



*"Application for Planning and Listed Building Consent for the refurbishment of the Garden Room within the Bernard Katz Building including a new entrance from the South Cloisters and new windows and doors onto the Japanese Garden"*

**Description of Development**

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# 1 Introduction

- 1.1 This Planning and Heritage Statement has been prepared by Deloitte Real Estate on behalf of University College London (UCL) (“the applicant”). It supports an application for Planning and Listed Building Consent to the London Borough of Camden (“LB Camden”) for the refurbishment of the Garden Room within the Bernard Katz Building including a new entrance from the South Cloisters and new windows and doors onto the Japanese Garden.
- 1.2 UCL is London’s leading multidisciplinary university, with over 11,000 staff and nearly 40,000 students. UCL provides excellence and leadership in teaching and research, was ranked tenth in the QS World University Rankings 2019, and is among the top 20 universities ranked by The Times (10) and The Guardian (10).
- 1.3 UCL competes on a global stage with other top-rank universities overseas (such as Harvard, Yale and Stanford) and in the UK (such as Oxford, Cambridge and Imperial College).
- 1.4 In order to attract the best graduate researchers and academic staff and the brightest undergraduates it is essential to be able to offer world class facilities and a high quality environment.
- 1.5 The provision of world class teaching and research space and student accommodation are regarded as essential components of UCL’s ability to attract high quality students and staff, both from the UK and abroad. Student choices are increasingly driven by the wider ‘student experience’ of which the provision of high quality learning and living accommodation is considered a key aspect.
- 1.6 UCL have recognised a requirement to improve circulation routes through the Core Campus as current pedestrian routes are highly trafficked. Pedestrian footfall is likely to further increase with the completion of the New Student Centre in early 2019. Currently the

South Cloisters form part of the main pedestrian thoroughfare through the Campus and provide routes to the Japanese Garden and in due course, the New Student Centre.

- 1.7 In order to improve the flow of students and staff looking to use and access these spaces, it is proposed to remove the infill walls which currently exist between the South Cloisters and the Bernard Katz building. New glazing and doors are proposed in their place, which will greatly improve access to and from the currently under-utilised Garden Room.
- 1.8 To further improve access, in particular that to the Japanese Garden and therefore the New Student Centre, it is proposed to replace the Garden Room’s windows which face the Japanese Garden with new glazing which features a further pair of doors. The replacement glazing and new doors will adhere to the existing openings.

## Planning and Heritage Statement Document Structure

- 1.9 The remainder of the Planning and Heritage Statement is structured as follows:

### Site Context and Planning History

An introduction to the site’s context, planning history, and how these relate to and shape the proposals.

### Proposed Development

An outline of the proposals and their need and beneficial outcomes.

### Planning Policy Context

A summary of the key planning considerations and how the proposals accord with these.

### Summary and Conclusion

## 2 Site Context and Planning History

2.1 This section provides a background to the sites location and context and sets out relevant planning history.

2.2 The application site includes parts of the Wilkins Building and Bernard Katz Building, and is focussed on the southern end of the Wilkins Building's South Cloisters.

### Site Location and Context

2.3 The application site is located within the UCL Bloomsbury Campus. The surrounding area is characterised by a mix of uses in line with its Central London location. In the immediate vicinity of the site, the area is characterised by buildings in D1 use reflecting its location at the core of UCL's Bloomsbury Campus. Other nearby uses include University College Hospital and Euston Square Underground Station.

2.4 There are a number of other designated heritage assets in close proximity to the site including Grade II-listed 23 Gower Place (list entry number: 1322168), and the Grade II listed Kathleen Lonsdale Building ('KLB') (list entry number: 1322169). The Wilkins Building is a Grade I-listed building, first listed in 1954 (list entry number: 1113056). It is located in the Bloomsbury Conservation Area, within Sub Area 3, 'London University/British Museum.' The Bernard Katz Building, which adjoins the Wilkins Building at the South Cloisters, is not listed.

2.5 The Wilkins Building and the Bernard Katz Building are both located in the centre of the main Bloomsbury Campus. They are surrounded by other UCL owned and occupied buildings. The Wilkins Building is principally used for educational purposes and contains libraries and offices for students and academic staff. The building also hosts UCL-

related events from time to time. The Bernard Katz Building is used for educational purposes (D1 use) and mix between teaching and studying.

