



25 September 2020

Dear Neighbour

RE COLPAI Project Planning Conditions Update Webinar – Full Response

As you will be aware, the COLPAI Project Team has undertaken community consultation to discuss detail of a series of planning conditions for the City of London Primary Academy Islington (CoLPAI) school, residential element as well as site wide conditions ahead of discharging the conditions with Islington Council and City of London.

The consultation gave members of the local community an opportunity to view information being prepared to discharge the planning conditions and provided a number of different platforms and channels for respondents to give their views, feedback and ask questions.

On Thursday 27 February 2020, a consultation event was held for the local community to attend, view details on the planning conditions and discuss their queries and comments with the team. The COLPAI Project Team were also invited to the CoLPAI Parents and Governors meeting on Monday 2 March 2020 to present and discuss the planning conditions with parents and interested stakeholders. A public meeting was scheduled to take place on Thursday 24 March 2020, however, this was cancelled due to COVID-19.

The consultation period ran from Thursday 27 February 2020 to the extended date of Friday 24 April 2020. In total, 18 respondents submitted feedback and comments on the materials being prepared to discharge the planning conditions.

On Thursday 27 August, the COLPAI Project Team held an online webinar to present the planning conditions, address queries that have been raised to date as well as take questions live on the call. The webinar was attended by 24 unique visitors and is now available to view alongside the presentation on the project website – <https://www.youtube.com/watch?v=cngUOO8STK0&feature=youtu.be>

We have outlined below a summary of each condition alongside the full written responses to the queries that were raised during the webinar. We have also included details of next steps in this document under each condition. To view a list of the comments and queries that were raised throughout the consultation, along with the team response please refer to document '*Community Comment and Team Responses to Planning Conditions Consultation – 24 September 2020.*'

We would like to thank all members of the local community that have taken the time to engage and feed back during this process. The City Corporation has reviewed and considered all comments in detail. The City Corporation will continue with the submission of the project's planning conditions and keep you updated as we move forward.

Upon submission to the local authorities, we will update those on our database and also upload the final reports to our project website for your information. The process of submission for the discharge of the planning conditions will take approximately eight weeks until a decision is issued.

Best wishes

COLPAI Project Team

School Delivery and Servicing Plan, Refuse and Recycling Provision Overview

The proposed access route for delivery and service vehicles will be from Baltic Street West. This allows for easy access to the school reception area ensuring delivery and servicing personnel can be processed by reception staff. The maximum trips per day is expected to be five and the minimum expected is three. The activity of these vehicles will be restricted to between 10am and 2pm to avoid conflicting with peak hours and school drop-off and collection times. The agreed conditions also stipulate the type of vehicles permitted to service the site, which are restricted to vehicles no larger than 7.5 tonne box vans. Where possible these vehicles will also be electric to reduce noise and emissions.

The proposed pick up point for refuse and recycling is adjacent to Baltic Street West. This will allow easy access for refuse and recycling collection vehicles. Waste collection vehicles will enter Baltic Street West in forward gear, turn outside the school using the entry to the Golden Lane Estate under Hatfield House and then exit in forward gear.

The school site includes a direct access path for the bins to be transferred from the bin storage area to the bin collection point, on Baltic Street West, when collections are scheduled to take place. A banksman will be present at all times during the collection of bins.

Residential Delivery and Servicing Plan, Refuse and Recycling Provision Overview

The proposed access route for delivery and service vehicles will be from Golden Lane. Each commercial space will have its own entrance, with a separate residential access. All pedestrian and cycle access will be from these entrances.

A Trip Generation survey has been undertaken, which shows that the expected number of delivery and servicing trips per week will be 42.

Residential bin stores will be located on the ground floor to the north of the new residential building. A total of seven 1,100ltr bins will be required to service the new residential building, with three being dedicated to recycled waste and four dedicated for general waste.

Waste collection for the residential building will take place twice weekly for general waste and three times a week for recycled waste. The collections will take place in off-peak times and will avoid school drop-off and pick up times

Refuse collection operatives will have access to the new residential building bin store, having responsibility for transferring the seven bins 22 metres for curb collection to take place from Golden Lane

It is proposed that each commercial unit will have its own individual bin store, with dedicated days for refuse and recycling collection. Refuse vehicles will access the commercial units from Golden Lane, with vehicles parking adjacent to the northern end of the residential building. Refuse will be transferred by refuse collection operatives from each commercial unit and collections will take place in off-peak times and will avoid school drop-off and pick up times.

