

**“Programme Beveridge”, Senate
House, University of London**
Planning Statement

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Indigo Planning

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Executive summary

The University of London is seeking full planning permission and listed building consent for a number of internal and external alterations to the Grade II* Listed Senate House. This forms the centre of the University of London's Bloomsbury campus and the proposed works are collectively known as "Programme Beveridge".

The University are developing a Masterplan for the estate which identifies refurbishment and development opportunities for new floorspace, including academic and wider environmental improvements to meet future demands over the coming years.

Programme Beveridge is the first phase of the Masterplan which will inform further development of the estate in the next 10 - 20 years through improving and enhancing academic space, improve accessibility, energy, performance and permeability to meet the requirements of modern users whilst preserving the buildings historical fabric.

The proposed development comprises of the sensitive internal refurbishment of the existing lower ground floor and ground floor within Senate House and minor extensions including infilling of the existing internal courtyard and partial infill of existing south western external lightwell.

The proposals have been carefully informed through extensive consultations with LB Camden, Historic England and Conservation and Heritage experts Giles Quarme and Associates.

Overall the proposals will ensure a sensitive and sympathetic refurbishment to the listed building that will preserve the building's architectural and historical significance and contribution to the wider Bloomsbury Conservation Area. The alterations will result in a high quality, sustainable development that will deliver currently underutilised space to meet the requirements of modern day occupiers, whilst enhancing the building.

1. Introduction

1.1. This Planning Statement has been prepared by Indigo Planning on behalf of our client, the University of London, in support of an application for full planning permission and listed building consent for a number of internal and external alterations at Senate House, the centre of the University of London's Bloomsbury campus. These works are collectively known as "Programme Beveridge".

1.2. The proposed description of development is as follows:

"The internal refurbishment of the existing lower ground floor and ground floor within Senate House, including infill of the existing internal courtyard, partial infill of existing south western external lightwell and other associated works."

1.3. Further details on the proposed development are set out in Section 4.

Supporting documentation

1.4. This application is supported by this Planning Statement and the following supporting documents:

- Package of application drawings, prepared by Spacelab;
- Design & Access Statement, prepared by Spacelab;
- Schedule of works, prepared by Spacelab;
- Structural Report, provided by Symmetrys Limited;
- Mechanical & Electrical (M&E) Report, prepared by Energylab; and
- Heritage Statement, prepared by Giles Quarme & Associates.

Scope of report

1.5. This Planning Statement addresses the key planning considerations relevant to the proposed scheme having regard to the relevant planning policy at national, strategic and local level. It also explains the design rationale for the proposed changes and sets out the justification for the proposed alterations to the historic building.

1.6. This Statement is structured as follows:

- Section 2 provides a description of the application site and surroundings and the relevant planning history;
- Section 3 details the pre-application advice received to date;
- Section 4 provides a description of the development proposals, and the design rationale;
- Section 5 summarises the relevant national, strategic and local planning policy and other relevant documentation;
- Section 6 addresses the key planning considerations; and
- Section 7 outlines our conclusions.

2. Site and surroundings

- 2.1. The site comprises the Grade II* listed Senate House. This Art Deco building was constructed between 1932 and 1937 as the first phase of a large uncompleted scheme designed by Charles Holden. It consists of 19 floors and is 64m in height.
- 2.2. Senate House is the administrative centre of the University of London, situated in the heart of Bloomsbury, between the School of Oriental and African Studies to the north, and the British Museum to the south. A site location plan is included at **Appendix 1**.
- 2.3. The University of London is unique; it consists of 17 self-governing Colleges (including UCL) and 10 specialist research institutes. Eight of these institutes are based in the London Borough of Camden (LBC). The University of London comprises approximately 29% of the London Higher Education Institution (HEI) total and is therefore of strategic importance at the London level.

University of London masterplan

- 2.4. The University are developing a Masterplan for the University estate which identifies refurbishment and development opportunities for new floorspace within the estate, including academic, student residential and wider environmental improvements to meet future demands over the next 10-20 years. The Masterplan will be used to inform and guide detailed development of proposals for individual sites as they come forward.
- 2.5. The Masterplan has been subject to detailed public consultation and was considered at the LBC's Development Management Forum on 27 January 2016. The Development Management Forum forms an important stage of the public engagement process and provides LBC with an indication of the extent of public engagement carried out and how issues have been responded to as the Masterplan has evolved. At the end of the public engagement process, LBC will review the Masterplan proposals together with issues raised by key stakeholders including the local community.
- 2.6. Currently there are no plans for the masterplan to be 'formalised' as either adopted policy or guidance. However, it will be used to guide future development by the University over the next 10-20 years.

Programme Beveridge

- 2.7. Programme Beveridge is the first phase of the Masterplan which will deliver further development of the estate in future years through:
 - Moving administrative departments out of space which is more appropriate for public use i.e. lectures, seminars, events;
 - Reconfiguring existing underutilised space to release and create more efficient high quality space for academic activity by 18%;
 - Creating shared space for the central administrative departments of the University by providing an environment which facilitates a more collaborative and flexible approach to work;
 - Facilitating smarter working which is part of a wider cultural change programme at the University – the best way for the University of London to transform itself into an organisation that can respond to the ever-changing national and international landscape; and

- Improving the overall performances of the building, including access and inclusivity, permeability, energy and sustainability.
- 2.8. This ambitious programme of investment and development will help to deliver the University Strategy to create an environment fit for a leading world class University, and respond quickly to the changing dynamics of the organisation. Further detail on this and the justification for this programme is set out within the Design and Access Statement at Page 06.

Planning history

Senate House

- 2.9. Senate House has extensive planning history records:
- 2.10. At ground floor, included within this application for consistency, is the removal of a number of non-structural partitions which already benefit from planning consent (LPA ref.2015/3121/L). These areas are highlight on dwg: 1501 pl 120.

School of Oriental and African Studies (SOAS) – Northern Block

- 2.11. In 2013, full planning and listed building consent applications were submitted for the infilling of the inner courtyard with an atrium at basement and ground floor levels along with other associated works within the SOAS building, which forms the north block of Senate House (LPA ref. 2013/4415/P).
- 2.12. These proposals were designed to refurbish and remodel the north block to provide a new academic and social hub for SOAS, through consolidating SOAS's functions on one campus, bringing in students from other sites within Bloomsbury and Islington. Officers considered that given that the proposals would improve the educational facilities of SOAS – a nationally and internationally renowned higher education institution – the proposals were acceptable in principle. Secondly, the proposals would not lead to an imbalance in the mix of uses in the area, given that it is partly achieved through making better use of land already in educational use.
- 2.13. With regards to heritage considerations, the atrium extension, infilling the internal courtyard, was considered to be subservient to the building, and would not compromise the significance of the listed building. Historic England also considered the (albeit revised) lightweight extension to be acceptable. Overall, the proposals were considered acceptable in design terms, as they would be in public benefits without causing significant harm to the historic fabric and architectural interest of the listed buildings and the character and appearance of the conservation area.

3. Pre-application advice

2014 discussions

- 3.1. Discussions around the proposed changes to Senate House have been ongoing for some time. In November 2014, English Heritage (now Historic England) and Hannah Walker, former conservation officer of LB Camden, met on site with the University of London and provided comments on the proposals. These comments are provided at **Appendix 2**.
- 3.2. Overall, it was considered that there was potential for infilling sections of the existing basement lightwells although this was limited to specific areas which would not impact on the significance of the building. Similarly, the proposed infilling of the courtyard was considered to be acceptable in principle, subject to the detailed design, materials and structural qualities of the infill.

2015 discussions

- 3.3. A formal pre-application meeting and site visit was subsequently held at Senate House on 14 October 2015 to discuss the various proposals relating to Senate House and to gain further feedback. The meeting was attended by Antonia Powell, conservation officer. A copy of the relevant written feedback is included at **Appendix 3**.
- 3.4. Again, it was considered that the proposal to infill the courtyard adjacent to Deller Hall is acceptable subject to the number of windows being retained, preservation of the fenestration, detailed design and the structure itself. With regards to the lightwells, again it was considered that whilst there is potential for infilling lightwells, this should be reduced to certain areas so not to impact the setting of the listed building, particularly in views of the entrance and tower.
- 3.5. These comments have been taken into consideration in the development of these proposals, and are set out in detail in Section 4.
- 3.6. The pre-application package submitted in 2015 was also sent to Historic England for their review; however, no further comments were received.

