

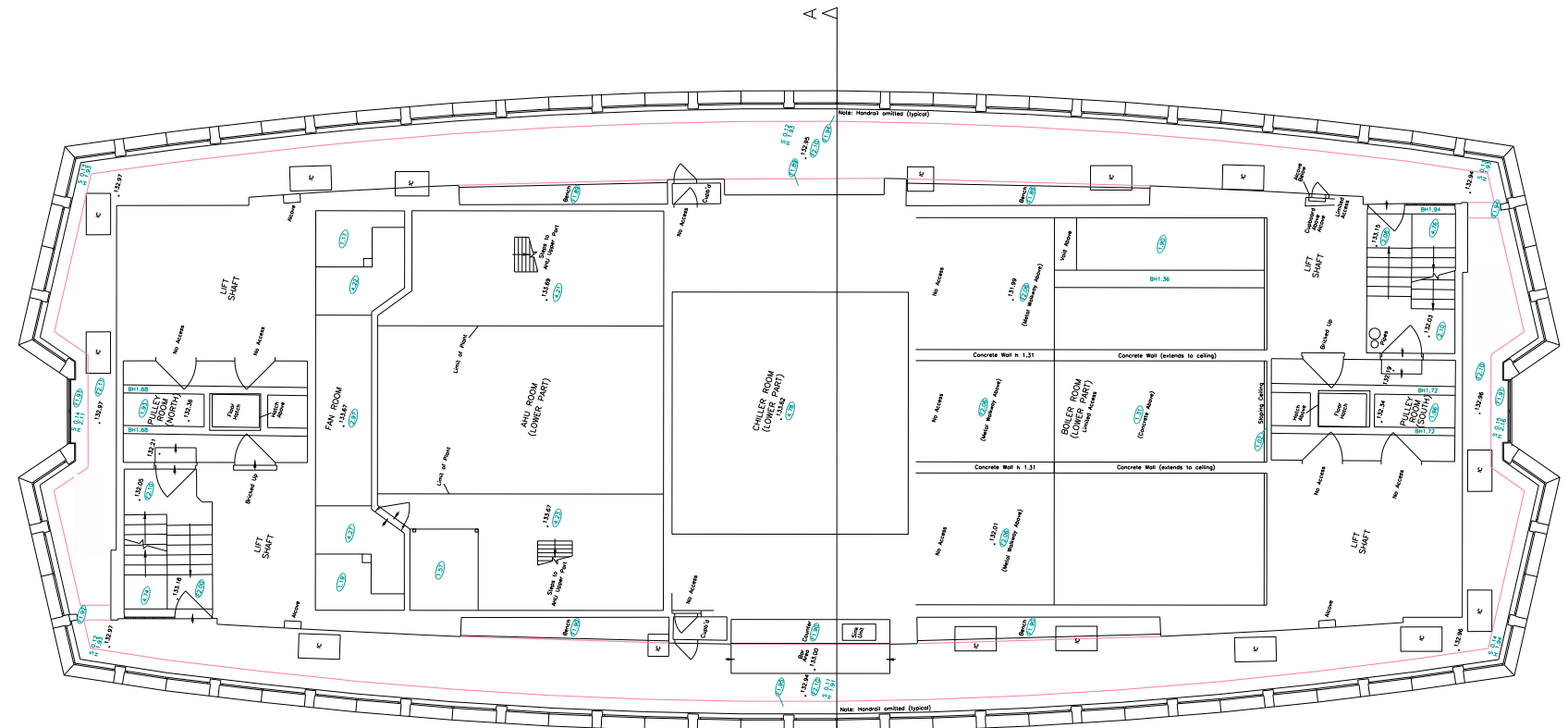
6.5.2 33RD & 34TH FLOORS EXISTING

33RD AND 34TH FLOORS EXISTING

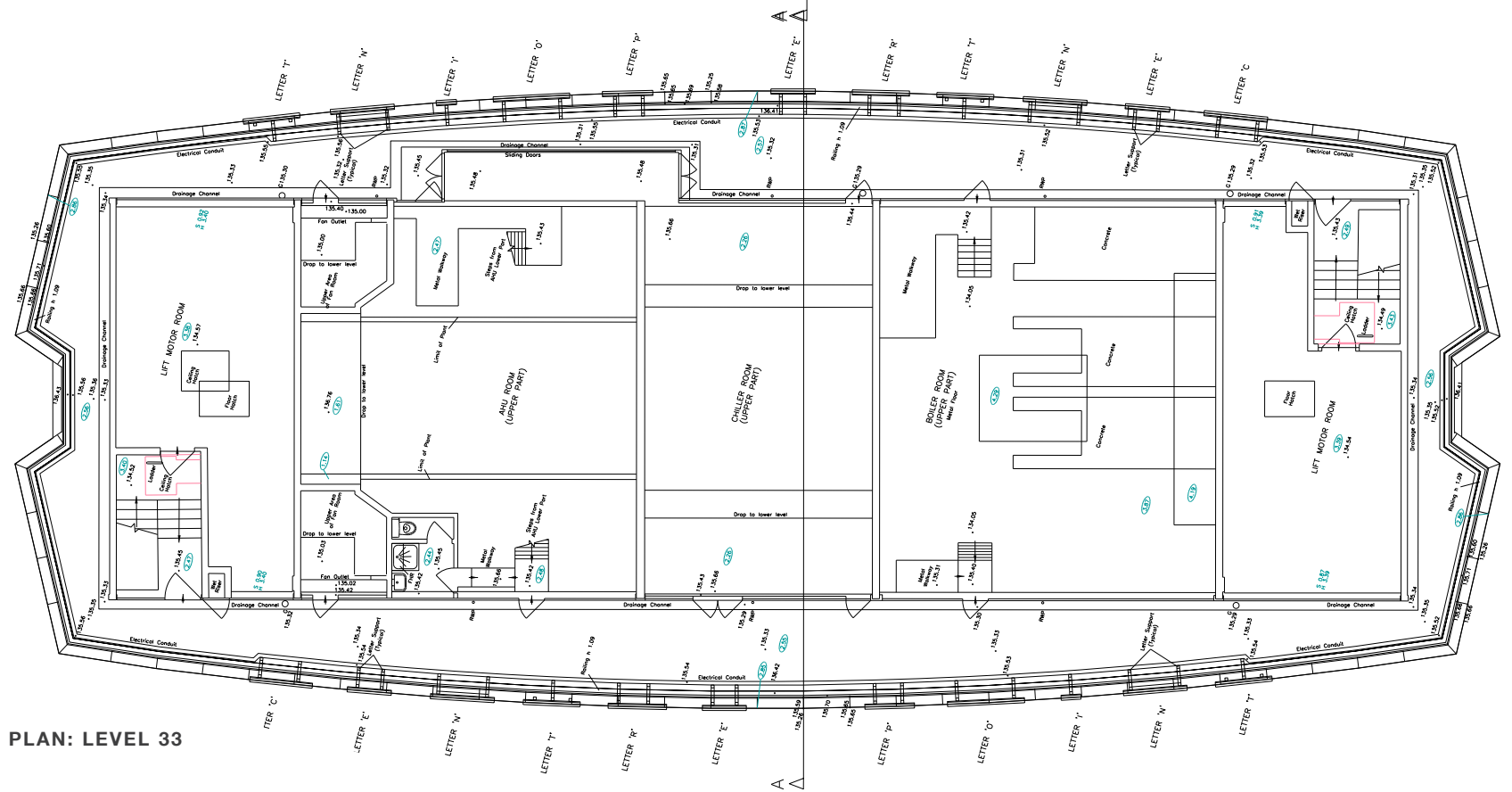
The 33rd and 34th floors are currently used as plant space for the tower. The Paramount Cocktail Bar was introduced in 2006 and is located to the perimeter space at 33rd floor. Neither floor is currently accessible by lift. These are the only floors that do not have escape stairs and WC's/ risers to the north and south cores.

The 33rd floor is primarily a plant floor, with a bar occupying the leftover space to the perimeter. Two concrete spine walls running the length of the plan act as deep support beams for the plant spaces. Two concrete cross-walls extend between 33rd and 34th span across in an east/ west direction. The space between these walls originally housed the cooling tower.

The 34th floor is dedicated entirely to plant, with external access running around the perimeter. The 34th floor façade comprises a mix of steel and glass screens and louvred plant screens to east and west elevations, and speckled concrete render to north and south. On an urban level, the terrace reads as a distinctive shadow gap, expressing the roof edge as a fine pale grey element above a shadow line.



SURVEY PLAN: LEVEL 34



SURVEY PLAN: LEVEL 33

6.5.3 RESIDENTIAL LAYOUTS

RESIDENTIAL LAYOUTS

Floors 03 - 10

Floors 03 – 10 will comprise two one-bedroom and two two-bedroom apartments per floor. Two apartments will be accessed via the north core, two via the south. Two apartments have an easterly orientation, two apartments have a westerly orientation.

One-bedroom apartment = 71sqm.
Two-bedroom apartment = 119sqm.

Floors 11 - 17

Floors 11 – 17 will comprise one 1½-bedroom apartment, one two-bedroom apartment and one 2½ bedroom apartment per floor. Each 2½ bedroom apartment will be accessed via its own lift lobby; each 1½ and 2 bedroom apartment will share a lift lobby. 1½ / two-bedroom apartments will have either an easterly or westerly aspect, whilst 2½ bedroom apartments are dual aspect; bedrooms will face east, living spaces will face west.

1 1/2 bedroom apartment = 112sqm
Two-bedroom apartment = 118sqm.
2½ bedroom apartment = 153sqm.

Floors 18 - 30

Floors 18 – 30 will comprise two three-bedroom apartments per floor. Each apartment will be accessed via its own lift lobby, and each will be dual aspect.

Three-bedroom apartment = 196sqm

Floors 31 - 32

Floors 31 – 32 will both comprise one apartment per floor. Each apartment will have a front of house and back of house lift core entrance. Each apartment will be dual aspect.

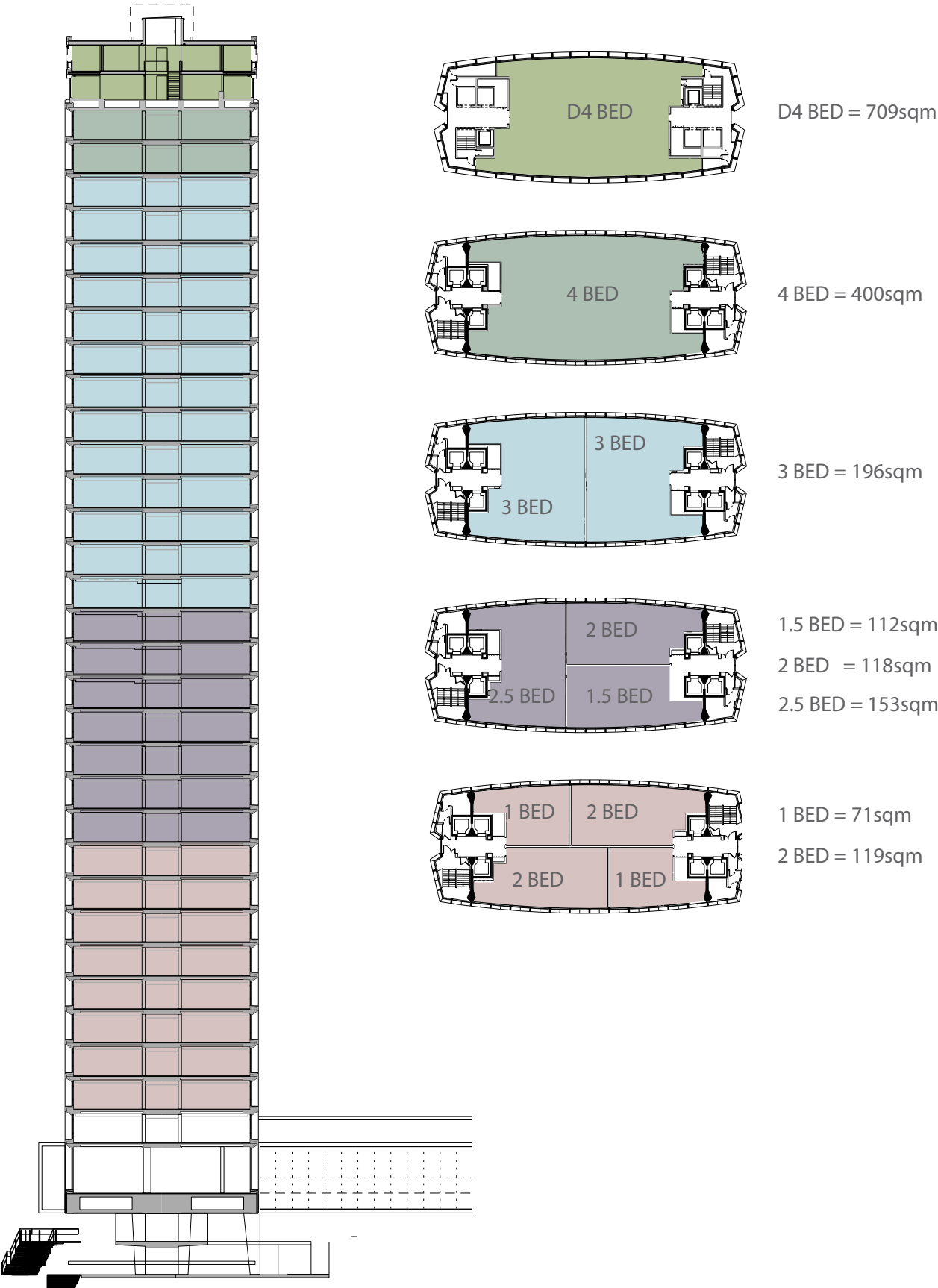
Four-bedroom apartment = 400sqm

Floors 33 - 34

Floors 33 & 34 will comprise a single duplex unit formed from the existing plant rooms.

