



Photograph from Bedford Way

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Site

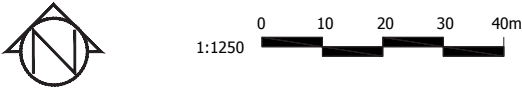
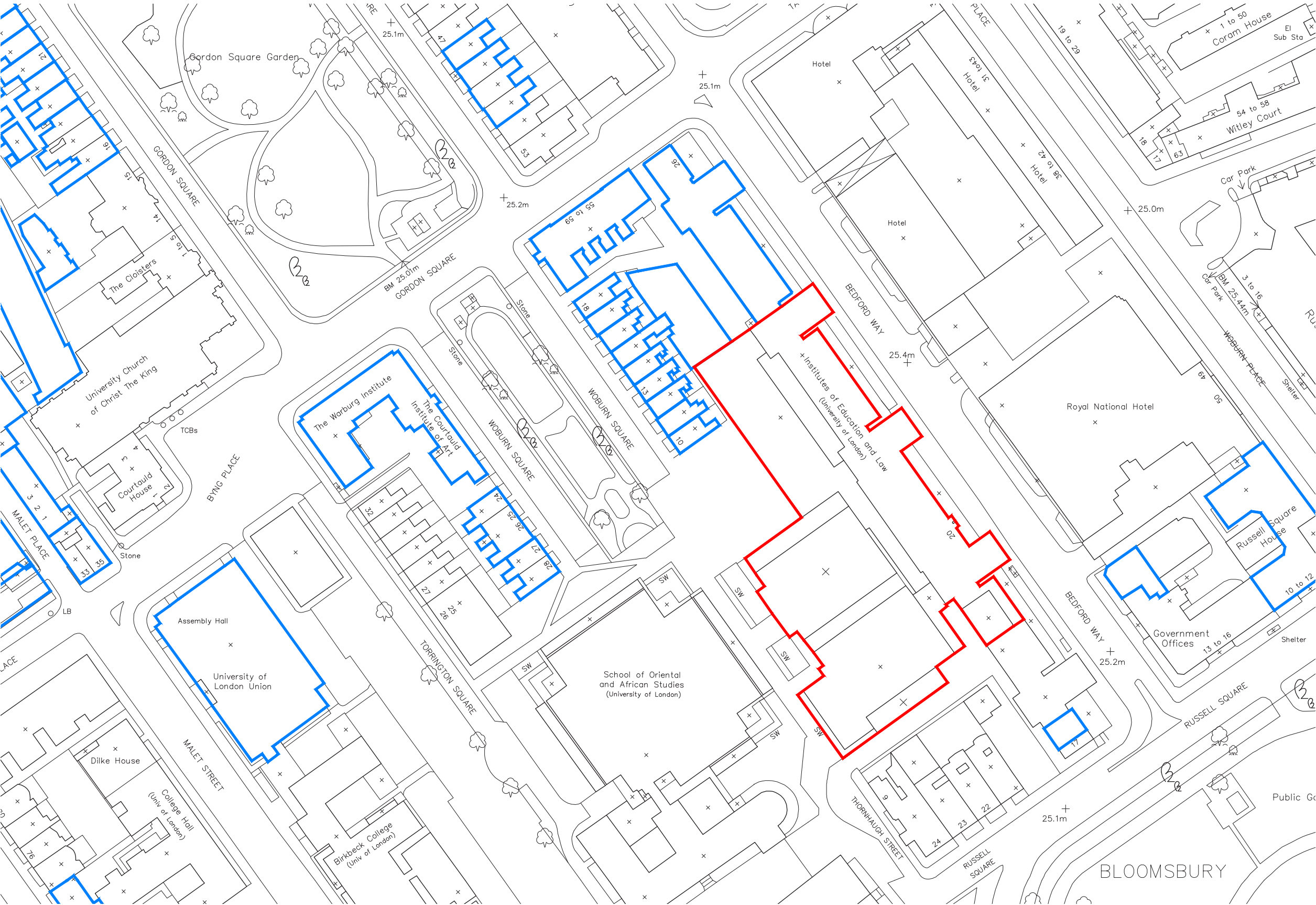
2.1 Site Location

2.2 Planning Context

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

Various applications for minor internal alterations. A phased masterplan is being rolled out for the refurbishment of 20 Bedford Way. To date, Phase 1, Phase 2A-C have been granted planning and listed building consent. This listed building consent application is for the Level 5 works.

