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Westminster House 7 Millbank London SW1P 3JA

19 March 2021

The Thorney Island Society are grateful to the developers for the opportunity to understand the proposals for this building. We are worried by the energy intensive implications inherent in the demolition and rebuilding, but we understand that the structural problems make this necessary. We would have appreciated a clearer statement of the steps taken to mitigate or offset the carbon costs of demolition and reconstruction.

We welcome the fact that the building will remain in office use, which is important in a highly mixed-use area that has seen several recent office-to-residential conversions. Because the façades will be reconstructed as they stand now, the only effect on the neighbourhood will be the altered roof treatment, with several roof terraces and one additional occupied floor. The extra floor and the terraces will affect the view of the Millbank buildings from across the river and Lambeth Bridge. The terraces will affect nearby residential neighbours in Smith Square and Lord North Street. There might be some privacy issues, but the main concern is noise and light pollution.

Because of this we suggest that the Council imposes conditions that restrict the use of the roof terraces so that evening and night-time noise is not a nuisance.

Because the building will be seen over the tops of the trees in Victoria Tower Gardens it is also important that the terrace lighting is restricted to reasonable levels.