

# UCL Institute of Education, 20 Bedford Way

## Design & Access Statement

IOE Masterplan Phase 2A

Planning and Listed Building Consent Application 1

December 2019





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# 1

## Introduction

### Introduction

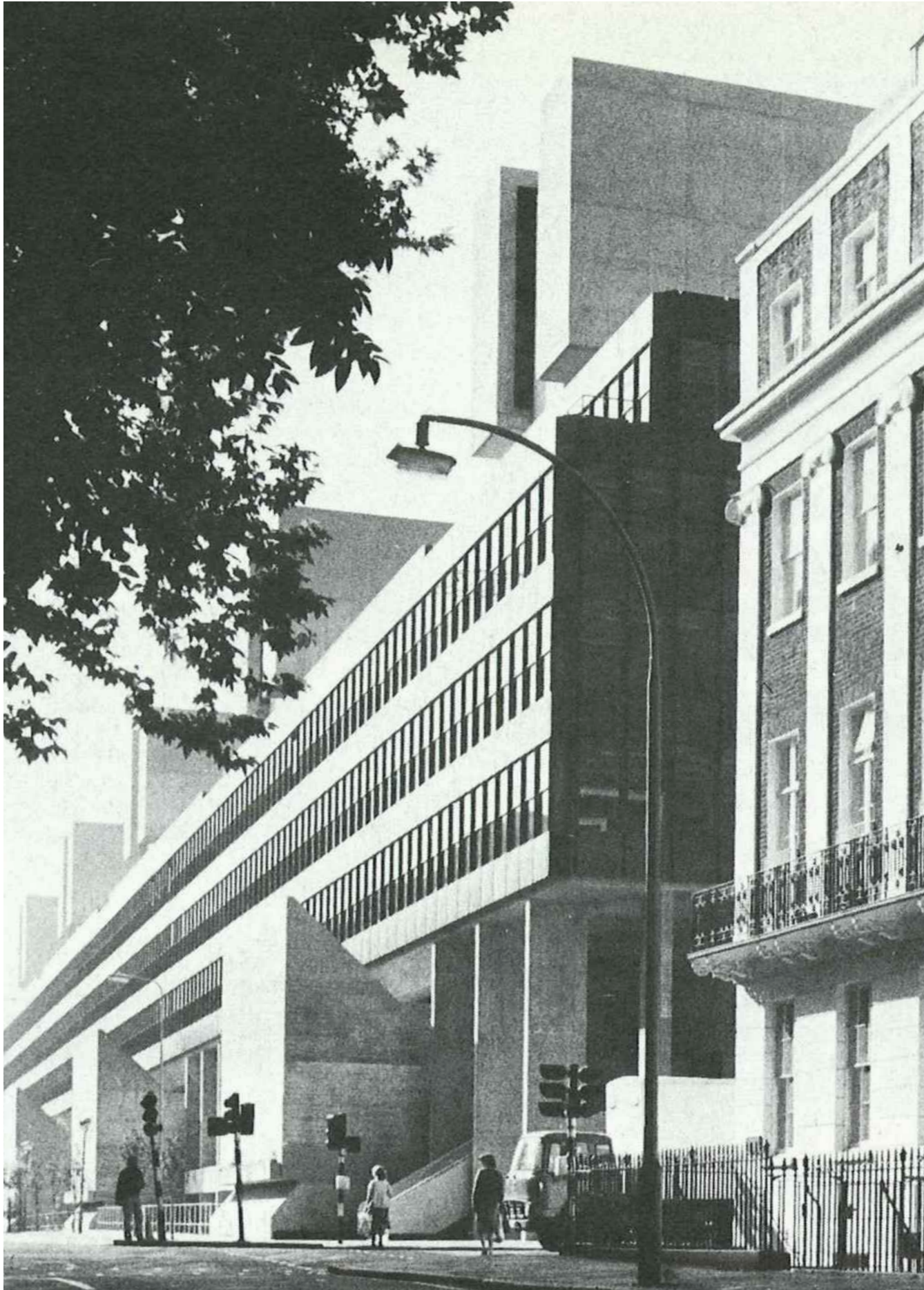
**20 Bedford Way was designed by Architect Sir Denys Lasdun and Partners, completed in 1977 and is a Grade II\* Listed building. It is located within the Bloomsbury Conservation Area, part of the London Borough of Camden. The building typifies Brutalist architecture, with a language of long expanses of concrete and bronze aluminum facade, stepped terraces and towers.**

**The building is considered a masterpiece of Lasdun's later work. It is our understanding that the main significance of the Listed Building status is derived from its' external appearance, with the bold expression of its' structure and function, distinctive massing and form and use and quality of materials. The 'Listed' description confirms the high quality of external finishing, as well as the flexibility of its interiors.**

**The building is part of a functioning university and, 42 years on, the majority of interiors have already been extensively altered, whilst externally the building remains a striking landmark with original fabric of the external elevations, circulation cores and structural elements retained. At this time however the infrastructure and building services are nearing the end of their serviceable life. In addition, the increasing demands on educational and welfare space, changes in patterns of use and poor thermal performance of the facade need to be addressed to ensure the building can provide an appropriate environment to reflect the world-leading status of the IOE faculty and of UCL and reach its full potential.**

