

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

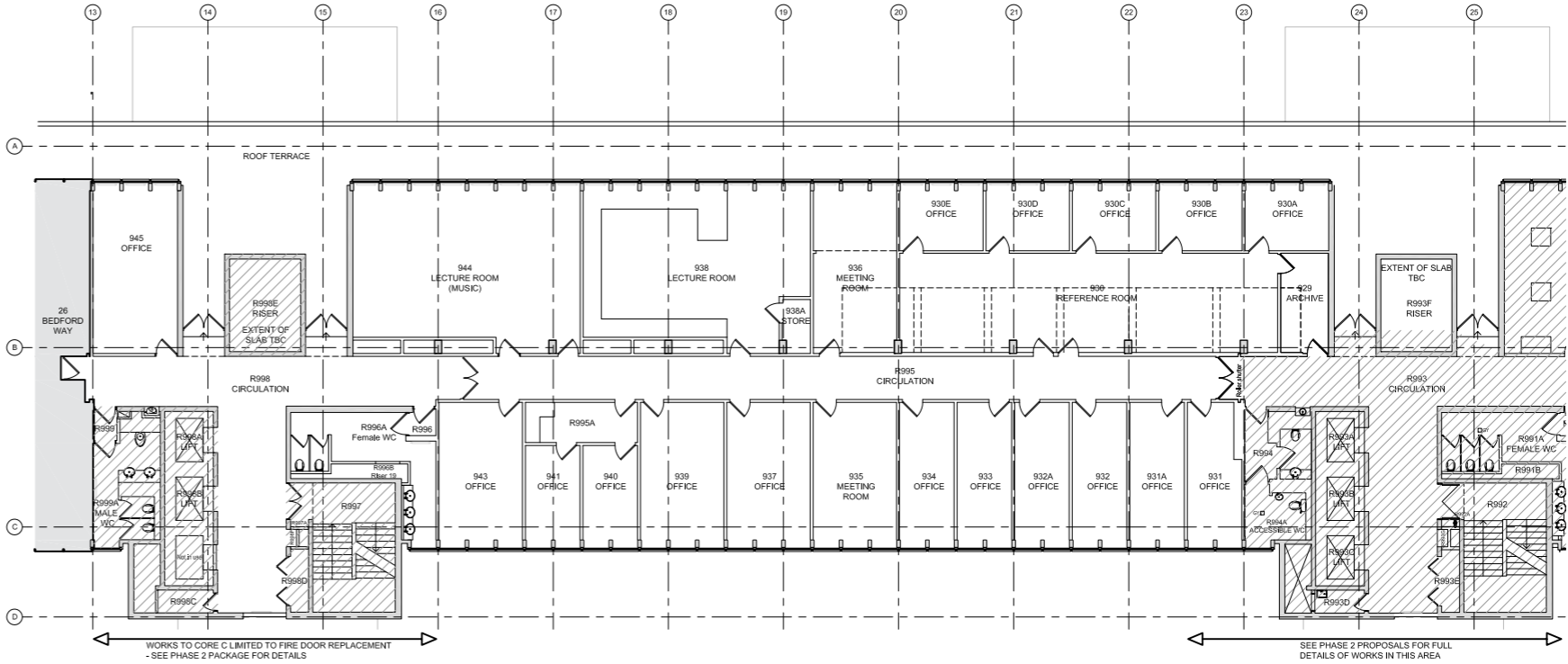
While the majority of the workspace is fully accessible on level access, there are an extensive number of door widths that are non-compliant with current standards for unassisted access and some smaller rooms restrictive on manoeuvrability due to room size / furniture.

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.



