

HERITAGE, DESIGN & ACCESS STATEMENT

Korea Foods Ltd

Listed Building Consent for internal alterations

Unit R06/08, Centre Point, St Giles Street, London WC1A 1DD

Date: January 2023

STUDIO PENN LONDON

Unit 206 Busworks 39-41 North Road, London N7 9D M 07488343569 E studiopenn.space@gmail.com

Introduction

This application seeks Listed Building Consent (“LBC”) for a series of minor internal alterations at units R06 and R08 to allow fit out of the consented flexible use unit, occupied by Korea Food LTD. The Site comprises Units R06 and R08 which are part of the ground floor of Centre Point, 101-103 New Oxford Street and 5-24 St. Giles Street, London, WC1A 1DD. Centre Point is a Grade II Listed Building.

The document is to be read in conjunction with the following documents:

- 2205.CP.DE.01_Location & block plans
- 2205.CP.DE.10_Existing Shopfront
- 2205.CP.DE.20_Proposed Shopfront_Rev A
- 2205.CP.DE.30_Proposed Signage details_Rev B
- 2205.CP.DE.100_Existing GA Ground Floor Plan
- 2205.CP.DE.110_Existing GA Mezzanine Floor Plan
- 2205.CP.DE.120_Existing Sections A-A, B-B
- 2205.CP.DE.130_Existing Sections C-C, D-D
- 2205.CP.DE.200_Proposed GA Ground Floor Plan_Rev D
- 2205.CP.DE.210_Proposed GA Mezzanine Floor Plan
- 2205.CP.DE.220_Proposed Ground RCP Plan 1_Rev A
- 2205.CP.DE.221_Proposed Ground RCP Plan 2_Rev A
- 2205.CP.DE.230_Proposed Ground Ceiling Strip Out Plan
- 2205.CP.DE.240_Proposed Mezzanine RCP Plan
- 2205.CP.DE.250_Proposed Ground Setting Out Plan
- 2205.CP.DE.260_Proposed Mezzanine Setting Out Plan
- 2205.CP.DE.270_Proposed Ground Wall finish Plan
- 2205.CP.DE.280_Proposed Mezzanine Wall finish Plan
- 2205.CP.DE.290_Proposed Ground Floor finish Plan_Rev A
- 2205.CP.DE.300_Proposed Mezzanine Floor finish Plan
- 2205.CP.DE.310_Proposed Ground Power & Data_Rev A
- 2205.CP.DE.320_Proposed Mezzanine Power & D_ata
- 2205.CP.DE.330_Proposed Ground Plumbing_Rev A
- 2205.CP.DE.340_Proposed Mezzanine Plumbing
- 2205.CP.DE.350_Proposed Ground Fire Strategy plan
- 2205.CP.DE.360_Proposed Mezzanine Fire Strategy
- 2205.CP.DE.370_Proposed Sections A-A, C-C, D-D_Rev A
- 2205.CP.DE.380_Proposed Elevations 1_Rev A
- 2205.CP.DE.390_Proposed Elevations 2
- 2205.CP.DE.400_Proposed Floor junction details
- 2205.CP.DE.500_3D visual perspectives

This Heritage and Design and Access Statement comprises a description of the site, the planning context and Listed Building Entry relevant to the proposed works. It seeks to demonstrate that the proposed works are sympathetic to the building and that there is no harm to the Listed Building.

The Site

The site subject to this application is situated on the GF level of the Centre Point building, 101-103 New Oxford Street and 5-24 St Giles Street.WC1A 1DD.

Unit R06/08 comprises a self contained retail unit, this is to be occupied by a Oriental food specialist company, Korea Food LTD.

Centre Point was built in 1966 and is one of the great works of modern architecture.The building was commissioned by renowned developer Harry Hyams and designed by Richard Seifert.When it was created it captured the adventurous spirit of 1960's London, which has inspired the design of Centre Point's transformation.

Planning and Listed Building Consent was granted in 2014 for the change of use from office accommodation to provide residential accommodation and commercial use on the ground first and second floors and redevelopment of a public house to provide an 11-storey building providing affordable housing. with commercial uses to the ground floor. The exterior of Centre Point was also proposed to be refurbished.

