

2.4 Opportunities for Change

Entrance Foyer, Level 3 & 4

Accessibility

The building entrance to Bedford Way is not fully accessible nor inclusive. To access level 4, wheelchair users use the ramp and entrance to the far side of the main entrance.

The existing entrance from Thornhaugh Mews is through a revolving door and pass door. While accessible, this entrance is not inclusive as wheelchair users have to use the side door.

A Confusing Entrance

While the addition of the external stairs was intended to rebalance the arrival to level 4, the entrance from Bedford Way is confusing, with no single clear arrival, making way finding and navigation difficult.

Architectural Experience

The once grand arrival sequence through the atrium staircase has been lost through the addition of the stair, and the original central circulation core, one of the most important architectural spaces in the building, is side-lined.

Within the entrance foyer, modern finishes obscure the original fabric and detract from the architectural significance of the atrium, its grand staircases and columns.

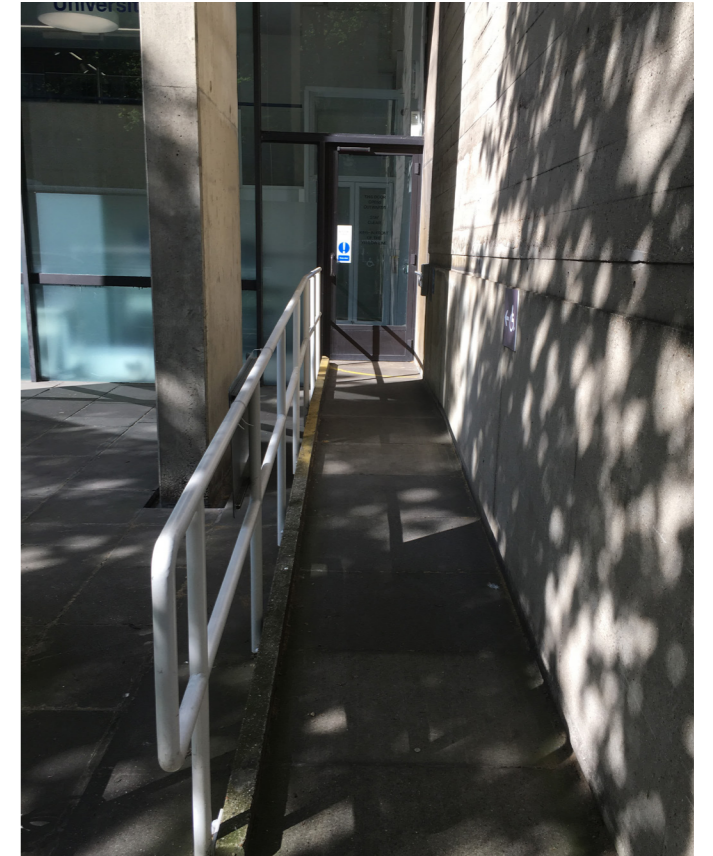
Security

Pedestrians use the building as a internal route to travel between Bedford Way and Thornhaugh Mews, which results in a privacy and security issue for UCL IOE. The existing entrances are difficult to manage and monitor, making the building, and it's user vulnerable to unwanted intruders.

