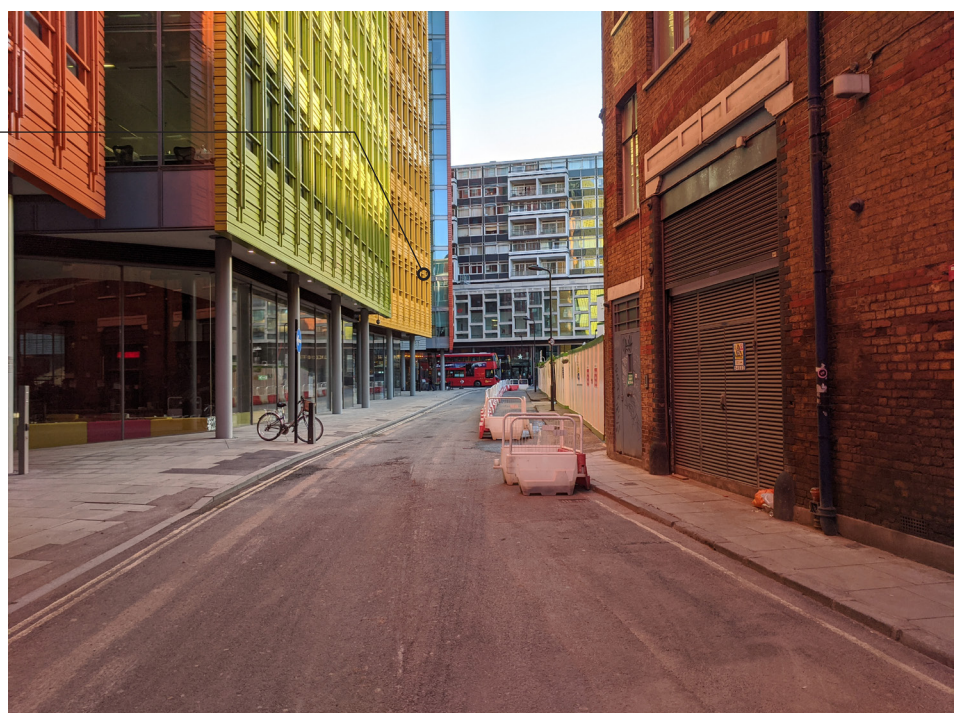


3.3 Proposed louvre visibility from the public realm

View looking south along Earnshaw Street. The proposed louvres are concealed by the existing building.



View looking west along Bucknall Street towards Centre Point House. The louvres are not visible along this route and would be concealed in any case by the existing duct enclosure running at second floor level.





Indicative position (marked in blue) of louvres on existing plant room facade at second floor level Centre Point House (east side)



Existing second floor roof, Centre Point House east side. Ducts shown on right hand side of image block visibility of louvres from public realm, and partially block visibility from upper floors of adjacent buildings.

4.0 SCHEDULE OF PROPOSED WORKS

Item	Level	Location	Description of Work	Adaptation of existing historic fabric*
.1.01	Basement		No works proposed	No
0.1	Ground Floor	Existing entrance area	Removal of floor and build-up to insulation / slab and replacement with raised access floor.	No
0.2			Installation of fixed drylined plastered and painted internal wall adjacent to column at grid T9, and 2 no. fixed glazed panels between columns and recently installed glazed facade to separate smaller retail space from proposed office entrance.	Internal solid and glazed walls connect to existing historic refurbished column.
0.3			Removal of existing bar / kitchen, fixtures, fittings and signage associated with previous retail use.	No
0.4			Remove plasterboard bulkhead at underside of first floor slab adjacent to existing opening between ground and first floor.	No
0.5			Local adaptation of fire detection, alarm and protection as required and extension of services to newly formed independent retail space.	No
0.6			Installation of new plasterboard ceiling below new infill slab within retail area and adaptation of metal cladding enclosing the existing facade beam at first floor level.	No
0.7			General painting and decorating to make good finishes where existing fixtures and fittings have been removed.	No
0.8		Entrance facade (west elevation)	Removal of 3 no. existing glazed facade panels, and installation of 2 no. double entrance doors to match those installed as part of recent refurbishment works. Installation of 4 no. fixed glazed panels around new doors to match existing glazed systems. Adaptations required to existing ground floor slab to facilitate installation of doors.	No
1.1	First Floor	Main space	Removal of fixtures, fittings, internal walls, bar, kitchen and signage associated with previous retail use as indicated on the drawings. WCs at north end of space and mezzanine structure to be retained	No
1.2			Removal of existing balustrades and concrete upstand around existing opening in first floor slab adjacent to west elevation facade.	No
1.3			Installation of precast infill slab supported on steel angles fixed to recently installed box girder at west facade and existing first floor slab.	Fixings required to existing concrete floor slab.
1.4			Removal of existing timber raised floor and floor boards to top of slab.	No
1.5			Installation of raised access floor throughout as indicated on drawings.	No
1.6			Installation and extension of plant equipment and distribution, ducting, cabling and the like below floor level as required.	No
1.7			Modification of existing electrical installation.	No
1.10	First mezzanine level	Plant room	Adaptation of existing retail plant equipment to suit office use.	No

