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1 Introduction

Introduction

- 1.1 This Planning Statement accompanies an application for planning and listed building consent submitted to the London Borough of Camden ("LBC") on behalf of University College London ("UCL"), the applicant. The application seeks temporary consent for a two storey teaching facility, to be located in the Main Quad of the Wilkin's Building ("the site") on the UCL Bloomsbury Campus.
- 1.2 The description of development is:
"Installation of a two-storey temporary (5 years) building for use as teaching space within the Main Quad of the Wilkin's Building at UCL's Bloomsbury Campus"
- 1.3 This Planning Statement sets out the planning justification for the proposed development and provides an assessment against the relevant planning policies and other material considerations.

University College London

- 1.4 UCL is London's leading multidisciplinary university, with over 11,000 staff and nearly 40,000 students. It was ranked seventh in the QS World University Rankings 2016/17 and provides excellence and leadership in teaching and research.
- 1.5 UCL is delivering an ambitious capital programme of renovation and redevelopment of its Bloomsbury Campus. An estate-wide masterplan (<http://www.ucl.ac.uk/masterplan>) sets out a vision for the long term development and improvement of the core Campus over the next ten to fifteen years. The ten year Capital Programme will see investment of c. £1.3bn in the UCL estate. The "Transforming Bloomsbury" masterplan identifies a range of projects to deliver this vision and the best possible teaching, learning and living environment for its students. A number of the larger projects are nearing completion, whilst further phases are at the feasibility stage.
- 1.6 In addition to this Planning Statement, the following documents have been submitted as part of or in support of this planning application:
 - Planning Application Forms, certificates and notices;
 - Site Location Plan (prepared by Burwell Deakins);
 - Existing and Proposed Plans (prepared by Burwell Deakins);
 - Existing and Proposed Elevations and Sections (prepared by Burwell Deakins);
 - Existing Photomontages (prepared by Burwell Deakins);
 - Design and Access Statement (prepared by Burwell Deakins);
 - Arboricultural Development Report (prepared by tree:fabrik); and
 - Plant Noise Impact Assessment (prepared by Environmental Equipment Corporation Limited).
- 1.7 The remainder of this statement is structured as follows:
 - Section 2 sets out the rationale for the proposals;
 - Section 3 describes the site and the surrounding area;
 - Section 4 sets out the proposals;
 - Section 5 details the pre-application consultation undertaken;

- Section 6 sets out the development plan and policy designations for the site;
- Section 7 justifies the proposals against relevant planning policies; and
- Section 8 concludes the Planning Statement.

2 Rationale for the Proposals

Introduction

- 2.1 This section will introduce the need for the proposals, as well as how these fit in with the redevelopment of 20 Bedford Way, why the application site has been chosen, and why a temporary facility is most appropriate to meet the need for the proposals.

Background

- 2.2 The 'Transforming Bloomsbury' Masterplan was developed in 2010 and adopted by the UCL Council in 2011. This has been translated into an ambitious 10 year Capital Programme with planned capital investment of c. £1.3bn. This is progressing very well with various projects having been granted planning approval and others due to follow. Many of the key projects are complete or on site, e.g. 22 Gordon Street (Bartlett School of Architecture) and the New Student Centre.
- 2.3 The improvement in quantity, quality and composition of UCL's teaching stock is a core issue to be addressed within the Masterplan. UCL have taken on a considerable mission and have engaged in a comprehensive programme to improve the utilisation of existing stock as well as ensuring that there is a detailed and informed investment in additional teaching space.
- 2.4 UCL currently rents third party teaching space to accommodate teaching. This sometimes comprises of hotel spaces which are not fit for teaching, resulting in complaints from students, and staff and compromising both the student learning experience and UCL's reputation. Supply of fit for purpose spaces is limited and UCL has maximized its Agreements with these suppliers to minimize use of poorer quality accommodation.
- 2.5 The success of this application would ensure that UCL can provide a temporary solution to help alleviate the shortfall in medium/larger style teaching facilities prior to the permanent solutions becoming available in time for the 2022/23 Academic Year.
- 2.6 Since the implementation of the Bloomsbury masterplan, UCL has acquired the Institute of Education at 20 Bedford Way. Space management and timetabling/room booking processes have been harmonized and this property has the opportunity to deliver substantial increases in teaching space. However, realizing this benefit will take time as a 'restack' of the building is required and detailed investigations carried out since the acquisition have uncovered essential works that have to be undertaken to upgrade the building's infrastructure.
- 2.7 Details of the refurbishment programme for 20 Bedford Way are set out below.

20 Bedford Way – the Institute of Education

- 2.8 In 2014 UCL merged with the Institute of Education (IoE) at 20 Bedford Way, which provides further opportunities to deliver the aims of the Masterplan and meet the demand for additional teaching space across the larger Bloomsbury Estate.
- 2.9 Following significant investigation into the condition and utilisation of the IoE's property portfolio, UCL is proposing 5 years of extensive works across potentially four phases to refurbish and optimise 20 Bedford Way. The works include a complete replacement of the mechanical and electrical services, as well as a re-configuration of internal spaces to optimise teaching and learning spaces. Once the refurbishment works are complete, the IoE building will deliver new teaching and learning spaces to support demand across the wider Bloomsbury Campus.

- 2.10 The most effective and sustainable programme to deliver the IoE refurbishment project is a phased scheme that prioritises structural and service improvements to the building in the first few phases, with provision of new teaching space being delivered during the later phases.
- 2.11 Space which is repurposed or created in Phase 1 will be used as 'swing' or decant space for the future phases.
- 2.12 The delivery strategy phasing proposed is to take areas of space between the building cores - similar to the work proposed between cores B&C on Level 3 in Phase 1. This will, in many cases, displace offices as well as teaching space which needs to be relocated to the swing space in Phase 1.
- 2.13 The sequence of phasing is not finalised at present and is dependent on the academic diary for teaching and consultation with stakeholders, which would take place in Phase 2 or 3, the timing of which is also yet to be agreed. For security and operational reasons the aspirations are to try and restack all the teaching to the lower levels. This also aligns with the Masterplan principles.
- 2.14 Consequently, during the 5 year span of the IoE refurbishment project, existing teaching spaces will not be available to allow for the first phases of works to take place, resulting in a further shortfall in teaching floor space. Moreover, the loss of existing teaching space will add further demand to existing teaching space elsewhere and the limited supply of good quality third party spaces.
- 2.15 In order for the IoE planned works to be delivered, temporary teaching space will need to be provided within the Bloomsbury Campus until its completion in 2022.
- 2.16 The Main Quad Temporary Teaching Facility is to act as the default alternative teaching location for the project. The provision of this temporary teaching space will enable the delivery of the IoE masterplan within the proposed 5 year phased delivery period, with minimal disruption to UCL teaching timetabling and without increasing the need for further external spaces.

Considering Buildings Elsewhere on Campus and the Need for Larger Teaching Spaces

- 2.17 Before UCL considered a temporary structure in the Main Quad, they initially reviewed all existing Bloomsbury Campus buildings to identify if there were any immediately available sites that could provide large teaching spaces, even on a temporary basis.
- 2.18 One hundred buildings were considered and assessed according to their own individual suitability to provide large teaching spaces. Of those one hundred, only six were identified; four of which are projects currently under construction with the remaining two in the planning process – including IoE, 20 Bedford Way.
- 2.19 Each building was tested on the following criteria, to assess its suitability for delivery of teaching space:
- Structure - Due to the physical structure (usually associated to its age or original purpose) the building is not suitable for additional large teaching space;
 - Stairs - Due to either or both, narrow staircases and/or existing high density shared means of escape, a large teaching space cannot be accommodated;
 - Access - Where access to areas that may be suitable for large teaching space are not DDA compliant;
 - Specialised - Spaces impractical due to being fitted out to serve a specialised requirement or where the use in the space is specialised and location specific;
 - Limitations - Areas that are not suited due to conditions contained within the terms of the lease and/or category of the space; and,
 - Lifespan - Space is due to be relinquished, or there is a significant risk of a lease not being renewed, in the near future and so is not suitable for investment.

