

Heritage Statement

Introduction

This statement relates to a submission for retrospective listed building consent for work that has been carried out at **Flat 16**, Centre Point House, 15a St Giles High Street, without listed building permission.

Centre Point House is a Grade 2 listed building which forms part of Centre Point complex, completed in 1966 and comprising a 33-storey tower, a 9-storey block to the east (Centre Point House), containing shops, offices, retail units and maisonettes (including maisonette (flat), 16) and a linking block between the two at first floor level. The building is in the Denmark Street Conservation Area.

This submission is supported by a Design & Access Statement and a set of existing and proposed drawings which should be referred to:

East Elevation cph_ee_016

Existing Plan cph_x_p_005_16

Proposed Plan cph_p_005_16 revA

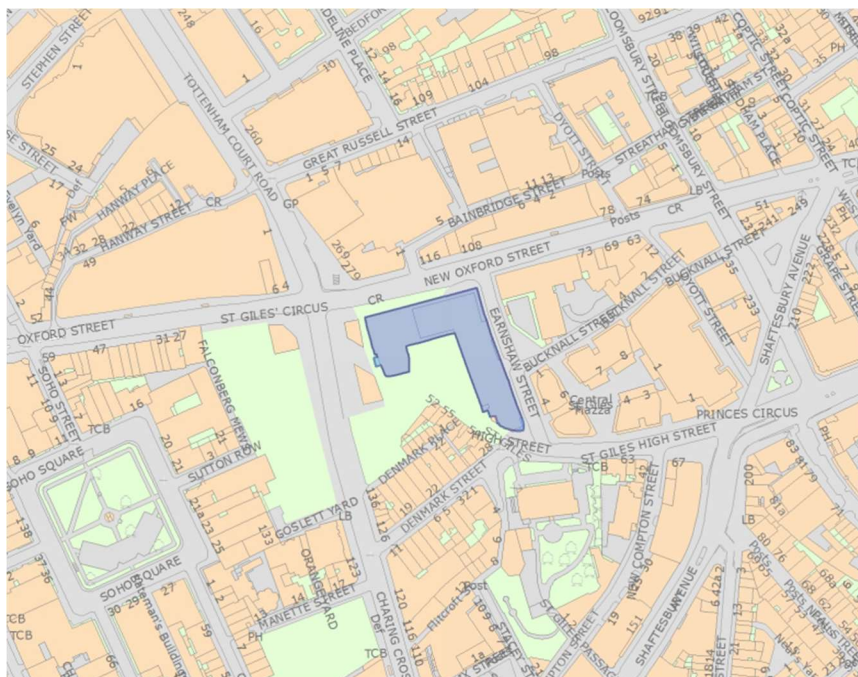
Design & Access Statement cph_das_16_000



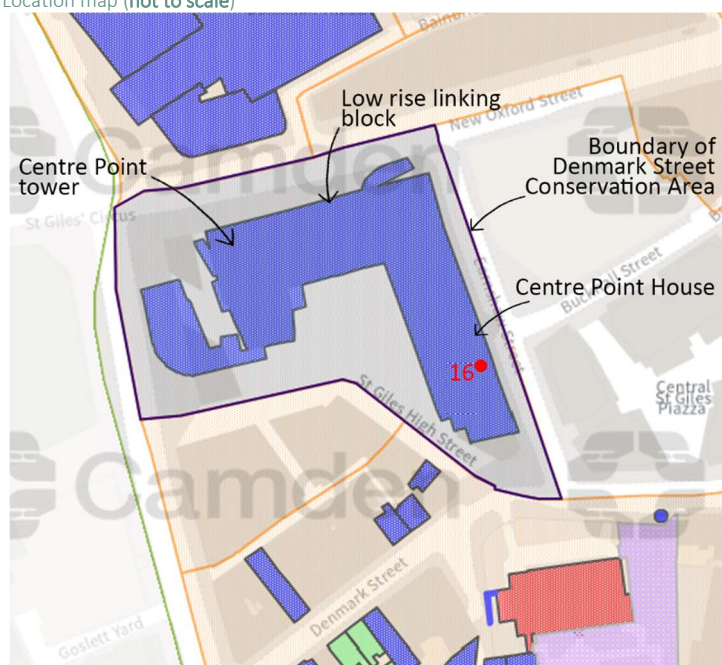
Centre Point House, view looking towards Centre Point. (Flat 16 located on the east elevation)



Centre Point House, West Elevation, view from below Centre Point.



Location map (not to scale)



Flat 16, Centre Point House, within the Denmark Street Conservation Area (red dot denotes approximate location of Flat 16)

(Plan taken from Camden Council website, not to scale)

The building is Grade II listed and the Historic England Official List Entry from 2013 refers to Centre Point House, (the East Block) as follows:

Exterior

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.

Interior

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.***

The proposed works & Impact on significance

See drawings and Design & Access Statement included in this submission.

Existing

- Flat 16 was built with a separate kitchen and living room on the lower floor and a WC and bathroom with WC on the upper floor.

Proposed

- Removal of the non-structural partition between the kitchen and living room to create an open plan kitchen/living/dining area.
- Alterations to the bathroom and WC sub-dividing partition.

External

There are no external works in this submission.

Internal

Internally, the non-structural partition between the kitchen and living room has been removed to create an open-plan kitchen/living/dining space.

Alterations have been made to the bathroom and WC sub-dividing partition to enable the formation of a new shower room.

All materials and finishes, painted plasterboard and stud and ceramic tile are compatible with existing walls and finishes. See accompanying drawings and Design and Access statement for further details.

Since the Historic England Official Listing states that internally the ***“maisonettes above, are without internal features of note and lack special interest”***, we do not consider these internal works to have an adverse impact on the historic and special architectural interest/character of the building, the structure or on any adjacent buildings.