

CLIENT/ APPLICANT: UCL
OUR REF: LA 247
PROPERTY: BIDBOROUGH HOUSE, BIDBOROUGH STREET,
LONDON WC1H 9BT

DESIGN AND ACCESS STATEMENT

The application is for replacement of the existing metal framed and glazed sliding doors to main and west entrances of Bidborough House, Bidborough Street, London WC1H 9BT along with new fascia and identification signage to the front canopies and external façade for UCL (University College London) as new owners/ occupiers of the property.

There is a need for improved fire safety, security and accessibility to and from the existing building to ensure compliance, safety and welfare requirements of the occupier and visitor to site.

The proposed alterations are to be undertaken in conjunction with improvements and refurbishment of the existing office accommodation, comprising:-

1. The replacement of the existing sliding door to the main entrance (Bidborough Street) with new double swing entrance door with accessible (single leaf) door adjacent the external ramped access for designated wheelchair access.

Combined with the remodelling of the internal reception area the alterations will improve expected traffic flow and means of egress from the building in case of emergency. This arrangement is intended to form the main entrance to the building for staff and visitors.

2. The replacement of the existing sliding door to the West (secondary) entrance with a new revolving/ air lock door and adjacent double leaf fire exit/ wheelchair accessible pass door for fire escape and occasional access by wheelchair users.

The west entrance is and intended to provide a secondary access for staff members approaching the building from the west/ main Campus and Euston direction and will be unmanned by security. The revolving door and adjacent pass door are to be fitted with card access controls for pedestrian and wheelchair access, with manual override internally for escape in the event of fire.

The location of the existing internal wheelchair lift restricts the revolving door sited in the current recessed door position. The new revolving door/ pass door will therefore be fitted to the building line as indicated in drawing LA247/124 with the revolving door slightly protruding beyond the building facade, while remaining below the existing projecting canopy and within the boundary line of the property.

A revolving/ air lock door has been selected instead of a conventional door to improve security of the entrance.

Use of the pass door is expected to be minimal use by occasional wheelchair user requiring access to the west end of the property and for escape in the event of fire only and will swing only within the boundary line of the property. Hooped barriers are to be installed at each end of the opening to protect pedestrians on the public highway. Non-ambulant visitors to the property will be directed to the main entrance in Bidborough Street in the first instance where assistance will be available in the form of a manned security desk, during normal office hours.

External pavings adjacent to the West Entrance will be slightly raised and re-graded to provide level access / exit to the new revolving and pass doors and improve the gradient for wheelchair accessibility.

3. The replacement of the existing external 'Bidborough House' fascia signs on the front and west canopy. The signs are to be replaced with a non-illuminated graphic that is visible and identifies the UCL logo from the street.
4. Additional directional signages are to be provided in the reveal of the front entrance and on the external façade, left of the West entrance to aid identification. None of the signage is expected to be protruding.

Existing canopies to the main and west entrances are to be retained as per existing arrangements with new fascia signage provided as described above.

New entrance doors to the main and secondary (West) entrances and the proposed revolving door to comprise new stainless steel/ powder coated aluminium framed (Grey) and double glazed units to match existing pattern and appearance and adjacent buildings. Existing cladding panels to existing reveals to be modified or replaced to match existing pattern and appearance.

New glazing units to be fitted with fenestration markings to Building Regulations requirements to assist identification by staff and visitors with visual impairment.

Photos of the Existing Entrances:



**1. Main Entrance – Bidborough Street.
(Viewed from East)**



2. Main Entrance – Bidborough Street



**3. Main Entrance – Bidborough Street
(Viewed from West)**



**4. Secondary Staff (West) Entrance
(Mabledon Place)**



**5. West Entrance (Mabledon Place)
(towards North – Euston Road)**



6. West Entrance (Mabledon Place)