### Relevant Planning History

Application Reference No.	Application Description	Status
2018/5652/L	Replacement of four doors within the North and South Cloisters.	Target Decision Date - 29 January 2019.
2016/3830/L	Refurbishment of 6 doors in UCL Wilkins Building.	Approved – 10 March 2017.
2016/3824/L	Refurbishment of an existing accessible WC, conversion of an existing office into a new male WC, remodeling of an existing female WC and lobby and removal of a cleaner's cupboard to allow for a new male WC, construction of a new stud partition to form a lobby in to the new male WC (room 221), and removal of an existing WC and cleaner's cupboard to allow for a larger female and a new male WC (Room 125 cluster).	Approved – 02 August 2016.
2014/0357/P	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.	Approved – 15 January 2014.
2014/0329/P	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.	Approved – 15 January 2014.
2014/0373/L	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.	Approved – 28 January 2014.

# 3 Proposed Development

3.1 This section provides a summary of the proposed development. It should be read in conjunction with the Design and Access Statement which accompanies the application.

3.2 The description of the development is as follows:

*"Application for Planning and Listed Building Consent for the refurbishment of the Garden Room within the Bernard Katz Building including a new entrance from the South Cloisters and new windows and doors onto the Japanese Garden"*

3.3 As part of UCL's wider works across the Bloomsbury Campus, they have identified the need to improve the accommodation within parts of the Wilkins Building and Bernard Katz Building.

3.4 The proposals described here will not only greatly improve the relevant spaces, but will also improve the access to and from the currently under-utilised Garden Room. Access will also be greatly improved to the Japanese Garden and the New Student Centre, which will open in early 2019. This will have significant implications for the number of people using and passing through these spaces.

## Opening to the Garden Room from the South Cloisters

3.5 It is proposed to partially remove infill walls which are currently in place between the South Cloisters and the Bernard Katz Building. The existing columns and details are to be left in place.

3.6 In their place, it is proposed to have a new metal-framed glazed screen which includes a pair of glazed doors. While improving the entrance to

the Garden Room, these new doors will also effectively extend the South Cloisters, which currently acts a 'dead end'.

3.7 In addition to improving circulation as mentioned above, these proposals will create an access which is Disability Discrimination Act (DDA)-compliant.

## New Windows and Doors to the Japanese Garden

3.8 It is also proposed to remove the existing glazing to the north-west side of The Garden Room. In its place it is proposed to thermally broken, steel frame double glazed screens into the existing openings.

3.9 The central screen will include pair of doors opening out onto the Japanese Garden, therefore providing access to this space from The Garden Room for the first time.

3.10 These proposals will therefore provide greatly improved access through to the Japanese Garden and onto the New Student Centre.

# 4 Planning Policy Context

- 4.1 This section of the Planning and Heritage Statement sets out the key policies in relation to heritage, design and access and assesses the proposals against these.
- 4.2 The Development Plan within LB Camden primarily comprises:
- London Plan (2016)
  - Camden Local Plan (2017)
  - Camden Site Allocations Local Development Document (2013)
- 4.3 The National Planning Policy Framework (NPPF) (2018), the Planning Practice Guidance (PPG) and regional and local level Supplementary Planning Documents and Guidance are material considerations.
- 4.4 The Draft London Plan was published for consultation in December 2017. Although it is a material consideration in determining applications, it carries limited weight, at least until it has progressed through the Examination in Public (EIP) in January 2019.
- 4.5 It is considered that the matters most pertinent to the consideration of the proposed development are as follows:
- Heritage
  - Design
  - Access
  - Higher Education Institutions

- 4.6 In the section below we have identified the relevant planning policies for each of the matters identified above and have assessed the development proposals against them.

## Heritage

### Policy

- 4.7 The NPPF (2018) states that proposals, which cause harm to a heritage asset such as a listed building, must be suitably justified in accordance with the level of harm caused.
- 4.8 Policy 7.8 'Heritage Assets and Archaeology' of the adopted London Plan (2018) notes that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 4.9 The Camden Planning Guidance (CPG) Design (2018) sets out that development will only be permitted where it preserves and enhances the character and appearance of a Conservation Area and listed buildings. Paragraph 3.21 of the CPG states that 'like for like' repairs and maintenance do not require listed building consent. However, where they involve the removal of historic materials, architectural features or would have an impact on the historic interest of the building, consent will be required.
- 4.10 Camden Local Plan Policy D2 'Heritage' seeks to preserve, where appropriate, and enhance Camden's heritage assets and their settings. Policy D2 sets out that the Council will not permit substantial harm to a designated asset and would resist development that would cause harm to significance of a listed building through an effect on its setting.
- 4.11 The Bloomsbury Conservation Area Appraisal and Management Strategy (2011), paragraph 5.32, seeks to protect the appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area.