The Development Plan

The National Planning Policy Framework (NPPF) (2021) 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 (2021)
- 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 these 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)

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.

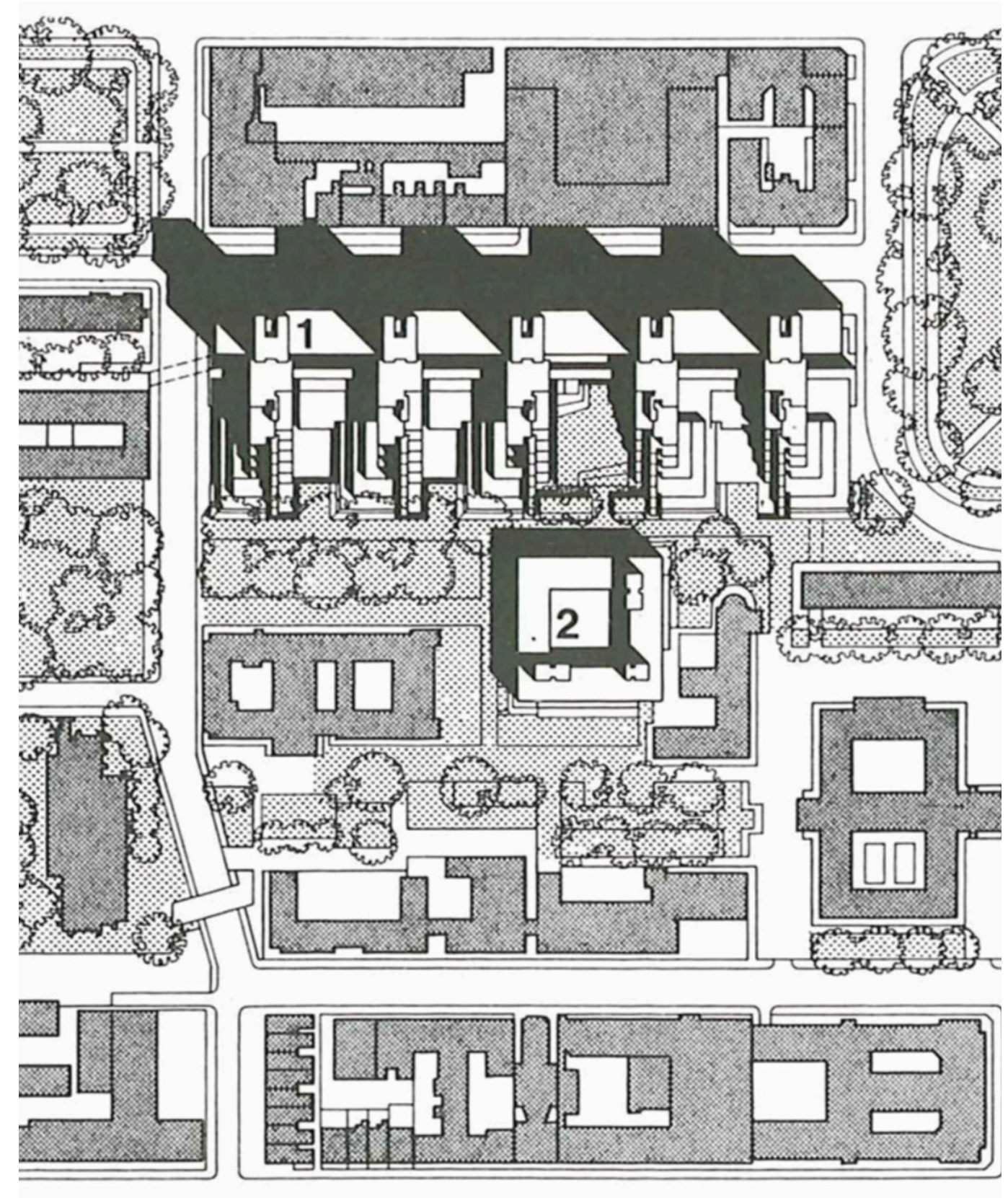
Key Planning Considerations

The following key planning considerations are of relevance to the site and the 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; and,
- Sustainability.

