



Wates House, Landscaping Works  
University College London

# Planning Statement and Assessment of Heritage Impact

21 March 2016

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# 1 Introduction

## Introduction

1.1 This Planning Statement and Assessment of Heritage Impact has been prepared by Deloitte LLP in support of a Listed Building Consent application, submitted on behalf of University College London (UCL) (“The Applicant”), for landscaping works within the rear gardens of Campbell House, Taviton Street (“The Site”). The works include the comprehensive re-landscaping of the rear gardens, improved access and new openings within the existing wall and are outlined in detail within this application.

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

1.3 Given the proximity to the Grade II listed terrace, the proposed landscaping works require Listed Building Consent. As such, UCL is seeking Listed Building Consent for:

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“Landscaping works within the rear gardens of Campbell House, Taviton Street associated with planning permission 2014/3486/P.”

1.4 The proposed landscaping works relate to the approved extension and refurbishment of Wates House, 22 Gordon Street, WC1H 0QB (Planning Application Ref: 2014/3486/P). The description of development approved under application 2014/3486/P is as follows:

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“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).”

## Application Content

1.5 This Listed Building Consent application comprises the following documents:

- Application Form;
- Site Location Plan;
- 2014/3486/P Decision Notice;
- Landscape Design and Access Statement;
- Tree Protection Plan and Arboricultural Method Statement (tf 1009/TPP/300); and
- Application Drawings.

## Background to the Application

- 1.6 An application was submitted on 6 May 2015 to formally, fully, discharge Condition 4 of the planning permission granted under application 2014/3486/P. Condition 4 requires details of the proposed hard and soft landscaping proposals for the rear garden of Campbell House to be provided. It states:

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

Such submission shall include full details of:

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

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

- 1.7 The submission made on 6 May 2015 contained details of the hard and soft landscaping proposals within the rear gardens of Campbell House.
- 1.8 A letter dated 17 July 2015 was then issued to LB Camden to respond to comments received from Officer's regarding trees and plant species.
- 1.9 Following a site visit with Officer's on 9 September 2015 the landscaping proposals were revised to reflect feedback received and resubmitted to LB Camden on 26 February 2016. Listed Building Consent is now sought for these revised landscaping works.

# 2 Application Proposals

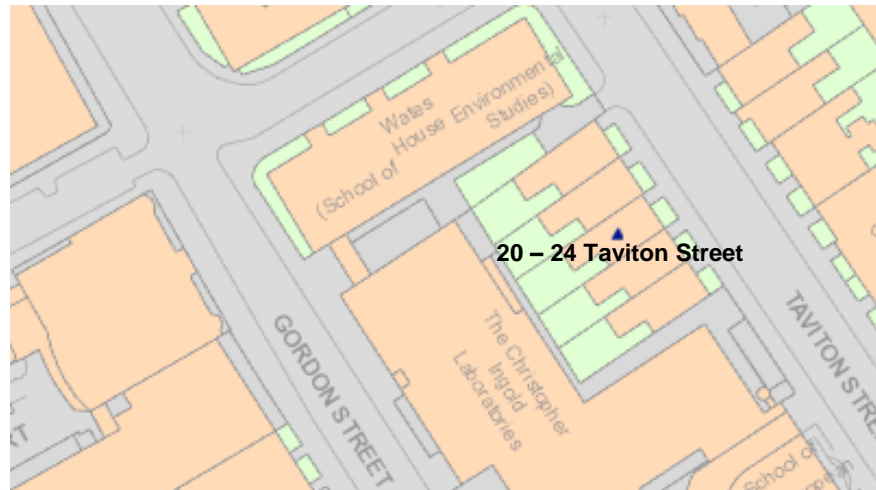
## Landscaping Works

- 2.1 The proposed landscaping works will create a high quality public realm environment that responds to the character and constraints of the Site.
- 2.2 As detailed within the enclosed Landscape Design and Access Statement the proposals aim to deliver a vastly improved amenity area whilst providing fully accessible and useable cycle parking facilities within a separate defined area. In addition, raised planters with integrated seating and a boules area will provide sociable spaces.
- 2.3 Full details of the landscaping proposals, including paving, street furniture, movement and accessibility, trees and planting and walls can be found within the Landscape Design and Access Statement
- 2.4 In finalising the landscape proposals, Policies CS14 – Promoting High Quality Places and Conserving our Heritage and CS15 – Protecting and Improving our Parks and Open Spaces and Encouraging Biodiversity of the London Borough of Camden Local Development Framework Core Strategy and Policy DP24 – Securing High Quality Design of the London Borough of Camden Local Development Framework Development Policies have been carefully considered.
- 2.5 The landscape proposals are in full accordance with planning permission 2014/3486/P and the landscape principles set out in the approved Design and Access Statement. Full details of the landscape proposals are included within the submitted Landscape Design and Access Statement.

