



The 'Eyecatcher', The Brunswick, Bloomsbury

*Planning Statement - Construction of Single Storey Restaurant / Cafe
(Class A3) Above New Entrance Lobby For The Renoir Cinema (Subject of
a Separate Application)*

May 2014



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Executive Summary

This report has been prepared by the JLL Planning Team on behalf of Santander CF Trustees Ltd c/o LaSalle Investment Management (LIM) - the freehold owner of The Brunswick in Bloomsbury.

The Brunswick is a Grade II listed, modernist shopping centre of concrete construction located in the heart of Bloomsbury. The Brunswick was refurbished approximately 10 years ago, and contains a series of shops and restaurants located in a ground floor concourse, with stepped terraces above comprising residential apartments.

The purpose of this Planning Statement is to demonstrate why planning permission and listed building consent should be granted for the following:

“Construction of 260 sq m single storey restaurant / cafe (Class A3) above new entrance lobby for the Renoir cinema (subject of a separate application)”.

This proposal replaces an alternative, larger proposal granted planning permission in 2001 (ref. PSX0104561 and LSX0104562) and known as ‘The Eyecatcher’, which is extant by virtue of other works forming part of the permission having been completed.

As indicated by the description, the ground floor beneath the proposed restaurant is subject to separate applications for planning permission and listed building consent, which involve the replacement of the existing Renoir Cinema lobby with a new entrance (ref. 2014/0481/P and 2014/0593/L respectively).

The project team and the architects for the Renoir lobby - Takero Shimazah Architects – have been liaising closely to ensure that the two separate proposals read as a coherent composition.

This Planning Statement demonstrates that:

- The proposals would preserve the special architectural interest of The Brunswick, and the character and appearance of the Bloomsbury Conservation Area.
- The proposals would be significantly smaller in scale, and would have a much improved impact on The Brunswick in design terms, than the extant development.
- The proposed Class A3 restaurant / café would add to the existing mix of restaurants at The Brunswick, therefore increasing choice for consumers and improving the vitality of the centre.
- There would be no harm caused to local residents in terms of noise. Indeed, no outdoor seating would be provided and there are already numerous existing restaurant / café premises in The Brunswick concourse (many with outdoor seating).
- The amenity of nearby residents would not be harmed as a result of any cooking odours as the unit would be ventilated via the basement as is the case at other restaurants at The Brunswick.
- No car parking is proposed, which is appropriate in light of LBC’s ‘car free’ policy, and the fact that the majority of existing visitors to The Brunswick travel to the centre on public transport.

The proposed development therefore complies with planning policy, and planning permission should be granted.

1 Introduction

- 1.1 This report has been prepared by the JLL Planning Team on behalf of Santander CF Trustees Ltd c/o LaSalle Investment Management (LIM) - the freehold owner of The Brunswick in Bloomsbury.
- 1.2 The Brunswick is a Grade II listed, modernist shopping centre of concrete construction located in the heart of Bloomsbury. The Brunswick was refurbished approximately 10 years ago, and contains a series of shops and restaurants located in a ground floor concourse, with stepped terraces above comprising residential apartments.
- 1.3 This Planning Statement accompanies an application for full planning permission and listed building consent for the following:

“Construction of 260 sq m single storey restaurant / cafe (Class A3) above new entrance lobby for the Renoir cinema (subject of a separate application)”.
- 1.4 This proposal replaces an alternative, larger proposal granted planning permission in 2001 (ref. PSX0104561 and LSX0104562) and known as ‘The Eyecatcher’. This development is permanently extant by virtue of other works forming part of the permission having been completed.
- 1.5 As indicated above, the ground floor beneath the proposed restaurant is currently subject to separate applications for planning permission and listed building consent, which involves the replacement of the existing Renoir Cinema lobby with a new entrance (ref. 2014/0481/P and 2014/0593/L respectively).
- 1.6 The project team and the architects for the Renoir lobby - Takero Shimazah Architects – have been liaising closely to ensure that the two separate proposals read as a coherent composition.
- 1.7 This report is structured as follows:
 - Section 2 – Site Context
 - Section 3 – Relevant Planning History
 - Section 4 – The Proposals
 - Section 5 – Planning Policy Context
 - Section 6 – Planning Appraisal
 - Section 7 – Conclusion
- 1.8 Alongside this Planning Statement, the following reports also form part of the application:
 - Design and Access Statement by Levitt Bernstein
 - Heritage Statement by KM Heritage
 - Draft Construction Management Plan by Watts

