

UCL Institute of Education
20 Bedford Way - Phase 1
Design And Access Statement

Rev 01 - 10.05.2017

Hawkins
Brown

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1 Introduction

1.1 Preface

20 Bedford Way is a Grade II listed building designed by Architect Sir Denys Lasdun and Partners. The building is 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 2017, 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 in their current state.

UCL faces significant future challenges and opportunities, perhaps most crucially a chronic shortage of high-quality, adaptable, multi-functional teaching and social learning space across its Bloomsbury Campus.

As 20 Bedford Way now approaches its middle age UCL Estates aim to address the historic issues of the building, learning from the mistakes of the past, to ensure future generations of students, staff and public alike can continue to enjoy this important asset well into the 21st Century.

This Design and Access Statement has been prepared by Hawkins\Brown on behalf of UCL Estates to accompany a Listed Building Application planning application for the Phase 1 refurbishment of 20 Bedford Way.

This statement describes the detailed proposals and should be read in conjunction with the other supporting application documentation.

The report is split into 3 parts:

Context

Describes the site context (including the physical, social, economic and planning context), and evaluates the opportunities and constraints of the site

Design

Describes the proposals in response to the brief, consultation undertaken with a variety of stakeholders, and how the design has evolved from the particular opportunities and constraints of the building.

Access

The final section illustrates how the proposals respond to providing good, inclusive access to all facilities to all users of the facility.

Accompanying Information

This report should be read in conjunction with the following accompanying information:

- Application Drawings - prepared by Hawkins\Brown
- Heritage Statement - prepared by Alan Baxter
- Planning Statement - prepared by Deloitte
- Sustainability Statement - prepared by Buro Happold
- Noise, vibration and ventilation assessment - Buro Happold



1 Introduction

1.2 Project Background

Overview

20 Bedford Way comprises a Grade II* listed building of circa 27,000 sqm accommodation completed in 1977. UCL hold a 999 year lease from the University of London agreed in 2008.

Prior to its merger with UCL, the Institute of Education obtained planning permission in 2009 to build a 2500m² extension to 20 Bedford Way designed by Shephard Epstein Hunter (SEH), located on Thornhaugh Mews (THM). After a pause, the application has been revisited and a recent Section 73 application and corresponding listed building consent to alter the design of the extension were approved in December 2016 (reference 2016/5639/P and 2016/5738/L)

In parallel to this, UCL Estates appointed Hawkins\Brown, Buro Happold, Arcadis and Aecom to undertake a strategic masterplanning exercise to holistically consider the wider opportunities of the 20 Bedford Way building. Historically, strategic planning has not been carried out in a manner that the quality of the Estate and organisation requires. A number of ongoing capital projects have addressed specific issues at specific times, however, there is currently no framework or aspirational masterplan within which they can be set or assessed.



