

2 Context

2.7 20 Bedford Way Analysis

20 Bedford Way was completed in 1977. It is a Grade II* listed building designed by Architect Sir Denys Lasdun and Partners. It is held on a 999 year lease from the University of London agreed in 2008. It has been the main hub of the Institute of Education since it was built, and contains the IOE's library and archives, teaching spaces, lecture theatres and conference facilities, student facilities, research facilities and offices for the academic staff and administrative staff. The south end of 20 Bedford Way is occupied by the Centre for Advanced Legal Studies, part of the University of London and the north end is occupied by the University College of London. The total gross area occupied by the Institute is approximately 28000 sqm.

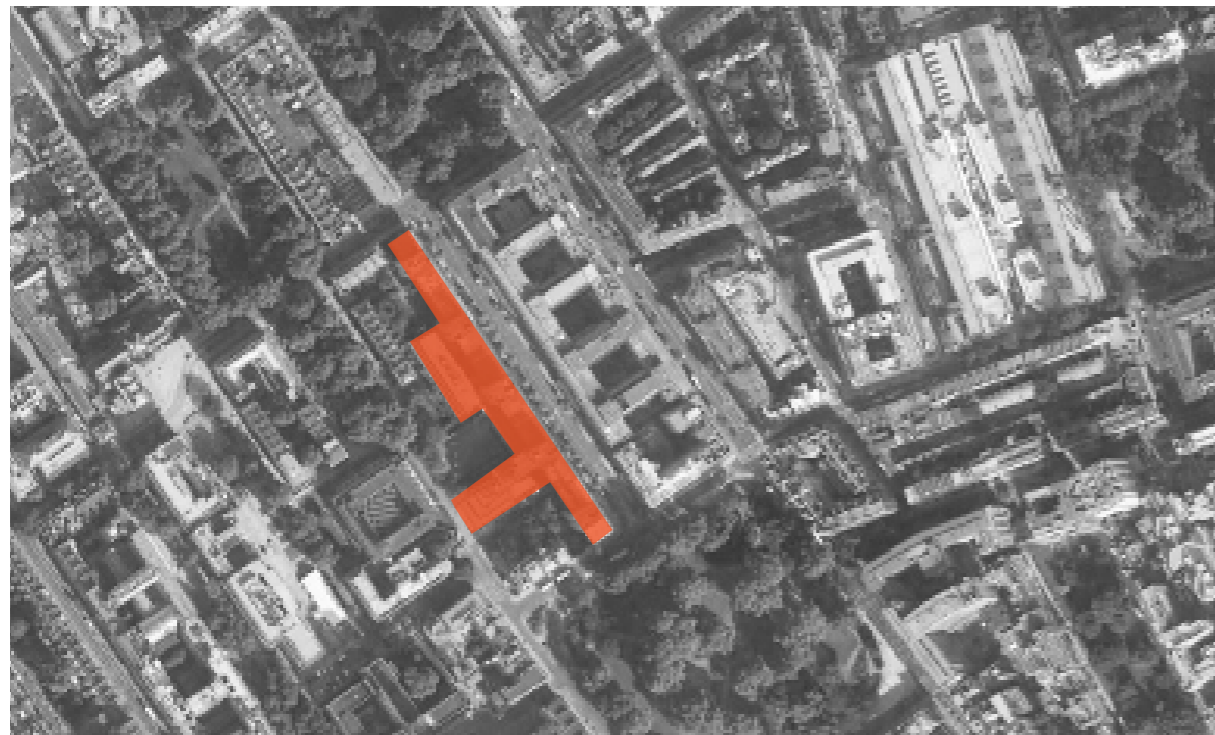
We understand from historical records that pressure on the site and design were inherent from the outset, particularly following the arrival of the Planning (Listed Buildings and Conservation Areas) Act in 1990. During the construction of 20 Bedford Way, the remaining Georgian houses on Woburn Terrace were listed, which in turn prevented Lasdun's masterplan from being realised.

Notwithstanding the historical issues of the masterplan, the building was still considered an exemplar of Lasdun's work, characterised by a language of strata and towers, careful detailing, stepping terraces to the west and a long solemn concrete, glazed and bronze aluminium facade to the main block.

40 years on, in 2016, and the building remains a striking example of new brutalist architecture, made even the more powerful by its location within Bloomsbury. However, the building and its infrastructure are nearing the end of their servicable life. With increasing demands on space in Bloomsbury, coupled with the poor environmental control and performance of 20 Bedford Way, the confusing internal layout, and the poor condition of the facade, UCL have committed to investing in this important asset.

As 20 Bedford Way now approaches its middle age UCL Estates aim to address these issues, learning from the mistakes of the past, to ensure future generations of students, staff and academics have a much improved user experience that will also potentially enhance academic performance.

Top and bottom left: Current Bedford Way elevation.
Bottom right: West wing, showing distinctive, sculptural fire escape



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2.8 20 Bedford Way History

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...

Historic England listing details

History and Status

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

It is considered that the main significance of the listed building is derived externally from its bold expression of its structure and function, distinctive massing and form, and use and quality of materials. It also shares a close architectural relationship with the nearby SOAS building across a shared plaza and landscaped pedestrian route (Queen's Walk).

The original design concept for the site was not fulfilled with only one of the intended five rear wings being built and the enclosure of the Western entrance plaza incomplete. The Level 5 walkway on this facade was also never utilised due to the wings never being completed.

It is our opinion that the original character of the exterior of the building remains strong, especially along Bedford Way. However the design has been robust enough to successfully accommodate further extension with the addition of the deferential library wing on the West, for example.

Internally there are a number of key elements of the original design, which are described in the listing notice and we feel are part of the special character of the building. These include the key circulation and communal spaces of the two level foyer, main staircase and atrium down to the lecture halls, and the lift and stair cores (A, B and C).

It is worth noting that the entrance sequence was altered during the 1990s as well, with the addition of the external staircase to bring people directly into a main reception on Level 4. We assume this was in response to the fact that most people who know the building will enter onto level 4 from the West.

The upper floors, are documented as having been specifically designed to be flexible and we have suggested remodelling the level 3 area between cores B-C to provide more efficient workspaces and flexible teaching spaces. We feel this is in keeping with the original design intent of the building.

Further information and detail on the heritage significance of the existing building and proposals can be found in Alan Baxter's Heritage Assessment.



