UCL-Institute of Education(IOE) Phase 1B

Level 4 and 5 redevelopment and change of approved Level 2 design

Design and access statement

Contents

Introduction

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.
41 years on, in 2018, 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.

This Design and Access Statement has been prepared by Mace on behalf of UCL to accompany a Listed Building Application for works to Level 4 & 5 and to convert currently approved Level 2 bar to teaching space at 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 Mace Design
– Heritage Statement - prepared by Alan Baxter
– Planning Statement - prepared by Deloitte
– Sustainability Statement - prepared by Buro Happold
– Noise assessment – Clarke Saunders

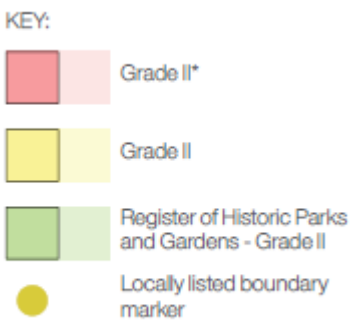
Context

2.1 Location

No. 26 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, 20 and 29 Bedford Way.

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.
The building consists of nine levels – six above and three belowground level. It has a long linear plan with five distinctive core towers.

IOE, 20 Bedford Way, part of the building in highlighted in red on the adjacent plan.



Context

2.2 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 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.

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 the Alan Baxter's report.

The Camden Local Plan was adopted in 2017. 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.

Context

2.3 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:

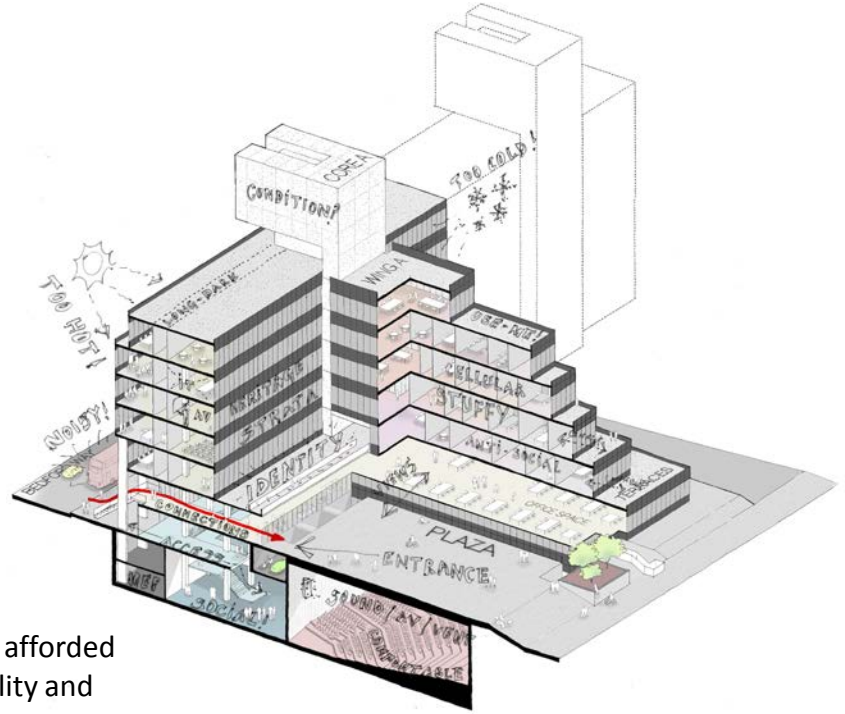
– Poorly utilised spaces and inefficient layouts.

– 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.– 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

– Replacement of old and failed infrastructure with new to mitigate poor environmental conditions and provide improved IOE student and staff experience.

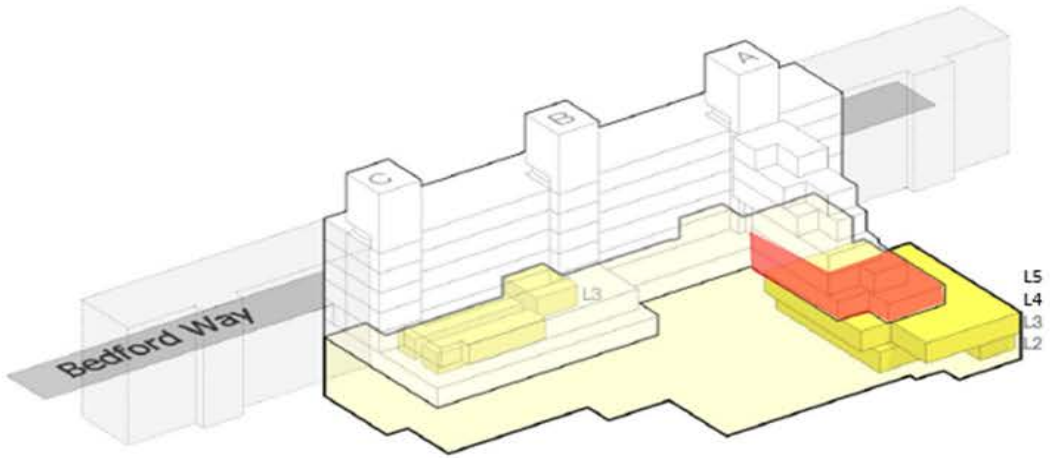
– Improving utilisation of existing space to unlock 6,000 sqm+ of accommodation to create new:

