20 Bedford Way is a Grade II* listed building designed by Architect Sir Denys Lasdun and Partners in the 1960’s. The building is considered an exemplar of Lasdun’s work, characterised by a language of towers and strata, careful detailing, stepping terraces along the west elevation combined with a long solemn concrete, glass and bronze aluminium facade to the main block.

40 years on in 2017, and the building remains a striking example of new brutalist architecture, made even the more powerful by its location within Bloomsbury. However, the building and its infrastructure are nearing the end of their serviceable life in their current state.

In 2016, UCL Estates and the UCL Institute of Education (IOE) embarked on a project to undertake a phased refurbishment and regeneration of 20 Bedford Way, to ensure that we continue to provide excellence in teaching and research.

UCL Estates, with the support of UCLU, have begun consultation with students on the proposed redevelopment of the IOE.

Hawkins\Brown were appointed as architects for the project and continue to work in close consultation with the team and users as the project develops into the next design stages.

We are keen to get feedback from as many students and staff as possible during the consultation, and your views on the space and our proposed developments are very important. This consultation aims to ensure the new space has the widest possible appeal across all building users.

The new facilities will address problems with the current space, including issues with temperature, light, air quality, and provide a much-improved environment in which our students and staff can study, teach and socialise.

To see these plans online, for updates and to take part in our survey, visit:

www.ucl.ac.uk/transforming-ucl/ioe
The UCL Institute of Education (IOE) is consistently ranked as the number one for education worldwide. 20 Bedford Way has been the main hub of the Institute since it was built but currently requires much needed upgrading to ensure it can continue to support the world-class teaching and research activities of the IOE.

Hawkins\Brown have been working with UCL and the IOE to create a masterplan for 20 Bedford Way that will set out a framework and help unlock the potential of this remarkable building. The team have undertaken an extensive review of the building to understand the challenges and opportunities it presents, and how these could be addressed to better meet the requirements of its staff and students.

The 20 Bedford Way Masterplan

What do you currently have?

Challenges
- Poorly utilised spaces and inefficient layouts
- Existing plant and infrastructure that is largely original and has started to fail
- Poor accessibility and wayfinding to areas and facilities for staff, students and visitors.
- Existing comfort levels that are compromised due to the condition of the external envelope and the thermal systems
- Poor carbon footprint and significantly inefficient building from a sustainability and energy use position

Opportunities
- Improve the condition, quality and accessibility of the existing environment
- Reflect the IOE’s academic vision, and provide research, teaching and social learning facilities that are innovative and of the highest quality so they are valued by students, staff, alumni and visitors alike
- Support the growth of the student population by improving provision of student facilities to enhance the student experience
- Encourage greater interaction between academics, staff and students across the campus
- Enhance the building’s sustainability, address historic flaws of the building fabric and align with current standards and regulations
- Develop a strong identity for the IOE
- Design for future flexibility and adaptability
- Enhance accessibility in and out of the building, with better connections to outside space
- Support and provide a welcoming environment for public engagement
The Phase 1 project will occupy Level 2 and 3 of the Wing and Level 3 between Cores B-C within 20 Bedford Way. The current Phase 1 scope is as follows:

- Full remodelling and refurbishment of Levels 2 and 3 of the Wing and Level 3 between Cores B-C.
- Provide a number of large, flexible flat-floor teaching spaces and social learning areas.
- Re-house a number of facilities that were previously located within the Phase 1 areas, including ISD offices, media booths, UCLU bar and activity rooms.
- Improve the accessibility of the Phase 1 areas with a new lift and improved wayfinding.
- Address the current failures of the existing building fabric by upgrading the MEP systems and infrastructure, installing secondary glazing to the external curtain walls and insulating the solid wall elements.
- Improve the condition and quality of the existing environment.
- Improve space utilisation and provision.
- Create a more open, accessible and welcoming place to study and work.
- Provide enhanced connections to outside spaces.
- One important aspect of Phase 1 is that it will unlock a decant space which will enable us to progress with the latter phases that will follow whilst maintaining a high quality learning environment.

**EXISTING NET USABLE AREA (PHASE 1):**
1690m²

**PROPOSED NET USABLE AREA (PHASE 1):**
2245m²

Above
Diagram illustrating the changes in areas between existing and proposed

Below
Diagrams illustrating key design moves

01_Remove partitions / Reveal original structure
02_Improve accessibility / connections / wayfinding
03_Improve environment / MEP services / facade performance
04_Create flexible teaching and social spaces
The current Phase 1 scheme includes a comprehensive internal remodelling and refurbishment of the existing floorplates and structure. A major part of the design will ensure that the building works functionally, and as such all of the mechanical and electrical services will be replaced with sustainable and efficient systems.

