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Planning and Development Control
London Borough of Camden
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Argyle Street
London
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19 March 2013

Dear Richard

GARDEN HALLS, CARTWRIGHT GARDENS – PLANNING PERMISSION AND CONSERVATION AREA CONSENT APPLICATIONS

We enclose on behalf of the University of London (“the applicant”) Planning Permission and Conservation Area Consent applications for the redevelopment of the University’s Garden Halls. The proposals seek to replace the University’s existing Intercollegiate Halls at the Cartwright Gardens site with a new built development that will increase the quality, mix and number of student bed-spaces and all that is entailed to meet the expectations of a leading, globally recognised University.

The site covers an area of approximately 1.45 hectares and comprises two main components: the urban block bound by Cartwright Gardens to the west, Hastings Street to the north, Sandwich Street to the east and Leigh Street to the south; and the open space in the centre of the Cartwright Gardens crescent (known as Cartwright Gardens Open Space).

The urban block comprises an existing student accommodation site (the Garden Halls) that is situated in close proximity to a cluster of educational institutions that it serves and is in one of the most accessible locations within London. It is therefore considered to be an entirely appropriate location for the additional accommodation the proposed development.

Student accommodation is the most important non-academic supporting facility for the University, which makes a significant contribution to London and Camden’s educational capital, economy and community. The quality of accommodation available is a primary consideration in attracting the world’s elite students. Institutional Halls are preferred by students due to their affordability, security, pastoral support and opportunity to be part of the student community.

The University's Intercollegiate Halls form a crucial part of the accommodation provision for students. The proposals to increase the quality, type and quantity of provision at the Garden Halls are part of the University of London's strategic approach to managing its accommodation.

In particular, the proposals are a direct response to an identified shortfall in student housing provision. This shortfall has driven many students into unmanaged, private sector student housing and the private rental market. This impact is recognised in the London Plan, Camden's Local Development Framework and by the University. The 187 additional bed-spaces proposed at the existing site will offer the opportunity to reduce the number of student residents within privately owned or rented accommodation without comprising land for self-contained homes and ensuring the price of accommodation for the University's students remains affordable.

This Covering Letters provides a description of the proposed development for which planning permission, and conservation area consent, is sought and sets out the scope and format of submission.

The development for which Planning Permission, and Conservation Area Consent, is sought

The proposed development comprises:

"Redevelopment of the existing student accommodation including the demolition of Canterbury (including York) and Commonwealth Halls, partial-demolition and refurbishment of Hughes Parry Hall and provision of new student accommodation (Sui Generis), to provide a net increase of 187 bed-spaces (from 1,013 to 1,200 student bed-spaces); associated ancillary uses (including flexible space for the University of London, communal and catering areas); two external courtyards; together with public realm improvements to Cartwright Gardens and the surrounding area".

The proposed development includes, and seeks conservation area consent, for the demolition of:

- Commonwealth Hall;
- Canterbury Hall (including York Hall); and
- The 5 storey section of Hughes Parry Hall fronting Cartwright Gardens.

The buildings proposed for demolition contain circa. 750 student bedrooms, catering and conferencing facilities. The existing bedrooms and accompanying facilities are no longer considered to meet acceptable standards, whilst the services are inefficient and require substantial upgrading.

A further 315 bedrooms exist within Hughes Parry Hall. The main structure is proposed to be retained, refurbished and modernised to provide 246 self-catered en-suite rooms.

Redevelopment

The proposed development includes:

- 35,045 sq m GEA of student accommodation and ancillary floorspace (Sui Generis), comprising:
 - A net uplift of 187 bedrooms providing a total of 1,200 bedrooms (see below for breakdown);

- 709 en-suite, catered bedrooms in the new Cartwright Gardens wing;
- 73 en-suite, self-catered bedrooms in the new Leigh Street wing, including 12 disabled bedrooms;
- 172 bedrooms within 8 town-houses along Sandwich Street;
- 246 en-suite, self-catered bedrooms in the refurbished Hughes Parry Tower;
- New internal amenity space for residents, including 2,170 sq m amenity space at lower and ground floor and 1,658 sq m of kitchens and lounges on upper floors;
- 6,924 sq m of external amenity space in the form of Hughes Parry Pocket Park, the Southern and Northern Courtyards and Cartwright Gardens open space;
- New, efficient catering facilities within the Cartwright Gardens wing to serve the catered students;
- Flexible floorspace for the University of London’s ancillary on-site management operations and to activate the corner of Cartwright Gardens and Leigh Street;
- Enhancement of Cartwright Gardens open space, including opening the private gardens to the public between dawn and dusk;
- Creation of a raised table along Cartwright Gardens at the front of the proposed development facilitating pedestrian access between the urban block and open space. It is also the aspiration of the applicant to provide a pedestrian footpath on the western side of Cartwright Gardens. As a result of the impact this has on the carriageway area, it would be necessary for Cartwright Gardens to be made one-way between its junctions with Leigh Street and Hastings Street;
- High standards of sustainability and on-site renewable energy provision, seeking to achieve BREEAM “Excellent” and incorporating 3 no. CHP units, with circa. 109 kW heating output each, and circa. 50 kW of photovoltaics (“PVs”);
- New servicing and delivery access and facilities at lower ground floor, accessed via Sandwich Street and with egress via Cartwright Gardens, removing servicing from the streetscape; and
- On-site cycle provision for 600 bicycles.

