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FAO Antonia Powell

Dear Antonia,

55-59 Gordon Square, University College London, WC1H 0NU

Application for Planning and Listed Building Consent (ref. PP-08209266)

On behalf of our Client, University College London ('UCL'), please find enclosed a planning and listed building consent application for a change of use and refurbishment works at 55-59 Gordon Square, WC1H 0NU. The application is seeking planning and listed building consent for:

"Change of use of the basement level of Nos.55-56 Gordon Square from sui generis (student accommodation) to D1 (nursery) and refurbishment works including internal and external alterations to the basement and external areas of Nos.55-59."

Site Location and Description

The application site is located within the UCL Bloomsbury Campus. It is bounded by Woburn Square to the west, Gordon Square to the north, 26 Bedford Way (Institute of Education) to the east and 17 Woburn Square to the south. The site is located on the northeast corner of Woburn Square. The Square forms a series of planned Georgian Squares across the Bloomsbury character area.

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 1113035). The total site area of nos. 55-59 Gordon Square is approximately 658 sqm inclusive of external areas. Access to the existing nursery (nos. 57-59) is via the main entrance off Woburn Square, whereas access to the rear is available from the side access road behind the terrace. The buildings are situated within a row of five 5 storey buildings with basements. The proposals will provide full access between the basements of 55-59 Gordon Square.

The upper floors of the buildings are in D1 use. There is one student flat in the basement of nos. 55-56 (Use Class sui generis). The existing nursery (Use Class D1) currently occupies the basement of nos. 57-59 Gordon Square. The building was previously occupied by University of London, however UCL has acquired the long-term lease of the building.

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Context to the Application

The existing nursery is the only nursery on the Bloomsbury Campus which provides facilities for young children of staff and students. The nursery is currently full with a long waiting list. There are approximately 200 applications on the waiting list. UCL has explored options to expand the current facility to provide additional floorspace, and increase the number of children that can be accommodated on site.

UCL is proposing to expand the nursery into the basement of the adjacent building. The adjacent building is currently in sui generis use and provides one student flat. The flat is currently vacant and is perfectly situated to accommodate the expansion of the nursery next door. The proposals will provide an additional 107 sqm of D1 floorspace and will allow UCL to accommodate an additional 20 children and 5 staff members on site.

The Proposals

The proposals are for the refurbishment and change of use of one student accommodation unit (sui generis) located in the basement of nos. 55-56 to a nursery (D1 use). The proposals include the creation of an opening in the party wall between no. 56 and no. 57 to allow for the expansion of the existing nursery located in no.57-59 into no.55-56. The proposals comprise the following works (for a full schedule of works, please see the submitted Schedule of Works prepared by Kendall King Scott):

- Creating an opening to form a new doorway in the party wall at basement level between No.56 and No.57 Gordon Square;
- Demolition of non-original stud work walls and reconfiguration of the existing kitchen and bathroom;
- Installation of new fittings, including sanitary ware and kitchen provisions;
- Replacement external doors to increase security and improve access outside;
- Renewal of finishes throughout;
- Pruning works to the existing fig tree;
- Installation of a new fence along the rear boundary wall; and,
- Installation of new flooring to external areas to the rear to create a new play area.

A schedule of works and a detailed description in the Design and Access Statement has been submitted.

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);
- Site Location Plan (prepared by Kendall Kingscott);
- Site Plan (prepared by Kendall Kingscott);
- Design And Access Statement (prepared by Kendall Kingscott);
- Architectural Drawings (including existing, demolition ceiling and proposed plans, sections and external and internal elevations) (prepared by Kendall Kingscott);
- Proposed Internal Door Schedule (prepared by Kendall Kingscott);
- Heritage Statement (prepared by Alan Baxter Associates);
- Photographic Schedule (prepared by Kendall Kingscott);
- Schedule of Works (prepared by Kendall Kingscott);

- Acoustic Report (prepared by Environmental Equipment Corporation Ltd);
- Emergency Plan (prepared by UCL);
- Mini Ska Assessment (prepared by UCL);
- Tree Survey/Arboriculture Report (prepared by Sylva Consultancy); and
- Management Plan (prepared by UCL).

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 Dena Dabbas (ddabbas@deloitte.co.uk / +44 20 7007 2134).

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'John Adams', with a horizontal line underneath.

John Adams
Deloitte LLP