### Development Compliance

- 4.12 The Bernard Katz building is itself not listed, but is adjacent to the Grade I-listed Wilkins Building and is located within the Bloomsbury Conservation Area.
- 4.13 Whilst the South Cloisters were constructed in 1827-9, the southern end was bomb damaged in 1940-41 and consequently rebuilt. The Bernard Katz Building was constructed in the late 1990s.
- 4.14 The wall between the South Cloisters and the Bernard Katz Building which is proposed to be subject to the removal of the infill section therefore forms part of the repairs completed due to bomb damage. The infills are consequently non-original. In this case the benefits of the completing the works are also very evident.
- 4.15 As the Bernard Katz building is not listed, the removal of the Garden Room windows facing the Japanese Garden does not constitute works to a listed building. In this case, the proposals will greatly improve The Garden Room space and the access to the new Japanese Garden.
- 4.16 Whilst the proposals here are not considered to have a significant impact on either the Wilkins Building or those of historic importance in close proximity, the government's Planning Policy Guidance is helpful in clarifying that 'public benefits' do not always have to be visible or accessible to the public in order to be genuine public benefits.
- 4.17 In this case, the proposals contribute to securing the optimum viable use of a heritage asset, which in turn supports its long-term conservation and reduces risks it could otherwise be subject to. The proposals are therefore in accordance with Paragraph 195 of the National Planning Policy Framework and policy including D2: Heritage in Camden's Local Plan.

### Design

### Policy

- 4.18 Camden Local Plan Policy D1 'Design' seeks to secure high quality design in development. This includes development that respects the local context and character, enhances the historic environment and heritage assets in accordance with Policy D2 'Heritage' and is inclusive and accessible for all.
- 4.19 The Camden Planning Guidance (CPG) Design (2018), paragraph 2.12 sets out that materials used should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.

### Development Compliance

- 4.20 Particular attention has been given to the proposed materials included in these works to ensure they are in keeping with those in close proximity. In 'opening up' the Garden Room from the South Cloisters, a high quality metal-framed glazed screen will be installed. The design adopted here will make a 'feature' of what is currently a 'dead end' whilst also helping facilitate The Garden Room's transformation to a high quality destination.
- 4.21 The replacement windows and new doors to The Garden Room will again comprise a high quality design which is sympathetic to their surroundings. The proposed in-keeping design is evident in the submitted elevations. In both cases it is therefore considered that the proposed development is high quality, respects the local context and character, and is in accordance with Camden Local Plan Policies D1 and D2, as outlined above.

### Access

### Policy

- 4.22 Policy 7.2 'An Inclusive Environment' of the adopted London Plan (2018) requires all development to achieve the highest standards of accessible



and inclusive design to ensure that developments can be used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity and economic circumstances.

- 4.23 Camden Local Policy C6 'Access for All' seeks to promote fair access and remove the barriers that prevent everyone from accessing facilities and opportunities. Policy C6 expects routes and facilities between buildings to be designed to be fully accessible and expects all buildings and places to meet the highest practicable standards of accessible and inclusive design so they can be used safely and easily by all.
- 4.24 The Camden Planning Guidance (CPG) Design (2018), paragraph 3.27 promotes inclusive access through ensuring that all historic and listed buildings are of sensitive design and are easily accessible for all levels of mobility.
- 4.25 The NPPF states that development proposals should ensure that safe and suitable access to the site can be achieved for all users.

#### **Development Compliance**

- 4.26 A key objective to the proposals described here is improve the access to The Garden Room and the Japanese Garden and New Student Centre.
- 4.27 In its current form, access to The Garden Room requires passing through an 'awkward', uninviting lobby and requires using a pair of non-DDA compliant double doors.
- 4.28 Providing the proposed access to The Garden Room reinstates the space as one which is clearly accessible, with the proposed large pair of doors being fully DDA-compliant.
- 4.29 The proposals will provide access from The Garden Room to the Japanese Garden.
- 4.30 In each case, fire escape options are either greatly improved or provided for the first time.