Right: Image from 1977 showing intent of cladding to reflect vertical proportion of surrounding Georgian terraces

2 Context

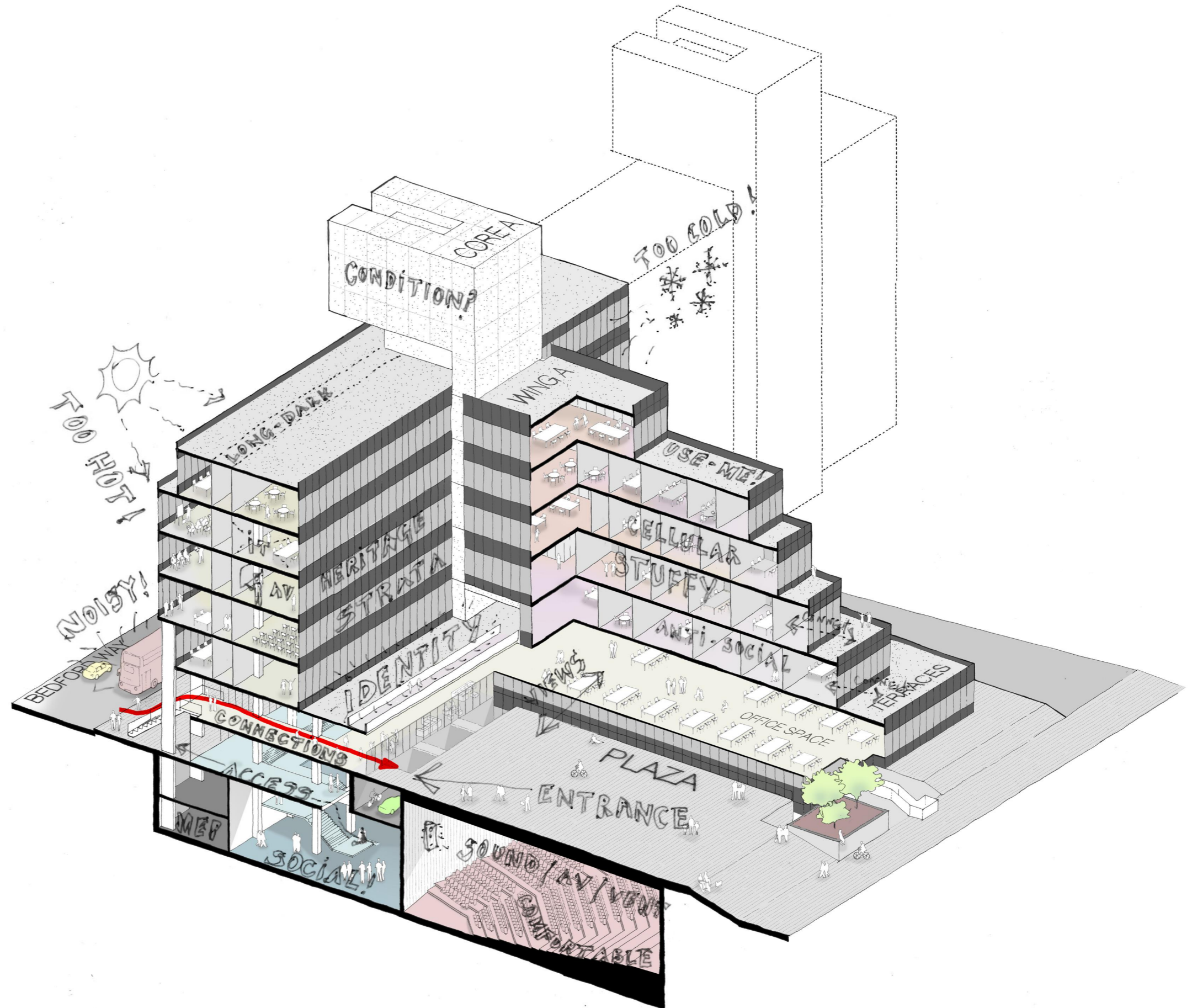
2.9 20 Bedford Way Opportunities

Challenges

UCL is among the top ten universities in the world. High demand for teaching and administration areas mean that it is short of space. The emerging proposals seek to relieve this problem by converting underused spaces at No. 20 Bedford Way, specifically areas on levels 2, 3 and 4 into teaching and administrative areas for UCL.

The interior of this well-used building was consciously designed for flexibility and reuse and testament to this original concept, it has been extensively altered since its completion to meet changing educational needs over the decades. Currently however, the building suffers a number of challenges which will be addressed during the proposed refurbishment works:

- Poorly utilised spaces and inefficient layouts.
- Existing plant and infrastructure is largely original and passed the system design life and starting to fail.
- Poor accessibility and wayfinding to areas and facilities for staff, students and visitors.
- Existing comfort levels are compromised due to thermal inefficiencies and old HVAC systems. (See images opposite)
- Current energy costs are £500k pa.
- Poor carbon footprint and significantly inefficient building from a sustainability and energy use position.



