

**Heritage Statement** for proposed alterations to the listed building at Halifax, Unit 52, The Brunswick Centre, London WC1N 1AE, to remove signage, an external ATM, and a post box.

The description from the Listed Building Register is:

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

#### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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

List entry Number: 1246230

#### Location

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

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Sep-2000

Date of most recent amendment: Not applicable to this List entry.

#### Legacy System Information

UID: 487423

#### Asset Groupings

This entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

#### List entry Description

##### Summary of Building

Legacy Record – This information may be included in the List Entry Details.

##### Reason for Designation

Legacy Record – This information may be included in the List Entry Details.

##### History

Legacy Record – This information may be included in the List Entry Details.

##### Details

#### Selected Sources

Legacy Record – this information may be included in the List Entry Details

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 Bennet and Partners. The first scheme prepared 1960-3 with Sir Leslie Martin, subsequent scheme developed 1963-5 by

Hodkinson, 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 each flat, otherwise roofs are flat. Flat roofs over shops form terraces serving the flats, on which are places 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 level. 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 Antoni 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 of 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 resembles 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 for reference with Sir Denys Lasdun and Partners' University of East Anglia (designed 1962-3) and Darbourne and Darkes'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 in the young architects working for Cook was profound, and can be seen in schemes by Neave Brown, Benson and Forsyth and others build 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 by Rayner Banham, Megastructure, London, Architectural Press, 1976 RIBA Biography File, Patrick Hodgkinson

#### Selected Sources

##### Books and Journals

Banham, R, Megastructure, (1976)

'Architectural Review' in October, (1972), 192-218

National Grid Reference: TQ 30261 82270

The proposals are limited. Works are proposed to the modern shopfront, which will be reinstated to match but without apertures. The external ATM will be removed and the external glass panel, through which it passes, will be replaced to match. A through-the-glass post box will also be removed and again the glass will be replaced to match. The fascia sign, which is fixed to an internal bulkhead, will be removed, along with an external projecting sign. These works are not considered to detract from the listed building appearance and quality.

Marketing decals and internal loose furniture and equipment will also be removed, which are not part of the listed building.