

David Peres da Costa

Planning and Regeneration
Development Management
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

30 July 2015

Dear David,

University College London – South Quad Temporary Teaching Space

Full Planning Application for the provision of temporary teaching space in the South Quad

On behalf of our client, University College London (UCL), we are pleased to submit an application for full planning permission for the erection of temporary teaching structure within the South Quad, WC1E 6BT:

The planning application is for:

"The erection of a temporary teaching structure for a temporary period of 3 years (Use Class: D1) at the South Quad, University College London Bloomsbury Campus, WC1E 6BT."

The Site

The Site is situated adjacent to the Wilkins Building which is located at Gower Street, WC1E 6BT in the heart of UCL's core Bloomsbury Campus. The Site is surrounded on all four sides by buildings that are owned and occupied by UCL. This includes the UCL Medical Sciences Building, the Andrew Huxley Building and the Anatomy Building.

The remainder of the surrounding area is also characterised by buildings owned and occupied by UCL for academic uses.

Application Context

UCL is embarking on an ambitious programme of renovation and redevelopment of its Bloomsbury campus. The UCL Bloomsbury Masterplan was prepared by Lifschutz Davidson Sandilands in 2010 and adopted by the UCL Council in 2011, following consultation with a wide range of internal and external

stakeholders. It sets out a vision for the long term development and improvement of the campus over the next ten to fifteen years, with expected investment of over £500 million. It identifies a range of projects to implement this vision and create the best possible teaching and learning environment.

UCL is currently implementing the Masterplan and has secured planning permission for a number of projects in LB Camden, which are currently being built out. Planning applications for a number of other redevelopment and refurbishment schemes will be submitted over the next few years.

This planning application for temporary teaching space is directly connected to these other construction works across the campus, as explained below.

Construction Works

Each individual project requires significant construction works and the temporary closure of UCL buildings and educational facilities. Table 1 below outlines a selection of UCL's current projects to illustrate the scale of development and construction taking place.

Project	Construction Phase
Bloomsbury Theatre	Construction nearing completion
Wilkins Terrace and Lower Refectory	Construction started and on-going
Wates House	Construction started and on-going
Kathleen Lonsdale Building	Construction expected Summer 2015
1-19 Torrington Place plant machinery	Construction expected late 2015
Bentham House – Faculty of Laws	Construction Start early 2016
New Student Centre	Construction expected late 2016
Astor College	Construction expected 2016
Ramsay Hall	Construction expected 2016

Table 1: Current UCL Construction Works

It is essential that this 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 the disruption from the construction works to students, staff, residents and visitors to the borough.

The temporary closure of facilities across the campus will add significant pressure to UCL's already highly used educational buildings. It is essential that UCL proactively responds to these additional pressures and continues to provide high quality facilities and sufficient space for all its staff and students.

UCL is implementing a number of proposals to mitigate against the temporary closure of buildings and facilities. These are summarised below:

- Review of the UCL timetabling policy/ system and to prioritise teaching/ learning over commercial and non-essential functions.
- Investment into technology and innovation to assist in teaching and learning.
- Installation of temporary facilities, such as the 'Events Space' by the Wilkins Building.
- Provision of temporary decant space where possible (such as at 132-140 Hampstead Road). UCL has also entered into numerous agreements with 3rd party suppliers to increase the amount of teaching space around Bloomsbury.

These measures will help alleviate some of the additional pressure placed on the existing university facilities. However, additional temporary facilities at the heart of the Bloomsbury Campus are urgently required to ensure that UCL continues to provide a world leading education offer and a high quality student experience. These facilities will only be required temporarily whilst the aforementioned construction works are taking place and other UCL facilities are temporarily closed.

Proposals

UCL has undertaken a site search across their estate to identify a suitable location for the provision of temporary education space. The underutilised South Quad is considered to be an ideal location (at the heart of the campus) for the provision of a temporary structure, owing to its central location and connection to the campus and the other surrounding UCL uses.

A temporary structure was previously erected on the South Quad site in 2014 that was used by construction workers as welfare facilities. The structure was allowed through Permitted Development rights (Part 4) in connection with the Anatomy Building refurbishment. The refurbishment was completed in early 2015 and the South Quad now provides a unique opportunity for UCL to erect a suitable temporary structure to accommodate essential student needs.

