

11 January 2019

Deloitte LLP
1 New Street Square
London
EC4A 3HQ

Phone: +44 (0)20 7936 3000
Fax: +44 (0)20 7583 1198
www.deloittereal estate.co.uk

Direct phone: +44 20 7303 6480
johnadams@deloitte.co.uk

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-07538802

Dear Sir, Madam,

University College London – Wilkins Building, Gower Street, London, WC1E 6HJ Old Refectory - 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 the refurbishment of The Old Refectory and its adjacent spaces within the Wilkins 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 Wilkins Building is located at 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.

Relevant Planning History

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
2018/6322/P & 2019/0067/L	Replacement of windows and doors to North-Western elevation of Bernard Katz building, adjacent to Japanese gardens, to improve access between new university student centre and Wilkins building (D1)	<i>Registered</i>
2018/6233/P & 2019/0066/L	Removal and replacement of existing as well as installation of a new footbridge and doors to improve accessible access between the Wilkins Building and Japanese garden / new Students Centre of university building (Class D1)	<i>Registered</i>
2018/5652/L	Replacement of four doors within the North and South Cloisters.	<i>Registered</i>
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

As part of their wider works on their primary Bloomsbury Campus, UCL has identified the need to improve a number of the key spaces in the Wilkins Building. The Old Refectory is a space which has been identified as a space which is currently underutilised and in need of refurbishment.

As part of this strategy, it is proposed to refurbish this space, but also in conjunction, provide a state-of-the-art 'Object Based Learning' (OBL) facility. In order to support this new and innovative use of the space it is also proposed to upgrade the existing WC provision and provide an office space and store for the OBL facility staff.

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 refurbishment of The Old Rectory and its supporting spaces, including the adjacent WC provision and staff office facilities, and the replacement of a series of existing lanterns and fanlights. The description of development is as follows:

"The refurbishment of the Wilkins Building Old Refectory and adjacent spaces, including upgraded WC facilities, staff office space, and roof lighting to provide a new learning space"

The Old Refectory

The Old Refectory is currently out of use whilst the temporary café installation is removed and the space is returned to its prior state. Whilst the space is generally in good condition, it has poor lighting due to its lack of natural light, and has dated mechanical services which have limited its use to date.

The space is currently primarily accessed by a pair of double doors from the Octagon Gallery, which are in a poor state of repair, are ill-fitting, and are difficult to use. These proposals described in this application are expected to greatly increase the use and utilisation of the space and therefore the current accessibility issues must be improved. In order to improve access to the refurbished Old Refectory, it is proposed to carefully remove and set aside the original glazed doors and non-original solid doors, in order to replace these with a new single-leaf door. A single-large leaf door will be easier to use and therefore more suitable for a room with high occupancy. The original door frames will be left in place.

It is UCL's intention that the refurbished Old Refectory will form a learning space for both didactic and group learning arrangements. This will take place on a new 'floating' engineered hardwood floor with rubber inserts to protect the original parquet. A key feature is the provision of two freestanding 'pods' between which there will be an overhead 'raft'. This raft will house the required audiovisual and lighting requirements, and the 'pods' will house required air conditioning. To enable the use of this air conditioning and related electrical servicing, there will be two small service penetrations through to the plant room below, which will be fully reversible to enable future room rearrangements.

In addition to the abovementioned pods and raft, the following works are proposed: provide freestanding display cabinets; polish existing joinery; replace air handling grilles; remove the mirror film from four fan lights to allow daylight in; and to generally redecorate the space.

WC Facilities

The existing WC facilities located adjacent to the Old Refectory space are currently split by unisex and female, but are underused, in a poor state of repair and have several visual cases of water ingress.

Access to the unisex and female WCs are via The Old Refectory (which will be unsuitable when the space is used for teaching) and via a lobby (which features an awkwardly narrow and non-wheelchair compliant access route) respectively. To solve these issues, it is proposed to carefully remove a series of existing tiles in the female WCs to enable the scabbling back of the wall to provide a wheelchair-accessible route to a series of new WCs. Entrance via this route will form the primary entrance to the WCs, as the entrance from the Old Refectory will be blocked. These proposals will be an improvement on the facilities currently provided.

