11th April 2022

22/01807/FULL - Stockley House,130 Wilton Road, London SW1V 1LQ

Demolition of existing building and redevelopment comprising the erection of a building of 23 Storeys.

Draft and incomplete objection

Although slightly outside the area that The Thorney Island Society covers, we are objecting to this scheme because of the wider effect on the local neighbourhood.

The scale of the building is inappropriate for this Pimlico location and sets an undesirable precedent for further development into Pimlico, especially for potential sites down Wilton Road, which is already subject to extra pressure, being outside any Conservation areas and inside the London Mayor's Victoria Opportunity Area. The Victoria Neighbourhood draft plan identifies this site as at the edge of their proposed 'Area of potential for tall buildings', but notes that WCC's policy on tall buildings suggests that in this area they would 'allow buildings of up to twelve storeys in height to come forward. In exceptional circumstances, it suggests that buildings of up to eighteen storeys in height might be acceptable.' At present, in the immediate surroundings of the station there is no building more than 12 storeys. The existing consent if built would be the highest building in the area at 42m AOD and 15 storeys. The proposal is a far taller building at 92m AOD and 23 storeys. This is clearly far too high.

The public realm enhancement suggested for Hudson's Place would certainly be an improvement on the existing, but in other respects it is problematic because it would be in the shadow of Stockley House until the late afternoon and therefore not an ideal location for public open space. We note that the proposed landscaping in Hudson's Place is important in mitigating the effect of wind disturbance. The site is owned by Network Rail - are they on board?

Sustainability

The existing building is under forty years old (built in 1985). Therefore this proposal, which will achieve a mere 45% carbon emissions reduction, will also waste all the carbon embedded in a relatively recent construction. This concrete-heavy proposal does not even begin to meet the requirement inherent in the aim of achieving net-zero emissions at a time when this building will still exist.