



Photograph from Bedford Way

2

Site

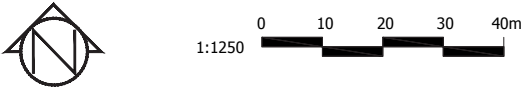
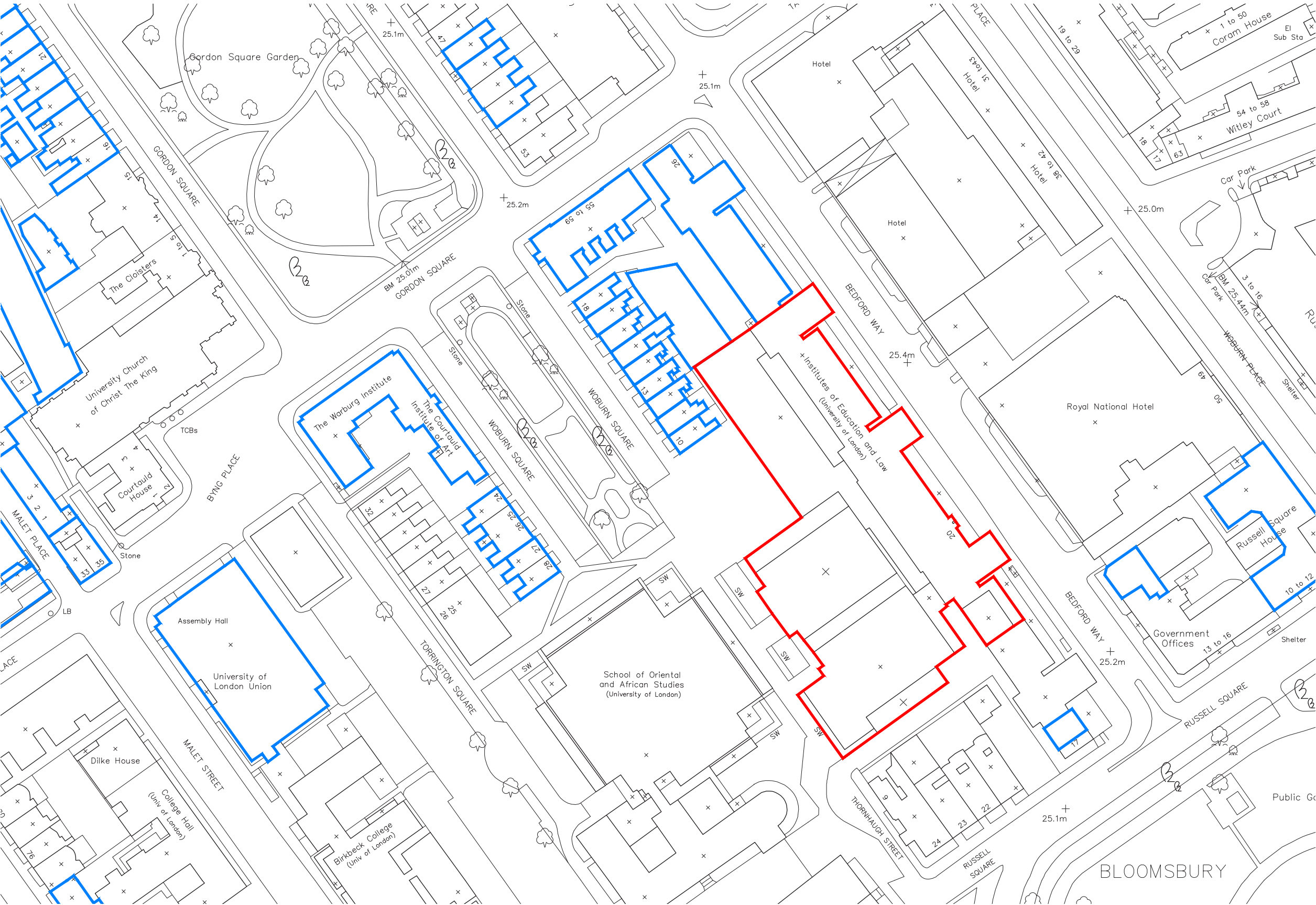
2.1 Site Location

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 9 works and associated thermal upgrades requires to the roof of Level 9 Zone C.

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.

