6.6.1 CENTRE POINT TOWER FENESTRATION

COMPARISON OF EXISTING & PROPOSED

The primary element of the facade, the structural pre-cast 'Y' elements, are unchanged (apart from necessary cleaning and repair), and remain the dominant characteristic of the CPT facade.

The geometry of the new fenestration is based upon that of the existing: a cruciform arrangement of mullion and transom over a full width spandrel panel which does not have any subdivision.

The outer frame proportions are maintained as existing. The mullions and transoms follow the line of the existing, using the finest profile available to accommodate the acoustic and thermal glazing requirements for modern use.

Changing the spandrel panel material from aluminium to glass will result in a clearer reading of the skeletal character of the pre-cast façade. The adjacent day and night views illustrate that the change to a glazed spandrel panel will not affect the character and appearance of the tower facade.

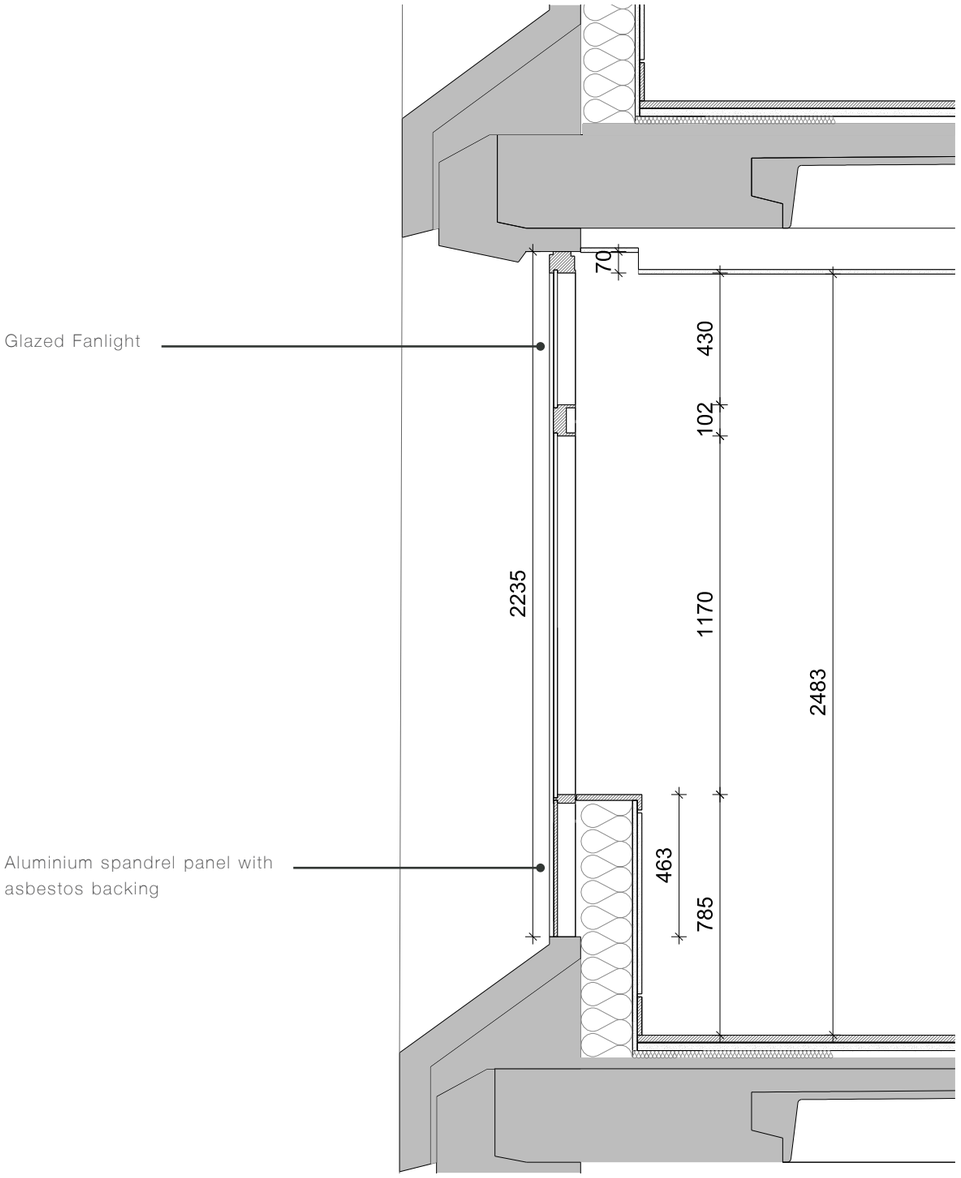
Existing Facade: Daytime View

Proposed Facade: Daytime View

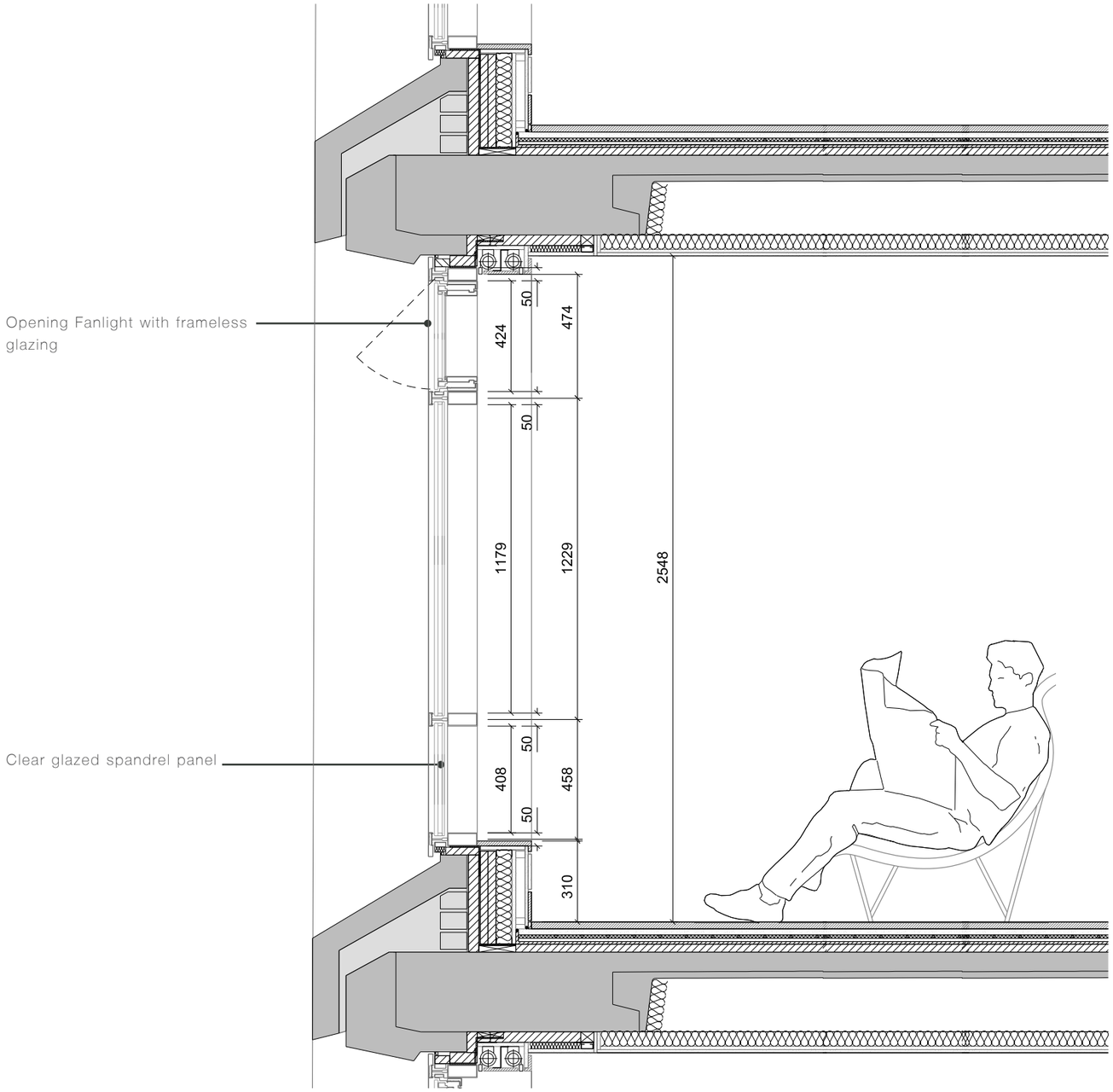
Existing Facade: Nighttime View

Proposed Facade: Nighttime View

6.6.4 TYPICAL BAYS: EXISTING AND PROPOSED



Existing cross-section



Proposed cross-section

6.6.1 FACADE: IMPACT OF RESIDENTIAL USE

PARTY WALLS

Party wall locations will coincide with the positions of external pre-cast mullions, and will therefore not impact on the appearance of the facade from outside any more than the existing office partitions.

CEILINGS

Ceilings will be of a consistent finish and level throughout. The underside of the ceiling will be above the head of the window, so will not impact visually on external sight lines.

BLINDS

It is proposed that a consistent blind specification will be installed throughout, and their maintenance and retention will be subject to an agreeement between freeholder and purchaser.

Control of blinds will be linked to a home automation system that will allow only four pre-set blind positions, including open and closed. This will ensure a reasonably consistent visual appearance from the outside.

NIGHT TIME APPEARANCE

One issue requiring consideration in the context of conversion to residential use is whether there might be a change in the appearance of the building when lit internally at night.

A study of the current night time condition as office use shows that the appearance of the tower at night is quite random. This is due to the different lighting specifications employed by different occupiers, and different light sources being used between meetings spaces and general office floors. The facade does not read as a series of complete office floor plates, but as a fragmented series of different spaces.

By ensuring that party walls occur only on structural mullion lines, keeping a consistency of blind specification, we intend that the night time condition of the facade is no more fragmented than it is at present.

Refer to Speirs + Major's separate lighting strategy for further details on the design approach to the night time condition of Centre Point Tower.

NIght view of Centre Point tower from east side

NIght view of Centre Point tower from west side

6.6.2 CORNER BAYS EXISTING & PROPOSED

Photograph of existing

Model view of existing

Model view of proposed

Existing reverse frit to WC areas
& stair cores

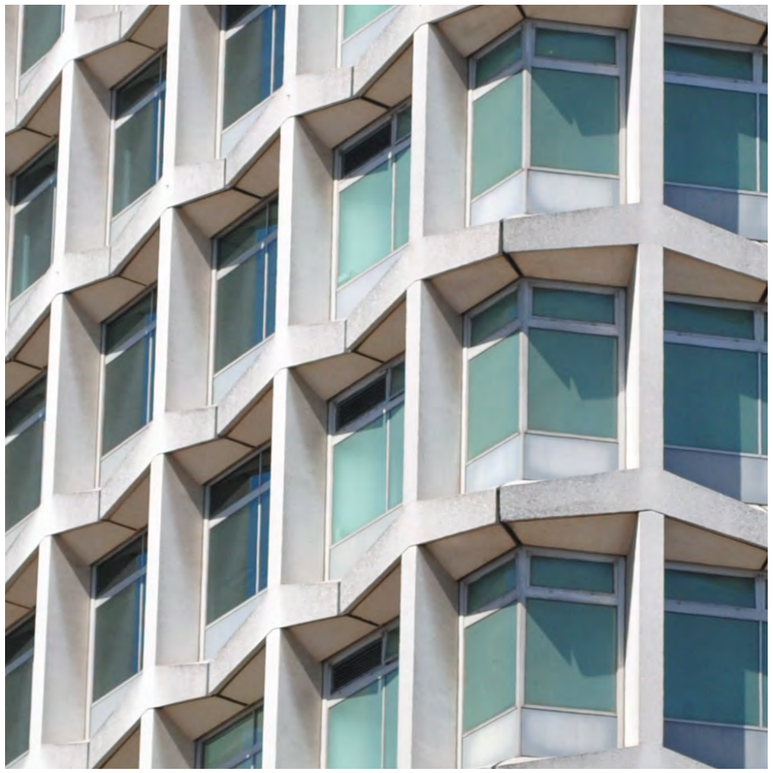
CORNER BAYS

The corner bays repeat the typical bay arrangement to the stair core and WC area; solid metal spandrel panel below a fixed light, with opening fanlights at high level.

The stair core and WC bays currently incorporate a reversed frit obscured glazing.

The new fenestration will follow the same pattern and proportion as existing. The existing WC's will be re-used as plant riser space and domestic refuse storage. Glazing to these areas and to the staircase will have a reverse frit, to match the existing.

6.6.3 VENTILATED END BAYS EXISTING & PROPOSED



Photograph of existing

Model view of existing

Model view of proposed

VENTILATED END BAYS

The stair cores and office WC's, whilst using the same overall proportions as a typical bay, vary the theme further.

Original stair core and WC fenestration include opening fanlights to all bays – these are clearly expressed externally. The WC glazing is currently obscured, and includes a bay of louvred vents to one half of a bay. To ensure consistency within that bay, it is proposed that the replacement fenestration will include two fanlights of louvre panels.

The new fenestration will follow the same pattern and proportion as existing. Opening fanlights will be included in the stair core glazing. The existing WC's will be re-used as plant riser space and domestic refuse storage. Glazing to these areas will be translucent, as existing with ventilation louvres above.

6.6.4 LIFT LOBBY BAYS EXISTING & PROPOSED

Photograph of existing

LIFT LOBBY BAYS

The horizontal precast façade elements stop at the lift lobbies; the two lift lobby bays are expressed as lightweight slots between the main pre-cast facades as they wrap around the north and south ends of the tower. The existing lift lobby windows comprise a pair of opening smoke vents, glazed in a metal frame, with glazed spandrel below (divided in two with a central mullion) and fanlights above (also divided in two with a central mullion). At floor level is a band of extract louvres. The external finish to the windows is worn, but they are finished in dark grey to match the spandrel panels of the typical bay.

In order to bring this area of the façade up to current thermal, acoustic and smoke vent standards it is proposed to replace the existing with new fenestration which will emphasise the vertical mullion line of the existing. Opening vents will be used to provide automatic smoke ventilation to the lift lobbies, the façade louvres will be used to provide fresh air for the whole house ventilation system.

