

3 July 2020

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

**FAO Laura Hazelton**

Dear Laura,

## **University College London - Application for full planning permission (PP-08840695)**

### **Christopher Ingold Building, 20 Gordon Street, London, WC1H 0AJ**

On behalf of our Client, University College London ('UCL'), please find enclosed an application for full planning permission for the erection of an external staircase and a new external door at roof level of the Christopher Ingold Building ('CIB'), 20 Gordon Street, London, WC1H 0AJ ('the site'). The application is seeking planning permission for:

***"Erection of an external staircase at roof level (levels 4-6) and the creation of an external door on level 6 of the Christopher Ingold Building."***

#### **The Site**

The application site is located at the heart of UCL's core Bloomsbury Campus and is occupied by the UCL Department of Chemistry. It is bounded by the Bartlett Faculty of the Built Environment (Wates House) to the north, the School of Slavonic and East European Studies ('SSEES') to the east, the Institute of Archaeology to the south and Gordon Street and the Student Centre to the west. The site is situated within Sub-Area 3 'University of London/British Museum' of the Bloomsbury Conservation Area. The building is neither statutorily nor non-statutorily listed. There are a number of other designated heritage assets in close proximity to the site building including Grade II listed 20-24 Taverton Street (list entry: 1378973) and Grade II listed Campbell House (list entry: 1378972).

Land uses in the surrounding area are characterised by education, health and institutional uses (Use Class D1) including numerous buildings occupied by UCL. Retail and commercial uses can be found to the north and west of the site on Euston Road and Tottenham Court Road. The nearest public open space is Gordon Square Gardens to the south of the site.

The building comprises six storeys, including basement. This application relates to the erection of a new external staircase at roof level, serving levels 4, 5 and 6 and a new external door on level 6.

#### **Context to the Application**

UCL is continuously seeking to improve and upgrade its facilities associated with its teaching, learning and working spaces for its students and staff. Currently, level 6 is accessed via a vertical ladder from the roof at level 4. This presents a health and safety issue to people who have to access this plant room for maintenance. The proposals seek to address this health and safety issue and provide access to the plant room located on level 6. UCL are proposing to

install a new external staircase on the roof at level 4 to serve levels 4, 5 and 6 and create a new external door on level 6 to serve access to the plant room. The new staircase and door will be located to the rear of the building.

## Relevant Planning History

The table below sets out the relevant planning history for the site and includes applications relating to new plant at roof level (2008) and the most recent application for new plant equipment at ground level (2019). This table does not set out the full planning history for the site, only relevant applications. The full planning history is available online on the LB Camden planning database.

Application Reference No.	Application Description	Status
2019/3699/P	Installation of external plant equipment (1x AHU; 10x condensers; associated piping) and external alterations to rear of university building (D1) at ground and lower ground floor levels to facilitate refurbishment of chemistry labs	Approved – 25 September 2019
2008/2495/P	Removal of fume cupboard roof mounted fan and vertical flue stack including ductwork from second floor and installation of new roof mounted plant, hand-rail on external gable wall and supporting structure.	Approved – 18 August 2008

Table 1: Selected planning history of the CIB

## The Proposals

The proposals involve erecting an external staircase and creating a door at roof level. The staircase is from level 4 leading to levels 5 and 6 of the CIB. The staircase will be 4.12m high (excluding the hand rail) whilst the walkway will be 0.9m wide. It will be made from steel. The new door will be cut from the existing steelwork on the building and there will be no visual change. The door will be 1.51m high. The width of the door is yet to be confirmed as the contractor will need to assess the existing steelwork before confirming the width. Both parts of the proposal are located in an area which is not visible at street level.

Figure 1 presents the proposals in a 3D visual. Figure 2 presents the proposals in plan form, showing where on the roof of the building the new staircase and door will be located.

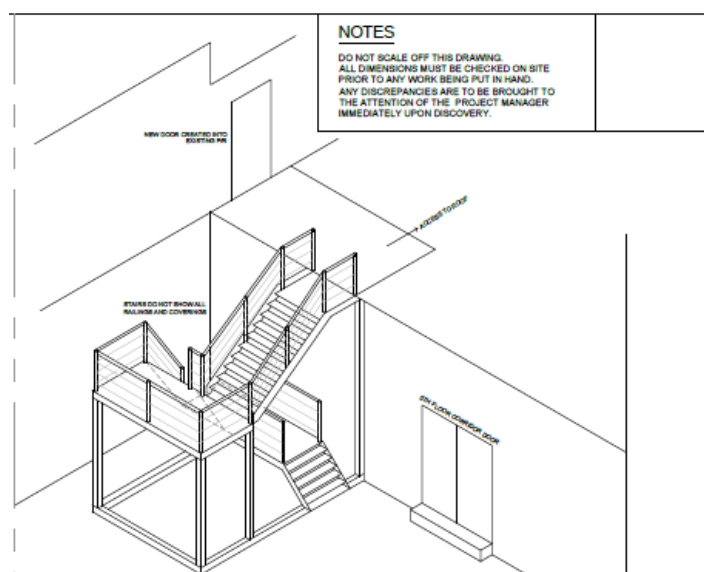


Figure 1: Extract of drawing ref. 067-M01-001 showing the proposed staircase and door.

