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FAO David Peres Da Costa

26 May 2015

Dear David,

DMS Watson Building, Malet Place, WC1E 6BT

Application for Full Planning Permission

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

"Installation of plant machinery on the roof of the Watson Science Library, DMS Watson Building, Malet Place, WC1E 6BT".

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

- Planning application form and certificates prepared by Deloitte;
- Existing and proposed plans, sections and elevations including a site location plan prepared by Burwell Deakins Architects; and,
- Plant Noise Impact Assessment prepared by Parsons Brinckerhoff.

A cheque for the planning application fee of £385 has been sent via separate cover.

The Site

The Site is located on Malet Place and is surrounded by UCL owned and occupied buildings for academic and educational purposes. The Petrie Museum of Egyptian Archaeology is located to the north, Foster Court to the east, Malet Place Engineering Building to the south and the Department of Structural and

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Molecular Biology to the west. The Watson Building is currently used as UCL's Science Library for all students and staff. The building is 5 storeys tall.

The DMS Watson building is located in Sub Area 3 of the Bloomsbury Conservation Area.

Application Context

UCL is London's leading multidisciplinary university, with over 11,000 staff and nearly 35,000 students. It was ranked fifth in the QS World University Rankings 2014/15 and provides excellence and leadership in teaching and research.

UCL has prepared an ambitious strategy for the University to 2034 (http://www.ucl.ac.uk/ucl-2034). This strategy aims to secure and improve on UCL's international standing. A Central Part of this strategy is for UCL to provide world class teaching and research facilities for its staff and students.

UCL is seeking to invest into its existing building stock to improve the working conditions and provide enhanced facilities. It is considered that significant improvements can be achieved through minor interventions.

The fourth floor of the Watson Building is used by both students and staff as part of the science library and also provides a staff office area. UCL is seeking to reconfigure part of the fourth floor (the eastern half) to provide a new post-graduate study space. This will replace the staff office area.

The fourth floor is prone to suffering from a poor interior climate in the summer, due to high levels of occupancy and the quantity of electronic equipment. This results in overheating and has led to poor working conditions for students and staff. UCL is seeking to improve the quality of the refurbished accommodation by installing a new cooling and ventilation system to service part of the fourth floor of the Watson Building. This will require new plant machinery to be located on the roof of the building and sets the context to this planning application.

Proposals

The proposals seek to install new plant machinery on the roof of the DMS Watson Building. This will facilitate a new cooling system which would service part of the fourth floor of the building. This approach has been carefully considered to ensure there is minimal disruption to the existing building, whilst significantly improving the standard of facilities in the future.

The proposed plant shall comprise:

- 1 x Air Handling Unit (AHU);
- 1 x Condenser unit; and,
- Ductwork.

The proposals are fully detailed on the enclosed drawings (listed below) prepared by William Deakins architects.

- 657-PL-001 P1 – Site Location Plan;
- 657-PL-002 P1 – Existing Elevation;
- 657-PL-003 P1 – Existing Section;
- 657-PL-010 P1 – Existing Roof Plan;
- 657-PL-011 P2 – Proposed Roof Plan;
- 657-PL-012 P1 – Proposed Malet Street Elevation; and,

- 657-PL-013 P2 – Proposed Section.

A Plant Noise Assessment has been prepared by Parsons Brinkerhoff and supports this application. This demonstrates that the proposals do not adversely impact the local area or exceed limitations as set out in relevant national and local planning policy. A summary of the proposals is outlined below (for understanding of the plant layout, please refer to drawing 657-PL-011).

Air Handling Unit (AHU)

It is proposed that the new air handling unit is located on the flat part of the building roof. The unit will be mounted on a 'Big Foot' steel frame (please refer to Image 01 submitted alongside this application for indicative visual) and measures approximately 4100mm (length) x 1100mm (width) x 1300mm (height). A 1100mm clearance area is proposed to the sides of the unit to allow for any future maintenance.

Condenser Unit

It is proposed that the new condenser unit is located on the flat part of the roof, adjacent to the ductwork that feeds into the AHU. A 600mm clearance area to allow for future maintenance has been provided. The unit measures approximately 1000mm (length) x 800mm (width) x 1700mm (height).

Ductwork

Supply and return air ducts and refrigerant pipework serving the internal cooling and ventilation system shall emerge from the pitched roof of the building. These then feed into the AHU unit and Condenser unit respectively. The ductwork shall be mounted a minimum of 400mm off the roof using the roof-pro support system to allow for future maintenance purposes.

