

96A-98 Chenies Mews Planning Statement

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1 Introduction

Introduction

1.1 This planning statement has been prepared by Deloitte LLP in support of a planning application, submitted on behalf of University College London (“UCL”) for the temporary change of use of 96A-98 Chenies Mews, Torrington Place, London, WC1E 6HX (the “Site”).

1.2 UCL is seeking permission for the:

“Change of use of part of the basement, ground and first floors at 96A-98 Chenies Mews from education and teaching facilities (Use Class D1) to construction welfare facilities (Sui Generis) for a temporary period of 5 years and installation of replacement plant machinery, associated acoustic mitigation and 14 temporary cycle spaces”.

1.3 It is proposed that the building accommodates a centralised construction welfare facility in connection with the construction works taking place across the Bloomsbury Campus.

1.4 This Statement sets out the planning justification for the proposed development and assesses the proposals against the Development Plan for the Site and other relevant material considerations.

1.5 The application comprises and is supported by the following documents, which have been agreed with the Local Planning Authority:

- Planning application form;
- Existing and proposed floorplans, elevations and roof plan;
- Planning Statement;
- Transport Statement;
- UCL Management Plan; and
- Noise Impact Assessment.

1.6 The remainder of the report is structured as follows:

- Section 2 outlines the context to the proposals;
- Section 3 outlines the site context;
- Section 4 outlines the proposals;
- Section 5 outlines the key planning considerations and scheme justifications; and,
- Section 6 concludes the statement.

2 Context to the Proposals

University College London

- 2.1 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.
- 2.2 UCL has ambitious aspirations for growth over the coming twenty years and has prepared a new strategy for the University to 2034 (<http://www.ucl.ac.uk/ucl-2034/UCL2034>). This strategy aims to secure and improve on UCL's international standing. A central theme for the vision is for UCL to become "London's Global University: In London, of London and for London".
- 2.3 The strategy identifies six 'key enablers' to deliver its vision:
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- A. *"Giving our students the best support, facilities and opportunities*
 - B. *Valuing our staff and delivering on equality and diversity*
 - C. *Financing our ambitions*
 - D. *Delivering excellent systems and processes in support of UCL's vision*
 - E. *Maintaining a sustainable estate to meet our aspirations*
 - F. *Communicating and engaging effectively with the world"*
- 2.4 To facilitate 'enablers' A and E, UCL needs to invest in the Bloomsbury Campus and ensure it continues to provide world class teaching and research facilities for its staff and students.

Bloomsbury Masterplan

- 2.5 To ensure this strategic vision is delivered, UCL is embarking on an extensive programme of renovation and redevelopment of its Bloomsbury Campus. An estate-wide Masterplan (2010) sets out a vision for the long term development and improvement of the core campus over the next ten to fifteen years, which includes investment of well over £500 million.
- 2.6 The Masterplan outlines a large number of projects, including new developments, refurbishments and extensions. UCL is currently implementing the Masterplan and has secured planning consent for a number of schemes since 2011. Planning applications for future redevelopment and refurbishment schemes will be submitted over the next few years.
- 2.7 The implementation of these projects is essential for UCL to enhance its offer and provide facilities fitting to the world leading teaching and research being undertaken at the University. It will ensure UCL responds to international competition and maintains its current world standing.

Construction Works

- 2.8 Significant construction works will be required for the renovation and redevelopment of the Bloomsbury Campus. Each individual project will require separate contractors to undertake the

required demolition and construction works. In order to help co-ordinate this, UCL has entered into partnership with a third party logistics provider to implement a Logistics Strategy to safely and efficiently manage deliveries to UCL and to undertake logistics operations.

- 2.9 UCL has identified over 50 construction projects that have or are likely to commence within the next 5 years. The projects include refurbishments, new development and new infrastructure construction projects. Some of these projects do not require planning consent as only internal works are proposed. A high level overview of the anticipated construction period for a selection of the major UCL projects is set out below.

Project	Construction status
Bloomsbury Theatre	Construction nearing completion.
Wilkins Terrace and Lower Refectory	Construction started and on-going. Forecast completion April 2016
Wates House	Construction started and on-going Forecast completion October 2016
Kathleen Lonsdale Building	Construction expected Summer 2015 Forecast completion November 2016
1-19 Torrington Place plant machinery	Construction expected late 2015 Forecast completion November 2016
Physics Lab refurbishment	Forecast completion March 2016
New Student Centre	Commence enabling contract Jan 2016. Completion July / August 2018
Astor College	Construction expected 2016 through to summer 2018
Ramsay Hall	Construction expected 2016 through to summer 2018
JBR and Donaldson	Commence August 2016 Complete February 2019
Anthropology	Commence July 2019 Complete March 2020

Table 1: UCL Construction Projects

2.10 The table above demonstrates the scale of development that will take place over the next few years. UCL needs to provide welfare facilities for all construction workers across the multiple sites. The facilities need to include changing rooms, a canteen, training facilities and office space. Meeting this requirement on individual project sites would put significant pressure on UCL's estate. Therefore, a holistic approach to the campus is required.

