



**GL Hearn**

Part of Capita Real Estate

# Heritage, Design & Access Statement

## **Pret A Manger (Europe) Ltd**

LBC Internal Alterations

Units R06 and R08

Centre Point

101-103 New Oxford Street, 5-24 St

Giles Street

London

WC1A 1DD

November 2017

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## **Contents**

<b>Section</b>	<b>Page</b>
<b>1 INTRODUCTION</b>	<b>4</b>
<b>2 SITE AND SURROUNDINGS</b>	<b>5</b>
<b>3 PLANNING HISTORY</b>	<b>7</b>
<b>4 APPLICATION PROPOSAL</b>	<b>8</b>
<b>5 PLANNING, DESIGN AND ACCESS CONSIDERATIONS</b>	<b>11</b>
<b>6 BENEFITS OF PROPOSALS</b>	<b>12</b>
<b>7 SUMMARY AND CONCLUSIONS</b>	<b>13</b>

## **List of Figures**

<b>FIGURE 1: SITE LOCATION PLAN</b>	<b>5</b>
<b>FIGURE 2: PROPOSED GF GA PLAN</b>	<b>8</b>
<b>FIGURE 3: PROPOSED MEZZANINE FLOOR</b>	<b>9</b>
<b>FIGURE 4: PROPOSED SUSPENDED CEILING DETAILS AND FIXTURES</b>	<b>10</b>

## **Appendices**

<b>APPENDIX A: OFFICIAL LIST ENTRY</b>	<b>14</b>
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**Quality Standards Control**

The signatories below verify that this document has been prepared in accordance with our quality control requirements. These procedures do not affect the content and views expressed by the originator.

This document must only be treated as a draft unless it is has been signed by the Originators and approved by a Business or Associate Director.

DATE	ORIGINATORS	APPROVED
20 November 2017	Kelly McCann Assistant Planner	Steve McGavin Planning Director

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**Limitations**

This document has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of GL Hearn; we accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

## 1 INTRODUCTION

- 1.1 GL Hearn have been instructed by Pret A Manger (Europe) Ltd to provide planning advice in respect of an application for Listed Building Consent at Centre Point, Tottenham Court Road, London.
- 1.2 This application seeks Listed Building Consent (“LBC”) for internal alterations and installation of fixtures and fittings at units R06 and R08 to allow fit out of the consented flexible use unit, to be occupied by Pret A Manger. The Site comprises Units R06 and R08 which are part of the ground floor of Centre Point, 101-103 New Oxford Street and 5-24 St. Giles Street, London, WC1A 1DD. Centre Point is a Grade II Listed building.
- 1.3 This Heritage, Design & Access Statement sets out the description of the Site, its planning history and Listed building description. The statement also sets out the design concept of the proposed fit out and the relationship the proposals have on the historic fabric of the Listed building.
- 1.4 In addition to this statement, this application is accompanied by the following:
- Completed application forms, certificates and notices;
  - Site location plan;
  - Block plan;
  - Existing ground floor plan; and
  - Proposed ground floor plan.

## 2 SITE AND SURROUNDINGS

- 2.1 The Site subject to this application is the ground floor of Centre Point, 101-103 New Oxford Street and 5-24 St Giles Street, London, WC1A 1DD.



**Figure 1: Site location plan**

- 2.2 The Site is located on the ground floor of the new Centre Point development and will be occupied by Pret A Manger.
- 2.3 Centre Point was completed in 1966 and designed by Richard Seifert and Partners. The building comprised of a 33-storey tower (Centre Point Tower), a 9-storey block to the east (Centre Point House) and a linking block between the two at first floor level (Centre Point Link). The building comprised office space and A-class uses to the lower floors.
- 2.4 On 1<sup>st</sup> April 2014, an application was granted permission to change use of the Site from office to provide residential accommodation and flexible commercial uses to the ground, first and second floors and redevelopment of the Intrepid Fox public house to provide an 11-storey building housing affordable housing and flexible commercial uses at ground floor. The exterior of Centre Point was also proposed to be refurbished.