2 Site Context

- 2.1 The Brunswick was constructed in 1963, and was designed by Patrick Hodgkinson. It is a Grade II listed building of concrete construction comprising a mixture of retail use at concourse level with residential uses above.
- 2.2 The Brunswick occupies an entire urban block in the heart of Bloomsbury, and as such is surrounded to the north, south east and west by Handel Street, Barnard Street, Brunswick Square and Marchmont Street respectively.
- 2.3 Brunswick Square is located immediately to the east and Russell Square London Underground station is diagonally opposite the south-west corner of the building with Russell Square beyond. A site location plan is provided in figure 1 below:



Figure 1: Site Location Plan

- 2.4 The proposed development would be located at the entrance from Brunswick Square to the east of the centre.
- 2.5 The listing description for The Brunswick is provided in [Appendix 1](#) and contains a useful description of the building, which is re-iterated 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”.*
- 2.6 In addition to being listed, The Brunswick is located in the Bloomsbury Conservation Area designation of the London Borough of Camden (LBC) Proposals Map and is allocated as a Neighbourhood Centre. An extract from the Proposals Map is provided in figure 2 below:

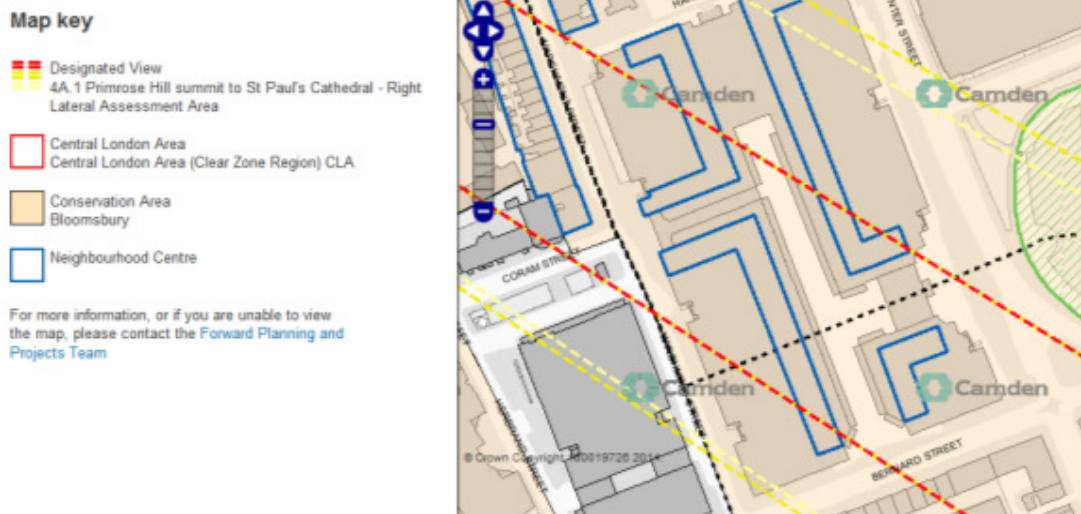


Figure 2 – Extract from LBC Proposals Map

- 2.7 As outlined in the Design and Access Statement, over the last 10 years The Brunswick has become established as a premium, mixed use destination with residential, leisure, shops and food and drink uses located in a high quality, planned, managed and safe environment. This is largely the result of

3 Relevant Planning History

- 3.1 In 2000, an application for the following was submitted to LBC, and as indicated below, included proposals very similar to the development now being applied for :

“Development of the Brunswick Centre including the forward extension of the retail units, the creation of a new retail unit across the northern end of the pedestrian concourse, the creation of new multi use units at the eastern and southern access points to the Concourse, the redesign of the cinema entrance, two pedestrian bridges, the creation of new residential and business units at terrace level, the provision of space for the British Cartoon Centre, and the redesign of the pedestrian accesses to the concourse and the carpark”. [Our emphasis].