Other Key Stakeholders

Bloomsbury Conservation Area Advisory Committee

- 3.7. At the time of submission, discussions between Bloomsbury CAAC and the University are taking place and we will be able to advise on this during the determination of the application.

4. Proposed development

- 4.1. This application for planning and listed building consent proposes the creation of additional academic floorspace and the rationalisation of the existing space at Lower Ground floor, Ground Floor and First Floor level within Senate House. The remainder of Senate House will remain as existing. A full Schedule of Works is included at **Appendix 4**.
- 4.2. A summary of each element of the proposals is provided below together with reference to the relevant drawings and other supporting information.

Lower Ground Floor

Lower ground floor lift lobby and reception

- 4.3. The existing lift lobby will be transformed into a new reception area for the lower ground floor (dwg ref. 1501_PL_150). The original wall, floor, ceiling and lighting will be restored to its original condition (where required), and new (independent) reception furniture added. A contemporary glazed partition including double doors will be installed in order to form a secure entrance to the lower ground floor.
- 4.4. In this area the existing men's WC's will also be replanned and refurbished, to form unisex visitors' WC's and the existing teapoint will be retained and refurbished.
- 4.5. The existing partition walls and door forming the small staff café will be removed and the original window and external stonework below between the existing café / kitchen area and the external courtyard will also be removed to provide staff and visitors with direct access to the social hub. The extent of the removal of historic fabric is shown on demolition plan dwg ref. 1501_PL_100.
- 4.6. The existing original tiled wall finish to this area will be refurbished, ensuring it matches the main lift lobby / new reception.

Deller Hall refurbishment and rear servery

- 4.7. The proposals include the refurbishment of the existing Deller Hall, which at present is underutilised, and is not appreciated to its full potential. The existing original features will be retained, including the floor and coffered ceiling. The existing light fittings will be replaced with a new lighting scheme to work with the coffers with fittings that reflect the 'globe' style used throughout Senate House. Visuals are provided at dwg ref. 1501_PL_171_3D. These works will create the main staff social area for the lower ground floor and is intended to be the focus of the office space at lower ground floor level (dwg ref. 150_PL_151).
- 4.8. The existing small store and kitchen areas adjacent to the entrance to Deller Hall will be removed along with the walls between the columns to Deller Hall and the rear servery, as per the original Holden design. This will improve the link between the kitchen and Deller Hall by opening up the rear circulation corridor.

Infilling internal courtyard

- 4.9. It is proposed to add a glazed roof over the existing courtyard to create a new space which can be utilised by staff (dwg ref. 1501_PL_152). The three existing central windows between Deller Hall and the courtyard are to be removed to provide connection between the spaces, and allow natural light into Deller Hall, along with the existing doors on the north elevation (dwg ref. 1501_PL_105_DEMO). The glazed roof will be fixed into existing mortar joints having only minimal impact on the listed building (for further details please refer to the

Structural Report at Annex 1).

- 4.10. The treatment of the roof in a glazed finish with lightweight steel joints is appropriate in the context of the listed building, taking cues from the existing colour palette, and allows the space to still be read as a courtyard, but allowing activity to take place in this area, which is a significant public benefit.
- 4.11. In order to connect this glazed courtyard to the first floor, it is proposed to install a new staircase from the Crush Hall at ground floor level to the courtyard. This involves the removal of the existing window at ground floor level and the installation of a new fire shutter and turnstiles/security barriers to control the flow of people into this space. The proposed design of the staircase is illustrated on dwg ref. 1501_PL_155. B and full details and provided within the Design and Access Statement.

Removal of plant/duct work and addition of glazed corridor

- 4.12. Between Deller Hall and the south eastern proposed office space, it is proposed to remove the existing brick plant room and external plant, and to create a new glazed walkway / front link to allow staff a route into the revitalised Deller Hall, which is intended to be the heart of the office space (dwg. ref. 1501_PL_156). This will include the removal of one existing window please refer to 6.1 within the Schedule of Works.

External lightwells

- 4.13. It is proposed to partially infill the existing south western external lightwell, to create additional floorspace for use as small meeting rooms. Sectional drawings are provided at dwg ref. 1501_PL_160. New window openings are to be created where existing window apertures currently exist to minimise harm to the historic fabric of the building.
- 4.14. In terms of materials, the roofs will be constructed in pre-cast concrete sections with glazed strips between them, as a modern interpretation of the traditional glass block basement infill construction. The use of glass strips rather than blocks will increase the amount of natural light which can penetrate into the lower ground floor, creating a light and pleasant space within the structure which can be used as a workspace. Details of the fixings of the structure onto the existing building are set out within the Structural Report which accompanies this submission, prepared by Symmetry Limited.
- 4.15. These proposals have responded directly to the pre-application feedback received from LB Camden, where it was considered that the extent of the lightwells should be reduced to certain areas so not to impact the setting of the listed building, particularly in views of the entrance and tower. Infilling only part of the south western lightwell will not have any impact on the views of Senate House from Malet Street or in the views of the entrance and tower.
- 4.16. The roof enclosing the lightwells will be set down in the lightwell and will not be visible when viewed from a distance, therefore having no impact on the setting of the listed building. 3D visualisation of these proposals has been modelled and is included in the Design & Access Statement at Page 18.

Remove windows and fabric to reinstate opening between existing corridor

- 4.17. The proposals include removing the existing windows and fabric below to create full opening between the existing corridor and the North Western open plan area. These works are reflective of the original design by Charles Holden, as can be seen within historic drawings. This is set out in detail within the Design & Access Statement at page 20.

Toilets and shower block

- 4.18. The existing female toilets would be removed and relocated to the central area, increasing provision for male and female staff and creating additional facilities such as fully accessible

WC and shower along with general shower facilities.

Other associated works

- 4.19. Throughout the lower ground floor it is proposed to fully refurbish the existing office and book storage areas to meet the requirements of modern office occupiers. This will include the upgrade of the existing mechanical and electrical systems to provide a new sustainable energy efficient system. Existing grilles would be replaced with new grilles as well as supply and extract louvres, which will be designed to ensure it is sympathetic to the existing historical fabric.
- 4.20. The full details of the M&E system and the relevant sustainability criteria to be achieved are set out in the accompanying M&E report, prepared by Energy Lab.
- 4.21. The existing north eastern staircase between the lower ground floor and ground floor will be reopened through the removal of the existing concrete blockwork as per Charles Holden's original design. This will allow improved access between the lower ground floor and Stewart House.
- 4.22. Wherever possible, original features will be retained and repaired and new interventions will be sympathetic to the existing building, with minimal intervention into the historic fabric of the building.

Ground Floor

- 4.23. At ground floor, included within this application for consistency, is the removal of a number of non-structural partitions which already benefit from planning consent (LPA ref.2015/3121/L). The only other changes at ground floor, in addition to this, is the removal of the original window and external stonework below between the ground floor reception and the proposed internal covered courtyard to provide access to the new courtyard via a stairwell (Schedule of Works – 11.1).
- 4.24. An automatic fire shutter will be installed above the opening created in the reception area to meet current fire regulations, along with two new security barriers / access gates to allow secure access for staff to the courtyard.

First Floor

- 4.25. The only works at first floor are in conjunction with the construction of the canopy roof to be installed above the existing internal courtyard. Please refer to dwg ref. 1501_PL_130. The metal framework of the roof will be fitted with fully solar double glazed units with a perimeter gutter/drainage system.

5. Planning Policy Framework

- 5.1. Section 38(6) of the Town and Country Planning Act 1990 states that any determination to be made under the Planning Acts must be made in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2. The Development Plan for the site comprises the following documents:
- The London Plan (2015);
 - Camden Core Strategy (2010);
 - Camden Development Management Document (2010); and
 - Camden Site Allocations Local Development Document (2013).
- 5.3. Other policy documents that are material to the consideration of proposals at the site are the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and LB Camden's Supplementary Planning Documents and Guidance.
- 5.4. Given that Grade II* Listed status of Senate House and its contribution to the surrounding Bloomsbury Conservation Areas, Section 66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 applies. This requires special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses to be considered in determining such proposals.

