

**DESIGN AND ACCESS STATEMENT**

**FOR**

**TOILET REFURBISHMENTS**

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

**FOR**

**UNIVERSITY COLLEGE LONDON**

**POTTER RAPER PARTNERSHIP**

Julco House  
26-28 Great Portland Street  
London  
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July 2016  
LA421

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## 1.0 INTRODUCTION

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

1. Refurbish an existing assessable toilet.
2. Convert an existing admin office into a new male toilet.
3. Remodel an existing female toilet and lobby and fully remove an existing cleaner's cupboard to allow for a new male toilet.
4. 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 2014/15 recorded over 47,500 staff and students attended the University.

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

The Wilkins Building consists of four floors including a basement. The building is mainly used for educational purposes and contains mainly libraries and offices for students and academic staff.

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.

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.

#### **North and South Cloisters**

The enclosed north and south cloisters connect the Wilkins Building 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.

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

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

#### **Building Users**

UCL has received concerns from student representatives across all aspects of the welfare facilities and discussions were had covering general cleanliness, broken fittings and locks and poor ventilation. Rated very high on the student representatives list of issues was the physical number of toilets available especially for male members.

#### **Condition**

The condition of the existing toilets are deemed to be tired, aged and damaged in localised areas. The lighting levels are dim. The toilets are in need of refurbishment and modernisation.

#### **Workplace (Health, Safety and Welfare) Regulations 1992**

The Workplace (Health, Safety and Welfare) Regulations 1992 state that the building owners are obliged to provide 'adequate' welfare provision for employees. The following 'Adequate' meaning interpretation by the Regulations includes:

- enough toilets and washbasins for those expected to use them - people should not have to queue for long periods to go to the toilet;
- where possible, separate facilities for men and women - failing that, rooms with lockable doors;
- clean facilities - to help achieve this walls and floors should preferably be tiled (or covered in suitable waterproof material) to make them easier to clean;
- facilities that are well lit and ventilated;

## 4.0 DESIGN CONCEPT

### Scope of works

The proposed works will be carried out in the following two areas located within the north cloister and domed centre of the Wilkins Building.

- **North Cloister: First Floor Room 125 cluster:**
  - Existing lobby (room 125),
  - Existing cleaners cupboard (room 125A),
  - Existing single female Toilet (room 125B),
  - Existing multiple (3 cubicles) female toilet (room 125C).
- **Domed Centre: Second Floor Rooms 220 & 221:**
  - Existing assessable toilet (room 220),
  - Existing admin office (room 221).

### Proposed Works to Room 125 cluster

The proposed scope of works include the following:

- Wall remodelling:
  - Demolition of both the plastered masonry and plaster boarded lightweight partition between the WC's and the cleaning cupboard to create one female toilet, one new male toilet and smaller lobby.
  - **Note:** It is believed that the plastered 105mm thick decorated masonry walls are not original.
  - **Note:** The 135mm thick decorated plaster dividing wall with borrowed lights above between room 125 and the corridor (incl. fire hose reel) is to remain unchanged. The existing timber solid door leading from the corridor is to remain also.
  - A new stud wall will separate the female and male toilets adding to the male capacity. All existing sanitary ware is to be replaced, with new cubicles, urinals, vanity units, lighting and surface finishes.
- The services located in the existing toilet will be adapted for the new male and female toilets. The external appearance will not be affected.

### Proposed Works to Rooms 221 & 220

The proposed scope of works include the following:

- To convert the existing admin office (room 221) into a new male toilet facility for the second floor. Room 220 is an existing assessable toilet and will be refurbished.

- Wall remodelling:
  - **Note:** There is no demolition of any existing walls. A stud wall will be inserted to form a new entrance lobby area. The existing solid existing timber door will remain.
- The new male toilet will have new trough hand wash basin, 2no. WC cubicles and 3nr. urinals with a duct panelling system to the toilets and urinals. The lighting system is to be a LED suspending light fitting.
- The services located in the existing assessable toilet adjacent to the existing library will be adapted for the new male toilet. The external appearance will not be affected, except for the new extract ventilation that will be mounted in the window.

