

Design and Access Statement

Wilkins Building – Lift & Stair: 1 / 3

University College London The Wilkins Building External Wheelchair Refuge

Our Ref: J:\docs\2678A\05\5.1_AccessStatement

Date: 25 February 2008

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Introduction

This Document is an addition to a recently approved planning application (Ref. 2007/4531/P) and Listed Building Consent (Ref. 2007/3945/L) for works within the Wilkins Building. The additions to the approved planning application include wheelchair refuge within the Jeremy Betham Room (JBR).

This Document is in support of the Drawings which are submitted along with the Planning Application.

Background:

The Wilkins Building is a Grade 1 Listed building in a Greek Revival Style. It is situated in the University College London (UCL) Campus between Gower Street and Gordon Street. The building accommodates the University Library, University offices, the Lower Refectory facilities and the Jeremy Bentham Room (JBR).

The UCL is committed to making necessary modifications so that the building is DDA compliant and ensuring inclusivity for all its users. The recently approved application for the new lift will allow wheelchair users to access the JBR. In addition to this, a means of escape for wheelchair users will have to be implemented within this area.



The Wilkins Building from the North



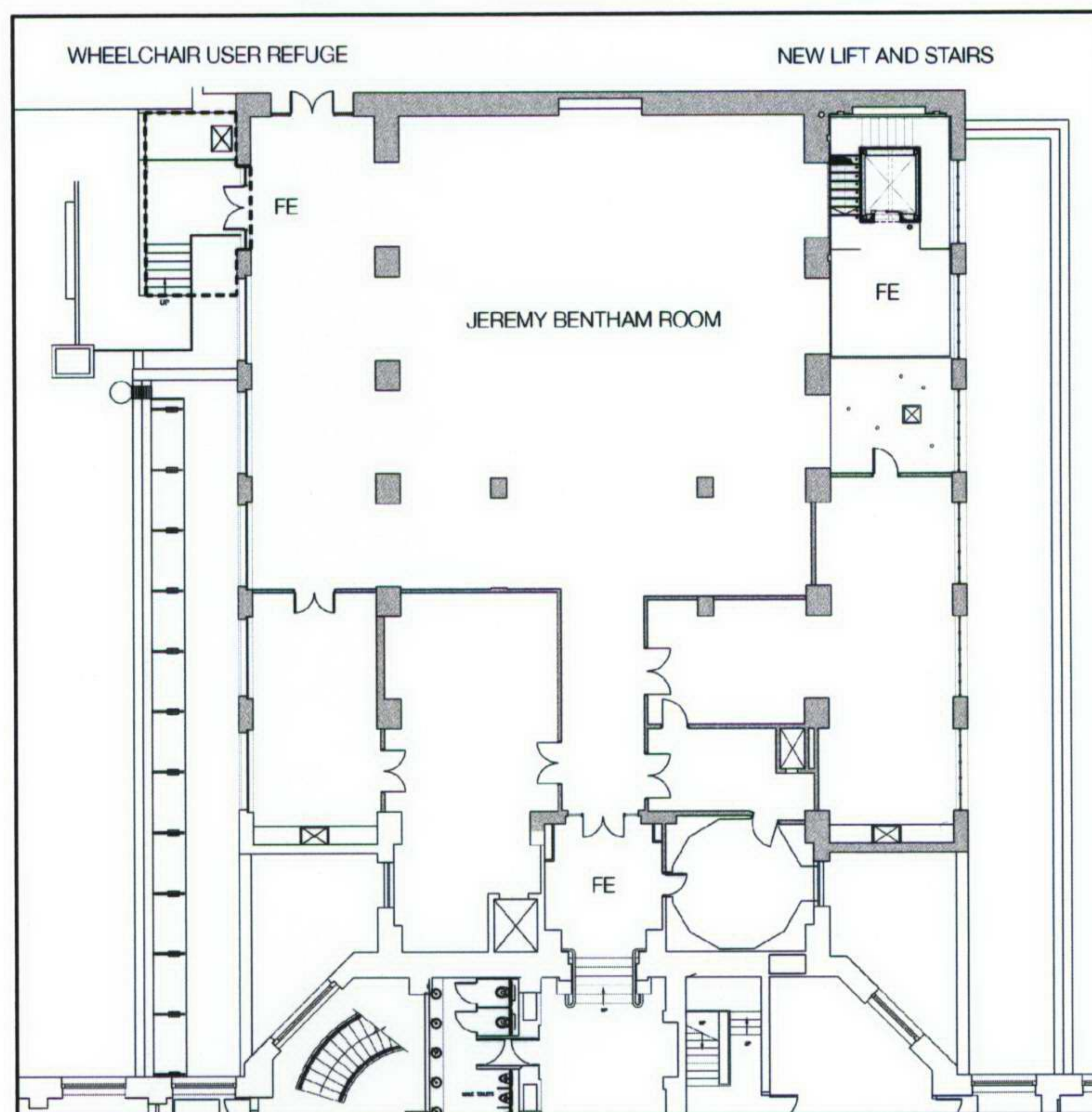
North Facade looking east

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Existing Arrangement:

There are three means of escape within the Jeremy Bentham Room, the south east stairwell which will accommodate the new lift and stair, the octagon entrance from within Wilkins Building, and the existing fire escape stair at the exterior of the North façade.