National Planning Policy Framework (NPPF)

- 5.5. On 28 March 2012 the Department for Communities and Local Government published the National Planning Policy Framework (NPPF). It sets out the Government's planning policies for England and how these are expected to be applied.
- 5.6. Paragraph 14 of the NPPF states that:
- “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”*
- 5.7. For decision taking the NPPF explains that this means approving development proposals that accord with the development plan, without delay. Where the development plan is absent, silent or relevant policies are out-of-date, this means granting permission unless the adverse impacts of doing so would 'significantly and demonstrably' outweigh the benefit when assessed against the policies of the NPPF as a whole.
- 5.8. Essentially, the message from the Government, via the NPPF, is that the first instinct of local planning authorities should be to support new development. Only if there are very strong reasons should permission be refused.

Core planning principles

- 5.9. At paragraph 17 the NPPF sets out 12 core planning principles which planning should achieve. These include the following which are of relevance to this application:
- Planning should not simply be about scrutiny, but instead being a creative exercise in finding ways to enhance and improve the places in which people live their lives;

- Planning should proactively driving and supporting sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meeting the housing, business and other development needs of an area, and respond positively to wider opportunities for growth;
- Planning should always seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Planning should take account of the different roles and character of different areas, including promoting the viability of our main urban areas;
- Planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed
- For their contribution to the quality of life of this and future generations; and
- Planning should actively manage patterns of growth to make fullest possible use of public transport, walking and cycling, and focussing development in locations which are or can be made sustainable.

Design

- 5.10. Paragraph 63 confirms that in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.
- 5.11. Local planning authorities (LPAs) are directed to approach decision-taking in a positive way (Paragraph 186) and the NPPF advises in doing so, decision-takers at every level should look for solutions rather than problems (Paragraph 187).
- 5.12. Section 12 of the NPPF sets out the approach to be taken in conserving and enhancing the historic environment. Paragraph 126 sets out the overriding themes to be considered, which are as follows:
- Desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - Wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
 - The desirability of new development making a positive contribution to local character and distinctiveness; and
 - Opportunities to draw on the contribution made by the historic environment to the character of a place.

Heritage and conservation

- 5.13. Paragraph 128 and 129 set out the approach to be taken to which should be taken into account when assessing development relating to the historic environment. This includes the following:
- LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting;

- The level of detail provided in describing the significance of any heritage assets and contribution made by their setting must be proportionate to the assets importance, and no more than is sufficient to understand the potential impact of the proposal on their significance;
- Heritage assets should be assessed using appropriate expertise where necessary; and
- In assessing development proposals, LPAs must take any heritage assessment and expertise into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

5.14. Paragraph 131 sets out matters that LPAs should take into account, including:

- The desirability of sustaining and enhancing the significance of heritage assets and outing them to viable uses consistent with their conservation;
- The positive contribution that conservation of assets can make to sustainable communities, including their economic viability; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

5.15. Crucially, paragraph 134 sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals, including securing its optimum viable use.

5.16. Indeed, great weight should be given to the asset's conservation (Paragraph 132). Furthermore, with regards to 'setting', proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (Paragraph 137).

National Planning Practice Guidance (NPPG)

5.17. The National Planning Practice Guidance (NPPG) is also a material consideration in determining planning applications. The NPPG provides an explanation of the government's interpretation of policy in the Framework. Relevant to this application is the guidance relating to conserving and enhancing the historic environment.

5.18. Guidance contained within the NPPG supports policy contained within the NPPF and sets out guiding principles for plan making and decision taking relevant to the historic environment, to ensure heritage assets are conserved, and where appropriate enhanced in a manner which is consistent with their significance thereby achieving sustainable development.

5.19. It notes that to prevent the risk of neglect and decay of heritage buildings, applicants should seek to ensure that buildings remain in an active use consistent with their conservation. This is likely to require sympathetic changes to be made from time to time.

The London Plan (March 2015)

5.20. The London Plan provides the overall strategic plan for London with the aim of promoting sustainable development. The key relevant policies for consideration of the proposed development are summarised as follows:

- Policy 2.1 'London in its global, European, and United Kingdom context' looks to ensure that London retains and extends its global role as a sustainable centre for education and research, and ensure that London excels amounts world cities and as the major gateway

to Europe and the UK;

- Policy 3.18 'Education facilities' promotes the provision of higher education facilities to meet the demands of a growing and changing population, and sets out that proposals which enhance education provision will be supported, including the expansion of existing premises. The London boroughs should support and maintain London's international reputation as a centre of excellence in high education;
- Policy 4.10 'New and emerging economic sectors' provides support for London's higher and further education institutes and their development, recognising the need for accommodation and the special status of the parts of London where they are located, particularly Bloomsbury. This is of national and international importance;
- Policy 4.12 'Improving opportunities for all' promotes the development of a range of employment opportunities for Londoners, and seeks to ensure that Londoners are able to access jobs and other opportunities in the city. This is underpinned by building on London's world-renowned higher education institutions, amongst others, to ensure excellent and rigorous education to provide a highly skilled workforce;
- Policy 7.2 'An Inclusive Environment' promotes accessible and inclusive design to ensure that developments can be used safely, easily and with dignity by all with no disabling barriers;
- Policy 7.4 'Local Character' provides that development should respect local character, having regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings;
- Policy 7.6 'Architecture' provides that development should conserve, restore, re-use and incorporate heritage assessment where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail;
- Policy 7.8 'Heritage Assets and Archaeology' states that development should conserve, restore, re-use and incorporate heritage assessment where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale and materials and architectural detail; and
- Policy 7.9 'Heritage-led regeneration' states that developments should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

The Development Plan

Camden Core Strategy (2010)

- 5.21. The key relevant policies for consideration of the proposed development are summarised as follows:
- CS5 Managing the impact of growth and development seeks to provide the facilities to meet the needs of Camden's population, and contribute to the borough's London-wide role, providing sustainable buildings and spaces of the highest quality, and protecting and enhancing heritage in the borough;
 - CS8 Promoting a successful and inclusive Camden economy recognises the importance of employment generating uses including education;
 - CS9 Achieving a successful Central London seeks to support Central London as a focus for Camden's future growth including supporting the concentration of nationally important higher education institutions;

- CS10 Supporting community facilities and services promotes supporting the higher education sector in Camden, whilst also balancing its requirements with those of other sectors and the local community. Applications must be sensitive to their surroundings, taking into account the cumulative impact on the balance and mix of uses in the area; and
- CS14 Promoting high quality places and conserving our heritage requires development of the highest standards of design that respects local context and character, and seeks to preserve and enhance Camden's rich heritage. It is stated that good design is safe and accessible, and responds flexibly to the needs of its users.

Camden Development Management Document (2010)

- 5.22. The key relevant policies for consideration of the proposed development are summarised as follows:
- DP22 Promoting sustainable design and construction states that the Council will require development to incorporate sustainable design and construction measures;
 - DP24 Securing high quality design states that alterations to existing buildings will be of the highest standard of design and will expect developments to consider the character, proportions and quality of materials;
 - DP25 Conserving Camden's heritage seeks to preserve and enhance the character of conservation areas and in terms of listed buildings to grant alterations that would not harm the special interest of the building; and
 - DP27 Basements and lightwells provides measures to ensure that basement and lightwell development will not cause harm to the natural and built environment and local amenity, and will not cause adverse impacts in terms of ground instability or flooding.

Camden Site Allocations Local Development Document (2013)

- 5.23. The Site Allocations Plan set out the Council's key objectives and guidance for development of land and buildings on significant sites which are likely to be developed during the Core Strategy plan period.
- 5.24. This includes Site 21: Senate House (north block) Malet Street, which sits adjacent to Senate House and SOAS, and proposes development for university, education, cultural and/or community and related ancillary uses.

Other relevant guidance and material considerations

- 5.25. Camden Planning Guidance of relevance to this application is as follows:
- CPG 1 Design (2014) – The purpose of this guidance is to promote design excellence and to outline the ways in which high quality design can be achieved;
 - CPG 3 Sustainability (2013) – The purpose of this guidance is to provide more sustainable developments; and
 - CPG 4 Basements and lightwells (2015) – The purpose of this guidance is to provide further guidance on basement and lightwell development.

