

20 December 2019

Planning and Regeneration
2nd Floor,
5 Pancras Square,
c/o Town Hall,
Judd Street,
London,
WC1H 9JE

FAO Antonia Powell

Dear Antonia,

Institute of Education, 20 Bedford Way, WC1H 0AL
Application for Planning and Listed Building Consent (PP-08372493)

On behalf of our Client, University College London ('UCL'), please find enclosed an application for planning and listed building consent for internal alterations and refurbishment works at The Institute of Education ('IoE'), 20 Bedford Way, WC1H 0AL. The application is seeking planning and listed building consent for:

"Minor alterations and refurbishment works to selected areas of the Institute of Education, 20 Bedford Way including: works to Cores A, B and C including the provision of new sanitary facilities, replacement of servicing, addition of new risers and new access panels to the existing risers within the Cores and installation of secondary glazing and obscure film to selected glazing panels within these areas; alterations to the existing plant enclosure on the roof and the installation of a new chiller unit within this enclosure; and, replacing the existing mezzanine levels in the double height observation and archive rooms at level 4 and 5 with a new floorplate and associated works".

The Site

The building is Grade II* listed. The building was designed by Architect Sir Denys Lasdun and Partners and completed in 1977. It is divided into three addresses, 17 Bedford Way (occupied by the Institute for Advanced Legal Studies), 20 Bedford Way (occupied by UCL's Institute of Education) and 26 Bedford Way (occupied by UCL Psychology and Language Sciences). It is located on Bedford Way in the London Borough of Camden. 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 Woburn Square and the School of Oriental and African Studies (SOAS), another Lasdun designed building.

This planning and listed building consent application relates to 20 Bedford Way only, and specifically the works are focused in cores A, B and C, and a selected area of the roof and the floorplate at Levels 4 and 5.

Context to the Application

UCL, as the long term occupier of the IoE, are currently implementing a phased masterplan for the refurbishment of the building. The refurbishment is seeking to make improvements to the building in order to ensure it is utilised optimally, to ensure it provides high quality teaching and learning spaces to suit modern

day requirements and to improve its energy efficiency. Phase 1 has now been fully implemented. Phase 1 was completed in two sub-phases, which were subject to separate applications. Phase 1 is considered to be very successful and fulfils the objectives of the masterplan through delivering new high quality teaching floorspace and office space for staff, and implementing measures to improve the thermal efficiency and energy performance of the building.

UCL is now seeking to progress the masterplan to Phase 2, which will also be divided into sub-phases. This application is for Phase 2A. Phase 2A works comprise enabling works and will focus on the mechanical, engineering and servicing requirements for this phase. Phase 2B will focus on refurbishing areas of the floorplate to deliver new teaching and learning spaces, as well as offices for academic staff. The enabling works comprising Phase 2A are being brought forward ahead of the main refurbishment works in Phase 2B, to ensure an efficient programme and to minimise the displacement of existing students and staff during the implementation of Phase 2 as a whole.

Application Content

This planning and listed building consent application has been submitted online via the planning portal (PP-08372493) and is supported by the following documents:

- Application Form, certificates and notices – (prepared by Deloitte).
- Site Location Plan – (prepared by Overbury)
- Site Plan – (prepared by Overbury)
- CIL Questions Form – (prepared by Deloitte)
- Design and Access Statement – (prepared by Penoyre & Prasad)
- Architectural Drawings (including existing, demolition and proposed plans, sections, roof plans and internal elevations) (prepared by Overbury)
- Planning Statement – (prepared by Deloitte).
- Heritage Statement (prepared by Alan Baxter Associates)
- Schedule of Works (prepared by Overbury)
- Acoustic Report (prepared by BuroHappold)
- Structural Statement (prepared by Train & Kemp LLP)

The planning application fee of £462.00 has been paid for online at the time of submission. I would be grateful if you could confirm once this application has been formally registered. In the meantime, if you have any questions in relation to the application, please contact my colleagues Ellie Bird (020 7007 3891 / ebird@deloitte.co.uk) or Alice Young-Lee (020 7303 4778 / alicesyounglee@deloitte.co.uk).

Yours sincerely



John Adams
Deloitte LLP