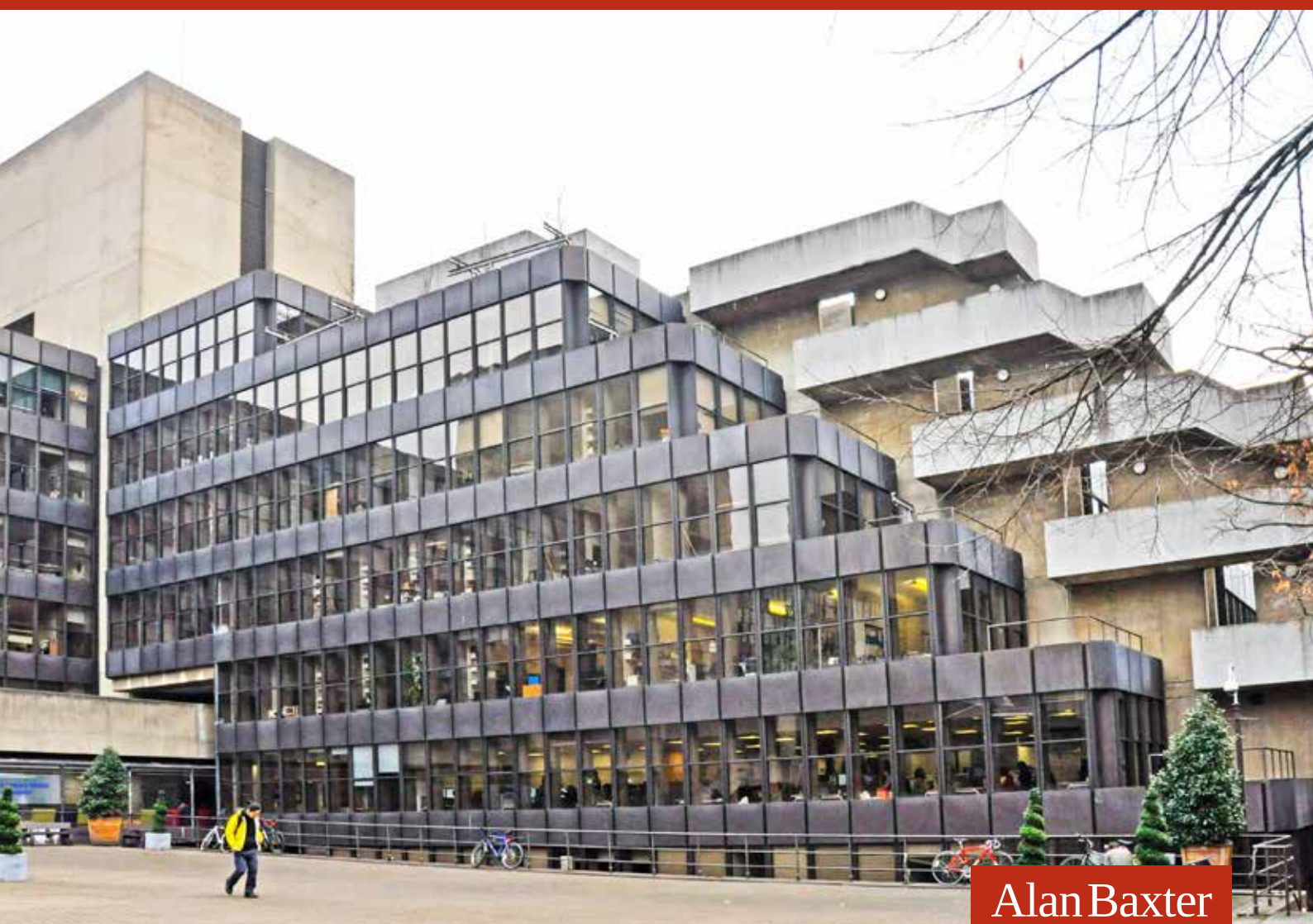


UCL Institute of Education
No. 20 Bedford Way, WC1
Heritage Statement
Prepared for
University College London
May 2017



Alan Baxter

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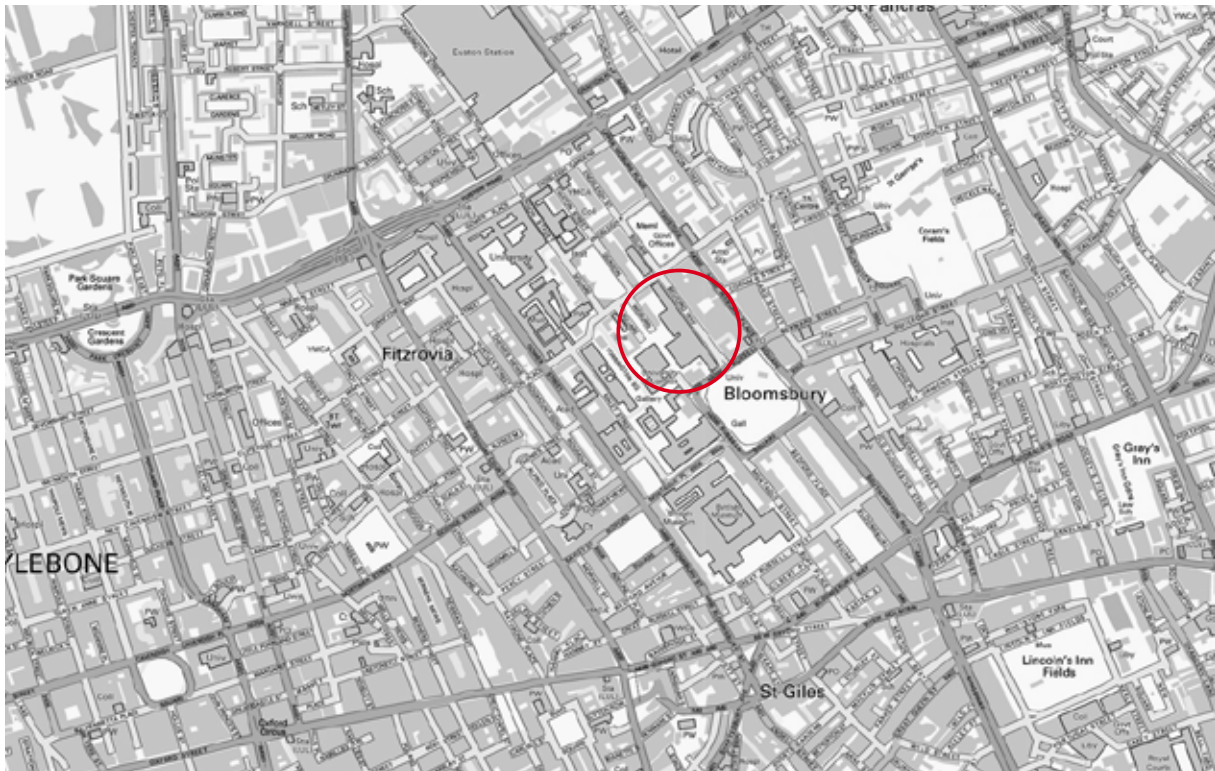


Figure 1: London location plan (ABA)

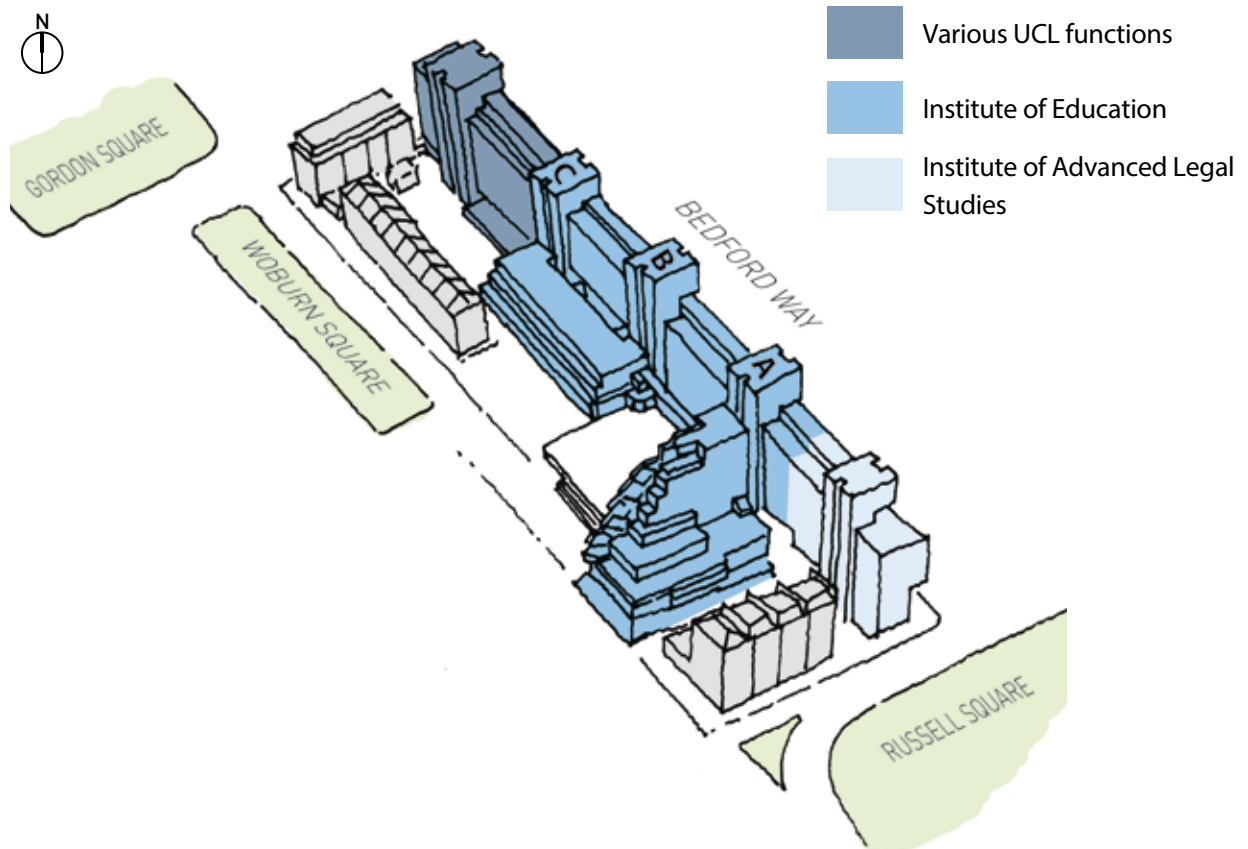


Figure 2: An aerial sketch of the building's various functions (ABA)

Executive Summary

- The Institute of Education at no. 20 Bedford Way is located in the London Borough of Camden (Fig. 1). It is part of a larger building that comprises the Institute of Education, the Institute of Advanced Legal Studies as well as other functions of University College London (UCL) (Fig. 2). It is listed at Grade II* and forms part of the setting of several other listed buildings. It is within the Bloomsbury Conservation Area part of the London Borough of Camden. The listed building and the conservation area are designated heritage assets as defined in annex 2 of the NPPF. This project concerns no. 20 Bedford Way only - specifically levels 2, 3 and 4 of the west wing and, in the main building, the floor area between cores B and C and the area inside core B at third floor.
- Designed by Sir Denys Lasdun, one of Britain's foremost twentieth-century architects, the building was finished in 1976. The building is considered a masterpiece of Lasdun's later work and the List description confirms the high quality of external finishing as well as the flexibility of its interiors. The building is part of a functioning university and as a result, the majority of interiors have been extensively altered. Original fabric remains on external elevations, circulation cores, structural elements and some partitions.
- High demand for teaching and administration at UCL mean that it is short of space. The proposal from Hawkins Brown Architects is the first phase of a long-term project. Phase 1 of the wider scheme seeks to relieve pressure by converting underused spaces at no. 20 Bedford Way into teaching and administrative areas for UCL as well as adding a lift to improve accessible circulation.
- Inside, the Architect's propose to remove the existing internal partitions in the west wing of levels 2 and 3, as well as those in the area between core B and C and within core B. The Architect's also propose to apply or replace secondary glazing (as appropriate) to the fenestration between cores B and C and the west side of level 3 to improve environmental performance. The impact of these proposals is negligible. The existing partitions have no special architectural or historic interest. The secondary glazing will be internal, reversible, designed to match existing windows and set back so as not to change the appearance of the building when viewed from the outside. The proposals are justified by the creation of improved teaching, learning and administration spaces, including sustainability, for public benefit. This includes the heritage asset's optimum viable use as a university.
- Three proposals will constitute less than substantial harm. These are: i) the replacement of existing fenestration with new double-glazed windows in the north-east corner of level 3, ii) the creation of an opening in a historic structural wall also on level 3, and iii) the removal of sections of original floor to create a lift shaft between levels 2, 3 and 4. In the first, the loss of original fabric is justified as the existing windows are of standard construction of no special architectural or historic interest, have become degraded, are located in an inconspicuous secondary area and their replacement will significantly improve environmental performance. The second proposal is justified by creating much needed teaching space and the third by the significant improvement of fully accessible circulation.
- The impact on the setting of the surrounding listed buildings and the character and appearance of the conservation area is negligible. Change to the exterior is limited to three sections of fenestration on a secondary elevation, mitigated by new units matching the design of the original fenestration and justified by environmental improvement. For these reason the proposals for no. 20 Bedford Way accord with relevant national, regional and local policies and guidance, specifically NPPF paragraphs 131 and 134 and the Council's policy CS14. The proposals should be permitted.



