

E521 Flat 28 , O'Donnell Court, Brunswick Centre, London, WC1N 1AQ

Design and Access statement

Information about the design principles and concepts applied to the development and issues relating to design and access.

The Proposal

Flat 28 is at level 6, one floor from the very top of the Brunswick Centre. The flat faces West. The existing windows and doors onto the balcony are single glazed Crittall steel profile windows as originally installed.

The flat is part of the listed grade II Brunswick Centre.

The proposed works consist of fitting secondary glazing in the form of an additional inner glass door leaf to the doors leading from Bedrooms 1 and 2 onto the balcony.

The reason for this is to achieve a better acoustic barrier as both Bedrooms 1 and 2 receive much traffic noise throughout the day or night coming from the Russell Square direction.

The proposed installation is entirely separate from the existing door and fanlight over producing a gap of 25 cm between the existing door and the new inner secondary screen, which together with rubber seals to the new screen will improve the acoustic quality of the bedrooms.

The new screen is surface fixed to the existing wall and ceiling and bottom timber threshold step causing now damage to the existing fabric and is easily demountable in the future should this be necessary.

Amount:

One door in each of the two adjacent bedrooms.

Layout:

Localised to the existing doors.

Scale:

Same size and layout as existing doors and fanlights over spaced 25cm away from existing doors.

Appearance:

White steel frame surround matching existing doors and single clear glazing

Access: The proposal does not change any thing to the existing accessibility of these doors.

Eger Architects 28/10/2011