



Nathaniel Lichfield  
& Partners

Planning. Design. Economics.

Designation Team South  
English Heritage  
1 Waterhouse Square  
138-142 Holborn  
London  
EC1N 2ST

14 Regent's Wharf  
All Saints Street  
London N1 9RL

020 7837 4477  
london@nlplanning.com

nlplanning.com

**Online Submission: EH 480342**

Date 22 July 2013  
Our ref 10321/02/PW/OY/5233181v2  
Your ref 480342

Dear Sir / Madam

**Certificate of Immunity: The Point, Midsummer Boulevard, Milton Keynes**

On behalf of our client Hammerson plc, we enclose an application for a Certificate of Immunity at the above property. Our client is seeking a legal guarantee that the building named will not be considered for designation as a building of special architectural or historic interest.

**Context**

Hammerson plc own The Point in central Milton Keynes, and are currently preparing a planning application to redevelop the site to provide a range of Class A1 retail, Class A3 and leisure (Class D2) uses. The emerging proposals incorporate a maximum of 20,600 sq.m gross floorspace (GIA) over three floors plus basement.

An application was made to English Heritage to consider The Point for listing in June 2012 by the Cinema Theatre Association (CTA). Hammerson plc were invited to comment on the Consultation Report (19 October 2012) undertaken by English Heritage (EH). Their Stage 1 report sought to provide the factual basis upon which English Heritage would base their recommendation to the Secretary of State for Culture, Media and Sport as to whether the building should be listed.

In response, and in order to assist English Heritage, Nathaniel Lichfield & Partners submitted a series of documents that assessed The Point against the statutory tests for listing, specifically whether the building exhibits qualities of special architectural or historic interest. We enclose a copy of the following documents that were submitted to English Heritage:

1. Response to Invitation to Comment on English Heritage Stage 1 Report on The Point, prepared by Nathaniel Lichfield & Partners, November 2012;
2. Assessment of Historical and Architectural Significance prepared by [REDACTED] Citydesigner, November 2012;

[justgiving.com/company/nlp](http://justgiving.com/company/nlp)

Nathaniel Lichfield & Partners Limited  
14 Regent's Wharf  
All Saints Street  
London N1 9RL

Registered in England No. 2778116  
Regulated by the RICS

Offices also in  
Cardiff  
Leeds  
Manchester  
Newcastle



3. Statement from ██████████ of the Heritage Collective LLP, November 2012;

The reports undertook a thorough assessment of the buildings against the statutory tests for listing and were based on a consideration of the English Heritage Stage 1 report, archival research, English Heritage guidance relating to cinemas and an inspection of the building.

These assessments concluded that The Point failed to meet any of the statutory tests for listing.

### **English Heritage Listing Recommendation and Outcome**

On 20 March 2013, English Heritage wrote to Nathaniel Lichfield & Partners confirming that their Advice Report also concluded that The Point does not meet the criteria for listing. On this basis, the Secretary of State for Culture, Media and Sport decided not to add The Point complex to the List of Buildings of Special Architectural or Historic Interest. We enclose a copy of the Advice report produced by English Heritage and a letter confirming the Secretary of State's decision.

### **Conclusion**

As set out in the attached NLP "Response to Invitation to Comment on English Heritage Stage 1 report on The Point" and confirmed by the English Heritage report and Department for Culture, Media and Sport decision. The Point is not worthy of listing.

In summary, for a building to be included on the statutory list it must exhibit qualities of **special** architectural or historic interest. Buildings that are less than 30 years old must also be **"outstanding"**; a test orders of magnitude greater than **"special"**.

The Point complex exhibits neither quality and does not merit inclusion on the statutory list because as we have shown:

#### **Architectural Interest**

The Point is 'of its time'. The current lack of use for the spaces within The Point and the more attractive and up-to-date leisure centres nearby (Xscape) reinforces the fact that The Point fulfilled a specific need within a specific period of time. It is now outdated and not easily adaptable to new uses. A well-designed building is usually considered to be adaptable to new uses.

In terms of the ziggurat, allowing the interiors to dictate the approach to the exterior of the building and the loss of those original internal uses has had a fundamental impact on the functionality of the building and its architectural integrity. The interiors are not original and have been subject to successive changes. In terms of the cinema box, the interiors are seen to have originally been of limited architectural interest. The co-joined buildings do not meet the listing criteria based on the quality of their interiors.

The building is not an important example of cinema architecture and does not display any technological virtuosity or interesting plan form.

The architectural quality of the ziggurat is not outstanding a conclusion reinforced by the work of Richard Coleman Citydesigner. The Point does not meet the listing criteria on the basis of the strength of the architectural quality of the ziggurat.



### Historic Interest

The design concept for the ziggurat was by an interior designer, Neil Tibbatt, with BDP acting as architectural consultant and taking the initial concept forward. There is no evidence that the theories and approaches of Archigram can be linked to The Point. In addition, the fact that a building was designed in 1985 using a CAD package, which had been around in some form for the previous 20 years, is not of special historic significance warranting the buildings inclusion on the statutory list. There is no association with any particular historical event or nationally important people or events and hence the building lacks any demonstrable historic interest.

In seeking a Certificate of Immunity, Hammerson plc will obtain assurance that they can proceed with the redevelopment of The Point. This will allow significant and much needed investment in Central Milton Keynes to come forward and create a new modern retail and leisure destination.

We trust that you have the necessary information to determine this application for a Certificate of Immunity as expeditiously as possible. We will be in contact to discuss this shortly. In the interim, if you have any queries please do not hesitate to contact my colleague [REDACTED] or me.

Yours sincerely

[REDACTED]

pp. Associate Director

Copy [REDACTED], Hammerson plc