

Comment to WCC on revisions to 10 Broadway (New Scotland Yard 8-10 Broadway, SW1H 0BG)

11th December 2015

15/07497/FULL

The Thorney Island Society is grateful to the developers for the chance to have the recent changes to this project explained. We consider that the changes to the blocks at the rear of the site are an improvement on the original application and are more respectful of the architecture of the St Ermin's Hotel. The alteration to the entrances to the residential and office accommodation is also an improvement, as is the elimination of the 'service yards' at ground level and the consequent addition of more retail units.

However, while we acknowledge that there are many aspects of the scheme that are a major improvement on the New Scotland Yard building, especially in the enhanced public realm, and there are still things that trouble us:

1) The blocks facing Victoria Street are still very tall, they will reduce the light levels in the streets below, and will set the wrong precedent for developments on the rest of the street as it approaches the Abbey.

2) The low provision of affordable housing is unsatisfactory, although we welcome the fact that these units will share the same entrance as the private units.

3) Appearance and materials

There was a very negative reaction among our members to the materials and detailing of the facades. The heavy articulation of the solid patterned grid on the façade still makes the buildings appear quite overwhelming, and the alteration of the treatment at ground to third floor levels does not improve this.

There is also a problem with the scale of the façade pattern in relation to neighbouring office buildings. Moreover, the strong pattern does not cope well with situations such as the sharp corner facing Strutton Ground, where the detailing is rather weak just where one would expect to see an acknowledgment of this particularly prominent feature.