3rd September 2022

Dean Bradley House

Address: Dean Bradley House, 52 Horseferry Road, London
Ref: 22/05282/FULL

The proposed building is not very different in outward appearance to the consented residential scheme. The use, however, in very different and would bring much more activity into the area, whichever option is chosen. Because the Horseferry Road is a main road with a frequent bus service between Victoria and Waterloo we agree that the site is suitable for such a business. What is less clear is whether there would really be the demand on this site for this number of hotel-style care home places. What would happen if that business model failed and the neighbourhood was subjected to yet more building work or, indeed, its conversion into a hotel?

Portland House

Bressenden Place London SW1E 5BH

Ref: 22/05428/FULL

We are grateful to have been consulted on this scheme by the developers, although our remarks at the time have made no difference to the end result. We welcome the significant reduction of height of the front extension, but we think it could be better designed to complement the existing building.

There are two particular elements to the scheme that we think are inappropriate:

The nature of the entrance lobby extension: the slender glazed brick-clad columns echo the form of the existing ground floor arches, but their dominance in the streetscape will detract from the simple lines of the renovated main block and the suggested connection with the existing columns and arches will not be apparent from the street. We would have thought that a transparent and understated extension would work better in this area, where there are already a number of competing geometries among the neighbouring buildings.

The full height windows that form vertical elements up the main facades are similarly out of keeping. The idea is that people arriving in the upper office spaces out of the lift lobbies will enjoy an uninterrupted view across London, but there will be a constraint on the layout of the office spaces in order to achieve this. Window sills at desk height undoubtedly enable a more efficient use of floor space and still provide a perfectly good view of London. It does not seem sensible to allow such a major modification to the facades for the sake of such a doubtful gain.