The Phase 1 design sees the building being developed into three main zones:

**Level 3 (Core B-C)**
Flexible teaching rooms with additional space for providing decant/swing space to facilitate the later phases.

**Level 3 (Wing A)**
A 'Learning Hub' that provides a variety of teaching spaces and a generous and accessible student social learning area with charging points to all study spaces.

**Level 2 (Wing A)**
A 'Social Hub' that provides a brand new bar, multi-functional activity rooms and a new dedicated student microwave point.
We are currently considering opportunities to improve and enhance the connectivity and usability of 20 Bedford Way’s external spaces. The future phases of the project propose that Level 4 could become a student-facing, open and accessible ‘Student Hub’, linking social areas, cafés, bars, the library, and outdoor spaces. There is an aspiration to enhance the relationship between the western courtyard and the Level 4 entrance areas.

In phase 1, the team is currently exploring how the western courtyard could accommodate a series of temporary, pop-up facilities that would provide IOE students and staff with additional social spaces in order to host events, have markets, food and drink outlets and more. Subject to the necessary consents, these facilities could be provided in advance of the construction works being undertaken to ensure continuous provision of catering and social functions.

In addition to this, options are being considered to provide better, permanent student access onto the Level 4 south-facing terrace adjacent to the Student Services area. In phase 1, this could provide outdoor space with clear access from the new social and bar areas. In later phases, the terrace would link directly into the new, enhanced student-facing Level 4 areas.

The above proposals for the external areas of 20 Bedford Way will be subject to securing consent from London Borough of Camden and Historic England.
Phase 1 aims to provide students with new high-quality, adaptable and multi-functional teaching and social learning spaces. A key new space is the informal learning area on Level 3 (image below), which can facilitate adhoc tutorials, socialising, and private study. It will be easily accessed via a new lift from the main entrance on Level 4 and from the new bar on Level 2. Charging points for students will be provided to all study spaces. The new facility will encourage cross disciplinary interaction, peer-to-peer learning and new working practices. We will consider a variety of furniture types and arrangements to allow students to work and socialise in different ways.

Hawkins\Brown have extensive experience of designing innovative higher education teaching and social learning spaces. The photographs on the right provide some examples where they have done this before.

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**The Phase 1 Project**

**A high quality learning environment**

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**Top Left:** Exeter Living Systems Building  
**Top Right:** The Bartlett School of Architecture, UCL  
**Left:** Central House Library, UCL  
**Right:** Coventry Student Enterprise  

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**Above:** Proposed Social Learning Area  
(Level 3, 20 Bedford Way)
The Phase 1 Project
How are we addressing your concerns raised to date?

1. External areas
We are currently considering two options in Phase 1 to address the concerns regarding access to external areas:

1. Permanent access to south-facing level 4 terrace, which can be easily accessed from the new lift entrance on Level 4.

2. Enhanced use of the western courtyard, which could provide uninterrupted social facilities whilst Phase 1 works are undertaken. There is also an opportunity to consider how the western courtyard can form part of the emerging 20 Bedford Way masterplan in the mid-long term.

Both of the above options are subject to securing consent from London Borough of Camden and Historic England.

2. Accessibility of Social Spaces
A concern has been raised regarding accessibility of social spaces, particularly the bar on Level 2.

A key element of the current proposal is the installation of a new passenger lift to serve Levels 2-4 in the Wing, meeting the requirements of Government legislation and also providing better accessibility for all users to these currently inaccessible areas. Signage and wayfinding will be clear, concise and consistent, and suitable for people with visual impairments and learning disabilities, such as dyslexia. It will also align with UCL's corporate system but be sympathetic to IOE's identity and the original Denys Lasdun design.

3. Natural light in social spaces
The new social learning area on Level 3 will be fully glazed to the perimeter, allowing natural light to permeate to the centre of the plan. This will be supplemented by well-designed lighting sources to ensure the internal environment enhances the wellbeing of the students and staff. The phase 1 scope also includes upgrading the glazing, to address excessive solar gain and the poor thermal performance of the existing facade.

4. Quiet Contemplation Room
UCL and the IOE are assessing alternative locations to relocate the quiet contemplation room on a temporary basis until a permanent home is provided during the later phases. The temporary facility will be delivered prior to the removal of the existing facility on Level 2 in order to ensure that the service will be able to function continuously during this time.