1. High quality teaching space.
2. New Bar space.
3. Admin / office space.

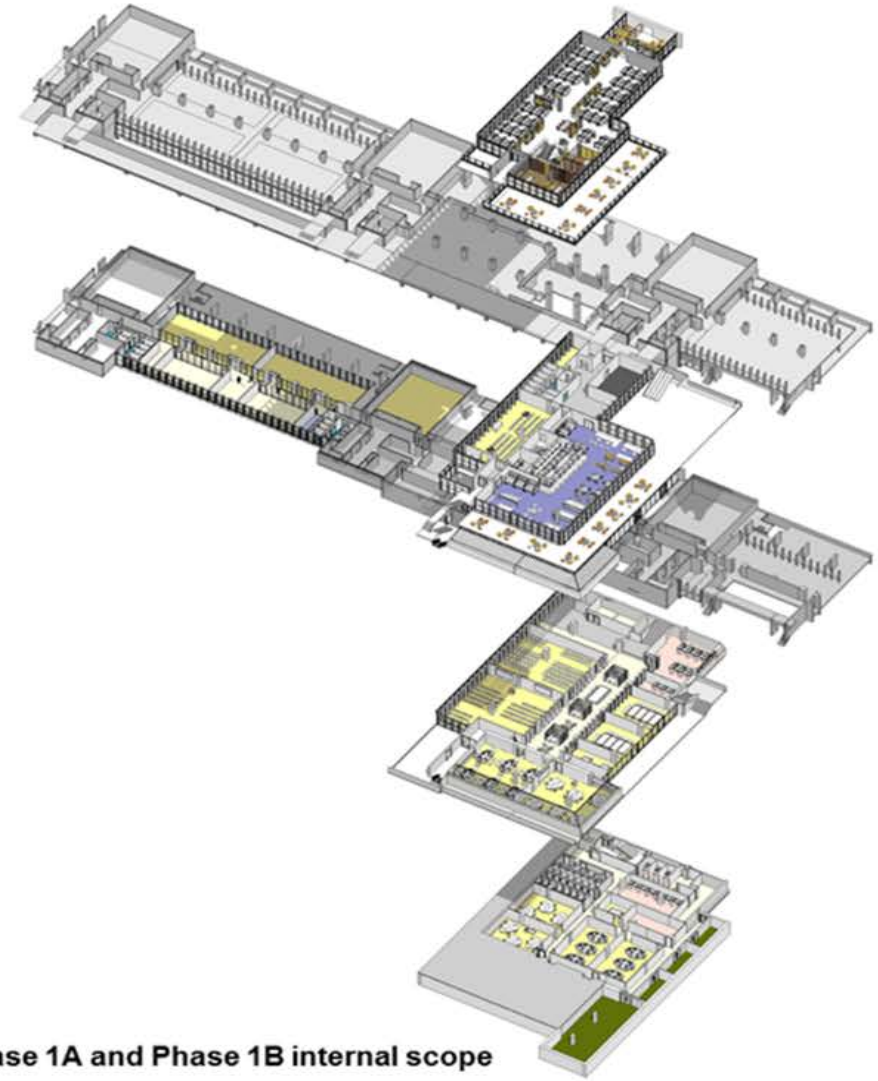
– Reduced carbon footprint and £2m savings in utility costs over 25 years.

Context

2.4 Location of works



Phase 1A and Phase 1B external scope



Phase 1A and Phase 1B internal scope

Design

3.1 Design Concept

The works carry on from the Phase 1 scheme previously approved Application 2017/2543/L and the masterplan submitted with that application.

Design Size
No new floor area is proposed, the proposals are to remodel / refurbish existing accommodation.

Proposed Floor Areas: Level 2:
Approved layout for bar area 312m2
Proposed layout including rear corridor 332m2

Level 4:
700m² of remodelled space

Level 5
500m² of remodelled space

Total:
1532m²

Design

3.2 Consultation

London Borough of Camden and Historic England

Throughout the development of the Phase 1B proposals, the design team has engaged with UCL Estates, key third party stakeholders and with Planning, Design and Conservation Officers at LB Camden.

Summary of pre-application consultation to date

- Phase 1A pre app consultation, full application and discharge of conditions
- On 28th of February the concept design was reviewed with Camden conservation officer, the significance of the existing stairwell, introduction of external doors and the removal of internal walls.
- On 11 April, we met on site with Camden conservation officer to run through the design elements of phase 1B, comments were made on allowing daylight to the internal stair, the need to produce a corridor style ceiling to level 5 and key detailing around the roof upgrade works.
- On 23rd of April there was further pre app consultation with the conservation officer. Further changes were made to the walls at the base of the level 4 stair to allow greater views and more natural light to this area. The level 5 ceiling was changed to mimic the original corridor design intent.

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 Buidling 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 stripout works intended with a view to agreeing works that do not require listed building consent given the lack of heritage significance.