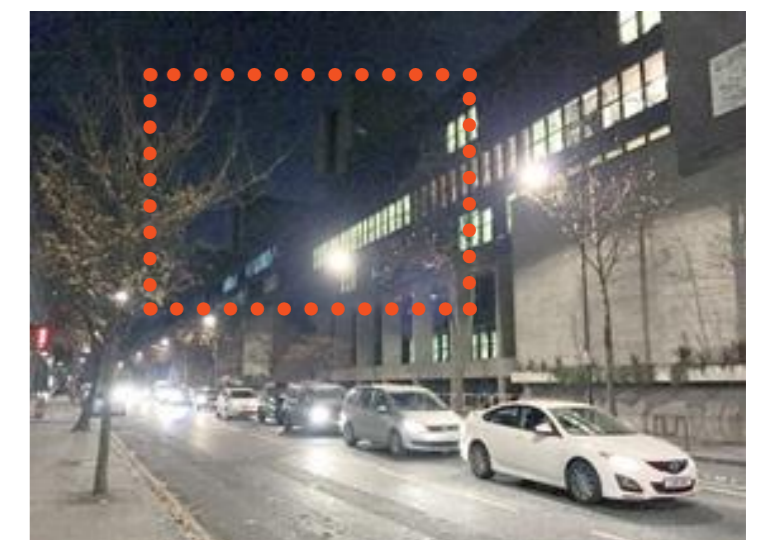
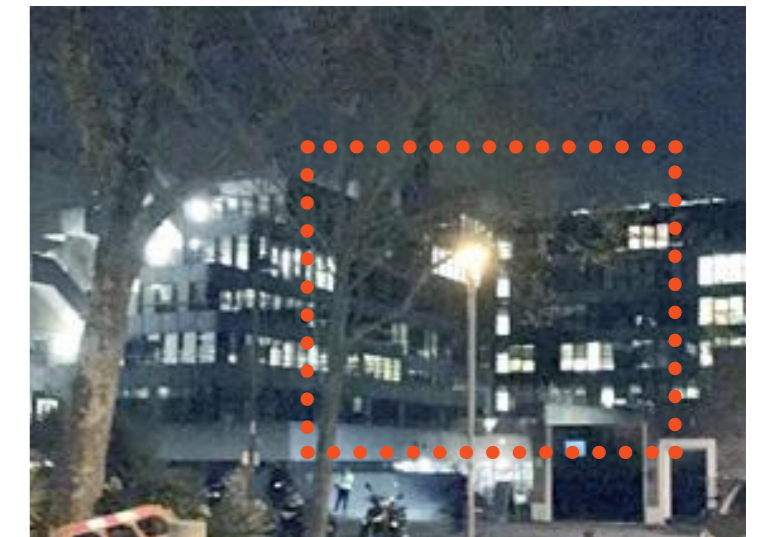
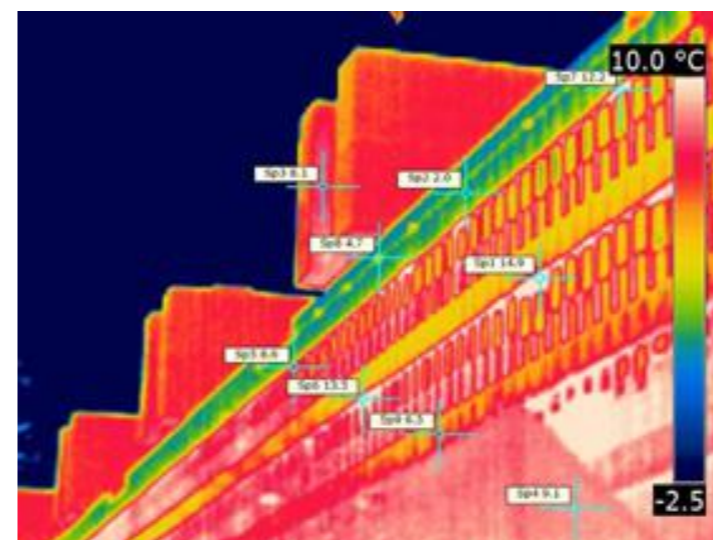
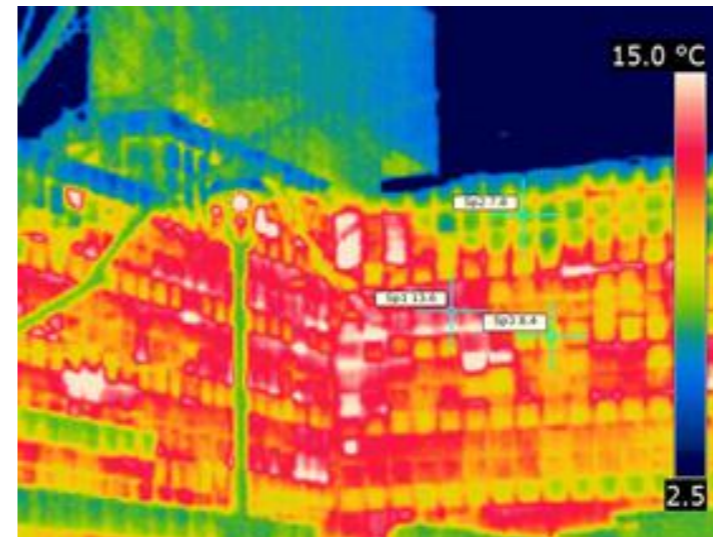
Opportunities

The building also offers a number of opportunities afforded by its central Bloomsbury location, inherent flexibility and considered design:

- Opportunity to improve thermal comfort, noise, light and air quality...
- ...in turn improve health, well-being and productivity for occupants
- Replacement of old and failed infrastructure with new to mitigate poor environmental conditions and provide improved IOE student and staff experience.
- Improving utilisation of existing space to unlock 6,000 sqm+ of accommodation to create new:
 1. High quality teaching space.
 2. Student social learning space.
 3. Admin / office space.
- Phase 1 could deliver 5no. 100+ size teaching spaces, 5no. flexible teaching spaces, new student social/learning space, offices and relocated and refurbished student union from March 2018.
- Reduced carbon footprint and £2m savings in utility costs over 25 years.

- plant/services at end of servicable life and in need of replacement
- plant/services in poor condition and in need of repair / upgrade
- plant/serevices in reasonable condition

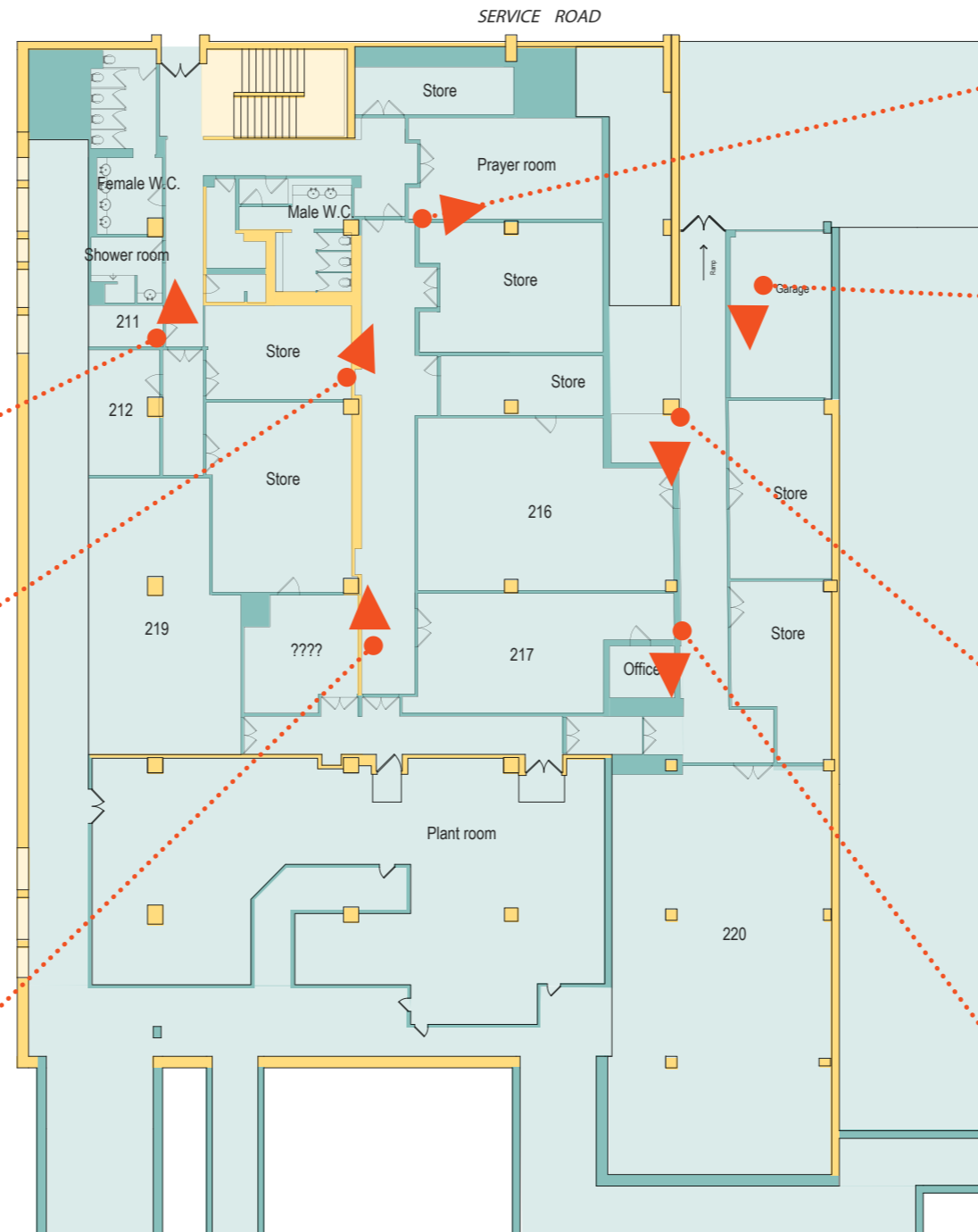
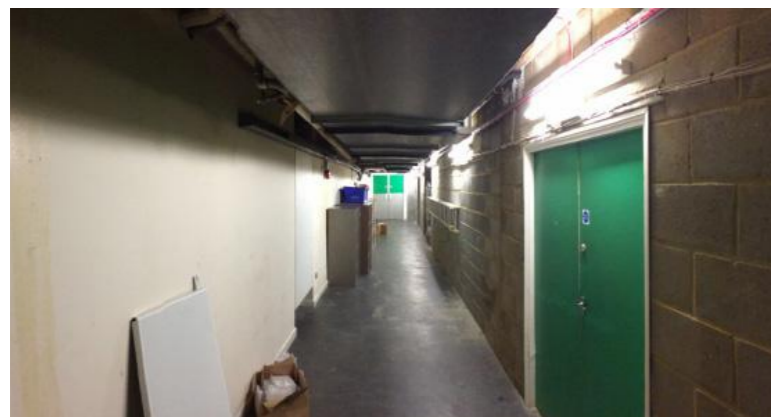
System	Main Plant	Primary Distribution	Secondary Distribution	Emitters / Terminals / Outlets
Heating				
Cooling				
Ventilation				
Hot and Cold Water				
Light fittings	/	/	/	
Small power				
Rainwater systems	/			
Drainage systems	/			/
Gas systems				



