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27 August 2015
Your ref: 2014/3486/P

Dear David

Wates House – Sample Panels (Condition 3)

This submission is made on behalf of our client, University College London and seeks to partially discharge Condition 3 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 follows the review of sample panels by Edward Jarvis (Senior Urban Designer) and Antonia Powell (Senior Conservation Planner) of the London Borough of Camden (LB Camden) on site on 30 July.

Application Content

The planning application comprises:

- Application Form;
- Site Location Plan;
- London Borough of Camden Letter (8 May 2015); and
- 2014/3486/P Decision Notice.

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

Condition

Condition 3 requires specific sample panels to be provided on site and approved in writing. It states:

“Sample panels of each the following shall be provided on site or at an agreed location and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced:

- a. *Typical floor bay (minimum 3m x 3m in size) including framed glazing with reveal and header detail, masonry dressing, elevation brickwork showing the colour, texture, face-bond and pointing*
- b. *Upper floor curtain walling with inset fins, including surrounding masonry and masonry dressing*
- c. *Upper floor flush cladding panel with masonry surround (no smaller than 1m x 1m)*
- d. *Ground floor curtain walling with flush cladding panels including masonry surround and dressing (no smaller than 2m x 2m)*
- e. *Screening to rooftop plant (no smaller than 1m x 1m).*

The approved panels shall be retained on location until the work has been completed.”

The sample panels specified at parts a, b, c and d of Condition 3 were provided on site on 30 July 2015. They were reviewed by Edward Jarvis and Antonia Powell of LB Camden.

The materials required for the erection of the plant screen sample pursuant to part e of Condition 3 are yet to be supplied. As such, this sample is outstanding and will be provided at a later date but prior to cladding in any event.

Proposals

The principal materials of which sample panels have been presented for approval pursuant to Condition 3 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 ‘punched’ window and door framing, louvred screen and parapet coping.
Anodised Aluminium (Anolok 543 / 545)	To be used for the curtain wall fins, the perforated plant screen, balustrades and surrounding cladding panels to the entrance.
GRC Cladding (Rieder Fibre C)	Silver-grey GRC will be used for the trims, surrounds and reveals to the large openings.
Timber	Main entrance doors will be timber-clad with either an anodised aluminium (Anolok 543/545) surround or GRC reveals. Gates will also be timber.

Hybrid Curtain Walling	The mullions and transoms of the curtain walling will be birch coloured timber internally, linking to the built-in joinery within the perimeter rooms, and will be anodised aluminium externally.
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Table 1: Summary of Proposed Materials

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 Edward 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 Edward Jarvis and Anthony Jennings of the Bloomsbury CAAC where the brick sample and other proposed materials were reviewed.

Following this, LB Camden issued the enclosed letter on 8 May which states:

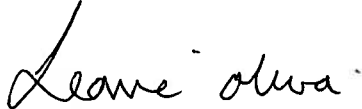
“I consider the proposed bricks to be acceptable and should they come forward within an approval of details application for condition 3 I would not raise objection.”

Based on the feedback received no changes to the proposed bricks or material palette have been made between these site visits and the formal review of sample panels a, b, c and d pursuant to condition 3 on 30 July.

Summary

I trust that sufficient information has been submitted to partially discharge Condition 3 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



Leonie Oliva
Deloitte LLP