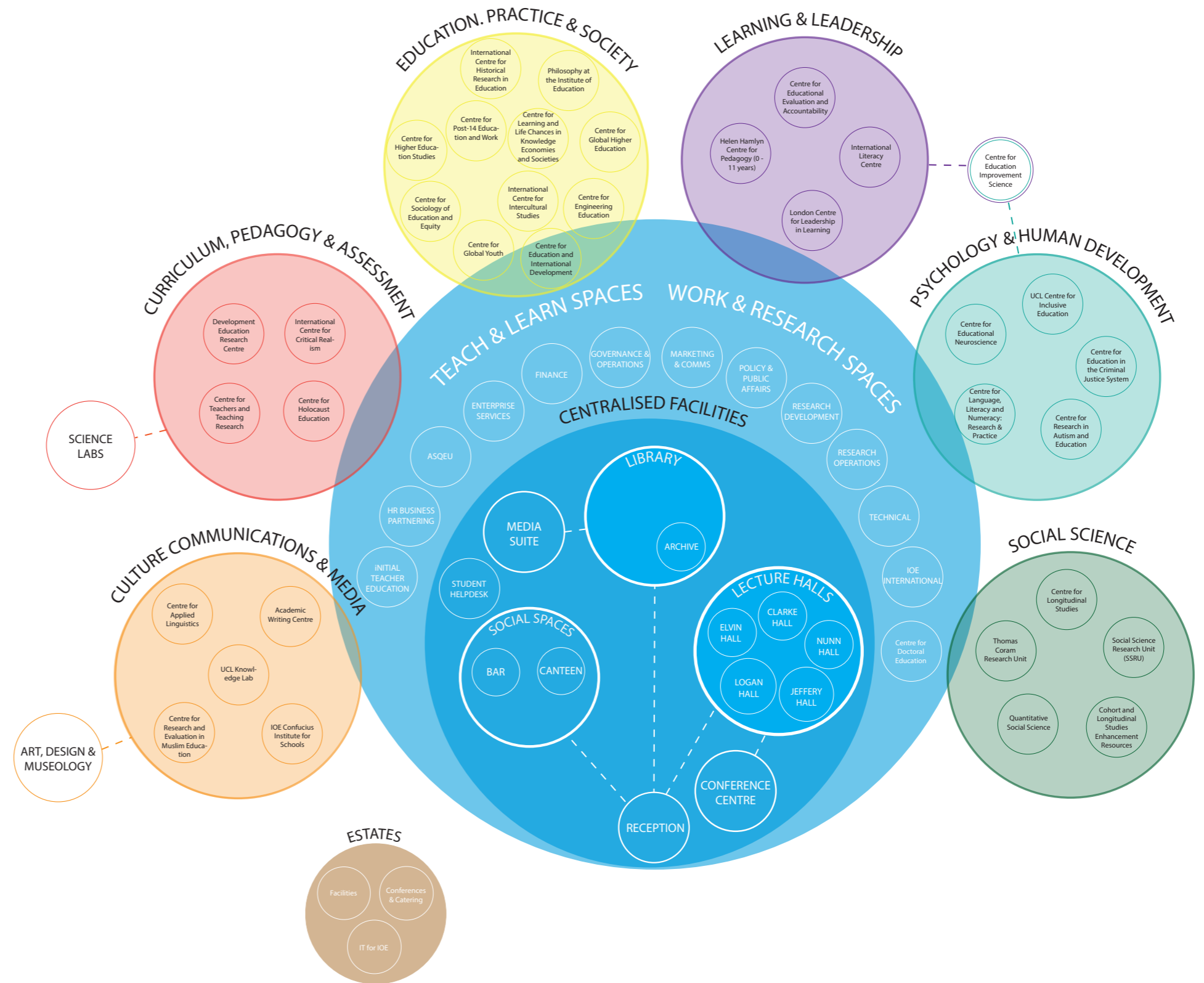
Typical workspace layout



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 fifth application (Application WS02), 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 9, Zone C

