

22 April 2020

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

FAO Antonia Powell

Dear Antonia,

University College London, Institute of Education, 20 Bedford Way, WC1H 0AL
Application for Listed Building Consent (PP-08626188)

On behalf of our Client, University College London ('UCL'), please find enclosed an application for listed building consent for the refurbishment of the lifts at The Institute of Education ('IoE'), 20 Bedford Way, WC1H 0AL. The application is seeking listed building consent for:

"Refurbishment of the lifts within the Cores B and C of the IoE including the upgrade of landing indicators, evacuations intercoms, landing stations, fire control switches, landing doors, service stations, header/overgate panels and other associated works."

The Site

The building is Grade II* listed. The building was designed by Architect Sir Denys Lasdun and Partners and completed in 1977. It is divided into three addresses, 17 Bedford Way (occupied by the Institute for Advanced Legal Studies), 20 Bedford Way (occupied by UCL's Institute of Education) and 26 Bedford Way (occupied by UCL Psychology and Language Sciences). It is located in the wider UCL Bloomsbury Campus on Bedford Way in the London Borough of Camden. 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 Woburn Square and the School of Oriental and African Studies (SOAS), another Lasdun designed building.

This application relates to the lifts located in Cores B and C of the building only.

Context to the Application

The IoE comprises a large building of circa 27,000 sqm of D1 (higher education) and associated ancillary floorspace and is Grade II* listed. The building was underutilised and in need of refurbishment. UCL has implemented a phased masterplan to undertake a full refurbishment. To date, Phase 1 has been implemented and has been very successful amongst staff and students. This application relates to the lifts within the cores, which also require upgrade and refurbishment and form a separate package of works.

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Relevant Planning History

The site has an extensive planning history which includes applications for distinct phases of the masterplan, as well as applications for minor alterations and works that fall outside of the Masterplan. These are set out in the Appendix A.

The Proposals

The lifts located within Cores B and C of the IoE are to be upgraded. The table below presents the changes to be made on each floor and within each of the cores. Examples of the new upgrades are shown in Appendix B-G.

	Core B	Core C
New landing indicator (Appendix B)	Levels 1-9 <ul style="list-style-type: none"> 2220mm above ground located on the new header/overgate panel. See drawing CP71943-06 for further detail. 	Levels 1-9 <ul style="list-style-type: none"> 2220mm above ground located on the new header/overgate panel. See drawing CP71942-05 for further detail.
New Evacuation intercoms (Appendix C)	Levels 1-9 <ul style="list-style-type: none"> Master evacuation intercom to be located on level 4. See drawing CP71943-05 provides further detail. 	Levels 1-9 <ul style="list-style-type: none"> Master evacuation intercom to be located on level 4. See drawing CP71943-05 provides further detail.
Renew fire control switches (Appendix C)	Level 4 <ul style="list-style-type: none"> See drawing CP71943-05 for further detail. 	Level 4 <ul style="list-style-type: none"> See drawing CP71942-05 for further detail.
New landing stations (Appendix D)	Levels 1-9 <ul style="list-style-type: none"> Push buttons on stations located 1000mm from ground. See drawing CP71943-04 for further detail. 	Levels 2-9 <ul style="list-style-type: none"> Push buttons on stations located 1000mm from ground. See drawing CP71942-04 for further detail.
New cryogenic service station (Appendix E)	Level 2 <ul style="list-style-type: none"> 855mm from ground. See drawing CP719430-07 for further detail. 	Not proposed in Core C
New Selcom Pegasus landing doors (Appendix F)	Levels 1-9 <ul style="list-style-type: none"> 1050mm wide and 2100mm tall. See drawing CP71943-02 for further detail. 	Levels 2-9 <ul style="list-style-type: none"> 1050mm wide and 2100mm tall See drawing CP71942-02 for further detail.
New header/overgate panel	Levels 1-9. <ul style="list-style-type: none"> 2100mm from ground. 	Levels 2-9 <ul style="list-style-type: none"> 2100mm from ground.

(Appendix G)	<ul style="list-style-type: none"> • See drawing CP71943-02 for further detail. 	<ul style="list-style-type: none"> • See drawing CP71942-02 for further detail.
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Table 1: The proposed works

In addition to these changes, Lift 4 on Level 1 of Core B will be bricked, redundant cut outs will be bricked up, plastered and finished to be made good. Lift 4 on Level 2 of Core C will also be bricked, redundant cut outs will be bricked up, plastered and finished to be made good.

To allow for the lift upgrade, a couple of small openings need to be created in the wall of the lift operating room in both Cores B and C. Some additional panels will also be installed on the walls at Level 9 within the cores. Details are included in the drawings (ref. CP71943-02 and CP1942-02).

