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28 April 2022

Planning and Regeneration
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5 Pancras Square
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London
WC1H 9JE

Dear Antonia,

Institute of Education, 20 Bedford Way, WC1H 0AL
Listed Building Consent Application (ref. PP-11219348)

On behalf of our Client, University College London ('UCL'), please find enclosed an application for listed building consent for refurbishment works at The Institute of Education ('IoE'), 20 Bedford Way, WC1H 0AL. This is listed building consent application is for:

"Refurbishment and reconfiguration of Level 9 of Zone C of the Institute of Education, 20 Bedford Way comprising: the removal and replacement of existing partitions to create new workspaces; works to ceilings; the installation of secondary glazing; new flooring and doors; thermal upgrades to the roof and portions of the external wall at Level 9; and other associated works."

The Site

The building is Grade II* listed. The building was designed by Architect Sir Denys Lasdun and Partners and completed in 1977. It is divided into three addresses, 17 Bedford Way (occupied by the Institute for Advanced Legal Studies), 20 Bedford Way (occupied by UCL's Institute of Education) and 26 Bedford Way (occupied by UCL Psychology and Language Sciences). It is located on Bedford Way in the London Borough of Camden. It is bounded to the north by Gordon Square, to the east by Bedford Way and the Royal National Hotel, to the south by Russell Square and to the west by Woburn Square and the School of Oriental and African Studies (SOAS), another Lasdun designed building.

This listed building consent application relates to 20 Bedford Way only, and specifically the works relate to Level 9 of Zone C.

Context to the Application

UCL, as the long term occupier of the IoE, is currently implementing a phased masterplan for the refurbishment of the building. The masterplan is seeking to make improvements to the building in order to ensure it is utilised optimally, to ensure it provides high quality teaching and learning spaces to suit

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modern day requirements, and to improve its energy efficiency. Phase 1 has now been fully implemented. Phase 1 is considered to be very successful and fulfils the objectives of the masterplan through delivering new high quality teaching floorspace and office space for staff, implementing measures to improve the thermal efficiency and energy performance of the building whilst also enhancing the architectural significance of the building.

UCL has now progressed the masterplan to Phase 2, which consists of:

- 2A. The application for Phase 2A (ref. 2019/6410/L and 2019/6386/P) was approved on 2 March 2020. It comprised enabling works and works to the cores.
- 2B. The application for Phase 2B (ref. 2020/1567/L and 2020/1520/P) was approved on 15 June 2020. It relates to the refurbishment of specific areas of the floorplate to deliver new teaching and learning spaces, as well as offices for academic staff.
- 2C. The application for Phase 2C (ref. 2021/6235/P and 2021/6242/L) was approved on 2 March 2022 and relates mainly to the entrances at Bedford Way and Thornhaugh Mews as well as the foyer at Level 3 and 4.
- 2D. Phase 2D comprises 2 parts. The first, Level 5 of zone C (ref. 2022/1037/B) was submitted on 14 March 2022 and aims to restore the floor closer to Lasdun's original design intent whilst providing floorspace that meets the modern standards and expectations for staff and students.

This application is for Part 2 of Phase 2D and relates to Level 9 of zone C. This proposal also looks to reconfigure the floorplan to create floorspace that meets the modern standards and expectations for staff and students as well as provide thermal upgrades. The potential to reconfigure the space formed part of Lasdun's original design intent for a flexible building.

Application Content

This listed building consent application has been submitted online via the planning portal (PP-11091752) and is supported by the following documents:

- Application Form, certificates and notices – (prepared by Deloitte, dated 28 April 2022)
- Site Location Plan – prepared by Architon LLP – (prepared by Architon LLP, dated March 2022);
- Design and Access Statement – (prepared by Penoyre & Prasad, dated April 2022);
- Architectural Drawings (including drawing register, existing, demolition and proposed plans, sections, roof plans, internal elevations, architectural detailed drawings and reflected ceiling plans) – (prepared by Architon LLP dated March 2022);
- Planning Statement – (prepared by Deloitte, dated April 2022);
- Covering Letter – (prepared by Deloitte, dated 28 April 2022);
- Heritage Statement – (prepared by Alan Baxter Associates, dated March 2022);
- Structural Report – (prepared by TAK Structures Ltd, dated 22 April 2022)
- Sustainability Statement – (prepared by BuroHappold, 26 April 2022); and,
- Schedule of Works – (prepared by Overbury, dated 7 April 2022).

Deloitte.

I would be grateful if you could confirm once this application has been formally registered. In the meantime, if you have any questions in relation to the application, please contact Alice Young-Lee [REDACTED]

Yours sincerely

[REDACTED]

Deloitte LLP