

16 July 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-07982364

Dear Antonia,

University College London – Institute of Education, 20 Bedford Way, London, WC1H 0AL

Listed Building Consent for the refurbishment of the existing garage to create a new Logistics Hub

On behalf of our Client, University College London ('UCL') ('the applicant'), we hereby submit to the London Borough of Camden ('LB Camden') a Planning and Listed Building Consent application for the refurbishment of an existing garage space to create a new logistics hub at the Institute of Education ('IoE'), 20 Bedford Way.

The description of development is:

"The refurbishment of an existing garage on the service road at basement level to create a new logistics hub."

Site Location and Description

The application site is located within the UCL Bloomsbury Campus. It is bounded to the north by Gordon Square, to the east by Bedford Way and the Royal National Hotel, to the south by Russell Square and to the west by the School of Oriental and African Studies (SOAS).

The site is located within Sub-area 3 of the Bloomsbury Conservation Area, 'University of London/British Museum'. The IoE building is Grade II* listed. The building is in D1 use, in keeping with its location on the UCL Bloomsbury Campus, and its original purpose.

This application relates to a disused garage on the private service road that runs along the rear of the IoE and connects Thornhaugh Street to Woburn Square. The service road is used to accommodate the delivery of goods and services to the IoE (please refer to architectural drawing number 3147-0250 'Site Location Plan'). The disused garage is currently used for storage. The garage is located at the bottom of the ramp off Thornhaugh Street at the south end of the service road and below Wing A (please refer to Site Plan drawing ref. 3147-0251). The existing garage is a concrete structure covered with a mesh screen with black backing on either side. The entrance into the garage is a metal garage door. A metal balustrade is fixed on top of the structure. Adjacent to the garage is a security gate panel fixed into mesh frame.

Deloitte LLP is a limited liability partnership registered in England and Wales with registered number OC303675 and its registered office at 1 New Street Square, London, EC4A 3HQ, United Kingdom.

Deloitte LLP is the United Kingdom affiliate of Deloitte NWE LLP, a member firm of Deloitte Touche Tohmatsu Limited, a UK private company limited by guarantee ("DTTL"). DTTL and each of its member firms are legally separate and independent entities. DTTL and Deloitte NWE LLP do not provide services to clients. Please see www.deloitte.com/about to learn more about our global network of member firms. Real Estate Services regulated by RICS.

© 2019 Deloitte LLP. All rights reserved.

This application relates to the existing garage only.

Context to the Application

20 Bedford Way is a higher education building designed by architect Denys Lasdun. The post-modern building was completed in 1977 and is now Grade II* listed (listing reference 1246932). The building has been the main hub of the Institute of Education since it was built and contains the IOE's library, teaching spaces, lecture theatres and conference facilities, student facilities including the SU bar, research facilities and offices for the academic staff and administrative staff.

The garage will be refurbished to accommodate a new logistics hub. This will serve as a new reception to better manage deliveries and vehicular traffic entering the service road.

Relevant Planning History

Table 1 below sets out the recent relevant planning history of the site. Two of the applications relate to the implementation of Phase 1 of UCL's Masterplan for the wider building. Phase 1 was brought forward in two parts, Phase 1A (approved in March 2017) and Phase 1B (approved in November 2018). The most recent application relates to refurbishment of the washrooms at Level 1 of the IoE.

Application Reference No.	Application Description	Status
2019/0547/L	The reconfiguration and refurbishment of the Level 1 washrooms.	Approved – 02 May 2019.
2018/3322/L and 2018/2874/P	Refurbishment involving internal and external changes to Levels 2, 4 and 5 of Wing A of the GII* listed Institute of Education building, including: a new student bar, new teaching and study spaces, staff offices and associated facilities, the installation of secondary glazing and a new servicing strategy, new louvres to external facade; new doors to access external terraces at Levels 4 and 5; the replacement of a roof light at Level 4; and the insulation of the terrace at Level 4 and 5.	Approved – 14 November 2018.
2017/2543/L	A new lift serving levels 2-4 within the west wing, and internal alterations and refurbishment works at levels 2-4 of the west wing, and at level 3 between Cores B and C, including the reconfiguration of internal layout, revised servicing arrangements and new secondary glazing.	Approved – 30 March 2017.