School and Residential Delivery and Servicing Plans Q&A	
Question	Response
What is the volume of school waste and frequency of refuse collection? How has this been calculated?	<p>The provision of five 1,100 litre bins for the school waste has been agreed with the local planning authorities as appropriate for this site.</p> <p>As this is a new school, City of London Academies aim to have strategies in place to minimise the waste generated by the school. With that in mind, the estimates for the waste generated from the</p>

	<p>school have been based on other local schools of a similar size.</p> <p>London Borough of Islington's Street Environment Services produced guidance for 'Recycling and Refuse Storage Requirements' in June 2013. The guidance provides information on waste storage facilities, frequency of collections and servicing vehicles requirements. The proposals below have been created to meet these guidance requirements.</p> <p>The proposed bin storage for the City of London Primary Academy Islington is located on the ground floor level of the school hall.</p> <p>The school site includes a direct access path for the bins to be transferred from the bin storage area to the bin collection point, on Baltic Street West, when collections are scheduled to take place.</p>
Why is Baltic Street West being used instead of Baltic Street East?	<p>Baltic Street East is too narrow to consider deliveries and is further away from the school entrance. In addition, some deliveries will be made by companies that are not council run and therefore providing access through demountable bollards is difficult. As Baltic Street West enables a van to turn, this provides the best strategy for deliveries to reception.</p> <p>In Baltic Street West, we are operating in a dead-end area, so there is no through traffic. All deliveries on Baltic Street West will be made with the use of a banksman either from the vehicle or facilities management.</p>
Will we see all the facts we've been given they are not on the presentation boards?	<p>A summary of the conditions is included in this document. Once the reports are finalised, we will also share these with you for your information.</p>
Why is it not possible to take waste, or at least some of the waste, from Golden Lane?	<p>We are unable to wheel refuse bins through the school playground therefore Golden Lane cannot be considered for the school waste strategy as this would lead to a conflict with pupils using the playground. We are keen to keep the delivery and servicing for the site to daytime hours, so as not to impact on neighbouring residents or school pickup and collection times.</p> <p>The only way to use Golden Lane for school waste would be to make use the Basterfield Service Road, which was strongly objected to previously by residents.</p> <p>For the residential and commercial building, waste will be collected from Golden Lane.</p>

<p>There is a large entrance area, that could have been divided to provide a bin store on Golden Lane. Why is it not possible to have some school waste storage in the Golden Lane area, with school kitchen waste remaining in its current location?</p>	<p>The ground floor space within the residential building is already tightly confined. The residential refuse points are located here as well as cycle parking.</p> <p>The locations of the bins and waste management proposal is as the agreed Planning Consent. A combined bin store on Golden Lane would not have provided the active frontage that was required by both City of London and Islington Planning Departments.</p>
<p>Please indicate exactly where the bins will be put out on Baltic St West. Also, who will employ the banksmen?</p>	<p>When the bins are waiting for collection they will be temporarily stored in the area adjacent to the cycle parking on Baltic Street West. The bins will always remain on school land and not infringe on space of neighbouring residents.</p> <p>As part of the commercial contracts for the delivery and servicing of the school the use of a banksmen will be stipulated for all delivery and servicing vehicles, along with the specifics on vehicle sizes for use at the school.</p>
<p>Was consideration given for the use of collapsible bollards to allow vehicles to travel through to Baltic Street East and avoid having to have them reverse in Baltic Street West?</p>	<p>All options were considered during the planning of the delivery and servicing for the school.</p> <p>Following the webinar, the City Corporation has further explored the option of heavy duty bollards currently on Baltic Street East be replaced with retractable bollards, which could be controlled by the CoLPAI school to facilitate delivery and servicing vehicles to access Baltic Street East to exit the area as opposed to turning and reversing in the road. We can now confirm that the installation of collapsible bollards across Baltic Street East would not fall within the permitted landscaping works of the project.</p> <p>As a result, the City Corporation will continue with the submission of the project's planning conditions in the current form. However, the City Corporation acknowledges that the suggested alterations to the Baltic Street Easy bollards may be beneficial and has resolved to include this proposal as part of its ongoing discussions with the London Borough of Islington. The discussions taking place with the London Borough of Islington are in regard to S278 works due take place in the surrounding area. (Note: A Section 278 agreement (or s278) is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the council (in its capacity as the Highway Authority) to make permanent alterations or improvements to a public highway, as part of a planning approval.)</p>

