
THE VICTORIAN SOCIETY
The champion for Victorian and Edwardian architecture

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Your reference: P2013/5063/FUL
Our reference: 2014/01/009

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Dear Mr Grayson

RE: Farmiloe site, 28-36 St John Street (grade II, 1868, L H Isaacs); conversion of listed building and construction of new 6 storey building.

Thank you for consulting the Victorian Society on the revisions to this application. The application was discussed at the Society's Southern Buildings Committee meeting, and I write now to convey their views. We maintain our **objection** to this application, on the basis of the townscape impact of the proposed new building.

Although the overall height of the façade has been lowered, and some elements of the design have been altered, the proposed new building retains a five-storey façade to St John St. The façade of the new building would still protrude above the parapet line of the Farmiloe building, which would dominate the row. The parapet should not exceed that of the listed building. The depth of the site would easily accommodate a fifth storey element, set back in the same way as the previously proposed sixth storey; if this floor space is necessary, this element should be set back from the street elevation.

Our previous comments regarding the lack of information about the rear building stair, and concerns about the potential insertion of double glazing to the listed building, still apply.

We maintain our recommendation that the application be **refused**. However, as we stated in our previous response, if you are minded to approve the application, mitigation of the impact on the listed building through the careful treatment and restoration of historical features would reduce the harm caused. Early drawings of the building show four large urns along the Farmiloe building's parapet; restoration of these distinctive features would enhance the building's façade to St John Street.

Yours sincerely

Kathy Clark
Conservation Adviser

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