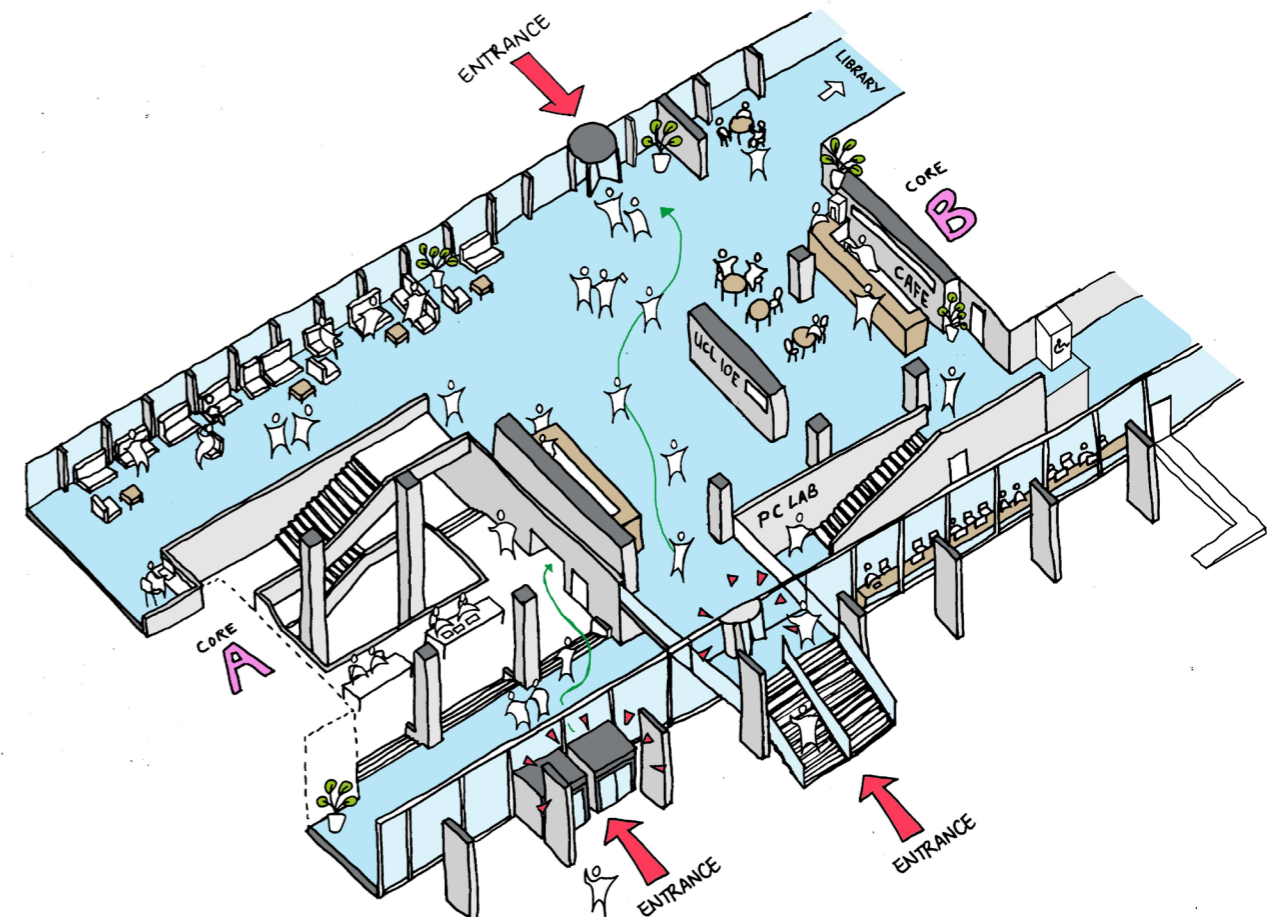
Photograph - Existing entrance to Bedford Way