The Site is not visible from the public highway and is surrounded by UCL owned and occupied buildings and therefore will not have an adverse impact on surrounding users.

The proposed two storey, temporary structure will accommodate essential temporary teaching facilities including:

- 1 no. 100 person lecture theatre;
- 2 no. 18 person seminar rooms; and,
- 1 no. 24 person seminar room.

Planning Considerations

The Development Plan for the area comprises:

- Further Alterations to the London Plan (FALP) (2015);
- Camden Core Strategy (2010);
- Development Policies DPD (2010); and,
- Camden Site Allocations Plan (2013).

The National Planning Policy Framework (NPPF, March 2012), the National Planning Policy Guidance (NPPG, March 2014) and Camden Planning Guidance (updated 2013) are all material considerations.

The Site is identified on Camden's Planning Policy Map as being situated within the Central London Area (Clear Zone Region) and the Bloomsbury Conservation Area. It is also situated in close proximity to the Grade I Listed Wilkins Building.

In this context, the key planning considerations are set out herein.

Principle of Development

The provision of new facilities for Higher Education institutions is supported by Policies CS10 – *Supporting Community Facilities and Services* and DP15 – *Community and Leisure Uses*. Policy CS9 – *Achieving a Successful Central London*. The concentration of educational and research institutions in Central London is therefore strongly encouraged.

The proposed development will positively contribute to the aims of CS9, CS10 and DP15 by providing much needed, temporary, learning space facilities for UCL staff and students. This structure will help facilitate the wider strategic transformation of UCL's core Bloomsbury campus (by providing flexible decant space) and will ensure the student learning experience is not compromised. The proposed development will therefore help support UCL's role as a key education and research institution in the borough.

LB Camden have previously acknowledged the intense pressure on existing teaching facilities and the need for temporary decant space created by the ongoing construction works. Planning consent has previously been granted for temporary structures and for the temporary change of use of buildings, such as:

- Temporary change of use of 222 Euston Road (2013/5523/P).
- Temporary change of use of 132-140 Hampstead Road (2012/6855/P).
- Planning consent for a temporary period for the 'events space' structures in the Wilkins Quad and Japanese Garden.
- Listed building consent for temporary use of Jeremy Bentham Room and Old Refectory as catering facilities.

The principle of this application is aligned with these previous permissions to provide essential temporary teaching facilities to alleviate pressure from the construction works.

Proposed Duration

The temporary teaching structure is required for a 3 year period, after which it will be removed and the Site returned to its existing condition. The works are fully reversible and there will be no long term impacts from the proposal.

The proposed temporary structure is an essential measure to alleviate pressure and ensure that UCL provides a high quality educational offer and student experience. The construction programme is expected to take place over a number of years (as indicated above). However, the most intensive period of construction (and closure of UCL buildings) is expected to be from late 2015 to late 2018. The required duration of the South Quad structure will be directly related to the construction programme and the

proposed temporary consent for 3 years will help alleviate the pressure on teaching facilities during the most intense construction period.

Design and Scale

Core Strategy Policies CS14 – *Promoting High Quality Places and Conserving our Heritage*, DP24 – *Securing High quality Design* and DP25 – *Conserving Camden's Heritage*, seek to ensure that development proposals meet the highest standards of design, respect local context and character, and resist development that would cause harm to any listed building or Conservation Area. The impact of the proposals on nearby heritage assets has therefore been duly considered during the design process and this approach has informed the submitted design.

The temporary building will be a two storey structure with a supergraphic vinyl wrap around the structure. The design included in the supporting Design and Access Statement is for illustrative purposes only. The final proposal is currently being developed and will be confirmed in due course and forwarded to Camden planning officers.

The vinyl wrap will however be UCL branded and will include details of all the Bloomsbury Masterplan projects that are being undertaken and a timescale for their completion. It is anticipated that the design will allow students and staff to become more engaged with and aware of the renovation works and therefore understand the need for construction and temporary replacement facilities. The bespoke design will be of high quality and is being carefully considered to ensure the structure is not unsightly (even though it is only required temporarily) and portrays UCL's image and identity.