Design

3.3 Scope of works level 2

Phase 1A

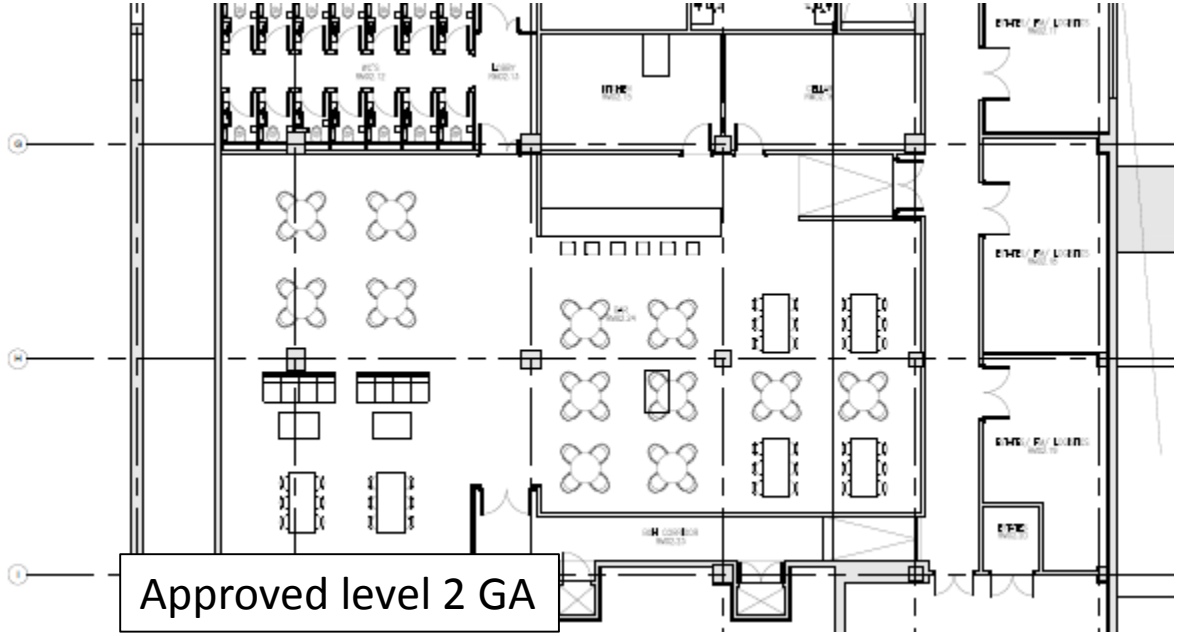
Phase 1 Application 2017/2543/L is now referred by UCL as Phase 1a.

Level 2

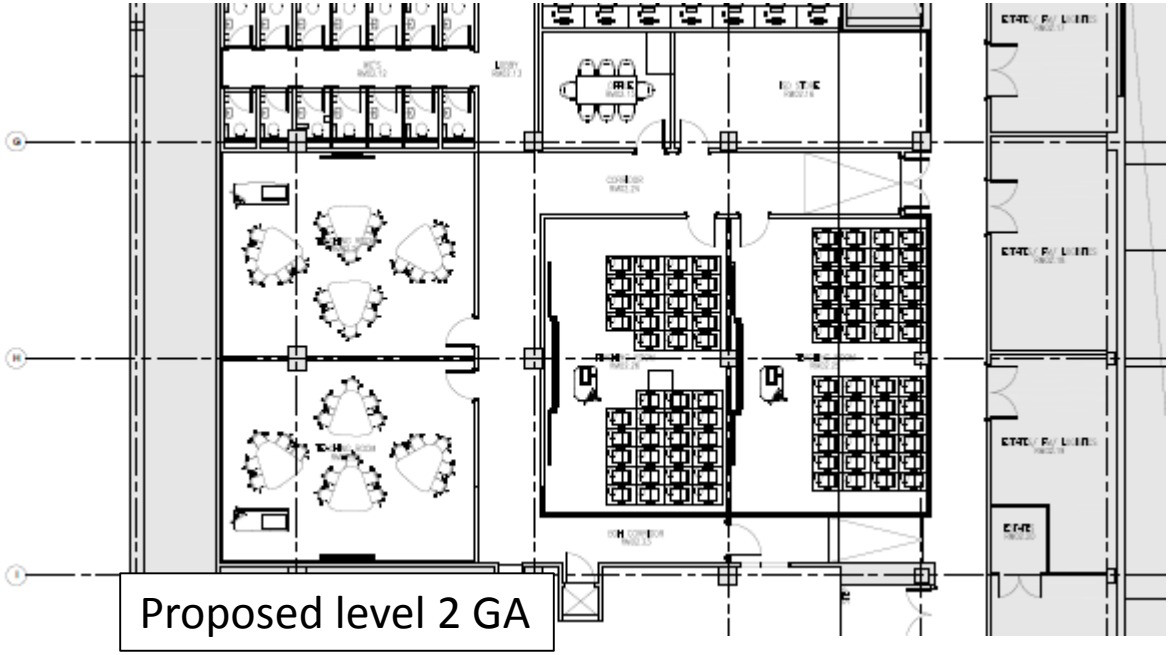
In that Application (2017/2543/L) it allowed for the installation of a new bar area at Level 2. However, this application seeks to relocate the bar to Level 4, and so the layout of Level 2 is amended to allow for the provision of four additional teaching spaces.

Continuing Design intent

Phase 1b of the IOE will follow the design intent of the previously approved phase, including new internal secondary glazing with boxing out for new radiators. New raft type ceilings with exposed services. Where the existing concrete soffits are painted it has been agreed these can be repainted. Where the existing concrete fins have been painted internally these have been stripped back to the bare concrete as the original.



