My address is: Flat 3, 9 Quick Street, London N1 8HL

**From:** William Lau  
**Sent:** 06 February 2018 22:58  
**To:** Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>; PLN - Comments  
 <PLNComments@cityoflondon.gov.uk>  
**Cc:** Kim Nottage >; Kim Clapham >

**Subject:** Representation P2017/2961 Letter of Support

Dear Catherine,

I write as a parent of a child currently attending City of London Primary Academy Islington (CoLPAI).

I was pleased to hear that plans have been re-submitted based on recent feedback regarding the active frontage at ground level along with several other comments. This now appears to have been amended in the plan and I hope that the changes in response to the feedback are satisfactory.

I believe that the socio-economic benefits of this scheme are significant and urge your members to approve the planning application on the basis of the two main benefits:

- 1) Providing a permanent school site for a thriving school currently situated on a temporary site.
- 2) Providing affordable social housing in Islington and near the City of London

**The permanent school site**

CoLPAI is currently located on the top floor of Moorlands Primary School on Moreland Street. The site offers little outdoor space for our children and due to the temporary nature of the site, parents are commuting from all over Islington, the City of London and the surrounding boroughs. Due to the distance from the proposed site on Golden Lane, several children are being carried on bikes in bike seats; this is not without danger on the roads of Central London during rush hour. Some pupils get on the crowded buses and others drive in due to the distances involved. All of this creates a strain on the transport network, particularly as there are currently effectively two primary schools located at one postcode (CoLPAI and Moreland Primary School).

The school itself is thriving under the leadership of Ms Kim Clapham. She is supported by an incredible team of teachers and support staff. However, the uncertainty around the location of a permanent site and the delays in the planning process mean that the young pupils of CoLPAI may need to move once again into an alternative temporary site whilst the planning phase is delayed. Given that the current site of 99 Golden Lane is reserved for use as a site for a school and both Islington and the City of London are keen to provide more primary school places, it makes little sense to delay this project further.

I am aware of opposing representation and feedback from the design and review panel, however the plans have been amended in response to this and I see no further reason to delay the approval of the site. CoLPAI is a functioning school that needs a permanent site and the site at 99 Golden Lane would be an ideal and welcome addition to the local community. Given the lengthy and somewhat protracted consultation, it seems that any further objections would merely delay the building of a permanent site for CoLPAI pupils and incur further financial and staffing costs for all parties involved.

As a teacher myself, I can speak from experience and research which shows that students thrive in an environment where teaching is outstanding and there is consistency and stability in the students' learning environment. Ms Clapham and the City of London Trust of schools have an excellent track record and I have every confidence in them delivering outstanding teaching and pastoral care. Therefore, it seems that the delays in approving this site is the only barrier to achieving strong educational outcomes for the children who currently attend CoLPAI. I urge your members therefore to approve the planning application on the basis of providing stability for a thriving school which is already fully operational.

### **Providing affordable housing**

There is an acute shortage of affordable social housing in both the City of London and Islington. The Mayor of London recently described this as a housing crisis. Despite Policy CS12 of Islington's Core Strategy and City of London's Local Plan Policy CS21 stating targets of 1125 and 110 affordable homes respectively, a 2016 report from the House of Commons Library briefing recorded only 70 affordable homes being added to the City of London between 2011 and 2015, with The Guardian reporting no new affordable homes being built between 2015 and 2016 in the City of London. These are the lowest figures in London. For Islington, only 310 affordable homes were made available in 2016 far below the CS12 target.

The lack of affordable housing means that for those that live and work in Islington and the City of London, many have no choice but to commute from other areas within and outside of London putting further strain on the transport network. Increasing the amount of affordable housing would enable many families to live and work in the same borough, reducing the need for expensive travel and thereby also helping to reduce air pollution levels which is another major concern for the boroughs of Islington and the City of London.

We regularly read reports that the Mayor of London is committed to providing affordable social housing in London- approving this planning application would be a bold step in providing the affordable housing that the City of London and Islington so desperately needs. This unique project marries the community benefits of additional primary school places in an excellent primary school, a safe residential play area, affordable workspaces and affordable social housing in an area of need.

I hope you and your members will consider all the points made above.

Thank you for your understanding and support with this matter.

Yours sincerely

William Lau - CAS Master Teacher

[www.mrlaulearning.com](http://www.mrlaulearning.com)

[www.twitter.com/mrlaulearning](https://www.twitter.com/mrlaulearning)

**Latest book:** Teaching Computing in Secondary Schools [[Amazon](#)] [[Routledge](#)]

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William Lau - CAS Master Teacher

[www.mrlaulearning.com](http://www.mrlaulearning.com)

[www.twitter.com/mrlaulearning](https://www.twitter.com/mrlaulearning)

**Latest book:** Teaching Computing in Secondary Schools [[Amazon](#)] [[Routledge](#)]

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:01 PM on 08 Feb 2018 from Ms Jana Hasegawa.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Jana Hasegawa

**Email:**

**Address:** Flat 20, Tiller House Whitmore Estate LONDON

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I would like to once more express my support for the project as a parent of a child who is currently enrolled in Reception class in Colpal.  
The need for a new school has clearly been identified in supporting documents and indemnified by both Islington and City of London. As a parent I can only support this stance.  
As young as the school may be, it has proven its academic excellence and it has been a place which leads and nurtures its students with care and devotion. Considering the well-being and development of the current Reception intake and all members of staff, it is



essential that the children's needs are considered as a priority and the new school building goes ahead providing much needed facilities (sports hall and outside playground), which the children currently do not have access to and allowing for the school to grow and expand.

The proposed 100% social housing and redevelopment of the area will benefit local community as well as key workers in underpaid sectors and industries.

## Wells, Janet (Built Environment)

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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:53 PM on 08 Feb 2018 from Ms Tracey George.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Ms Tracey George

**Email:**

**Address:** 32 Patrick Coman House London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I am writing to lend my support to this scheme. I feel it is a wonderful opportunity for the local area to acquire an outstanding school for local residents. COLPAI is already up and running in its temporary home inside Moreland primary school. The feedback given already is nothing but positive and I feel it will only get better when it moves to its permanent home, hopefully on Golden Lane.

I cannot see any viable reason that anyone would object to the building of a primary school in such a densely populated area. Good inner London primary schools are always oversubscribed and the addition of a new school,

in my eyes, can only be a positive thing. The extensive redevelopment that is occurring in Islington at the moment will only lead to further pressure on existing schools, and I believe that every child deserves the right to good education. The only way that this can happen is through the building of new schools, like COLPAI.

In relation to the proposed housing development, although I can understand some of the local resident's concerns, I feel the precedent set in granting planning permission to certain other building projects in the local area means cannot be opposed. If the council are allowing multi-storey "Luxury" apartment blocks to pop up all over the borough, then block this one, would be hypocritical to say the least. The building of quality, affordable housing for local residents should be the priority of every local authority in London, in fact, the whole of the UK. Central London is becoming saturated with these new luxury developments, with 2 bed apartments selling for 800k upwards, which is pricing the "normal" London family out of the market. I will not even mention the private renting crisis we are currently experiencing. This scheme should be applauded for trying to offer 50+ affordable residential units to local people, not blocked!

Any legitimate reason for this scheme not to be granted planning permission has been nullified by the Denizen project at the other end of Golden Lane. If this scheme can be granted planning permission, how can the COLPAI project not?

Normal, working class families are being pushed out of Central London in their droves, in what seems like a scheme of mass gentrification. So building a new school and new affordable housing development on Golden Lane is a positive thing for the local community.

1007-0

**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: Colpai - A Letter of Support

**From:** andy  
**Sent:** 12 February 2018 18:33  
**To:** Linford, Catherine ; [simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk)  
**Subject:** Re: Colpai - A Letter of Support

Hi Catherine,

It's 56 Defoe House

Barbican

EC2Y 8DN

All best

Andy

---

**From:** Linford, Catherine <[Catherine.Linford@cityoflondon.gov.uk](mailto:Catherine.Linford@cityoflondon.gov.uk)>  
**Sent:** 12 February 2018 14:20  
**To:** andy; [simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk)  
**Subject:** RE: Colpai - A Letter of Support

Dear Mr Bell,

Thank you for your email. Please could I have your address.

Best wishes,  
Catherine

**Catherine Linford**  
Senior Planning Officer  
Department of the Built Environment  
City of London  
020 7332 1352  
[www.cityoflondon.gov.uk](http://www.cityoflondon.gov.uk)

**From:** andy

**Sent:** 09 February 2018 17:03

**To:** Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>; simon.greenwood@islington.gov.uk

**Subject:** Colpai - A Letter of Support

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Hello,

I would be grateful if you could add my thoughts in support of the development of the former Richard Cloudesley School in Golden Lane. If you want my address I am happy to give it (I live on the Barbican Estate)

I support the application and the amendments.

As a parent of a Colpai child (a school in temporary accommodation) and a local resident, I know first-hand that there is a shortage of school places in the area.

Contrary to what some people think, many parents in the locality do not want to send their children to independent schools or faith schools.

The only other choice for parents locally is Prior Weston. It is not a choice if there is only one state school to go to.

Since Colpai opened in September last year, it has developed into an exceptional school, with a fantastic ethos and great ambitions for all the children. It's existence offers local parents the choice of where to send their children. That's really important.

The only cloud over it is the delay in moving into its permanent site. There is absolutely no question this area needs this school, a school to be proud of, and given the woeful shortage of social housing in the City in general, the residential block is obviously welcome as well. While I do have sympathy for some of the immediate neighbours' concerns, I feel that the new school and housing cannot be held up any longer now that the amendments go some way to appeasing their complaints.

Andy Bell

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**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: 11/02/18 Planning Application Objection - Richard Cloudesley School Site 17/00770/FULL

-----Original Message-----

From: kate and martin

Sent: 11 February 2018 22:00

To: PLN - Comments <PLNComments@cityoflondon.gov.uk>

Subject: 11/02/18 Planning Application Objection - Richard Cloudesley School Site 17/00770/FULL

Dear Ms Linford

I was disappointed to see that the revised plans submitted show very few positive changes. All previous concerns have not been lessened. The scheme still has major flaws in layout, massing, over development and any care for the existing surrounding built and spacial landscape.

Over development of a small tight site - I am not against a school or housing, but trying to fit both on such a small site feels / looks like over development. School, Hall, Playground and Residential Tower do not happily sit, they have been elbowed in.

Tower overpowering - A residential tower needs space around it to be visually successful without overpowering its neighbours.

The tower has no space to breath, the school will be overly dominated, as well as the Basterfield House, which will be majorly affected by loss of light and major overlooking. The school playground will have no morning light, winter mornings will be very grim both for the children and Golden Lane Estate.

The tower massing overpowers the Conservation Area and Banner Street. From the images presented the tower becomes a wall / barrier looking west along Banner Street.

I have concerns in relation to the tower and escape routes. The proposal to only install one escape stair seems very backward looking in relation to the recent Grenfell Tower incident.

School Proposal - The size of school has been brought in to question- Is a school this size needed in the area. This needs to be proven to the Public.

It would be an outrage if a school this size is built and it is not full. I understand local schools are not full already.

Sound Impact - I have great concerns in relation to the detrimental noise impact the development will have particularly in relation to deliveries and servicing the Hall and Kitchens. The location of the Hall to Basterfield is very close to the boundary and residents bedrooms. The plans show a zone of Plant on the roof of the Hall. I would request that acoustic louvers should be provided to this area of Plant both vertical and horizontal across the top of the plant. We have already experienced plant noise over and above the Planning Condition stated levels when the swimming pool was refurbished. Environmental health action was taken.

I also have concerns with a kitchen so close to residential buildings. Exhaust and food smells wafting in to the estate.

The hall is poorly located for access by the public or services bins etc. Noise will be an issue bin collection / deliveries expected to be dragged from the hall though the site and to the street, so close to the Golden Lane Boundary.

Assumed early hours or evening or weekends, causing noise pollution to the whole estate.

After school activities within the Hall both early morning and evening. How would this be controlled, noise break out, people leaving late in the evening etc?

Impact on the Listed Estate and adjacent Conservation Area - Golden Lane Estate is a world renowned Grade 2 and 2\* Listed Estate, overpowering the estate with mass blocks can only cause substantial harm to the estate and its aspect. There are few good examples of housing such as Golden Lane left which have not been overly damaged or

changed. The City and Islington should be celebrating the Estate not over developing around it. A positive high quality design for this site should be developed celebrating its surroundings. I believe the brief enforced on the Architects has forced a good architectural design practice down a route they probably do not believe in themselves. The brief needs radical review.

I believe there are alternative proposals which are lower in height which allow more housing on the site and use the London School of Fashion building for the new school. A building that could be easily and quickly refurbished to get a school up and running. This has to be a more positive and sustainable way forward rather than shoe horning a school and less social housing on to the proposed site.

#### **Planning Policy Guidelines**

The proposal breaks with Planning Policy both local and national in relation to building heights, massing and other important factors. I would suggest both The City of London and Islington need to clarify to their Public why they should be allowed to break such policies.

Yours Sincerely

Kate Edwards

54 Basterfield House  
Golden Lane Estate



**Broughton, Helen**

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**From:** PLN - Comments  
**Subject:** FW: Objection to the planning application for former Richard Cloudseley School

**From:** Claudia Marcian te  
**Sent:** 12 February 2018 17:29  
**To:** [simon.greenwood@islington.gov.uk](mailto:simon.greenwood@islington.gov.uk); Linford, Catherine  
**Subject:** Objection to the planning application for former Richard Cloudseley School

Dear Simon Greenwood and Catherine Linford,

I'm writing to object to the resubmitted plans for the site of the former Richard Cloudesly School. As a resident of Golden Lane Estate I already understand the adverse impact of poorly thought-out planning, as can be seen by the demolition and planned 'luxury flat' development metres away from our Estate on the former site of Bernard Morgan House which will hugely impact on local residents and had 182 objections (to little effect!). I was hoping that the City and Islington planners would have more consideration with this application, however, once again residents are adversely affected by the proposals.

