

Design & Access Statement & Supporting Documents

5451

University College London

26 Bedford Way

Partial Internal Refurbishment of 4th Floor

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1.1: Introduction

The proposed works are to be undertaken for University College London at 26 Bedford Way.

26 Bedford Way is the northern most section of the grade II* listed Denys Lasdun complex constructed 1970-6 and 1990-3 that also includes number 17 and 20. While numbers 17 and 20 house the University of London Institute of Education, Clore Institute of Advance Legal Studies, 26 provides accommodation solely for the University College London.

1.2: Works

The works consist of a partial refurbishment of existing teaching, office and laboratory space at floor 4th floor level.

1.3: Internal Alterations

- As noted within the listing details, the building was originally constructed with a mind to flexible teaching space and, over the years, the upper floors and teaching spaces have undergone alterations in line with original design philosophy. It is proposed that the internal remodelling works to specific areas within this building will follow and act as a continued tribute to the success of the original concept.
- Through the internal refurbishment, it is aimed to provide an improved teaching facility, up to date with the techniques and structure of modern teaching methods, to ensure continued use of 26 Bedford Way to its fullest potential. This continued evolution of teaching space within this building ensures that expansion and change associated with this project is maintained within existing University accommodation, noted as preferable to expansion outside of the existing University Precinct in the London Borough of Camden Unitary Development Plan section 14 - 9.
- In addition to a review of the works in relation to the Unitary Development Plan, the continued use and maintenance of a listed building, areas being refurbished will also comply with current statutory requirements in relation to Disabled access. The building benefits from a ramped lower ground floor entrance and there are no proposed works to this area.
- All new layouts will be provided with doors of suitable widths, setting out and vision panels as required to allow free movement of those in wheelchairs. New wheelchair accessible WC will be provided in area of refurbishment to prevent the need to remodel any of the existing WC provision within the central cores.
- While works are being undertaken to teaching, office and laboratory spaces, we note that the existing stair and lift cores are not being remodelled in any way.

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1.4: External Alterations

- It is not proposed that any external alterations are undertaken as part of these works

1.5: Summary

- As noted above, this project seeks to continue the tradition and the original design intent of a flexible teaching space. The refurbishment also ensures continued use and maintenance of an important Listed Building whilst developing in line with the requirements of the Unitary Development Plan section 14 for the University Precinct.
- The proposed design & refurbishment are formed to follow suit with the previous scheme for the 5th floor as previous application ref. 2006/0982/L & 2006/0983/L.
- As highlighted, stair cores and lift lobbies, external curtain walling and exposed concrete structures will remain as existing.

2: Proposed Finishes and Materials

2.1 Internal partitions

2.1.1 Office and teaching areas:

The new internal partitions will be a double skin construction of full height plasterboard and plywood to an overall depth of 100mm. They will have applied PVC skirting 150mm high with hardwood alternative to corridors to match existing, and will be suitable to support the anticipated load of the bookshelves. Some of the partitions will be glazed or half glazed and will be a proprietary powder coated aluminium product. The doors will be solid core maple veneered timber with vision panels, set in aluminium frames. Plaster to walls and ceiling to be made good following demolition of existing walls. Partitions generally to receive decorative paint finish and corner protection to heavy traffic areas to tie in with wall colour.

2.1.2 Testing Booths areas:

New acoustic doors to be installed as per previous scheme on the lower ground floor. New hardwood doors to have a veneer finish as per 5th floor works.

All existing exposed concrete mullions at windows will to be redecorated throughout works areas.

2.2 Ceilings

2.2.1 Office areas:

The ceilings will be re-plastered or made good and decorated. Any bulkhead areas will be formed with a plasterboard lining on a metal frame and areas requiring a suspended ceiling will be provided with drop down perforated metal tiles with integral lighting compatible with a non exposed frame system. New disabled WC's suspended ceilings will also be a 'drop down' perforated metal tile type with integral flush luminaries. Ceiling tiles in WC's will require coating on both exposed and non-exposed face.

