

21 December 2021

Planning and Regeneration
2nd Floor,
5 Pancras Square
c/o Town Hall
Judd Street
London
WC1H 9JE

Dear Antonia,

Institute of Education, 20 Bedford Way, WC1H 0AL
Application for Planning and Listed Building Consent (PP-09339127)

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 and minor extension to the main entrance of the Institute of Education, 20 Bedford Way, comprising: a new extended entrance at Bedford Way, a reconfigured entrance at Thornhaugh Mews; insertion of a new platform lift at Level 3 and a platform lift serving Level 3 and 4; refurbishment of the foyers at Levels 1, 3 and 4 including the installation of fixed furniture and security gates; replacement of the doors to the IALS building at Levels 4-9; and other 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 relate mostly to Level 3 and 4 internally, and the entrances on Bedford Way and Woburn Square, with some other minor works elsewhere in Phase 2 areas.

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 enhancing 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. The application for Phase 2B (ref. 2020/1567/L and 2020/1520/P) was approved on 15 June 2020. It 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. This application is for **Phase 2C** and relates mainly to the entrances at Bedford Way and Thornhaugh Mews as well as the foyer at Level 3 and 4.

Application Content

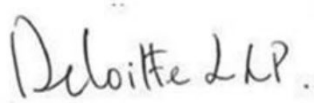
This planning and listed building consent application has been submitted online via the planning portal (PP-09339127) and is supported by the following documents:

- Application Form, certificates and notices – (prepared by Deloitte, dated 21 December 2021);
- Site Location Plan – (prepared by Architon LLP, dated December 2020)
- Design and Access Statement – (prepared by Penoyre & Prasad, dated December 2021);
- Architectural Drawings (including drawing register, existing, demolition and proposed plans, sections, roof plans and external and internal elevations, architectural details drawings and reflected ceiling plans) – (prepared by Architon LLP dated February 2021 and December 2021);
- Fire Alarm Drawings – (prepared by FISK, dated March 2020);
- IALS Door Drawings – (prepared by Architon LLP, dated January 2021);
- M&E Drawings (including Electrical, Mechanical and Public Health drawings) – (prepared by Long and Partners, various dates)
- Planning Statement – (prepared by Deloitte, dated December 2021);
- Heritage Statement – (prepared by Alan Baxter Associates, dated December 2021);
- Structural Report (including drawing ref. 20094/GA/001)– (prepared by TAK Structures Ltd, dated 16 December 2021);
- Schedule of Works – (prepared by Overbury, dated 16 April 2021);

- Thermal Comfort Report – (prepared by Long and Partners, dated 20 December 2021)
- Sustainability Report – (prepared by Buro Happold, dated 15 January 2021); and,
- CIL Form – (prepared by Deloitte, dated 21 December 2021).

The planning application fee of £462.00 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) or Alice Young-Lee (020 7303 4778 / alicesyounglee@deloitte.co.uk).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP