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HERITAGE, DESIGN & ACCESS STATEMENT ASSESSMENT FOR:

A Planning and Listed Building Consent Application for the addition of a painted mild steel handrail to be fixed to the existing concrete balustrade at Level C (Podium) providing safe guarding as required by Part K of the Approved Documents.

Brunswick Centre, London, WC1N 1AW

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1. Introduction

This Heritage, Design and Access Statement is in support of a Planning and Listed Building Consent Application for the addition of a painted mild steel handrail to be fixed to the existing concrete balustrade at level C (Podium), providing safe guarding as required by Part K of the Approved Documents.

The current proposal is based on a thorough investigation of the site, considering aspects including overall site conditions, location, prevalent and desired uses in the area, appearance, etc.

The aspects considered included, but were not limited to the overall design, overall massing, elevational treatment including materials to be used on elevations and retention of the existing architectural detail.

This proposal is in accordance with the relevant Camden Core Strategy and Development policies DPDs adopted in 2010.

2. Site Description

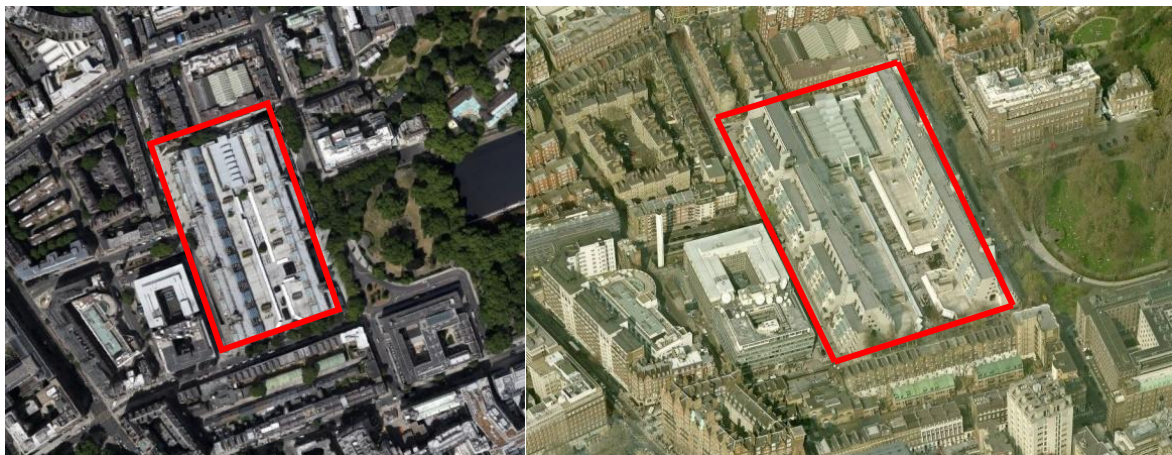
This proposal relates to part of the existing roof balustrade located at the Level C (Podium) at The Brunswick Centre, London, WC1N 1AW.

The site is located within the Brunswick Centre, which is a Grade II 1960's Listed Building. It is described within the Bloomsbury Conservation Area Appraisal and Management Strategy as a postwar monolithic concrete megastructure.

The existing area around the site is a mixture of residential, commercial and retail uses with the majority of properties having ground floor commercial units with residential dwellings above.

The Brunswick Centre has a external terrace at level C (Podium) for residential use. The existing balustrades to be amended are located at the eastern side of the shopping centre, above units 15-17 & 11-13.

The current balustrade height of the external terrace is too low for the amenity use of Level C (Podium) and as such is unsafe for guarding as required by the Approved Document K (*Protection from falling, collision or impact*).



