



**TORRIDON CAR PARK BUILDING HEIGHTS**

From desktop analysis, there is a very clear building height datum in the immediate site area. The local area shows a clear mix of structures that range from single storey educational buildings, up to the 10 storeys of Torrison House and the 77 metre high spire of St Augustine’s Church.

The car park is immediately surrounded by a collection of 3, 4 and 5 storey buildings as well as Torrison House. To the North of the site is the Dibdin House Estate which is made up of 5 storey flat blocks, and to the south of these is a run of three storey houses.

Having reviewed the surrounding context and following analysis of the Daylight and Sunlight requirements, a safe planning proposal would be to provide a building that extends up to 5 storeys on the Dibdin House side and up to 3 storeys on the Torrison House side.

- 10+ Storeys
- 5 Storeys
- 4 Storeys
- 3 Storeys
- 2 Storeys
- Single Storey

**TORRIDON CAR PARK BUILDING USES**

The diagram above shows the Torrison Car Park site in the context of the surrounding area and the various land uses.

The site is bound on three sides by residential properties on Andover Place and Randolph Gardens, and on one side by the Naima Jewish Preparatory School. The site is not listed and not located in a Conservation Area, however it is located approximately 5m to the south of the boundary of the Maida Vale Conservation Area at its closest point.

The site is also approximately 120m north east of the Grade I Listed St Augustine’s Church. The Church is bound by an area of green open space – Forty Tree Green that supports some sports facilities and fronts Randolph Gardens. Despite this, the site is within a designated area of play space deficiency and wildlife, according to the adopted and draft versions of the Westminster City Plan.

- Pub
- Residential & Ground Floor Commercial
- Residential
- Religious
- Education