Figure 3: Site plan outlined in red with specific proposal areas hatched (ABA)

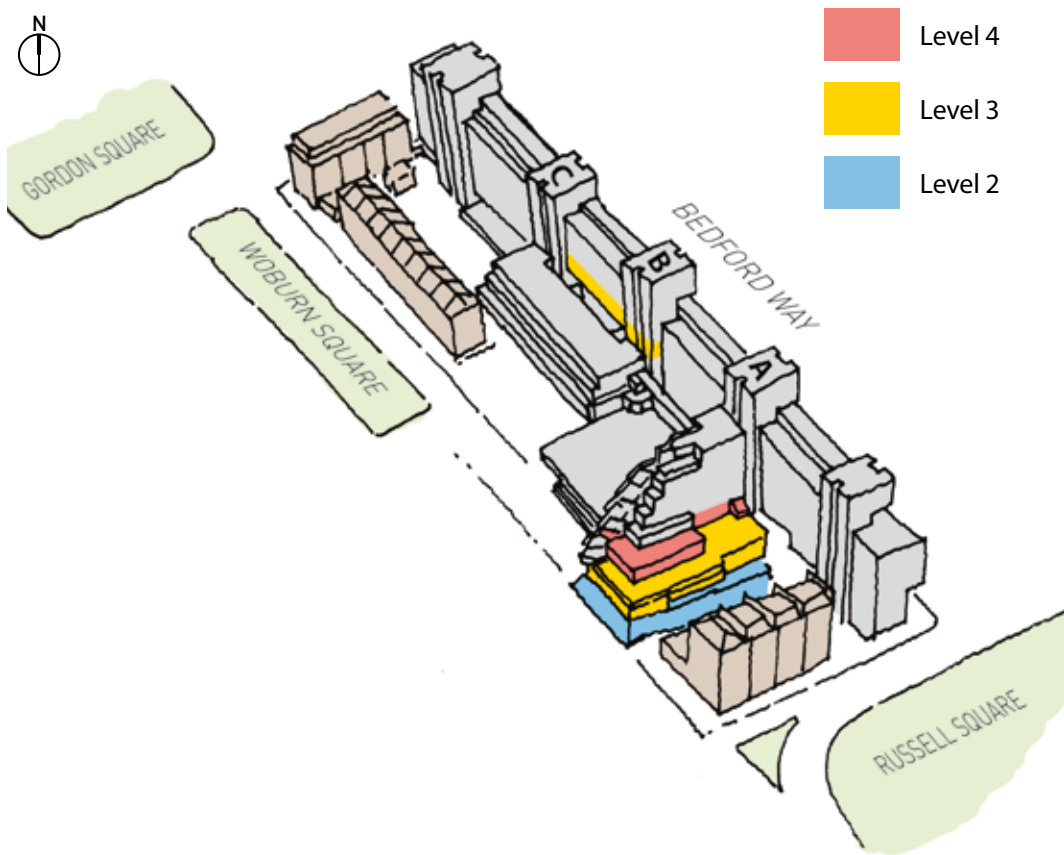


Figure 4: An aerial sketch of the building and relevant levels (ABA)

1.0 Introduction

1.1 Background

This Heritage Statement has been prepared by Alan Baxter Ltd (ABA) for University College London (UCL) to accompany a Listed Building Consent Application to the London Borough of Camden (the Council). It is concerned with two designated heritage assets, the Grade II* listed Brutalist-style building on Bedford Way, WC1 and the Bloomsbury Conservation Area. Designed by Sir Denys Lasdun, the building comprises the Institute of Education, the Institute of Advanced Legal Studies as well as other functions of University College London (UCL) (Fig. 2).

The subject of this report is the part of the building accommodating the Institute of Education at no. 20 Bedford Way (the Site) specifically - levels 2, 3 and 4 of the projecting west wing and, in the main building, the floor plate between cores B and C and the interior of core B of the third floor (Figs. 3 and 4). The interior of this well-used building was designed by Lasdun for flexibility and reuse. It has been extensively altered since its completion in 1976 to meet changing educational needs over the decades. Today, UCL is in urgent need of additional teaching and administrative space. Designs by Hawkins Brown Architects (the Architects) seek to meet this need, adjusting the spaces and improving accessibility to support the continued use of the building for teaching and academic administration.

1.2 Structure and methodology

This report describes the heritage assets, summarises the planning policy context (1.0 Introduction) and presents an account of the historic development of the site and wider Bloomsbury area (2.0 Understanding no. 20 Bedford Way). It provides an assessment of the significance (3.0). It briefly explains the Architects' proposals (4.0 Proposals) and assess the impact on the heritage assets base on the relevant national and local policy (5.0 Heritage impact assessment). This is followed by concluding comments (6.0 Conclusion) and a list of sources (6.0 Sources). The List description and the Historic Environment Record (HER) are appended.

Site visits were carried out on Friday, 27 January 2017 and Friday, 17 March 2017. This report is informed by those visits and documentary research. The scheme benefits from the input of the Council's officers and a pre-application consultation took place on 23 February 2017. The Architect's proposal takes account of comments made during that meeting.

1.3 Constraints and limitations

This report deals with standing building only. Archaeology is not considered. HER is included in accordance with the NPPF. It is the nature of existing buildings that details of their construction and development may be hidden or may not be apparent from a visual inspection. The conclusions and any advice contained in this report – are based on our research, and on observations and interpretations of what was visible at the time of the site visits. Further research, investigations or opening up works may reveal new information which may require such conclusions and advice to be revised.

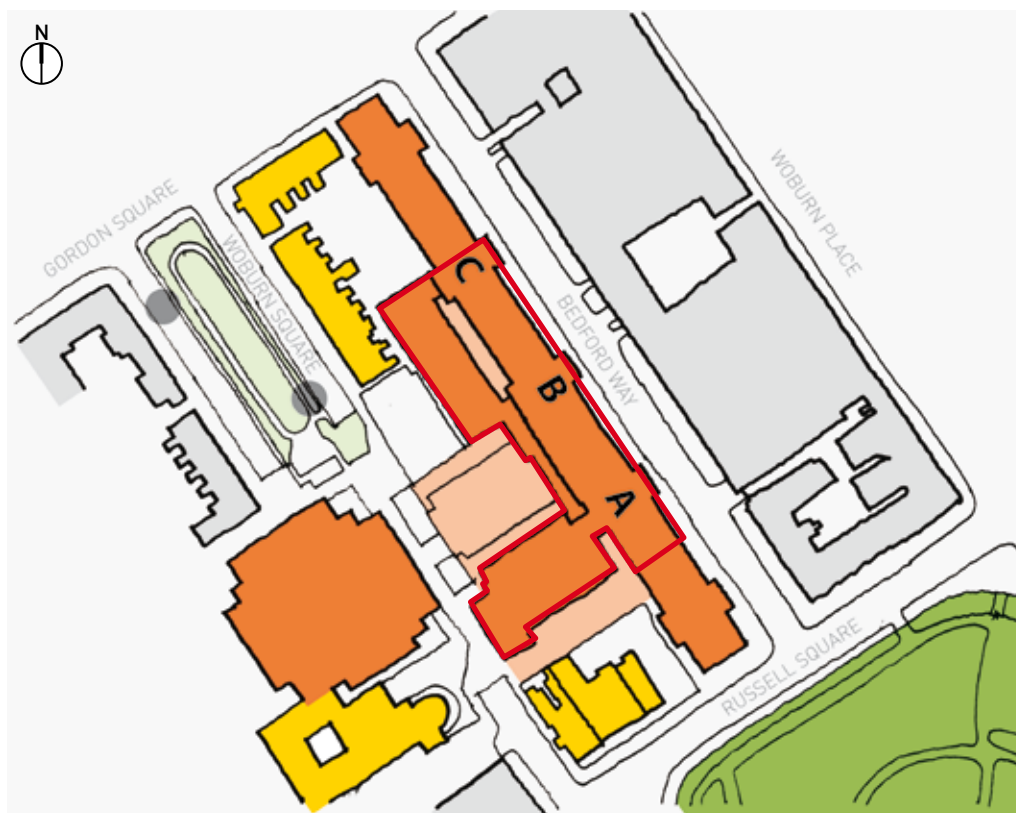
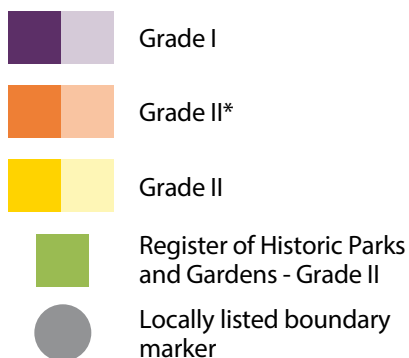


Figure 5: Designation map with site outlined in red



1.4 Site

The listed building takes up the length of the urban block between Tavistock Square to the north and Russell Square to the south. The main elevation faces Bedford Way. To the north-west it is enclosed by rows of nineteenth-century terraced houses facing Woburn Square and to the south several houses of the same period facing Russell Square.

The building consists of nine levels – six above and three below ground level. It has a long linear plan with five distinctive core towers. The projecting west wing to the west of core tower A faces the extension to the School of Oriental and African Studies (SOAS), another Lasdun project.

The building is constructed of a combination of *in-situ* and precast concrete and clad in prefabricated, bronze-anodised aluminium panels. Fenestration varies from modern float glass in bronze-anodised aluminium frames on primary elevations like Bedford Way to more standard, toughened glass windows in ordinary painted aluminium frames on secondary elevations, such as those at the lower level of the west wing (Fig. 6 to 8).

Levels 2, 3 and 4 retain the original external features but interiors have been extensively refurbished (Fig. 8). Some original partitions survive, specifically a range on the third floor of the west wing and a few walls in the area between cores B and C. These are lightweight partitions for cellular offices, designed for flexibility of use. The most important, surviving original fabric is found in circulation cores, reception areas and structural elements (Fig. 7).

1.5 Designations

No. 20 Bedford Way was listed Grade II* on 4 December 2000. Several other buildings in the immediate vicinity are listed and contribute to the setting of no. 20 Bedford Way (Fig. 5). They include the Grade II group listings for the terraced houses Nos. 10 to 18 Woburn Square, Nos. 55 to 59 Gordon Square and Nos. 21 to 24 Russell Square. To the south-west, SOAS is listed Grade II, while its extension – the Phillips Building – is Grade II*. Russell Square is listed Grade II on the Register of Historic Parks and Gardens. Two nineteenth-century parish markers in Woburn Square are on the Council's local list.

