

DESIGN ACCESS AND HERITAGE STATEMENT



For

**PROPOSED ALTERATIONS
201 Foundling Court
6th Floor
The Brunswick Centre
London WC1N 1QG**

March 2019

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201 Foundling Court, London WC1N 1QG

1. Introduction

This Design & Access Statement supports an application for 'Householder Planning and Listed Building Consent' for the proposed alterations at: 201 Foundling Court, London WC1N 1QG.

2. Site and Surroundings

Flat 201 is a two bedroomed apartment situated on the 6th floor of Foundling Court in the Brunswick Centre. The flat is accessed from Entrance 3, in Marchmont Street, opposite the Marquis of Cornwallis pubic house.

The flat is part of the grade II listed Brunswick Centre, which is located within the Bloomsbury Conservation Area.

(See Appendix 1, Historic England Listing)

3. Proposal

The proposed alterations to the flat consist of upgrading the bathroom and kitchen.

The bathroom provision is currently arranged in two separate rooms. The small bathroom contains a very small bath and basin and the separate WC contains a toilet with no basin. The existing arrangement offers very little space and it is incompatible with modern living standards. This proposal seeks to provide all the sanitary goods in a single, more spacious room with a large shower in place of the undersized bath.

The existing kitchen is also very small and it has poor provision of work surface. The proposal seeks to open up the kitchen to create a more spacious feel with improved circulation and a better relationship with the living / dining room. The tall storage will be contained within more compact, modern units and the relationship with the living space will be improved with a lower level peninsula unit which will also provide additional storage and work surface space.

The partitions shown as to be removed are all non-loadbearing and no structural work will be required.

1. Bathroom:

- Removal of existing non-structural partition between the bathroom and the WC.
- Removal of door frames and architraves to the existing bathroom and WC.
- To block the existing WC door and the adjust the position of the bathroom door as shown in the attached drawings.
- To install one new door frame and to re-hang one existing door.
- To remove existing bath, basin, WC and associated brassware.
- To install a new shower, shower screen, WC, basin and taps.

2. Kitchen:

- Removal of existing non-structural partition, door and door frame between the entrance hall and the kitchen
- Removal of the non-structural partitions, doors and door frames forming one hall cupboard and one kitchen cupboard.
- To remove existing kitchen units, brassware and appliances.
- To install new kitchen units and appliances.

Please refer to the accompanying drawings.

4. Landscaping

There are no alterations to landscaping.

5. Planning History

There are no previous planning applications related to this project.

6. Design and Heritage Considerations

The key design issues to be considered are the impact on the Brunswick Centre listed building and the Bloomsbury Conservation Area.

These matters have been addressed in developing these proposals and we believe that the design would preserve the character and appearance of the listed building whilst improving the functionality of the flat. The character and scale of the building will remain unchanged and there will be no effect on the Conservation Area. There will be no impact on adjoining properties.

7. Access

The existing pedestrian access will remain unchanged. There is no vehicular access.

8. Conclusion

It is considered that the proposals would be acceptable in design, scale and appearance. The proposal is sympathetic to the original flat and it will have no impact on the adjacent properties or the Conservation Area.

APPENDIX 1

HISTORIC ENGLAND LISTING

1 – 187A O'Donnell Court and 1 – 212A Foundling Court and Renoir Cinema and shops (The Brunswick Centre) and basement car parks and attached ramps and steps and studios.



Historic England

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, BRUNSWICK SQUARE

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

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 487423

Asset Groupings

This list 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.

Reasons 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

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

Selected Sources

Books and journals

Banham, R, Megastructure, (1976)

'Architectural Review' in October, (1972), 194-218

National Grid Reference: TQ 30261 82270

Map



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For a copy of the full scale map, please see the attached PDF - [1246230.pdf](#)
(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/225845/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

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