



GERALDEVE

London Borough of Camden
Planning and Borough Development
5 Pancras Square
c/o Judd Street
London
WC1H 9JE

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

FAO: Laura Dorbeck

17 June 2022

Our ref: LOL/NFD/SNE/AJA/U18346

Your ref: PP-11092064

Dear Madam

Town and Country Planning Act 1990 (as amended)
University College London, Main Quad, Gower Street, London, WC1E 6BS
Application for Full Planning Permission

On behalf of our client, University College London (the 'Applicant') we enclose an application for full planning permission at University College London, Main Quadrangle, Gower Street, London, WC1E 6BS (the 'Site') for the:

"Installation of drainage systems and associated works outside the temporary teaching facility in Main Quadrangle."

Relevant Planning History

A review has been undertaken of Camden's planning records, with a summary of relevant applications for the site below.

Planning permission (ref: 2017/2934/P) was granted on 19 July 2017 for the "Installation of a two-storey temporary (5 years) building for use as teaching space within the Main Quad of the Wilkin's Building at UCL's Bloomsbury Campus."

Planning permission (ref: 2021/6197/P) was granted on 9 February 2022 for the "Use of the temporary teaching facility (Class D1) in the Main Quad of the Wilkin's Building for a further three academic years (2022-2025) until 31 July 2025."

Site and Surroundings

The application site ('the Site') is situated adjacent to the Chadwick wing of the Wilkins Building in the Main Quadrangle of UCL's Bloomsbury Campus. The Main Quadrangle forms the forecourt of the Wilkins Building and is an important focal point to the Bloomsbury Campus. There are several nearby listed buildings including the Wilkins Building, the North Wing, South Wing, Northwest Wing and South West Wing all of which are Grade I Listed. The Two Observatories in the University College Quadrangle are Grade II listed, of which the southmost observatory is located adjacent to the temporary teaching facility.

The Site is located in the Bloomsbury Conservation Area. The building is adjacent to South Wing and Chadwick Building.

The surrounding area is characterised by other educational uses with many of the buildings owned and occupied by UCL.

The following Site designations are relevant to the application:

- Central London Area;
- Bloomsbury Conservation Area;
- Central Activities Zone (London Plan); and
- Open Space.

Pre-Application Advice

Pre-application meetings have been held with Camden planning, design and conservation officers regarding the current proposals. The principle of this planning application in light of the need to provide appropriate water and drainage connections serving the building has been agreed with Officers.

University College London

UCL was founded in 1826 in the heart of London. UCL is London's leading multidisciplinary university, with more than 13,000 staff and 42,000 students from 150 different countries.

UCL occupies a number of sites across London providing educational and administrative services, with its main campus situated in the heart of Bloomsbury.

Following the national revision of A-Level results in August 2020 and 2021, a number of universities have seen an unexpected increase in the number of students joining this year and in the previous academic year. UCL is one of the university's that has seen a notable increase in the number of students joining this academic year. This has created an additional pressure on UCL to accommodate students across the campus and was the reasoning for the extension of time to the Main Quadrangle Pop-up Building. These further proposed works are to assist in facilitating the use of this building.

The Proposal

The proposal seeks planning permission for the:

“Installation of drainage systems and associated works outside the temporary teaching facility in Main Quadrangle.”

The temporary teaching facility was erected in the Main Quad in 2017. Following the national revision of A-Level results in August 2020, UCL has seen an unexpected increase in the number of students enrolling at the University. Accordingly, planning permission was granted to use the temporary teaching facility for further three academic years between 2022-2025.

The temporary building will be used for the purposes of wet labs. The temporary building has no current provision for water inlet or drainage connections. The proposed works will convert the existing lecture rooms into Laboratory accommodation comprising two large Laboratories with adjacent prep rooms and locker areas.

Drainage shall be provided to serve the new laboratories by means of new gravity and pumped systems. A new shallow underground polypropylene access chamber shall be located towards the west corner of the building, under the existing ramped walkway to the laboratory entrances, providing gravity drainage to the south and west sides of the new laboratories. A single 100mm foul drain shall be routed from the new access chamber to connect to the existing foul drainage within the quadrangle.

A new manhole shall be built over the existing foul drainage to receive a backdropped drain from the Laboratories. All finishes shall be made good once drainage works are complete.

Excavation works required around trees shall be carried out by specialist tools for removing soil around roots using compressed air will as an appropriate alternative to hand digging.

Water shall be taken from the existing irrigation water supply to an underground storage tank, currently decommissioned until the modular buildings are removed. Air Spade excavation shall be carried out to locate the existing supply, and a thermal wrap will be installed on the pipe to avoid freezing during the colder months. Where digging is required around tree roots an air-spade shall be used. A new branch shall be routed to a new underground meter box within the existing building enclosure. Once inside the enclosure the supply shall be routed to a new ground level internal storage tank.

