

Response from TTIS to WCC

21st March 2018

Development Site At 1-11 And 13-15 Carteret Street 40 Broadway London SW1H 0BU (18/01395/FULL)

Approval with one reservation

We accept that a replacement to the unimpressive existing building is needed, and we are pleased that office accommodation is to be retained, especially in two differing units. The massing at the rear of the site, behind Queen Anne's Gate seems to be similar both to what exists and the earlier consented scheme. The Broadway roofline is higher but acceptably so.

The design of the buildings is by and large unemphatic. Some interest is generated out of the curvature of the Broadway frontage whilst keeping the alignment of the windows constant by means of projecting window surrounds, and at the same time dropping the eaves-line over the length of that façade below the 'mansard' roof, in order to align it with the cornices of the buildings on either side. It is difficult to know whether this feature will look as good in real life as it does 'on paper'.

The feature of the design that worries us is the heavy mansard roof, which appears out of proportion to the Broadway facade below, especially when compared with the neighbouring buildings on either side. This 'heaviness' results from the continuation of the projecting window surrounds up onto the dormer windows in the mansard, which project out much further than their equivalents below project from the wall. We would urge you to ask the architects to reconsider this element of the design.