Pre-application Discussions

The wider masterplan proposals have been subject to ongoing pre-application discussions with the planning and conservation officers at LB Camden as well as Historic England, Twentieth Century Society and the Bloomsbury Conservation Area Advisory Committee. 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.



2.3 20 Bedford Way Existing

Existing Workspace and Teaching Space

The existing workspace is arranged in cellular offices across the floorplate of Level 5, Zone C, where the proposed works are located.

Lasdun's intent was to allow for future flexibility, and over time the majority of the buildings interior has been extensively altered.

The existing condition is generally poor, with inadequate lighting, ventilation and acoustic separation. The current layouts do not support the changing patterns of use within the IOE and the nature of the enclosed offices do not encourage collaboration and interaction between colleagues and students.



Existing circulation (Level 5, Zone C)

Existing Facade

The building typifies Brutalist architecture, with a language of long expanses of concrete and bronze aluminium facade, stepped terraces and towers.

Although architecturally important, the thermal performance of the envelope is poor, with significant heat loss through the external aluminium facade. The building is currently not meeting thermal comfort standards and does not provide an appropriate environment for its users.



Existing aluminium glazed facade

2.3 20 Bedford Way Existing

Phase 1 Completed Works

The precedent for the design of each of these spaces was established during the Phase 1 works and the general 'Listed Building' scope of works and quality standards agreed at that time will be employed again in all relevant areas of this application.

This is outlined further in Section 4.2 and within the typical detail sheets included within the application documents.



Breakout space - exposed soffits and acoustic rafts - new secondary glazing to existing facade to Phase 1, Level 4



Typical teaching space to Phase 1, Level 3



Interface with existing concrete to Phase 1, Level 3



Typical details of laminate fins and exposed concrete soffits and acoustic rafts in Phase 1, Level 3

2.4 Opportunities for Change

UCL IOE Today

The following opportunities for change have been identified as part of the masterplan and Phase 2 priorities:

Poor Working Environment

The majority of the buildings interior has been extensively altered over time and the condition is generally poor, with inadequate lighting, ventilation and acoustic separation. The existing layouts do not support the changing patterns of use within the IOE.

