

18 December 2020

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Dear Antonia,

14 Endsleigh Street, London, WC1H 0DH

## Application to discharge Condition 5 Part A and Condition 6 of ref. 2020/4053/L (PP-09358753)

On behalf of our Client, University College London ("UCL"), please find enclosed an application to discharge Condition 5 Part A and Condition 6 pursuant to 2020/4053/L at 14 Endsleigh Street ('the Site'). London Borough of Camden ('LB Camden') granted Planning and Listed Building Consent (2020/4041/P and 2020/4053/L) on 18 November 2020 for:

*"Full refurbishment of the building associated with change of use from residential (Class C3) to sui generis, including maintenance and repair works to the external envelope including the roof, facade and windows; redecoration, re-plumbing and re-wiring throughout; installation of new kitchen and bathroom fittings and fitted furniture; minor alterations to the internal layout including the removal of a ground floor partition, installation of new partitions at third floor to create an en-suite bathroom; the installation of a platform lift to front lightwell to serve ground and basement floors; installation of one plant unit to rear at basement level; re-building the garden wall to the rear; and removal of 7no. trees in the rear garden and associated works."*

## Condition 5 Part A – Details of the Lift

Condition 5 Part A of the Listed Building Consent (2020/4053/L) states:

*"Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:*

*a) Plan, elevation and section drawings and manufacture details of new accessibility lift.*

Full details of the lift to the front basement lightwell have been provided. The submitted architectural drawings include plans, elevations and sections and manufacture details of the lift.

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## **Condition 6 – Details of the front steps, bridge / landing and surface treatment to basement lightwell**

Condition 6 of the Listed Building Consent (2020/4053/L) states:

*“Notwithstanding what is shown on the drawings hereby approved, full details and plan, elevation and section drawings of the front steps, front entrance bridge / landing and the surface treatment of the front lightwell shall be submitted to and agreed in writing by the local planning authority prior to commencement of the relevant works.”*

Full details of the front entrance and basement lightwell have been provided. The submitted architectural drawings include plans and sections, details of the intersection of the new surface with the railings and steps, and specification of the new surface treatment.

### **Design Development and Pre-application Discussions**

The details submitted in support of this application have been prepared in close consultation with the LB Camden. Several meetings have been held with the conservation officer during November and December 2020 to discuss the design development of the lift and surface treatment to the lightwell and front entrance bridge. The design team have sought to integrate conservation officer comments arising from these meetings into the design wherever possible. The final design solution is a result of a collaborative approach between LB Camden and the applicant that seeks to mitigate harm to the listed building and limit visual impact, whilst maximising accessibility and the ensuing public benefits.

### ***Condition 5 Part A – Details of the Lift***

The design of the lift and its two gates has taken into consideration the significance of the building and its fabric, its contribution to the significance of the wider terrace and to views within the Bloomsbury Conservation Area. These detailed design considerations are discussed below.

#### **Impact to Historic Fabric**

The platform lift will be installed with minimal interaction with original fabric. The installation will require the removal of a small area of the basement flagstones to allow for the lift foundations to be installed. The lifted basement flagstones will be stored safely on site so that they can be re-used at a later date. Other than at the base of the lift, the lift will not interact with historic fabric and will be self-supported. The platform lift type has been chosen because, of the options available, it required the least interaction with historic fabric. Unlike alternative lift types, it requires minimal foundations. Alternative lift types would have necessitated significant structural intervention to the building and drainage to allow for installation.

Overall, the impact of the lift design to historic fabric is negligible.

Note that the details of openings in the metal railings will be submitted under a separate condition discharge application as required by the listed building consent.

#### **Visual Impact**

The design of the lift has sought to minimise visual impact, both in near and long views. The design team have worked closely with the conservation officer to ensure that the visual impact is limited. Key design

principles that have been implemented to minimise visual impact and agreed in consultation with the conservation officer include:

- Removing the lift shaft cladding from the basement lightwell elevations. This results in reduced visual bulk and ensures the brick elevations to the lightwell will remain unobstructed.
- The lift and its gates will be constructed from a concise material and colour palette of glass and powder-coated metal to simplify the design.
- The lift mechanisms have been designed to be as ‘light-weight’ as possible, with a slimline lift drive, lift car frame and gate posts, and clear glass panels to the lift car and the gates.
- The resting position of the lift car will be at basement level, meaning that it will only be visible when in use, or when looking directly down from the pavement into the basement lightwell.
- The glass gates and metal gateposts, and a small section of the slimline metal lift drive will be visible above pavement level. Neither the lift drive nor the gates will exceed the height of the railings.
- The height of the gates has been amended so that they terminate in line with the horizontal bar of the railings.
- The metalwork of the lift and gates will be colour matched to the cream render of the front elevation. Initially, it was proposed to colour match to the black railings. However, the revised solution will allow the black railings to stand proud and unimpeded whilst the lift blends subtly into the elevation behind.

Rendered views have been prepared and submitted in support of this application to demonstrate how the above solutions have minimised the visual impact of the detailed lift design (drawing reference 1802-SBA-XX-ZZ-DR-A-796(P1)). The detailed design has been carefully considered and developed in discussion with the conservation officer (as set out above) and is of a very high quality; befitting to the Grade II listed building which it will serve.

Notwithstanding the above design considerations, it is important to emphasise the significant public benefit of improved accessibility. In addition to this, the approved refurbishment scheme will be delivering a number of public and heritage benefits, including bringing the building back into use for its original purpose, and, preserving and enhancing original features throughout. These benefits were presented in full during the determination of the planning and listed building consent for the wider refurbishment of this building, which was approved on 18 November 2020 subject to conditions.

The proposals for the detailed design of the lift have been prepared and submitted pursuant to Condition 5 Part A of the listed building consent (2020/4053/L). The final detailed design of the lift has reached a solution that both preserves historic fabric, minimises visual impact and delivers a significant public benefit: equal access for all. The design has conservation officer support and the submitted information (listed later in this letter) meets the requirements of the condition wording. For these reasons, it is considered that LB Camden should approve the details submitted pursuant to Condition 5 Part A.

***Condition 6 – Details of the front steps, bridge / landing and surface treatment to basement lightwell***

### **Basement Lightwell**

The proposed works to the basement lightwell comprise of carefully lifting and re-laying the existing flagstones. The flagstones will be re-laid to provide a level surface and to retain the original finish to the basement lightwell. Overall, this solution best preserves the original fabric whilst also meeting level access requirements. This solution has been developed to respond to feedback from the conservation officer and has officer support. Detailed sections and plans have been provided within the submission pack (drawing reference 1802-SBA-XX-ZZ-DR-A-702(P2)).

### **Entrance Steps / Bridge / Landing**

The proposed works to the landing of the main entrance will, in conjunction with the new lift, provide level access from pavement level to the main entrance. The solution requires the installation of a permanent, but fully reversible, wood-constructed platform on the landing which creates a level entrance from the lift through the front door. The existing step up into the main entrance will be absorbed by the platform and effectively moved back to join the existing steps down to the pavement. The platform will sit on top of the existing terracotta tile landing (not the original finish) and will be slightly stepped back from the railings. It will be finished in high quality Portland stone paving which will be more in keeping with the original design intent for the building.

This solution has been developed in discussion with the conservation officer. It has been carefully considered to ensure that all original fabric on the landing is preserved, and to ensure there is no obvious visual change to the steps from the pavement and the landing. The new Portland stone tiles will enhance the entrance. Overall, it is considered to be an appropriate solution that has no harmful impact to the listed building whilst creating a fully accessible front entrance.

The submission pack includes the specification of the surface finish, sections, plans and architectural drawings showing junctions with railings and steps (drawing reference 1802-SBA-XX-ZZ-DR-A-704(P3)).

For the reasons set out above, it is considered that LB Camden should approve the details submitted pursuant to Condition 6.

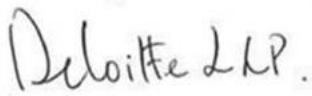
### **Summary**

This application to discharge Condition 5 Part A and Condition 6 has been submitted via Planning Portal (PP-09358753). Alongside this covering letter, it comprises:

- Application form;
- Detailed architectural drawings:
  - 1802-SBA-XX-ZZ-DR-A-796(P1)-Glass Platform Lift - Street Level Visualisations
  - 1802-SBA-XX-ZZ-DR-A-702(P2)-Lightwell Paving
  - 1802-SBA-XX-ZZ-DR-A-704(P3)-Main Entrance Paving
  - 1802-SBA-XX-ZZ-DR-A-795(P3)-External Glass Sided Platform Lift

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 dark ink that reads "Deloitte LLP." The signature is written in a cursive, flowing style.

Deloitte LLP