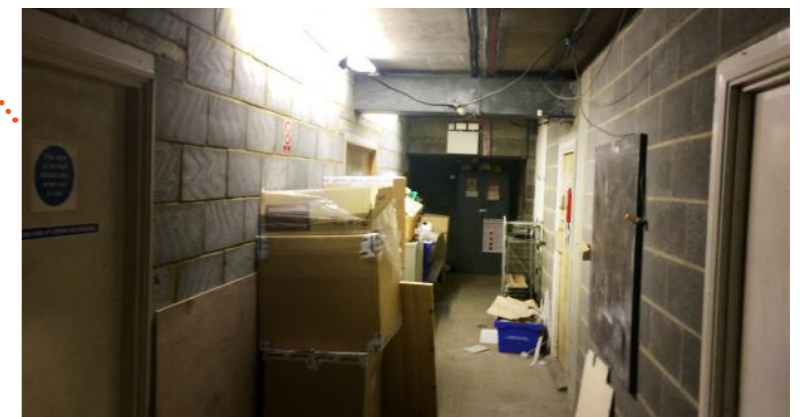
2 Context

2.10 Phase 1 Area Analysis - Level 2 Wing

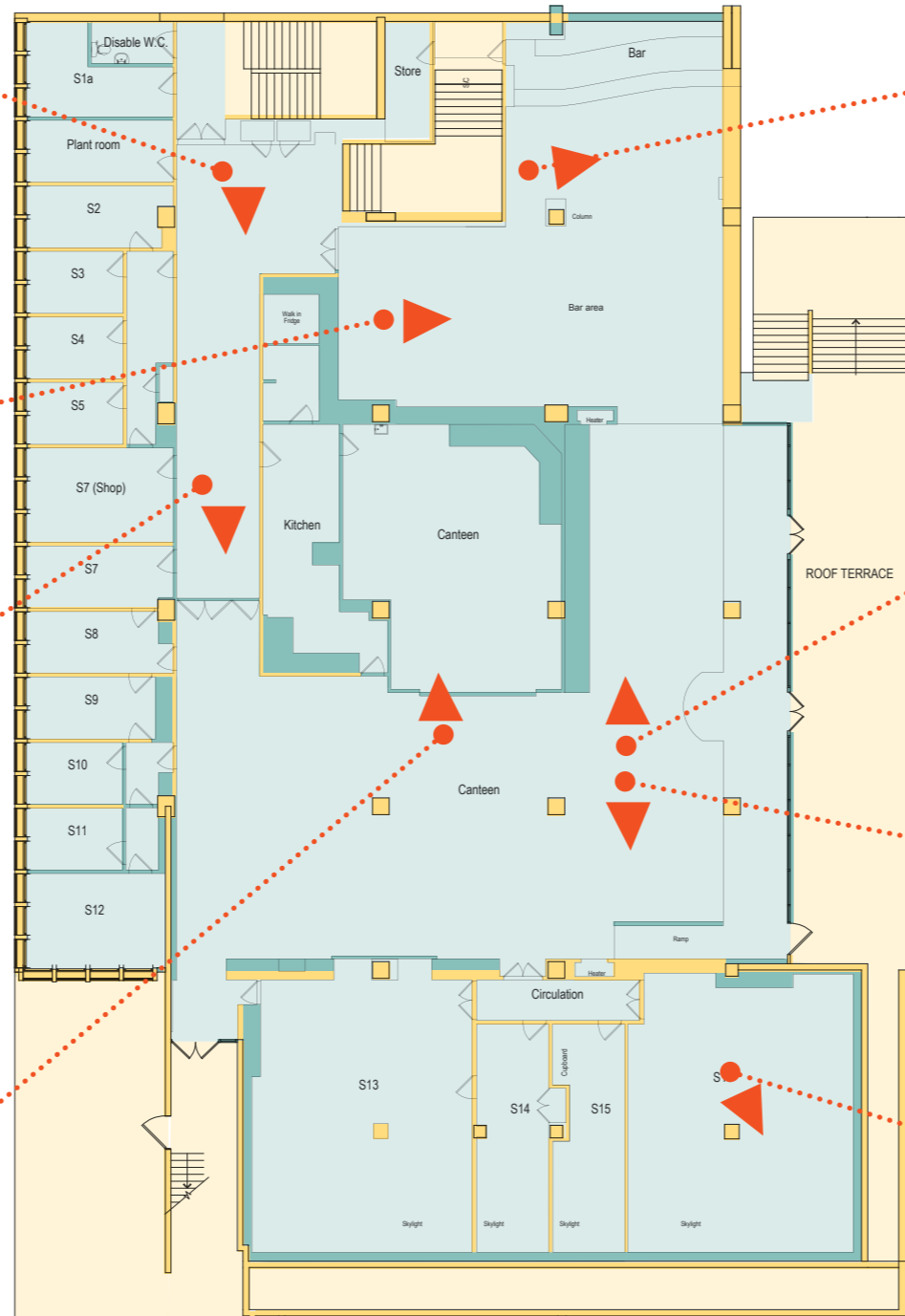
The following pages illustrate the existing condition of Phase 1 areas using photographs. The coloured plans indicate which elements of the building are original and which elements have been altered since the building's completion. We can see from the plans and photographs that very little of the original internal fabric remains. A comprehensive photographic record will be compiled of any stripping-out works as they progress to validate and record any assumptions about the originality or architectural interest of elements during the removal of fabric. If in doubt, then those areas will be left and work stopped until the LB Camden Conservation Officer attends site and ascertains the significance of the material.



