

RSS1007F  
UCL, Bidborough House

PL1 – Issued for planning 24.07.2024

## Bidborough House, Rear Entrance Doors

### Design and Access Statement

This document provides information in support of a planning application for works to upgrade accessibility to the rear entrance of Bidborough House, located at 38–50 Bidborough Street. This document has been prepared on behalf of University College London (UCL), by

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#### **1. Executive Summary**

This document outlines the reasons behind UCL's decision to undertake works to replace the rear entrance doors to Bidborough House, which currently do not comply with Part M of the Building Regulations 2010 and the intents of the Equality Act 2010.

The proposal is to replace the existing revolving door and double leaf pass door with a accessible drum door and a 1.5 leaf pass door. The proposed works will represent an improvement of the current situation and will enable UCL to meet current accessibility and anti-discrimination regulations. The details and visual appearance will remain in keeping with the existing doors.

#### **2. Existing site and buildings**

The building occupies the northeast corner of the intersection Bidborough Street and Mabledon Place, in the London Borough of Camden. It forms a block bounded to the north by Clifton House and to the east by Great Northern House. The main entrance is on Bidborough Street. A secondary staff entrance is located on Mabledon Place. This is referred to as the rear entrance.

See site plan drawing no 0550 STLE-RSS-00-ZZ-DR-A-0550 Pl1 Site Location Plan.

Bidborough House is nine storeys high including a basement level. Mechanical and electrical plant is located on its flat roof. The building is not listed, nor it is within a Conservation Area. The building is clad in laminate rainscreen panelling with horizontal ribbon windows running the length of each storey.

#### **3. Current accessibility and inclusion issues**



The section below outlines the current accessibility issues, with regards to the rear entrance to Bidborough House, in terms of non-compliance with Part M of the Building Regulations 2010 and the intent of the Equality Act 2010 and the Public Sector Equality Duty 2011.

#### Revolving door:

- The existing revolving door is not accessible. Part M of the Building Regulations 2010 requires entrance doors to provide a minimum clear width of 775mm. The existing revolving door is a barrier to wheelchair users.

#### Side doors:

- The existing power-automated double doors are only permitted to be used by staff who have declared their disability to UCL. Anyone who has not declared their disability and wishes to use the secondary staff entrance must use the revolving door.
- The power-automated double doors are locked outside of standard working hours. This means that anyone who cannot use the revolving door is unable to access the building during those times.

#### Intercom:

- The existing intercom panel is located at 1360mm above finished floor level. This is outside of accessible reach range.
- The existing intercom panel does not provide sufficient visual contrast, nor does it have any visual feedback for people who are deaf or hard of hearing.



Existing rear entrance: revolving door and power-automated double doors

## 4. Scope of Works

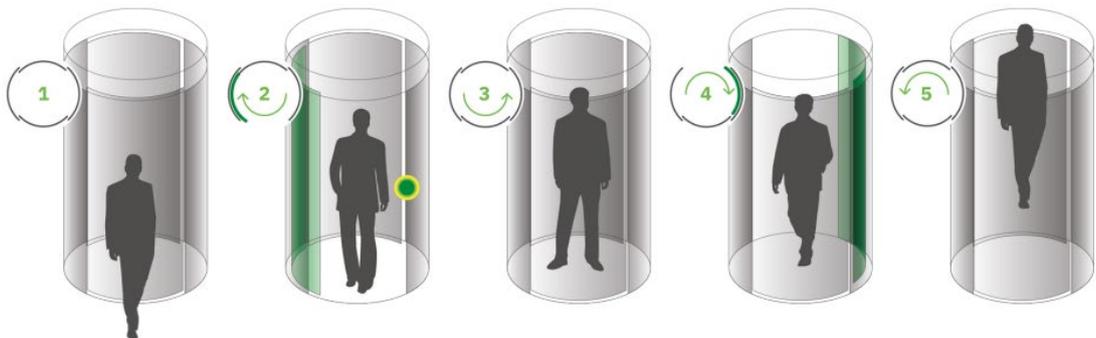
To rectify the current accessibility and inclusivity issues of the rear entrance to Bidborough House, noted in section 3, UCL are proposing the following alterations:

Revolving door:

- Replace existing revolving door with a new wheelchair accessible drum door, with a clear width greater than the minimum 775mm (building regulations approved document M)



- The round, cylindrical compartment features two interlocking, automatic sliding doors. Upon authorisation, the first door opens allowing a user to enter the portal. Integrated sensors confirm the user is alone and if so, a signal is given to the second sliding door to open, completing the passage into the secure area.



