5.12 DESIGN EVOLUTION :

This section documents a study undertaken as a response to a request from Camden to investigate the setting back of both the north and south glazing line of the R01 unit by 500mm:

SUMMARY

It the applicant's opinion that where setting back the glazing line from the south side of the square is an achievable change, setting back the R01 north glazing is less so - it will place the R01 facade out of alignment with the previously consented facade for R02. This will create an unsightly extra corner junction counter to our aim of achieving a sensitive & lightweight treatment to the link undercroft. As such, two options are investigated within this section:

- Option 1 : Where both north and south R01 facades are recessed by 500mm.

- Option 2 : Where only the south glazed facade of R01 is recessed by 500mm

AREAS FOR PROPOSALS

Option	Area R01 (m2)
App 2 Proposed	**434**
Option 1 (Both Setback)	**413**
Option 2 (South Set-back)	**423**

Top : Proposals for Infill
Bottom: Centre Point link bridge prior to road closure

5.13 PRECEDENT - LE CORBUSIER & THE UNDERCROFT

In response to the objection received from Bloomsbury CAAC which, with reference to the architectural precedent of Le Corbusier, cites the reduction of openness of the “piloti”, as detrimental to the character and status of Centre Point as a listed building, we would comment as follows:

Conversely, infilling part of the under croft is often a key feature of the Le Corbusier and similar modernist precedents referred to. The majority of examples have infill accommodation adjacent to and around the “pilotis” or sculptural columns, and this is the most common form. Typically when these under crofts are inhabited, the uses tend to be as entrance or exhibition type spaces, able to be free of clutter and often light and glassy.

Of Le Corbusier’s buildings, examples such as la Maison du Brasil Paris, the public and cultural buildings at Chandigarh and Ahmedabad, the monastery at La Tourrette, the Unites d’ Habitacions, the Tokyo museum, all incorporate, to differing extents, accommodation below or next to sculptural columnar under crofts. Even earlier versions such as the Villa Savoie inhabit the under croft. The architectural treatment of each is particular to their own design conditions, but similar in principle in the idea of accommodation beneath a soffit which forms an elevated sculptural plane. It is a distinctive feature of modern architecture.

The key is to ensure while retaining an appropriate degree of openness at ground , there is still clear differentiation from the ground to the upper floors. Generally, Le Corbusier used “pilotis” to elevate the main body of the building above, articulating it separately, and to accommodate a different use or architectural expression of that above, and/or be open.