2.20 A graph depicting a summary of the building analysis that was undertaken is shown in Graph 1.

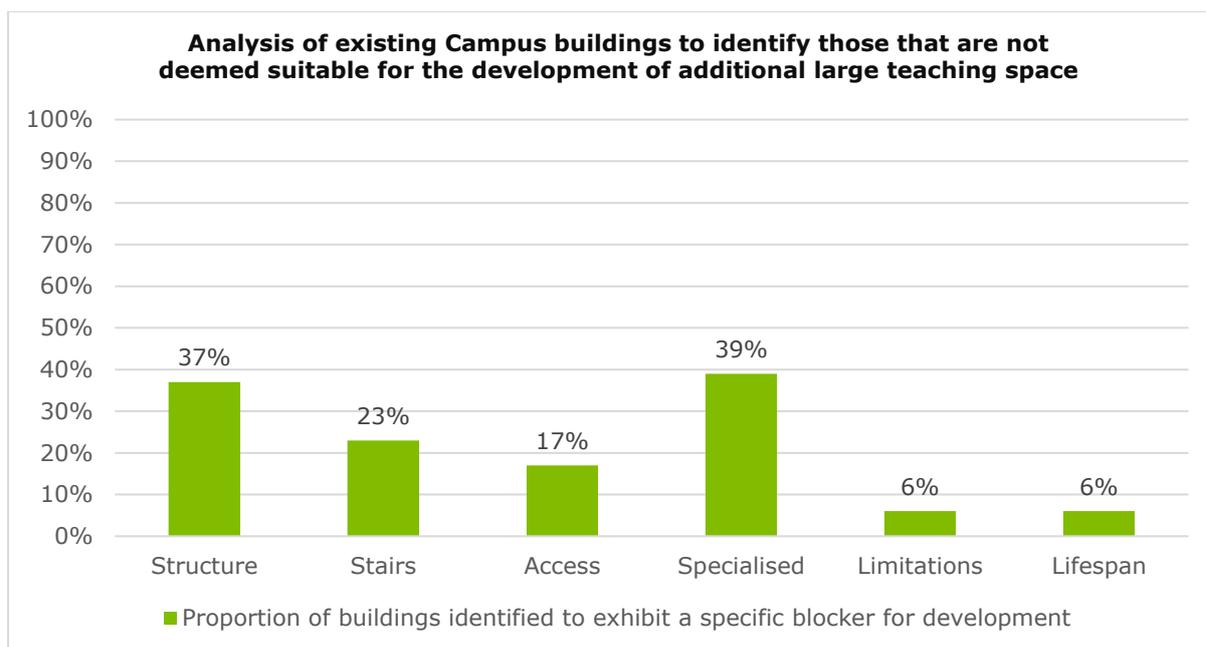


Chart 1 – Analysis of existing Campus buildings

2.21 The below table lists the details for all 100 buildings that were considered for additional large teaching spaces.

UCL Ref	Building Name or Address	Building Net Usable (m ²)	Teaching Space (Seminar & Lecture)	Current Teaching Space Provision	Development	Development Blockers					
						Structure	Stairs	Access	Specialised	Limitations	Lifespan
1	Kathleen Lonsdale Building	4,923	0.12%	Partial to Max	In Progress						
2	Gordon Street, 25	3,485	13.59%	Max	Not Feasible	X					
3	Pearson Building	3,018	8.41%	Max (Grnd)	Not Feasible			X			
4	Slade School - North Wing	3,359	0.66%	Max (Grnd)	Not Feasible					X	
5	Wilkins Building (Main Building)	8,687	3.58%	Max	Not Feasible					X	
6	Physics Building	3,616	1.49%	Max	Not Feasible					X	
7	London Centre For Nanotechnology	1,630		None	Not Feasible					X	
9	Bloomsbury Theatre	3,559		None	Not Feasible					X	
12	South Wing	2,973	6.64%	Max	Not Feasible	X	X				
13	Chadwick Building	3,731	13.45%	Max	Not Feasible					X	
16	Medical Sciences And Anatomy	7,816	8.11%	Max (Grnd)	Not Feasible	X	X	X			
24	Gordon Square, 26	355	33.43%	Max	Not Feasible	X					
25	Gordon Square, 25	296	26.78%	Max	Not Feasible	X					
26	Gordon Square, 24	332	10.36%	Max	Not Feasible	X					
28	Gordon Square, 23	317	26.06%	Max	Not Feasible	X					
29	Gordon Square, 22	346	15.79%	Max	Not Feasible	X					
30	Gordon Square, 21	324	27.06%	Max	Not Feasible	X					
32	Gordon Square, 20	315	24.75%	Max	Not Feasible	X					
33	Gordon Square, 19	318	9.74%	Max	Not Feasible	X					
35	Gordon Square, 16-18	945	21.17%	Max	Not Feasible	X					

University College London - Main Quad Temporary Space

UCL Ref	Building Name or Address	Building Net Usable (m ²)	Teaching Space (Seminar & Lecture)	Current Teaching Space Provision	Development	Development Blockers				
						Structure	Stairs	Access	Specialised	Limitations
36	Henry Morley	402		None	Not Feasible		X			
37	Medawar Building	2,156	8.59%	Max (Grnd)	Not Feasible				X	
40	Foster Court	3,763	20.07%	Max	Not Feasible	X	X			
41	Egyptology	770		None	Not Feasible				X	
42	DMS Watson Building	4,269		None	Not Feasible				X	
44	Darwin Building	6,128	6.50%	Max (LG)	Not Feasible		X		X	
45	Roberts Building	9,044	9.30%	Max (Grnd/1st)	Not Feasible		X		X	
46	Malet Place, 1-4	609	8.28%	Max	Not Feasible		X		X	
47	Torrington Place, 33-35	422	3.36%	Max	Not Feasible	X	X			
48	Gower Street, 134-136 (Lewis Building)	942		None	Not Feasible		X		X	
49	Wolfson House	3,022	3.14%	Partial	Not Feasible					X
50	Bernard Katz Building	2,782		None	Not Feasible				X	
53	MRC Building	1,690		None	Not Feasible				X	
56	Bentham House	1,926		Partial to Max	In Progress					
67	Christopher Ingold Building	8,110	6.99%	Max	Not Feasible				X	
81	Taverton Street, 3-4	537		None	Not Feasible	X				
82	Gordon Street,22	5,691	10.48%	Max	Not Feasible				X	
85	Bedford Way, 26	4,895	13.69%	Max	Not Feasible				X	
86	Torrington Place, 1-19	10,489	5.00%	Max (LG/Grnd)	In Progress					
87	Gower Street, 66-72	1,390	11.79%	Max (Grnd)	Not Feasible		X			
88	Gordon House	921	9.30%	Max (1st)	Not Feasible	X	X	X		
90	Gordon Square 31-34 & 14 Taverton Street	5,169	16.52%	Max (Grnd)	Not Feasible		X		X	
94	Slade School - Woburn Square	691		None	Not Feasible				X	
95	Gower Place, 23	225		None	Not Feasible		X	X	X	
100	Health Centre	524		None	Not Feasible	X	X	X		
107	Drayton House	2,101	13.98%	Max (LG)	Not Feasible	X				
109	Gideon Schreier Wing (Hillel House) incorporated into Bentham House	944		Partial to Max	In Progress					
116	Gordon Square, 48	263		None	Not Feasible	X				
117	Rubin Building	792	1.02%	Max (LG)	Not Feasible	X		X		
125	Andrew Huxley Building	1,011		None	Not Feasible				X	
126	SSEES	2,721		None	Not Feasible	X				
131	School Of Pharmacy	9,093	8.54%	Max (Grnd)	Not Feasible		X	X		
132	Tavistock House	443		None	Not Feasible					X
136	Euston Square, 1	646		None	Not Feasible					X
150	Euston Road, 222	1,352	8.57%	Max (LG/Grnd)	Not Feasible		X	X		
160	Front Quad Pavilion	306		None	Not Feasible					X
161	Japanese Garden Pavilion	146		None	Not Feasible					X
162	IoE - Bedford Way, 20	17,357	21.88%	Partial to Max	In Planning					
163	IoE - Woburn Square,10	234		None	Not Feasible	X				

