



Friends of St. James's Park and The Green Park
10 Old Pye Street London SW1P 2DG

John Walker Esq.,
Operational Director
Development Planning
Westminster City Hall
64 Victoria Street
London SW1E 6QP

By e-mail also SouthPlanningteam@westminster.gov.uk

For the attention of Matthew Mason Esq.,

6th August 2014

Dear Mr Mason

14/05687/FULL

1 Chadwick Street London SW1P 2ES

Demolition of existing buildings and erection of two replacement buildings comprising a part 8, part 7 storey building and a 5 storey building to provide a total of 102 residential units above 308 sqm commercial floorspace for either A1 (retail), A2 (financial and professional), A3 (restaurant), B1 (office) or D1 (non residential institution) at ground floor level on Monck Street, with associated basement to provide 56 residential car parking spaces and cycle parking spaces and mechanical plant. (Site includes 2 Monck Street).

The application/s bring together what were separate sites with different uses and ages, but which now provide an urban residential project which in planning terms we find an improvement over all. The Architects have sought to achieve this by using similar design aesthetic and materials. It takes advantage of their proximity to improve accessibility to the buildings and the site, and to share the limited open space at ground level and at roof level to achieve optimum advantage for the residents.

We have made contact with the Architects and discussed the stages of bringing together the sites; and recently with the local Resident Owners Association. We recognise that this Association has a number of concerns which it has raised with the Planning Officer, and which we have discussed with the Chairman of the Association.

To achieve the residential development, we recognise that elements of disturbance during construction will be unavoidable: such is the nature of providing development in the centre of Westminster. The need for accommodation is very great and there is a balance to be struck. The nature of the proposals we consider has achieved a substantial quality of that balance in providing a large number of dwellings and with shared use of open space and good accessibility through the site.

As far as the height of the building on Monck Street the Resident Owners Association have raised questions regarding over looking and more pertinent the impact of restricted light to some dwellings. We understand that the 'Daylight Sunlight Study' is being reviewed. This arises due to some changes to room usage that have taken place in some of the flats - compared to the original planned use.

Concerns have been raised about the height of the proposed Monck Street building, The proposed building is taller than Ashley House which it is to replace. It is noted that Ashley House is lower than most other buildings in Monck Street. We note that 'by and large' the proposal aims not to exceed the ridge line of the existing adjoining residential Vestry Court. I use this description to emphasise that in reality there is a significant difference between the two dimensional drawing and the reality where the perspective of the viewer comes into play. Drawing number (03)-X-009 provides two cross sections on which The Home Office building is indicated as being very similar in height. It also shows two buildings on the east side of Monck Street which are lower. The reassessed daylight values should add a more material determining factor.

Some have argued that the commercial use located on the ground floor, to be undesirable. If it were to be a large supermarket similar to the current Tesco site we would consider this inappropriate, for many of the reasons provided elsewhere. But we consider the uses indicated in the application to be generally acceptable: and could be controlled by conditional approval.

The Society considers the application to be reasonable and a sensitive addition to the area, given the provision of 102 dwellings. Subject to the reassessment of the day light calculations we would consider the application acceptable in principle.

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

Yours Sincerely
for and on behalf of the Thorny Island Society

Tom Ball