Double height space and rooflights are used to link the two floors and allow additional daylight to penetrate to 33rd floor level.
An entrance lobby on 33rd floor leads up through a double height space to 34th floor. Bedrooms and reception, kitchen and dining spaces are located at 33rd floor.
Primary living spaces and the main bedroom are located at 34th floor, giving access on to the external terrace.

Four-bedroom duplex apartment = 709sqm



6.5.3 PROPOSED RESIDENTIAL LAYOUTS

FLOORS 11 - 17
One 1 1/2 bed, one two-bed and one two/ half bed apartments per floor

One and a half bedroom apartment = 112sqm

Two-bedroom apartment = 118sqm.

Two/ half bedroom apartment = 153sqm.

The two-bedroom apartment is identical to the unit on 3rd - 10th floors, both entered from the same lift core.

The two/ half bedroom apartment is entered from its own lift lobby, and has a dual aspect, spanning across the floor plate from east to west. A large entrance hall allows easy circulation for all. Two double bedrooms include ensuite shower or bathrooms and a separate shower room is for guests using the study/ spare bedroom. The kitchen is partially screened from the living/ dining area and a separate utility space is included.



FLOOR PLAN: FLOORS 11 - 17

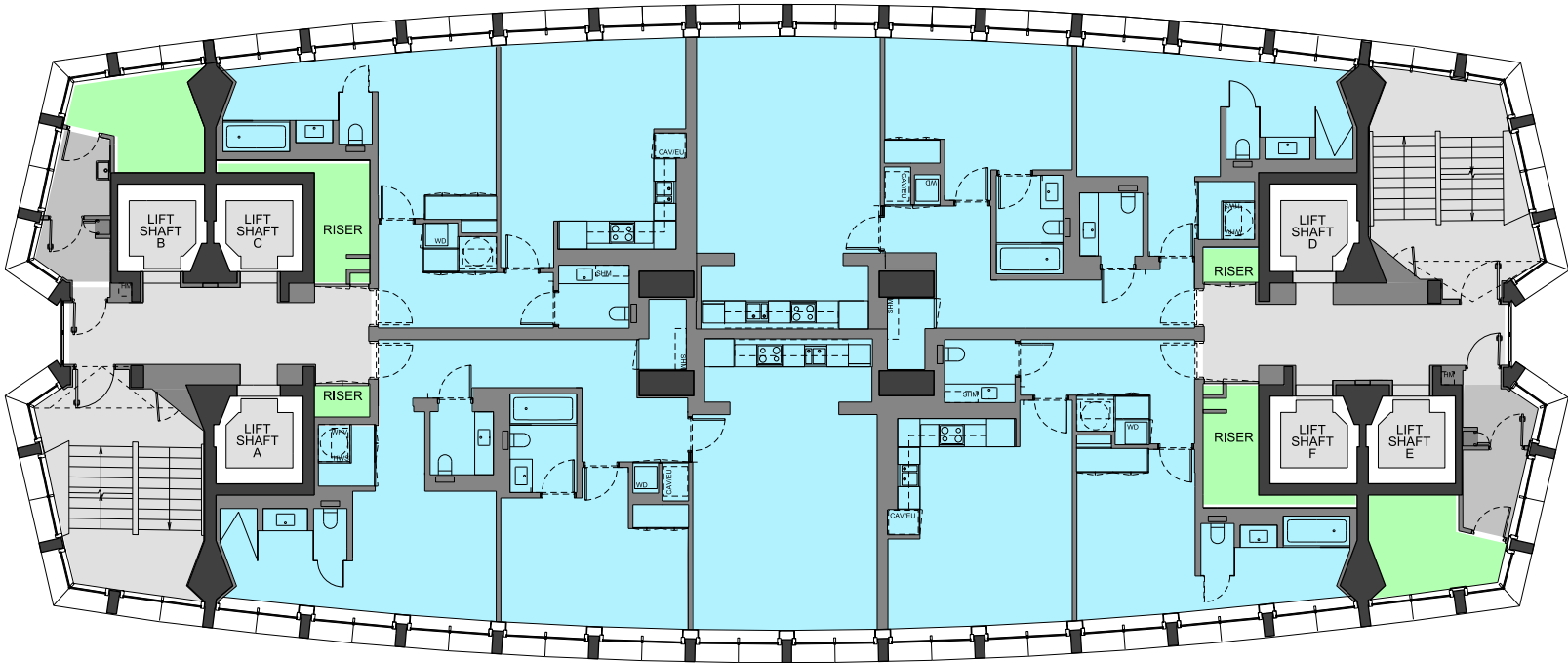
FLOORS 03 - 10
Two one-bed and two two-bed apartments per floor

One-bedroom apartment = 71sqm. Two-bedroom apartment = 119sqm.

A pair of one and two-bedroom apartments are entered from both north and south cores.

The one-bedroom apartment includes a generous entrance hall (1500mm wide) and generous storage space. An ensuite bathroom is supplemented by a guest WC. These apartments have either an east or west orientation.

The two-bedroom extends across seven facade bays, and also have either an east or west orientation. Two double bedrooms are supplemented by an ensuite shower room and main bathroom. Living, dining and kitchen are combined.



FLOOR PLAN: FLOORS 03 - 10

6.5.3 PROPOSED RESIDENTIAL LAYOUTS

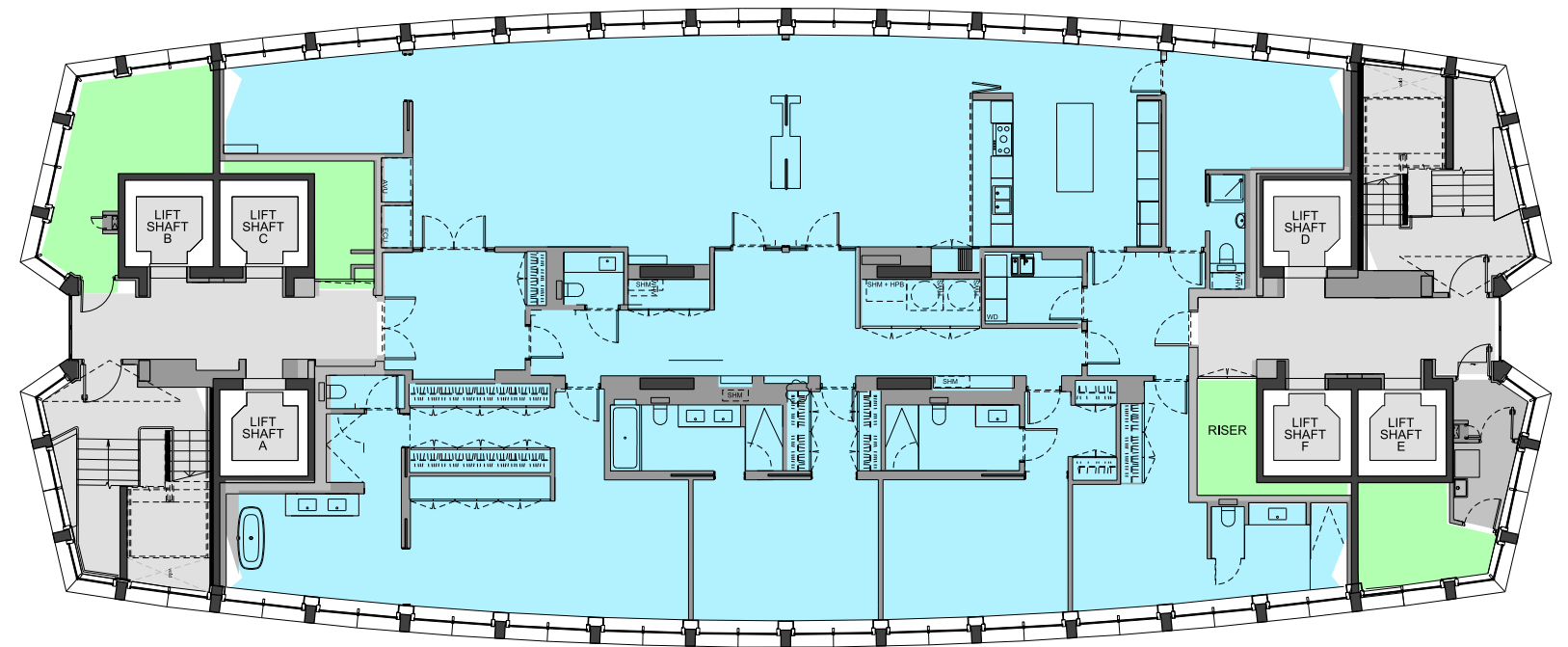
FLOORS 31 - 32

One four-bed apartment per floor

Four-bedroom apartment = 400sqm

One apartment is configured to use the southern core as the primary entrance, whilst the north core gives back of house access into the kitchen and utility areas. The refuse store will be located in the northern core area.

A west facing living space spans across ten facade bays - sliding doors allow the facade to be appreciated as a whole, or for rooms to be closed off. The four bedrooms have ensuite bath or shower rooms.



FLOOR PLAN: FLOORS 31 - 32

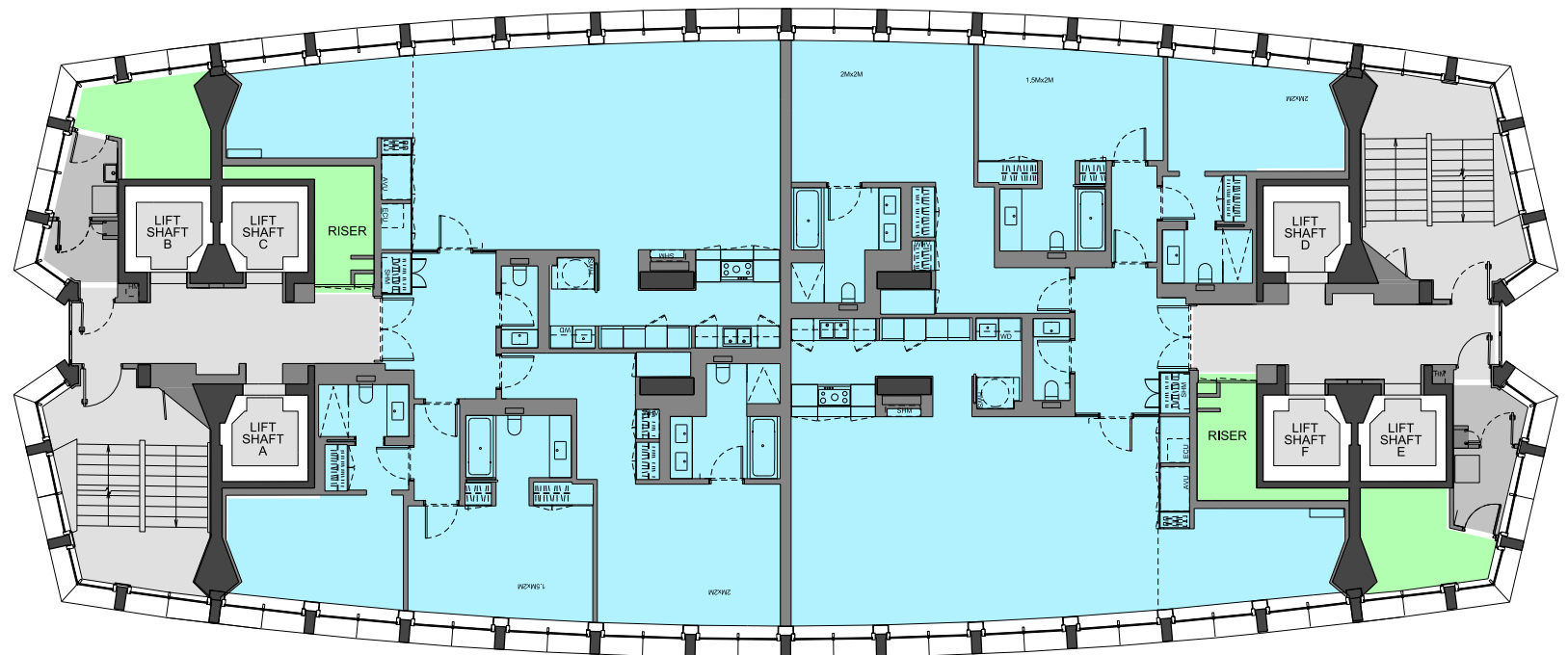
FLOORS 18 - 30

Two three-bed apartments per floor

Three-bedroom apartment = 196sqm

Both apartments are dual aspect, spanning east/ west across half the lettable floor plate. Each three-bedroom apartment has sole use of either north or south lift lobby.