## Listed Building Description

2.5 Centre Point was Grade II Listed on 24<sup>th</sup> November 1995. (list number: 1113172). The Listed Building description is given in full in **Appendix 1**. The description indicates the most significant element of heritage relates to the architecture of the exterior of the building.

*“The majority of the office, retail and residential interiors lack special interest”*

2.6 However, this does not mean no interiors are of interest in terms of heritage. The aspects of the interior at East Block which is most important are the mosaic floor, decorative red and gold mosaic panel, the glazed timber balustrade and concrete piers clad in grey mosaic, and the openwork sculptural metal relief.

2.7 All of the above are not located or relevant to the application Site.

### 3 PLANNING HISTORY

3.1 A planning history search has identified the following relevant planning applications:

- **2013/1957/P** - (Scheme A) Change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential (Class C3) to provide 82 self-contained flats (16 x one bedroom, 37 x two bedroom, 26 x three bedroom, 2 x 4 bedroom and 1 x 4 bedroom duplex) and ancillary residential floorspace (spa, gym and pool); change of use of Centre Point Link from office (Class B1) and bar (Class A4) to a flexible retail/restaurant/bar use (Class A1/A3/A4); change of use of Centre Point House at first and second floor levels from office (Class B1) to flexible retail/restaurant/bar use (Class A1, A3, A4); alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar use (Class A1, A3, A4). Alterations to the external elevations of Centre Point Tower, Centre Point Link and Centre Point House including the relocation internally of the existing external ground and mezzanine eastern and western staircases, replacement and refurbishment of the facades, fenestrations and shopfronts, new pedestrian link through Centre Point House and associated basement car parking, terraces, landscaping, highway works (including the relocation of bus stands in Earnshaw Street), servicing and access arrangements and extract ducts. Redevelopment of the Intrepid Fox public house to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units (8 x one bedroom, 3 x three bedroom and 2 x four bedroom) above in an eleven storey building (including basement) and associated basement car parking, terraces, servicing and access arrangements, and extract ducts – **Granted 1<sup>st</sup> April 2014**
- **2013/1961/L** - (Scheme A) Demolition of Intrepid Fox public house and internal & external alterations including the relocation internally of the existing external ground and mezzanine eastern and western staircases, the replacement and refurbishment of the facades, fenestration and shopfronts, all associated with the change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential (Class C3) to provide 82 self-contained flats and ancillary residential floorspace (spa, gym and pool); change of use of Centre Point Link from office (Class B1) and bar (Class A4) to a flexible retail/restaurant/bar use (Class A1/A3/A4); change of use of Centre Point House at first and second floor levels from office (Class B1) to flexible retail/restaurant/bar use (Class A1, A3, A4); alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar use (Class A1, A3, A4). Alterations to the external elevations of Centre Point Tower, Centre Point Link and Centre Point House including the relocation internally of the existing external ground and mezzanine eastern and western staircases, replacement and refurbishment of the facades, fenestrations and shopfronts, new pedestrian link through Centre Point House and associated basement car parking, terraces, landscaping, highway works (including the relocation of bus stands in Earnshaw Street), servicing and access arrangements and extract ducts. Redevelopment of the Intrepid Fox public house to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units above in an eleven storey building (including basement) and associated basement car parking, terraces, servicing and access arrangements, and extract ducts – **Granted 1<sup>st</sup> April 2014**

## 4 APPLICATION PROPOSAL

- 4.1 The application seeks Listed Building Consent for internal alterations to fit out the unit to enable occupation by Pret A Manger. This application does not seek permission for any changes to the external appearance of the building or the display of advertisements.
- 4.2 It should be noted that continuous discussions with planning and conservation officers at London Borough of Camden have helped shape the proposals.
- 4.3 The unit as existing is vacant and completely open. The proposed internal alterations, to include a new mezzanine floor, new internal partitions, fixtures and services, will allow Pret A Manger to install the equipment and furniture needed to operate such a retail use and will meet the standard internal configuration and design for Pret A Manger's across the UK.