University College London - Main Quad Temporary Space

UCL Ref	Building Name or Address	Building Net Usable (m ²)	Teaching Space (Seminar & Lecture)	Current Teaching Space Provision	Development	Development Blockers				
						Structure	Stairs	Access	Specialised	Limitations
164	IoE - Woburn Square,11	248		None	Not Feasible	X				
168	IoE - Woburn Square,15	247		None	Not Feasible	X				
171	IoE - Woburn Square,18	250		None	Not Feasible	X				
172	IoE - Woburn Square,24-26	714		None	Not Feasible	X				
173	IoE - Woburn Square,27-28	503		None	Not Feasible	X				
176	IoE - Emerald Street,23-29	1,054		None	Not Feasible	X				
198	Hatter Institute	1,160		None	Not Feasible				X	
200	Paul O'Gorman Building	5,936		None	Not Feasible				X	
201	Rockefeller Building	4,605	2.86%	Max (Base)	Not Feasible	X			X	
202	Rayne Institute	3,326	0.64%	Max	Not Feasible				X	
204	Chenies Mews, 86-98	1,208	4.93%	Max	Not Feasible				X	
212	Cruciform Building	9,432	8.86%	Max (LG)	Not Feasible				X	
215	Mortimer Market Centre	479		None	Not Feasible				X	
252	The Sainsbury Wellcome Centre	6,110	4.39%	Max	Not Feasible				X	
340	University Of London Union Building	374		None	Not Feasible					X
350	Malet Place Engineering Building	5,456	5.15%	Max (1st)	Not Feasible	X				
352	Tottenham Court Road, 90	1,468		None	Not Feasible				X	
356	Network Building	732		None	Not Feasible					X
359	Tufnell Park - Pamela	381		None	Not Feasible				X	
363	Tottenham Court Road, 188	510	78.29%	Max (LG)	Not Feasible	X				
365	Engineering Front Building	1,163	10.22%	Max (1st)	Not Feasible	X		X		
370	UCL Hospital	1,320		None	Not Feasible				X	
371	Gordon Square, 49-51	1,024		None	Not Feasible	X	X			
374	Medical School Building	2,284	11.03%	Max	Not Feasible	X	X			
377	Tavistock Square, 34	404	17.79%	Max	Not Feasible	X	X			
381	Wellcome Trust Building - Euston Rd,183	406		None	Not Feasible			X	X	
386	Taviton Street, 2	334		None	Not Feasible	X	X			
387	Maple House	3,112	1.06%	Max	Not Feasible	X				
388	Central House	3,518	1.46%	Partial to Max	In Progress					
389	Tavistock Square, 35	426	8.30%	Max	Not Feasible	X	X			
390	Tottenham Court Road, 175-176	95		None	Not Feasible					X
394	IoE - Gordon Square, 55-59	1,492		None	Not Feasible	X	X	X		
396	Tottenham Court Road, 170	172		None	Not Feasible					X
398	Podium	1,650		None	Not Feasible					X
399	Tavistock Square, 31	436		None	Not Feasible	X	X			
400	Bidborough House	3,785		None	Not Feasible				X	
402	Boston House	684		None	Not Feasible	X	X	X		
403	Russell Square House	1,412		None	Not Feasible	X	X	X		
404	Senate House	644		None	Not Feasible				X	
410	South Quad Pop Up Learning Hub	233	100.00%	Max	Not Feasible					X
417	Ridgmount Street, 8	382		None	Not Feasible				X	

2.22 In Term 1 of 2016/2017, there were 916 external bookings spread across 27 venues that totalled 2,446 teaching hours. The graph that follows illustrates the spread of the bookings in terms of the class sizes that could (in theory) be covered by the Main Quad Temporary Teaching Space and those that are still too large. Although, there is still a significant number that cannot be accommodated, the number that can is both substantial and achievable with the design approach taken.

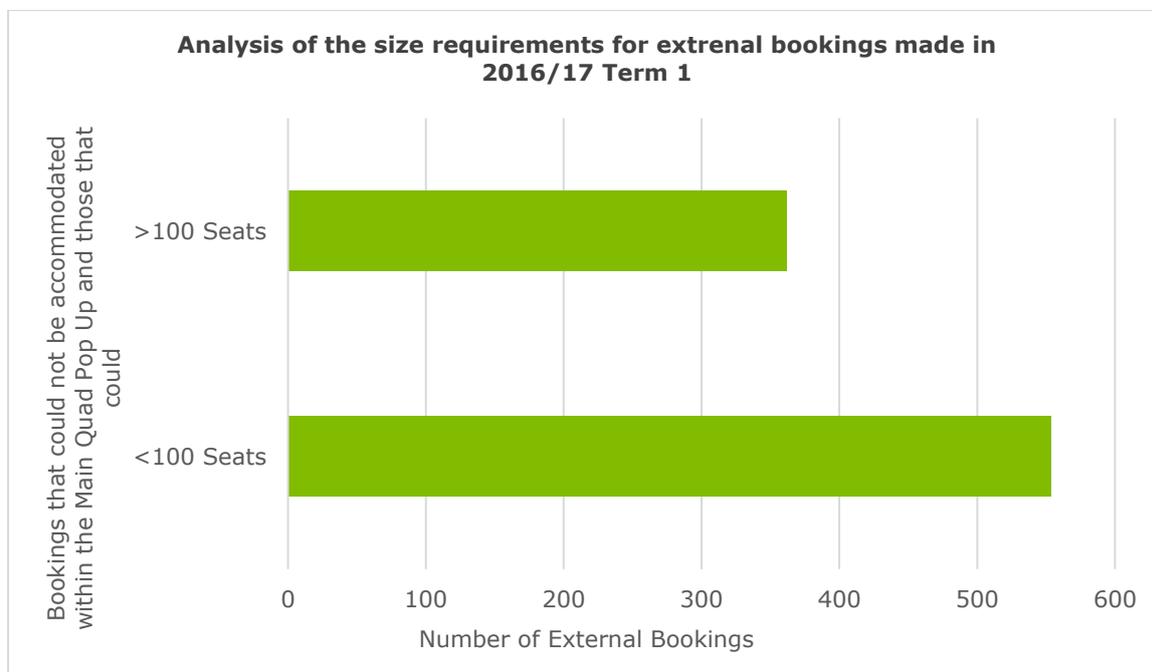
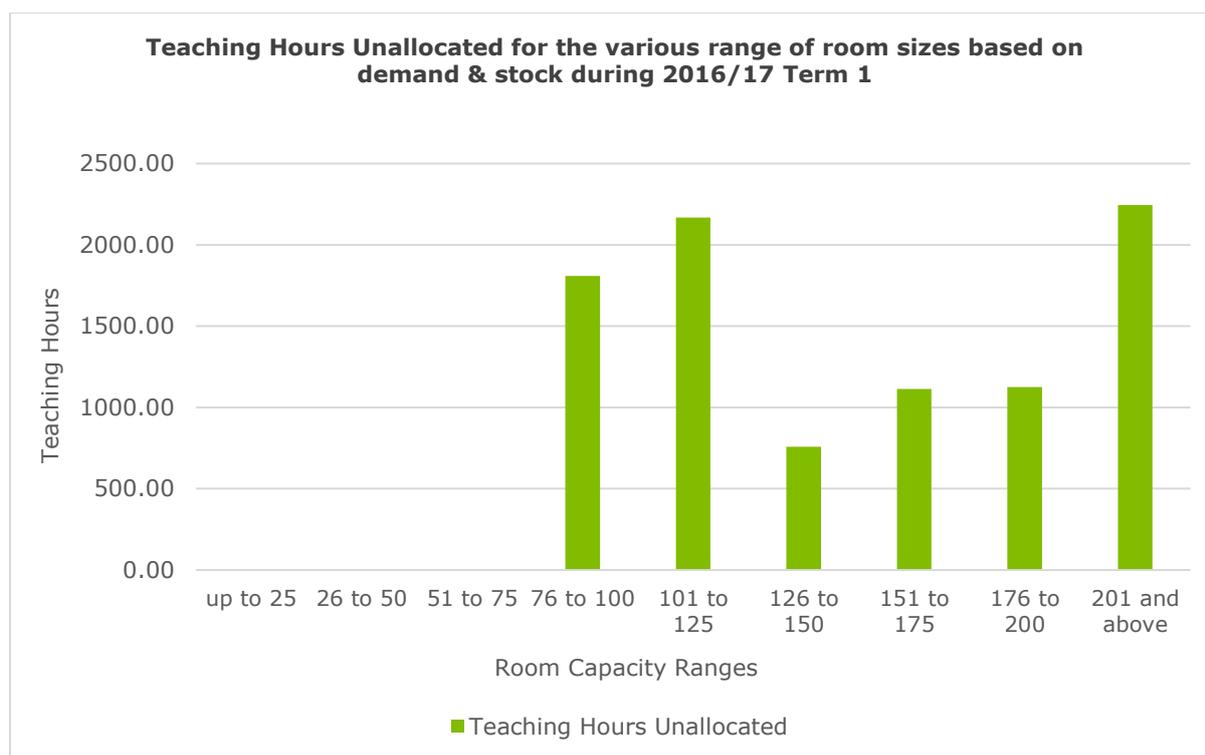


Chart 2 – External booking requests that could be covered by the Main Quad Pop Up

- 2.23 By reviewing recent academic requests for external space it suggests that the shortfall lies particularly with the larger capacity rooms, however, these external bookings cannot be taken alone as firm evidence. For instance, it is possible that large enough facilities exist but are being misused by smaller classes that should in practice be allocated to rooms more appropriate to their size.
- 2.24 For this reason UCL undertook a theoretical exercise using recent real data from 2016/17 Term 1 in order to establish if there is real imbalance between demand and stock for larger capacity facilities.
- 2.25 For this exercise, demands for teaching space were mapped to UCL’s existing teaching stock: starting with the allocation of the larger classes first, working through the demands according to their sizes. Demands were assigned the largest room possible or identified as ‘unallocated’ if the room stock was shown as full. The exercise was based on an ideal scenario where there were no external factors that could restrict assignments, as such it was not created to prove if any stock levels were adequate, but rather to prove unequivocally if any levels were not.
- 2.26 The graph below shows the number of hours that were found to be ‘unallocated’, grouped by the size of the facility required.



