

26 August 2024

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

Dear Edward,

**University College London Institute of Education, 20 Bedford Way, WC1H 0AL**  
**Application for Planning and Listed Building Consent (ref. PP-13239627)**

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

#### Full Planning Permission

*"External works to the Institute of Education, 20 Bedford Way comprising a new extended entrance at Bedford Way; a reconfigured entrance at Thornhaugh Mews; alterations to roof plant enclosure and new chiller unit; repairs and installation of insulation to external Levels 6-9 terraces; installation of secondary glazing to selected panels; new louvres at Level 8 wing A; smoke ventilation panels along Bedford Way elevation; refurbishment and repairs to Level 4 and 10 roof; new external gate at Level 5 wing A; replacement rooflights at Level 4; external beacons at Level 6 and 10 roof; and other associated works."*

#### Listed Building Consent

*"Internal and external works to the Institute of Education, 20 Bedford Way. Internal works comprising reconfiguration and refurbishment of Levels 5-9 Core A nib and wing, Level 6 wing A Lawton Room, Level 1 plantroom, Level 4 Room 426, Level 5 Zone C and Levels 1, 3 and 4 foyers; replacement mezzanine levels to selected rooms at Levels 2 and 3 in Core C and Levels 4 and 5; creation of new plant room at Level 8 wing A; new post room to Level 4; installation of platform lifts at Level 3 and 4 foyers; installation of fixed furniture and security gates in foyers; replacement of doors to the IALs building at Levels 4-9; infill of Level 1 drama hall window; replacement of existing halls signage with new digital signage at Levels 1-9 Cores A and B, Level 3 and 4 Zone B and Level 5 Zone C; and other associated internal works. External works comprising a new extended entrance at Bedford Way; a reconfigured entrance at Thornhaugh Mews; alterations to roof plant enclosure and new chiller unit; repairs and installation of insulation to external Levels 6-9 terraces; installation of secondary glazing to selected panels; new louvres at Level 8 wing A; smoke ventilation panels*

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*along Bedford Way elevation; refurbishment and repairs to Level 4 and 10 roof; new external gate at Level 5 wing A; replacement rooflights at Level 4; external beacons at Level 6 and 10 roof; and other associated external 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 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 planning and listed building consent application relates to 20 Bedford Way only, and the works relate to specified areas noted in the description of development.

## Context to the Application

UCL, as the long term occupier of the IoE, have been implementing a phased masterplan for the refurbishment of the building. The masterplan is seeking to make improvements to the building in order to ensure it is utilised optimally, to ensure it provides high quality teaching and learning spaces to suit modern day requirements, and to improve its energy efficiency. Phase 1 has now been fully implemented. Phase 1 is considered to be very successful and fulfils the objectives of the masterplan through delivering new high quality teaching floorspace and office space for staff, implementing measures to improve the thermal efficiency and energy performance of the building whilst also enhancing the architectural significance of the building.

UCL has since progressed Phase 2 of the masterplan, of which this application relates. The Site benefits from the following Phase 2 extant permissions:

Phase	Application ref.	Approved	Status
Phase 2A	2019/6410/L and 2019/6386/P	02/03/2020	Implemented
Phase 2B	2020/1567/L and 2020/1520/P	15/06/2020	Implemented
Phase 2C	2021/6235/P and 2021/6242/L	22/12/2021	Implemented
Phase 2D	2023/0291/L	07/03/2023	Implemented

In discussion with the planning officer and conservation officer, a strategy to formalise a small number of design amendments to the Phased Permissions has been agreed in light of the complexity of the multiple phased planning and listed building consents previously approved. It has been agreed that a new planning and listed building consent application be submitted encompassing all sub-phases with the design amendments incorporated.

Appendix A includes a schedule of the documents that have been submitted and the format of their submission.