2.2.2 Teaching areas:

Teaching areas to be provided with suspended plasterboard ceiling as required to suit acoustics and M&E requirements.

2.2.3 Testing Booths areas:

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Testing booths areas to be provided with suspended plasterboard ceiling as required to suit acoustics and M&E requirements..

2.3 Floors

2.3.1 Office and teaching areas:

Following removal of existing masonry walls, epoxy finish levelling screed to be applied to ensure open plan or enlarged rooms have a level floor. Office areas and all teaching areas to receive carpet finish. Anti static requirements for floor finishes as a general requirement. Vinyl floor finishes to new WCs and sink kitchen areas within common rooms. Brush off matting to new entrance area.

2.4 Fittings

2.4.1 Office and Teaching:

Generally, cellular offices will be formed with partitions and all furniture installed as loose. Top Rail system will be installed throughout with basic shelf provision and large white boards to all teaching areas.

New tea point to be fitted with fully fitted kitchen units, inset sink with tiled splash back and integrated microwave and fridge.

Fixed shelving and lockable wall mounted cupboards are to be installed over computer and video benching as standard. Fitted benching to all large write up rooms with shelving over.

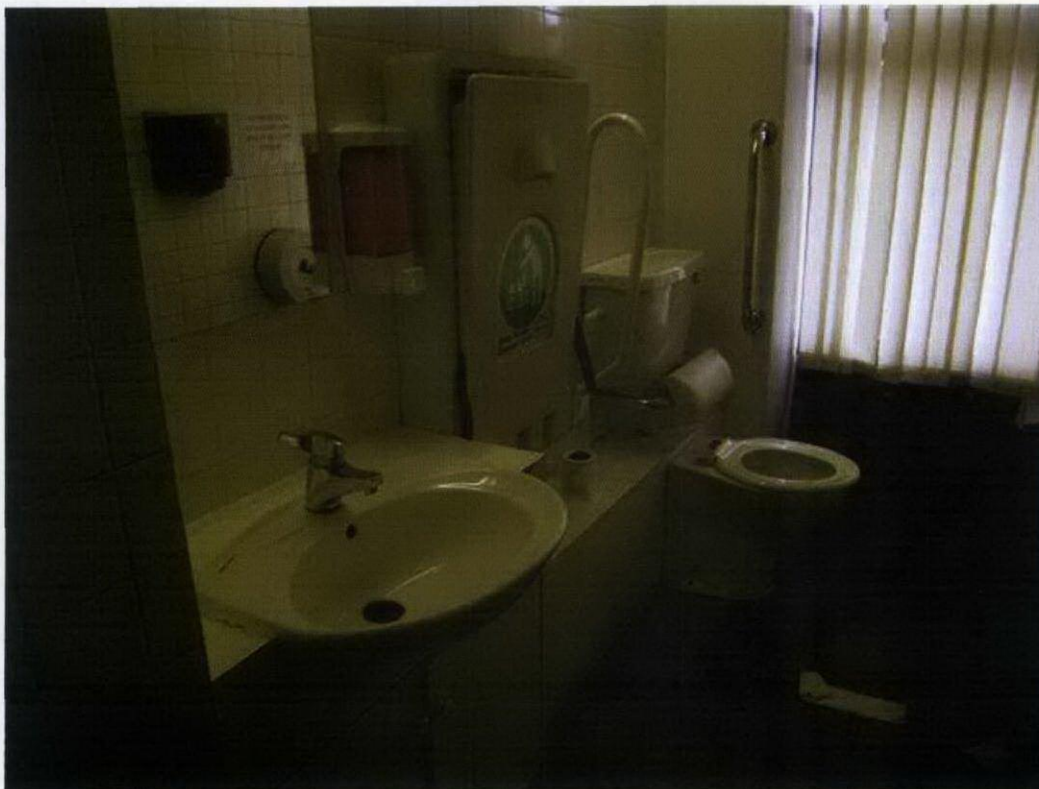
Anti Glare blinds will be provided to all office areas. Black out blinds will be provided to teaching areas.