The site lies within the Bloomsbury Conservation Area, which was initially designated in 1968. There have been numerous subsequent extensions, reflecting a growing appreciation of high-quality Victorian, Edwardian and twentieth-century architecture. The Bloomsbury Conservation Area has numerous Sub Areas and no 20 Bedford Square straddles two of them; Sub Area 3: University of London/British Museum and Sub Area 6: Bloomsbury Square/Russell Square/Tavistock Square.



Figure 6: Main elevation to Bedford Way (ABA)



Figure 7: High quality concrete finish in a lift lobby(ABA)



Figure 8: Standard toughened clerestory glass on level 3 (ABA)

1.6 Planning policy summary

As no. 20 Bedford Way is a listed building within the Bloomsbury Conservation Area, any works that might affect the significance of the building or conservation area as heritage assets are subject to statutory controls and Government guidance.

The over arching legislation governing the consideration of applications for planning consent that affect heritage assets is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Government guidance is contained in the National Planning Policy Framework (NPPF, 2012). In regional policy, the updated spatial planning strategy for London (The London Plan, 2015) contains relevant policies for the historic environment.

In addition, local policies adopted by the Council need to be considered. The core strategy is the central part of the Council's Local Development Framework (LDF), setting out the key elements of the vision for the Council. The policies are described in the *Camden Core Strategy 2010-2025* (2010) and Policy CS14 – *Promoting high quality places and conserving our heritage* – is relevant here, specifically that:

The Council will ensure that Camden's places and building are attractive, safe and easy to use by: a) requiring development of the highest standard that respects local context and character; b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;... d) seeking the highest standard of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible.

At present, the Council is completing a Local Plan with a draft submitted to the Secretary of State for Communities and Local Government in June 2016. Although it still in draft form the relevant policies that should be considered as part of this project are in Section 7 – *Design and Heritage*, specifically Policy D2 – *Heritage*.

The Council's LDF contains Development Policies the Council considers when making decisions on applications for planning permission. In this case, DP25 – *Conserving Camden's Heritage* is relevant.

Supplementary Planning Documents (SPD) give detailed guidance on how the Council's planning strategy and policies will be implemented for specific topics. The *Bloomsbury Conservation Area Appraisal and Management Strategy* (April 2011) is relevant and described in more detail in section 3.0 Significance.

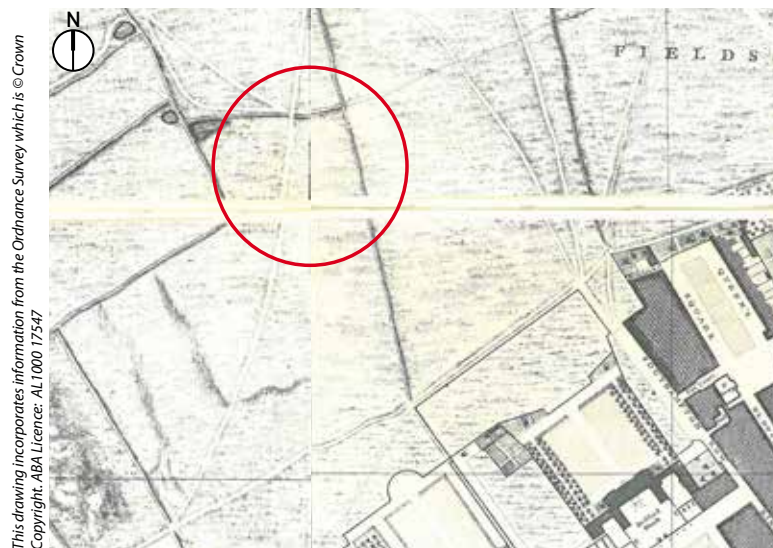


Figure 9: 1746 Rocque

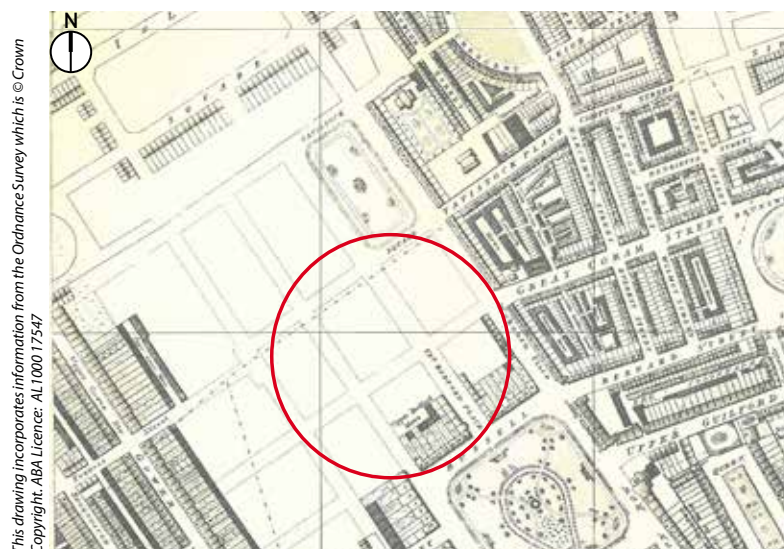


Figure 10: 1815 Horwood



Figure 11: 1870 Ordnance Survey

2.0 Understanding no. 20 Bedford Way

2.1 Overview

Historic maps illustrate the overall evolution of Bedford Way and the wider Bloomsbury area, including the construction of no. 20 Bedford Way. Please consult the List Description in Appendix A for a detailed history of the Site.

2.1.1 1746 Rocque

Before the eighteenth century the future site of no. 20 Bedford Way consisted of agricultural fields, called Lamb's Conduit Fields (Fig. 9). In 1669 the area came into the ownership of the Russell Family – the Dukes of Bedford – through marriage, as part of the Bloomsbury Estate. This area stretched from Tottenham Court Road in the west, to the New Road (Oxford Street today) in the south, Euston Road in the north and Woburn Place and Southampton Row in the east. The estate included Southampton House, built in 1657, and renamed Bedford House when it became the London home of the Dukes of Bedford.

2.1.2 1815 Horwood

The large-scale development of the Bedford Estate began towards the end of the eighteenth century, transforming the rural landscape into planned, urban estate (Fig.10). The process began with the laying out of Bedford Square, started in 1776. In 1800, Francis Russell, the 5th Duke of Bedford (1765-1802) demolished Bedford House, commissioning James Burton (1761-1837) to develop the land. Burton created Russell Square between 1801 and 1804, while the renowned landscape designer Humphry Repton (1752-1818) laid out the gardens. Upper Bedford Place, leading north from Russell Square, was created at this time; this was the street that would later become Bedford Way.

2.1.3 1870 Ordnance Survey

The University College – UCL today – was established in 1826, inspired by Jeremy Bentham's (1748-1832) radical proposal for a secular university. The University's first building was the classically-styled college on Gower Street, designed by William Wilkins and opened in 1829. This was followed by wider and quite varied development of Bloomsbury in the Victorian age. To the north new railway termini on Euston Road led to a proliferation of hotels. The British Museum to the west was formally opened in 1857. At the same period, the wealthy began to occupy impressive town houses on new streets and squares to the south. On the 1870 Ordnance Survey, Upper Bedford Place – the future Bedford Way – has a new terrace, with a mews and Christ Church on Woburn Square (Fig. 11)

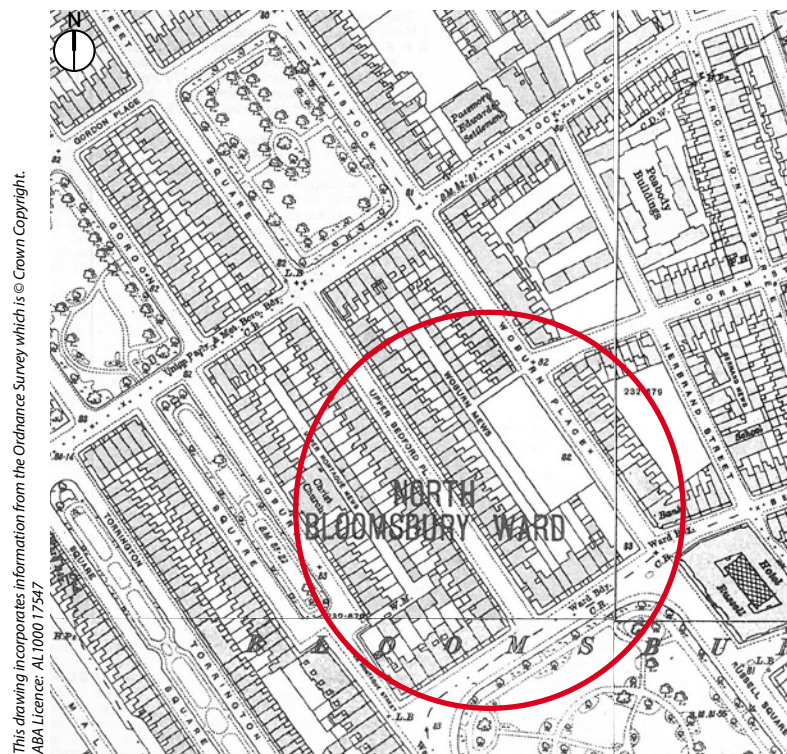


Figure 12: 1914 Ordnance Survey

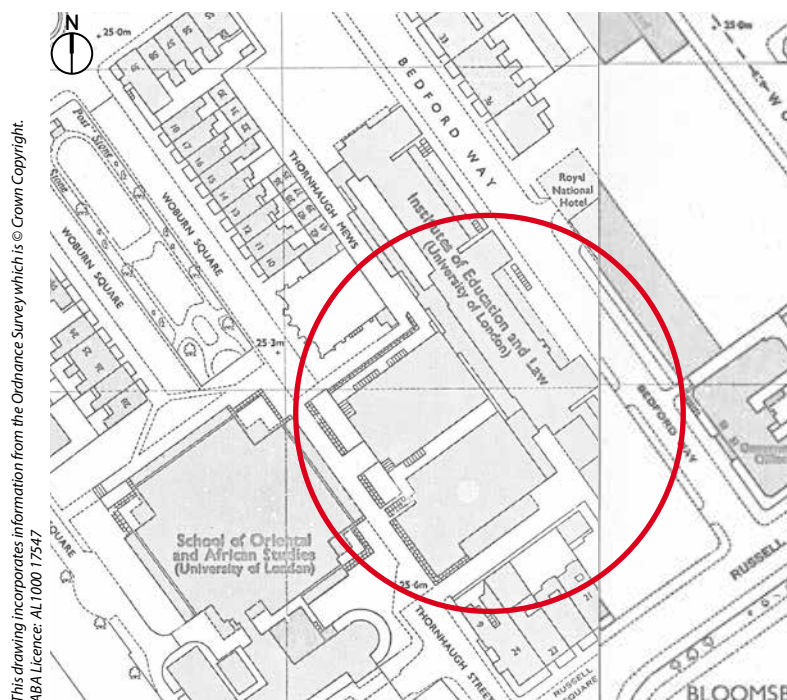


Figure 13: 1977 Ordnance Survey

2.1.4 1914 Ordnance Survey

In the first half of the twentieth century, Bloomsbury's major development was associated with the expansion of the University, between Gower Street and Russell Square. This expansion, coupled with the advent of railways, hotels and office uses led to a decline in residential occupation by the wealthier population, who moved to more fashionable areas. During the 1930s a new aesthetic and scale was adopted by the University and an expansion scheme was prepared by the architect Charles Holden (1875-1960), with a spine of buildings extending from Montagu Place to Byng Place and from Malet Street to Woburn and Russell Squares (Fig. 12). By the outbreak of the Second World War only the Senate House was complete. Bomb damage suffered during the Second World War led to the replacement of older housing stock with large-scale new developments, including no. 20 Bedford Way.

