



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

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For the attention of Ms. Hannah Stutchbury

2nd February 2014

Dear Ms. Stutchbury

Ref 13/12681/FULL

Gaywood House 29 Great Peter Street London SW1P 3LW

Removal of existing roof and construction of new roof incorporating a plant room; constructions of extensions at lower ground to fourth floor level within rear lightwell, installation of balconies to all floors to rear lightwell elevation; associated alterations to front and rear facade including replacement windows in association with the use of the building as 14 residential flats.

Thank you for your letter dated 10th January 2014 regarding the above proposals. We have reviewed the drawings and the Access and Design Statement . From an urban design point of view this is a significant building on Great Peter Street. Its use of materials is regarded as highly typical of the Westminster Village, for which The Society is very keen should be retained.

Local concerns have been raised regarding the outline of the building and in particular any changes to the roof form - its height and bulk. In conversation with the architect we were informed that the replacement roof would be the same as the existing in so far as total shape and volume.

The proposals include the removal of the existing metal fire escape thereby opening up the 'lightwell' to advantage. However this raises concern about the provision of adequate means of escape for the revised use of the building . We were assured that an external fire escape was not required, and that safety of the future occupants in the event of a fire would not be jeopardised.

We have noted that the the lightwell would be reduced by differing amounts varying with the different floor levels. The change to the fenestration overlooking the lightwell is an acceptable proposal for the internal layouts.

We are advised that all the changes proposed for the layout to the inside of the building's retained structure are deemed to be practical based on the limited structural investigation possible while the building is in use. The existing floors structure will be retained while the new wall partitions for the proposed individual residential units will meet all requirements for structure, avoidance of potential noise transfer between dwellings - both horizontally and vertically to meet today's standards. The overall structural condition and requirements will be determined when full access to the existing building is available.

There is to be only one entrance to the building and this will cater for all movements - residents, refuse and access for cycle storage in the basement. The latter is serviced by a designated lift in the entrance lobby.

The modest changes to the external elevations appears to be acceptable though by maintaining either the existing or providing similar replica windows in some instances the ground floor flats may be considered in need of some means of privacy

In our opinion, overall the proposals could be acceptable subject to the various issues raised above. And in maintaining the elevations and the existing floor slabs may require special measures: and of course building regulations as in similar examples may require certain conditions to be met.

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

Yours Sincerely
for and on behalf of the Thorney Island Society
PP Tom Ball
June A Stubbs
Chairman

Please reply to : Tom Ball AADipl RIBA DipCD MRTPI(Rtd) FRSA
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