



ANGEL ASSOCIATION

NEWSLETTER

December 2007

Clerkenwell County Court
(corner of Duncan Street and Duncan Terrace)



Proposed redevelopment of an iconic Islington building

Angel Association strongly objects to the proposals

In a letter to Islington's planners, Angel Association chairman Eric Sorensen said:

"The Angel Association has no objection to the proposed change of use to residential."

But he went on to spell out in detail the Association's objections to the proposal that has been put forward, which would involve adapting the building to become 6 town houses:

"This 1930s building has a regular symmetrical built form - but the [planning] application destroys this by proposing a series of front doors in the main structure for the houses and to provide for servicing, eg refuse. This is a very poor design solution, destroys the existing entrance and fenestration pattern, and is counter to Islington's original design advice which is to make use of the existing two entrances and then arrange circulation internally. It is particularly unfortunate to block up the original Duncan Terrace entrance as this application proposes.

The application proposes punching an entrance into the Duncan Street frontage to create a garage in the lower ground floor. This completely destroys the design of the original frontage and is wholly inappropriate. Not only that, this building is in an area of excellent public transport accessibility –PTAL score 6 – and off street parking provision runs counter to the Council's own policies. On street parking can be controlled by planning conditions which veto residents applying for parking permits and which has been used elsewhere in the borough.

The applicants seem to have made no attempt to negotiate shared use of the Duncan Street end of the school entrance adjoining the County Court building. This seems to be the

obvious solution to support access to/servicing of the building, using the area immediately to the north of the building. Without such a shared access agreement use of the building is likely to be compromised given its very tight curtilage.

The roof extension is difficult to interpret from the drawings provided but seems reasonable as long as the design reflects the regular nature of the main building, is set back, and is of modest height.

Overall, this proposal is wholly inappropriate. It would be better to follow the Council's advice and convert the building into apartments, using the original entrances only, with no off street nor on street parking, and with some shared access with the adjoining school. "

Following Eric's letter, we are waiting to hear whether the application will be withdrawn and reconsidered.

Islington Green School - update

South Area Planning Committee gave the go-ahead to the plans for the new Islington Green School on 6 December. It is expected that building works will begin early in 2008 with the new sports hall on Chantry Street. The school will remain open, demolition and construction will be in stages with pupils and staff progressively moving into the new parts.

At the Committee meeting concerns were raised by Chantry Street residents about the scale of the sports hall, and those in Packington Street were also concerned

about overlooking from classrooms. Some of the school's glazing will be frosted to help deal with this.

Teachers were also concerned about the loss of parking spaces but the policy to reduce car use appears to have won.

We will keep you posted on next steps on this important development.

And finally.....

*BEST WISHES
FOR CHRISTMAS AND THE NEW YEAR
FROM
THE COMMITTEE OF THE ANGEL ASSOCIATION*