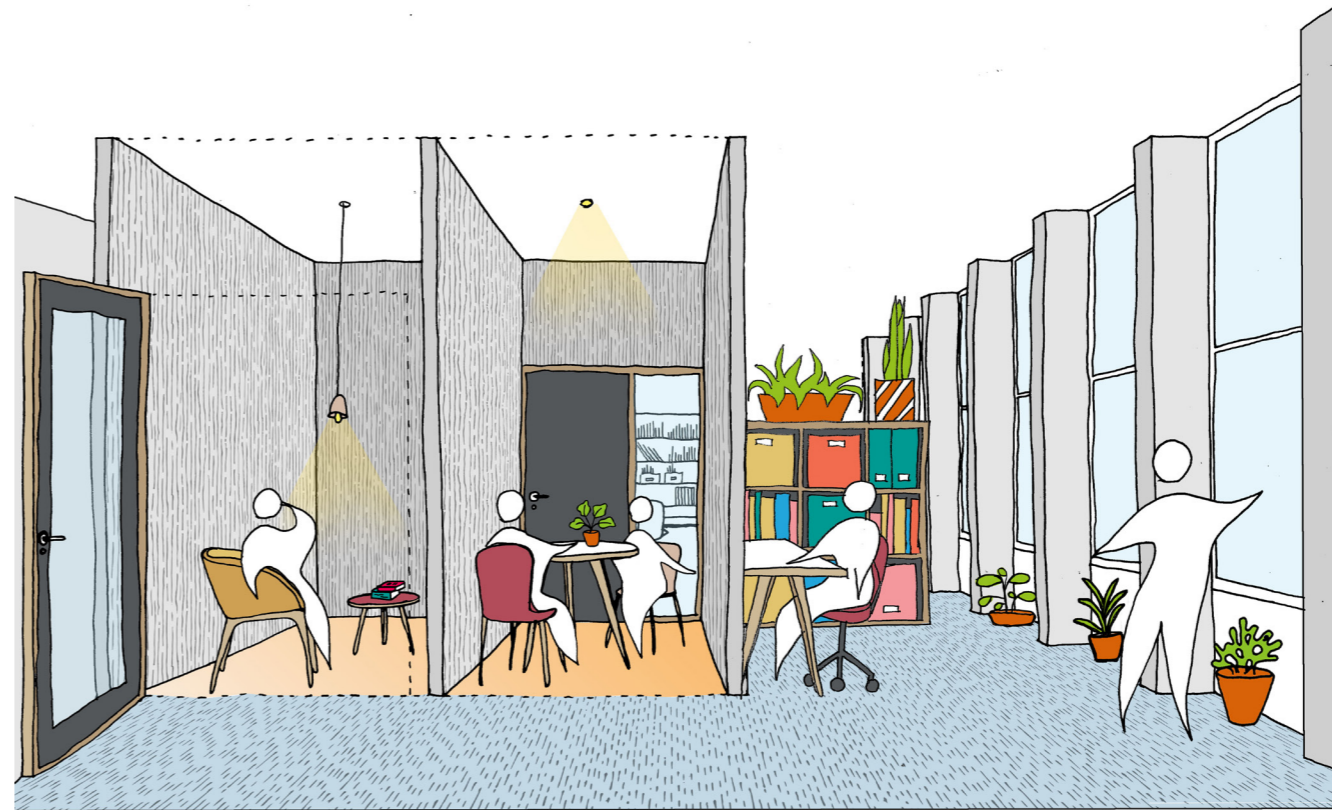
4.2.3 External Works

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 relates to the new entrance to the building on Bedford Way and the internal refurbishment of the main atrium space from Level 1 - 4, which has been approved. This application, WS02, focuses on the creation of enhanced staff areas within Level 9 of Zone C, which follow the same design and conservation principles throughout Phase 1 and the approved Phase 2 schemes.



4.2.1 Design Proposals - Look & Feel

Finishes

The proposed works and finishes are to be in line with the typical details and finishes that were agreed and completed in the Phase 1 works. It is proposed the high quality finish and aesthetic values achieved in the previous works will be continued through to create a coherent architectural language throughout the whole of 20 Bedford Way. New carpet finishes will be installed throughout. Existing concrete soffits will be exposed, soffits in good condition will be retained. Soffits in poor condition will be painted or encapsulated in line with the Phase 1 details.

New suspended raft ceilings will be installed below the concrete soffits to the workspaces. Within Level 9 where the arrangement is for an open-plan workspace, a suspended raft ceiling will be installed along the line of the original corridor to carry the existing rhythm of the spaces between the cores into the refurbished proposals, as was completed in the Phase 1, Level 5 open-plan workspaces.



