



Real value in a changing world

The Brunswick, Bloomsbury

Planning and Heritage Statement

Application for planning permission and listed building consent for proposed replacement drainage system throughout the centre, and replacement of waterproofing layer and repaving of the piazza and podium

31 May 2013



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1 Introduction

- 1.1 This Planning Statement is submitted on behalf of our client BIS (Postal Services Act 2011) Co Ltd. who are the freehold owners of The Brunswick in order to submit a joint application for planning permission and listed building consent for the replacement of the existing drainage system throughout the building and the replacement of the waterproofing membrane and paving to the piazza and podium.
- 1.2 The existing drainage system and waterproofing works were carried out approximately 10 years ago pursuant to an application which was granted in 2003. Nonetheless, the building is nonetheless subject to significant leaks to the residential and shop units and the underground car park, as well as pooling of water on the piazza and podium level. There have been various attempts to unblock and replace sections of drainage in order to resolve the issue. However, not all areas of the drainage can be accessed as they are (for example) within shop units, and any attempts to resolve blockages/leaks that can be accessed have been unsuccessful.
- 1.3 Clearly the current situation is harming the structure of the building, which is Grade II listed, and cannot continue. This application therefore seeks planning permission and listed building consent for replacement works to provide a wholesale solution to the issue and enable improved access to leaks/blockages going forward.
- 1.4 This Statement is structured as follows :
 - Section 2 - Site Context
 - Section 3 - Planning History
 - Section 4 - The Proposals
 - Section 5 - Pre-application advice
 - Section 6 - Public Consultation
 - Section 7 - Planning Policy Context
 - Section 8 - The Case for Planning Permission
 - Section 9 – Conclusion
- 1.5 In addition, this application is accompanied by the following additional information :
 - Design and Access Statement by Watson Gray International
 - Existing drawings by Watkins Gray International
 - Proposed drawings by Watkins Gray International
 - Computer Generated Image (CGI) of piazza shopfronts by Watkins Gray International
 - Construction Method Statement by Watts International
 - Method Statements for the dismantling and reinstallation of the public art by Art Fabrications
 - Materials board (*this will submitted separately by hand to the Council's offices*)

2 The Site

- 2.1 The Brunswick was constructed in 1963, and was designed by Patrick Hodgkinson. It is a Grade II listed building comprising a mixture of retail use on the ground floor with residential uses above.
- 2.2 The Brunswick occupies an entire urban block within Bloomsbury and as such is surrounded on four sides by roads. Brunswick Square is located immediately to the east and Russell Square London Underground station is diagonally opposite the south-west corner of the building. A site location plan is provided as part of this application.
- 2.3 The listing description is provided in [Appendix 1](#) and contains a useful description of the building, which is reiterated below:
- “Complex megastructure of two ‘A-framed’ blocks, O’Donnell Court and Foundling Court, linked by a raised podium containing shops and a cinema and set over a basement car park on two levels. The outer or perimeter range of five storeys, the inner or main range of eight storeys. Most of the flats on the upper floors have one or two bedrooms, with some studios at the ends, all with glazed living room extending on to balcony, which form a stepped profile down the side of the building. One larger flat and further small flats on the lower floors of the perimeter blocks. The raised ground floor is occupied by a shopping mall, whose projecting form forms two terraces above”.*
- 2.4 The proposals relate to the ‘raised ground floor’ and ‘two terraces’ referred to above – now known as the ‘piazza’ and ‘podium’ levels.
- 2.5 In addition to being listed, The Brunswick is located in the Bloomsbury Conservation Area designation of the LB Camden Proposals Map.