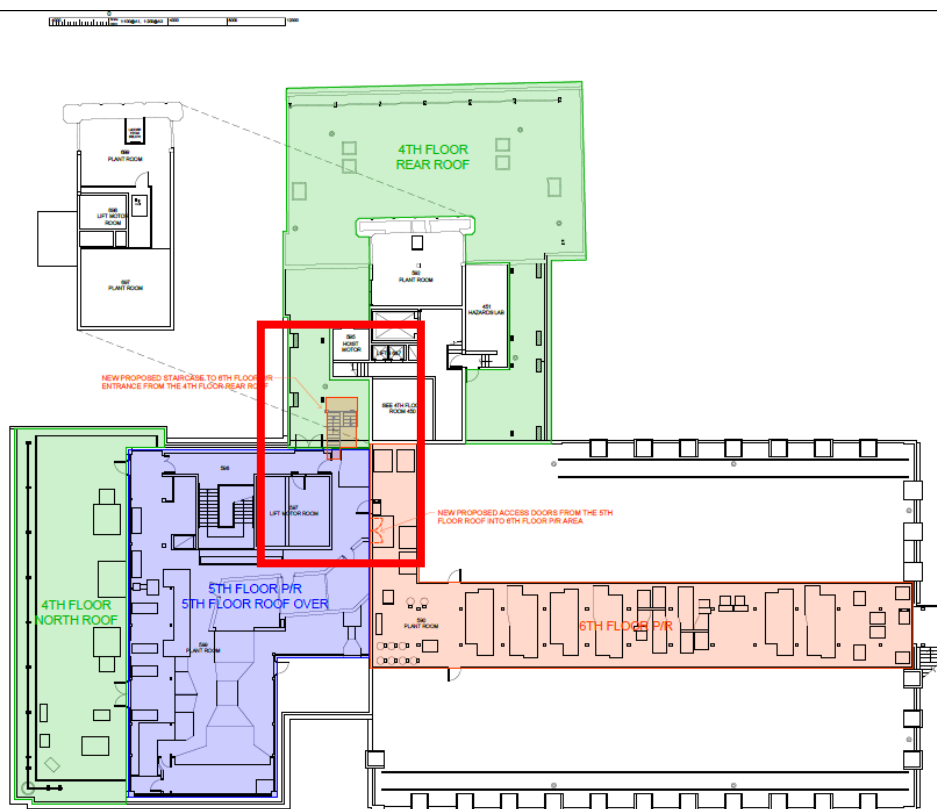


Figure 2: Extract of drawing ref. 067-M01-002 showing the new staircase and door in plan form (staircase location highlighted by red square).

## Pre-application discussions

The application has been subject to pre-application discussions with the LB Camden Planning Officer. The officer agreed via email (13 February 2020) that the principle and design of the proposals is acceptable.

## Planning Policy Considerations

This section of the letter sets out the key planning policy considerations for the proposals. These are: heritage; design; and, access.

### Heritage

The site is located within the Bloomsbury Conservation Area and nearby statutorily listed heritage assets. Camden Local Plan (2017) 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.

### Design

Camden Local Plan (2017) Policy D1 'Design' seeks to secure high quality design in development. This includes development that carefully integrates building services equipment and respects the surrounding local context and character.

The Camden Planning Guidance (CPG) Design (2018), paragraph 2.12 sets out that materials used should relate to the character and appearance of the area, particularly in conservation areas or within the setting of listed buildings.

## Access

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”*.

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 site is located within the Bloomsbury Conservation Area and is within close proximity to Grade II listed buildings. UCL have therefore considered the impact of the proposals on the setting of the listed buildings and the character of the conservation area. The proposal is limited in its scope. In the context of the wider roof plan, the new staircase and door will be a minor addition to this large building. Both the staircase and door will be constructed of steel to match existing materials present on the roof. They will be located to the rear of the roof and will not be visible from street level on Gordon Street. Overall, the proposals are considered to have a negligible impact on the character of the conservation area or the setting of neighbouring listed buildings.

Levels 5 and 6 are currently only accessible via a ladder from level 4. This is considered unsafe. The installation of a permanent new staircase will considerably improve safety. Whilst the new door will provide access to the plant room on level 6.

Overall, the proposals are considered to meet both national and local 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 prepared by Deloitte LLP dated 02 July 2020;
- Location Plan prepared by UCL, dated April 2020;
  - Ref. 067/08/1
- Site Plan prepared by UCL, dated April 2020;
  - Ref. 067-08-1
- Existing Roof Plan prepared by UCL, dated September 1994;
  - Ref. 067-01-7
- Proposed Roof Plan prepared by UCL;
  - Ref. 067-M01-002
- Christopher Ingold Building Roof Door Entrance & Stairs;
  - Ref. S.02
- Front Elevation prepared by UCL;
  - Ref. 067-02-1
- Proposed New Access Staircase prepared by UCL;
  - Ref. 067-M01-001
- Existing Side (North) Elevation prepared by UCL; and,
  - Ref. 067-02-002
- Existing Side (East) Elevation prepared by UCL.
  - Ref. 067-02-003

The planning application fee of £234.00 has been paid online via the Planning Portal 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 Alice Young-Lee ([alicesyounglee@deloitte.co.uk](mailto:alicesyounglee@deloitte.co.uk) / 020 7303 4778).

Yours sincerely



**Mark Underwood**  
Deloitte LLP