Item	Level	Location	Description of Work	Adaptation of existing historic fabric*
1.11		Front of house mezzanine and back of house areas.	Removal of walls, fixtures fittings and equipment associated with existing retail use at mezzanine level. Walls and balustrades providing edge protection to be retained.	No
1.12			Removal of existing back of house staircase between first floor and mezzanine level installed as part of retail fit-out works. Infill of void with timber joists.	No
1.13			Extension of existing floor finishes at mezzanine level.	
2.1	Second floor	Shared plant room	Removal of existing air handling units and associated ductwork. (Temporary work required to remove equipment includes temporary removal of fixed glass panels to west elevation, as described in refurbishment works plant replacement strategy).	No
2.2			Installation of new air handling plant equipment to suit office fit-out.	No
2.3		Metal panel facade (east elevation)	Removal of existing fixed metal cladding to east elevation and installation of new louvres	No

* Where adaptation of historic fabric is noted as 'no' express listed building consent is not required but has been included for reference.

5.0 CHANGE OF USE AND SCHEDULE OF AREAS

Proposed descriptions of development:

Planning Permission:

Use of the site as Class E (Business, Commercial and Services) and associated physical works.

Listed building consent:

Installation of dividing wall between the units, two new entrance doors to the St Giles Square façade, infilling of void, removal of balustrade, installation of new external louvres at second floor level and all other works associated with the use of the site as Class E (Business, Commercial and Services)

Use	Existing area	Proposed area	Net change in area
Class A1 / A3 / A4 (Retail)	Ground: 125.6sqm First: 651.7sqm First Mezzanine: 219.7sqm Total: 997 sqm	Ground: 0 sqm First: 0 sqm First Mezzanine: 0 sqm Total: 0 sqm	-997sqm
Class E use	Ground: 0 sqm First: 0 sqm First Mezzanine: 0 sqm Total: 0 sqm	Ground: 124.3 sqm (of which 63.6sqm proposed retail use, and 60.7sqm proposed office use) First: 684.1 sqm First Mezzanine: 219.7 sqm Total: 1028.1 sqm	+1028.1 sqm
Overall Areas	Ground: 125.6sqm First: 651.7sqm First Mezzanine: 219.7sqm Total: 997 sqm	Ground: 124.3 sqm First: 684.1 sqm First Mezzanine: 219.7 sqm Total: 1028.1 sqm	Ground: -1.3sqm sqm * First: +32.4 sqm First Mezzanine: 0 sqm Total: +31.1 sqm

* Please note that the area shown lost at ground floor is the area occupied by proposed new internal walls separating the two units.

6.0 ACCESS

Access arrangements will generally remain unchanged as a result of these proposals.

Access to the building for staff and visitors will remain as existing, with the exception of additional front doors to the retail and office spaces facing St Giles Square, which will match the existing entrance doors adjacent.

Inclusive Access

Access for all to the building generally was delivered as part of the recent refurbishment works consented in 2014. An additional mezzanine area constructed as part of the retail fit out works consented in 2017 provided a mezzanine level accessible only via a staircase from first floor level. This arrangement is not proposed to be modified as part of this application and the incoming tenant will be advised of the requirement to provide a managed solution to ensure compliance with Part M and the Equality Act.

Accessible WCs, compliant with Part M are to be retained from the retail fit out. Accessible staff changing areas, bike storage and WCs are available in the basement, accessible from doors on Earnshaw Street. The existing provision is not proposed to be changed as part of this application.

7.0 CONCLUSIONS

Effect of the proposals on the significance of the listed building and the Conservation Area

The works carried out under the original consent made significant structural changes to the existing listed building, including the creation of a large retail space at first floor level, complete replacement of the ground floor facades, restoration and improvement of the brise-soleil facade and the creation of a new opening in the first floor slab.

The subsequent retail fit-out works generally followed the guidelines established by the landlord to maintain the quality and heritage of the building, whilst also including a new mezzanine area within the main retail space at first floor level.

The proposals included in this application generally retain or respect the consented changes to the building, and provide the basis for a high-quality retail and office fit out. Some changes are required to the existing building, including the infilling of the opening between ground and first floors, new glazed entrance doors and new openings for plant extract at second floor level. These changes however generally are limited to newly installed building fabric (entrance doors, and new louvres) or restore the historic arrangement following changes to the building implemented during the recent wider refurbishment works (infill of opening at first floor slab).

Where consented fit-out can be retained for use by the future occupiers, such as WCs, mezzanine etc, this is proposed to be retained.

In general, the proposed design seeks to minimise the physical adaptation or works to the original fabric of the building, whilst maximising the expression of the significant elements of its character, in particular the expansive space revealed by the recent refurbishment works.

Works to the exterior of the building are minimal and where they will have an effect on the appearance of the building from the public realm, this is considered minimal and offset by the improvements elsewhere. The harm to the listed building is considered to be offset by the following public benefits: Sensitive refurbishment of the site for its originally intended use and optimum viable use; enhancement and preservation of the unique historical significance of Centre Point House as part of one of Britain's best speculative office buildings; delivery of flexible commercial floorspace of the highest quality; enlivenment of the ground floor of the site which fronts onto the public newly established St Giles Square; preservation and enhancement of the character and appearance of the Denmark Street Conservation Area.

All elements of the design of the space have been developed with this in mind, and it is considered that the proposed development will conserve and enhance the existing elements of heritage value.



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