

Address:	South Quadrangle Gower Street South Junction Yard London WC1	
Application Number:	2007/2972/P	Officer: Elaine Quigley
Ward:	Bloomsbury	
Date Received:	14/06/2007	
Proposal: Erection of single storey glazed extension and removal of window and installation of new entrance door in association with new café area in the basement area.		
Drawing Numbers: 0701-A-01-101; 102; 0701-A-02-301; 302; 311; 312; 321; 322; 0701-A-04-300; 301; 302; 303; 311; 312; 321; 322; 801; 802; 0701-A-09-801; 802; 803; 0701-A-21-201; 202; 203; 204; 07-3380 S.01 rev 5; S.02 rev P4; S.03 rev P3; S.04 rev P3; 856ESK01 rev A; 856ESK02 rev A; 856ESK03 rev A; 856ESK04 rev A; 856ESK05 rev A; 856MSK01 rev A; 856MSK02 rev A; 856MSK03 rev A and email dated 02/08/2007 and letter dated 08/08/2007.		
RECOMMENDATION SUMMARY: Grant subject to conditions		
Related Application?	Listed Building Consent	
Date of Application:	26/06/2007	
Application Number:	2007/2973/L	
Proposal: External and internal alterations including the erection of single storey glazed extension, removal of window and installation of new entrance door, new partition walls and suspended ceiling in association with new café area in the basement area.		
as shown on drawing numbers 0701-A-01-101; 102; 0701-A-02-301; 302; 311; 312; 321; 322; 0701-A-04-300; 301; 302; 303; 311; 312; 321; 322; 801; 802; 0701-A-09-801; 802; 803; 0701-A-21-201; 202; 203; 204; 07-3380 S.01 rev 5; S.02 rev P4; S.03 rev P3; S.04 rev P3; 856ESK01 rev A; 856ESK02 rev A; 856ESK03 rev A; 856ESK04 rev A; 856ESK05 rev A; 856MSK01 rev A; 856MSK02 rev A; 856MSK03 rev A and email dated 02/08/2007 and letter dated 08/08/2007.		
RECOMMENDATION SUMMARY: Grant subject to conditions		
Applicant:	Agent:	
Mr Nick Ayres UCL Estate and Facilities Division 1-19 Torrington Place London WC1E 7HB	Liz Pride MacCormac Jamieson Prichard Ltd 9 Heneage Street London E1 5LJ	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	D1 Non-Residential Institution		200m ²
Proposed	D1 Non-Residential Institution		210m ²

OFFICERS' REPORT

Reason for Referral to Committee:

The proposal has been referred to Development Control Committee as it was deferred by Members' at Members' Briefing on 03/08/2007.

1. SITE

- 1.1 The application site is located to the north of the South Quadrangle that is within the complex of college buildings belonging to University College London.
- 1.2 The site relates to the part of the basement of the South Wing Building of the campus and comprises a four-storey building plus basement. The South Quadrangle is in a central location within the campus, and is virtually enclosed by existing university buildings including the Anatomy Building to the west, the Medical Sciences Building to the south, Andrew Huxley Building to the east and the South Wing to the north. The South Quadrangle is situated approximately 55m from Gower Street however there is no direct access to Gower Street from the site. It is on an important through route for pedestrians making their way between the various university buildings from Malet Place and Gordon Street.
- 1.3 The South Wing was built in 1869-74 by T Hayter Lewis and is a Grade I Listed Building. It has a neo-Classical Portland stone frontage on the northern elevation of the building. The southern elevation of the building, by contrast, is plainer and is constructed of English bonded brickwork with a series of simple rectangular sash windows.
- 1.4 The site lies within Bloomsbury Conservation Area.