Living, dining, study space is arranged across six facade bays, allowing a large extent of the curve of the facade to be appreciated. Kitchen and utility space are partially screened from the living/dining space by an existing structural column. Three double bedrooms all have ensuite bath or shower rooms.



FLOOR PLAN: FLOORS 18 - 30

6.5.3 PROPOSED RESIDENTIAL LAYOUTS

33RD AND 34TH FLOORS PROPOSED
One five bedroom duplex apartment across 33rd & 34th floors

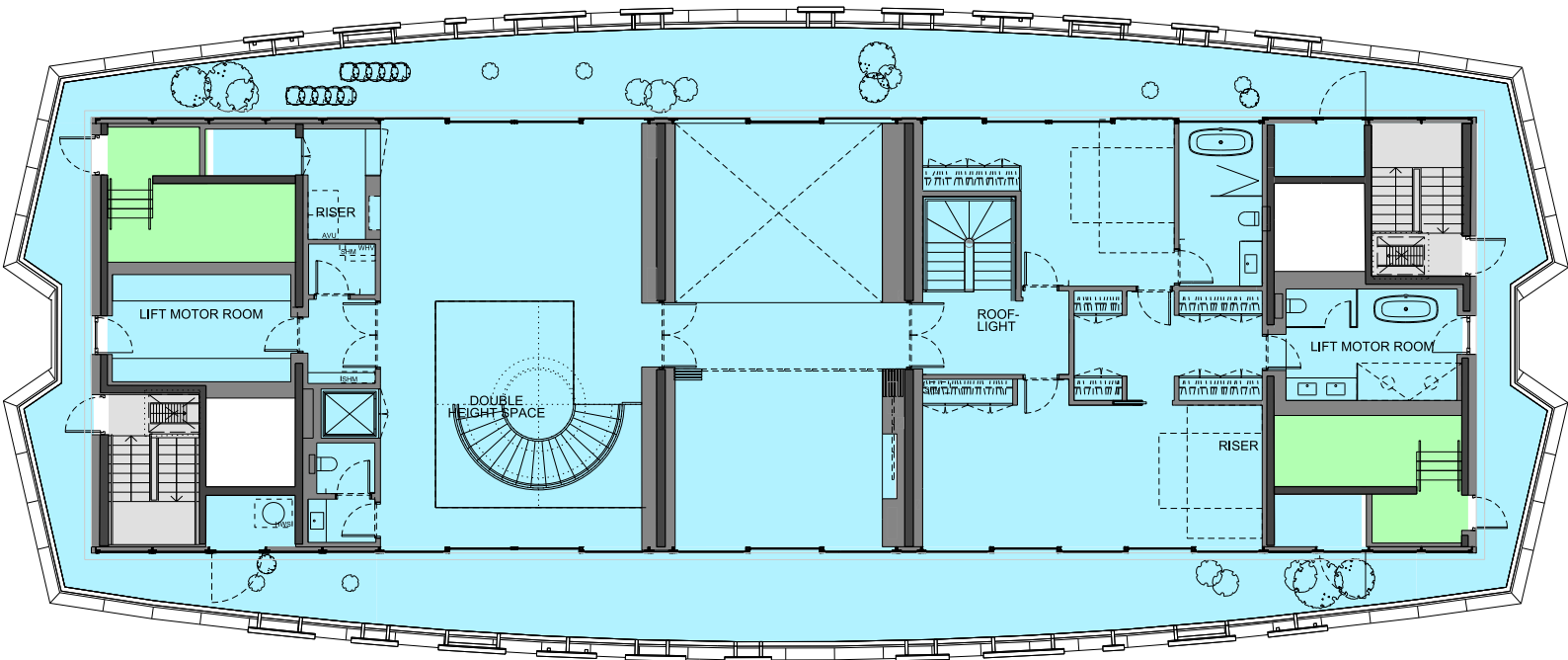
Lower Duplex: 384sqm, Upper Duplex: 325sqm.

Following refurbishment, the 33rd and 34th floors will be used as residential space in the form of a single duplex apartment – analysis carried out during early design stages has shown that limitations imposed by the existing structure mean that this space cannot be subdivided into a number of different units.

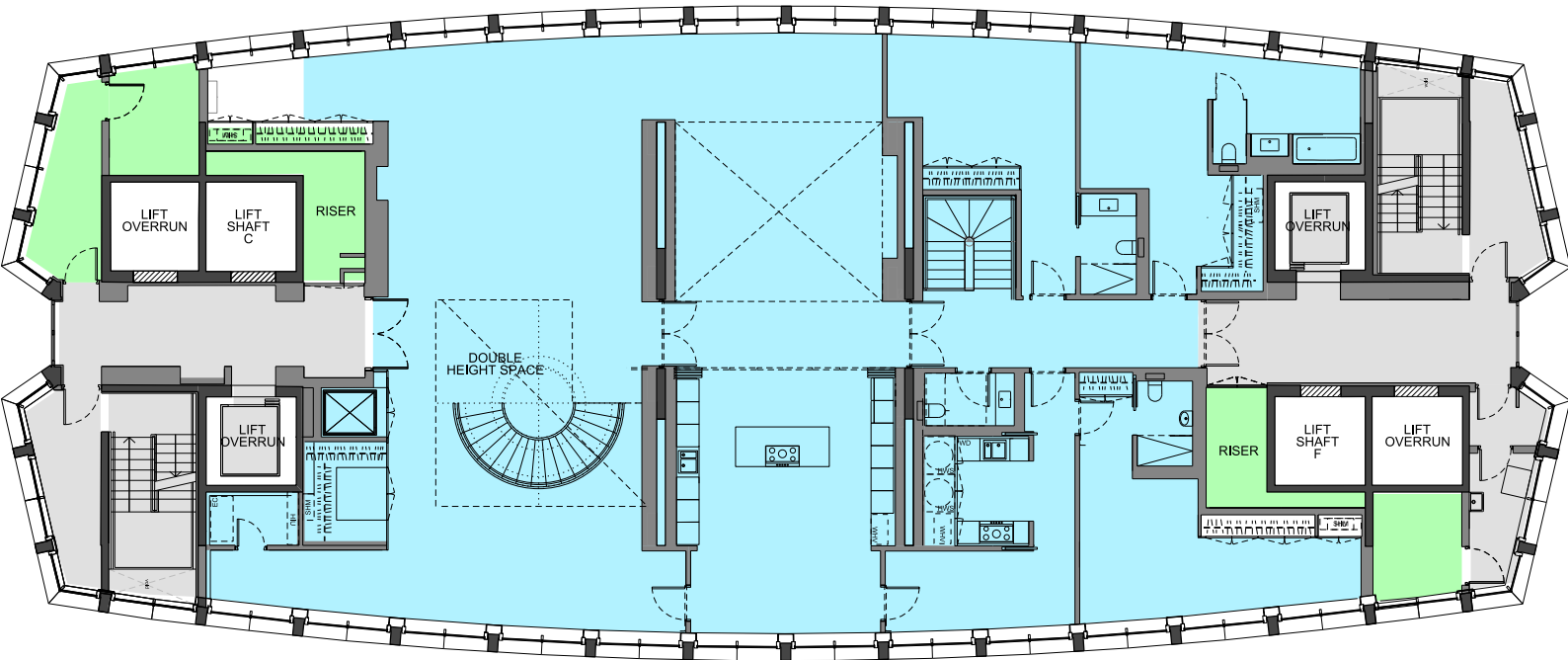
The apartment will have its primary entrance from the south core; the north core will be used as a back of house service entrance. The refuse store will be located within the northern core area.

33rd floor will form the principal entrance space, using an area of double height volume and rooflight above to bring natural daylight deep in to the entrance hall. Reception, kitchen, dining and some bedrooms are located at 33rd floor. The existing longitudinal walls to the plantroom are removed to improve the quality of space at 33rd floor.

Primary living and bedroom spaces are located at 34th floor, with access to the external terrace. Two structural cross-walls are penetrated to create a central link between spaces, starting with the main living space at the southern end, and main bedrooms at the north end of the plan. This area is linked to the 33rd floor by a secondary staircase.



