

COLPAI PROJECT CONSULTATION FEEDBACK REPORT

Following consultation events in February and feedback from residents and community stakeholders, the development team for the COLPAI site (former site of the Richard Cloudesley School) has put together an update for residents of the Golden Lane Estate (GLE).

There are now a further two weeks to send in comments on the scheme exhibited and this feedback report, please view exhibition information and register for updates online at www.colpai-project.co.uk. Please send comments to *Jessica Stewart* at jessicas@commcommuk.com or by post to **Comm Comm UK, 34-35 Berwick Street, London, W1F 8RP.**

After 31 March 2017, the team will be back in touch with a further update.

EXECUTIVE SUMMARY

Principles of Proposed Scheme

- To provide social housing and educational uses on the site
- 70 residential units is potentially achievable but is subject to design and planning
- A nursery and two-form entry primary school can be delivered with Department for Education funding
- To maximise outside play space
- To create a scheme that fits-in and complements GLE and St Luke's Conservation Area
- To make use of and improve existing service road and Baltic Street West.

Areas of General Agreement

- Upgrading Baltic Street West and placing school front entrance on this road
- The need for the GLE service road to be reviewed and improved
- The site is underutilised, social housing and education are appropriate uses
- That the scheme should complement the existing Listed GLE and Conservation Area
- Further consultation is needed with the local community once the first round of feedback has been taken on-board.

Areas Requiring Further Consideration

- Placement on-site and massing of proposed buildings and uses
- Day and sunlight issues arising from scheme
- Quantum of development and intensity/density of the uses
- Loss of trees
- Impact on existing GLE residents and mitigation
- How amenity space and community facilities are provided and managed for the new scheme
- How the GLE service road is improved and used in the future
- Boundaries, ownerships and boundary treatments
- Privacy and how to avoid overlooking
- Acoustics and noise impacts resulting from the scheme
- How the scheme should be integrated into the GLE including servicing, management and service charge
- Review of infrastructure, parking and services to ensure scheme can be accommodated adequately.

DETAILED FEEDBACK AND OUTSTANDING ISSUES

Please see below issues that have been raised through the consultation process and responses in italics.

1. Social Housing

Residents were generally very pleased that new homes will be 100% social housing.

Concerns were raised about the height of the residential building and how this will impact on daylight and sunlight for Basterfield House and Banner Street. The massing of the building is considered too much for the GLE and the Conservation Area. Suggestions were made that the building could be stepped down towards GLE.

- *Reducing the footprint of the building would reduce the number of homes deliverable on site*
- *There is a demand for new social housing and a desire to reduce the housing waiting list*
- *Plans for 72 homes were exhibited in February*
- *The massing and density of the exhibited scheme is being reviewed to reduce the impact in response to feedback from the February consultation events.*

What is the driver for the quantum of housing and who has determined the target?

- *The City of London has some 1000 residents on its social housing waiting list*

- *As appropriate land and development opportunities are scarce, City of London is keen to maximise housing on any sites that are available. Any and all proposals are subject to the usual stringent planning application processes, as is this scheme*
- *Elected members of the City of London's Community and Children's Services Committee agreed to pursue the option to build approximately 70 new social housing units on this site at its November Committee.*

Will new residents be able to use GLE's open space and communal areas?

- *This is the intention and we hope that existing residents will also want to use the new facilities that will be available in the evenings and at weekends within the new school buildings. How this will work in practice will be subject to further discussion.*

Who will be responsible for management of the social housing units?

- *The new homes will be managed by the City of London team who currently manages the GLE. The new homes will be required to pay a service charge towards this cost. How this will work in practice will be subject to further discussion.*

2. School

Is there a need for a new two-year entry school in this area?

- *COLPAI is opening on a temporary site in September 2017 and is oversubscribed (140 applications for 60 spaces). The Department for Education does not tend to fund single entry primary schools because it is not viable to then build a second school for the other year.*

How will places be allocated?

- *Admissions to the school is by distance with the exception of pupils with Special Education Needs (SEN), Looked After Children and siblings.*

Will pupils cause a nuisance in the GLE after school and will this lead to further decline in the standard of the Estate's communal facilities?