Listed Building Description

Centre Point was listed as a Grade II building on 24th November 1995. (list number: 1113172).

The Listed Building Entry is as follows:

List entry Description Summary of Building Offices, flats and shops complex built 1961-66. Designed by Richard Seifert and Partners for the developer Harry Hyams; leading design partner George Marsh. Ground floor of tower remodelled 2000.

Reasons for Designation Centre Point is designated for the following principal reasons:

- * Architectural interest: the slender tower, with its delicately modelled surfaces, carried on the very visible pilotis, is one of the most distinctive high-rise compositions of the 1960s and a major London landmark.Attention is given to detail in the way the brise-soleil expresses the width of the link on the other side.The link provides an elegant transition between the high and low-rise elements, its huge expanse of glazing forming a dramatic contrast with the lively rhythm of the tower elevation.The east block, while of less intrinsic design merit, nonetheless forms a key component of the ensemble and is integral to
- * Centre Point's planning interest. Its brise-soleil, expressing the office tier, is again a distinc- tive use of this feature, forming a strong, horizontal continuum with the glazed link * Planning interest: the relationship of tower, link and east block is a notable

instance of Le Corbusier-inspired planning in London. The combination of, and contrast between, these elements is thus of note, not just the principal tower * Technological innovation: for the ingenious use of pre-cast panels, which were hung from the frame without the use of scaffolding: the first tall building in London to be constructed this way, and for the link block, a very early use in Britain of armour-plate glazing with metal fixings * Interiors: while the majority of the office, retail and residential interiors lack special interest, the tower, link and east block do each possess specific interiors of note which are specified in Details; * Historic interest: . Centre Point, now seen as a symbol of 1960s 'swinging London', is one of the most important speculative developments of its period in Britain, the most notable work of Seifert and Partners, one of the most prolific commercial practices of its day, and an early mixed-use development. The inclusion of shops, and especially housing, was a response to preserving these uses at a time when central London was becoming saturated with new offices

History

St Giles's Circus, one of London's most congested intersections by the 1950s, was earmarked for redevelopment by the London County Council (LCC) for the creation of a gyratory system. In March 1957, Hubert Bennett, the new LCC Chief Architect, produced a design for an 18-storey building, with nine and eleven-storey blocks to the east to rehouse the people living on the site. Legal disputes between the LCC and landowners over compensation were circumvented by Harry Hyams' Oldham Estates Co, which purchased the land as a speculative undertaking whereby the LCC would receive the land required for road widening in exchange for a higher development than would normally be allowed under the LCC's 'plot ratio' regulations. Hyams engaged Richard Seifert and Partners as his architects. Seifert's leading design partner was George Marsh, who had previously worked for Burnet, Tait and Partners. In November 1959 an application for a 29-storey office block, with an 8-storey block of shops and flats, linked by a bridge over a gyratory, received outline planning permission from Camden Council, and designs for a 31-storey curtain-wall tower with a lozenge-shaped plan, closely resembling the Pirelli Tower, Milan (1955-60 by Gio Ponti, Pier Luigi Nervi and others), were drawn up. Further modifications were required due to the LCC's demand for wider roads, and Seifert negotiated a reduction in the tower's footprint in return for two more storeys, plus an extra storey on the link; the lower block was subsequently widened. Work began on the lower block in 1961. A revised application for the tower received planning permission in January 1963, and the scheme was completed in 1966. The pond and fountains in the open area to the front of the tower, designed by the German émigré artist Jupp Dernbach-Mayen (1908-1990) were removed in 2009 as part of the Crossrail development.