- 3.2 However, the application was withdrawn following advice from LBC that it was likely to be refused (ref. PS9904424).

- 3.3 In September 2003, a revised application for planning permission and listed building consent was submitted for the following (refs. PSX0104561 and LSX0104562 respectively):

“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]

- 3.4 As highlighted above, this application also involved proposals similar to those currently being applied for. The application was ultimately approved, and the permission remains extant today by virtue of the other elements of the permission being constructed.

- 3.5 Details of the development approved in 2003 are provided in the accompanying Design and Access Statement. This illustrates that the development was originally much larger, and encroached further towards Brunswick Square, than the structure that is currently proposed.

4 The Proposals

- 4.1 The proposed development involves the construction of a single storey, Class A3 restaurant / café of 260 sq m in size constructed above the proposed new entrance lobby to the Renoir Cinema. Indeed, the Renoir entrance lobby is currently the subject of separate applications for planning permission and listed building consent, which are due to be determined imminently (refs. 2014/0481/P and 2014/0593/L respectively).
- 4.2 As previously advised, the scope of the proposed development is the same as an extant scheme approved in 2003 insofar as the building would lie beneath O'Donnell Court on the eastern side of the centre, which is elevated above the main concourse to form an entrance archway into The Brunswick from the east.
- 4.3 By virtue of being located in the entrance archway to the Centre, the building addresses both the main shopping concourse to the west and Brunswick Square to the east. However, the design of the proposed scheme has been reinvigorated and the overall scale and floorspace reduced in order to ensure the setting and special interest of the listed building is better respected.
- 4.4 A comparison of the extant and proposed schemes are provided in pages 14 and 15 of the accompanying Design and Access Statement. However, the 2003 extant scheme comprises a large circular restaurant extending over the entrance staircase in Brunswick Square whereas the new proposals would be smaller in scale and would not extend over the entrance staircase.
- 4.5 The proposed building would also be rectangular in shape as opposed to circular, which better aligns with the modernist architecture of The Brunswick, and would be larger in size than the Renoir entrance lobby below. The structure would therefore appear as a simple glazed box 'floating' above the cinema below.
- 4.6 The shorter east and west elevations would read as simple frames enclosing large panel windows, with the long elevations inspired by the form and structure of the existing Brunswick. Indeed, they would incorporate large areas of glazing with an overcladding of aluminium perforated panels directly referencing the vertical structure of The Brunswick.
- 4.7 The eastern end of the building would incorporate the columns at The Brunswick Square entrance, which are dominant vertical elements seen as a key feature that defines the architecture of the Brunswick. Indeed, the proposal has been designed to be integrated with these columns, whilst ensuring that their importance and visual clarity on the existing facade is maintained.
- 4.8 The exact materials have not yet been determined. However, the applicant is in the process of sourcing samples and these will be forwarded to LBC as soon as possible upon validation of the application. Notwithstanding this, details of the type of finishes expected are provided in the Design and Access Statement.
- 4.9 In addition, it is not yet known which restaurant operator would occupy the premises. Any application for advertisement consent would therefore be submitted separately once an occupier is established, although the building has been designed with internal signage for the eastern and western ends of the building in mind in order to maintain a simplistic design and preserve the special interest of the building.

5 Pre-Application Consultation

Consultation with London Borough of Camden

- 5.1 Extensive consultation has taken place with officers at LBC. Indeed, the following meetings have taken place with Senior Planning Officer Eimear Heavey, and Principal Conservation Officer Catherine Bond:

Meeting on 8th November 2013

- 5.2 Catherine Bond was unable to attend this meeting. However, notwithstanding the existence of the larger extant scheme, officers advised after the meeting that they were concerned about the extent to which the development would encroach into The Brunswick concourse and towards Brunswick Square.
- 5.3 In addition, officers raised concerns about the extent to which the building would restrict pedestrian movements and views through the eastern entrance to The Brunswick, as well as concerns regarding the design approach – in particular the Renoir lettering proposed to the eastern end of the building.