3D view of the proposed Thornhaugh Mews Extension by Shephard Epstein Hunter

1 Introduction

1.3 A Masterplan Approach

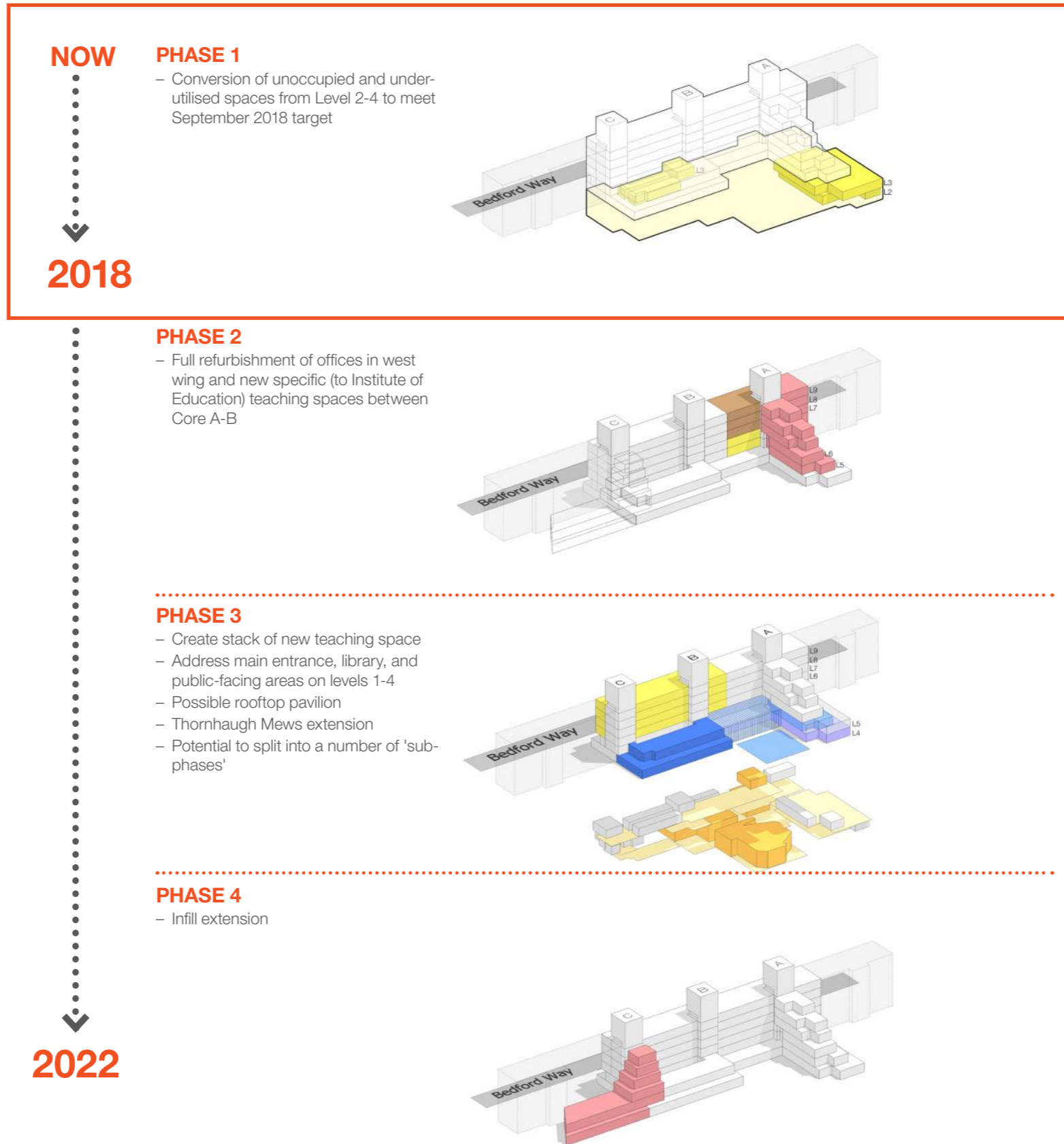
A Masterplan Approach

Pressure for new teaching space across UCL and deficiencies in the existing IOE main building led to a Masterplan approach being adopted in September 2016. The aim of the plan is to review the existing 20 Bedford Way building with a view to;

- Remedying legacy FM / environmental issues which impact on services and quality of space,
- Re-planning existing layouts to improve utilisation of existing space with the objective of creating new teaching space, improved office and student spaces.
- Construction of the extension to Thornhaugh Mews, ensure it aligns with the wider context of the masterplan project
- Unlock the potential of this important central London site.
- Support the growth of the student population by improving provision of student facilities to enhance the student experience.
- Support and provide a welcoming environment for public engagement, including opportunities for marketing and branding.
- Reduce the building running costs and improve upon efficiency and sustainability aspects of the building.
- Reflect the Institute of Education's academic vision, and provide research, teaching and social learning facilities that are innovative and of the highest quality so they are valued by students, staff, alumni and visitors
- Align with UCL's ambition of creating a more sustainable estate.

A feasibility study was undertaken in December 2016, which identified 4 phases of delivery, 1-3 involving works within the existing building culminating in phase 4, the construction of the Thornhaugh Mews extension.

The diagrams on the right illustrate a potential phasing strategy, although this will evolve and adapt throughout the briefing and design process. The subject of this Design and Access Statement is Phase 1, which proposes the refurbishment of approximately 3,000 sqm of existing space, of which 1,000 sqm will be for high-quality teaching space.