Graph 3 – Demands for teaching space that could not be met even in a utopian model

- 2.27 The graph clearly shows that the demand for larger teaching space is UCL’s key shortfall, and one that the Main Quad Pop-Up can help to address while it acts as understudy to 20 Bedford Way.
- 2.28 The graph suggests that the current teaching stock meets demand for rooms up to a 75 seat capacity, though if real world restrictions are taken into account for the allocations, short falls do occur (as indicated by the previous analysis carried out based on external bookings).
- 2.29 Although the Main Quad Pop-Up cannot resolve all the demands placed on UCL teaching stock, its configuration would ensure that the facility would be fully utilised during its 5 year life span.

The Main Quad Location

- 2.30 When first considering this temporary teaching facility, it was necessary to understand the scale of UCL’s need for additional teaching space. After modelling was carried out mapping demands for teaching space against UCL stock, it became clear that medium / large teaching spaces would be the more practical and valued provision to meet evolving trends and demand.
- 2.31 A minimum number of 4 rooms was determined after considering the size / impact of the various areas of the building that would be taken out of operation at any one time throughout the IoE redevelopment.
- 2.32 With available space on Campus to build a temporary structure being minimal in size and number, UCL decided to focus on a two storey solution. Many areas were ruled out due to structural loading issues, the space required for safe evacuation of adjoining buildings, or the impact on adjacent buildings / residents.

Potential Site	Reasons for Unsuitability
Institute of Education Square	Structural loading capacity limitations
Christchurch Site	Protected open space designation. Ownership (University of London controlled).
Japanese Garden	Size restrictions due to raised planters Construction of the New Student Centre
North side of Main Quad at the Wilkins Building	Tree restrictions
MRC Turning Circle	Space required for backup generators
Foster Court	Size restrictions

Table 2 – Sequential Analysis of Alternative Sites

2.33 The only space on campus of suitable size which meets the requirements and is not overly restricted by ownership or physical constraints was the Main Quad. This site is identified as an area which allows a sufficient footprint to meet teaching needs, but also allows minimum disruption in what is a sensitive location within the setting of a Grade I listed building and within the Bloomsbury Conservation Area.

Why a Temporary Solution

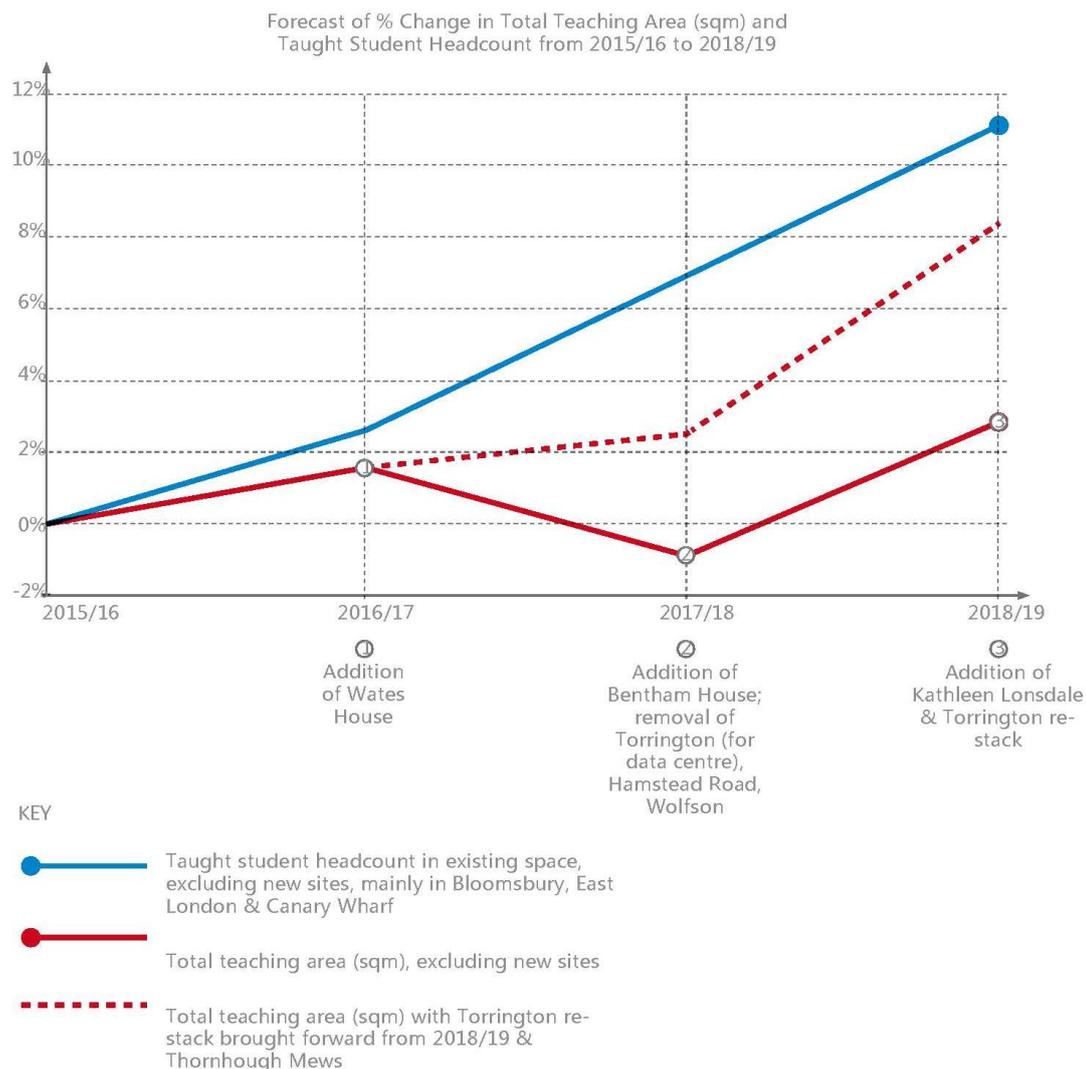
2.34 Apart from the temporary nature of UCL's need to cover the reduction in teaching space, the 'pop up' form also lends itself to being able to create larger teaching spaces, without the physical constraints that the other buildings on the UCL campus have.

2.35 Over recent years, the increase in student numbers is particularly evident when looking at class sizes. There is now a rising need for rooms of a larger capacity, which is expected to continue in the years to come but it is expected will be satisfied by the delivery of the IoE and other projects currently under construction e.g. the refurbishment of 1-19 Torrington Place. This need has led to classes needing to be held in external hotel conference settings which are off campus and do not meet the standards that UCL sets for its own teaching spaces.

Academic Year	Number of classes (Term 1)	% Change from Previous Year
2015/16	11,825	
2016/17	14,863	25% increase

Table 3 – Comparing the quantity of 'large' classes (100 seats or more) during term one over the most recent 2 years

2.36 Whilst the same period has seen a 17% increase in taught hours, it is the 25% increase in larger classes which illustrates the importance of UCL's stock of larger teaching spaces. As the demand for larger classes has brought its own specific strains on the timetabling process, it has provided an important design principle for the Main Quad Temporary teaching space from the outset. The role of this proposal in alleviating further shortfalls in teaching space whilst 20 Bedford Way is restacked and refurbished is critical to the operation of UCL whilst these improvements are being made.



Graph 4 – Forecast of % Change in Total Teaching Area (sqm) and Taught Student Headcount from 2015/16 to 2018/19

Graph 4 demonstrates the severity of the shortage of teaching spaces, as well as the role new sites play in addressing this shortage. Furthermore, the chart also demonstrates that even with the addition of the new sites, a shortage in space still exists.

2.37 Temporary teaching facilities provide the answer to short term reductions in teaching space like that outlined above, and have proved successful when previously utilised by UCL. The temporary teaching building currently located in the South Quad, approved by 2015/4395/P, has provided necessary teaching space whilst a range of UCL buildings have been closed during refurbishment works across the Bloomsbury Campus. These works include projects such as the 22 Gordon Street, Bentham House and the Kathleen Lonsdale Building. However, with the permission for this facility expiring December 2018, its provision of space will not cover that necessary during the IoE refurbishment.

Rationale for the Proposals - Conclusion

2.38 Two of the key objectives of the Bloomsbury Masterplan are to “rebalance space use” (Scope and Brief, p7) and to be “responsive to future changes in the student demographic” (Scope and

Brief, p7¹). Whilst UCL's refurbishment projects across the wider estate will contribute to achieving these and help protect the university's global standing, timescales mean their benefits will not be immediately apparent. In the meantime there is an increasingly pressing need to provide additional teaching space, especially that of a larger size. The temporary teaching facility in the Main Quad not only seeks to alleviate these temporary shortcomings, it also does so with the smallest possible footprint and with a design approach which is sensitive to its surroundings.