Centralised Construction Welfare Facilities

2.11 It is essential that the construction programme does not undermine the quality of teaching or the student experience at the University. UCL is therefore committed to taking all necessary measures required to minimise disruption caused by the construction workers to students, staff, residents and visitors to the borough.

2.12 UCL has considered the expected construction programme holistically and considers that a centralised construction welfare approach will provide many substantial benefits to both the University and the public. These are summarised below:

- **Efficient approach.** Construction workers require a number of different welfare facilities (as set out in this Planning Statement). A co-ordinated campus-wide approach ensures that these facilities are provided in the most efficient and sustainable way possible. Through this approach the type of facilities required at each construction site will be minimal and there will be limited duplication of facilities across the campus (such as multiple changing room and catering facilities). This represents an efficient use of space and minimises the impact on teaching and educational facilities.
- **Minimises visual prominence.** A centralised welfare approach will focus the required facilities in one location (within an existing building) rather than allowing a proliferation of welfare facilities across the campus. Whilst some site specific facilities may be required, this approach will prevent the need for significant temporary structures being erected across the estate. The Bloomsbury Campus is located within the Bloomsbury Conservation Area and UCL considers an approach to minimise the visual impact of the construction works is a significant public benefit.
- **Quality of facilities.** By accommodating the majority of welfare needs in one location, UCL is able to provide better quality facilities that meet the needs of the construction workers. The proposal includes washroom facilities; changing rooms; a large canteen; a communication room; training facilities and office space. The standard of facilities and type of training facilities provided by a centralised welfare approach will be of a much higher standard.
- **Safety and management.** A centralised welfare approach allows UCL to control the movement of workers across the heavily used campus and therefore will minimise conflicts between different users and the disruption caused. UCL can control how and when workers use the welfare facilities (e.g. by staggering shift breaks). UCL has prepared and will strictly apply a Management Plan for the facilities. The use of the facility will be closely monitored and UCL will respond accordingly to ensure there are no adverse impacts. This level of control would not be possible without a centralised welfare approach.

2.13 If a centralised welfare facility cannot be provided, then the alternative approach would result in the proliferation of duplicated welfare facilities across the campus. Temporary structures

required in connection with construction works are allowed through Permitted Development Rights (Part 4 Class A 'Temporary Buildings and Structures'). UCL considers this approach would create visual clutter, increase the presence of workers across the campus and undermine the experience of the area for students, staff, residents and visitors. UCL strongly believes a consolidated and holistic approach to construction welfare will provide significant public benefits. This sets the context for this planning application.

Site Search

- 2.14 UCL currently provides some construction welfare facilities to fulfil the requirements of the current construction projects (such as the Bloomsbury Theatre). The facilities are located on the 'Beach site' on Gordon Street. However, this site has been identified for development and will accommodate the UCL New Student Centre (a major project coming forward for development). A planning application for this project is expected to be submitted in the Summer of 2015 and construction is expected to commence in early 2016. Consequently the existing welfare facilities will need to be removed shortly and an alternative location is required.
- 2.15 The proposed new welfare facilities must be located on the core campus (in close proximity to the construction projects) and must accommodate the needs of the workers. This includes a self-service canteen; showers; changing rooms; cloakroom areas; induction room; site offices; and meeting rooms for contractor management staff. Further details of the proposed facilities are provided in Section 4.
- 2.16 UCL has reviewed its university campus to assess all possible options to locate the welfare facilities. A feasibility study was prepared for the provision of welfare facilities above the Christopher Ingold Building (CIB) on Gordon Street. However, the study concluded that the site was not suitable due to its prominence in street views within the Bloomsbury Conservation Area and the requirement to partly demolish the existing building.
- 2.17 96A-98 Chenies Mews has now been identified as the most appropriate location for the centralised welfare facilities. The existing building is considered suitable for the following reasons:
- The Site has remained vacant for over 9 years and could be used imminently to accommodate these facilities.
 - The Site is in a state of disrepair and needs investment to bring the building back into viable use. Fitting out the building for welfare facilities will allow UCL to improve the fabric of the building and secure its long term use for teaching and educational purposes. UCL considers that this is a more cost effective and sustainable solution than providing a new temporary structure.
 - The Site is centrally located on campus and within close proximity to the construction projects. This is essential to ensure that all construction workers can easily access their individual sites;
 - The building has a PTAL rating of 6b and is easily accessible via public transport for the construction workers (please see the supporting Transport Statement for further details);
 - The vacant building is large enough to fully accommodate the required facilities;
 - The strip out and fit out of the building requires minimal interventions to the existing building; and,

- The directly adjacent properties are predominantly occupied by UCL and include no sensitive uses. Residential accommodation is located on the southern end of Chenies Mews, but a robust management plan will ensure there are no adverse impacts.