Table 1: Recent and Relevant Planning History

The Proposals

Description of Development

This application seeks Planning and Listed Building Consent for the refurbishment of the existing garage to create a new Logistics hub, which will accommodate the deliveries of goods and services to the IoE.

The description of development is as follows:

"The refurbishment of an existing garage on the service road at basement level to create a new logistics hub."

The works will include:

- The removal of existing mesh cladding, replacing the new curtain wall, louvre panels and double door set to match the existing façade;
- Refurbishment of the garage space to create a new insulated, habitable office space within the existing structure;
- Demolition of existing internal store walls and the creation of new stores in fire resisting construction; and

- Removal of existing defunct mechanical ductwork, louvre and the installation of new to match existing.

The mesh screen with black backing covering the concrete structure of the garage will be replaced with a bronze anodised curtain walling with solid infill. The proposed Logistics Hub will be a fully insulated structure within existing shell, including new screed, wall lining and soffit. A new mechanical ventilation structure is proposed to maintain average temperature of 18-20 degrees Celsius. The new door set replacing the existing will have an automatic hold-open device linked to the fire alarm system. The proposed works are further described in drawing reference ref. 314-0253.

As part of the works, road markings on the service road will be upgraded and relined to improve vehicular circulation. Although it is noted that this does not require planning or listed building consent. Pedestrian access is strictly prohibited in this area other than in the event of an evacuation.

There will be no associated landscaping works taking place. There are no trees on the site.

Pre-Application Discussions

Pre-application discussions took place with LB Camden planning officers, Gavin Sexton and John Diver, and conservation officer, Antonia Powell, on 09 January 2019 and 03 April 2019. At the meeting, the principle and need for the proposed works were discussed and agreed. The design of the façade of the garage was presented and officers welcomed the sympathetic design of the elevations.

Planning Policy Considerations

This section of the letter sets out the key policies in relation to heritage and design 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.

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.

Camden Local Plan Policy D1 'Design' seeks to secure high quality design in development. This includes development that: respects the character of the heritage asset; enhances the heritage assets in accordance with Policy D2 'Heritage'; and, is inclusive and accessible for all.

Applicant Response: Assessment of Heritage Impact and Design

The site is located within the Bloomsbury Conservation Area and forms part of a Grade II* listed building. The proposals are limited in their scope and relate to the existing garage located at the bottom of the ramp by the entrance to the service road. The alterations and proposed design of the façade of the logistics hub will be sensitively undertaken with new elements (mesh, solid panels and double door set) introduced to be sympathetic to the existing fenestration detailing to ensure that the character of the building is maintained and enhanced. With limited visibility from the public realm and with the sensitively designed high quality panels for the elevations, the proposals will have a negligible impact to character and significance of the Bloomsbury Conservation Area.

New bronze anodized louvre panels and curtain walling are proposed to upgrade the structure. The proposed new fenestration will allow the structure to be fully insulated and will provide a comfortable space to serve as the logistics hub. The proposed materials and upgraded façade will have a negligible impact to the significance of the

listed building. The loss of the existing mesh panels and garage doors will not result in harm to the listed building, and these materials are considered to be of low significance in themselves.

Internally, the existing garage contains no architectural features or historical fabric of importance, and so the reconfiguration and creation of the reception and storage space will have a negligible impact on the listed building.

Overall, the proposed works will not cause any harm to the significance of the listed building or conservation area and are considered to comply with the heritage, design and access policies outlined above.

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;
- Design and Access Statement prepared by Architon LLP;
- Site Location Plan prepared by Architon LLP (3147-025);
- Site Plan/Block Plan prepared by Architon LLP (3147-0251);
- Typical Curtain Wall Details prepared by Architon LLP (3147-0254);
- Existing Site Plan, Section and Elevations by Architon LLP (3147-0252);
- Proposed Site Plan, Section and Elevations by Architon LLP (3147-0253);

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 colleagues Ellie Bird (ebird@deloitte.co.uk/ +44 20 70073891) or Dena Dabbas (ddabbas@deloitte.co.uk/ +44 20 70072134).

Yours sincerely,



John Adams
Deloitte LLP