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Your ref: 2014/3486/P

Dear Seonaid

Wates House – Landscaping

This submission is made on behalf of our client, University College London and seeks to formally discharge Condition 4 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 hard and soft landscaping proposals within the rear gardens of Campbell House.

Application Content

The planning application comprises:

- Application Form;
- Site Location Plan;
- 2014/3486/P Decision Notice;
- Landscape Design and Access Statement;
- Tree Survey Reference Plan (tf 1009/TS/100); and
- Planning Application Drawings:
 - Site Location Plan (1410_PL_00_100)
 - Proposed Taviton Street Gated Entrance (1410_PL_00_240)
 - Ground Floor Plan Demolitions (1410_PL_01_001)
 - Hard Landscape Layout Plan (BD 0112 DD 001)

- Detailed Levels Plan (BD 0112 DD 002)
- Soft Landscape Layout Plan (BD 0112 DD 003)
- Tree Retention and Removals Plan (BD 0112 DD 005)
- Detail Reference Plan (BD 0112 DD 006)
- Detailed Site Sections A-A and B-B (BD 0112 DD 101)
- Detailed Site Sections C-C and D-D (BD 0112 DD 102)
- Semi Mature Tree Planting in Hard Landscape (BD 0112 DD 301)
- Raised Planter (RP1/RP2) (BD 0112 DD 302)
- High Quality Concrete Paving (BD 0112 DD 303)
- Relaid Yorkstone Paving (BD 0112 DD 304)
- Flush Edging CK1 and Raised Edging CK2 (BD 0112 DD 305)
- Steel Stepd and Handrail SS1/SS2/SS3 (BD 0112 DD 307)
- Building Edge Condition (BD 0112 DD 308)
- Timber Fin Fencing (TF1 and TF2) (BD 0112 DD 309)
- Two Tier Cycle Stands (BS1) and Cycle Shelters CS1/CS2 (BD 0112 DD 310)
- Storage Shed (ST1) (BD 0112 DD 311)
- Access Gates (AG2/AG3/AG5) (BD 0112 DD 312)

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

Condition 4

Condition 4 requires details of the hard and soft landscaping within the rear gardens of Campbell House to be submitted to and approved in writing by the local planning authority. It states:

"No development shall take within the rear gardens of Campbell House until full details of hard and soft landscaping have been submitted to and approved in writing by the local planning authority.

Such submission shall include full details of:

- a. *means of enclosure of all un-built, open areas including the new fence to the cycle store*
- b. *any proposed earthworks including grading, mounding and other changes in ground levels*
- c. *method statement for extraction, preservation, storage and re-use of the existing York Stone paving within the rear garden area*
- d. *full details of the cycle access route and entrance way adjacent to 20 Taviton Street*

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved."

Full details of hard and soft landscaping are provided within the enclosed Landscape Design and Access Statement prepared by BD Landscape Architects and the associated application drawings prepared by BD Landscape Architects and Hawkins Brown.

Proposals

The rear gardens of Campbell House ('The Site') are surrounded by Wates House to the north, a Grade II listed terrace at 20 – 24 Taviton Street to the east and the Christopher Ingold Building and Auditorium to the south and west. The Site is situated within Sub Area 2 of the Bloomsbury Conservation Area and adjacent to Sub Area 3.

As set out at paragraph 6.68 of the Officer's Report for planning application 2014/3486/P the rear gardens of Campbell House are in a poor condition and are in chronic need of improvement:

"The rear amenity area is currently in a poor state and consequently the space is underused. These proposals provide a good opportunity to improve the quality of the outdoor space and also to enhance the setting of the listed terrace."

UCL consider that the existing rear garden detracts from the character of the listed terrace. As such a high quality but sensitive approach to both hard and soft landscaping has been assumed to create an attractive but useable space that mediates between the new Wates House and the listed terrace. The rear gardens will be a shared amenity space for the students residing in Campbell House West and the users of Wates House. The space also incorporates the required 96 cycle parking spaces.

