



FRIENDS OF ST JAMES'S PARK
& THE GREEN PARK

Southside 105 Victoria Street London SW1E 6QT (20/04966/FULL) 14th May 2020

The Thorney Island Society objects to this development. We were grateful to be consulted on this scheme. However:

While we acknowledge that the existing building is not beautiful, we do not accept that its demolition is inevitable. It seems to us that the original structure could still be reused by re-cladding the exterior and converting the interior. There are various uses to which the interior could be put.

Large supermarket + department store. The neighbourhood is sorely in need of this and the number of local residents increases all the time.

Inexpensive office accommodation. The availability of cheap offices is also on the decline locally.

The problems with the proposed scheme, as we see it, are:

The scale: the building will be taller than the existing building and, even though the façade will be set back slightly from the existing, the extra height will not reduce the canyon-like effect on Victoria St and, especially, Howick Place.

The 'village square': We were not convinced by the CGIs, which did not make it an attractive-looking space. To us it looked too much like a low-grade mall, but with an oppressively low ceiling. The most attractive malls are those that are naturally lit, so that people feel they are out-of-doors while being protected from the elements. The near-by Cardinal Place provides an admittedly rather windy version of this. It is difficult to see that this 'village square' would attract

If prized outdoor space is to be provided it would be better to increase further the width of Wilcox Place.