In particular Hatfield House will be negatively impacted. Refuse lorries and other service vehicles will be driven metres from residents windows throughout the day, these streets are narrow and the noise and congestion will negatively impact on residents' quality of life and the pollution levels will rise. On top of this is the noise levels from the school itself as well as the out of use hours of the school by other people.

The justification for a new school is completely mysterious too - there are places available at the wonderful Prior Weston Primary School and places available at nearby Moorlands for primary children. There is not a need for extra primary places in this part of Islington and the City. It makes one wonder why this new school is happening?

There is a big need for social housing though, and if this site is to be re-developed then it could have been **solely** for social housing - and the architects could have designed low rise maisonettes to echo those on Golden Lane Estate, which would actually be more fitting for the Conservation Area it is set in and would adhere to the Golden Lane Estate Listed Buildings Guidelines, which at the moment it is in contravention of.

The development will also impact on the biodiversity created by the allotments of Golden Lane Estate. The Golden Lane Baggers, of which I'm a member, take great pride in this nature space - I feel that the loss of trees and shrubs that border the site will negatively affect this important community asset.

It would be interesting to understand how the decision was come to that a new school was needed here? And to understand how a site bordering a listed II estate is not designed and dealt with in a way that is fitting. Not only that, we are a community of people who love where we live and have a quality of life that is as good as can be in the middle of a City (pollution aside), a quality of life that is due to the original architects vision. The same quality of life will not endure with this new development, and not only current residents but the new social housing residents will also have a low quality of life due to the lack of amenity and privacy and the lack of safety (e.g. one staircase to escape a fire in a block of 14 stories - I find this quite shocking after Grenfell!).

Please accept my objection and submit to those on the relevant committees. I hope that this time a majority will understand that bad design will have a huge impact on locals, whereas, good design could provide the much needed social housing with less impact on this thriving community.

Best wishes,  
 Claudia Marcian te  
 1 Bowater House, Golden Lane Estate  
 London EC1Y 0RJ

**From:** [REDACTED]  
**To:** Broughton, Helen  
**Subject:** Re: FW: PLN FW: Letter of representation in support of the proposed development for COLPAI and residential building COL:01425405  
**Date:** 19 February 2018 13:54:37

---

My postal address is:

Joao Bravo da Costa  
Flat 19 Aquarelle House  
259 City Road  
EC1V 1AG London

Regards,

João Bravo da Costa



[www.linkedin.com/in/bravodacosta](http://www.linkedin.com/in/bravodacosta)

On 16 February 2018 at 14:53, Broughton, Helen  
<[Helen.Broughton@cityoflondon.gov.uk](mailto:Helen.Broughton@cityoflondon.gov.uk)> wrote:

Good afternoon,

Thank you for your email.

May I please have a postal address to log your representation?

Kind regards,

Helen Broughton

---

**From:** [REDACTED]  
**Sent:** 13 February 2018 14:30  
**To:** PRO Queue  
**Subject:** Letter of representation in support of the proposed development for COLPAI and residential building

Good afternoon,

I have been trying to submit my comments in support of application P2017/2961/FUL,

submitted simultaneously to the City of London and to the LB Islington, for the City of London Primary Academy Islington and residential development on the site of the former Richard Cloudesley school on Golden Lane. It seems that the City of London's planning website is not working, so I would appreciate it if you would accept my letter by email.

JBC

#### SUPPORT LETTER

My name is João Bravo da Costa. I am writing in support of application P2017/2961/FUL for the City of London Primary Academy Islington and residential development on the site of the former Richard Cloudesley school on Golden Lane.

I write as the father of a COLPAI pupil. As a family, we feel fortunate that my son is attending a school that looks so promising from the very start. It is clear that the City of London's aspirations for this school are being fuelled by the initiative, the resources, and the enthusiasm required to make it an outstanding school. It is also clear that this is a sorely needed school in an area where – according to many parents' experiences – school places are very contested and options are very limited. As we look forward to enrolling our second child at COLPAI, we feel it is imperative that the school's development plan progresses as scheduled. COLPAI's only handicaps are the restrictions imposed by the agreements with Moreland School, the host of their shared location. Like all other parents, we enrolled our children trusting that a new school building would be completed by September 2019. In short, we have accepted the restrictions on outdoor play, dining, and sports hall use as short-term encumbrances towards a fully functioning and well equipped permanent facility to be delivered as soon as possible.

I write also as an architect with experience of similar sites and projects in London. I applaud the initiative to provide an appreciable amount of affordable housing as well as a new school on this derelict site, and the considerable effort that has gone into satisfying planning guidance as well as the wishes and preferences of some local residents. All told, this is a well-considered and necessary scheme that will bring unquestionable benefits to hundreds of local families, who are now or in the near future struggling to find affordable housing and/or a good non-denominational state school that will accept their children. As we all know, school quality is a significant multiplier for house prices in London. Therefore, locking a reasonable amount of affordable housing into the catchment area of a school which is being given the means to excel ensures access to those who in the near future might otherwise not be able to benefit from COLPAI's educational offer.

As a parent and as an architect I am concerned with the efforts by a group of local residents to persuade the planning authorities to stop the proposed development. Over the last few months, it has become apparent that a well-organised and very active campaign has sought to mobilise residents of the Golden Lane estate. While their right to object is unquestionable, some of the information circulated seems misleading – for example regarding the need for a school in the area, or the compliance with policy, despite an unusually thorough consultation and review process. I am also concerned that the belligerent tone of the GLERA campaign has been drowning out or intimidating the

voices of other local residents. Among our fellow parents, residents of the Peabody estate across the street are highly supportive of the proposed development. Although these local residents have at least an equal stake in the proposed development, some of our fellow parents feel uncomfortable to speak before the Planning Committee, as a consequence of the hostility they expect to find following months of GLERA campaigning.

Because most of my work is related to planning applications in London, I see this application in the light of the Mayor of London's policies, as well as Islington's and the City of London's positions in the context of the housing crisis. As an architect, I feel confident that the proposed development is a very positive contribution to the local area. 66 new social rent homes, 244 sqm of ground floor affordable workspace (with the attendant employment opportunities), a strongly desired new school with excellent governance, a sports hall to be shared with the local community – all in a currently derelict site where a school once stood, a mere 400 m from an Underground station. This is a proposition that any London borough would welcome, and indeed seems perfectly in line with both Islington's and the City of London's targets to deliver new homes (2,000 new affordable units between 2015 and 2019 and 110 new units per year, respectively).

It is my understanding that building height is the only parameter not compliant with local planning policy and guidelines. However, it is clear that much care has been taken to mitigate any adverse effects, such as overshadowing of Basterfield House. And whereas concerns have been raised regarding the height of the proposed residential block in a historic modernist context, it is worth mentioning that (1) Chamberlain Powell & Bonn's original masterplan for Golden Lane featured 2 high rise blocks – one of which was not built; (2) the proposed height is not arbitrary but derived from a viable quantum of non-speculative development whose design has undergone a painstaking and unusually long consultation process and design amendments, which seem fully to have addressed planner's concerns; (3) St Mary's towers on Fortune Street and Golden Lane, at 13 storeys, are two buildings with a clear presence on the public realm – and none of the active frontage being proposed. In fact, the historical arguments being made against the proposed development tend to ignore the boldness of the very buildings now being "defended" – the Golden Lane estate, Great Arthur House, the Barbican estate – all of which were predicated on high building density and increased height within a context of acute need for new housing and urban regeneration. These themes resonate with the present moment, and it is clear that both Islington and the City of London have been taking considered measures to adjust local policy where the benefits of new development so necessitate.

To conclude, it seems to me that the benefits of the proposed development for the local community are clear and far outweigh the concerns still voiced by a number of Golden Lane estate residents. I would like to register my wish that the new school is completed in time. Any delays would be very disruptive to COLPAI, which cannot stay at its current location after the 2018-2019 school year and would need another temporary location, possibly undermining the expectations of current and prospective parents. Given the need for the development and the urgency of complying with the programme, any complications following a negative decision at Committee – such as an (local /

GLA) appeal would likely result in a positive determination, yet cause futile delays. Therefore, I strongly support a positive determination at the Planning Committee.

Sincerely,

João Bravo da Costa





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**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 14 February 2018 19:29  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:26 PM on 14 Feb 2018 from Mr Benjamin Ketley.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mr Benjamin Ketley  
**Email:**  
**Address:** 40 ARLINGTON SQUARE LONDON

### **Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** Dear Planners

I am writing to express my support for the plans as a parent of my daughter at COLPAI. I have no particular

Insight into the objections by GLERA, but I do know that walking past the site every day I would much prefer the submitted plans to in my opinion a currently rather oppressive and gloomy area.

Anyway I hardly lack bias as this development is vital to my daughter's future, there have been so many delays and objections that I fear for COLPAI. As a parent the need for this school is glaring with worries every day at the contrast with my son's schooling at Prior Weston.

This school is simply vital to drive standards in the area with average seemingly the limit of ambition for existing provision. An outstanding school alongside desperately needed social housing will transform the area and prospects for its residents in my opinion.

Kindest regards,

Ben Ketley

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 15 February 2018 20:21  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:18 PM on 15 Feb 2018 from Mr João Bravo da Costa.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr João Bravo da Costa  
**Email:**  
**Address:** Flat 19 Aquarelle House 259 City Road London

### Comments Details

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I write as the father of a COLPAI pupil, and also as an architect with experience of similar sites in London, in support of this proposal for a derelict site. Considerable effort that has gone into satisfying planning guidance as



well as the wishes and preferences of some local residents. This is a considered and necessary scheme that will bring unquestionable benefits to hundreds of local families who are now or will soon be struggling to find affordable housing and/or a good non-denominational state school that will accept their children.

I understand that building height is the only parameter not compliant with local planning policy/guidelines, even though any adverse effects are mitigated. Regarding the height of the proposed block in its context, (1) the original masterplan for Golden Lane featured 2 high rise blocks, one of which was not built; (2) the proposed height is derived from a viable amount of development after a painstaking and long consultation process and amendments, which seem fully to have addressed planner's concerns; (3) there are two 13 storey buildings in the vicinity. Historical arguments being made against the proposed development ignore that the very buildings now being "defended" were all predicated on high building density and increased height in a context of acute need for new housing and urban regeneration. These themes resonate in the present moment, and it is clear that both LBI and the CoL have been taking considered measures to adjust local policy where the benefits of new development so necessitate.

The benefits of the proposed development for the local community far outweigh the concerns still voiced by some Golden Lane estate residents. Any delays would be very disruptive to COLPAI, possibly undermining parents' expectations. Given the urgent need for the development, any complications following a negative decision now - such as an (local / GLA) appeal - would likely result in a positive determination, yet cause futile delays.

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 14 February 2018 16:06  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:03 PM on 14 Feb 2018 from Mr Brian Warby.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Brian Warby  
**Email:**  
**Address:** 74 Braithwaite House Bunhill Row London

### Comments Details

**Commenter Type:** Neighbour

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** I live within a few hundred metres of the site, and can see it from my window. I support the development

**wholeheartedly. We need more social housing, and more school places.**

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 14 February 2018 13:08  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:05 PM on 14 Feb 2018 from Mr Ryan Dilley.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### Customer Details

**Name:** Mr Ryan Dilley  
**Email:**  
**Address:** 44 Basterfield House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:**  
- Noise  
- Residential Amenity  
**Comments:** The original design runs contrary to national and local planning guidelines - ignoring points set out in the National Planning Framework, The London Plan, and guidelines issued by Islington and City of London. The

charged design is no improvement cramming MORE onto the site.

By squeezing a two-form school AND a high-rise housing block onto a small plot, the development blights existing residential provision, spoiling an important architectural area and straining access roads and amenities. NOW they've added small businesses too!

The tower block will not deliver the good quality housing required by the National Planning Policy Framework, or 2016's London Plan. Its scale puts it directly at odds with Islington's Local Plan of 2013, which did not designate Golden Lane as being suitable for tall structures. Indeed, the Finsbury Local Plan of 2013 sets out that buildings of just six storeys were the limit of acceptability.

The tower's size and slab-like design also run against the policies of the St Luke's Conservation Area and the City of London Corporation's guidelines on protecting the listed buildings of the Golden Lane Estate. The design, materials and scale of the housing block and school do not conform to the size and nature of the surrounding buildings. Indeed, in terms of blocking out light and looming over the area, the proposed design could be hugely detrimental to the current well-proportioned and carefully laid out neighbourhood.

In seeking to cram 66 homes onto a tiny site by building upwards (with little or no thought given to the needs of the inhabitants), the proposal could see hundreds of well-designed homes blighted. The idea that NO extra open space will be provided for the residents of the tower beggars belief. The single park in the neighbourhood can barely cope at busy times of the day, and the Golden Lane Estate is private.

A school isn't needed here. Build safe and decent, lower rise housing instead. Improve the area, don't ruin it!

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 14 February 2018 20:52  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:48 PM on 14 Feb 2018 from Mrs Jana Ketley.

