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Planning Department
London Borough of Camden
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FAO Antonia Powell

Your ref: PP-07566388

Dear Sir, Madam,

**University College London – Institute of Education, 20 Bedford Way, London, WC1H 0AL
Listed Building Consent Application for the Reconfiguration and Refurbishment of the
Level 1 Washrooms**

On behalf of our Client, University College London ('UCL') ('the applicant'), we hereby submit to the London Borough of Camden ('LB Camden') an application for Listed Building Consent for the reconfiguration and refurbishment of the Level 1 washrooms at the Institute of Education (IoE), 20 Bedford Way.

The description of development is:

"Reconfiguration and refurbishment of the Level 1 Washrooms only at the Institute of Education, 20 Bedford Way"

Site Location and Description

The application site is located within the UCL Bloomsbury Campus. It is bounded to the north by Gordon Square, to the east by Bedford Way and the Royal National Hotel, to the south by Russell Square and to the west by the School of Oriental and African Studies (SOAS).

The site is located within Sub-area 3 of the Bloomsbury Conservation Area 'University of London/British Museum'. The IoE building is Grade II* listed. The building is in D1 use, in keeping with its location on the UCL Bloomsbury Campus, and its original built purpose.

This application relates to a small area of floor space inside the building on Level 1 only (please refer to architectural drawing number LA692 001 'Site Location Plan')

Context to the Application

20 Bedford Way comprises a large building of circa 27,000 sqm of D1 and associated ancillary floor space. UCL merged with the existing occupiers, the Institute of Education, in 2014. As the new occupier and long-term custodian of this Grade II* listed building, and with the aims of the Bloomsbury Masterplan in mind, UCL are

seeking to make improvements to the building. Such improvements ensure that buildings across campus meet the level of expectation of students and staff at UCL, at the same time supporting UCL's global competitiveness.

UCL has developed a masterplan for the refurbishment and optimisation of the IoE. Phase 1 of this masterplan has now been delivered, and has provided new teaching space, student facilities, a student bar, and staff offices within Levels 2-5 of Wing A of the building, and at Level 3 between Cores B and C. With Phase 2 of the Masterplan still to be finalized, UCL is continuing to implement minor works to improve facilities within the building.

The toilets which are subject to this application, are currently in a poor state of repair and poorly configured. The proposed new layout will improve circulation and organization of the space, whilst the new fixtures and fittings will bring the facilities up to an acceptable, modern standard for users.

Relevant Planning History

Table 1 below sets out the recent relevant planning history of the site. The two recent applications relate to the implementation of Phase 1 of UCL's Masterplan for the wider building. Phase 1 was brought forward in two parts, Phase 1A (approved in March 2017) and Phase 1B (approved in November 2018).

The proposed works which are subject to this listed building consent application, fall outside of the scope for Phase 1 of the Masterplan. However due to the tired state of the existing Washroom facilities at Level 1, there is an urgent need to refurbish and reconfigure them ahead of the next phases of the Masterplan.

Application Reference No.	Application Description	Status
2018/3322/L and 2018/2874/P	Refurbishment involving internal and external changes to Levels 2, 4 and 5 of Wing A of the GII* listed Institute of Education building, including: a new student bar, new teaching and study spaces, staff offices and associated facilities, the installation of secondary glazing and a new servicing strategy, new louvres to external facade; new doors to access external terraces at Levels 4 and 5; the replacement of a roof light at Level 4; and the insulation of the terrace at Level 4 and 5.	Approved – 14 November 2018.
2017/2543/L	A new lift serving levels 2-4 within the west wing, and internal alterations and refurbishment works at levels 2-4 of the west wing, and at level 3 between Cores B and C, including the reconfiguration of internal layout, revised servicing arrangements and new secondary glazing.	Approved – 30 March 2017.

Table 1: Recent and Relevant Planning History

The proposals are set out in more detail below.

The Proposals

Description of Development

This application seeks Listed Building Consent for the refurbishment and reconfiguration of the existing washrooms in Level 1 of the IoE. The description of development is as follows:

"Reconfiguration and refurbishment of the Level 1 Washrooms only at the Institute of Education, 20 Bedford Way"

Design

The existing washrooms will be stripped out, refurbished and modernised. The works include:

- Installation of a new wheelchair accessible door;
- Stripping out of existing walls and partitions;
- Stripping out existing shower and fittings to both washrooms for the installation for a new shower;
- Removal of asbestos by a Licensed Asbestos Removal Contractor (LARC)
- Make good walls and floor surface following demolition;

- Installation of a washroom door sign outside the men's washroom;
- Make good ceiling affected by hoarding;
- Replacement of existing changing room entrance door, frame and architrave;
- New opening cut out for new wheelchair accessible door adjacent to the existing changing room door;
- Decoration of walls within R193 Corridor (ref. LA692 104 – Proposed Plan R191);

Please see the submitted architectural drawings prepared by Potter Raper Partnership, for a full description of proposed works.

