

Demolition and redevelopment of existing building to provide a nine storey building (Basement, Lower Ground, Ground + 6 upper floors) and roof level plant, providing flexible commercial units at ground and part lower ground floors (Classes A1/A2/A3/D2), office accommodation (Class B1a) on upper levels, with cycle parking, changing facilities, waste storage and plant at basement level.

We do not oppose the replacement of the current building on this site, but we oppose the scheme on the following grounds.

### **Height**

On this exceptionally narrow road a building of this height, with neighbours of a similar height should not be increased. The current building consists of ground plus two floors after which the third and fourth floors step back considerably. The proposal has two extra floors and, with greater floor to floor heights, the building will have a much greater bulk. The fifth and sixth floors step back, but only very slightly; for the buildings opposite the set-backs will not be enough to reduce the impact of the extra floors.

### **Residential requirement**

We note that the residential requirement, as mentioned in the first WCC pre-application letter, has not been included.

### **Retail units**

We note that smaller retail units, as suggested in the WCC pre-application letter have not been provided.

### **Servicing**

The servicing of this building, from Palmer Street, will present considerable problems to other users of the street, especially the fact that bins will have to be wheeled along the narrow pavement to the temporary store and then across the road to the rubbish vans.

### **Overlooking**

Because of the very narrow street WCC expressed concerns about overlooking of Albany Court from top floor windows and terraces. This is still a problem.

### **Daylight and sunlight**

The situation is worse than the introduction to the report implies, because buildings north of the site will receive reduced amounts of daylight and sunlight. The worst case, No 81 Petty France, will have only 11% BRE compliant windows.