Model view of existing

Model view of proposed

6.6.5 FIRST FLOOR TYPICAL BAY EXISTING & PROPOSED

FIRST FLOOR BAYS

With a typical dimension of 4.26m between floor level and underside structure, the first floor has a greater floor to ceiling height than the typical floor. This is reflected in the first floor façade bays. A typical first floor existing window comprises low level fixed glazed panels, and a narrow grey metal spandrel panel with three rows of glazed panels above, all of unequal height. The central panel opens on a central horizontal pivot. The glazed clerestorey light detail of the typical bay is repeated at high level. A central mullion runs the full height of the bay, but does not pass through the solid spandrel panel.

A number of existing bays located behind the pre-cast brise soleil on the west façade contain banks of louvres.

The proposed new fenestration will follow the proportions and pattern of the existing. The low level spandrel panels will comprise a shadow box. It is proposed that vertical strips of manifestation will be incorprated to the main areas of frist floor glazing, as shown in the proposed view to the right.

Existing First floor windows

Existing First floor windows

Proposed First floor windows

6.6.6 FIRST FLOOR BAY BEHIND BRISE SOLEIL EXISTING & PROPOSED

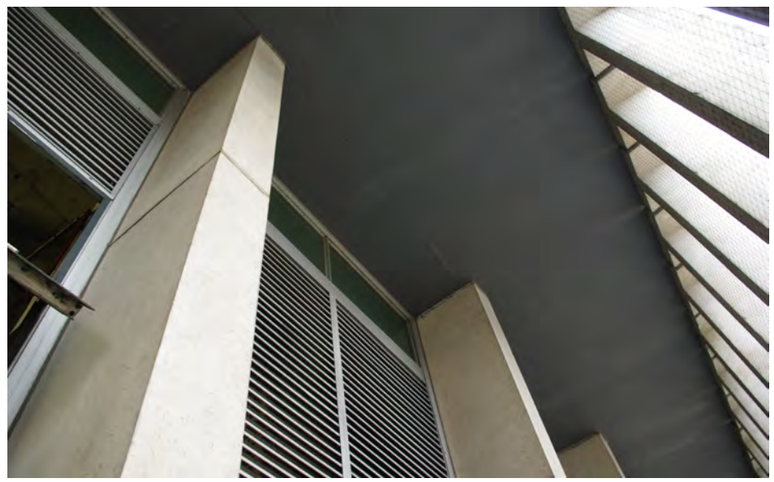
FIRST FLOOR BAY BEHIND BRISE SOLEIL

The existing fenestration bays located behind the brise soleil follow a pattern based on that of the typical bay, but include areas of extensive louvres that respond to the ventilation requirements of the spaces behind rather than any rationale concerning the appearance of the facade.

In the proposed scheme, as part of the residential amenity space, the lap pool will be positioned on the first floor, partially screened by the brise soleil on the western façade.

Ventilation louvres, matching the detail of the existing and natural silver anodised finish, will be positioned at low level, behind the brise soleil. The location of the louvres will be consistent through the fenestration bays, and in the spirit of the original scheme in that they will be obscured by the pre-cast brise soleil.

The proposed vertical fritting at first floor will continue behind the brise soleil.



Existing First floor louvred windows behind brise soleil

Existing First floor louvred windows behind brise soleil

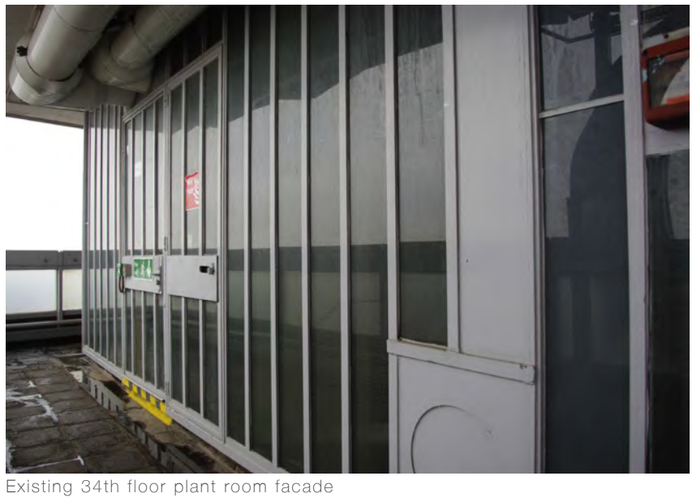
Proposed First floor louvred windows behind brise soleil

6.6.7 34TH FLOOR

34TH FLOOR

The existing 34th floor elevation is set back from the main pre-cast façade, behind an external space used to access the 33rd and 34th floor plant rooms. The east and west facades comprise a series of steel section louvre panels, plant room access doors and vertical format plant room glazing.

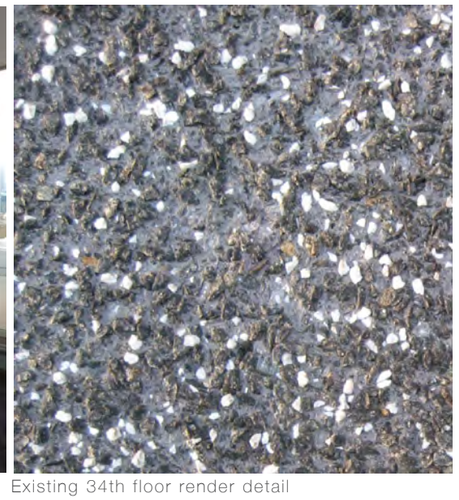
Following refurbishment, the external space will be used as an external terrace to a residential unit. It is proposed that the language of render bookends to north and south elevations, and full height glazed screens to the east and west elevations will be maintained. The new glazing will comprise anodised framed sliding doors, fixed glazing and areas of shadow box in front of solid wall areas. New areas of aluminium sliding glazing with anodised finish will replace the existing plant screens.



Existing 34th floor plant room facade

Existing 34th floor plant room facade detail

Existing 34th floor north & south render facade



Existing 34th floor render detail

34th Floor East & West Elevation Proposed

6.7 AMENITY SPACE

RESIDENTIAL AMENITY

Camden Planning Guidance 2 (CPG 2), Housing, requires that
4.29 ‘All new dwellings should provide access to some form of private outdoor amenity space, eg. balconies, roof terraces or communal gardens.

Policy 4.30 goes on to state that:
‘In some instances, it is accepted that existing buildings may not be able to provide balconies or roof terraces, however, external amenity space, ie. access to communal gardens should still be provided where possible.’

As a Grade II listed building, it will not be possible to add balconies or other external amenity space to the façade, private or communal to Centre Point Tower. Such additions to the facade would alter its appearance to an unacceptable extent, changing the distinctive character of glazed bays recessed within the load-bearing pre-cast concrete facade and compromising the structure.

The site has no external space of its own that could be dedicated to communal residential external amenity space, but is in close proximity and easy access to a number of substantial London parks and squares.

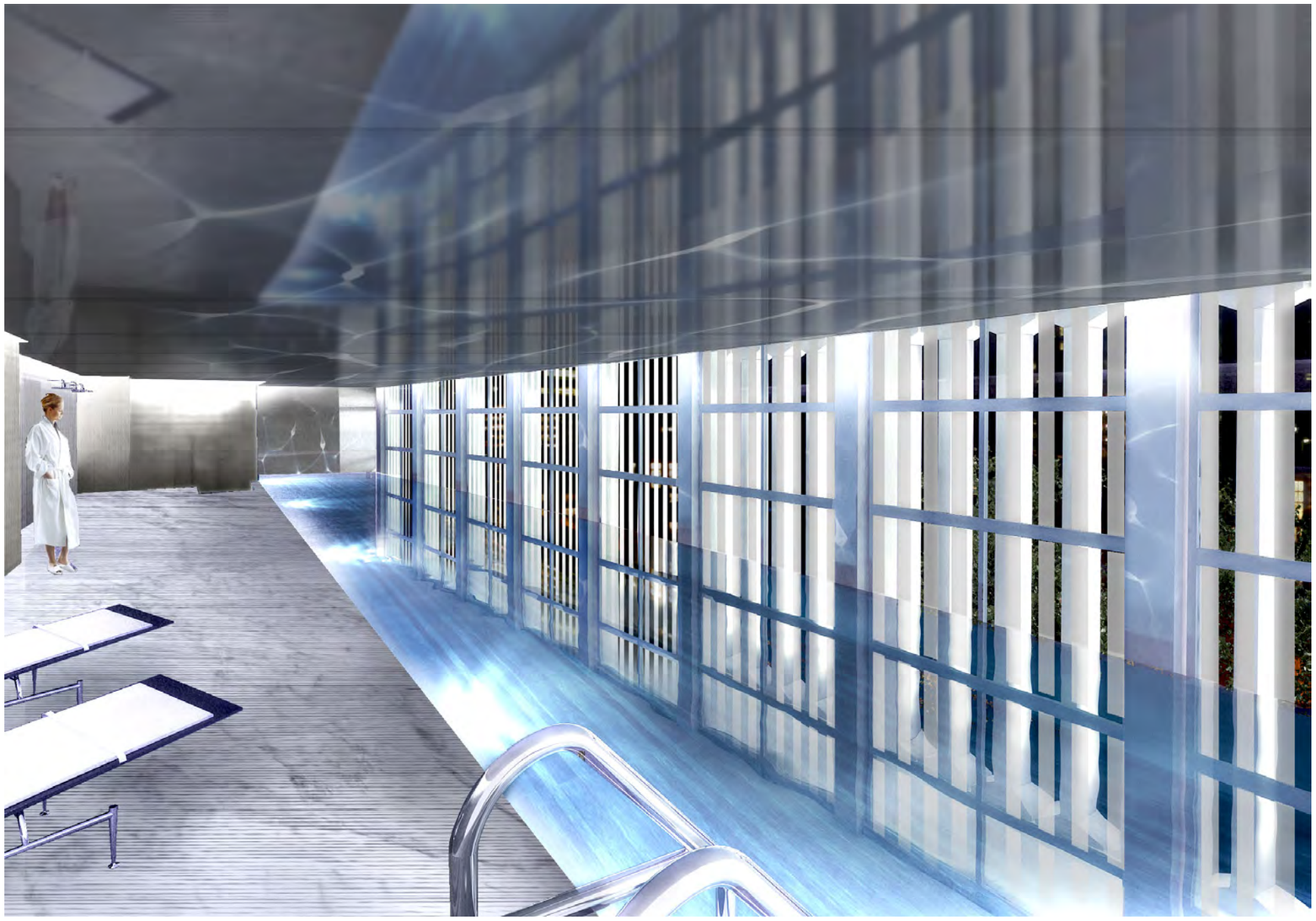
In the immediate vicinity of the site, St Giles’ churchyard garden (which includes The Phoenix Garden - a privately managed community garden) includes a children’s playground.

When the public realm comes forward it will create additional easily accessible external public space of benefit to residents.

In addition, easy access on foot or by public transport is available to the following:

Soho Square: 300m
St.James’s Park: 1300m
Coram’s Fields: 1400m
(includes children’s play ground and sports facilities)
Green Park: 1600m
Regent’s Park: 1700m

Whilst a number of open spaces are accessible, given the lack of available external space on site, it is proposed that the first and second floors of the tower are developed as residential amenity space for the use of residents of Centre Point Tower.



View of First Floor Pool

6.7.1 FIRST FLOOR

FIRST FLOOR

At 4.26m, the first floor of Centre Point Tower has a greater floor to ceiling height than a typical floor, and is ideally suited to providing private fitness facilities. The facilities will not be staffed full-time, but will be centrally managed by the concierge from second floor. The first floor will be entered from second floor via a new internal stair linking first and second floors.

A 30m lap pool will run up to the glazing on the west facade. Locating the pool to the area behind the brise soleil ensures that privacy from the outside is maintained, whilst giving natural daylight on to a very dramatic space. Vertical fritting to the glazing will offer some privacy to both pool and gym areas.

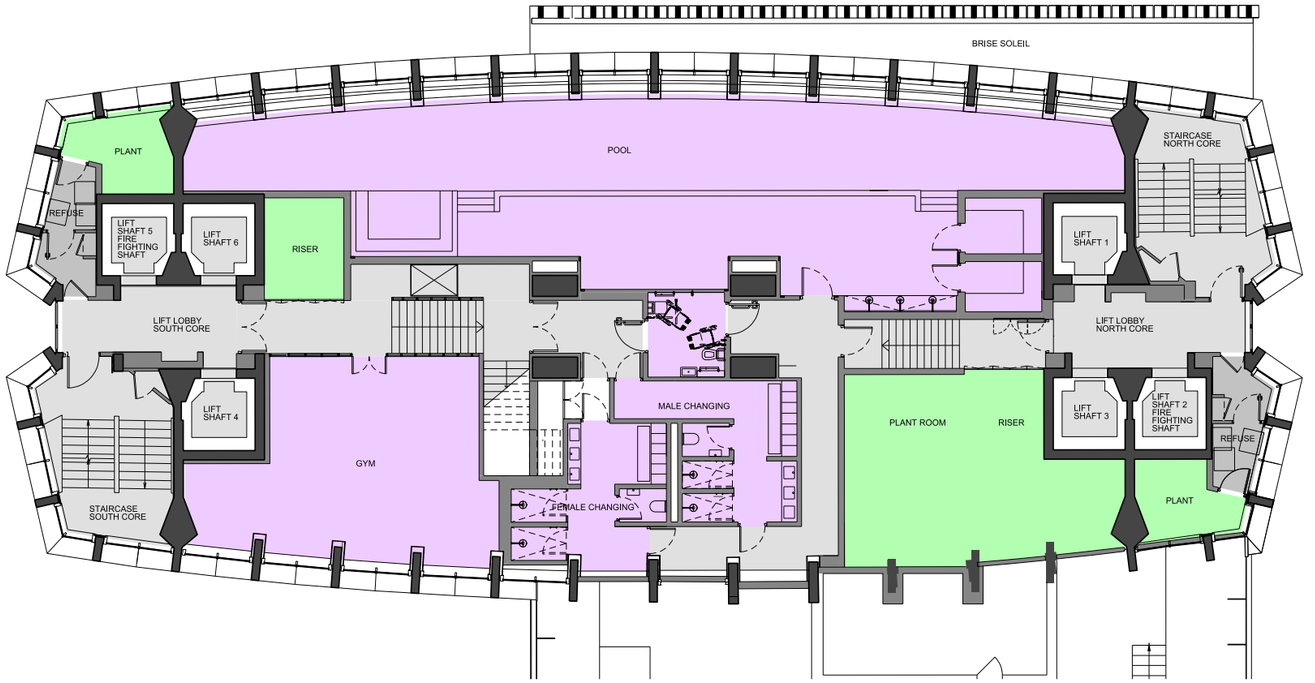
An infinity edge to the curved face of the pool will be lit from below, emphasising the horizontality of the space when viewed from outside.