- 2.39 UCL recently acquired the IoE building at 20 Bedford Way. UCL will be embarking on a masterplan for its refurbishment and optimization in order to increase the quantity and quality of teaching and learning spaces. The proposed phased 5 years refurbishment programme will result in a temporary loss of existing teaching spaces within the building. Although these spaces will be re-provided, there will be a further strain applied to existing teaching spaces within the wider Bloomsbury Campus to accommodate this temporary loss.
- 2.40 The Bloomsbury Campus in its current form and in its emerging form over the next 5 years, will not be able to absorb this increased demand for this particular type of teaching space. This is further exacerbated with the increasing student numbers and teaching hours. The current reliance on external spaces demonstrates the lack of capacity to absorb this.
- 2.41 Therefore, the provision of a new temporary teaching facility in the Main Quad will alleviate the resulting pressure on existing teaching spaces across the Campus, and ensure the continued provision of excellent student experience over the course of the next 5 years.

¹ The UCL Bloomsbury Masterplan can be found here: <http://www.ucl.ac.uk/masterplan/bloomsbury-masterplan>

3 The Site and Surrounding Area

- 3.1 The site is located on the UCL Bloomsbury Campus in the London Borough of Camden in the Main Quad of the Wilkins Building, London, WC1E 6BT.
- 3.2 The site largely comprises grass-covered open space and there are several trees on site.
- 3.3 The site is bounded by paved areas to the north-east and north-west, the South Wing of the Wilkins Building to the southeast and the Chadwick Building to the southwest.
- 3.4 The surrounding area is characterised by buildings owned and occupied by UCL for academic uses.
- 3.5 The extracted map below demonstrates the location of the site in relation to the wider Bloomsbury Campus.



Figure 1 - UCL Bloomsbury Campus Map Extract (not orientated to North). Source: UCL

- 3.6 The Wilkins Building, Slade, Pearson, Chadwick and South Wings are all Grade I Listed. The two observatories in the quadrangle, of which the southernmost one is adjacent to the application site, are Grade II listed.
- 3.7 The Wilkins Building is listed as a circa 1827-9 central block by W Wilkins and JP Gandy-Deering. Its style is described as Neo-Grecian, and is a "decastyle Corinthian pedimented portico

on high podium approached by Imperial steps with solid stone balustrade and piers". The majority of the surrounding buildings which form the quadrangle also adopt a similar style.

- 3.8 The site is located in the Bloomsbury Conservation Area, within the 'London University/British Library' Sub Area 3. Sub Area 3 is described as being "dominated by large-scale institutional buildings".
- 3.9 The site is well served by public transport (PTAL 6b). In close proximity are Euston and Kings Cross / St Pancras Stations, Euston Square Station (Circle, Hammersmith & City, Metropolitan), and Warren Street Station (Northern, Victoria). Both stations are within a 5 minute walk from the application site. There is also a bus stop located south-west, which serves bus routes with destinations including, Victoria (73), Notting Hill Gate (390), Trafalgar Square (29), and Putney Heath (14).
- 3.10 The site is located within the 'Main Quad', which comprises the forecourt of the Wilkins Building. It is a popular space for students to meet and socialize, and forms a central focal point to the Bloomsbury Campus.

Relevant Planning History

- 3.11 The most relevant application to the site is the full planning permission consent, 2014/3811/P, which included a temporary building on the north side of the Main Quad of the Wilkins Building. Planning consent was granted in August 2014 for:

"Erection of temporary structures for use as event spaces associated with the University, in the Main Quad (with associated catering/support/toilet facilities and Japanese Garden (Gordon Street), for a period of three years."

- 3.12 Condition 1 of the temporary consent states:

"The temporary structures in the Wilkins Quad shall be dismantled and removed from the site and the site made good before 3 years from the date of this permission or within one month of the first use of the refurbished Jeremy Bentham Room and Old Refectory as event spaces, whichever is the sooner."

- 3.13 Consequently, the temporary building will be dismantled by prior to the consent's expiration on 7th August 2017.

- 3.14 Relevant application for proposals nearby the site have also been considered. In September 2015 permission (2015/4359/P) was granted for:

"Erection of 2 storey temporary building for education use (Class D1) for a period of 3 years in South Quad (adjacent to Anatomy Building and Medical Sciences Building)."

- 3.15 Of further relevance, and as mentioned above in Condition 1 of the current Main Quad teaching space permission, is the works at the Jeremy Bentham Room and the Old Refectory. These were consented in 2014 as a Listed Building Consent (2014/2379/L), and comprise the following:

"Internal works including removal of non-original service lift, dumb waiter and partition wall; installation of new partition walls and a free standing floor; and installation of service penetrations into the floor; and associated works in the Jeremy Bentham Room and the Old Refectory."

- 3.16 There are additional recent consents of note in surrounding area around the Main Quad. Of significance are the proposals at the Wilkins Terrace, which were approved in 2014. These took the form of a full planning permission (2014/0357/P), and a Listed Building Consent (2014/0373/L), and comprised the following:

"Erection of amenity terrace at ground floor, 'fourth facade' to northeast elevation and new access routes to altered refectory at lower ground floor; with associated works of demolition, alterations to service yard layout and openings in Wilkins building."

- 3.17 Also consented at the Wilkins Building in recent years is an application at the Lower Refectory Donaldson Wing. This also took the form of a full planning permission (2014/0329/P), and a Listed Building Consent (2014/0383/L), and comprised the following:

"Erection of single storey extension and refurbishment of lower ground floor refectory with associated alterations to openings to Wilkins building following works of demolition to existing refectory."

4 The Proposal

- 4.1 This Section of the Statement provides a summary of the proposed development and should be read in conjunction with the submitted application drawings, Design and Access and Heritage Statement, and other supporting documents.

The Proposed Development

- 4.2 The Description of Development as stated on the application forms is:

"Installation of a two-storey temporary (5 years) building for use as teaching space within the Main Quad of the Wilkin's Building at UCL's Bloomsbury Campus"

- 4.3 The application is for a two-storey temporary teaching facility within the Main Quad to provide additional teaching space on the Bloomsbury Campus.

Use

- 4.4 The development will be used as teaching space for lectures and seminars.
- 4.5 The development will feature no. 2 100 person rooms and no. 2 50 person rooms. These will accommodate the aforementioned and increasingly numerous larger class sizes.
- 4.6 Each room will accommodate up to 9 hours of teaching per day, and will also provide further amenity for academic seminars, student society meetings etc. outside of core teaching hours and terms.

Scale

- 4.7 The proposed development is a two-storey modular building with an approximate footprint of 20m x 16.65m.
- 4.8 The gross internal floorspace for the development is 328 square metres.
- 4.9 The footprint of the development has been designed to adhere to existing constraints of the site. The constraints include the existing trees on site, with their canopies and root protection areas. The proposals will not impact the existing trees.

Design and Appearance

- 4.10 The development will comprise of a two storey modular building supported on a steel sub frame. The temporary building will be enclosed with a perforated vinyl mesh screen, which will be fixed to a further steel frame.
- 4.11 The proposed development will be wrapped in a vinyl mesh wrap façade. A vinyl mesh is lighter than alternatives, features perforation which allows light to enter and users to see out, and decreases wind loading.
- 4.12 The proposed modular building will be located behind this wrap and subsequently concealed from view.
- 4.13 The wrap design will be digitally printed in full colour using high quality UV ink. This is resistant to smearing, provides sharp contrast, and will easily last for the duration of the temporary consent period.

- 4.14 The artwork for the wrap is currently being developed by the Slade School of Fine Art and will be approved by Condition. The artwork shown on the submission drawings is indicative of the artistic approach being taken.

