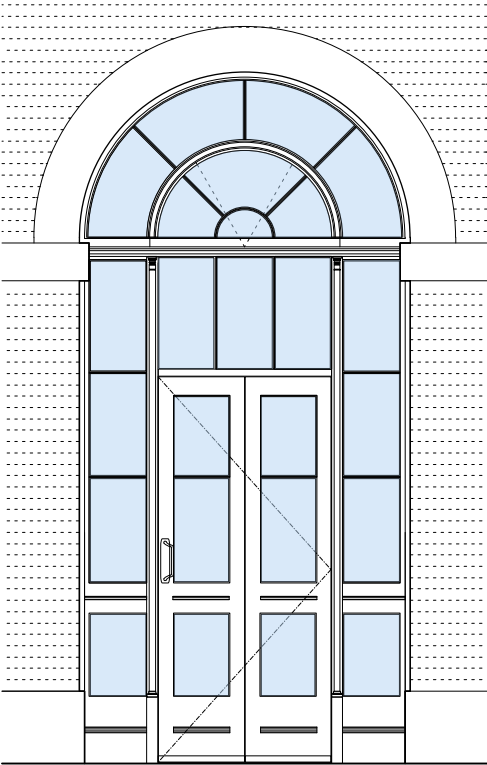


UCL Wilkins Building - Cloister Doors

Design & Access Statement : September 2018



Revision	Date	Amendment
P1	17.09.18	Planning & Listed Building Consent Issue

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1.0 Introduction

This Design and Access Statement accompanies an application for Planning and Listed Building Consent for the replacement of the cloister doors within the Grade I listed Wilkins Building.

This document has been prepared to supplement the application drawings by providing design and access information in addition to the historic background and aspirations for the project.



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2.1 UCL Requirement

UCL have identified a requirement to improve the circulation routes though the Core Campus. Part of this ongoing strategy includes the links between the North Cloisters to the Wlikins Terrace and the South Cloisters to the Japanese Garden.

These highly trafficked pedestrian routes are currently constricted by the existing double doors due to their restricted door leaf widths. So much so that they have become viewed as a hazard.

With the completion of the new Student Center footfall is only going to increase.

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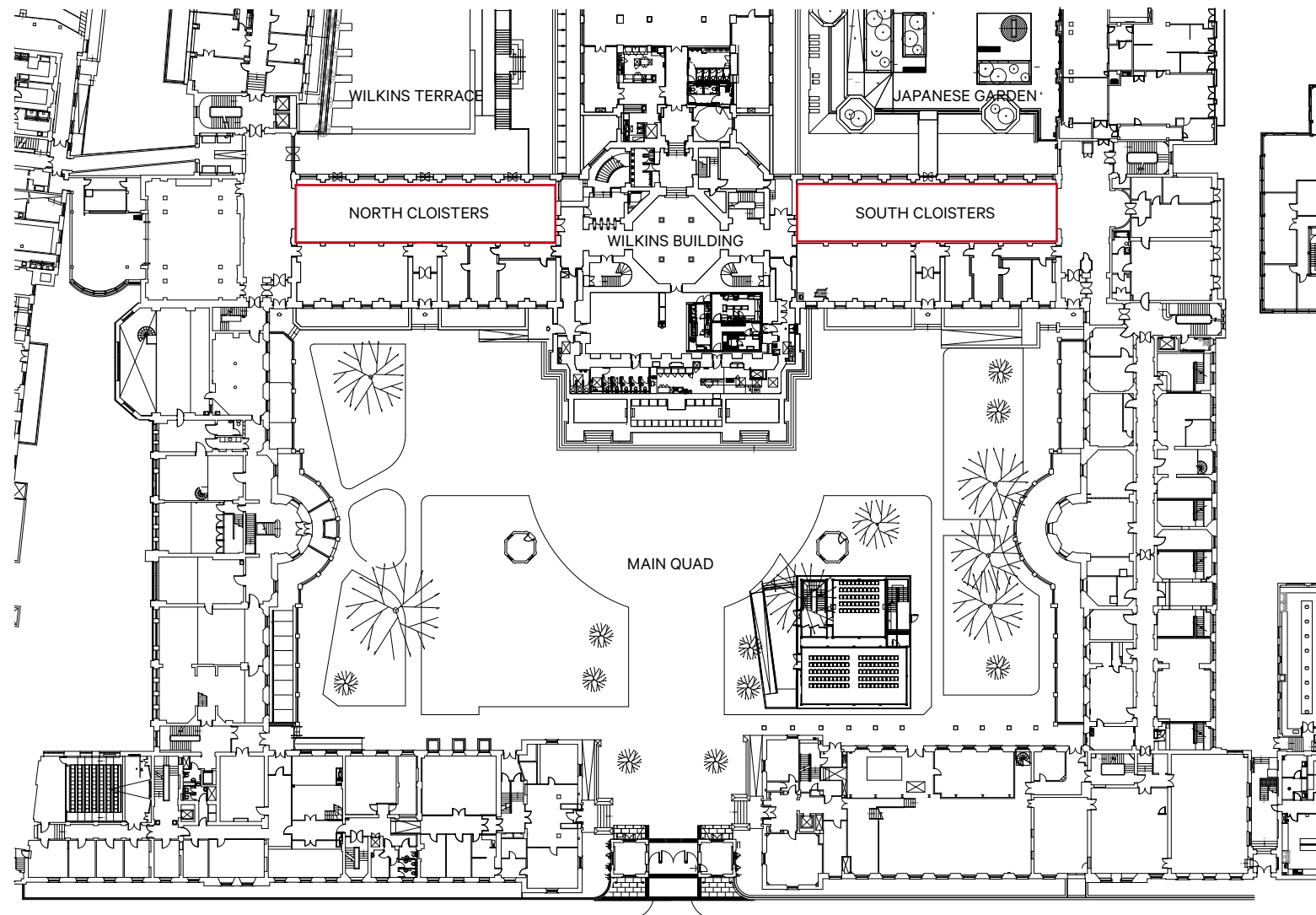
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2.2 Location