Approved level 2 GA



Proposed level 2 GA

Design

3.4 Scope of works level 4

New Student Bar

- New Student Union Bar with new access to existing external terrace area including DDA ramp
- Food preparation area staff office & store room incorporating staff lockers
- New acoustic rafts and painted soffit (soffit currently painted)
- Glazed screen between teaching space and existing feature concrete stair
- Bespoke booth seating
- New service risers to floor below

Roof terrace & External works

- Modifications to external façade to incorporate 2 No new doors from the Student Bar
- Replacing windows with full height louvres to Plant Room and Bar, removed windows to be relocated elsewhere or stored for future use
- Relocate existing door to lobby
- Lift existing paving, provide new roofing membrane, add insulation and re-lay paving
- Revise the height of existing metal handrail to terrace perimeter to suit new floor build up and to match existing details

New Plantroom

- The plantroom will serve Level 4 & 5 and contain a new AHU
- Existing doors will be replaced with glazing moved from other locations.
- New louvres to the façade' will match existing louvres elsewhere on the building
- Glazing will have obscuration applied internally
- New structural opening for MEP to level 5 above

New Teaching Space and store

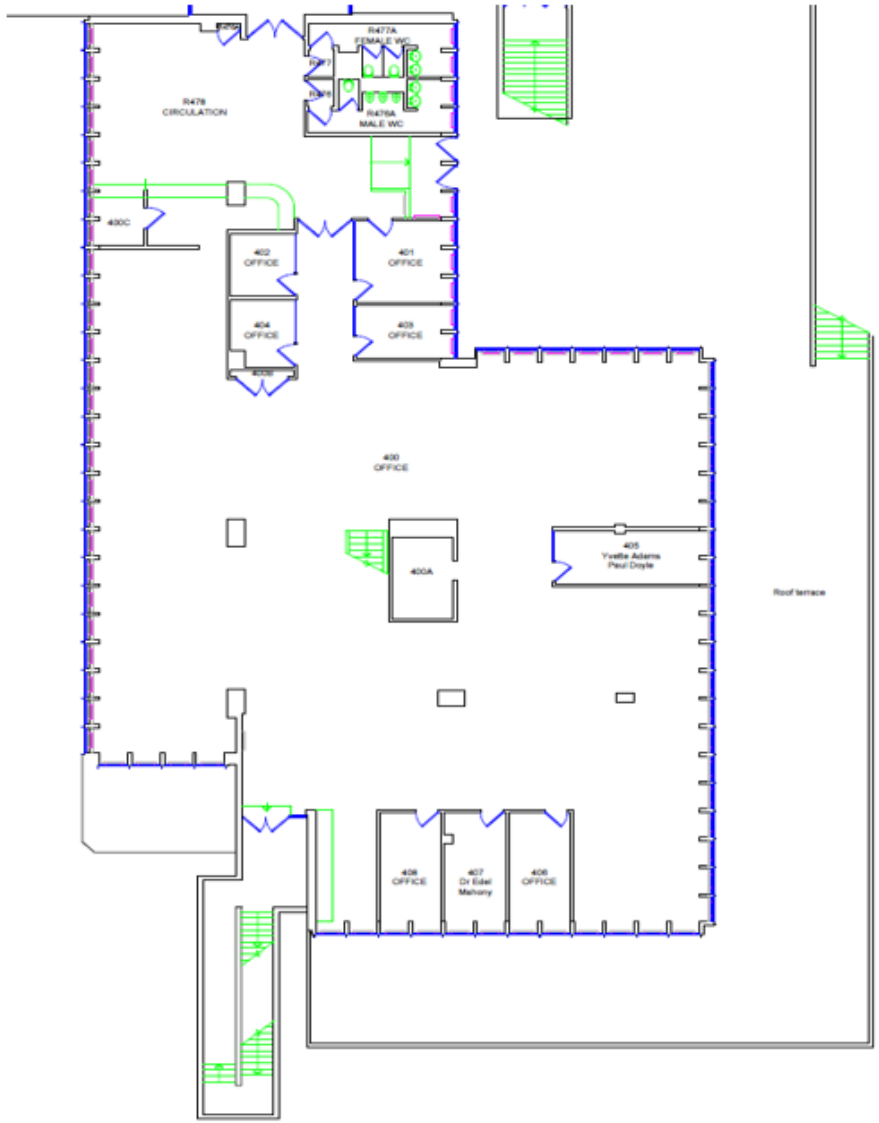
- Follow on from the design intent of Phase 1
- Including new high level glazing to adjacent corridor and concrete stair