Earliest layout (1977)
Existing layout (2017)



2 Context
 2.11 Phase 1 Area Analysis - Level 3 Wing

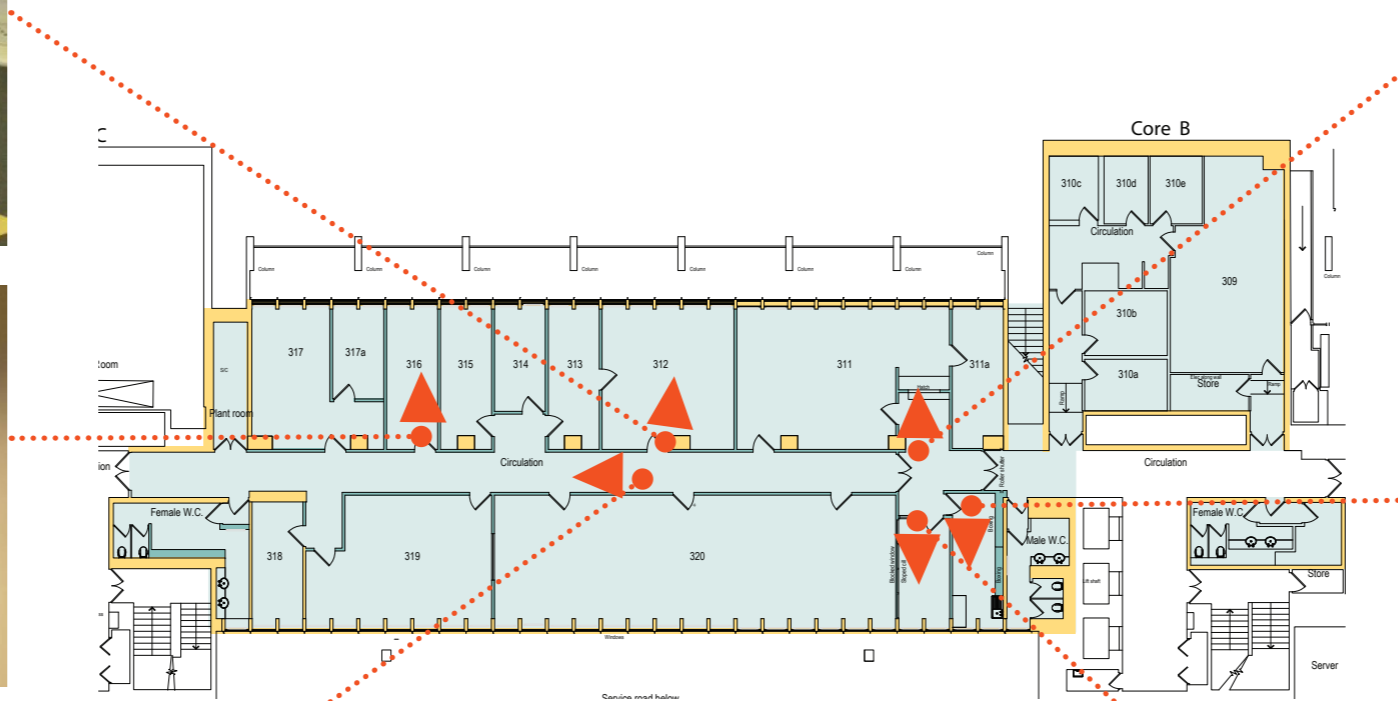


Earliest layout (1977)
 Existing layout (2017)