The Wilkins Building forms the eastern perimeter of the Main Quad and is the principle facade.

2.3 History

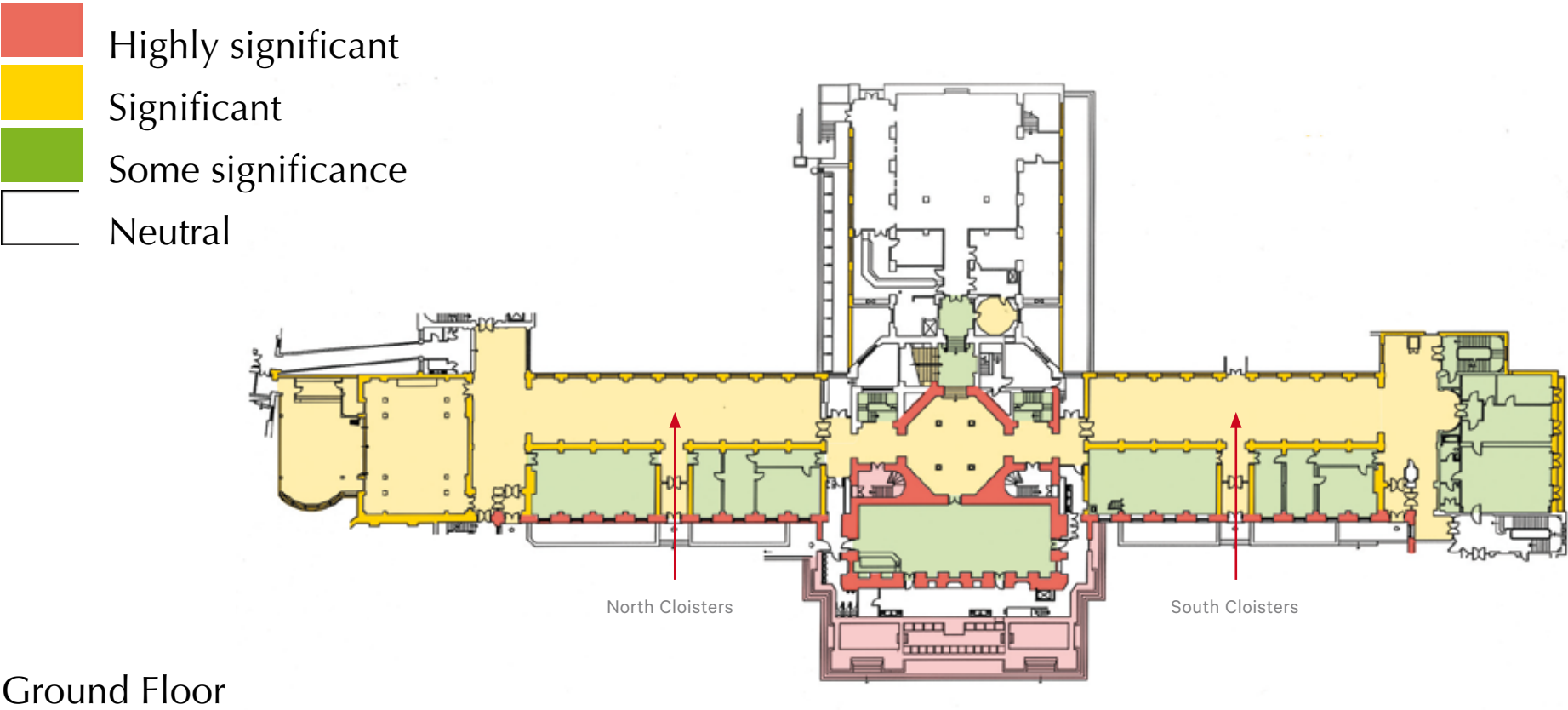
The north and south cloisters were built in 1827-9 as part of the works carried out by William Wilkins and forms part of the original core of the then new campus.



