

HERITAGE ASSETS AND IMPACT ASSESSMENT

Job Reference:	Vapiano London 4, WC1A 1DD	Date:	16 March 2021
Subject:	Listed Building Consent	Rev:	A
Issue:	Application	Our reference:	VAP-LON4-A4-ST-HAIS

Introduction

This historic impact assessment has been prepared to accompany the application for listed building consent in connection with the Class A3 interior refurbishment works planned on the ground floor of Unit R05, Centre Point House, 101-103 New Oxford Street, London WC1A 1DD. It sets out a brief description of the works, identifies the elements of the building that are of historic interest, and demonstrates that neither strip out works nor the proposed refurbishment works have any impact on the historic fabric of the building.

The Building

Centre Point is a Grade II listed building. The Centre Point complex includes three listed elements: the Tower, the link, and Centre Point House (also known as East Block). Retail unit 05 of Centre Point House is let to the applicant, Vapiano UK and has been granted Listed Building Consent (Ref 2017/4222/L) for restaurant use (Class A3). The granted works have been completed and the restaurant is open and trading since December 2018.



Centre Point House & Vapiano restaurant

Elements of Historic Interest

The list entry description (List Entry Number 1113172), which covers all three elements, was amended in April 2013 to provide greater clarity as to where the special interest of Centre Point lies, including interiors which were not described under the original description of 1995, and to help inform the building's future management. As set out in the 'Reason for Designation' in the list entry description, the significance of Centre Point lies in its architectural, planning, and historic interests, as well as in its technological innovation.

Centre Point House is the north-south linear block that forms the eastern edge of the Centre Point complex adjacent to Earnshaw Street. It previously contained retail units at ground and mezzanine level and offices at first and first floor mezzanine level. An open level of plant is located above the lower element with a 6-storey residential block elevated on pilots above this.

The Proposed Works

Works affecting the listed fabric (not historic fabric) entail the soft strip out of the existing bar, reception desk and part of the waiting area including the locally tiled floor, mechanical and electrical services.

Also included is the erection of a new compact bar/reception unit to replace the existing waiting area and modify the decorative herb shelving to match the new bar design. New mechanical and electrical services necessary for the bar will be run in the service void under the raised floor (which had been built in 2017 as part of the original fit-out.)

The specification for the new works will match the existing, namely oak countertop, bronze effect paneling under the counter, marble shelving, stainless steel bar equipment, and vinyl/decal behind the shopfront glass for privacy and advertisement purposes.

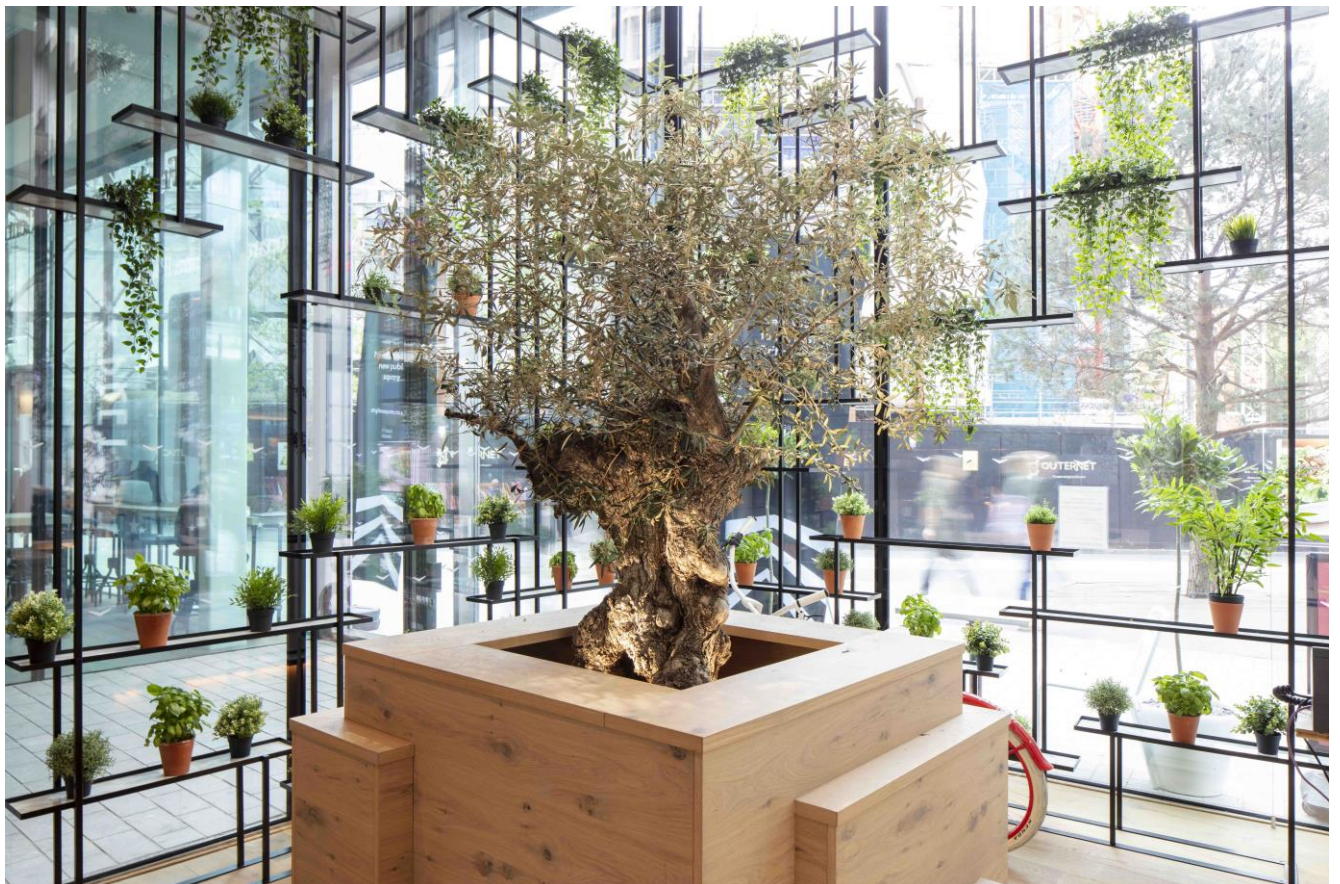
Schedule of Selected Works and Impact Assessment

To be read in conjunction with existing and proposed drawings

Item of Work	Location	Interface / Description	Impact on heritage asset
Double door	Ground floor shopfront	To match the existing base build main entrance double doors	None
Floors	Locally under the new bar	Soft strip tiled floor under existing bar & new tiled floor locally under the new bar	None
Fixtures	New bar	Stainless steel drawers, doors and carcasses clad with oak counter and bronze effect panelling sitting on a timber framed plinth	None
Services	Throughout	All services, new and altered run in service void under the raised floor	None



Existing ground floor reception desk and bar LHS to the main entrance



Existing ground floor waiting area RHS to the main entrance