HARRIS
ASSOCIATES

DESIGN, ACCESS AND HERITAGE STATEMENT

FOR THE

PROPOSED FIRE SAFETY, FIRE COMPARTMENTATION REPAIR WORKS, ELECTRICAL WORKS, REPAIR AND REDECORATION WORKS OF INTERNAL COMMON PARTS

AT

CENTRE POINT HOUSE
15A ST GILES HIGH STREET
LONDON 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
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Ref: HA 9261

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RICS

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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, reference number 2022/1185/L, for the proposed fire safety fire compartmentation repair works, electrical works, repair and redecoration works at Centre Point House. It provides a detailed description and assessment of the proposals.

1.2 Scope

The proposed work will address the urgent, high priority fire safety and compartmentation issues identified during detailed health and safety, fire compartmentation and fire risk assessment surveys, as well as associated routine repair and redecoration works throughout the internal Landlord's Common parts at Centre Point House.

Refer to the detailed specifications of works prepared by Strongbow Consulting Engineers and Harris Associates and the accompanying drawings for full details of the scope of work.

The fire safety, electrical and compartmentation repair work is required to reinstate and 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.

1.3 Post-submission Discussions with London Borough of Camden

Following post-submission discussions with London Borough of Camden's Conservation Officer, this document and additional and revised drawings provide further detail in respect of the renewal of the existing suspended ceilings, light fittings and electrical sub-mains cabling routes.

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 notice 2020/3071/L relating to the replacement of the flat front doorsets, and 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 estate.

2.2 Current Use

Centre Point House contains 36 purpose-built residential duplex apartments situated between the 3rd and 8th floors above separate commercial parts of the building, located on the ground, first and second floors.

As a result, with the highest residential floor being well over 18 metres tall, Centre Point House is classified as a high rise residential building.

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

3.0 DESIGN PRINCIPLES

3.1 Proposed Work

In outline, the proposed work includes:

- Replacement of all electrical sub-mains cables to each flat.
- Replacement of Landlord's small power and lighting.
- Fire-stopping of existing pipes and cables throughout the common parts.
- Repair of existing defective fire stopping.
- Repair of existing communal corridor and lobby doors.
- Replacement of existing flat entrance doorsets (separate LBC consent received for this work).
- Replacement of existing suspended ceilings.
- Replacement of existing carpet tile floor coverings, including ground floor entrance lobby mat.
- Minor roof repairs to stop water penetration into the building.
- Repair of damaged surface finishes and redecoration works.

Full details can be found in the specifications and drawings accompanying this application.

3.2 Appearance

Suspended Ceilings

The existing open cell mineral fibre suspended ceiling tiles, identified as Armstrong Visual 64 ceiling tiles, were installed as part of a refurbishment of the building in the 1908s by the then freeholder, MEPC and are therefore not original. Since then, the existing ceiling tiles were discontinued by the manufacturer around 5-6 years ago, and replacement tiles are not available. No record details exist of the original suspended ceilings

The existing suspended ceilings are old and in disrepair; sections are sagging, numerous tiles are missing and have been infilled with non-matching tiles or plywood; many tiles are chipped or broken; sections have deteriorated and delaminated as a result of water damage from apartments situated above each corridor; and the ceilings have been painted to conceal water stains, which has changed their appearance.

The proposed work will involve replacing the existing suspended ceilings throughout the common parts corridors and lift lobbies with new SAS International Trucell 800 Open Cell Ceiling system complete with 600 x 600mm tiles in 75 x 75 cell configuration, colour: RAL 9010, albeit the new tiles will be metal and will have a white painted factory finish. The change in material from mineral fibre to metal will improve the resilience of the tiles to water damage from plumbing defects in the flats above.

Rather than select a solid plain metal tile or one with tiny perforations as shown in Photograph 6, the open cell format and cell size of the Trucell Open Cell metal ceiling tile was selected instead because it is visually similar and a close match to the style and appearance of the existing ceiling tiles. In addition, the size of the chosen new and existing ceiling tile is the same. The new and existing ceilings both have loose acoustic pads which sit on top of each tile in the ceiling voids, meaning that the variety of unsightly existing pipes and cables located in the ceiling voids are not visible.