### **Application Summary**

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further information](#)

### **Customer Details**

**Name:** Mrs Jana Ketley  
**Email:**  
**Address:** Arlington sq 40 London

### **Comments Details**

**Commenter Type:** Member of the Public

**Stance:** Customer made comments in support of the Planning Application

**Reasons for comment:**

**Comments:** Dear All, I would like to express my strong support for this planning application. I carefully read through the objections expressed on Gleara's website and I have spoken in person to some of Golden Estate residents,

who fear the potential noise, obstructing view or shade falling on their allotments. On the other hand, however, I see my daughter, a pupil in Colpai's Reception year; I see a well-nurtured child whose love and amazing attitude towards learning is being established by this brand-new school. I also see my older child who clearly struggles to develop similar passion for learning and study routine as not suitably supported and challenged by another local school (Prior Weston). I am well aware that habits established at this early stage in life will determine my children's future learning and success and there is nothing more painful for a loving parent than feeling completely helpless in face of catchment area schooling. As far as Colpai, we are not discussing a potentially outstanding school, we are looking at school that is delivering on its promises and surpassing my expectations in many ways. The dedication of Colpai staff is admirable. As citizens, not just parents, we should all support schools with the potential (and I am grudgingly using this word just because of the status of the planning application) to change our children's future. It is impossible to put value on similar institutions that will benefit substantial number of families and ultimately the entire community, educating wonderful young people with resilience, great ethos and high expectations. I also struggle to understand why proposed social housing in central London needs to be so strongly defended. Although I do not feel comfortable about making decision over area slightly distant from my own location wise, I believe fear of the new and, I admit, moderate discomfort to the local residents should be put aside when we are considering better future for the whole community.

**From:** PLN - Comments  
**Subject:** FW: Comments for Planning Application 17/00770/FULL

**From:** PLN - Comments  
**Sent:** 15 February 2018 14:14  
**To:** PLN - Comments <PLNComments@cityoflondon.gov.uk>  
**Subject:** Comments for Planning Application 17/00770/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:11 PM on 15 Feb 2018 from Mrs Heather Sutton.

### Application Summary

**Address:** Former Richard Cloudesley School Golden Lane Estate  
London EC1Y 0TZ

**Proposal:** Demolition of the former Richard Cloudesley School, City of London Community Education Centre, garages and substation; erection of a 3 storey building with rooftop play area (Class D1) (2300.5sq.m GEA) and a single storey school sports hall (Class D1) (431sq.m GEA) to provide a two-form entry primary school; erection of a 14 storey (plus basement) building to provide 66 social rented units (Class C3) (6135sq.m GEA), and affordable workspace (Class B1a) (244sq.m GEA), landscaping and associated works (Duplicate application submitted to the London Borough of Islington as the majority of site falls within Islington Borough). (RECONSULTATION DUE TO THE SUBMISSION OF REVISED DRAWINGS).

**Case Officer:** Catherine Linford

[Click for further Information](#)

### Customer Details

**Name:** Mrs Heather Sutton  
**Email:**  
**Address:** 27 Bayer House Golden Lane Estate London

### Comments Details

**Commenter Type:** Neighbour  
**Stance:** Customer objects to the Planning Application  
**Reasons for comment:** - Residential Amenity  
**Comments:** Being disabled I have been unable to attend Golden Lane Residents consultation meetings until last Tuesday 13th February. Although I am in favour of more social housing and the need for schools I was horrified to see the planned 14 storey block has only one set of stairs and



find it unbelievable that the Worthies of the City of London and London borough of Islington would ever consider let alone approve this application especially following the disastrous Grenfell Tower fire last year. The 12 storey Great Arthur House next door on Golden Lane Estate built in 1957/58 has two sets of stairs.

The plans also look as though the developers are trying to cram a quart into a pint pot.

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## **Background Papers**

### External

Representation 12.10.2017 Clark Property Developments Limited

Representation 22.11.2017 and 08.03.2018 Mr Brian Reinker

Representation 22.11.2017 Mrs Faye Milburn

Representation 23.11.2017 and 10.03.2018 Mr Ronald Chua

Representation 23.11.2017 Mr Sean Coxall

Representation 27.11.2017 and 13.03.2018 Mr Jules Antoine Marie Michel Becci-Morin de la Riviere

Representation 28.11.2017 Ms Sarah Allen

Representation 03.12.2017 Mr Russell French

Representation 03.12.2017 and 13.03.2018 Ms Natasha D'Souza and Mr Christian D'Souza

Representation 06.03.2018 Mr Chris Milburn

Representation 07.03.2018 Mr John Makinson

Representation 09.03.2018 Mr Robert Gutstein

Letter City of Westminster observation dated 08.11.2017

Committee Report 09.01.2018 City of Westminster

# Clark Property Developments Limited

Registered Office:  
Fifth Floor, 37 Esplanade  
St. Helier, Jersey, JE1 2TR, Channel Islands

PLN

17 OCT 2017

129772

Our ref: PE/ClarkPDevs

12 October 2017

The Case Officer  
Development Planning Department  
City of London  
PO BOX 270  
London  
EC2P 2EJ

Dear Sirs

**WCC Planning Reference 17/08154/LBC and 17/08153/Full: - Blackstone House, 1 and 2 Garden Court Chambers City of London EC4Y 9BW**

We are the freeholders of 29 Essex Street (formerly 28-31 and known as Vantage House) and we also still own one of the apartments in this building that sits immediately to the west of 1 and 2 Garden Court Chambers and immediately to the north of Blackstone House at 22-27 Essex Street.

We have been notified by one of our purchasers that they had received notification that a planning application (as per detailed above) has been submitted to both the City of London Planning authority and the City of Westminster planning authority with the reference numbers as detailed above. We were most surprised to not have been formally notified by either the planning authorities, nor the applicants or their agents and no formal consultation has taken place with us or our purchasers which goes against good planning guidelines.

We have looked at the application details on the council's planning website and wish to raise our formal objection to the proposal to erect a glazed structure linking Blackstone House and 3 Garden Court.

We believe the proposed glazed structure is totally out of keeping with the historic buildings that make up the area known as the Middle Temple. Our view is that the proposals cause "substantial harm" to the both the Strand Conservation Area and to the Temples Conservation Area and does nothing to preserve or enhance the conservation areas. We see no public benefit to this proposal in any respect. The proposals would be visible not only from within the Middle Temple but also from the Embankment and beyond to the South.

The justification for erecting this structure, other than for commercial reasons, is stated to screen the "unsightly fire escape that serves Vantage House" as stated at Para 2.6 of Indigo Planning Statement. To clarify matters, this fire escape does not serve Vantage House; it serves Blackstone House. It is entirely within the remit of The Honourable Middle Temple estate office to provide an alternative fire escape strategy for Blackstone House that would enable the fire escape to be removed if they were so concerned about the looks of the fire escape. Full details of the Fire Escape Deed can be provided if required.

We are most concerned that the proposals to erect a glazed link structure, which if erected, will have a significant effect on the levels of daylight and sunlight currently enjoyed by the occupants of our building, Vantage House at 29 Essex Street. The gap between 29 Essex Street and 1 and 2 Garden Court Chambers at 4m wide is quite narrow so the lower units receive limited amounts of daylight and sunlight. The levels of daylight and sunlight would be severely reduced and overshadowing would be increased if the glazed structure was permitted to block out the only access to the sun. I have attached a photograph looking south from the garden of Apartment 1.

The Malcolm Hollis report at 1.3.1 reports that four of the windows in the building facing Garden Court "experience exceptionally low VSC results". It is therefore inconceivable for them to suggest it is acceptable to make matters worse. The window map elevation plan in their report is historic and does not reflect the existing situation and a number of windows at the lower levels have not been tested on the lower ground floor apartments. It is likely that more than the four windows reported to fail BRE guidelines would increase if they used the correct information and the results would be different. No approach has been made to the residents for permission to measure the windows and check the use of the rooms and therefore the results of the Malcolm Hollis must be considered as questionable.

Both Apartment 1 and 2 at Vantage House have extensive landscaped gardens. The Malcolm Hollis report does not appear to have tested the garden space between 29 Essex Street for overshadowing. Their report at Para 3.3 states that "No gardens or amenity space, as defined in the BRE guide, are located close enough to the proposed development to be adversely affected by overshadowing". This is clearly not the case. We would recommend that both members and officers conduct a site visit to view the site so they can assess the situation for themselves.

We therefore strongly object to the proposals and ask for the City of London to refuse the application unless the applicant is willing to remove the proposal to erect the glazed link structure from the application.

Should members be minded to approve the application we would ask that the Councils standard pre commencement conditions requiring submission of a Construction Management Plan to be imposed and that no noisy works are to take place between 14.00 and 18.00 hours on Monday to Friday and not at all on Saturdays, Sundays and bank holidays.

We look forward to hearing from you and if you require access to view the property, we can arrange for contact details for the owners of Apartment 1 and 2 at 29 Essex Street to be provided.

Yours sincerely



Director  
Clark Property Developments Ltd





# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Blackstone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Brian Reinker

Address: Flat 1 Aldwych Chambers 29 Essex Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We wish to formally object to the proposed five-storey structure linking Blackstone House and 3 Garden Court. A tall fire escape that currently serves Blackstone House already causes substantial reduction of light to our apartment and garden. We believe that the proposed structure linking Blackstone House and 3 Garden Court will further reduce the light to our living room and bedrooms and will also result in our garden being overlooked from rooms and bridges inside the structure. It will also reduce light to 16 of the 20 apartments at Aldwych Chambers. The justification for erecting the structure linking Blackstone House and 3 Garden Court is stated in the planning application to screen the "unsightly fire escape that serves Vantage House". This is factually incorrect. The fire escape only serves Blackstone House and it would be possible to remove it altogether if The Honourable Middle Temple estate provided an alternative fire escape strategy for Blackstone House.

The Malcolm Hollis report Para 3.3 states: "No gardens or amenity space, as defined in the BRE guide, are located close enough to the proposed development to be adversely affected by overshadowing". This is not true. Our garden, as well as our neighbour's garden, has been landscaped with trees, bamboo and ferns. The trees have sufficient light to survive at the moment, but we fear that a structure that blocks the sun will kill them.

No approach has been made to measure the light volumes in our apartment and garden. We therefore feel the results of the Malcolm Hollis report are questionable.

Finally, we believe the proposed five-storey link structure is out of keeping with the historic

buildings in Middle Temple, which form part of the StrandStrand Conservation Area and the Temples Conservation Area. We therefore strongly object to the proposals and ask for you to refuse the application unless the applicant is willing to take out the proposal to erect the glazed link structure.



# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Blackstone House. [RECONSULTATION on Revised Design and Additional Information]

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Brian Reinker

Address: Flat 1 Aldwych Chambers 29 Essex Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The revised planning application from Middle Temple does little to address our previous objections to the scheme. The changing of the height of a small section of the roofline to the atrium on the north side of the atrium is a token gesture at best. The southern wall of the atrium is still at the same height and will block most of the light that enters the back of our building, Aldwych Chambers. The revised lighting report may indicate that the light entering the back of the building is within planning guidelines, but building a three story solid and glass wall on the boundary line of the properties as a permanent structure is not neighbourly at best. Suggestions were put forward in the 'consultation process' with Middle Temple to reduce the height of the atrium, set back the glass wall on the boundary, and change the solid wall to allow more light through and generally reduce the overall bulk of the scheme. These were rejected, as they do not fit with Blackstone Chambers business model for occupying the buildings.

The revised application will permanently affect our right to light, is overbearing, is a loss of amenity, and allows office employees to have visual access to the gardens at the back of our building from the break out area.

I understand that the application for the Garden Court buildings in the City of London are mostly for internal refurbishment works and external maintenance to the front of Garden Court. We have no objection to this part of the application, but strongly object to the part of the application that addresses the link to Blackstone Chambers on Essex Street and request that this part of the application where the link is concerned is set aside.



# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mrs Faye Milburn

Address: apartment 2 aldwyck chambers 29 essex street london

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: Our objections:

- The plan infringes our right to natural light. The light to our apartment is already limited. We have very small windows to bedrooms 2 and 3, and despite the large windows on our upper floor the light is compromised. It is not acceptable to us to reduce this light further by raising the height of the wall from its current level.
- The "eyesore" of a fire escape serves no positive purpose to our apartments, quite the reverse. This fire escape blocks a considerable amount of light and reduces the light to our garden and that of our neighbours in Apt 1. This fire escape is part of the fire plan for Blackstone House and only exists for their benefit. To us it is an unsightly nuisance. To make a proposal to block the sight of this from the applicant, whilst adding to our lack of light with the proposed changes shows a total lack of consideration towards us, the owners and residents of Aldwyck Chambers.
- No one involved with this proposal has visited our apartments to assess the impact on our living spaces, and no one has made any attempt to measure current lighting levels and the impact on our supply of natural light.
- The plans substantially alter the character of the property and the surrounding buildings, proposing to introduce a modern glass structure which will dominate the space, where we are currently able to see sky. This is one of the only 2 open spaces behind our building, already at a significant height above the lower level apartments. Not only that, we would now be even further overlooked and object to the added reduction in privacy.

- This proposal as it stands can only serve to devalue our properties in Aldwych Chambers and to reduce our quality of life by cutting out more of the precious light we (and our garden plants) need.
- We are also concerned about the impact of the building works on us, most particularly in the late afternoon/evening and at weekends.

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Ronald Chua

Address: 13 Aldwych Chambers 29 Essex Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: We are the owners of Flat 14 Aldwych Chambers, 29 Essex Street, London WC2R 3AT.

We object to the application for an extension and link by 1-2 Garden Court Chambers and Blackstone House. This application should be rejected for several reasons: Firstly, it will negatively impact most of the flats in Aldwych Chambers. Construction of a five-storey link will both create noise pollution to residents during construction as well as block natural light that currently flows into flats in Aldwych Chambers. This is both detrimental to the health of residents and detrimental to the value of our flats. And we note that in the application, there has been no assessment of the impact of light on Aldwych Chamber flats and our gardens. This is clearly unacceptable! Secondly, we are unable to understand why such an extension and link fits with the conservation principles of Middle Temple buildings. The proposed link would be a new external structure differing in appearance from the building outlook in Middle Temple. Thirdly, points were made in the application about an unsightly fire escape staircase at Aldwych Chambers. This is fundamentally incorrect as the fire escape does not serve Aldwych Chambers and in fact serves Blackstone House. If the owners of Blackstone House find that to be unsightly, an alternative fire escape should instead be made.