A sauna and a steam room will be accessed from the pool area.

A small multi-purpose gym will be accessed from the reception area. The gym is located adjacent the east facade to offer natural daylight and very generous floor to ceiling heights.

Two uni-sex changing rooms (including one wheelchair accessible), each with a dedicated WC and shower are accessed from the reception area. Each room gives access either through a second door in to the ‘wet area’ of pool, sauna and steam, or back on to the dry area of gym and treatment rooms.

A platform lift gives access to the raised pool area.



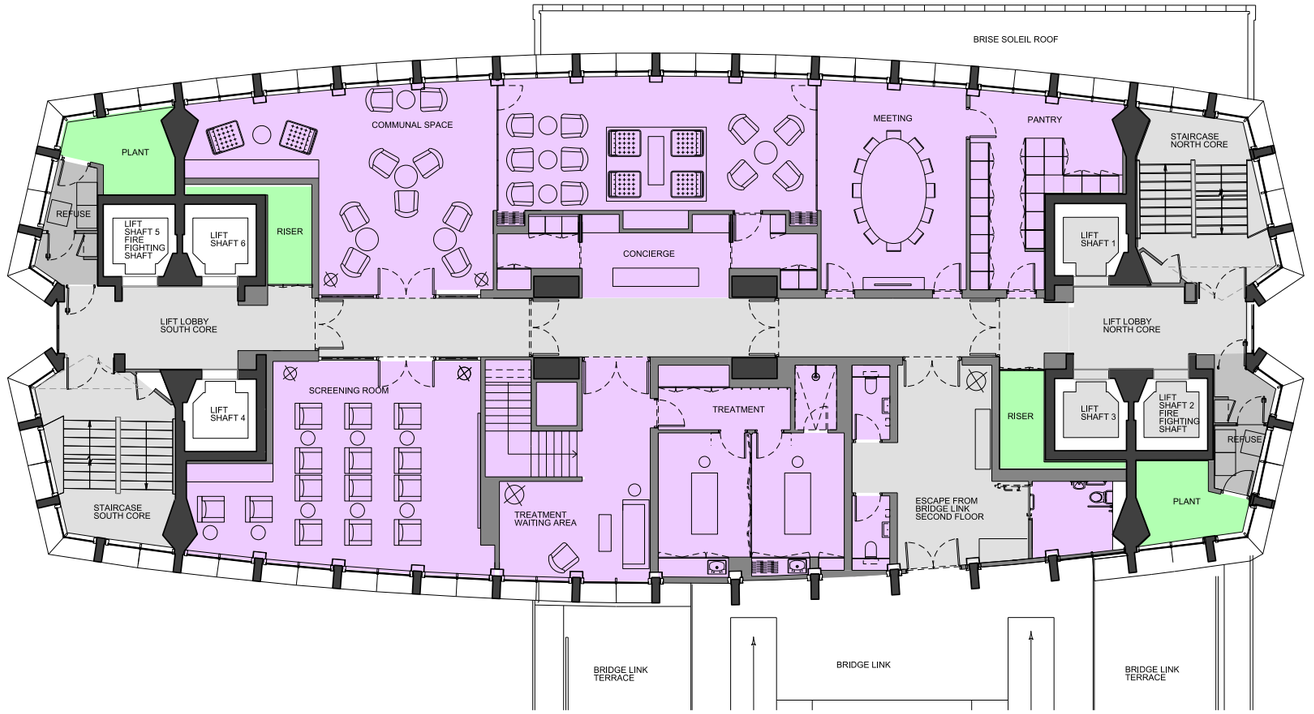
6.7.2 SECOND FLOOR

SECOND FLOOR

Further amenity is provided at second floor in the form of communal residents' space. Accessed from either the north or south lift lobby, the space is arranged either side of a generous central hallway. A long meeting room and games room face west, with views on to Charing Cross Road and Oxford Street. The space is intended to be flexible, with a set of bi-folding doors giving the opportunity to open up the entire space, allowing residents to appreciate the entire length of the tower floor plan and gently curving facade.

The residential concierge will be centrally positioned at second floor, and a new internal stair will give access to the first floor amenity area - refer to the previous page.

An alternative means of fire escape is maintained from the second floor of CPL via the second floor of CPT, and in to the northern stair core.



6.8 ENVIRONMENTAL APPROACH AND SUSTAINABILITY

6.8.1 ENVIRONMENTAL APPROACH AND SUSTAINABILITY: OUTLINE APPROACH

SITE WIDE ENERGY

The wider site issues surrounding environment and sustainability are addressed in Grontmij's 'Energy Statement – Centre Point ref 10610/MLT

This section will focus specifically on those aspects that are being addressed through the careful refurbishment of the tower, a refurbishment that will ensure that the building can be easily maintained, is more cost-effective and more economical to run for the next fifty years of its life, and provides a residential environment that will achieve current standards where feasible.

ENVELOPE

Section 6.6 describes our approach to the facade of Centre Point Tower. Grontmij have advised that zero carbon hub levels are not achievable given the context of working with a Grade II listed fabric. As such, the team are working towards achieving a BREEAM Domestic Refurbishment rating of 'Very Good'.

Proposals include the replacement of all windows to upgrade the thermal efficiency and acoustic perfrmance of the external fabric as far as is viable.

The external pre-cast concrete frame is currently a source of severe cold bridging. We have developed proposals with Grontmij and Wintech to achieve the lowest U-value possible bearing in mind that there must be a balance between area taken by new insulation and the thermal performance of the envelope.

The concrete floors, which connect to the pre-cast facade without thermal break, will be insulated to the soffit and top face to prevent cold bridging through the floor.

Following refurbishment, the existing roof will be over residential accommodation. The existing roof covering will be removed and replaced with insulation to minimum U-value levels set out by Grontmij. A new waterproof layer will be included. The same approach will be taken with the external terrace on the 34th floor which will be over residential accommodation following refurbishment.

OVERHEATING

Studies have been completed by Grontmij to determine the G-Values required for all windows to meet Part L2A SAP calculations. Glazing specifications have been specified to ensure overheating through solar gain is reduced through passive means, and the cooling load demand is kept to a minimum. The glazing specification achieves an acceptable G-value, whilst keeping the glazing as clear as possible.

VENTILATION

Apartments will be ventilated using the 'whole house' principle, where each dwelling has its own mechanical ventilation/ heat recovery unit (MVHR). The existing louvres to the north and south lift lobby facades will be used to provide fresh air drawn through the facade. Air will be extracted through the existing louvres currently located to the facade of the WC spaces positioned on each floor at both ends of the building. Fresh air for floors 01 - 8 will be ducted from high level (floors 11 - 16) to avoid using polluted air.

Purge ventilation will be provided naturally via opening lights to all living spaces and bedrooms. These will provide natural ventilation for the purposes of mid-season natural cooling. The reduced cooling load reduces energy consumption and reduces the amount of plant required. Fanlights will be installed to new windows at 33rd floor level.

The opening vents will be interlinked with the comfort cooling system to ensure that cooling is not taking place whilst vents are open.

SOURCING OF MATERIALS

Materials specified will be responsibly sourced, and where possible to gain the certification in line with the criteria set out under Code for Sustainable Homes. We are consulting the relevant Green Guides as we develop the interiors specification for the apartments.

MAT 2: Responsible Sourcing of Materials: Basic Elements – basic building materials shall be responsibly sourced.

MAT 3: Responsible Sourcing of Materials: Finishing Elements – all timber shall be FSC and/or PEFC certified. Recycled materials shall be EMS certified.

POL 1 Global Warming potential of insulants: All insulating materials will be specified with a global warming potential of less than 5. Foamed insulation shall be manufactured using $C0_2$ as blowing agent.

CODE FOR SUSTAINABLE HOMES

The scheme is currently achieving BREEAM Domestic Refurbishment 'Very Good'. For a comprehensive assessment refer to the BREEAM assessment prepared by Grontmij.

WATER: GREY WATER RECYCLING

Water collected from showers and baths within apartments will be delivered to water
process plant at lower basement level. The treated water from this plant will be pressurised and distributed throughout the building to supply WC's within apartments and landlord areas.

SERVICING + REFUSE

As described under section 6.8.3 of this document, all servicing and deliveries to the tower will take place via the basement level.

6.8.2 BREEAM DOMESTIC REFURBISHMENT

The summary below identifies architectural elements that form part of the BREEAM Domestic Refurbishment assessment for Centre Point Tower. For a more comprehensive assessment refer to the BREEAM Domestic Refurbishment assessment by Grontmij.

ENE 05 ENERGY LABELLED WHITEGOODS
All fridges and freezers will be specified with an A+ rating, whilst all washer-dryers or tumbledryers shall have a B rating under the EU Engery Efficiency Labelling Scheme.

ENE06 DRYING SPACE
Whilst larger apartments can accommodate drying lines, it is not currently intended that these will be provided.

ENE 09 CYCLE STORAGE
Secure cycle storage will be provided in the basement in accordance with local authority requirements.

ENE 10 HOME OFFICE
Every apartment is designed with sufficient space, services, daylight and ventilation for a home office as defined under ENE 9.

WAT 01 INTERNAL WATER USE
Internal water fittings are selected to achieve a water efficiency of 105l per person per day based on a whole house assessment. This will be checked as the sanitary ware selection progresses. Grey water recycling will be factored in to the calculations.

MAT 01 ENVIRONMENTAL IMPACT OF MATERIALS
The BRE Green Guide is consulted when specifying materials. Existing concrete structure is benig retained. The insulation performance of the existing fabric is being substantially upgraded.

MAT 02 RESPONSIBLE SOURCING OF MATERIALS
Building elements shall be responsibly sourced with reference to recognised schemes such as Green Dragon Environmental Standard; ISO 14001 accreditation; FSC (timber); BES6001 Standard certification.

MAT 03 INSULATION
All insulating materials will be specified with a global warming potential of less than 5. Foamed insulation shall be manufactured using CO2 as a blowing agent.

WAS 01 HOUSEHOLD WASTE
Provision will be made for household recylcing storage, but not composting.

HEA 02 SOUND INSULATION
Internal partitions are designed to an acoustic specification for impact and airborne sound insulationn of 5dB higher than required under Approved Document E of the Building Regulations.

HEA 01 DAYLIGHTING
All apartments will receive good natural daylight by virtue of the tower's height and limited over-shadowing. Solid spandrel panels are being replaced with glazed panels resulting in almost full height glazing to all habitable rooms.

HEA 04 INCLUSIVE DESIGN
WIthin the constraints of an existing Grade II listed building, the new dwellings will be designed to comply with all 16 Lifetime Homes criteria.

HEA 05 VENTILATION
High level opening vents give natural purge ventilation. A whole house ventilation system is installed to provide background ventilation.

HEA 06 SAFETY
A smoke detection system linked to the fire alarm and carbon monoxide detection system will be installed.

MAN 01 HOME USER GUIDE
C+P will assist the developer to collate a Home User Guide for each dwelling, with reference to the criteria set out by BREEAM Domestic Refurbishment.

MAN 04 SECURITY
A pre-planning meeting has been held with Camden's Architectural Liaison Officer from the local police. That meeting endorsed the approach taken - C+P's design development will ensure that the requirements from "Section 2 - Physical Security" of "Secured by Design New Homes" are met when specifying entrance doors and intercom systems.

6.8.3 SERVICING AND REFUSE

REFUSE STRATEGY

It is our proposal to locate refuse stores in the now redundant wc space behind the lift cores. This will be managed by the concierge with a daily pick-up & transfer of refuse to the basement areas. Whilst ventilation will be required, this proposal requires very limited architectural intervention

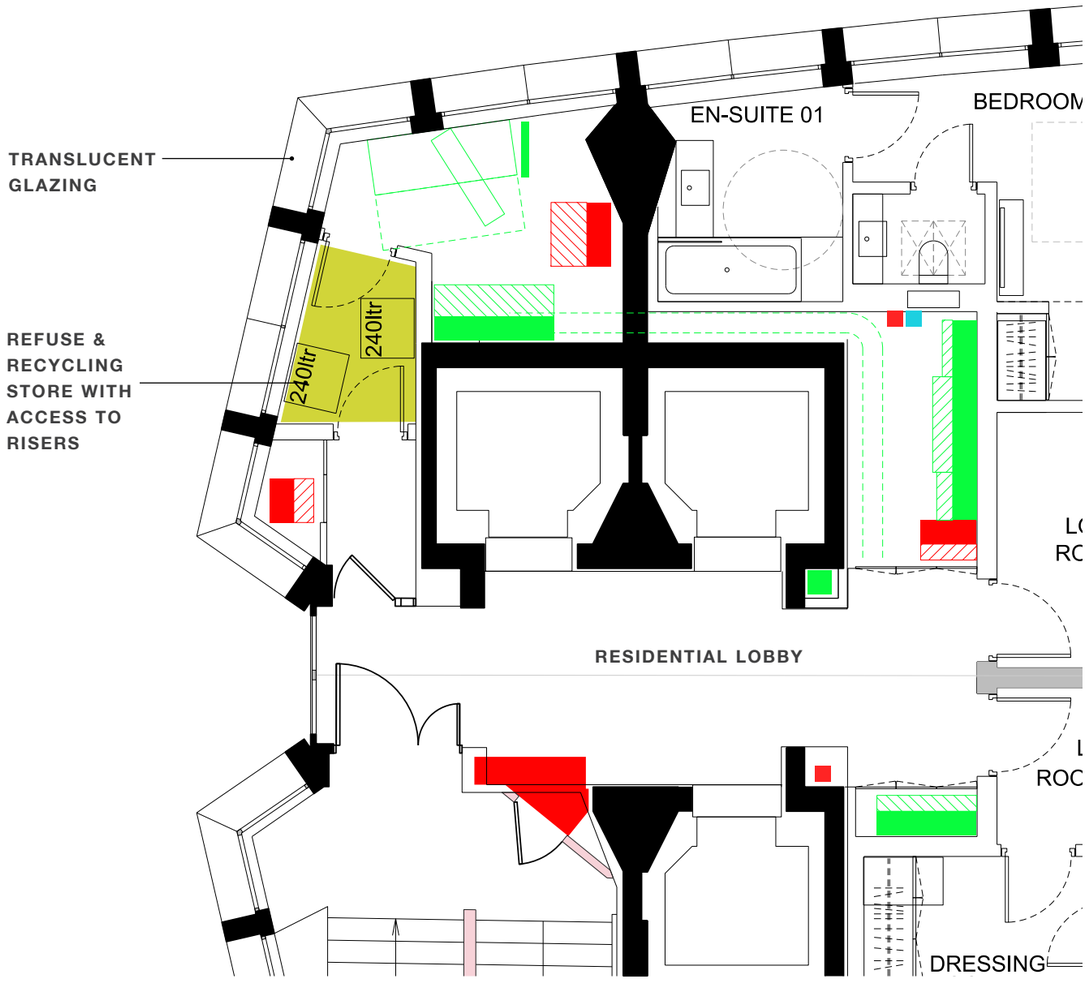
A maximum of two apartments will share each refuse store. From 18th floor upwards each store will be used by only one apartment.

