

From: Peter Bloxham [REDACTED]
Sent: 17 June 2013 18:36
To: Planning
Subject: FW: Centrepont latest Proposal
Follow Up Flag: Follow up
Flag Status: Orange
Please pass to the team considering this application

Dear Sirs

I attach a copy of an email I sent one of Almacantar's advisers following their display exhibition earlier this year. As you will see, I had asked them to inform me when the application was submitted, but they appear to have failed to do so. I recently became aware that the application had been lodged.

I understand that the Council is accepting submissions out of time.

Please consider the comments in the forwarded email as submissions in relation to the application.

I am sure the Council is aware of the very significant transfer of value which any grant of planning will entail.

I understand the Council has requested the developer to consider allowing a viewing platform at the top of the building, but that has been rejected. In view of what has been shown to be achievable at the Shard, this rejection needs to be tested.

My comments below about the proposed segregated social housing speak for themselves. A recent picture of this tip of the site showed quite how intrusive (as well as ugly) the proposal is. It bears no relation to the surroundings (including Centre Point itself).

I understand that there are questions about the adequacy of the specifications in relation to the affordable housing.

More generally, I doubt whether adequate consideration has been given to pedestrian safety.

Please advise when the hearing on the application is to take place.

Regards

Peter Bloxham
 [REDACTED]

From: Peter Bloxham [REDACTED]
Sent: 19 March 2013 17:17
To: 'centrepont@yourshout.org'
Subject: Centrepont latest Proposal

I welcome the new consultation about this project.

I set out below a few thoughts:

19/06/2013

- I am not sure about the exact timing and how it would interrelate with Crossrail/ Tottenham Court Road station upgrade and also with the proposed Denmark Street redevelopment. There could be an awful lot of construction work (and the associated traffic) going on at the same time.
- I am concerned generally that there may not be enough pedestrian space in the area, with the anticipated numbers exiting from the Crossrail and Tottenham Court Road stations. This may be exacerbated if Consolidated go ahead with their "21st century Times square" proposals. I note that sorting out the space at ground floor level is being deferred. This seems just to be avoiding the issue.
- On the other hand, it seems simplistic to displace bus routes and stands into already busy side streets.
- The arguments offered against a viewing platform seem very weak, although I recognise that having a viewing platform could jeopardise the entire project.
- My main concern relates to the affordable housing. Quite apart from the "policy" issue of moving social housing into a ghetto at the tip of the site, the model of the proposed tower structure is extraordinarily ugly, devoid of architectural merit and lacking in any stylistic connection with the existing buildings among which it is proposed to insert this structure. At one point, I thought it was just a place holder. The fact that the developers can put it forward makes one wonder how seriously concerned they are about the architectural environment. Quite apart from the impact on Centre Point itself, the proposed structure would disfigure the views around St Giles Church. Pedestrian access to the building could also be very dangerous. I should add that the posters appeared to convey the misleading impression that the social housing would be no more intrusive than the very low level existing pub.

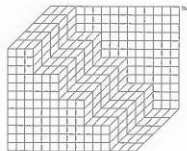
Please advise when the planning application is submitted.

Regards

Peter Bloxham



10 June 2013



Buro Happold

By Post

Amanda Peck
Regeneration and Planning Development Management
Camden Town Hall,
Judd Street,
London,
WC1H 8ND.

For the attention of Amanda Peck

2013/1957/P: Centre Point Tower, Centre Point Link and Centre Point House 101-103 New Oxford Street and 5-24 St Giles High Street London WC1A 1DD

Dear Ms Peck

We write to express our support for the redevelopment of the above site.

Buro Happold is an international engineering consultancy firm; our London office is located at 17 Newman St, London W1T 1PD which is within 500m of the site of the proposed redevelopment. As such, we are supportive of proposals to improve this part of London and further promote the regeneration and uplift of the area.

The existing buildings on the site present an unappetizing perspective to those arriving at Tottenham Court Road. Given the other proposals for redevelopment in the vicinity of the site, including the Crossrail station and St Giles Circus scheme, we consider that redevelopment of Centre Point Tower and its surrounds as sought by the applicant represents a major opportunity for this area, linking the better parts of Oxford Street and Regents Street through to Covent Garden together with the improved public realm offering.

It should be noted that we have not been involved in the Centre Point proposals.

Yours sincerely

on behalf of Buro Happold Limited



Neil Billett
Managing Director, London
ddi (optional)
email (optional)

Buro Happold Engineers Limited
17 Newman Street
London
W1T 1PD
UK

Tel +44 (0)20 7927 9700
Fax +44 (0)870 787 4145