3 Planning History

- 3.1 In September 2003, an application for planning permission and listed building consent was granted for the following (ref. PSX0104561) :

“Refurbishment of The Brunswick Centre; the forward extension of the existing retail units fronting the pedestrian concourse; the creation of a new supermarket (Class A1) across northern end of the pedestrian concourse; creation of new retail units (Class A1) within redundant access stairs to the residential terrace; erection of new structure above Brunswick Square for potential alternative use as retail (Classes A1, A2, and A3), business (Class B1) or as non- residential institutions (Class D1); redesign of the cinema entrance; redesign of existing steps and ramps at the Brunswick Square, Handel Street and Bernard Street entrances; removal of two existing car park entrances at pedestrian concourse level; installation of retail display windows within Bernard Street elevation; redesign of the existing southern car park stairway; replacement of waterproofing layers to the pedestrian concourse and the residential terrace; concrete repair works and introduction of new hard and soft landscaping surfaces and works”. [Our Emphasis]

- 3.2 As is evident from the above description of the development, the works included the replacement of the waterproofing layers on the pedestrian concourse and residential terrace (now called the ‘piazza’ and ‘podium’ respectively) and the repaving of these areas.
- 3.3 As previously explained, the drainage / waterproofing works carried out pursuant to this permission are giving rise to leaks throughout the building, which is causing harm to the fabric of the listed building.
- 3.4 The application was subject to a legal agreement requiring the provision and retention of a scheme of public art. The fountain which is provided at the junction of the main piazza with the spur leading to the Renoir Cinema and Brunswick Square represents the public art required by the agreement. This will be removed as part of the works and replaced in the same location.

4 The Proposals

- 4.1 In order to resolve the current issue of water penetration it is proposed to replace the current siphonic drainage with a gravity system similar to that originally installed, which will result in existing leaks and blockages in the drainage being rectified. Furthermore, the new drainage system will be installed in such a way as to ensure all areas can be effectively cleaned or reached for maintenance purposes going forward.
- 4.2 In addition, it is proposed to carry out the phased replacement of the existing paving and water proofing over much of the podium and piazza. This will require the careful removal and storage of the existing planting, benching and water feature. All will be replaced at the site when the works are complete.
- 4.3 As the existing granite paving is bedded on cement there are likely to be too many breakages to be able reuse it on this site due to the reduced quantity of material, although much of it should be capable of being reclaimed and reused elsewhere. We have therefore selected a new granite slab but one which is as close a match as possible to the existing and a materials board will be submitted to the Council in due course.
- 4.4 The works to the piazza and podium are discussed in more detail in turn below:

Podium

- 4.5 The granite paved podium provides 'open space' for the flats. After heavy or persistent rain fall this locally floods around the rainwater outlets. There is also an issue with the rainwater from the flat's balconies which discharges over the paving and has created a slip hazard. The existing small bore siphonic drainage passes through the retail units below.
- 4.6 The paving is laid to falls and has a perimeter granite skirting. The design intention is to repeat the look of this but to achieve this by using loose laid slabs on spacers with drainage channels at low points. This will allow the surface water to drop below the surface and run to the new out let positions. The granite skirting will be replaced.
- 4.7 To achieve a new gravity drainage system the pipe system has to be enlarged. The original drainage was cast into the concrete structure where as its replacement was installed through where the retail units are now located. We do not want to risk using the old pipework nor can we easily disrupt the retail units to replace the pipework that runs through them. We therefore propose to integrate the new drainage with the previous replacement shopfront structures. We have carried out a study of how this might be achieved and to avoid disrupting the existing retail unit lighting and shop signs and have concluded that a simple pipe system colour coated to match the shop front structure, will be the least intrusive solution.

Piazza

- 4.8 The granite paved piazza provides access to the retail units, car park and flats. After heavy or persistent rain fall this locally floods around the rainwater outlets.
- 4.9 The paving is laid to falls and tightly abuts the new shop fronts. The design intention is to repeat the look with solid bedded slabs with drainage channels at low points. This will allow the surface water to drop below the surface more readily. We are unable to repeat the loose laid solution at this level due to the requirement for occasional vehicular maintenance traffic.