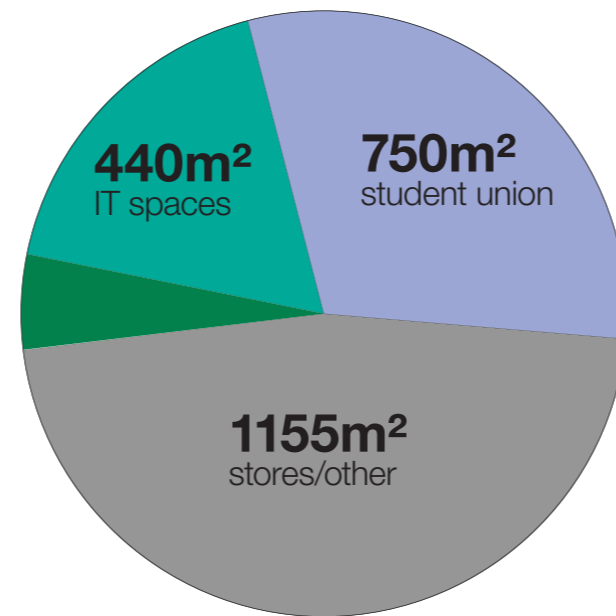
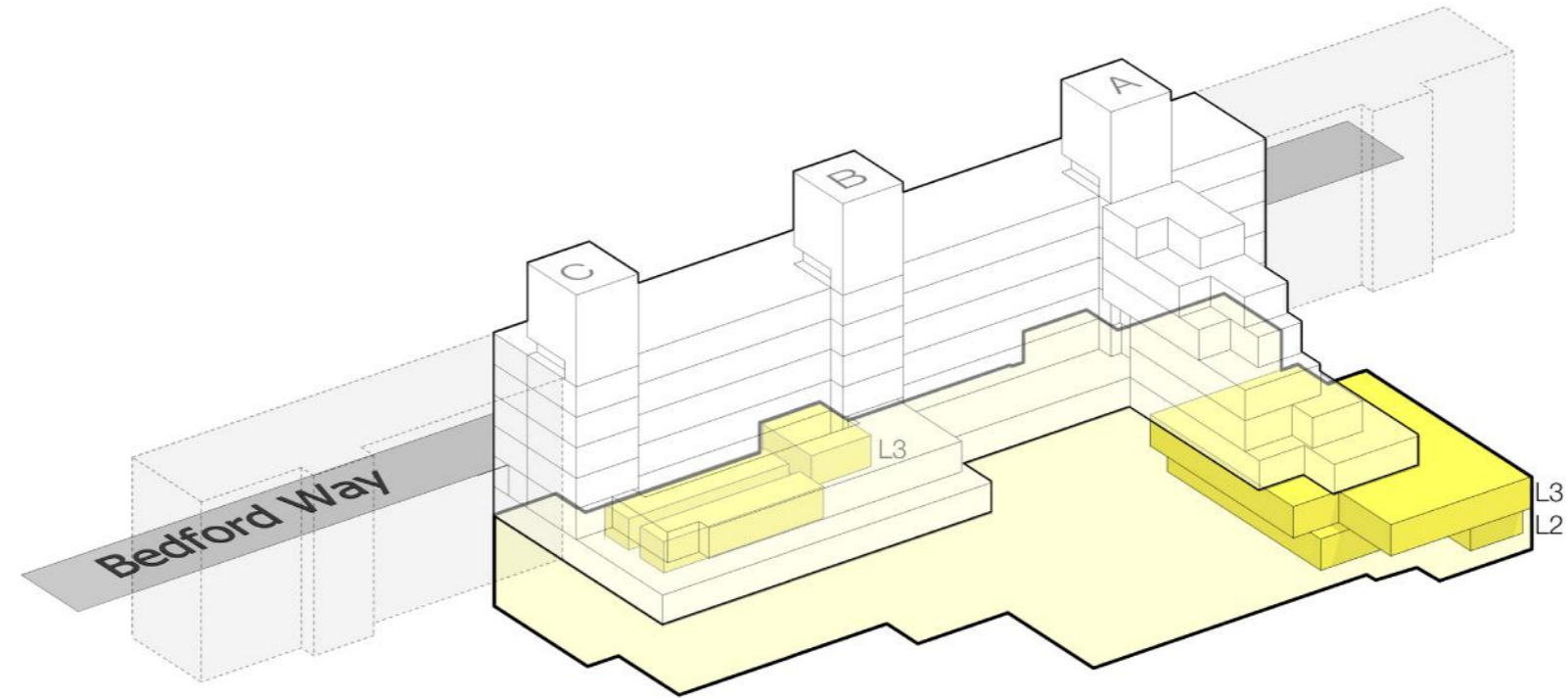
1 Introduction

