

Delegated Report		Analysis sheet		Expiry Date:		21/03/2008	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Hannah Walker				2008/0591/L			
Application Address				Drawing Numbers			
Centre Point 103 New Oxford Street London WC1A 1DD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal alterations at Level 25 involving a new layout for serviced offices, new partitions, new secondary glazing, new heating, lighting and ventilation in office areas with restoration of lift lobby common parts and WCs adjacent to north and south lift and stair cores.							
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:		N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

Centre Point is a major London landmark prominently situated at the junction of New Oxford Street, Charing Cross Road and Tottenham Court Road. It is listed Grade II and stands within the Denmark Street Conservation Area. The building consists of a 35 storey tower block designed by Richard Seifert & Partners in 1961-1966. The tower is of slender form with slightly convex sides. Its elevations are distinctively modelled through the use of faceted and tapering 'Y' shaped precast concrete panels.

Relevant History

Listed Building Consent (LS9804368R1) was **granted** on 26 November 1998 for the modification of the toilet door and stair door on the 30th floor lobby areas.

Listed Building Consent (LS9804845) was **granted** on 26 November 1998 for alterations to floors 10 to 15 to modify lift lobby ceilings, stair and toilet doors.

Listed Building Consent (2003/0705/L) **granted** on 21 August 2003 for internal alterations to 29th floor comprising the installation of partitions to form new sound recording and mastering facility.

Listed Building Consent (2003/1964/L) was **granted** on 24 October 2003 for internal alterations to lobby and toilet areas on 24th and 25th floors including new glazed timber doors.

Listed Building Consent (2004/5093/L) was **granted** on 17 January 2005 for the removal of partitions, renewal and restoration of finishes, fixtures and fittings on 11th, 22nd and 23rd floors.

Listed Building Consent (2006/0241/L) was **granted** on 8 March 2006 for internal alterations including new office layout and partitions, restored WCs and new disabled WC facilities, secondary glazing, heating, lighting and ventilation systems and restoration of the lift lobby common parts.

Listed Building Consent (2006/3089/L) was **granted** on 29 August 2006 for internal alterations including new office layout and partitions, restored WCs new kitchenette, new secondary glazing, and restoration of the lift lobby common parts at floors 21 & 22.

Listed Building Consent (2006/3753) was **granted** on 31 October 2006 for internal alterations including new office layout and partitions, restored WC facilities, secondary glazing, heating, lighting and ventilation systems and restoration of the lift lobby common parts of office (Class B1).

Listed Building Consent (2006/5112/L) was **granted** on 30 January 2007 for internal alterations to 29th floor involving installation of partitions to form new sound recording studio with ancillary facilities within the existing office building (Class B1).

Listed Building Consent (2007/0640/L) was **granted** on 5 April 2007 for internal alterations to 12th floor in connection with office fit out.

Listed Building Consent (2007/2025/L) was **granted** on 5 July 2007 for internal alterations to floors 10, 28 and 30 associated with general refurbishment to offices (Class B1).

Listed Building Consent (2007/2712/L) was **granted** on 24 July 2007 for internal works to 21st floor of the building including installation of solid and glazed partitions to create new office areas.

Relevant policies

B6 – Listed Buildings

Assessment

This proposal is for the refitting of the main office space, the installation of secondary glazing and the refurbishment of the lifts and toilets at 25th floor level.

The Draft Management Guidelines for Centrepont were compiled in May 2000 by Gaunt Francis Architects. These have not been formally adopted by the Council but are a useful guide to the features and spaces within the building that contribute towards its special architectural and historic interest. The open plan offices spaces are not considered to form part of the special interest of the building with the proviso that the new partitioning should not cut across or obstruct windows.

I have no objection to the proposals for the main open office areas of the building. These spaces were originally designed to be flexible and adaptable. The proposals include the installation of a new raised floor and suspended ceiling, the latter of which will not conflict with the windows. No new partitions are shown on the submitted drawings. The secondary glazing is similar to that installed elsewhere within the building and will have no detrimental impact on the internal or external appearance of the building.

Within the lift lobbies, inappropriate doors are to be replaced with new walnut doors to match the design of the originals and back painted glass is to be added to the walls of the lift lobbies. The metal guard rails across the lift lobby windows are to be replaced with timber guardrails to match surviving existing examples. Existing original finishes such as terrazzo skirtings and the linings to the lift doors are to be retained but overclad with stainless steel. This is considered to be an acceptable, reversible intervention.

Within the toilets, original terrazzo partitions and floors are to be retained and refurbished. New terrazzo partitions are to be installed where they have been lost. Sanitary fittings are to be upgraded. These proposals are consistent with works approved elsewhere within the building in recent years and will contribute to the coherent appearance of its communal spaces.

These proposals will have no detrimental impact on the special interest of the building. Recommend approval.

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