Upper Level Plan

The Jeremy Bentham Room is on the upper level of the Wilkins Building with large arch windows in the North and South face. The façades of the building is constructed from brickwork, a stone plinth and large arched metal windows.

The fire escape stair at the North façade is a concrete stair with metal balustrades connecting the Jeremy Bentham Room down to the pavement level within the Physics yard/Refectory service area. This staircase is a relatively recent installation as compared to the rest of the building.



Upper Level North Elevation



Upper Level North Elevation

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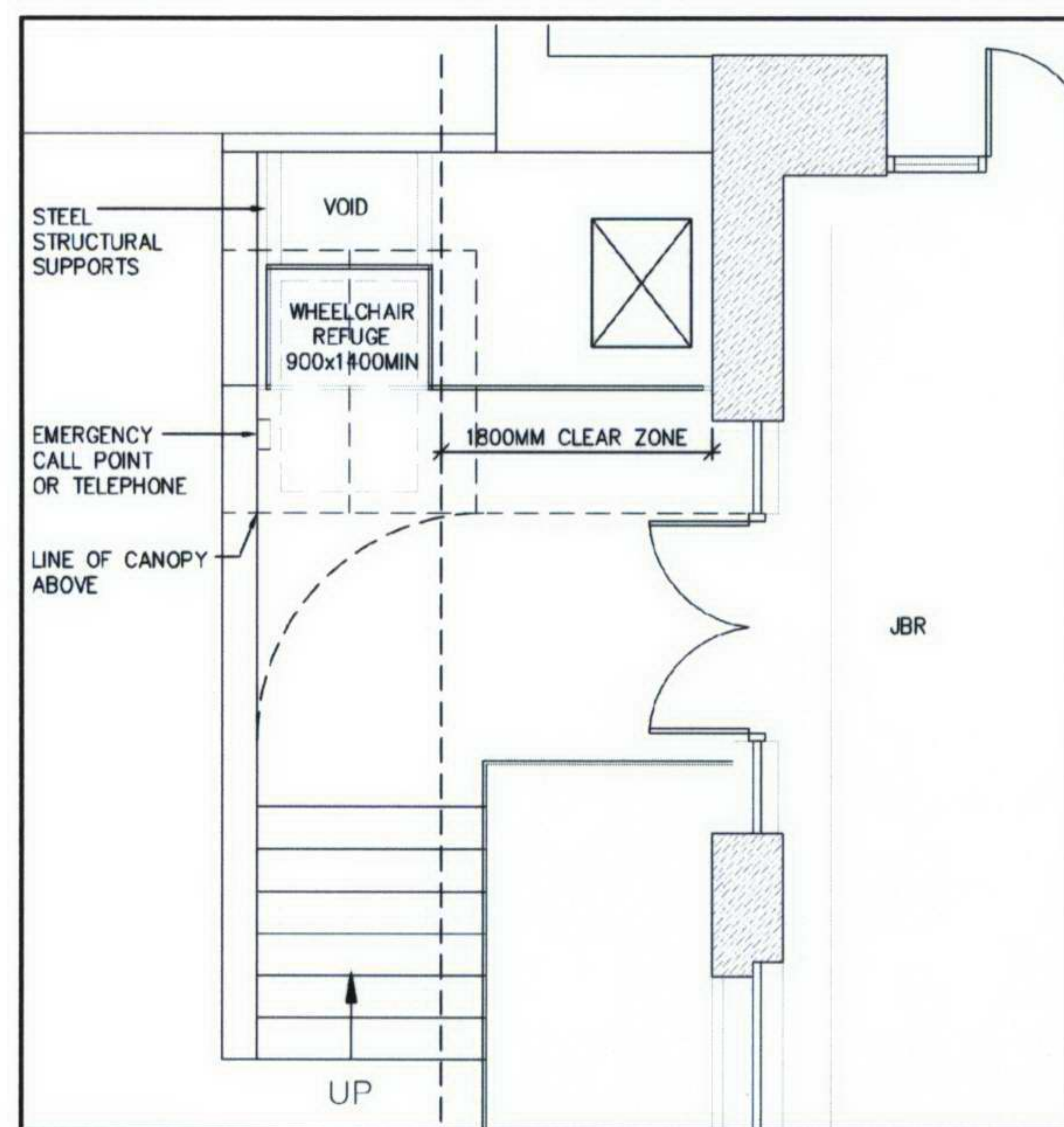
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Proposed Arrangement:

Wheelchair Refuge

A new wheelchair refuge area with an emergency call point to the University's control centre is proposed within the existing fire escape stair of the North façade. This will be implemented into the University College London wheelchair evacuation strategy.

