

27 March 2020

Planning and Regeneration  
2<sup>nd</sup> 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-08621220)**

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

***"Refurbishment and reconfiguration of selected areas of the Institute of Education, 20 Bedford Way, comprising: refurbishment works to the Level 1 plantroom; reconfiguration and refurbishment of Levels 5-9 in the nib and wing connected to Core A, and the Lawton Room at Level 6 adjoining Wing A; repairs and installation of insulation to the external terraces connected to these areas; installation of secondary glazing to these areas; creation of a new plant room at Level 8 Wing A and installation of new louvres to serve this plant room; refurbishment and repairs to the lobby roof on level 4 and the roof at Level 10; installation of new external gate at Level 5 of Wing A; 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 selected areas of the building.

The scope of our Services does not include any consideration of the likely impact of Coronavirus (COVID-19) on the project or transaction to which our Services relate (including but not limited to any impact on valuation, planning, construction, maintenance, or costs). We recommend that if you have not done so already, you should consider the increasingly broad effects of COVID-19 and its negative impact on the UK and global economy and major financial markets.

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## 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 masterplan 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 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, implementing measures to improve the thermal efficiency and energy performance of the building whilst also reinvigorating the architectural significance of the building.

UCL has now progressed the masterplan to Phase 2, which is divided into three sub-phases:

- 2A. The application for Phase 2A (ref. 2019/6410/L and 2019/6386/P) was approved on 2 March 2020. It comprised enabling works and works to the cores.
- 2B. This application is for **Phase 2B** and relates to the refurbishment of specific areas of the floorplate to deliver new teaching and learning spaces, as well as offices for academic staff.
- 2C. Phase 2C is anticipated to follow later in the year and will relate to the entrances and lobby at Level 3 and 4.

## Application Content

This planning and listed building consent application has been submitted online via the planning portal (PP-08587590) and is supported by the following documents:

- Application Form, certificates and notices – (prepared by Deloitte, dated 27 March 2020)
- Site Location and Site Plan – (prepared by Overbury, dated March 2020)
- Design and Access Statement – (prepared by Penoyre & Prasad, dated March 2020)
- Architectural Drawings (including existing, demolition and proposed plans, sections, roof plans, internal and external elevations, and detailed drawings) (prepared by Overbury, dated March 2020)
- Drawings Register (prepared by Architon, dated 25 March 2020)
- Planning Statement – (prepared by Deloitte, dated March 2020)
- Heritage Statement (prepared by Alan Baxter Associates, dated March 2020)
- Scope of Works (prepared by Overbury, dated 25 March 2020)
- Acoustic Report (prepared by BuroHappold, dated 25 March 2020)
- Structural Statement (prepared by Train & Kemp LLP, dated 24 March 2020)
- Sustainability Statement (prepared by BuroHappold Engineering, dated 26 March 2020)

The planning application fee of £234.00 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](mailto:ebird@deloitte.co.uk)) or Alice Young-Lee (020 7303 4778 / [alicesyounglee@deloitte.co.uk](mailto:alicesyounglee@deloitte.co.uk)).

Yours sincerely



**Mark Underwood**  
Deloitte LLP