

DISCLAIMER

Decision route to be decided by nominated members on Monday 07th December 2009. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report		Analysis sheet	Expiry Date:	18/11/2009
		N/A / attached	Consultation Expiry Date:	
Officer		Application Number(s)		
Barrington Bowie		2009/4440/L		
Application Address		Drawing Numbers		
Centrepont 103 New Oxford Street London WC1A 1DD		PLANS: Prefix: HAG-N105-8742...PLN:- 06610 Rev1; 06611 Rev1; 06612 Rev1; 06614 Rev1; 06615; 06618; 06631; 08805-02; 08809-01; 08010-01; Prefix: HAG-N105-8742...SEC:- 06611 Rev1; 06613 Rev1; 06616; 06617; SUPPORTING DOCUMENTS: Design and Access Statement (TfL, September 2009) RIBA Stage C Design Proposals (Hawkins Brown, January 2009) Heritage Appraisal and Justification (Acanthus LW Architects, September 2009)		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Removal of existing staircase, erection of temporary external staircases, and erection of new staircase and associated alterations at mezzanine level landing.				
Recommendation(s):	Grant LISTED BUILDING CONSENT			
Application Type:				

	Listed Building Consent					
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses:	English Heritage – No objections to amended approach C&UD – No objections One letter of objection received from a user of station (but not a local resident) – Grounds of objection – principle of removal and replacement. Re-alignment considered unsatisfactory.
CAAC/Local groups* comments: <small>*Please Specify</small>	Denmark Street – No comments

Site Description

The area surrounding Tottenham Court Road (TCR) Station consists of a mix of uses normally associated with the central area of a capital city.

The wider area around the site is characterised by many of London’s most popular visitor attractions. Immediately to the north is Bloomsbury in which is located internationally prominent university colleges and the British Museum; to the east is Holborn, which has recently seen an increase in office floorspace, and new hotels. Further developments of this kind are expected in Holborn following its identification in the London Plan as an opportunity area. Covent Garden with its market, restaurants, Opera House and historic streets lies to the south and southwest and London’s Theatreland, centred on Shaftesbury Avenue is to the south. These two areas are huge international attractions, drawing in large numbers of visitors throughout the year. Southwest of TCR and west of Charing Cross Road is Soho, popular as a home for media and film companies and for its large numbers of restaurants, bars and clubs. Oxford Street, Britain’s largest shopping centre with a massive annual footfall lies to the west and Tottenham Court Road the UK’s leading electronic retail centre to the north.

Interspersed within the above are residential and other small and large-scale retail uses.

The area around Tottenham Court Road Station and St Giles High Street is likely to experience considerable change over the next ten years. Several projects and major redevelopment proposals in the area are at different stages of preparation. Chief amongst them are:

- Enlargement of the Tottenham Court Road Underground Station ticket hall. Current proposals envisage the closure of Andrew Borde Street to create a site for the new main entrance to the station.
- Implementation of the proposed Crossrail 1 and Crossrail 2 schemes. These are planned to intersect at a new Tottenham Court Road Station likely to be constructed immediately to the south of the underground station into which it would be linked.
- Part redevelopment and part refurbishment of the 4,000m² (0.4ha) Denmark Place Site to the south of Centre Point.
- Change of use or redevelopment of the vacant and boarded Old Post Office that occupies a 4,000m² (0.4ha) site at Nos 21-31 New Oxford Street

Relevant History

There is a long history of Camden involvement in this project. Camden initiated the early work and was involved in selecting the preferred scheme.

Relevant policies

B6 – Listed buildings

Assessment

The removal and reinstatement in facsimile of the existing western stair was permitted under the Crossrail Act 2008. This was in order to facilitate Crossrail and London Underground-related works within the area in front of Centre Point, including the formation of the new Underground ticket hall and associated entrances to this. Since that time it has become clear that the stair cannot be reinstated in facsimile, as its position would overlap that of the northern opening into the Tottenham Court Road Underground ticket hall. The principle of the proposals formed the basis of the objection received: nevertheless, it should be acknowledged that the staircase's temporary removal and facsimile replacement was already approved and would not have needed an application. This application was submitted solely because future configuration of the Plaza would make it impossible to replace the staircase in its original position.

This application therefore seeks listed building consent for the reinstatement of the stair in an amended position. This is in order to ensure that the two structures (i.e. the northern entrance prism and the western emergency staircase) do not overlap, and also to create a sufficient gap between the stair and the underground entrance that would allow for free movement of pedestrians using the proposed Plaza space.

It was initially proposed at pre-application stage that the geometry of the stair would replicate the existing on plan, simply with a shortened landing tucked in closer to the building, but on re-assessment of the available space, it has been found that the gap that this will create at ground level between the two structures is not considered to be wide enough to accommodate the number of

people that will be using the space. As such, it is now proposed to reconfigure the geometry of the stair to align with the angle of the supporting pier at ground level. Concerns over the possibility that this will create a dead space adjacent to the pier have been addressed; as at present, the area under the stair is monitored by Centre Point security staff, and this will continue in the future. In addition, the area in front of Centre Point will be used by many more pedestrians than at present, which will create enhanced surveillance.

The realigned staircase was also the subject of objection. In terms of the impact on the special interest of the building, there would be no appreciable loss of original fabric and the adjustment to the original architectural approach is unavoidable in light of the approved layout to the Plaza. However, the impact on the appearance and character of the listed building would be so minimal as to be of no significant consequence. In the wider context of the architecture of the host building, the reconfigured angle is not out of keeping with the geometry of the host building in any significant way. The option of squaring off the acute angle created at landing level was explored, but this would involve the loss of more historic fabric (it is intended to reinstate as much of the landing as possible). The retention of this fabric is considered to be of greater benefit.

The Council has no objections to the proposed details of the two temporary staircases, which will be in position during the course of construction on the site, and which, given the length of time that the wider site works will take to complete, have been designed in such a way as to relate well to the architecture of the building, by employing a similar geometry and layout to the existing stair, in simplified materials.

There are no objections from English Heritage subject to an informative ensuring that the works do not damage the fabric of the listed building. The revised (permanent) stair configuration is considered to be acceptable in listed building terms given the unique circumstances of the wider site. It is recommended that a condition be attached which seeks to ensure that the contractor's constructional drawings and details will preserve and re-use as much historic fabric as possible.

The two proposed temporary staircases are considered to be acceptable as interim features that would ensure access to and emergency egress from the building is maintained while building works take place. However, a condition is recommended for their removal by 7 December 2015, by which time the new permanent staircase hereby approved will have been constructed.