Each apartment will have waste bins designed into kitchen layouts. Occupiers will be responsible for segregating their waste into streams and depositing it into labelled and colour-coded bins stored on-floor in dedicated locations at the north and south ends of the tower.

From the on-floor storage rooms the waste streams will be transferred using an over-ride facility in the lifts by contractors appointed by the management company to a dedicated area of the basement, where it will be transferred into larger storage bins. From this central location the waste will be removed weekly or more frequently if necessary, by competent licensed contractors for approved recycling or disposal.

A bin wash-down facility will be located in the basement beneath CPL. This will be provided with water and drainage as appropriate.

Refer to Section 11.6 for the overall site refuse strategy.



6.9.1 CAMDEN STANDARDS

CAMDEN POLICY DP5: HOMES OF DIFFERENT SIZES

Camden Development Policy, DP5 section 5.4 identifies the housing need by dwelling size and tenure.

The demand for 2-bedroom units in private tenure developments is listed as being very high, and developments should aim to provide 40% 2-bedroom units. The proposals include a mix of 2 and 2.5-bedroom apartments making 45% of the total apartments within the tower.

The unit breakdown is broadly in line with Camden's Dwelling Size Priorities table as follows:
1-bedroom: 19% (LBC need: lower)
1.5/ 2 /2.5-bedroom: 45% (LBC need: very high)
3-bedroom: 32% (LBC need: medium)
4-bedroom: 4% (LBC need: medium)
Residential Development Standards

Section 4.4 acknowledges that 'in cases involving residential conversions of listed buildings a sensitive and imaginative approach to achieving these standards may need to be taken'.

CAMDEN PLANNING GUIDANCE: HOUSING CPG2,

CPG2 section 4 explains the residential development standards required by London Borough of Camden. Below we have given a summary of how the apartments in Centre Point Tower meet the standards set out in CPG2.

General Principles
The apartments will be finished to a high standard, creating high quality homes. All apartments will be self-contained with their own secure private entrance from a communal lift lobby. There will be a maximum of two apartments sharing a lobby. There is the ability for three lifts to serve each floor level, although the exact programming will be determined in due course.

Layout
In the majority of apartments, living, kitchen and dining spaces are combined but include sufficient floor area to be treated in such a way that each of the functions can be planned distinctly from the other and accommodate the range of activities expected to be undertaken across this range of uses.

All rooms are accessed independently from a fire rated lobby and hallway. Internal partitions will not be load bearing.

Internal Space Standards
Ceiling heights in habitable rooms are generally 2.5m, which is in excess of that required in CPG2 (2.3m) and in accordance with GLA Design Guidance. Entrance lobbies and bathrooms will have a minimum ceiling height of 2.27m.
Space and Room Sizes
The apartment sizes outlined in the GLA's Interim Housing Design Guide, 2010, are in excess of those outlined in Camden's Housing guidance CPG2, policy 4.14. In all cases apartment sizes are in excess of the minimum requirement of the GLA Housing Design Guide.

Bedroom sizes
First and double bedroom areas are in excess of the minimums set out in CPG2 (11sqm) and GLA Design Guidance (12sqm). Double bedrooms are typically a minimum of 15sqm.

Storage and Utility Spaces
Separate storage space is considered a priority in the planning of the apartments.We have worked to the storage standards set out by the GLA in Appendix 1, 'Space Standards Study' which are in excess of those required by Camden's Policy CPG2.

One-bedroom apartments include a separate store of 3.0sqm. This will include space required for hot water cylinder and whole house ventilation unit. 1.5sqm is required by the GLA.

Two-bedroom apartments include 2.8sqm of storage. 2.5sqm is required by the GLA.

Two and a half bedroom apartments include 1.4sqm of storage and a utility room of 1.9sqm. 3.0sqm is required by the GLA.

Three-bedroom apartments include 4.55 sqm storage, including a separate utility room of 3.7sqm. 3.5sqm is required by the GLA.

Four-bedroom apartments have a large storage capacity, including generous utility spaces in excess of the GLA requirements.

Daylight, sunlight and privacy
Reference should be made to the section on façade design. As a Grade II listed building, the window openings follow the pattern of the existing, but include the glazing of the low level spandrel panel which was previously solid. Each habitable room has a generous window provision, with a minimum two window bays per habitable room. Each window bay measures approximately 2.23m wide x 2.13m high.
Single aspect apartments will have either an easterly or westerly orientation. 44% of apartments will be dual-aspect.

The deep façade reveals provide a degree of natural shading to help prevent overheating. The G-value requirement for each of the facades has been calculated and will be implemented to prevent overheating without reliance on mechanical means.

Apartments will be ventilated using the 'whole house' principle, where each dwelling has its own mechanical ventilation/ heat recovery unit (MVHR). Purge ventilation will be provided by opening fanlights.

Privacy and Security
A section on Secured by Design has been developed and included in Section 6.11.1 of the Design & Access Statement.

Noise and Soundproofing
Refer to Sandy Brown Associates acoustic report.

Outdoor Amenity Space
Refer to section 6.7 for a summary of residential amenity space in Centre Point Tower.

6.9.2 INTERIM LONDON HOUSING DESIGN GUIDE

1.0 SHAPING GOOD PLACES

Refer to Design & Access Statement Sections 5.0 and 8.0 for a detailed explanation of public space proposals.

2.0 HOUSING FOR A DIVERSE CITY

2.1 Appropriate Density

2.1.1 Development proposals should demonstrate how the density of residential accommodation satisfies London Plan policy relating to public transport accessibility level (PTAL) and the accessibility of local amenities and services, and is appropriate to the location in London.

2.2 Residential Mix

2.2.1 Development proposals should demonstrate how the mix of dwelling sizes and the mix of tenures meet strategic and local borough targets and are appropriate to the location in London.

Refer to Design & Access Statement Section 6.9.1 illustrating how the mix of dwelling sizes is in line with the need set out by Camden in policy DP5, section 5.4.

3.0 FROM STREET TO FRONT DOOR

3.1.1 All main entrances to houses, ground floor flats and communal entrance lobbies should be visible from the public realm and clearly identified.

GA 00 Level site plan & elevations The communal entrance lobby and entrance are highly visible at ground level. The tower is accessed from an entrance to the east facade, facing on to the new piazza.

3.1.2 The distance from the accessible car parking space of requirement 3.3.4 to the home or to the relevant block entrance or lift core should be kept to a minimum and should be level or gently sloping [Lifetime Homes Criterion 2].

Refer to Site plan/ Ground floor plan - all dwellings will be compliant. Level access will be provided through the basement car park to a new passenger lift connecting with ground floor and all levels up to 33rd floor.

3.1.3 The approach to all entrances should preferably be level or gently sloping [Lifetime Homes Criterion 3].

All entrances will be level or gently sloping. Refer to Site plan/ Ground floor plan

3.1.4 All entrances should be illuminated and have level access over the threshold. Entrance doors should have 300mm of clear space to the pull side, and clear minimum opening widths of 800mm or 825mm depending on the direction and width of approach. Main entrances should have weather protection and a level external landing [Lifetime Homes Criterion 4].

Refer to the ground floor plan. The main entrance will be well lit with a level threshold. Revolving doors offers weather protection to the ground floor entrance.

3.2 Shared Circulation Within Buildings

3.2.1 The number of dwellings accessed from a single core should not exceed eight per floor.

Refer to GA plans. No more than two apartments are accessed from a single core per floor.

3.2.2 An access core serving 4 or more dwellings should provide an access control system with entryphones in all dwellings linked to a main front door with electronic lock release. Unless a 24-hour concierge is provided, additional security measures including audio-visual verification to the access control system should be provided where any of the following apply:

- more than 25 dwellings are served by one core
- the potential occupancy of the dwellings served by one core exceeds 100 bed spaces
- more than 8 dwellings are provided per floor.

An access control system will be provided linking to a 24-hour concierge. The concierge will contact the relevant apartment.

3.2.3 Where dwellings are accessed via an internal corridor, the corridor should receive natural light and adequate ventilation.

All lift lobbies receive natural daylight and views out.

3.2.4 The minimum width for all paths, corridors and decks for communal circulation is 1200mm.The preferred minimum width is 1500mm, and is considered particularly important where corridors are double loaded (they serve dwellings on each side) and where wheelchair accessible dwellings are provided.

Refer to GA Plans - the minimum distance between opposite lifts is 2.7m

3.2.5 For buildings with dwellings entered from communal circulation at the first, second or third floor where lifts are not provided, space should be identified within or adjacent to the circulation cores for the future installation of a wheelchair accessible lift.

Not Applicable

3.2.6 All dwellings entered at the fourth floor (fifth storey) and above should be served by at least one wheelchair accessible lift, and it is desirable that dwellings entered at the third floor (fourth storey) are served by at least one such lift. All dwellings entered at the seventh floor (eighth storey) and above should be served by at least two lifts.

Refer to GA plans. All apartments are served by a minimum of two lifts.

3.2.7 Every designated wheelchair accessible dwelling above the ground floor should be served by at least one wheelchair accessible lift. It is desirable that every wheelchair accessible dwelling is served by at least two such lifts.

GA plans. All apartments are served by a minimum of two lifts.

3.2.8 Principal access stairs should provide easy access* regardless of whether a lift is provided. Where homes are reached by a lift, it should be fully wheelchair accessible [Lifetime Homes Criterion 5].

Refer to GA Plans. The existing listed staircases to north and south cores will be retained and are in accordance with the dimensions set out in Lifetime Homes Criterion 5a.
Riser = 170mm
Going = 330mm

3.3 Car Parking

3.3.1 All developments should conform to London Plan policy on car parking provision. In areas of good public transport accessibility and/or town centres the aim should be to provide less than one space per dwelling. Elsewhere parking provision should be as follows:

- 4+ bedroom dwellings: 1.5 - 2 spaces per dwelling;
- 3 bedroom dwellings: 1 - 1.5 spaces per dwelling;
- 1 - 2 bedroom dwellings: less than 1 per dwelling.

Parking provision is detailed in the basement section of the Design & Access Statement.

3.3.2 Each designated wheelchair accessible dwelling should have a car parking space 2400mm wide with a clear access way to one side of 1200mm. Refer to appendix 3 for design standards for wheelchair accessible housing.

The city centre location of Centre Point means that public transport is easily accessible. Limited basement car parking will be provided.

3.3.3 Careful consideration should be given to the siting and organisation of car parking within an overall design for open space so that car parking does not negatively affect the use and appearance of open spaces.

Not applicable, basement parking only is provided

3.3.4 Where car parking is within the dwelling plot, at least one car parking space should be capable of enlargement to a width of 3300mm. Where parking is provided in communal bays, at least one space with a width of 3300mm should be provided per block entrance or access core in addition to spaces designated for wheelchair user dwellings [Lifetime Homes Criterion 1].

Not applicable

3.4 Cycle Storage

3.4.1 All developments should provide dedicated storage space for cycles at the following levels:
- 1 per 1 or 2 bedroom dwelling; or
- 2 per 3 or more bedroom dwelling

Dedicated secure cycle storage is located in the basement. Refer to Section 10.5 of the Design & Access Statement for the ratio of spaces.

3.4.2 Individual or communal cycle storage outside the home should be secure, sheltered and adequately lit, with convenient access to the street. Where cycle storage is provided within the home, it should be in addition to the minimum GIA and minimum storage and circulation space requirements. Cycle storage identified in habitable rooms or on balconies will not be considered acceptable

Not applicable. See 3.4.1 above

3.5 Refuse, Post and Deliveries

3.5.1 Communal refuse and recycling containers, communal bin enclosures and refuse stores should be accessible to all residents including children and wheelchair users, and located on a hard, level surface. The location should satisfy local requirements for waste collection and should achieve full credits under the Code for Sustainable Homes Technical Guide. Refuse stores within buildings should be located to limit the nuisance caused by noise and smells and provided with means for cleaning.

Refer to GA plans & refuse strategy included in the Design & Access Statement Section 6.8.3. Refuse & recycling stores are provided at each core on each floor level, each serving a maximum of two apartments. Refuse is collected on a daily basis by the concierge team and stored for collection at basement level.

3.5.2 Storage facilities for waste and recycling containers should be provided

	Dwelling type (bedroom/ persons)	Essential GIA (sq.m)
Single storey dwelling	1b2p 2b3p 2b4p 3b4p 3b5p 3b6p 4b5p 4b6p	50 61 70 74 86 95 90 99
Two storey dwelling	2b4p 3b4p 3b5p 4b5p 4b6p	83 87 96 100 107
Three storey dwelling	3b5p 4b5p 4b6p	102 106 113

in accordance with the Code for Sustainable Homes Technical Guide and local authority requirements.