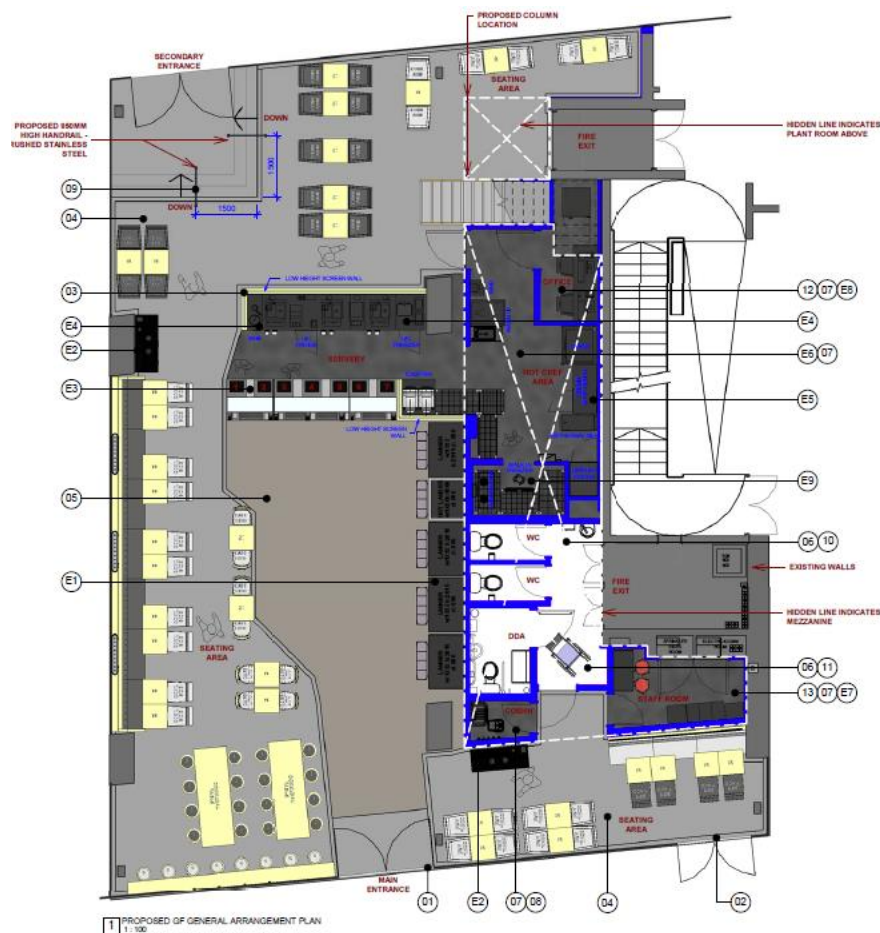
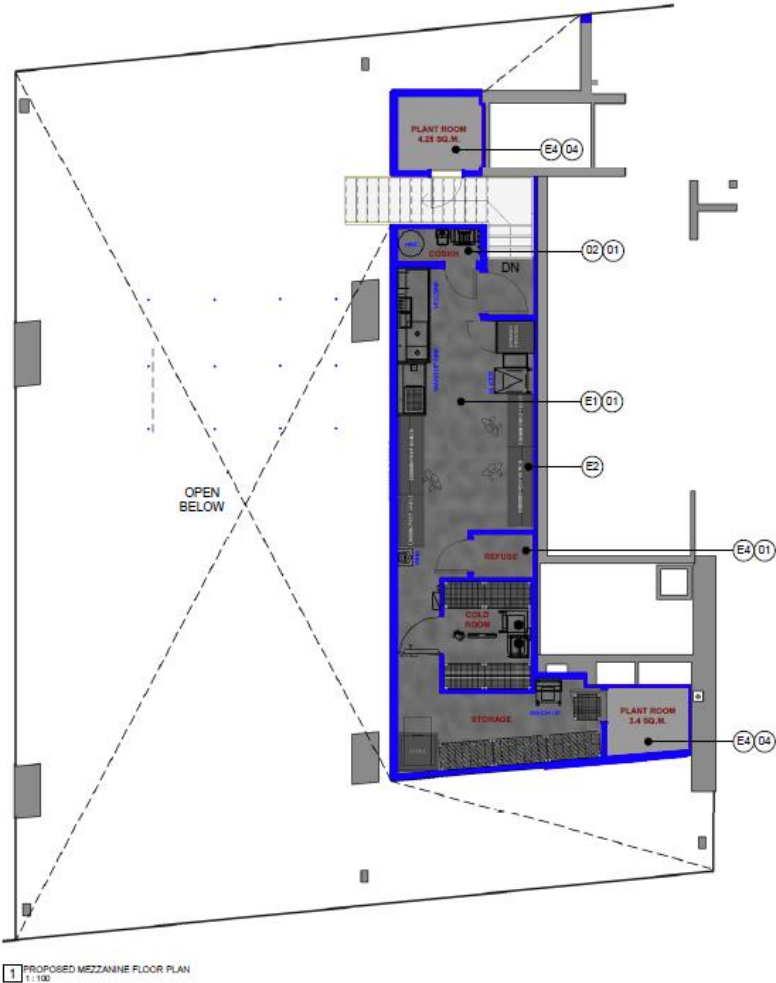