Planning Policy Considerations

This section of the letter sets out the key planning considerations in relation to heritage, design and accessibility, and assesses the proposals against these.

Heritage and Design

The NPPF (2019) states that proposals, which cause harm to a heritage asset must be suitably justified in accordance with the level of harm caused.

Policy 7.8 'Heritage Assets and Archaeology' of the adopted London Plan (2019) states that development should conserve and value heritage assets.

Camden Local Plan (2017) Policy D2 'Heritage' seeks to preserve, where appropriate, and enhance heritage assets. Policy D2 sets out that the council will not permit substantial harm to a designated asset.

Camden Local Plan (2017) 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 asset in accordance with Policy D2 'Heritage'; and, is inclusive and accessible for all.

The Camden Planning Guidance (CPG) Design (2018) paragraph 3.21 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.

Accessibility

Paragraph 108 of the NPPF (2019) states that LPAs, when assessing applications, should ensure that "*safe and suitable access to the site can be achieved for all users*".

Policy 7.2 'An inclusive environment' of the London Plan (2017) ensures that all new development can be "*used safely, easily and with dignity by all regardless of disability, age, gender, ethnicity or economic circumstances*."

The Camden Local Plan (2017) Policy C6 'Access for all' seeks to promote fair access and remove barriers that prevent everyone from accessing facilities and opportunities. The Council therefore expect "*all buildings and places to meet the highest practicable standard of accessible and inclusive design so they can be used safely, easily and with dignity by all*."

Applicant's Response

The proposals are for internal works only and specifically relate to Cores B and C. Consequently, the proposals will have no impact on the Bloomsbury Conservation Area or the setting of neighbouring heritage assets.

The proposals form a vital part of the wider masterplan for the refurbishment of the building. Upgrading the lifts to meet current accessibility, fire and safety standards is essential for all staff, students and visitors who use the building. The proposals will ensure this building and its services are suitable for its ongoing purpose as a University building, and in line with modern requirements.

UCL has carefully considered the design of the proposals to ensure that they are minimal in scope and respect the original fabric of the building. The proposals include the installation of new fittings onto the concrete surface within Cores B and C of the building. However, these are small in scale and the only interaction with the historic fabric of the building will be via their fixing to the wall. Any redundant cut outs will be bricked up, plastered and finished to be made good in order to enhance the fabric of the building. A couple of small openings need to be created in the wall of the lift operating room in both Cores B and C. This is located in a infrequently visited area of the building and will not be visible to the majority of users. As such, it is considered that there will be very little impact from the proposals to the Grade II* listed building.

Any very minor incidents of harm identified (via fixing of panels to the concrete walls), are considerably outweighed by the benefits of improved accessibility and safety for the users of the building. Consequently, the proposals align with policy requirements.

Application Submission

In addition to this covering letter and planning policy appraisal, this planning application comprises and is supported by the following documents:

- Application Forms and Certificates (prepared by Deloitte, dated 22 April 2020)
- Location Plan (ref. 3147-P1-2001 A) (prepared by Overbury, dated November 2019)
- Site Plan (ref. 3147-P1-2002 A) (prepared by Overbury, dated November 2019)
- Marked up plans:
 - Level 2 Basement (ref. 162-01-20)
 - Level 4 Ground Floor (ref. 162-01-4)
 - Level 9 Fifth Floor (ref. 162-01-9)
- Base Floor Plan
- Proposed Elevations (prepared by Liftec, dated 13 November 2019):
 - Entrance Elevations Core C (ref. CP61942-02)
 - Entrance Elevations Core B (ref. CP71943-02)
 - Entrance Elevations Core B (ref. CP71943-RD-01)
- Proposed Details (prepared by Liftec, dated 12 November 2019):
 - Landing Push Stations – Core C (ref. CP71942-04)
 - Evacuation Stations – Core C (ref. CP71942-05)
 - Landing Indicators – Core C (ref. CP71942-06)
 - Landing Push Stations – Core B (ref. CP71943-04)
 - Evacuation Stations – Core B (ref. CP71943-05)
 - Landing Indicators – Core B (ref. CP71943-06)
 - Cryogenic Service Station (ref. CP71943-07)

The application has been submitted online via planning portal. 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 Alice Young-Lee (alicesyounglee@deloitte.co.uk / +44 20 7303 4778).

Yours sincerely



Mark Underwood
Deloitte LLP

Appendix overleaf.

