



GERALDEVE

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For the attention of Sarah Freeman

15 September 2016

Our ref: NJB/NTD/SGP/AKG/J6350

Your ref: PP-05400734

Dear Ms Freeman

Centre Point (includes Centre Point Tower, Centre Point Link and Centre Point House), 101 and 103 New Oxford Street and 5-24 St Giles High Street, London, WC1A 1DD
Listed Building Consent Application – Façade Cleaning

On behalf of our client, Almacantar Centre Point Construction Limited, we enclose an application for listed building consent relating to proposed cleaning of levels one to three of Centre Point Tower.

Background

Listed building consent was granted on the 11 September 2012 (2012/3646/L) for the:-

"Trial cleaning of two identified facade areas on the east elevation including surfaces of precast concrete and mosaic tiling, and trial repairs on four identified facade areas of Centre Point Tower office (Class B1) and restaurant/bar (Sui Generis)."

Subsequent to this, listed building consent was granted on the 7 June 2013 (2013/2236/L) for the:-

"Cleaning and repairs to the existing pre-cast concrete façade and mosaic tiling of Centre Point Tower."

The approved September 2012 trial cleaning proposals were completed at the end of 2012 and reviewed by officers and English Heritage (now Historic England) at this time. The trial samples informed the cleaning and repair methodology that was subsequently approved by the June 2013 listed building consent which was applicable to the whole of the Tower.

The proposed methodology was considered to be acceptable on the basis it would preserve the buildings architectural and historic interest in line with planning policy guidance at all levels.

The façade has been cleaned in line with the approved methodology of these listed building consents (2012/3646/L and 2013/2236/L) from the top down to level one of the Tower.

Whilst the upper levels have responded well to the cleaning with the specified product, the lower levels still show dirt and staining that could not be removed with this product. Areas of excessive soiling to the mullions, transoms and cills have been identified, likely to have been caused by excessive carbon build up from the road traffic.

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An alternative method of cleaning is therefore proposed under this listed building consent application which is more effective at cleaning these identified areas.

A trial sample was undertaken on site to demonstrate the effectiveness of the alternative product. Sarah Freeman, Heritage and Conservation Officer, visited the site on the 9 August 2016 to review the trial sample.

It was noted that in the absence of any conditions attached to the previous listed building consents which could be discharged or varied to incorporate the revised methodology, a new listed building consent application would be required.

The Proposal

This application is submitted to approve the use of a new product for the cleaning of the façade to Centre Point Tower at first to third floor levels.

Listed building consent is sought for the following:

"Cleaning of the façade of Centre Point Tower at first to third floor levels"

The new product that is proposed to be used is Tensid Limestone Restorer. The full specifications of this product are enclosed in this application submission.

The proposed cleaning operatives have a collective 35 years' experience in undertaking this type of work using the products proposed. Tensid products are extensively used on the cleaning of buildings throughout the UK, most notably in conservation cleans as opposed to wholesale restoration cleans.

We can confirm that the levels where the new enhanced cleaning is proposed (levels one to three) would blend in with and compliment the areas that have responded to the original cleaning methodology.

An email from the subcontractors, PAYE, who will undertake this work, is enclosed as part of this application submission confirming the above details. PAYE consider that if these areas were left without the enhanced cleaning being undertaken, a uniform cleaning finish across the whole façade of the Tower could not be achieved.

A benchmark approval form is also enclosed showing where the sample cleaning has been undertaken.

Application Documentation

Accordingly, we enclose the following information for your approval:

- Completed application forms;
- Red line site location plan;
- Product data sheet: Tensid Limestone Restorer;

- Benchmark Approval Form demonstrating the Cleaning Sample to Level 1 cills, prepared by Brookfield Multiplex, dated 17 July 2016;
- Email from PAYE dated 8 September 2016 confirming enhanced cleaning details and requirements; and
- Proposed elevations of Centre Point Tower.


The elevation drawings are enclosed to meeting validation requirements, although it is noted that the facades themselves would be unchanged by the proposals which relate to cleaning only. The enclosed drawings should therefore be used as existing and proposed drawings.

The application has been made electronically via the planning portal (reference: PP-05400734).

A fee is not required for this application.

Please do not hesitate to contact Anna Gargan 020 7518 7240 or Samuel Palmer on 020 7333 6224 of this office should you have any questions regarding any of the above. We look forward to receiving notice of your receipt and validation of this application.

Yours faithfully



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