Reclaiming and reusing the existing York Stone where possible is a key element of the proposals given that UCL and LB Camden consider them to be some of the most interesting pieces of original interior fabric remaining. The method by which the York Stone will be reused is set out within this submission.

In finalising the landscape proposals, Policies CS14 – *Promoting High Quality Places and Conserving our Heritage* and CS15 – *Protecting and Improving our Parks and Open Spaces and Encouraging Biodiversity* of the London Borough of Camden Local Development Framework Core Strategy and Policy DP24 – *Securing High Quality Design* of the London Borough of Camden Local Development Framework Development Policies have been carefully considered.

The landscape proposals are in full accordance with planning permission 2014/3486/P and the landscape principles set out in the approved Design and Access Statement. Full details of the landscape proposals are included within the submitted Landscape Design and Access Statement.

Heritage

It is considered that the Landscape Masterplan responds well to the context of the Site and Sub Area's 2 and 3 of the Bloomsbury Conservation Area and will improve the setting and add to the special interest of neighbouring heritage assets including the Grade II listed terrace at 20 – 24 Taviton Street.

The proposals are thus in keeping with paragraph 6.30 of the Officers' Report for the Wates House planning application which stated:

"Furthermore the proposed enhancements to the landscaped amenity space at the rear of the terrace would improve the setting of the rear of the terrace and are welcomed."

The listed terrace will be carefully protected for the duration of the proposed works.

The proposals will not affect the physical fabric of the listed building, only its setting and as such listed building consent is not required. A heritage section has been included within the Landscape Design and Access Statement given the proximity of listed buildings and the location of the Site in the Bloomsbury Conservation Area.

Method Statement

Gilbert Ash, the main contractor for the Wates House development will use the following methods to extract, preserve, store and re-use the existing York Stone paving:

- All existing paving will be removed manually / mechanically by operatives using hand tools – picks, shovels and (where possible) a 2-man vacuum slab lifter due to the weight of the York Stone paving.
- Great care will be taken when lifting the slabs to minimise damage to the slabs. It is intended that all slabs will be subsequently re-used.
- The lifted slabs will be stored on pallets in the designate area and later reused if suitable.
- Prior to being stored on pallets, slabs will be 'cleaned' by having existing mortar chipped off using hand tools such as a hammer and bolster for example.
- The work area will be enclosed with barriers to segregate the works from the public.
- All materials will be stored safely and stacked in such a way that ensures they do not pose a risk to the health and safety of any person. Alternatively the York Stone will be stacked on pallets, removed from the work area and taken to an off-site storage area.
- The York Stone will initially be wrapped / protected using bubble-wrap to prevent damage during stacking / storage. Once on the pallets, the York Stone will be wrapped in shrink wrap / cling film for added protection.
- The York Stone will be washed initially to remove surface contaminants with any required treatments applied prior to relaying.

Levels and Earthworks

Changes to the ground levels required to re-model the Campbell House rear garden and access areas for have been minimised. In the main landscaped area no change to the ground level is proposed. The changes to be introduced are limited to the line of the new access route between the rear garden and Wates House.

The most significant modifications are:


- Re-alignment of the dwarf retaining wall immediately to the rear of the buildings to improve pedestrian access.
- Local filling to extend the access route at the southern entrance to the garden. A platform approximately 900mm high is formed to allow separation of the garden access and Wates House access route.
- Raising of a platform area at the rear of the Christopher Ingold building which permits the Wates House access route to pass behind the garden area and extends the bicycle storage area.
- Re-alignment of the retaining wall at the Wates House boundary thus allowing the access route to comfortably pass the rear of the new Wates House southern extension.

Please refer to the Detailed Levels Plan (BD 0112 DD 002) contained within the Landscape Design and Access Statement for full details.

Summary

I trust that sufficient information has been submitted to fully discharge Condition 4 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

A handwritten signature in cursive script that reads "Leonie Oliva".

Leonie Oliva
Deloitte LLP