Appendix A

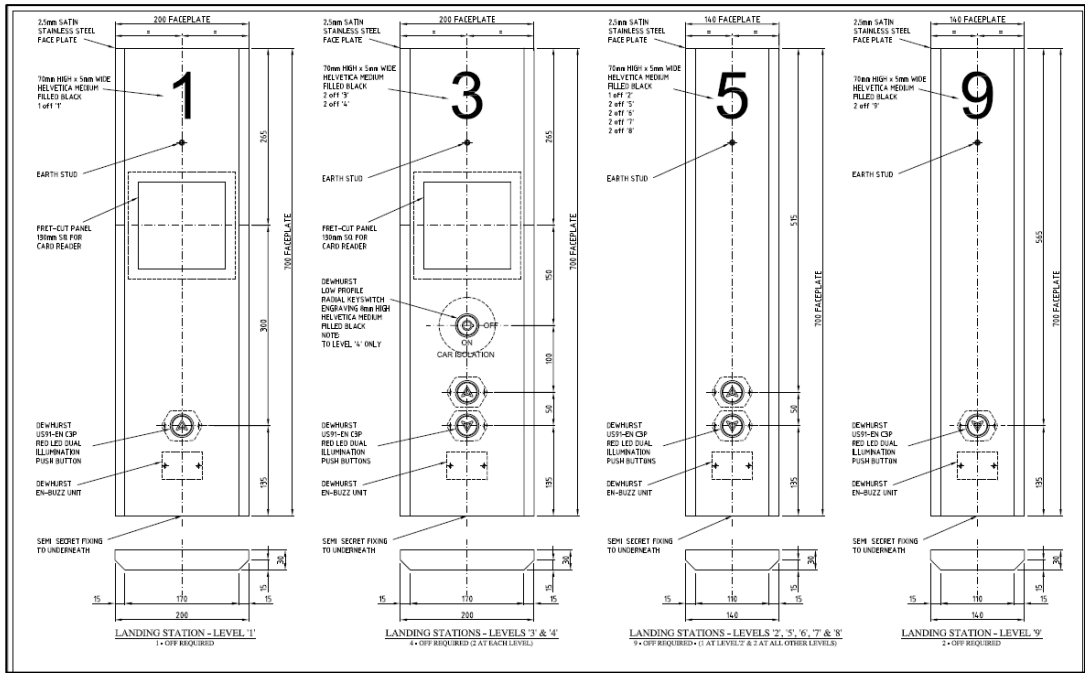
Table of Historic Applications

Application Reference	Description of Development	Approval Date
2020/1567/L	Refurbishment and reconfiguration of selected areas of the Institute of Education comprising: refurbishment works to the Level 1 plantroom; reconfiguration and refurbishment of Levels 5-9 in the nib and wing connected to Core A, and the Lawton Room at Level 6 adjoining Wing A; repairs and installation of insulation to the external terraces connected to these areas; installation of secondary glazing to these areas; creation of a new plant room at Level 8 Wing A and installation of new louvres to serve this plant room; refurbishment and repairs to the lobby roof on level 4 and the roof at Level 10; installation of new external gate at Level 5 of Wing A; and associated works.	Pending – target determination date 28.04.2020
2020/1520/P	Refurbishment and reconfiguration of selected areas of the Institute of Education comprising: repairs and installation of insulation to the external terraces; creation of a new plant room at Level 8 Wing A and installation of new louvres to serve this plant room; refurbishment and repairs to the lobby roof on level 4 and the roof at Level 10; installation of new external gate at Level 5 of Wing A; and associated works.	Pending – target determination date 28.04.2020
2019/6410/L	Minor alterations and refurbishment works to Cores A, B and C including the provision of new sanitary facilities, replacement of servicing, addition of new risers and new access panels to the existing risers within the Cores and installation of secondary glazing and obscure film to selected glazing panels within these areas; alterations to the existing plant enclosure on the roof and the installation of a new chiller unit within this enclosure; and, replacing the existing mezzanine levels in the double height observation and archive rooms at level 4 and 5 with a new floorplate and associated works.	Approved 02.03.2020
2019/6386/P	Minor alterations and refurbishment works to selected areas, including Cores A, B and C and alterations to the existing plant enclosure on the roof and the installation of a new chiller unit within this enclosure.	Approved 02.03.2020
2019/5146/L	The installation of two pedestal floor boxes and brackets for wall-mounted TV displays, video conferencing hardware, and a sound bar in Committee Room 3 (Room 420) of 20 Bedford Way.	Approved 11.12.2019
2019/3900/L	Internal and external alterations associated with the conversion of existing garage area to office space including removal of mesh cladding and installation of curtain wall, glazing, louvre panels and double door and internal layout changes	Approved 23.10.2019