2.18 This planning application seeks consent for the temporary change of use of the Site to accommodate the construction welfare facilities (Sui Generis).

3 Site Context

Location

3.1 The Site is located on Chenies Mews in the heart of the Bloomsbury Campus. The formal address of the property is 96A-98 Chenies Mews.



Figure 1: Bloomsbury Campus Map Extract (Chenies Mews within red line) (Source: UCL)

- 3.2 The Site is surrounded by predominantly UCL owned and occupied properties, such as the Hatter Institute at 51-67 Chenies Mews, Paul O’Gorman Building at 72 Huntley Street and 115-117 Gower Street. There are some residential properties located to the south of the site on Chenies Mews at its junction with Torrington Place.
- 3.3 The Site is located centrally within the Bloomsbury Campus, and is less than a 5 minute walk away from the majority of the UCL construction projects. The site has a TfL Public Transport Accessibility Level (PTAL) rating of 6b. It is within a five minute walk of Goodge Street, a six minute walk of Euston Square and Warren Street and a three minute walk from several bus routes running along Gower Street and Torrington Place. Further details are set out the in the supporting Transport Statement.
- 3.4 A plan showing the site boundary is provided in the enclosed plans submitted as part of this application.

Site Description

- 3.5 UCL owns the freehold of the building. The building was previously used by the Institute of Cancer (Haematology) who vacated the building in June 2006. The building has remained largely vacant and has fallen into a state of disrepair.
- 3.6 The building was constructed circa 1895 of dark brick and is part two and part four stories. The internal spaces are arranged over basement, ground, first, second and third floors. The area proposed for welfare facilities comprises part of the basement, ground and first floor of the building and is clearly illustrated in the supporting application drawings. The area proposed for the change of use is 715 sqm.
- 3.7 The main entrance to the building is accessed from Chenies Mews. There is also a side entrance to the building.

Policy Designations

- 3.8 The Site is located within the Bloomsbury Conservation Area. The building is not listed and is not identified as a positive contributor to the Conservation Area. However, the adjoining properties to the rear (115-117 and 99-113 Gordon Street) are Grade II Listed. The basement of 115-117 Gower Street links to the basement of Chenies Mews. As outlined in Section 4, no alterations are proposed to the listed building. The existing door that links the properties will be locked for security purposes.
- 3.9 The Site is also situated within the 'Central London Area' and 'Fitzrovia Area Action Plan' area.

Planning History

- 3.10 The relevant Site history is set out in the table below.
- 3.11 Please note that planning permission 8900496 refers to the use of the 'premises as offices'. This is considered to refer to the 'academic laboratories and academic offices'. UCL can confirm that the property was used solely for academic and education purposes up until when it was vacated in 2006. The existing use class is therefore D1.

Ref. No.	Description of Development	Decision & Date
6816	The carrying out of internal and external alterations at No. 98 Chenies Mews, Camden, in connection with its use for laboratories and ancillary offices by University College Hospital Medical School.	Granted 24-02-1969
34517R1	The erection of a 2-storey laboratory building on the site of 96A, Chenies Mews to house a Leukaemia Research Unit, the erection of an extract duct up the rear elevation of 88-96, Chenies Mews and alterations the Chenies Mews elevation at ground floor level.	Granted 30-09-1982
8401933	Installation of four new windows in north elevation. (As shown on drawings numbered 203/101/11b 13A & 18B).	Granted 16-01-1985
8600775	The redevelopment of 86 Chenies Mews by the erection of a ground and three storey building for use by the Faculty of Clinical Sciences as academic laboratories and academic offices as illustrated in plan numbers 8501/1G & 2E revised	Granted 07-08-1986

	by letter dated 4th July 1986.	
8602196	Amendments to the planning permission dated 7th August 1986 (Reg.No.8600775/R1) for the redevelopment of 86 Chenies Mews by the erection of a ground and three storey building for use by the Faculty of Clinical Sciences as academic laboratories and academic offices as illustrated in plan number 8501/L7 and letter dated 22nd December 1986.	Granted 14-01-1987
8900496	The retention of external alterations in connection with the use of the premises as offices as shown on drawing number A0427/AR/003.	Granted 01-08-1990

Table 2: Planning history of site

4 The Proposals

Description of Development

4.1 This statement accompanies a planning application for:

“Change of use of part of the basement, ground and first floors at 96A-98 Chenies Mews from education and teaching facilities (Use Class D1) to construction welfare facilities (Sui Generis) for a temporary period of 5 years and installation of replacement plant machinery, associated acoustic mitigation and 14 temporary cycle spaces”.