Recycling containers will be included as part of the kitchen provision.

4.0 DWELLING SPACE STANDARDS

4.1 Internal Floor Area

4.1.1 All developments should meet the following minimum space standards. For dwellings designed for more than 6 people, at least 10 sq m gross internal area should be added for each additional person.

All units exceed the minimum space standards set out in 4.1.1.
Refer to apartment type plans.

4.1.2 Dwelling plans should demonstrate that dwellings will accommodate the furniture, access and activity space requirements relating to the declared level of occupancy. Refer to appendix 3 for design standards for wheelchair accessible housing.

Refer to apartment type plans demonstrating space compliance

.

Flexibility and Adaptability

4.2.1 Dwelling plans should demonstrate that dwelling types provide flexibility by allowing for alternative seating arrangements in living rooms and by accommodating double or twin beds in at least one double bedroom.

Floor layouts have sufficient space and flexibility for alternative furniture layouts.

4.3 Circulation in the Home

4.3.1 The minimum width of hallways and other circulation spaces inside the

Minimum clear opening width of doorway (mm)	Minimum approach width (when approach is not head on) (mm)
750	1200
775	1050
900	900

home should be 900mm. This may reduce to 750mm at 'pinch points' e.g. next to radiators, where doorway widths meet the following specification:

Where a hallway is at least 900mm wide and the approach to the door is head-on, a minimum clear opening door width of 750mm should be provided [Lifetime Homes Criterion 6].

Refer to apartment plans - minimum standards are met or exceeded.

4.3.2 The design of dwellings of more than one storey should incorporate potential for a stair lift to be installed and a suitable identified space for a through-the-floor lift from the entrance level† to a storey containing a main bedroom and an accessible bathroom [Lifetime Homes Criterion 12].

All dwellings are single storey, except for the 33rd/ 34th floor duplex unit which will include a lift connecting duplex lower and upper levels.

4.4 Living, Dining and Kitchen Areas

4.4.1 The following combined floor areas for living / kitchen / dining space should be met:

Designed level of occupancy	Minimum combined floor area of living, dining and kitchen spaces (sq m)
2 person	23
3 person	25
4 person	27
5 person	29
6 person	31

Where a hallway is at least 900mm wide and the approach to the door is head-on, a minimum

clear opening door width of 750mm should be provided [Lifetime Homes Criterion 6].

Refer to apartment plans: all minimum space standards are exceeded.

4.4.2 The minimum width of the main sitting area should be 2.8m in 2-3 person dwellings and 3.2m in dwellings designed for four or more people.

Refer to apartment type plans: all minimum widths for sitting areas are exceeded.

4.4.3 Dwellings with three or more bedrooms should have two living spaces, for example a living room and a kitchen-dining room. Both rooms should have external windows. If a kitchen is adjacent to the living room, the internal partition between the rooms should not be loadbearing, to allow for reconfiguration as an open plan arrangement. Studies will not be considered as second living spaces

Refer to apartment type plans. Three bedroom apartments have a large living space that can be sub-divided if required.

4.4.4 There should be space for turning a wheelchair in dining areas and living rooms and basic circulation space for wheelchairs elsewhere [Lifetime Homes Criterion 7].

Refer to apartment type plans.The basic standard for wheelchair circulation in accordance with Lifetime Homes Criterion 7 is met in all apartments.

4.4.5 A living room, living space or kitchen-dining room should be at entrance level [Lifetime Homes Standard 8].

Refer to apartment type plans. All apartments are single storey, except the one duplex unit, which has an internal lift.

4.4.6 Windows in the principal living space should start 800mm above finished floor level (+/- 50mm) to allow people to see out while seated. At least one opening window should be easy to approach and operate by people with restricted movement and reach. [Lifetime Homes Criterion 15].

Refer to apartment cross-sections in Design & Access Statement.
The replacement of the solid spandrel panels with glazing means that the window starts 380mm above finished floor level.
High level opening vents will be electrically operated.

4.5 Bedrooms

4.5.1 The minimum area of a single bedroom should be 8 sq m. The minimum area of a double or twin bedroom should be 12 sq m.

Refer to apartment type plans. Minimum bedroom sizes are exceeded in all apartments.

4.5.2 The minimum width of double and twin bedrooms should be 2.75m in most of the length of the room.

Refer to apartment type plans. Minimum bedroom widths are exceeded in all apartments.

4.5.3 In homes of two or more storeys with no permanent bedroom at entrance level†, there should be space on the entrance level that could be used as a convenient temporary bed space [Lifetime Homes Criterion 9].

Refer to duplex apartment plans: the duplex apartment has three bedrooms at entrance level.

4.5.4 Structure above a main bedroom and an accessible bathroom should be capable of supporting a ceiling hoist and the design should allow for a reasonable route between this bedroom and bathroom [Lifetime Homes Criterion 13].

Use of mobile hoists agreed during meeting with Camden's Access Officer.

4.6 Bathrooms and WCs

4.6.1 Dwellings designed for an occupancy of five or more people should provide a minimum of one bathroom with WC and one additional WC.

Refer to apartment type plans: All three and four bedroom apartments provide in excess of the minimum.

4.6.2 Where there is no accessible bathroom at entrance level†, a wheelchair accessible WC with potential for a shower to be installed should be provided at entrance level° [Lifetime Homes Criterion 10].

All apartments have accessible bathrooms at entrance level.

4.6.3 An accessible bathroom should be provided in every dwelling on the same storey as a main
bedroom [Lifetime Homes Criterion 14].

All apartments are compliant.

4.6.4 Walls in bathrooms and WCs should be capable of taking adaptations such as handrails†† [Lifetime Homes Criterion 11].

Bathroom walls to all apartments will incorporate the necessary structure and linings to accommodate grabrails etc.

4.7 Storage and Utility

4.7.1 Built-in general internal storage space free of hot water cylinders and other obstructions, with a minimum internal height of 2m and a minimum area of 1.5 sq m should be provided for 2 person dwellings, in addition to storage provided by furniture in habitable rooms. For each additional occupant an additional 0.5 sq m of storage space is required.

All apartments are compliant or provide in excess of the minimum storage. Refer to Section 5.9.1 and GA Plans for details.

4.8 Study and Work

4.8.1 Dwelling plans should demonstrate that all homes are provided with adequate space and services to be able to work from home. The Code for Sustainable Homes guidance on working from home is recommended as a reference.

A1.8m clear work/desk space is indicated on apartment plans. The services requirements will be provided.

4.8.2 Service controls should be within a height band of 450mm to 1200mm from the floor and at least 300mm away from any internal room corner [Lifetime Homes Criterion 16].

All apartments will be compliant

4.9 Wheelchair User Dwellings

4.9.1 Ten percent of new housing should be designed to be wheelchair accessible or easily adaptable for residents who are wheelchair users in accordance with the GLA Best Practice Guide, Wheelchair Accessible Housing. Refer to appendix 3 for design standards for wheelchair accessible housing.

Refer to proposed plans.
It is not proposed to construct apartments ready for wheelchair users. We have identified the works required to adapt any of the 21/2-bedroom and 3-bedroom apartments to wheelchair use as agreed with Camden's Access Officer.

4.10 Private Open Space

4.10.1 A minimum of 5 sq m of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sq m should be provided for each additional occupant.

6.9.2 INTERIM LONDON HOUSING DESIGN GUIDE

Private outdoor space cannot be provided to all apartments due to the nature of the Grade II listed façade. Instead, communal amenity space is provided at 1st & 2nd floors. Refer to Design & Access Statement Section 6.7.

4.10.2 Private outdoor spaces should have level access from the home ‡ [Lifetime Homes Criterion 4].

Refer to Duplex level plans. Level access is provided between 34th floor living space and the external terrace.

4.10.3 The minimum depth and width of all balconies and other private external spaces is 1500mm.

Refer to Duplex level plans. The 34th floor duplex terrace is in excess of 2.0m deep throughout

5.0 HOME AS A PLACE OF RETREAT

5.1 Privacy

5.1.1 Design proposals should demonstrate how habitable rooms within each dwelling are provided with an adequate level of privacy in relation to neighbouring property and the street and other public spaces.

Apartments start at 3rd floor, so are removed from street level.
As a tower, there are no other buildings in close proximity and privacy/ overlooking is not an issue.

5.2 Dual Aspect

5.2.1 Developments should avoid single aspect dwellings that are north facing, exposed to noise exposure categories C or D, or contain three or more bedrooms.

Refer to GA plans: there are no single aspect north facing dwellings.
The tower is in noise category C, but this will be addressed through high acoustic ratings to the fenestration, giving noise levels in line with relevant policy guidance and standards. Refer to the Sandy Brown Associates Acoustic Report.

5.2.2 Where single aspect dwellings are proposed, the designer should demonstrate how good levels of ventilation, daylight and privacy will be provided to each habitable room and the kitchen.

Refer to GA floor plans & GIA daylight study.
A Whole house ventilation system ensures consistent fresh air supply and extract.

Expansive areas of glazing ensure that acceptable daylight levels are achieved – refer to GIA Daylight Study.

5.3 Noise

5.3.1 The layout of adjacent dwellings and the location of lifts and circulation spaces should seek to limit the transmission of noise to sound sensitive rooms within dwellings.

Refer to GA floor plans: Bathrooms or stores are placed adjacent lifts where possible.
An acoustic separation layer will always be installed to ensure acceptable noise levels and avoidance of vibration transfer.

5.4 Floor to Ceiling Heights

5.4.1 The minimum floor to ceiling height in habitable rooms is 2.5m between finished floor level and finished ceiling level. A minimum floor to ceiling height of 2.6m in habitable rooms is considered desirable and taller ceiling heights are encouraged in ground floor dwellings.

Refer to typical bay sections. A floor to ceiling height of 2540mm is typically achieved to habitable rooms.

Some bedrooms on the 33rd floor, due to limitations imposed by the existing structure, will have a floor to ceiling height of 2435mm.

5.5 Daylight and Sunlight

5.5.1 Glazing to all habitable rooms should be not less than 20% of the internal floor area of the room.

All habitable rooms have a glazed area in excess of 20% of the internal floor area of the room. The lowest is 22.8%.

5.5.2 All homes should provide for direct sunlight to enter at least one habitable room for part of the day. Living areas and kitchen dining spaces should preferably receive direct sunlight.

Refer to GIA report. All habitable rooms face either due east or west, and will receive direct sunlight for part of the day.

6.0 CLIMATE CHANGE MITIGATION AND ADAPTATION

6.1 Environmental Performance

6.1.1 Designers should seek to achieve a minimum of Level 4 of the Code for Sustainable Homes in all new developments.

Refer to Grontmij Energy Statement and CfSH assessment The development is targeting CfSH Level 4.

6.1.2 All homes should satisfy London Plan policy on sustainable design and construction and make the fullest contribution to the mitigation of and adaptation to climate change.

Refer to the Grontmij energy reports

6.2 Energy and CO2

6.2.1 Development proposals should be designed in accordance with the London Plan energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction.

Year	Improvement on 2006 Building Regulations
2010 - 2013	44 per cent
2013 - 2016	55 per cent
2016 - 2031	Zero carbon

Refer to the Grontmij energy reports

6.3 Overheating

6.3.1 Development proposals should demonstrate how the design of dwellings will avoid overheating during summer months without reliance on energy intensive mechanical cooling systems.

Refer to Grontmij reports Glazing G-values have been developed with Grontmij to ensure mechanical summer cooling is kept to a minimum.
Opening vents to habitable rooms will be interlinked with the cooling system to ensure cooling will not operate whilst windows are open.

6.4 Water

6.4.1 New dwellings should be designed to ensure that a maximum of 105 litres of water is consumed per person per day.

Refer to Grontmij reports This is being developed with Grontmij and through the sanitary ware specification.

6.4.2 Where development is permitted in an area at risk of flooding, it should incorporate flood resilient design in accordance with PPS25.

Not applicable.

6.4.3 New development should adhere to standards for surface water run-off as set out in the Code for Sustainable Homes.

6.4.4 New development should incorporate Sustainable Urban Drainage Systems and green roofs where appropriate.

Refer to Grontmij reports and public realm proposals.

6.5 Materials

6.5.1 All new residential development should meet the requirements of the Code Level 4 with regard to using materials with lower environmental impacts over their lifecycle.

Materials specification will be developed to achieve BREEAM Domestic Refurbisment Very Good rating.

6.5.2 All new residential development should accord with Code for Sustainable Homes Level 4 and the London Sustainable Design and Construction SPG with regard to the sourcing of materials.

Materials specification will be developed to achieve BREEAM Domestic Refurbisment Very Good rating.

6.6 Ecology

6.6.1 The design and layout of new residential development should avoid areas of ecological value and seek to enhance the ecological capital of the area in accordance with GLA best practice guidance on biodiversity and nature conservation.

There is a limited opportunity to incorporate an area of green/ sedum to the roof of CPL in order to maximise its ecological potential.

* In the Lifetime Homes Criteria a stair providing easy access is defined as one having maximum risers of 170mm, minimum goings of 250mm and a minimum width of 900mm measured 450mm above the pitch line.

‡ Balconies and terraces over habitable rooms which require a step up to increase slab thickness / insulation are exempt from the Lifetime Homes level access standard

† In the Lifetime Homes Criteria the entrance level of a dwelling is generally deemed to be the storey containing the main entrance door. Where there are no rooms on the storey containing the main entrance door (e.g. flats over garages or shops and some duplexes and townhouses) the first storey level containing a habitable or non-habitable room can be considered the entrance level, if this storey is reached by a stair providing ‘easy access’, as defined above.

° Dwellings over more than one storey with no more than two bedrooms may instead be designed with a Part M compliant WC at entrance level. The WC should provide a floor drain to allow for an accessible shower to be installed at a later date.

†† Adequate fixing and support for grab rails should be available at any location on all walls within a height band of 300mm - 1800mm from the floor.

6.9.3 LIFETIME HOMES

LIFETIME HOMES JULY 2010

CRITERION 1– PARKING (WIDTH OR WIDENING CAPABILITY)
Disabled parking bays will be provided in the basement.
For further information please refer to RMA basement drawings.

