Broadway Complex 55 Broadway London SW1H 0BD

Ref. No: 22/05740/FULL

10th August 2022

We were grateful to have these modifications to the consented planning application explained to us by the developers. The most significant change is the addition of the tenth-floor terrace pavilions, a bold addition to a Grade 1 listed building. We are aware that these were accepted in an earlier scheme and therefore likely to be accepted now, but we were surprised that this major change was not considered in the Proposed Heritage Alterations document and would suggest that it is discussed in detail therein in relation to design and materials in the context of a Grade 1 building, and any recommendations intended to maintain the integrity of the listing agreed to by the developers (and we would be grateful to be notified of such). It would also have been helpful if the images in figs 25 and 26 of the Heritage Statement had not been mislabeled.

Beyond this important modification to the building, there are a number of things that concern us:

Daylight and Sunlight report

Not all neighbouring properties are considered. All the flats in 14 ' 20 Albany Court will be affected by loss of light in their courtyard and all the windows that overlook it, not only those of 11 & 17 Albany Court. This could be remedied by omitting one room at the west end of the new range of rooms on the fifth floor.

Acoustic Report

Section 6: We can appreciate that the tenth-floor pavilion enclosures make the use of these terraces much more flexible, but it will also lead to much greater use, which will have an impact on neighbouring buildings, especially residential buildings and nearby hotels. It is claimed in the Noise Assessment that sound will be emitted through the open roofs and therefore be less troublesome to neighbours, but this will only apply if the glass roof is retracted and all the doors, which are openable to the surrounding open terrace, remain closed. This situation is unlikely to prevail very often. The noise emitted from the tenth-floor terraces is therefore likely be as audible as for the consented scheme, but the terraces are likely to be more frequently used.

A condition should ensure that the overall noise level from the terraces are no greater than what was to be allowed under the consented scheme, with the same time restrictions and water-tight practical proposals for effective enforcement.

There are other new terraces proposed which will also have to have conditions attached, to restrict their use to reasonable hours and enforcement as above.

Section 7 claims that no deliveries are anticipated. There will however be food and beverage deliveries. These deliveries should be controlled so as not to inconvenience neighbours.

We would suggest the need for a study of the noise resulting from the development of the Wing Over Station and proposals for dealing with any increases in noise, and suitable enforcement procedures to deal with any such increases. Figure 9 (p.21) doesn't show 14 ' 20 Albany Court (misidentified elsewhere as 11 & 17 Albany Court.)