Phasing

- 4.10 The proposals will not affect the existing access to the site or the building once they are complete. However, in order to carry out these works it will be necessary to temporarily divert pedestrians around the site as shown on the accompanying phasing plan. The contractor will provide temporary surfaces to maintain access to the retail units and to some flats access. In particular access to the pedestrian lift giving access to the car parks, piazza and podium will be maintained at all times.

5 Pre-Application Advice

- 5.1 Two pre-application meetings were held with Catherine Bond, Principal Planner (Conservation and Heritage) on 8th January and 24th April respectively.
- 5.2 In the first meeting the issues currently experienced at the site were explained to Ms Bond and she was shown around the centre in order to view the impact on the listed building first hand. Ms Bond confirmed in the meeting that the Council were likely to support the replacement drainage works on the grounds that the works were required to prevent further damage to the fabric of the listed building. In addition, Ms Bond confirmed that the Council were likely to permit the repaving works provided the replacement slabs were similar to the existing.
- 5.3 At the time of the first meeting the drainage type and layout and the materials of the replacement paving had not been confirmed. A second meeting was therefore arranged in April to discuss the final scheme with Ms Bond prior to submission of this application. In this meeting it was explained that the only viable option for draining water from the podium was to provide downpipes through the parapet and down the columns between the shop fronts into the basement. Ms Bond raised no objections to this in principle but asked for CGI's to enable her to visualise the impact of the downpipes on the shopfronts. These have been provided with the application and show that the downpipes would not harm the appearance of the building. In addition, Ms Bond confirmed that the replacement paving materials, which now form part of this application, were acceptable.
- 5.4 In both meetings Ms Bond advised that the fountain required as public art by the section 106 agreement for the 2003 application be retained as part of the works, and the proposals comply with this suggestion.

6 Public Consultation

- 6.1 BIS (Postal Services Act 2011) Co Ltd is committed to undertaking pre-application consultation and appointed GL Hearn's Strategic Communication team to undertake public and stakeholder engagement on these proposals. Public consultation is also encouraged within the National Planning Policy Framework (NPPF) which states in paragraph 66 that "applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take into account the views of the community".¹

Objectives

- 6.2 The objective is to ensure a robust approach to consultation that informs both existing resident and commercial tenants as well as other identified stakeholders of the proposals. The consultation programme is designed to encourage involvement in the pre-submission process and the development of the proposals, whilst ensuring that existing tenants are kept informed throughout the process.
- 6.3 The communications strategy involves two phases:
1. Pre-submission consultation
 2. Post-submission/implementation consultation (should the development be approved).

Stakeholders

- 6.4 At the beginning of the process, GL Hearn reviewed the site and the surrounding area to draw up an appropriate list of stakeholders. On this basis, the following were engaged with:
- Camden Borough Council - three Bloomsbury Ward Councillors
 - Existing residential tenants
 - Brunswick Tenants and Residents' Association (TRA)
 - Existing commercial tenants
- 6.5 The wider public, including visitors to The Brunswick and other stakeholder groups (such as The Marchmont Association), were also identified and it was considered that it might be appropriate to engage with them following the initial engagement with residential and commercial tenants. However, due to the low level of involvement of the tenants, it was decided that it would be unnecessary to engage with them during Stage 1.
- 6.6 It is proposed that the wider public, visitors and stakeholder groups will be engaged during Stage 2, ensuring that they are kept informed of the progress and programme of the proposals. This will be done via The Brunswick's website and/or display boards in the Centre for visitors and letters to stakeholder groups.

Consultation Activities

Letters

- 6.7 From the outset the focus was to ensure both residential and commercial tenants were informed of the proposals. A letter was sent to all commercial and all residential tenants on 19 March 2013. The purpose of the letter was to introduce the proposals; the background as to why they were being proposed and GL Hearn as a point of contact. A copy of the letter to residential tenants is provided in [Appendix 2](#).
- 6.8 Tenants were provided with the following methods of contacting GL Hearn to discuss the proposals or provide any feedback:
- Dedicated email address
 - Freepost address
 - Phone number

¹ Paragraph 66, National Planning Policy Framework, March 2012

- 6.9 A copy of the letter was also sent to all three Bloomsbury ward councillors for their information.

