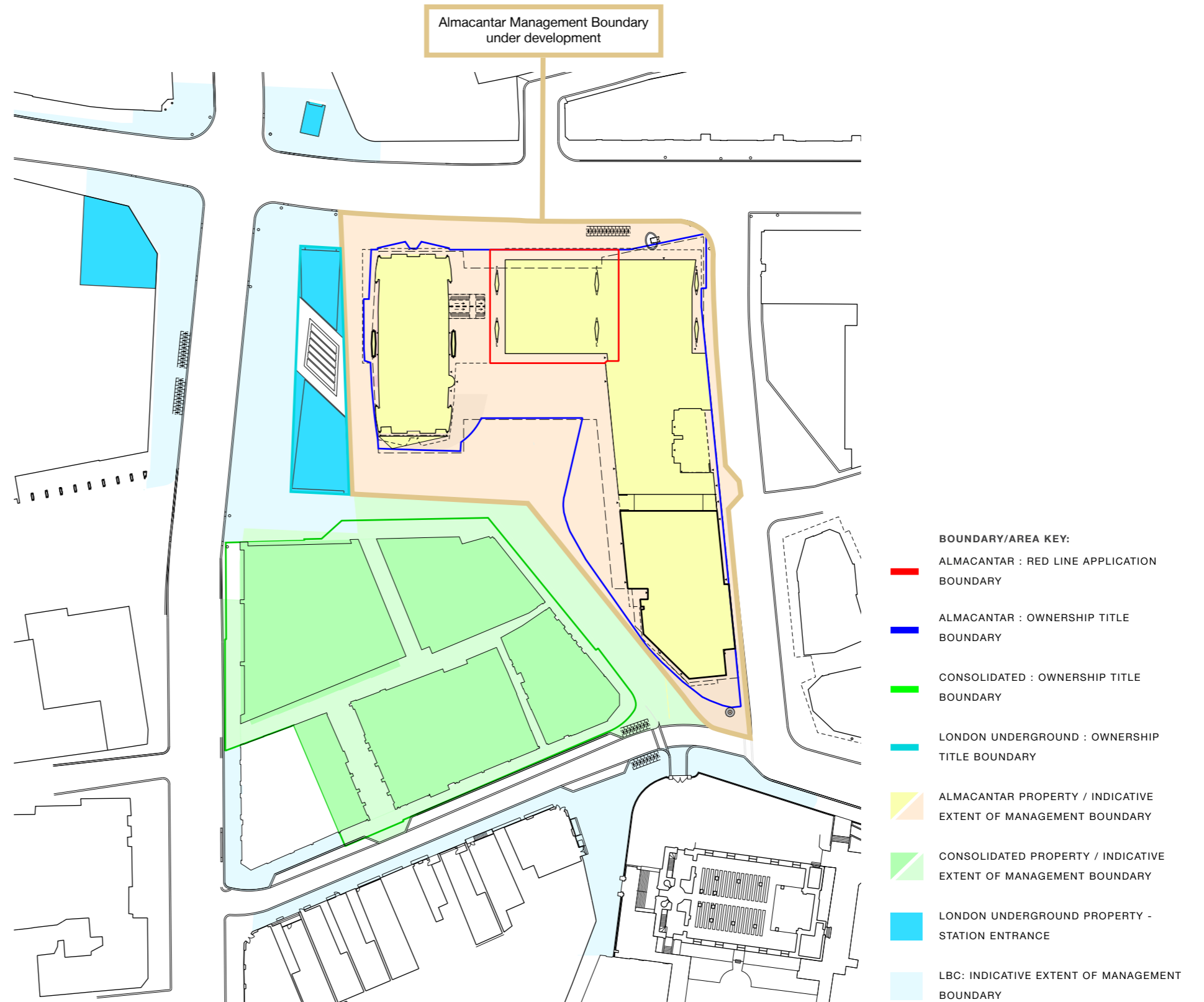


1.1 APPLICATIONS, OWNERSHIP & CONTEXT CONTINUED

OWNERSHIP BOUNDARY & MANAGEMENT OBLIGATIONS

This plan shows title boundaries, the proposed boundary for this application and the developing site principles towards the definition of management boundaries as applied to the surrounding public realm.