3.0 Heritage Statement

The adjacent plan shows the architectural and historical significance of the various elements within the Wilkins Building.

Source: Alan Baxter Associates Draft Gazetteer. 2003



Ground Floor

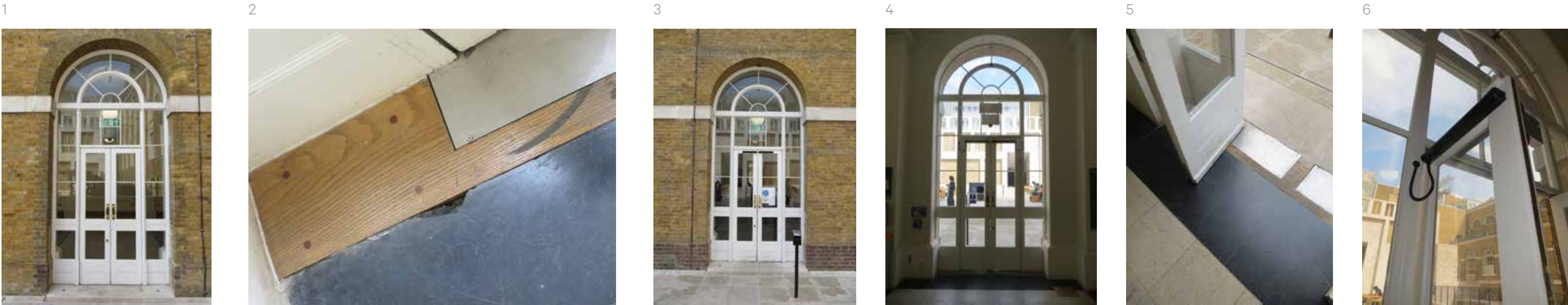
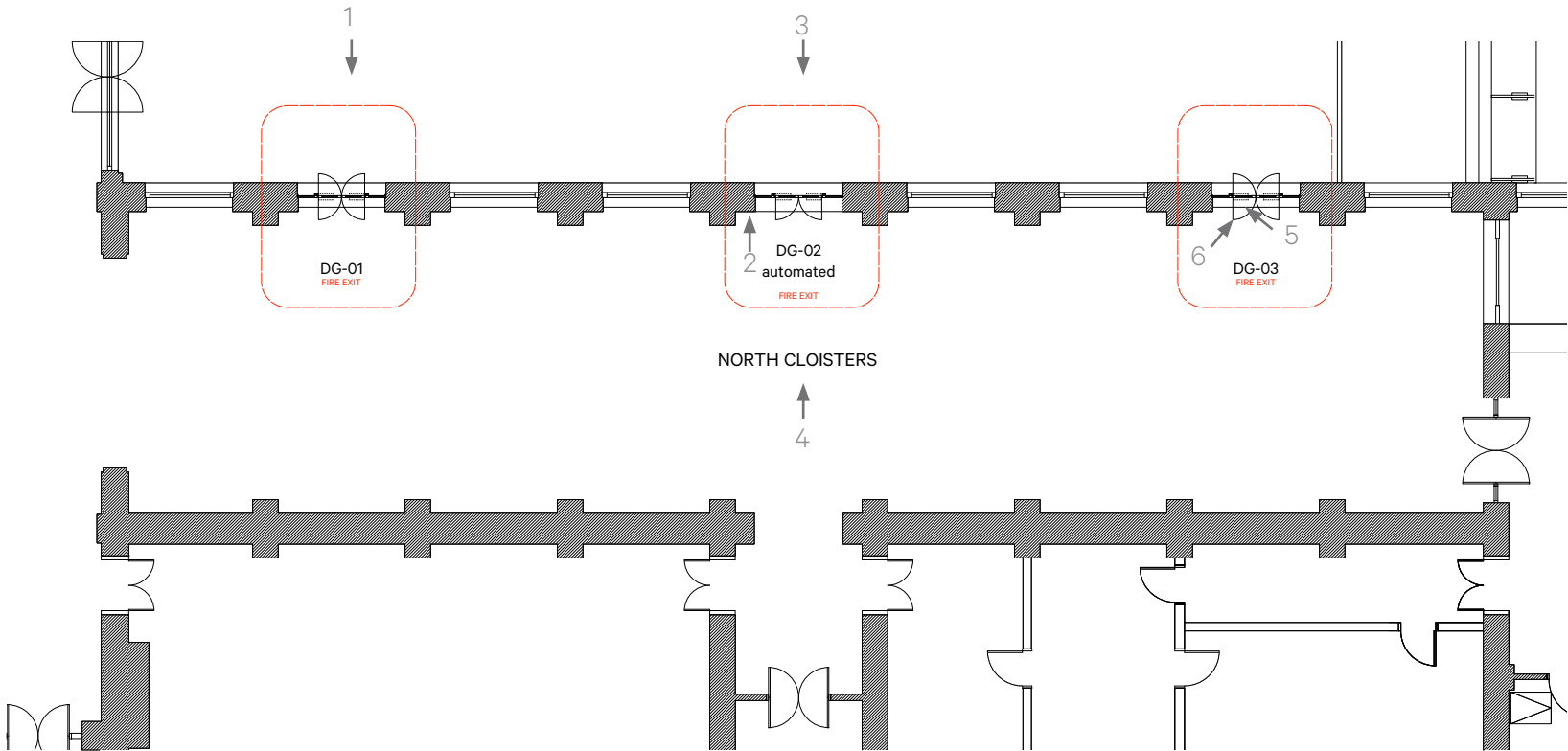
3.1 Existing Condition - North Cloisters