1.4 The Phase 1 Project

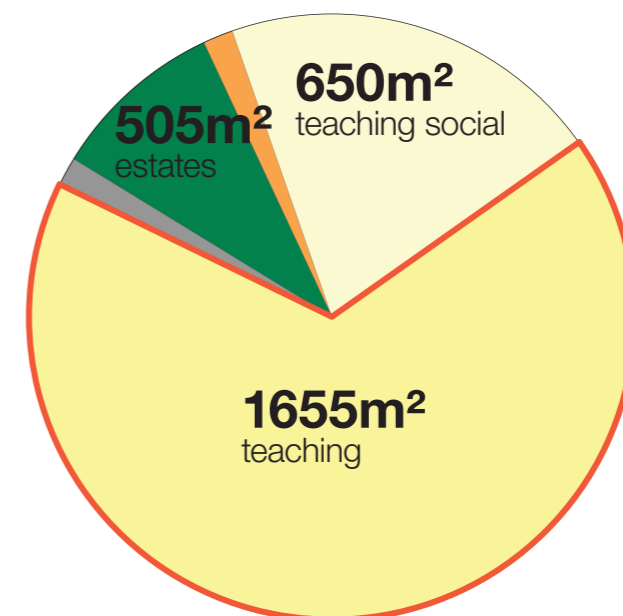
Following the work undertaken on understanding the existing building, it became clear that there is an opportunity to unlock a significant quantum of under-utilised and inefficient space from floors 2-4 of 20 Bedford Way.

The Phase 1 proposals aim to create a high-quality teaching and social learning environment within the existing envelope of the building.

The areas in Phase 1 are relatively independent from the main building, which means the upgrade can be undertaken with minimal disruption to the day-to-day occupation and operation of the main existing UCL IoE users. The phase one areas will be brought up current standards, reducing operational costs, improving the condition and quality of the environment and also offer an opportunity to test strategies that can inform the later phases of the masterplan project.



Existing Areas



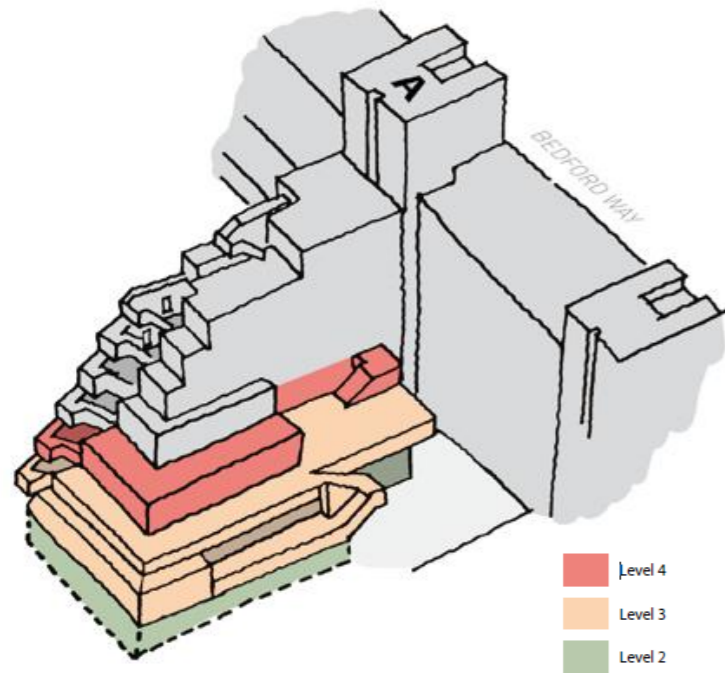
Proposed Areas

2 Context

2.1 Site Location

No. 20 Bedford Way is located in the London Borough of Camden, within Sub-area 3 of the Bloomsbury Conservation Area 'University of London/British Museum'. It is part of a larger building listed grade II* that comprises the Institute of Education, the Clore Institute of Advanced Legal Studies and University College London (UCL) at Nos. 17, 29 and 26 Bedford Way.