2 Context

2.12 Phase 1 Area Analysis - Level 3 Core B-C

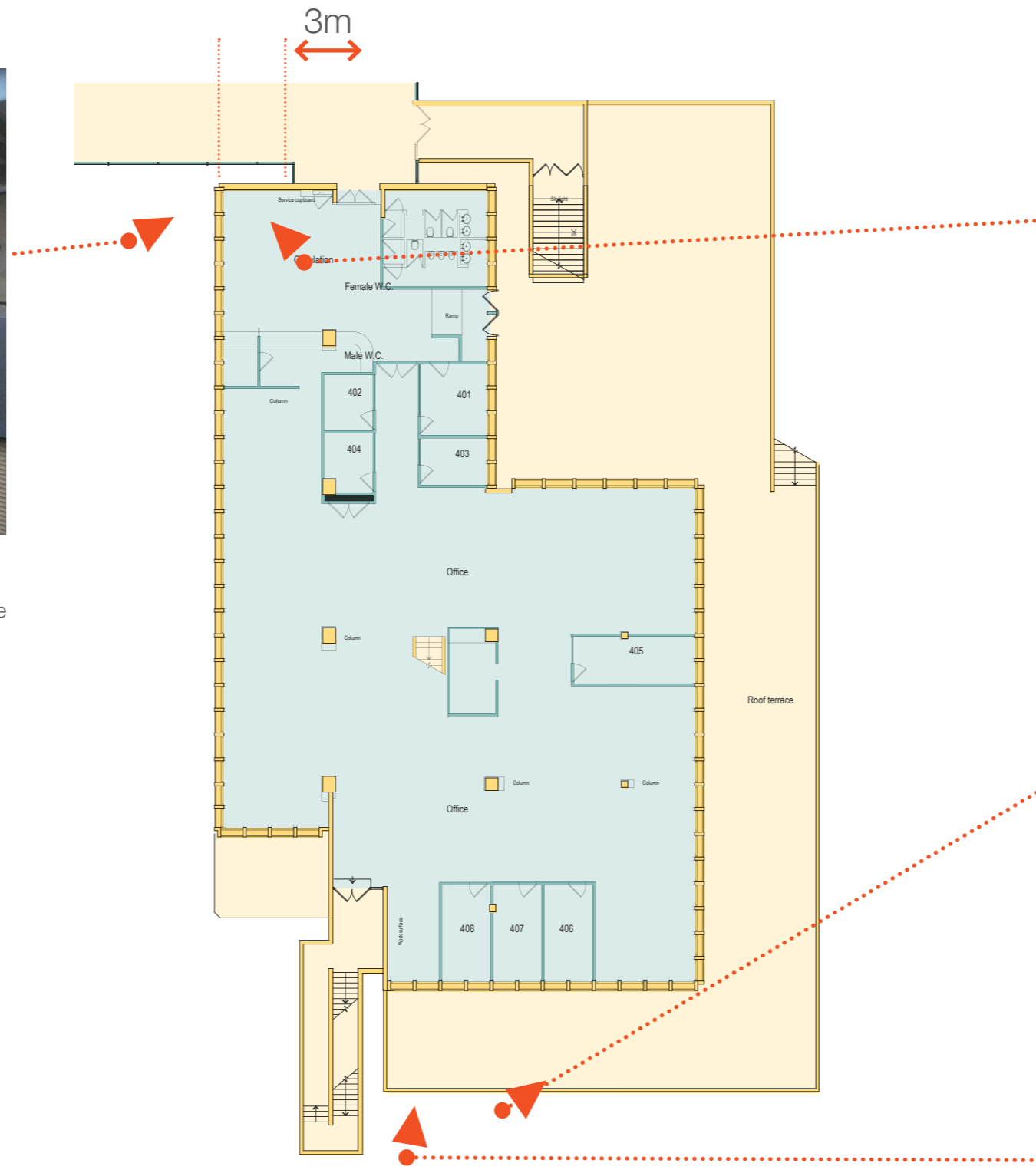


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2.13 Phase 1 Area Analysis - Level 4 Wing



The photo above is taken from the external square, and illustrates that the proposed lift will essentially not be visible due to its distance (~3m) away from the windows. The lift shaft will appear similar to an internal room, and it will also be obscured by the concrete mullions.



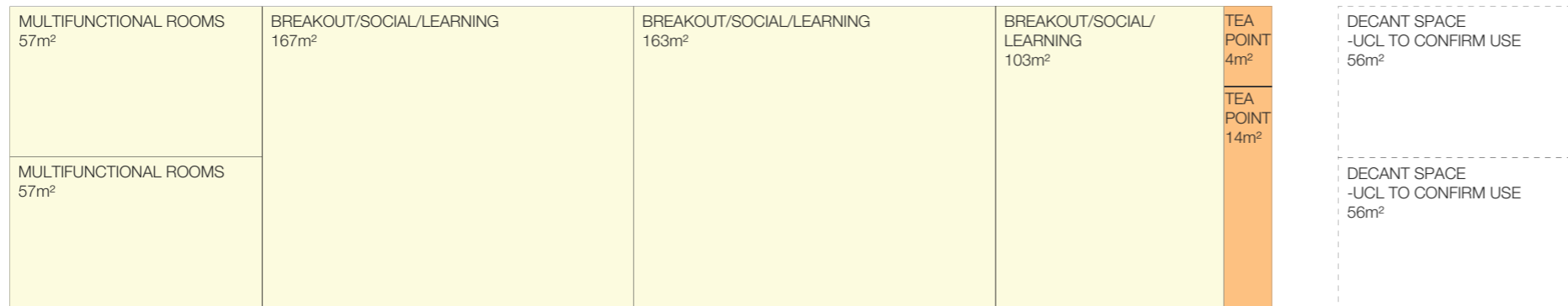
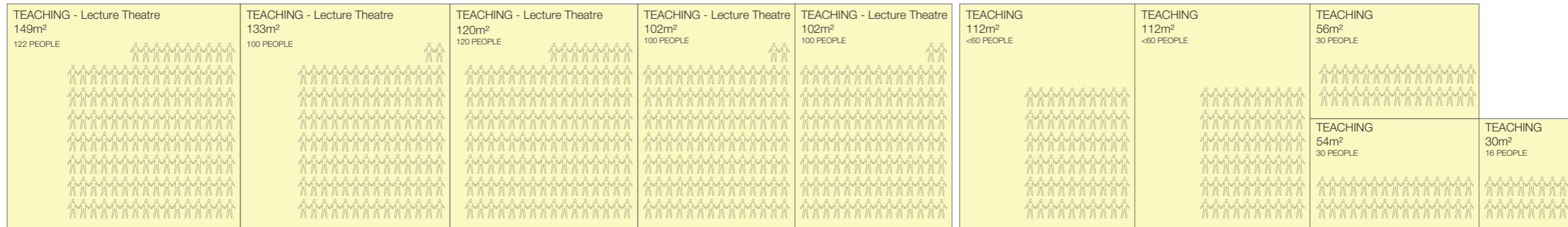
3 Design

3.1 Phase 1 Brief

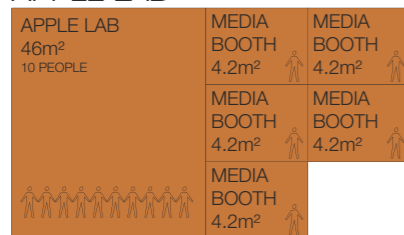
The requirements of the Phase 1 Brief have been clarified and refined throughout the design development process. The majority of the briefing information has been received from UCL Estates following internal meetings with UCL and IOE stakeholders. The brief has also developed through ongoing design team meetings and workshops, with agreement from UCL on the emerging designs.

The design team have collaborated closely throughout the process, to ensure that the design aspirations are met with a coordinated and viable proposal that meets the brief, budget and programme requirements. Input from specialist consultants and UCL stakeholders has added an extra layer of detail to the brief, including fire, acoustics, sustainability, facade, security, and AV/IT .

