

GLERA Proposed Conditions

22/3/2018

Further to our meeting, we are looking to contain the impact of the proposed development on the homes adjacent to the site. We propose the following conditions to control the operation of the school, or where detailed information is missing from the existing proposals. These proposed conditions are based on those at Prior Weston and similar developments.

School Hall

Out of school hours use.

Weekdays until 9.00pm

Saturdays 9.00am until 6pm

No use on Sundays

Access MUST be through school and not through playground to Golden Lane or service access passage to Baltic Street West.

School Hall Access

Enclose route from School to Hall with glass sides to stop constant daytime noise of children and staff moving from school to hall.

School servicing

- Weekday delivery hours 8.30am – 5.30pm
- Waste collection. Number of collections and timing: waste bins have to be left on Baltic Street West for collection. Bins not to be put out or collected before 7.30am or after 9pm?
- Control and restriction of the number of vehicles making postal and other deliveries to the school office for supplies etc
- Proposals to protect the safety of cyclists and pedestrians using Baltic Street
- Restrictions on vehicles idling in front of Hatfield House (and the school offices and classrooms)
- Control of parking on Baltic Street West/Golden Lane for dropping off and picking up times over and above what is in place now. Could this be by camera control.
- Restrictions on the use of the narrow access for servicing the kitchens and for community access to the hall to minimise disturbance.

Use of MUGA (To match Prior Weston Conditions 6 and 7)

Out of school hours use. No floodlighting

Weekdays until 8.00pm

Saturdays 10.00am until 6.00pm

No use on Sundays

Lighting Generally.

No details of proposed lighting provided. Details should be provided or controlled by condition.

Down lighting and low level lighting preferred -no on/off security lighting. All school lighting off after school closes.

Public Realm enhancement

The public realm improvements are rather vestigial and should be conditioned for further detailed development:

- Tree planting could be all along Golden Lane, not just in front of the tower
- Upgrade of entrance to the east entrance to Hatfield House and the top of the ramp to the underground parking.
- Relocation of motor cycle parking in front of Hatfield House. The motor cyclists (mostly couriers) engage in anti-social behaviour - smoke drugs and urinate in front of the Hatfield House binstore, which will also be an issue for the school entrance.
- Replacement of bollards along Basterfield Mews is proposed. We suggest these are replaced by trees to help with greening the school boundary

Parking/School Drop off

Protection of Basterfield Mews by installing security barrier (similar in function to Baltic Street West Barrier with fobs for Estate functions only

Disabled Parking- Replacement of 2 disabled garages/spaces lost from Basterfield garages demolition for the two Blue badge holders in Basterfield who currently rely on these spaces for mobility.

AC Plant already conditioned 10dB below ambient. See City of Westminster plant noise conditions attached..

Planting to School Hall

Planting to wall of Basterfield Mews and School Hall was omitted from latest plan. Should be reinstated. Planting to the boundary along Basterfield mews is minimal and could be increased.

Elevation to Basterfield Mews

No elevational drawing of view from Basterfield Mews has been provided in latest plans. Should be provided.

Community Use and Management Plan (To match Prior Weston Condition 9)

Details of a Community Use and management Plan shall be submitted and approved in writing by the Local Authority prior to the first occupation of the development hereby permitted. The educational facilities shall thereafter be operated in accordance with the approved Community Use and Management Plan.

REASON: To ensure the appropriate operation of the development permitted and appropriate operation in the interests of neighbouring residential amenity and business operation.

Noise:

Noise standards for the new residential have been proposed, but there is no noise standard proposed for the existing homes. What is the noise standard for our homes that this scheme is being assessed against?

- Noise targets for adjacent residential development to be established.
- How will noise from playground to residential flats be mitigated?

Allotments:

- Retain all the trees on the boundary- there are lots of arguments for keeping mature trees. Proposed new trees will be much smaller and take many years to reach the maturity of the existing.
 - New planting to complement the existing and that which has already been lost: climbing fruits and roses, lilac, planting for butterflies and pollinators and to encourage biodiversity
 - Protection of nesting birds during demolition and construction
- A full bat survey on the existing site

Boundary Treatment

There are no details in the proposal for the boundary treatment to the Golden Lane Estate. If no details are provided, then this should be conditioned to cover:

- Details of proposed boundary treatment to Golden Lane Estate. (Basterfield and Hatfield)
- Materials and height of fencing, acoustic screening, planting. Keep an open screened structure above the existing boundary wall to the allotments to a similar height as the existing one, to allow for climbing plants to create a seasonal green screen to protect against noise and provide visual amenity

Improvements to Basterfield Mews

No details of improvements/alterations to the listed Estate have been provided. Should be covered by condition in accordance with Listed Building Management Guidelines. Details to be provided of surface treatment and lighting to Basterfield Mews. Details of new entrance gates and wall to be built opposite entrance to Basterfield Hose. Materials and samples.

Playspace, s106 contribution:

Propose extension of Fortune Street Park into Fortune Street. To be used locally – not at a remote location in Islington. Need is here.

Double Glazing, s106 contribution

Propose s106 contribution to double glazing Basterfield and Hatfield to reduce impact of noise. New residential development has been designed to meet noise limits. Existing homes have not.