CRITERION 2 – APPROACH TO DWELLING FROM PARKING (DISTANCE, GRADIENTS AND WIDTHS)
Parking spaces are provided within the basement of Centre Point Tower. Two lifts (one to each of north and south cores) connects the basement with ground floor and all levels up to 33rd floor. All circulation areas will comply with criteria 5, 6 and 7.

CRITERION 3 – APPROACH TO ALL ENTRANCES
The approach to the ground level external entrance will be level.
For the design of external areas please refer to landscape proposals included in Section 8.0 of the Design & Access Statement.

CRITERION 4 – ENTRANCES
The main residential entrance to the east facade of Centre Point Tower will be well illuminated and have level access over the threshold. Entrance doors are power assisted. A doorman will be on hand to assist where necessary.

CRITERION 5– COMMUNAL STAIRS AND LIFTS
The existing treads and riser of the Grade II listed existing building will be retained. It is the intention to re-use the existing handrails, reinstated to suit current Building Regulations.
Three lifts are provided in each of the two cores serving all residential floors, however the penthouse floor is only served by one lift in each core, but by two lifts in total, and is therefore compliant with criterion 5. .
Lift controls will be installed at a height between 900mm and 1200mm from the floor and 400mm from the lift's internal front wall.
Clear landing dimension exceed the wheelchair turning circle requirement.
Floor finishes will either be refurbished or provided new with patent nosings depending on location.

CRITERION 6 – INTERNAL DOORWAYS AND HALLWAYS
Minimum dimensions for hallways and doorways need to be observed, to make movement in hallways and through doorways as convenient to the widest range of people, including those using mobility aids or wheelchairs, and those moving furniture or other objects.
The minimum clear width dimension of 900mm for hallways is exceeded in current plan layouts for all apartment types with corridor widths ranging from 1050mm to 1850mm.
All doors will have a minimum effective clear width of 750mm. Where a turn is required to pass through the doorway, the corridor width will be no less than 1050mm.
All doors will have a 300mm nib to the leading edge of the door on the pull side.
Any communal doors shall have an effective clear width of 800mm.

CRITERION 7 – CIRCULATION SPACE
All apartment types can be adapted to provide for the specific requirements of wheelchair users. It is not proposed to fit out apartments to the requirements of wheelchair users, but 10% of apartments across the full range of types will be identified as suitable for adaptation.
There is sufficient space for turning a wheelchair in dining areas and living rooms with a clear turning circle of 1500mm diameter or a turning ellipse of 1700mm x 1400mm.
Kitchens have a minimum clear width of 1200mm between kitchen unit fronts / appliance fronts and any fixed obstruction opposite (such as other kitchen fittings or walls).
The bedrooms in a dwelling will have a minimum clear space, 750mm wide to both sides and the foot of a standard sized double bed.
Refer to floor plans.

CRITERION 8 – ENTRANCE LEVEL LIVING SPACE
All apartments with the exception of two no. duplex penthouses are limited to one storey height which will therefore provide accessible socialsing space on the entrance level as a matter of course.
The two double storey penthouses on the 33rd and 34th floor of Centre Point Tower have a large TV room on the entrance level, whilst the main living area, dining area and kitchen are located on the 34th floor. A platform lift links both levels of the duplex penthouse.

CRITERION 9 – POTENTIAL FOR ENTRANCE LEVEL BED-SPACE
All apartments with the exception of one duplex penthouse are limited to one storey height which will therefore provide bed space on the entrance level as a matter of cause.
The double storey penthouse on the 33rd and 34th floor of Centre Point Tower has three permanent bedrooms on the entrance level, whilst the main living area, kitchen and main bedroom are located on the 34th floor.
Provision of a convenient temporary bed space is therefore not required.
A platform lift links both levels of the duplex penthouse.

CRITERION 10 – ENTRANCE LEVEL WC AND SHOWER DRAINAGE
Every apartment will have at least one WC compartment at entrance level complying with Lifetime Homes criteria. A compliant shower room is either provided or an allowance has been made for the conversion of the existing bathroom into a compliant shower room by providing a capped drainage point for a future shower.
The floor build up of the existing listed building is restricted to 85mm and the level shower will have to work within those constraints.

CRITERION 11 - WC AND BATHROOM WALLS
To ensure future provision of grab rails is possible to assist with independent use of WC and bathroom facilities, all walls in bathrooms and WC compartments will be fitted with additional reinforcement in the form of internal plywood sheathing within a height band of 300mm to 1800mm from finished floor level.

CRITERION 12 – STAIRS AND POTENTIAL THROUGH-FLOOR LIFT IN DWELLINGS
All apartments with the exception of two no. duplex penthouses are limited to one storey height which will therefore not require stairs or potential through-floor lifts.
The two double storey penthouses on the 33rd and 34th floor of Centre Point Tower will have a platform lift to enable wheelchair access to the main living accommodation, the main bedroom and kitchen.
The stair consists of a flight with treads of consistent depth. The stair width exceeds the requirement of 900mm.

CRITERION 13 – POTENTIAL FOR FITTING OF HOISTS AND BEDROOM / BATHROOM RELATIONSHIP
All master bedroom are directly connected to an en-suite bathroom that can be adapted to suit the requirements of wheelchair users. Please refer to criterion 14 for details.
It has been agreed in principle with Camden's Access Officer that mobile hoists could be used to give maximum flexibility.

CRITERION 14 – BATHROOMS
At least one accessible bathroom that has ease of access to its facilities from the outset and potential for simple adaptation to provide for different needs in the future shall be provided in every apartment as an ensuite to the main bedroom.
Where main bathrooms are provided with a bath, they will be provided with a capped drainage connection for the future provision of a level accessible shower.

CRITERION 15 – GLAZING AND WINDOW HANDLE HEIGHTS
Centre Point Tower is a Grade II listed building.
Whilst glazing and window frames will be replaced as part of this scheme, the new frames will need to replicate as far as is reasonably practicable the existing with respect to setting out and dimensions to meet heritage requirements.
Windows are nearly full height, extending from 270mm above finished floor level to the underside of the ceiling with a full width transom approx. 850mm above FFL.
This existing setting out will enable the occupant to enjoy a reasonable line of sight from a seated position in the living room.
In every room a high level window shall be openable for ventilation. The window shall be electrically operated from a switch or touch screen.

CRITERION 16 – LOCATION OF SERVICE CONTROLS
All service controls, eg. light switches, power sockets etc, will be located within a height band of 450mm to1200mm from the floor and at least 300mm away from any internal room corner.
Controls will give tonal contrast against their surroundings.
Taps will be specified to allow operation by people with less hand dexterity.

6.9.4 ACCESS

ACCESS

All residents and guests gain access to the residential and amenity floors via the ground floor reception.

Arriving on foot, level access can be gained into the ground floor of the tower via the entrance doors on the east facade.

The entrance doors will be automatic or power-assisted opening. For guests, a video intercom will be positioned at a height in accordance with BS 8300, giving direct contact to the recpetion. During the day, a door-person will also be on hand to assist at ground floor.

Communal Internal Circulation Areas

Access to lifts will be via key fob, which will in turn be programmed to give access to pre-determined floors.

Other destinations can be programmed by reception.

To gain access to the 33rd floor, two lifts, identified on the application plans,will be extended to this level. This will ensure dual lift access to this apartment, in compliance with Lifetime Homes criteria 5(b).

Lift cars and lift lobbies will be designed to meet the requirements of Approved Document M and BS 8300.
The clear width in the lift lobbies is 2.7m, giving generous space for manouevering wheelchairs, prams and shopping bags. A maximum of two apartments are accessed from each lobby.

The two amenity floors are designed for ease of use by all residents.
The first floor pool and spa includes generous corridor widths up to 1.90m. A wheelchair accessible changing room and shower is provided, with a platform lift giving access to the raised pool and spa level.

At second floor, the club, games, and meeting spaces are accessed via a corridor with a minimum width of 1.90m, and include double doors to the main spaces.

Refuse stores are accessed from the main lift lobby at each core, on each floor level. Outward opening doors give clear access of 800mm. A 1.20m wide lobby is provided between the lift lobby and refuse store. Space restrictions imposed by the structure of the existing building mean that the maximum nib on the pull side is 280mm rather than 300mm defined in Lifetime Homes and Wheelchair guidance. Alternatives include the use of powered doors or a managed approach to the collection of refuse directly from wheelchair user apartments.

For detail of how the proposals will address the requirements for wheelchair housing, please refer to section 5.9.5.

Lift serving basement, ground & all levels to 33rd floor

Lift serving all levels between ground & 32nd floor

CAMDEN POLICY DP6: LIFETIME HOMES AND WHEELCHAIR HOUSING

‘Where the 10% market housing is not fully fitted-out to meet the standards, it should be laid out to provide all the necessary circulation space within and between rooms, including bathrooms and toilets, as subsequent changes to these arrangements can be costly and difficult’.

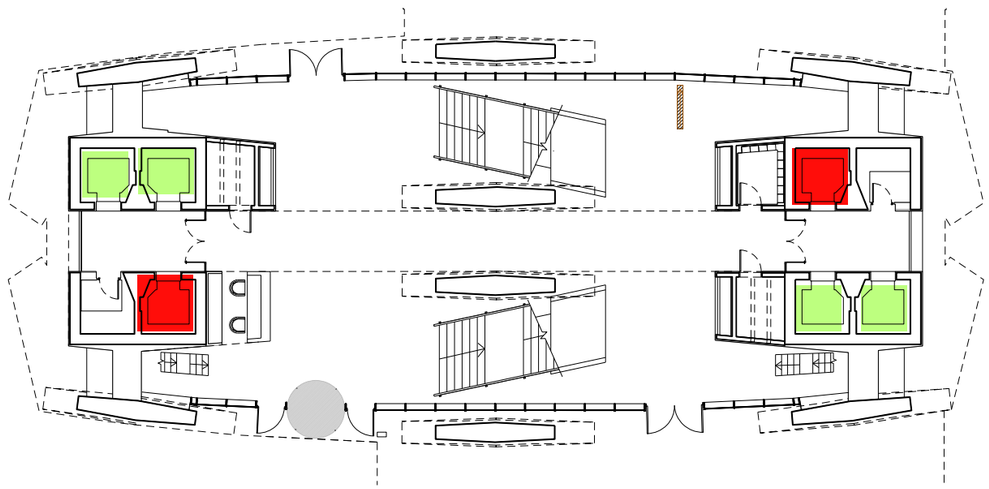
CAMDEN POLICY DP6, 6.6:

‘To provide independence and quality of life for wheelchair users, the Council will expect 10% of dwellings either to meet wheelchair housing standards, or be designed so a future occupier can easily adapt the dwelling to meet wheelchair housing standards, or the 13 Habinteg wheelchair housing criteria.’

CENTRE POINT APARTMENTS

All apartments are designed to Lifetime Homes space standards.
Given that the purchaser profile is not known at the time of development, we have agreed with Michelle Horn, London Borough of Camden’s Access Officer, that all 21/2 and 3-bedrooom apartments will be capable of easy adaptation to a wheelchair unit.

The following plans demonstrate layouts and the key amendments required to the 2/12 and 3-bed apartment types.



Ground Floor Access

6.9.5 WHEELCHAIR HOUSING

LARGE TWO-BEDROOM WHEELCHAIR ACCESSIBLE APARTMENT
Following conversion to wheelchair use
Meeting Habinteg Wheelchair dwelling standards

1. The apartment entrance door, with both leaves open, gives effective clear access of 1300mm, with a 1150mm clear unobstructed space to the pull side to manoeuvre clear of the door swing. The threshold will be flush.

2. A large entrance hall is aligned with the entrance door, and has sufficient space for wheelchair manoeuvering and access to habitable rooms. Storage space is accessed directly from the hall. It is proposed that wheelchair storage and charging would be located in the study or living space, in accordance with the Mayor of London's *'Best Practice Guidance, Wheelchair Accessible Housing',* section 7.5.

4. The living space is provided with enough space to accommodate the furniture requirements and room to manoeuvre a wheelchair. Furniture layouts can be re-arranged across the living/ dining space.

5. The kitchen is based on the typical with amendments to the position of the island unit which is moved further away from the opposite work surface to give 1500mm clear wheelchair manoeuvering space. The fit-out of theutility space will be planned to meet wheelchair user requirements. The detailed kitchen installation would be in accordance with the user's requirements, taking account of Habinteg requirements in section 10.0.

