

Charlotte Street Association

**Development Management,
Regeneration & Planning,**
London Borough of Camden,
Town Hall, Judd Street,
London WC1H 8ND.

23rd April 2024

By email to: [REDACTED]

For the attention of Geri Gohin, Case Officer:

Dear Geri Gohin,

**Re: Karridale Mansions, 72 Tottenham Court Road, W1T 7HE:
ref. 2024/0182/P**

Replacement of timber/uPVC windows with double glazed aluminium and uPVC to the front and rear elevations.

I understand that you are the Case Officer for the above application. I am writing on behalf of the Charlotte Street Association concerning this planning application.

Our Association wishes to object to, and comment upon, various aspects of the proposals to replace the windows to the various parts of this building, for the reasons given below.

The existing building:

Although the planning application is shown as being for Karridale Mansions at 72 Tottenham Court Road, it needs to be appreciated that this building (and this application) includes the facade of the Goodge Street tube station building.

Thus, the building consists of:

(a). **The Ground Floor and 1st Floor** of the tube station building in a distinctive red faience tiles/terracotta bricks, usually associated with the designs of Leslie Green.

At Ground Floor, there are the entrances/exits of the tube station itself, and the street entrance to the flats above.

At 1st Floor, there are two flats, but the facade includes two large semi-circular windows (as part of the red faience design), which are characteristic of the architecture of these tube station designs associated with Leslie Green as the designer.

We are surprised that this facade of Goodge Street tube station is not listed. Many other tube stations in London with this faience/terracotta facade are listed. Nonetheless, it is important that the proposed window replacements match the existing, so as not to detract from the the architectural design of this facade/building in the Conservation Area.

Continued to page 2

Re: Karridale Mansions, 72 Tottenham Court Road, W1T 7HE - *continued*:
ref. 2024/0182/P

- (b). **The upper part of the building: 2nd Floor to 6th Floor**, which is in brickwork and has the architecture of a small mansion block, with the flats at each level.
The 2nd to 4th Floor includes bay windows to the flats. The top floor/6th Floor (also with flats) consists of a mansard roof in slate.

Context: conservation area:

The building is in the Charlotte Street Conservation Area; and is shown as a Positive Contributor.

The building is also opposite the Bloomsbury Conservation Area, which is on the other side of Tottenham Court Road; and is also opposite a Listed Building which is at 200-208 Tottenham Court Road

Thus, the design and look of the replacement windows is important in this context. The design of the replacement windows (both to the rectangular windows and especially to the two large semi-circular windows) in the 1st Floor of the red faience/terracotta facade of the Tube Station building are particularly important, so that they do not detract from the design/architecture of this facade.

The proposed window replacements:

In looking at the applicant's drawings and the Design & Access Statement, it would appear that the proposed window replacements for the different parts of the building are as follows:

(a). re: front 1st Floor facade (the red faience/terracotta facade of the tube station):

The existing windows are in timber, including the two semi-circular windows. The proposal is to replace them with white PPC aluminium, double-glazed windows. We are not convinced that the proposed metal windows will match the existing timber windows in terms of window frames sizes – the aluminium window frames are likely to be larger in size and thus look more bulky. Also, we are not clear how the proposed aluminium frames will follow and match the curve of the semi-circular window openings. There are no drawings showing the existing profiles of the existing timber window frames etc; nor of the proposed aluminium window frames. As a result, it is not possible to compare the existing frames with the proposed frames, in order to see that they will match.

In the circumstances, we think that serious consideration should be given to the replacement windows being in timber, in order to preserve the character of this front elevation at 1st Floor level.

It should be said that many of the timber windows of the Gorgian (and Victorian) terraced buildings the area have been going for some 150 to 200 years.

(b). re: front elevation 2nd Floor to 6th Floor (mansions flats):

The existing windows are in timber, with vertical sliding sash windows. The proposal is to replace them with white PPC aluminium, double-glazed windows. The profiles of the existing timber frames appear to be relatively narrow; and thus the window frames do not dominate the facade of this part of the building – the mansion flats.

Again, we are not convinced that the proposed metal windows will match the existing timber windows in terms of window frames sizes – the aluminium window frames are likely to be larger in size and thus look more bulky. Again, there are no drawings of the

Continued to page 3

Re: Karridale Mansions, 72 Tottenham Court Road, W1T 7HE - *continued*:
ref. 2024/0182/P

existing profiles of the existing timber window frames etc; nor of the proposed aluminium window frames. As a result, it is not possible to compare the existing frames with the proposed frames, in order to see that they will match.

There is a note on the drawing which says "...No glazing bars required to any replacement windows". We are not clear what this means – does this mean that any existing (intermediate) glazing bars will be omitted in the replacement windows – if so, we wish to object; we think that the proposed replacement windows should match the existing window designs.

(c). re: rear elevation: all floors (mansions flats):

The application says that "... the photograph indicates thta a number of existing windows to the rear elevation have been previously replaced with UPVC finish ...". Unfortunately, the poor quality of the applicant's photograph makes it difficult to see the existing windows properly. Nonetheless, it would be a pity if the windows on the rear elevation were to be all replaced with UPVC windows. The profile of UPVC window frames are usually large, and thus the white frames of such windows tend to visually dominate a facade. We assume that the original wndows on the rear elavation were in timber, matching those of the front elevation.

Again, there are no drawings of the proposed UPVC window frames, in order to judge their implications.

We appreciate that the rear elevation is generally difficult to see from the public streets; but the rear elavation is seen from the residential flats in Tottenham Street and from the residential flats in the parallel street/Whitfield Sreet at the rear of 72 Tottenham Court Road.

Conclusions:

- (a). We wish to object because we are not convinced that the proposed replacement windows will match the existing, (even though the application says that "... The replacement windows will be designed to match the existing ...").
- (b). The application says that the replacement windows are to be double-glazed; and also "... will be designed so that cleaning and maintenance can be undertaken from the inside of the building".

This requirement is likely to mean that the profiles of the proposed windows will be larger than the existing windows. In addition, the window sections/profiles in the proposed materials (UPVC and/or aluminium) are also likely to mean larger window frame sizes.

- (c). Thus, we think it is particularly important that detail drawings are requested showing:
- the profiles and sizes of the existing window frames; and
 - the profiles and sizes of the proposed window frames;
- so that the proposed can be compare with the existing; and to be able to judge the architectural design implications.

This is particularly important for the 1st Floor front elevation with the window openings (including the semi-circular windows in the red faience/terracotta facade).

Continued to page 4

Re: Karridale Mansions, 72 Tottenham Court Road, W1T 7HE - *continued*:
ref. 2024/0182/P

Conclusions - continued:

(d). We think it is important that this information is supplied **at this stage before** planning permission is granted, so that the proposals and the solutions can be properly assessed. We are particularly concerned that there is scaffolding already on the front elevation of the building, and thus presumably work is proceeding.

I enclose photos showing the existing building on the Tottenham Court Road frontage.

Yours sincerely,

Clive Henderson,
On behalf of Charlotte Street Association.

Attached: Photographs on the next page of this letter.

Continued to page 5 for Photographs

PHOTOGRAPHS of 72 Tottenham Court Road (photos by Clive Henderson)



Front elevation



The building in the context of Tottenham Crt Rd



Front elevation: showing faience/terracotta facade of tube station



Front elevation: semi-circular windows in the faience/terracotta facade of tube station.