TEACHING



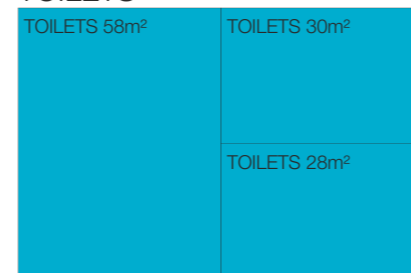
APPLE LAB



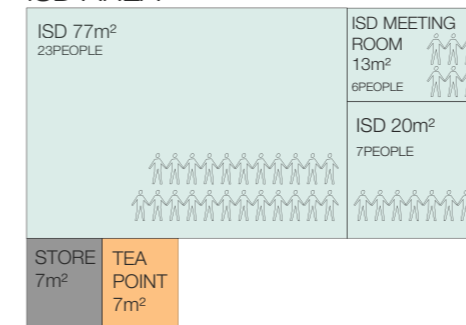
BAR



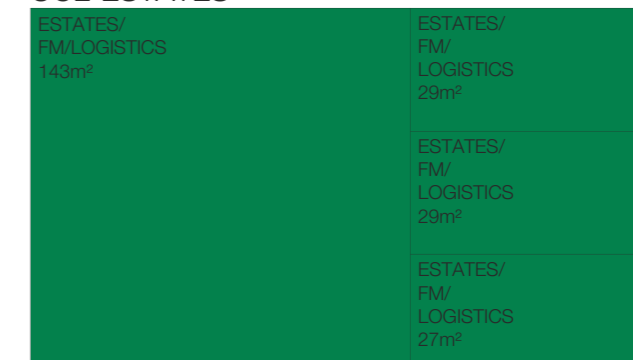
TOILETS



ISD AREA



UCL-ESTATES



3 Design

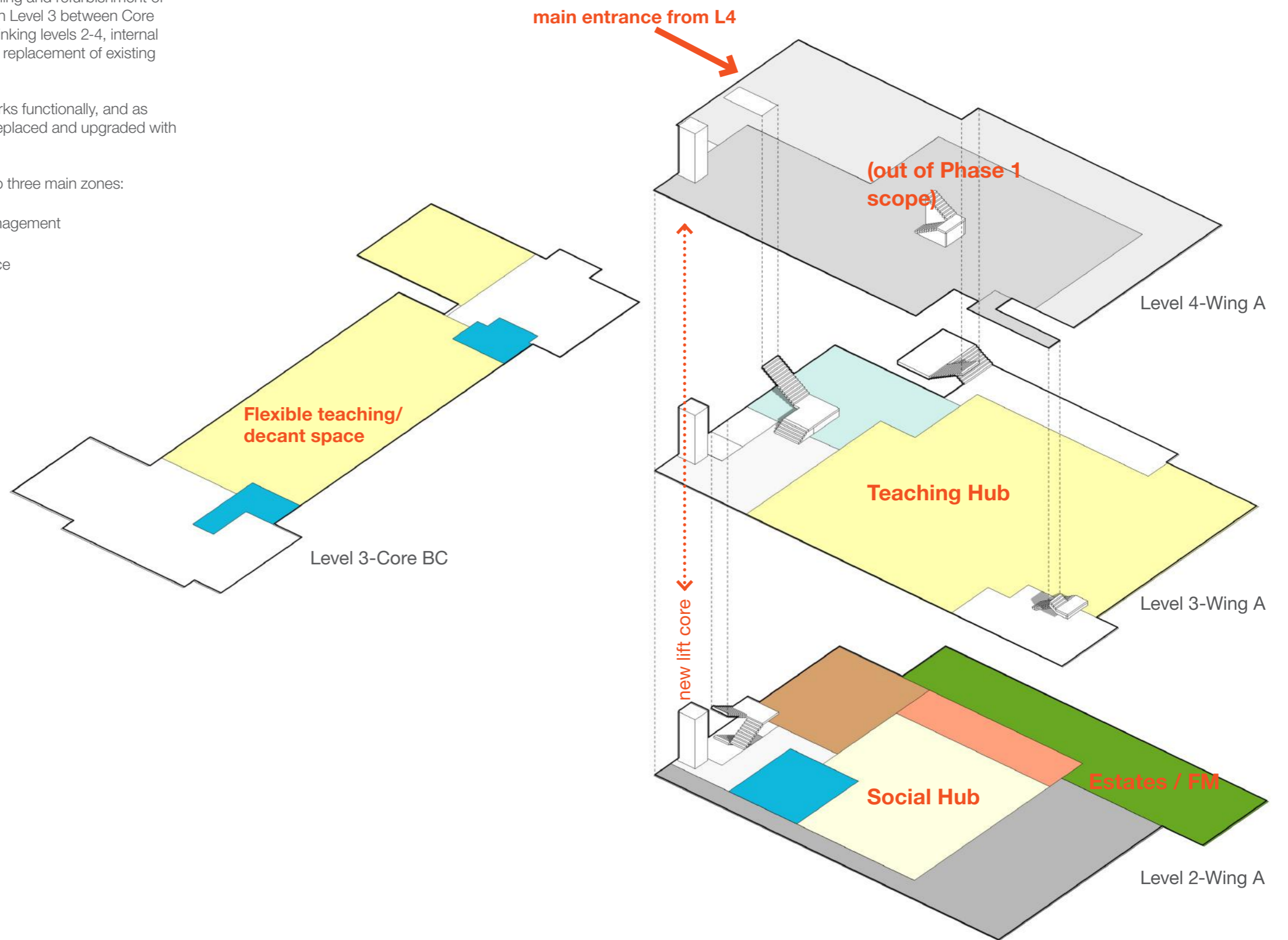
3.2 Phase 1 Brief Organisation

The design proposes the comprehensive internal remodelling and refurbishment of the existing floorplates in Level 2 and 3 of the wing, and on Level 3 between Core B-C. The project also includes a new lift core in the wing linking levels 2-4, internal secondary glazing to existing single-glazed windows, and replacement of existing rooflights on Level 3 (wing).

A major part of the design will ensure that the building works functionally, and as such all of the mechanical and electrical services will be replaced and upgraded with sustainable and efficient systems.

The design sees the Phase 1 areas being reorganised into three main zones:

- Level 2 (Wing A) - Social Hub and Estates Facilities Management
- Level 3 (Wing A) - Teaching/LearningHub
- Level 3 (Core B-C) - Flexible Teaching and Decant Space



- Teaching Space
- Social/Teaching Space
- Bar
- Toilets
- UCL Estates/FM/Logistics
- Apple Lab
- Circulation
- Plant Room

3 Design

3.3 Consultation

London Borough of Camden and Historic England

Throughout the development of the Phase 1 proposals, the design team has engaged with UCL Estates, key third party stakeholders and with Planning, Design and Conservation Officers at LB Camden. Given the Building's Grade II* Listed status and the wider site's historic context, a consultation meeting was also held with Historic England and the Conservation Officer at LBC on 23 February 2017.

As the first of a number of phases in 20 Bedford Way being brought forward by UCL, the client team has worked hard to ensure that the pre-application process and engagement with officers at LB Camden Planning is exemplary and transparent. Aside from providing a challenge in responding to many varying opinions and views, this engagement process has positively shaped the design.

Summary of pre-application consultation to date

- 23 February 2017 – meeting and site visit with Historic England and LB Camden Planning and Conservation and Design officers.
- At this meeting, it was confirmed that Historic England did not have any concerns with the strip-out works, given that the internal layout is largely un-original.
- On 5 April, LB Camden's Conservation and Design officer confirmed that the strip-out works would not require listed building consent.
- At the meeting on the 23 February no significant concerns were raised either by LB Camden or Historic England.

Planned consultation during next stage

- The building is Grade II* listed, therefore it is a statutory requirement for Historic England to be consulted on during the determination period.
- Other amenity groups that will be consulted include: The Bloomsbury Conservation Area Advisory Committee (BCAAC) and the 20th Century Society.
- The above interested parties will be notified of the submission of the listed building consent.

