

Ref. No: 15/07756/FULL

Millbank Complex 25 Millbank London SW1P 4QP

25th February 2016

Our principal objection to the proposed redevelopment is the change of use from office to residential and hotel. This is an area of London that is losing its mixed-use character through excessive redevelopment. The building is currently occupied by a number of small organisations that will have great difficulty in finding replacement accommodation in this area, which should contain a mixture of building types, but which is becoming increasingly residential.

As far as the proposed alterations are concerned we are worried that:

The proportional relationship between the tower and the Y-building has changed for the worse, with a 20 per cent increase in the height of the Y-building above the podium, detracting from the existing elegance of the proportions.

The 'push out' windows will affect the appearance of the facade, because the difference in plane between open and closed windows is likely to be visible.

The saving of the open courtyard is excellent, although the area under the podium building should not be used as a car park, which would inhibit its use by pedestrians and detract from the sleek minimalist detailing of this area.

The proposal for the garden (and for the rooftop planting) is currently excessively fussy, and its redesign should be a condition of planning consent if granted.