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For the attention of Gavin Sexton

12 July 2012

Our ref: NTH/JCW/J6214

Your ref: 2012/2232/P

Dear Sir

Central Cross, 18-30 Tottenham Court Road, London
Application Reference 2012/2232/P

We refer to the application for planning permission at Central Cross, Tottenham Court Road (reference 2012/2232/P), and specifically to Gavin Sexton's email of 1 June 2012 and subsequent correspondence between ourselves, ORMS Architects and Mr Sexton.

We are writing to formally respond to the design matters raised in Mr Sexton's email, regarding the proposed canopy element and the treatment of the columns at ground floor level.

Canopy

Considerable detailed work has been undertaken to establish the optimal width for the canopy, to provide continuity and consistency around the ground floor plane of the building whilst not introducing visual separation between the columns at ground and upper floor level. As shown in the Design and Access Addendum document, enclosed with this letter, pedestrians will pass by the building along one of three routes; along pavement on the opposite side of Tottenham Court Road, between the trees and the pavement edge on the west side of the road, or between the trees and the face of the building.

It is therefore proposed to adjust the depth and width of the canopy so that part of the chamfered granite in the reveal above the canopy line will be visible to pedestrians walking between the trees and the road edge (as well as to those on the opposite side of the road). This will strengthen the relationship between the upper floors of the building and the ground floor columns.

This is the same solution as proposed in the draft Design and Access Statement Addendum booklet sent by Sarah Burley of ORMS on 28 June, with which we understand officers were satisfied.

Columns

Derwent London has now agreed to retain the granite facings on the external parts of the columns. It is therefore proposed that the glazing line will be pulled back to 150mm behind the current front face of the columns. The front face of the columns, and the 150mm exposed side returns, will

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retain the existing granite cladding. There will then be a 360mm metal frame sitting behind the glazing line, with the remainder of the columns, internally, clad in plasterboard so they can be integrated into the retailers' shop fits.

This is a change from the existing proposals, which would have extended the front face of the columns forward to incorporate a drainage run behind it, with the frame and glazing line sitting forward of the front face of the columns, which would have been metal clad.

The Design and Access Statement Addendum shows detailed previously proposed and revised large scale column/glazing plans illustrating this change. It also provides previously and currently proposed sketch views, looking north, from each of the three identified pedestrian zones showing the effect of both changes.

We trust that this change satisfactorily responds to your concerns regarding the ground of the columns by retaining a three dimensional, granite-clad form at the front edge of the columns.

Substitution of planning drawings

Accordingly, please find enclosed four copies of the Design and Access Statement Addendum dated 9 July 2012, and the following substitute drawings:

- Drawing 1917-PL-102 Rev A (Proposed Ground Floor Plan), to replace submitted drawing 1917-PL-102;
- Drawing 1917-PL-103 Rev A (Proposed Mezzanine Level), to replace submitted drawing 1917-PL-103;
- Drawing 1917-PL-104 Rev A (Proposed Lower Level 1 Floor Plan), to replace submitted drawing 1917-PL-104;
- Drawing 1917-PL-105 Rev A (Proposed Tottenham Court Road Elevation), to replace submitted drawing 1917-PL-105;
- Drawing 1917-PL-106 Rev A (Proposed No. 1 Stephen Street Elevation), to replace submitted drawing 1917-PL-106;
- Drawing 1917-PL-107 Rev A (Proposed No. 2 Stephen Street Elevation), to replace submitted drawing 1917-PL-107;
- Drawing 1917-PL-108 Rev A (Proposed Section A-A), to replace submitted drawing 1917-PL-108;
- Drawing 1917-PL-109 Rev A (Proposed Section B-B), to replace submitted drawing 1917-PL-109; and
- Drawing 1917-PL-110 Rev A (Indicative Bay Elevations and Sections), to replace submitted drawing 1917-PL-110.

Please note that the adjustment to the glazing line may lead to a small adjustment to the areas of the proposed units from those provided in Tables 1 and 2 in our letter of 22 June. Any changes will not be materially significant and will not affect the small units strategy outlined in that letter. We will confirm any changes separately by letter either today or tomorrow.

We trust that this is clear and satisfactorily addresses your remaining design concerns. Please contact James Wickham or Neil Henderson of this office if it would be helpful to discuss this further.

Yours faithfully

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