

**DESIGN, ACCESS AND HERITAGE STATEMENT**

**FOR THE**

**PROPOSED REPLACEMENT OF FLAT FRONT ENTRANCE  
DOORSETS TO ACHIEVE CURRENT FIRE SAFETY STANDARDS**

**AT**

**FLATS 1-36 CENTRE POINT HOUSE  
WC2H 8LW**

**FOR:**

**ALMACANTAR CENTRE POINT NOMINEE NO 1 LTD &  
ALMACANTAR CENTRE POINT NOMINEE NO 2 LTD  
C/O HML LIMITED  
GILLINGHAM HOUSE, GILLINGHAM STREET  
LONDON  
SW1V 1HU**

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## 1.0 INTRODUCTION

### 1.1 Purpose

This Design, Access and Heritage Statement has been prepared by Harris Associates to accompany the application for Listed Building Consent for the renewal of the internal flat front entrance doorsets to Flats 1 – 36 Centre Point House. It provides a detailed description and assessment of the proposals.

### 1.2 Scope

The proposed work will address the various fire safety shortcomings present in the existing flat front doorsets that were identified during site investigations.

The replacement of these doorsets will maintain the fire compartmentation required to protect the life safety of the building's occupants by separating the apartments from the adjacent corridors on each floor. These corridors form the protected means of emergency escape for residents from Centre Point House.

Drawings numbered 9262-05, 9262-06 and 9262-07 illustrate flat front entrance door locations.

## 2.0 SITE CONTEXT

### 2.1 Location

Centre Point House is situated in the London Borough of Camden. The building is part of Centre Point estate constructed between 1963-1966 comprising a mixed use development of residential apartments, commercial offices, and retail units.

It faces St Giles High Street and the newly formed pedestrianised St Giles Square to the west and Earnshaw Street to the east and abuts White Lion House to the south and Centre Point link building to the north.

Refer to decision notice 2020/3071/L relating to the listed building consent dated 22<sup>nd</sup> September 2020 for the flat entrance doorsets at Centre Point House. This Listed Building Consent has not been implemented as there have been design changes to the doorsets to meet fire safety requirements. This new Listed Building Consent application seeks consent for the revised design of the essential fire doorsets.

Refer to decision notice 2022/1185/L relating to the listed building consent dated 6<sup>th</sup> September 2022 for the main fire safety and electrical works at Centre Point House, which is being implemented shortly.

Refer to decision notices 2017/0994/ and 2013/1961/L relating to the wider mixed use development planning and listed building consents permissions granted for the Centre Point House estate.

## **2.2 Current Use**

Centre Point House contains 36 purpose-built residential duplex apartments situated between the 3<sup>rd</sup> and 8<sup>th</sup> floors above separate commercial and retail units on the ground and intermediate floors.

The proposed work will not change the current use of the building.

## **3.0 DESIGN PRINCIPLES**

### **3.1 Proposed Work**

The proposed work comprises the replacement of all the existing flat front doorsets in their entirety. Refer to the schedule of Products and Materials for Flat Entrance Doorsets for product details of the proposed components.

The work will involve supplying and fitting new doors, fixed side panels and meter enclosures, rebated smoke and intumescent fire seals, new door linings, stops and architraves, hinges and intumescent hinge pads, door closers, door viewers and letterboxes with intumescent liners, handles, locks and latches with fire resistant equivalents, all to meet current fire safety standards.

The proposed work will remedy the fire safety compartmentation issues with the existing flat front doorsets and will benefit all of the residents of Centre Point House by maintaining the communal protected means of emergency escape corridors that all flat entrances open onto.

Drawings numbered 9262-01, 9262-02, 9262-03, 9262-04, WO-003845 Rev 4, WO-003846 Rev 4, WO-003847 Rev 4 and WO-003848 Rev 4 illustrate the typical existing and proposed flat front entrance doorsets.

The design intent is to use the same materials and finishes for the flat entrance doors and frames as per the existing installation and Listed Building consent decision notice 2020/3071/L. However, for the fixed side panel, meter cupboard door and enclosure, the substrate materials that will be used to construct them will need to change to achieve the requisite fire safety performances for smoke and fire to maintain fire compartmentation between flats and adjacent communal protected emergency escape corridors.

To achieve this, the fixed side panel and meter enclosure will be changed from timber to a fire-resistant plasterboard system; and the timber meter cupboard door will change from timber to a fire-resistant hinged steel access panel and frame.

