

18 December 2018

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

FAO Antonia Powell

Your ref: PP-07494070

Dear Sir, Madam,

University College London – Wilkins Building, Gower Street, London, WC1E 6HJ Core Campus Works: Link Bridges - Application for Full Planning and Listed Building Consent

On behalf of our Client, University College London ('UCL') ('the applicant'), we hereby submit to the London Borough of Camden ('LB Camden') an application for Full Planning and Listed Building Consent for circulation and accessibility improvement works at the Wilkins Building comprising the creation of a replacement pedestrian bridge and new pedestrian bridge connection at the South Cloisters and the Bernard Katz Building.

Site Location and Description

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.

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.

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

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Table 1 below sets out the recent relevant planning history of the site. It demonstrates that there have been a number of planning and listed building consent applications granted for a range of works, including internal and external repairs to the building.

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.

Table 1: Recent and Relevant Planning History

Context to the Application

UCL are seeking to improve circulation routes through the Core Campus. The Wilkins Building is at the heart of the Bloomsbury Campus and current pedestrian routes through the building are highly trafficked. Pedestrian footfall is likely to further increase with the completion of the New Student Centre, which is located to the east of the Wilkins Building, in early 2019.

The South Cloisters form part of the main pedestrian thoroughfare through the Campus and provide routes from the Wilkins Building to the Wilkins Terrace and an informal area of open space known as the Japanese Garden, both to the east. The South Cloisters acts as informal study space and an exhibition space facility. There is currently an underutilised 'dead end' created by the wall adjoining the South Cloisters and the Bernard Katz Building which was formed as part of the repairs due to bomb damage during World War II. Therefore, the attached doors are non-original.

In addition, the Japanese Garden outdoor space is currently in the process of refurbishment as part of the works to the New Student Centre and will soon become a new area of open space and one of the main pedestrian thoroughfares across the campus.

The proposals are set out in more detail below.

The Proposals

Description of Development

This application seeks full planning permission and Listed Building Consent for the creation of a replacement bridge and the addition of a new bridge connection to improve pedestrian footfall across the core campus. The description of development is as follows:

"The creation of a replacement bridge between the South Cloisters and the Japanese Garden and a new bridge connection from the Japanese Garden to the South Cloisters"

Replacement Bridge between the South Cloisters and the Japanese Garden

The works involve the careful removal of the existing low quality non-original bridge linking the Japanese Garden to the South Cloisters. This will be replaced with a new bridge structure spanning the South Colonnade. The replaced bridge will be sensitive to the historic fabric of the Grade I listed building, through the construction of a steel bridge that avoids making any connections to the façade. Integrated lighting and signage will also facilitate easier wayfinding and circulation across the core campus.

The replaced bridge will match the existing in terms of its design concept, keeping a consistent aesthetic. It will be assembled as a series of fins giving the structure a sculptural and professional aesthetic.

New Bridge Connection from the Japanese Garden to the South End of the South Cloisters

In order to assemble the new bridge connection, partial removal of an existing window in the South Cloister along with an attached masonry panel, is required. The fanlight is to be retained. The new bridge will be fabricated from a set of steel sections that can easily be assembled on site. The materials used will include a bronze or black anodized finish to the steelwork and hardwood decking.

The partial removal of the window to create a new bridge will therefore provide a new entrance in and out of the South Cloisters, introducing a new defined route across and within the campus. The proposed doors for this entrance will be automated single leaf, retaining the existing semicircular fanlight. The design will match the proposed doors from the North and South Cloisters to the Wilkins Terrace and Japanese Garden and are currently subject to gaining Listed Building Consent approval (ref. 2018/5652/L).

The doors will be constructed with joinery grade hardwood, primed and decorated to match the existing adjacent windows, with timber profiles and handles that match the existing ones across campus.

Please see the submitted architectural drawings and Design and Access Statement prepared by Burwell Deakins Architects, for a full description of proposed works.

Pre-application Discussions

A pre-application meeting was held with LB Camden conservation officer Antonia Powell on 13 December 2018. At this meeting, the background and need for the proposals was explained and the proposed detail was presented .

Planning Policy Considerations

This section of the letter sets out the key policies in relation to heritage, design and access and assesses the proposals against these.

Heritage and Design

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.

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.

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.

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.

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.

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.

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 out listed buildings.

Applicant Response and Heritage Assessment

- UCL has carefully considered the historical significance of the Wilkins Building in the design of the proposals. It is recognised that the Wilkins Building is Grade I listed and located within the Bloomsbury Conservation Area.
- The partial demolition of the existing window in the South Cloisters will be sensitively carried out and the existing fanlights will be retained.
- The proposed works will provide public benefit to the listed building and surrounding conservation area, by improving accessibility and circulation across the Core Campus.
- The replacement of the existing bridge to a higher quality will enhance the significance of the listed building.
- The replaced bridge will not be connected to the fabric of the listed building.
- The proposed works will not cause any harm to the significance of the listed building or the setting or appearance of the conservation area.
- Overall, the proposed works are considered to comply with the heritage and design policies outlined above.

Access

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.

Camden Local Plan 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.

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.

Applicant Response

The replacement of the existing bridge and the creation of a new bridge and attached entrance are considered to improve access through the following:

- Pedestrian traffic and loading can now be distributed across two bridges, rather than just the existing one which is narrow and unsuitable for the proposed level of traffic that will be created once the New Student Centre is operational in early 2019.
- The removal of the 'dead end' corner in the south west corner of the Japanese Garden will create a new defined route to and from the New Student Centre, the Bernard Katz Building and the Garden Room.
- The new entrance will comprise of single leaf doors which will be automated and fully DDA compliant.
- The proposed new access point to the South Cloisters will provide fire safety.

- Overall, it is considered that the proposals are in line with the aforementioned policies and significantly improve access across the Core Campus.

Application Submission

In addition to this covering letter and planning policy appraisal, this planning and listed building consent application comprises and is supported by the following documents:

- Application Forms and Certificates prepared by Deloitte;
- Site Location Plan by Burwell Deakins (791/PL/100);
- Context Plan as Existing by Burwell Deakins (791/PL/002);
- Design and Access Statement by Burwell Deakins;
- Existing Drawings prepared by Burwell Deakins;
 - Upper Ground Floor – Context Plan (791/PL/101)
 - Lower Ground Floor – Context Plan (791/PL/102)
 - Elevations (791/PL/103)
- Proposed Drawings prepared by Burwell Deakins;
 - Upper Ground Floor – Context Plan (791/PL/110)
 - Lower Ground Floor – Context Plan (791/PL/111)
 - Elevations (791/PL/112)
 - Link Bridges 01 – Plans (791/PL/120)
 - Link Bridge 01 – Elevations (791/PL/121)
 - Link Bridge 02 – Plans (791/PL/122)
 - Link Bridge 02 – Elevations (791/PL/123)
 - New Door Plan (791/PL/130)
 - Door Details – Sheet 01 (791/PL/131)
 - Door Details – Sheet 02 (791/PL/132)

We trust that you have all the information you need to validate the application. Should you have any queries with the application, please do not hesitate to contact my colleague Ellie Bird (ebird@deloitte.co.uk / +44 20 70073891) Or Phil Wright (phiwright@deloitte.co.uk / +44 20 7303 6106).

Yours sincerely,



John Adams
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