Figure 2: Proposed GF GA Plan



- 4.4 As can be seen from Figure 3, proposals include the creation of a mezzanine floor, which will enable the creation of additional floorspace within the unit, whilst preserving views throughout. The extent of the accommodation has been kept to a minimum, enabling existing columns to be left exposed. It is pertinent to note that the principle of this mezzanine floor has been considered acceptable by relevant planning officers from the London Borough of Camden.
- 4.5 Internal partitions will be installed to create a back of house area to allow the preparation of food, food storage, staff rooms and office and refuse area. Also internal alterations to create a separate area at the rear to be occupied by two customer toilets (one to be DDA compliant).
- 4.6 It is also proposed to enclose / render the existing internal columns (see figure 3) with rolled vertical edge sheets and metal top caps with LED lights. All existing front of house columns will be sand blasted to create a clean finish.



**Figure 3: Proposed Mezzanine Floor**

- 4.7 The ordering counter will be a freestanding piece of furniture, with no bulkhead above. It is considered that this arrangement will not interrupt site lines.



**Figure 4: Proposed suspended ceiling details and fixtures**

- 4.8 All piping and utilities will be installed going up through the suspended ceiling instead of being installed through the walls and flooring, to allow for easy removal if needed and to prevent permanent alterations or fixtures.
- 4.9 All works are demountable and can be removed with ease, and therefore will not cause a detrimental impact to the Listed Building and any internal features of interest.
- 4.10 The remainder of the fit out will include new flooring, free standing till counters, fridges to store food and drink items for sale, lighting, tables and chairs (see Figure 2).

## 5 PLANNING, DESIGN AND ACCESS CONSIDERATIONS

### Layout

- 5.1 The proposed layout will allow the creation of a mezzanine floor, allowing the preparation and storage of food, and management of the Pret A Manger operation.
- 5.2 The location of the proposed back of house section, and the layout of the seating and tables, retains the openness of the unit

### Appearance

- 5.3 The proposals are for internal alterations only; the appearance of the exterior of the building will not be affected.
- 5.4 All works are demountable and can be easily removed. Therefore they will not have a detrimental and lasting effect on the building.
- 5.5 The proposed suspended ceiling will hide the utilities and piping from general view, ensuring the appearance of the unit is neat and tidy as well as complying with health and safety standards.
- 5.6 The proposed lining of the internal columns will ensure they are uniform and provide a clean finish. They are to be encased by a sheet with rolled vertical edges which will also increase safety.
- 5.7 The proposed mezzanine is necessary in order to create a back of house area and allow the operation of the Pret A Manger.
- 5.8 The location of the mezzanine and configuration of the tables and chairs will retain the openness of the unit

### Heritage

- 5.9 The Site subject to this application is Grade II Listed. The key features of this building are located on the exterior of the building, with the majority of office, retail and residential interiors lacking special interest.
- 5.10 It is understood that none of the listed features of interest are located within the application Site.
- 5.11 Accordingly, the proposals make no changes to the exterior of the building.
- 5.12 The internal works seek to install a mezzanine and partition walls, line the existing columns, install new flooring and set out tables, chairs, fridges and counters to enable the standard fit out of Pret A Manger and to comply with health and safety standards.