Listed Building Consent Application

As a grade-II*-listed building 20 Bedford Way is among the top 5.5% of the 376,000 list entries. Grade-II* buildings are particularly important and of more than special interest. Furthermore, according to the DCMS, for a building built after 1945 to be listed at all, it has to be subject to "particularly careful selection". A building under 30 years old is normally only listed if it is of "outstanding quality". So, for this relatively new building to have been listed at II* in 2000 means that it is very precious indeed.

The team have worked hard to ensure that the proposals enhance and improve this important historic asset and are currently preparing the information required for the submission of a Listed Building Consent Application. Given the constraints of the programme, UCL wish to undertake a strip-out package to remove some of the existing services, finishes and partitions. Deloitte (Planning Consultants), Alan Baxters (Heritage Consultant) and the design team have prepared an outline of the strip-out works intended with a view to agreeing works that do not require listed building consent given the lack of heritage significance.

Enabling Works

- It has been agreed with Camden via email that enabling works can take place without requiring listed building consent. This is because the strip-out works will remove very little historic fabric. A thorough methodology will also be provided by the contractors for the works.
- Camden will require a comprehensive photographic record to be compiled of the stripping works as they progress to ensure that a clear and justified response can be made should any questions arise. Should there be any doubt about the originality or architectural interest of elements during the removal of fabric, then those areas will be left and work stopped until the Conservation officer can carry out a site visit to ascertain the significance of the material and discuss a way forward.

Heritage Partnership Agreement

Deloitte have had initial discussions with LBC regarding developing a Heritage Partnership Agreement for the wider Bedford Way building. These became legal entities on 6th April 2014 and an HPA will allow the client to pre-agree areas of the building where work can be carried out without separate listed building applications. UCL and the University of London (landlord) would need to establish the scope for this and instruct the team at the next stage if this is progressed.

UCL Stakeholder Engagement

Summarised below are the key UCL stakeholder meetings and presentations that have been held over the last design period:

UCL - 30/03/17

IT/AV meeting with UCL Information Services Division / Hawkins\Brown / Buro Happold to discuss teaching spaces and media suite. Feedback was provided.

UCL - 30/03/17

Presentation to Andrew Grainger and Kevin Argent (UCL Estates)

UCL - 31/03/17

Stakeholder briefing to UCL Engineering, Maintenance & Infrastructure, UCL Fire Officers, UCL Sustainability Officers

UCL - 03/04/17

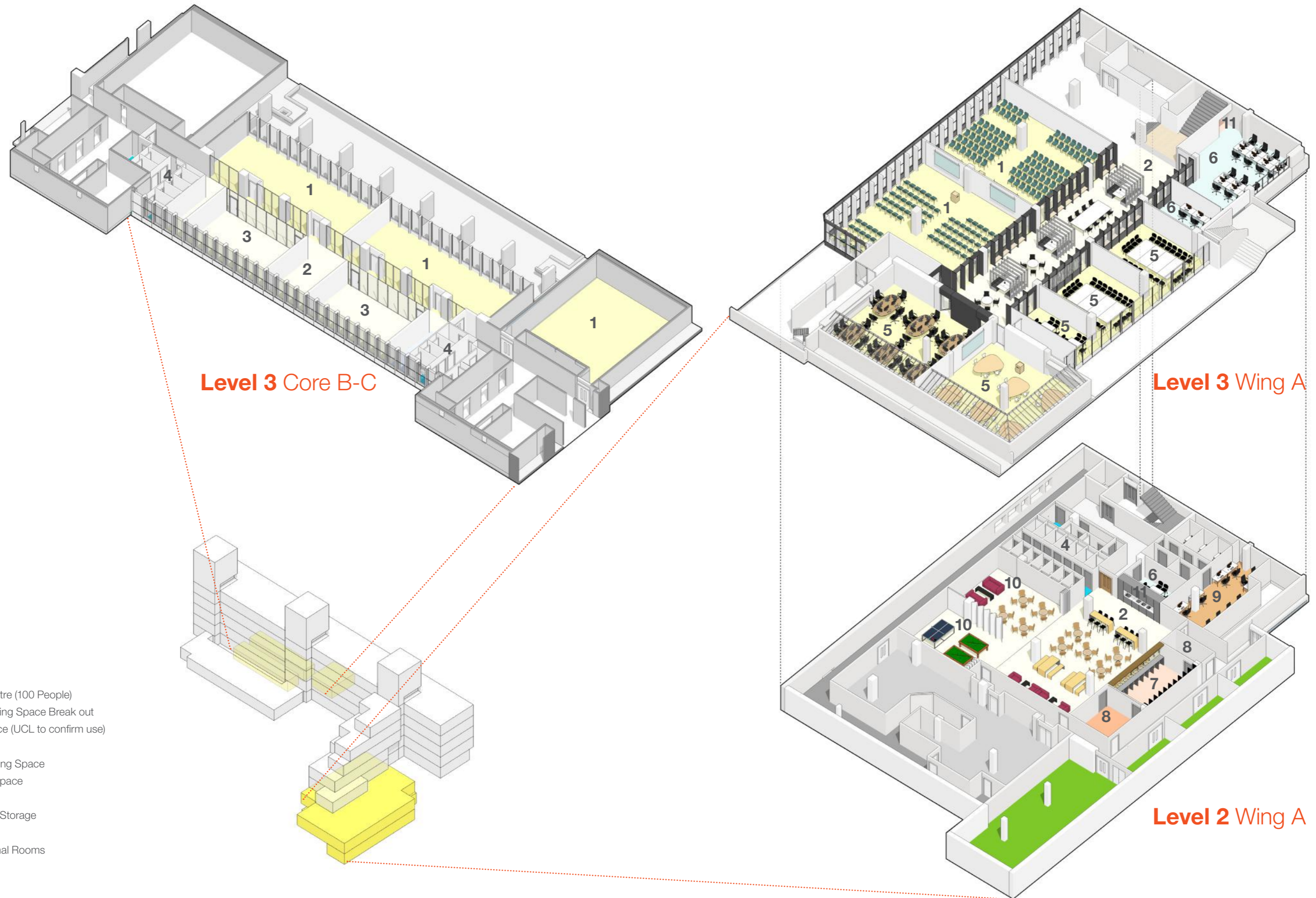
Meeting with Sian Minnet (leading the teaching brief) to discuss the teaching spaces which she confirmed she is happy we proceed

IOE – 04/04/17

Presentation to key Institute of Education users

3 Design

3.4 Phase 1 Building Organisation



1. Lecture theatre (100 People)
2. Social Learning Space Break out
3. Decant Space (UCL to confirm use)
4. Toilets
5. Small Teaching Space
6. ISD-Office Space
7. Bar
8. Bar Kitchen/Storage
9. Apple Lab
10. Multifunctional Rooms
11. Tea Point