**This Design and Access Statement has been prepared by Penoyre & Prasad and Architon on behalf of UCL as part of a Planning and Listed Building Application to the London Borough of Camden (LBC). This application relates to 'Phase 2A' works within Core Areas A, B and C at 20 Bedford Way only and describes the detailed proposals for those areas. It should be read in conjunction with the other supporting application documents as follows.**

## 01 Introduction

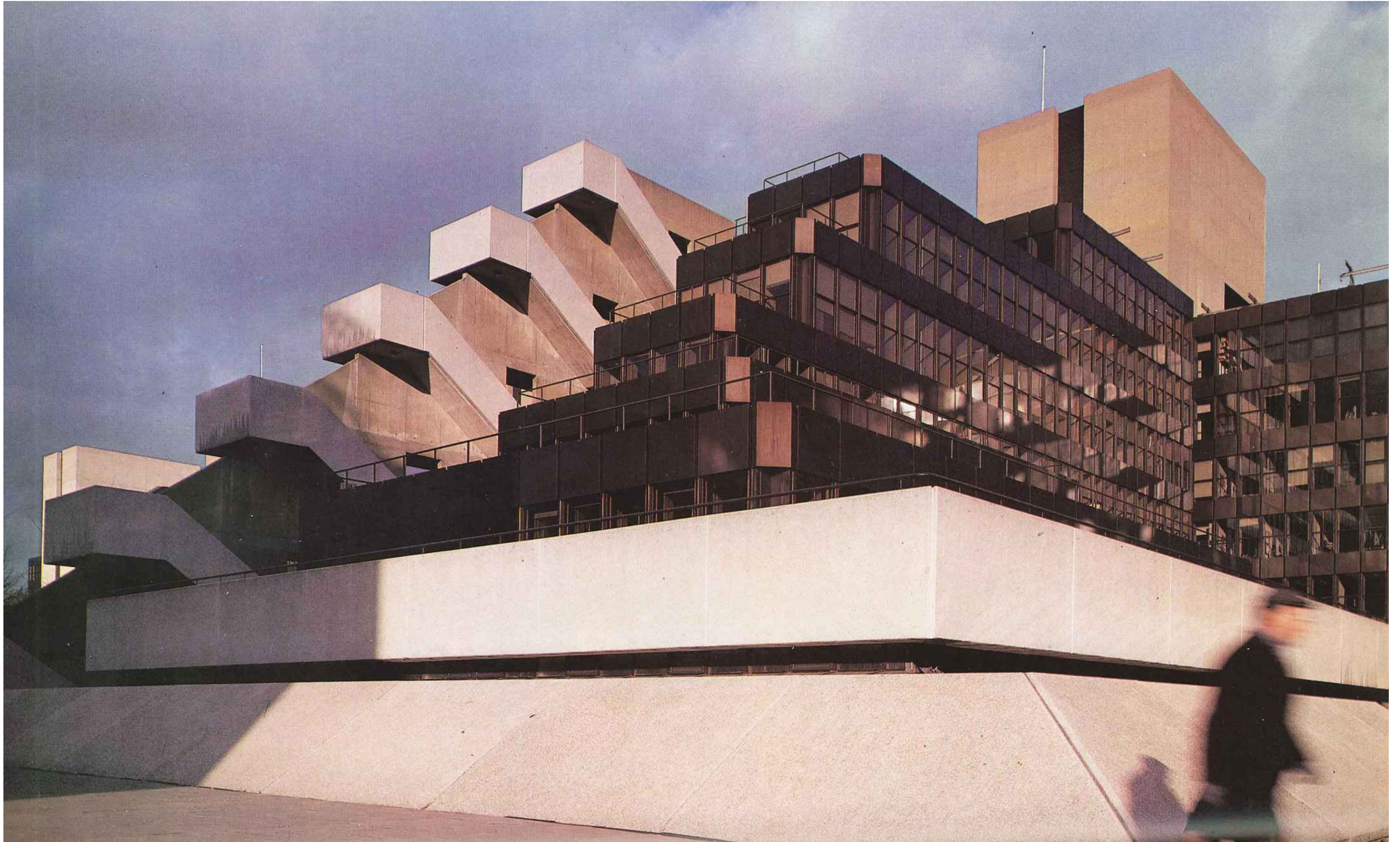


### Accompanying Information

The Design and Access Statement is to be read alongside the following documents:

- Application Drawings\_prepared by Architon
- Heritage Statement\_prepared by Alan Baxter
- Planning Statement\_prepared by Deloitte
- Structural Statement\_prepared by Train & Kemp
- Acoustic Statement\_prepared by Buro Happold
- Schedule of Works