## **6 BENEFITS OF PROPOSALS**

- 6.1 The key considerations in the determination of this application for Listed Building Consent are as follows.
- 6.2 It is understood that none of the internal elements of the unit are considered listed features of interest.
- 6.3 None of works affect the external of the building, which is understood to be the main focus of the heritage of the Listed Building. The proposed internal works do not interfere with the historic fabric of the building.
- 6.4 The proposals for internal alterations are proposed to allow the fit out of the unit to meet Pret A Manger standards and health and safety standards. It is pertinent to note that the mezzanine will preserve views into the building, and will enable existing columns to be left exposed. The principle of constructing a mezzanine floor in this location has been considered acceptable by relevant officers from the London Borough of Camden.
- 6.5 As identified on the plans, all fit out works are demountable and can be removed with relative ease without interfering with historic fabric of building
- 6.6 The design of the proposed fit out is of high quality and common throughout Pret A Mangers within the UK, with the proposed layout retaining the openness of the unit.
- 6.7 The opening of a Pret A Manger unit in this location will add to the vibrancy and vitality of the retail offer in this area as well as creating 15-20 jobs.

## **7 SUMMARY AND CONCLUSIONS**

- 7.1 This application seeks Listed Building Consent for internal alterations to units R06 and R08 at ground floor of Centre Point, Tottenham Court Road.
- 7.2 This statement has demonstrated that the proposed internal alterations will not have any detrimental impact on the historical interest of the building.
- 7.3 For the reasons set out in this statement, it is respectfully requested that Listed Building Consent is granted.

## **Appendices**

### **APPENDIX A: Official List Entry**

#### **List Entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: CENTRE POINT

List entry Number: 1113172

Location

5-24, ST GILES HIGH STREET

CENTRE POINT, 101 AND 103, NEW OXFORD STREET

CENTRE POINT, CHARING CROSS ROAD

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish: Non Civil Parish

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 24-Nov-1995

Date of most recent amendment: 26-Apr-2013

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477596

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Offices, flats and shops complex built 1961-66. Designed by Richard Seifert and Partners for the developer Harry Hyams; leading design partner George Marsh. Ground floor of tower remodelled 2000.

#### **Reasons for Designation**

Centre Point is designated for the following principal reasons:

\* Architectural interest: the slender tower, with its delicately modelled surfaces, carried on the very visible pilotis, is one of the most distinctive high-rise compositions of the 1960s and a major London landmark. Attention is given to detail in the way the brise-soleil expresses the width of the link on the other side. The link provides an elegant transition between the high and low-rise elements, its huge expanse of glazing forming a dramatic contrast with the lively rhythm of the tower elevation. The east block, while of less intrinsic design merit, nonetheless forms a key component of the ensemble and is integral to Centre Point's planning interest. Its brise-soleil, expressing the office tier, is again a distinctive use of this feature, forming a strong, horizontal continuum with the glazed link

\* Planning interest: the relationship of tower, link and east block is a notable instance of Le Corbusier-inspired planning in London. The combination of, and contrast between, these elements is thus of note, not just the principal tower

\* Technological innovation: for the ingenious use of pre-cast panels, which were hung from the frame without the use of scaffolding: the first tall building in London to be constructed this way, and for the link block, a very early use in Britain of armour-plate glazing with metal fixings

\* Interiors: while the majority of the office, retail and residential interiors lack special interest, the tower, link and east block do each possess specific interiors of note which are specified in Details;

