



**DESIGN AND ACCESS STATEMENT**

**FOR**

**WILKINS BUILDING DOORS REFUBISHMENTS**

**AT THE**  
**WILKINS BUILDING**  
**GOWER STREET, LONDON,**  
**WC1E 6BT**

**FOR**

**UNIVERSITY COLLEGE LONDON**

**POTTER RAPER PARTNERSHIP**

Julco House  
26-28 Great Portland Street  
London  
W1W 8QT

July 2016  
LA502

## **CONTENTS**

- 1.0 Introduction
- 2.0 Description of the site and buildings
- 3.0 Background & Reason for the Proposed Works
- 4.0 Design concept
- 5.0 Proposed layout
- 6.0 Scale of the proposed development
- 7.0 Appearance
- 8.0 Justification

## **APPENDICES**

- A Existing Photographs

## 1.0 INTRODUCTION

University College London (UCL) have provided Potter Raper Partnership (RPR) the following Clients Remit: -

1. Refurbish 6 doors in the Wilkins Building
2. Proposed works are planned to be undertaken during the summer of 2016.

The proposed works are to be undertaken in the Grade 1 listed Wilkins building, which will require Listed Building Consent. This Design & Access Statement will be used to accompany the Listed Building Consent application. Its aim will briefly set out the history of the building and its historical development, the background to the proposals, access, design, reasoning behind the proposals and justification.

### **The address is:**

University College London,  
Wilkins Building,  
Gower Street,  
London Borough of Camden,  
Central London. WC1E 6BT.

## 2.0 DESCRIPTION OF THE SITE AND BUILDING

### **The Site**

The UCL Wilkins Building was first listed in 1954 and is located within the main UCL campus as well as being within the Bloomsbury Conservation Area.

The Wilkins Building is located in the middle of the main campus and other UCL buildings are adjacent. To the west is Gower Street, to the north is Gower Place and to the East is Gordon Street. Euston Square underground station is located approximately 250m away and Euston main land station is located under half a mile, away.

UCL during the 2014/15 academic year the university recorded over 47,500 staff and students.

The Wilkins Building is mainly used for educational purposes and contains mainly libraries and offices for students and academic staff.

### **Wilkins Building: Grade 1 Listing**

The Grade 1 listed Wilkins Building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The list entry number is 1113056 and named as University College (University of London) and attached Railings to North & South Wings.

The Wilkins Building consists of four floors including a basement. The building is constructed in Neo-Grecian style enclosing a quadrangle,

The original Wilkins Building, was constructed in 1827, by William Wilkins in partnership with JP Gandy Deering. The listing describes the building as decastyle Corinthian pedimented portico on high podium approached by Imperial steps with solid stone balustrade and piers. Behind the pediment is an enriched copper dome. Flanking the portico are 22 bays with a rusticated ground floor. Pilasters rise from the 1st floor and carrying an entablature. The windows are decorated architrave sash windows with cornices. The attic windows are rectangular, small paned installed in groups of 3.

### **The Flaxman Gallery**

The copper dome behind the Corinthian portico was remodelled by TL Donaldson in 1848, to house the plaster originals of Flaxman's sculptures.

### **The Library Block**

To the rear of the Flaxman Gallery is the Library block of 3 storeys in brick with a stone arcade of paired columns at ground floor level and stone band at 1st floor level. Large arcaded windows with stone impost bands. The 2nd floor is stepped back, a partly blind arcade. The parapet is finished with a capped stone.

### **North and South Cloisters**

The enclosed north and south cloisters connect the dome to the north and south wings and are the main internal thoroughfares of the College.

### **Other Listed Buildings / Areas**

Other buildings located on the main campus are also described within the listings but are excluded from this document, as no works are planned to these areas. The proposed works are within the original Wilkins Building, built in 1827 - 1829.

