

## **UCL 26 Bedford Way – 3<sup>rd</sup> floor refurbishment Planning Design & Heritage Statement Rev T1. 04.03.16**

### **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.

Works for this proposed project are limited to the 3<sup>rd</sup> floor area

This is an area of the building that has previously undergone refurbishment some 25 years ago with all of the partitioning, ceilings and doors in the area being contemporary additions and alterations rather than original architectural elements.

The existing partitions installed run along the corridor walls and are away from the perimeter concrete columns and curtain walling.

Proposals are for new lightweight partitioning to provide a new layout for the space that provides cellular and open plan areas suitable for current teaching, study and research methods. The number of cellular spaces will be reduced from the existing layout and there will be a wider section of open plan between the cellular rooms and the perimeter columns, giving greater focus on the original key features (the perimeter columns and the curtain walling).

Suspended ceilings will be provided within the cellular spaces, and will be the same type of metal ceiling as used elsewhere in more recent refurbishment projects within the building, to ensure a continuity of style and further reduce the number of ceiling types within the building. Ceiling to the open plan will be formed from plasterboard and kept to an absolute minimum in depth to conceal all power and data services and allow for recessed lights.

### **1.2: Works**

The works consist of a partial refurbishment of existing teaching and research office space on the 3<sup>rd</sup> floor. Works are not proposed to any external element of the building.

### **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.

- 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.
- While works are being undertaken to teaching and office spaces, we note that the existing stair and lift cores are not being remodelled in any way.

## 1.4: 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.

As highlighted, stair cores and loft 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 decorated MDF 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 timber framed produce with the required sound reduction. 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.

All existing exposed concrete mullions at windows will remain unpainted as existing with local making good following removal of the existing (but not original) back out blind system

### 2.2 Ceilings

#### 2.2.1 Open Plan:

Ceiling to the open plan will be formed from plasterboard and kept to an absolute minimum in dept to conceal all power and data services and allow for recessed lights. A bulkhead will be provided to the edge of this dropped ceiling and will return up to the existing plastered soffit. This will be positioned away from the internal face of the perimeter columns to reduce the impact and maintain the view of the existing feature of importance.

#### 2.2.2 Cellular offices:

Suspended ceilings will be provided within the cellular spaces, and will be the same type of metal ceiling as used elsewhere in more recent refurbishment projects within the building, to ensure a continuity of style and further reduce the number of ceiling types within the building.

### 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 will receive a carpet finish with the open plan area adjacent to receive a rubber sheet flooring with acoustic backing to reduce noise.

## 2.4 Fittings

### 2.4.1 Office and Teaching:

Generally, cellular offices will be formed with partitions and all furniture installed as loose..

Fitted computer benching is to be installed within the open plan space and stopped short of the external wall line. All services in this area will be run within the plasterboard wall lining and below fixed benching. Exposed trunking will not be used in this area.

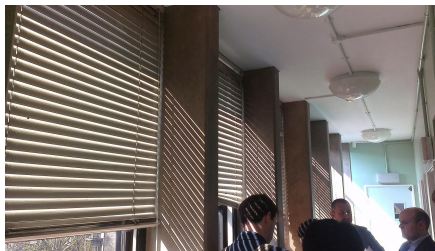
Loose furniture will also be used within this area

Anti Glare blinds will be provided to all office areas.

## 2.5 Pre-Application Meeting with Camden Conservation Officer November 2015

A meeting was held on site with Camden Conservation Officer Ms Antonia Powell to discuss the proposed refurbishment works - Ms Powell was generally of the proposals and stated she would await the Listed Building Application for the final scope and details. Copy of the meeting summary is attached.

## 2.6 Existing Photos



External facade columns



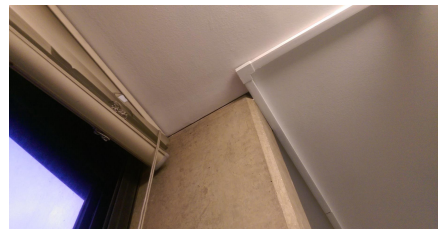
Window reveal



Existing wall near facade



Existing central corridor



Existing central corridor

10<sup>th</sup> November 2015

Ms. Antonia Powell  
Planning and Listed Building  
Camden Town Hall  
5 Pancras Square  
London  
N1C 4AG

Dear Ms. Powell

**Re: UCL 26 Bedford Way: Proposed 3<sup>rd</sup> floor works**

Many thanks for coming to meet us on site to review the refurbishment works proposed for the Psychology Student Research Space located on the 3<sup>rd</sup> floor.

As discussed and reviewed, this an area of the building that has previously undergone refurbishment some 25 years ago with all of the partitioning, ceilings and doors in the area being contemporary additions and alterations rather than original architectural elements. Proposals are for new lightweight partitioning to provide a new layout for the space that provides cellular and open plan areas suitable for current teaching, study and research methods.

Following on from our meeting we are currently pulling together the final proposals along with all required supporting information to submit for listed building consent for these works. Our understanding is that at this time we are looking at an 8 week assessment process.

However, in order to progress the project and proposed fit out, the University is looking to undertake the noisier strip out works over the Christmas shut down period along with undertaking some more invasive surveys of the fabric and servicing infrastructure.

To utilise this window for noisy works, strip out works would be happening in advance of any listed building consent. As such, we would be grateful for some indication that the strip out of the contemporary architectural installations could be undertaken in advance of any such consent being granted.

For your information, we enclose current layout, proposed strip out information highlighting items being stripped out, along with other supporting information.

If there is any further information that you require to assist you with your review, please do not hesitate to contact the undersigned.

Yours Sincerely



Dominique Haslam

**Wilson Mason LLP**

CC and Enc: Mr. R Staton – UCL Estates



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