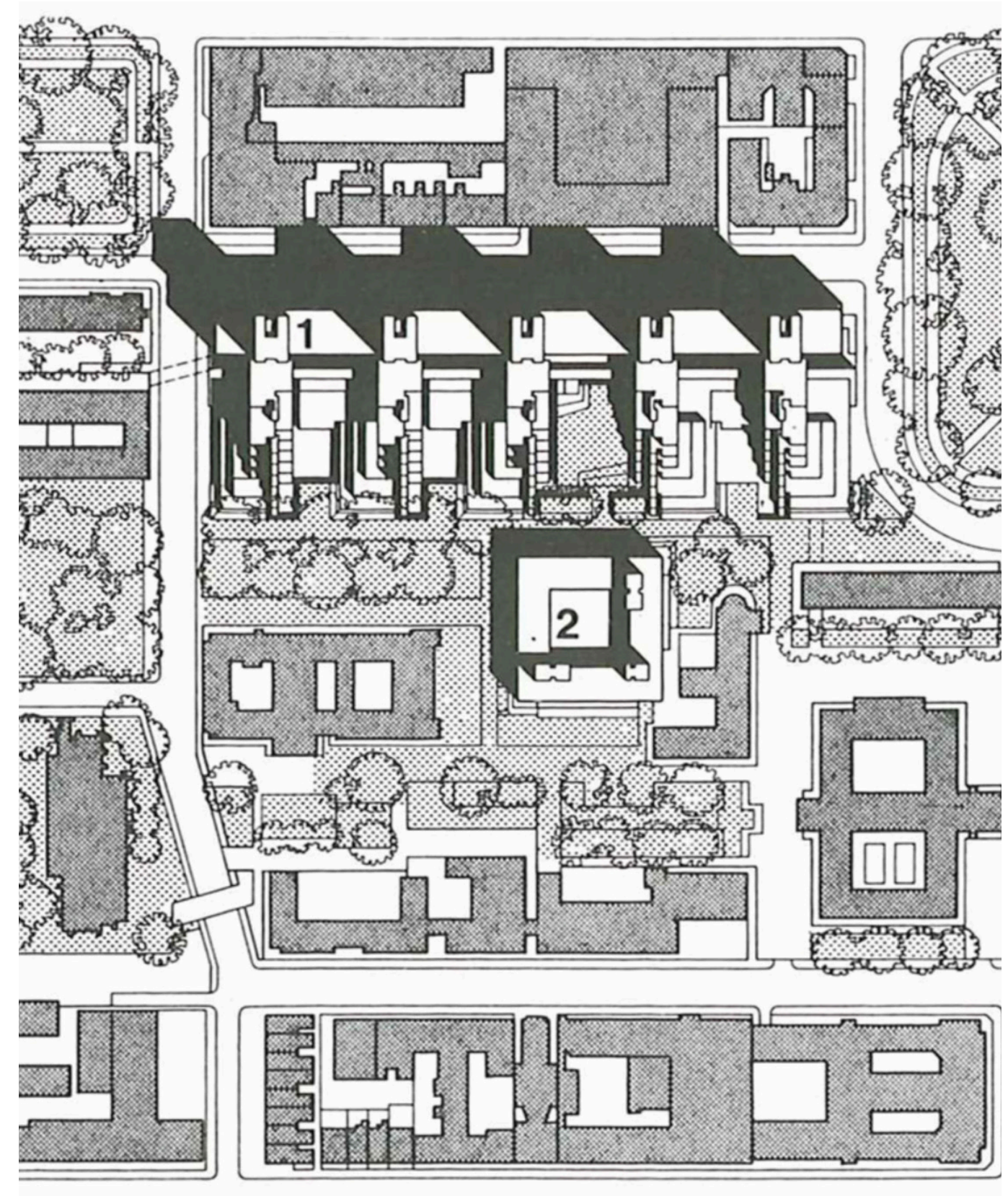
Key Planning Considerations

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 and teaching space is arranged in cellular offices across the floorplate of Level 9, 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 9, Zone C)



Existing teaching room (Level 9, 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.

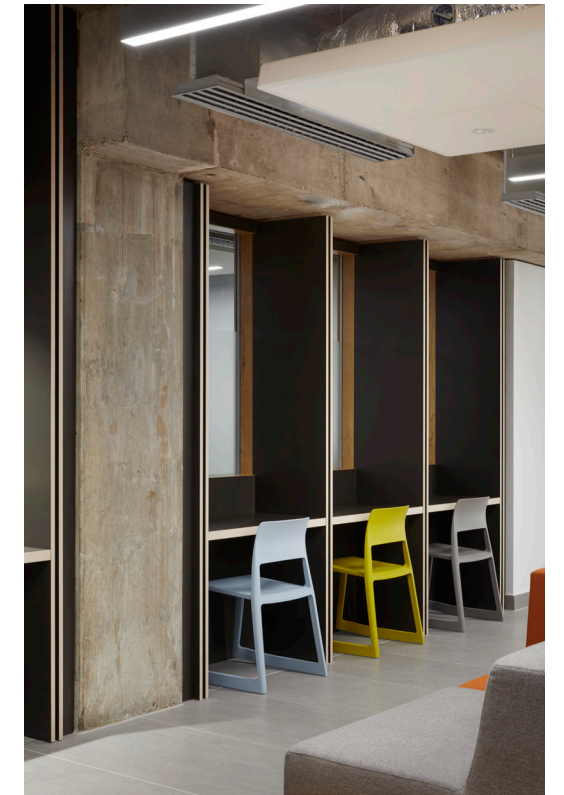
This is outlined further in Section 4.2 and within the typical detail sheets included within the application documents.



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