Bloomsbury Conservation Area Appraisal (2011)

- 5.26. The site falls within the Bloomsbury Conservation Area, for which a Conservation Area Appraisal and Management Strategy has been prepared (2011). This sets out the background and historical development of the area and its significance.

5.27. The site falls within sub area 3: University of London/British Museum. A plan is provided at **Appendix 5**. This sub-area is dominated by large-scale institutional buildings including Senate House. Senate House is located within the southern university area, where Sir Edwin Lutyen's initial masterplan was intended to be delivered, but was superseded by that of Charles Holden. Indeed, the construction of Senate House was the first phase of Charles Holden's plan, which was never completed.

5.28. Paragraph 5.36 sets out the significance of the Grade II* listed Senate House:

“Senate House forms a prominent focal point within the surrounding streets. Its tall, stepped tower is a visible landmark in the wider Bloomsbury area and beyond; it can be seen in a variety of long views including the vista looking east along Store Street, looking south from Torrington Place across Torrington Square, and looking west from Russell Square. Faced in Portland stone, it was constructed in 1932-38 in a stripped down Art Deco style to the designs of Charles Holden. Essentially the facades are quite plain, featuring vertically proportioned window openings with recessed steel frames. The Art Deco influences can be seen in the modelling of the building, in particular the bold, stepped form of the central tower, and in the detailed design of secondary elements such as doors and metalwork. The predominantly four-storey frontage is set back from Malet Street behind tall boundary railings and a line of mature trees, which are significant elements in the streetscape. It should be noted that the north-east wing of Senate House was never built due to WWII, and this portion of the site remains undeveloped to this day, with the rear of the building taking on a asymmetrical plan form.”

5.29. It goes on to state that Senate House is seen as part of a group of buildings on the east side of Malet Street and the north side of Keppel Street, including the London School of Hygiene and Tropical Medicine (Morley Horder and Verner Rees, 1929) (listed Grade II), creating a strong sense of enclosure. Both buildings overlook the sunken garden on the west side of Malet Street and the south side of Keppel Street.

6. Planning Analysis

- 6.1. This section examines the key planning considerations that are relevant to the determination of the application. It demonstrates that the proposed scheme complies with relevant planning policy, and details how the proposals have evolved through pre-application discussions with officers of LB Camden.
- 6.2. The proposals perform well against the NPPF, Camden's Core Strategy, Development Policies Document and the saved RUDP policies. In terms of each relevant policy the following conclusions have been drawn:

Principle of development

- 6.3. The University of London in particular contributes hugely to the higher education offer in this area. The University of London comprises approximately 29% of the London Higher Education Institution (HEI) total and is therefore of strategic importance at the London level. In turn, the University is also a major employer and attracts major international companies able to benefit from the university's research reputation, such as in pharmaceuticals and life sciences.
- 6.4. In this context, it is of strategic importance that the facilities and services provided by the University of London continue to reflect the status of the University and indeed the reputation of this part of Central London as a nationally and indeed internationally important cluster of higher education institutions (London Plan, Policy 3.14).
- 6.5. Programme Beveridge represents an organisation-wide change programme which will support staff in the way they work, providing flexibility for the benefit of staff and the University.
- 6.6. The increase of floorspace at lower ground floor will provide workspaces which facilitate activity based working, utilising new technologies and facilitating a more flexible and dynamic approach to work. The space includes spaces for individual and team working, collaborative areas, individual quiet working spaces, meeting rooms, breakout spaces and social space including a café. When considered together, the proposals will significantly improve the existing facilities within the lower ground and ground floor.
- 6.7. As is set out in Section 2 above, Programme Beveridge represents the first phase of the delivery of the Masterplan which will facilitate further development of the estate in future years. The rationalisation of space in Senate House is hugely significant and will immediately increase the amount of space for academic activity by 18%. The proposed development for a small amount of new D1 floorspace and consolidation of the existing floorspace within the building is appropriate in this location and as such it complies with policy requirement:

Policy CS5 (Managing the impact of growth and development)	<p>Seeks to provide the facilities to meet the needs of Camden's population, and contribute to the borough's London-wide role, providing sustainable buildings and spaces of the highest quality, and protecting and enhancing heritage in the borough.</p> <p><i>The current proposals will contribute to achieving the University's full potential, particularly in terms of enhancing its role as a world leading higher educational facility whilst protecting and enhancing the heritage of the building and</i></p>
------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<i>surrounds in accordance with PolicyCS5.</i>
Policy CS8 (Promoting a successful and inclusive Camden economy)	<p>Recognises the importance of employment generating uses including education.</p> <p><i>The University of London makes a significant contribution to the UK, London and Camden's economy. The proposals form part of the University's emerging Bloomsbury Master Plan that seeks to create an environment that will strengthen the University's position as a World leading educational institution that will meet the demands for future growth. Senate House will form the heart and academic hub of these aspirations and the transformation of currently underutilised space to create more efficient, sustainable and inclusive academic space fully accords with the aims of Policy CS8.</i></p>
Policy CS9 (Achieving a successful Central London)	<p>Seeks to support a successful Central London as a focus for Camden's future growth including supporting the concentration of nationally important higher education institutions.</p> <p><i>The proposals will facilitate the function of underused space, in providing high quality academic floorspace that will contribute in strengthening the Central London area, whilst ensuring the preservation and enhancement of the historic environment (both the conservation area and the Listed Building) to meet the requirements of CS9.</i></p>
Policy CS 10 (Supporting community facilities and services)	<p>Promotes supporting the higher education sector in Camden, whilst also balancing its requirements with those of other sectors and the local community.</p> <p><i>The proposal will create more useable floorspace and upgrade of the universities existing facilities. The proposals seek more efficient use and enhancement of existing floorspace. The proposals have been designed to be sensitive to the surroundings and form part of the wider Bloomsbury Master Plan aspirations that ultimately seeks to enhance how the University and wider community interacts with each other in a sustainable manner that carefully protects the balance and mix of uses in the area in line with Policy CS10.</i></p>

Heritage considerations

- 6.8. Heritage is the key consideration for this application. National policy requires development to protect, sustain and enhance heritage assets, putting them to viable use consistent with their conservation. The building is Grade II* listed and falls within the Bloomsbury Conservation Area (BCA).
- 6.9. The proposals being sought through this application represent sympathetic changes to the interior of the listed building, including revisions to:
1. The windows and fabric:
 2. Toilets:
 3. Staircase and internal walls:
 4. Reconfiguration of Deller Hall;
 5. Opening up and covering the adjoining internal courtyard with a lightweight glazed roof; and
 6. Infilling small sections of the lightwells on the south western elevation.
- 6.10. The proposals have been carefully designed to preserve the historic building and require only minor alterations to facilitate these changes, and we have taken on board comments from officers and have duly responded to these, ensuring that the impact on the historic fabric is kept to a minimum.
- 6.11. Details of the proposed development are set out within section four of this report and the accompanying Heritage Statement. The accompanying Schedule of Works sets out in detail the works which are proposed to the listed building. In accordance with paragraph 126 of the NPPF the proposals will:
- Sustain and enhance the significance of this Grade II* listed building, ensuring that the building remains in a viable use consistent with its conservation;
 - Sustain and enhance the wider Conservation Area and other heritage assets surrounding the site, making a positive contribution to local character and distinctiveness; and
 - Ensure wider cultural, economic and environmental benefits, through conserving this designated heritage asset for future generations.
- 6.12. The Heritage Statement provided in support of this application prepared by GQA concludes that:
- “The proposals will not adversely affect the historic fabric of the Listed Building. The scheme takes particular consideration over sensitive areas. They retain the same types of windows, respect the nature of the infill within the lightwells and the new fixtures will have minimal impact on the historic fabric in terms of limiting the number of fixtures. By restricting the amount of fixings used, the historical character will not be adversely affected. This results in the least amount of loss to the historic fabric”.*
- 6.13. The proposals therefore fully comply with policies relating to heritage assets, and the vision of the Bloomsbury Conservation Area Appraisal:

Policy CS14 (Promoting high quality places and conserving our heritage)	Requires developments of the highest standards of design that respects local context and character, and seeks to preserve and enhance Camden's rich heritage. <i>The proposals embody high standards of design and refurbishment. The proposed design is safe and accessible, preserves and enhances the very special architectural and heritage significance associated with the Grade II* listed Senate House and responds flexibly to the needs of its users and therefore is in line with Policy CS14.</i>
DP25 (Conserving Camden's heritage)	Seeks to preserve and enhance the character of conservation areas and in terms of listed buildings to grant alterations that would not harm the special interest of the building. <i>The proposals ensure that the building will be refurbished and restored in the most sympathetic manner that will preserve the very special significance of this Grade II* listed building. In achieving this, the design proposals have been carefully informed through advice from leading heritage experts, GQA together with extensive consultation with Historic England and LB Camden's own conservation experts and therefore entirely in accordance with Policy DP25.</i>

Design and scale

- 6.14. The proposals fully comply with local planning policy which requires new development, including alterations and extensions to existing buildings, to be of a high quality design and to respect the character, setting, context and the form and scale of neighbouring buildings. The proposed lightwells, enclosed courtyard, and other alterations to a high standard, whilst simultaneously preserving the historic building.
- 6.15. Policy requires that any alterations or extensions to existing buildings should be of the highest standard of design and development must consider the character, proportions and quality of materials. In this respect, the proposed alterations fully comply with the requirements of adopted policy. The lightwells take design cues from the historic detailing, materials and design, yet provide a contemporary approach. Their impact has been robustly assessed through consultations with conservation experts and the visualisations demonstrating the setting and historical significant will be preserved. Please refer to (dwg ref. 1501_PL_176_3D, 1501_PL_177_3D, and 1501_PL_178_3D).
- 6.16. Similarly the proposed lightweight roof structure which will infill the existing internal courtyard responds to the historic building through a modern interpretation. The proposed infilling of this internal courtyard will create a pleasant and relaxing atmosphere for users, whilst maintaining and retaining as much of the historic fabric as possible.
- 6.17. All the proposed internal alterations are similarly of a high quality design, retaining historic fabric where possible and limiting any intrusion of loss of fabric to a minimum.

DP22 (Sustainable design and construction)	The Council will require development to incorporate sustainable design and construction measures. <i>The proposals have been designed to improve the overall efficiency of the building through</i>
--------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

	<i>bringing in to use underutilised floorspace, improving energy performance and ensuring the building meets the needs of all, whilst ensuring that they protect the building's listed status in line with Policy DP22.</i>
DP24 (Securing high quality design)	States that alterations to existing buildings will be of the highest standard of design and will expect developments to consider the character, proportions and quality of materials. <i>The refurbishments have been designed with the consideration of the character, proportions and quality of materials and in accordance with Policy DP24.</i>
DP27 (Basement and lightwells)	Measures to ensure that basement and lightwells are designed in an appropriate manner. <i>The proposed lightwells have been designed in a way that protects the architectural character of the building. The character and appearance of the surrounding area is not harmed and therefore the proposals are in accordance with Policy DP27.</i>

Amenity

- 6.18. All of the proposals which make up this application are internal and there will therefore be no impact on surrounding neighbours. The lightwells are the only external alterations, and as is set out above, these will not be visible in views of the building, to preserve the setting of the listed building, and in addition will have no impact on the amenity of surrounding neighbours.

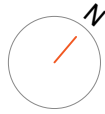
Sustainable development

- 6.19. The key principle at the heart of the NPPF is the presumption in favour of sustainable development. The site is in a sustainable and accessible central location close to public transport links, and the development will provide improved and enhanced academic space, improved accessibility, energy, performance and permeability to meet the requirements of modern occupiers whilst preserving the buildings historical fabric.
- 6.20. The development has been designed giving full consideration to the context of its surroundings, and respects the scale of surrounding buildings. The minimal infilling of the lightwells respond sensitively to neighbouring buildings and the conservation area, and the proposals will not negatively impact on the amenity of its neighbours.
- 6.21. Overall, the development is a sustainable use of the land which meets the key principles of the NPPF.

7. Conclusions

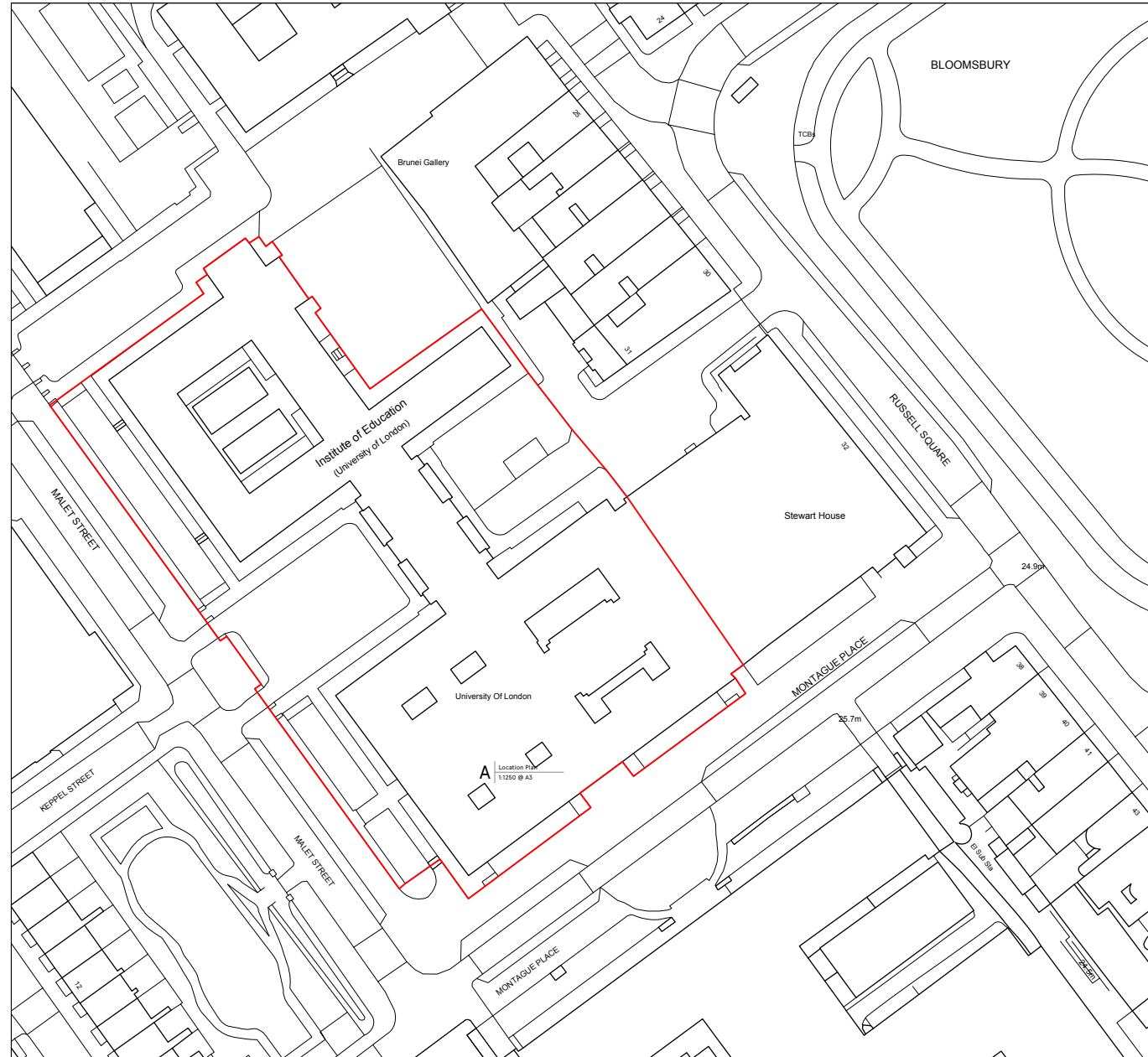
- 7.1. These proposals are acceptable in principle from both a planning perspective and in taking into consideration the heritage interest of the building and the surrounding area. Officers have agreed through the pre-application stage that the principle of the alterations is acceptable (subject to final design).
- 7.2. Indeed, planning policy at all levels supports minor alterations and sympathetic amendments to listed buildings where they are consistent with the buildings conservation and ensure that the building remains in a viable use. As has been noted within this Statement, it is essential that the University of London maintains its national and global reputation as a leading education provider in this part of London; these alterations are therefore required to facilitate that, which in turn will ensure that the building will remain in a viable use consistent with its conservation.
- 7.3. The proposed infilling of the internal courtyard adjacent to Dellar Hall will bring forward underutilised and inefficient space and will transform it into high quality floorspace together with improvements to the building. The proposed minimal infilling of the lightwells along the south western elevation will have a minimal impact to the historic fabric of the building, and the proposed design is sympathetic, and crucially, maintains the character of the building.
- 7.4. The proposed internal alterations are entirely sympathetic to Charles Holden's original design intent. Other alterations will facilitate better wayfinding and open up the existing floorspace for intensified use for staff.
- 7.5. The proposals will improve the efficiency of the building. The increase of floorspace at lower ground floor will provide workspaces which facilitate activity based working, utilising new technologies and facilitating a more flexible and dynamic approach to work.
- 7.6. In heritage terms, the proposals being sought through this application represent sympathetic changes to the interior of the listed building, including revisions. The proposals have been carefully designed to preserve the historic building.
- 7.7. The proposals fully comply with local planning policy which requires new development, including alterations and extensions to existing buildings, to be of a high quality design and to respect the character, setting, context and the form and scale of neighbouring buildings.
- 7.8. All the proposed internal alterations are similarly of a high quality design, retaining historic fabric where possible and limiting any intrusion of loss of fabric to a minimum.
- 7.9. Overall the proposals represent sustainable development in line with national, regional and local planning policy whilst sustaining and enhancing the significance of the Grade II* listed Senate House, ensuring it remains within a viable use consistent with its conservation. As such, we politely request that the proposals are approved without delay.

