

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 28/05/14	
		N/A / attached		<b>Consultation Expiry Date:</b> 22/05/14	
<b>Officer</b>			<b>Application Number(s)</b>		
Mortimer MacSweeney			2014/2379/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
University College London Gower Street London WC1E 6BT			Ref. Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Internal works including removal of non-original service lift, dumb waiter and partition wall; installation of new partition walls and a free standing floor; and installation of service penetrations into the floor; and associated works in the Jeremy Bentham Room and the Old Refectory.					
<b>Recommendation(s):</b>		Grant Listed Building Consent			
<b>Application Type:</b>		Listed Building Consent			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>				No. of responses	No. of objections
<b>Summary of consultation responses:</b>		Site Notice Posted 01/05/14 expires 22/05/14 Ham & High Press Notice issued 01/05/14 expires 22/05/14  English Heritage's authorisation is dated 13.05.14, and the Secretary of States endorsement of this is dated 15.05.14.			
<b>CAAC/Local groups* comments:</b> *Please Specify					

## Site Description

The Main Building at University College London, on the east side of Gower Street, includes the Octagon, Quad, Cloisters, Main Library, Flaxman Gallery and the Wilkins Building. The North Wing, South Wing, Chadwick Building and Pearson Building are also considered part of the main UCL building.

The Wilkins Building, listed Grade I, dates to 1827- 9, refers to the oldest sections of the Main Building: the center part of the main building which includes the UCL Main Library, the dome, the Flaxman Gallery and the Cloisters. It was designed by the architect William Wilkins, who also designed the National Gallery. The Wilkins Building is Grade I listed.

As the architectural centrepiece of the Quad, it features a monumental ten column Corinthian portico, set above a steep flight of steps, which was modelled on the temple of Jupiter in Athens. The portico is flanked on its north and south by plain two storey ranges all faced in Portland stone.

In 1827, a year after the founding of UCL, construction of the Main Building began on the site of the old Carmarthen Square. Above the octagon centre of the building is an ornate dome, which is visible throughout the immediate area. The original plans by Wilkins called for a U shaped enclosure around the Quad (square). These plans however were not completed until the 20th century. The Main Building was finally finished in 1985, 158 years since the foundations were laid, with a formal opening ceremony by Queen Elizabeth II of the United Kingdom.

The Old Refectory is located in the level directly below the main portico entrance, directly to the west of the octagon. The Jeremy Bentham Room is located to the east of the octagon, accessed via a stair & lobby, and is within the Donaldson Wing.

The site lies within Bloomsbury Conservation Area.

## Relevant History

The Old Refectory was built in 1827-9 as part of the works carried out by William Wilkins and forms part of the original core of the new college.

The Jeremy Bentham Room is within the later Donaldson extension built in 1849.

In 1940-1 the building was seriously damaged by WW2 bombing and under AE Richardson the main block was substantially rebuilt behind retained facades. The Donaldson wing was substantially remodelled and extended.

The Wilkins Building was listed Grade I in 10/06/1954, and since then there has been a long planning history of various works of alteration to it and the adjacent UCL facilities adapting the buildings in response to the needs of the time. The most recent relevant applications are ;

Ref. 2011/6450/L granted 16/02/2012 for internal alterations to Flaxman gallery Oculus.

Ref. 2014/0329/P & 2014/0383/L ; Erection of single storey extension and refurbishment of lower ground floor refectory with associated alterations to openings to Wilkins Building following works of demolition to existing refectory, Granted 24/03/2014.

## Relevant policies

### LDF Core Strategy and Development Policies

National Planning Policy Framework (NPPF) 2012  
London Plan 2011

Camden LDF Core Strategy and Development Policies  
CS14 Promoting high quality places and conserving our heritage  
DP24: Securing high quality design  
DP25: Conserving Camden's Heritage

Camden Planning Guidance 2011  
CPG1 – Design & Heritage

## Assessment

### Background

There has been a pre-application dialogue between the agents and Camden's conservation officer during the preparation of proposal on the ongoing adaptation and use of the Building.

