Listed building Application

Design Statement

for

20 Bedford Way Core Doors

Institute of Education Consultants:

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11 June 2007

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Institute of Education Bedford Way Core Works
Design Statement

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1.0 Background

The main building was designed by Denys Lasdun and Partners in 1965 and constructed between 1970 to 76. A library extension was added by the same practice in 1990-93.

The building was listed as grade 2* in December 2000. The listing noting '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 Institute has recently commissioned a report by International Fire Consultants Ltd (IFC) which has highlighted certain problems with the fire compartmentation of the building which compromises the fire safety of the building and the Means of Escape.

IFC made recommendations to bring the building in line with current safety requirements, principally to introduce 1/2hr doors at levels 2 and 3 and 1hr doors from levels 5 to level 9 inclusive to the Core area to isolate the corridor. A copy of IFC proposals are contained in appendix A

The reasons for the need for the additional doors and screen are:

1. The original building was designed with a return air plenum running above the corridor ceiling and over the corridor fire doors to the return air shafts running from level 1 to level 4 and level 5 to level 9 in each of the Cores, allowing air to return from the lecture rooms to the plant room in the towers.
2. The ceiling construction is not considered to be fire rated; there is therefore currently no meaningful fire protection to the Core areas.
3. Introducing fire separation above the corridor fire doors would prevent the return air system operating.

2.0 Design proposals

2.1 General

We have discussed the problem with IFC and the Approved Building Inspector and have obtained their agreement to reducing the fire rating at level 5 to 9 inclusive to 1/2hr integrity without the need for insulation which means similar glazed screens and doors to those previously approved for the Science Learning Centre London (SLCL) laboratories (approval 2004/0263/L) could be used.

The significance of this is that the fire separation required can be achieved with the minimum visual impact on the 'T' shaped Core areas with them still being able to be read as one space.

The proposal is to carry out the refurbishment in line with the principles previously agreed with Camden Council and English Heritage Conservation offices.

Previous relevant approvals include:

	Listed Building Reference
2003 SCLC	Ref 2004/0263/L
2005 TV Studio Refurbishment	Ref 2005/2824/L
2006 Level 4 Library Alterations	Ref 2006/2614/L

2.2 Existing walls

Existing concrete walls will be retained and cleaned.

2.3 New Fire Doors to level 2

Level 2 is the level used to access the Service Road and not used for public access. The Cores provide access to plant rooms and store. It is therefore proposed to use 1/2hr timber doors to match the existing double doors with a solid 1/2hr rated metal stud partition (see drawing 1169/Core/210)

2.4 New Fire Doors to levels 3 to level 9 (excluding level 4)

It is proposed to use the same system of fire rated glazing previously approved for the SLCL laboratories (approval 2004/0263/L) with a solid fire rated panel above the ceiling. Separation is not required at level 4 as it is the exit level.

2.5 Suspended ceilings.

The areas of fibrous plaster on EML are to be retained It is proposed to use the same suspended ceiling plank system approved in the previous application for SLCL ceiling to replace the existing plaster planks for the corridor / lowered ceiling in the laboratory area.

1) Typical Core Area (Viewed from Corridor)

2) Typical Core Area (Viewed from Lift Lobby))

3) Fire Rated Glazed doors with new ceiling planks

4) Fire Rated Glazed doors with glazed fixed screen

Appendix A
Copy of International Fire Consultants Ltd drawings 1 to 9