

Mr J McClue
London Borough of Camden
5 Pancras Square
London
N1C 4AG

By Planning Portal.

31 May 2019

let.103.SR.JM.27970001

Dear Jonathan

256 GRAY'S INN ROAD, WC1X 8LD

PLANNING PORTAL REFERENCE: PP-07882588

On behalf of our client, University College London, we are pleased to enclose an application for the proposed refurbishment and redevelopment of 256 Gray's Inn Road to deliver a new world-leading dementia and neurology research centre, as well as additional academic floorspace for University College London. The application seeks full planning permission and listed building consent for:

Partial redevelopment of Eastman Dental Hospital, comprising:

- Within the former Royal Free Hospital (Plot 1), the demolition of the New, Sussex and Victoria Wings and the retention of the Alexandra Wing, with a single storey upward extension and reinstatement of the southern pediment on the Alexandra Wing, and the erection of a five storey building (plus two storeys of plant above and two storey basement below) to the rear of the Alexandra Wing to provide a dementia and neurology research facility (Use Class D1);
- Alterations to the Grade II listed Eastman Dental Clinic (Plot 2), including the part rebuilding of the northern façade, replacement of windows, and internal alterations associated with its conversion to education use (Use Class D1);
- The demolition of the Levy Wing (Plot 3) and erection of a part 4 storey, part 7 storey building (plus single storey basement below) to provide education space (Use Class D1);
- The relocation of the Grade II listed Riddell Memorial Fountain from the courtyard of the former Royal Free Hospital to the courtyard of the Eastman Dental Clinic;

- The installation of photovoltaic panels on the roof of Frances Gardner House;
- Associated landscaping arrangements including the creation of a new public square and pedestrian connections to *St Andrew's Gardens, Cubitt Street and Langton Close*;
- Associated access, servicing, landscaping, and parking arrangements.

In support of this application, the following documents have been submitted by electronic copy delivered to the offices of the London Borough of Camden. The application comprises:

- Completed planning and listed building consent application form;
- Completed Community Infrastructure Levy Form;
- Planning Statement prepared WSP | Indigo;
- Health Impact Assessment prepared by WSP | Indigo;
- Economic Impact assessment prepared by WSP | Indigo;
- Application drawings prepared by Hawkins\Brown (full list provided in Appendix 1 of the Planning Statement);
- Design and Access Statement prepared by Hawkins\Brown;
- Feasibility Options Appraisal prepared by Hawkins\Brown;
- Draft Phasing Strategy prepared by Hawkins\Brown;
- Statement of Community Involvement prepared by Comm Comm UK;
- Lighting Strategy prepared by Hoare Lea;
- Energy Statement prepared by Hoare Lea;
- Eastman Dental Clinic Conservation Plan prepared by Alan Baxter Limited;
- Heritage Statement prepared by Alan Baxter Limited;
- Basement Impact Assessment Plot 1 prepared by Ramboll;
- Basement Impact Assessment Plot 3 prepared by Ramboll;
- Structural Strategy Statement prepared by Ramboll;

- Ground Investigation Report Plot 1 prepared by Ramboll;
- Geotechnical Desk Study Plot 2 and 3 prepared by Ramboll;
- Drainage Strategy prepared by Ramboll;
- Flood Risk Assessment prepared by Ramboll;
- Draft Construction Management Plan prepared by Blue Sky Building;
- Site Waste Management Plan prepared by Blue Sky Building;
- Transport Assessment prepared by Momentum;
- Framework Travel Plan prepared by Momentum;
- Draft Delivery and Servicing Management Plan prepared by Momentum;
- Outline Construction Logistics Plan prepared by Momentum;
- Draft Commercial Waste Management Strategy prepared by Momentum;
- Arboricultural Impact Assessment and Method Statement prepared by Thomson Ecology;
- Preliminary Ecology Appraisal prepared by Thomson Ecology;
- Landscaping Statement prepared by Plincke;
- Academic Needs Report prepared by Nicholas Hare Architects;
- Sustainability Statement incorporating BREEAM Assessments prepared by Expedition;
- Fire Strategy Plot 1 prepared by Buro Happold;
- Fire Strategy Plot 2 and 3 prepared by Buro Happold;
- Archaeology Desk Based Assessment prepared by PCA;
- Environmental Statement coordinated by Trium Environmental Consulting, and containing technical assessment chapters on:
 - Demolition, Construction and Refurbishment prepared by Trium;
 - Socio-economics prepared by WSP | Indigo;
 - Traffic and Transport prepared by Momentum;
 - Air Quality prepared by Air Quality Consultants;

- Noise and Vibration prepared by Ramboll;
- Wind prepared by RWDI Consulting Engineers;
- Daylight, Sunlight, Overshadowing and Light Pollution prepared by GIA;
- Townscape and Visual Impact Assessment prepared by Peter Stewart Consultancy; and
- Built Heritage prepared by Alan Baxter Limited.

In addition to these documents, the requisite application fee of £65,639 has been paid by Bank Transfer (BACS).

We trust that the above is clear and we look forward to receiving confirmation that the application has been registered. In the meantime, please do not hesitate to get in contact with myself or my colleague Nick Belsten.

Yours sincerely



Simon Roberts

cc: Jonathan McClue, London Borough of Camden