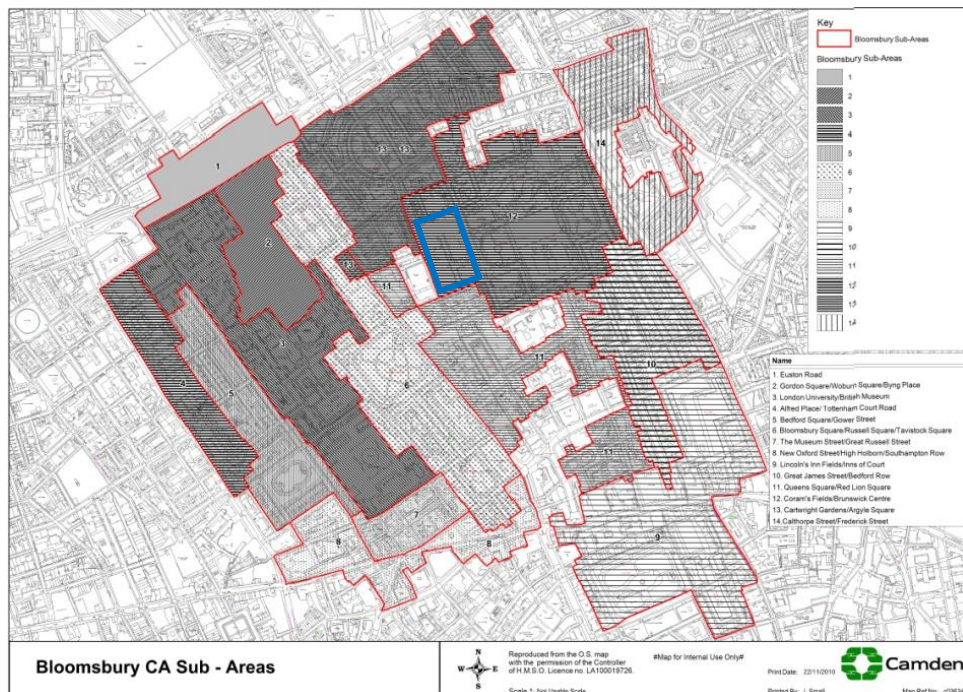
Site photographs.



Roof balustrade to be amended, The Brunswick Centre, London, WC1N 1AW.

3. Character analysis & Heritage Considerations

Within the London Borough of Camden the statutory development plan is comprised of the Camden Core Strategy and Development Policies DPDs (both adopted 2010). The Camden Policies Map identifies the site as falling within the Central London Area and the Bloomsbury Conservation Area.



Bloomsbury Conservation Area.

The building is Grade II Listed. The main considerations are therefore the proposals effect on the character and appearance of the Listed Building and the wider Conservation Area and the impact on surrounding occupiers.

The Brunswick Centre, in contrast of the area, is a postwar monolithic concrete megastructure occupying an entire street block on the west side of Brunswick square. As described in the Bloomsbury Conservation Area Appraisal is a large mixed residential and retail scheme which remains true to the character of the Conservation Area through the strong parapet lines, use of banding to articulate storey heights, long, continuous frontages of development, a relatively consistent and close relationship to the street and generally rectilinear form of blocks.

The Bloomsbury Conservation Area Appraisal notes that the trees within the areas and their boundary walls and railings are all part of the area's interest.







The Historic England listing (ref: 1246230) states that the listed building, which comprises the complete Brunswick Centre, is a 1967-72 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. The key features identified are metal windows, and metal balustrade to concrete balconies and regularly spaced lift-shafts, staircases and ventilator towers.

The Bloomsbury Conservation Area and Appraisal and Management Strategy defines the special interest of the Conservation Area in order that its key attributes are understood and can be protected, and that measures are put in place to ensure appropriate enhancement of the area.

4. Proposal

The application seeks a Planning and Listed Building Consent Application for the addition of a painted mild steel handrail to be fixed to the existing concrete balustrade at level C (Podium) to reach a general height of 1100mm at the Brunswick Centre to match the existing handrail to the residential units

As required at the *Approved Document K - Protection from falling, collision and impact*, the minimum guarding height for public buildings is 1100mm (as shown in the following image):

Building Category and location See paras 138, 3.2 and 3.4		Height (h)	
Single family dwellings	Stairs, landings, ramps, edges of internal floors	900mm for all elements	
	External balconies, including Juliette balconies and edges of roof	1100mm	
Factories and warehouses (light traffic)	Stairs, ramps	900mm	
	Landings and edges of floors	1100mm	
Residential, institutional, educational, office and public buildings	All locations	900mm for flights otherwise 1100mm	
Assembly	Within 530mm in front of fixed seating	800mm (h1)	
	All other locations	900mm for flights elsewhere 1100mm (h2)	
Retail	All locations	900mm for flights otherwise 1100mm	
Glazing in all buildings	At opening windows except roof windows in loft extensions, see Approved Document B1	800mm	
	At glazing to changes of levels to provide containment	Below 800mm	

Approved Document K - Protection from falling, collision and impact - Guarding design.