Currently the room forms part of the main pedestrian thoroughfare through the Core Campus and acts as a temporary working / exhibition space facility.

The existing white painted glazed timber double doors were replaced as part of the Wilkins Terrace works, however their operation has remained unsatisfactory resulting in restricted traffic flow and a compromised fire escape route.

The threshold to DG-02 (automated door) has been poorly executed with large stainless steel floor box plates dominating the transition.

The existing black limestone has been damaged at the edges during the previous installation of the doors.



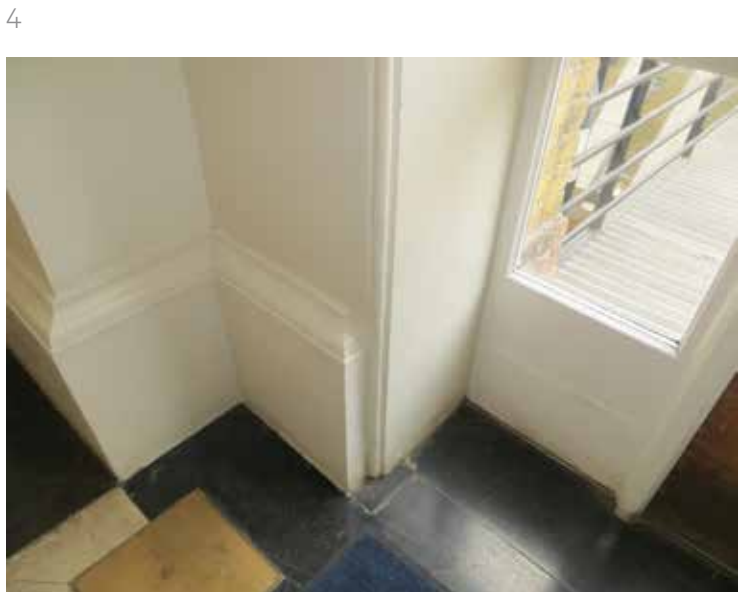
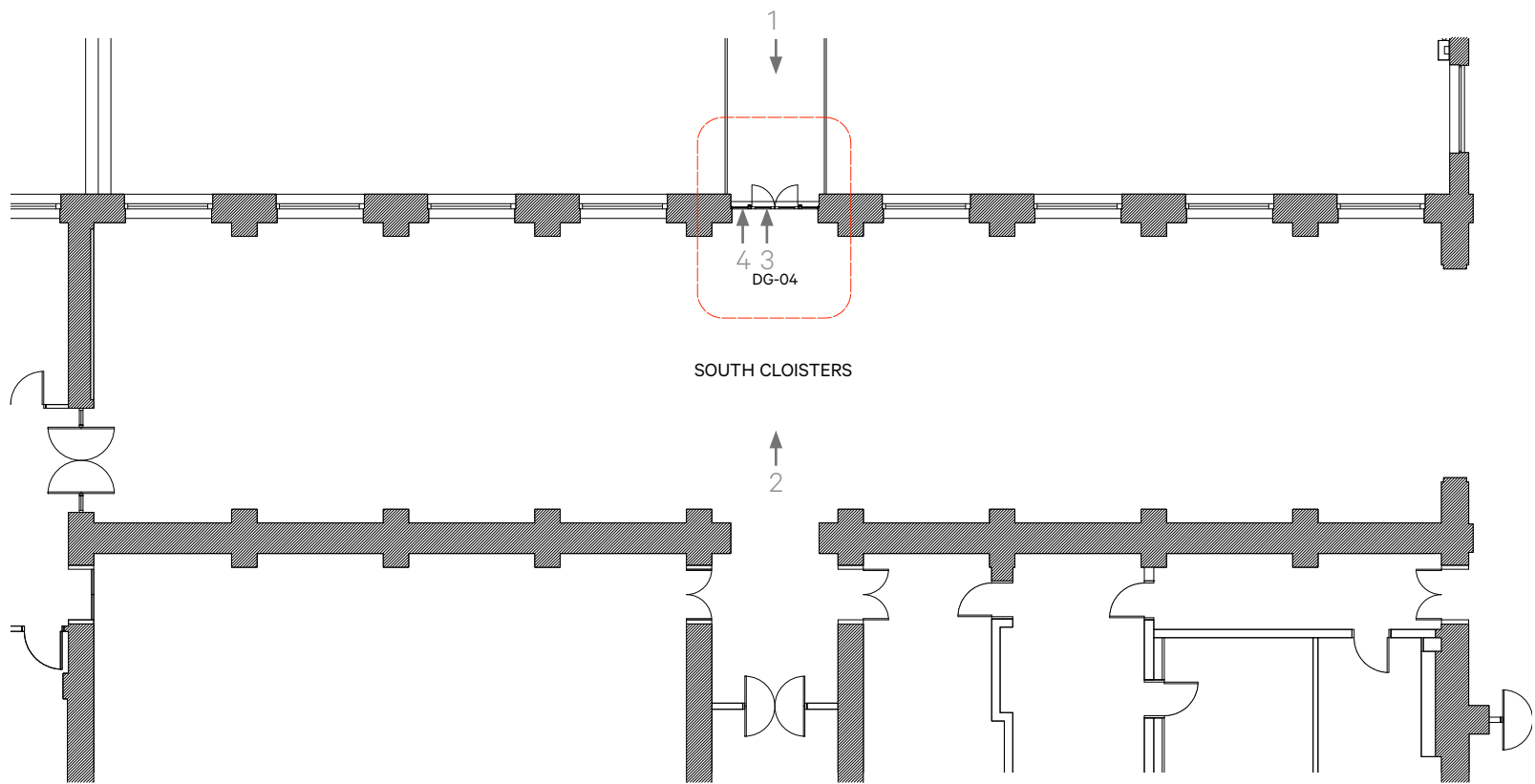
3.1 Existing Condition - South Cloisters