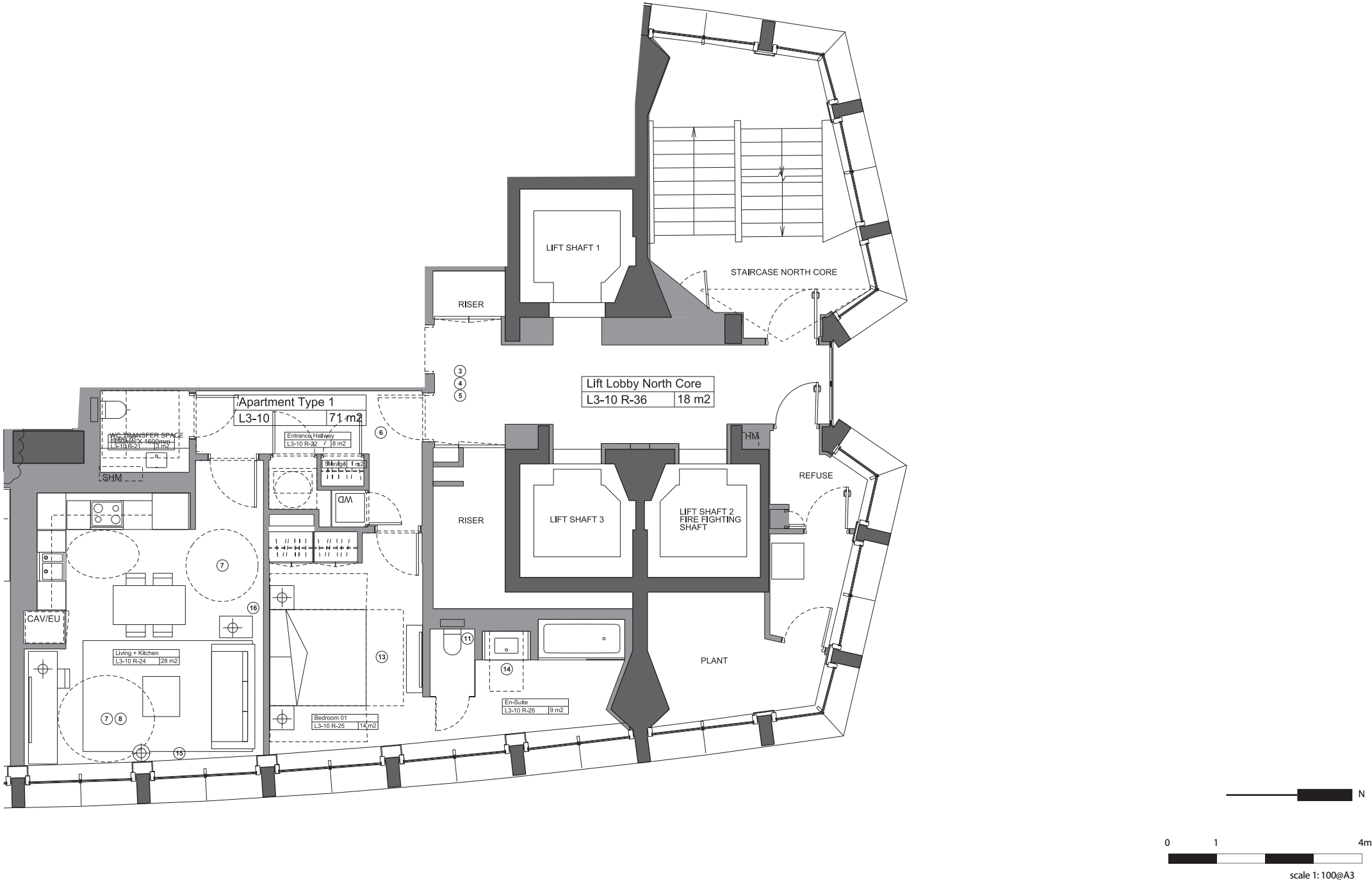
FLOOR PLAN: LEVEL 34



FLOOR PLAN: LEVEL 33

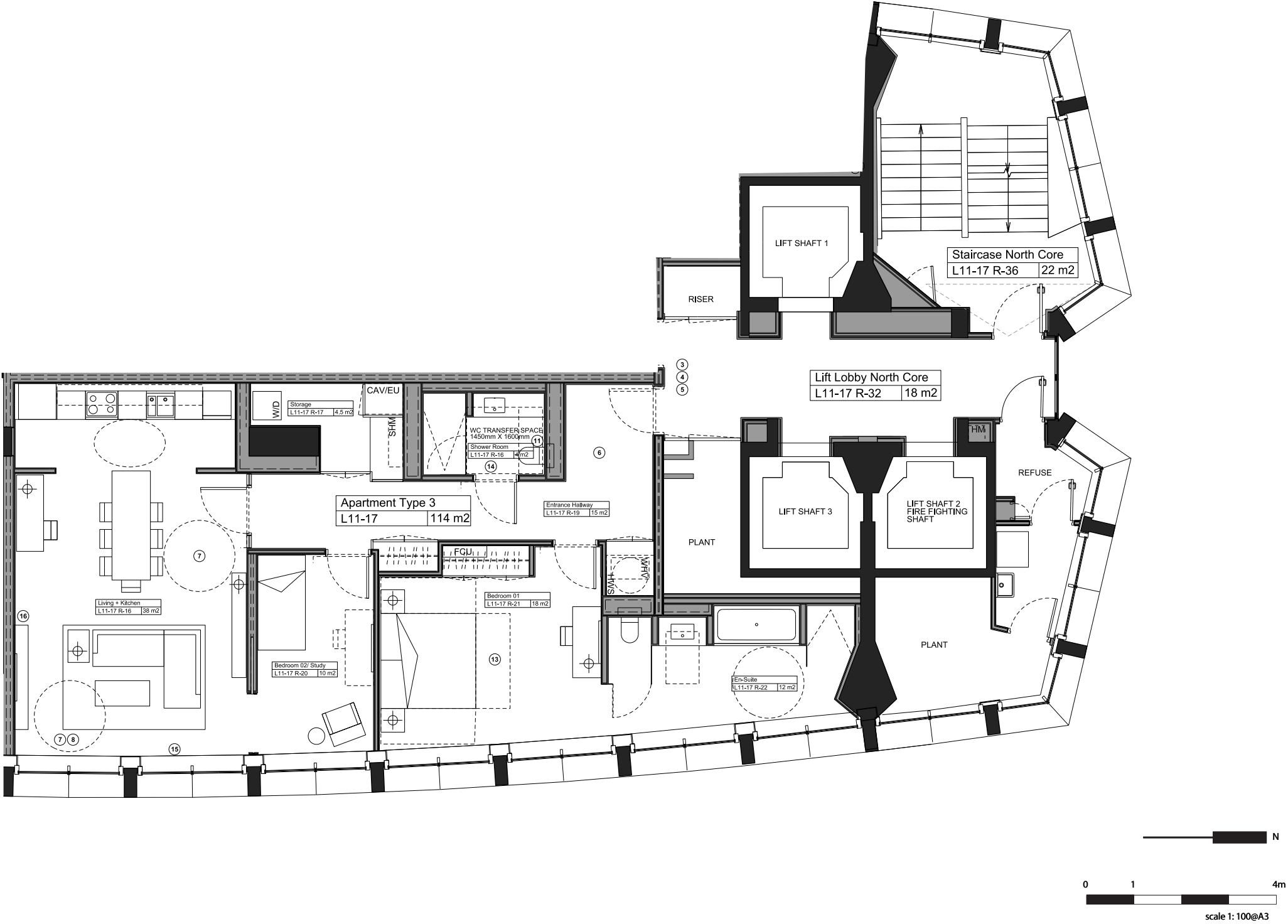
6.5.3 PROPOSED RESIDENTIAL LAYOUTS

ONE-BEDROOM APARTMENT: 71 SQM



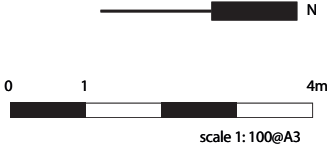
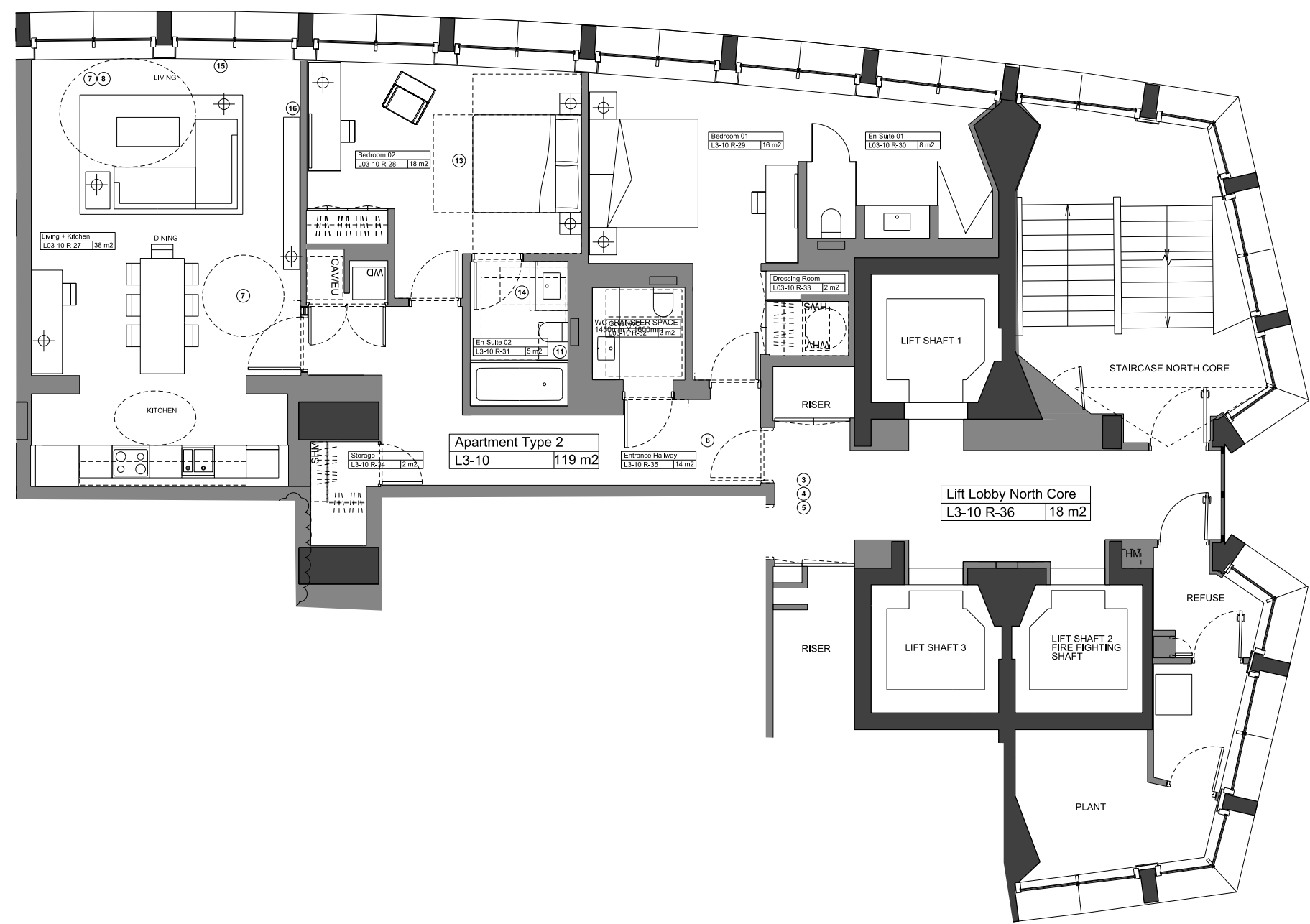
6.5.3 PROPOSED RESIDENTIAL LAYOUTS

ONE/ HALF BEDROOM APARTMENT: 112 SQM



6.5.3 PROPOSED RESIDENTIAL LAYOUTS

TWO-BEDROOM APARTMENT: 118-119 SQM



134 CONRAN + PARTNERS | Centre Point

Apartment Type 5
L11-17 153 m²

En-Suite 02
L11-17 R-06 8 m²

Bedroom 01
L11-17 R-08 25 m²

Bedroom 02
L11-17 R-08 18 m²

En-Suite 01
L11-17 R-10 7 m²

Storage 02
L3-11 R-37 10.7 m²

Utility
L3-11 R-12 17.5 m²

Storage 01
L11-17 R-09 110 m²

Kitchen
L11-17 R-11 9 m²

Living + Dining
L11-17 R-15 43 m²

Study
L11-17 R-14 12 m²

Shower Room
L11-17 R-13 4 m²

WC TRANSFER SPACE
1450mm X 1600mm

EC
AV

Lift Shaft 4

Staircase South Core
L11-17 R-05 22 m²

Lift Lobby South Core
L11-17 R-01 17 m²

Lift Shaft 5
FIRE FIGHTING SHAFT

Lift Shaft 6

PLANT

RISER

REFUSE

HM

WHV

HWS

SHM

Storage 03
L11-17 R-13 3 m²

WVD

13

14

11

3

4

5

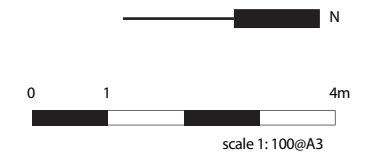
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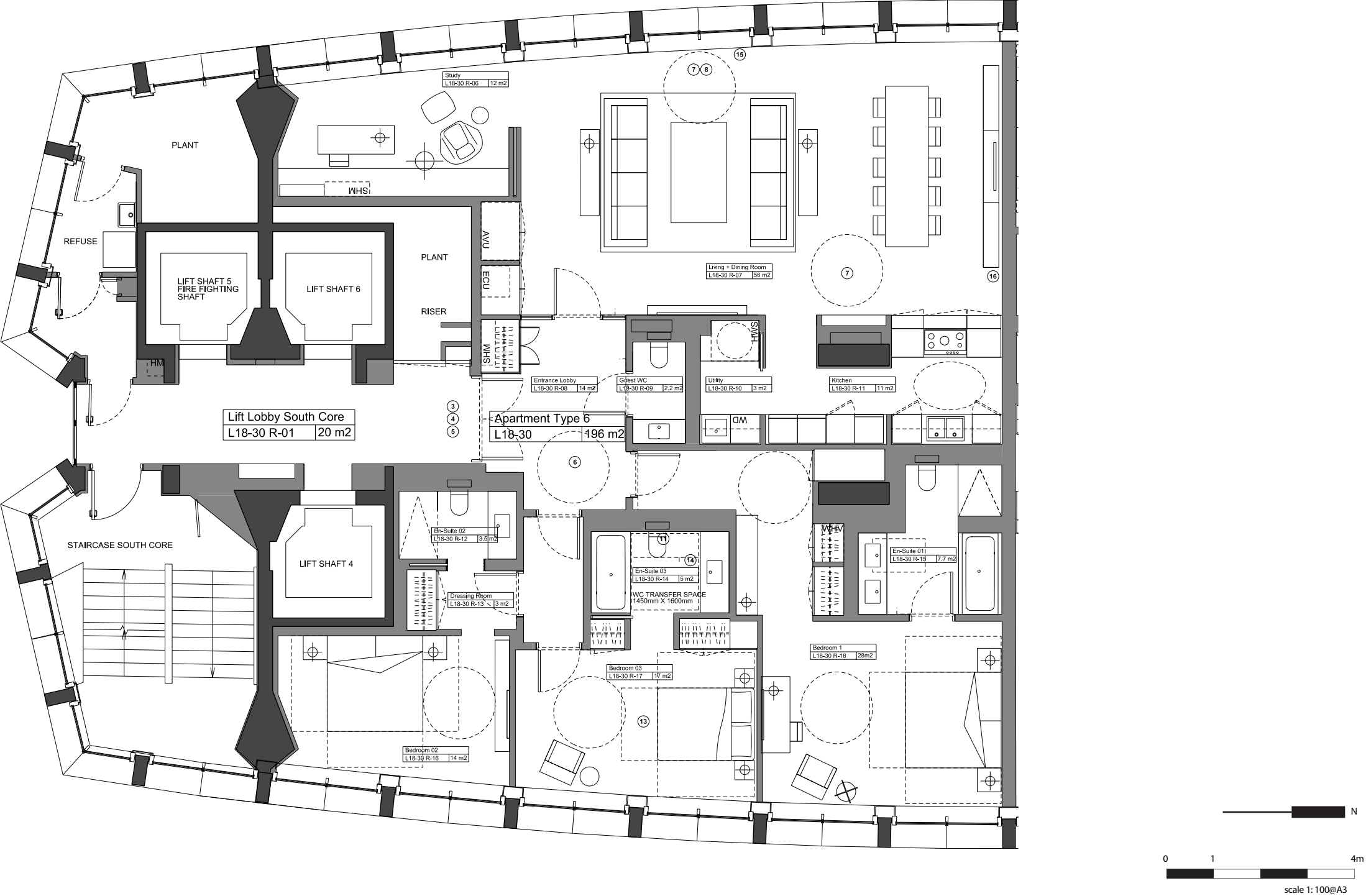
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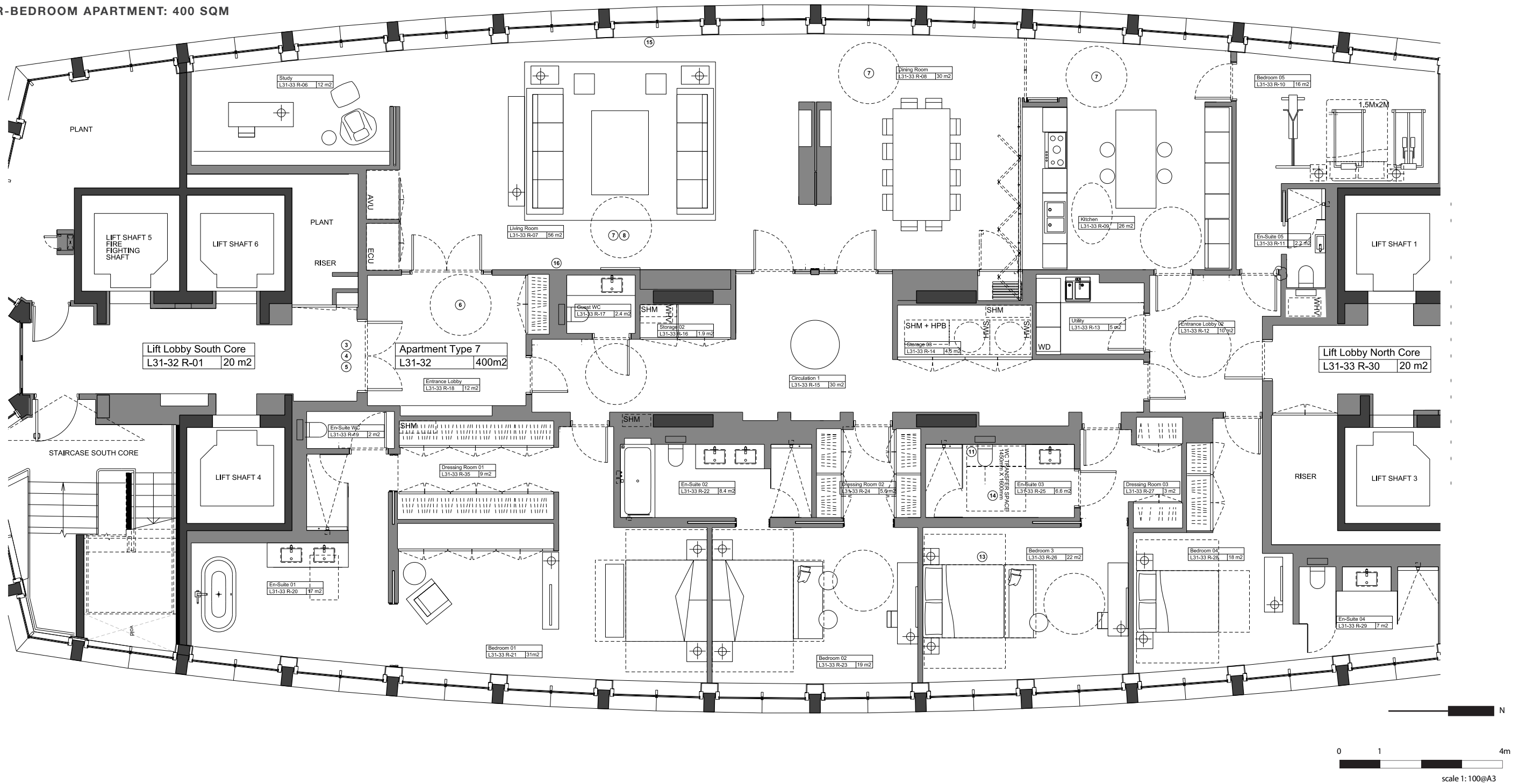
6.5.3 PROPOSED RESIDENTIAL LAYOUTS