Lanterns and Fanlights

There are currently eight lanterns located behind the parapet walls of the Portico steps, but they are in poor state of repair and are responsible for the aforementioned water ingress in the WC Facilities. There are also a series of glazed fanlights which are again in poor condition.

It is proposed that the lanterns are replaced with new double-glazed metal-framed units, which would also integrate services including the extraction from the Old Refectory and WCs. It is also proposed that the four fanlights are re-glazed and redecorated where required, and for the current internal mirror film to be removed. This would allow daylight to enter The Old Refectory as originally intended.

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.

Planning Policy Considerations

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

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 design of the proposals allows for the freestanding 'pods' to not require fixing into the existing coffered ceiling, and for the freestanding display cabinets to be put in place without impacting the existing hardwood paneling.
- The two proposed small service penetrations through the floor under the 'pods' will be fully reversible should the room arrangement change the future.
- Further proposed changes, including the replacement of the existing lanterns, which are in poor repair, have been formulated to improve the use of the space whilst keeping works to a minimum.
- The proposed works will provide public benefit to the listed building by improving access to - and the continued use of - the Old Refectory.
- It is considered that 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 proposals described in this application are considered to improve access in a number of key parts of the Old Refectory and associated spaces. By facilitating better use of a currently underutilised space, the proposals for the Old Refectory will see an increase in use. Therefore, it is crucial that the access to the Old Refectory from the Octagon Gallery is improved from the currently difficult to use pair of double doors. The proposed single-leaf door will be fully Disability Discrimination Act (DDA) compliant.

Furthermore, the minor changes to the internal wall through to the WCs will mean that the space will be wheelchair accessible, which will as a result include a disabled cubicle.

The works included in this application are therefore considered to greatly improve access where evidently necessary, meaning that they are in accordance with and are supported by relevant planning policy.

Higher Education Institutions

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.

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".

Camden Local Plan Policy C2 - Community Facilities, states in part E that the Council will: "support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK. In assessing proposals, the Council will also balance the impact proposals may have on residential amenity and transport infrastructure."

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."

Applicant Response

It is critical that UCL, a world-renowned university ranked fourteenth in the world (The Times Higher Education World University Rankings 2019), is able to respond to ever-changing world challenges and consequential academic demands.

The proposals will allow UCL to use The Old Refectory as a dynamic and 'high tech' teaching facility. This will see a historically-underused space provide valuable teaching facilities which, with improvements to access, will be accessible to all. The proposals therefore accord with relevant planning policy and support the university's efforts to meet changing standards and maintain its world status.

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 Real Estate;
- Site Location Plan by Burwell Deakins (791_PL_200 P1);
- Context Plan as Existing by Burwell Deakins (791/PL/201 P1);
- Design and Access Statement by Burwell Deakins;
- Existing Drawings prepared by Burwell Deakins;
 - Ground Floor Plan - As Existing (791/PL/202 P1)
 - First Floor Plan - As Existing (791/PL/203 P1)
 - Sectional Elevations - As Existing (791/PL/204 P1)
- Proposed Drawings prepared by Burwell Deakins;
 - Ground Floor Plan - As Proposed (791/PL/210 P1)
 - First Floor Plan - As Proposed (791/PL/211 P1)
 - Elevations - As Proposed (791/PL/212 P1)
- WCs Plan – Existing and Proposed (791/PL/213 P1)
- Roof Lanterns – Sectional Elevations (791/PL/214 P1)
- Door Details – Sheet 01 – Existing (791/PL/220 P1)
- Door details – Sheet 02 – Proposed (791/PL/221 P1)

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 Phil Wright (phiwright@deloitte.co.uk/ +44 20 7303 6106) or Dena Dabbas (ddabbas@deloitte.co.uk / +44 20 7007 2134).

Yours sincerely,



John Adams

Deloitte LLP