Currently the room forms part of the main pedestrian thoroughfare through the Core Campus and acts as a temporary working / exhibition space facility.

The existing timber door is in a poor state of repair and is different in appearance from those in the North Cloisters.

The black limestone at the threshold has damaged edges.

This access point will get increased use as part of the travel route to and from the Student Center.

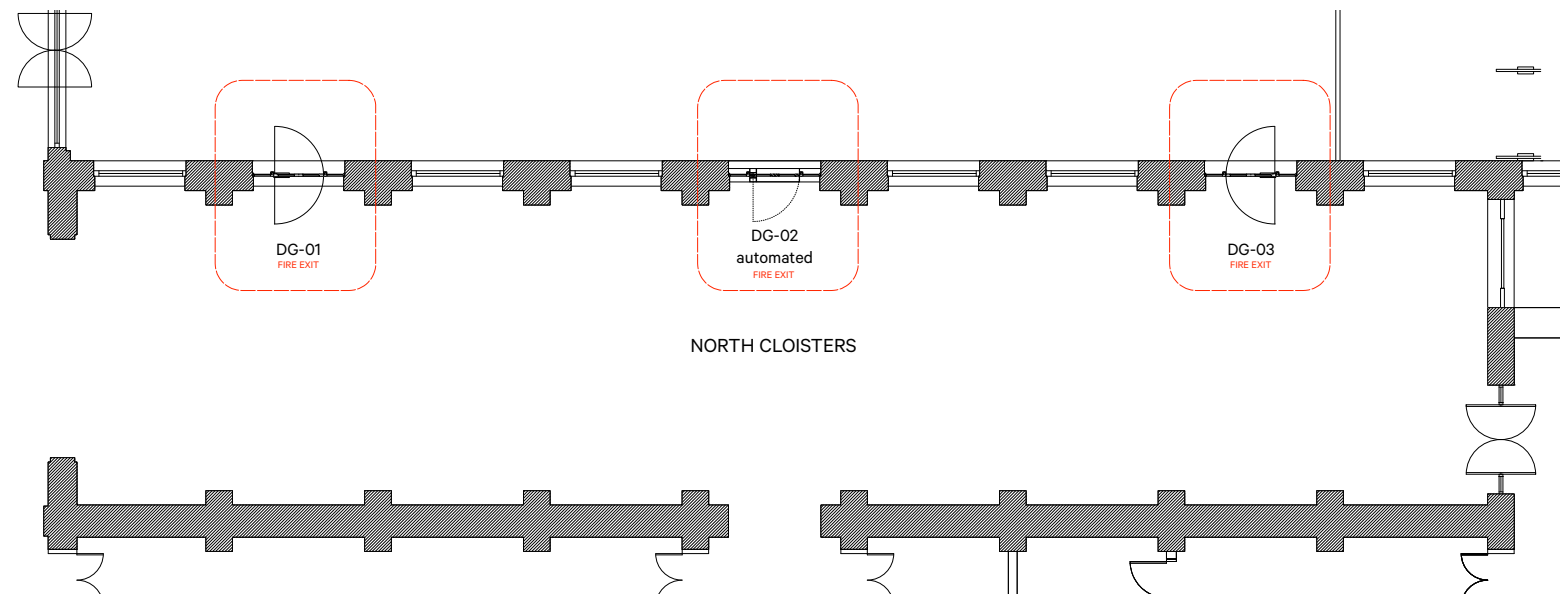


3.2 Proposals

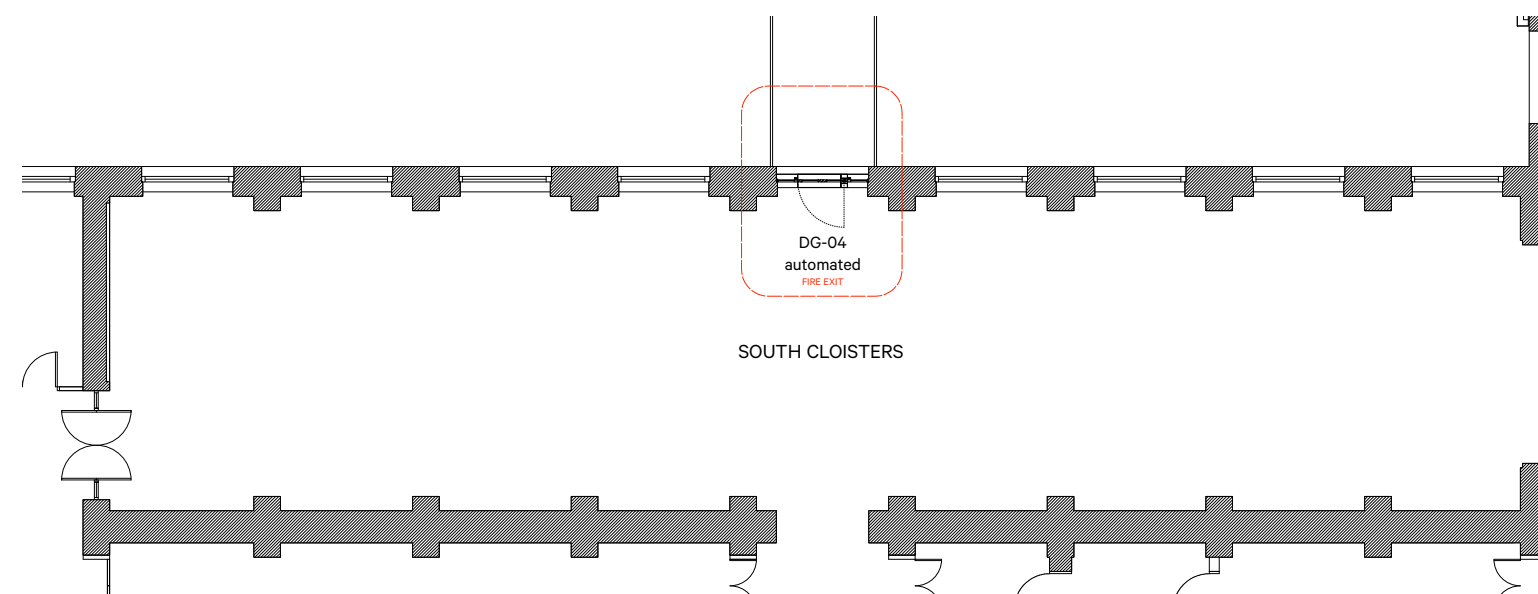
To carry out limited works to facilitate the pedestrian flow and improve DDA access and replace unsightly door controls with more considered / practical items.

To include the following works:

- Replace the double doors with single leafs with profiles to match existing. Existing frames, sidelights and fanlights are to be retained.
- Replace the door controls with more discreet units with improved functionality.
- Improve the threshold details by replacing the timber with stone and have stone inserts to the floor box cover plates.
- Repair the damaged black limestone flooring where necessary.



Three new single leaf doors within existing frames.