Accessibility

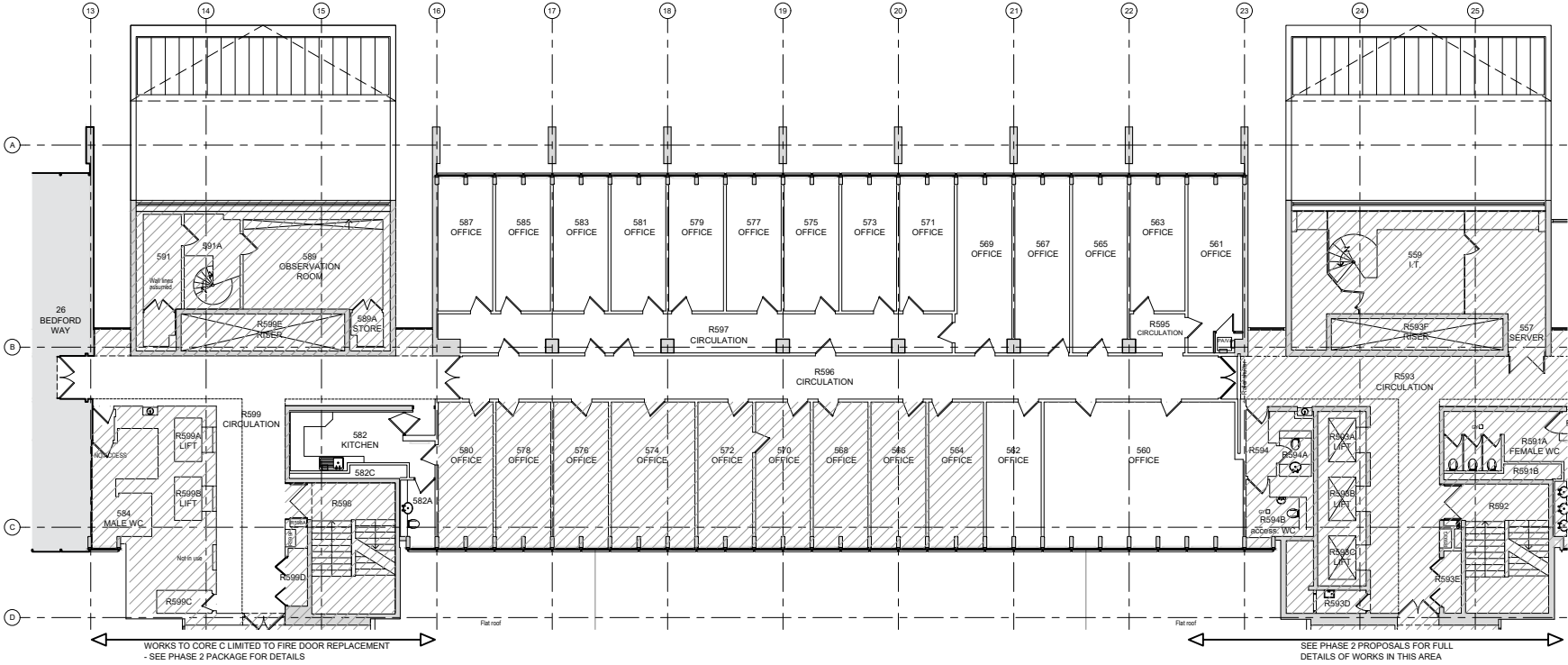
While the majority of the workspace is fully accessible on level access, there are an extensive number of door widths that are non-complaint with current standards for unassisted access and some smaller rooms restrictive on manoeuvrability due to room size / furniture.

Environmental Performance

The existing thermal performance of the building is poor, with significant heat loss through the external facade. As a result, the building is currently not meeting thermal comfort standards impacting occupants health and wellbeing.

Supporting Growth

The existing layouts do not support the growth in staff and student numbers. There is insufficient useable D1 floorspace to support the delivery of teaching.