We therefore appreciate that the right decision be made to reject the application for extension and link.

Yours sincerely,

Ronald Chua and Christina Chung

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of enlarged openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Blackstone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Ronald Chua

Address: Flat 14 Aldwych Chambers 29 Essex Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: Dear Mr Depala,

We are the owners of Flat 14 Aldwych Chambers, 29 Essex Street, London WC2R 3AT.

We maintain our objection to the application for an extension and link by 1-2 Garden Court Chambers and Blackstone House. We find that this application does not materially differ from the original one submitted last year. Our concerns are not addressed and there has only been minor changes in the current application. We therefore reiterate that the application be rejected as it has a negative impact on the immediate neighbourhood as well as negatively impact most of the flats at Aldwych Chambers. Besides noise pollution to residents living close by during the construction work, our flats at Aldwych Chambers will suffer from reduced natural daylight after the proposed extension and link are completed. Even now, the close proximity and height of neighbouring buildings have limited the flow of natural daylight into our flats. The application also refers to an unsightly fire escape staircase at Aldwych Chambers. This fire escape does not serve Aldwych Chambers and in fact serves Blackstone House and other neighbouring buildings. It's existence has already negatively impacted the daylight flowing into a number of our flats.

We therefore appreciate that the right decision be made to reject the application for extension and

link.

Yours sincerely,

Ronald Chua and Christina Chung



# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Sean Coxall

Address: Apartment 8 29 Essex Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment:Hi,

In my capacity as a neighbour, I object strongly to this planning application as I do not believe adequate research has taken place. I would like alternatives to be looked at that do not significantly reduce the natural light entering the building in which I have my apartment. More detail is below.

In the Indigo planning report, at para 2.6, Indigo states that the "unsightly fire escape stairs that serves Vantage House" etc. NOTE- These fire escape / stairs do not serve Vantage House (Aldwych Chambers), they serve Blackstone and the offices at the end of the road. Vantage House has its own independent fire strategy and does not and cannot access this stairway. Their report is flawed.

The Malcolm Hollis daylight sunlight report window map at Appendix C does not show or test all the windows at the rear on the lower ground floor. It is therefore a defective report.

Para 3.16 admits that the affected windows already experience low levels of daylight. It is therefore not acceptable to make the situation worse. You could have a Rights to light claim and stop the development.

Para 3.17 suggests that plot 2 lounge and kitchen which fails the test has the benefit of other windows. However not all the windows at LGE are shown or tested so how do we know if there is

sufficient light levels to the LGF levels?

I do not believe Malcolm Hollis has conducted proper Daylight / Sunlight tests on apartments in Aldwych Chambers. It is obvious if you put a large structure blocking to the South of your gardens it will reduce substantially the amount of light you enjoy. I cannot see reference in the report to tests in your garden areas. You also cannot reduce Sunlight levels by more than 50%. According to BRE standards.

It would be better if the height of the infill was reduced down to first or second floor level and this was suggested to WCC and the City of London.

Sean Coxall  
Apartment 8  
29 Essex Street  
London

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Jules Antoine Marie Michel Becci-Morin de la Rivière

Address: Apartment 6 29 Essex Street Aldwych Chambers, London WC2R 3AT

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: To whom it may concern,

I am the owner of Flat 6 Aldwych Chambers, 29 Essex Street WC2R3AT.

I wish to formally object the execution of the five-storey structure that will link Blackstone House and 3 Garden Court.

To pursue the development of the glazed link structure will unfortunately make the Aldwych Chambers (Formerly known as Vantage House), even darker.

Therefore, if this extension becomes a reality, a drop in value of all the apartments of Aldwych Chambers development can be expected.

All the flats that have at least a window on the courtyard side (16/20 Flats), will suffer a devaluation, and a compounded devaluation of the building as a whole will follow.

Aldwych Chambers is a newly developed boutique residence and the residents are very concerned to see their recently acquired asset at risk because of this extension.

It would be unfair to encourage Blackstone House 1 and 2 Garden Court to build their extension, especially since this project relies on a flawed report:

1) Loss of Daylight and Sunlight:

I am currently having high electricity expenditures to add lights in my flat since it is already dark. If the extension project is validated, the sunlight would be so little that there would be no way to artificially increase the light to keep a healthy light level in the flat.

2) Lack of consistency with architectural style:

A five-storey with a vitreous surface is not matching at all with the rest of the neighborhood. It would be a shame to introduce an odd architectural style in one of London's oldest areas.

3) Loss of privacy and noise disturbance:

My flat being on the Ground Floor, my living room will be overlooked during working days by Blackstone House, 1 and 2 Garden Court Chambers lawyer's offices. I am against being overlooked all day long, 5 days a week.

I am looking forward to hearing from you and if you require access to view my Flat (6), I would happy to grant you access.

Sincerely Yours ,

JBDLR

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of enlarged openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Blackstone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Jules Becci-Morin de la Rivière

Address: Flat 6 29 Essex Street WC2R3AT Greater London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir , Dear Madam ,

I am the owner of Flat 6 Aldwych Chambers, 29 Essex Street, London WC2R 3AT.

I maintain my objection after having attended two meetings with the Society of the Honorable Temple -, and having witnessed barely any change in their unacceptable proposal.

Trough these meetings, nothing of substance has been offered.

(A nominal reduction of the height of a few centimeters as offered last week will definitely not be a game-changing improvement).

For now, the Temple is beating around the bush with light amendments to its proposal that still not treat the gist of the issue.

My deduction is that it is purely for commercial reasons that the Temple wishes to add this extra space and it is obvious they have no regard for the residents' welfare or amenity.

I would appreciate that the right decision be made to reject the application for extension and link.

Best Regards ,

Jules Becci de la Rivière , Flat 6

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Blackstone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Ms Sarah Allen

Address: Apt 17 Aldwych Chambers 29 Essex St London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: I wish to object to the proposed application for changes to the structure of Blackstone House and the Garden Court buildings.

Residents of Aldwych Chambers already have very little access to natural light and the proposed alterations will significantly reduce that, as well as impinge on the privacy of the current residents due to increased overlooking windows and walkways.

One of the justifications for erecting the structure linking Blackstone House and 3 Garden Court is to screen the "unsightly fire escape that serves Vantage House". This is incorrect. The fire escape currently only serves Blackstone House and it would therefore be possible for them to remove it and provide a more acceptable alternative.

The scale of the proposed work would also require considerable building construction, traffic and noise in what is already an extremely "tight" and heavily populated area. I believe this would cause considerable disruption to the residents in Aldwych Chambers and should any work be approved, I request it is limited to weekdays, 8am to 4pm.

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Ms Natasha D'Souza

Address: Flat 15 29 Essex Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise
- Residential Amenity

Comment: We are the owner of Flat 15 Aldwych Chambers 29 Essex Street WC2R 3AT.

We wish to formally object the execution of the five-storey structure that will link Blackstone House and 3 Garden Court.

To pursue the development will, unfortunately, make the Aldwych Chambers, even darker.

Therefore, this extension will result in a drop in the value of all the apartments of Aldwych Chambers.

All the flats that have windows on the courtyard side will suffer a devaluation and a compounded devaluation of the building as a whole will follow.

Aldwych Chambers is a newly developed boutique residence and we are all very concerned to see our recently acquired asset at risk because of this extension.

It would be unfair to encourage Blackstone House and Garden Court to build their extension, especially since this project relies on a flawed report:



### 1) LOSS OF DAYLIGHT AND SUNLIGHT

We are currently having high electricity expenditures to add lights to our flat since it is already dark. If the extension project goes ahead, the sunlight would be so little that there would be no way to artificially increase the light to keep a healthy light level in our flat.

### 2) LACK OF CONSISTENCY WITH ARCHITECTURAL STYLE

Blackstone House, 1 and 2 Garden Court Chambers are nearby plenty of buildings whose design is ruled by Strand Conservation Area and Temples Conservation Area.

Since the extension project is very tall, the lack of architectural harmony would be visible from various London neighbourhoods.

### 3) LOSS OF PRIVACY AND NOISE DISTURBANCE

Our flat will likely be overlooked during working days by Blackstone House, 1 and 2 Garden Court Chambers lawyer's offices. We are against being overlooked all day long, 5 days a week.

We are looking forward to hearing from you and if you require access to view our flat, we would happy to grant you access.

Yours sincerely,

Christian and Natasha D'Souza

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of enlarged openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Blackstone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Christian D'Souza

Address: Flat 15 29 Essex Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: We are the owners of Flat 15 Aldwych Chambers, 29 Essex Street WC2R 3AT.

We wish to formally object to the resubmitted application for the execution of the five-story structure that will link Blackstone House and 3 Garden Court.

We find that this application does not materially differ from the original one submitted last year.

We are objecting to the loss of amenity, sense of enclosure, unacceptable reduction in light, overbearing design at odds with the current style of architecture and lack of regard to the impact on us as residential neighbours stand.

The changing of the height of the roofline to the atrium is to only a very small section and can only be taken as a token gesture. Also, the southern wall of the atrium is still at the same height which means it will still lead to a lack of light entering the back of Aldwych Chambers.

There will also be disruptive noise pollution to residents living close by during the construction work and our flats at Aldwych Chambers will suffer from reduced natural daylight after the proposed extension and link are completed.

Additionally, the overall bulk of the 'link' and the modern glass style on the southern side of the buildings is out of keeping with the surrounding historic area.

We, therefore, appreciate that the right decision is made to reject the application for extension and link.

Natasha and Christian D'Souza

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Black Stone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Russell French

Address: 29 Essex Street Flat 18 London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Noise

Comment: To Whom It May Concern:

My wife and I object to this development given the impact that it will have to our residential flat for our family, including two children. It will reduce the light available in our bedrooms, which is very small due to Blackstone House and their fire escape. Our bedrooms also abut the area where this development will occur, as well as create noise pollution throughout construction if allowed.

Thank you for your consideration.

Reid and Sarah French

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Blackstone House. [RECONSULTATION on Revised Design and Additional Information]

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Chris Milburn

Address: Apartment 2 Aldwych Chambers 29 Essex St London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: The revised submission does very little to address the concerns we have raised previously. Our objections regarding loss of amenity, sense of enclosure, unacceptable reduction in light, overbearing design at odds with the current style of architecture and lack of regard to the impact on us as residential neighbours stand. Although an initial consultation meeting was held, the revisions have been submitted prior to the follow up meetings planned for 6th and 13th March. The design still proposes a substantial increase in the height of the solid wall immediately adjacent to our apartment, and this design combined with the existing fire escape (which is of no benefit to us as residents) would inflict a detrimental situation to which we object.

We have also raised with the applicant safety concerns regarding compliance of the current escape route to the surrounding buildings utilising the fire escape attached to our building.

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of new openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Blackstone House. [RECONSULTATION on Revised Design and Additional Information]

Case Officer: Bhakti Depala

## Customer Details

Name: Mr John Makinson

Address: Flat Seven 29 Essex Street London

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We oppose this proposed development because of the significant loss of light and amenity that it will cause at the rear of the building in which we live, 29 Essex Street. The revision to the initial application proposes a nominal one metre reduction in the height of the atrium but this will not mitigate the loss of light on which many residents commented in the earlier proposal.

Yours sincerely,

John Makinson and Nandana Sen

# Comments for Planning Application 17/00937/FULL

## Application Summary

Application Number: 17/00937/FULL

Address: 1 & 2 Garden Court & 3 Garden Court (Blackstone House) Middle Temple London EC4Y 9BL

Proposal: Change of use of 1 x residential unit (C3) to office use (B1) at fourth floor level and external alterations including the formation of enlarged openings in the rear of 2 Garden Court at second, third and fourth floor levels (located in the City of London) in association with a proposed three storey extension (located in the City of Westminster) linking 2 Garden Court with Blackstone House.

Case Officer: Bhakti Depala

## Customer Details

Name: Mr Robert Gutstein

Address: 2 Timberwharf Road London

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Residential Amenity

Comment: We are the freeholders of the block of flats known as Aldwych Chambers. The revised Planning Application does very little to address the concerns raised by our predecessors Clark Property Developments Limited. We know that the Applicant has held consultations with the residents but the consensus of opinion is that they have not taken on board the real planning concerns expressed and have made token efforts to revise the scheme in light of these objections. In fact we understand the last consultation was held after the revised plans had already been submitted for planning approval.

We would make the following points in relation to the design of the scheme itself;

The design itself does not lend itself to the historic buildings within the Middle Temple area. The overbearing design is at odds with the current style of architecture.

There is also the issue of the daylighting and the real effect it will have on the daylight available to the flats adjacent to the scheme.

There is also the issue of loss of privacy for the residents whose rooms will be overlooked by Blackstone House offices. For the aforementioned reasons we oppose the scheme proposed by the applicant.



Your ref:  
My ref: 17/09763/OBS

**Please reply to:** Joshua Howitt

Email: southplanningteam@westminster.gov.uk

Bhakti Depala  
Indigo Planning Limited  
PO Box 270,  
Guildhall,  
London  
EC2P 2EJ

**Development Planning**  
Westminster City Council  
PO Box 732  
Redhill, 9FL

8 November 2017

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

The City Council has now considered the proposals described below and has decided to RAISE OBJECTION for the reasons stated.

**SCHEDULE**

**Application No:** 17/09763/OBS

**Application Date:**

**Date Received:** 02.11.2017

**Date Amended:** 02.11.2017

**Plan Nos:** City of London Letter dated 2 November 2017 regarding application 17/00937/FULL.

**Address:** 1 & 2 Garden Court And , Blackstone House 3 Garden Court, Middle Temple, London

**Proposal:** Internal and external alterations including; (i) refurbishment of fixtures and fittings; (ii) change of use of 1 x residential unit to offices; (iii) the formation of new openings in the rear of Blackstone House and 2 Garden Court at second, third and fourth floor levels.

