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Planning and Regeneration
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27 June 2014

Dear Antonia,

UCL Wilkins Terrace Enabling Works- Planning and Listed Building Consent Application

On behalf of my client, University College London (UCL), I am pleased to enclose a planning and listed building consent application for a number of temporary works to facilitate the enabling works for the Wilkins Terrace project, which has been granted planning permission, subject to the s106. Specifically this application seeks consent for:

"Installation of a temporary Nitrogen store and associated pipework and temporary removal of one window in the Wilkins North Cloisters".

The planning and listed building consent application has been submitted via the planning portal and includes the following documents:

- Planning and listed building consent application form;
- A plan identifying the land to which the application relates (at a scale of 1:1250);
- Drawing pack, which describes the proposed temporary works.

The planning application fee has been sent to the Council's offices separately.

Background

UCL submitted a planning and listed building consent application (Ref: 2014/0357/P and 2014/0373/L) in January 2014 for the Wilkins Terrace project involving the *"erection of amenity terrace at ground floor,*

'fourth facade' to northeast elevation and new access routes to altered refectory at lower ground floor; with associated works of demolition, alterations to service yard layout and openings in Wilkins building." Planning and listed building consent has been granted subject to signing the s106 (which is expected shortly).

UCL has confirmed the first package of enabling works and is in the process of appointing a contractor to undertake the works. It is now understood that a number of temporary works are required to facilitate the construction and ensure there is minimal disruption to the University. These works fall outside the scope of the current planning and listed building consent. The works are described below and are required temporarily during the construction of the Wilkins Terrace.

Proposals

This application seeks permission for the temporary removal of one window in the North Cloisters and the temporary installation of a replacement Nitrogen store and associated piping in the service yard. Each part of the proposal is described in turn below.

Temporary removal of one window

The temporary removal of one window in the North Cloisters is required to allow a temporary means of escape from the Wilkins Building during the construction phase of the Wilkins Terrace. Please see the drawing pack enclosed for further details of the window.

This application seeks consent for the removal of the entire window. However, before implementation a specialist contractor will confirm whether the window can instead be partially removed. The most sensitive methodology will be implemented, which will depend on the condition of the window and brickwork reveals and how these can be protected. The exact proportion of the window to be removed and the proposed methodology can be agreed on site with LB Camden conservation officers.

Once construction of the Wilkins Terrace is complete, the emergency escape access will no longer be required and the window will be carefully reinstated and restored using original materials and traditional carpentry.

Temporary Nitrogen storage facility and piping

The Wilkins Terrace permission includes the rationalisation and re-organisation of the existing service yard, which currently accommodates 230 sqm of storage space for various purposes, including the provision of Nitrogen for the London Centre for Nanotechnology (LCN). It is essential that the provision of Nitrogen to the LCN is not interrupted during the construction of the Wilkins Terrace. Temporary alternative provision is therefore required in close proximity to the existing service yard.

This application seeks consent for the installation of a temporary Nitrogen storage facility in Gower Court during the duration of the works. Electrical services will be supplied to this area through one new builders-work hole of 50mm above the existing door under the Physics arch and Kathleen Lonsdale Building bridge.

A new 28mm diameter stainless steel pipe is required to supply Nitrogen gas from the LCN to the temporary store, which is proposed along the existing Physics Building façade (drawing A/558). Electrical service pipework is also required in Gower Court. The exact size of the electrical pipework will be

confirmed once a contractor has been appointed and can be agreed on site with the LB Camden conservation officer.

Once the new permanent Nitrogen store has been constructed within the re-organised service yard, the temporary Nitrogen store and pipework will be removed and all areas will be made good using original materials and traditional carpentry.

Heritage Considerations

The NPPF seeks to conserve heritage assets, which include listed buildings, in a manner appropriate to their significance. Policy DP25 and CS14 require development to preserve and enhance heritage assets and their settings; development that would cause harm to the setting of the listed building will be resisted.

The works are proposed on the Grade I listed Wilkins Building and the Physics Building, which is listed by virtue of its attachment. Alan Baxter Associates have prepared a Heritage Statement in support of the original Wilkins Terrace application (Ref: 2014/0357/P and 2014/0373/L), which sets out the heritage significance of the building. The report identifies the lower ground floor of the North Cloisters as of moderate significance and the facade of the Physics Building as of low significance.

The proposed works are minor in nature and will not impact on any areas of high significance. All holes are to be made through existing rendered walls. There will be minimal fixings to the listed brickwork and no fixings through the listed Portland stone reveals. The exact details and methodology for implementing the proposals can be agreed on site with the LB Camden conservation officer to ensure the works are sensitive to the listed building fabric.

The works are all minor and have been discussed on site with LB Camden and no significant concerns were raised. The works are temporary and will be removed and all areas made good once construction of the Wilkins Terrace is complete.

Summary

Planning and listed building consent (Ref: 2014/0357/P and 2014/0373/L) has been granted, subject to signing the s106, for the Wilkins Terrace project. The first phase of the works is expected to begin shortly and temporary alterations are required to facilitate the construction without disruption to the use of the Wilkins Building and LCN.

This application seeks planning and listed building consent for the temporary removal of one window in the Wilkins North Cloisters and the temporary re-provision of a Nitrogen storage facility in Gower Court. Associated pipework and builders-work holes are also required.

The works are minor and will not impact on any areas of high significance. The works are temporary and will be removed and all areas made good once construction of the Wilkins Terrace is complete.



If you have any questions in relation to the submission, please contact me on 0207 303 3053.

Yours faithfully

A handwritten signature in blue ink, appearing to read "Don Messenger". The signature is fluid and cursive, with a long horizontal stroke at the end.

Don Messenger
For Deloitte LLP