Plant Location

The design team has carefully reviewed all possible locations for the plant on the Watson Building. Given that the plant is required to service the fourth floor, location of the plant at or below ground level was not considered practical. The installation of plant machinery on the roof is considered the most appropriate location for the following reasons:

- The plant would not be visible from ground level and will not impact on any views in the Conservation Area;
- The surrounding buildings are owned and occupied by UCL and the plant will not impact on residential accommodation;
- Minimal ductwork is required on the exterior of the building;
- Minimal noise disturbance will impact staff, students and visitors to the Campus; and,
- Easy access for future maintenance via the existing door to roof from the lift motor room.

Planning Policy Designations

The Site is located within the designated Central London Area. The building is not listed nor is it located within the setting of a listed building. The Site is located within the Bloomsbury Conservation Area, but is not identified as having either a positive or negative contribution to the Conservation Area.

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Planning Considerations

Policy DP28 'Noise and Vibration' states that the Council will only grant permission for plant or machinery if it can be operated without causing harm to amenity and does not exceed Camden's noise thresholds. Policy DP26 'Managing the impact of development on occupiers and neighbours' also resists development that will cause harmful effects on the amenity of occupiers and nearby properties. This includes visual outlook, noise and vibration. The proposals' impact on amenity and noise are discussed in turn below.

Visual Impact

The proposals are relatively minor in nature and will not be visible from street-level. Drawing 657-PL-012 'Proposed Malet Street Elevation' clearly demonstrates that the plant will be located out of view behind the pitched roof of the existing building. The proposals will be visible from a limited number of high-level windows of neighbouring taller buildings that overlook the roof. These buildings are owned and occupied by UCL; and will not be impacted by the installation of a small amount of plant machinery (which is common on the roofs of building in the Central London Area).

Noise

The Camden noise thresholds for noise levels from plant and machinery (Table E of Policy DP28 'Noise and Vibration') states that noise levels should be a least 5dB below the lowest recorded background level.

The accompanying Plant Noise Assessment prepared by Parsons Brinckerhoff, demonstrates that there will be no adverse noise impacts on neighbouring uses. The assessment provides predicted noise levels at the closest noise sensitive receptors. The closest identified residential property is located at Gower Street, to the west of the site. The closest noise sensitive window is at 3rd floor level approximately 55m from the proposed plant. Two further non-residential noise sensitive receptors were considered as part of the assessment. The second, a fifth floor window on the adjacent Malet Place Engineering Building located 8m from the plant. The third, a window located in the lightwell of the DMS Watson Building, 10m from the plant. Both non-residential noise sensitive receptors are UCL owned and occupied buildings in D1 use.

The assessment concludes that the predicted noise level from the proposed plant at 1m from the façade of the nearest residential noise sensitive property will meet noise thresholds of DP28. The predicted noise level at the second non-residential noise sensitive receptor will fall below the upper design limit as given in BB93. At the third non-residential noise sensitive receptor, the ambient noise levels will increase by a nominal amount. It is considered that this is unlikely to cause an unreasonable noise impact at this receptor.

The Plant Noise Assessment confirms that the proposals will meet the Camden noise levels at the closest noise sensitive receptors. Please see the full assessment enclosed for further details.

Summary

UCL is seeking to invest into its existing building stock to improve working conditions and provide world class facilities for its staff and students.

The fourth floor of the Watson Building has a poor internal climate, leading to undesirable working conditions for staff and students. It is essential that UCL responds to improve the quality of the facilities and implements a new cooling and ventilation system.

This planning application seeks permission for the new plant machinery (comprising 1 x AHU, 1 x condensing unit and ductwork) on the roof of the DMS Watson Building.

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Careful consideration has been given to the visual and noise impacts of this new machinery. The machinery will be located on the roof where it will not be visible from street level, or within any views of the Conservation Area. A Plant Noise Impact Assessment has been completed and demonstrates that the Camden noise thresholds will not be exceeded. It is therefore considered that the proposals will have a minimal impact on amenity and accord with Policy DP28 and DP26.

I would be grateful if you could confirm once this application has been formally registered. In the meantime, if you have any questions in relation to the application, please contact Ellie Bird (020 7007 3891 / ebird@deloitte.co.uk).

Yours sincerely,

[redacted]

Leonie Oliva
Deloitte LLP

Encs.