4.2 It is proposed that the change of use will be temporary for a 5 year period or until the property is no longer required for construction welfare facilities, whichever is the sooner. Upon expiry, it is considered that the use of the building would revert back to the original long-standing use as educational teaching and facility space (Use Class D1).

4.3 UCL requests that the following planning condition is attached to any planning consent to confirm this approach:

“This permission is temporary for a period of 5 years from the date of this permission or until the property is no longer required for use as construction welfare facilities, whichever is the sooner. Upon expiry of this permission, the use shall revert to its original use as D1”.

4.4 The proposals include the replacement of existing redundant plant machinery with modern plant machinery on the roof of the building.

4.5 Other minor external changes are also proposed, such as replacement windows and doors. Please see drawings 681-G-140 and 681-G-141. These minor changes are not considered to constitute as development and therefore do not require planning consent but are shown for completeness.

Proposed Uses

4.6 This planning application seeks consent for the change of use of part of the basement, ground and first floors of the vacant building. This equates to 715 sqm. The supporting application drawings indicate the floorspace proposed for the change of use. The building will accommodate the UCL centralised welfare facility associated with the construction works taking place across the Bloomsbury Campus.

4.7 Significant internal works are required to bring the derelict facilities back into use. This will include a strip out and fit out of the building. Existing partition walls will be removed and new partition walls erected to divide the space into a more efficient and useable layout.

4.8 As indicated on the proposed plans, the refurbished building would be used to accommodate:

Basement

- Male toilet, shower and changing room facilities
- Cloakroom, store room and cleaners cupboard

Ground Floor

- Male and female toilets
- Female shower and changing facilities
- Canteen
- Vending and self service area
- Communications room
- 2 x meeting rooms
- Office
- Site induction/ training room

First floor

- Office space
- Unisex staff toilets

- 4.9 The refurbished building will have capacity to accommodate a maximum of 61 office staff and to meet the welfare needs of 190 construction workers during the peak construction period. However, the average number of users is expected to be 45 office staff and 140 construction workers during a typical day.
- 4.10 The building will be used throughout the day (08:00-18:00) by office workers. The construction workers will use the facility for temporary intervals. They will arrive in the morning before the various construction sites are open and use the welfare facilities to change into their Personal Protective Equipment (PPE) prior to commencing a shift. Workers can return during the day for their lunch break and will use the facility between 16:00-18:00 to remove their PPE before leaving the campus.
- 4.11 The UCL Management Plan for the welfare facilities has been submitted in support of this planning application. This sets out how UCL will manage the building and the construction workers to ensure minimal disruption to students, staff, residents and visitors. See Section 5 and supporting Management Plan for further details.

Opening Hours

- 4.12 It is proposed that the building will be open to construction employees between the hours of 06:30 and 19:30, Monday to Friday, with access permitted at the weekend subject to approval from UCL. Out -of-hours access will be controlled by security passes and on-site security staff.
- 4.13 The building needs to be open longer than the usual approved construction working hours. This is to allow workers to use the facilities before and after their working shifts on construction sites.

Design Changes

- 4.14 The proposals include the removal of existing redundant mechanical ventilation plant on the roof of the building. Redundant ductwork will also be removed. New modern plant machinery and associated noise mitigation acoustic kit is proposed to be installed on the roof to sufficiently service the building. The machinery will be set back from Chenies Mews by **x** metres and will not be visible from street level. The installation of the plant machinery forms part of this planning application.

4.15 A number of minor external alterations are also required to facilitate the change of use and to bring the building back into use. These include:

- Replacement of doors and windows (where required).
- Redecoration of masonry and windows (where required).
- New plywood to replace existing plywood covering an opening.

4.16 These minor works are considered to be de minimus and do not require planning consent. The works and redecoration will significantly improve the external appearance of the building.

5 Planning Considerations & Justifications

5.1 This section considers the scheme against the Development Plan for the area and other relevant material considerations.

Policy Framework

5.2 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Local Development Framework (LDF), unless material considerations indicate otherwise.

5.3 The Development Plan for the area comprises:

- Further Alterations to the London Plan (FALP) (2015);
- LB Camden Core Strategy (2010);
- LB Camden Development Management Policies (2010); and
- Fitzrovia Area Action Plan (2014).

5.4 The National Planning Policy Framework (NPPF), National Planning Policy Guidance (NPPG), and Camden Planning Guidance are material considerations.

Principle of Change of Use

5.5 The existing building is currently vacant, but was previously used as academic and educational facilities (Use Class D1). The vacant building is proposed to be temporarily used as a centralised construction welfare facility (Sui Generis). This would involve the temporary loss of D1 floorspace.