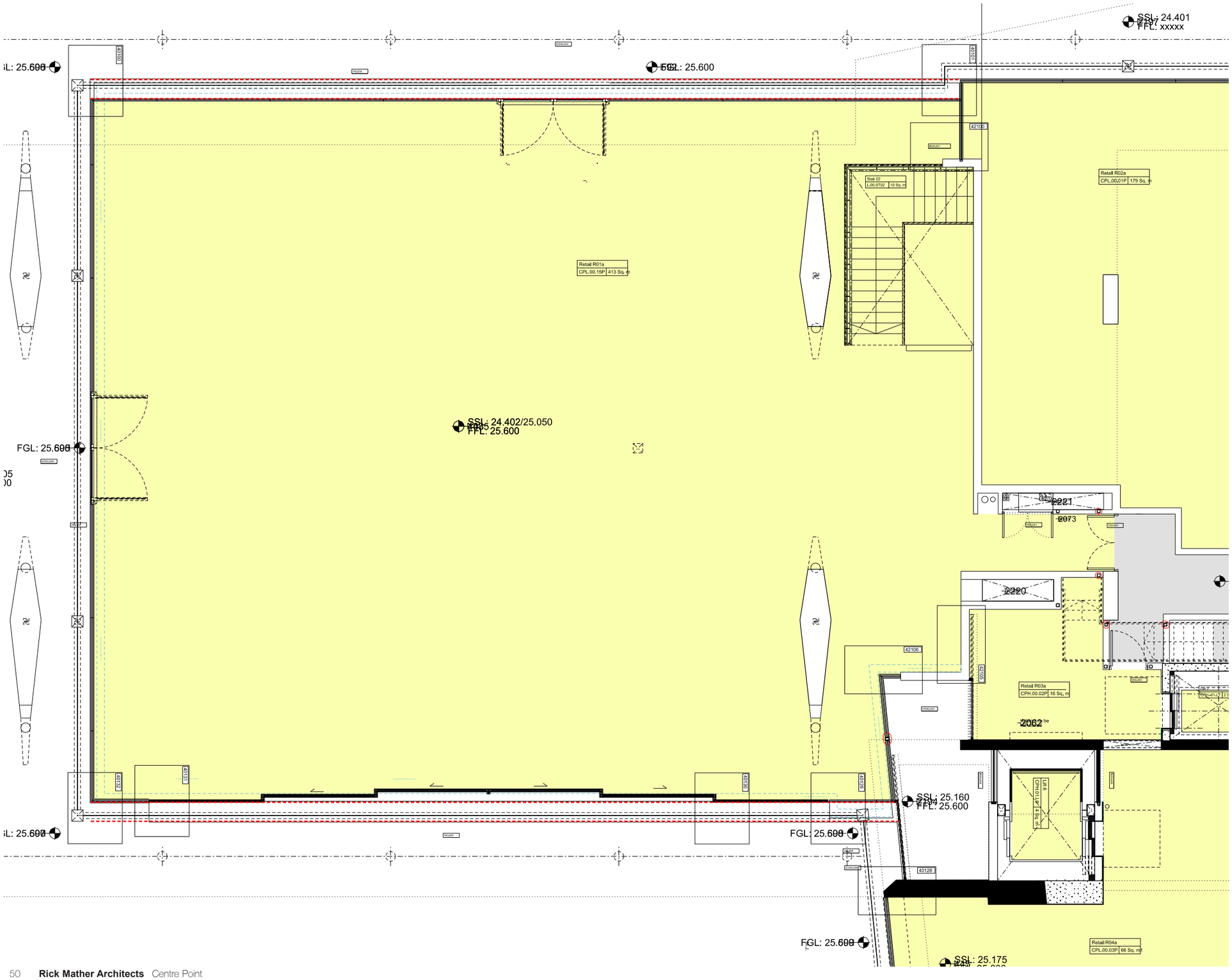
In Centre Point the original intent was to accommodate a different use in the form of a road. In the future there will be no road, and this use is now redundant . However, to infill the undercroft with highly transparent glass and minimal structure is in keeping with these modern architectural precedents, and the architectural articulation of the base remains visually different from the body above. This is achieved by maintaining transparency, an open air route through and “designing out” clutter. Similarly the incorporation of strict guidelines for users reinforces this.

Therefore the proposals are in keeping with these original modernist precedents, in concept, detail and function, and by association, we contend that the incorporation of infill, with due design consideration, is in keeping with the Centre Point, and is not detrimental to its character,

Indeed it could be argued the “glassiness” is part of that character, and through which all steps have been taken to enhance and preserve the existing structures as a result of the proposals.

Clockwise from top left:
La Tourette Monastery, Eveux; Maison du Bresil, Paris; Museum of Western Art, Tokyo; Palace of Assembly, Chandigarh; Unite d’habitation, Marseilles; High court, Chandigarh

5.14 DESIGN EVOLUTION - OPTION 01:
500MM SETBACK TO BOTH NORTH & SOUTH FACADES
PLAN



Option 1:

