

***The following was submitted to WCC via their online form
on 12th September 2015***

Dean Bradley House

We would like to object to this redevelopment on a number of grounds, as set out below.

Community involvement

We are concerned that the public exhibition took place after the planning application was made. We do not know how widely advertised this was, although we do know that some residents of the building opposite (Westminster Green) were not informed. We note that a Statement of Community Involvement was included in the application documents, although we cannot identify this among the documents that are posted on-line. We are not aware of any other community involvement before the application was made. An exhibition was held for one afternoon on the 9th September and although this amenity society was informed we believe that some of the neighbours were not made aware of it. An exhibition held after the planning application has been submitted is obviously helpful to those who cannot consult the documents on line, but it does not involve the community in the planning stage.

Loss of shops

The loss of Dean Bradley House is to be regretted, as it contains some of the most useful local shops for local residents. The pharmacy is particularly important because there is a GP practice very near by.

Contribution to the streetscape

This is an important site within a Conservation area. It is therefore unfortunate that the proposed development has a very unsympathetic relationship with the neighbouring buildings, particularly Belgravia House, which is a grade II listed building. On Horseferry Road the existing building sits well beside Belgravia House, the parapets being aligned. The main façade of the proposed building is two storeys higher than Belgravia House.

There is a similar lack of regard for the three-storey Marquis of Granby pub, which is currently divided from the existing Dean Bradley House by a service lane, but which will be overwhelmed by the new development.

On Romney Street it is stated in the Design and Access Statement that the existing building is 'quite imposing'. The proposed building lacks the projecting rear wing of existing building, but the mass of the building is closer to Romney Street, taller, and would therefore be even more imposing.

It should be noted that, apart from the Proposed West Elevation drawing there is no indication in the Design and Access Statement elevation drawings of the size of the existing building relative to the proposal, which is essential for people to understand the change involved.

Lack of affordable Housing

Affordable housing: the argument in section 5.3 for the impossibility of affordable housing should not be allowed to prevail. A building of this size that only provides accommodation for the very wealthiest in the city should not be countenanced.

Further comment made:

Further to our earlier comment, it has been brought to our attention that the sunlight and daylight report has some inaccuracies in regard to some of the houses in Romney Street, in particular 55 Romney St and Lansdale House.