5.6 Camden's Development Policy DP15 'Community and Leisure uses' protects against unnecessary loss of community and leisure uses (Use Class D1) floorspace in the Borough unless:

-
- c) *"a replacement facility that meets the needs of the local population is provided; or,*
 - d) *the specific community facility is no longer required in its current use. Where this is the case, evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the specific community use and demonstrate that there is no demand for any other suitable community use on the site. Where this is successfully demonstrated, the Council's preferred new use will be affordable housing."*

- 5.7 The existing D1 use, by virtue of its vacancy, is not required in the short-medium term. The temporary loss would not lead to a shortfall of provision as no users would be displaced. It is therefore considered that the temporary loss of D1 use would be acceptable. A detailed justification for the proposed temporary loss and the benefits it will bring is outlined below.

Temporary Nature

- 5.8 The existing building has remained vacant for over 9 years and requires significant investment to bring the facilities back into working use. The building is not required or considered suitable for continued D1 use in the short term period.
- 5.9 This planning application seeks a temporary change of use consent for a 5 year period. Upon expiry of the planning permission, the use shall revert to its original use as D1. The temporary nature of the proposed use can be secured via a planning condition (as set out in Section 4). There will therefore be no permanent loss of D1 floorspace.

Bringing a vacant building back into use

- 5.10 The building has remained vacant due to its size and the significant amount of investment required to bring it back into use. UCL has no short- medium term plans to develop or refurbish the building for D1 use. However, in the long term, the Site will be used to accommodate education and teaching facilities.
- 5.11 Significant internal alterations are required in connection with this proposal. This will greatly improve the internal fabric of the building and allow the building to be used for educational space in the future (once the construction welfare facilities are no longer required). This proposal will therefore secure the long term use of the building for educational facilities. This is considered to be a significant benefit of the planning application.

Delivering the Bloomsbury Masterplan

- 5.12 Policy CS10 supports the provision of new facilities for Higher Education institutions. The temporary use of the building for construction welfare is directly connected to the delivery of the Bloomsbury Masterplan. The Masterplan sets out an ambitious vision for the future of the University which will invest well over £500 million into new and enhanced education facilities.
- 5.13 The temporary loss of D1 floorspace will therefore facilitate a significant improvement to the quality and quantity of facilities for Higher Education use across the Bloomsbury Campus.

Alleviating impact of construction works

- 5.14 As set out in Section 2, an extensive programme of construction projects will take place over the next few years. It is essential that the construction works do not undermine UCL's high standards and the quality of teaching and research undertaken. UCL is therefore committed to taking all necessary measures to minimise the impact of the construction works on students, staff, residents and visitors.
- 5.15 As set out in paragraphs 2.11-2.13, UCL considers there are significant benefits in providing a centralised construction welfare facility. These include:
- Efficiency of provision and preventing the need for duplicated facilities.

- Minimises visual presence of the required temporary structures across the campus.
- Enhanced quality of facilities provided.
- Improved safety and management of facilities and workers.

5.16 The temporary use of the Site for a centralised welfare facility will deliver a range of benefits. It will ensure that a proliferation of temporary structures is not required across the campus.

5.17 LB Camden has previously acknowledged UCL’s need to provide temporary solutions to mitigate against any impacts from construction projects. Temporary planning consent has been secured for the following projects:

Scheme	Details
Jeremy Bentham Room (JBR) and Old Refectory (ref: 2014/2379/L)	Provision of temporary catering facilities whilst the Wilkin’s Lower Refectory is refurbished.
Temporary Events Space (ref: 2014/3811/P)	Provision of two temporary events spaces in the Main Quad and Japanese Garden associated with the loss of other temporary facilities across the campus, such as the JBR room.
132-140 Hampstead Road (ref: 2011/5395/P)	Temporary change of use consent to provide decant space for the Bartlett and others whilst redevelopment takes place at Wates House.

Table 3: UCL planning permissions for temporary change of use

5.18 In summary, it is considered the temporary loss of D1 floorspace to accommodate the welfare facilities is acceptable and in accordance with Policy DP15. The building requires significant investment and will not be used for educational facilities in the short-medium term. The loss will also not lead to a shortfall of provision as no users will be displaced. There will also be no permanent loss of D1 floorspace and it is proposed that a planning condition is attached to secure a temporary 5 year consent.

5.19 As set out above, the use of the vacant building for welfare facilities will provide or facilitate a number of significant benefits, which should be considered as material considerations.

Proposed use

5.20 The vacant building is proposed to be used for construction welfare facilities (Sui Generis) associated with the construction works taking place across the campus. Section 4 sets out the type of facilities that will be provided and how the building will be used.

5.21 The Site is predominantly surrounded by UCL owned and occupied properties. The Gower Street townhouses backing onto the Site are occupied by student accommodation and offices. The only permanent residential dwellings in close proximity to the site are at the south end of Chenies Mews at its junction with Torrington Place.

