

Design Commentary

Introduction

1. This method statement has been prepared to support the application to discharge condition 6d of listed building consent (ref: 2015/5069/L) at Centre Point, 101-103 New Oxford Street and 5-24 St. Giles Street, London, WC1A 1DD, which states:

“Detailed drawings, samples of materials and method statements as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun

d) Samples and manufacturer's details for all internal floor surfaces.”

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2. Wherever possible, the existing floor finishes will be retained and celebrated. A cleaning regime, based on manufacturer recommendations, will be produced to maintain and protect the floor finishes. New floor finishes are proposed to allow for a level finish throughout and critically a suitable build-up is required to ensure floor finishes are flush with external finishes / entrance areas for DDA compliance.

Concrete flooring

3. In-keeping with the historical context of the site, Centre Point is often celebrated for the architectural achievements in the use of concrete. The proposed concrete will be a durable and hard-wearing, a neutral finish to compliment the building interior whilst maintaining the external aesthetics, thus allowing for a fluid transition between inside and outside - reflective of the previous use as a road under the bridge link and helping to connect New Oxford St with the piazza.

Catering flooring

4. Resin screed to kitchen floors has been chosen to be of close appearance to the concrete floor finish (thus a continuation of the finish throughout the unit) but more suitable to busy kitchen areas with slip resistance and ease of maintenance.

Mosaic flooring

5. Often celebrated in mid-century interiors, the mosaic flooring will provide a contrast to the concrete floors and will reflect and complement the existing historic terrazzo at Centre Point, whilst being practical in terms of slip resistance, durability and ease of maintenance.

Mosaic tiled apron

6. As per the mosaic flooring, this will be in-keeping with the historical context of the building as mosaic flooring was a popular floor finish for buildings of this era. It would also provide a suitable junction with the existing floor finishes and help 'ground' the bar.

Entrance Matting

7. Suitable for external use and durable enough for the expected footfall, this is a practical proposal for entrance matting - a DDA compliant product which maintains an attractive appearance in both the short and long term.

Stair treads (ground to mezzanine)

8. The replacement of the existing marmoleum treads with hardwood timber will be more suitable for a beautiful staircase, a front-of-house finish that would complement the existing timber handrail and help link to the mezzanine above with the timber ceiling.

Terrazzo tile

9. Terrazzo tiles are often found in modernist, mid-century buildings and becoming increasingly popular within interiors today. A hard-wearing and attractive tile, this is a practical floor finish that will be fitting of the building and compliment the other interior finishes proposed as part of the fit-out.

Timber plank flooring

10. As a contrast to some of the harder finishes we have, the timber flooring will be visually a point of difference whilst complimenting the timber we have on the mezzanine ceiling. The additional acoustic properties of a timber floor will also benefit the building interior.

Anti-slip vinyl flooring

11. As standard practice for kitchen areas such as this, the anti-slip vinyl floor will provide a safe flooring for the staff working in these areas.