Based on the above, we therefore consider the proposed Trucell 800 Open Cell Ceiling System to be a suitable replacement for the existing ceiling system.

Electrical Sub-Mains Cables

The existing electrical sub-mains cables providing electricity to each apartment are original MICC cables (mineral insulated copper cables, also known as pyro cables), which were installed when the building was constructed during the 1960s and are reaching the end of their serviceable life. In order to avoid their eventual failure, and the interruption of electrical supplies to residents' apartments, their replacement is necessary.

The new cables will be connected to the existing incoming service heads situated in the basement electrical intake room and will be routed through the south core staircase and up to the third, fifth and seventh floors at Centre Point House where connections will be made to each apartment via new sub-mains fuseboards situated within the lift lobbies on these floors. From the lift lobbies, the new cables will be routed above the new suspended ceilings and connected to the electrical meter of each apartment. The electric meter for each flat is located inside an enclosure forming part of the front entrance doorset.

A new cable route is necessary as the current Electrical Wiring Regulations, British Standards, Building Regulations and Fire Safety legislation will not permit the new cables to be routed through the lift shaft, which is where the existing cables are situated.

The new cables will be concealed inside purpose-built fire resistant plasterboard boxings which are required to maintain fire compartmentation and the protected means of emergency escape throughout the communal areas. These plasterboard boxings will be plastered and painted to match the colour of the adjacent walls and soffits so that they are not obtrusive.

The proposed new cable route and locations of the plasterboard boxings are shown on the drawings accompanying this application.

Lighting

The existing lighting comprises simple halogen spotlights fitted to suspended ceilings throughout the corridors and lift lobbies, and surface-mounted 2D utility bulkhead fluorescent light fittings fitted to plastered ceilings throughout the staircases. Neither type of light fitting are original.

The existing lighting installation is old and provides inadequate levels of lighting and does not satisfy the relevant CIBSE guidance and Building Regulations.

The proposed lighting will comprise aesthetically pleasing brighter, energy-efficient LED lighting, with combined energy saving features and improved functionality to include emergency escape lighting function, without the need for separate emergency light fittings.

Throughout the corridors and lift lobbies, the new lighting will be wall-mounted to provide uniform levels of illuminance and will keep the new suspended ceilings free of clutter. In the staircases, the new lighting will be surface mounted in the same positions as the existing fittings.

Refer to photographs included within the Appendix.

3.3 Assessment of the Proposed Work

As the suspended ceilings have been discontinued and are no longer available, it is not possible for them to be retained. Refer back to Section 3.2 for details of the alternative solution and the reasons why this is considered an acceptable design response for the building.

As the Wiring Regulations, British Standards, Building Regulations and Fire Safety legislation have changed since the building was constructed, it is not possible for the new sub-mains electrical cables to follow the existing sub-mains cables route.

The new light fittings will meet current Building Regulations and Fire Safety legislation.

All of the proposed work will ensure the longevity of Centre Point House.

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 24th November 1995 by English Heritage (now known as Historic England), under list no. 1113172, and was amended on 26th 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 as the proposed works relate 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 works, no existing historic building fabric will be lost.

6.0 CONCLUSION

The comments made by London Borough of Camden's conservation Officer have been fully considered and responses have been provided within this document and the updated and revised drawings.

With all the above carefully considered we are confident that our proposal is acceptable and it is necessary to meet current Building Regulations and Fire Safety Legislation to protect the life safety of residents at Centre Point House.

