

**UCL Institute of Education, 20 Bedford Way**  
**Design & Access Statement**  
**IOE Masterplan Phase 2**  
**Planning and Listed Building Consent Application 2B**  
March 2020





## **Contents**

**1 Introduction**

**2 Site**

**3 Consultation Process**

**4 Development Proposals**

**5 Access and Movement**



# 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 LLP 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 2' works which includes the Levels 6-9 Wing, levels 5-9 Nibs connected to Core A and level 10 roof 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.**



### Accompanying Information

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

- Application Drawings\_prepared by Architon LLP
- Schedule of Works\_prepared by Architon LLP
- Heritage Statement\_prepared by Alan Baxter
- Acoustic Statement\_prepared by Buro Happold
- Sustainability Statement\_prepared by Buro Happold
- Planning Statement\_prepared by Deloitte
- Building Services Design Statement\_prepared by Long and Partners
- Structural Statement\_prepared by Train & Kemp



Historical photograph of existing building