Louise House 33 Medway Street London SW1P 2BE

23/06642/FULL – 23rd October 2023

The Thorney Island Society was pleased to be consulted pre-application. The scheme seems to have changed little since then. The use as a student hostel will continue, but with an upgrade, which is obviously required. However, the addition of an apart-hotel in this largely residential neighbourhood is worrying.

We also have concerns over the added height and the bulk of the roof, which will undoubtedly obtrude into the important view down Maunsel Street of the Victoria Tower. The current roofscape, though scruffy, does not detract from the view because it softens the transition from the current varied roofscape to the gothic Victoria Tower. Fundamental to this problem is the fanciful cladding to the top floor, which is very dominant in every view, but in particular the close views from Medway Street and Arneway Street. At the very least, the size and outline of the rooftop extension should be reduced so as to reduce its intrusion into the surrounding roofscape; and the materials used should be altered to something less obtrusive.

As regards the hotel use, we have noted the conclusions of the traffic statement that any additional vehicles at the new Arneway Steet entrance will be negligible. We are nonetheless concerned that hotel guests will be less likely than students to come on foot and are also likelier to arrive later. It seems probable that this will result in vehicles arriving and leaving at night. Even a small number of such trips, while seeming negligible in traffic assessment terms, could cause real disturbance in this residential street.

An upgrade of the hostel, without the obtrusive hotel extension, would clearly be preferable to what is proposed.

Another concern is the small number of bicycle spaces. The considerable number of students are likely to need much more than is being provided.