Meeting on 14th March 2014

- 5.4 In this meeting a revised development was discussed, which took into account the feedback received at the November meeting.
- 5.5 Specifically, the structure was reduced in depth to maintain views into and out of The Brunswick, and was reduced in length in order to reduce its visual impact when viewed from within the concourse and Brunswick Square. In addition, a more lightweight design was proposed no longer incorporating the Renoir lettering to the eastern end of the building.
- 5.6 LBC officers were generally supportive of the proposals. However, they asked that further consideration be given to re-positioning the building in order to ensure a balance between an acceptable visual impact when viewed from both Brunswick Square and The Brunswick concourse.
- 5.7 Following the meeting further revised drawings were forwarded to officers for final comment.

Site meeting with on 29th April 2014

- 5.8 In addition to LBC officers, this meeting was attended by the architect for the Renoir scheme and a representative from Curzon cinemas.
- 5.9 The purpose of this meeting was to ensure that, prior to the submission of the Eyecatcher application, officers were happy with the revised position of the development as outlined in the most recent drawings, and that the structure would marry with the Renoir proposals prior to officers approving this scheme.
- 5.10 In this meeting officers confirmed they were happy with the position of the building, and considered that it accurately reflected the Renoir scheme. They therefore advised an application be submitted.
- 5.11 Image showing how the scheme has evolved through the pre-application process are provided in the accompanying Design and Access Statement.

Public Consultation

- 5.12 GL Hearn is advising LIM in respect of resident and stakeholder engagement on all matters relating to The Brunswick.

- 5.13 Having considered the size and location of the project, as well as the relatively low level of interest in the recent application to re-pave and replace the existing drainage system at The Brunswick (which affects the whole of the building), GL Hearn considered that the best approach was to brief the Tenants and Residents Association (TRA) prior to submission and then to inform the residents, commercial tenants and wider public of the application by issuing letters to all those on-site, combined with a drop-in session specifically for residents and a subsequent drop-in session for the wider public.
- 5.14 Accordingly, the consultation programme is as follows:
- Week commencing 19th May – Letter sent to all residents and commercial occupiers of The Brunswick informing them of the impending application and the drop in sessions.
 - Week commencing 2nd June – Residents' drop-in session at 10 Foundling Court on Thursday 5th June at 4.30-8pm, public drop-in session in the mall Friday 6th June at 10am-2pm.
- 5.15 Feedback will be gathered at these events and will be provided to LBC as an addendum to this Planning Statement.

6 Planning Appraisal

- 6.1 This section appraises the proposed development in light of relevant policies contained in the LBC Development Plan.

Impact on Grade II Listed Building

- 6.2 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”.

- 6.3 In addition, policy DP25 of the Development Plan Document (DPD) states that *“to preserve or enhance the borough’s listed buildings, the Council will [...] 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”.*

- 6.4 The listing description for the building is provided in Appendix 1 and describes the special interest of the building as follows :

“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”.

- 6.5 As set out in the accompanying Heritage Statement, it is considered that the proposed development achieves a very high standard of design that marries well with the original design of the building in a way that would not cause harm to the special interest outlined above. Indeed, the proposals will utilise the existing columns on this section of the concourse to ensure no loss of building fabric.

- 6.6 It is therefore considered that the proposed development would preserve the special interest of the listed building, and would accord with planning policies CS14 and DP25.

Impact on Conservation Area

- 6.7 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 [...].

- 6.8 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".

- 6.9 As previously explained the proposals would be in the spirit of the original design and within the confines of The Brunswick. The proposals would also represent a significant improvement to the extant proposals, which could be constructed at any time and would have a more harmful impact on the Conservation Area.
- 6.10 In view of this, it is considered that the character and appearance of the Conservation Area would be maintained and the proposals would comply with policy DP25 of the DPD.