The scope of works are internal and include the removal of non-original service lift, dumb waiter and partition wall, the installation of new partition walls and a free standing floor, and installation of service penetrations into the floor, and associated works in the Jeremy Bentham Room and the Old Refectory

The works are to accommodate temporary refectory facilities whilst the Lower Refectory is being refurbished, Ref. 2014/0329/P & 2014/0383/L granted 24/03/2014. Works to the Lower Refectory are due to start later this year and finish during the summer of 2015. During this period of construction UCL need to provide alternative catering facilities.

Both the Jeremy Bentham Room and the Old Refectory are considered as optimum locations for the temporary catering facilities as they are centrally located, adjacent to existing facilities minimizing the need for major services alterations.

They are intended to be returned to their current use following completion of the Lower Refectory.

### Heritage Significance

Alan Baxter Associates Heritage Statement, Nov.2013 identifies the Old Refectory primary structure as being of high significance. The Old Refectory Room it has a distinct spatial quality, and its notable west elevation has arched piers taking the loading of the main columns of the portico from the level above. The room is of a high standard with moulded hardwood panelling to the walls and a detailed coffered soffit to the ceiling.

This Statement also identifies the structure of the Jeremy Bentham Room as being of low significance, however the interior of the Room itself is identified as being of neutral significance. A number of alterations and refurbishments have been carried out over the years including the introduction of catering and dining facilities. More recently a suspended lay in grid ceiling has been

installed featuring modern light fittings.

### Proposals

In the Old Refectory the proposals include the installation of new lightweight partitions and doors in order to accommodate the temporary kitchen facilities whilst the main Lower Refectory undergoes refurbishment. The existing moulded timber wall panelling is to be protected throughout the works. A new floating floor will allow a suitable new surface whilst retaining and protecting the original below. During the course of the works 4 no. pendant lights will be removed above the proposed catering area and given to UCL for storage, to be eventually reinstated. Services are proposed to be connected back to the main kitchen via the non-original service grills above transom level, to avoid any damage to the original fabric. The existing access from the Octagon Gallery and the ramped access from the side door on the north side from the Main Quad are to be retained. Access for deliveries via the original door on the south side from the Main Quad is to be reinstated. This door is currently locked shut and lined over on the inside, and the existing catering equipment in this position is to be removed. The intention is that this temporary kitchen installation will be removed on the completion of the Lower Refectory and its existing use reinstated. All the proposed works are reversible and will not have an impact on the original fabric within the area

In the Jeremy Bentham Room the proposals include the installation of lightweight partitions to form subdivisions in the room and the formation of holes in the floor for service ducts to allow for a co-ordinated mechanical services scheme to be installed in the future including improved toilet facilities. The existing stair access from the Octagon Gallery, and the stair and lift to the lower ground floor, are to remain. The existing non original lift shaft and dumb waiter is to be removed and the floor infilled. In the north east corner a new door will provide a connecting link to the Bloomsbury Theatre. It is intended that this room will be returned to student facilities following the completion of the Lower Refectory. At that stage the lightweight partitions will be removed, and any redundant services removed and the structure made good. There are no alterations to original fabric within this “low significance” space.

Overall these proposals for the temporary kitchen facilities are considered to have been carefully prepared, and they are relevant to Planning Consents Ref. 2014/0329/P & 2014/0383/L, in providing to appropriate kitchen services and facilities for the period when the permanent kitchen will be constructed. Whilst the temporary works will require localised alterations and the subdivision of these significant Rooms this is expected to be for a period of two years, and they will afterwards be reinstated to their current state, or in accordance with a future LBC. The works are therefore considered to be duly justified and in compliance with the Council’s planning policies and guidance, and Consent is favourably recommended.

Conditions are attached to ensure the historic fabric and structure of the listed building is properly protected during the course of the works, and a time period of 3 years only is allowed for the temporary kitchen facilities, after which these facilities are to be dismantled, and the rooms reinstated to their current state, or in accordance with the requirements of an appropriate LBC, to secure the architectural and historic interest of the Grade I listed building for the future.