Centre Point received limited but mainly enthusiastic reception. The design of the tower, which shows a deliberate move from the smooth regularity of International Modernism towards a more inventive, sculptural approach with strong contrasts between light and shade, was admired at the time and since for its confidence and originality. It rapidly became a symbol of the sixties: Ernő Goldfinger dubbed it 'London's first pop art skyscraper while Building (24 May 1968) enthused that 'like the Beatles and Mary Quant, this building expresses the supreme confidence of sheer professionalism... more than any other building Centre Point made London swing, it backed Britain, a product of real team work which must figure as an invisible export.' By 1966 however the market was saturated with new offices and Hyams, who had assigned the freehold to the LCC in return for a 150-year lease at low rent, chose to hold on to his portfolio until he could get a better price. Centre Point, including all the

flats, thus gained notoriety for standing empty for many years at a time of housing shortage. It was not unique in this respect, but it was the most prominent empty high-rise and came to symbolise 1960s speculative greed. It has been more fully occupied since 1987 when it was sold and refurbished. In 2000 the area at the base of the tower was adapted to create a new entrance hall.

Details

MATERIALS: reinforced pre-cast concrete. Tower clad in polished Capstone pre-cast concrete mullions. Armour-plate curtain-wall glazing to link block. Rear block faced in panels of grey glass. Polished 'blue pearl' granite to part of ground floor. Metal-framed windows throughout, some replaced.

PLAN: Centre Point consists of three elements: a 33-storey tower to the west; a 9-storey rectangular block to the east, aligned north-south, comprising a former bank, shops and pub at ground floor; offices at first and second, and maisonettes above (Centre Point House), and a link over St Giles High Street connecting the two blocks at first-floor level.

EXTERIOR TOWER: slender tower with slightly convex faces; the narrow side elevations are recessed at the centre with slightly canted projections on either side. An open-tread concrete staircase leads from the left of the west elevation up to a projecting platform to the original entrance (similar stair on E elevation of tower). First floor is double height and carried on a base in the form of a zig-zag valance. To left of west elevation is a vertical concrete 'brise-soleil' with hexagonal terminations to top and bottom, expressing the junction with the link block. The tower has pre-cast external faceted mullions in the form of 'H' turned on its side, which are partially load bearing and decrease in depth from bottom to top. This shape allowed the reinforcement of each unit to be bolted to that of the one above from within the building, which had to be erected without scaffolding due to space restrictions, and also enabled rainwater to be thrown clear of the structure without use of flashings. Thermal expansion joints are expressed between each mullion. Above the top storey is an open viewing gallery with the words 'CENTRE POINT' in neon-lit capital letters running along either side; these are a later addition. Above is a zig-zag cornice which projects to the building edge and has a faceted edge, picking up the rhythm of the structural frame below. The tower is supported on distinctive paired 'wasp-waisted' pilotis, eight in number. These are slightly faceted and clad in grey glazed mosaic tiles; those to upper facet in contrasting darker mottled grey.

LINK: this is supported on mosaic-clad pilotis to either side of the roadway. The underside has the exposed soffit of the inner staircase. Full-height armour-plate glazed curtain walls to both levels with steel patch-plates at intersections. The set-back clerestory has a very shallow pitched central apex.

EAST BLOCK: former bank at N end with original frontage; shops along W elevation with later shop fronts (not of special interest), together with the entrance to the maisonettes. Utilitarian service bays on east elevation to Earnshaw St. South end of the block has a remodelled pub front at ground floor (not of special interest). Above is a 2-storey tier containing offices. This is of equal height to the link, and is accentuated by a pre-cast concrete brise-soleil to E and W elevations forming a staggered rectangular pattern in front of the recessed windows (the S end is glazed). The upper level, placed above a set-back intermediary space, comprises a contrasting 6-storey section with 3 tiers of projecting rectangular balconies faced in grey geometric mosaic, alternating with sections

of metal-framed curtain wall glazing with opaque glass panels beneath the windows. At either end of the block is a glazed stair compartment.

INTERIORS: the majority of the office, retail and residential interiors lack special interest. The following are of note, however: **TOWER:** the main entrance, originally at mezzanine level accessed by the external staircase, is now in the glazed entrance hall on the ground floor created in 2000; the lobby is thus now on two levels linked by a stair installed in 2000. The lobby is paved in a distinctive manner with alternating long-and-short strips of white marble mosaic tiles set within a field of black terrazzo. The space is dominated by the exposed upper sections of the pilotis. At either end of the tower are granite-faced lift shafts, and a staircase with balustrades of thick cast-glass sheets set below heavy metal handrails. The rest of the tower comprises functional offices which were designed to be adapted, as has been the case, and is not of special interest. The only exception is the surviving staircase between the 31st and 32nd floors, which was intended to serve a restaurant (which was never installed).