This project concerns No. 20 Bedford Way, specifically levels 2, 3 and 4 of the west wing and, in the main building, the floor plate between cores B and C at third floor level.



3D sketch showing the Phase 1 areas in the Wing (Alan Baxter)







Site location plan showing the Institute of Education in red

2 Context

2.1 Site Location

The full Lasdun building (17-26 Bedford Way) 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 flanked by rows of nineteenth century terraced houses facing Woburn Square and to the south-east several houses of the same period facing Russell Square. The building consists of nine levels – six above and three belowground 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.

KEY:

-  Grade II*
-  Grade II
-  Register of Historic Parks and Gardens - Grade II
-  Locally listed boundary marker

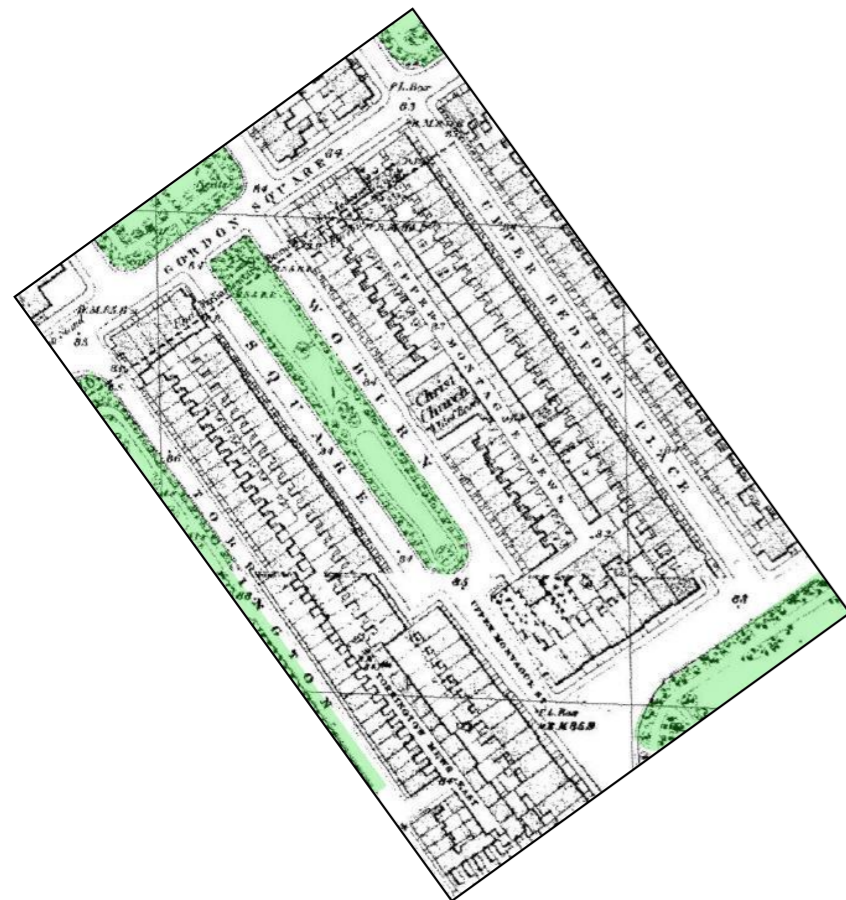


2 Context