2.1.5 1977 Ordnance Survey

Following the Second World, the University extended further south and east, demolishing existing historic buildings. In 1960, Denys Lasdun (1914-2001) was commissioned to plan a new building for the Institute of Education between Bedford Way and Woburn Square. Construction commenced in 1969 and was completed in 1976. Lasdun's plan was never fully realised – for example, the west wing is only one of five that were meant to adjoin each of the stair core towers. The project was stopped due to a combination of financial difficulties and the burgeoning historic building conservation movement that opposed the demolition of Bloomsbury's older building stock, most of which became listed (Fig. 13). No. 20 Bedford Way was formally opened by the Queen in 1977. The area has continued to evolve but most development continues to come from the larger institutions like the University and the British Museum. Today, no. 20 Bedford Way continues to fulfil its original function as an educational and administrative building.

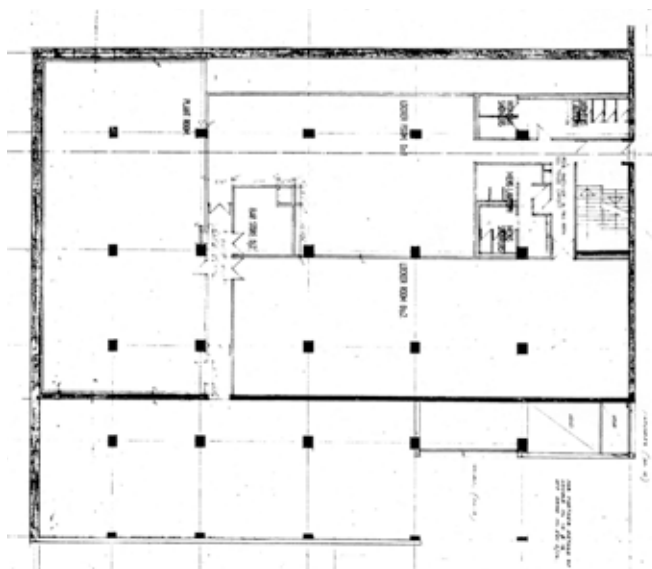


Figure 14: Sir Denys Lasdun's Original Drawings - Level 2

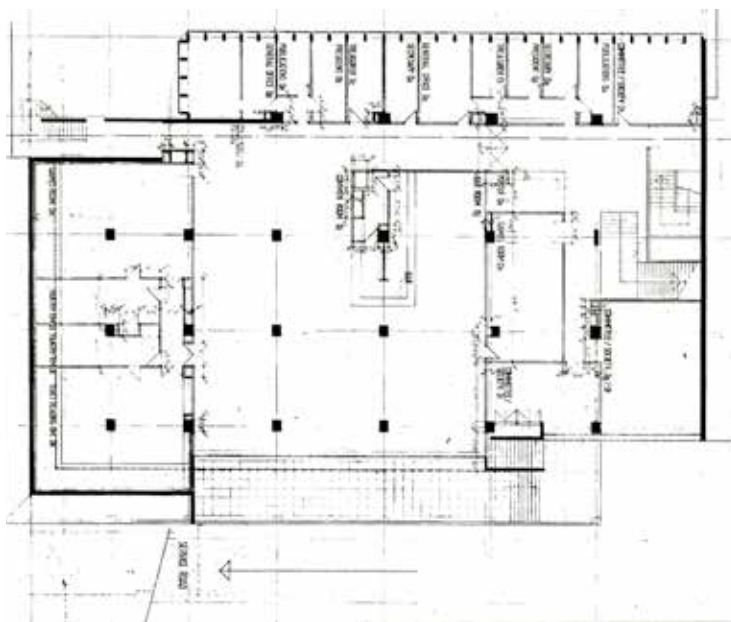


Figure 15: Sir Denys Lasdun's Original Drawings - Level 3

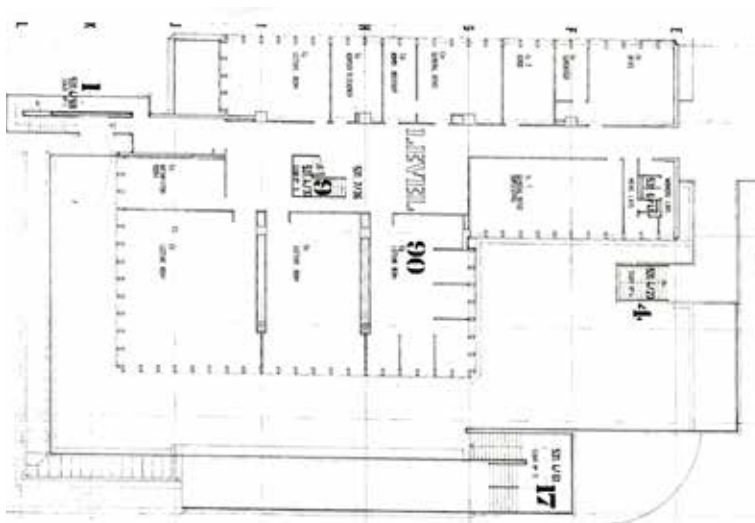


Figure 16: Sir Denys Lasdun's Original Drawings - Level 4

3.0 Assessment of significance

3.1 Assessing significance

Assessing 'significance' is the means by which the cultural importance of a place and its component parts is identified and compared, both absolutely and relatively. It is essential for effective conservation and management: the identification of areas and aspects of higher and lower significance, based on a thorough understanding of a place, enables proposals to be developed which protect, respect and where possible enhance the character and cultural value of a place.

The assessment of significance can assist the identification of areas where only minimal changes should be considered, as well as locations where change might enhance understanding and appreciation of the building's significance. Any changes will need to be carefully designed to ensure that significant features are not compromised, and will be judged within the legislative context governing historic environment. These include the NPPF and Historic England's *Conservation Principles: Policies and Guidance* (2008). The NPPF and its terminology are the criteria against which the significance and proposed impact is assessed.

3.2 Summary of significance

The NPPF places the concept of significance at the heart of the planning process for the historic environment. Its definition of significance is:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.

Following established conservation practice, the significance of no. 20 Bedford Way is described using the following terminology:

Highly Significant: Original elements or features that contribute to the historic and architectural interest of the building as a heritage asset; or later elements or features which are of sufficiently high quality that they maintain a high degree of architectural or historic interest.

Significant: Original elements or features which contribute to the historical or architectural interest of the building as a heritage asset, but which are not in themselves or as a group of particular importance; or non-historic features which contribute to maintaining the overall architectural or historic interest of the asset.

Neutral significance: Later elements or features of little or no interest, which do not contribute positively to the historic and architectural interest of the building as a heritage asset. This can include historic fabric where this is of minimal special interest or is located in an area that has undergone notable change.

Phasing and significance drawings for the Site are provided at the end of this section (Figs. 19 to 27). The significance drawings correlate to the preceding terminology and should be consulted while reading the following summary of significance.

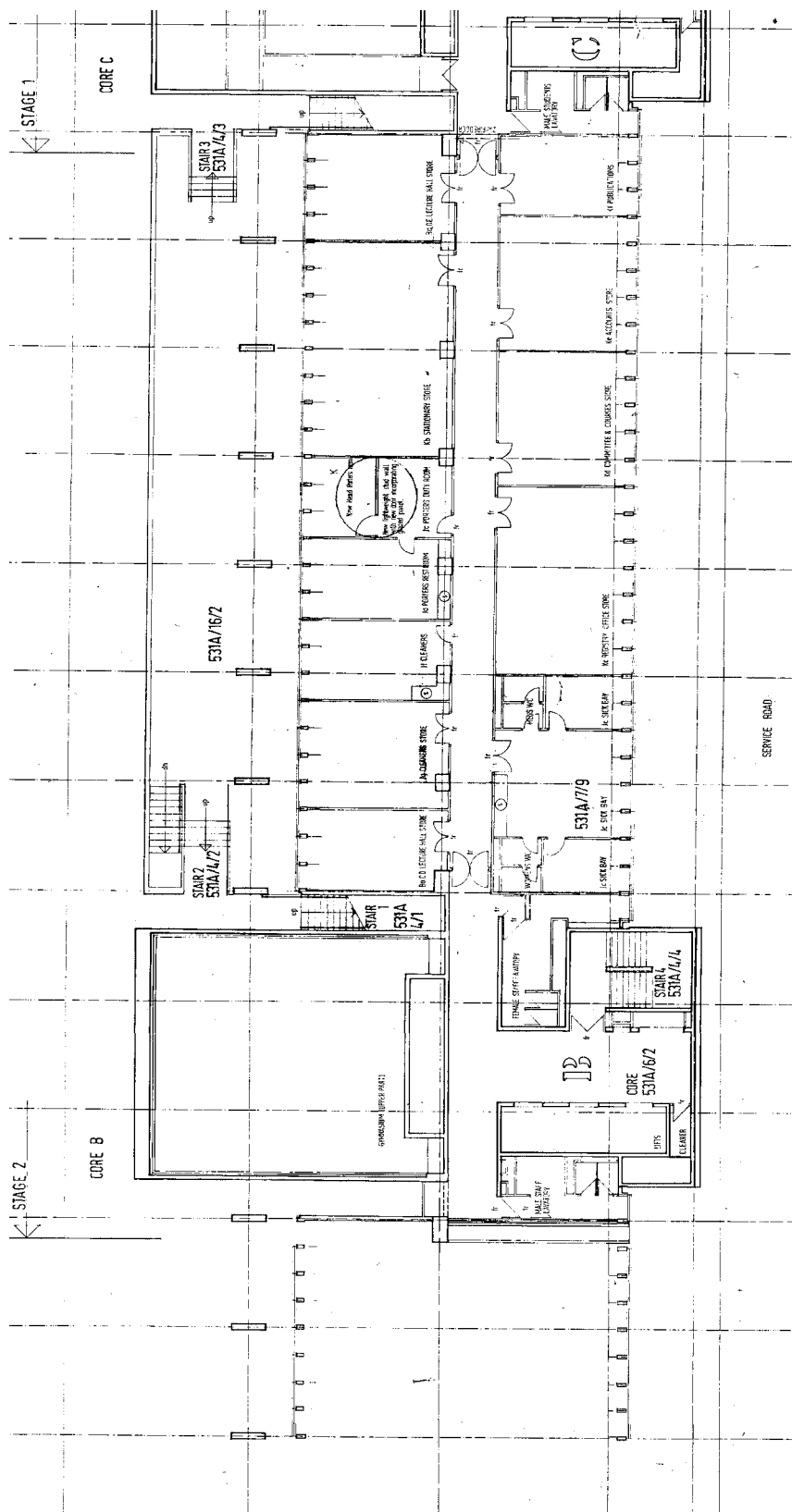


Figure 17: Sir Denys Lasdun's Original Drawings - Level 3 - Relevant for floor plate between core B and C

3.3 Designations

In statutory terms, the architectural significance of no. 20 Bedford Way has been recognised by the listing of the building at Grade II*. The significance of the wider neighbourhood is reflected in its designation as the Bloomsbury Conservation Area.

3.4 Summary significance of no. 20 Bedford Way

i) Archaeological significance

While this statement deals with standing buildings only, it is important to consider the potential archaeological significance of the Site. Research suggests that the area occupied by no. 20 Bedford Way today does not have an ancient history as an area of residential occupation. However, the Historic Environment Record (HER) map – Appendix B of this report – suggests evidence of recent and older archaeological remains. It is worth noting that any future work that requires excavation may need an Archaeological Desk-Based Assessment to verify the condition below ground.

ii) Architectural and artistic significance

Exterior:

The list entry description—included as Appendix A of this report—succinctly summarises the main elements and principal qualities of no. 20 Bedford Way. For the exterior the list entry description states that:

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 (sic), with massively over-scaled concrete staircase towers. On the eastern elevation to Bedford Way, the entrance floors are set back behind exposed frame (sic), 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.

Although not completed in full, the strong design concept of stepped form, bold horizontal layers, strong vertical elements and high-quality finishes on primary elevations gives the exterior of the building high architectural and artistic interest. The west wing is the only one of Lasdun's five planned 'spurs' or western wings to be realised making this element unique. Elements of the exterior - like windows - are of standard design, usually toughened glass that has degraded. They are not of high architectural significance of themselves. Nonetheless, the overall importance of the building's exterior is **highly significant**.