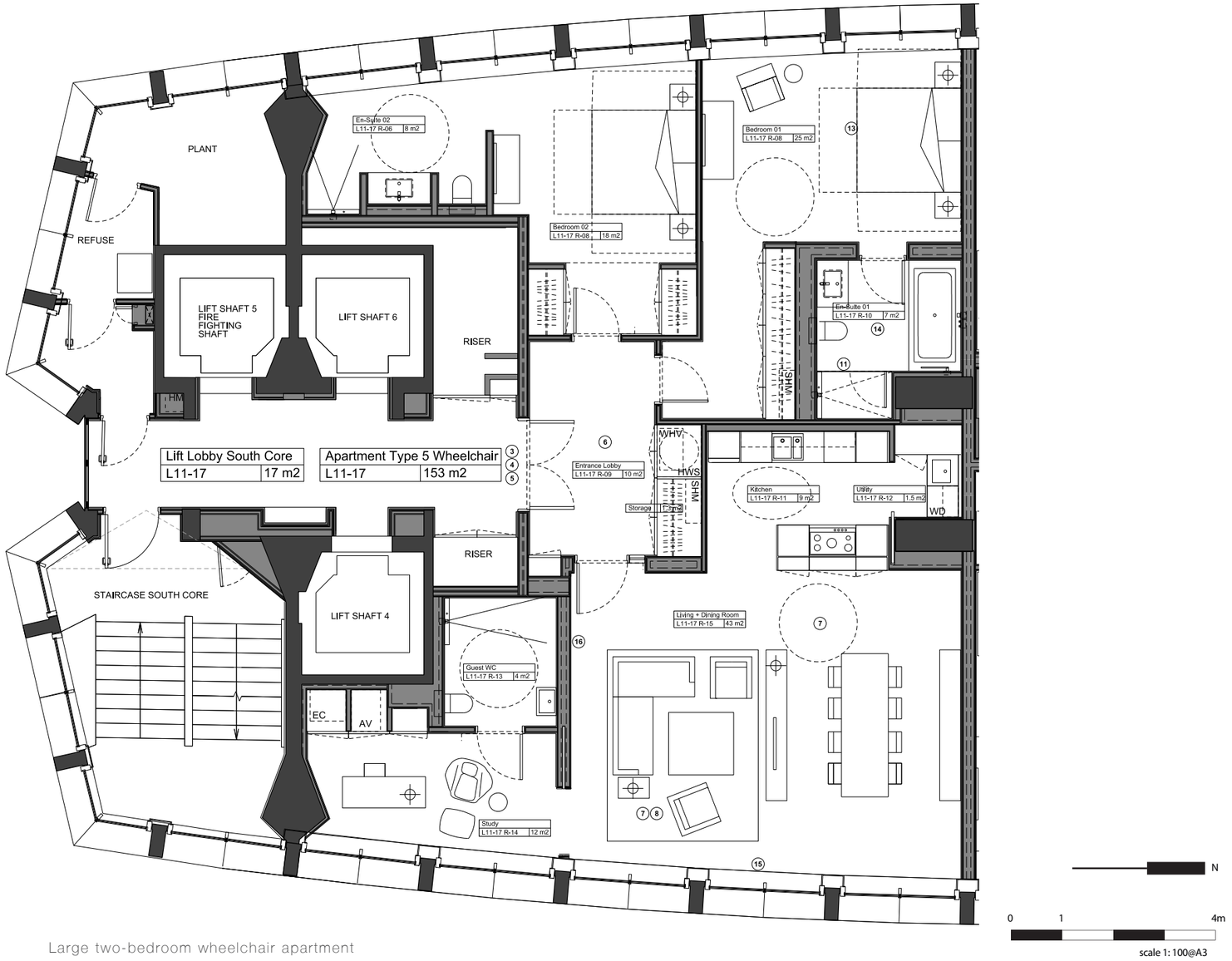
7. The main ensuite bathroom cannot be designed to be fully accessible - this has been accepted in a meeting with Camden's Access Officer.

8. As agreed with Camden's Access Officer, mobile hoists can be utilised to give more flexibility than is available using fixed hoist track positions.

10. The guest WC can be easily converted to an accessible wet room using existing plumbing locations.

11. The shower to ensuite 02 is fully accessible, with level floor surfaces.

12. Existing windows are to be replaced. The existing solid spandrel panels will be glazed, allowing a clear view out from 400mm above finished floor level. High level opening vents and blinds will be electronically controlled via remote or wall-mounted touchpad.



Large two-bedroom wheelchair apartment

6.9.5 WHEELCHAIR HOUSING

THREE-BEDROOM WHEELCHAIR ACCESSIBLE APARTMENT
Following conversion to wheelchair use
Meeting Habinteg Wheelchair dwelling standards

1. The apartment entrance door, with both leaves open, gives effective clear access of 1300mm. With the main door only open, there is 680mm clear unobstructed space to the pull side to manoeuvre clear of the door swing. The threshold will be flush.

2. A large entrance hall is aligned with the entrance door, and has sufficient space for wheelchair manoeuvering and access to habitable rooms. The hallway accessing the second and third bedrooms and main bathroom is 1600mm wide. The hallway leading to the main bedroom are 1125mm, and 1200mm in the bedroom, allowing the 90 degree turn to be negotiated. It is proposed that wheelchair storage and charging would be located in the study or dining space, in accordance with the Mayor of London's *'Best Practice Guidance, Wheelchair Accessible Housing',* section 7.5.

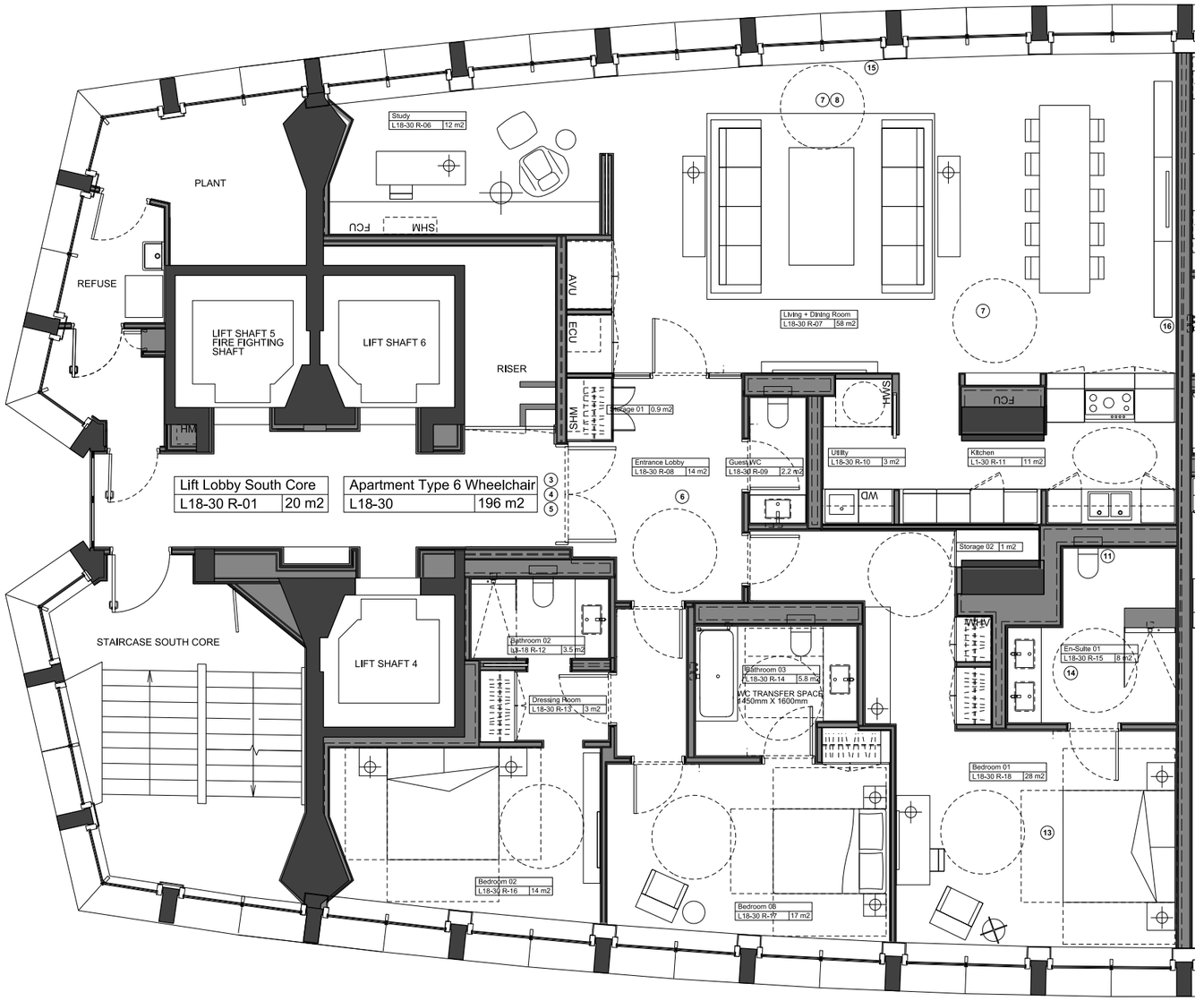
4. The living space is provided with enough space to accommodate the furniture requirements and room to manoeuvre a wheelchair. Furniture layouts can be re-arranged across the living/ dining space.

5. The kitchen is based on the typical layout with minor amendments to the length of the island unit to give additional wheelchair manoeuvering space.

7. The main ensuite bathroom is designed to be fully accessible with direct access from the main bedroom. Clear space is allowed for turning a wheelchair through 180 degrees, and transfer space between WC and bath, and at the end of the bath. The layout is amended from the typical, but uses existing drainage points. Ensuite 02 is designed to be wheelchair accessible through removal of a small section of wardrobe to create a bath transfer space.

8. As agreed with Camden's Access Officer, mobile hoists can be utilised to give more flexibility than is available using fixed hoist track positions.
.
10. The floorplan demonstrates the clear wheelchair manoeuvering space available around all double bedrooms, inoluding two 1200 x 1200mm activity spaces. Fitted wardrobes are removed from the second bedroom to give more flexible floor space. The main ensuite layout is adjusted to give additional storage space. Built-in wardrobes are removed to give greater accessibility to the second and third ensuites.

11. Existing windows are to be replaced. The existing solid spandrel panels will be glazed, allowing a clear view out from 400mm above finished floor level. High level opening vents and blinds will be electronically controlled via remote or wall-mounted touchpad.



Three-bedroom wheelchair apartment

6.10 ACOUSTIC PERFORMANCE

RESIDENTIAL LAYOUTS

The majority of floors have been designed to ensure that the same uses are stacked one above the other. There are some instances where the floor plan type changes, that this alignment cannot be maintained. This will only occur on four floors; all party floors will be upgraded to 5dB better than Approved Document E.

For most apartment types it has been possible to locate risers, wardrobes or bathrooms directly adjacent the existing lift cores. There are some instances where bedrooms are located adjacent the lift shaft. It should be noted that the shafts are constructed from solid in-situ concrete, and an independent acoustic lining will be constructed to prevent noise transmission or vibrations in all situations.

Sandy Brown Associates have prepared an acoustic report for the scheme. The following information is taken from their draft report 11301/DR. The design specification ratings given to the residential facade have taken into account proximity to restaurant and external terrace areas.

SPECIAL ADJACENCIES

In some cases, an enhanced sound insulation will be required to party walls separating apartments from noisy areas. These include plant rooms and refuse stores.
In these cases, the separating wall construction should achieve a sound insulation of at least DnT,w+Ctr 55 dB on site. The precise enhancement measures will need to be determined on the basis of any other parameters such as structural and thermal requirements.

VIBRATION

Inside the buildings, care must be taken to reduce vibrations to within industry accepted limits as established in BS6472: 2008 Guide to Evaluation of Human Exposure to Vibration in Buildings.
Vibration shall not cause the internal noise criteria to be exceeded. (See the subsequent Section 1.5 on Internal Noise Levels.)

Vibration transmission from air handling units, fans and pumps to the building structure will be controlled by using appropriate anti-vibration mountings, resilient duct and pipe work hangers, and flexible connections where required.

ENVIRONMENTAL NOISE (PLANT NOISE EGRESS)

For noise from external building services plant, Camden Council's Development Policy 28 states that planning permission will not be granted if the cumulative noise level from the operation of all plant exceeds a level 5 dB below the lowest background noise level at 1m from the worst affected window of the nearest noise sensitive premises. If the plant contains attention catching characteristics (such as tonal elements, whines, whistles, bangs etc), the total noise level at the same location should not exceed 10 dB below the lowest background noise level measured.
From the environmental noise surveys conducted at the site, the existing minimum background noise levels were LA90,15 min 54 dB during the daytime and LA90,15 min 53 dB at night, so the following design noise egress criterion should be provided:

Maximum cumulative noise egress levels from new plant measured/calculated at 1m from nearest receiver windows

Time level	Maximum cumulative noise egress from plant
Daytime (07:00 to 23:00)	LAeq,15min 49 dB
Night-time (23:00 to 07:00)	LAeq,15min 48 dB

MECHANICAL SYSTEMS NOISE – EXTERNAL

Cumulative noise levels from external plant are to be kept 5 dB lower than the existing noise levels just outside the nearest residential windows.
Plant items will need to be selected and attenuated and/or screened where appropriate to ensure that noise limits are met. This will be reviewed as the building services design progresses.
At a minimum, the following measures should be incorporated into the installation of any external or externally affecting plant:

Provide duct silencers in the intake and exhaust duct paths.
Provide rooftop plant with an acoustically rated casing
Externally lag rooftop ducts between an air handling unit and the roof penetration.

MECHANICAL SYSTEMS NOISE – INTERNAL

All plant shall be carefully selected and installed so as not to cause the background noise level criteria from the Acoustic Criteria Section to be exceeded. As such, the following NR noise limits are recommended for spaces within the development.
Bedrooms – NR25
Living areas – NR30
Gym – NR45
Common areas – NR40

Plant rooms – nominally NR75, to be determined with consideration given to both Noise at Work Regulations and noise transfer to nearby sensitive spaces (interior and exterior)

INTERNAL NOISE LEVELS (BUILDING SERVICES & ENVIRONMENTAL INTRUSION)

The sources for good-practice ambient noise levels for the types of spaces planned for Centre Point include BS 8233:1999 Sound insulation and noise reduction for buildings – Code of practice, British Council for Offices Guide 2008 – Best Practice in the Specification for Offices (BCO 2008), and other relevant sources and experience.
Based on these, the recommended internal noise levels are given to the right in the table below.

Table 1.5: Internal noise criteria Maximum internal noise levels (LAeq dB)

	BS8233 'Good' / 'Reasonable'	Recommended
Residential purposes (bedrooms)	30/35	30
Living areas	30/40	35
Offices/Commercial	40/50	43
Retail	50/55	50
Cafe / Gym	50/55	50
Common areas	45/55	45

SOUND INSULATION: EXTERNAL

All residential rooms are to be ventilated using a mechanical heat recovery system. The design of these systems will ensure that noise ingress via this route does not increase the internal noise levels.
The performance required by each element depends on the construction of the solid elements, the glazing specification and the relative areas of the solid and glazed elements, and the ventilation strategy.
As the design progresses, a more detailed facade sound insulation assessment will need to be performed, taking into account the factors listed above, to ensure that the overall performance requirements will be met.

FLANKING SOUND TRANSMISSION AT FAÇADE

Horizontal flanking sound insulation refers to the situation where partitions connect to the building envelope to form two rooms or spaces and sound is transmitted from one space to another via the cladding.
Vertical flanking sound insulation refers to the transmission of sound from one space to another that is immediately above or below via the cladding, including the slab edge detail.
Where the façade abuts internal partitions or slabs, the sound insulation it provides between adjacent rooms should be such that it does not undermine the sound insulation provided by the partition or slab.
The residential criteria are based on the requirement to achieve a sound insulation performance 5 dB higher than Part E of the Building Regulations for party walls.
To meet the residential requirement, each residential facade will require two layers of plasterboard be furred on metal studs on the inside from slab to slab and between party walls after they are constructed.