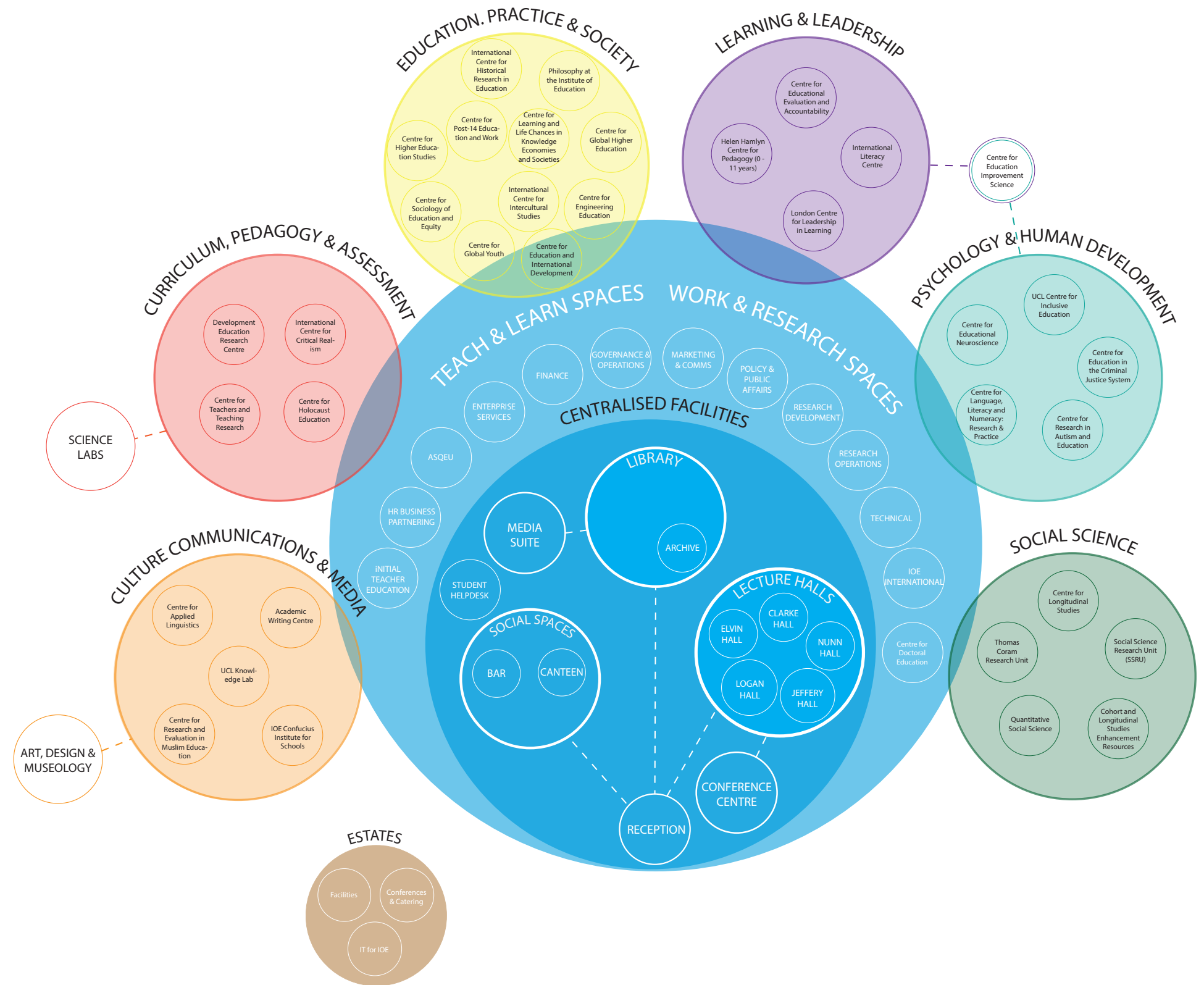
Typical workspace layout



Typical workspace shared space

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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.

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. We are planning to have further engagement meetings and consultations in the coming design workstages, as the architecture of the Phase 2 proposals evolve.

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 fourth application (Application WS01), and focuses on the creation of enhanced teaching and staff areas within Level 5 and 9 of Zone C.

Pre-Application Discussions

The proposals have been subject to ongoing pre-application discussions with the planning and conservation officers at LB Camden. 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 a number of meetings with the appointed 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 BREEAM Refurbishment & Fit Out (RFO) 2014, Parts 1-4. A single BREEAM assessment is being undertaken for the IOE masterplan with design & construction stage evidence collated for each phase