Scope and Format of Submission

Accompanying both applications are a series of drawings and reports, to meet the relevant Planning Permission and Conservation Area Consent Application requirements and provide information on the nature and impact of the proposed document. The documents are as follows:

- Planning Statement by CBRE;
- Drawing Package (including Drawing Schedule, Existing, Demolition and Proposed Plans, Elevations and Sections) by tp Bennett and Maccreanor Lavington Architects (see Drawing Schedule on following page);
- Design and Access Statement by tp Bennett and Maccreanor Lavington Architects;

- Access and Inclusivity Statement by All Clear Designs;
- Townscape, Visual Impact and Heritage Report by Peter Stewart Consultancy;
- Statement of Community Involvement by Loadstone;
- Planning Statement by CBRE;
- Daylight and Sunlight Assessment by GIA;
- Traffic Impact Assessment and Travel Plan by Cundall Johnson and Partners LLP;
- Delivery and Servicing Management Plan by Cundall Johnson and Partners LLP;
- Acoustic Report by SRL Technical Services;
- Air Quality Assessment by Air Quality Consultants Ltd;
- Energy and Sustainability Statements (including BREEAM Pre-Assessment) by Mecserve;
- Arboricultural Implications Assessment and Arboricultural Method Statement by Thomson Ecology;
- Basement Impact Assessment by Cundall Johnson and Partners LLP;
- Phase 1 Geoenvironmental Desk Study Report and Ground Investigation, Geotechnical and Geoenvironmental Assessment Report by Cundall Johnson and Partners LLP;
- Archaeological Assessment by The Brigantia Archaeological Practice;
- Unexploded Ordnance Risk Assessment by Bomb Search;
- Draft Student Management Plan¹ by University of London and University Partnerships Programme; and
- Draft Construction Management Plan¹ by McBains Cooper.

In response to issues arising from pre-application meetings and consultation, the applicant has also submitted a Canterbury Hall Feasibility Analysis and Statement on the Justification for Increased Student Bed-spaces during the pre-application process. An update of the Feasibility Analysis is included within this submission package. The applicant is in the process of updating the Statement on the Justification for Increased Student Bed-spaces dependent on pre-application feedback from LB Camden.

The planning application has been submitted electronically via the Planning Portal. As agreed, for ease of upload and download, we have submitted the minimum application requirements online to process the applications electronically and are submitting six CDs containing all application documents (broken down into separate files where any files exceed 20 MB).

At the request of the LB Camden we will also provide four hard copies of each application document (in respect to the drawings, one full set of the drawings at A1 will be provided and three full sets at A3 with a bound drawing package).

¹ The Student Management Plan and Construction Management Plan are submitted in "draft" form as it is the intention that these would be secured through the Section 106 and be required to be kept "live" documents.

Also enclosed is a cheque to the value of £56,769.00 made out to the London Borough of Camden for payment of the Planning Application Fee. The calculation assumptions for the application fee are attached to this letter.

We look forward to receiving confirmation of the registration of the planning and conservation area consent applications shortly. Please do not hesitate to contact Nick Belsten (020 7182 2780) or Rachel Ferguson (020 7182 2781) if you have any queries on the submission.

Yours faithfully,



NICK BELSTEN
DIRECTOR - LONDON PLANNING

CC' Martin Burchett – University of London
Neil Cutting – University Partnerships Programme
Gemma Kendell – Greater London Authority
Nick Shepherd - Deloitte Real Estate (on behalf of Worshipful Company of the Skinners)

Planning Application Fee Calculation

Based on Camden's schedule of Planning Application Fees (November 2012) the fee for "Erection of Buildings" for gross floorspace to be created by the development (more than 3,750 sq m) is:

£19,049 + £115 for each additional 75 sq m in excess of 3750 sq m to a maximum of £250,000.

Floorspace (existing, retained and proposed):

- Proposed floorspace for entire development – 35,045 sq m (GEA);
- Floorspace to be retained within Hughes Parry Wing – 6,739 sq m (GEA); and
- Net proposed floorspace – 28,306 sq m (GEA).

Calculation:

- $28,306 \text{ sq m} - 3,750 \text{ sq m} = 24,556 \text{ sq m}$
- $24,556 \text{ sq m} / 75 = 327.413$ (rounded to nearest whole 75 sq m is 328)
- $328 * £115 = \underline{£37,720}$

$£19,049 + £37,720 = \underline{£56,769}$ (cheque enclosed)