Meetings

- 6.10 GL Hearn met the Brunswick TRA twice over the course of Stage 1.
- 6.11 The first meeting was one of the regular meetings between The Brunswick Centre Management and the TRA, held on 8th April 2013. It was attended by: TRA representatives, including the chair; representatives from Camden Housing; representatives from Camden Borough Council; Centre Management; and representatives from the project team including GL Hearn.
- 6.12 The second meeting, held on 15 April, was the TRA's AGM. The Centre Manager and a representative from GL Hearn attended the meeting to answer questions regarding the proposals.

Feedback

- 6.13 A minimal level of feedback was received in response to the letters issued to both commercial and residential tenants. A response letter was received on behalf of the Brunswick TRA maintenance sub group which raised the issue of planting on the podium level, in particular highlighting the poor state of existing trees. The TRA requested that this, along with other planting issues, be addressed as part of the proposals.
- 6.14 An email was also received from Camden Housing with regards to the planting on the podium level and the impact of the proposals on any plans that they may have had for addressing the planting.
- 6.15 The low level of response, and the verbal feedback at the two meetings demonstrated that residents and commercial tenants generally accept and understand the reasons for the proposed works.

Post-Submission Activities

- 6.16 Upon submission, a second letter is being sent to all residential and commercial tenants to inform them of the submission, update them on feedback received and explain the next steps.
- 6.17 The communications programme for The Brunswick proposals will be an on-going process. Subject to planning consent Stage 2 will be implemented which will involve regularly updating tenants on the programme and informing the wider public.
- 6.18 All feedback channels, including email, telephone and Freepost will continue to remain open throughout the next stage with GL Hearn responding to all enquiries.

7 Planning Policy Context

- 7.1 The Planning and Compulsory Purchase Act states that proposals for new development should only be approved if they accord with the development plan, or they do not accord with the development plan but material considerations indicate why permission should otherwise be granted.
- 7.2 The development plan in this case is as follows:
- National policy – National Planning Policy Framework (2012)
 - Strategic Policy – Replacement London Plan (2012)
 - Local Policy – Adopted Core Strategy (2010) and Development Policies Document (DPD, 2011)
 - Supplementary Planning Documents (SPD) – Bloomsbury Conservation Area Appraisal and Management Strategy (2011)
- 7.3 Individual planning policies contained in these documents are discussed in the next section, which demonstrate why planning permission and listed building consent should be granted.

8 The Case for Planning Permission

- 8.1 The policies of the adopted Core Strategy and DPD are of most relevance to the proposed development. The impact of the scheme on the special interest of the listed building and the character and appearance of the Conservation Area is therefore assessed below in light of these policies.

Impact on Grade II Listed Building

- 8.2 Policy CS14 of the Core Strategy contains a general policy on the conservation of historic assets and states that the Council will ensure that *“Camden’s places and buildings are attractive, safe and easy to use by:*

- a) requiring development of the highest standard of design that respects local context and character;*
- b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;*
- c) promoting high quality landscaping and works to streets and public spaces;*
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible”.*

- 8.3 In addition, policy DP25 of the DPD states that *“to preserve or enhance the borough’s listed buildings, the Council will:*

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building”.*

- 8.4 Detailed information regarding the proposed works are provided in the accompanying Design and Access Statement.

- 8.5 However, the proposed re-paving (which is one of the only elements of the scheme that will be visible) is almost identical to the existing paving, which was previously accepted by the Council as part of the 2003 application and matches the original concrete structure. In addition, the CGI demonstrates that the downpipes proposed to the columns between the shop fronts in the piazza will not harm the appearance of the building. Indeed, as outlined in the Design and Access Statement they will be constructed of aluminium to match the materials of the existing columns and canopy. It is therefore considered that the proposed development would comply with criteria a), b) and c) of the above policies.