\* Historic interest: . Centre Point, now seen as a symbol of 1960s 'swinging London', is one of the most important speculative developments of its period in Britain, the most notable work of Seifert and Partners, one of the most prolific commercial practices of its day, and an early mixed-use development. The inclusion of shops, and especially housing, was a response to preserving these uses at a time when central London was becoming saturated with new offices

## **History**

St Giles's Circus, one of London's most congested intersections by the 1950s, was earmarked for redevelopment by the London County Council (LCC) for the creation of a gyratory system. In March 1957, Hubert Bennett, the new LCC Chief Architect, produced a design for an 18-storey building, with nine and eleven-storey blocks to the east to rehouse the people living on the site. Legal disputes between the LCC and landowners over compensation were circumvented by Harry Hyams' Oldham Estates Co, which purchased the land as a speculative undertaking whereby the LCC would receive the land required for road widening in exchange for a higher development than would normally be allowed under the LCC's 'plot ratio' regulations. Hyams engaged Richard Seifert and Partners as his architects. Seifert's leading design partner was George Marsh, who had previously worked for Burnet, Tait and Partners. In November 1959 an application for a 29-storey office block, with an 8-storey block of shops and flats, linked by a bridge over a gyratory, received outline planning permission from Camden Council, and designs for a 31-storey curtain-wall tower with a lozenge-shaped plan, closely resembling the Pirelli Tower, Milan (1955-60 by Gio Ponti, Pier Luigi Nervi and others), were drawn up. Further modifications were required due to the LCC's demand for wider roads, and Seifert negotiated a reduction in the tower's footprint in return for two more storeys, plus an extra storey on the link; the lower block was subsequently widened. Work began on the lower block in 1961. A revised application for the tower received planning permission in January 1963, and the scheme was completed in

1966. The pond and fountains in the open area to the front of the tower, designed by the German émigré artist Jupp Dernbach-Mayen (1908-1990) were removed in 2009 as part of the Crossrail development.

Centre Point received limited but mainly enthusiastic reception. The design of the tower, which shows a deliberate move from the smooth regularity of International Modernism towards a more inventive, sculptural approach with strong contrasts between light and shade, was admired at the time and since for its confidence and originality. It rapidly becoming a symbol of the sixties: Ernő Goldfinger dubbed it 'London's first pop art skyscraper while Building (24 May 1968) enthused that 'like the Beatles and Mary Quant, this building expresses the supreme confidence of sheer professionalism... more than any other building Centre Point made London swing, it backed Britain, a product of real team work which must figure as an invisible export.' By 1966 however the market was saturated with new offices and Hyams, who had assigned the freehold to the LCC in return for a 150-year lease at low rent, chose to hold on to his portfolio until he could get a better price. Centre Point, including all the flats, thus gained notoriety for standing empty for many years at a time of housing shortage. It was not unique in this respect, but it was the most prominent empty high-rise and came to symbolise 1960s speculative greed. It has been more fully occupied since 1987 when it was sold and refurbished. In 2000 the area at the base of the tower was adapted to create a new entrance hall.

### **Details**

**MATERIALS:** reinforced pre-cast concrete. Tower clad in polished Capstone pre-cast concrete mullions. Armour-plate curtain-wall glazing to link block. Rear block faced in panels of grey glass. Polished 'blue pearl' granite to part of ground floor. Metal-framed windows throughout, some replaced.

**PLAN:** Centre Point consists of three elements: a 33-storey tower to the west; a 9-storey rectangular block to the east, aligned north-south, comprising a former bank, shops and pub at ground floor; offices at first and second, and maisonettes above (Centre Point House), and a link over St Giles High Street connecting the two blocks at first-floor level.

