



Centre Point – Amenity Space

Officers have requested explanation as to why the proposed residential amenity space which includes a gym, club, meeting rooms, games room and swimming pool cannot be relocated from the first and second floors of CPT to the basement of the building.

This is not considered appropriate for the following reasons:-

Floor to ceiling heights

There is not sufficient headroom within the basement to accommodate the residential amenity space.

The floor to ceiling at level -1 below CPT is 2.43m and below the major structural beams 2.16m.

The floor to ceiling at level -2 below CPT is 2.5m and below the major structural beams 2.24m.

Assuming the sub-basement floor could take the load without any additional works, the following height would be needed:

1. Overall pool from slab to top of water: 1400mm. (1200mm deep pool).
2. Assume minimum headroom of 2300mm/ 2400mm.
3. Ceiling allowance – minimum 150mm (but this does not allow for any air handling etc which is likely to be required for this). Around circa 600mm to allow for air handling, lighting, etc.

This would suggest a minimum clear height requirement of between 3850mm – 3950mm to accommodate this use.

Therefore there is a significant difference between the headroom as existing and the headroom that would be required for this type of use.

The applicants have been requested to consider amalgamating the two basement levels to create a greater head height. This is not considered achievable due to the following:-

- a) Structural stability - The columns at basement level carry a significant amount of dead and superimposed load and as such are subject to substantial compression forces. They also resist horizontal forces caused by wind by acting as vertical beams and therefore carry moment in addition to any moment induced by asymmetric compression. Combining the two basement levels will potentially remove the horizontal restraint provided by the slab and unlikely to be structurally advisable with 34 floors above. This would need detailed design and calculation and probably the introduction of additional structural members but by inspection it is not recommended.

In addition the basement layout would need reworking and it is not considered there would be sufficient space to accommodate all the uses within the basement as well as the residential amenity space. It is worth noting that it is currently proposed to use the basement for plant, grey water storage, rainwater harvesting, CHP and boilers, AHUs, wet riser tank and pump rooms, switch rooms and cycle and car parking.



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The floor to ceiling heights at first floor level are greater than that on other floors in CPT and it is considered that the space at this level lends itself well to the proposed use.

In addition given the location of the building at the strategic junction of Tottenham Court Road and Oxford Street, it is considered appropriate that the proposed residential use is maintained at a higher level away from the ground floor activities. This is commensurate with that of the existing residential in CPH.