These boundaries are currently being developed in conversation with LBC and relevant adjacent stakeholders & the information presented here represents the latest iteration available as taken from these ongoing consultations.



2.0 BACKGROUND TO THE APPLICATION

2.1 THE BIG PICTURE

CROSSRAIL - IMPETUS FOR CHANGE

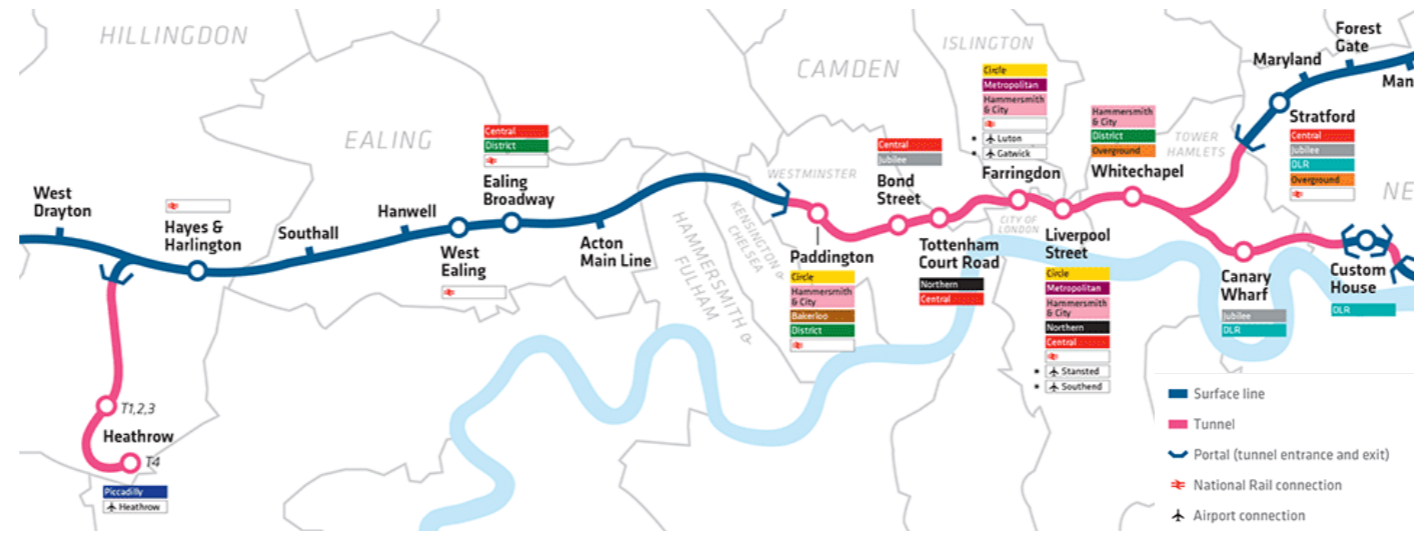
The introduction of Crossrail will transform the area and will be a catalyst for wider changes. The Gillespies Public Space strategy and its proposed changes to bus routes/stands has widespread buy-in which should form the starting point for developing proposals. Almacantar is in a unique position to influence and facilitate the cascade of strategic improvements around Crossrail, following extensive disruption from construction and building on a consensus for change.

Steer Davies Gleave

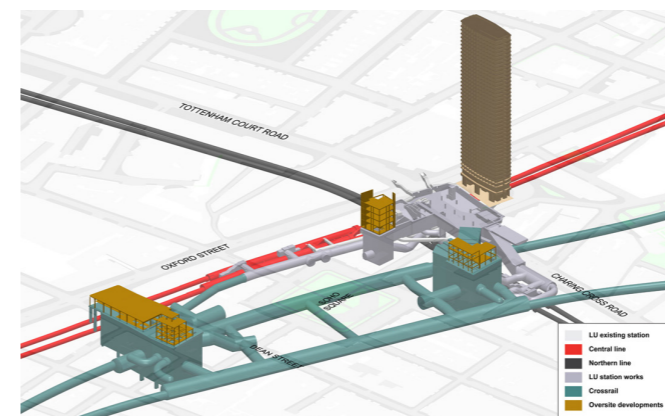
'Briefing Note on Transport' - 05.08.11

Centre Point is located in an area of strategic importance with exceptional transport links, but the quality of its immediate environment detracts from its full potential. A reduction in traffic and relocation of bus facilities along with the introduction of both public realm and active retail frontages would significantly improve the setting of Centre Point.

