

## **DESIGN & ACCESS STATEMENT**

### **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, 44 years on, the majority of interiors have already been extensively altered, whilst externally the building remains a striking landmark with the 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 Architon on behalf of UCL to accompany this application for Listed Building Consent and Planning Permission. This application relates to minor builders works in connection with service installations serving a new Communications Room at level 3 Zone B, (detailed in a separate application). Specifically, the works pertain to the installation of three condensers (externally) and two new penetrations through the existing wall at levels 2-3, on the Service Road.

The application should be read in conjunction with the other supporting application documents as follows.

### **Accompanying Information**

This report should be read in conjunction with the following accompanying information:

- Application Drawings – prepared by Architon
- Covering letter – prepared by Deloitte
- Acoustic Report – prepared by Buro Happold

## **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 minor builders works in connection with service installations serving a new Communications Room at level 3 Zone B, (detailed in a separate application).

## **Context**

### **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).

Refer to drawing 3147-P4-2001 Location Plan

## **20 Bedford Way Challenges and Opportunities**

### **Challenges**

The building is part of a functioning university and as a result, the majority of interiors have been extensively altered over time to suit the changing needs of the institution. The condition of the existing interior is generally poor, with inadequate lighting, ventilation and acoustic performance. This proposals addresses the specific need to provide ventilation and cooling for new Communications Room equipment in Level 3 Zone B.

Separate applications have been prepared to address the following challenges:

- Infrastructure and services nearing the end of their serviceable life
- Existing comfort levels are compromised due to old building services, requiring phased infrastructure replacement
- Inadequate sanitary facilities to support the growing number of building users
- Underutilized and inefficient use of space.
- Spatial organization that has developed through addressing immediate need rather than a strategic overview.
- Poor accessibility and wayfinding to and within the building for staff, students and visitors.
- Poor acoustic performance, both within the building and the envelope.
- Existing comfort levels are compromised due to thermal inefficiency of the existing building fabric.
- Safety and security measures are not appropriate for the building use and hours of operation.

### **Opportunities**

The inherent flexibility of the building offers a number of opportunities to support the continued use of the building as a part of UCL teaching and administration accommodation. This application supports separate application to relocate Communications Room equipment.

Separate applications have been prepared to provide the following opportunities:

- Upgrade engineering infrastructure enabling improved environmental conditions to refurbished areas, allowing for future upgrades and improved environmental comfort as part of the aspirational masterplan.
- Creating new risers to support infrastructure upgrades, allowing the building to remain functional during works.
- Remediation of asbestos in the proposed works areas.
- Additional sanitary facilities, including accessible facilities, all upgraded and refitted to modern standards improving building users experience.
- Re-planning existing layouts to improve efficiency of space, allow for growth of staff and students numbers, unlocking space to create new much needed teaching space.
- High quality workplace for UCL IOE Staff, with additional shared social, meeting and resource spaces to improve welfare.

- Redefine the main entrance and arrival from Bedford Way to showcase UCL IOE as a leading education institution.
- Improve wayfinding and accessibility for building users and visitors.
- Improve safety and security through re-planning of the building entrances and secure lines within the building.
- Improve performance of the building fabric and comfort of the building users and reduce carbon footprint.

## **Consultation**

### **Stakeholder 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.

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 is the Fourth application for the Phase 2 works and focuses on minor builders work in connection with the installation of services to support Communications Room equipment.

## **Design**

The majority of the works proposed for Phase 2 of the UCL masterplan have been detailed within three preceding applications.

The works proposed as part of this application are in relation to minor builders works in connection with service installations serving a new Communications Room at Level 3 Zone B.

### **Demolitions**

Two 100mm diameter penetrations to be formed through external wall, at level 3, into Comms Room. Precise location of the penetrations are to suit Comms Room layout and equipment specification / requirements.

### **Proposed Condenser Installations**

Three new condensers are to be installed onto the external wall at levels 2-3, adjacent the service road. These are to be sat on new brackets / platforms which are to be affixed to the existing wall.

The condensers will connect to the Communications Room equipment via new pipework that is to utilise / run along an existing cable tray in this area, before entering through newly formed penetrations into Comms Room.