Historical photograph of existing building



## 01 Introduction

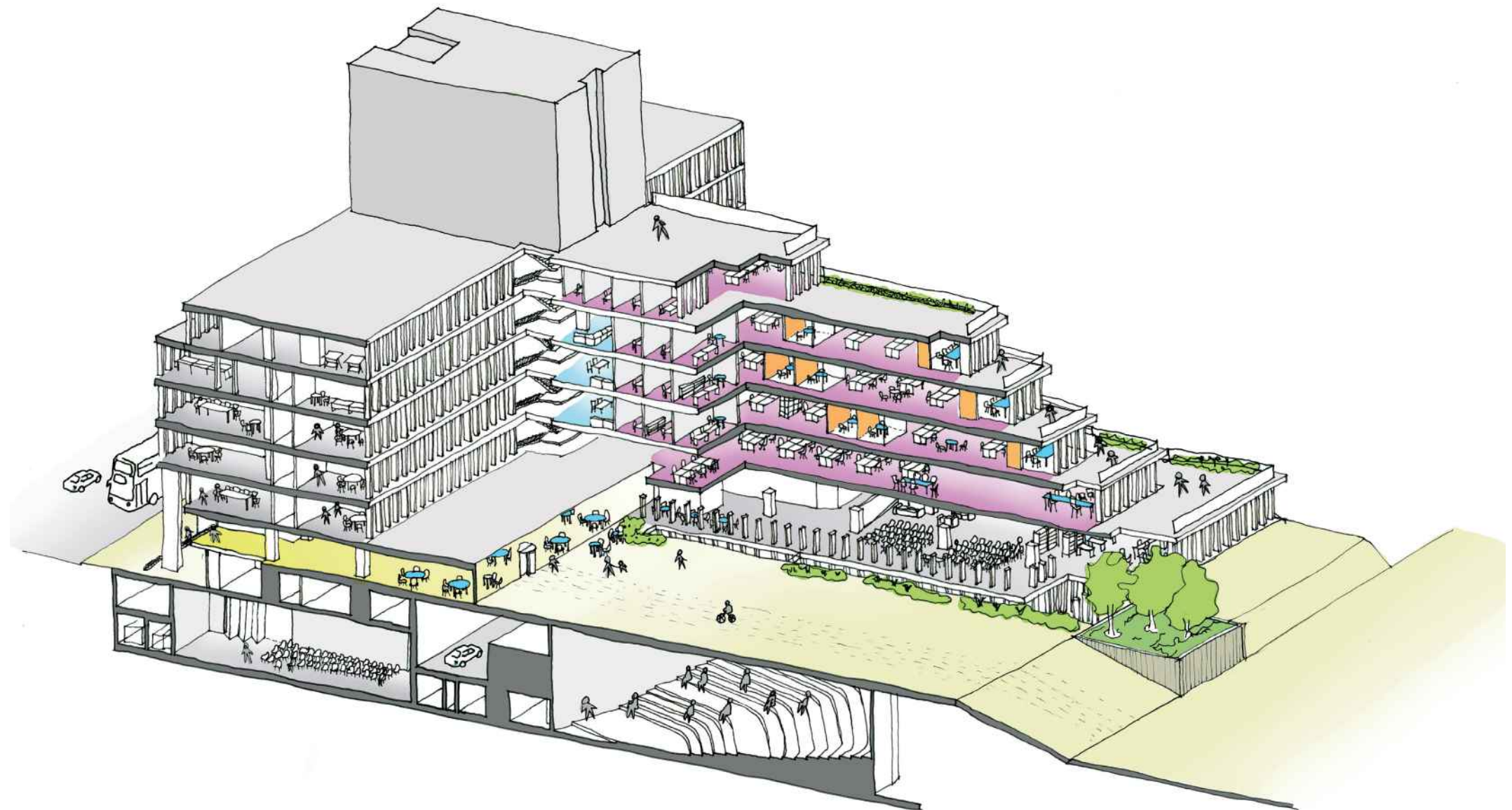
### Project Vision

University College London (UCL) occupies a number of architecturally significant buildings in and around Bloomsbury, with the Institute of Education (IOE) in 20 Bedford Way at the heart of the Campus. The condition of the existing accommodation at IOE 20 Bedford Way is poor, with inherent safety, maintenance and infrastructure problems. UCL has developed an aspirational masterplan which identifies a phased approach to bring IOE 20 Bedford Way up to modern standards that reflect the world leading status of UCL, while also delivering much needed teaching space.

In May 2019, Phase 1 of the Masterplan was successfully delivered. The Phase 1 works comprised of a full strip-out and refurbishment of the wing levels 3 to 5 and level 3 Zone C. The design intent for the Masterplan is to replicate the design principles established in Phase 1 in subsequent Phases of the aspirational masterplan.

Phase 2 of the masterplan will create improved teaching, learning and administration and public spaces for the University. The full extent of the Phase 2 works relate to levels 6 to 9 of the wing, level 3 and 4 entrances, levels 5 to 9 of Zone A and also upgrade works to Cores A, B and part of C. This report concerns the works within Core Areas A, B and C only and forms the first application for the Phase 2A works.

