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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 aluminium 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.

Summary

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 within Levels 3 and 4 Zone B at 20 Bedford Way and building-wide fire alarm works only and describes the detailed proposals for those areas. It should be read in conjunction with the other supporting application documents as follows.

01 Introduction

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

- Schedule of Works prepared by Archifon LLP
 Heritage Statement prepared by Alan Baxter
 Sustainability Statement prepared by Buro Happold
 Planning Statement prepared by Deloitte
 Building Services Design Statement prepared by Long and Partners
 Structural Statement prepared by TAK Structures

Historical photograph of Bedford Way elevation



Historical photograph of existing building