- 5.22 The proposed facilities can accommodate a maximum of 251 workers (of which 61 would be office staff). However, the average use is expected to be 185 workers (of which 45 would be office staff). This is broadly consistent with how educational facilities (the previous use of the site) are used across the campus.
- 5.23 UCL is committed to minimising any adverse impacts from the construction works on students, staff, residents and visitors. UCL has therefore prepared and will strictly enforce the Management Plan for the facilities which has been submitted in support of this planning application. This sets out details of safety and the security of the building. It states that UCL will appoint a dedicated building manager to oversee the use of the building. The building manager will become the first point of contact for the building and their responsibilities will include:
- Visit the site daily and be easily contactable by all users of the building and the surroundings neighbours.
 - Carry out weekly inspections of all facilities to monitor standards, cleaning and general compliance with the Management Plan.
 - Monitor building usage and implement staggered use if required during peak periods.
 - Ensure that once a project is finished on site that the contractor vacates the space.
 - Provide a monthly report to UCL Estates on space utilisation and any issues.
 - Ensure compliance with all safety procedures
 - Request extra cleaning if required and report any faults.
- 5.24 The building manager will also take responsibility to review and respond to any complaints or issues raised. The contact details of the building manager will be clearly displayed at the entrance of the building and will also be circulated to neighbours (including UCL departments and residents).
- 5.25 The Management Plan also includes a 'no-lingering' policy on Chenies Mews. This is proposed to minimise any disruption to the surrounding properties and for safety precautions associated with the gas store located at entrance to the Rockefeller Building. All contractors and workers will be informed of this policy and it will be included in the induction briefings. The building manager will ensure this policy is strictly applied.
- 5.26 UCL strictly implements a Management Plan at the 'Beach Site' welfare facilities. UCL has not received any complaints regarding this site and no operational issues have been reported.
- 5.27 In summary, UCL considers that the temporary use of the building for welfare facilities will not have any adverse impacts on the surrounding uses. The building is proposed to be used for a similar function as the previous use; to accommodate office workers and training/ induction functions. The building will also accommodate a canteen and other welfare facilities but these will not create any disruption. UCL has prepared the supporting Management Plan and the appointment of a building manager will ensure this is strictly applied.