New Toilets

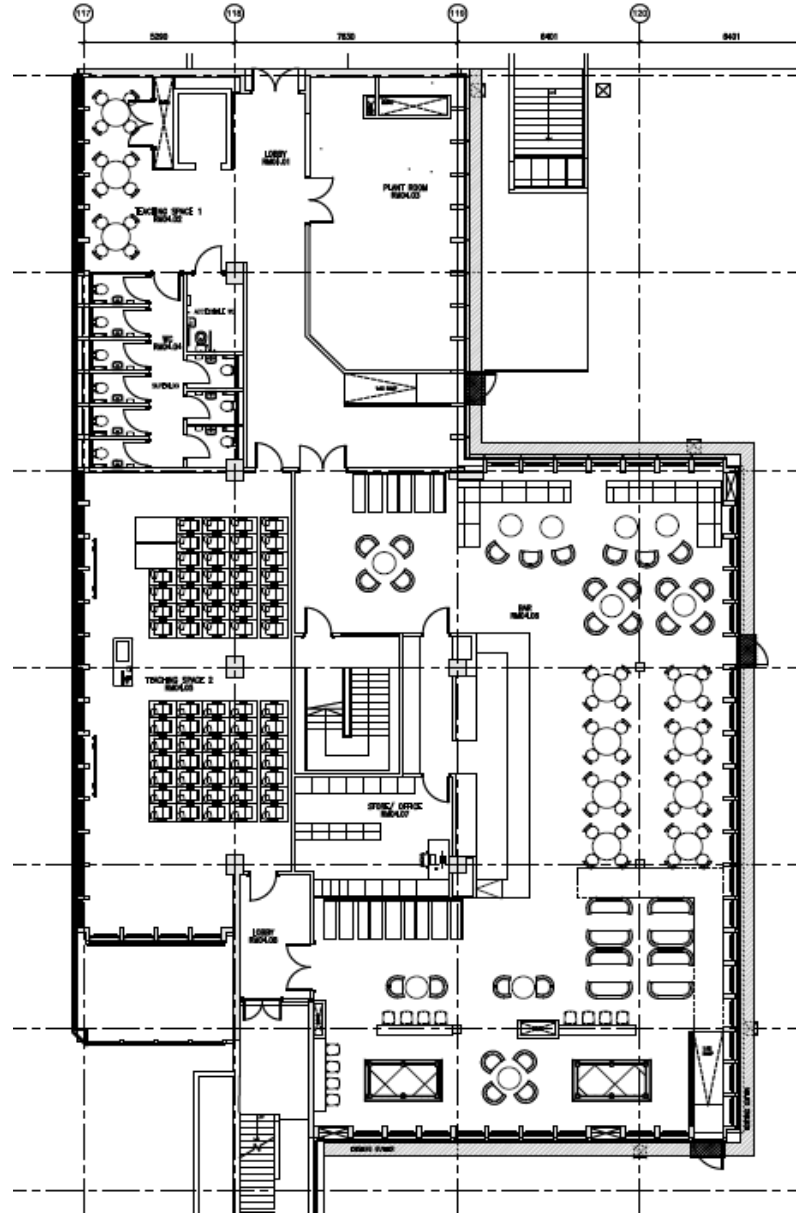
- New male and female WC provision and DDA WC
- Glazing will have obscuration applied internally

New open plan teaching space and circulation corridor

- Follow on from the design intent of Phase 1
- Open plan seating area
- New service riser
- Relocated DDA ramp and access to roof terrace



Existing Level 4



Proposed Level 4

Design

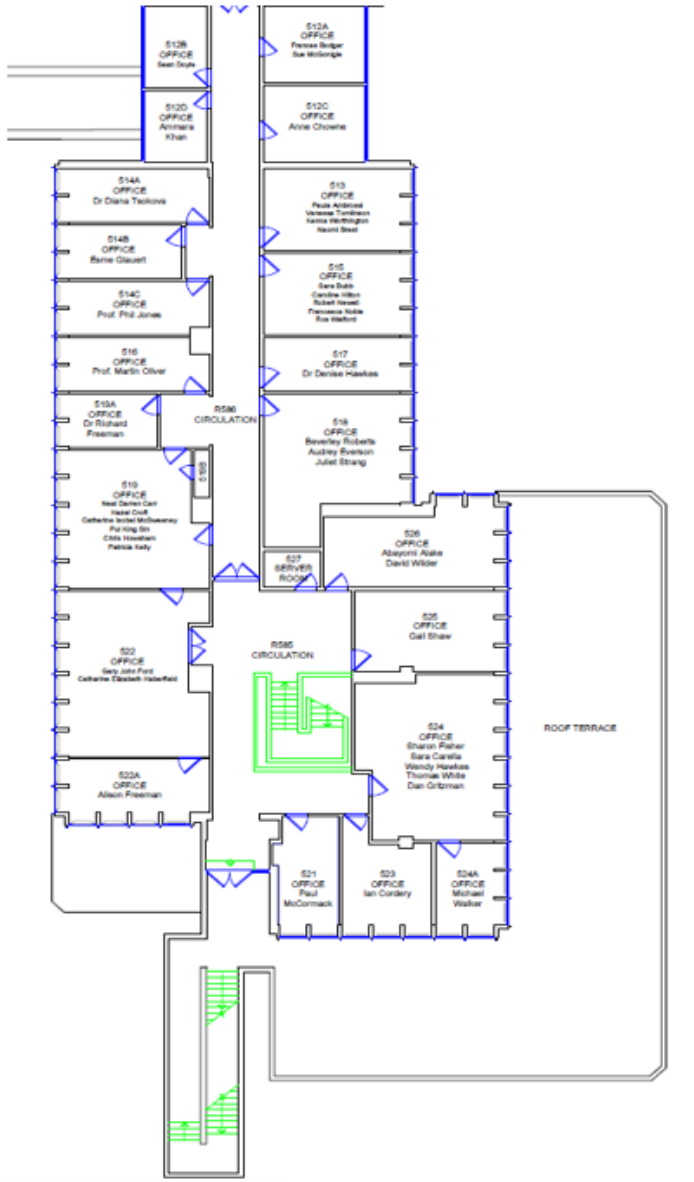
3.5 Scope of works level 5

Open plan office accommodation for APO

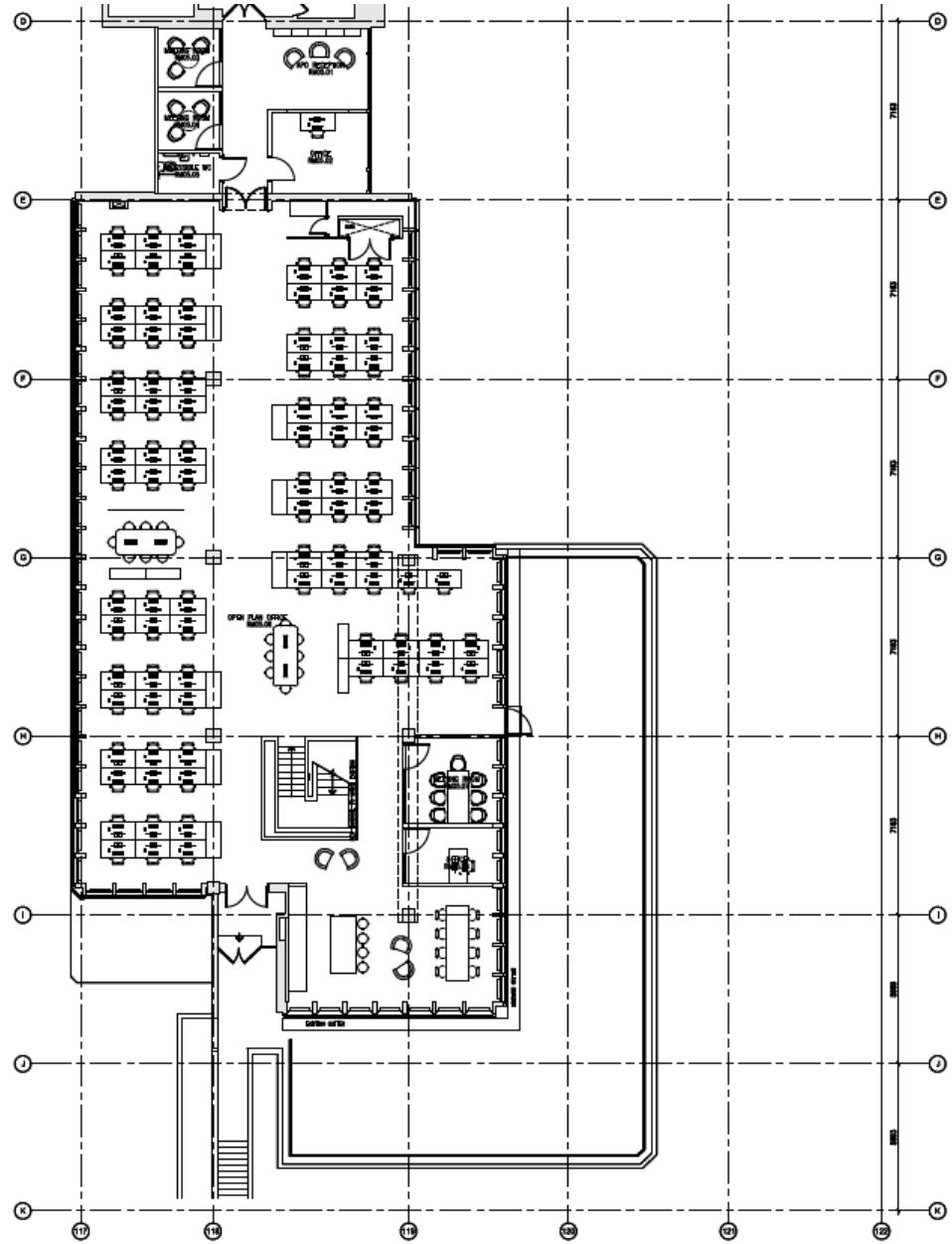
- New student helpdesk
- New consultation and meeting rooms
- New Accessible WC
- New open plan areas with meeting rooms and tea point.
- Design principles similar to previous Phase 1 Level 2 & 3

Roof terrace & External works

- Modifications to external façade to incorporate 1 No new door from the office area
- Replacing windows with full height louvres to Plant Room and Bar, removed windows to be relocated elsewhere
- Lift existing paving, provide new roofing membrane, add insulation and re-lay paving
- Revise the height of existing metal handrail to terrace perimeter to suit new floor build up and to match existing details



Existing Level 5



Proposed Level 5

Design

3.6 Material selection

Proposed Alterations & Structure Walls

New partitions to be Gyproc stud partitions, clad both sides with plasterboard and skim. Existing corridor areas are to be made good where works have taken place, matching all existing finishes

New risers

Cut new risers to concrete slab as noted in structural drawings, these are formed in the existing pots of a pot and beam slab.

Proposed Finishes & Decoration Walls

Thoroughly prepare all surfaces and then apply eggshell paint to walls.

Colours: TBC

Flooring

Teaching spaces and offices typically carpet tiles with limited areas of vinyl flooring. Ceramic to bar area. Products as agreed in phase 1

Fittings

Perimeter laminated radiator box as per Phase 1.

Doors

Door and frame finish to match Phase 1.

Ceilings

Teaching spaces and offices new raft ceilings with ‘Ecophon DS’ ceiling tiles, edge trim and recessed lightings, as agreed in phase 1

New student bar to have acoustic rafts and painted soffit (the soffit is already painted) and exposed MEP services

Ceilings to corridor area level 5
1200mm x 500mm wide ‘Ecophon’ ceiling planks, edge trim and recessed lighting to match adjacent rafts are noted above.

Access

4.1 Circulation

Circulation

Unlike the much of the existing building, new circulation areas have been designed to ensure unobstructed access. Clear lines of sight maximise accessibility throughout the building. This reduces confusion, and dependence on signage.

The design considerations that have been taken into account are:

– all corridors to accommodate a minimum width of 1500mm, with no obstructions such as furniture or fire extinguishers projecting into the clear corridor width which would present a hazard to children, wheelchair users or blind and partially sighted people.

– circulation routes should provide splayed or radius corners wherever possible.

– main corridors to have a minimum width of 1800mm to allow two wheelchairs to pass one another.