Figure 18: The main staircase in the Institute of Education showing the high quality of concrete finish. The proposals do not affect this highly significant area (ABA)



Figure 19: Detail of high-quality fabric and finishes on the landing and balustrade of the main staircase. The proposals do not affect this area (ABA)

Interior:

For the interior the list entry description states that:

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, and the entrance hall and principal stair to the lecture theatre. This staircase, in a deep well in which are set giant columns, is a version in smooth concrete with brick treads (sic) of his earlier ceremonial stair at the Royal College of Physicians in Regent's Park (LB Camden, grade I), with concrete walls and balustrade. The entrance hall, with pavioured floors, is on two main levels, corresponding to the different level of Bedford Way and the square behind. Separate stairs lead to bookshop on lower level.

In accordance with the list entry description, the interiors of the levels in question – levels 2, 3 and 4 – have been extensively altered. In fact, little of the original fabric and finishes of historic importance survive. The architecturally interesting elements that do survive tend to be integral, such as stairwells, structural walls and columns. These elements are **significant** across the three levels (Figs. 18 and 19).

Parts of level 3 retain some original partitions, particularly a range on the third floor of the west wing and some walls between cores B and C. The majority are lightweight partitions, of cellular offices, designed for flexibility of use. Neither their fabric nor plan form is of historic or architectural interest. They are of **neutral significance** across all three levels.

The rest of the interiors on this floor have been altered, consisting of later partitions to the floor plan. This is confirmed by comparing Lasdun's as-built plan with the existing layout today (Figs. 14 to 17). These elements have **neutral significance** across all three levels.

iii) Historic significance:

The historic significance of no. 20 Bedford Square lies in its quality as a good example of a university teaching and administration building designed by one of Britain's leading post-Second World War architects. It is characteristic of the large-scale Brutalist development of the post-war period, and its bold expression of function, form and materials typifies the later work of Denys Lasdun. The development of no. 20 Bedford Square, specifically its incomplete design, also reflects the growing importance of the historic building conservation movement in the mid to late-twentieth century. Historically, no. 20 Bedford Square is **highly significant**.

Brutalist buildings

'Brutalism' as an architectural term originates from the use of exposed materials including raw concrete (*béton brut*). It has come to be used to describe the imaginative sculptural treatment of the volumes and surfaces of a building for the power of their formal expression, often in relation to expressing internal functions. This was in contrast to the polite modernism of the Festival of Britain period which preceded it.

Brutalism was used almost exclusively in the public sector – for housing, educational and cultural buildings. The uncompromising aesthetic and demanding engineering and construction techniques made it unsuitable for commercial development, for which low-risk building processes and an inoffensive public face were more appropriate. A parallel development, in both public and private sectors, involved use of precast concrete elements to give a 'modern' appearance to conventional framed buildings, but it had nothing in common with brutalism aesthetically or philosophically.



Alexandra Road Estate, Neave Brown (1972–78)



Barbican Estate, Chamberlain, Powell and Bon (1962–82)



Brunel University, Richard Sheppard, Robson and Partners (1965–66)



National Theatre, Denys Lasdun (1969–76)



Royal College of Physicians, Denys Lasdun (1960–64)



Trellick Tower, Erno Goldfinger (1968–72)

Images: <http://londonist.com/2012/05/londons-top-brutalist-buildings>

3.5 Significance of the setting and conservation area

No. 20 Bedford Way forms part of the setting of several other listed buildings. These neighbours are eclectic in age, quality and interest and their significance varies. Please see paragraph 1.3 for a description of the designations within the setting. The site is located in the Bloomsbury Conservation Area, which was designated in 1968 and extended several times. The Conservation Area Appraisal and Management Strategy was produced in 2011. Generally, the Bloomsbury Conservation Area is noted for its formally planned arrangements of streets and squares. The document states that:

The quintessential character of the Conservation Area derives from the grid of streets enclosed by mainly three and four-storey development which have a distinctly urban character interspersed with formal squares which provide landscape dominated focal points. (LB Camden 2011: 6)

This document divides the Conservation Area into sub-areas based on shared characteristics. no. 20 Bedford Square is mentioned under two of the sub-areas. In Sub Area 3: University of London/British Museum, the building is described as part of a group with its Lasdun-designed neighbour, the Philips Building extension to SOAS, stating that the two buildings:

Share a common vocabulary derived from postwar British Brutalist architecture: stark concrete, strongly modelled structures with horizontal glazing, and distinct sculptural forms including vertical circulation towers. While radical interventions in the Bloomsbury landscape, the Lasdun buildings are now part of the established character of the Conservation Area. (LB Camden 2011: 34)

In Sub Area 6: Bloomsbury Square/Russell Square/Tavistock Square, no. 20 Bedford Way is mentioned for its dominant presence in the Bloomsbury streetscape:

On the north side, the southern end of Denys Lasdun's Institute of Education (grade II listed) has a bronze-coloured glazed curtain wall elevation facing the square... The western side of the street is occupied entirely by the strongly modelled elevation of Sir Denys Lasdun's 1970s grade II* listed Institute of Education and Clore Institute of Advanced Legal Studies. A notable example of British Brutalist architecture, the street elevation is punctuated by the vertical staircase towers and lecture room 'pods' at roof level. (LB Camden 2011: 48)*

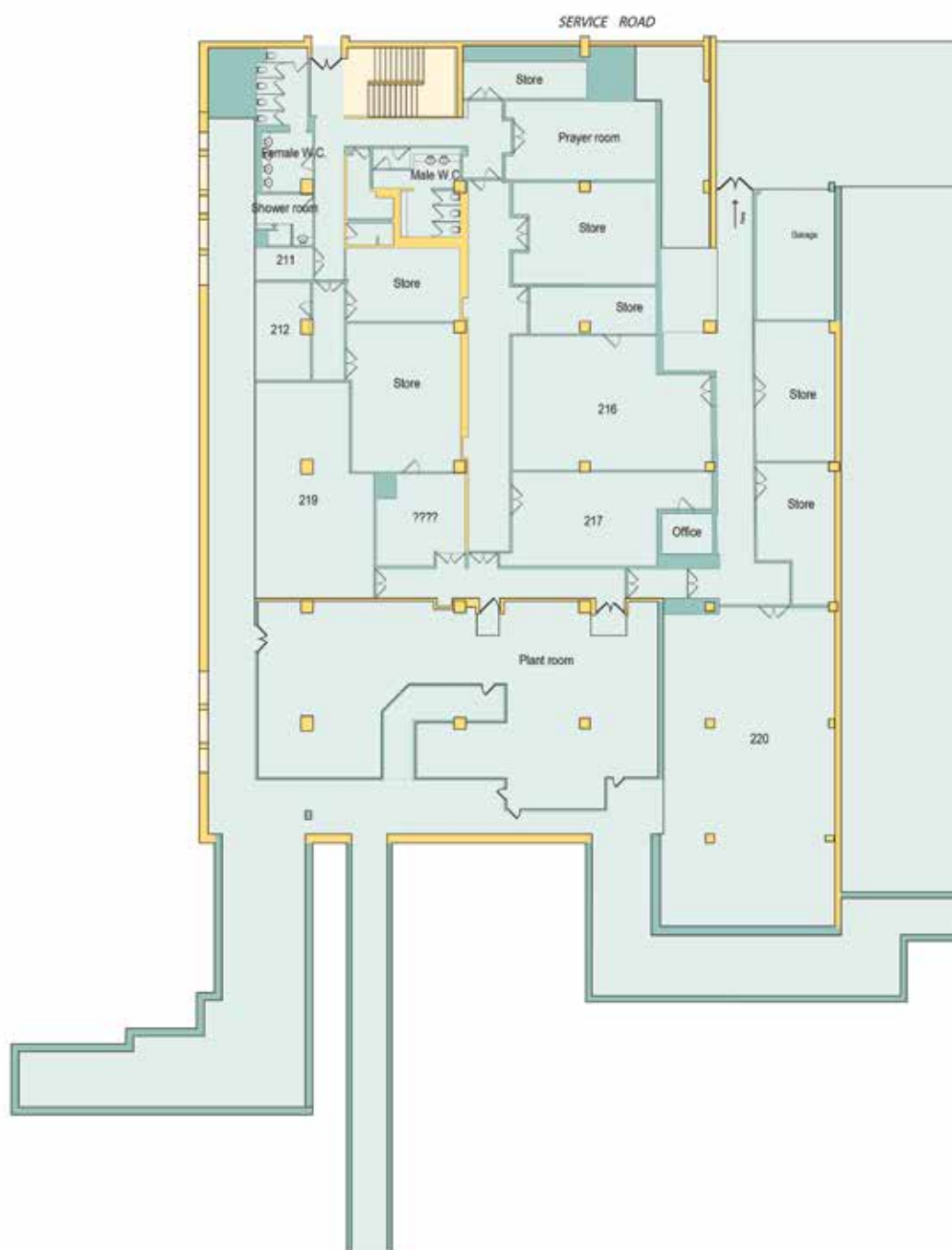
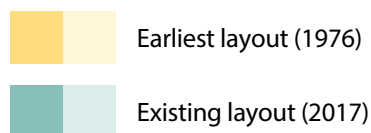


