



RIDGE

Property and Construction Consultants

Institute of Education Level 5 Refurbishment

Access Statement
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Prepared for:
Institute of Education
University of London
20 Bedford Way
London
WC1H 0AL

Prepared by:
Ridge
50 Southwark Street
London
SE1 1UN

www.ridge.co.uk

Client Name : Institute of Education
Project Title : Level 5 Refurbishment
Project Nr : 1203535

20 BEDFORD WAY ACCESS STATEMENT

20 Bedford Way was designed by Sir Denys Lasdun and completed in 1976, the building was designated Grade II* status in December 2000.

The following provides an overview of the design of the building extracted from The National Heritage List for England:

University teaching building, 1970-6 by Denys Lasdun and Partners, extended 1990-3, also by Sir Denys Lasdun and Partners. In situ reinforced concrete and precast mullions with a cladding of prefabricated bronze-anodised aluminium panels and window sections. In plan the building makes a strong barrier to the traffic of Bedford Way while extending the concept of flexible teaching space already explored at the University of East Anglia, Norwich. Six storeys above ground, with three basement storeys, in 1999 numbered 1-9. Flat, paved roof. Long spinal range, with wing to rear, and footings for a second incorporated in 1990-3 library extension. Large basement includes lecture theatre, the Logan Hall, under forecourt facing Lasdun's extension to the School of Oriental and African Studies opposite; conference facilities, students' union and service entrance. Split-level entrance hall gives on to library, drama studio and bookshop, with flexible teaching areas above, mainly facing street, and tutorial rooms, mainly facing courtyard and in wing.

The elevational treatment is in Lasdun's mature language of strata and towers, a grid of aluminium panels and glazing set over concrete plinth on western elevation, with massively over-scaled concrete staircase towers. On the eastern elevation to Bedford Way, the entrance floors are set back behind exposed frame, and has cut-back corners which demonstrate the smooth, sharp concrete particularly forcefully. The quality of finishes is exceptional, and the contrasting texture of materials unique in Lasdun's surviving work. The single spur that was built is highly sculptural, with a striking silhouette of angular concrete escape stairs rising above the floor levels and curtain walling. A similar system of anodised aluminium and glass was adopted by Lasdun for his extension, but with more pronounced glazing bars, and with three pyramidal roof lights that are the clearest indication of the new work. Entrance doors in anodised aluminium surrounds. New entrance on Bedford Way, reached up steps, installed by Lasdun in 1993.

INTERIORS. The interiors are simple, but the quality of concrete finishes is exemplary throughout. The upper teaching spaces were designed to be flexible, and continue to be altered regularly - a tribute to the success of the original concept. The areas of special interest are the lift lobbies, where Lasdun's finishes can be seen at their best.

LEVEL 5

The proposed refurbishment is to one wing of Level 5. The current configuration of the Level 5 wing (approximate floor area of 534 sq meters) is a series of cellular offices accessed off a central corridor leading from the Level 5 A Core Lift lobby. Towards the far end of the wing is an open concrete staircase that links directly into the Level 4 wing and is a principle design feature.

The Institute in 2008/2009 reconfigured the Level 4 wing (which was previously a similar layout to Level 5 wing) into an open plan working environment. A similar project was also undertaken on Level 6 between the B and C Core lift lobbies in 2007/2008.

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The Institute now wishes to proceed with reconfiguration of Level 5 wing from its current configuration to an open plan layout with a smaller number of offices for senior members of staff / Heads of Departments.

Both the open plan layouts achieved on Levels 4 and 6 involved installing a raised floor to assist with installing structured electrical and IT cabling to floor boxes throughout the floors. The same approach will be taken to the Level 5 wing.

The refurbishment will be sympathetic of the existing building ensuring that the line of the corridor running from the lift lobby through the floor remains uninterrupted. The existing concrete columns to the centre of the floor area and located between the windows will remain exposed. The new cellular offices will have glazed partitions facing onto the central corridor to allow natural light to transmit as far into the building as possible, plasterboard partitions will form the sides of the offices. As with other floor areas that have been refurbished in the building, a raised access floor and suspended ceiling will be installed.

The means of access to and from the floor area will remain as existing.