Whilst the design content will be bespoke to the structure, the overall design quality and approach will be consistent with the 'Transforming UCL' signage that has been erected around the campus and has been discussed and agreed with LB Camden previously. Please see the supporting Design and Access Statement for images.

Given it is a temporary building, the proposed design and scale of the structure is considered to be sympathetic to the character and setting of the Bloomsbury Conservation Area and the significance of the Wilkins Building. The Site is surrounded by UCL owned and occupied buildings. It is not visible from the public highway and will therefore not be seen in any key views within the Conservation Area.

The Site is located in close proximity to the Wilkins Building. The proposal is for a standalone structure, which will not touch any surrounding buildings. The structure will be erected for a temporary 3 year period. All works will be reversible and there will be no permanent impact on the setting of the listed building.

The design of the proposed development balances the need to be sensitive to the surrounding built environment, in particular the Wilkins Building and the wider Bloomsbury Conservation Area, whilst delivering much needed teaching facilities. Its temporary nature and small scale will ensure there is no permanent impact to the surrounding heritage context.

Amenity Impact

Policy DP26 – *Managing the Impact of Development on Occupiers and Neighbours* resists development that will cause harmful effects on the amenity of occupiers and nearby properties. This includes visual outlook, noise and vibration.

Given the temporary nature of the proposals and the enclosed location of the Site, there will be minimal impact on visual outlook. The surrounding occupiers are all UCL staff and students who will benefit from the temporary structure and wider Bloomsbury Masterplan construction works. The proposals include external condenser units on the rear elevation. This will have a negligible noise impact and there are no nearby residential properties.

The temporary structure will have some degree of impact on the daylight/sunlight to the lower levels of the Anatomy Building and UCL Medical Sciences Building. These buildings are owned and occupied by UCL and the relevant stakeholders have been notified. The ground floor of the UCL Medical Sciences Building is used as workshop space, where natural light is not required. The Anatomy Building accommodates a student hub and the temporary loss of some light to this facility is considered acceptable given its use and the nature of the proposal. This is illustrated further in the supporting Design and Access Statement. The need and impact of the proposal has been discussed with all relevant UCL departments and bodies.

As demonstrated above, it is considered that the proposals will not have a permanent or harmful impact on the amenity of nearby properties and their occupiers, most of whom are UCL.

Pre-application consultation

UCL met with Camden planning and design officers on 8 July 2015 to discuss the proposals. Officers acknowledged the essential need for the temporary teaching facilities and welcomed the temporary proposal to alleviate pressure across the campus. Given the temporary duration and enclosed location of the Site, the design and scale of the structure was considered appropriate to its setting.

Application Content

The planning application comprises and is supported by the following:

- Application Form and Certificates;
- Site Location Plan;
- Application Drawings and Photographs, including a site location plan, existing floorplans and elevations, and proposed floorplans, elevations and sections; and,
- Design and Access Statement.

A cheque for £1,925 as payment of the planning application fee has been sent to the Council offices separately.

Summary

The proposals will positively contribute to the aims of CS9, CS10 and DP15 by providing much needed, temporary, learning space facilities for UCL as part of its wider strategic transformation of its core Bloomsbury campus. The proposals are sympathetic to the character and context of the Grade I Listed Wilkins Building and the Bloomsbury Conservation Area. The bespoke design has been carefully considered to ensure the temporary structure is not unsightly and instead allows staff and students to engage with the Bloomsbury Masterplan vision and understand the need for the construction works across the campus. As such, and as set out in the application documents, it is considered that the proposals are acceptable in planning policy terms and accord with the Development Plan for the Site.



I would be grateful if you could confirm safe receipt of this application and confirmation that the application can be validated. Should you have any queries please contact Don Messenger (T: 20 7303 3053 E: dmessenger@deloitte.co.uk) or Tom Simons (T: 020 7007 7306 E: tsimons@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink, appearing to be "M. Oliva", written over a horizontal line.

 Leonie Oliva
Deloitte LLP