### **Access**

Access to the new toilets will comply with Part M (volume 2) of the Building Regulations and the British Standard 8300. This will include:

1. Being no less than the minimum clear width allowable for doors within existing buildings,
2. Being no less than the minimum clear width allowable for existing building lobbies,
3. 300mm width to the side of the door (handle side) to allow a wheel chair user to open the door.

Access to the first floor 125 room cluster for wheel chair users is via a lift that is fitted with a hearing loop. The corridor and the remaining solid timber entrance door are deemed to be suitable for wheel chair users. The current access in to the 125 room cluster is via the adjoining Physics building. The north cloister access is prevented, via an alarmed fire escape door.

Access to the second floor 220 and 221 rooms is via a lift that is fitted with a hearing loop. The lift is outside room 221.

## **5.0 PROPOSED LAYOUT**

Room 125 cluster – Once the existing dividing walls within the Room 125 curtilage will be demolished, (except fire hose reel - recessed in to room 125) and fixtures and fittings removed, the space will be fitted out with a new male and female toilets. The existing services are to be adapted to suit the new layout. To separate the male and female toilets WC a new floor to ceiling stud partition wall will be installed. The male WC will be an L-shaped room and the female a square shaped room. The existing lobby (125) will be reduced in size to serve both the new male and female toilets.



Rooms 220 & 221 – The proposed new male WC in room 221 will feature a new stud wall to form a new lobby area, for privacy purposes. New urinals and pans will be situated along the partition wall of room 220, as services from this room will be used.

## 6.0 SCALE OF THE PROPOSED DEVELOPMENT

Approximate sizes are as follows:

- The total size of the 125 rooms cluster: 5.4m (w) x 5.4m (l) = 29.16m<sup>2</sup> (A)
- The total size of both rooms 220 & 221: 3.7m (w) x 4.8m (l) = 17.76m<sup>2</sup> (A)

Approximate floor to ceiling heights are as follows:

- The floor to ceiling height of the 125 rooms cluster: 4400mm
- The floor to ceiling heights of rooms 220 & 221: 3100mm

## 7.0 APPEARANCE OF THE PROPOSED DEVELOPMENT

### Proposed Specification

- Cubicles - standard height glazed cubicles from the Kemlitt Noxx range, with inward opening doors. The proposed new WC cubicles will be made from a high pressure laminate and will be in Granite White from the Kemlitt Cronus range.
- Existing plastered ceilings are to be made good and the ceilings decorated.
- The existing suspended ceilings will be replaced with 600mm x 600mm mineral fibre ceiling tiles within an exposed grid.
- A new vinyl flooring will be laid within the proposed work areas with covered upstands.
- The windows will remain and be redecorated. The existing clear glazing with room 221, will be fitted with a frosted window film for privacy.
- The wall finish proposed will mainly be Altro Whiterock Hygenic wall cladding but in the new unisex WC there will also be a wall finish of Dulux Diamond Matt paint finish (exposed concrete columns will remain undecorated).

## 7.0 JUSTIFICATION

The proposed works will address the condition, address student concerns, comply with the Workplace (Health, Safety and Welfare) Regulations 1992 and will address the British Standard BS6465-1 2006 for Sanitary Installations, as it will increase the number of installations for the male members.

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 welfare facilities worthy of a world class university.



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

## PHOTOGRAPHIC SCHEDULE

### North Cloister: First Floor Rooms 125, 125A, 125B & 125C

- Photo 1:** Existing door leading from North Cloister corridor to Room 125 – to remain.
- Photo 2:** Existing Room 125 ceiling and high level borrowed light windows.
- Photo 3:** Existing Room 125 tiled floor covering with upstands.
- Photo 4:** Existing Room 125B suspended ceiling, metal window, tiled and decorated walls.
- Photo 5:** Existing Room 125B cubical and tiled walls.
- Photo 6:** Existing Room 125B wash hand basin, vanity unit and floor covering.
- Photo 7:** Existing Room 125C solid timber doors to Rooms 125A, 125B and 125C.
- Photo 8:** Existing Room 125C metal windows, tiled and decorated walls & suspended ceiling with recessed lights.
- Photo 9:** Existing Room 125C pan and concealed cistern behind wall panels.
- Photo 10:** Existing Room 125C floor covering and tiled wall.
- Photo 11:** Existing internal tiled cills.
- Photo 12:** Existing corridor fire hose reel recessed in to Room 125A.

