



*Friends of St. James's Park and The Green Park*

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For the attention of Vincent Nally Esq.,

11th December 2012

Dear Mr Nally

Ref 12/09782/FULL TP/2576 : PP-02225697

**4-16 Artillery Row London SW1P 1RZ**

**Redevelopment of site to provide a nine storey building plus basement. Use of ground floor as retail and use of upper floors as 22 residential flats with terraces. Associated car parking, plant equipment and highways works.**

Thank you for your letter dated 21st November 2012, directing us to view the documents on the web site. Unfortunately we had some difficulty and failed to access any of the "statements" listed: however you sent a pdf of the "Planning Statement" prepared by Turley Associates. We wished to check on the use of the first floor but the documents are no longer on the web site !

We previously had an informal meeting with the 'team' to discuss their thinking. However the present application bears little relationship with the substance of that meeting. We find the proposals quite extraordinary. The Planning Statement is very brief and more to do with Turley Associates subjective opinions. This is typified by their statement by Para10, that "the proposals deliver a building of exceptional architectural quality that sits comfortably within its context". We strongly disagree as we explain below, and is supported by the photographs.

**1 Context and urban design** The proposals replace a building which is unified at ground floor level by its fenestration and continuous projecting concrete beam, and supports to bay projections which are evenly spaced. This presents neatly a building which is united although comprised of two parts, using similar forms, and red brick. It is compatible in height with the buildings on the opposite side of Artillery Row.

**2 The proposals** The proposals brutally have no regard for the scale of the street: no regard for the most unhappy relationship between the remainder building and the new nine storey. The individual storey heights are considerably greater than those that it replaces, and seen in the remainder building. The heights are suggestive of potential office use. What justification is there for raising the height to nine storeys ?. WE could not discover the rationale of the curious banding at first floor which serves to emphasise the much increased scale of the building, as well as its determination to be different by all means; emphasised further by the roof shape and material.

3     **Art work**     The clock on the present building is easily visible. That proposed is in part obscured by being buried within a deep recess of brick work.

The Thorney Island Society finds the proposals totally insupportable and alien to their context. It proposes a building which only emphasises difference - largely for the sake of being different, and not as a demonstration of superior architectural quality as is claimed in the Planning Statement.

We trust our observations and comments are of assistance, and ask that our comments be made known to the Committee and full Council.

Yours Sincerely  
for and on behalf of the Thorney Island Society

*pp Tom Ball*

**June A Stubbs**  
Chairman



As Existing



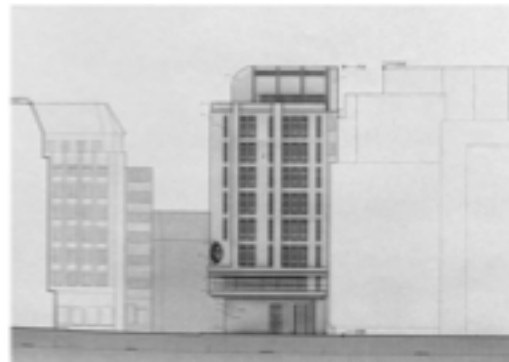
As Proposed - totally dwarfing the remaining left side



The existing - a most successful design combining two parts which together complement the street's urban design



Floor plans



The proposed side elevation over-powering buildings on the opposite side of Artillery Row

**Artillery Row 4-16 Proposals**

The disuniting two parts of a successful whole 11.12.2012

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