LINK: a stair with heavy timber staggered handrails leads up to link; at its foot is a pair of copper-clad columns. The main space to the link has a central longitudinal mezzanine floor accessed by open stair at W end, and modern ramp at E. Mosaic floor matches that of tower lobby. Curtain-wall glazing on each side has a series of tapering glass fins which project upwards to the ceiling from the central steel patch-plates. Along each wall is a timber cill carried on a series of glass cross walls aligned with the glazed panels above; mezzanine has balustrades of similar design. At the E end is a further stair to the upper level of offices in the east block; mosaic floor to lobby.

EAST BLOCK: the former bank has a mosaic floor matching those of the tower lobby and link. Mezzanine level has a glazed timber balustrade, similar to that of link, supported on concrete piers clad in grey mosaic tiles. On the stair wall is an openwork sculptural metal relief by Jupp Dernbach-Mayen depicting banking motifs, currently (2012) in storage pending conservation work; on wall behind is a decorative panel of red and gold mosaic tiles on a grey tile background. The pub, shops, offices at intermediary level, and maisonettes above, are without internal features of note and lack special interest.

Planning History

A planning history search has identified the following relevant planning applications:

-2018/3496/L: Listed Building Consent Application (PP-07155205), Internal alterations to units R06 and R08 at ground floor level - Granted 3rd October 2018.

- 2017/4284/L: Internal alterations including the installation of partition walls, fixtures and fittings associated with fit out of units R06 and R08 at ground floor level – Granted 5th December 2017.

- 2013/1957/P: (Scheme A) Change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential (Class C3) to provide 82 self-contained flats (16 x one bedroom, 37 x two bedroom, 26 x three bedroom, 2 x 4 bedroom and 1 x 4

bedroom duplex) and ancillary residential floorspace (spa, gym and pool); change of use of Centre Point Link from office (Class B1) and bar (Class A4) to a flexible retail/restaurant/bar use (Class A1/A3/A4); change of use of Centre Point House at first and second floor levels from office (Class B1) to flexible retail/restaurant/bar use (Class A1, A3, A4); alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar use (Class A1, A3, A4). Alterations to the external elevations of Centre Point Tower, Centre Point Link and Centre Point House including the relocation internally of the existing external ground and mezzanine eastern and western staircases, replacement and refurbishment of the facades, fenestrations and shopfronts, new pedestrian link through Centre Point House and associated basement car parking, terraces, landscaping, highway works (including the relocation of bus stands in Earnshaw Street), servicing and access arrangements and extract ducts. Redevelopment of the Intrepid Fox public house to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units (8 x one bedroom, 3 x three bedroom and 2 x four bedroom) above in an eleven storey building (including basement) and associated basement car parking, terraces, servicing and access arrangements, and extract ducts – Granted 1st April 2014

- 2013/1961/L: (Scheme A) Demolition of Intrepid Fox public house and internal & external alterations including the relocation internally of the existing external ground and mezzanine eastern and western staircases, the replacement and refurbishment of the facades, fenestration and shopfronts, all associated with the change of use of Centre Point Tower from office (Class B1) and restaurant/bar (Sui Generis) to residential (Class C3) to provide 82 self-contained flats and ancillary residential floorspace (spa, gym and pool); change of use of Centre Point Link from office (Class B1) and bar (Class A4) to a flexible retail/restaurant/bar use (Class A1/A3/A4); change of use of Centre Point House at first and second floor levels from office (Class B1) to flexible retail/restaurant/bar use (Class A1, A3, A4); alterations and extensions to the existing building at ground floor level to provide flexible retail/restaurant/bar use (Class A1, A3, A4). Alterations to the external elevations of Centre Point Tower, Centre Point Link and Centre Point House including the relocation internally of the existing external ground and mezzanine eastern and western staircases, replacement and refurbishment of the facades, fenestrations and shopfronts, new pedestrian link through Centre Point House and associated basement car parking, terraces, landscaping, highway works (including the relocation of bus stands in Earnshaw Street), servicing and access arrangements and extract ducts. Redevelopment of the Intrepid Fox public house to provide flexible retail/restaurant/bar (Class A1, A3, A4) with 13 affordable housing units above in an eleven storey building (including basement) and associated basement car parking, terraces, servicing and access arrangements, and extract ducts – Granted 1st April 2014