- 8.6 With regards to point d), the completed works would not change the access arrangements to The Brunswick when complete. During the construction phase, the works will need to be phased to enable ongoing access to the centre. However, the phasing shown in the accompanying phasing plan represents the most acceptable solution for dealing with this issue and would enable ongoing access to the building.

- 8.7 With regards to point d), the proposals do not involve demolition of the building or any part of it. However, the existing paving and waterproofing membranes, which would need to be removed as part of the works, do not form part of the original structure and the Conservation Officer confirmed in the pre-application meetings that their removal would be acceptable.

- 8.8 In addition, point f) states that alterations should not be permitted if they cause harm to the special interest of the listed building. The listing description for the building is provided in [Appendix 1](#). However, it cites the following as being the special interest of the building:

“The Brunswick Centre is the pioneering example of a megastructure in England: of a scheme which combines several functions of equal importance within a single framework. It is also the pioneering example of low-rise,

high-density housing, a field in which Britain was extremely influential on this scale. The scheme grew out of a theoretical project by Hodgkinson with Sir Leslie Martin for West Kentish Town (St Pancras MB), and his own student work of 1953. This, however, was for a mat of largely four-storied maisonettes using a cross-over or scissor plan, while in section the Brunswick Centre more closely resembled Harvey Court, designed for Gonville and Caius College, Cambridge, in 1957, a design largely developed by Hodgkinson working with Martin and Colin St John Wilson. Brunswick developed the concept of the stepped section on a large scale and for a range of facilities, whose formality was pioneering”.

- 8.9 Clearly, the proposed development would not harm any aspects of the special interest of the building. In fact, it would provide a wholesale solution to an ongoing drainage issue at the site, therefore preventing damage to the structure of the building.
- 8.10 In view of the above it is therefore considered that the proposed development would enhance the special interest of the building, and as such would accord with planning policies CS14 and DP25.

Impact on Conservation Area

- 8.11 As set out above, policy CS14 of the Core Strategy contains very general guidance on the conservation of historic assets. The section above regarding the impact on the listed building demonstrates that the proposed development would comply with the provisions of policy CS14.
- 8.12 However, policy DP25 of the DPD states that *“in order to maintain the character of Camden’s conservation areas, the Council will:*
- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;*
 - b) only permit development within conservation areas that preserves and enhances the character and appearance of the area [...]*
 - e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden’s architectural heritage”.*
- 8.13 With regards to point a), the Bloomsbury Conservation Area Appraisal and Management Strategy (CAAMS) outlines the rationale for the designation of the Conservation Area. The document advises that The Brunswick forms part of “Sub Area 12: Coram’s Fields/Brunswick Centre”, which is described as follows :
- “[...] Large-scale, green open spaces of historic significance in and around Coram’s Fields. The spaces act as a green lung, providing a sense of openness which contrasts with surrounding areas. There is a predominance of institutional (hospital, university, education), recreational and community uses with secondary residential and office uses. The area is relatively busy during the daytime as a result of these uses. The Brunswick Centre, in total contrast, is a postwar monolithic concrete megastructure occupying an entire street block on the west side of Brunswick Square”.*
- 8.14 When complete, the works would clearly maintain the appearance of The Brunswick, hence there would be no impact on the character of the area as described above.
- 8.15 Finally, in respect of point e), all of the trees on the podium would be retained or removed and then replaced in the same position. Again, this would ensure the character of the area is maintained.