## **3.0 BACKGROUND AND REASON FOR THE PROPOSED WORKS**

The background and reasoning to the works are as follows: -

### **Door Description**

The doors are described as being, solid oak hardwood with clear glazed vision panels to the top half of the door sets. The door sets are finished with varnish. The door sets are complete with the fans above. The glazing have glazing bars that match the doors. The Architraves and the frames are also matching hardwood and finish. The door set provide a Georgian appearance.

### **University College London Estates**

The UCL estates time who manage and maintain all buildings on behalf of the University have deemed the doors to be ill fitting and be in a poor standard of repair.

### **Condition**

The condition of the existing doors are deemed to be tired, aged and damaged in localised areas. The varnish is heavily pealed, crazed and flaking and the exposed hardwood beneath have become dirty and notably darker.

Due to heavy use, the doors are also scrapped, chipped and has impact marks. These damaged areas also make the doors notably darker than areas of the doors in better condition.

The doors kick plates, pull handles, push plates, hinges and escutcheons are brass and these are aged and tarnished. The kick plates have a cut out notch towards the hinged side. Some doors are fitted with an embed floor sprung door closure with a brass plate.

The double door sets do not close tightly together and gaps allow heat to be lost during colder and stormier months, of the year. The energy performance rating of the doors are deemed to be poor.

### **Fire**

None of the doors are fitted with cold smoke seals or intumescent strips to their perimeter and around their glazed windows. The glazing is not fire rated. The doors frames have no stops.

## **4.0 DESIGN CONCEPT**

### **Scope of works**

The proposed works will be carried out in the following areas located within the north and south cloisters of the original Wilkins Building.

- **North Cloister: Ground Floor:**

- A) Zone G97 - exit lobby (zone G97a) into main quadrangle – main door,
- B) Zone G19 - exit lobby (zone G96a) into main quadrangle – main door,

- **South Cloister: Ground Floor:**

- C) Zone G08 - exit lobby (zone G83a) into main quadrangle – main door,
- D) Zone G82 - exit lobby (zone G82a) into main quadrangle – powered opening door,
- E) Zone G82 - exit lobby (zone G82a) into main quadrangle – side door from South Wing.
- F) One of the following two doors will be refurbished (to be confirmed): -
  1. Zone G82 exit lobby –Door Leading To Japanese Garden,
  2. Zone G08 – Door Leading To Japanese Garden (opposite G83A).

**NOTE: Please refer to drawing LA502 – 101 Site Location Plan and drawing 2 (Block Plan) for locations of each door within the Wilkins Building.**

### **Proposed Works**

The proposed scope of works include the following:

- All door sets will be temporary removed off-site to allow refurbishment, repairs and re-varnishing. The existing brass pull handles and brass escutcheons, will be rehung.
- The kicker plates will be replaced with ones that match the existing height, width and thickness
- The existing floor embed door closure operation will be permanently disused. The brass floor plate will be left in place. A new brass overhead door closure will be installed.
- The following is proposed, to improve the doors fire rating: -

- To the perimeter of the doors, install intumescent strips. The colour of this item will best match the colour and tone of the doors, in order to reduce their visual impact.
- Install new matching hardwood stops to the frames of the doors. The wood species will be best matched to the existing door colour and tone.
- New fire door signage.
- Rehang hinges on intumescent pads.
- Replace glazing with clear fire rated glass. The view panes will be fitted with intumescent beads. The colour of these item will best match the colour of the doors to reduce their visual impact. The existing hardwood panel strip will be refitted around each pane or this can be achieved then a matching hardwood strip will be used and finished with varnish.

### **Access**

The doors will not change in size, width, clear opening width and swing. Access will not change.

The door located in zone G82 - exit lobby (zone G82a) into main quadrangle is a powered opening door and will remain a powered opening door after the works. Therefore access for disabled users of the building will not change as a result of the proposed works.

## **5.0 PROPOSED LAYOUT**

The proposed layout of the building will not change, during these works. The doors will be rehung in their original positions and to their original swings.

## **6.0 SCALE OF THE PROPOSED DEVELOPMENT**

These is no development within the building. The door sets will be refurbished.