Visually, the external appearance of these elements on both the corridor-facing and flat-facing sides will be provided with finishes to match the existing fixed side panel, meter cupboard door and enclosure and as closely as possible.

The new fixed side panel will be faced with the same timber veneer species, colour and surface finish to match the new flat entrance doors and adjacent meter cupboard door below.

The new meter door, comprising a hinged steel access panel and frame, will be installed flush to match the profile of the surrounding components as per the existing installation, and will be faced with the same timber veneer species, colour and surface finish to match the new flat entrance doors and adjacent panelling above. The only differences in its external appearance (i.e. facing either the corridor or apartment) will be:

- a. A wider fixed section on the hinge side, as the new meter door is slightly narrower than the existing, although this will be faced with timber veneer.
- b. Approx. 2-3mm wide visible frame edges, although these will be finished in satin black paint to match the colour and surface finish of the adjacent timber veneer facings.

On the apartment-facing side, the fixed panel comprising fire-resistant plasterboard finishes, will have a mirror/opaque glazing to the top section to match the existing, and a painted finish to the remaining plasterboard sections, again, all to match the appearance of the existing.

The reason for these changes is because the sub-contractor responsible for designing the flat front doorsets, which forms part of the wider main fire safety and electrical works project, cannot provide the requisite third-party product test evidence and installation assurances for the doorsets (previously approved under listed building consent reference 2020/3071/L) to unequivocally confirm they will withstand fire and smoke if the doorsets were replaced on a like-for-like basis owing to their unusual design and configuration. These assurances will form part of the 'golden thread' of information needed for Centre Point House to satisfy recently enacted building and fire safety statutes.

### **3.2 Appearance**

Refer to photographs of a typical existing flat front entrance doorset included within the Appendix. All of the existing flat front entrance doorsets are identical, save for existing locks and door viewers fitted by the residents.

The new flat front doorsets will match the visual appearance of the existing doorsets as closely as possible and therefore will have no adverse effect on the historic importance of the building.

The doorsets are located along the internal communal corridors on the 3<sup>rd</sup>, 5<sup>th</sup> and 7<sup>th</sup> floors of the building. Therefore, there will be no impact on the exterior of the building.

### **3.3 Assessment of the Proposed Work**

Investigations were carried out to establish if it would be possible to upgrade the existing flat front doorsets to meet current fire safety standards to achieve the fire compartmentation required to separate the flats from the communal protected escape routes.

These investigations aimed to identify the materials and construction build-up of the existing doorsets. It concluded that comprehensive replacement would be required because even if the existing doorsets were upgraded, they would still not meet current fire safety standards.

### **3.4 Structure**

No internal or external structural alterations will be carried out.

## **4.0 ACCESS**

The building is accessed from the west elevation. The site is well connected to transport links and Tottenham Court Road London underground station is within close walking distance.

The proposed work will not affect or change access to the building.

## 5.0 HERITAGE ASSETS

Centre Point estate was first listed as Grade II on 24<sup>th</sup> November 1995 by English Heritage (now known as Historic England), under list no. 1113172, and was amended on 26<sup>th</sup> April 2013. The estate was listed for its architectural interest, planning interest, technological innovation, interiors, and historic interest at the time of its construction. The substantial and complete list entry is available at <https://historicengland.org.uk/listing/the-list/list-entry/1113172>

The original list entry refers to Centre Point House as being part of *East Block* of the Estate.

The exterior of the East Block is of special interest and will remain unaffected by the proposed works that relates to the interior of the property.

In relation to the interiors of Centre Point House, under '*Details*', the listing citation notes that '*The pub, shops, offices at intermediary level, and maisonettes above, are without internal features of note and lack special interest.*'

In carrying out the proposed work, no existing historic building fabric will be lost. The internal flat entrance doorsets are not considered to be original and are therefore deemed to be of no heritage value.

## 6.0 CONCLUSION

With all the above carefully considered we are confident that our proposal is acceptable and is necessary to meet current fire and building legislation to protect the life safety of residents at Centre Point House.

**APPENDIX**  
**SELECTED PHOTOGRAPHS**



**Photograph 1: Typical existing Flat Front Doorset**



**Photograph 2: Inside of Typical Electricity Meter Enclosure**



**Photograph 3: Typical plating with inset door handle and lock and coloured flat numeral**



**Photograph 4: Typical plating adjacent to letterbox**



**Photograph 5: View of part of a typical communal corridor showing the flat front entrance doorsets located on either side. The corridors form part the protected means of emergency escape route for residents from Centre Point House.**