

WORKS

16 upper montagu street
london w1h 2an

Design & Access Statement

cph
flat 9
centre point house
cph_das_9_000
22.08.23
for information

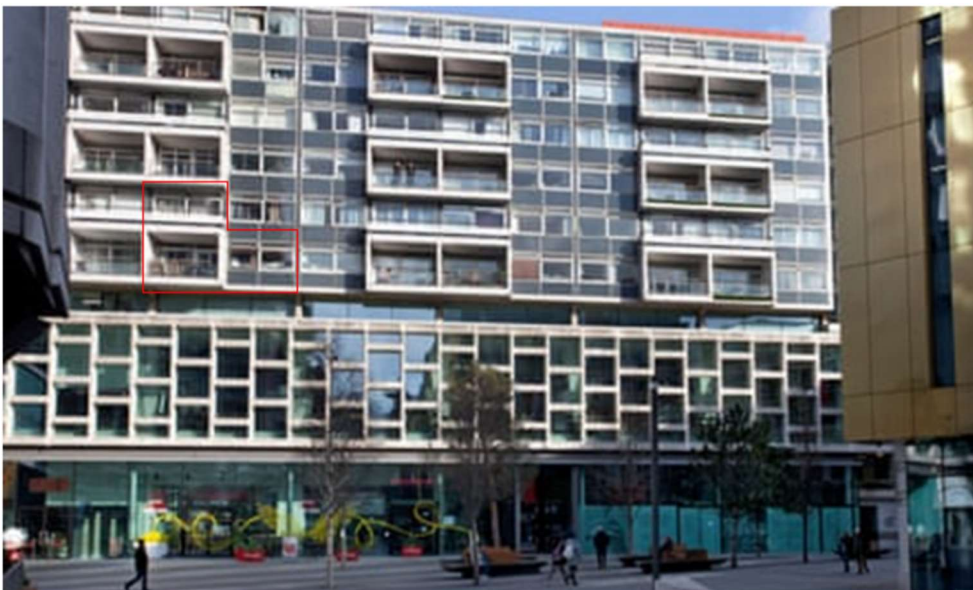
Design & Access Statement

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Centre Point House, view looking towards Centre Point



Centre Point House, West Elevation, view from below Centre Point. (Flat 9 elevation outlined in red)

Introduction

This statement relates to a submission for retrospective planning and listed building consent for work that has been carried out at **Flat 9**, Centre Point House, 15a St Giles High Street, without planning or listed building permission. Centre Point House is a Grade 2 listed property. The works described have been carried out over the last few years.

This submission is supported by a heritage statement, and the following set of existing and proposed drawings which should be referred to:

West Elevation cph_ew_009
Existing Plan cph_x_p_004_9A
Proposed Plan cph_p_004_9C
Existing External Elevation cph_x_e_002
Proposed External Elevation cph_e_002
Existing Section cph_x_s_004_09
Proposed Section cph_s_004_09
Heritage Statement cph_hs_9_000

Context

See attached heritage statement, (cph_hs_9_000), for more details.

Planning history

The following Listed Building application has been taken from Camden Council's online planning portal.

Flat 9 Centre Point House 15A St Giles High Street London WC2H 8LW (2014/7735/L)

Granted (Mar 6 2015) - Listed Building Consent

Works to partitions of lower floor of maisonette

Land use

This application is for works carried out to Flat 9 at Centre Point House, a Grade II listed building within the Centre Point development at 15a St Giles High Street.

Existing

- The flat was built with two sets of single-glazed, sliding, white, aluminium balcony doors on the lower floor and a WC and bathroom with WC on the upper floor.

Proposed

- Replacement of one set of single-glazed, sliding, white, aluminium balcony doors with double-glazed, sliding, white UPVC balcony doors.
- Alterations to the bathroom and WC sub-dividing partition to enable the installation of a shower in the WC.

Proposals

- Replacement of one set of single-glazed, sliding, white, aluminium balcony doors with double-glazed, sliding, white UPVC balcony doors.