9 Conclusion

- 9.1 This Statement demonstrates that the proposals will enhance the special interest of the listed building by virtue of rectifying the previous drainage/waterproofing works, which are causing harm to the fabric of the listed building. The works will also preserve the appearance of the Conservation Area as, once complete, the piazza and podium will appear very similar to their current appearance.
- 9.2 The proposed development is therefore considered to comply with policy CS14 of the adopted Core Strategy and policy DP25 of the DPD, and as such it is considered that planning permission and listed building consent should be granted.

Appendix 1 – Listing Description

Building Details:

Building Name: 1-187A O'DONNELL COURT AND 1-212A FOUNDLING COURT AND RENOIR CINEMA AND SHOPS (THE BRUNSWICK CENTRE) AND BASEMENT CAR PARK AND ATTACHED RAMPS AND STEPS AND STUDIOS

Parish: CAMDEN TOWN

District: CAMDEN

County: GREATER LONDON

Postcode:

Details:

LBS Number: 487423

Grade: II

Date Listed: 14/09/2000

Date Delisted:

NGR: TQ3026182270

Listing Text:

TQ 3082SW BRUNSWICK SQUARE

798-1/95/10155 (West side)

14-SEP-00 1-187a O'Donnell Court, 1-212a Foundling Court, Renoir Cinema, shops (The Brunswick Centre), basement car park, and attached ramps, steps and studios

GV II

Two linked blocks of 560 flats, incorporating rows of shops at raised ground level over basement car -parking on two levels, with attached workshops, ramps and steps. 1967-72 by Patrick Hodgkinson for Marchmont Properties and LB Camden, completed by L Brian Ingram and T P Bennett and Partners. The first scheme prepared 1960-3 with Sir Leslie Martin, subsequent scheme developed 1963-5 by Hodgkinson, and modified 1966-8, assisted by F D A Levitt, A Richardson, D Campbell and P Myers. Engineers McAlpine Design Group, and Robert McAlpine and Sons were the builders. Reinforced concrete, some now painted as was always intended, glazed roofs to part of each flat, otherwise roofs are flat. Flat roofs over shops form terraces serving the flats, on which are placed small 'professional studios'.

Complex megastructure of two 'A-framed' blocks, O'Donnell Court and Foundling Court, linked by a raised podium containing shops and a cinema and set over a basement car park on two levels. The outer or perimeter range of five storeys, the inner or main range of eight storeys. Most of the flats on the upper floors have one or two bedrooms, with some studios at the ends, all with glazed living room extending on to balcony, which form a stepped profile down the side of the building. One larger flat and further small flats on the lower floors of the perimeter blocks. The raised ground floor is occupied by a shopping mall, whose projecting form forms two terraces above, linked by a bridge in the early 1990s when steps from the mall were blocked. The professional chambers, intended for functions such as doctor's surgeries, are now leased as offices and workshops. Cinema facing Brunswick Square descends two levels into basement; was originally one screen, but has been subsequently simply subdivided. Basement on two levels has car parking.

The elevations are determined by the plan, with metal windows, and metal balustrading to concrete balconies. Mullions to concealed basement ventilation. Regularly spaced lift-shafts, staircases and ventilator towers reminiscent of Antonio Sant'Elia's scheme of 1914 for Milan Railway Station; there are comparisons too in the formal entrance to the shopping mall opposite Brunswick Square, where the framework of the structure is left open save for the cinema, largely glazed and with glazed doors, sentinel at its entrance. The flats are now entered via modern security doors and the internal 'A'-frame structure is exposed and makes an extremely powerful composition along the landings serving the flats. The internal finishes of the flats, shops and cinema have been inspected, and are not of special interest.