This application focuses on the infrastructure replacement, sanitary upgrade and enabling works which will enable the remainder of the Phase 2B works to be developed and subsequently undertaken. Upgrades to building services, infrastructure and critical fire safety systems will improve both safety and the environmental conditions of the building. Increased and improved sanitary facilities will benefit the building users, reducing waiting times and providing compliant accessible WCs to each level of the refurbished core.



Sketch showing proposed Phase 2 areas





# 2

## Site

- 2.1 Site Location
- 2.2 Planning Context

2.1 Site Location





## 2.1 Site Location

### Location

20 Bedford Way is located in the London Borough of Camden, within the Bloomsbury Conservation Area 'University of London/ British Museum'. 20 Bedford Way forms part of a much larger grade II\* listed building. The full Lasdun building (17-26 Bedford Way) takes up the length of the urban block, comprising of 5 cores, between Tavistock Square to the north and Russell Square to the south. The central three cores, 20 Bedford Way, are occupied by UCL Institute of Education. The northern core, 26 Bedford Way, is occupied by the University College of London Psychology and Language Sciences. The southern core, 17 Russell Square, is occupied by the Centre for Advanced Legal Studies, part of the University of London (UoL).



### Key:

- 1 20 Bedford Way, UCL Institute of Education
- 2 17 Russell Square, iCentre for Advanced Legal Studies, part of the University of London (UoL).
- 3 26 Bedford Way, University College of London Psychology and Language Sciences.







## 2.2 Planning Context

### The Development Plan

The National Planning Policy Framework (NPPF) (2012) is the overarching planning policy document for England. The NPPF sets out a presumption in favour of sustainable development, which is described as a “golden thread running through plan-making and decision-taking”. Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations and the NPPF explains that development that is sustainable should go ahead without delay.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The application will be assessed against London Borough of Camden’s Development Plan. The Development Plan comprises:

- The London Plan (2016, amended 2017)
- Camden Local Plan (2017)
- Camden Site Allocations Plan (2013)
- Camden Policy Map (2019)
- Euston Area Plan (2015)
- Fitzrovia Area Action Plan (2014)

The following documents are material considerations in the assessment of the Phase 2A proposals:

- Bloomsbury Conservation Area Appraisal and Management Strategy (2011)
- Camden Planning Guidance 1: Design (2015, updated 2018), 3: Sustainability (2015, updated 2018)
- Draft New London Plan (2017).

### Policy Designations

The following policy designations apply to the application site:

- Central London Area
- Bloomsbury Conservation Area (Sub-area 3: London University/British Library)
- Central Activities Zone (London Plan)
- Designated View 5A.2 Greenwich Park Wolfe statue to Tower Bridge - Right Lateral Assessment Area.

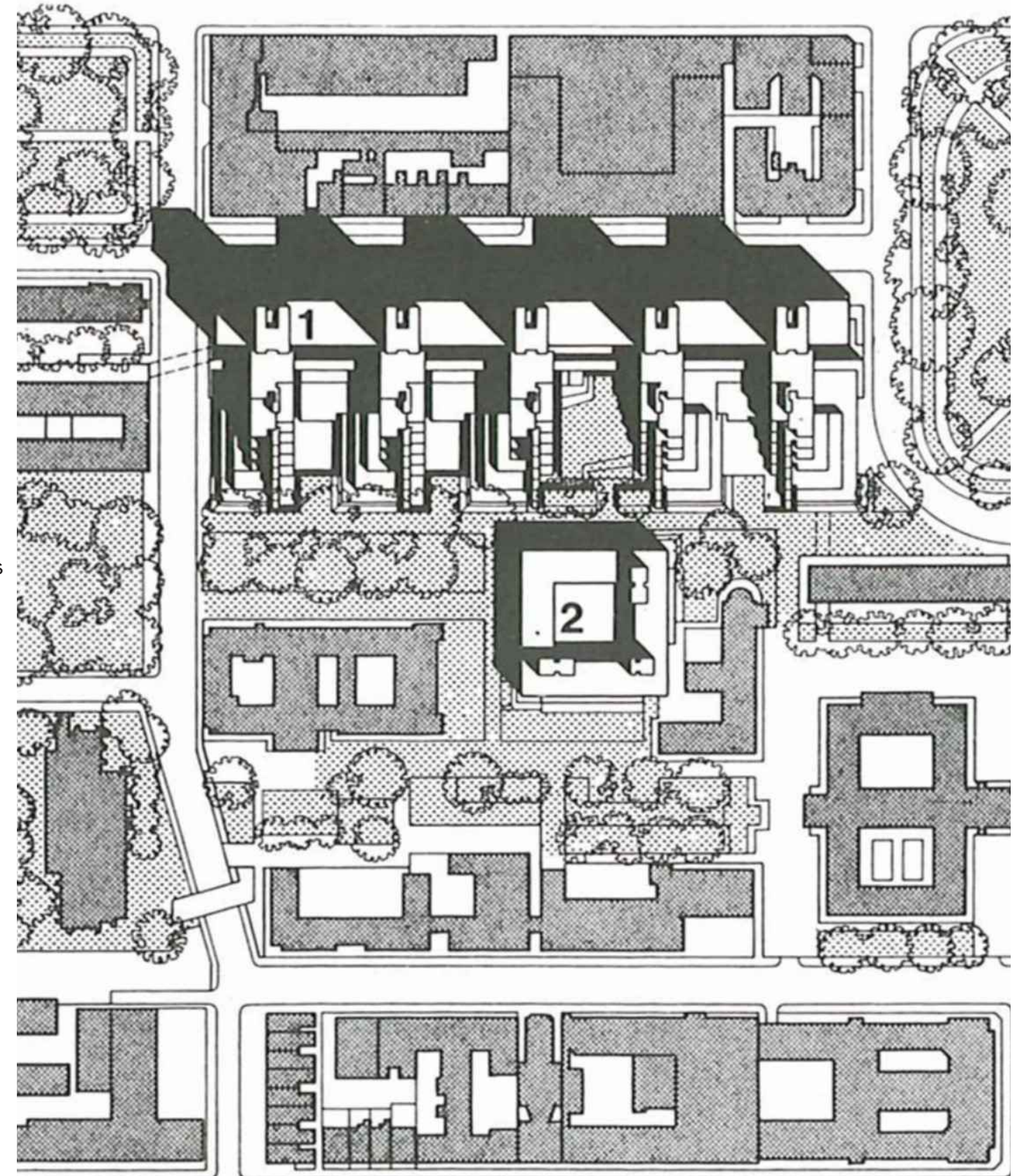
### Key Planning Considerations

The following key planning considerations are of relevance to the site and the Phase 2A proposals. These are fully assessed within the planning statement prepared by Deloitte, which has been submitted in support of this application and should be read in conjunction with this Design and Access Statement.

- Land Use and principle of development
- Design and Heritage
- Noise

### Pre-application Discussions

The proposals have been subject to ongoing pre-application discussions with the planning and conservation officers at LB Camden. Please refer to the planning statement which includes further detail on these discussions. In summary, the officers are supportive of the principle of the proposals and the ongoing implementation of the UCL Masterplan for the refurbishment of the building.