THREE-BEDROOM APARTMENT: 196 SQM



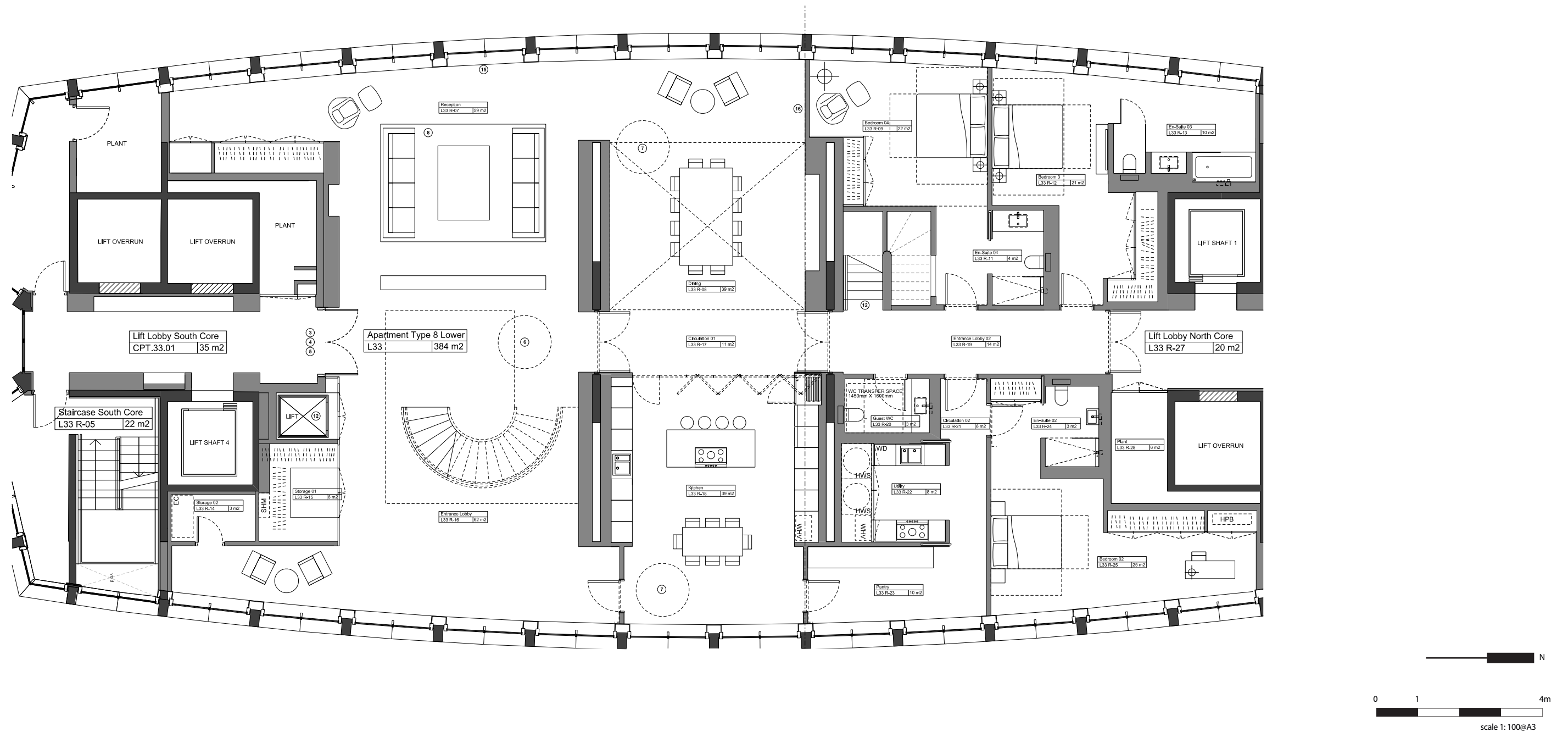
6.5.3 PROPOSED RESIDENTIAL LAYOUTS

FOUR-BEDROOM APARTMENT: 400 SQM



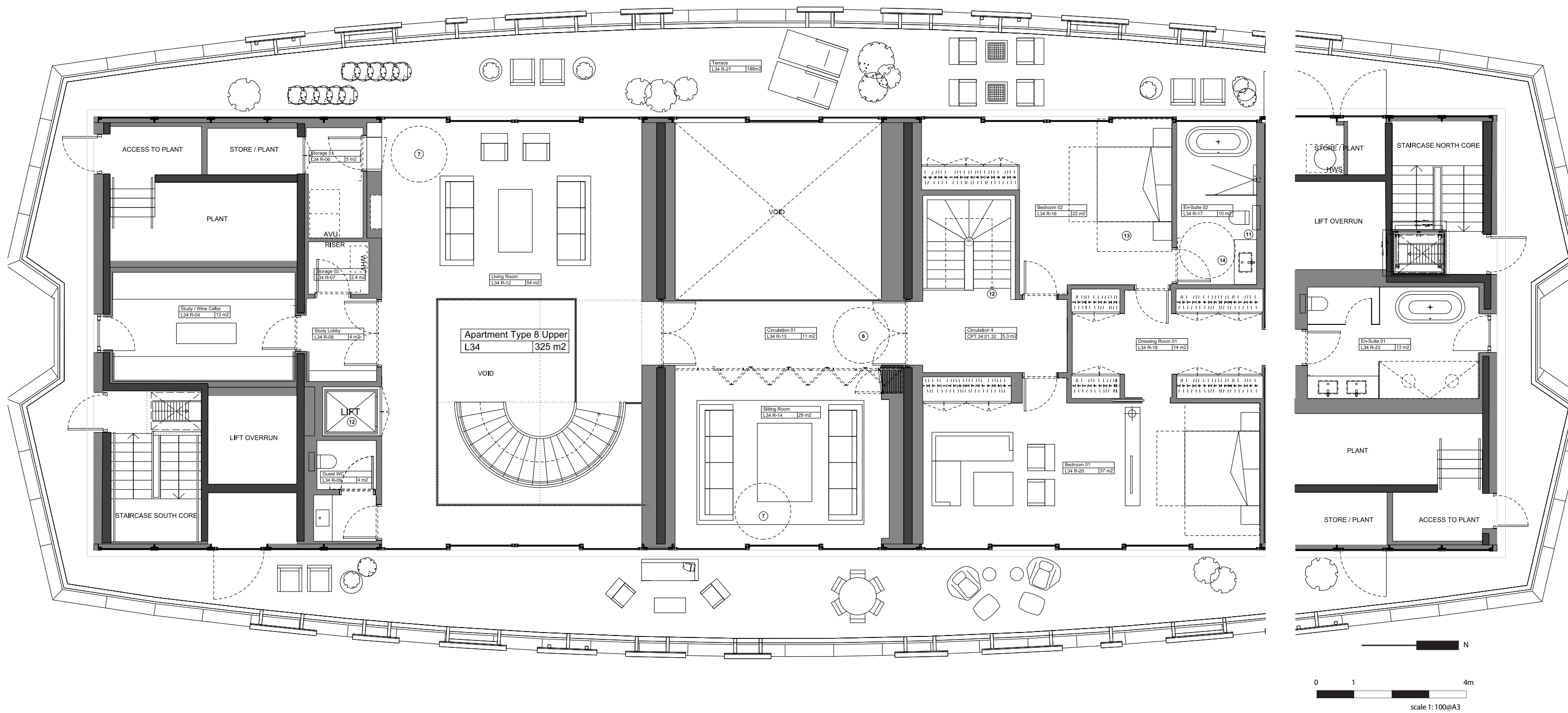
6.5.3 PROPOSED RESIDENTIAL LAYOUTS

DUPLEX APARTMENT: LOWER: 384 SQM



6.5.3 PROPOSED RESIDENTIAL LAYOUTS

DUPLEX APARTMENT UPPER: 325SQM



6.5.4 34TH FLOOR AND SIGNAGE EXISTING



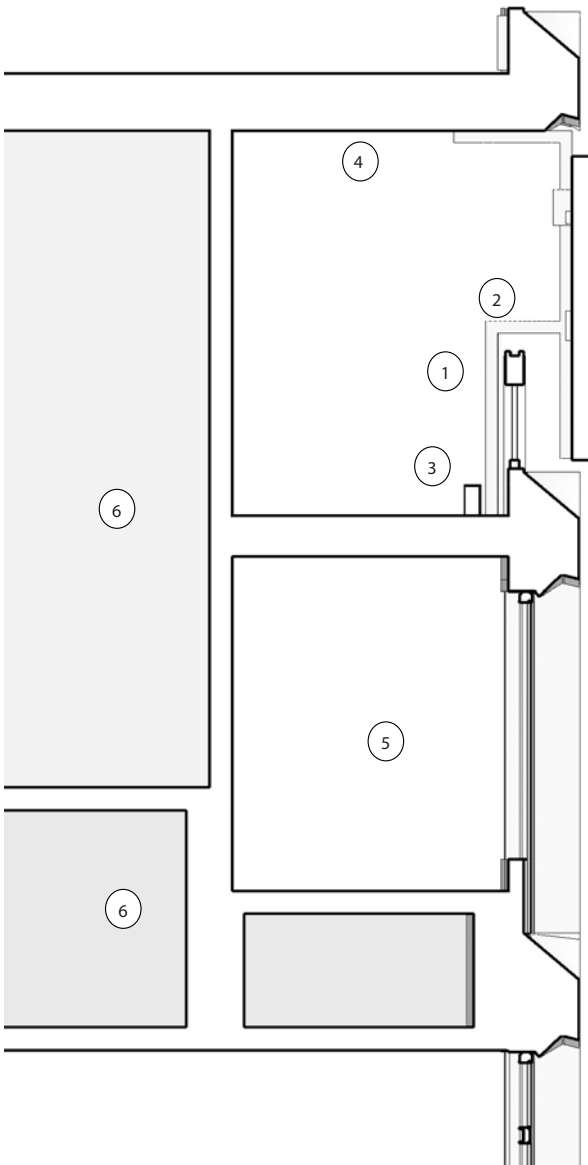
View of existing plant screen & signage fixing, 34th floor



