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12 May 2015
Your ref: 2014/3486/P

Dear Seonaid

Wates House – Materials

This submission is made on behalf of our client, University College London and seeks to formally discharge Condition 2 of the planning permission granted under application 2014/3486/P for the extension and refurbishment of Wates House, 22 Gordon Street, WC1H 0QB. The approved description of development is as follows:

“Enlargement and external alterations, including erection of new 7th storey plus roof plant and alterations at 6th storey level, expansion of building footprint including a 7 storey side extension to the south, provision of external cycle parking and landscaping, following substantial demolition of the building, in association with its complete refurbishment to provide university accommodation (Use Class D1).”

This submission contains details of the proposed Materials.

Application Content

The planning application comprises:

- Application Form;
- Site Location Plan;
- 2014/3486/P Decision Notice; and
- Planning Conditions Discharge Document prepared by Hawkins Brown.

A cheque for £97 as payment of the planning application fee has been sent to the Council separately.

Condition 2

Condition 2 requires detailed drawings, or samples of materials to be provided. It states:

“Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be

submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Plan, elevation and section drawings of all external entranceways including doors, glazing panels and the service ramp gate, at a scale of 1:20;
- b) Plan, elevation and section drawings of typical balustrades and parapets at a scale of 1:10;
- c) Plan, elevation and section drawings of typical ground floor shutter arrangements including means of fixing and any interface to external framed glazing;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.”

Detailed drawings of the proposed materials are provided within the enclosed Planning Conditions Discharge Document prepared by Hawkins Brown.

Proposals

The principle materials of which details are submitted for approval pursuant to Condition 2 are summarised at Table 1 below:

Material	Summary
Clay Facing Brickwork (Janinhoff water struck facing brick – MSZ-DF-GR-14/601)	The proposed bricks are water struck (Petersen press) and coal-fired in a circular kiln. They are a blend of two natural clays. The tones, colours and textures complement the sensitive context of the Site, forming a strong link between the Portland stone and London stock brick surroundings.
Anodised Aluminium (Light Bronze Anolok 541)	To be used for the window framing and parapet coping.
Natural Unpatinated Brass Cladding	POHL Brass to natural factory milled-surface will be used in its raw state for the curtain wall fins on the large openings and the main doors and adjacent panels. Over a 12 month period the brass will naturally weather and patinate to self-develop brownish oxidisation.
GRC Cladding (Rieder Fibre C)	Silver-grey GRC will be used for the trims, surrounds and reveals to the large openings.
Hybrid Curtain Walling	The mullions and transoms of the curtain walling will be timber internally, linking to the built-in joinery within the perimeter rooms, and will be anodised aluminium externally.

Table 1: Summary of Proposed Materials

Full details of the above and any additional materials to be used are included in the Planning Conditions Discharge Document.

In finalising the proposed material palette, Policy CS14 – *Promoting High Quality Places and Conserving our Heritage* of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 – *Securing High Quality Design* and DP25 – *Conserving Camden's Heritage* of the London Borough of Camden Local Development Framework Development Policies have been carefully considered.

The proposed materials are in full accordance with planning permission 2014/3486/P and it is considered that they respond to the character of the Bloomsbury Conservation Area and the surrounding area including adjacent listed buildings.

Stakeholder Engagement and Pre-Application Discussions

The proposed material palette has been selected following extensive consultation with Planning and Design officers at LB Camden and the Bloomsbury Conservation Area Advisory Committee (Bloomsbury CAAC).

An initial pre-application meeting and materials workshop took place in November 2014 with Gavin Sexton and Ed Jarvis attending on behalf of LB Camden. At this meeting three brick samples were presented. LB Camden offered support for the proposed form, shape and size of the bricks but considered that a brick with greater variety and texture should be pursued. It was also agreed that UCL would explore the use of brass with a bronze look as opposed to corten.

Once a suitable brick that responded to the comments received from LB Camden was sourced a small brick sample erected on Site. This was followed by site visits with Ed Jarvis and Anthony Jennings of the Bloomsbury CAAC where the brick sample and other proposed materials were reviewed. Following the site visits and based on the feedback received no changes to the proposed bricks or material palette have been made between these site visits and this submission.

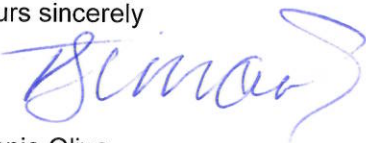
Condition 3

Condition 3 requires various sample panels to be provided and approved in writing. The sample panels pursuant to Condition 3 will be provided at later date but in accordance with the materials specified in this submission. UCL are not seeking to discharge Condition 3 as part of this application.

Summary

I trust that sufficient information has been submitted to fully discharge Condition 2 and I would be grateful if you could confirm safe receipt at your earliest convenience. Please do not hesitate to contact me or my colleague Tom Simons (E: tsimons@deloitte.co.uk T: 020 7007 7306) should you have any queries or require further information.

Yours sincerely

PP: 

Leonie Oliva
Deloitte LLP