

Delegated Report		Analysis sheet		Expiry Date:		31/10/2006	
		N/A / attached		Consultation Expiry Date:		N/a	
Officer				Application Number(s)			
Leo Hammond				2006/3753/L			
Application Address				Drawing Numbers			
17th, 19th & 20th Floors Centre Point 103 New Oxford Street London WC1A 1DD				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
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).							
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
Summary of consultation responses:		No consultation required					
CAAC/Local groups* comments: <small>*Please Specify</small>		No consultation required					

Site Description

Centre Point, the 35 storey tower block, was designed by Richard Seifert & Partners during 1961-1966. The tower is of slender form with slightly convex sides. Its elevations are distinctive modelled by use of the faceted and tapering 'Y' shaped precast concrete panels.

Centre Point is a major landmark of London's West End, prominently sited on the junction of New Oxford Street, Charing Cross Road and Tottenham Court Road.

It was listed at grade II in 1995 and falls within the Demark Street CA.

Relevant History

Planning permission (ref: PSX0104362) and Listed Building Consent (ref: LSX0104363) were granted on 4 March 2002 for the infilling with glazing of the north and south piloti.

Listed Building Consent (ref: 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 (ref: 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 (ref: 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 (ref: 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 (ref: 2006/0241/L) was granted on 8 March 2006 for internal alterations on the 12th 13th 15th 16th & 18th Floors, 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 (ref: 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.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

Replacement UDP Adopted June 2006

B6: Listed buildings

Assessment

This proposal is for the refurbishment of the 17,19 & 20 floors.

Draft Management Guidelines 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. This document identifies the communal areas including the lift lobbies and toilet facilities on each floor as contributing to the character of the building. Over time various alterations have taken place to these parts of the building, some of which were undertaken prior to the listing of the building in 1995 and some with Listed Building Consent since this date. These communal parts of the building should be viewed as permanent features set against the flexible and adaptable nature of the main office accommodation.

Recent applications (refs: 2006/0241/L & 2006/3089/L) set the principles for the refurbishment of communal areas of the building. The assessment of this application has therefore applied the same rules to ensure consistency.

New office layout and partitions

The removal of internal partitioning is acceptable given that the main special interest of the office spaces is that they are open plan.

The removal of existing plant, perimeter heating casing, and suspended ceiling are also considered acceptable, as they are not features of special interest.

New suspended ceiling and skirting are acceptable.

New secondary glazing

Secondary glazing is to be fitted into the reveals on the main office floors. This is not considered to have a detrimental impact on the external appearance of the building.

New kitchenette

A new kitchenette is proposed on each floor in the corner of the office space. This is considered acceptable as it will not cut across or obstruct any windows.

Restored WCs

The draft management guidelines state that the toilet areas are of no special interest where they have been altered. The terrazzo floor and skirting to the toilets have been removed on some floors; while on other floors both are in-situ.

The applicants are proposing to add new terrazzo partitions and flooring where it has been removed, this is welcomed. The applicants are retaining all existing terrazzo where it remains in-situ, this is also welcomed.

New basins, mirrors and tiling are to be installed in all WCs, however this only replaces modern fittings and as such is acceptable.

Restoration of the lift lobby common parts

It is proposed to replace the doors from the lift lobbies to the office areas. Some original veneered doors remain in situ however these are in a poor state of repair and heavily overpainted in some cases. The new doors are to match the existing and the original ironmongery is to be retained and re-used. American walnut veneer is to be used. The replacement doors are considered acceptable.

It is proposed that stainless steel boxing is to be applied around the lift door surrounds, to match the finish of the lift doors. This is considered acceptable.

A carpet is to be laid. The original terrazzo flooring has been lost in some areas. In other areas where the original terrazzo flooring remains the carpet will be laid over the top. This is considered acceptable.

Recommendation

The proposals are considered acceptable in terms of design and conservation and it is therefore recommended that listed building consent be granted subject to standard MVM conditions:

- CL01 (all new work to match existing – short version)
- CL07 (works approved only those specifically indicated on the drawings)

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