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3.0 Photos of 26 Bedford Way



1: Main Entrance up to Ground Floor from Street level to 26 Bedford Way (East elevation)



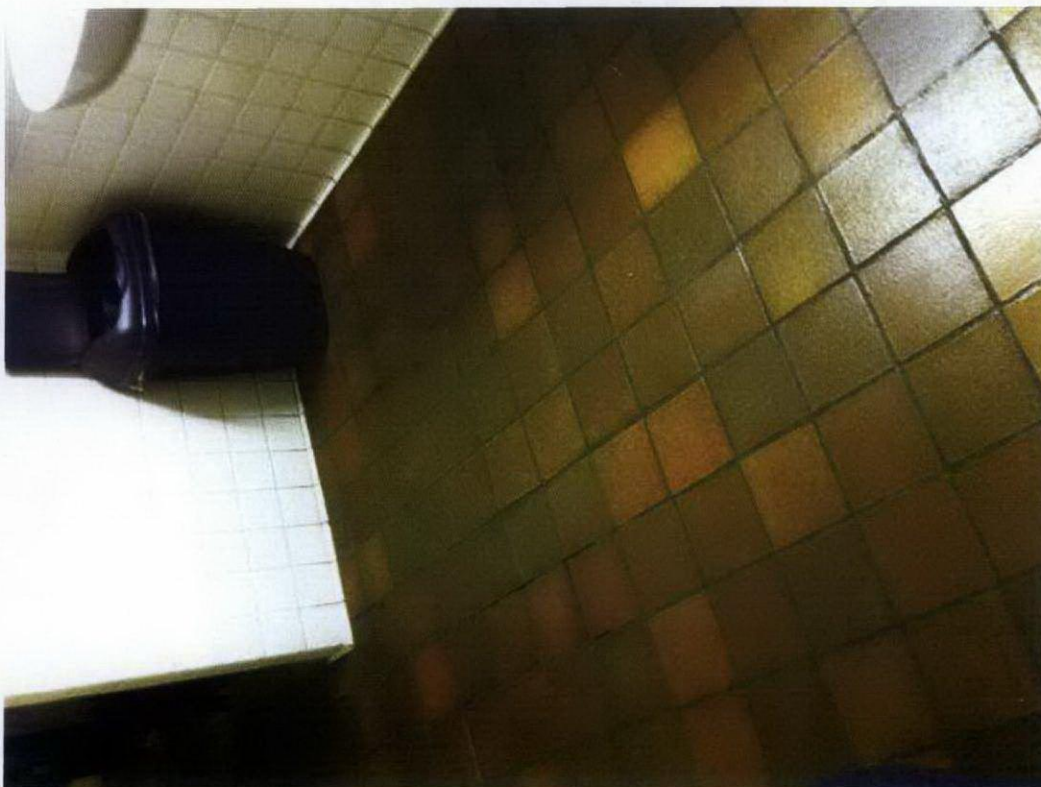
2: Existing Non compliant Disabled WC Facility (4th Floor)

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3: Corner office showing existing decorated exposed mullions & exposed soffit (to be retained)



4: Tiled floor to Disabled WC to be removed & new vinyl installed.