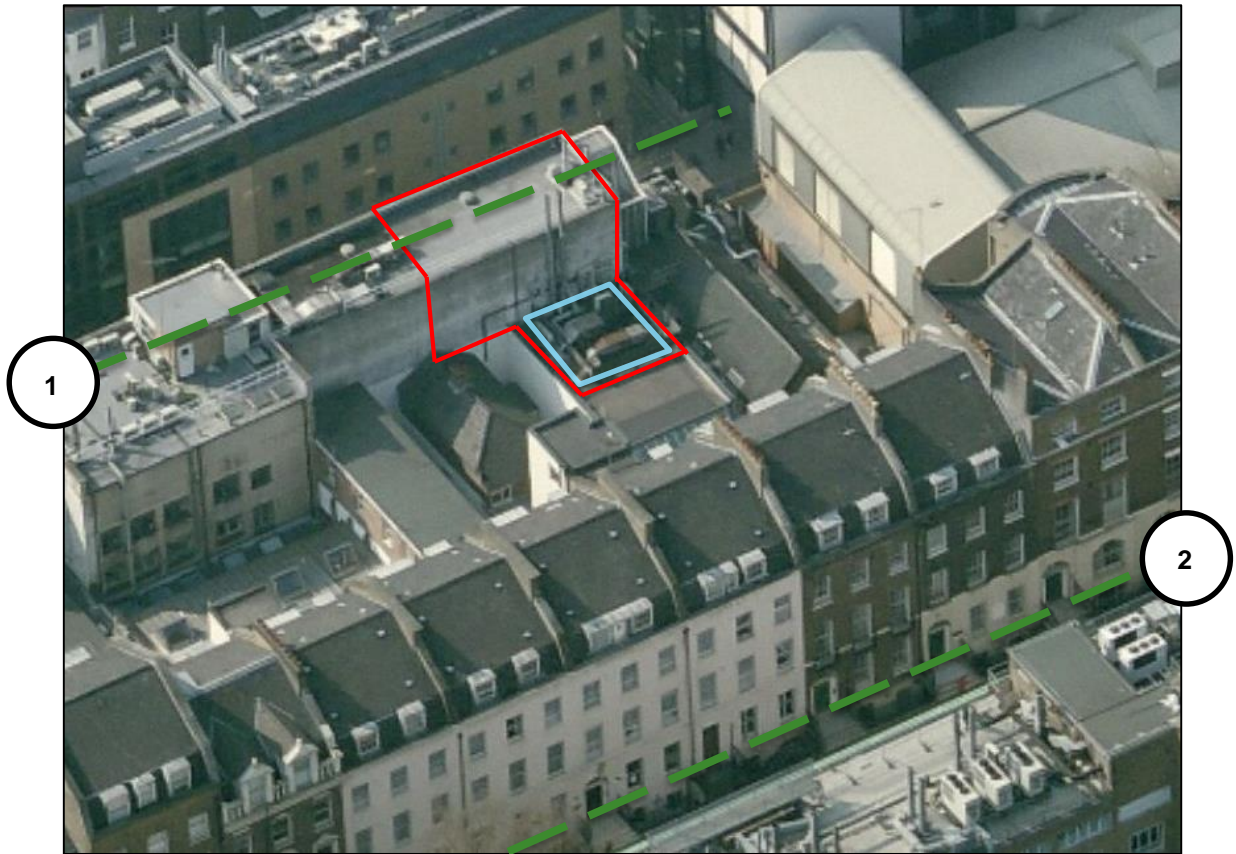
Plant Machinery

- 5.28 Policy DP28 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 the Camden noise thresholds. Policy DP26 also resists development that will cause harmful effects on the amenity of

occupiers and nearby properties. This includes visual outlook, noise and vibration. The proposal's impact on amenity and noise are discussed in turn below.

Visual Impact

- 5.29 There is a large amount of existing plant machinery on the roof of the building. All the redundant machinery and associated ductwork will be removed and be replaced with modern machinery to meet the servicing needs of the building.
- 5.30 The proposed new plant machinery includes 1 heat recovery ventilation unit; 1 VRF condenser unit; and 1 close control unit condenser unit. UCL will install highly efficient machinery which will facilitate a net loss of machinery on the roof. Please see the supporting application drawings for details of the dimensions of the proposed machinery.
- 5.31 As illustrated in Figure 2, the rear part of the site drops in height from the Chenies Mews elevation. The location of the proposed plant machinery is illustrated on the image below (and the supporting planning drawings) and will replace the existing redundant machinery. The plant machinery is concealed by the taller Chenies Mews building and will not be visible from street level.
- 5.32 As outlined above, the adjacent building 115-117 Gower Street is Grade II listed. Policy DP25 resists development that would cause harm to the setting of a listed building. The plant machinery will not be visible from Gower Street, but will be seen from windows at high level within 115-117 Gower Street. The proposal includes the removal of a large amount of redundant plant machinery and will consolidate and improve the existing situation. The proposal is not visible from views within the Conservation Area and will not cause any harm to the setting of the listed building.



Key

- Application site boundary
- Proposed location of new roof top plant
- Chenies Mews (1) Gower Street (2)

Figure 2: Proposed location of plant

Noise Impact

5.33 The Site is predominantly surrounded by UCL owned and occupied properties. Some residential properties are located to the south of the site on Chenies Mews. The Camden noise thresholds (Table E of Policy DP28) state that noise levels should be a least 5dB below the lowest recorded daytime background level.

5.34 A Noise Impact Assessment has been prepared by Buro Happold to measure the existing background noise levels and set a design noise target for the proposals. The report concluded that acoustic mitigation was required to ensure the proposals accord with Policy DP28. The report identified two options for the required acoustic mitigation, as set out below:

- Option1: Installation of in-duct silencers and erection of a 2.4 metre high noise barrier around the proposed plant machinery; **or**,
- Option 2: Installation of in-duct silencers and an acoustic kit specifically designed to attenuate noise from the plant unit (the acoustic kit includes a top attenuator and side louvres, details of the kit are appended to the Noise Impact assessment).

5.35 UCL has carefully considered both options and given the proximity of the adjacent listed building, considers that the second option is more appropriate. The acoustic kit will have less visual impact than the 2.4metre acoustic barrier. The planning application and supporting drawings therefore include the acoustic mitigation outlined in Option 2. The Noise Report confirms that with the installation of an acoustic kit all the plant machinery will meet the Camden noise thresholds and is in accordance with Policy DP28. The full report will be submitted in support of this planning application.

Design and Conservation

5.36 The Site is located within the Bloomsbury Conservation Area, but the building has not been identified as either a positive or negative contributor. As set out in Section 4, a number of minor external alterations are required to the building to facilitate its use for welfare facilities. These works are considered to be de minimus and planning consent is not required. The works and redecoration will however significantly improve the visual appearance of the building.

5.37 115-117 Gower Street is located to the rear of the Site and is Grade II listed. As illustrated on the supporting application drawings, there is an existing link from the Site to 115-117 Gower Street at basement level. No internal alterations are proposed which will impact the listed building and therefore listed building consent is not required. The existing basement link and door will be maintained, but locked to ensure security.

Sustainability

5.38 The existing building has remained vacant for 9 years and has fallen into a state of disrepair. Significant investment is required to bring the building back into viable use. The proposals seek to fully refurbish the building and will improve the existing building fabric. The proposals are therefore inherently sustainable as they seek to bring back an existing vacant building back into use rather than the installation of a new temporary structure.