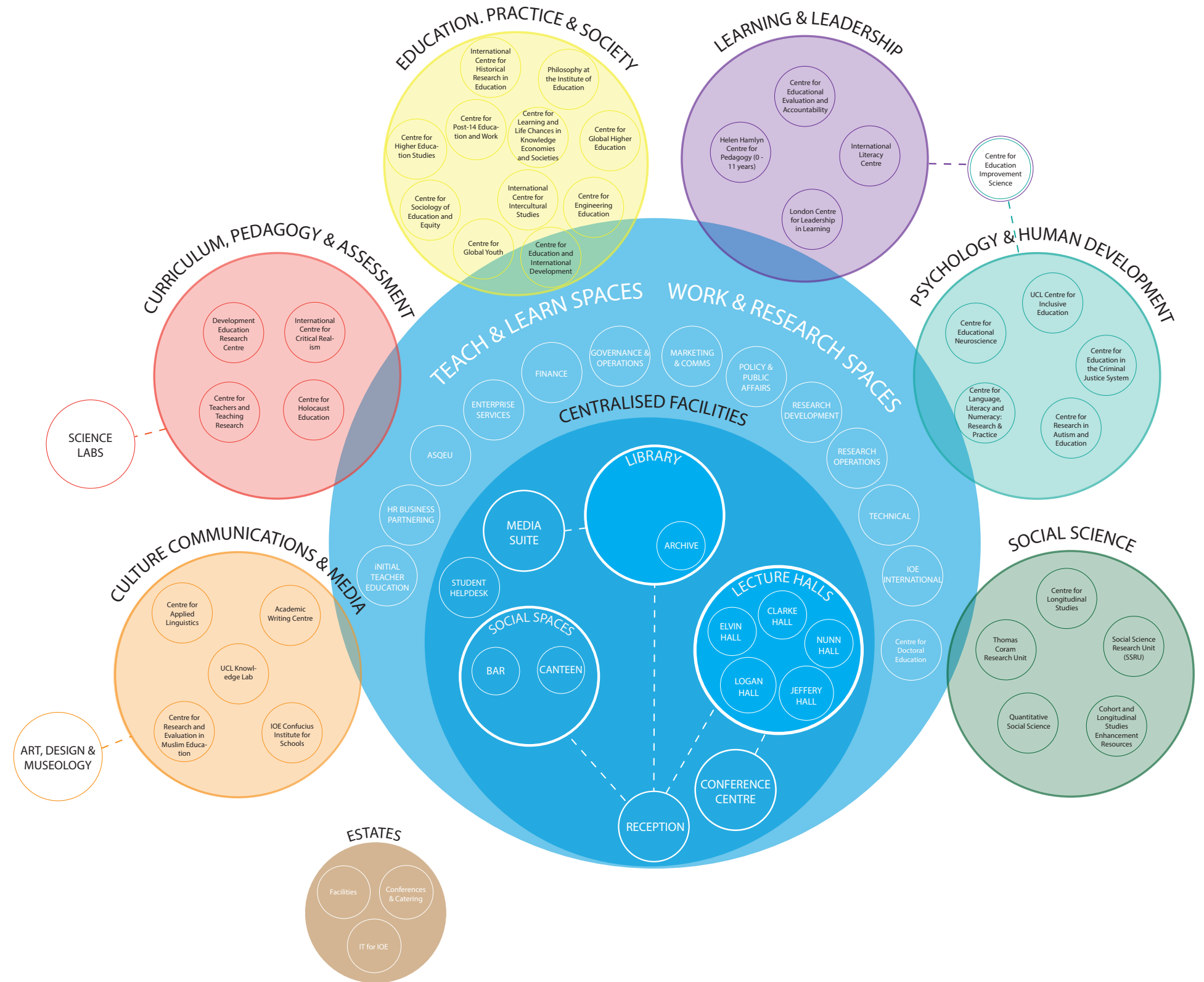






# 3

## Consultation Process



**IOE Organisation Diagram**

UCL IOE is a high achieving, world renowned education and social science faculty. As an organisation it is ambitious, with a clear roadmap to a strong future. With research at the heart of all its activities UCL IOE's requirement from its estate is the provision of high quality, adaptable and comfortable spaces that support research, teaching/learning and supporting activities as well as spaces that express the identity of the organisation and its community.



### 3 Consultation Process

#### Client and End User Consultation

Throughout the development of the Phase 2 proposals, the design team has engaged with UCL Estates Key Stakeholders, IOE Stakeholders and with Planning Design and Conservation Officers at London Borough of Camden.

Penoyre & Prasad have carried out individual briefing meetings, meetings and workshops with the Project Team, Design Team and Stakeholders to develop the design brief and design proposals. We are planning to have further engagement meetings and consultations in the coming design workstages, as the architecture of the Phase 2 proposals evolve.

The team have worked to ensure that the proposals enhance and improve the important historic asset and secure the heritage assets use as a university. This application forms the first application for the Phase 2 works and focuses on the vital infrastructure replacement which will enable the remainder of the works to be undertaken.

#### Pre-Application Discussions

The proposals have been subject to ongoing pre-application discussions with the planning and conservation officers at LB Camden. Please refer to the planning statement which includes further detail on these discussions. In summary, the officers are supportive of the principle of the proposals and the ongoing implementation of the UCL Masterplan for the refurbishment of the building.

#### Building Control

The design has been developed in accordance with the principles of current relevant guidance. The design team have undertaken three meetings with LBH Building control officer and will continue regular meetings during detail design stage.

#### BREEAM

Buro Happold have carried out a BREEAM pre-assessment on the proposed development.

The development aims to achieve a minimum rating of 'Excellent' under the BREEAM Bespoke 2014 Criteria.