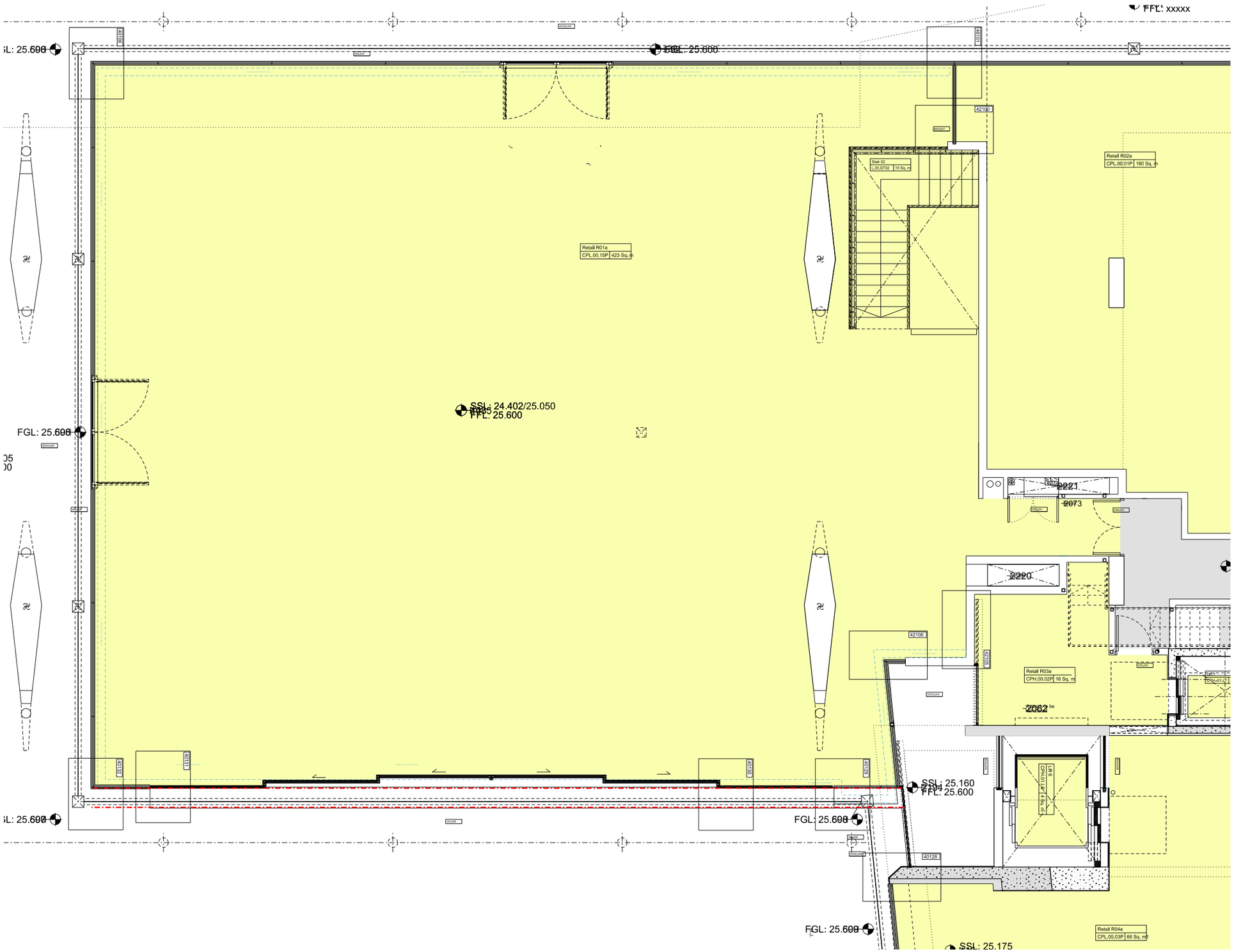
500mm setback to both North & South Glazed facades.

- Reduction in R01 area from street and square

- Compositional/visual complication due to extra junction to north facade. Caused by resultant misalignment with R02 facade (consented).

Option	Area R01 (m2)
Option 1 (Both Setback)	**413**

5.14 DESIGN EVOLUTION - OPTION 02:
500MM SETBACK TO SOUTH FACADE ONLY
PLAN



Option 2:

500mm setback to South Glazed facade.

- Reduction in R01 area from square only

- North facade remains ‘in-plane’ - free from additional geometry and detailing.

Option	Area R01 (m2)
Option 2 (South Set-back)	**423**