6.11.1 SECURITY: DESIGNING OUT CRIME

DESIGNING OUT CRIME

It is acknowledged that historically the area around Centre Point has attracted a large number of rough sleepers, loitering, begging. This has been due in large part to the building's lack of interaction with the public realm at street level, and the dominance of the road network in the area. Centre Point's ground floor, has in the past provided open pedestrian spaces that were hidden and not subject to any natural surveillance, either from within the buildings themselves or elsewhere in the public realm.

One of the key objectives in designing out crime is to design in a high level of natural surveillance. The addition of a prominent residential entrance with a visual and physical connection to the piazza will ensure this is genuinely a 24-hour space.

Conran and Partners met with Camdens' Secure by Design Officer, Adam Lindsay, on 12 April 2012 and again on 01 February 2013 to review the proposals for the ground floor of Centre Point Tower in the context of a new public realm. Proposals for the relocation of the east and west external stairs in to the ground floor of the tower were fully endorsed by the Officer as a means of developing a safer environment around the base of the tower.

ODPM: SAFER PLACES. THE PLANNING SYSTEM AND CRIME PREVENTION

CPG1 SECTION: 'DESIGNING SAFER ENVIRONMENTS'.

The refurbishment of Centre Point Tower has been fully considered in the context of the attributes of safe sustainable places set out in the ODPM document, Safer Places. The Planning System and Crime Prevention. Using the seven attributes of safer places defined in this document we can demonstrate how the design proposals have considered crime prevention.

ACCESS AND MOVEMENT

The wider design of the public realm is addressed by RMA in Section 8.0 'Public Realm' and Section 9.0 'Crime Impact Statement' of the Design & Access Statement.

The immediate environment of the tower and its residential access will be that of a new, vibrant piazza. The entrance to the ground floor is accessed from a new piazza that will be subject to relatively high levels of pedestrian traffic at most times of the day. The entrance is directly overlooked by public space of a generous scale, that will be well-lit and privately maintained to a high standard. It is proposed that both the eastern and western stair are relocated within the ground floor of the tower to provide a clear relationship with the public realm. This will improve sightlines and remove places for potential loitering and concealment.

The entrance is part of a genuinely mixed-use area containing new shops, restaurants, and Tottenham Court Road Crossrail station exits.

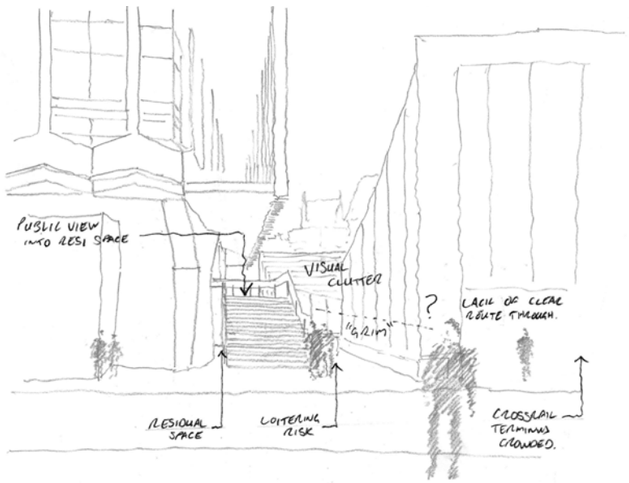
It will be well lit, with clear signage, visible from the surrounding areas to the extent that it will receive a high degree of natural surveillance.

STRUCTURE

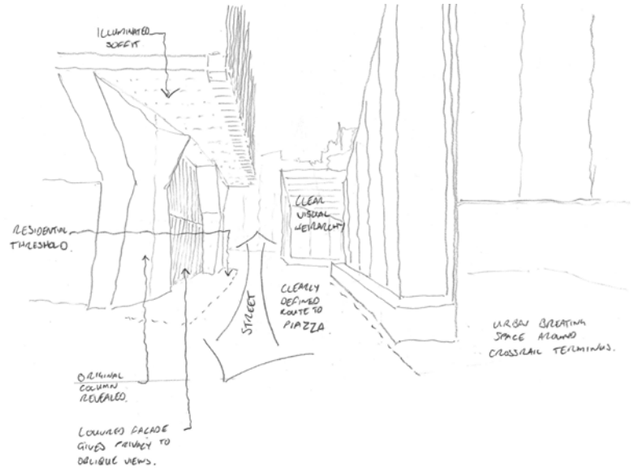
The relocation of the western external stair will take away a potential opportunity for both loitering on the stair, and hiding beneath or behind. Whilst much can be done with artificial lighting to improve the situation, the removal of the western stair will also ensure that the public space between the western façade of Centre Point Tower and the Crossrail exit pavilions has good sightlines throughout its length, from New Oxford Street and the new piazza adjacent Charing Cross Road.

The eastern stair will also be removed from its current location and relocated in the ground floor space. This approach ensures that the retention of an important listed element of the tower is retained, but not at the cost of a confused hierarchy between public and private space, and avoids any opportunity for anti-social behaviour and gathering on or beneath the external stair. The eastern stair in its existing format does impede a clear view along the eastern façade at ground floor, which its relocation will avoid. The enclosure of the stair removes a potentially vulnerable space from the public realm.

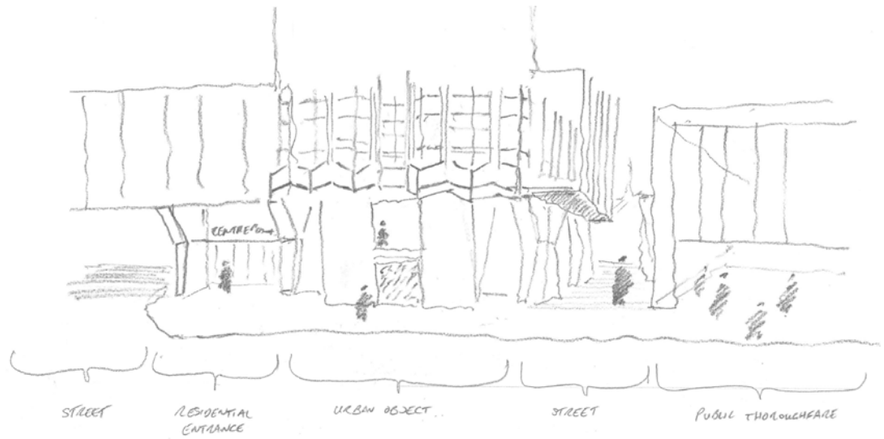
The ground floor residential reception will be staffed by a door-person, and a high level of glazing will ensure that the surrounding external spaces are subject to natural surveillance from within, as well as the public spaces around.



View of western stair retained adjacent Crossrail pavilions



View of public route adjacent Crossrail pavilions following removal of western staircase



Sketch analysis of Centrepoint frontage to New Oxford Street

6.11.1 SECURITY: DESIGNING OUT CRIME

SURVEILLANCE
Places where all publicly accessible spaces are overlooked. The relocation of the external stairs and proposed ground floor facade line has been developed to deliberately avoid the hidden corners that Centre Point has presented in the past. It is envisaged that, on completion, the piazza and adjacent retail units, including those beneath CPL, will create a place that is populated and busy at all times of the day.

As described above, the ground floor residential reception is fully glazed to the east and west facades, giving natural surveillance over the piazza and space beneath CPL, and to the west, around the Crossrail exit pavilions on Charing Cross Road. For an understanding of how the wider scheme offers natural surveillance across the public realm, refer to Sections 8.0 and 9.0 of the Design & Access Statement.

Through the relocation of the eastern and western external stairs, all hiding places around the base of Centre Point Tower have been removed.
Each of the entrances to the tower will be well-lit, as will the ground floor entrance space itself.

A comprehensive CCTV system will be included as part of the works. CCTV will be monitored by the tower concierge and central building management team.

OWNERSHIP
The hard edge of ground floor of the tower clearly defines the boundary between public and private space. As described under the Physical Protection and Management and Maintenance sections, the private space is not easily accessible.

As noted previously, the relocation of the external stairs removes any ambiguity of public/ private space.

Physical Protection
All residents or visitors to the tower, including post deliveries, have to pass via the ground floor reception.

24-hour concierge will be on hand for residents of the tower. At most times the door at piazza level, leading to the ground floor reception, will be covered by a doorman. When the doorman is not present, access will be via an intelligent swipe card system. Access will be gained via swipe card, or being buzzed in from the ground floor reception desk

Once inside the tower, all access is controlled by swipe card, overseen by the reception 24 hours a day. A resident's swipe card will be programmed to give residents access only to the north or south lift core, and the specific floor level as dictated by the location of their apartment. Access will also be given to the first and second floor amenity spaces. Reception will have the ability to give residents access to other areas as required.

Secure residents' parking is provided at basement level. Access to the tower is via a new lift, which give access to ground level and all floors up to 33rd floor. Access to the lifts will be controlled via swipe card,.

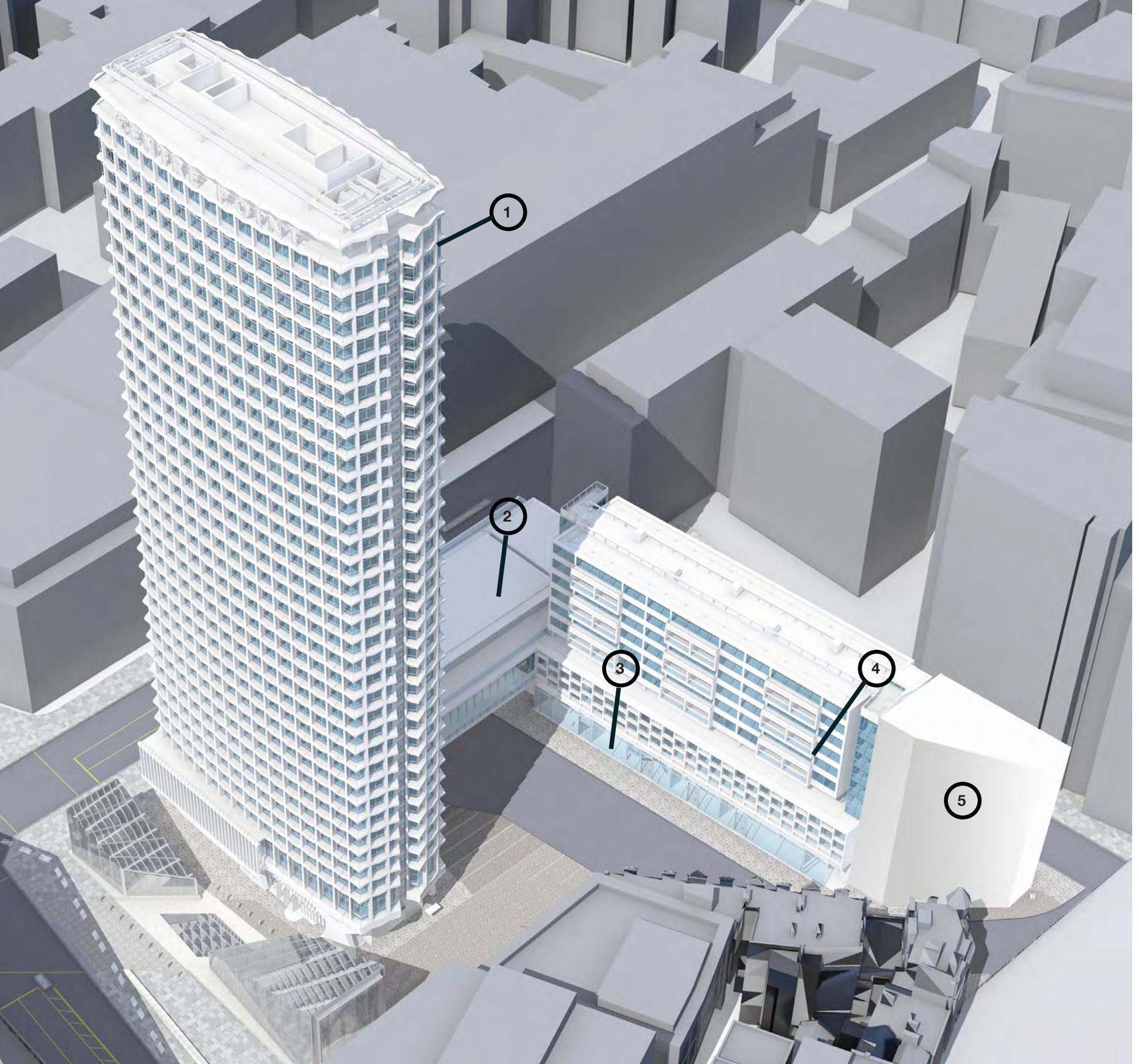
Deliveries by van to residents in the tower will be via the basement. Once basement access is gained, deliveries will be met by a member of the concierge team. Goods will be kept in dedicated basement storage until required by the resident. This avoids the need for delivery personnel to need to gain access to the tower basement – mezzanine lift system. Royal Mail parcel deliveries will be dealt with in the same manner.

ACTIVITY
The population of the public realm proposals is considered in a separate section. With regards the context of Centre Point Tower, the residential uses are contributing to a genuine mixed-use proposal, which will ensure activity at all times of day and night, bringing a sense of ownership and surveillance by those who are familiar with the local environment.

MANAGEMENT AND MAINTENANCE
Centre Point Tower is a Grade II listed building of high quality construction for its age. Following refurbishment, the tower will present a high quality environment that will be subject to an ongoing programme of management and maintenance.

Changes to the ground floor will ensure high quality materials and detailing, along with intelligent space design which will contribute significantly to its immediate environment.

The presence of a door-person and 24-hour reception/ concierge ensures there is always a management presence at the base of the tower.



KEY:

1. CENTRE POINT TOWER **(CHAPTER 6.0)**

2. BRIDGE LINK **(REFER TO 7.1)**

3. LOWER CENTRE POINT HOUSE
(REFER TO 7.2)

4. UPPER CENTRE POINT HOUSE
(REFER TO 7.3)

5.AFFORDABLE HOUSING / PUB SITE
(REFER TO 8.0)