See next page for reasons for objection.

Yours faithfully

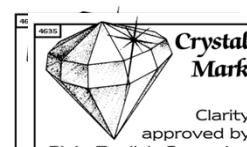
**John Walker**  
**Director of Planning**

**Reason(s) for Objection:**

- 1 The City Council has concerns with the visual impact of the proposed infill extension with regards to its scale, design, materiality, and its relationship with neighbouring buildings and its surroundings. It is considered that the proposals would harm the character and appearance of Blackstone House and the Strand Conservation Area; and would harm the setting of the Temple Conservation Area, the neighbouring Grade II Registered Gardens at Middle Temple Gardens, and the Grade II listed 1 & 2 Garden Court.
- 2 Concern is raised that the infill extension may have an un-neighbourly impact on residents at the rear in Aldwych Chambers, 29 Essex Street, with regards to loss of light and increased sense of enclosure. This is because of its bulk and height and proximity to the residents at the rear in Aldwych Chambers, 29 Essex Street.

**Note:**

- The Plain English Crystal Mark applies to those conditions, reasons and informatives in this letter which have an associated reference number with the prefix C, R, X or I.
- The terms 'you' and 'your' include anyone who owns or occupies the land or is involved with the development.
- The terms 'us' and 'we' refer to the Council as local planning authority.





CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 9 January 2018	Classification For General Release	
Report of Director of Planning		Ward involved St James's	
Subject of Report	Blackstone House, London, EC4Y 9BW.		
Proposal	Erection of an infill extension between Blackstone House and 1 & 2 Garden Court to create a new atrium connecting the buildings at second, third and fourth floor levels, to provide additional chamber floorspace and to improve the circulation between the buildings, and associated external alterations including installation of rooftop plant to Blackstone House.		
Agent	Indigo Planning Limited		
On behalf of	The Honourable Society of the Middle Temple		
Registered Number	17/08153/FULL	Date amended/ completed	1 December 2017
Date Application Received	11 September 2017		
Historic Building Grade	Blackstone House is unlisted and 1 & 2 Garden Court are grade II listed		
Conservation Area	Strand (City of Westminster) and Temple (City of London)		

## 1. RECOMMENDATION

Refuse permission – design and increased sense of enclosure.

## 2. SUMMARY

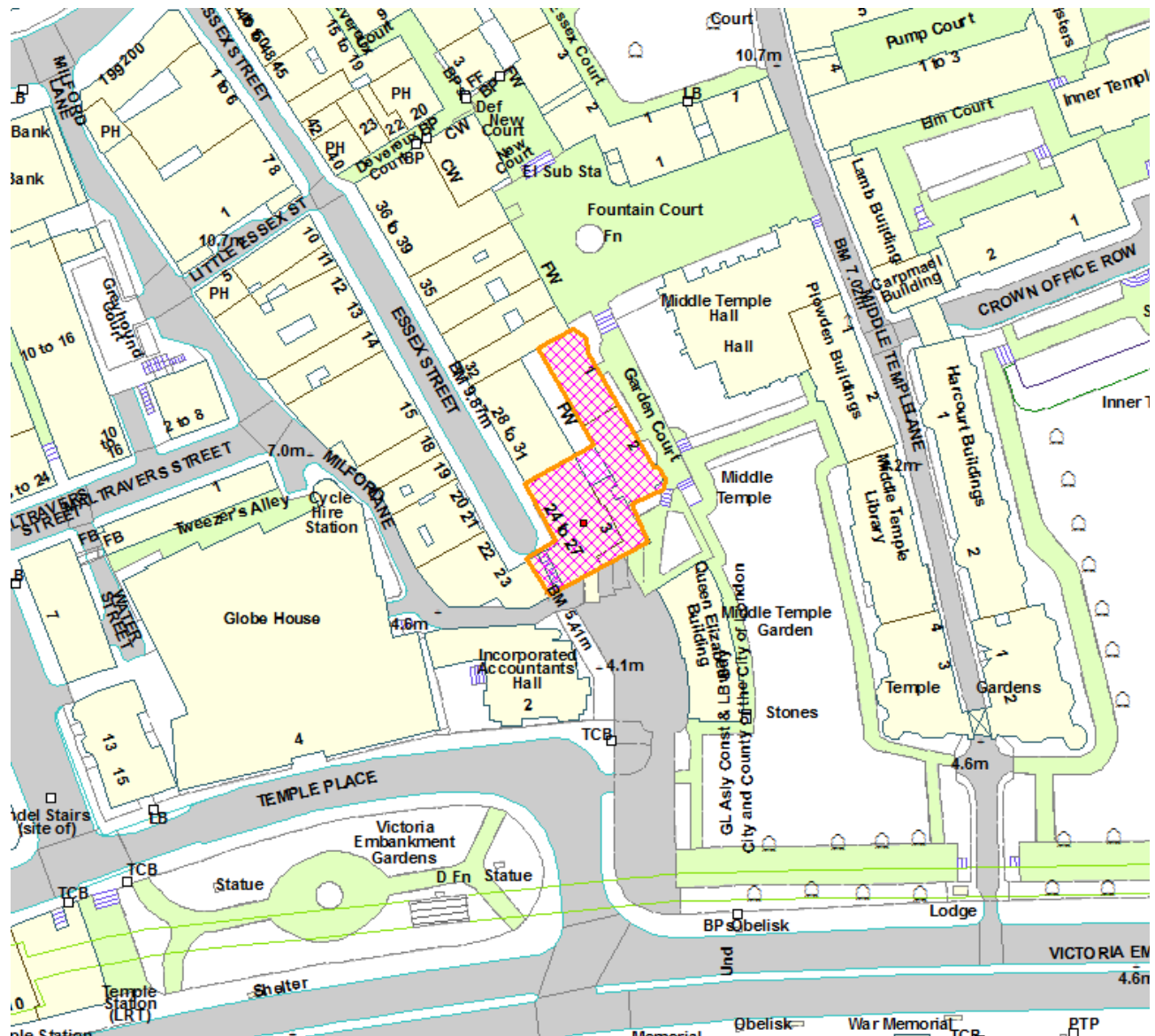
Blackstone House is an unlisted building and 1 & 2 Garden Court are grade II listed buildings in Middle Temple. The buildings are used as barrister's chambers. The boundary between the City of Westminster and the City of London runs between Blackstone House and 1 & 2 Garden Court. The buildings are interconnected at ground and first floors. The site is located within the Strand (City of Westminster) and Temple (City of London) Conservation Areas.

The key issues in this case are:

- the impact of the proposals on the significance of designated heritage assets including the impact on listed buildings, an adjoining listed garden and conservation areas; and
- the impact of the proposals on the amenity enjoyed by neighbouring residential occupiers.

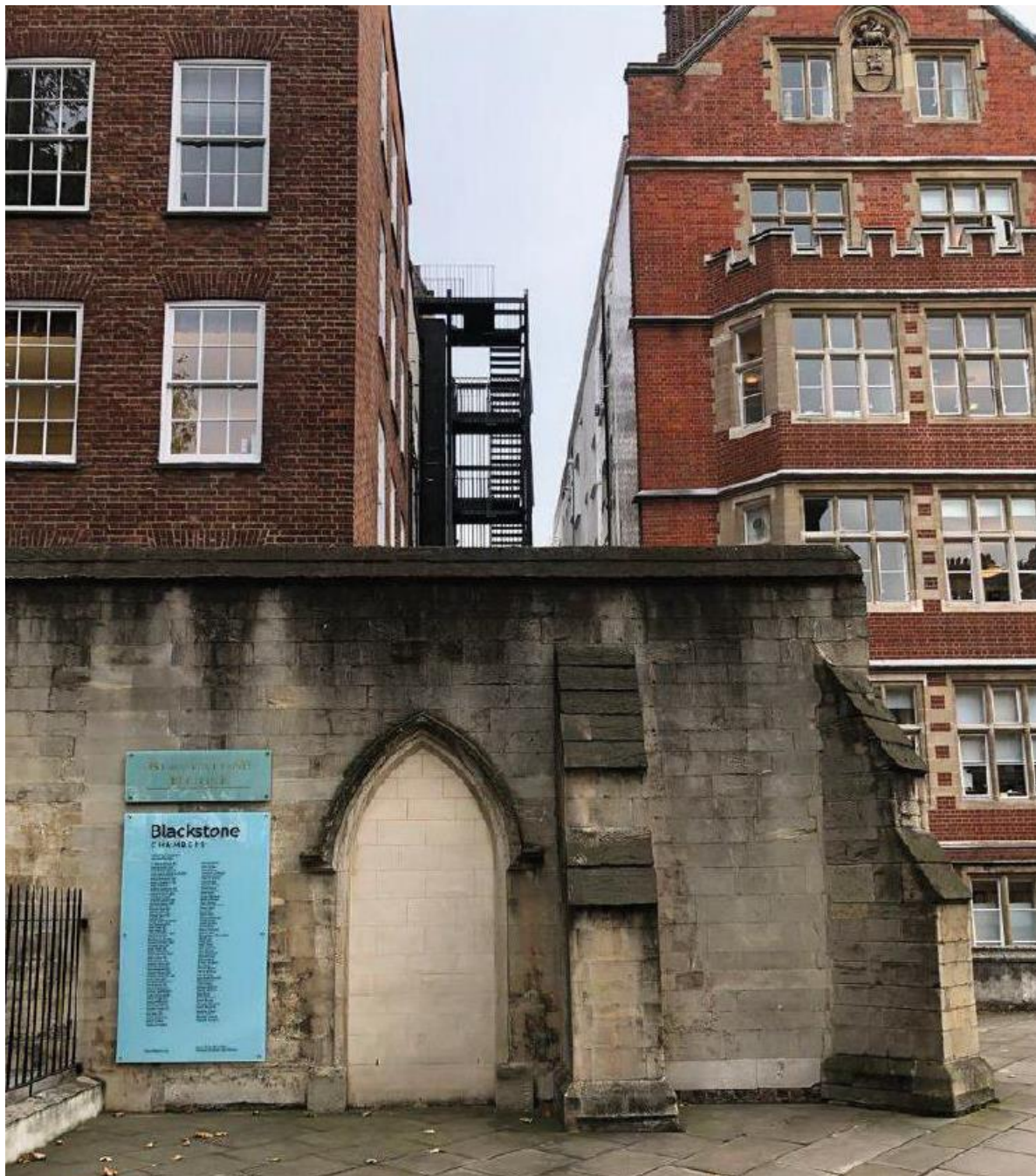
The proposed infill extension would harm the character and appearance of Blackstone House and the Strand Conservation Area; and would harm the setting of the Grade II listed 1 & 2 Garden Court, the Temple Conservation Area and the neighbouring Grade II Registered Gardens at Middle Temple Gardens. The extension would also result in a significant increase in a sense of enclosure for residents living in Aldwych Chambers, Essex Street. As such the proposal fails to meet with the policies set out in the Unitary Development Plan (UDP) and Westminster's City Plan (the City Plan) and is recommended for refusal for the reasons set in the draft decision notice.

## 3. LOCATION PLAN



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#### 4. PHOTOGRAPHS



**Blackstone House (left) and 1 & 2 Garden Court (right)**





**View from fire escape  
Blackstone House (right) and 1 & 2 Garden Court (left)**

## 5. CONSULTATIONS

### CITY OF LONDON:

Consider the application acceptable. Less than substantial harm is caused to designated heritage assets by the visual prominence of the extension, but this harm is outweighed by the benefits of the proposal which principally relate to improved access between the buildings.

### HISTORIC ENGLAND:

No comment.

### HISTORIC ENGLAND (ARCHAEOLOGY):

No objection subject to conditions.

### THE GARDENS TRUST:

No comment.

### WESTMINSTER SOCIETY:

Recommend the application be approved.

### ENVIRONMENTAL HEALTH:

No objection subject to conditions.

### HIGHWAY PLANNING MANGER:

No objection.

### CLEANSING MANGER:

No objection, subject to conditions.

### ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 39

Total No. of replies: 17 (objections)

Objections received on the following grounds:

#### RESIDENTIAL AMENITY

- Loss of light and increased overshadowing, the submitted daylight and sunlight report is inaccurate;
- Overbearing height and bulk and loss of outlook;
- Increased overlooking; and
- The proposals would increase the intensity of the use of the buildings.

#### DESIGN

- Harm to the character and appearance of the buildings and conservation area.

#### OTHER

- Noise and disturbance from building works, hours of work should be restricted;

- The applicant ought to investigate an alternative fire strategy for the building to allow for the removal of the external fire escape staircase which has a negative impact on the appearance of the building and residential amenity;
- The benefits of the proposal to the applicant/ tenant in terms of improved circulation and increased floorspace does not outweigh the harm it would cause to neighbouring residential occupiers and designated heritage assets; and
- The extension would result in the loss of monetary value of adjoining properties.

The applicant and tenant of the application building have written in support of their proposal.

PRESS ADVERTISEMENT / SITE NOTICE: Yes

## **6. BACKGROUND INFORMATION**

### **6.1 The Application Site**

Blackstone House is an unlisted building located within the Strand Conservation Area and the City of Westminster. 1 & 2 Garden Court are grade II listed buildings located within the Temple Conservation Area and the City of London. Both buildings are used as barrister's chambers and are interconnected at ground and first floors by an existing glass infill extension. The site is located within the Core Central Activities Zone (Care CAZ).