# 4

## Development Proposals

**4.1 Design Overview**

**4.2 Phase 1**

**4.3 Design Proposals**

## 4.1 Design Overview

### Key Design Strategies

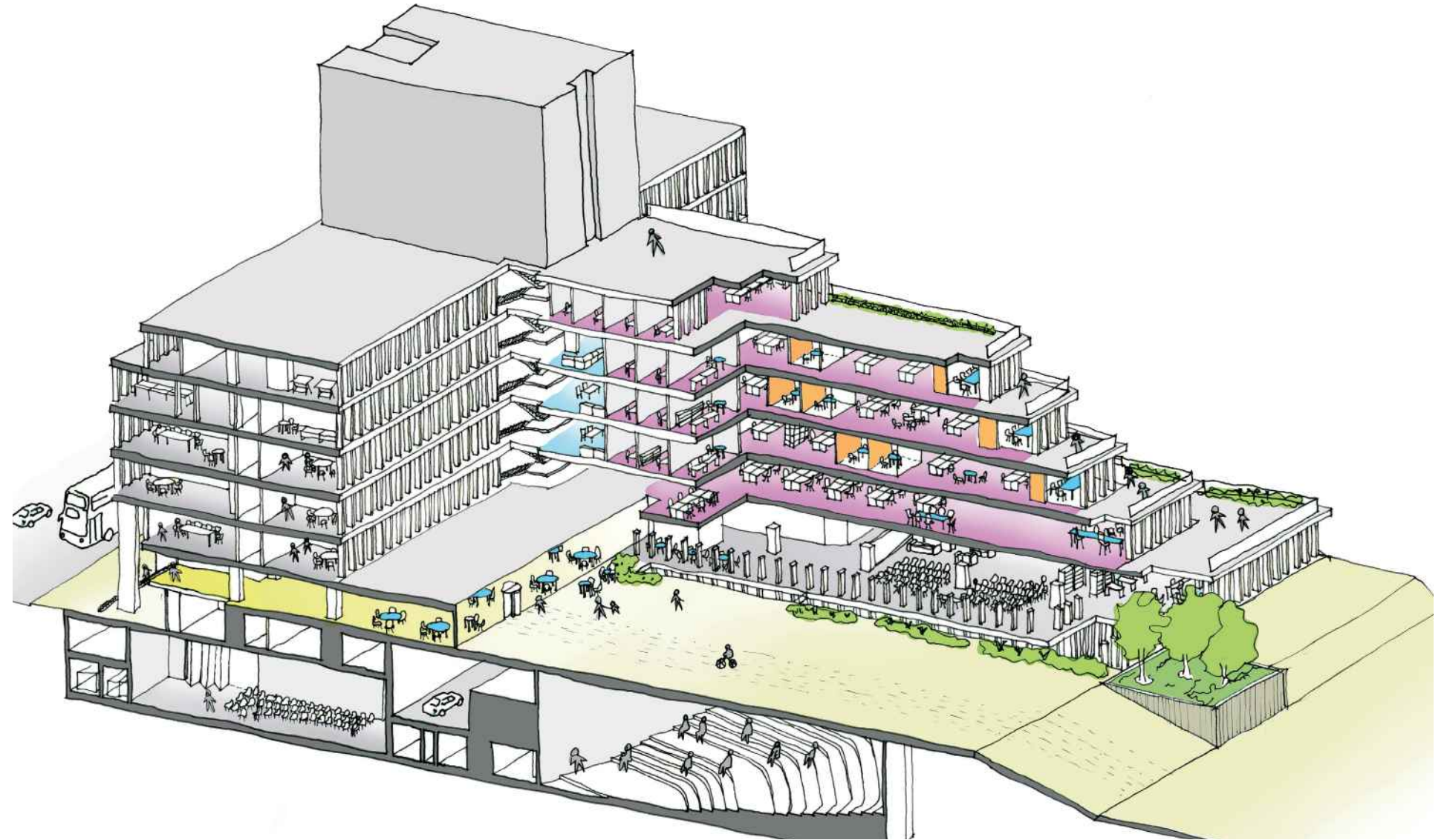
The following key design strategies have been developed for the Phase 2 proposals:

- Building infrastructure upgraded to provide a comfortable environment to refurbished areas, allowing for future upgrades
- remediation of asbestos in the proposed works areas
- Upgraded and increased sanitary facilities, all upgraded and refitted to contemporary standards
- replanning of existing layouts to improve efficiency of space and provide quality workspace that supports the changing needs and range of activities undertaken by UCL IOE staff
- creating shared social and common space to support a research culture
- Improved safety and security
- Showcase UCL IOE as a leading education institution and create a sense of community
- Improve wayfinding and accessibility for building users and visitors

### Application 1 Overview

This application focuses on the infrastructure replacement, sanitary upgrade and enabling works which will enable the remainder of the Phase 2 works to be developed and subsequently undertaken.

With the majority of works proposed as part of this first application concerning the forming of openings associated with the upgrade and installation of building services, the scope for architectural design is limited to the re-decoration of a few areas as well as some minor works re-providing slabs and floors in the core areas.





4.2 Phase 1

Phase 1 References

The precedent for the design of each of these spaces was established during the Phase 1 works and the general ‘Listed Building’ scope of works and quality standards agreed at that time will be employed again in all relevant areas this application. This is outlined further in the following sections and within the typical detail sheets included within the application documents.



Typical Sanitary Facilities to Phase 1, Level 4



Interface with existing concrete to Phase 1, Level 3



Typical details of laminate fins and exposed concrete soffits and acoustic rafts in Phase 1, Level 3



Typical teaching space to Phase 1, Level 3



Breakout space - exposed soffits and acoustic rafts - new secondary glazing to existing facade to Phase 1, Level 4



## 4.3 Design Proposals

### Sanitary Accommodation

Existing sanitary spaces are poor, badly planned and lacking in flexibility with regard to latest 'inclusive' sanitary provisions. They will therefore be completely stripped-out back to main structure and where detailed, further non-structural demolition into adjacent areas will be undertaken to provide increased and improved accommodation in accordance with current standards.

Unisex cubicles, each with toilet, basin, hand-dryer, etc. will be provided in all locations, moving away from separate gender accommodation, in line with Phase 1 areas. Alterations will also include the provision of fully accessible WCs to each floor plate and core, creating inclusive and accessible facilities throughout Phase 2A areas.

Cubicles will be separated by full height acoustic partitions, lined internally with white and oak hygienic panels. Oak doors and pilasters (to match internal paneling) will provide the 'face' to all cubicles. Sanitary appliances will be white porcelain with stainless steel fittings. All door furniture will also be stainless steel. Floors will be finished in a 'concrete' effect slip-resistant vinyl sheet. Generally solid plasterboard soffit-type ceilings will be used to conceal services with access provided through a central run of removable linear metal panels.



