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FAO David Peres Da Costa

20 February 2015

Dear David,

Astor College, 99 Charlotte Street, W1T 4QB

Application for Full Planning Permission

On behalf of University College London (UCL), please find enclosed an application for full planning permission for:

"Refurbishment of Astor College comprising front and rear extensions for student accommodation (Sui Generis), elevational alterations, provision of ground floor café (Class A3) and associated works."

Context and Background to the Proposals

UCL is London's leading multidisciplinary university, with over 11,000 staff and nearly 28,000 students and its main Bloomsbury Campus is located in LB Camden.

The University is embarking on an ambitious programme of renovation and redevelopment of its Bloomsbury Campus. An estate-wide masterplan sets out a vision for the long term development and improvement of the core Campus over the next ten to fifteen years, with expected investment of well over £500 million. The masterplan identifies a range of projects to deliver this vision and the best possible teaching, learning and living environment for its students.

UCL owns and manages 4135 bedspaces and has access to approximately an additional 1000 via the University of London owned Intercollegiate Halls of Residences. UCL needs a further circa 1000 bedspaces over the next three years. This will be achieved through a combination of developing its own

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Estate and Nominations Rights from private sector Student Housing providers.

Astor College is a purpose-built student residence within 5 minutes walk of the UCL Bloomsbury Campus. It currently offers 227 single rooms and 4 twin bedrooms equating to residential places for 235 students.

Trends of increasing student numbers, increasing inter-university competition and competition between student accommodation providers, mean that UCL must strive to ensure their students university experience is of the highest quality. Therefore, the proposal seeks to contribute to UCL's ongoing investment into improving its Campus, facilities and buildings that underlies its intent to maintain a competitive edge amongst Higher Education Institutions. Through a refurbishment and extension strategy, the University ensures it is making the most of its existing assets and on site provisions.

Site and Surroundings

The Site is located in the London Borough of Camden at the northern end of Charlotte Street. The Site shares a boundary with the Windeyer Institute Building to the north which has been developed to provide the Sainsbury Wellcome Centre, a neuroscience facility, and a Georgian terrace of mixed quality and age to the south. To the west is the vacant, Grade II listed Cleveland Street Workhouse, the former Middlesex Hospital Annex Site. This site is subject to redevelopment proposals but does not benefit from planning permission. Directly to the south of Astor College is a private access which is close to the former route of Bedford Passage. Historically, this connected Charlotte Street to a rear entrance of the Middlesex Hospital Annex. To the east of the Site, is the Saatchi & Saatchi building.

Whilst land uses are varied, the area is characterised by use classes D1 and B1 associated with the UCL Campus. The site is adjacent to, but outside of, the LB Camden Charlotte Street Conservation Area. It is also close to the City of Westminster's East Marylebone Conservation Area. The terraces adjacent to the South are listed by LB Camden as positive contributors to the conservation area. The BT Tower to the North of the Site is also Grade II listed.

The existing 8 storey building sits on a 0.18 Ha site and is currently in use as a Halls of Residence for students enrolled at UCL. Externally, the building is largely utilitarian in character. Internally, the existing building is no longer fit for purpose and needs considerable modernisation in order to meet today's students' accommodation demands.

Proposals

In summary, the proposals comprise:

- An 8 storey extension to the rear;
- A 1.5 storey extension to the front of the building to activate the building at the street level (Charlotte Street) including the provision of an A3 unit (café);
- Recladding to create a new façade;
- Reconfiguration of the internal layout;
- Re-opening of the Bedford Passage; and
- Landscaping to the rear to provide outdoor amenity space.

The proposals will not alter the existing chief use onsite as student accommodation (Halls of Residence, sui generis). However, the proposals do include the provision of a new kiosk (Use Class A3) which will be situated on the corner of Charlotte Street and the Bedford Passage. The existing Sports Hall facility (Use

Class D2) will remain unchanged, apart from the relocation of one fire escape and the access route and ancillary communal facilities will be re-provided on site following the internal reconfiguration.

Internally, the proposed extensions to the rear of the building will enable the facilitation of new bedrooms on site. A further 60 bedrooms will be created, a 25% increase of provision, and where possible, en suite bathrooms will be added to existing bedrooms. Wheelchair units will be provided on the upper and lower ground floors. Circulation routes will be improved where existing long corridors suffer from a lack of natural light, and kitchens will be increased in size to allow for better socialisation amongst students.

Externally, it is proposed that the primary framework is formed from high quality Portland Stone coloured pre-cast facing concrete panels and fins and handmade brick panel infills. The front extension will consist of large format glazed ceramic cladding and glazing, with significant areas of full height glazing fronting Charlotte Street in response to Camden Planning Officer's concerns in pre-application feedback regarding the Charlotte Street glazing. The existing plinth will be retained and re-clad with the same material as the front extension. The rear extension will be clad with a light brick and the existing rear elevation will be re-clad similarly.

The proposals will enhance the existing street frontage with a new, active façade on the front extension which will continue around into the Bedford Passage. A new ramp will allow the negotiation of the varying levels from ground floor to street level and the main entrance will be reinforced with a legible reception area. To the rear of the Site, proposed landscaping will provide improved outdoor amenity space for residents.

The proposals include provisions to re-open the Bedford Passage as pedestrian through way (which will allow for fire engine access also). It is planned that the passage would remain private until such time as the neighbouring Middlesex Hospital Annex Development is brought forward, in order to maintain safety and privacy of those students in residence in the meantime.

The proposals include the provision of 44 cycle parking spaces on site.

Planning Policy Context

The Site is subject to the following planning policy designations.

London Plan

- Central Activities Zone (Policy 2.10 Central Activities Zone – strategic priorities & Policy 2.11 Central Activities Zone – strategic functions).

Camden Core Strategy

- Central Activities Zone.
- Designated View 2A.2 Parliament Hill summit to the Palace of Westminster.
- Public Open Space Deficiency (greater than 280m from Public Open Space).

Fitzrovia Area Action Plan (FAAP)

- Astor College as an allocated opportunity site within the 'Bedford Passage Group', alongside the Middlesex Hospital Annex, Arthur Stanley House and Tottenham Mews Day Hospital. It is labelled Opportunity Site 1.

The proposals have given consideration to the following relevant planning policies.

- The Development Plan, comprising the London Plan (2011), the LB Camden Core Strategy (2010) and the LB Camden Development Management Policies (2010).
- The National Planning Policy Framework;
- CPG 1: Design;
- CPG 3: Sustainability;
- Draft Further Alterations to the London Plan (FALP) (January 2014); and,
- Charlotte Street Conservation Area Appraisal and Management Plan.

Benefits

It is considered that approval of the scheme will deliver a number of significant benefits, including those outlined below.

- The proposals represent the continuing investment by UCL into its Bloomsbury Campus and wider estate, ensuring that it meets its targets to provide flexible and adaptable accommodation, provide an enhanced user experience for students, staff and public, and respond to future changes in the student demographic. Continuing this investment will ensure that UCL maintains its competitive edge as a world-class university and remains a key socio-economic contributor to the London Borough of Camden.
- A further 60 rooms will be provided, representing a 25% increase of provision currently offered. This will help meet the anticipated increase in demand resulting from the changing student demographics.
- Furthermore, 8.3% of the total bedrooms will also be made suitable for or adaptable to suit, wheelchair users.
- To adapt to the changing demands of the student demographic, where possible en-suites are to be introduced to existing bedrooms.
- The traditional block layout in the local area will be reinforced by creating a single storey extension to the front of the building.
- There will be significant improvement of the current buildings relationship with the public realm through the provision of an A3 unit (café) accessed from Charlotte Street and increased permeability of the area through the reintroduction of the Bedford Passage adjacent to the site.
- The building will be aesthetically enhanced through over-cladding, updating the design of the building to an aesthetic more modern and respectful of its location at the heart of Fitzrovia.
- Energy performance will be improved with the provision of a number of energy efficiency and reduction measures. Moreover, following UCL aspirations and Sustainability Strategy, BREEAM excellent rating to be targeted.
- A new entrance will be created that shall be highly legible and welcoming.
- The courtyard to the rear will be greatly improved to provide a more suitable external amenity space and improve the outlook of overlooking accommodation.

The application comprises and is supported by:

- Planning application, certificates and notices – prepared by UCL and Deloitte;
- Site Plan (1:1250) – prepared by Levitt Bernstein;
- Existing and proposed plans, section and elevations to describe the scheme (please see drawing schedule) – prepared by Levitt Bernstein;
- Design and Access Statement – prepared by Levitt Bernstein;
- Planning Statement – prepared by Deloitte;

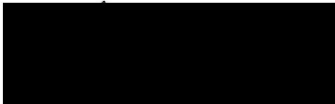


- Energy and Sustainability Statement (including BREEAM Pre-assessment) – prepared by Parsons Brinckerhoff;
- Noise Impact Assessment – prepared by Parsons Brinckerhoff;
- Daylight/Sunlight and Overshadowing Assessment – prepared by Deloitte;
- Transport Statement – prepared by Icen;
- Planning Obligations Statement (part of this Planning Statement) – prepared by Deloitte; and,
- CIL Additional Information Form – prepared by Deloitte.

In respect of the application fee, please find enclosed a cheque for £10,780 which has been verified by the Local Planning Authority.

If you have any questions in relation to the application, please contact me or my colleague Richard Maung (020 7007 3334/ rmaung@deloitte.co.uk).

Yours faithfully,



Leonie Oliva
Deloitte LLP

Encs.

cc. C Plank – UCL

V Cooper – UCL

K Shah – Levitt Bernstein

