

27 April 2023

Planning and Regeneration
2nd Floor,
5 Pancras Square,
c/o Town Hall,
Judd Street,
London,
WC1H 9JE

FAO Collette Hatton / Rose Todd

Dear Collette, Rose,

Institute of Education, 20 Bedford Way, London, WC1H 0AL
Application to discharge Condition 5 Part B of Listed Building Consent ref. 2020/1567/L

On behalf of our Client, University College London ('UCL'), please find enclosed an application to discharge Condition 5 Part B pursuant to 2020/1567/L at the UCL Institute of Education ('the Site') in relation to Phase 2B of the refurbishment works. Planning and Listed Building Consent (2020/1567/L and 2020/1520/P) was granted on 15 June 2020 for:

"Refurbishment and reconfiguration of selected areas of the Institute of Education comprising: repairs and installation of insulation to the external terraces; creation of a new plant room at Level 8 Wing A and installation of new louvres to serve this plant room; refurbishment and repairs to the lobby roof on level 4 and the roof at Level 10; installation of new external gate at Level 5 of Wing A; and associated works."

Details of the concrete repairs which are subject to the condition associated with this decision are set out in the remainder of this letter.

Condition 5

Condition 5 of the Listed Building Consent (2020/1567/L) states:

"Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details of new light fittings***
- b) Typical sample panels of any concrete cleaning and areas of making good to the concrete***

The relevant part of the works shall be carried out in accordance with the details thus approved."

Part B – Concrete Repairs

This application seeks to discharge Condition 5 Part B only and provides details of the concrete repairs to be completed pursuant to Phase 2B of the refurbishment works at the Site. This submission includes a Concrete Repair Methodology and a photo of a Typical Sample Panel of Concrete Repair to provide evidence of the quality of work.

The Concrete Repair Methodology attached to this submission provides details of the methodology for concrete repair works to the reinforced concrete columns and the doorways. These details have been provided by the contractor, Overbury. In summary, the surface and laitance of the reinforced concrete columns will be removed to obtain a rough surface, which will then be cleaned. The concrete will be levelled to align with the structure and finished to match the existing structure. The doorways will be treated by applying flash cuts to the concrete and thoroughly dampening it. Webercem Repair Mortar will be applied using a square trowel to the required finish.

This submission also includes a photo of a Typical Sample Panel of Concrete Repair located at Level 5 Core B (Figure 1) the which demonstrates the quality of the concrete repair that will be repeated across Phase 2B. On 19 January 2023, the Case Officers attended a site visit of the UCL IoE where the typical concrete repairs were demonstrated in the completed Phase 1 works which are to be repeated in Phase 2B.



Figure 1 - Typical Sample Panel of Concrete Repair

Summary

In addition to this covering letter and the application form, the following has been submitted to fully discharge Condition 5 Part B in relation to concrete repairs:

- Concrete repair methodology and associated technical data sheets, provided by Overbury;
- Photo of typical sample of concrete repair, provided by Arcadis (included in this letter).

This application to discharge Condition 5 Part B has been submitted via Planning Portal (ref. PP-12039184).

We trust that you have all the information you need to validate the application. Should you have any queries with the application, please do not hesitate to contact Alice Young-Lee (alicesyounglee@deloitte.co.uk / 020 7303 4778).

Yours sincerely

Deloitte LLP

Deloitte LLP