5.39 Camden Planning Guidance 3: Sustainability states that for refurbishment projects, at least 10% of the project cost should be spent on environmental improvements. The refurbishment proposals include a large number of sustainability measures, which will significantly improve the energy performance of the existing building. It is expected that over 10% of project costs will be spent on environmental improvements.

5.40 A brief Sustainability Statement is being prepared by Buro Happold to support this planning application. This document will list all the sustainability measures proposed and assess them against the Mayor's Energy hierarchy of 'be lean, be clean, be green'. It has been agreed with the LB Camden case officer that the Sustainability Statement will be submitted during the determination of the planning application.

Transport

5.41 A Transport Statement has been prepared by Iceni to support the planning application to assess the likely impact of the change of use on the existing highway infrastructure. The Transport Statement includes details of the Site's existing transport infrastructure and outlines the existing and proposed trip generation to assess the transport impact of the change of use. The Transport Statement should be read alongside this Planning Statement, but a summary of the findings is set out below.

- The Site has excellent links to public transport with a PTAL rating of 6b,
 - Vehicular access will remain from Chenies Mews, via Huntley Street. Servicing, delivery and emergency access to the site will also continue as per the existing arrangements. Vehicular movements are not expected to increase as a result of the refurbishment.
 - The change of use will not result in a significant increase in trip demand by the university. There will be some localised redistribution of construction worker movements to and from the site. The location and layout of Chenies Mews is considered suitable to accommodate any such increase in local movements.
 - The proposals do not include car parking provision.
- 5.42 A Travel Survey questionnaire was completed for existing construction workers on the Wates House development to understand the modal split of workers. The survey demonstrated that 90% of construction workers travelled to the site by sustainable modes of transport. The vast majority of trips were taken via the underground or train.
- 5.43 The Travel Survey confirmed that no workers currently cycle to construction sites. Given the temporary nature of this planning application (5 years) and the existing modal split of construction workers, it is not envisioned that any cycle parking is required. However, the proposal includes the provision of 14 temporary cycle parking spaces to accommodate any future aspirations for cycling by construction workers.
- 5.44 The proposed cycle parking will be temporary in connection with the temporary change of use. UCL requests that the following planning condition is attached to any planning consent, to confirm this approach:

“14 cycle parking spaces shall be installed and retained for the duration of the temporary planning consent.”

Planning Obligations

- 5.45 The scheme does not include any additional floorspace and will bring a vacant building back into use. The use of the site for welfare facilities will be temporary and there will be no permanent loss of D1 floorspace. Therefore, no existing users will be displaced by the proposal. The temporary loss of the D1 floorspace will not impact existing facilities for UCL staff and students.
- 5.46 The use of the building for welfare facilities will provide construction workers with appropriate infrastructure to undertake their job safely and efficiently. The supporting Management Plan will ensure there are no adverse impacts from the facility on the surrounding area.
- 5.47 Taking this into account, together with the temporary nature of the use, UCL does not consider that any planning obligations are required to mitigate the impact of the proposed development.

6 Conclusions

6.1 UCL is seeking planning permission for the:

“Change of use of part of the basement, ground and first floors at 96A-98 Chenies Mews from education and teaching facilities (Use Class D1) to construction welfare facilities (Sui Generis) for a temporary period of 5 years and installation of replacement plant machinery, associated acoustic mitigation and 14 temporary cycle spaces”.

6.2 UCL is embarking on an extensive programme of renovation and redevelopment of its Bloomsbury Campus to deliver this vision. UCL has identified over 50 construction projects within the next 5 years which will deliver the vision of the Bloomsbury Masterplan. Each construction project requires welfare facilities for its workers.

6.3 This proposal seeks to provide a centralised construction welfare facility to accommodate the majority of the workers needs across the campus. A holistic approach to construction welfare will provide many benefits to both the university and the public. These include:

- Minimising the number of temporary structures required across the campus and reducing their visual prominence with the Conservation Area.
- The provision of better quality facilities for workers in one location including training facilities.
- Enhanced safety and management of the facilities through the implementation of a Management Plan and the appointment of a dedicated building manager for the facilities.

6.4 The vacant building of 96A-98 Chenies Mews has been identified as the most suitable location for the centralised welfare facility.

6.5 The proposed change of use is temporary and there will be no permanent loss of D1 floorspace. The temporary loss of D1 floorspace will also help deliver significant benefits, which are material considerations in respect of this application. These include:

- Bringing a vacant building back into use;
- Helping to deliver the Bloomsbury Masterplan and supporting higher education within the Borough; and,
- Alleviating the impact of construction works in the local area.

6.6 UCL has prepared and will strictly implement the supporting Management Plan. This will ensure there are no adverse impacts to any surrounding uses and the building is run safely and efficiently.

6.7 For the reasons set out in this planning statement, we consider that planning permission should be granted.

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