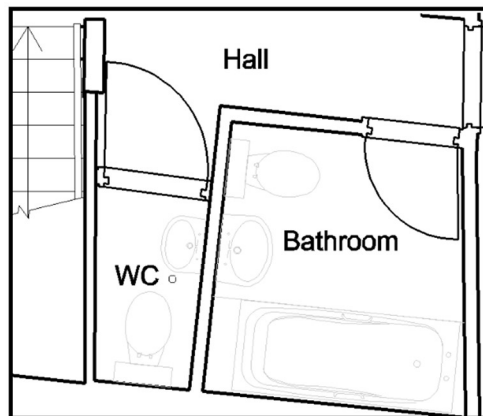
The new doors have been installed within the existing door opening.

The surrounding timber structure, adjacent sliding doors and upper glazed panels have not been altered.

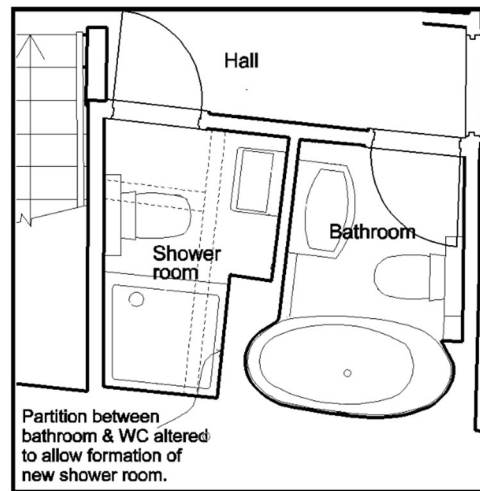


External and internal view of replacement UPVC sliding doors in in living/kitchen/dining room on lower floor of Flat 9

- Alterations to the bathroom and toilet sub-dividing partition to enable the formation of a new shower room. This has been achieved by the removal and erection of 2 non-structural partitions.
All materials and finishes, painted plasterboard and stud and ceramic tile are compatible with existing walls and finishes.



Existing



Proposed

Existing Upper Level WC & Bathroom Layout and Proposed Shower Room & Bathroom Layout, **NOT TO SCALE**

Amenity

One set of balcony doors have been replaced with new doors within the same opening. There is no change in the way the external areas of the building will be used resulting from these works. Consequently, none of the changes cause adverse loss of privacy to surrounding neighbours.

The works to the WC and Bathroom on the upper level has no impact on the exterior of the building.

Any work that has been carried out is neutral in character. The Historic Buildings official listing for Centre Point House states that **“the pub, shops, offices at intermediary level, and maisonettes above, are without internal features of note and lack special interest”** and as such we do not consider the internal works undertaken have had any adverse impact on the historic and special architectural interest/character of the building.

Access

Flat 9 forms part of larger block of flats. Access to Flat 9 remains unchanged.

Waste Storage & Collection

Flat 9 forms part of larger block of flats. Waste storage and collection for Flat 9 remains unchanged.

Sewage

Flat 9 forms part of larger block of flats. Connection to the main sewage system of the block for Flat 9 remains unchanged.

Sustainable Design

According to the gov.uk website, Centre Point House is in a “very low risk” area in terms of flooding from rivers and sea and surface water also, flooding from reservoirs and groundwater is “unlikely in this area”

<https://check-long-term-flood-risk.service.gov.uk/risk#>

In terms of materials, the colour, location and proportions of the new doors is unchanged from the existing situation. The aluminium framing has been replaced with UPVC frames.

The new walls in the bath/shower room areas are compatible with existing walls and finishes.

There are vents fitted in each of the bath/shower rooms.

There is no air conditioning in any of the spaces. Balcony doors and high-level windows are openable and provide natural ventilation. The new sliding balcony doors are double-glazed and as such are superior to the existing single-glazed situation in terms of efficiency.

Conclusion

The new balcony doors sit within the existing door opening. They are comparable in style (sliding), colour and proportions with the existing. Alterations to the bathroom and toilet sub-dividing partition creates a more useful sanitary arrangement for the flat within the same footprint also without compromising the essential historic design elements of the flat. These internal works have no impact on the external appearance of the building.