### **6.2 Recent Relevant History**

On 2 July 2007 permission was granted for the erection of a part one, part two storey glazed link between Blackstone House and No. 2 Garden Court to provide additional (Class B1) office space. Alterations to Blackstone House including the formation of new openings in the rear elevation, installation of seven air conditioning units at roof level, alterations to library wall including blocking up of existing entrance and formation of new window. Alterations to No. 2 Garden Court including the formation of new openings in rear elevation, demolition of existing single storey extension and installation of new platform lift. (RN: 07/04155/FULL)

## **7. THE PROPOSAL**

Permission is sought for to erect a new glazed infill extension between Blackstone House and 1 & 2 Garden Court. The extension would create an atrium connecting the buildings at second, third and fourth floor levels. The additional space would provide chamber floorspace and improve the circulation between the buildings. Other works are sought to install plant to the foot of Blackstone House.

The applicant has submitted identical applications to the City of London and the City of Westminster. Whilst the submissions are identical, each planning authority can only authorise or refuse work within their boundaries. Blackstone House and the gap between it and the Garden Court buildings where the proposed extension is sought is within the City of Westminster.

The floorspace figures are summarised below:

	Existing GIA (sqm)	Proposed GIA (sqm)	+
Chambers (office B1)	3905	3934	29

## 8. DETAILED CONSIDERATIONS

### 8.1 Land Use

Policy S20 of the City Plan identifies the need for significant additional office floorspace within Westminster to retain and enhance Westminster's strategic role in London's office sector and support London's global competitiveness. The Core CAZ is identified as a suitable location for office floorspace in Policies S6 and S20 of the City Plan as it contributes to the unique and varied mixed use character of the Core CAZ which will ensure the continued vitality, attraction and continued economic success of Central London. The provision of additional office floorspace in this location is therefore acceptable in principle.

Policy S1 of the City Plan sets out the circumstances in which development proposals which include an increase in office floorspace trigger a requirement to provide new residential accommodation. As the net additional floorspace (29 sqm GIA) is less than 30% of the total existing building floorspace and less than 400sqm, no residential floorspace is required to offset the increase in office floorspace.

### 8.2 Townscape and Design

The two buildings that form the site are currently linked at ground and first floors by a part single-storey, part two-storey glass atrium within the gap which separates the two. This low atrium is set behind and concealed from public view by the high stone boundary wall which encloses the southern end of the site.

The Westminster portion of the site is wholly within the Strand Conservation Area, it is spatially separate and defined from, the grade II listed 1 & 2 Garden Court by a sizeable open gap. 1 & 2 Garden Court are located within the Temple Conservation Area. Blackstone House is unlisted but defined by the Strand Conservation Area Audit as a building of merit. It is built of brick to an L-shape planform enclosing the southern end of Essex Street where a rebuild of the old Essex Steps descend through the Grade II listed gateway to Milford Lane and Temple Place, marking the ancient line between the street and the pre-embankment riverside. The building's southern elevations are a plainer stripped-back version of the front, representative of their 20<sup>th</sup> century date. They are however positive elevations and a well-mannered composition.

Close to the east of the site is Middle Temple Garden, a Grade II Registered Garden within the City of London. The site and the gap between the buildings is readily visible from the gardens and forms part of its setting, contributing generally positively to the collegiate character of the Temples.

In addition to the evident positive characteristics of the site, the metal fire escape staircase, which is visible in the gap between buildings, has a negative impact on the buildings and area.



## Legislation, Policy and Guidance

When determining applications for development within a conservation area, or affecting a listed building or its setting, Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant and require special regard be had to the desirability of preserving the setting of the listed building, and of preserving or enhancing the character and appearance of the conservation area.

Sections 7 and 12 of the NPPF require that great weight be placed on design quality and on the preservation of designated heritage assets. Paragraph 133 makes it clear that 'substantial harm' must only be approved in exceptional circumstances in return for substantial public benefits and subject to various tests. Paragraph 134 meanwhile requires a similar but proportionate assessment of 'less than substantial harm' against public benefits; 'less than substantial' should not be confused with 'acceptable' harm.

Together, and as informed by a range of legal judgments, the above statutory and national policy basis for decision-making equates to a strong presumption against harm, which may only be permitted if the harm caused would be significantly and demonstrably outweighed by public benefits which could only be achieved through allowing that harm. In considering this, it should also be considered whether there may be less harmful means of achieving the same, or whether those benefits could not be acceptably provided elsewhere.

UDP Policies DES 1 (urban design / conservation principles), DES 5 (alterations and extensions), DES 9 (conservation areas) and DES 10 (listed buildings) and DES 12 (registered parks and gardens) apply to the consideration of the application proposals, whilst S26 and S28 of the City Plan provide the strategic basis for the application. Relevant London Plan (2016) Policies include 7.4 (Local Character), 7.6 (Architecture) and 7.8 (Heritage assets and archaeology). The Strand Conservation Area Audit is directly relevant to the application proposals.

## Design, Conservation and Townscape Impacts

The extension would provide bridge links at every level linking the two buildings, along with additional meeting and break-out spaces. The extension would rise to just below the buildings' parapets, representing an increase in height of the equivalent of three storeys.

The extension would be essentially glazed. The glazing would incorporate a patinated bronze metal mesh encapsulated within its laminations, to help provide solar shading and control of outward light spill and reflectivity. The proposed extension would visually fill the gap which currently divides the site, and would present a tall wall of glass and metalwork readily to view from a number of angles to the south and neighbouring residential properties to the north. Objections have been received from neighbours on the grounds that the extension would harm the appearance of the buildings and conservation area. Some objectors consider that the metal fire escape staircase should be removed as part of these proposals as it impacts negatively on the appearance of the buildings and their properties.

The existing low level atrium is successful precisely because it is well concealed behind the pre-existing boundary wall – a clever and well executed scheme which has allowed the

two buildings to be used as one site. The proposed extension by contrast would quite dramatically alter the spatial character of the site, introducing a large object which architecturally and materially jars with the soft tones and textures of the brick and stonework which dominates the collegiate character of the Temple complex.

Whilst the bronze mesh within the glass would mean the glazing would appear different to regular glazed walling, the proposal would act as a large illuminating presence at night, and during the day it would present a visually hard and solid wall enclosing what spatially should be a gap separating two architecturally defined buildings. Both day and night, the gap would be transformed into a visually occupied place, exposing high levels of human activity where historically there has been none. Furthermore, the bronze mesh within the glass would fail in its stated intentions (of mitigating the appearance of the glass), and would instead present a highly eye-catching, decorative aesthetic, which would be notably discordant with the traditional materiality and aesthetic characteristics of this collegiate location.

These impacts would also have a direct effect on the appearance, character and setting of both of the site's main buildings. The rear elevations facing into the lightwell gap would be largely screened from view. Whilst the atrium's glazing would theoretically provide some visual permeability, the rear elevations of both buildings would be fundamentally changed to become internalised elevations, largely obscured from free view from the outside. This would also have a wider impact on the site's positive contribution to the conservation area, to the Temples Conservation Area and to the setting of Middle Temple Gardens.

For these reasons, it is considered that the proposals would harm the character of both Blackstone House and 1 & 2 Garden Court, and would also fail to preserve the character and appearance of the Strand Conservation Area, the setting of the Temples Conservation Area and Middle Temple Gardens. This harm is considered 'less than substantial harm' as defined by the NPPF which means the presumption is for refusal unless public benefits outweigh the identified harm.

### **Public Benefit and Potential Alternatives**

The applicant notes the benefits of the scheme include the improved usability and accessibility between the two buildings and the increase in office floorspace, without which the applicant contends will result in the existing tenant seeking alternative accommodation elsewhere and this would have financial implications on them. The applicant also contends a benefit of the proposal would be to obscure the fire escape staircase from public vantage points. It is understood that the fire escape staircase is required as part of a fire excavation strategy for Blackstone House (and it is not redundant). External works outside of Westminster's boundaries to the front of 1 & 2 Garden Court are being considered by the City of London and these would provide level access externally in front of the Garden Court buildings and are cited by the applicant as a benefit. Some objectors have recognised the benefits of the scheme but do not consider they outweigh the harm.

The applicant's and tenant's circumstances are understood, and the provision of additional office floorspace and the improvement in the accessibility of the existing buildings are welcomed in principle. In this case however, these benefits are not

considered to outweigh the harm discussed above. The application buildings are, and it is considered they should remain as, separate visual entities and in this context there will therefore be limits to the degree to which they can be used together or expanded. The spatial and architectural limitations noted above are perhaps the most fundamental of these. Nonetheless, officers have advised the applicant that with a suitable degree of compromise and sensitivity a single link-bridge at either third or fourth floor level could be appropriate. This, whilst still requiring some transfer between floors, would improve accessibility whilst causing a much smaller degree of visual intrusion between the buildings thereby achieving much of the accessibility benefits the applicant seeks. There are many exemplars of well-designed high level link-bridges, both traditionally and more recent.

Furthermore, given the improved buildings are private chamber office premises, the extent to which the benefits of their very modest expansion in terms of floorspace and improved accessibility can be reasonably considered a weighty public benefit is somewhat limited. Given the obscuring of the fire escape is achieved by way of an extension that is considered harmful itself and would evidently be more prominent from public vantage points than the fire escape, this is not considered a benefit. Even if it were, it could be screened by much less intrusive means than the application proposals. Neighbours have noted that cumulative impact of both the proposed extension and existing staircase would be negative visually, and officers concur. There would also be significant harm to residential amenity which is discussed in section 8.3 of this report. As the works to the front of Garden Court are within the boundaries of the City of London and could be proposed separately to, and are not understood to be dependent on, the proposed extension, limited weight is given to this as benefit that would outweigh harm caused by the proposed extension.

In light of this, it is considered that the proposal is not the least intrusive means of improving this site and providing the benefits that the applicant states would arise. Therefore, permission is recommended to be refused in accordance with the presumption against harm discussed above.

### **8.3 Residential Amenity**

The nearest residential properties are located within Aldwych Chambers, 29 Essex Street. This residential building is immediately adjoining Blackstone House to the north of the application site. The flats here have windows which face into the gap between 1 & 2 Garden Court.

Policies S29 of the City Plan and ENV13 of the UDP seek to protect residential amenity in terms of light, privacy, sense of enclosure and encourage development which enhances the residential environment of surrounding properties.

17 objections have been received from residents who live in Aldwych Chambers on the grounds the extension would harm the enjoyment of their flats in terms of loss of light, overbearing/ increased enclosure, overshadowing and loss of privacy.

## Sunlight and Daylight

The applicant has carried out an assessment on the neighbouring properties based on the various numerical tests laid down in the Building Research Establishment (BRE) guide “Site Layout Planning for Daylight and Sunlight: a guide to good practice”. The BRE guide stresses that the numerical values are not intended to be prescriptive in every case and are intended to be interpreted flexibly depending on the circumstances since natural lighting is only one of many factors in site layout design. For example, in a dense urban environment, a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings. The BRE guide principally seeks to protect light to principal habitable rooms.

### Daylight

The principal BRE methodology for the assessment of daylight values is the ‘vertical sky component’ (VSC). This measures the amount of light reaching the outside face of a window. Under this method, a window achieving a VSC value of 27% is considered to be well lit. If, as a result of the development, light received to an affected window is below 27%, and would be reduced by 20% or more, the loss would be noticeable.

The applicant's daylight and sunlight report has been conducted in accordance with BRE guidelines. It identifies four windows which would receive losses in daylight in excess of the guidelines. These are located at basement, lower ground, upper ground and first floor levels within Aldwych Chambers adjacent to the proposed infill extension.

The four windows belong to four different flats and they serve three bedrooms and one living room. Only one of the windows is the single window to the room it serves, namely a bedroom to Flat 9 at first floor level. The remaining three windows serve rooms with at least one other window which complies with the VSC test.

The extent of actual light loss to the windows is low but the losses appear high in percentage terms given the low existing VSC levels. The actual losses in VSC are between 0.1% to 0.52%.

Given three of the rooms impacted are served by other windows which do not fail the VSC test and the single window room is in use as a bedroom, which should be considered of less importance than principle living areas, on balance it is not considered sustainable to resist the proposal on the grounds of loss of daylight.

### Sunlight

In respect of sunlight, the BRE guide suggests that if a living room has a main window facing within 90 degrees of due south then the sunlighting of the existing dwelling may be adversely affected if it receives less than 25% of annual probable sunlight hours (APSH) or less than 5% of APSH between September and March, and receives less than 0.8 times its former sunlight hours during either period and has a reduction in sunlight received over the whole year greater than 4% of APSH.

None of the Aldwych Chambers properties face 90 degrees of due south and as such will not be impacted upon in terms of loss of sunlight.

## **Overshadowing**

The BRE guidelines have methodologies to assess overshadowing of gardens. And during the course of the application the applicant conducted one with reference to the sun-on-ground on the spring equinox. This is used to determine the areas which receive direct sunlight and those which do not. This method applies to both new and existing areas of amenity space. The BRE Guidelines suggest that the Spring Equinox (21 March) is a suitable date for the assessment as this is the midpoint of the sun's position throughout the year. It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least 2 hours of sunlight on 21 March.

The applicant's assessment confirms the existing gardens to the rear of Aldwych Chambers are currently inadequately sunlit and they receive zero sunlight hours on 21 March. The proposal would not alter this position. As such, the proposals would not result in a noticeable increase in overshadowing.

## **Sense of Enclosure**

The proposals would result in three additional stories on the boundary with Aldwych Chambers and the application site. The gap between the Garden Court and Essex Street properties is narrow and the existing extension to Blackstone House infills part of the gap, being two stories high on the boundary with Aldwych Chambers. The flats in Aldwych Chambers have windows which face into this gap and most of these windows serve habitable rooms, the lowest flats also benefit from courtyard gardens inside the gap. The properties nearest to the proposed extension also endure the enclosure which the existing fire escape staircase creates.

Policy ENV13 of the UDP states that developments should not result in a significant increase in the sense of enclosure. Many of the objections from neighbours relate to the scale, proximity and overbearing nature of the proposed extension which they consider would harm the enjoyment of their flats.