## Application Content

This planning and listed building consent application has been submitted online via the planning portal (PP-13239627) and is supported by the following documents:

- Application Form, certificates and notices – prepared by Deloitte LLP;
- Site Location Plan – prepared by Architon LLP;
- Design and Access Statement – prepared by Architon LLP;
- Architectural Drawings (including existing, demolition and proposed plans, sections, roof plans, internal and external elevations, architectural detailed drawings, floor finishes and reflected ceiling plans) – prepared by Architon LLP;
- Planning Statement – prepared by Deloitte LLP;
- Heritage Statement – prepared by Alan Baxter Limited;
- Noise Assessment – prepared by Buro Happold;
- M&E Drawings and Scope of Works – prepared by L&P Group;
- Conditions compliance documents – prepared by various consultants;
- Structural Report – prepared by TAK Structures;
- Sustainability Statement – prepared by Buro Happold; and,
- Schedule of Works – prepared by Architon.

I would be grateful if you could confirm once this application has been formally registered. In the meantime, if you have any questions in relation to the application, please contact Emma Williams (0207 303 3360/ [eswilliams@deloitte.co.uk](mailto:eswilliams@deloitte.co.uk)).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The script is cursive and fluid, with the letters connected. The "D" is large and loops around the "e", and the "LLP" is written in a similar cursive style.

Deloitte LLP

## Appendix A – Document Schedule

**Date:** 26 August 2024

Title	Prepared By	Dated	Reference	Format of submission
Application Form	Deloitte LLP	N/A	N/A	New form submitted
Design and Access Statement	Architon	6 June 2024	3147-P8-DAS-P2	Addendum confirming changes, original statements appended.
Site Location Plan	Architon	N/A	3147-P3-2001-P4	Site location plan remains as previous applications.
Site Plan	Architon	N/A	3147-P2-2002-P4	Site plan remains as previous applications.
Drawings – Existing	Architon	N/A	Refer to drawing changes tracker appended to Schedule of Works.	As existing drawings remain as prior to the implementation of the approved Phased Permissions.
Drawings – Proposed	Architon	N/A	Refer to drawing changes tracker appended to Schedule of Works.	Proposed drawings provided with bubbles and annotations highlighting amendments to the scheme from the approved Phased Permissions.
Drawings – As-built	Architon	N/A	Refer to drawing changes tracker appended to Schedule of Works.	As-built plan drawings provided as clean versions of proposed plan drawings for the purpose of final approved drawings. These provide the same information as the proposed plan drawings but do not include bubbles and annotations to distinguish the amendments.
Heritage Statement	Alan Baxter Limited	June 2024	N/A	Addendum submitted assessing changes and cumulative impact of all works. Original statements appended.
M&E Drawings	L&P Group	22 July 2024	102711	Note confirming changes from the original submission. Updated drawing pack submitted.
M&E Scope of Works	L&P Group	N/A	N/A	Revision 2 submitted.
Noise Assessment	Buro Happold	5 June 2024	N/A	Note confirming continued compliance with acoustic performance requirements. Stage 4 Acoustics Report appended.

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Planning Statement	Deloitte LLP	August 2024	N/A	New statement assessing cumulative impact of amendments against up to date policies.
Schedule of Works	Architon LLP	10 June 2024	N/A	Addendum confirming changes, original schedule of works appended. Drawing changes tracker appended.
Structural Statement	TAK Structures	22 April 2024	N/A	Addendum assessing design amendments. Original statements appended.
Sustainability Statement	Buro Happold	17 July 2024	N/A	Compliance note confirming no changes required to sustainability statement submitted. Original statements appended.
<b>Conditions documents</b>				
Light fittings details - Drawings	L&P Group	5 May 2022	LP-CA-05DR-E-3005, LP-CA-06-DR-E-3006-1, LP-CA-06-DR-E-3006-2, LP-CA-07-DR-E-3007-1, LP-CA-07-DR-E-3007-2, LP-CA-08-DR-E-3008-1, LP-CA-08-DR-E-3008-2, LP-CA-09-DR-E-3009-1, LP-CA-09-DR-E-3009-2, Luminaire Schedule	As approved
Luminaire Schedule	L&P Group	5 May 2022	N/A	As approved
Concrete repair sample, methodology and data sheets	Overbury	11 March 2024	Overbury_Concrete Methodology_20240311(2), Renderoc-FCR-July20(2), Renderoc_HB40_AS4020-2018(2)	As approved
Plaster removal sample and methodology	Prostrip Demolition Services	9 May 2022	Prostrip Demolition Services Method Statement	As approved