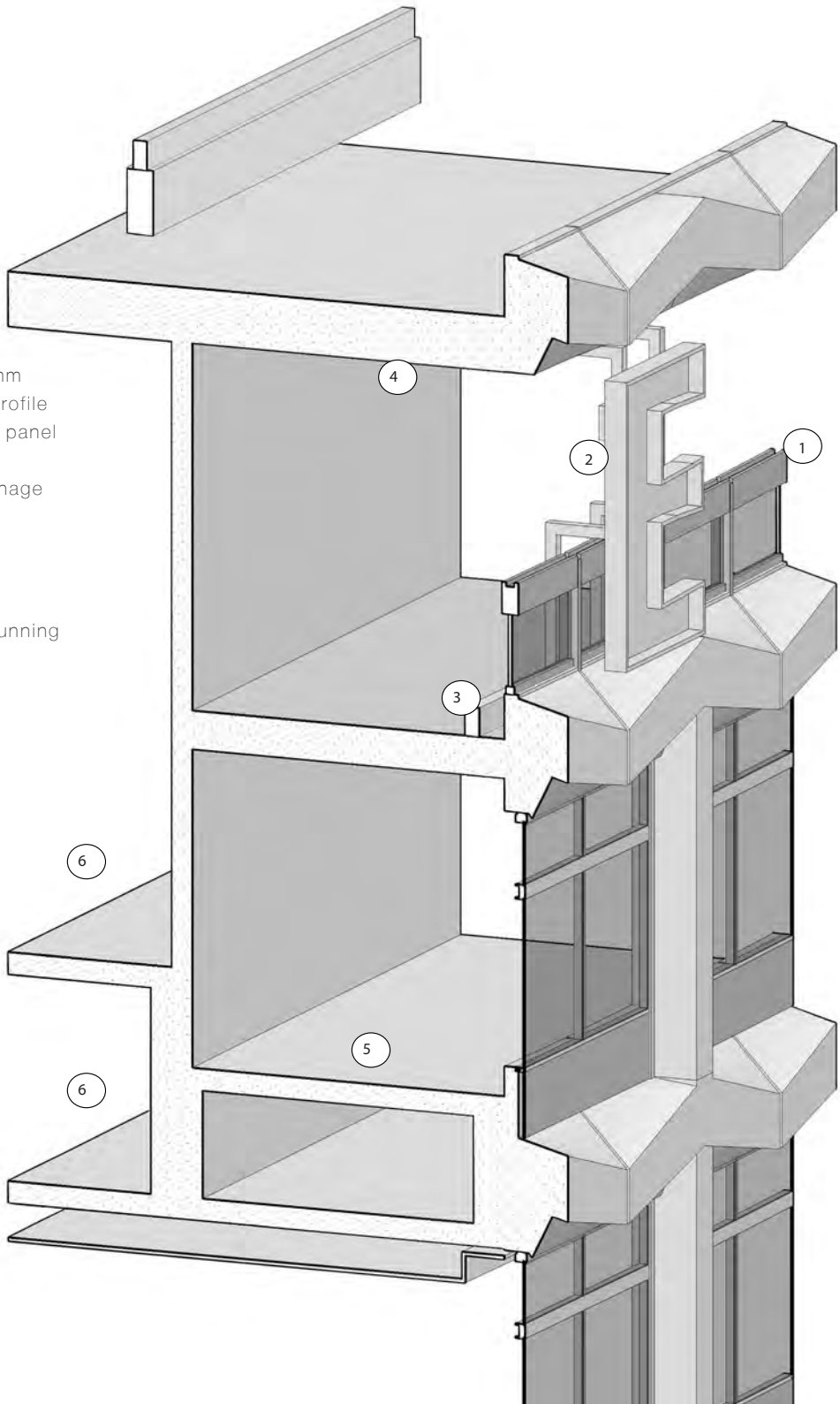
View through letter 'O' at 34th floor

34TH FLOOR AND SIGNAGE

A balustrade of steel verticals, painted timber framing and wired glass panel infill currently runs the perimeter of the external plant access at 34th floor. The original balustrade is in a poor state of repair and will require replacement to ensure its long-term use. It is proposed that a steel and glass panel balustrade will replace the existing and extend the height of the balustrade by 330mm.



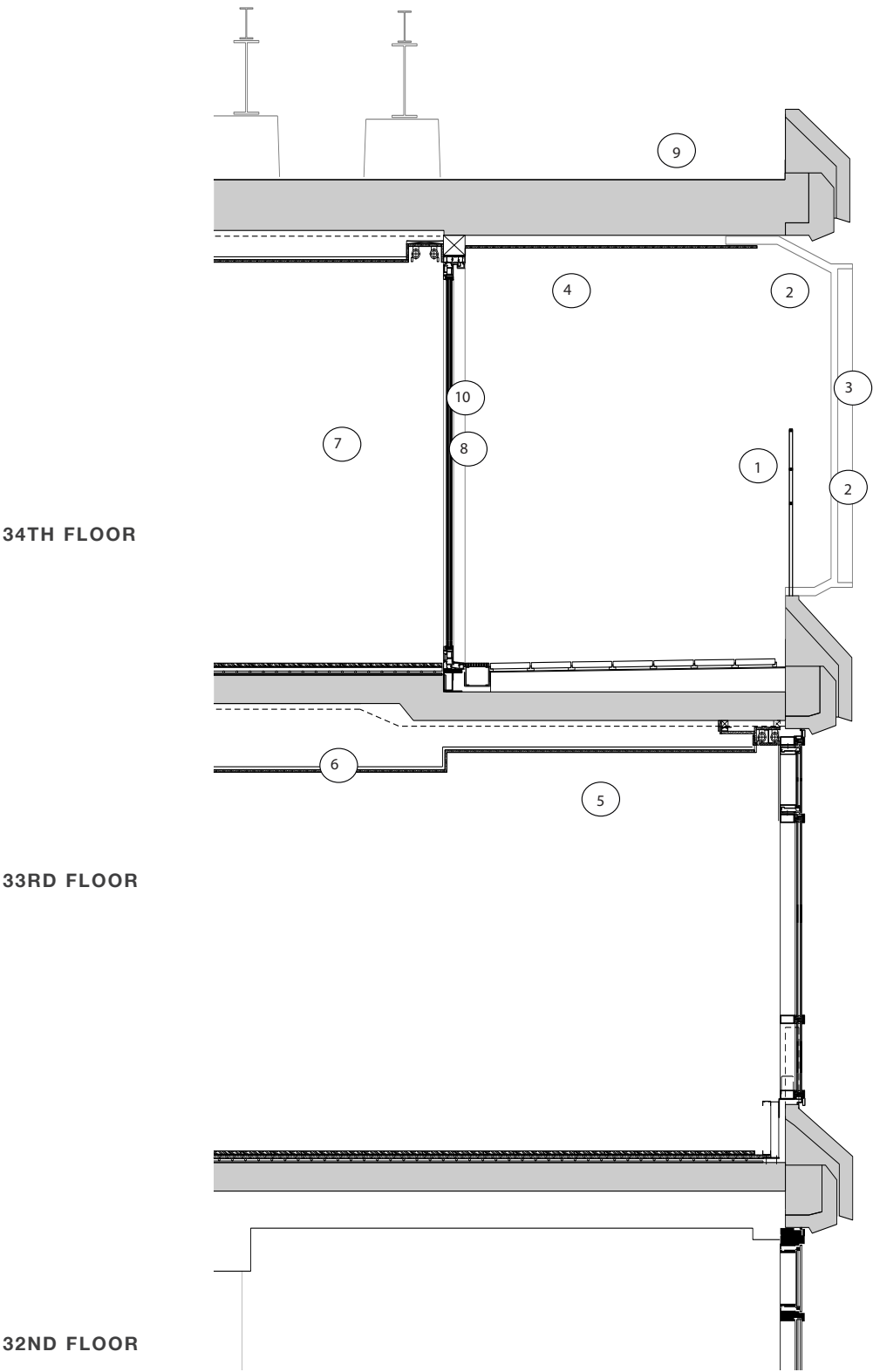
- 1 Existing Balustrade 1090mm height, with thick timber profile hand rail, and glass lower panel
- 2 Existing 'Centre Point' signage frame wrapping over the balustrade. Exposed top sections
- 3 Electrical conduit profile running the full perimeter
- 4 Exposed concrete soffit
- 5 Paramount Bar
- 6 Plant Room



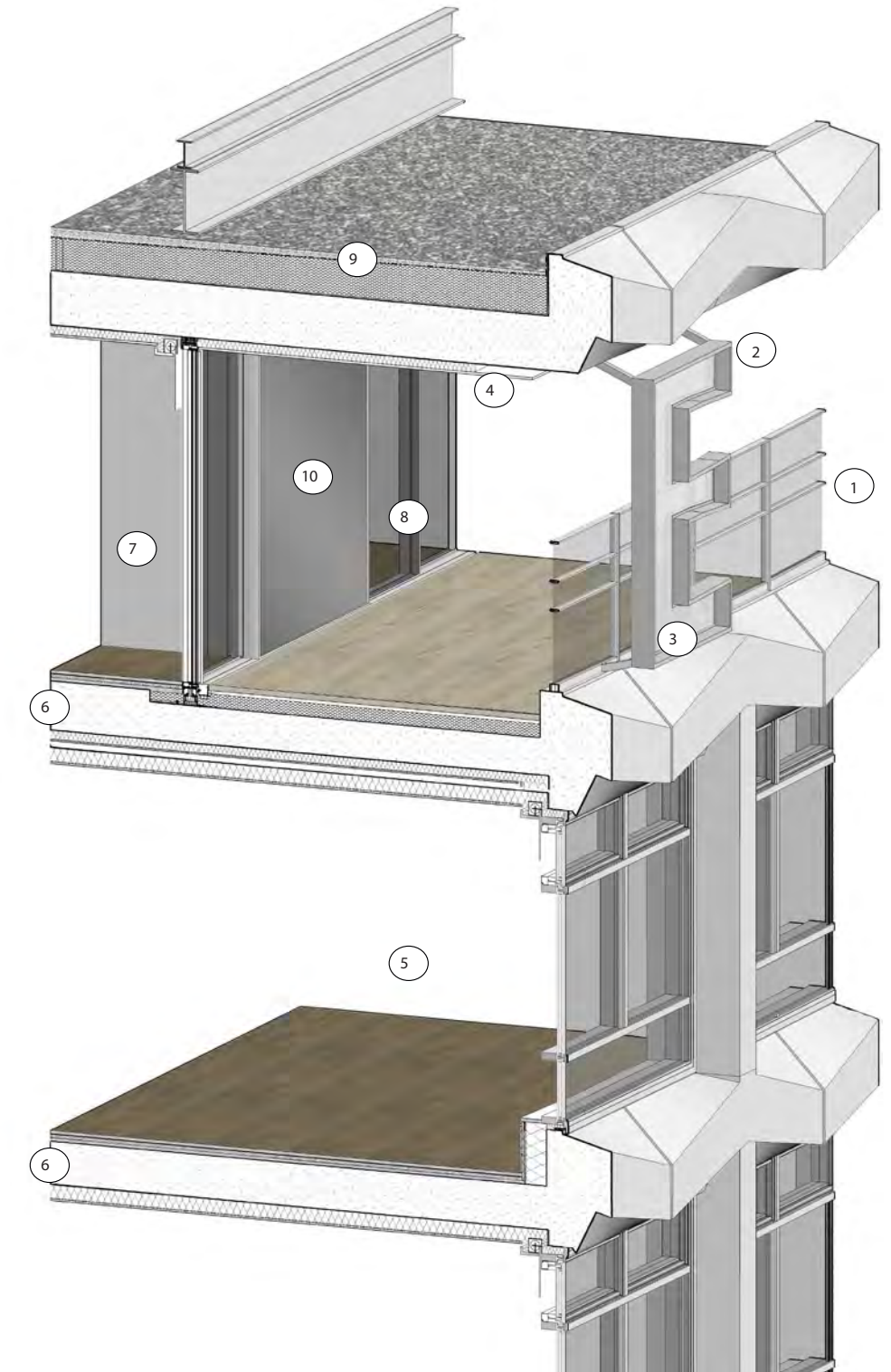
The Centre Point sign, whilst not original to the building, is an important and iconic element, recognisable on the London skyline. The current sign is however crudely fixed, is difficult to maintain and suffers frequent failures.