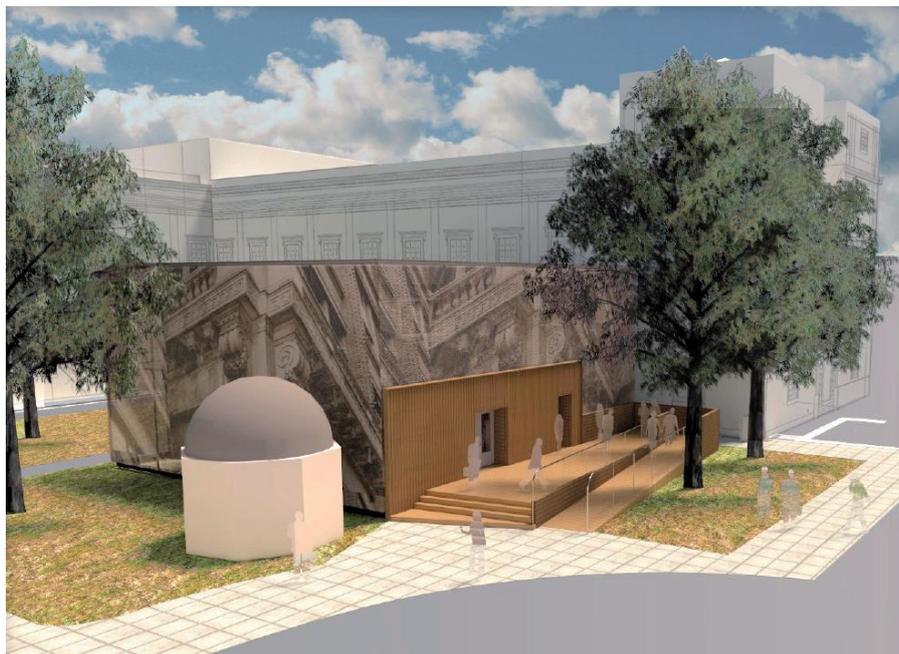


Figure 2 - Proposed 'Pop-Up' Space (vinyl mesh design not finalised)

- 4.15 Timber decking in western red cedar cladding is proposed in the entrance area. The cladding will be used for both the external raised area and the walls to the higher external area. This is considered appropriate given the development's temporary nature. The external decking will be installed using a no-dig construction method, avoiding any impact on the tree root protection areas.
- 4.16 External lighting, including for wayfinding and emergency purposes, is proposed to be integrated within the timber decking structure, pointed towards the vinyl mesh, as well as at the top of the vinyl mesh screen.
- 4.17 New paving will also be installed to match the existing.

Access

- 4.18 A raised external entrance area constructed from treated softwood will provide the primary access to the development. This will have anti-slip inserts, and will be installed onto the Arboraft no-dig system.
- 4.19 A less than 1:20 ramp with a 10m access will be provided to ensure the ground floor principal entrance is fully accessible for wheelchair users, people who need to use walking aids and people with impaired sight.
- 4.20 The raised external area and steps will feature a stainless steel handrail.

Transport

- 4.21 The site is well served by existing public transport. No car parking is proposed for the development.
- 4.22 The development will be accessible via existing walkways and cycle ways, which are prominent across the Bloomsbury Campus.
- 4.23 There is existing cycle parking provision adjacent to the site.

Services

- 4.24 Recycling and refuse will be catered for by both internal and external bins. These will be split to accommodate both recyclable and non-recyclable waste and handled by UCL's existing waste collection procedures.
- 4.25 Foul drainage is not required within the teaching facility.
- 4.26 Utilities will be supplied by existing routes.

5 Pre-application Consultations

- 5.1 UCL has undertaken detailed pre-application discussions with LBC planning and, conservation and design officers, as well as Historic England. Three meetings have been held. These are summarised in the table below.

Date	Attendees	Summary
24 January 2017	<ul style="list-style-type: none"> London Borough of Camden University College London 	The latest proposals were outlined. The need for justification of the proposals was emphasised, along with a commitment to these proposals forming the final temporary structure in the Main Quad. The necessary scope of application was discussed and further information regarding timescales, student numbers and impact on trees was requested.
27 July 2016	<ul style="list-style-type: none"> Historic England London Borough of Camden University College London 	Historic England understood the need for the proposals, though emphasised the need for the justification of development and location. Further aspects were discussed included materials, screening design, timescales and below ground services.
21 June 2016	<ul style="list-style-type: none"> London Borough of Camden University College London 	UCL outlined the need for more teaching space, with current shortfall to last 3-5 years. The intention being to address this with a temporary structure. Discussions included the Council's views on temporary permissions, and the length of these, as well as the heritage impacts

- 5.2 Although, LBC and Historic England understood the need for the proposed development, the following issues were raised:
- The precedent of the application;
 - Justification of the proposals;
 - Quality of the vinyl wrap and design of the decking;
 - Details of the lighting; and
 - Below ground proposals and their impact on trees and archaeology.

Precedent of the Application

- 5.3 The Council raised highlighted the potential precedent of approving the application. Assurance was requested that this would be the last of the applications for temporary buildings within the Main Quad.
- 5.4 In response, UCL can confirm that there will be no further applications for temporary structures within the Main Quad.

Justification of the Proposals

- 5.5 It was requested that the applicant provide a clear justification for the proposals, including for the location and timeframe.

- 5.6 This planning statement sets out the need and justifications for the application. These justifications show that the proposals seek to address a lack of suitable teaching spaces (both in quantity and size), which is especially prevalent whilst some of the university's largest teaching spaces are refurbished. The location for this has been chosen following a 'sequential approach' look at alternative sites on campus. With various constraints (outlined in this Planning Statement) rendering these alternatives as unsuitable, the proposed location was found to be most appropriate.

Quality of the Structure

- 5.7 Concerns were raised regarding the quality and durability of the proposed structure and the vinyl mesh wrap. Material samples, as well as the exploration of greener alternatives, were requested.
- 5.8 A well-known building wrap manufacturer has addressed the queries and confirmed that repair work to the vinyl mesh is relatively easy, especially in comparison to solid PVC wraps. It was also noted that whilst the UV inks used can fade a little, they do so evenly, therefore meaning any colour difference is nothing too conspicuous. Alternatives which are considered to be greener, such as BioFlex, are considered unsuitable for a development of this size, as they are more suited to internal jobs.
- 5.9 Wrapping the timber decking element vertically up the facade of the building will also prevent the vinyl mesh wrap from being located at low levels adjacent to heavily trafficked areas where it may potentially get damaged.

Plant Machinery

- 5.10 The Council sought further information regarding the impact of the plant which would be provided as part of the proposals.
- 5.11 Details regarding the plant have been included as part of the Design and Access and Heritage Statement. Efforts have been made to limit the visual and noise impact of the proposals. The external air handling units will be concealed behind the mesh wrap, which will help ensure a reduced visual and noise impact. The corresponding internal units will be located within the ground floor ceiling zone.

External Decking Aesthetics

- 5.12 Whilst the council were positive about the choice of hardwood for the external decking, there were concerns as how the decking fits with the overall aesthetic of the building. It was subsequently suggested that the decking could appear more open and welcoming.
- 5.13 The proposed Cedar is incredibly versatile in that it can be left untreated to turn an attractive silvery grey patina or can carry pigmented finishes. It's anticipated that the Cedar's rich warm colour will be in keeping with graphics and appearance of the building's vinyl wrap.
- 5.14 The decking has since been developed to be more integral to the building, whilst at the same time, more 'open and welcoming'.

Lighting

- 5.15 Further details were requested for the external lighting proposals (including full product specifications).
- 5.16 The Design and Access and Heritage Statement includes additional details on the proposed lighting. It is proposed that there will be a continuous row of LED lighting mounted to the top of tubular steel structure, which will in turn illuminate the vinyl.

Impact on Adjacent Trees

- 5.17 The impact of the ArborRaft no-dig construction method to the health of adjacent trees, was raised as a concern.
- 5.18 In response, the arboriculturalist stated that whilst no categorical assurances can be made due to there being no absolutes in nature, ensuring that reducing compaction and maintaining moisture and gaseous exchange within the rpa will minimise potential impact and are within the recommendations and guidance contained within BS5837 (2012).
- 5.19 Further to this, the proposals have been discussed with the council's tree officer, Nick Bell, who confirmed the relevant considerations have been made.

Below Ground Services

- 5.20 The council sought further information on the approach for below ground services, especially with regard to the archaeological impact.
- 5.21 As there is no sewerage pipes to the development, the only below ground services that will be needed are for power and data, and the route for these will be chosen to ensure no damage is caused to any of the tree root protection areas. The site does not fall within an Archaeological Priority Area and none of the recent building projects have shown notable archaeology.

6 The Development Plan

- 6.1 This section sets out the development plan and site designations which apply to the application site.

National Planning Policy Framework

- 6.2 The National Planning Policy Framework (NPPF) (2012) is the overarching planning policy document for England.
- 6.3 The NPPF sets out a presumption in favour of sustainable development, which is described as a “golden thread running through plan-making and decision-taking”. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations and the NPPF explains that development that is sustainable should go ahead without delay.

The Development Plan

- 6.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 6.5 The Development Plan for the application Site comprises of:
- The London Plan (FALP 2016);
 - Development Plan for Camden comprising of:
 - Camden Core Strategy (2012); and
 - Camden Development Management Policies (2010).
- 6.6 Material considerations for the site will also be of note when determining the application. These include the following:
- Bloomsbury Conservation Area Appraisal and Management Strategy (2011);
 - Camden Planning Guidance 1: Design (2015), 3: Sustainability (2015);
 - Planning Practice Guidance: Design (2014), Open space, sports and recreation facilities, public rights of way and local green space (2014);
 - The National Planning Policy Framework (NPPF) (2012); and
 - Draft Camden Local Plan (2016).