2. THE PROPOSAL

- 2.1 The application seeks full planning permission and listed building consent for the conversion of a series of basement level rooms, formerly in use as the print room, into a new café. The existing basement spaces are plain and utilitarian, with a mass of servicing, cabling and ducting disfiguring the space.
- 2.2 Various internal alterations have been proposed to facilitate the conversion, including the following:
 - Removal of one external window and brickwork below the window to create an entrance on south elevation

- Replacement of one internal door with a new glazed fire door
 - Replacement of mismatched obscured glass panels to the lower sash windows
 - Installation of a new suspended open ribbed oak veneered acoustic ceiling to part of the basement
 - Installation of new suspended PPC perforated aluminium ceiling panels on open wire ceiling hangers
 - Installation of demountable partition and suspended ceiling to east end of the café
- Replacement of mechanical and electrical services installed at high level with new centrally located M & E services and distribution

- 2.3 The conversion will provide 200 sq.m of café (A3) floor space. The café will include a food preparation area that will serve light meals and drinks for both takeaway and in-house consumption. The café will provide seating arrangements for 65 internal seats and has the capacity to cater to a maximum of 100 people. Existing refuse bins within a dedicated area on the South Quadrangle boundary will be used by the café. The agents have advised that the café will create an informal social focus and shared facility for both the adjacent buildings and the wider UCL community. No external ducting or flues are proposed as part of this application.
- 2.4 The café will be accessed externally from the South Quadrangle and internally from the South Junction Link.
- 2.5 It is proposed to construct a modern partially glazed entrance lobby at the South Quadrangle entrance. This will project from the main building by 1.5m and will extend 5.5m in length by 3m in height. This will involve the removal of a non-original window and a small section of brickwork beneath this. The entrance is designed to be visually separated from the main building elevation by a narrow recessed drainage channel around the bay opening. The west wall and roof of the new entrance lobby will be finished in the graphite grey metal cladding with the south and east walls finished in frameless double glazing. Within the entrance box, a cantilevered spray finished portal frame supports the two elements. The frame is set back from the glazed and metal clad elements.

3. **RELEVANT HISTORY**

3.1 **PSX0105330 and CSX0105331**

Planning and conservation area consent were granted for the demolition of the existing huts in the courtyard, known as huts 18, 19 and 20, and the erection of a four storey building to provide offices and cellular and molecular research facilities for neuroscience (all Class D1), for University College London, (linked to the existing medical science building by a bridge at second floor level), together with the landscaping of the courtyard area.

PSX0205165

Approval of details pursuant to condition 07 of planning permission (Ref. PSX0105330/R1) for the erection of new building in the courtyard was submitted. This has not yet been formally discharged.

PSX0304292

Approval of details relating to facing materials pursuant to additional condition 1 (b) and (c) of planning permission dated 27th September 2002 (Ref: PSX0105330/R1) was discharged.

2003/3348/P

Approval of details pursuant to additional conditions: 1(a) detailed design drawings of the terra-cotta cladding; 1(d) typical details of planar glazing and the curtain wall system; 1(e) typical details through roof, including projecting eaves, materials, colour and finishes, and the roof plant screening; 1(f) detail design of the glazing / cladding to ground floor office No.3, materials and finishes; 1(h) detail of the entrance doors, including material and colour of planning permission dated 27th September 2002 (reg. no. PSX0105330/R1) for erection of a 4 storey building for offices and research facilities was discharged.

2004/0826/P

Submission of Details pursuant to additional conditions 1 (e) Typical details through roof, including projecting eaves, materials, colour and finishes, and the roof plant screening, at a scale of 1:5; (g) Detail design of the proposed flues, including materials and finishes, with plan and elevations at a scale of 1:20; (i) Detailed design of the glazed link bridge, (plans sections and elevations at 1:50), including the connection with the original building, at a scale of 1:5 of granted planning permission (Ref No PSX0105330R1) dated 27th September 2002 was discharged.

4. CONSULTATIONS**Statutory Consultees****4.1 English Heritage**

Agreed flexible authorisation to determine the application with direction to attach a specific condition. Recommendation endorsed by the Secretary of State.

Conservation Area Advisory Committee**4.2 Bloomsbury CAAC**

Concern is raised regarding the projecting glass entrance pod that is considered visually disruptive to the geometry of the space and would not provide an additional space. Any alterations should be contained within the building envelope.

Adjoining Occupiers

- 4.3 A site notice was displayed on the boundary of the site on 04/07/07 to 25/07/07. No letters were received in response to consultation.