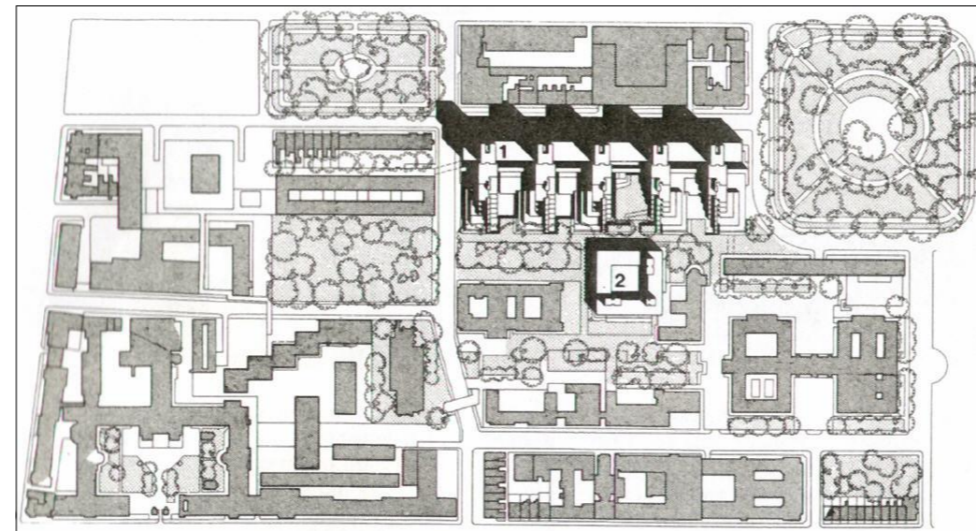
2.2 Site History

The plans on this page illustrate the various masterplans generated for the reconstruction of the sites for the University of London and its Colleges after the bombing of the second world war. These were the first large scale development plans to emerge since the Georgian development of the early 19th Century shown below.

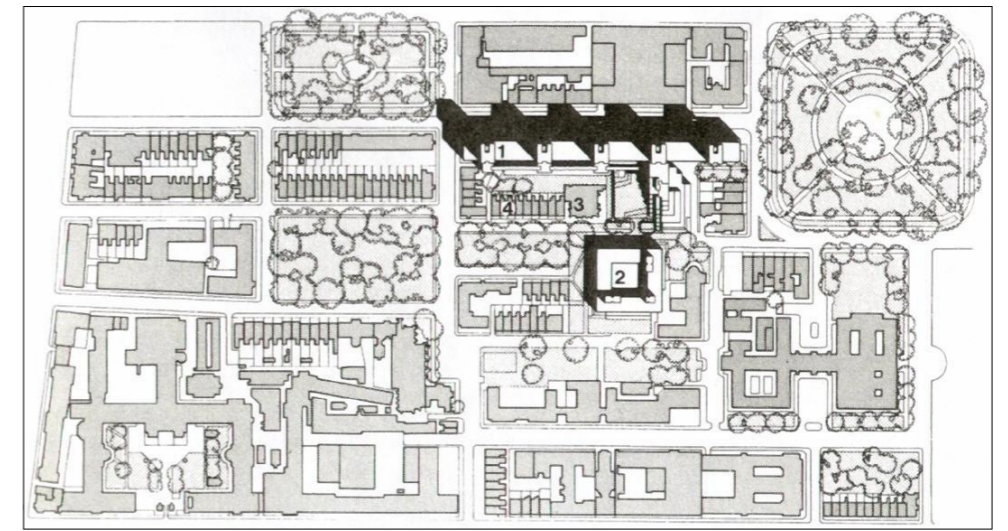
The existing 20 Bedford Way was designed in the early 1970s and completed in 1977. We understand from historical records that pressure on the site and design were inherent from the outset, particularly following the arrival of the Planning (Listed Buildings and Conservation Areas) Act in 1990. During 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.



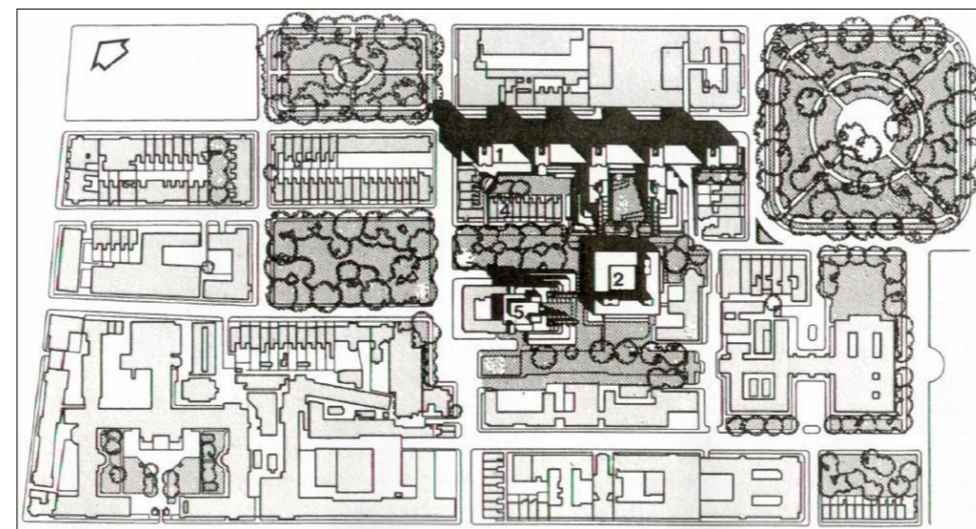
1875-78
The Institute site before the university developments in the 1900s