Impact on Neighbourhood Centre

- 6.11 As outlined earlier in this Statement, the proposed development would be located in a designated Neighbourhood Centre.
- 6.12 Policy DP12 of the adopted Development Policies Document states that *"the Council will ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre"*.
- 6.13 However, the principle of a new restaurant is considered acceptable in this location. Indeed, The Brunswick is already an established destination for restaurant uses, and the proposals would add to the existing offer and increase the choice of eateries for visitors to The Brunswick.
- 6.14 The proposed development would also be of an acceptable scale at approximately 260m, which is comparable with existing restaurants in The Brunswick.

Impact on Residential Amenity – Privacy and Light

- 6.15 The proposed development would not cause any loss of privacy or light to the residential units in The Brunswick as they are located on the upper floors of the building above the structure.

Car Parking

- 6.16 In accordance with LBC's 'car free' policy, no car parking is proposed for the Eyecatcher.
- 6.17 This is considered acceptable in light of the fact that existing visitors to the Brunswick use public transport. Indeed, The Brunswick has a Public Transport Accessibility Level (PTAL) of 6b (excellent accessibility), which is the highest rating that can be achieved.

Noise

- 6.18 Various restaurant / café premises exist in The Brunswick concourse beneath the residential apartments, many of which have outdoor seating, which is not proposed in this case.
- 6.19 We do not therefore consider that any noise arising from the development would cause material harm to local residents.

Odours

- 6.20 As previously advised, the development would be used as a Class A3 restaurant / café, although it is currently unknown exactly which restaurant will occupy the premises.
- 6.21 Notwithstanding this, any cooking odours and extraction will take place via the basement as is the case for other restaurant units at the centre.
- 6.22 It is not therefore considered there would be any harm caused to the amenity of residential occupiers at the Centre.

Construction Impact

- 6.23 In view of the fact that planning permission and listed building consent have not yet been granted for the development, a contractor for the works has not been appointed. Accordingly, it is not yet clear exactly how the construction site will be laid out or the measures that will take place to minimise the impact on residents.
- 6.24 However, the draft Construction Management Plan accompanying the application demonstrates that there is sufficient space in and around The Brunswick to enable construction vehicles to deliver to the site in a manner that minimises disturbance to local residents and businesses.
- 6.25 The Construction Management Plan also demonstrates that there is sufficient space at the site to safely hoard off the construction area, and provide site storage.
- 6.26 In addition, The Brunswick has 3 other access points ensuring that the development can be constructed without preventing access to the centre. It is acknowledged that a number of existing retail units are located adjacent to the site. However, access can be maintained to these unit throughout construction as they are all accessed from either the Brunswick Square side of the centre, or via the main concourse which can be accessed from the Bernard Street (south) entrance.
- 6.27 The Construction Management Plan therefore demonstrates that the impact on local residents and businesses would be acceptable.

7 Conclusion

7.1 This Planning Statement demonstrates that:

- The proposals would preserve the special architectural interest of The Brunswick, and the character and appearance of the Bloomsbury Conservation Area.
- The proposals would be significantly smaller in scale, and would have a much improved impact on The Brunswick in design terms, than the extant development.
- The proposed Class A3 restaurant / café would add to the existing mix of restaurants at The Brunswick, therefore increasing choice for consumers and improving the vitality of the centre.
- There would be no harm caused to local residents in terms of noise. Indeed, no outdoor seating would be provided and there are already numerous existing restaurant / café premises in The Brunswick concourse (many with outdoor seating).
- The amenity of nearby residents would not be harmed as a result of any cooking odours as the unit would be ventilated via the basement as is the case at other restaurants at The Brunswick.
- No car parking is proposed, which is appropriate considering LBC's 'car free' policy, and the fact that the majority of existing visitors to The Brunswick travel to the centre on public transport.

7.2 It is therefore considered the proposed development complies with planning policy, and therefore planning permission should be granted.

Appendix 1 – Listing Description

Viewing Full List Description Text

[Enter feedback about this listing](#)

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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



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