5. POLICIES**Replacement Unitary Development Plan 2006**

- 5.1 SD6 – Amenity for occupiers and neighbours (complies)

- B1 – General design principles (complies subject to condition)
- B3 – Alterations and extensions (complies)
- B6 – Listed buildings (complies subject to condition)
- B7 – Conservation areas (complies)

Supplementary Planning Guidance

- 5.2 Conservation areas (complies)
Extensions, alterations and conservatories (complies subject to condition)
Listed buildings (complies subject to condition)

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application and summarised as follows:
 - Principle of the use
 - Impact on the character and appearance of the listed building
 - Other material considerations

Principle of the use

- 6.2 It is proposed to convert the basement of the South Quadrangle building that was a former print room to a café with a food preparation area that will serve light meals and drinks. The agent has confirmed by email that the kitchen will only be used for the preparation of cold snacks with any hot food being heated by microwave or toaster. No extract ducting will be required in association with the café. Given the location of the building within the heart of the university complex, the café would be considered ancillary to the main university use (D1 use).

Impact on the character and appearance of the listed building

- 6.3 The south elevation of the South Wing Building is composed of English bonded brickwork with minimal detailing and is comparatively restrained in comparison to the neo-Classical north elevation of the building. The proposed entrance lobby is a simple 'box' structure that is partially constructed in glass making it lightweight in terms of its visual appearance. Although this structure will contrast with the brickwork of the building's façade, it is a clearly contemporary, lightweight intervention that will create a visual link between the internal café and outside seating area and identify the new use of the space in a subtle yet modern way. The simple design of the extension will enable views of the existing historic fabric through the glazing and results in minimal intervention to the building's façade. For this reason the proposed extension is not considered to preserve the special interest of the building and is therefore acceptable under policy B6.
- 6.4 The use of a contrasting cladding material is acceptable in principle however, the self-finished graphite grey metal cladding is dull in colour and would not adequately compliment the rich red/brown brickwork of the host building. An alternative warmer colour cladding material such as pre-patinated copper would be considered to compliment the building in terms of its colour and result in a more subtle addition to the main building. A condition will be attached to the permission requiring further

details of the cladding to be submitted to the Council for approval. This has been agreed with the agent.

- 6.5 The entrance lobby is sensitively designed and positioned onto an existing bay within the South Wing brick façade. The works involve the removal of a non-original window and a small section of brickwork beneath this. This would not have a detrimental impact on the special interest of the building and is considered acceptable.
- 6.6 The existing basement spaces are plain and utilitarian, with a mass of servicing, cabling and ducting disfiguring the space. The proposed internal works including the installation of the new suspended ceiling, that is a reversible element, will retain the spatial quality of the basement area and will not harm the historic fabric of the building and would be considered acceptable.

Other material considerations

- 6.7 Concern was raised by the Member's at Member's Briefing and the Bloomsbury CAAC regarding the need to install an entrance on the rear elevation of the listed building. The applicant has advised that the purpose of the location of the café is so that the Quadrangle itself can become a focus for activity, helping to create a sense of the College Community. In order for this to be achieved the new café entrance must be visible. Alternative arrangements for the entrance to the café were considered. This included placing the entrance lobby within the existing building. However it would still be necessary to form a new doorway into the café from the South Quadrangle by removing the brick panel below the window. A less prominent entrance was considered to undermine the role of the café as a focus for UCL and was not pursued. A second entrance from a corridor within the existing building will be provided. However UCL have stressed that this will not provide the direct link to the South Quadrangle and the main pedestrian route that is essential to visually attract people into the café as they pass through the campus to allow the Quadrangle to be used as an extension of the café as an outdoor seating area. Consequently it was considered necessary to form an entrance directly to the South Quadrangle.
- 6.8 Taking this into consideration and the fact that the contemporary structure will create the visual link between the new café and the outdoor seating area and identify the space the modest intervention to this Grade I Listed Building is considered acceptable.

7. CONCLUSION

- 7.1 The proposal is considered acceptable in terms of its use as a café and its location in relation to the listed building. The design of the partially glazed entrance is considered acceptable providing a condition is attached requiring further details of the cladding to be submitted to the Council for approval. The proposal would be recommended for approval.

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.