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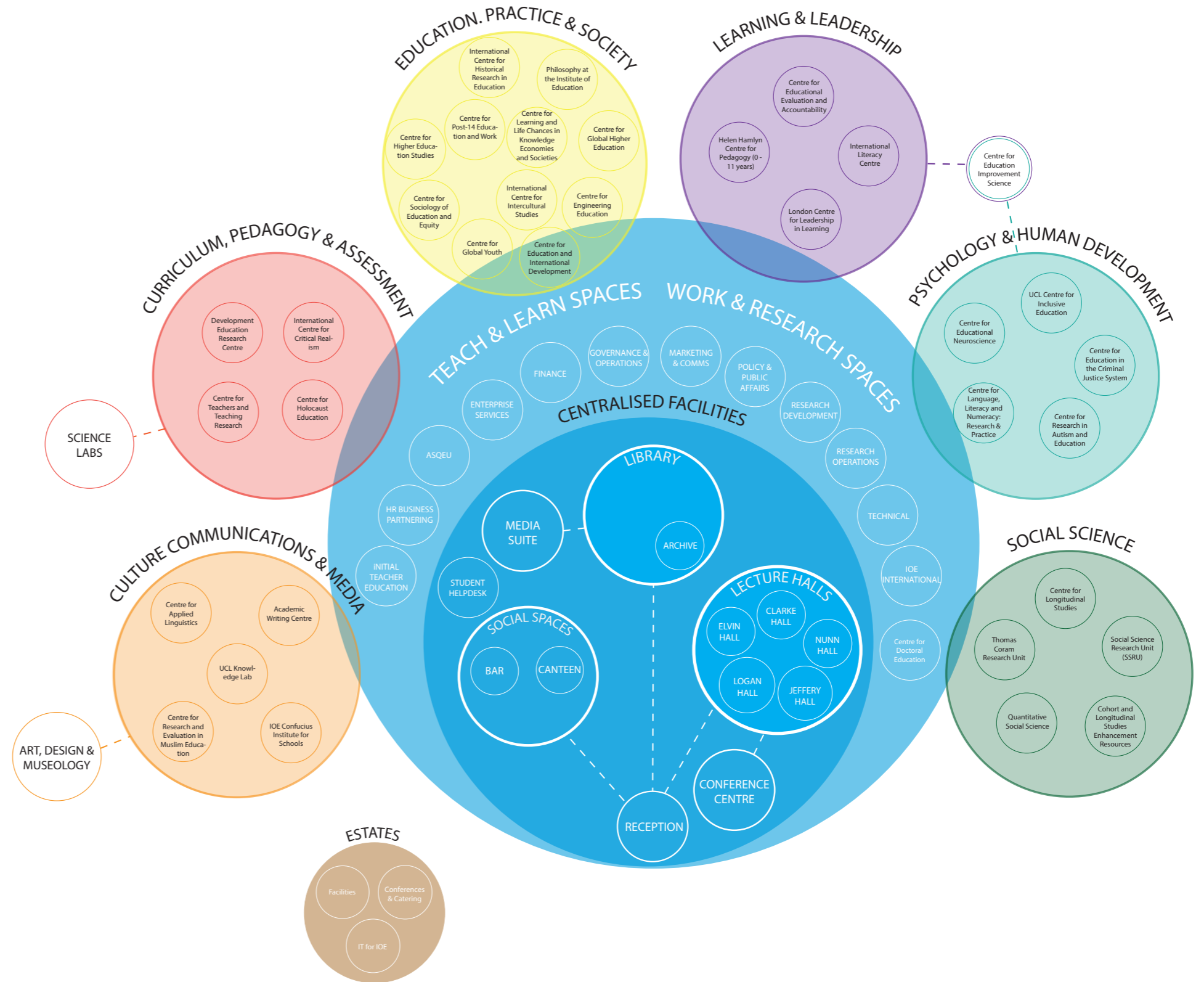


Photograph - Existing accessible entrance to Bedford Way



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Consultation Process



IOE Organisation Diagram

UCL IOE is a high achieving, world renowned education and social science faculty. As an organisation it is ambitious, with a clear roadmap to a strong future. With research at the heart of all its activities UCL IOE's requirement from its estate is the provision of high quality, adaptable and comfortable spaces that support research, teaching/learning and supporting activities as well as spaces that express the identity of the organisation and its community.

3 Consultation Process

Client and End User 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, and also with Historic England and Twentieth Century Society.

Penoyre & Prasad have carried out individual briefing meetings, meetings and workshops with the Project Team, Design Team and Stakeholders to develop the design brief and design proposals.

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 forms the third application, (Application 2C), and focuses on the work related to the entrance foyers on levels 3 and 4 and the central atrium connecting to Level 1. The works aim to reinforce the original grand arrival and also to improve the access and security of the building.

Pre-Application Discussions

The proposals have been subject to ongoing pre-application discussions with the planning and conservation officers at LB Camden and also with Historic England and 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.

Building Control

The design has been developed in accordance with the principles of current relevant guidance. The design team have undertaken three meetings with MLM Approved Inspector and will continue regular meetings during detail design stage.

BREEAM

Buro Happold have carried out a BREEAM pre-assessment on the proposed development.

The development aims to achieve a minimum rating of 'Excellent' under the BREEAM Bespoke 2014 Criteria.

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Development Proposals

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4.1

Design Overview