

6 June 2019

Planning and Regeneration  
2<sup>nd</sup> Floor,  
5 Pancras Square,  
c/o Town Hall,  
Judd Street,  
London,  
WC1H 9JE

FAO Antonia Powell

Dear Antonia,

### **36-38 Gordon Square, University College London, WC1H 0PD**

#### **Application for Planning and Listed Building Consent (ref. PP-07749612)**

On behalf of our Client, University College London ('UCL'), please find enclosed a planning and listed building consent application for refurbishment works at 36-38 Gordon Square, WC1H 0PD. The application is seeking planning and listed building consent for:

***"The refurbishment of 36-38 Gordon Square to provide a collaboration hub for the UCL's School of Economics and Public Policy. Internal alterations include the internal demolition of a party wall between the front lower ground rooms of nos. 36-37, the removal of modern partitions located across all floors, the relocation of the top step and addition of a balustrade at the staircase in no.36, the alteration of existing openings across nos. 36-38 and general refurbishment works throughout. External alterations include the reinstatement of no.37's front door, alterations to two windows to the rear elevation, removal of a non-original lean to extension, and landscaping and renovation works to the rear gardens."***

#### **Site Location and Description**

The application site is located within the UCL Bloomsbury Campus. It is bounded by Gordon Square to the west, Endsleigh Place to the north, the rear of Tavistock Square terraces to the east, and 39 Gordon Square to the south. The site is located in the northeast corner of Gordon Square where it abuts Endsleigh Street. The Square forms a series of planned Georgian Squares across the Bloomsbury character area. The site comprises three adjoining Georgian townhouses, of 4 storey, plus basement and attic. It forms part of a Georgian terrace that stretches the east side of Gordon Square.

The site is located within Sub-area 2 of the Bloomsbury Conservation Area 'Gordon Square/Woburn Square/Byng Place'. The building is Grade II listed (reference 1113031). The building is in D1 use, in keeping with its location on the UCL Bloomsbury Campus. The building was previously occupied by University of London, however UCL has recently acquired the long-term lease of the building.

### **Context to the Application**

The proposed refurbishment works at 36-38 Gordon Square are proposed to accommodate the new School of Economics and Public Policy (SEPP) as a working space and collaborative hub. SEPP will also form a strong and integrated relationship with the Institute of Fiscal Studies (IFS), to form part of the current Strategic Operation Plan (SOP) for the Faculty of Social and Historical Sciences at UCL.

Unlike other comparable institutions, the focus for the new School at UCL will be collaboration and integration of the core disciplines of economics, politics, international relations and public policy. Therefore, the school has a strong emphasis on collaboration which requires new space to accommodate collaborative research between the departments of economics and political science, and space in which to engage with the public.

UCL acquired 36-38 Gordon Square to accommodate this new School. The refurbishment works provide an opportunity to create spaces that work well for the new school and meet its particular requirements. For more information on the background to the school, please refer to the Design and Access Statement, and Planning Statement.

### **The Proposals**

The proposals are for refurbishment works across the three buildings at all levels. The buildings have historically been linked together, and the proposals will also seek to improve the circulation across the three townhouses. A schedule of works and a detailed description in the Design and Access Statement has been submitted. A summary of the proposals is set out below.

#### ***Internal Proposals***

The proposals include for a new seminar space on the lower ground floor, which will have a significant outward facing public engagement function. To accommodate this facility, it is proposed to remove a section of the party wall between nos. 36-37. A Statement of Justification and Heritage Statement for this proposal has been submitted in support of the application.

Other refurbishment works are more minor, and include the removal of more recent non-historic partitioning on all floors of the building, a new section of internal walling, and the filling in of some existing doorways on the first floor. It is also proposed to form a new door in the party wall between nos. 37 and 38, and some existing openings will be filled in at the second floor.

Existing ceilings, ceiling cornices and roses are to be retained and made good where disturbed by the removal of the more recent non-original fabric.

#### ***External Proposals***

Currently, the main front door to access the adjoining properties is through no. 36 Gordon Square. The original front door on the front elevation of no. 37 Gordon Square has historically been removed and replaced by a window. The front door to no. 38 Gordon Square remains, though is not used for access but simply acts as a fire exit. Therefore, as part of the refurbishment works, the entrance door to no. 37 will be reinstated and will be used as secondary entrances for staff and emergency egress in the event of fire.

To the rear of the property, it is proposed to replace two existing windows with one window to reinstate the original design. Externally, it is proposed to improve and renovate the rear gardens.

### **Application Content**

This planning and listed building consent application has been submitted online via the planning portal. Alongside this covering letter, it is supported by the following documents:

- Application forms, certificates and notices (prepared by Deloitte Real Estate);
- Planning Statement (prepared by Deloitte Real Estate);
- CIL Questions Form (prepared by Deloitte Real Estate);
- Design and Access Statement (prepared by Nicholas Hare Architects);
- Site location plan (prepared by Nicholas Hare Architects);
- Site Plan (prepared by Nicholas Hare Architects);
- Architectural Drawings (including existing, demolition and proposed plans, sections, roof plans and external and internal elevations) (prepared by Nicholas Hare Architects);
- Detailed Drawings (showing new or replacement architectural details such as new joinery and cornices); (prepared by Nicholas Hare Architects);
- Reflected Ceiling Plans (prepared by Nicholas Hare Architects);
- Heritage Statement and accompanying Age of Fabric and Impact of Proposals drawings (prepared by Alan Baxter Associates);
- Photographic Schedule (prepared by Alan Baxter Associates);
- Statement of Justification (prepared by Nicholas Hare Architects, Alan Baxter Associates, Conisbee and Deloitte Real Estate);
- Structural Survey and Accompanying Drawings (prepared by Conisbee);
- Schedule of Works (prepared by Nicholas Hare Architects).

The planning application fee of £234 has been paid online at the time of the submission.

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](mailto:ebird@deloitte.co.uk) / +44 20 7007 3891) or Dena Dabbas ([ddabbas@deloitte.co.uk](mailto:ddabbas@deloitte.co.uk) / +44 20 7007 2134).

Yours sincerely,



**John Adams**  
Deloitte LLP