Side doors:

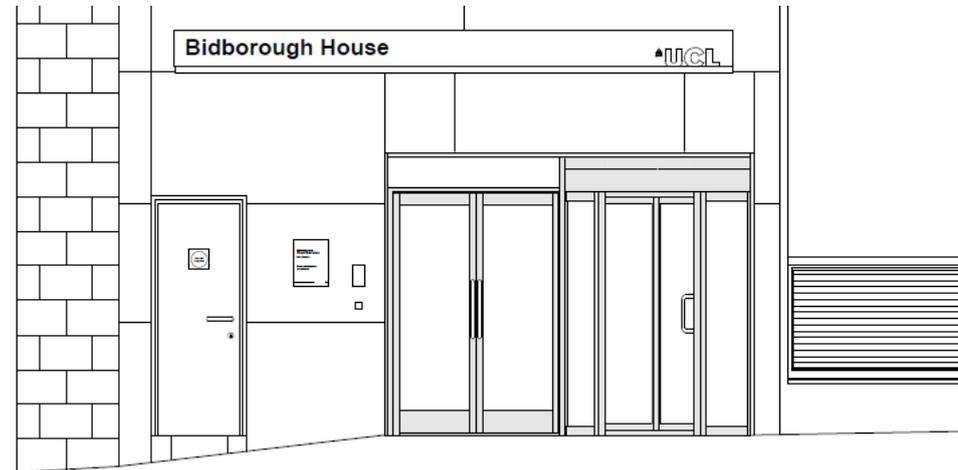
- Replace existing power-automated double doors with leaf-and-a-half fire escape doors to accommodate installation of accessible drum door and provide the minimum clear width of 775mm with the opening of a single door.

Intercom:

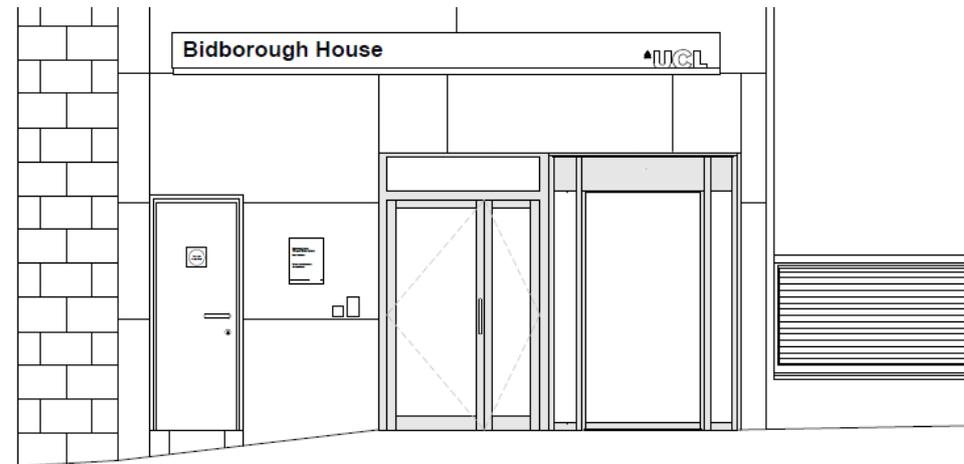
- Replace intercom panel to provide sufficient visual contrast and visual feedback for people who are deaf or hard of hearing.
- Relocate intercom panel between 900 -1100mm above finished floor level.

The proposed new doors are a simple replacement of the existing and as such should not create a perceivable change to the rear entrance area or building façade in terms of character or appearance. Please refer to the images below.

Below – Existing elevation



Below – Proposed elevation



## 5. Floor areas

The door replacement will not affect the floor areas.

## 6. Application drawings

Refer to:

- 0550 - Site Location Plan
- 1050 - Existing Site Photos
- 1055 - Existing Rear Entrance Plan & Elevation
- 2855 - Proposed Rear Entrance Plan & Elevation