Figure 20: Phasing- Level 2 of the west wing

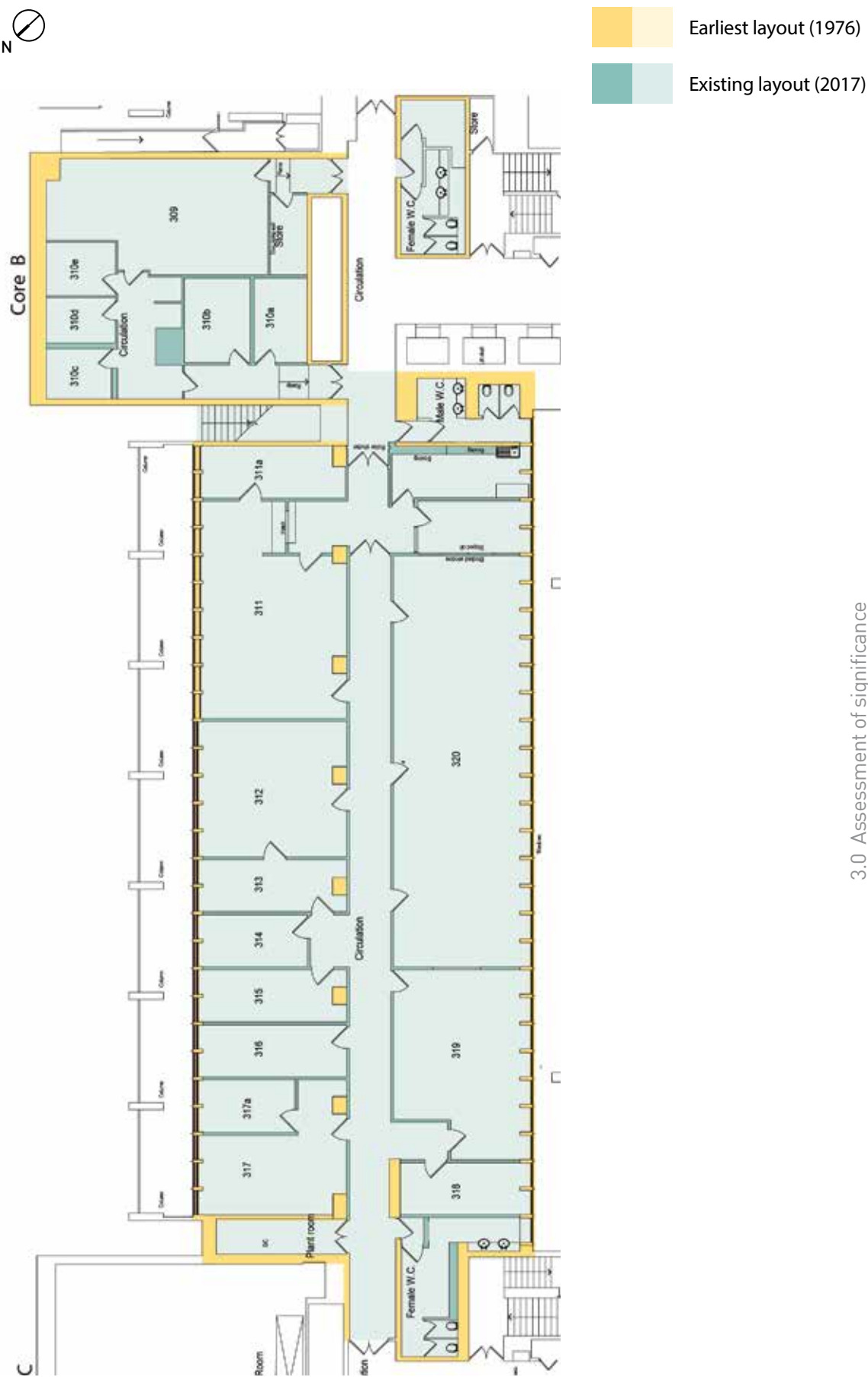


Figure 21: Significance - Level 3 - Floor plate between cores B and C

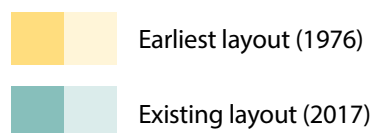


Figure 22: Phasing- Level 3 of the west wing

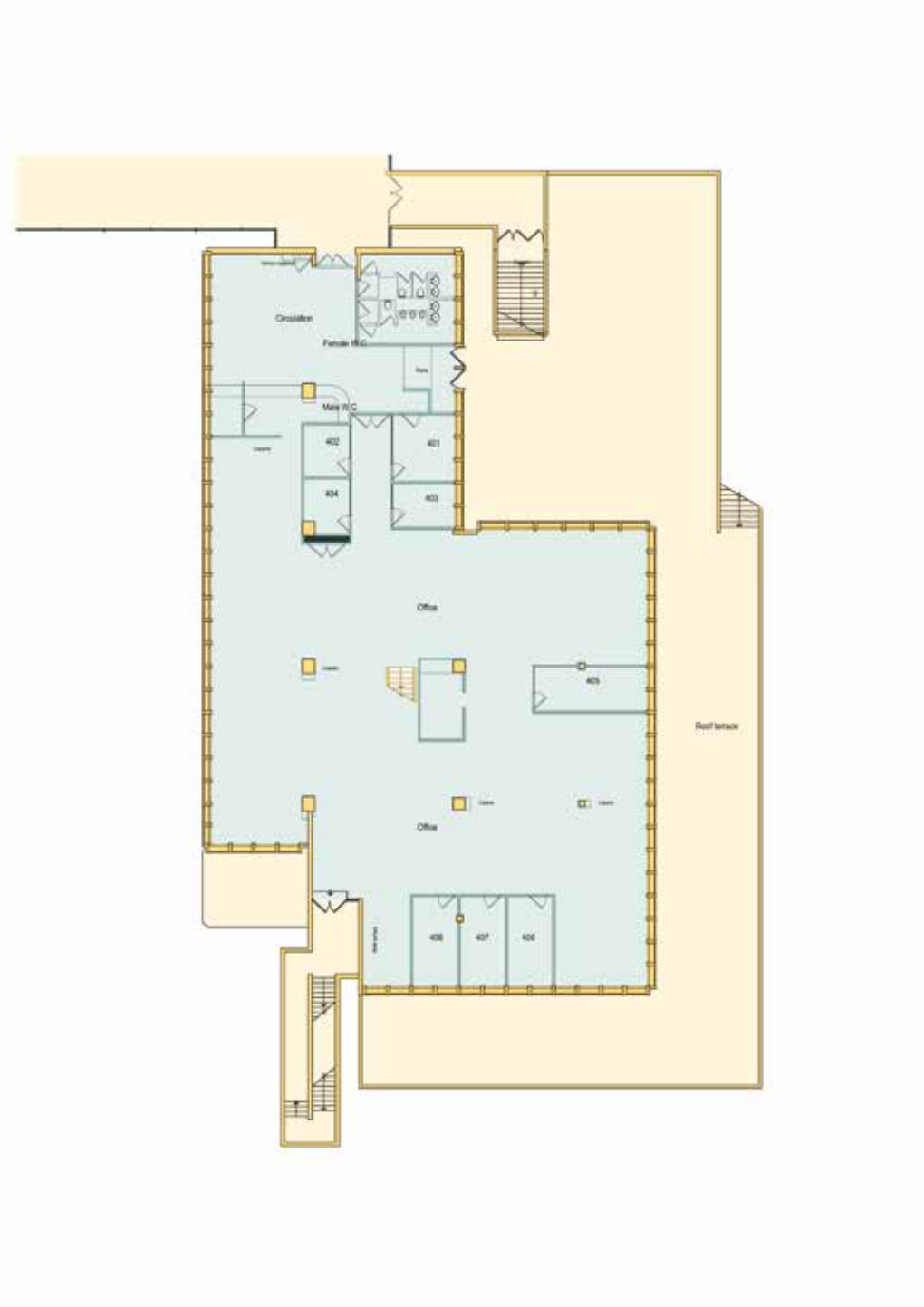
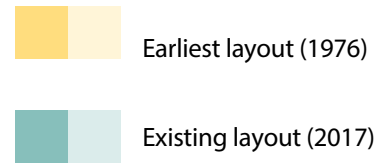


Figure 23: Phasing - Level 4 of the west wing

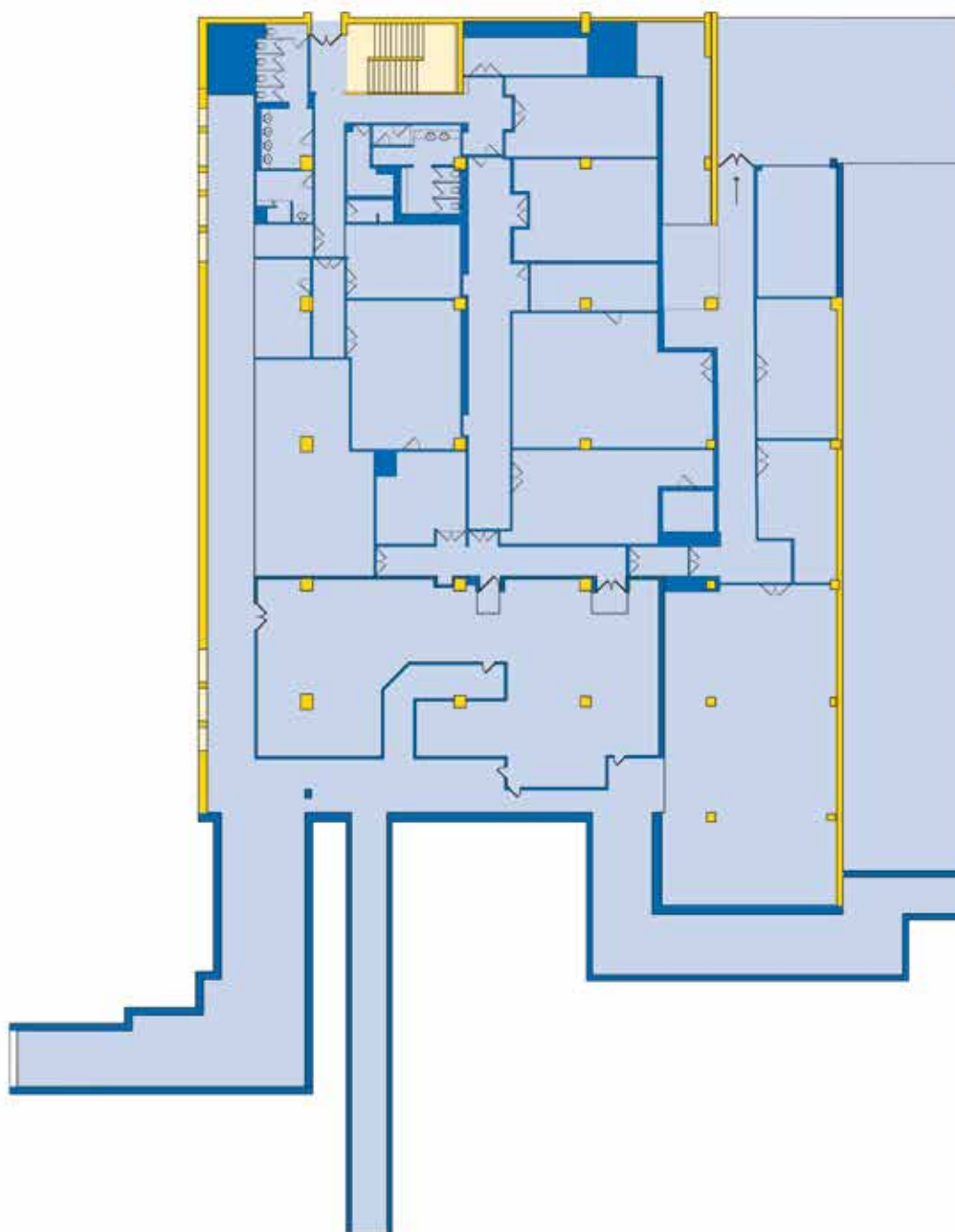
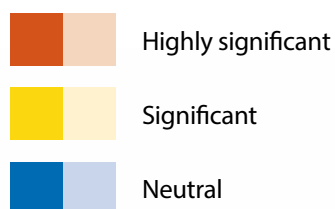