Appendix 1



NOTE
 This drawing is copyright. Do not scale off dimensions. All dimensions are to be checked on site by contractor. Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

— Indicates Site Boundary



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REV	DATE	DETAILS	BY

CLIENT
University of London

PROJECT
Project Beveridge

DRAWING TITLE
Location Plan

STATUS
Planning

DATE
09.02.16

SCALE
1:500@A0

JOB NO.	ELEMENT	TYPE	DRAWING NO.	REVISION
1501	[--]	PL	001	

spacelab

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Appendix 2

Alice May

From: Walker, Hannah <Hannah.Walker@camden.gov.uk>
Sent: 07 November 2014 15:11
To: Martin Burchett
Subject: Senate House 2014/6384/PRE

Dear Martin

Thank you for meeting myself and Claire on site last week. We had the opportunity to view the affected areas in the basement and to discuss the potential visual impact of the basement infills.

I think that there could be the potential for infilling sections of the existing basement lightwells. The lightwells are unusually deep and part of the lightwell was infilled and incorporated into the basement accommodation when the building was first constructed. We identified some sections of lightwell where the views from the public realm would be limited to those from close quarters, immediately adjacent to the stone wall that surrounds the lightwells at ground floor level. It may be possible to infill these areas without causing harm to the listed building. By contrast, there are other sections, such as the north elevation where there are longer views of the lightwell from rising ground and where a proposed infill would be seen in the foreground of views of the main entrance and tower. In my view an infill in this location would not be appropriate.

Careful consideration would need to be given to the height of any infill structure as well as its materials so as to minimise its visual impact. The original lightwell infill has glass blocks set within a flat roof which helps to disguise its form and reads as a 'floor' to the lightwell. I am considered that the very lightweight contemporary approach shown in the pre application document could offer too stark a contrast with the solid masonry of the building. Clearly the infilling of sections of the lightwell would require the conversion of some existing windows to door openings. I think that the number of these would have to be minimised so as to avoid losing the visual and historic integrity of the perimeter structure of the listed building.

We also looked at the Deller Hall where it is proposed to infill one of the adjacent lightwells and to open up the spaces to each other. We considered that this was likely to be acceptable in principle, however more of the windows should be retained and the overall number of door openings should be reduced so as to preserve the spatial quality and integrity of the space. Once again, careful consideration would need to be given to the design, materials and structural qualities of the infill as well as the relationship with adjacent features such as windows and downpipes. The junction between the new structure and the surrounding masonry walls would need to be of the highest quality.

These proposals would need to be fully justified and the benefits of the scheme clearly articulated. The University would have to make a robust case for the proposed infills, demonstrating the need for this space and how the proposals sit within its overall aspirations for the building in the medium to longer term.

On a lesser note, I appreciate that the images are contextual at this stage, however the reception area shows new pendant lighting. I recall that this area has original ceiling mounted globe luminaires which we would expect to be retained.

I hope that this is useful. Please contact me if you require any further information.

Please note that the information contained in this letter represents an officer's opinion and is without prejudice to further consideration of this matter by the Development Management Section or to the Council's formal decision.

Thank you

Hannah Walker
Principal Planner (Conservation and Design)
Development Management
Culture and Environment
London Borough of Camden

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Appendix 3

Alice May

From: Powell, Antonia <Antonia.Powell@Camden.gov.uk>
Sent: 13 November 2015 17:02
To: Alice May
Cc: Nick Belsten
Subject: RE: Project Beveridge, Senate House, University of London

Hello Alice

Thank you for your email regarding pre application comments on the proposed August 2015 Spacelab scheme for Senate House. I have now had an opportunity to look through the proposals and to revisit the building. My considered comments are as follows:

I have given consideration to the proposal to glaze over the internal courtyard adjacent to the Deller Hall. This area is somewhat glum and underused and has the potential to provide an attractive naturally lit link space. I have no objection in principal to the introduction of a lightweight structure which barely impacts on the historic elevations. There would be, however a fair amount of loss of interesting historic detailing which Hannah Walker discussed in her pre application comments of the 7th November 2014. I am in particular concerned by the loss of the Deller Hall windows with their interesting projecting form. The principal of opening up the link between the hall and the enclosed lightwell is I believe acceptable however I would like to see two windows removed and three retained thus preserving the majority of the fenestration in this location. Hannah also mentions "the number of door openings should be reduced so as to preserve the spatial quality and integrity of the space". Perhaps less openings could also be introduced on the facing elevation as the current design does involve the loss of all the windows in this location. As we discussed when we met, details of the junction between the new infill structure and the historic fabric will need to be particularly sensitive so as to avoid any unnecessary damage to the masonry or be visually obtrusive.

The proposed infills to the perimeter lightwells are my chief concern. I have visited the building a number of times and most recently during the evening to gage the impact from the public domain and when lit at night. I have read Hannah Walkers comments relating to this part of the scheme and have to report that I consider the current proposal will have considerable adverse impact in terms of the loss of historic fabric and on the setting of the listed building, in particular views of the entrance and tower. I have to say that I did not find any views where the proposed infills would not be clearly visible. I believe that the current design has not addressed the concerns which Hannah raised, namely that the infill would be seen in the foreground and that there would be a stark contrast between the new design and the old. As you know the lightwells form a highly important visual element in the architectural composition. They act as a deep mote out of which Senate House rises impressively. The roof level of any infill is dictated by the height of the basement windows and any structure which clears the window arches would, unfortunately not only be highly visible but would also mean the loss of the essential character of the mote. I regret to report that in my view, the currently proposed infill of the lightwells, would detract from the architectural significance of this very fine Grade II* building.

The removal of outdated plant and associated ductwork is welcome. While the installation of new plant and services, subject to sensitive incorporation, would be likely to have my support.

Internally the reopening of original openings and the staircase as originally proposed by Holden

along with the other proposed alterations, subject to detail, are also likely to be acceptable. The proposed relocation of the main ground floor kitchen will be of benefit to the Macmillan Hall and is considered welcome.

I have given thought to the design approach for the internal alterations. Holden's interior is highly refined and paired back and I consider that the introduction of any new design ethos may have the potential to detract from that understated elegance. I consider that a scholarly representation of the interior detailing would in this instance be appropriate.

Providing the impact on the historic fabric is kept to a minimum the internal part of the proposals, along with the glazing of the courtyard adjacent to the Deller Hall would be likely to have my support. The historic material removed during the course of the works will need to be salvaged and reused where ever possible.