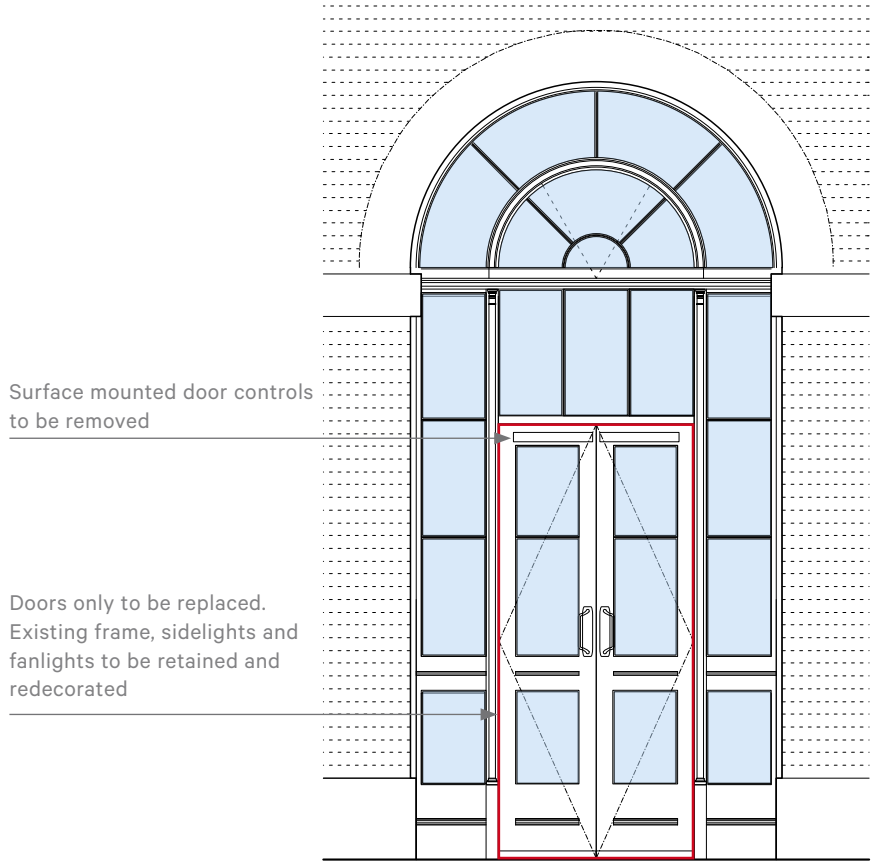


New single leaf door within existing frames.

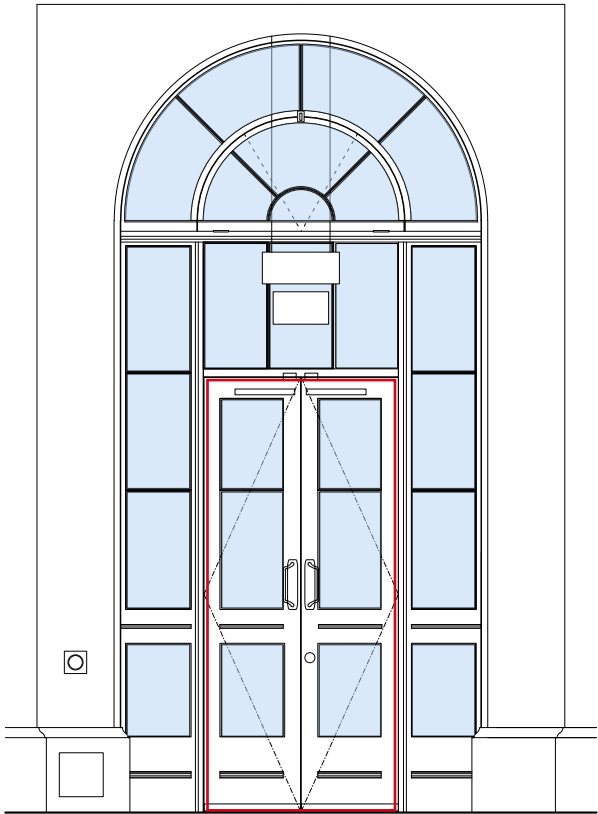
3.2 Proposals - Door Details

Four new doors are proposed, three to the north cloisters and one to the south cloisters. It is the intent that two of these doors (D.02 & D.04) will be automated to allow DDA access to the Wilkins Terrace and the Japanese Garden.

