



Photograph from Bedford Way

# 2

## Site

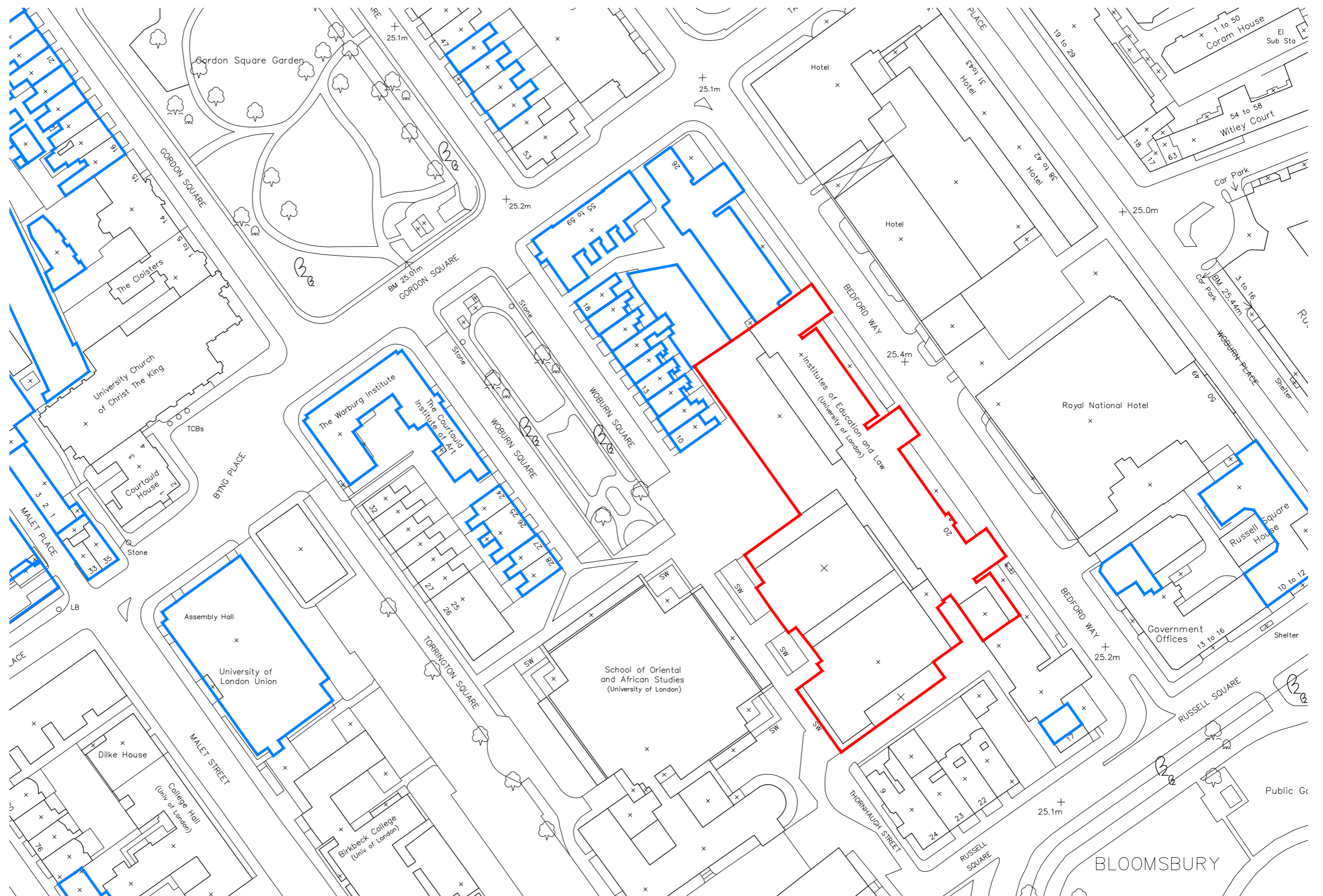
**2.1 Site Location**

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**2.3 20 Bedford Way Existing**

**2.4 Opportunities for Change**

## 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

### Planning context

The site has an extensive planning history including various applications for minor internal alterations. A phased masterplan is being rolled out for the refurbishment of 20 Bedford Way.

To date, Phase 1 of the application has been granted planning and listed building consent. The proposals for Phase 2, Application 2A were approved on 2 March 2020. These have allowed the enabling works for the remaining elements of Phase 2 to come forward. This application is for Phase 2 Application 2B of the works.

### The Development Plan

The National Planning Policy Framework (NPPF) (2019) is the overarching planning policy document for England. The NPPF sets out a presumption in favour of sustainable development, which is described as being “at the heart of the framework”. 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 2B proposals:

- Bloomsbury Conservation Area Appraisal and Management Strategy (2011)
- Camden Draft Site Allocations Document

(2019)

- Camden Planning Guidance: Design (2019)
- Draft New London Plan (2019), which is due to be adopted after the Mayoral election.

### 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 2B 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;
- Sustainability; and,
- Noise.

### Pre-application Discussions

The proposals have been subject to ongoing pre-application discussions with the planning and conservation officers at LB Camden as well as Historic England and the Twentieth Century Society. 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.