Design:



Plan

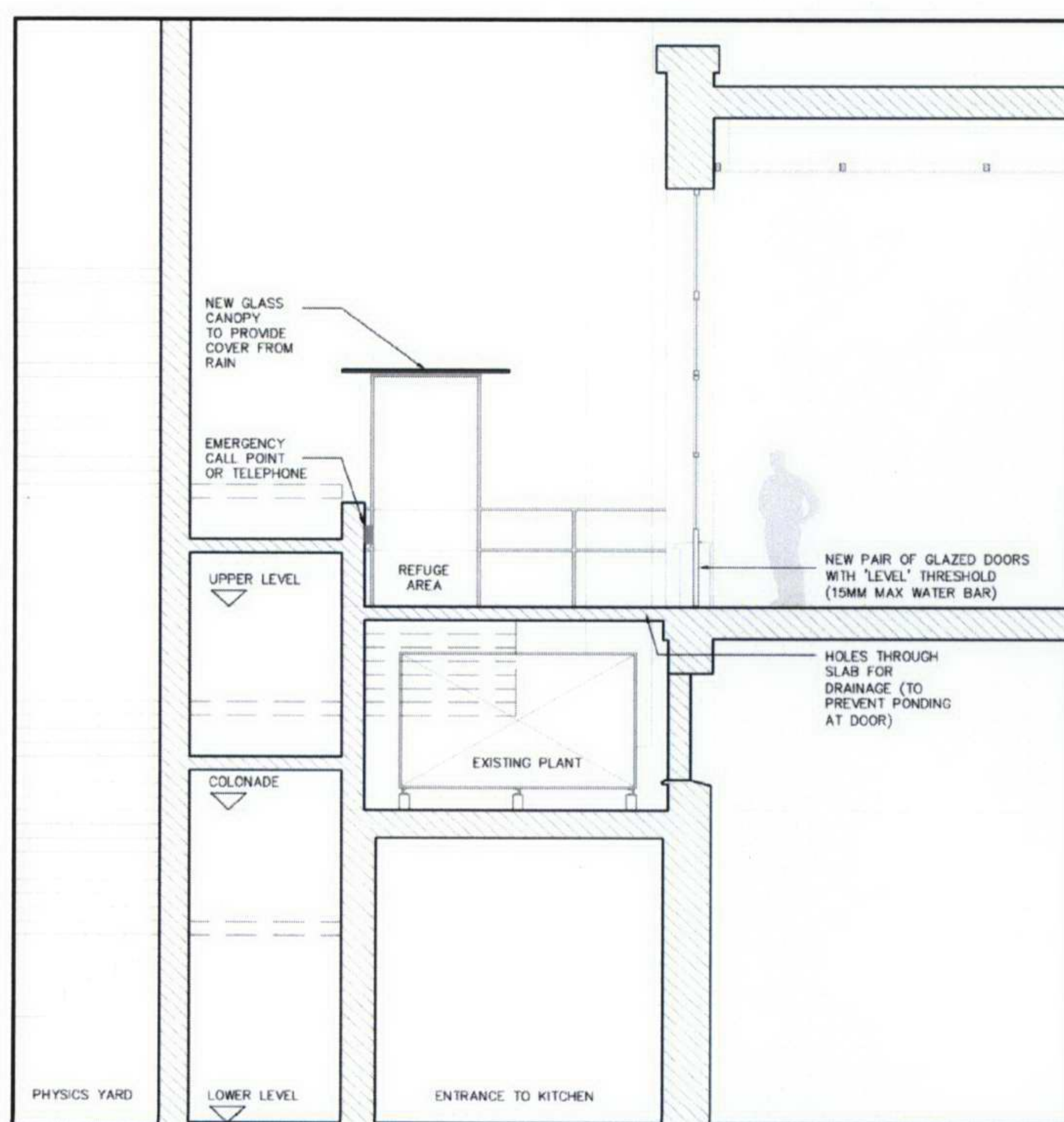
The design concept for the proposed addition to the stair at the north façade of the building will sympathetically respond to the existing listed architecture while providing a modern intervention. The addition will provide a covered wheelchair refuge at the head of the exterior escape stair leading from the Jeremy Bentham Room to the pavement level.

