

**DESIGN, ACCESS AND HERITAGE STATEMENT**

**FOR THE**

**PROPOSED REPLACEMENT OF FLAT FRONT ENTRANCE DOORSETS  
TO ACHIEVE CURRENT FIRE SAFETY STANDARDS**

**AT**

**FLATS 1-36 CENTRE POINT HOUSE  
WC2H 8LW**

**FOR:**

**ALMACANTAR CENTRE POINT NOMINEE NO 1 LTD &  
ALMACANTAR CENTRE POINT NOMINEE NO 2 LTD  
C/O HML LIMITED  
GILLINGHAM HOUSE, GILLINGHAM STREET  
LONDON  
SW1V 1HU**

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## **1.0 INTRODUCTION**

### **1.1 Purpose**

This Design, Access and Heritage Statement has been prepared by Harris Associates to accompany the application for Listed Building Consent for the renewal of the internal flat front entrance doorsets to Flats 1 – 36 Centre Point House. It provides a detailed description and assessment of the proposals.

### **1.2 Scope**

The proposed work will address the various fire safety shortcomings present in the existing flat front doorsets that were identified during site investigations.

The replacement of these doorsets will maintain the fire compartmentation required to protect the life safety of the building's occupants by separating the apartments from the adjacent corridors on each floor. These corridors form the protected means of emergency escape for residents from Centre Point House.

Drawings numbered 9262-05, 9262-06 & 9262-07 illustrate flat front entrance door locations.

## **2.0 SITE CONTEXT**

### **2.1 Location**

Centre Point House is situated in the London Borough of Camden. The building is part of Centre Point estate constructed between 1963-1966 comprising a mixed use development of residential apartments, commercial offices, and retail units.

It faces St Giles High Street and the newly formed pedestrianised St Giles Square to the west and Earnshaw Street to the east and abuts White Lion House to the south and Centre Point link building to the north.

Refer to decision notices 2017/0994/ and 2013/1961/L relating to the wider mixed use development planning and listed building consents permissions granted for the Centre Point House estate.

## **2.2 Current Use**

Centre Point House contains 36 purpose-built residential duplex apartments situated between the 3<sup>rd</sup> and 8<sup>th</sup> floors above separate commercial and retail units on the ground and intermediate floors.

The proposed work will not change the current use of the building.

## **3.0 DESIGN PRINCIPLES**

### **3.1 Proposed Work**

The proposed work comprises the replacement of all the existing flat front doorsets in their entirety. Refer to the Specification of Doors and Associated Ironmongery for product details of the proposed components.

The work will involve supplying and fitting new doors, fixed side panels and meter enclosures, rebated smoke and intumescent fire seals, new door linings, stops and architraves, hinges and intumescent hinge pads, door closers, door viewers and letterboxes with intumescent liners, handles, locks and latches with fire resistant equivalents to match the existing in terms of appearance, colour, finish and ironmongery, but which meet current fire safety standards.

The proposed work will remedy the fire safety compartmentation issues with the existing flat front doorsets and will benefit all of the residents of Centre Point House by maintaining the communal protected means of emergency escape corridors that all flat entrances open onto.

Drawings numbered 9262-01, 9262-02, 9262-03, 9262-04, 9262-08, 9262-09, 9262-10 & 9262-11 illustrate the typical existing and proposed flat front entrance doorsets.

### **3.2 Appearance**

Refer to photographs of a typical existing flat front entrance doorset included within the Appendix. All the existing flat front entrance doorsets are identical, save for existing locks and door viewers fitted by the residents.

The new flat front doorsets will match the visual appearance of the existing doorsets as closely as possible and therefore will have no adverse effect on the historic importance of the building.

The doorsets are located along the internal communal corridors on the 3<sup>rd</sup>, 5<sup>th</sup> and 7<sup>th</sup> floors of the building. Therefore, there will be no impact on the exterior of the building.

### **3.3 Assessment of the Proposed Work**

Investigations were carried out to establish if it would be possible to upgrade the existing flat front doorsets to meet current fire safety standards to achieve the fire compartmentation required to separate the flats from the communal protected escape routes.

These investigations aimed to identify the materials and construction build-up of the existing doorsets. It concluded that comprehensive replacement would be required because even if the existing doorsets were upgraded, they would still not meet current fire safety standards.

### **3.4 Structure**

No internal or external structural alterations will be carried out.

## **4.0 ACCESS**

The building is accessed from the west elevation. The site is well connected to transport links and Tottenham Court Road London underground station is within close walking distance.

The proposed work will not affect or change access to the building.

## **5.0 HERITAGE ASSETS**

Centre Point estate was first listed as Grade II on 24<sup>th</sup> November 1995 by English Heritage (now known as Historic England), under list no. 1113172, and was amended on 26<sup>th</sup> April 2013. The estate was listed for its architectural interest, planning interest, technological innovation, interiors, and historic interest at the time of its construction. The substantial and complete list entry is available at <https://historicengland.org.uk/listing/the-list/list-entry/1113172>

The original list entry refers to Centre Point House as being part of *East Block* of the Estate.

The exterior of the East Block is of special interest and will remain unaffected by the proposed works that relates to the interior of the property.

In relation to the interiors of Centre Point House, under '*Details*', the listing citation notes that '*The pub, shops, offices at intermediary level, and maisonettes above, are without internal features of note and lack special interest.*'

In carrying out the proposed work, no existing historic building fabric will be lost. The internal flat entrance doorsets are not considered to be original and are therefore deemed to be of no heritage value.

## **6.0 CONCLUSION**

With all the above carefully considered we are confident that our proposal is acceptable and is necessary to meet current fire legislation to protect the life safety of residents at Centre Point House.

**APPENDIX**  
**SELECTED PHOTOGRAPHS**



**Photograph 1: Typical existing Flat Front Doorset**





**Photograph 2: Inside of Typical Electricity Meter Enclosure**



**Photograph 3: Typical plating with inset door handle and lock and coloured flat numeral**





**Photograph 4: Typical plating adjacent to letterbox**



**Photograph 5: View of part of a typical communal corridor showing the flat front entrance doorsets located on either side. The corridors form part the protected means of emergency escape route for residents from Centre Point House.**