## **7.0 APPEARANCE**

New timber will match the original species of the used for the doors and the varnished finish will also match. The visual impact of the intumescent strips and intumescent beads will be discreet as much as possible with matching their colours with the refurbished doors.

## **7.0 JUSTIFICATION**

The proposed works will address the condition and fire compartmentation under Part B of the current Regulations. By reducing heat loss, it will improve the energy performance of the building and have an effect on UCL's heating expenditure.

UCL is one of the most selective British universities and consistently ranks highly in national and international league tables. In the 2015 Academic Ranking of World Universities, UCL is ranked joint 18th in the world (and 3rd in Europe). The proposed works will help provided UCL with addressing their requirements as defined under the Regulatory Reform (Fire Safety Order) 2005, a maintained Grade 1 Listed Building and the appearance of a world class university.

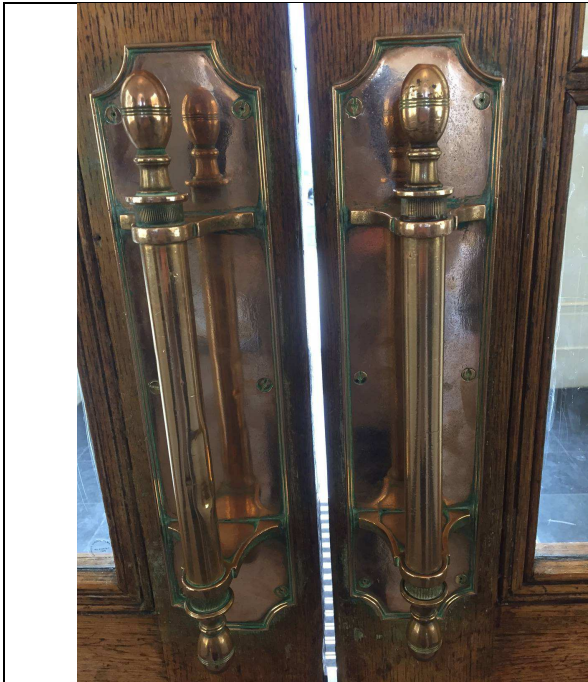


**APPENDIX A**  
**EXISTING PHOTOGRAPHS**

## PHOTOGRAPHIC SCHEDULE

- Photo 1:** Typical brass door handles and gap between closing edges.
- Photo 2:** Typical Brass kicker plates and floor embedded door closures.
- Photo 3:** Typical lobby door appearance.
- Photo 4:** Typical condition of the door sets

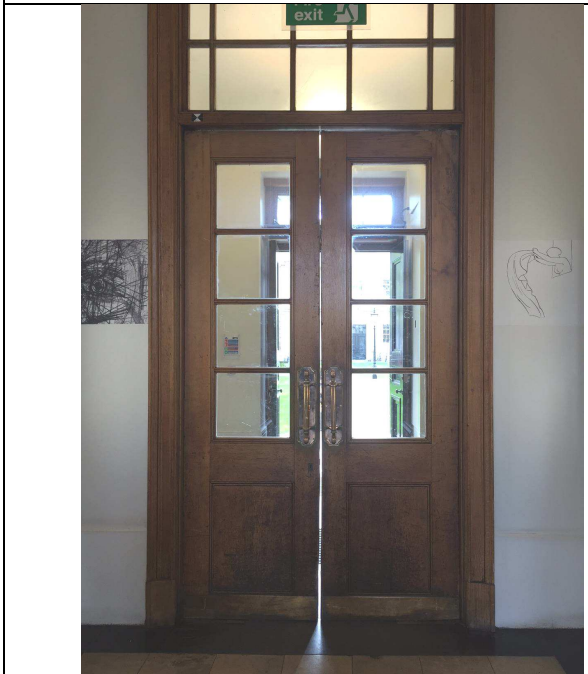




**Photo 1:** Typical brass door handles and gap between closing edges.



**Photo 2:** Typical Brass kicker plates and floor embedded door closures.



**Photo 3:** Typical lobby door appearance.



**Photo 4:** Typical condition of the door sets