Typical elevation to workspace



Phase 1 finishes

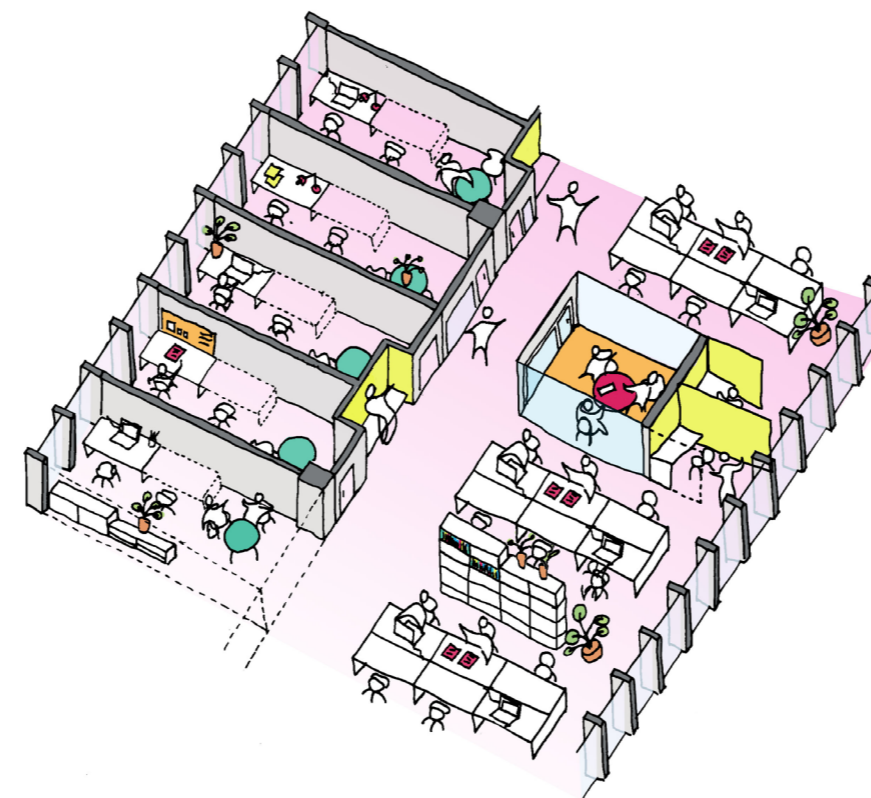
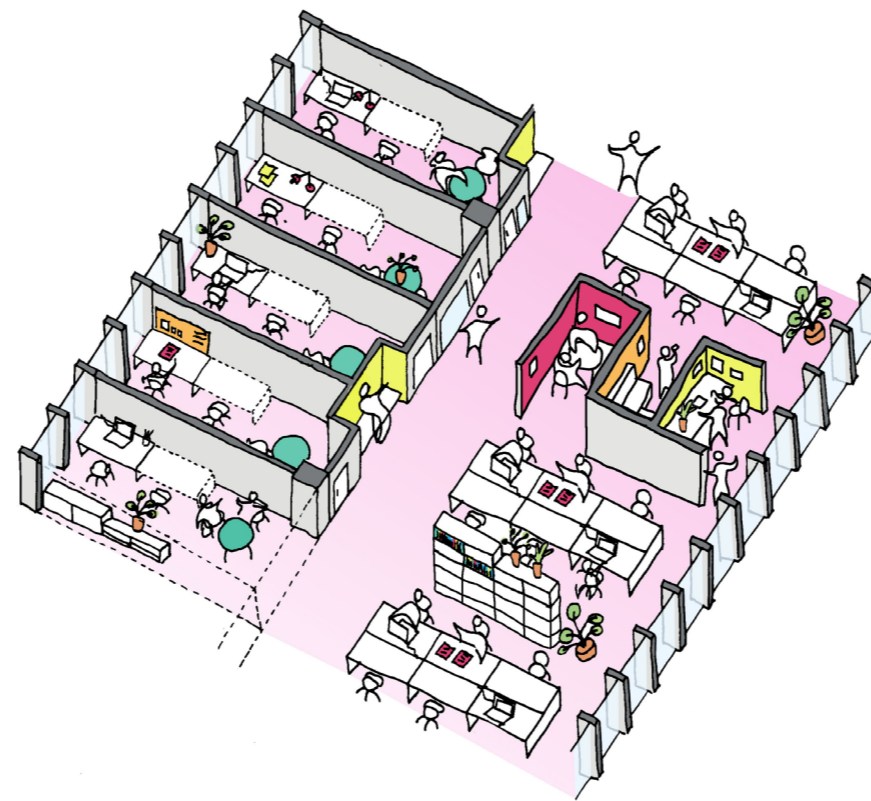


4.2.1 Design Proposals - Look & Feel

Workspace in Zone C on Levels 9

The proposals build on the flexibility and adaptability of the original building, providing a range of workspace and support spaces to suit the needs of UCL IOE staff and students. The layouts comprise of cellular offices, shared hubs, meetings rooms, focus rooms, break out and resource spaces.

Existing internal partitions, ceiling and floor finishes will be removed within the area of works of Level 9. The layouts have been re-planned to improved the thermal comfort of the refurbished area and minimise the requirement for mechanical cooling.



Individual cellular office

Sketch axonometric showing layout options for shared workspace hubs and focus space. Refer to Architon drawing package for proposed layouts.



Typical Secondary Glazing



Typical ceiling and carpet finishes to workspace, Level 5 Wing