- *Pupils are aged between 2 and 11 years old and will be with parents or an adult at all times. We will ask all parents and adults to respect our neighbours and the local facilities*
- *We will include mitigation within our application for any impact on the existing local area, we will share details once these are available.*

Noise from the school playground will cause a nuisance to residents, especially because of the acoustics of the area.

- *Use of the playground is mainly during break and lunch times. The reception and nursery pupils will have limited play outside under teacher supervision. There will be noise from play and we are developing an acoustic report to fully understand the potential impact on our neighbours.*
- *The boundary between the site and our neighbours will be key to ensuring any noise and nuisance is*

mitigated and we are keen to work with residents on a satisfactory boundary design and treatment.

How will security and access be managed, especially as residents will overlook the playground?

- *Schemes that incorporate schools and homes are not new. We will be learning from successful projects and working with residents, the school and City of London's management team to develop security, access and general management arrangements.*

3. School Hall

Concerns over the position of the school hall in relation to overshadowing the allotments, noise from play and parties in the hall and fumes and smells from the kitchen.

- *The proposed position is to maximise the size of the playground and school learning space*
- *The use and hours of use of the hall during the school day, evenings and at weekends will be subject to a community use agreement. The school will work with neighbours to make sure the community is comfortable with the types of uses as well as the hours*
- *The kitchen extraction equipment will be modern and must comply with rigorous guidelines to ensure no smells and minimal plant noise*

The position of the school hall is being reviewed following feedback from the consultation.

Could it be moved to the north of the site where the MUGAS is proposed, could the ground floor be excavated to reduce height or could it be moved beneath the residential building?

- *As outlined above, the position is to maximise the playground and school learning space. This approach is a result of pre-application consultation meetings with various representatives of the local authorities, including the Planning Departments*
- *The position of the school hall is being reviewed following feedback from the consultation.*

4. Access Road Adjacent to Basterfield House

Concerns have been raised about how the access road adjacent to Basterfield House will be affected.

- *We received lots of comments about the access road at the February exhibitions and in subsequent submissions. We are looking closely at the current use and function of the access road and will come back shortly with a proposed operational and servicing plan to discuss this with GLE residents.*

Will the parking and garages on the access road be re-provided?

- *We are looking at the existing arrangements and how to resolve this issue.*

5. Infrastructure

What provision is being made for green spaces, amenity space, car parking, traffic increases and impact on drainage and other services?

- *We continue to work on resolving these issues and will provide more detail once this is available.*

6. Consultation

Has the consultation been delayed and rushed and is the scheme finalised?

- *The consultation has taken place at the appropriate time in the design process. We have held design meetings and pre-application meetings with both local authorities. Following these, we were able to exhibit the scheme to the residents in February. We are reviewing all feedback received, as above, and this is being used to inform the scheme design*

- *The scheme will not be finalised until after all feedback has been received from residents by 31 March 2017*
- *This is a real consultation and we are moving swiftly but will not rush the process.*

7. Other Issues

Some residents feel the scheme is not in-keeping with the GLE and others believe the scheme should be completely separate to the Estate.

- *As well as pre-application discussions with the local authorities, we have engaged with Historic England to ensure we are respectful of the listed Estate and its residents*
- *There are differing opinions from residents of GLE and a consensus from all is unlikely*
- *We are working to further develop our design and management proposals to ensure a respectful, viable and inclusive final scheme.*

Why are the proposals not in-keeping with local policy and the London Plan?

- *Policy exists as guidance for sites and areas. Any proposals that fall outside of policy must demonstrate that the benefits outweigh any harm. We will provide a full appraisal as to why it is believed this scheme should be consented.*

Could the project collaborate with Bernard Morgan House or the London College of Fashion?

- *We will provide further information once this is available.*

KEEP IN TOUCH

Jessica Stewart

jessicas@commcommuk.com • 020 7125 0421

Comm Comm UK, 34 - 35 Berwick Street, London, W1F 8RP

WWW.COLPAI-PROJECT.CO.UK