APPENDIX

SELECTED PHOTOGRAPHS

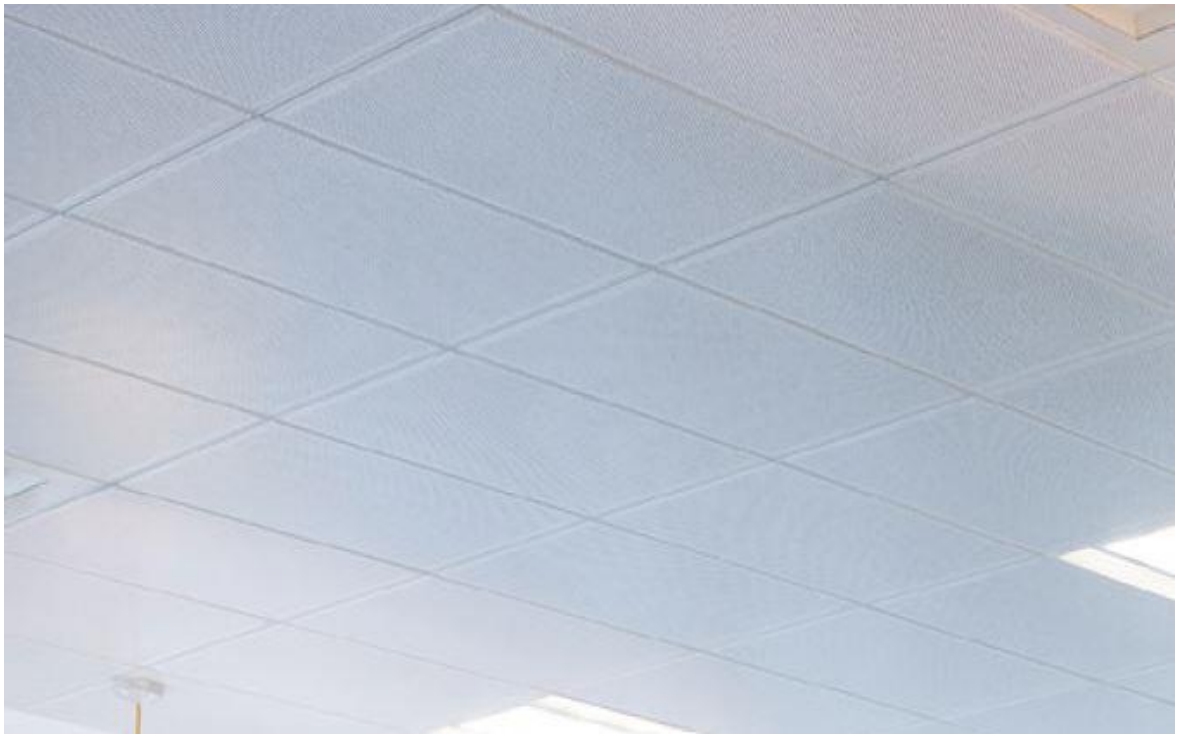
Photograph 1: Typical plywood sheeting to 3rd floor lift lobby ceiling where ceiling tiles missing

Photograph 2: Typical plywood sheeting to 7th floor lift lobby ceiling where ceiling tiles missing

Photograph 3: Typical plywood sheeting to 5th floor lift lobby ceiling where ceiling tiles missing

Photograph 4: Typical damage to suspended ceiling tiles in corridors and lobbies

Photograph 5: Typical damage to suspended ceiling tiles and non-matching tiles where ceiling tiles missing in corridors



Photograph 6: Plain suspended ceiling tile system discounted as not being a suitable alternative owing to it being significantly different to the style and appearance of the existing suspended ceiling

Photograph 7: Proposed SAS Trucell open cell suspended ceiling selected as being similar to the style and appearance of the existing suspended ceiling

Photograph 8: Typical view of existing suspended ceiling and inadequate lighting to corridors

Photograph 9: Proposed wall-mounted Tamlite Elegance combined emergency light fitting for corridors and lift lobbies

Photograph 10: Example of existing 2D bulkhead light fitting throughout staircases

Photograph 11: Proposed Tamlite Lunar combined emergency light fitting for staircases

Photograph 12: Electric meter situated inside the cupboard that forms part of the apartment front entrance doorset.