# 3 Heritage Considerations

## Heritage Context

- 3.1 This section considers the impact of the proposed landscaping works on the Grade II listed terrace at 20 – 24 Taviton Street as identified at Figure 1 below:



**Figure 1: Historic England Historic Buildings Map Extract**

- 3.2 The terrace is also located within sub area 2 of the Bloomsbury Conservation Area. Wates House itself straddles sub area's 2 and 3:



**Figure 2: Bloomsbury Conservation Area – Sub Area 2 Extract**

## Assessment of Significance

- 3.3 The terrace and the attached railings were first listed on 11 May 1974 and are covered by the following listing entry:

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“5 houses forming part of a terrace. c1824. Built by Thomas Cubitt. Darkened yellow stock brick and stucco ground floor, Nos 23 and 24 rusticated. 4 storeys and basements. 3 windows each. Remains of formerly symmetrical facade of which Nos 23 and 24 were the projecting end bay. Square-headed doorways with panelled jambs, cornice-heads, fanlights and panelled doors. Continuous cast-iron balconies to 1st floor casements. 2nd and 3rd floor, gauged brick flat arches to recessed sashes. Upper storey windows of Nos 23 and 24 architraved, 1st floor with cornices. Simplified modillion cornice. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with foliated finials to areas. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 103-4).”

- 3.4 The entry identifies that the terrace was erected by renowned London builder Thomas Cubitt in c. 1824. It is considered that the terrace is representative of the historic character which defines much of the Bloomsbury area.
- 3.5 The rear gardens are not identified in the listing as being of significance.
- 3.6 As set out at paragraph 6.68 of the Officer’s Report for planning application 2014/3486/P the rear gardens of Campbell House are currently in a poor condition and are in chronic need of improvement:

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

- 3.7 In line with these comments, it is considered that the existing rear gardens do not contribute to the significance of the designated asset or the Bloomsbury Conservation Area.

## Assessment of Impact of the Proposals

- 3.8 The landscaping proposals relate to the gardens behind the terrace only. The listed terrace at 20 – 24 Taviton Street and the attached railings will not be affected. Listed Building Consent is however required as the landscaping works will take place within the curtilage of the listed terrace and include new openings within an attached wall.
- 3.9 The proposals have been carefully considered with close dialogue with LB Camden Officer’s to ensure that they sensitively respect the listed terrace.
- 3.10 Retaining the existing York Stone paving is a key element of the proposals given that UCL and LB Camden consider them to be some of the most interesting pieces of original interior fabric remaining. It was initially proposed that the York Stone paving would be lifted, cleaned and re-laid in an alternative part of the landscaped area. However, following consultation with LB Camden the paving will be cleaned and retained in situ.
- 3.11 The paving type proposed for other parts of the rear gardens will respect and compliment the retained York Stone as detailed in the Landscape Design and Access Statement.
- 3.12 It is considered that the Landscape Masterplan responds to the context of the Site and Sub Area’s 2 and 3 of the Bloomsbury Conservation Area. It will improve the setting and add to the special interest of neighbouring heritage assets including the Grade II listed terrace at 20 – 24 Taviton Street.

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

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

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

### Summary

- 3.15 A high quality but sensitive approach to both hard and soft landscaping is proposed and will thus create an attractive but useable space that mediates between the new Wates House and the listed terrace.
- 3.16 The landscaping works will therefore have no impact on the overall significance of 20 – 24 Taviton Street and will cause no harm to the significance of the designated heritage asset. They will provide public benefits by creating an enhanced social space that better relates to the heritage asset.
- 3.17 It is considered that the landscaping works will therefore preserve and enhance the heritage assets and their settings in accordance with Policies DP25 and CS14.



# 4 Conclusion

- 4.1 The landscaping works proposed are associated with the refurbishment and extension of Wates House (2014/3486/P).
- 4.2 Listed Building Consent is required as works are proposed to the curtilage of the listed terrace at 20 – 24 Taviton Street.
- 4.3 The proposals have been carefully considered following detailed discussions with LB Camden Officer's to ensure that they sensitively respond to the heritage asset.
- 4.4 It is considered that the proposed landscaping scheme will create a high quality space that will enhance the setting of the listed terrace and the character of the Bloomsbury Conservation Area. The works will provide a public benefit by creating an enhanced social space that better relates to the heritage asset.
- 4.5 The proposals are therefore fully in accordance with Policies DP25 and CS14 and the principles of the National Planning Policy Framework (NPPF) and should be granted listed building consent.

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