What will be the situation regarding deliveries to school hall when it is hired privately?	<p>All deliveries to the school will be from Baltic Street West and will require people to sign in at reception.</p> <p>If a larger delivery vehicle is required, that would need to be considered by the facilities management team and special arrangements may be made for delivery to take place through the undercroft of Golden Lane.</p>
What are the proposals for storage and collection of food waste from the school? Will it be separate from general refuse? What will be the frequency of collection? How will smells arising from the food waste be dealt with?	Food waste and general refuse will be stored separately and will fall under the facilities management team's responsibility to ensure that waste is correctly stored and does not cause a smell.
Where will the commercial units bin storage be located? Will they be going through the school area to access bin storage?	Each commercial unit on the ground floor of the residential building will have a waste store within their own unit. They will not go through the school to access the bin.
I'm concerned about the noise from the alarms of all the service vehicles reversing in Baltic Street. We are already experiencing very intrusive alarm noise from the building site and this sounds like it will be even more frequent.	<p>Delivery and servicing of the school will be confined to a maximum of five vehicle trips a day but will be restricted to daytime hours.</p> <p>Some vehicles may make some noise during the delivery or servicing of the school, but this will only take place between the school drop off and pick up hours.</p>

Next Steps

The City Corporation is now continuing to move forward with the submission of the project's planning conditions.

The process of submission for the discharge of the planning conditions will take approximately eight weeks until a decision is issued. We hope to be able to offer a further update on the alterations to Baltic Street West in this period and will be in touch again soon with more information.

The City Corporation has also now submitted a planning application to London Borough of Islington for listed building consent for the demolition of a small section of the listed wall adjacent to Hatfield House to facilitate the refuse strategy. The application includes:

- Localised demolition and repair of the boundary wall associated with Hatfield House
- Removal of the existing metal fencing
- Removal of the existing wooden access gate for Hatfield House and replacement with a new metal gate
- Relocation of the approved school access gate to align and match the location for Hatfield House.

Once validated, we will share the planning application reference number to contacts on our database and you will be able to view all the supporting documents and plans online.

MUGA Management Plan Overview

The hours of use for the MUGA will be 8am to 6pm Monday to Friday for educational purposes. The MUGA will be available for use by the residents of the new building between 10am and 8pm on weekends during term time and 10am to 4pm daily during school holidays.

The school will prepare a MUGA Community Access Plan, which will be reviewed regularly as part of the ongoing school operations. This review will include regular public meetings with the local community, Housing Services from the City of London Corporation, school representatives and the school's premises and facilities team.

Following comments from the local community and residents on the estate, we are looking at the best possible way to allow residents of the whole Golden Lane estate, including the new housing being developed, to also have access to use the MUGA and other shared play space. We are keen that the space becomes an area that can be enjoyed by all on the residents.

School Hall Management Plan Overview

The hours of use for the School Hall will be 8am to 6pm Monday to Friday for educational purposes. The school hall will be available for hire between 6pm and 8pm on weekdays and 10am and 8pm on weekends during term time. During the school holiday the hall will be available between 10am and 8pm daily.

The City of London Primary Academy Islington's Business Manager will take responsibility for the management of the MUGA and school hall. While the school hall is primarily for educational uses, community and commercial uses may also be considered. Community uses will be prioritised over commercial.

The school hall will not be hired out for any event that generates noise levels that are deemed antisocial. The premises management team will be given permission to cancel any such event in which this occurs.

The considerations that will need to be made when applications to hire the school hall facilities by an external user are made, include:

- Consideration of noise levels and disturbance to local residents
- Consideration of time of use in relation to the above point
- Periods of time allocated for use by residents of the new building
- Availability of staff to manage the MUGA during its use
- Consideration of the security of wider school equipment and the residential building.

Certain requirements will also be placed on those wishing to hire the school hall facilities. In the case of lettings:

- The hirer will be required to be present for the duration of the hire and will be responsible for tidying up the area following use
- Times of lettings and the locations must be adhered to, with access restricted to the agreed areas of use
- All users of the facilities will be required not to congregate outside of the hired areas and will be asked to leave the premises quietly and in an orderly fashion.

Acoustic measures have been included as part of the design consideration, which will be in place before the school opens.

MUGA and School Hall Management Q&A	
Question	Response
In the planning application, access to the MUGA was to be given to all the residents of the new residential building - how will this be controlled?	There is an access gate to the MUGA directly from the rear of the new residential building.

	<p>This gate will be fob access and will be time controlled by the facilities management team of the school and the estate management team.</p> <p>This means that residents will only be able to gain access to the MUGA within pre-set timeframes outside of the school's use.</p>
What is to stop the residents of the tower using the MUGA after hours?	<p>The access gates will be fob controlled with time restrictions in place on when access can be gained by residents to the MUGA.</p>
Can you confirm that the residents' access is through the residential bin store?	<p>Resident access to the MUGA is through the rear of the ground floor of the residential building.</p> <p>The access to the MUGA by wider estate residents will form part of future discussions with the City of London closer to the completion of the residential building.</p>
Will the MUGA be generally accessible for Estate residents?	<p>Initially, resident use of the MUGA will be confined to the residents of the new building.</p> <p>However, as the residential building will not be completed until 2022 there is time for further consultation by the City Corporation on residents' access and details of how it will be accessed by the wider estate.</p>
Does this mean all GLE residents will get access?	<p>The MUGA will be primarily used for a variety of educational purposes. The MUGA will be available for use by the residents of the new building on the weekends at the outset. Following comments from the local community and residents on the estate, we are looking at the best possible way to allow residents of the estate to also have access to use the MUGA. We are keen that the space becomes an area that can be enjoyed by all on the estate.</p> <p>During the call, Paul Murtagh, Assistant Director, Barbican Estate & Property Services gave assurances that access to the MUGA by wider estates residents would be considered following further consultation with the whole estate on what form this access should take.</p>
In regard to the school hall, can you confirm that access for out of hour use is through the school and not through the playground or down the side of the school?	<p>Access to the school hall for any external uses will be through Golden Lane. Basterfield Service Road will not be used for access.</p>
Where in the planning condition is it expressed that the school hall will not be hired for any purpose that will upset the residents? Do we have this in writing?	<p>Details of the schools external rental policy can be found on the School Hall and MUGA Management Plan and stipulates uses and restrictions for rental of the school hall.</p>

Will you be providing any community provision for the school hall? i.e. youth club for local residents?	<p>The school's facilities management team will review individual applications for the external use of the school hall.</p> <p>The school hall will be available for community and commercial hire, with community uses taking priority over commercial use.</p> <p>There are strict requirements to be placed on the use of the school hall outside of school hours, to ensure the use of the school hall does not impact on the running of the school or its neighbours.</p>
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Next Steps

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As the residential building will not be completed until 2022, there is time for further consultation by the City Corporation on residents' access to the MUGA and details of how it will be accessed by the wider estate.

Cycle Provision Overview

The COLPAI Project will provide 102 long stay cycle parking spaces for residents of the new building, with an additional eight short-stay cycle parking spaces on the Golden Lane pavement for residential and commercial use and three long-stay spaces for commercial use.

As City of London Primary Academy Islington is a primary school and the proposed school catchment area is local, it is believed that walking will be the preferred mode of travel for the majority of users. It is proposed that the provision of cycle parking for the school will be 48 long-stay and 12 short-stay cycle parking spaces, which will be located at the entrance to the school on Baltic Street West as well as the entrance on Golden Lane.

Placement of Bird and Bat Boxes Overview

Three types of bird boxes will be located across the site to attract a range of bird species. Bat boxes will also be located in two locations with the site. Habitat stations as well as logs will also be in place to further promote wildlife and conservation.

General Q&A

Q&A Question	Response
When the school opens will the playground area be ready and how will people be kept safe from any ongoing construction and from anything falling from the 13 floors of balconies (construction materials, crane, plant pots in high winds, etc.)?	Once the school is complete and in operation, the school will only be using half of the playground and the MUGA will not be accessible until the residential building is complete.

What is the strip at the back of the residential area that goes into the MUGA?	<p>This is the resident's access to the MUGA and will be strictly controlled by fob access and timed controls so as not effect school use.</p> <p>There is also basement access to the cycle storage in this rear strip of land between the Residential building and the MUGA.</p>
Can you please send the responses to the Q+As in writing?	<p>Please find all written responses included in this document. As well as this, please refer to <i>'Community Comment and Team Responses to Planning Conditions Consultation'</i> where you can find responses to all queries that were raised during the consultation process.</p>
When is it likely for school to be ready? Would it be academic year 2021?	<p>The school buildings are anticipated to be completed in Q2 2021 with the residential building anticipated to be completed in Q3 2022. Due to COVID-19, there have been some delays on-site, however, the site team is making good progress moving forward.</p>
Is a "School Street" planned with Islington council to be ready when the school opens?	<p>School Streets is an Islington Council initiative and will be working with the Council moving forward.</p>

ENDS