The applicant contends that because officers do not consider the loss of light would be of a severity that could sustain a refusal on that ground that the development is thereby also acceptable in terms of enclosure. Loss of light and sense of enclosure are distinct however, and the applicant's assertion is addressed directly under policy ENV 13 where it states even when there may be no material loss of daylight or sunlight, new development can still be unacceptable because of an increase in the sense of enclosure.

This existing situation is already highly compromised. Even when compared to other dense urban environments this existing situation is highly enclosed. It is considered that the proposals would result in the further enclosure of this space which would be to the detriment of residents, particularly those who live close to the boundary, which includes units with a single aspect facing Garden Court. Outlook is severely restricted by the very close proximity of Garden Court – the gap is approximately 4.5 metres wide. For those rooms which are closest to the boundary, which include living rooms and bedrooms, this severely restricted outlook is worsened by the fire escape staircase structure directly in front of them. The proposals would unacceptably worsen this further by adding an additional three stories of height and bulk on top of the existing boundary wall. This would

unacceptably increase the sense of enclosure experienced by residents within Aldwych Chambers making them feel too shut in.

### **Loss of Privacy**

Objectors consider the extension would allow for additional opportunities to overlook their properties. The additional three stories on the boundary within the gap would consist of an extension to the party wall of one storey with two glazed stories on top. The glazing would include a metal mesh and the applicant states the opacity of this glazing to the rear elevation would be of a degree that would prevent harmful views through it. The applicant states that the gauge of the mesh would be adjusted to make it more transparent to the front and less to the rear. Had the application been acceptable, a condition could have been attached to ensure that the mesh is of sufficient density to prevent views through it.

### **Light Spill**

Highly glazed extensions can result in harmful light spill. The applicant states the metal mesh glazing that is proposed has properties that prevent harmful light spill. Had the application been considered acceptable, a condition could have been attached to ensure that the mesh was sufficiently dense to reduce light spill.

## **8.4 Transportation/Parking**

Given the modest increase in floorspace, the Highway Planning Manager does not consider that there would any implications in highway terms.

## **8.5 Economic Considerations**

Discussed earlier in this report.

## **8.6 Access**

The proposal would increase the accessibility and circulation between the two buildings by reducing or eliminating the need to use multiple lifts to travel between the two buildings, which would be an improvement to this private use. All floors are currently accessible by lifts however the applicant considers this arrangement sub-optimal.

## **8.7 Other UDP/Westminster Policy Considerations**

### **Plant Equipment**

The applicant has submitted a noise survey as part of the application. Plant equipment is proposed at roof level of Blackstone House; the noise report indicates that the equipment assessed would likely be inaudible at the nearest residential premises. Had the application been considered acceptable, standard noise conditions could have been imposed.

## **Refuse /Recycling**

Details of waste storage and collection have not been provided. Given its modest size, it is accepted that the proposed extension will not result in waste being left on the highway for collection. However, the Cleansing Manger recommends details of this provision be secured and that could have been done by condition had the application been acceptable.

## **Archaeology**

The site was formerly within the grounds of the medieval Knights Templar and is located in a Tier 1 Archaeological Priority Area (Lundenwic and the Strand) which is strongly suspected to contain heritage assets of national importance. The Greater London Archaeological Advisory Service (GLAAS) reviewed the archaeological assessment provided by the applicant to support the proposal and considered that further exploratory fieldwork and assessment was required. GLAAS advised this could be secured by appropriate conditions to secure a staged programme of archaeological work, and had the proposals been acceptable a condition requiring this would have been attached.

### **8.8 London Plan**

This application raises no strategic issues.

### **8.9 National Policy/Guidance Considerations**

The City Plan and UDP policies referred to in the consideration of this application are considered to be consistent with the NPPF unless stated otherwise.

### **8.10 Planning Obligations**

Planning obligations are not relevant in the determination of this application.

### **8.11 Environmental Impact Assessment**

Environmental Impact issues are not relevant to a development of this scale.

### **8.12 Other Issues**

#### **Construction impact**

Objectors have raised concern on the grounds of the disruption of building works. Noise and disturbance during construction is an unwelcome and well understood consequence of allowing new development; had the proposal be acceptable a condition would ensure work is not carried out at anti-social times. Maintenance, including keeping the property clean, would be the responsibility of the building's operator.

## 9. BACKGROUND PAPERS

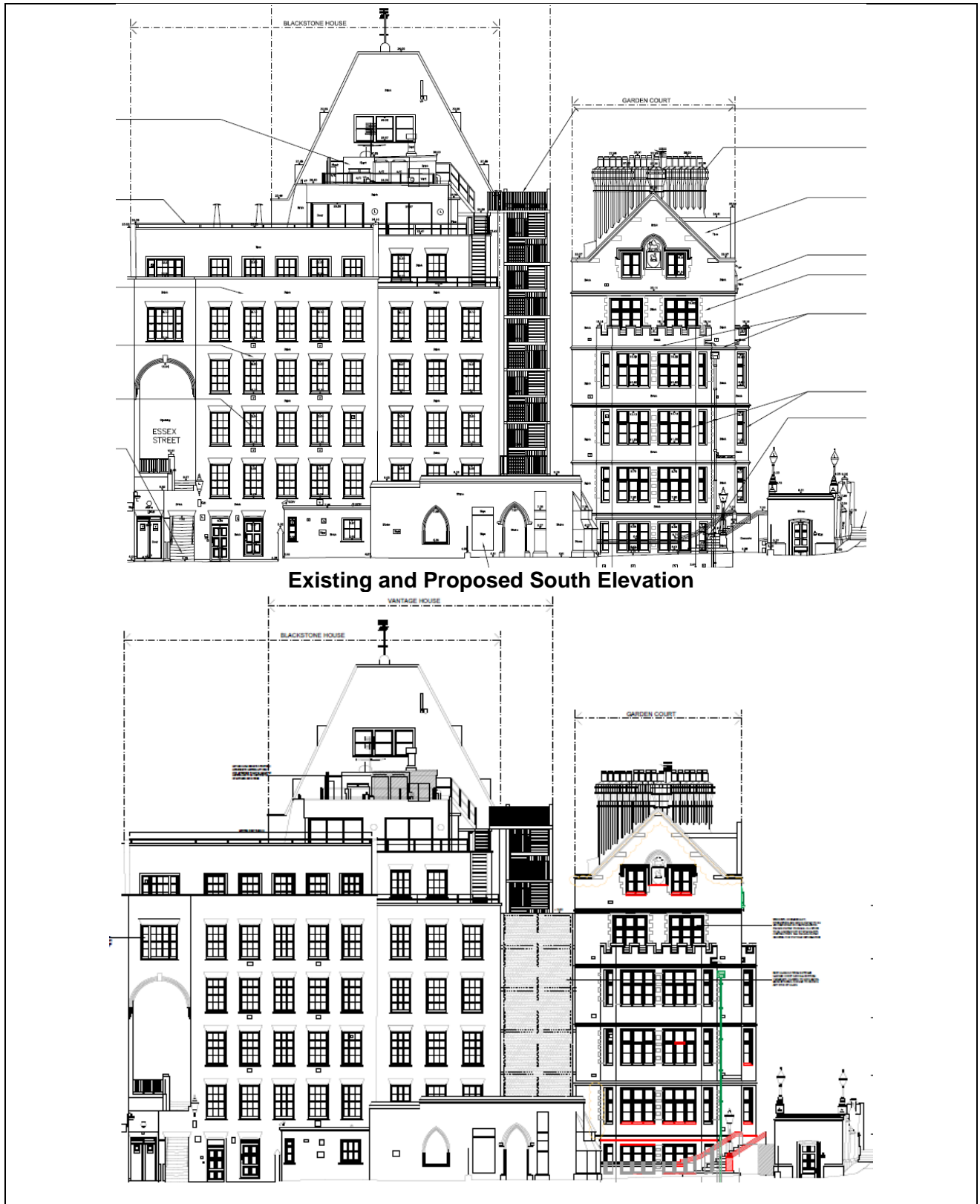
1. Application form.
2. Response from Westminster Society, dated 28 September 2017.
3. Responses (x3) from Environmental Health, dated 3 October 2017, 2 November 2017 and 13 December 2017.
4. Response from Historic England, dated 9 October 2017.
5. Response from Cleansing Manager, dated 16 October 2017.
6. Response from Historic England (Archaeology), 23 October 2017.
7. Response from Highway Planning Manager, dated 11 December 2017.
8. Response from The Gardens Trust, dated 3 December 2017.
9. Response from The City of London, dated 13 December 2017.
10. Objection from occupier of Flat 7, Aldwych Chambers, 29 Essex Street dated 8 October 2017.
11. Objection from occupier of Flat 8, Aldwych Chambers, 29 Essex Street dated 9 October 2017.
12. Objections (x2) from the occupiers of Flat 1, Aldwych Chambers, 29 Essex Street both dated 12 October 2017.
13. Objection from occupier of Flat 17, Aldwych Chambers, 29 Essex Street dated 12 October 2017.
14. Objection from freeholder of Aldwych Chambers, 29 Essex Street dated 12 October 2017.
15. Objection from occupier of Flat 6, Aldwych Chambers, 29 Essex Street dated 14 October 2017.
16. Objection from occupier of Flat 14, Aldwych Chambers, 29 Essex Street dated 14 October 2017.
17. Objection from occupier of Flat 11, Aldwych Chambers, 29 Essex Street dated 15 October 2017.
18. Objection from occupier of Flat 13, Aldwych Chambers, 29 Essex Street dated 15 October 2017.
19. Objection from occupier of Flat 12, Aldwych Chambers, 29 Essex Street dated 15 October 2017.
20. Objection from occupier of Flat 18, Aldwych Chambers, 29 Essex Street dated 15 October 2017.
21. Objections (x2) from occupiers of Flat 2, Aldwych Chambers, 29 Essex Street both dated 15 October 2017.
22. Objection from occupier of Flat 16, Aldwych Chambers, 29 Essex Street dated 16 October 2017.
23. Objection from occupier of Flat 9, Aldwych Chambers, 29 Essex Street dated 16 October 2017.
24. Objection from occupiers of Flat 15, Aldwych Chambers, 29 Essex Street dated 21 October 2017.
25. Letter of support from applicant The Honourable Society of the Middle Temple, Carpmael Building, Middle Temple Lane dated 22 November 2017.
26. Letter of support from tenant Blackstone Chambers, Blackstone House, Temple dated 23 November 2017.

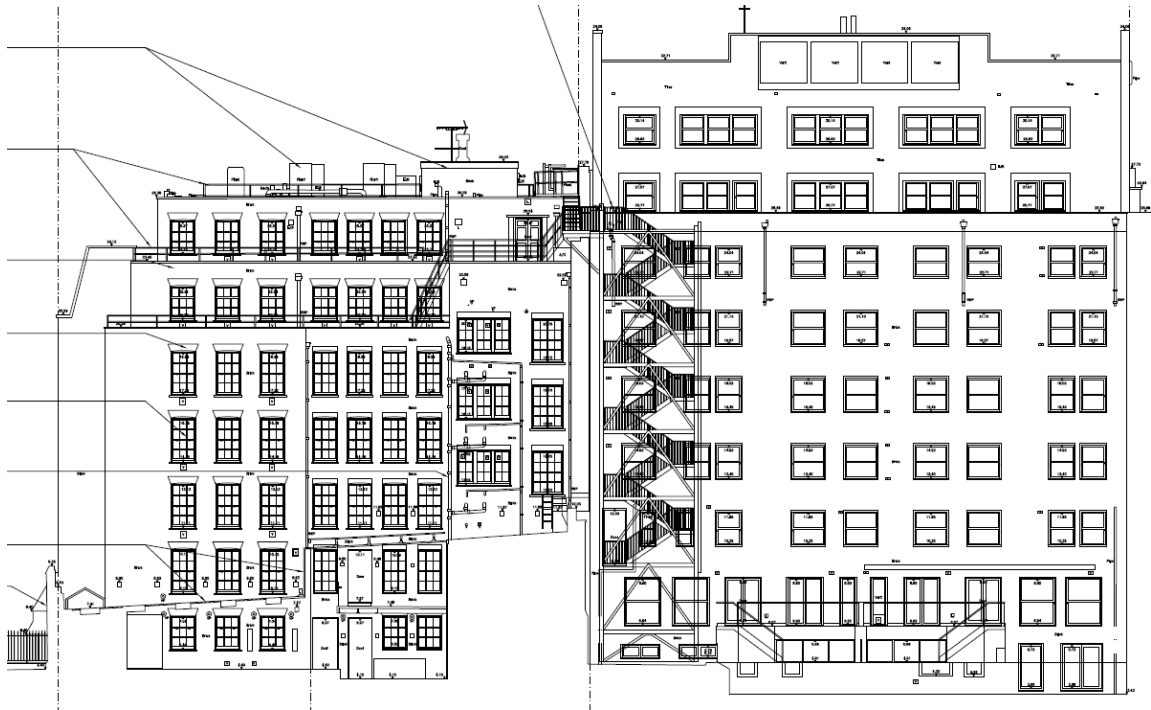
(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: VICENT NALLY BY EMAIL AT [vnally@westminster.gov.uk](mailto:vnally@westminster.gov.uk)