It is proposed that the existing signage is replaced, with size and font to match existing. Using current lighting and filter technology, the purpose of replacement is to ensure its longevity and the use of highly efficient, low energy fittings giving maximum intervals between maintenance. Refer to Speirs + Major's separate lighting strategy report.

6.5.4 TERRACE AND SIGNAGE PROPOSED



- ① Existing balustrade replaced with new using brushed stainless steel welded steel flat sections and glass infill to match key horizontal lines of the existing. Overall height to be raised by 330mm.
- ② 'Centre Point' signage frame designed to have a reduced visual impact. Fixings and cabling concealed behind new soffit panel.
- ③ New signage letters to match existing font, built with integral frame and low maintenance lighting
- ④ New soffit panel to conceal signage frame and wiring
- ⑤ Perimeter space incorporated into lower level duplex
- ⑥ Structural alterations to provide duplex accommodation at 33rd & 34th floors.
- ⑦ Upper level duplex living spaces
- ⑧ New sliding doors replace former plant screens
- ⑨ Insulation and new roof covering
- ⑩ Shadow box glazing detail to areas of solid wall to retain continuity of previous plant screen



Centre Point sign

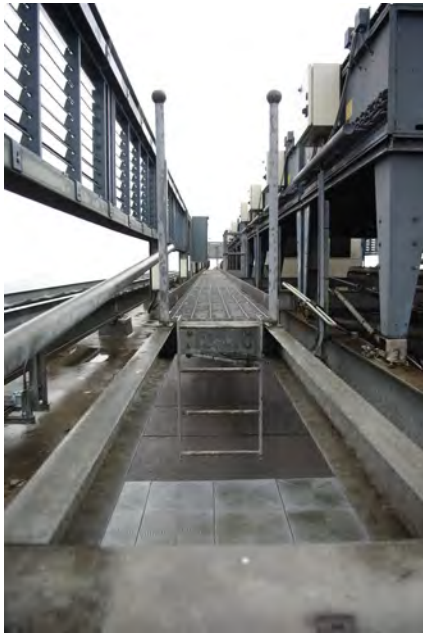
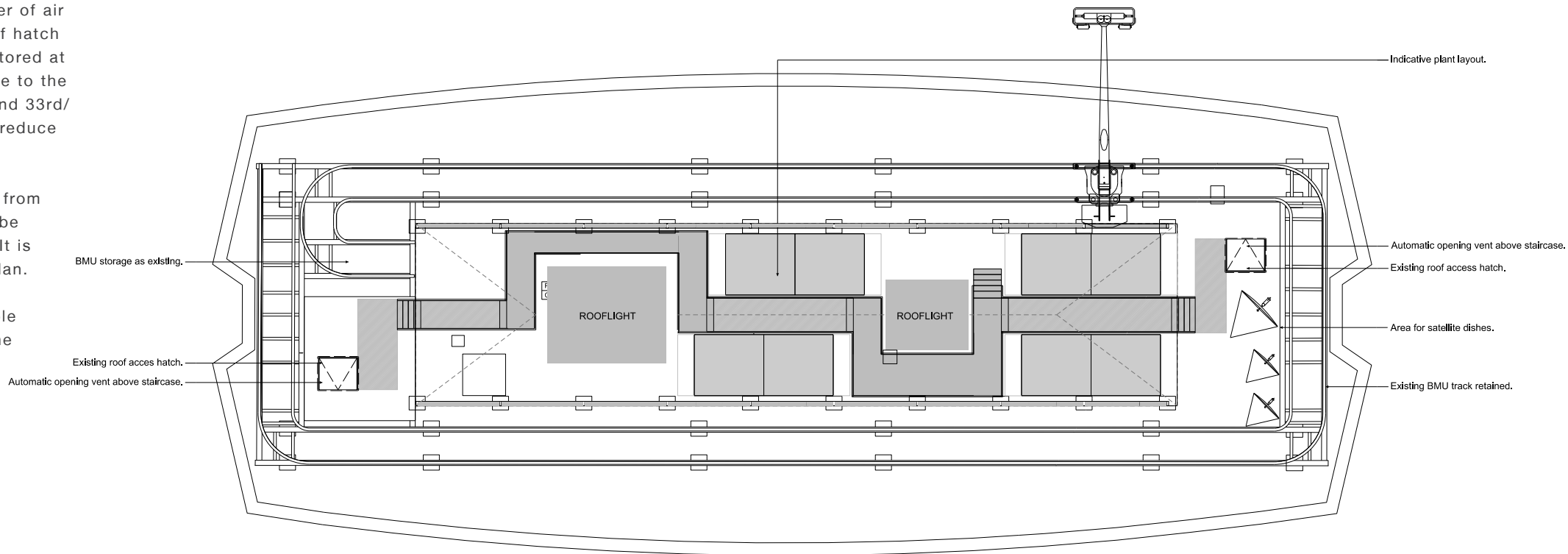
6.5.5 PROPOSED ROOF LEVEL

ROOF LEVEL

The existing roof level plant enclosure was added over the former cooling tower in the early 1990's. A continuous louvred plant screen encloses a number of air cooled condensers and satellite dishes. Roof access is gained via a roof hatch from either north or south core. A Building Maintenance Unit (BMU) is stored at the southern end of the roof, and runs on tracks giving access via cradle to the full perimeter and façade of the tower. The existing plant at roof level and 33rd/ 34th floor is noisy - moving the majority of plant to basement level will reduce the noise impact on the surrounding area.

It is proposed to retain dry air coolers at this level. Two new roof lights from 34th floor will be positioned between the roof plant. The new plant will be slightly lower than the existing, but will require additional access area. It is proposed that the new plant screen will cover a slightly larger area in plan.

A new roof covering and thermal insulation will ensure the roof is capable of meeting current thermal requirements, minimising energy loss from the apartment below.



6.6 FACADE TREATMENT

TOWER FACADE

Its façade is one of the key defining features of CPT

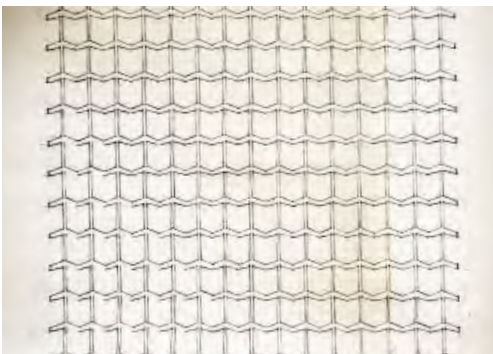
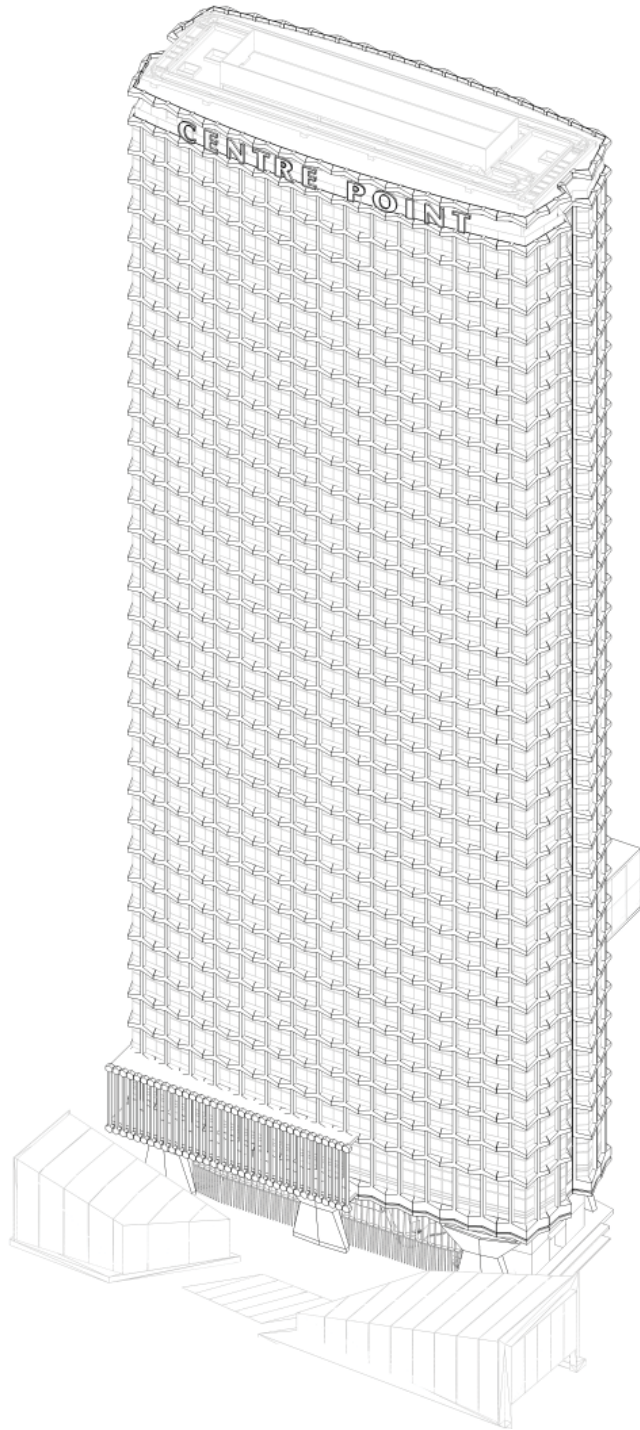
The listing of 1995 describes it as a:
Tower of slender form with slightly convex sides’.

The listing continues to describe the façade in further detail:
‘First floor with vertical concrete ‘brise soleil’ with integral hexagonal terminations to top and bottom, set to left side of façade. The right side of this floor and the remaining storeys have precast external mullions of inverted and faceted ‘Y’-shape, which are partially load-bearing and diminish in thickness from bottom to top. Above the top storey is an unglassed viewing gallery beneath a “cornice” which projects to the building edge and has a faceted edge which answers that of the structural frame below. Words “CENTRE POINT” in capital letters are set within’.

The structural concrete façade elements give a distinctive pattern which repeats up its 35 storeys. The elements have a generous depth, which transforms the façade as the viewer moves around, closer and further away from the tower.

It should be remembered that the façade is now fifty years old, and is starting to show its age, not least in the pre-cast concrete units, which require cleaning and restoration. The window systems are built using 1950’s technology, and do not perform to reasonable standard in either acoustic or thermal terms.

The proposals for new fenestration, including the replacement of solid spandrel panel with glazing were presented to the Twentieth Century Society on 22 January 2013 and 13 March. In response to these presentations, the Twentieth Century Society are willing to accept the proposed changes.



6.6.1 CENTRE POINT TOWER FENESTRATION

EXISTING FENESTRATION CONDITION

A survey undertaken by Tee Associates found that the existing windows have a very limited life expectancy - they will need to be replaced whatever use the building has in the future.

The survey report states that the fenestration has nominally reached the end of its design life, but can be maintained in the short-term through diligent on-going maintenance.

The survey reoprt anticipates that on-going maintenance will escalate in the future - not feasible from either an economical or aesthetic view point.