Please note that these are my pre application comments and I reserve the right to review my comments at planning application stage.

Please also note that any application which the planning authority may receive will be subject to full consultation including Historic England, The Bloomsbury CAAC, a Press notice and a site notice will be required, and The 20th Century Society.

I trust this if of assistance and please come back to me if you wish to discuss any part of the proposed scheme.

Antonia Powell
Senior Planner (Conservation) Development Management Team (West Area)
Regeneration and Planning
Culture and Environment
London Borough of Camden

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5 Pancras Square
London N1C 4AG

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From: Alice May [alice.may@indigoplanning.com]
Sent: 12 November 2015 12:13
To: Powell, Antonia
Cc: Nick Belsten
Subject: RE: Project Beveridge, Senate House, University of London

Hi Antonia

Thanks again for your email below. We have been giving this some further thought and wondered if you could please clarify the following:

1) You mentioned concerns regarding the internal courtyards adjacent to Dellar Hall – are you suggesting you have concerns around this? Previously Hannah Walker and Claire Brady had set out in their written advice that this was acceptable in principle, subject to design, materials, and structural qualities of the infill.

2) Regarding the level of infill to the perimeter lightwells – is this an additional concern or the same issue?

Obviously we are conscious that you are still considering the proposals further, but we just want to clarify on these points.

Many thanks in advance

Kind regards

Alice

Alice May | Senior Planner

T 020 7269 6300

M 07469 156 844

From: Powell, Antonia [mailto:Antonia.Powell@Camden.gov.uk]
Sent: 04 November 2015 10:44
To: Alice May
Cc: Nick Belsten
Subject: RE: Project Beveridge, Senate House, University of London

Hello Alice

I was on leave last week and have just been catching up with the comments Hannah Walker made in 2014 about the previous proposals for the lower ground and lightwells. In general I am happy to support the internal changes subject to the salvage of historic fabric and its reuse within the scheme. However as I explained when we met, I am concerned about the roofing over of the inner courtyard and the level of infill to the perimeter lightwells including their visual impact on the long views of Senate House. I still have to compare the two sets of drawings fully and when I have that completed I will respond more fully. I confirm that the level of information you have provided is clear and sufficient for me to assess the proposals.

I note that Claire Brady of Historic England was involved with the earlier discussions and I would also like to discuss the updated scheme with her. Would you be able to send her an electronic copy of the drawings directly. That would be most helpful.

With many thanks

--

Antonia Powell
Senior Planner (Conservation) Development Management Team (West Area)

Telephone: 020 7974 2648

From: Alice May [<mailto:alice.may@indigoplanning.com>]
Sent: 04 November 2015 10:01
To: Powell, Antonia
Cc: Nick Belsten
Subject: RE: Project Beveridge, Senate House, University of London
Importance: High

Hi Antonia

Just wondering if you could please provide us with an update on this?

Many thanks

Kind regards

Alice

Alice May | Senior Planner

T 020 7269 6300

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alice.may@indigoplanning.com

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From: Nick Belsten

Sent: 28 October 2015 15:59

To: antonia.powell@camden.gov.uk

Cc: Alice May

Subject: RE: Project Beveridge, Senate House, University of London

Importance: High

Hi Antonia,

I know you are really busy at the moment, but it would be really appreciated if you could give a timescale for providing feedback following our pre-application meeting.

If it is easier, a summary of key points via email is fine!

Kind regards and sorry to harass!

Nick

Nick Belsten | Director

DDI 020 7269 6294

M 07985 485 500

From: Alice May
Sent: 22 October 2015 15:47
To: 'antonia.powell@camden.gov.uk' (antonia.powell@camden.gov.uk)
Cc: Nick Belsten
Subject: RE: Project Beveridge, Senate House, University of London

Hi Antonia

Hope you are well.

Further to our meeting last week, I just wanted to touch base to find out if there was anything else you needed from us following the meeting?

Also, are you able to provide any timescales as to when you might be able to get back to us with the council's written pre-application advice?

Many thanks

Alice

From: Alice May
Sent: 15 October 2015 08:34
To: 'antonia.powell@camden.gov.uk' (antonia.powell@camden.gov.uk)
Cc: Nick Belsten
Subject: Project Beveridge, Senate House, University of London

Dear Antonia

It was good to meet you yesterday and hopefully the meeting and site visit was useful to help understand the proposals more fully.

We look forward to receiving the written pre-application advice but please do let Nick or me know if you need anything else to assist you in the meantime.

Many thanks

Kind regards

Alice

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Appendix 4

1501_Universtiy of London_Senate House
Listed Building Schedule of Works



Please refer to the demolition drawings 1501 [--] PL 100 & 102 for location and extent of the works listed in the schedule below.

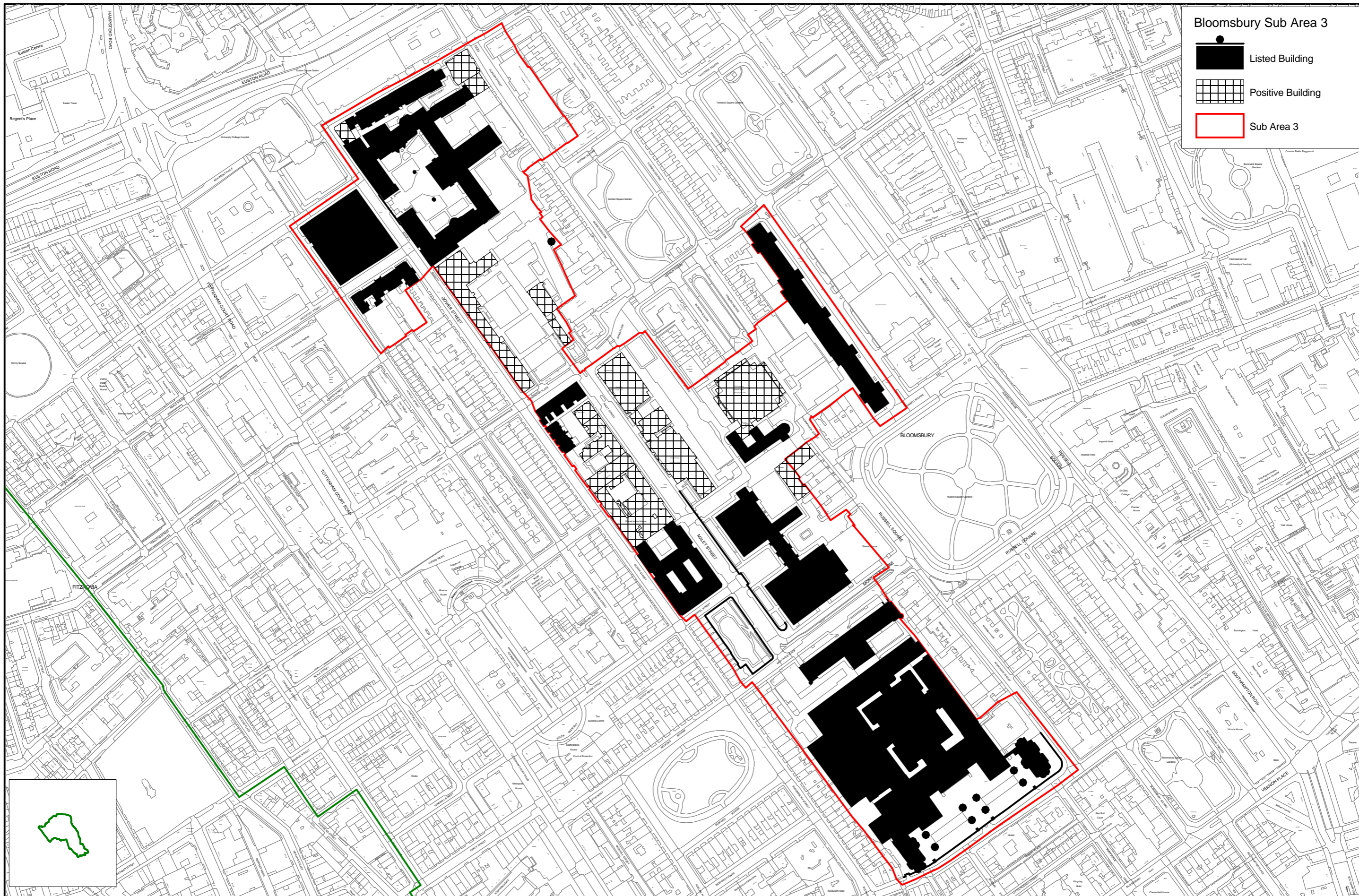
Level	Item no.	Area	Works
LGF	Section 1	Existing Lift Lobby	
	1.1		Refurbishment of the existing Gents WC's adjacent to the existing lift lobby to include the removal of the inner set of double doors for relocation.
	1.2		Installation of existing set of original double doors (retained from the gents WC's) with a plasterboard surround.
	1.3		To retain and make good the existing tiled walls and floor finishes restoring them to their original condition.
	1.4		Removal of the existing partition wall and door between the lift lobby and café / kitchen and make good original floor and ceiling finishes. Refurbish existing original tiled wall finish to this area ensuring it matches the main lift lobby / new reception.
	1.5		Refurbishment of the existing kitchenette and service area adjacent to the existing lift lobby.
	1.6		Installation of a new glazed partition and set of double glass doors within the lift lobby creating secure access to the lower ground floor with plasterboard bulkhead above (extended from the existing cable tray boxing out.)
	1.7		Installation of new reception desk, shelving unit and waiting area within the lift lobby / new reception area.
	1.8		Removal of the original window and external stonework below between the existing café / kitchen area and the external courtyard to include making good of the reveal as indicated on the sketch details provided.
LGF	2.0	Deller Hall	
	2.1		Removal of 3no. central existing windows and external stonework below between Deller Hall and the external courtyard to include making good of the reveal as indicated on the sketch details provided.