Site Allocations

- 6.7 The following site allocations apply to the application site:
- Central London Area (Clear Zone Region) CLA;
 - Bloomsbury Conservation Area (London University/British Library);
 - Central Activities Zone (London Plan); and
 - Open Space (Gower Gardens, University College London).

7 Planning Policy Assessment

7.1 This sections assesses the proposal against relevant planning policy set out in the development plan. There are six key policy areas that are addressed below:

- Land Use;
- Design and Conservation;
- Loss of Open Space and Impact on Biodiversity;
- Cycle Parking and Sustainable Travel;
- Sustainability; and
- Services.

Land Use

NPPF

7.2 Paragraph 17 of the NPPF states that planning should take account of and support local strategies to improve social and cultural wellbeing for all, and deliver sufficient community and cultural facilities.

7.3 Paragraph 70 of the NPPF notes that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for such provision.

London Plan

7.4 Policy 2.1 'London in its Global, European and United Kingdom Context' states that the "Mayor and the GLA Group will, and all other strategic agencies should" ensure that London retains and extends its global role as a sustainable centre for a range of sectors, including education.

7.5 Policy 2.10 'Central Activities Zone – Strategic Priorities' outlines the need to "enhance and promote the unique international, national and Londonwide roles of the Central Activities Zone (CAZ)". The accompanying map (Map 2.3 The CAZ Diagram) identifies the area in which the Application Site is found as one suitable for mixed uses with a strong academic character.

Local Planning Policy

7.6 Policy CS9 'Achieving a Successful Central London' of the Core Strategy outlines the Council's aims to support the Central London area of Camden. This includes supporting Central London as a focus for Camden's growth, and ensuring development in Central London and the growth areas of King's Cross and Euston contributes to London's economic, social and cultural role.

7.7 Policy CS10 'Supporting community facilities and services' promotes the need to support the higher education sector in Camden, whilst ensuring developments are sensitive to their surroundings.

7.8 Development Policy DP15 'Community and leisure uses' outlines the need for new community uses to be close to the community they serve and accessible by a range of transport modes, in particular walking, cycling and public transport.

UCL Response

- 7.9 The university is a significant facility in the borough in terms of employment and status, and these proposals will provide much needed teaching space for the university. This need is set to increase in coming years due to rising student numbers.
- 7.10 The development's location on the Bloomsbury Campus and its proximity to other UCL buildings means it will be well placed to serve its users. Its location will also allow easy access for those walking, cycling, or using public transport.
- 7.11 Design features, as outlined below, have been adopted to ensure the development and its use is suitable for its location in the Main Quad.

Design and Conservation

NPPF

- 7.12 The NPPF Paragraph 131 sets out three criteria that Local Authorities should take into account when determining applications:
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.13 Paragraph 132 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset "great weight" should be given to the to the asset's conservation. It clarifies that the more important the asset, the greater the weight should be and any harm or loss should require clear and convincing justification.
- 7.14 Paragraph 133 notes that where it is substantial harm local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit.
- 7.15 Paragraph 134 states 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 proposal, including securing its optimum viable use.

London Plan

- 7.16 The London Plan Policy 7.6 'Architecture' states that:

"Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context."

- 7.17 The London Plan Policy 7.8 'Heritage Assets and Archaeology' notes that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail. This Policy also ensures development identifies values, conserves, restores, re-uses and incorporates heritage assets, where appropriate.

Local Planning Policy

- 7.18 Policy CS5 'Managing the impact of growth and development' highlights the need to ensure development meets the needs of Camden's population, is sustainable and in spaces of the highest quality, and contributes to enhancing the environment and heritage. The impact of developments on their occupiers and neighbours is too considered.
- 7.19 Policy CS14 'Promoting high quality places and conserving our heritage' requires that development respects local context and character, is of the highest standards of design and access, and contributes to the preservation of Camden's historical assets.
- 7.20 Policy DP25 'Conserving Camden's heritage' explains the council will seek to only permit development in conservation areas that preserve and enhance the character and appearance of the area. It also states the council will not permit development which would cause harm to the setting of a listed building.

UCL Response

- 7.21 It is acknowledged that the buildings in the surrounding area significantly contribute significantly towards the heritage and character of the Bloomsbury Conservation Area. The proposals' features have been adopted to ensure the proposals respect this contribution, and that the development does not have an adverse impact on the surrounding heritage assets. This is largely achieved by the historically sympathetic façade which whilst inspired by the surrounding buildings and the Conservation Area, also conceals the modular building. The scale of the proposed structure has also been carefully considered to ensure a reduced impact. In addition to this, the proposals do not include any modifications to or loss of any historic fabric from any of the surrounding listed buildings. Of further note, is that any impacts caused by the proposals will only be for a limited period of 5 years, following which the Main Quad will be returned to its former state.
- 7.22 The proposals have been developed with the aim of conserving the significance of the Wilkins Building as much as possible. This has involved the careful location of the teaching space so that the facades of the Chadwick Wing can still be read and enjoyed. The scale and proposed elevation treatment of the proposals have been designed not to dominate the Main Quad space or the Wilkins Building facades. The application seeks consent for a temporary period of five years, after which the Main Quad will be restored to its original form. Therefore the proposals do not represent a permanent, long-term impact on the setting of the listed building.

Loss of Open Space and Impact on Biodiversity

NPPF

- 7.23 Paragraph 74 of the NPPF states that existing open space should not be built on unless "the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location".

London Plan

- 7.24 Policy 7.18 'Protecting Open Space and Addressing Deficiency' states that the loss of protected open space must be resisted unless equivalent or better quality provision is made within the local catchment area.

Local Planning Policy

- 7.25 Policy CS15 'Protecting and improving our parks and open spaces and encouraging biodiversity' sets out the need to protect and improve Camden's parks and designated open spaces, as well as emphasising the need to protect trees and promote the provision of new trees and vegetation.

- 7.26 Policy DP31 'Provision of, and improvements to, open space and outdoor sport and recreation facilities' outlines the council's intentions to ensure the quantity and quality of open space in Camden.
- 7.27 The Landscape Design and Trees chapter of the Camden Planning Guidance on Design emphasises the need to integrate landscape design and green infrastructure into the design of the schemes from the outset. It also outlines the need to follow the procedures outlined in the British Standards 5837.

UCL Response

- 7.28 The application site falls within the 'Gower Gardens, University College London' designated Open Space. Whilst the proposals will result in the loss of some open space in the Main Quad, the development is for a temporary period of only 5 years. Of additional note is how the removal of the temporary facility on the northern part of the Main Quad will revert open space back into use.
- 7.29 The principle arboricultural features have been considered throughout the design process, including ensuring that the foundations are designed in a way to minimise disturbance with the root protection area. The structure will be formed of a modular structure, which is supported by pad foundations, with all but one of these positioned outside of root protection areas. For the single foundation pad which is located within a root protection area, excavation is limited, and the encroachment can be considered minimal. Where decking and ramps for the proposed development are installed over any below ground obstructions (e.g. tree roots), no-dig construction using ArborRaft will be utilised.
- 7.30 The development footprint has also been designed to adhere to above-ground tree canopies, thus mitigating the proposals' impact on adjacent trees. This crucially allows for the retention of all of the existing trees on the site.
- 7.31 Further details regarding the arboricultural impact of the development can be found in the Arboricultural Report. The report provides an analysis of the potential impact of the proposals on existing trees based on British Standards 5837 (2012) 'Trees in relation to design, demolition and construction'.

Sustainable Travel

NPPF

- 7.32 Paragraph 35 of the NPPF states that "...developments should be located and designed where practical to...give priority to pedestrian and cycle movements, and have access to high quality public transport facilities".

London Plan

- 7.33 London Plan Policy 6.1 'Integrating Transport and Development' states:

"The Mayor will work with all relevant partners to encourage the closer integration of transport and development...by encouraging patterns and nodes of development that reduce the need to travel, especially by car...and supporting development that generates high levels of trips at locations with high levels of public transport accessibility."

Local Planning Policy

- 7.34 Policy CS11 'Promoting sustainable and efficient travel' promotes a range of sustainable transport measures, along with the delivery of additional infrastructure to support growth. The policy also seeks to relieve existing pressures on the transport system. Particular attention is

given to the need to improve facilities for cyclists, and to minimise the provision of new parking provision.

- 7.35 Policy DP17 'Walking, cycling and public transport' explains that the council would resist development that would be dependent on travel by private motor vehicles. Furthermore, development should make suitable provision for pedestrians, cyclists and public transport.

UCL Response

- 7.36 The site is well served by public transport and has a PTAL rating of 6b (best). There are also existing cycle racks located opposite to the proposed development site. Both Euston Square Station and Warren Street Station are within a 5 minute walk of the site which, with a range of bus stops in close proximity, means users of the development will likely use sustainable and efficient travel. This is especially likely with no additional car parking proposed.

