



Friends of St. James's Park and The Green Park

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For the attention of Vincent Nally Esq.,

30th June 2013

Dear Mr. Nally

13/04333/FULL

13-15 Regency Street London SW1P 4BY

Erection of a two storey building within the existing open yard to accommodate the street sweepers depot and ancillary facilities and erection of fencing for a temporary period of two years.

Thank you for your letter dated 12th June 2013. We have considered the application and the documents and have major concerns particularly relating to the operational activities and their consequences.

The Design and Access Statement is comprehensive in its cover of the proposals, with the exception that there is no mention of the intended hours and days of operational working. Since the proposals are located between two residential buildings on Regency Street, and with other residential buildings in close proximity this is a most significant omission. Local residents are naturally concerned and anxious about the impact of the new buildings and their usage, on their own living conditions and the right to a peaceful environment. It is not clear in what way the additional access running the depth of the site is to be - or might be used. Clarification of this is essential.

The Proposal drawing No 2435 / P / 11 rev A shows space for 30 "pedestrian operated appliances" along with two "Madvac mechanical sweepers". In addition there are four Cartonet and one Eurobin for storage of waste material. The latter indicates noise in the transfer process. This coupled with the provision of 43 Locker Units shown on the first floor plan 2435 / P / 11 rev A, indicates that the size of the operation is far from small. The potential for not only noise arising out of the manoeuvring of Appliances, but the general level of noise from the coming and going of the operatives about their legitimate duties as well as inevitably from 'comraderie'.

Arising out of this assessment of the proposals, it is clear that a number of conditions relating to the operation of the Depot are an essential requirement, for the neighbouring residences. Comparison with 50 Page Street must be treated with caution. Regard must be taken of the fact that that building is structurally 'solid' being of masonry, and is enclosed. The Proposals are for a relatively lightweight two

storey cabin structure - with windows on two sides - the front and the long side first floor elevations. Drawing 2435/P/13 rev A indicates that the long side ground floor elevation is plywood - not of solid construction. Thus the containment of noise emanating from the various processes and the work force is likely to be minimal. The inevitable conclusion therefore is that the Proposals as shown are likely to result in disturbance and be a nuisance.

The Society's concerns may be summarised as follows below. Clarification of a number of issues should be sought, and conditions relating to the activities and the hours of use need to be established.

In Summary

- 1 There seems little recognition of the likely impact on the existing residences
- 2 The application makes no reference to hours of working
- 3 Given the apparent construction and 'openess' of the building form there is a strong likely-hood of noise transfer to the adjoining and surrounding residences
- 4 It is not clear in what way the additional access running the depth of the site is to be - or might be used in association with the Depot's activities .

We trust our observations and comments will be of assistance and ask that our comments are made known to the Committee. Our concerns are sufficient to require further consideration by the Applicant; - all the more so since the Applicant is WCC.

Yours Sincerely
for and on behalf of the Thorney Island Society

PP Tom Ball

June A Stubbs
Chairman

