

Design and Access Statement



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Aramco
24th Floor, Centre Point



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1.0 The Building

Centre point stands at the intersection of Oxford Street, Charing Cross Road and Tottenham Court Road and is one of central London's most prominent landmarks. It was built in 1961-6 to the design of Richard Seifert and Partners, and was listed Grade II in 1995, when a proposal threatened to alter its appearance. The slender, slightly convex 33 storey tower is supported on distinctive 'wasp waisted' pilotis clad in grey ceramic mosaic. Centre Point was designed as a multi-use complex. An elegant, curtain glazed first floor link connects the tower to a lower block to the east, with ground floor shops, a bank at the north end and a pub at the south, two tiers of offices and six storeys of maisonettes above. All form part of the listed building and are therefore subject to listed building control.

As a modern commercial building in multiple occupancy, as well as private flats, the building is almost constantly undergoing refurbishment and upgrading of services.

Centre Point is listed for its architectural interest and innovation. The tower, noted as one of the finest high rise compositions of the 1960s.

Internally, the special interest lies principally within the public areas of the tower and link block. The majority of the interiors, lack special interest. The offices are plain and functional, have been altered a number of times at various levels.



2.0 Design Statement

2.1 The works forming part of the proposal consist of the stripping out and refurbishment of the whole of the 24th Floor of the building. In principle the floor/project splits into two distinct areas.

- Landlord/common areas: consisting of lift lobbies, male and female toilets (staircases and lifts do not form part of the works).
- Office areas for occupation by tenant.

2.2 Landlord/Common Areas

The refurbishment of these areas follows that already established and executed to a number of other floor of the building, for example floor 26. The works are illustrated on the submitted drawings but consist:

2.2.1 LIFT LOBBIES

New plasterboard ceiling and lighting, ceiling has been set back/stepped up at the existing window/facade so that it does not interfere with the external elevation.

Walls generally are clad in back painted glass.

Doors are replaced with new hardwood veneered doorsets which match existing doors removed.

Floors are carpet tile finished although existing terrazzo floor and skirting is maintained below.

2.2.21 MALE/FEMALE TOILETS

Male and female toilets are refurbished similarly with existing layout maintained including existing terrazzo cubicle partitions. New ceiling is provided, stepped up at building facade. New wall finishes, cubicle doors and access panelling is proposed, tezzaro cubicle partitions are stripped back to original finish and repaired. Typically exiting terrazzo flooring and skirting is restored.

2.3 Office Areas

All areas are stripped back to structural floor and soffit. Again the principles of the refurbishment follow those generally established for other floor plates. The office area do however respect the bespoke nature of the occupying tenant and the design therefore combines the two. The detailed design is illustrated on the submitted drawings and consist:

2.3.1 Ceiling: new suspended ceiling throughout the complete area consisting of plasterboard and inset metal tile and grid with integrated lighting and air conditioning ceiling is stepped up at the facade junction to prevent visual interference when viewed externally.



- 2.3.2 Walls: generally facade is lined with new insulated plasterboard to increase thermal performance. New secondary glazing unit with interstitial 25mm slat venetian blind mirror recently refurbished floors and works are detailed to maintain line of existing window frames visually uninterrupted when viewed externally.

Where new partitions abut the facade these occur only at structural mullion locations away from the immediate frame positions again to minimise visual interference.

- 2.3.3 Floor: a new slim raised floor, nominally 90mm overall thickness is installed to all areas to provide flexibility for occupiers while minimising height reduction to the office space. Ramping locally at a minimal 1:60 fall is provided adjacent to the main entrance doors at each end of the floor.

3.0 Access

3.1 General

- 3.1.1 Access to the building from the street, the general entrance and reception at Ground Floor level, staircase and lift provision are outside the scope of this project and remain unaltered.

- 3.1.2 The works forming part of this project fall in to two distinct areas:

A Refurbishment of the landlords areas consisting the lift lobby, male and female toilets to 24th Floor.

B Refurbishment and fit-out to occupation of the 24th Floor general office area.

- 3.1.3 The general office floor forms a training facility directly related to, and functioning with, the 26th Floor office facility occupied by the same organisation.

General reception and related facilities are housed at the 26th Floor and are outside the scope of this project.

- 3.1.4 Only those areas distinctly forming part of the project are addressed by this report.

3.2 Landlord Areas

- 3.2.1 The floor houses two principal core areas lift lobby, male toilets, toilets, access to adjacent office space and access to fire escape staircase to the north end of the building and lift lobby, female toilets, access to office space and fire escape staircase to the south end as illustrated on the drawings.

- 3.2.2 The landlord area design follow that already established and installed to a number of floors of the building which does not fundamentally change the layout of the space and particularly that within the toilet areas. There is no provision for a disabled (Part M) compliant toilet to the floor.

- 3.2.3 Lobbies are level and finished in dark carpet tiles to the floor, terrazzo skirting (listed) back painted glass panelled walls (white). Existing lift doors and buttons are finished in satin stainless steel, works to lifts are outside of the project scope. Doors throughout are dark hardwood with contrasting stainless steel ironmongery. Doors to office areas and stairs are required to match existing due to Listing. Vision panels are provided within 500mm and 1500mm and are vertical slots, manifestation is not considered necessary. All doors are to have max 20N opening force.



3.2.4 MALE AND FEMALE TOILETS

Due to special constraints and the Listed nature of the building both male and female toilets layouts remain unchanged. There is therefore no on floor wheelchair accessible toilet.

Finishes are dark non-slip vinyl floor, satin stainless steel skirtings, white glass clad walls with areas of dark timber access panelling. Cubicle doors are dark timber with contrasting stainless steel head and intermediate posts.

A dark timber shelf recess with minor overpanels and the use of contrasting chrome taps and fitting denote the basin locations.

White W.C. pans are positioned against dark timber back panelling.

3.3 Offices

The layout of the office space is illustrated on the drawings and consists of a combination of cellular offices and support facilities (tea point, photo copy) together with open plan space.

Ramped access to the office is minimal and provided at north and south end via 1:20 ramps at the principal entry point.

Circulation routes have been designed to provide a 1200mm clear width wherever possible.

Doors have been designed not to impede corridor/1200mm wide circulation width. New doors are designed to contrast with surrounding decorations and include contrasting ironmongery. Where applicable vision panels have been provided. Manifestation is provided to Part M 3.10h to all vision panels, glazed doors and glazed partitions.

Doors have a maximum 20N operating force.

Ironmongery is either lever latch (openable with a closed fist) or push plate.

Where access controls are provided these are to comply with Part M 2.21 generally.

Doors typically maintain 825 clear width min but may be reduced to 750mm where replacing existing directly and approached straight on.

Finishes to all office areas are carpet (non slip) or sheet vinyl (non slip) to floors with contrasting finishes typically plaster, joinery cladding and emulsion paint to walls.

All new controls, outlets, switches etc will be located in the range of heights recommended in BS 8300:2001. The distance of devices from corners of rooms will be as recommended in the same document.

A tea point area is provided including worktops at 850mm above FFL and a minimum 700mm clear space beneath.