

N I O C House, 4 - 8 Victoria Street, London, SW1H 0NE
19/03450/FULL - 3rd June 2019

The feature of this proposal that concerns us is the façade treatment at the seventh and eighth floors. On the main block and on the 'pentagon', the new design, enabling the addition of the eighth floor, is over-elaborate.

We agree with the contemporary assessment that the detailing at roof level is poor (2.11 of the 'Townscape, Heritage and Visual Impact Assessment') and perhaps that the pentagon façade is 'overly fussy'. However, the facade is remaining and what is being considered now is the mansard roof and how it complements or otherwise the façade below.

We feel that the new mansard designs, on both parts of the buildings, are excessively detailed, with an inadequate relationship to the facades below in either geometry or materials. On the pentagon in particular the combination of the rhomboidal upper window with the perforated aluminium panels is too busy.

The alterations to the entrances and courtyard seem sensible and necessary.