APPLICATION PROPOSAL

The application seeks Listed Building Consent for internal alterations to fit out the unit to enable occupation by Seoul plaza, Korea Food LTD. This application does not seek

permission for any changes to the external appearance of the buildings. Please note that a separate advertisement consent application has been submitted alongside this application.

The unit is to be offered in retainable condition for grocery shop with glazed shopfront. The existing internal floor and all of ceilings fixtures including track lights, ventilation, and AC will be used same as previous tenants except the newly proposed sushi bar area with prep kitchen.

The proposed internal fit out is detailed on the accompanying drawings and the proposals include minor modifications to newly installed sushi bar counter and illuminated canopy with prep kitchen including illuminated text graphic panel and signage. The signage location will be exactly same as previous tenant with Seoul plaza's logo. The newly proposed sushi bar area will be required modifications of electrical and plumbing installations along the proposed design.

The unit will provide mainly oriental grocery product along with handmade sushi for takeaway. A customer WC is therefore not required.

This application proposes the following:

- New illuminated text graphic & LED screens within the unit and internal signage;
- New signage behind shopfront glazing (subject to separate Advertisement Consent Application);
- New sushi bar counter with illuminated canopy
- Modification of Disable toilet & Mop sink area to be removed to alter new prep kitchen of sushi bar ;
- New internal LED lights beside chest freezer along the passageway;

This application proposes the installation of internal signage, including the display of illuminated text graphic & LED screens on the wall.

2no. internally illuminated signs are to be located behind the shopfront glazing, and 2no. internally illuminated text graphic and 2no. LED Display screens are to be located further within the unit. An Advertisement Consent application, considering all 4no. illuminated signs & 2no LED display screen, is submitted alongside this application.

Layout

The proposals do not impact upon the approved layout of the unit. As such, the unit will remain open, with a back of house section; allowing the preparation and storage of food, and management of the Korea Food operation.

Appearance

The proposals are for internal alterations only; the appearance of the exterior of the building will not be affected.

All works are demountable and can be easily removed. Therefore they will not have a detrimental and lasting effect on the building.

The internally illuminated signage is in keeping with the surrounding area, as a number of units along Earnshaw Street have similar signs, including Cabana, Café Nero, Black sheep coffee and Vapiano. All of which have been considered acceptable in principle by Camden Council, and are located in close proximity to the Grade II Listed Centre Point.

Heritage

The Site subject to this application is Grade II Listed. The key features of this building are located on the exterior of the building, with the majority of office, retail and residential interiors lacking special interest.

The application site however has no listed features or specific elements of historic or architectural interest.

Accordingly the proposals are judged to have no adverse impact and will cause less than substantial harm to the listed building.

The internal works seek to install fixtures and finishes to enable a visual impressive and operationally robust fit out of the retail unit.

BENEFITS OF PROPOSALS

The opening of a Seoul plaza of Korea Food LTD, oriental grocery shop will add to the vibrancy of the area whilst providing additional employment and offering a premium oriental food & handmade sushi offering to residents, visitors and local workers.

The design of the proposed fit out is of high quality to meet Korea Food LTD standards and health and safety standards.

SUMMARY

This application seeks Listed Building Consent for internal alterations to units R06 and R08 at ground floor of Centre Point, Centre Point, 101-103 New Oxford Street, 5-24 St Giles Street.

This statement has demonstrated that the proposed internal alterations will not have any detrimental impact on the historical interest of the building.

For the reasons set out in this statement, it is respectfully requested that Listed Building Consent is granted.