Photograph illustrating a typical existing window bay (3rd floor level)



Photograph illustrating a typical window/ spandrel detail (3rd floor level)



Photograph illustrating existing single glazing

6.6.1 CENTRE POINT TOWER FENESTRATION

EXISTING FENESTRATION: THERMAL PERFORMANCE

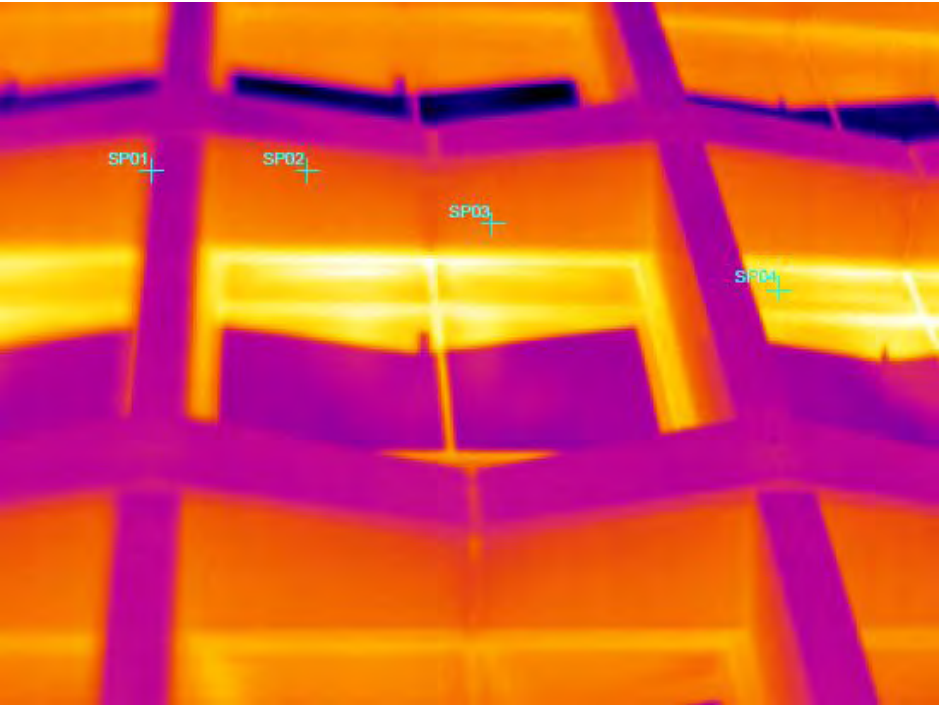
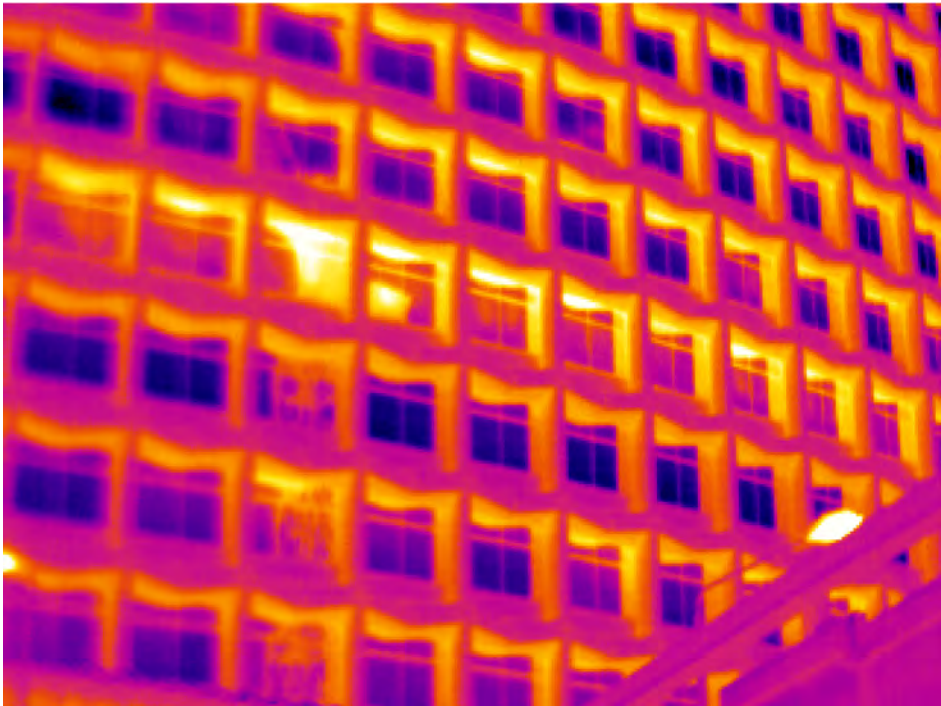
The existing windows are single glazed, and contribute to the poor thermal performance of the facade.

BSRIA carried out a thermal survey of the Centre Point Tower façade in March 2012. The thermal images produced as part of the survey (shown to the right) illustrate the poor thermal performance of the existing facade

Retaining the existing windows with a poor thermal performance will affect the ability to let or sell the space at proper market levels.

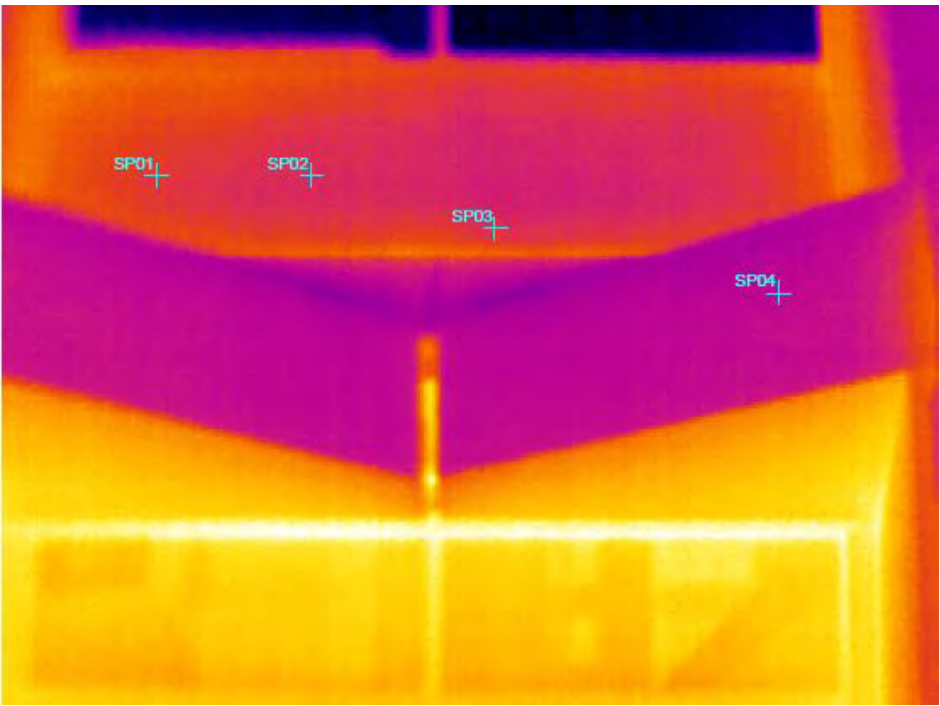
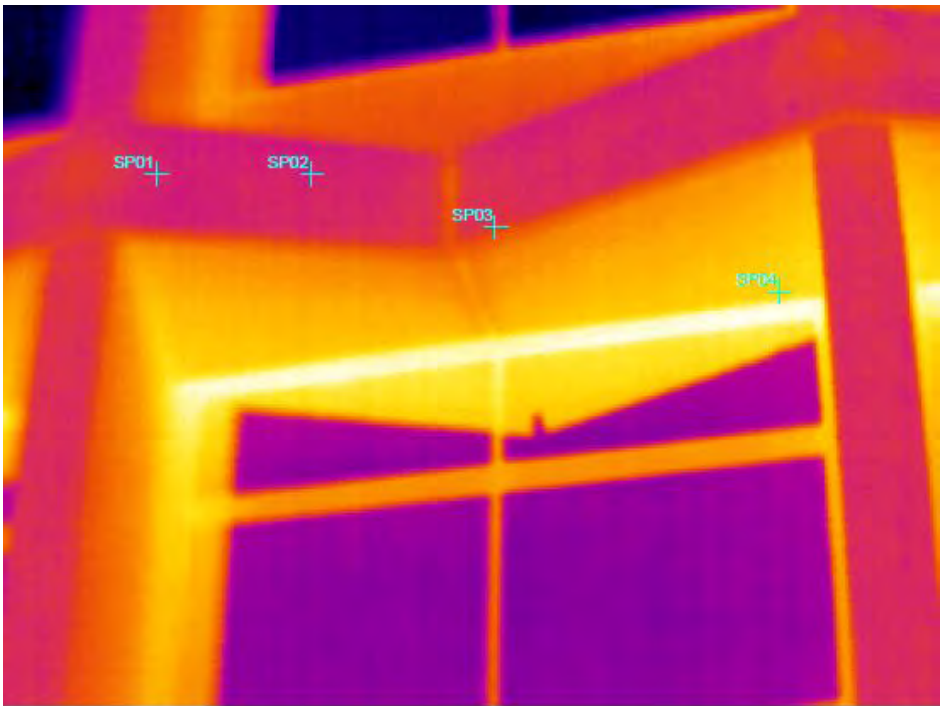
Retaining the existing windows with a poor thermal performance will affect the environmental impact of the building, and its running costs.

The existing frames cannot be upgraded to incorporate double glazed units.



EXISTING FENESTRATION: ACOUSTIC PERFORMANCE

As single glazed units, the existing windows have a poor acoustic performance, made all the more critical given the tower's location at the junction with New Oxford Street and Charing Cross Road.



Photograph illustrating a typical existing window bay (3rd floor level)

6.6.1 CENTRE POINT TOWER FENESTRATION

PROPOSAL

To ensure the long-term future of the building it is proposed that the existing fenestration is replaced, principally moving from single to double glazing to ensure viable running costs, and to improve energy performance and sustainability.

In preparing the proposals, careful attention has been paid to the pattern and proportion of the existing fenestration.

GLAZING PATTERN

The comparisons between existing and proposed illustrate that the glazing pattern is not altered.

The existing configuration of central mullion, fanlights and spandrel panel are maintained, using the finest profiles available to accommodate the thermal and acoustic glazing requirements for modern use.

Glazing the spandrel panel will increase the natural daylight and views internally. Externally the window pattern will read as existing.

FRAME FINISH

The new window frames will be of silver anodised finish - the same as the existing windows.



Typical Facade Bay: Existing View From the Street

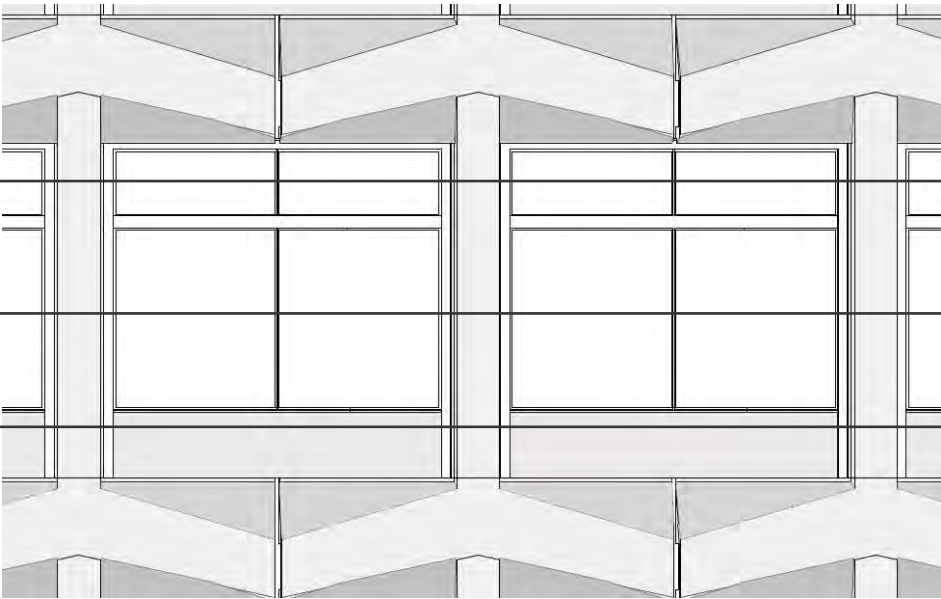


Typical Facade Bay: Proposed View From the Street

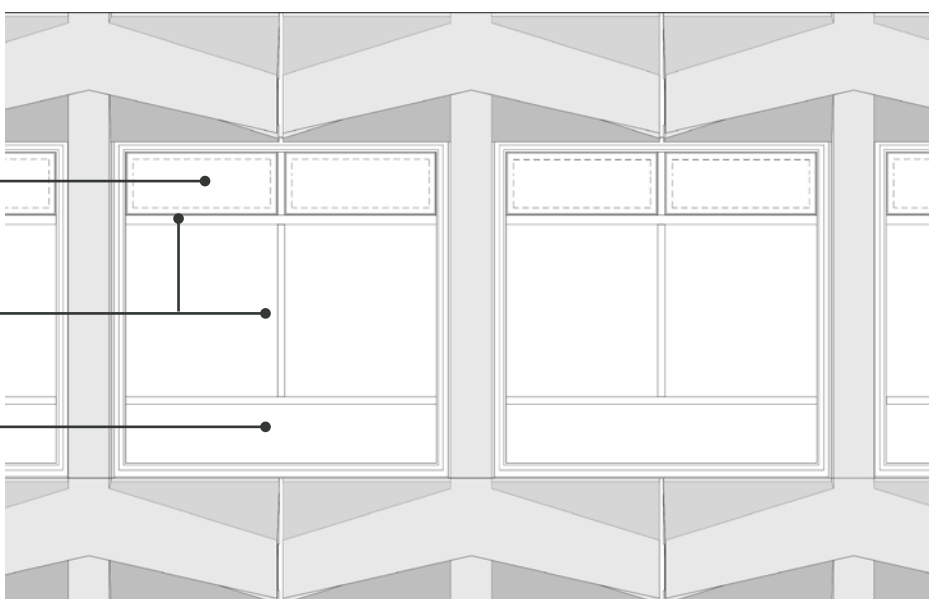
PROPORTION OF FANLIGHT MAINTAINED

ORIGINAL CONFIGURATION OF MULLION & TRANSOM MAINTAINED

LOWER SPANDREL IS MAINTAINED WITH ORIGINAL PROPORTIONS, WITH AN INFILL OF CLEAR GLAZING IN LIEU OF ALUMINIUM PANEL



Typical Facade Bay: Existing Elevation



Typical Facade Bay: Proposed Elevation