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3.0 Photos of 26 Bedford Way



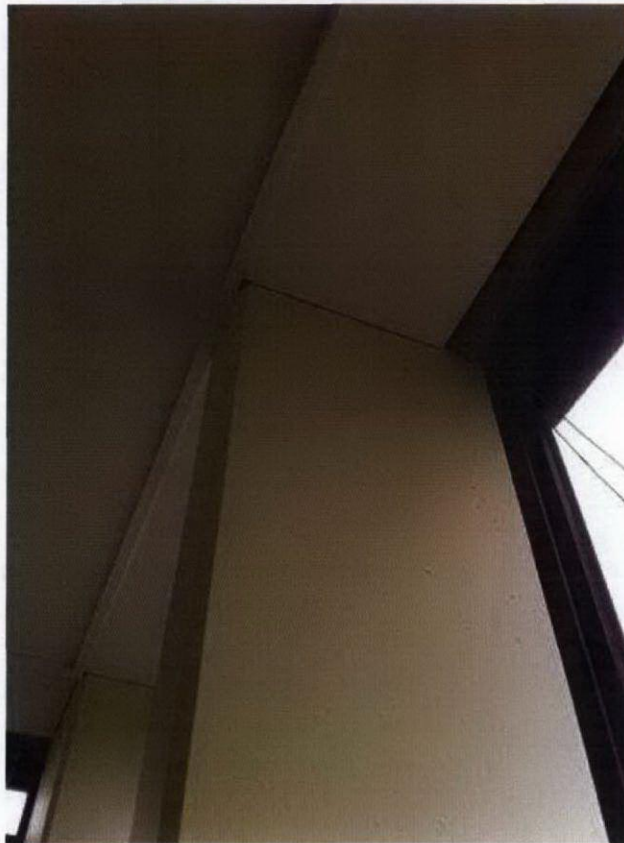
5: Existing plank ceiling to be removed within works areas. To be removed & reinstated within lift lobby area.



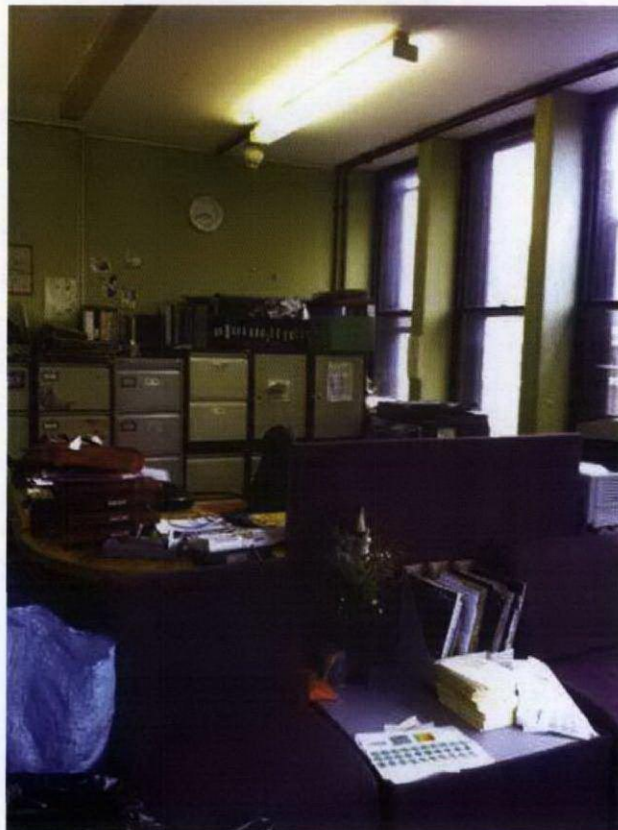
6: Strip out of all existing wall mounted cupboards, fixtures & fittings.