### **EXTERIOR**

**TOWER:** slender tower with slightly convex faces; the narrow side elevations are recessed at the centre with slightly canted projections on either side. An open-tread concrete staircase leads from the left of the west elevation up to a projecting platform to the original entrance (similar stair on E elevation of tower). First floor is double height and carried on a base in the form of a zig-zag valance. To left of west elevation is a vertical concrete 'brise-soleil' with hexagonal terminations to top and bottom, expressing the junction with the link block. The tower has pre-cast external faceted mullions in the form of 'H' turned on its side, which are partially load bearing and decrease in depth from bottom to top. This shape allowed the reinforcement of



each unit to be bolted to that of the one above from within the building, which had to be erected without scaffolding due to space restrictions, and also enabled rainwater to be thrown clear of the structure without use of flashings. Thermal expansion joints are expressed between each mullion. Above the top storey is an open viewing gallery with the words 'CENTRE POINT' in neon-lit capital letters running along either side; these are a later addition. Above is a zig-zag cornice which projects to the building edge and has a faceted edge, picking up the rhythm of the structural frame below. The tower is supported on distinctive paired 'wasp-waisted' pilotis, eight in number. These are slightly faceted and clad in grey glazed mosaic tiles; those to upper facet in contrasting darker mottled grey.

LINK: this is supported on mosaic-clad pilotis to either side of the roadway. The underside has the exposed soffit of the inner staircase. Full-height armour-plate glazed curtain walls to both levels with steel patch-plates at intersections. The set-back clerestory has a very shallow pitched central apex.

EAST BLOCK: former bank at N end with original frontage; shops along W elevation with later shop fronts (not of special interest), together with the entrance to the maisonettes. Utilitarian service bays on east elevation to Earnshaw St. South end of the block has a remodelled pub front at ground floor (not of special interest). Above is a 2-storey tier containing offices. This is of equal height to the link, and is accentuated by a pre-cast concrete brise-soleil to E and W elevations forming a staggered rectangular pattern in front of the recessed windows (the S end is glazed). The upper level, placed above a set-back intermediary space, comprises a contrasting 6-storey section with 3 tiers of projecting rectangular balconies faced in grey geometric mosaic, alternating with sections of metal-framed curtain wall glazing with opaque glass panels beneath the windows. At either end of the block is a glazed stair compartment.

INTERIORS: the majority of the office, retail and residential interiors lack special interest. The following are of note, however: TOWER: the main entrance, originally at mezzanine level accessed by the external staircase, is now in the glazed entrance hall on the ground floor created in 2000; the lobby is thus now on two levels linked by a stair installed in 2000. The lobby is paved in a distinctive manner with alternating long-and-short strips of white marble mosaic tiles set within a field of black terrazzo. The space is dominated by the exposed upper sections of the pilotis. At either end of the tower are granite-faced lift shafts, and a staircase with balustrades of thick cast-glass sheets set below heavy metal handrails. The rest of the tower comprises functional offices which were designed to be adapted, as has been the case, and is not of special interest. The only exception is the surviving staircase between the 31st and 32nd floors, which was intended to serve a restaurant (which was never installed).

LINK: a stair with heavy timber staggered handrails leads up to link; at its foot is a pair of copper-clad columns. The main space to the link has a central longitudinal mezzanine floor accessed by open stair at W end, and modern ramp at E. Mosaic floor matches that of tower lobby. Curtain-wall glazing on each side has

a series of tapering glass fins which project upwards to the ceiling from the central steel patch-plates. Along each wall is a timber cill carried on a series of glass cross walls aligned with the glazed panels above; mezzanine has balustrades of similar design. At the E end is a further stair to the upper level of offices in the east block; mosaic floor to lobby.

EAST BLOCK: the former bank has a mosaic floor matching those of the tower lobby and link. Mezzanine level has a glazed timber balustrade, similar to that of link, supported on concrete piers clad in grey mosaic tiles. On the stair wall is an openwork sculptural metal relief by Jupp Dernbach-Mayen depicting banking motifs, currently (2012) in storage pending conservation work; on wall behind is a decorative panel of red and gold mosaic tiles on a grey tile background. The pub, shops, offices at intermediary level, and maisonettes above, are without internal features of note and lack special interest.

### **Selected Sources**

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