

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	12/12/2012
		N/A / attached		Consultation Expiry Date:	06/12/2012
Officer			Application Number(s)		
Hannah Walker			1. 2012/5628/P 2. 2012/5635/L 3. 2012/5349/A		
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)					
1. Installation of glazed canopy to east elevation entrance and replacement of revolving door and adjacent glazed panel to west elevation of educational institution (Class D1). 2. Installation of glazed canopy to east elevation entrance, replacement of revolving door and adjacent glazed panel to west elevation, internal alterations to reception area, removal of render from concrete and removal of suspended ceilings and replacement with new ceiling system all in connection with existing educational institution (Class D1). 3. Installation of externally illuminated canopy sign to front elevation of educational institution (Class D1).					
Recommendation(s):		1. Grant planning permission 2. Grant Listed Building Consent 3. Grant Advertisement Consent			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	01	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	<p>English Heritage have granted flexible authorisation.</p> <p>Site notice and press notice – no responses.</p> <p>1 neighbour from Charles Clore House, 17 Russell Square has responded in support of the application:</p> <p><i>“The application should be allowed because sympathetic developments will enable the institutions to continue to meet the needs of their students and researchers.”</i></p>					
CAAC/Local groups* comments: *Please Specify	<p>Bloomsbury CAAC have objected to the application:</p> <p><i>“We find the materials, colour and form of the proposed canopy completely out of keeping with the brutalist ethos of the existing building. The sign/canopy proposed looks tacky.”</i></p>					

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

Long and detailed planning history regarding internal and external alterations and extension of the building. The following cases are directly relevant:

Planning permission (9200727) was **granted** on 1 October 1992 for “External alterations to levels three and four of the Bedford Way elevation including new entrance doors, new disabled lift and moving of external glazed entrance screen forward 1.5 metres.”

Advertisement Consent (9580125) was **granted** on 11 August 1995 for “Display of a two externally illuminated logo signs.”

Planning permission (PSX0104342) and listed building consent (LSX0104144) were **granted** on 7 August 2001 for “Replacement of rear entrance doors.”

Relevant policies

LDF Core Strategy and Development Policies

CS14, DP24, DP25

Assessment

This application is for works to the main reception for the Institute of Education, as well as minor modifications to the doors onto Woburn Square, and a new canopy sign on the Bedford Way elevation of the building.

The existing reception space is dated, with an oppressively low floor to ceiling height. The existing reception desk is disproportionately large given its function and projects into the space.

The works to the reception space include the following:

1. Removal of modern reception desk. Brown brick flooring to match the existing is to be salvaged from adjacent to the external doors to Woburn Square. This section of floor is then to be covered with new barrier matting to match that adjacent to the Bedford Way entrance.
2. Replacement reception desk and café servery located opposite one another in the centre of the space allowing for enhanced circulation through the reception desk. These structures utilise high quality cladding materials including Corian, terrazzo and back painted glass.
3. Introduction of a display and information wall in the centre of the reception space so as to assist with orientation and to display information about the Institute. This will use the same palette of materials as the reception desk and café structures.
4. Removal of the painted render that was applied to the original concrete columns and walls in the later 20th century. The exposed concrete is a fundamental part of the character of the building and these works will significantly enhance the internal appearance of the reception space. A condition is to be added requiring a sample panel so as to ensure that the render can be removed without damage to the surface of the concrete.
5. The existing suspended ceiling is to be removed in the centre of the space and the floor to ceiling height increased by 670mm. The concrete finish is to be exposed in this location. This is not fabric of any particular note and will improve the internal spatial quality in this part of the reception. The remainder of the suspended ceiling is to be removed and replaced.
6. The doors onto the plaza between the Institute and SOAS are to be modified so as to improve access to the building. The revolving door, manual door and adjacent glazed panel are not original, having been replaced within the original glazing framework. New wider revolving and manual doors are to be installed within the same aperture. The doors will have an anodized metal frame to match the original 1970s fabric. These works will have a very minor visual impact on the external appearance of the building.

Externally, a new canopy sign is proposed for above the main Bedford Way entrance steps, displaying the Institute of Education's logo. This is so as to improve legibility for users of the building, as the entrance is currently rather difficult to locate along the front façade. The sign is to be installed at a 45 degree angle between two of the concrete structural columns, contained wholly within them and not projecting beyond. This is so as to minimise any visual impact on the strong sculptural form and rhythm of the building when viewed along Bedford Way. There are already flat panels identifying the entrance to the Institute, and utilising its logo and colour scheme, attached to the concrete columns that flank the entrance. These are to be removed as part of the application so as to avoid visual clutter and rationalise signage with a single canopy above the entrance steps. The sign is of opaque glass, backlit with subtle LED lighting that will provide a diffuse glow. Given that there is already bulkhead lighting in this location and that the sign is located above the main entrance to the building, illumination in this location is considered acceptable.

Due to the discrete size, location and illumination of the canopy sign, within the profile of the building, it is not considered to raise any issues with regard to public safety or the visual amenity of the surrounding area.

The proposed internal works are considered a welcome refurbishment of the currently dated and underwhelming space. The new layout will improve circulation and respond more effectively to the needs of users of the building. The proposed external works will not harm the appearance or character of the building, and in the case of the canopy signage, will improve legibility without detracting from its form. Recommend approval.

DISCLAIMER

Decision route to be decided by nominated members on Monday 10th December 2012.
For further information please click [here](#).