

# WORKS

16 upper montagu street  
london w1h 2an

## Design & Access Statement

cph  
flat 16  
centre point house  
cph\_das\_16\_000  
22.08.23  
for information

## Design & Access Statement

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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.

## 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 property. The works described have been carried out over the past few years.

This submission is supported by a heritage statement and the following 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  
Heritage Statement, cph\_hs\_16\_000

## Context

See attached heritage statement, (cph\_hs\_16\_000), for more details.

## Planning history

There are no previous Listed Building applications relating to this property on Camden Council's online planning portal.

## Land use

This application is for internal works carried out to Flat 16 at Centre Point House, a Grade II listed building within the Centre Point development at 15a St Giles High Street.

### 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.

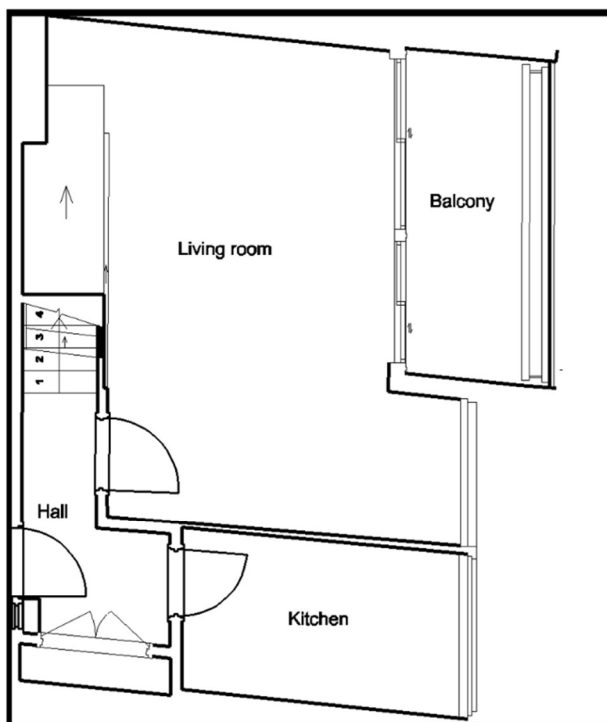
### Proposed

- Removal of the non-structural partition between the kitchen and living room to create an open plan kitchen/living/dining area. Blocking of original doorway to kitchen.
- Alterations to the bathroom and WC sub-dividing partition to enable the installation of a shower in the WC.

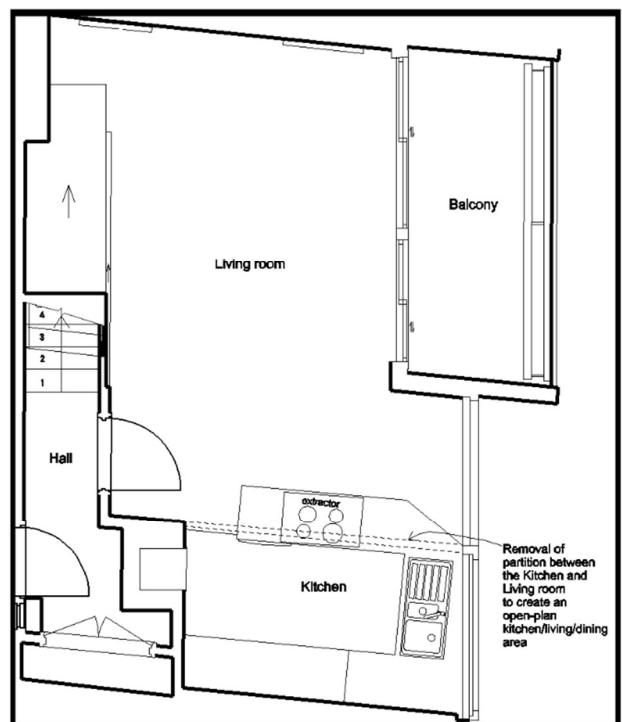
## Proposals

This section contains extracts from the drawings accompanying this submission for information. Please refer to full drawings.

- Removal of the non-structural partition between the kitchen and living room to create an open plan kitchen/living/dining area. Blocking of original doorway to kitchen.  
All materials and finishes, painted plasterboard and stud, are compatible with existing walls and finishes.



Flat 16, Existing

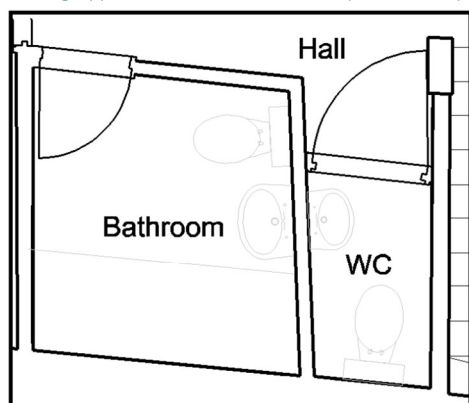


Flat 16, Proposed

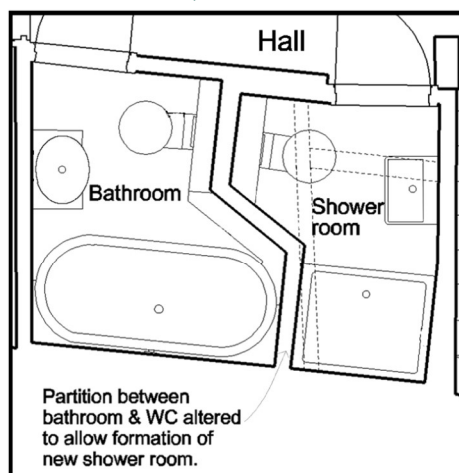
Existing Lower Level Kitchen & Living Room Layout and Proposed Lower Level Open-Plan Kitchen/Living/Dining Room Layout for Flat 16. **NOT TO SCALE**

- 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 Upper Level WC & Bathroom Layout and Proposed Shower Room & Bathroom Layout for Flat 16. NOT TO SCALE



Flat 16, Existing



Flat 16, Proposed

### Amenity

The works to Flat 16 are all internal. 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.

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 16 forms part of larger block of flats. Access to Flat 16 remains unchanged.

### Waste Storage & Collection

Flat 16 forms part of larger block of flats. Waste storage and collection for Flat 16 remains unchanged.

### Sewage

Flat 16 forms part of larger block of flats. Connection to the main sewage system of the block for Flat 16 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. Flooding from reservoirs and groundwater is “unlikely in this area”

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

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 throughout the flats are openable and provide natural ventilation.

### Conclusion

The alterations to the kitchen and living room are in tune with a contemporary style of living.

Alterations to the bathroom and toilet areas create a more useful sanitary arrangement for the flat. Both sets of works have been carried out within the original footprint of each space and in each case without compromising the essential historic design elements of the flat. These internal works have no impact on the external appearance of the building.