

Delegated Report		Analysis sheet		Expiry Date:		23/01/2013	
		N/A / attached		Consultation Expiry Date:		10/01/2013	
Officer				Application Number(s)			
Hannah Walker				2012/6178/L			
Application Address				Drawing Numbers			
Institute of Education 20 Bedford Way London WC1H 0AL				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Internal works to replace partitions, raised access floor and suspended ceiling, and associated alterations to fifth floor wing of educational facility (Class D1).							
Recommendation(s):		Grant Listed Building Consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		English Heritage have granted flexible authorisation. Press notice/site notice – no responses.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

This Grade II* listed building designed by Denys Lasdun and Partners dates from 1970-76 and was extended in 1990-93. It is constructed from in situ reinforced concrete and pre-cast mullions, with a cladding of prefabricated bronze anodised aluminium panels and window sections. The building stands 6 storeys tall above ground, with three basement storeys. The building also sits within the Bloomsbury Conservation Area.

Relevant History

Various applications for internal works to the upper floors of the building.

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application is for internal alterations to one of the projecting wings at Level 5 within the building. Currently the wing is laid out with a long central corridor leading from the lift/stair core. Cellular offices are accessed from this corridor. It is proposed to remove a significant proportion of the partitions so as to create open plan office space which will allow the Institute of Education's staff to work more effectively and introduce more daylight into the centre of the building. Some cellular spaces will remain, with new inserted partitions abutting the concrete columns rather than the windows. New suspended ceilings are to be inserted in the lift core and throughout the new office accommodation. The ceiling is to be cut back from the perimeter of the building so that it will not visually or physically conflict with the windows. A raised access floor is also to be installed so as to contain electrical and IT servicing.

The walls and doors that are to be removed are plain and in the case of the doors appear to be relatively recent interventions. Any concrete structural columns are to be retained within the open plan space.

The listing description is clear that "The upper teaching spaces were designed to be flexible, and continue to be altered regularly – a tribute to the success of the original concept." Although this proposal will alter the layout and internal spatial quality of the building this is not considered to be detrimental to the special interest of the listed building or its identified significance. Recommend approval.

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