### Domed Centre: Second Floor Rooms 220 & 221:

- Photo 13:** Existing corridor outside rooms 220 & 221 and lift.
- Photo 14:** Existing room 220 floor, solid timber door, tiled walls, vinyl floor with coved upstands and Part M install.
- Photo 15:** Existing room 220 floor, solid timber door, tiled walls, vinyl floor with coved upstands and Part M install.
- Photo 16:** Existing room 221 solid timber door, to remain.
- Photo 17:** Existing room 221 hung strip lights and decorated plaster walls and ceiling.
- Photo 18:** Existing room 221 admin office furniture.
- Photo 19:** Existing room 221 roll carpet floor.
- Photo 20:** Existing room 221 sliding sash timber windows with single clear glazing.



**Photo 1:** Existing door leading from North Cloister corridor to Room 125 – to remain



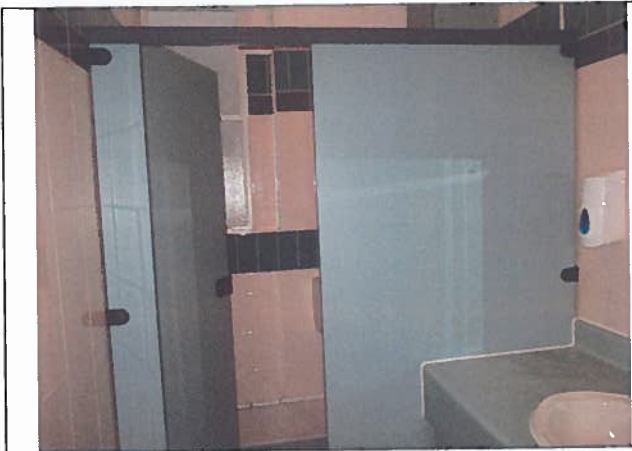
**Photo 2:** Existing Room 125 ceiling and high level borrowed light windows. The windows located on the North Cloister corridor are to be remain, whereas the windows opposite to be removed.



**Photo 3:** Existing Room 125 tiled floor covering with upstands.



**Photo 4:** Existing Room 125B suspended ceiling, metal window, tiled and decorated walls.



**Photo 5:** Existing Room 125B cubical and tiled walls.



**Photo 6:** Existing Room 125B wash hand basin, vanity unit and vinyl floor covering.



**Photo 7:** Existing Room 125C solid timber doors to Rooms 125A, 125B and 125C.



**Photo 8:** Existing Room 125C metal windows, tiled and decorated walls & suspended ceiling with recessed lights.



**Photo 9:** Existing Room 125C pan and concealed cistern behind wall panels.



**Photo 10:** Existing Room 125C floor covering and tiled wall.





**Photo 11:** Existing internal tiled cills.



**Photo 12:** Existing corridor fire hose reel recessed in to Room 125A.



**Photo 13:** Existing corridor outside rooms 220 & 221 and lift.



**Photo 14:** Existing room 220 floor, solid timber door, tiled walls, vinyl floor with covered upstands and Part M install.



**Photo 15:** Existing room 220 floor, solid timber door, tiled walls, vinyl floor with covered upstands and Part M install.



**Photo 16:** Existing room 221 solid timber door, to remain.



**Photo 17:** Existing room 221 hung strip lights and decorated plaster walls and ceiling.



**Photo 18:** Existing room 221 admin office furniture.



**Photo 19:** Existing room 221 roll carpet floor.



**Photo 20:** Existing room 221 sliding sash timber windows with single clear glazing.