Once the Temporary modular building is removed, the new drainage access chamber under the entrance walkway shall be removed backfilled and re-instated to the original finish. In addition, the water meter and new pipework shall be removed, backfilled back to connection to the existing irrigation supply main and original soft landscape replaced.

The works are reversible and there will be no permanent impact on the conservation area or nearby listed buildings. Furthermore, the proposal does not harm the trees surrounding the temporary facility.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. The statutory development plan comprises:

- i. The London Plan, being the Spatial Development Strategy for Greater London (2021);
and
- ii. The Camden Local Plan (2017).

The National Planning Policy Framework ('NPPF') (2021) is a material consideration.

Statutory Legislation

As the Site is located within a conservation area and in close proximity to listed buildings, Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990 is relevant as this statute sets out that local planning authorities should pay special regard to the desirability of preserving a listed building or its setting or any features of historic or architectural interest which it possesses when considering applications.

Section 72 of the same Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Planning Assessment

Design and Heritage

Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets, is of sustainable and durable construction and is adaptable to different activities and land uses and comprises details and materials that are of high quality and complement the local character. Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.

It is recognised that the buildings on the UCL Bloomsbury Campus contribute significantly to the heritage and character of the Bloomsbury Conservation Area and it is important that the character of the settings of the nearby listed buildings are not harmed. The proposal is of a temporary nature and

will involve limited physical works of which none would be to the adjacent listed buildings, whilst the visual impact of the drainage itself will be minimal with only manhole covers being visible once the works are complete. Furthermore, the impacts caused by the proposals will only be for a limited period as the temporary building will be in situ for a maximum period of three years, following which the Site will return to its former state. Therefore, there will be no permanent visual impact on the historical nature of the site.

Therefore, the design meets the statutory tests and accords with local plan policy in terms of heritage and design.

Drainage

Local Plan Policy CC2 states all development should adopt appropriate climate change adaptation measures including not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems.

The temporary nature of the proposed development means the impact of the drainage will only be for a limited period whilst UCL responds to the student bulge which has meant the university requires more temporary space. The drainage is required as the temporary building has no provision for water or drainage connections serving the building. The drainage will not increase surface water runoff at the Site and will meet the demands of the building during the temporary period.

Trees

Local Plan Policy A3 states the Council will protect, and seek to secure additional, trees and vegetation.

The Arboricultural Impact Assessment and Arboricultural Method Statement, prepared by Fabrik states the proposal will not harm the trees surrounding the temporary facility. Specialist tools for removing soil around roots using compressed air will be employed as an appropriate alternative to hand digging. All soil removal will be undertaken with care to minimise the disturbance of roots beyond the immediate area of excavation. Where possible, flexible clumps of smaller roots, including fibrous roots, will be retained if they can be displaced temporarily or permanently beyond the excavation without damage.

All works within the Root Protection Area (RPA) and close to the crown extents of retained trees will be carried out under an Arboricultural Watching Brief by the Project Arboriculturist.

Therefore, the proposals have taken appropriate measures to protect trees within close proximity to the proposals and therefore complies with Local Plan Policy A3.

Conclusion

The development will enable UCL to manage the student bulge which has occurred following the national revision of A-Level results in 2020 and 2021, by allowing the building to be used for the purposes of wet labs. It is considered that the proposals for which planning permission is sought complies with the relevant statutory tests and planning policies within the Camden Local Plan. It is considered that there are no material considerations of sufficient weight to determine that the application is determined other than in accordance with the Development Plan. On this basis, planning permission should be granted for the application accordingly.

Supporting Documents

In support of this application, we enclose the following documents:

- A copy of this letter;
- Completed Application Form and Certificates;
- Site Location Plan, prepared by UCL;

- Existing and Proposed Plans, Elevations and Sections, prepared by Twelve Architects;
- MEP External Services Proposals Plan, prepared by BDP;
- Arboricultural Impact Assessment and Arboricultural Method Statement, prepared by Fabrik;
- Arboricultural Survey, prepared by Fabrik;
- Summary of Proposals prepared by BDP; and
- External Works Statement, prepared by Twelve Architects.

The requisite fee of **£234** will be paid directly to Camden Council.

We look forward to receiving confirmation of registration and validation in due course. In the meantime, please do not hesitate to contact Sam Neal (020 3486 3312) or Andrew Jackson (020 3486 3734) of this office should you have any questions regarding the above.

Yours faithfully,

A handwritten signature in black ink that reads "Gerald Eve LLP". The signature is written in a cursive, slightly slanted style.

Gerald Eve LLP