Access

Currently, access to and within the washrooms on Level 1 is sub-optimal and needs to be upgraded to improve user experience and accessibility. The intention of the proposals is to improve access into and within the washrooms through the reconfiguration and refurbishment of the internal spaces. This will result in additional toilets to meet demands of increasing student population. A wheelchair accessible door will be installed improving DDA access. Washroom door signs will also be installed on some of the doors to enable more inclusive access into the washrooms.

Planning Policy Considerations

This section of the letter sets out the key policies in relation to heritage, design and access and assesses the proposals against these.

Heritage and Design

Camden Local Plan Policy D2 'Heritage' seeks to preserve, where appropriate, and enhance Camden's heritage assets and their settings. Policy D2 sets out that the Council will not permit substantial harm to a designated asset.

Camden Local Plan Policy D1 'Design' seeks to secure high quality design in development. This includes development that: respects the character of the heritage asset; enhances the heritage assets in accordance with Policy D2 'Heritage'; and, is inclusive and accessible for all.

Applicant Response and Heritage Assessment

The proposed refurbishment and reconfiguration works are internal only and are located in a defined area within Level 1 of the building. Therefore the proposals will have no impact to the character or setting of the Bloomsbury Conservation area, or the significance or setting of neighbouring heritage assets. The impact of the proposals is therefore limited to the IoE only, and due to the limited scope of the works, one specific area at Level 1.

The area is already used for washroom facilities. The proposals will not alter the provision of this facility in this location, but will include the upgrade of these facilities and the reconfiguration of the layout of the washrooms.

In recognition of the buildings Grade II* status, the stripping out of fittings, walls and partitions will be sensitively carried out with limited impact to remaining fabric. New partitions and fittings will then be installed within the space. The existing fabric within the washroom space is not considered to be of heritage significance and therefore the removal of existing fixtures and fittings and partitions is not considered to result in harm to the listed building.

However, the proposed works will provide overall benefits for users, by improving accessibility and quality of vital washrooms facilities for staff and students on Level 1 of the IoE.

Overall, the proposed works will not cause any harm to the significance of the listed building and are considered to comply with the heritage and design policies outlined above.

Access

Policy 7.2 'An Inclusive Environment' of the adopted London Plan (2018) and Policy C6 'Access for All' of the Camden Local Plan seek to improve access and ensure inclusive access to facilities.

Applicant Response

The proposals are considered to improve access through the following:

- The reconfiguration of washroom R191 will provide 450mm user circulation space within each bathroom stall, creating a more user-friendly space.
- Installation of a new wheelchair accessible door with an outward opening, will ensure that access to the washrooms will meet DDA standards.

Overall, it is considered that the proposals are in line with the aforementioned policies and improve access within and around the Level 1 washrooms.

Application Submission

In addition to this covering letter and planning policy appraisal, this listed building consent application comprises and is supported by the following documents:

- Application Forms and Certificates prepared by Deloitte;
- Site Location Plan by Potter Raper Partnership (LA692 001);
- Site Block Plan by Potter Raper Partnership (LA692 002);
- Existing Drawings prepared by Potter Raper Partnership;
 - Existing Elevation - R190 Lobby (LA692 102A);
 - Existing Plan (LA692 101A);
- Proposed Drawings prepared by Potter Raper Partnership;
 - Demolition Plan (LA692 101B);
 - Demolition Works – R190 Lobby (LA692 10B);
 - Proposed Plan - R192 & R192A (LA692 103);
 - Proposed Plan - R191 (LA692 104);
 - Proposed Elevation - R190 Lobby (LA692 105);
- Photographic Schedule Locations by Potter Raper Partnership (LA692 003); and,
- Photographic Schedule by Potter Raper Partnership (LA692).

We trust that you have all the information you need to validate the application. Should you have any queries with the application, please do not hesitate to contact my colleague Ellie Bird (ebird@deloitte.co.uk / +44 20 70073891) or Dena Dabbas (ddabbas@deloitte.co.uk / +44 20 70072134).

Yours sincerely,



John Adams
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