The major infrastructure projects currently under construction and other proposals for the area present a window of opportunity to engage with the key stakeholders and influencing the current plans. Almacantar has taken a lead role in helping to shape the future plans for the area and help coordinate a number of applications.



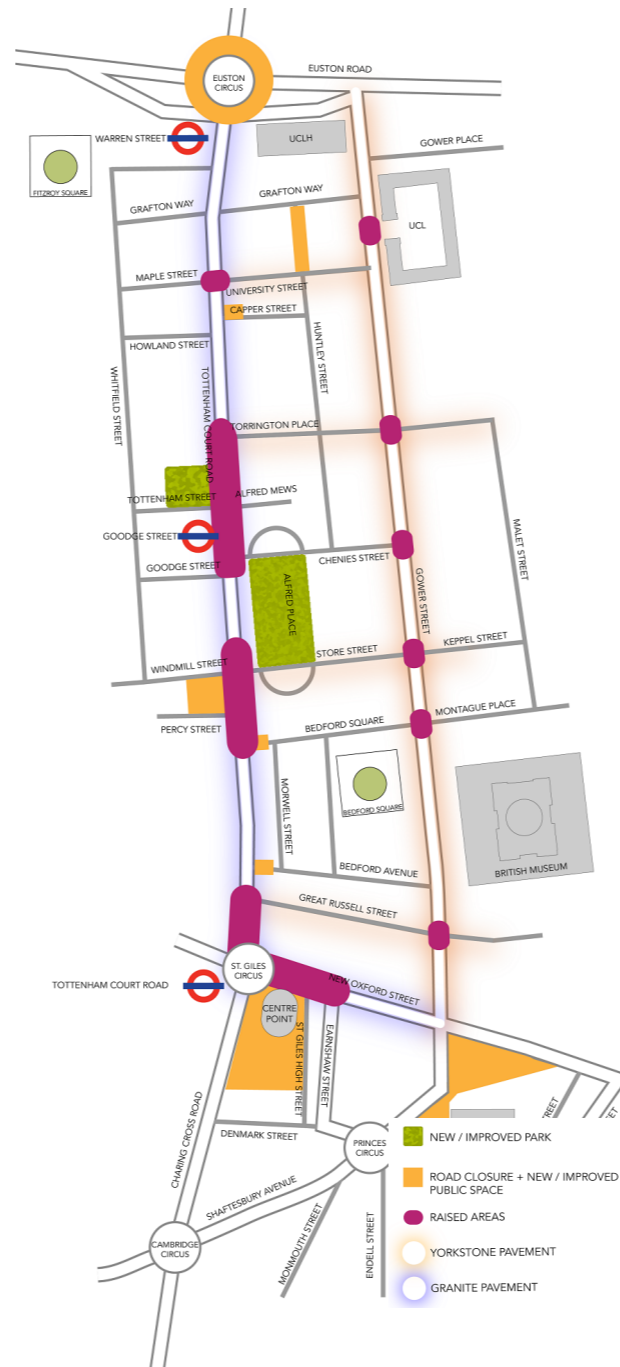
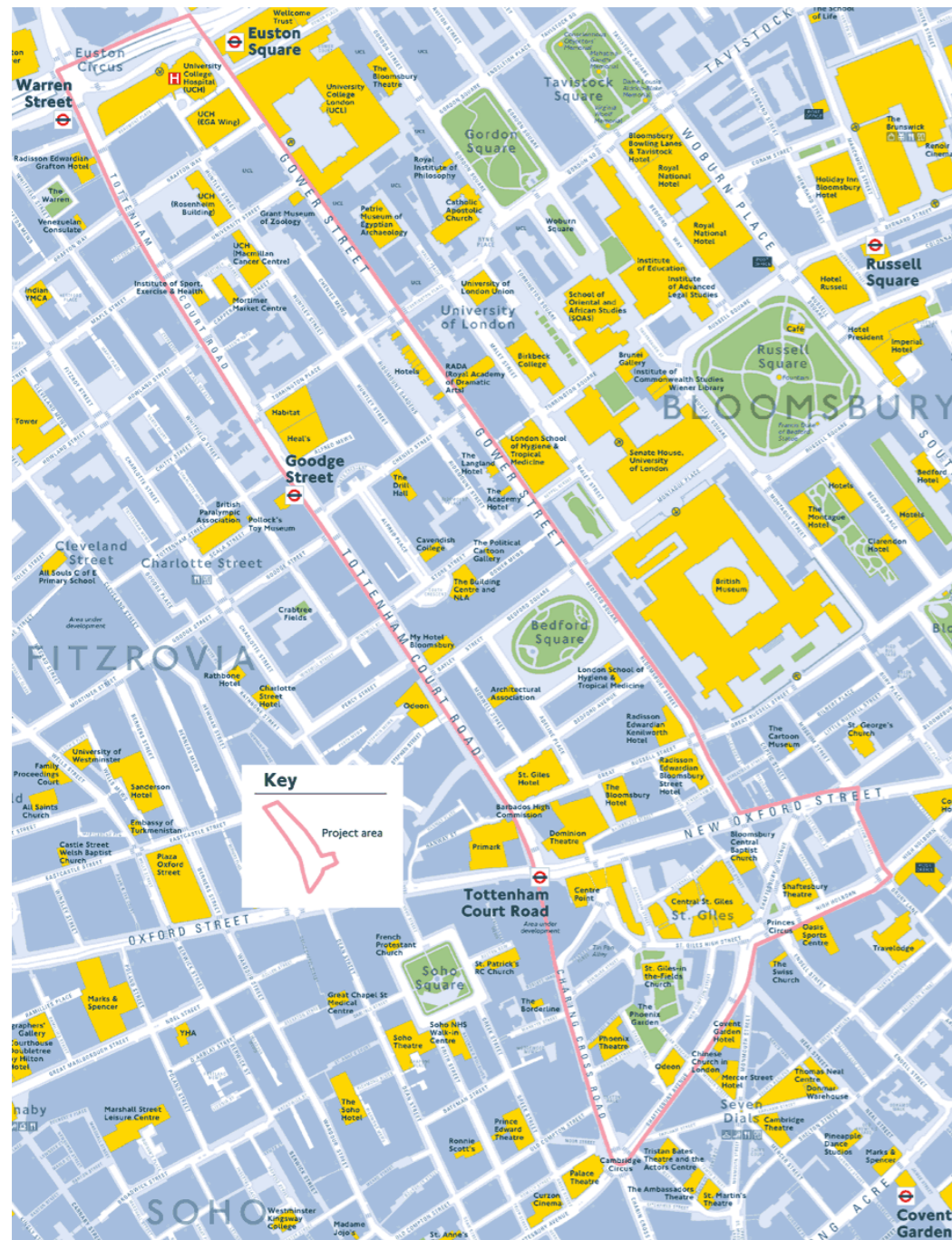
Proposed View Of Tottenham Court Road Crossrail Site



Underground tunnels surround the site including the new Crossrail line



2.2 THE WEST END PROJECT



With the recent public consultation exhibition by Camden showcasing plans for the West End Project, it is clear how Centre Point forms a strong, south bookend to the development. The proposed public realm at Centre Point will be strongly linked to the pedestrian, cycle and vehicular traffic improvements planned along Tottenham Court Road and Gower Street, creating a new network of public spaces into the heart of the West End.

The West End Project was approved by Camden Council in January 2015 and we have been working closely to coordinate the detailed design and construction of Centre Point with the emerging landscape proposals. The glazed enclosure below the bridge is a key component that would offer improved security, animation and amenity within the public space and has been recognised as an integral part of establishing a well defined public space. It was identified as a potential planning improvement with the removal of the road, in advance of Almacantar proposals.