2019/3624/P	External alterations including removal of existing mesh cladding and installation of curtain wall, glazing, louvre panels and double door set associated with the conversion of existing garage area to create an internal site office to university (Use Class D1).	Approved 23.10.2019
2019/1721/P 2019/1793/L	Removal of no.3 existing and installation of no.7 new lamp posts around rear forecourt of University building (Use Class D1)	Approved 06.09.2019
2019/054/L	The reconfiguration and refurbishment of the Level 1 washrooms.	Approved 02.05.2019
2018/3322/L	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 14.11.2018
2018/2874/P	Refurbishment of Levels 2, 4 and 5 of Wing A to provide a replacement students bar to lv.4 (Use Class A4) as well as new teaching and study spaces, staff offices and associated facilities (Use Class D1). External alterations incl. to additions/ relocation of external doors to terraces; replacement terrace rooflight; raising level of terraces to allow for added insulation; and to raise height of existing terrace balustrades. Replacement HVAC system involving the removal of existing plant to lv.4 terrace and relocation to new plant room with associated installation of external louvres.	Approved 14.11.2018
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 30.10.2017

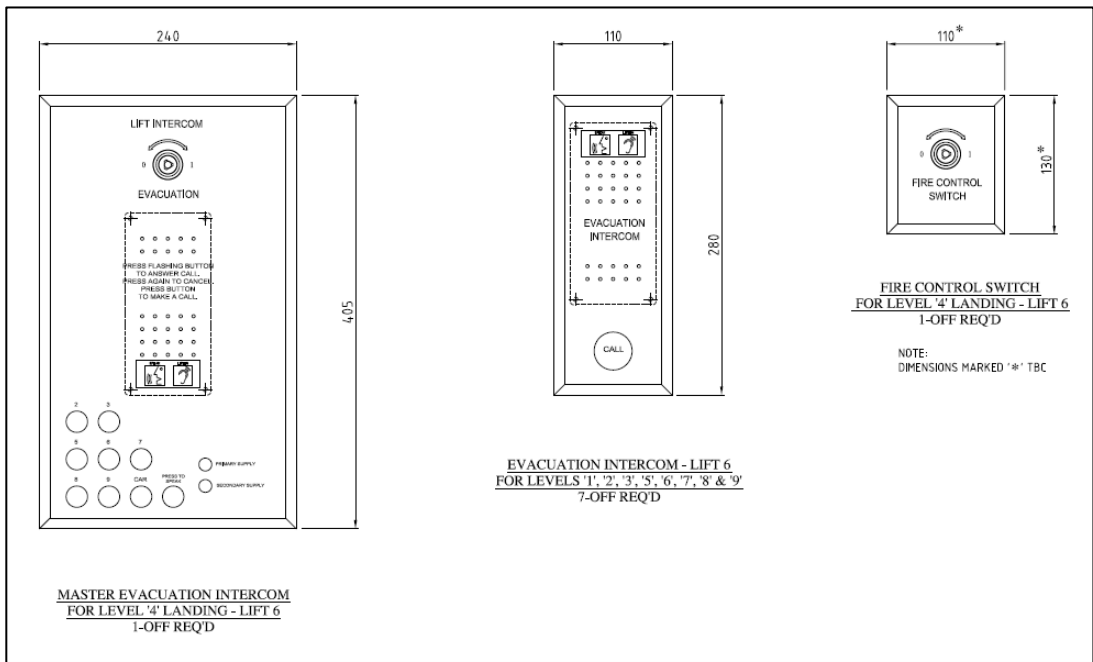
Appendix B

Drawing of New Landing Indicators



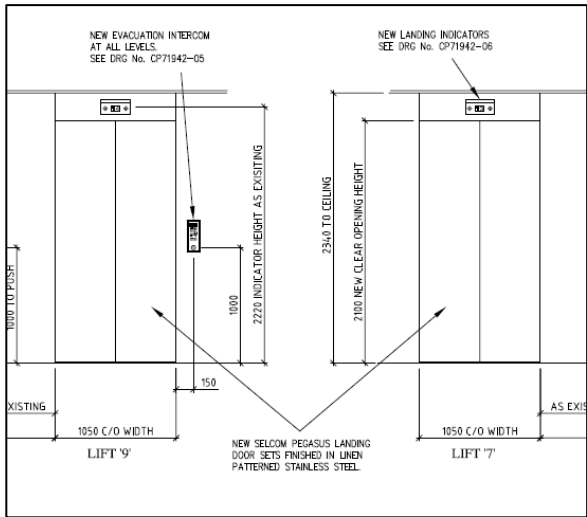
Appendix C

New Evacuation Intercoms and Fire Control Switch



Appendix F

New selcom Pegasus landing doors



Appendix G

New header/overgate panel

