

16/05216/FULL : Westminster Fire Station, 4 Greycoat Place, London SW1P 1SB

The Thorney Island Society welcomes the reuse of the existing building, although in the context of its position on a busy street and the lack of parking facilities we question whether housing is the most appropriate use for this building and land.

We are, moreover, convinced that the new building at the rear of the site represents significant over-development, and will have a very negative impact on several properties in Strutton Ground, especially because some of these are to the north of the proposed development and will lose both sunlight and daylight. The summary in the D&AS does not accurately reflect the findings in the Daylight and Sunlight Assessment, which itself does not properly consider the rear extension of 26-30 Strutton Ground, which lies immediately to the north of the site.

The lack of Affordable Housing is of concern. We acknowledge that the small number of units implied might make them unsuitable for Social Rent through a Housing Association, but WCC intends to prioritise various forms of intermediate housing products, for which units in this development might be made suitable.

The excessive number of units at the rear of the site exacerbates the problem of car parking. It is claimed in 11.2 of the Design and Access Statement that the existing 'keep clear' road markings can be replaced by six residents' parking bays, thus meeting the demand of eighteen apartments. Although the 'proposal is a car-free development' there is no restraint on apartment occupants applying for residents' parking permits, and there might well be more applicants than six. We further question whether parking bays on both sides of this road, where it is at its most narrow, are desirable and would suggest that they might add to the danger for bicyclists.

A building at the back of the site that was a couple of storeys lower would be far more acceptable as a neighbour and would also create pleasanter dwellings with far better natural lighting at ground floor.