The Brunswick Centre is the pioneering example of a megastructure in England: of a scheme which combines several functions of equal importance within a single framework. It is also the pioneering example of low-rise, high-density housing, a field in which Britain was extremely influential on this scale. The scheme grew out of a theoretical project by Hodgkinson with Sir Leslie Martin for West Kentish Town (St Pancras MB), and his own student work of 1953. This, however, was for a mat of largely four-storied maisonettes using a cross-over or scissor plan, while in section the Brunswick Centre more closely resembled Harvey Court, designed for Gonville and Caius College, Cambridge, in 1957, a design largely developed by Hodgkinson working with Martin and Colin St John Wilson. Brunswick developed the concept of the stepped section on a large scale and for a range of facilities, whose formality was pioneering. It forms an interesting group of reference with Sir Denys Lasdun and Partners' University of East Anglia (designed 1962-3) and Darbourne and Darke's Lillington Gardens, Westminster (designed 1961). More directly, the housing part of the scheme was taken over in 1965 by LB Camden, and Hodgkinson liaised with the Chief Architect, S A G Cook. His influence on the young architects working for Cook was profound, and can be seen in schemes by Neave Brown, Benson and Forsyth and others built across the borough in the 1970s - and which in their turn were celebrated and imitated on a smaller scale elsewhere. The most celebrated of these schemes is Alexandra Road by Neave Brown, of 1972-8 and listed grade II*, which repeats the use of concrete and the stepped building profile, but achieves greater formality by concentrating solely on the provision of housing, set in a crescent.

Sources

Architectural Review, October 1972, pp.194-218

LB Camden, Planning Department File 217, nineteen volumes

Rayner Banham, Megastructure, London, Architectural Press, 1976

RIBA Biography File, Patrick Hodgkinson

Appendix 2 – Letter to Local Residents dated 19th March 2013



FREEPOST RSUB-UEZB-SYXJ
GL Hearn
20 Soho Square
London
W1D 3QW

T 0844 225 0003
E Brunswick@glhearn.com

19 March 2013

Dear resident,

The Brunswick – proposed works

I am writing to you on behalf of LaSalle Investment Management (LaSalle). Please be aware that Officers at the London Borough of Camden have already had sight of this letter.

As you may be aware, since 2010, LaSalle has administered the Brunswick Centre on behalf of the owner. In turn, the public and shopping areas are managed by Jones Lang LaSalle (JLL), whilst the flats are held on a long lease by the London Borough of Camden.

You may also be aware that in 2006, the previous owners undertook a major refurbishment of the shopping centre, and unfortunately since then, as many of the managers of the shops know, there have been leaks into premises and basements. Those leaks have been repaired as they arose, but it is now clear that the problem is across the whole of the mall and podium levels.

LaSalle is committed to ensuring the building is looked after for the benefit of the owners and the wide variety of occupiers, and the team is continuously considering ways to protect the Centre. LaSalle has therefore concluded that the most prudent approach for the long term benefit of the building is to undertake the full replacement of the waterproof membrane put in at the time of the major refurbishment works. We are therefore in the process of seeking the necessary consents to undertake the works from Camden Council. The full costs of these works and associated fees will be paid for by the landlord, which means it will not be recharged to Camden Council (or their under-lessees).

Detailed plans are therefore currently being developed to do this work, with the view to submitting a planning application in late spring and starting the work in autumn 2013 depending on the result of our discussions with various parties. The focus of the design work is to ensure that it will solve the problem once and for all with minimum disruption. As part of its commitment to The Brunswick, LaSalle has appointed GL Hearn to lead on communications with all the occupiers. On this basis, GL Hearn will be the main point of contact for residents (JLL will remain as the main point of contact for the commercial occupiers).

LaSalle and its team are still working on the detail of the works needed to solve the problem but when we have further information we will write to you again. In the meantime, and throughout, please do not hesitate to contact Charlotte Howard on Brunswick@glhearn.com, or 0844 225 0003 if you have any questions.

Yours faithfully

A handwritten signature in blue ink that reads "Nick Jones".

Nick Jones
For and on behalf of LaSalle Investment Management

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Real value in a changing world

Sarah Roe

Senior Planning Consultant

22 Hanover Square

London

W1S 1JA

+ 0044 (0)20 3147 1019

Sarah.roe@eu.jll.com

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