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Development Proposals

4.1 Design Overview

4.2 Design Proposals

4.2.1 Look & Feel

4.2.2 Level 5, Zone C

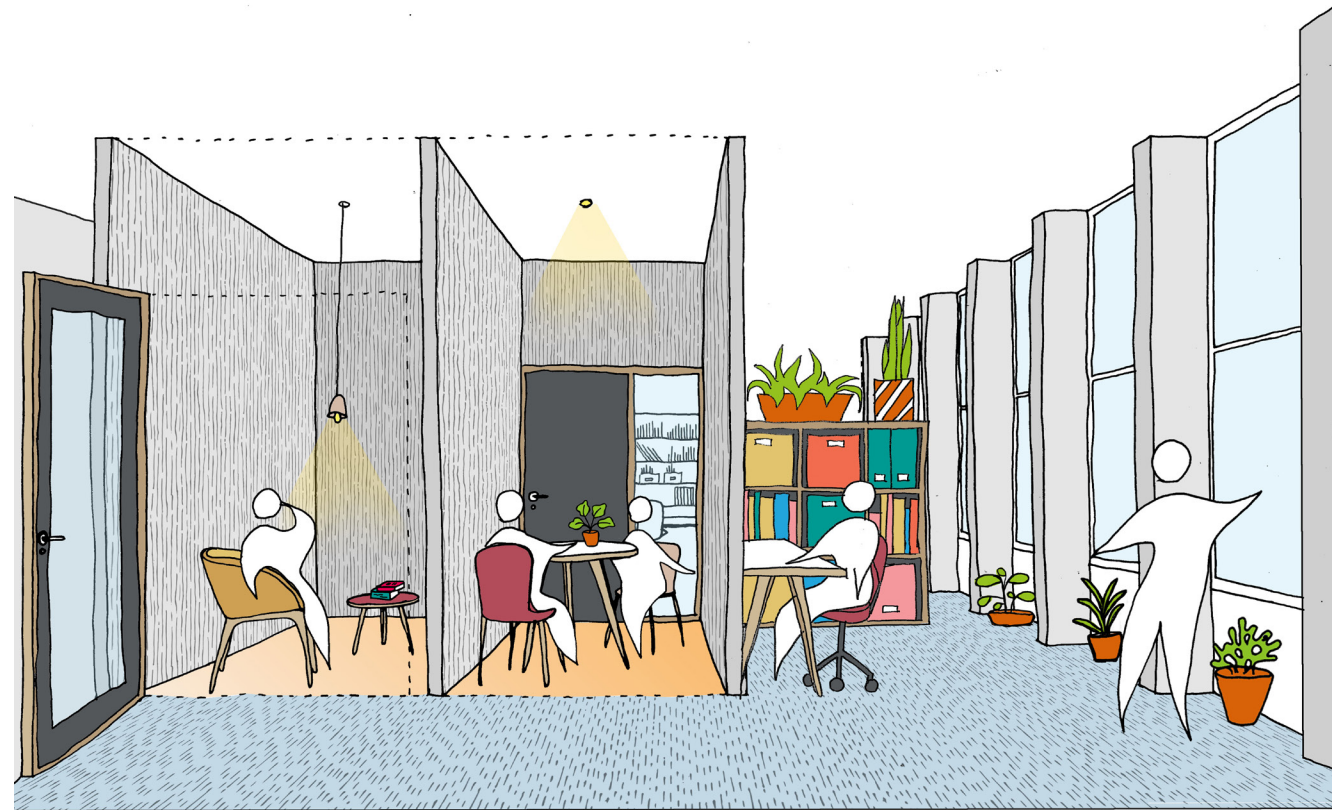
4.2.3 Facade Works

4.1 Design Overview

Key Design Strategies

The following key design strategies have been developed for the Phase 2 proposals:

- Building infrastructure upgraded to provide a comfortable environment to refurbished areas, allowing for future upgrades
- Remediation of asbestos in the proposed works areas
- Upgraded and increased sanitary facilities, all upgraded and refitted to contemporary standards
- Replanning of existing layouts to improve efficiency of space and provide quality workspace that supports the changing needs and range of activities undertaken by UCL IOE staff
- Allow for growth of staff and students numbers
- Creating shared social and common space to support a research culture
- Improved safety and security
- Showcase UCL IOE as a leading education institution and create a sense of community
- Improve wayfinding and accessibility for building users and visitors



Application Overview

The first application for Phase 2 of the Masterplan was approved in March 2020 and related to the forming of openings associated with the upgrade and installation of building services, sanitary upgrades and enabling works to allow the remainder of the Phase 2 works to be undertaken. The following Phase 2B application was approved in June 2020 and related to the replanning of existing layouts within Level 5-9 of the Nib and Level 6-9 of the Wing, to improve efficiency of space and provide high quality workspace to support UCL IOE staff and students. The Phase 2C application is currently being determined and relates to the new entrance to the building on Bedford Way and the internal refurbishment of the main atrium space from Level 1 - 4. This application, WS01, focuses on the creation of enhanced teaching and staff areas within Level 5 of Zone C, which follow the same design and conservation principles throughout Phase 1 and the approved Phase 2 schemes.

