

**Foundling Court and O'Donnell Court  
Brunswick Centre  
Brunswick Square  
London WC1N**

## **Proposed Video Door Entry System installation**

### DESIGN AND ACCESS STATEMENT

#### **History**

The Brunswick centre comprises two linked blocks of flats above shops at raised ground floor level over basement car-parking on two levels. The buildings were designed by Patrick Hodgkinson 1963-68 and completed in 1972.

The residential blocks are effectively 'A-framed, with an outer range of five storeys and an inner range of eight storeys. The flats are largely single aspect, with glazed living rooms, giving access to external balconies, and bedrooms all facing outwards. The buildings are stepped in profile, forming a tapering internal space between the two ranges of flats, with access walkways overlooking the volume formed, and spanning between concrete vertical structural elements.

The Brunswick Centre was listed Grade II in September 2000. The List Entry Number is 1246230.

#### **Design**

Within around 20 years of the Brunswick Centre's completion, security had become a concern and the existing door entry system was installed to all flats. Glazed timber security screens were installed across raised ground floor entrances, presumably in the 1980s, together with external wiring, in tubular galvanised steel conduit, fixed to the soffits of external access landings, with entry to each flat through the heads of flat entrance door frames. Vertical risers between floors are of galvanized steel trunking.

In planning terms the circulation routes, giving access to flats, are entirely external. Provision of new services, not envisaged when the building was designed, cannot easily be concealed. The only practical solution is to run the services externally, as the existing system installation demonstrates.

Approximately half of the flats in the Brunswick Centre are Sheltered Housing. Camden wish to upgrade the door entry system to include video communication between entrance call panels and these flats. The provision of cameras at the door and monitors in flats will enable residents to clearly identify callers before allowing entry, reducing potential insecurity and anxiety. The sheltered flats are scattered randomly throughout the blocks.

The existing door entry system has to be retained in use whilst the new system is installed, necessitating retention of the existing external conduit. In any event, the existing conduit is too small to accommodate modern wiring to more than two flats. To give adequate capacity for the new wiring it is proposed to run new 50 x 50mm square section trunking parallel and immediately adjacent to the existing conduit. The new trunking will be located furthest away from the flats, thus masking the existing conduit from view in most locations. It will be pushed tight against the existing conduit junction boxes and tight fixed to balcony soffits. Bends at downstand beams to each bay will be machine formed. Where trunking passes across pairs of insulated pipework 45° bends will be used as shown in photographs of the sample installation, significantly reducing the perceived bulk of the arrangement. Vertical risers should be adequate in most instances, but where additional vertical risers are required these too will be fixed tight to existing.

Every effort will be made to reduce the extent of existing conduit and new trunking. In locations where all the existing lateral wiring in conduits is rendered redundant by new video cabling, it will be stripped out and the the conduit removed. The last two flats in each run can be wired via the existing conduit if both systems are being replaced, or one or two can be wired via a new conduit sitting tight against the existing. This will minimize the extent of new trunking, especially to the shorter runs of the East side of the building.

Wiring to the flats from the new trunking will be via existing junction boxes and existing conduit to the heads of flat entrance door frames, so the provision of new trunking will be restricted to main horizontal and vertical runs. Retention of the existing circular conduit at flat entries also avoids disturbance of suspected asbestos boards within the fanlights to the door frame heads. Within the affected flats new wiring will be drawn through

the existing conduit and handsets will be replaced.

Existing call panels will be replaced with panels of a similar size set within the stained hardwood entrance screens. The cameras will be mounted over the entrance screens to minimize the need for additional conduit serving them.

It has been suggested that the new trunking be painted to match adjoining surfaces. This is likely even if feasible to be expensive and difficult to control and maintain, involving treatment with mordant solution and specialist paints. We suggest the following:-

- in brightly painted communal entrances the trunking should be painted to match wall and ceiling surfaces. These works will be carried out under the Camden *Spring Clean* programme.
- elsewhere a significant proportion of soffits have been painted white. It is proposed that trunking is not painted in these locations. It will start as bright silver but will over time dull to a semi-matt gunmetal colour. It should be remembered that the concrete downstand beams are not painted so any attempt to match the new trunking to adjoining wall or ceiling surfaces will inevitably result in a gap-toothed appearance. The whole matter can be reviewed during the external decorations contract.

The contractor is to stress to all staff and operatives that these are listed buildings and the works upon completion should be no less clean, tidy and complete than the before commencement. It is suggested that a programme of site visits be agreed with the Conservation Officer with the first visit no later than the completion of the first whole floor/wing of flats. Any defective work, untidy detailing etc should be identified and form the basis of an approved sample installation.

In order to best demonstrate the proposals a sample installation of proposed new trunking has been installed outside 134 O'Donnell Court. Photos are attached.

### **Access**

Access to the blocks is unaffected by the proposal. The installation of a video door entry system will enhance the security of residents.

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