

10.5.13



Centre Point your ref: PP 2013/1970/P
LBC 2013/2000/L

For the attention of: Amanda Peck

Dear Sirs,

I want to write to you as a resident close to this site in support of the later scheme. I really think that this will be a big bonus for Camden.

- The external spaces now provide a much better setting for the tower and the new Crossrail interchange.

- I do not share the objection based on a connection between the Piazza and Euston Street.

- Please let's get this mess

cleaned up with a huge investment
in new housing and good public
realm. A real improvement in
my opinion, so I hope my Borough
won't "look a gift horse in the mouth".

Yours faithfully



13 May 2013

2013 | 1970 | 8

PLP/ARCHITECTURE

Ms Amanda Peck
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**Re: Centre Point Tower, Centre Point Link and Centre Point House
101-103 New Oxford St and 5-24 St Giles High St London WC1A 1DD
Almacantar (Centre Point) Ltd**

Dear Ms Peck

We are writing to lend our support to the Planning and Listed Building Consent Application submitted to London Borough of Camden by Almacantar (Centre Point) Ltd for the refurbishment of the Centre Point Tower, Centre Point Link and Centre Point House, and the provision of affordable homes in a new building that will replace The Intrepid Fox public house south of Centre Point House.

As an architectural practice working from offices in the borough, we welcome the refurbishment, which will both restore the design of one of London's most iconic buildings by Richard Seifert, acclaimed for its architectural interest, and will re-establish a future for both the tower and the surrounding complex.

The change of use to residential with complimentary retail, restaurants, and bars will reinstate requisite activity since the tower is obsolete in terms of meeting modern office requirements.

The improvements to the external areas will better 'ground' the building and will transform the traffic-dominated environment to create a much welcomed new public open space. Such proposals will facilitate the further activity with the opening of the Crossrail station, upgrade works to Tottenham Court Road Underground Station and the reconnection of Charing Cross Road to Tottenham Court Road. We understand the current proposals for the new public piazza will be brought forward following conclusion of transport modelling and public consultation by London Borough of Camden and Transport for London.

The proposals will contribute to the on-going redevelopment of the area, and architectural quality of the respective over-site developments, the neighbouring proposal for Denmark Place, and Central St Giles, and importantly, provide a pedestrian environment that will link to Bloomsbury, Covent Garden, Fitzrovia and Soho.

In particular, the rationalisation of the east elevation of Centre Point House adds clarity to the façade and continuity to the predominantly horizontal composition.

The removal of both intermediate infill panels from the structural concrete frame and of mezzanine floor slabs restores the original rectangular pattern of the brise-soleil, that fronts, and no longer disguises, the newly created single volumes.

However, although we have no objection, we question the purpose of the new ground-level pedestrian route through the building linking the new piazza and Eamshaw Street.

Following our disappointment that the previous application did not receive consent, we hope that London Borough of Camden will recognise the merits of the design proposals and the issues readdressed by this application.

Yours sincerely,



Mark Kelly, RIBA
Partner