#### **Higher Education Institutions**

##### **Policy**

- 4.31 The Camden Local Plan recognises the value of the education institutions of national and international significance which are based in Camden. This includes the major contribution to Camden's economy which is brought by the provision of higher education and research. Camden Local Policy E1 outlines the support LB Camden will give to the development of the borough's education sectors.
- 4.32 London Plan Policy 2.1 - London in its Global, European and United Kingdom Context, will support proposals and policies that retain and extend London's global role as a sustainable centre for a range of sectors, including education, whilst London Plan Policy 2.10 - Central Activities Zone Strategic Priorities, outlines the need to: "enhance and promote the unique international, national and London-wide roles of the Central Activities Zone (CAZ)".
- 4.33 London Plan Policy 3.18 Educational Facilities, outlines the Mayor's support of higher education facilities and their ability to adequately meet the demands of a growing and changing population. The policy also requires that in the case of planning decisions, development proposals, including change of use to educational purposes which enhance education and skills provision will be supported.
- 4.34 Draft London Plan Policy E8 - Sector growth opportunities and clusters, states that "London's higher and further education institutions and their development across all parts of London should be promoted".
- 4.35 Paragraph 4.32 of the Camden Local Plan acknowledges that "in order for institutions to meet their changing standards and requirements and sustain their leading edge, there is often an ongoing need to update and modernise facilities."

### **Development Compliance**

- 4.36 UCL's Bloomsbury Campus has been subject to a number of works in recent years in line with its Masterplan programme. A key feature of such as been the creation of a New Student Centre. However, key access routes through the Campus in parts could be improved, through proposals like those described here.
- 4.37 The proposals will enhance students' use of this part of the Campus, and will in turn help meet the needs of the university's consistently-increasing number of students. Both of these factors are supported by Policy 3.18 of the London Plan. Furthermore, as the general public will be able to use these routes, it will improve access between Gower Street and Gordon Street via the Wilkins Building and New Student Centre.
- 4.38 Whilst the Wilkins Building and Bernard Katz Building house an integral provision of space for the university, in cases including the Garden Room, this is sometimes underused and therefore underutilised. The proposals seek to address this by opening up the Garden Room entrance from the South Cloisters. The proposals therefore comprise efforts to meet changing standards and requirements by updating and modernising facilities; both of which are supported by Paragraph 4.32 of the Camden Local Plan.

# 5 Application Documents

5.1 This section sets out the list of supporting documents which have been submitted with the application.

5.2 In addition to this Planning and Heritage Statement, the application comprises and is supported by the following documents:

- Application Forms and Certificates prepared by Deloitte Real Estate;
- Covering Letter by Deloitte Real Estate;
- Site Location Plan (791\_PL\_001) by Burwell Deakins;
- Design and Access Statement by Burwell Deakins;
- Context Plan as Existing (791/PL/002) by Burwell Deakins;
- Existing Drawings prepared by Burwell Deakins;
  - 791/PL/003 - As Existing / Demolitions
  - 791/PL/004 - Elevation - As Existing
  - 791/PL/005 - Internal Elevation - As Existing
  - 791/PL/006 - Section - As Existing
- Proposed Drawings prepared by Burwell Deakins;
  - 791/PL/010 - Plan - As Proposed
  - 791/PL/011 - Elevation - As Proposed
  - 791/PL/012 - Internal Elevation - As Proposed
  - 791/PL/013 - Section - As Proposed
- Glazed screen details (791/PL/020) by Burwell Deakins
- External screen / door details (791/PL/021) by Burwell Deakins

## 6 Conclusion

- 6.1 This Planning and Heritage Statement is submitted in support of the refurbishment of the Garden Room within the Bernard Katz Building including a new entrance from the South Cloisters and new windows and doors onto the Japanese Garden.
- 6.2 The proposals have clear implications in improving the access through this part UCL's Bloomsbury Campus, which is considered especially important in line with the opening of the New Student Centre in early 2019. The proposals will help form an additional key route to the new development.
- 6.3 A further key focus and advantage of the proposals is addressing where there are currently non DDA-compliant doors by providing new doors which are, as well as facilitating the provision of clearer escape routes.
- 6.4 Due to the nature of the works, and the historic significance of where these are to be completed, the heritage impact of the proposals is considered to be negligible and far outweighed by the positive benefits the proposals will bring.
- 6.5 Overall, it is therefore considered that the proposals are in line with the aforementioned policies at national, regional and local level and should be considered positively for approval by LB Camden.

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