Internal doors will maximise accessibility without compromising privacy, safety or security. Each door will provide at least the minimum effective clear door opening appropriate to the width and direction of approach. We propose that all doors will:

– not project into an access route

– include manifestations if glazed

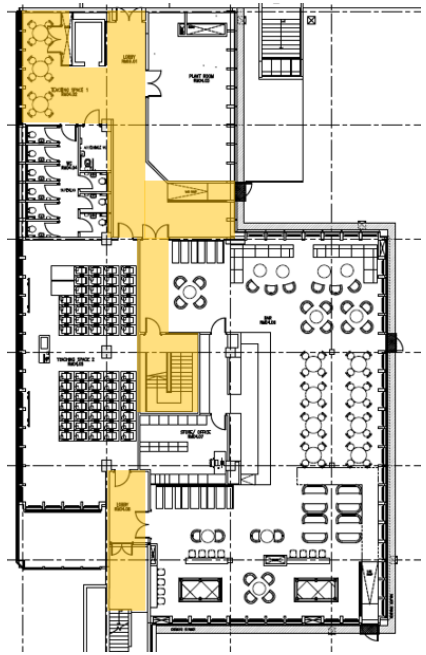
– have at least 300mm alongside the leading edge of all doors to enable wheelchair users to open the door.

– have a minimum width of 900mm when fully open.

– be fitted with vision panels to enable people to see and be seen

– will be fitted with lever type handles or ‘D’ pull handles at a height appropriate for a wheelchair user (1000mm from floor level)

– be light enough to be used by disabled people with limited mobility or Strength Lobbies to be designed to accommodate all users and to permit one door to close before the other is opened.



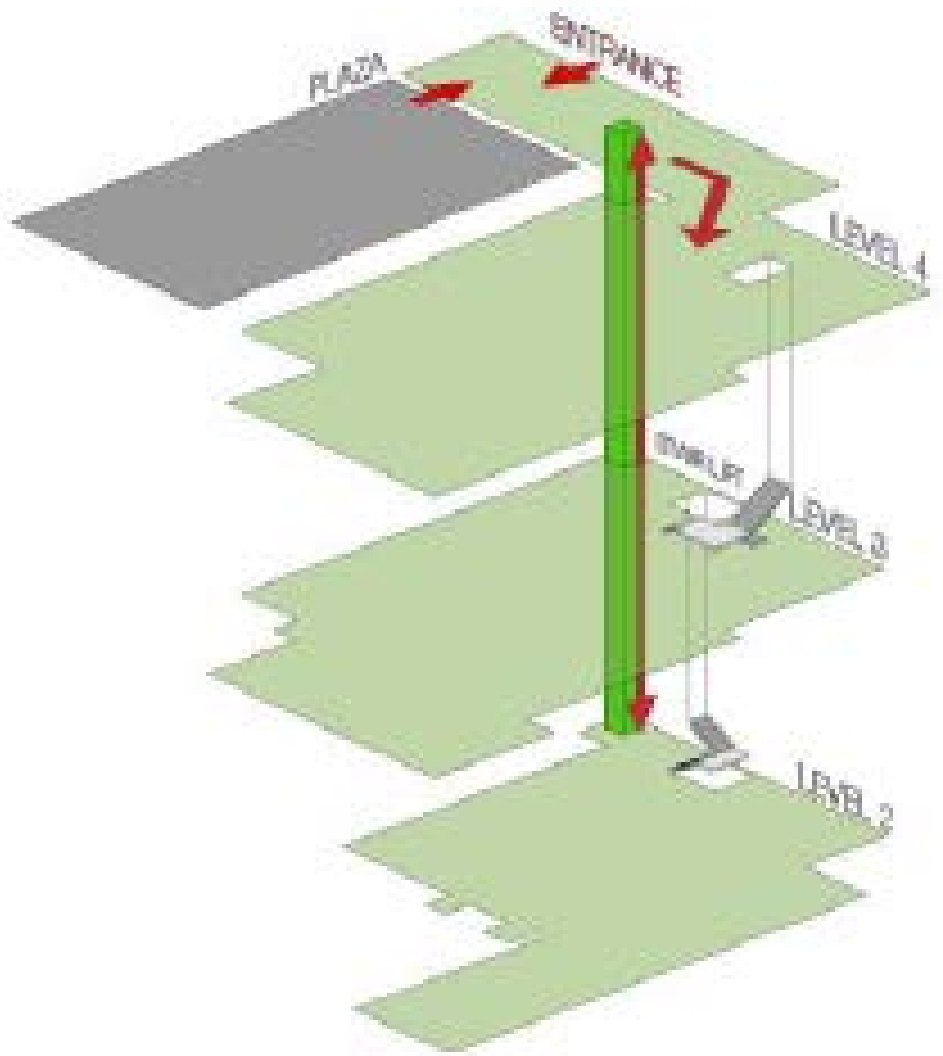
4.2 Stairs

To comply with Chapter 4.3.2 of UCL Inclusive Design Standard, stairs will:
– be well-lit
– have a tactile surface to indicate the beginning and end of the flight
– for safety, be designed to be of consistent width
– have unobstructed landings at the head, foot and between flights with a depth at least equal to the width of the channel of the flight
– have no more than 12 risers and uniform risers and treads in consecutive flights
– have riser heights of between 160 and 170mm, with slip resistant treads of 300mm
– have visually contrasting nosing's across the full width of the step

Areas under stairs should either have guarding or be closed off to avoid anyone colliding with the underside

Escape stairs will be designed to the same standard as general access stairs, in order that they are suitable for use by ambulant disabled people and blind / partiallysighted people in an evacuation

Handrails for stairs will be at a height of at least 900mm (1000mm at landings) on both sides running the entire length to enable those with a weakness on one side to use them.



4.3 Lifts

The 1A proposal included a new passenger lift in Wing A this will link to the previously Completed floors with the proposed works on level 4, this will accommodate the increased occupancy of both phase 1 and 1A.
These will:
– be located adjacent to other means of vertical circulation
– accommodate the expected people flow
– have a clear level landing directly in front of the lift of at least 1500mm by 1500mm for manoeuvring and waiting
– conform to the requirements contained within the BS EN 81 Series

4.4 Toilets and Showers

Where provided these spaces will be designed to BS8300: 2009 and the requirements of Part M3 of the Building Regulations.

Fully accessible toilet are designed to address the requirements of people with a variety of impairments. These spaces will be fully equipped for use by disabled people (students, staff and visitors).

The standard dimensions to provide adequate manoeuvring and transfer space for disabled people are:

– Unisex accessible corner WC layout 2200mm x 1500mm min.

– Accessible WC compartment for ambulant disabled people 800mm x 1500mm

– Self-contained shower room for independent use 2200mm x 2000mm

Disabled people should be able to find and use suitable toilet accommodation as easily as non-disabled people. The location of the toilet, basin and other accessories in relation to the space required for manoeuvring, is critical in enabling disabled people to use various transfer techniques that allow independent or assisted use of sanitary facilities.

Wheelchair users and other users of an accessible toilet often move more slowly than non-disabled people. Facilities therefore will be provided within a reasonable travel distance from anywhere on a given floor plate to ensure that disabled people have access to the facility via the shortest available direct route.

These spaces will be located together with, and have a similar finish to standard toilet and/or shower provision, and comply with the following requirements:

– Accessible, well-lit and clearly-signed

– Have fixtures and equipment that is operable by people with poor dexterity or limited strength (operable with one hand)

– Have good visual contrast between the main features, equipment and controls inside a cubicle

– Not have timed lighting systems

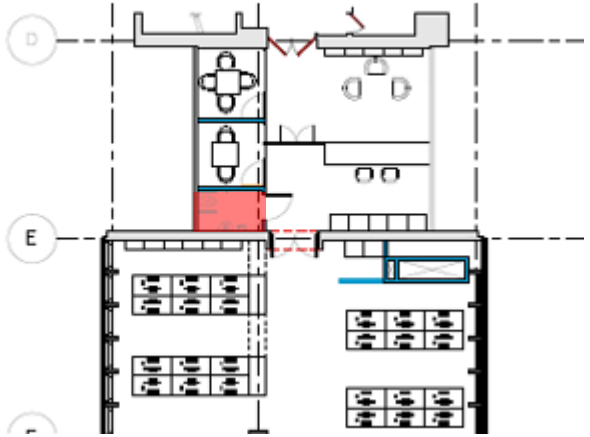
– Door handles to be easy grip D handles and located on the back of doors

– Have clothes hooks sited at 1050mm and 1400mm high

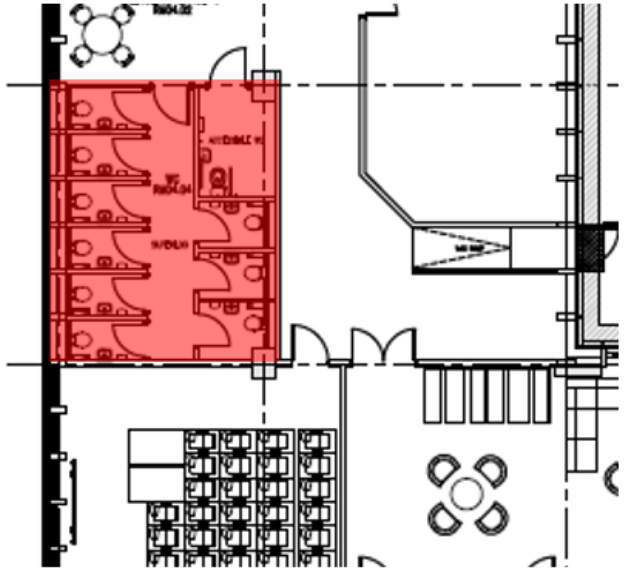
– Have heating pipes and heating equipment carefully located and fitted with thermostatic controls.

– Be fitted with an alarm and reset button that is linked to the UCL alarm system

– Wheelchair-accessible toilets are to be located in similar positions on each level and allow for right-hand and left-hand transfer on alternate floors.



Level 5 accessible toilet



Level 4 toilets

4.5 Emergency Egress

- Clear signage and wayfinding
- All Exits are to remain unaltered and accessible with no abstraction at all times throughout the works.
- Any existing signage is to remain or be replaced if needed.
- Any additional requirements will be identified by Building Control and carried out on site.
- New dry riser will be provided in Core A level 4 to provide coverage from the existing Core A dry riser.

4.6 Servicing

- The Level 4 Wing area has direct access to the lift which has direct access to the shared Service Road. All deliveries and service access for the Bar will be via the entrance directly off the service road, adjacent to the garage.
- All plant will be accessible from within the Phase 1b areas with clear and accessible routes defined. These will be identified in further detail with Electrical and Mechanical Engineers and the detailed design drawings.

4.7 Refuse and Recycling

- A refuse and recycling store is located on level 2.
- The proposed layout and management system allows necessary access for
- refuse vehicle collections as illustrated in the diagram to the right.

4.8 Fire Tender Access

- Fire tender access for fire fighting levels 4-5 will be from the existing dry riser connections on Bedford Way.