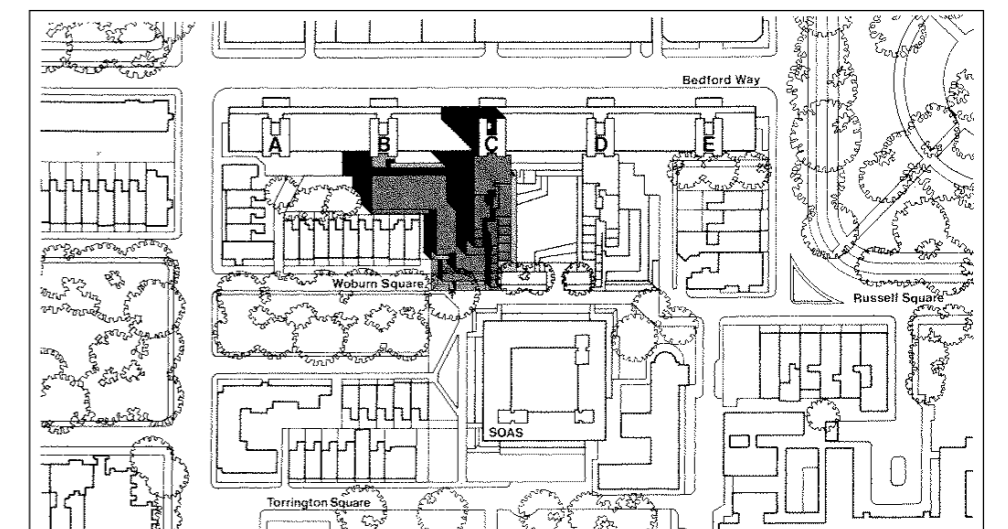
1965
Lasdun's original 5 wing proposal



1977
Lasdun design showing phases complete in 1977



1980
Lasdun's proposed next phase following demolition of Christ Church



1988
Lasdun feasibility for wing extension and library - not fully realised although intended that wing would be added at a later date

2 Context

2.3 Planning Context

Planning Policy Summary

No. 20 Bedford Way is a Grade II* listed building located within the Bloomsbury Conservation Area. Therefore proposals that may affect the significance of the listed building or Conservation Area as designated statutory heritage assets are subject to the Planning (Listed Buildings and Conservation Areas) Act 1990.

The overarching 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. At the national level, 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.

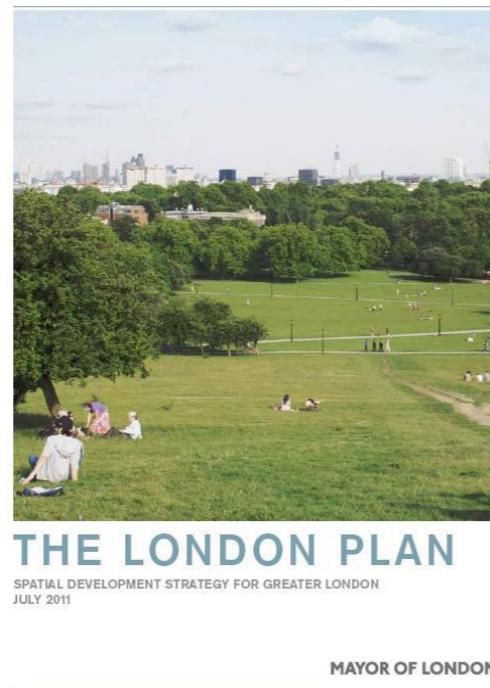
In addition, local policies adopted by the Council need to be considered. The core strategy is the central part of the Council's Local Development Framework (LDF), setting out the key elements of the vision for the Council. The policies are described in the Camden Core Strategy 2010-2025 (2010) and Policy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

The Council will ensure that Camden's places and buildings 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.

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 of Alan Baxter's report.

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 of Alan Baxter's Heritage Assessment – Design and Heritage, specifically Policy D2 – Heritage.



Camden Core Strategy
2010-2025
Local Development Framework

