

Use of part ground floor and upper floors as 134 hotel rooms (Class C1), use of ground floor as restaurant/bar (Use Classes A3 and/or A4) and use of part lower ground floor as leisure suite (Use Class D2), external alterations, including demolition to include the removal of the rooftop plant enclosures and replacement with a single storey extension, remodelling of the Little Sanctuary elevation and introduction of balconies and lightwells.

We object to this development on two counts.

Conversion to hotel use

We do not welcome another hotel in this area, where office accommodation is always sought after.

Access and servicing

1. We are very concerned that the development will bring more traffic into the area than is brought in by an office building.
2. The restricted vehicular access to the hotel will create bottle-necks in Little Sanctuary. We do not understand how taxis will be able to drop and pick up passengers in this narrow street, the difficulty being compounded by the lack of space to turn in the access lane.
3. We note in 3.6 of the Travel Plan that the same amount of waste is expected as is created through its current office use. We would expect a hotel and restaurant to create more waste. This will require more storage than at present or more frequent collections, both of which would present difficulties.
4. A hotel will require considerably more servicing than an office building. For instance, how will laundry deliveries be handled?
5. In 3.11 we note that only 12 cycle spaces are to be provided: Are 12 spaces enough for the staff of a hotel of this size?
6. For staff who will use bicycles we cannot find any staff showers (or staff facilities at all) on the drawings.