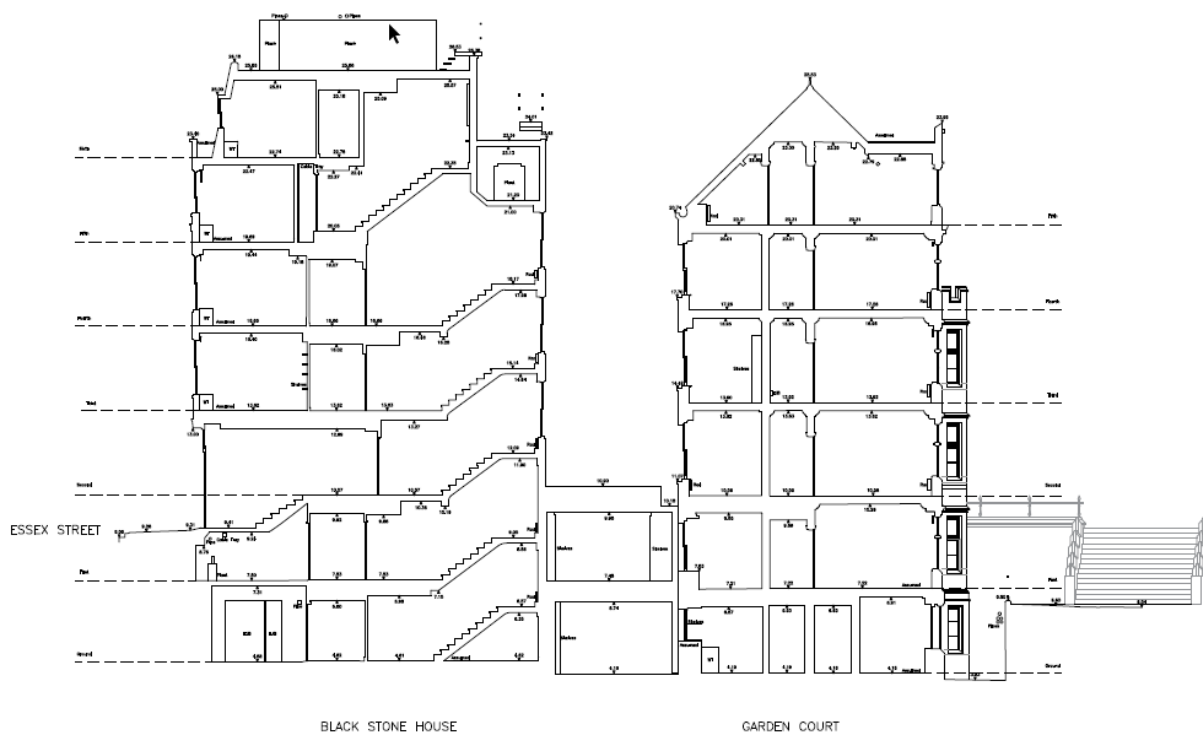
## 10. KEY DRAWINGS



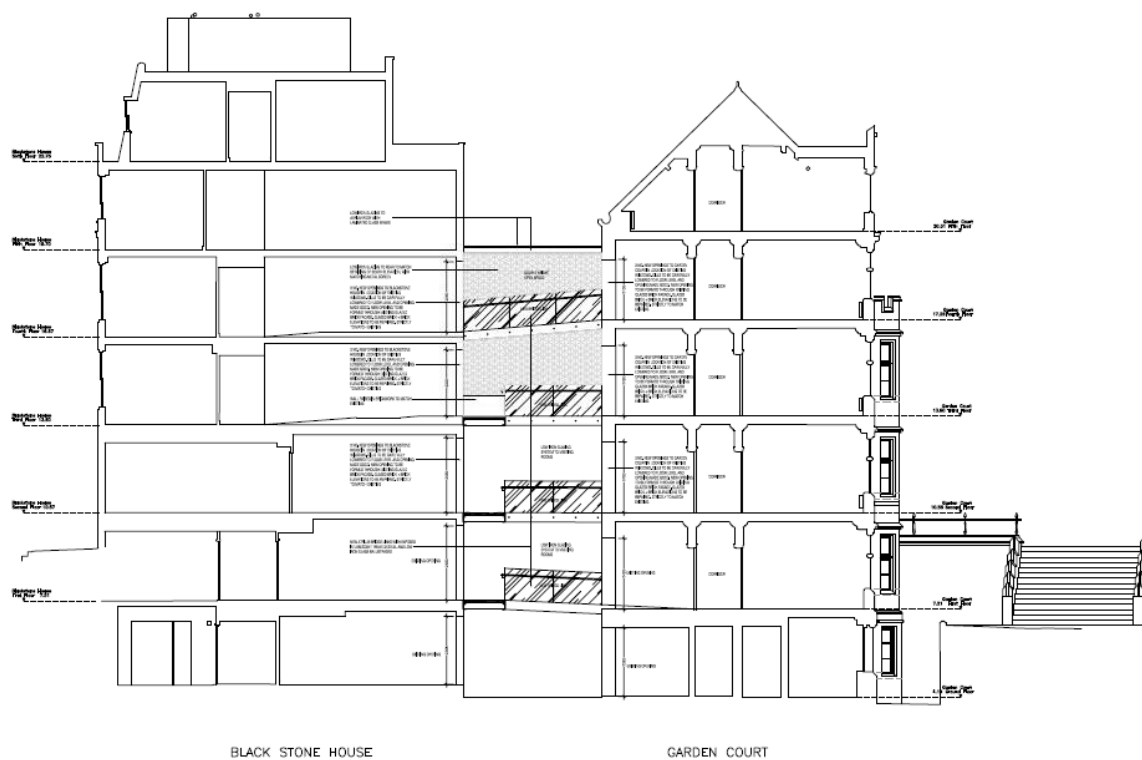


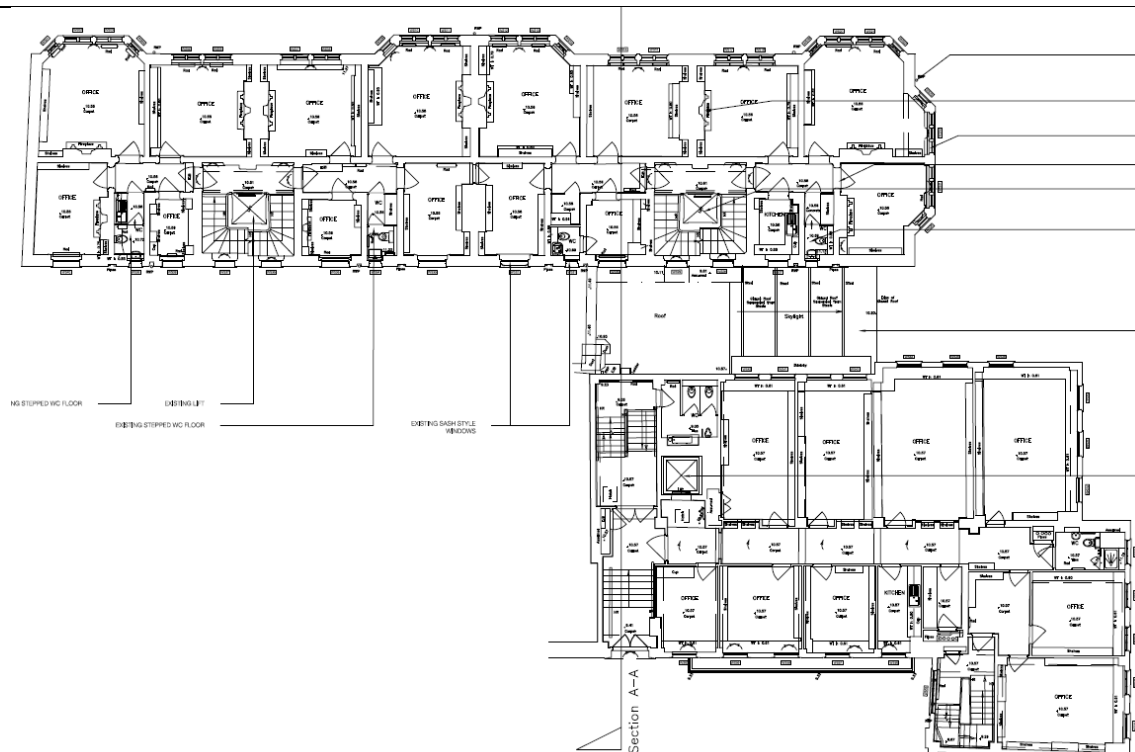
**Existing and Proposed Section Facing Aldwych Chambers**



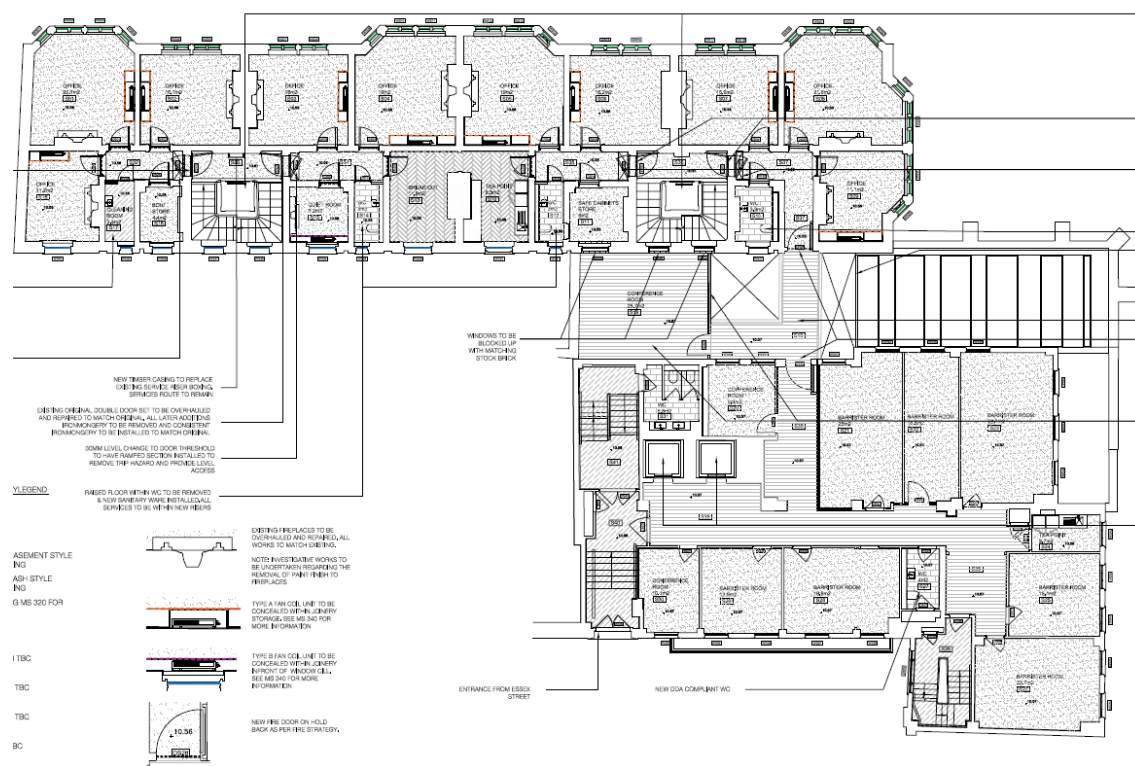


### Existing and Proposed Section AA





Existing and Proposed Second Floor Plans



**DRAFT DECISION LETTER**

**Address:** Blackstone House, 3 Garden Court, Middle Temple, London, EC4Y 9BW.

**Proposal:** Erection of an infill extension between Blackstone House and 1 & 2 Garden Court to create a new atrium connecting the buildings at second, third and fourth floor levels, to provide additional chamber floorspace and to improve the circulation between the buildings, and associated external alterations including installation of rooftop plant to Blackstone House.

**Reference:** 17/08153/FULL

**Plan Nos:** Site Location and Boundary Plan; MS 100; MS 101; MS 102; MS 103; MS 104; MS 104; MS 105; MS 106; MS 10R; MS 150; MS151; MS152; MS 153; MS 154; MS 160; MS 170; MS 171; MS 172; MS 173; MS 174; MS 175; MS 176; MS17R; MS 180; MS 181; MS 182; MS 183; MS 184; MS 200; MS 201; MS 202; MS 203; MS 204; MS 205; MS 206; MS 20R; MS 220; MS 221; MS 222; MS 223; MS 224; MS 225; MS 600; MS 610; MS 611; MS 700; MS 701; MS 702; MS 703; MS 704; MS 705; Planning Statement; Design and Access Statement; Additional Design Information Note including Historic Maps and Photos; Structural Plans; Acoustic Report and Additional Plant Information Notes; Daylight and Sunlight Report and Addendum Letter; Historic Environment Assessment; Historic Building Report; Energy and Sustainability Statement; Cover Letter.

**Case Officer:** Joshua Howitt

**Direct Tel. No.** 020 7641 2069

**Recommended Condition(s) and Reason(s)****Reason:**

Because of its scale, design, materiality, and its relationship with neighbouring buildings and its surroundings, the infill extension would harm the character and appearance of Blackstone House and the Strand Conservation Area; and would harm the setting of the Grade II listed 1 & 2 Garden Court, the Temple Conservation Area and the neighbouring Grade II Registered Gardens at Middle Temple Gardens. This would not meet S25 and S28 of Westminster's City Plan (November 2016) and DES 1, DES 5, DES 10 (A) and paras 10.108 to 10.146 of our Unitary Development Plan that we adopted in January 2007.

**Reason:**

The infill extension would make the people living Aldwych Chambers, Essex Street, feel too shut in. This is because of its bulk and height and how close it is to windows in that property. This would not meet S29 of Westminster's City Plan (November 2016) and ENV 13 of our Unitary Development Plan that we adopted in January 2007. (X14BC)

**Informative(s):**

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way so far as practicable. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, Supplementary Planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, further guidance was offered to the applicant by the case officer during the processing of the application to identify amendments to address the issues identified with the scheme. You did not wish to amend the scheme in the manner suggested. Should you reconsidered your scheme, you are encouraged to consider the submission of a fresh application incorporating the amendments set out in the officer report.
- 2 You have submitted identical applications to the City of London and the City of Westminster as is required of you for cross boundary applications. Whilst the submissions are identical, each planning authority can only authorise or refuse work within their boundaries. This decision only relates to work within the City of Westminster, and does not constitute a decision on the works shown in your submission that are within the boundaries of the City of London.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.