Figure 24: Significance - Level 2 of the west wing



Figure 25: Significance - Level 3 - Floor plate between cores B and C

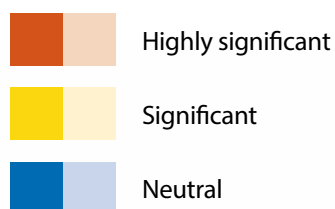


Figure 26: Significance - Level 3 of the west wing

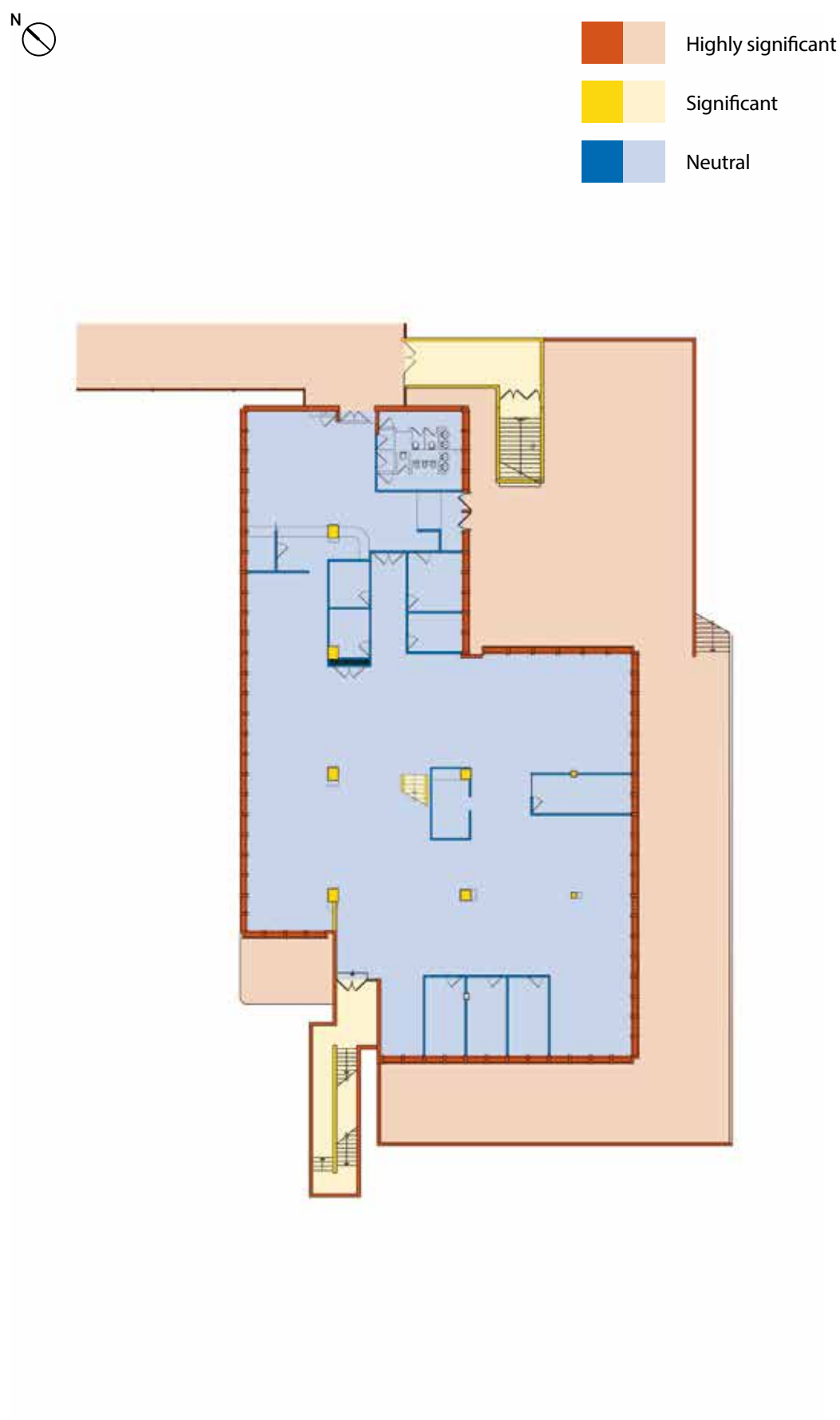


Figure 27: Significance - Level 4 of the west wing



Figure 28: Looking east at the garage level entrance of Level 2 (ABA)

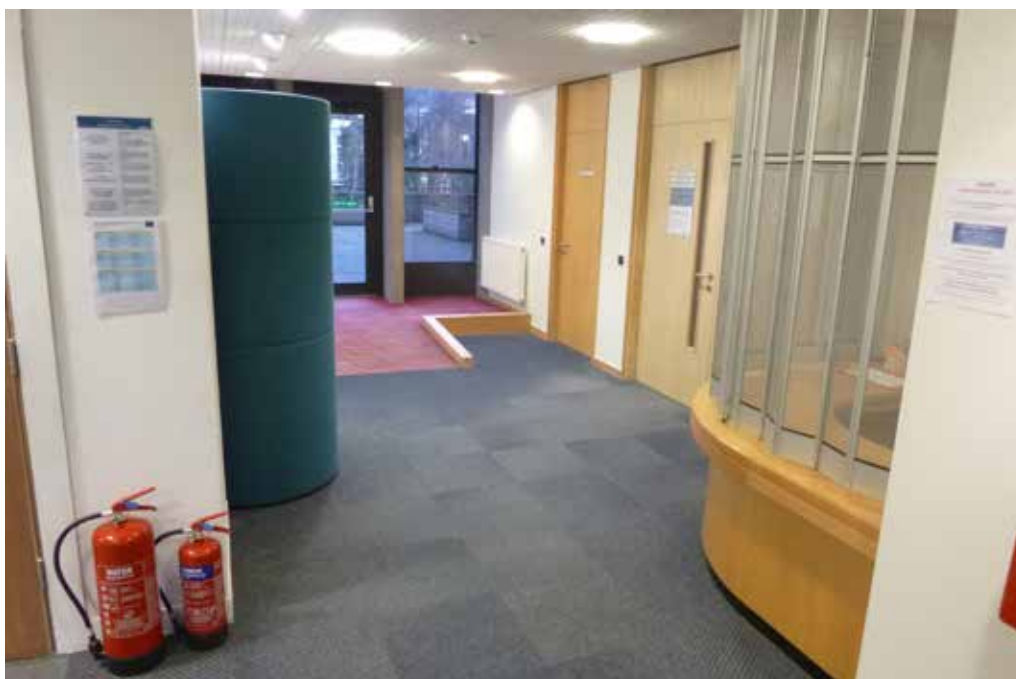


Figure 29: Looking south-east on level 4 of the west wing (ABA)

4.0 Proposals

4.1 Introduction

At present, UCL lacks teaching space to the extent that it has had to seek additional space in hotels or utilise temporary structures as teaching and administrative spaces. Accessibility is also a problem: wheelchair users have to follow very circuitous routes into and through the building, particularly in the west wing. The designs by Hawkins Brown Architects seek to meet these urgent needs by reorganising existing spaces on levels 2 and 3 of the west wing and the floor plate between cores B and C also at third floor level. They would be replaced to improve the layout for teaching, learning and administration. A new lift will connect levels 2, 3 and 4 of the west wing.

4.2 Level 2 - West wing

The partitions on level 2 of the west wing would be removed. Most of these are modern, concrete, blockwork making up store rooms, plant rooms and secondary facilities such as toilets and shower (Fig. 28). The existing circulation cores would be retained and repaired.

4.3 Level 3 - West wing

The partitions on level 3 of the west wing that make up the student bar, canteen, administrative office and IT suite would be removed. They are a mixture of original and more recent lightweight partitions. One section of original, structural concrete wall would be removed to create an opening. The existing circulation cores would be retained and repaired. Three areas of original fenestration in the north-east corner will be replaced with a double glazed equivalent to match the existing exterior. Secondary glazing will be applied on the internal side of the existing fenestration on the west side to improve environmental performance.

4.4 Level 3 - Main building

The existing IT suite between cores B and C along with the area within Core B will be stripped out to create space to decant staff and students to open-plan office space while work proceeds elsewhere on site. The great majority of the fabric proposed for removal is modern. Secondary glazing will be applied on the internal side of the existing fenestration on the south side to improve environmental performance. The existing secondary glazing on the north side fenestration will also be replaced with new.

4.5 Levels 2, 3 and 4 - West wing accessibility lift

A new lift is proposed in the north-west corner of the west wing, connecting levels 2, 3 and 4 to improve accessibility. The insertion of the lift would mean the loss of a small part of the existing floor slabs.



Figure 30: Looking west in one of the corridors accessing store rooms on level 2 (ABA)



Figure 31: The existing stair core between levels 2 and 3 (ABA)

5.0

Heritage impact assessment

5.1 Introduction

No. 20 Bedford Way is a listed building, forming part of the setting of several other listed buildings and located in a conservation area. Any works that might affect the significance of these heritage assets needs to be considered, the potential impact of the works assessed and the proposals justified in the context of relevant national, regional and local policies and guidance.

Level 2 – West wing

On level 2 of the west wing it is proposed to strip out all existing partition walls. The majority is recent with only a section of original spine wall and three sections of original partition wall (Figs. 28 and 30). All of these are of neutral significance and their loss will cause no harm to the significance of the heritage asset. The impact is negligible as the lost fabric has no architectural or historic interest; it has been much altered, is low quality and is located in a secondary service area of the Site.

Level 2 will receive a new layout, in line with the teaching, learning and administrative needs of a twenty-first century university. This includes the insertion of new lightweight partitions, suspended ceilings, improved facilities and new lighting and flooring finishes. All of the proposals are designed to be reversible. Part of the scheme is a proposal to make good the historic floors of the stair core, sealing the surface and adding new steel nosings (Fig. 31). This is beneficial, enhancing the character and appearance of the heritage asset's most architecturally significant feature on this level.

All of the proposals on level 2 are justified by the Architects' intention to create new teaching, learning, administrative and associated spaces of public benefit, sustaining and enhancing the significance of the heritage asset and maintaining its optimum viable use as a university building. This is in line with NPPF 131 and the Council's policy CS14.

5.2 Level 3 – West wing

On level 3 of the west wing all of the existing partitions will also be stripped out. Most of these are recent additions. All have neutral significance, without architectural or historic interest (Fig. 32). A range of original cellular offices will also be removed, along with two side walls and three dividing partitions (Fig. 33). They are of neutral significance; much altered and low quality, with no architectural or historic interest. Furthermore, their layout is not fit for purpose for the heritage assets optimum viable use as a university building. Their loss will cause no harm to the significance of the heritage asset.

The proposal also includes the replacement of three elements of original fenestration on the exterior of the north-east corner of level 3. This impact constitutes less than substantial harm. Overall, the exteriors of the building are highly significant. However the windows proposed for replacement have no architectural or historic interest. They are all made of standard, toughened glass in painted aluminium frames. Furthermore, their structure has become degraded, they are located on an inconspicuous, secondary elevation and their replacement with double glazing will significantly improve environmental performance. The impact of new double glazed windows will be mitigated by their design, copying the existing windows and matching the wider exterior.



Figure 32: Looking south-east in the much altered canteen area on Level 3 (ABA)



Figure 33: Looking south-west at the original range of offices on Level 3 (ABA)

At this level, the proposal also includes the removal of one section of original structural wall to create an opening. The wall has significance and the opening constitutes less than substantial harm. Nonetheless, the loss of fabric is considered a small part of a bigger and beneficial scheme. The removal of one section of the structural wall will provide an opening to create a new and much needed teaching space of public benefit, securing the heritage assets optimum viable use as a flexible university building.

Level 3 of the west wing will receive a new layout, in line with the teaching, learning and administrative needs of a modern university. New light-weight partitions will be inserted along with suspended ceilings, new lighting and flooring finishes. All of the proposals are designed to be reversible. The proposal also includes the addition of secondary glazing to the fenestration on the west side of level 3 to improve environmental performance. The new secondary glazing will be applied internally, fixed reversibly and designed to match the form of the existing windows. The secondary glazing will be set back from the existing windows so as not to affect the appearance of the building when viewed from outside.

All of the proposals for the west wing of level 3 are justified by the Architects' intention to create new teaching, learning, administrative and associated spaces for public benefit, including improving environmental performance, sustaining and enhancing the significance of the heritage asset and maintaining its optimum viable use as a university building. This is in line with NPPF paragraphs 131 and 134 along with the Council's policy CS14.

5.3 Level 3 – Main building

On level 3 of the building, all of the existing partition walls will also be stripped out between cores B and C and within Core B. All of the walls are of neutral significance; recent, additions without architectural or historic interest. Their loss will cause no harm to the significance of the heritage asset. Three original partitions will also be removed as part of this proposal. Nonetheless, the impact is negligible as the lost fabric has neutral significance; it has no architectural or historic interest, the partitions are of standard twentieth century construction and somewhat altered. Their layout is not appropriate for the heritage assets optimum viable use as a university building.

The area between cores B and C and within core B will receive a new layout, in line with the teaching, learning and administrative needs of a twenty-first century university. This includes the insertion of new light-weight partitions, suspended ceilings, improved facilities and new lighting and flooring finishes. All of the partitions are designed to be reversible. The proposal also includes the application of secondary glazing to the internal side of the fenestration on the south side of level 3 to improve environmental performance. The existing secondary glazing on the north side fenestration will also be replaced. The new secondary glazing will be applied internally, fixed reversibly and designed to match the form of the existing windows. The secondary glazing will be set back from the existing windows so as not to affect the appearance of the building when viewed from outside.

All of the proposals to the proposed areas on level 3 in the main building are justified by the Architects' intention to create new teaching, learning, administrative and associated spaces for public benefit, sustaining and enhancing the significance of the heritage asset and maintaining its optimum viable use as a university building. This is in line with NPPF



Figure 34: Looking north-east between cores B and C on level 3 of the main building (ABA)



Figure 35: Looking north-west at the proposed new lift area on level 4 (ABA)

paragraph 131 and the Council's policy CS14.

5.4 Levels 2, 3 and 4 – West wing accessibility lift

A new lift is proposed, connecting levels 2, 3 and 4. The lift's installation will result in the loss of original and significant sections of the floor slab to each level of the heritage asset. The removal of sections of the floor slab will provide an opening for a new lift shaft. This impact constitutes less than substantial harm. It is justified as a small part of a major project to improve accessibility. A new lift is a significant public benefit – at present users requiring access assistance take a circuitous route between levels. The provision of a lift will help to secure the heritage assets optimum viable use as a teaching building that should be accessible to all. Furthermore, impact is mitigated by locating the new lift away from existing windows and in an area that near to or already an existing circulation core. This proposal is in line with NPPF paragraph 134.