Existing sanitary facilities



Typical Sanitary Facilities to Phase 1

### Façade Treatment

Secondary glazing with new blinds and a laminate-faced low-level boxing with new radiators will be installed in front of existing external glazing to all teaching and office areas to enhance the thermal and acoustic performance of the rooms. Again this installation will be as previous Phase 1 designs and approved installation principles.

In areas where new cubicles are being formed, existing glazing will be lined with new opaque film (to approved sample) and, where appropriate, may be internally enclosed by a new thermal independent wall lining system.



Existing windows



Typical Secondary Glazing



## 4.3 Design Proposals

### Core and Lobby Areas

All doorsets into core areas will be replaced with new laminate-faced and oak-lipped fire doorsets as Phase 1 standard of finish and design. These doorsets will form part of the improved Fire Strategy requirements for the building and also comply with the requirements of Part M for accessibility.

Floor finishes will be replaced with new carpet. A plasterboard suspended ceiling will be used to conceal the congested building services zone in these areas with access provided through a central run of removable, linear metal panels and/or access panels. Heights will be similar to existing in order that new fixing to the concrete walls are kept to a minimum.

### Main Riser opening to Core A, B & C

In order to provide both people and services access to the main riser, within each core, new openings to the riser walls are vital. In general the scheme has allowed for 3 opening types:

Open type 1 - Opening for riser doors - are required to provide access to services in risers. This is also required from a Health & Safety perspective to provide emergency evacuation in the event of an emergency. Where possible this openings have been placed at the rear of the riser.

Open type 2 - Openings H/L above ceiling line - Ductwork will come out of the risers in the core into corridors and branch off to serve teaching areas/ office spaces.

Open type 3 - (Only to core C) - Openings to core side sit below ceiling line to avoid new duct work connecting to the fan coil units to clash with existing beams.

### Cores B and C - Teaching Accommodation Doorsets (generally)

Existing spaces will be stripped-out back to main structures to create a single, large, flexible, open space. Existing walls will be lined internally with new plasterboard faced insulation to achieve Part L2 U-value requirements for thermal improvement in line with BREEAM Excellent aspirations and UCL Sustainability guidance.

New carpet finishes with timber skirtings will be provided. Existing concrete soffits will be made good and generally left exposed and, where applicable and previously agreed, decorated. Areas of concrete will be left 'bare' as also previously agreed. Services installation will be 'exposed' but, to improve acoustic performance of these areas, new acoustic rafts with integrated lights, detectors, etc. will be set-out within the spaces.

In Cores B and C at level 5, works proposed look to replace the existing mezzanine floors with new slabs, accessible from level 5. This will involve:

- Removal of existing mezzanine floors at Level 5 (as well as the spiral stair access onto).
- Formation of new slab floor.
- Formation of new openings through the existing concrete wall at level 5 into the main lobby area and installation of new doorsets.

In Core C at level 3, works proposed look to replace the existing metal grillage and create new teaching space, accessible from level 3. This will involve:

- Removal of existing metal grillage
- Local removal of existing slab and steps in adjacent lobby area
- Removal and reinstallation of existing steelwork, at lower level (to suit / to be confirmed)
- Formation of new slab to lobby area, to line with Level 3

Door leafs to be faced with graphite colour laminate and have oak lippings. Door frames to be oak. All door furniture to be stainless steel. Vision panels / ironmongery to doors to be installed to suit door type / application.



Existing doorsets



Phase 1 Doorsets





# 5

## Access and Movement



## 5 Access and Movement

### Inclusive Design

The Phase 2 proposals have been designed to be inclusive and accessible throughout and for people with varying needs in accordance with Approved Documents B, K and M and BS8300:2009

With the assistance of the UCL IOE's Access and Inclusion Manager, the project team are taking into consideration the broad range of needs that a truly accessible place can support including but not limited to: mobility, visual and hearing impairments, selfcare, sanitary provision, mental health, communication, learning support, gender and identity requirements.

The proposed works and facilities will complement and meet the needs of the existing community while at the same time serving a new cohesive community in the future.

### Circulation

Lift lobbies which connect circulation routes, staircases and sanitary spaces will be retained. New internal doors will be sized to accord with AD M and will have suitable vision panels and door furniture. Corridors will be at least 1500 wide and are designed to comply with AD M.

### Sanitary Facilities

Sanitary facilities will be designed in detail to be in accordance with AD M and BS 8300. Toilets are located in standard accommodation clusters adjacent to the building Cores A and B. Each cluster will provide a cubicle that is suitable for someone with an ambulant disability and standard fixtures and fittings, such as handles and taps, will be specified to be accessible in accordance with BS 8300:2009 and AD M. 1no fully accessible toilet will be located to each core and will be designed to meet the requirements of people with a variety of impairments. Manoeuvring space within toilet clusters will meet the requirements, enabling access to any within facilities.

### Internal finishes, fixtures and fittings

Internal finishes will be in line with Phase 1 areas and consider visual contrast, lighting and materials for features such as walls, ceilings and floors. Fixtures and fittings, including ironmongery and controls will visually contrast with their surrounds, be usable by people with limited dexterity and reachable by those who are seated or standing.