The building works will require extending a portion of the existing stair landing, constructing a new balustrade and canopy around the new portion, and installing a new pair of glazed doors with level threshold in the North façade of the building.

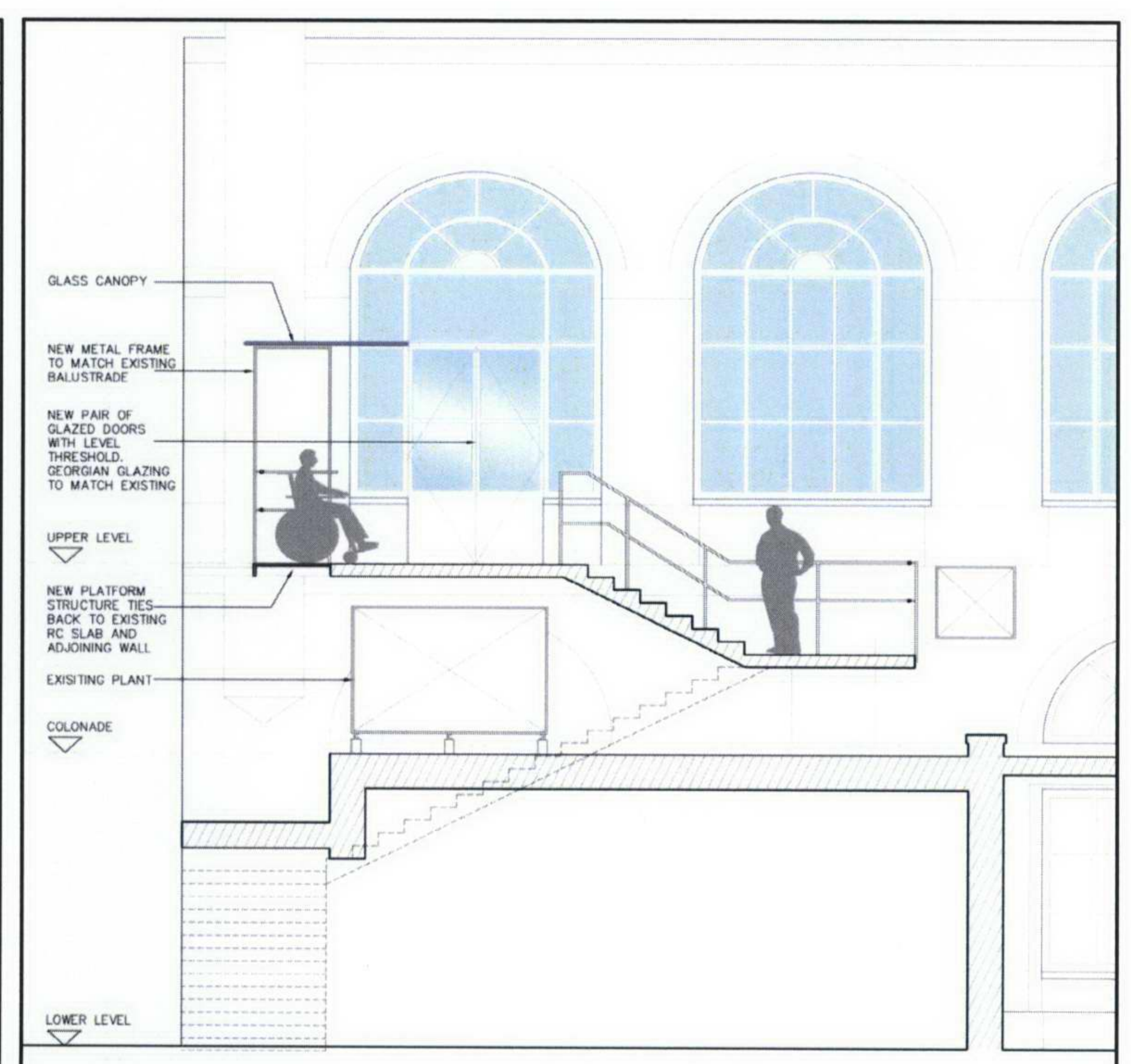
The new platform extension is constructed of steel structure tied to the existing slab and the adjoining wall to minimize visual interruption to the North façade. The new balustrade and alterations to the existing balustrade will replicate the existing design.

The new glass canopy will provide coverage for the wheelchair user while minimising impact to the architecture and maintaining sightlines to the façade.

The existing door is replaced with new glass doors which mimic the existing door and frames to retain the building's character. The threshold of the exit will be levelled to comply with DDA requirements.



Section Looking East



Section Looking towards North Facade