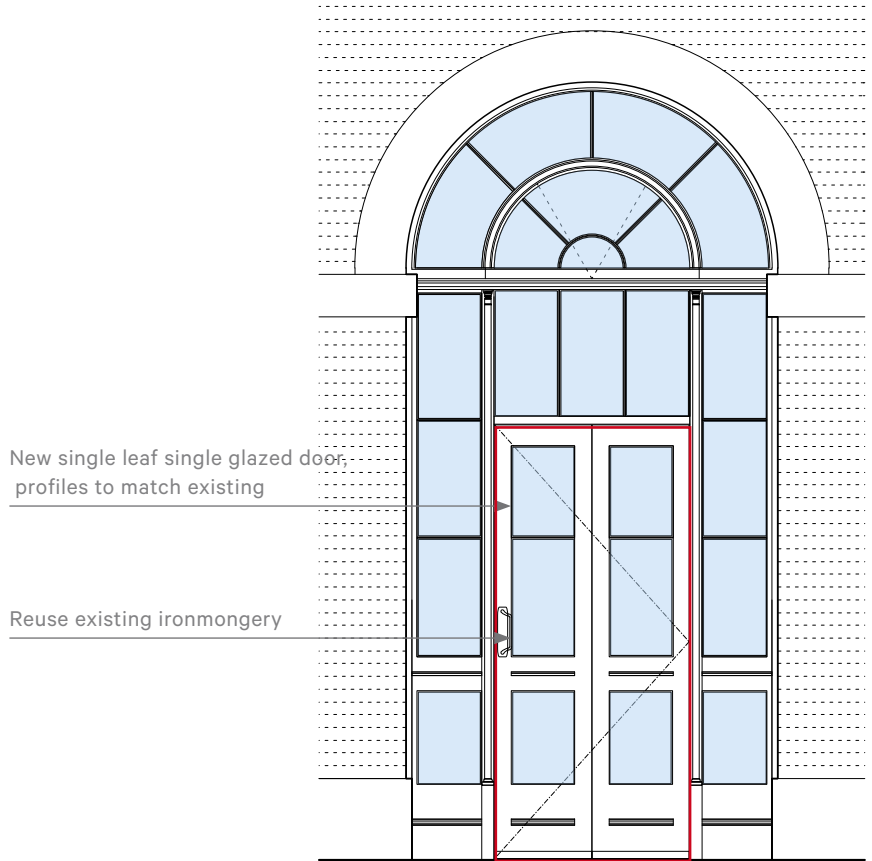
By matching the existing profiles the proposed doors reflect the existing historic fabric.



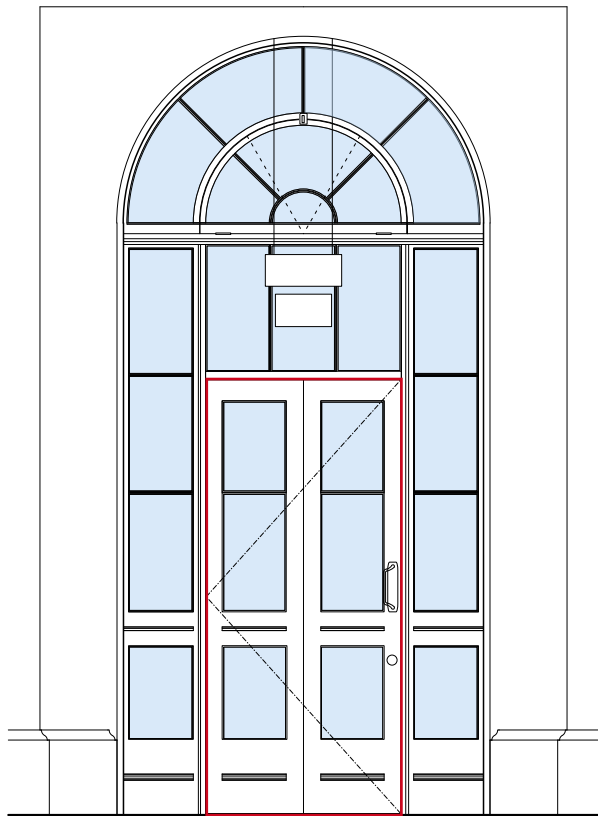
Automated doors - External elevation as existing



Automated doors - Internal elevation as existing



External elevation as proposed



Internal elevation as proposed

3.2 Proposals



North Cloisters Elevation as Existing



North Cloisters Elevation as Proposed

2.3 Proposed Site



South Cloisters Elevation as Existing



South Cloisters Elevation as Proposed

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4.0 Access

In their current use the double doors have consistently caused issues with access to and from the building resulting in bottlenecks and restriction of the fire escape routes, often being left open.

The door controls further expound the problem as the narrow double door leafs minimise the leverage when opening, making them difficult to operate. As such they represent a potential hazard.

With the completion of the Wilkins Terrace and the new Student Center the pedestrian flow has significantly increased across to the North and South Cloisters with the doors forming part of the designated fire escape routes. As such the issues are likely to get worsen.

Whilst the door from the Japanese Garden to the South Cloisters is not currently designated as a fire escape it would be prudent to make it one as part of the route to and from the Student Center.

The Proposal

By replacing the double doors with a single leaf, visually the same, the operation is significantly improved allowing easy access.

The single leaf also reduces the number of door controls improving both the operation and the visual appearance.