There are three existing balustrades types along the Level C (Podium) terraces at the Brunswick Centre: metal railing balustrade, curved concrete balustrade and flat concrete balustrade. The areas with the curved concrete and metal railing balustrades will remain as existing as they comply with the minimum general height required. Therefore, the area of interest for this application is the flat concrete balustrade to reach a minimum height of 1100mm.



Metal railing balustrade.



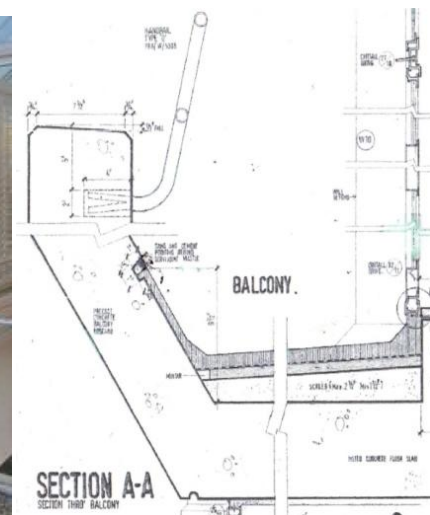
Curved concrete balustrade.



Flat concrete balustrade.

The flat concrete balustrade will remain as existing. Therefore, the proposed works will not alter the structure or the facade.

The new handrail will be fixed at the internal face of the balustrade in order to avoid any impact from the street scene. The proposed detail have been designed to match the existing handrail at the flats terraces.

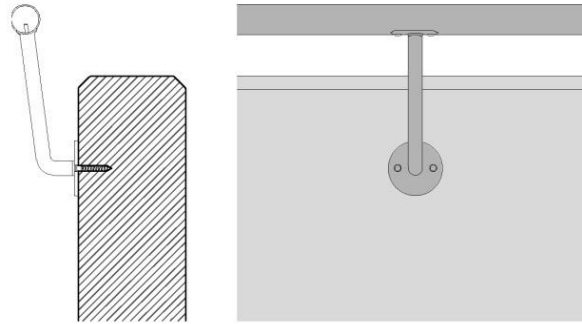


Precedent images - Existing flat balustrade details at the Brunswick Centre.

The proposed design and works will be of a high standard to improve the appearance and safety of the building.

Clearly there will be no additional impacts on the Listed Building above and beyond what has been carried out in the past.

The roof terraces are used for recreational purposes by the tenants. Therefore, in order to comply with the current safety requirements for the Approved Documents and through a Duty of Care, we propose to provide safe guarding along the balustrade within compromises the safety of residents. It should be noted that whilst the paving slabs to the Level C (Podium) have been recently replaced, the balustrade height was always below the minimum level of guarding required.



Proposed Handrail detail.

There is a number of planning applications related on the site. However, we have identified the following application related to the area of study:

LSX0104562 - 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.

5. Amount

The application only seeks Planning Permission and Listed Building Consent for the addition of a new handrail. The works will be done to the exterior of the building but there will be no changes to the overall scale of the building.

6. Layout

The proposal maintains the footprint of the building as existing and is not detrimental to the street scene or over development of the site.

7. Scale

Our study demonstrate that this proposal would be suitable for this building and will not be visible from the street scene. We consider this proposal not to be detrimental to the street scene or over development of the site.

8. Appearance

The proposed handrail has been designed to match in colour and appearance the existing balustrade at the flats above and in keeping with the original character of the existing building. The materials used such as painted mild steel have been used to match the existing materials.

The angle design of the new handrail is set back from the existing concrete balustrade therefore minimising any visual impact from the street level.

9. Access

The main accesses to the terrace remain as existing as they are not part of the application.

10. Summary

This application seeks Planning and Listed Building Consent for the addition of a painted mild steel handrail to be fixed to the existing concrete balustrade at level C (Podium) to reach a general height of 1100mm at The Brunswick Centre. The proposal complies with the minimum self guarding required by the Approved Document K.

The proposed scheme has been thoughtfully designed to be in keeping with the area and enhances the characteristic uses of the Brunswick Centre for the preservation of the character of an area.

This Heritage Designed & Access Statement has demonstrated that the additional handrail to the existing balustrade match the existing balustrades at the building and will not have any detrimental impact on the historical interest of the building.

We trust this application will be considered for approval as it clearly demonstrates a proposal sympathetic to the Brunswick Centre and the surrounding area.