	2.2		Removal of the existing non original lightweight partition walls that form the existing kitchen and storeroom within Deller Hall making good the original floor and ceiling if necessary restoring it to its original condition.
	2.3		Removal of the non original partition walls between Deller Hall and the existing servery and removal of the non original existing rear wall and side doors to the servery making good the original floor and ceiling if necessary restoring it to its original condition and more in keeping to Holden's original design intent.
	2.4		Removal of 1no. existing window, external fabric and travertine panel heater below between Deller Hall and the external South Eastern Lightwell.
	2.5		Removal of 1no. Double doorset and adjacent windows to the external Southern Lightwell.
	2.6		2no. openings to be created within non original walls between the rear servery corridor and the rear main corridor to improve circulation between the main LGF kitchen and the Deller Hall servery.
	2.7		Removal of the existing non original partitions and door to the existing paper store to the rear of Deller Hall making good the original floor and ceiling if necessary restoring it to its original condition.
	2.8		Removal of the existing non original lightweight partition walls and doors within the rear kitchen area and the existing adjacent store rooms - Please note this outside the listed Demise.
	2.9		Removal of the existing surface fixed light fittings and replacement with new lighting making good the original ceiling where necessary and restoring it to its original condition.
	2.10		Installation of new mechanical comfort cooling within the joinery elements.
	2.11		Installation of new joinery seating booths and timber cladding.
	2.12		Installation of new servery equipment, fixtures and fittings to the rear of Deller Hall.
LGF	3.0	External Courtyard	
	3.1		Removal of 1no. Double doorset and adjacent windows to the external East elevation.
	3.2		Removal of 1no. existing window and external stone work below between the external courtyard and the existing WC's to the North Elevation.
	3.3		The cleaning of the existing external stonework to the lower level with the area to be covered over.
	3.4		Installation of a new fully double glazed canopy roof to enclose the existing external courtyard. Roof to be constructed of a metal framework with fully solar double glazed units with a perimeter gutter / drainage system.
	3.5		Installation of a new staircase from the LGF courtyard to the ground floor reception area.
	3.6		Installation of a new underfloor fresh air ventilation system and comfort cooling air conditioning system with circular floor grilles to perimeter of the courtyard.
	3.7		Installation of new high level perimeter and recessed floor up lighting.
LGF	4.0	General Office Space	


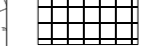

	4.1		General Removal of existing non original lightweight internal partitions and doors as highlighted on the LGF demolition plan making good the any original features, floors and ceilings where necessary restoring to the original condition / intent where possible.
	4.2		Removal of the existing mechanical systems and the installation of new high level fresh air ventilation and comfort cooling air conditioning systems including new supply (Activent system) and extract ductwork throughout LGF open plan office space.
	4.3		Removal of the existing lighting and the installation of new lighting throughout office space.
	4.4		Installation of new solid and glazed partitions, new doorsets and ceilings where necessary to suit new layouts and functionality throughout the new office space - Please refer to the proposed layout drawings for extent and locations.
	4.5		Installation of additional raised access floor to contain a new underfloor power and data system throughout office space.
	4.6		Installation of new joinery seating booths and timber cladding to create meeting / alternative working hubs.
	4.7		new opening to be created in original wall, to create access between spaces.
LGF	5.0	External Lightwells	
	5.1		Removal of 9no. existing windows and external stonework / fabric below between the open plan office and the existing external lightwell to the West elevation.
	5.2		Installation of 4no. concrete and glass roof canopies to partially infill the Western lightwell with lightweight glass sliding door assemblies enclosing these areas and creating additional internal floor space to the LGF. The existing stonework rear wall to these areas will be fully insulated, lined with plasterboard and decorated.
	5.3		Installation of a new underfloor trench heating system with linear floor grilles to new raised access floor to ensure that a level threshold is created between the existing office space and the additional floor space.
	5.4		Installation of a raised floor to the existing areas between the new lightwell infill with new low level planting and landscaping.
LGF	6.0	External Link	
	6.1		Removal of 1no. existing window and external stonework below between the existing ICS Library and the LGF external South Lightwell.
	6.2		Removal of the existing non original brickwork plant room / area and associated plant, pipework and associated fixtures and fittings sat within the LGF external Southern Lightwell.
	6.3		Installation of a new glazed link between Deller Hall and the existing ICS Library (to be office space).
LGF	7.0	North West Corridor	

	7.1		Removal of the Existing internal windows (low level and high level) and internal fabric below, incl the original travertine panel heaters and 1no. set of double doors between the existing Northern corridor and the existing open plan office space. Removal the structural wall infill between the low level and high level windows.
	7.2		Replacement of the textured glazing for clear glazing to the small high level external windows within the Northern corridor.
	7.3		Removal of the set of non original double glass doors to the North West corridor making good the existing floor and ceiling if necessary restoring to the original condition.
LGF	8.0	New Mechanical Plant	
	8.1		Removal of the existing basement supply and extract AHU serving the LGF and ground floor office areas.
	8.2		Installation of 4no. New AHU's within the existing internal and new internal plant rooms to the locations indicated on the drawings.
	8.3		Installation of new supply air louvres to be provided to serve the new AHU's as indicated on the images.
LGF	9.0	New WC's	
	9.1		Removal of the original wall and door that forms the existing ladies WC's the North wing making good the any original features, floors and ceilings where necessary restoring to the original condition / intent where possible.
	9.2		Installation of new Gents and Ladies WC's to the central area of the LGF, facilities to include a fully accessible WC and shower room, gents and ladies shower rooms and a locker room.
	9.3		New mechanical extract, lighting and services (incl. drainage) will be provided to this area.
LGF	10.0	Existing staircases	
	10.1		Removal of the Existing non original concrete blockwork walls to the rear staircase opening this up to create an improved link with the ground floor and Stewart House as per Holden's original design intent.
Ground Floor	11.0	Main Reception Area	
	11.1		Removal of the original window and external stonework below between the ground floor reception and the external courtyard / lightwell to provide access to the new courtyard stairwell previously described above.
	11.2		Installation of a new automatic fire shutter above the opening created in the ground floor reception area.
	11.3		Installation of 2no. New security barrier access gates adjacent to the removal of the existing window to allow secure access for staff to the LGF courtyard.

Appendix 5



Bloomsbury Sub Area 3

-  Listed Building
-  Positive Building
-  Sub Area 3

Bloomsbury CA Sub Area 3 Townscape Appraisal



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