Sustainability

NPPF

- 7.37 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."

London Plan

- 7.38 Policy 5.3 'Sustainable Design and Construction' outlines the need for development proposals to demonstrate sustainable design standards are integral to the proposal, including its construction and operation. They should also ensure that these issues are considered at the beginning of the design process.

Local Planning Policy

- 7.39 Policy CS13 'Tackling climate change through promoting higher environmental standards' focuses heavily on reducing the effects of and adapting to climate change. To achieve this, the policy promotes an efficient use of land and buildings, which in turn also minimise the need to travel by car. It also encourages efforts to minimise carbon emissions from the redevelopment, construction and occupation of buildings, as well as ensure such buildings are designed to cope with climate change.
- 7.40 Policy DP22 'Promoting sustainable design and construction' explains that the council will require development to incorporate sustainable design and construction measures.

UCL Response

- 7.41 Measures have been taken to ensure the sustainability of the development. The high quality UV ink which will be used for the PVC vinyl is more environmentally friendly than alternatives.
- 7.42 The temporary nature of the development is also arguably more environmentally friendly than fixed long term structure. This is likely to be due to the ability for modular buildings to be reused following temporary use.

Services

London Plan

- 7.43 Policy 5.17 'Waste Capacity' states that suitable waste and recycling storage facilities are required in all new developments.

Local Planning Policy

- 7.44 Policy CS18 'Dealing with our waste and encouraging recycling' outlines the council's targets for reducing the amount of waste produced and increasing the percentage of household waste recycled. With reference to new developments, it is noted that these should include facilities for the storage and collection of waste and recycling.
- 7.45 The Recycling and Waste Storage chapter of the Camden Planning Guidance on Design requires that all development in Camden features appropriate storage for recyclables and waste.
- 7.46 The Building Services Equipment chapter of the Camden Planning Guidance on Design states that building services equipment should be incorporated into development, and have a minimal impact on the environment.

UCL Response

- 7.47 The facility will be fitted with both internal and external bins. These will comprise of multiple recycling bins, as well as bins for additional non-recyclable waste.
- 7.48 Plant equipment for the development has been incorporated into the development where possible. The required external condenser units are within the development footprint, and like the modular buildings are concealed by the vinyl mesh wrap.

Planning Policy Assessment Conclusion

- 7.49 Consideration has been given to relevant Camden planning policy throughout the design process of the development.
- 7.50 The importance of policies, especially with regard to aspects such as heritage and land use, has been recognised since the outset of the proposals' development.
- 7.51 It is therefore considered that the development proposals both respect Camden planning policy and have adhered to it where possible.

8 Summary and Conclusions

8.1 UCL is seeking planning permission for:

"Installation of a two-storey temporary (5 years) building for use as teaching space within the Main Quad of the Wilkin's Building at UCL's Bloomsbury Campus"

8.2 The proposed development forms part of an ongoing strategy outlined in the UCL Bloomsbury Masterplan, which is centered on the desire to provide the best possible teaching, learning and living environment for its students.

8.3 In achieving the above, the proposals will contribute towards several of the Masterplan aims, including the 'Reinforcement of the academic and commercial business case', 'Rebalancing space use', and 'Responding to future changes in the student demographic'.

8.4 The key benefits of the proposed new space comprise the following:

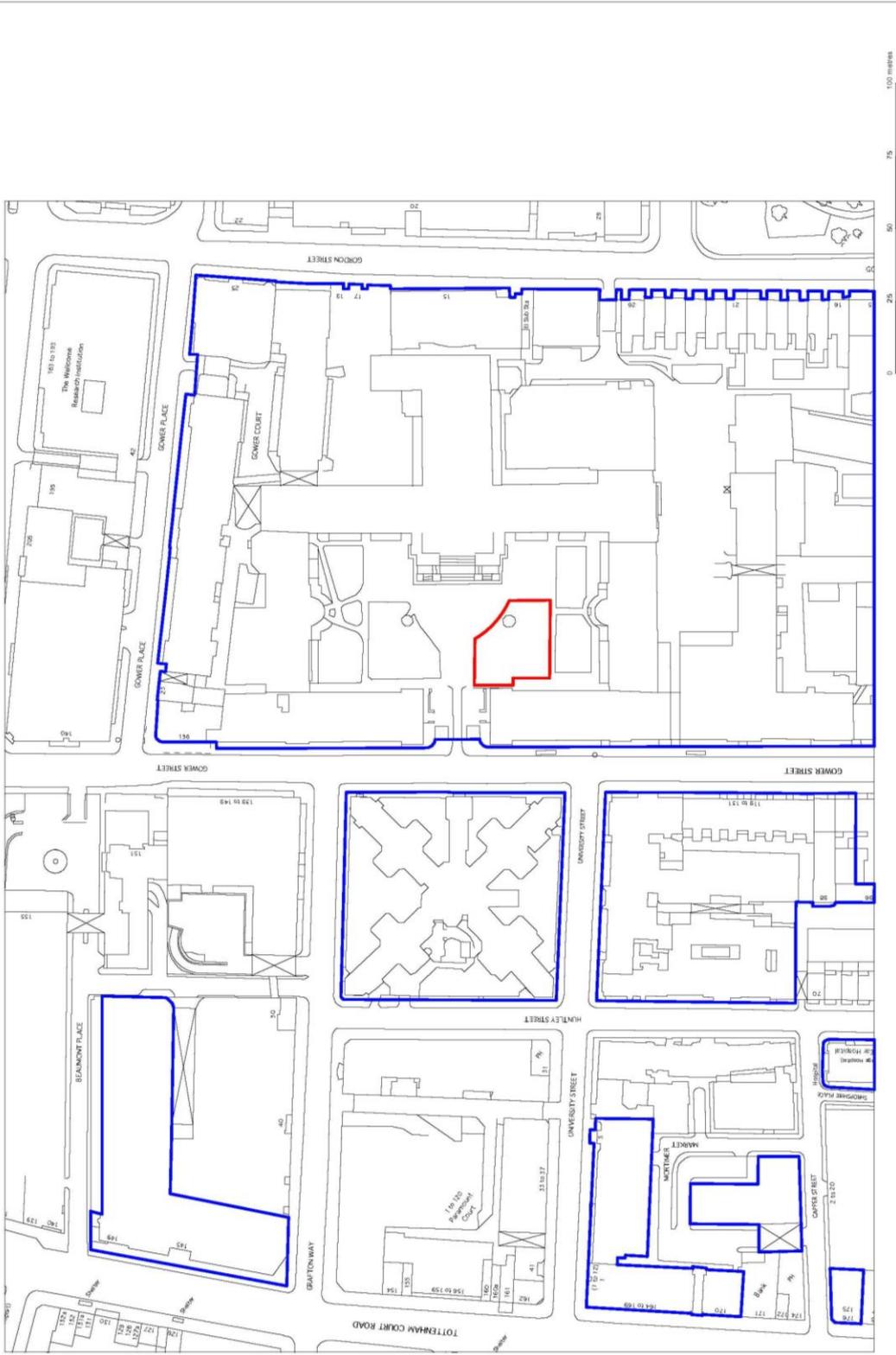
- Provision of much-needed new teaching space to help address an increasing shortfall of teaching space on the campus;
- Historically-sympathetic wrap façade which helps ensure the development is in keeping with its surrounding;
- Non-slip decking which helps ensure inclusive accessibility for all users; and
- Temporary installation which contributes to long term benefits, but only has a short term impact.

8.5 The proposed development has been designed to ensure it is in keeping with its surroundings. This is largely achieved by its historically-sympathetic façade.

8.6 Overall, it is concluded that these proposals will form a significant contribution towards ensuring the university is able to maintain its position as London's leading multidisciplinary university

8.7 The proposed development is a high quality sustainable development within the context of the area and is compliant with national, regional and local planning policy and should be approved without delay.

Appendix A - Site Location Plan



Revision	Date	Author/Checked	Notes
A	03/05/17	Y. Gao / S. Gao	
A	13/04/17	Y. Gao / S. Gao	

Client	University College London	Drawn	ES
Project Name	UCL Main Quad Temporary Space	Checked	ES
Scale	1:500	Drawn By	ES
Drawn	ES	Checked By	ES
Project No.	740	Project No.	740
Project No.	740	Project No.	740

Legend	Site Boundary
	Other land owned by the applicant

Author	Y. Gao
Checked	S. Gao
Date	03/05/17
Scale	1:500
Project No.	740
Client	University College London
Project Name	UCL Main Quad Temporary Space
Scale	1:500
Drawn	ES
Checked	ES
Drawn By	ES
Checked By	ES
Project No.	740
Project No.	740



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