6.0 Conclusion

The proposed work was assessed for its impact on the Grade II* listed building that comprises the Institute of Education, the Institute of Advanced Legal Studies and other functions of UCL. It forms part of the setting of many other listed buildings and is located in the Bloomsbury Conservation Area. The design scheme specifically concerns no. 20 Bedford Way and the Site across Levels 2, 3 and 4 of the west wing and, in the main building, the area between cores B and C and within core B.

As assessed in the significance section of this report (3.0) the overall architectural significance of the exterior of the Site and wider building is high. Some of the individual features of the exterior, such as degraded windows, are neutral. Inside the building, the interiors are predominantly of neutral significance with only a handful of significant elements, mostly limited to circulation cores and structural elements.

Overall, the impact of the interior proposals to remove mostly modern and some original partitions of neutral significance and either apply or replace secondary glazing to existing fenestration is negligible. The existing partitions have no special architectural or historic interest. The secondary glazing will be applied internally, fixed reversibly, designed to match the form of the existing windows and set back from the existing windows so as not to change the appearance of the building when viewed from the outside. The proposals are justified by the creation of improved teaching, learning and administration spaces for public benefit, including improving environmental performance and securing the heritage asset's optimum viable use as a university.

Three proposals will constitute less than substantial harm. These are: i) the replacement of existing fenestration with new double-glazed windows in the north-east corner of level 3, ii) the creation of an opening in a historic structural wall also on level 3, and iii) the removal of sections of original floor to create a lift shaft between levels 2, 3 and 4. In the first, the loss of original fabric is justified as the existing windows have no architectural or historic significance of themselves, have become degraded, are located in an inconspicuous, secondary area and their replacement will significantly improve environmental performance. The second proposal is justified by creating much needed teaching space and the third by the significant improvement of fully accessible circulation.

The impact on the setting of the surrounding listed buildings and the character and appearance of the conservation area is negligible. Change to the exterior is limited to three sections of fenestration on a secondary elevation, mitigated by new units matching the design of the original fenestration and justified by environmental improvement.

For these reason the proposals for no. 20 Bedford Way accord with relevant national, regional and local policies and guidance, specifically NPPF paragraphs 131 and 134 and

the Council's policy CS14. The proposals should be permitted.

7.0

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Appendix A

List Description

INSTITUTE OF EDUCATION, CLORE INSTITUTE OF ADVANCED LEGAL STUDIES AND ACCOMMODATION FOR UNIVERSITY COLLEGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: INSTITUTE OF EDUCATION, CLORE INSTITUTE OF ADVANCED LEGAL STUDIES AND ACCOMMODATION FOR UNIVERSITY COLLEGE

List entry Number: 1246932

Location

INSTITUTE OF EDUCATION, CLORE INSTITUTE OF ADVANCED LEGAL STUDIES AND ACCOMMODATION FOR UNIVERSITY COLLEGE, 17, 20 AND 26, BEDFORD WAY

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 04-Dec-2000

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 486897

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

798-1/0/10133 BEDFORD WAY 04-DEC-00 Camden (West side) 17, 20 AND 26
Institute of Education, Clore Institute of Advanced Legal Studies and
accommodation for University College

GV II*

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, and the entrance hall and principal stair to the lecture theatre. This staircase, in a deep well in which are set giant columns, is a version in smooth concrete with brick treads of his earlier ceremonial stair at the Royal College of Physicians in Regent's Park (LB Camden, grade I), with concrete walls and balustrade. The entrance hall, with pavioured floors, is on two main levels, corresponding to the different level of Bedford Way and the square behind. Separate stairs lead to bookshop on lower level.

While the University of London was discouraged from further expansion in the post-war years it was appreciated that certain departments such as Education, Law and the School of Oriental and African Studies required enlarged facilities. Lasdun was commissioned by the University of London in 1960 to develop the concept of a spinal range along Bedford Way and to its north which had been published by Sir Leslie Martin and Trevor Dannatt the

year before. His task was to integrate the new buildings within an existing urban fabric, whose pattern of Georgian squares was belatedly being appreciated. Lasdun's scheme preserved more terraces than had the earlier proposals, and created a new square between his two buildings, much of it formed over the basement lecture theatre. For him, the relationship between the spine building and the SOAS pavilion is paramount.

The building was formally opened by the Queen in 1977. 'Lasdun's architecture carries absolute conviction', *Architectural Review*, March 1980, p.148. Although a building constructed to a grid, it is Lasdun's interest in planes and interpenetrating masses and belief in pure form and modelling. His synthesis of the modern movement of the 1930s, inspired by working with Wells Coates and Berthold Lubetkin, and his unique understanding of the formalism of the later generation of the New Brutalists makes him a comparable figure with Louis Kahn and is demonstrated particularly well here. This building forms a contrasting mass to the square pavilion of Lasdun's extension to the School of Oriental and African Studies, with which it forms an exceptionally strong group.

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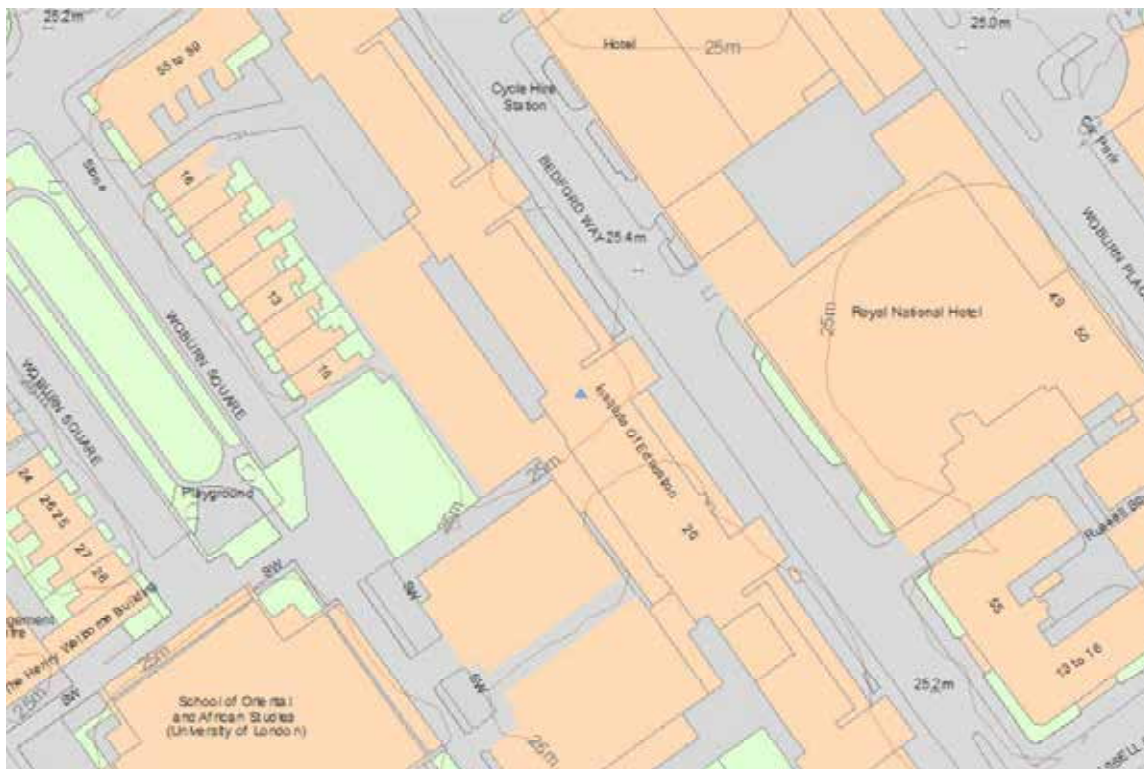
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National Grid Reference: TQ 29954 82136

Map



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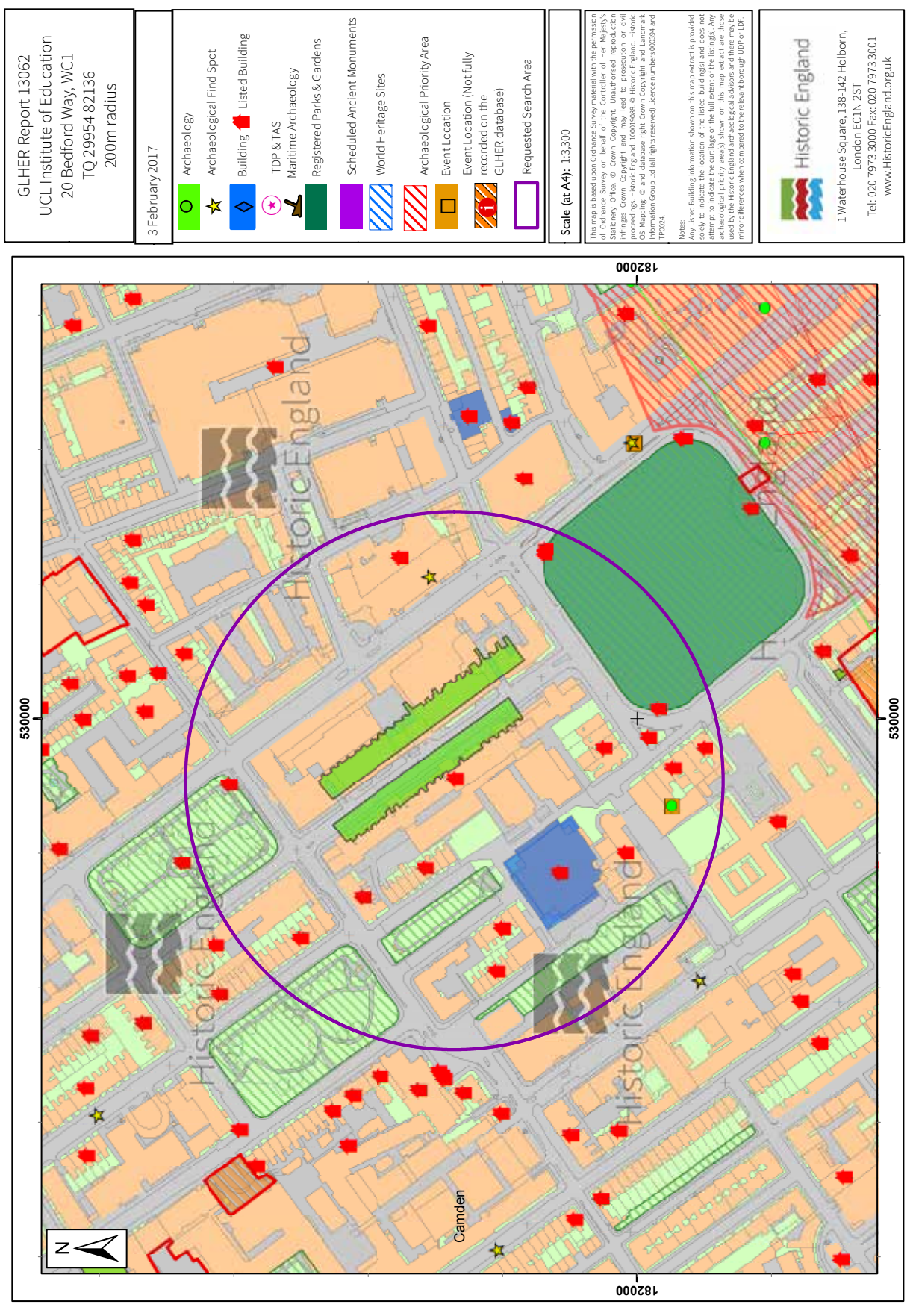
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Appendix B

HER Search



Alan Baxter

Prepared by Boris Bogdanovich and Kit Wedd

Reviewed by Nicolas Chapple

Issued 3 May 2017

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