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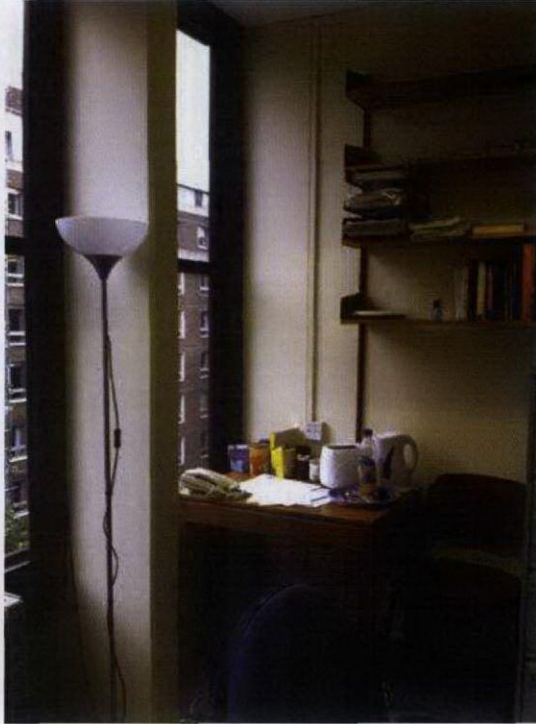
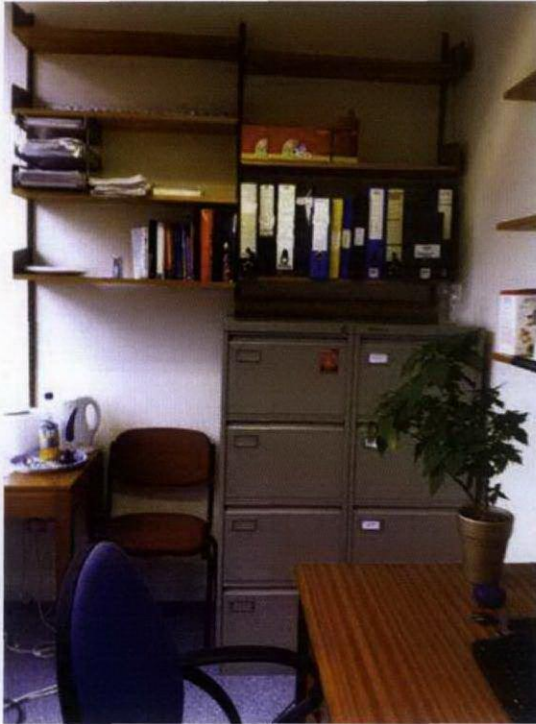
7: Typical Mullion head detail



8: Large office proposed to form new open plan office area through merge with adjacent rooms.

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7: Typical Office to be fully stripped out.



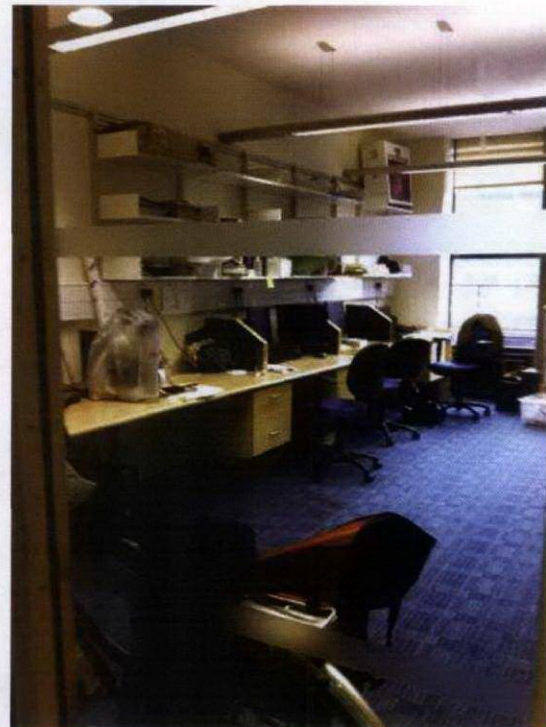
8: Existing suspended ceiling to be removed & new plasterboard ceiling to be installed

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7: Previous application finish on 5th floor 26 Bedford Way. New hardwood doors with veneer finish as above, to be installed on the 4th floor with full height glass partitions for natural light.



8: Previous application finish on 5th floor 26 Bedford Way for the seminar/ meeting room & open plan write up areas.