

# UCL Wilkins Building - The Garden Room

Design & Access Statement : December 2018



Revision	Date	Amendment
P1	11.12.18	Planning & Listed Building Consent Issue

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# UCL Wilkins Building - The Garden Room

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## 1.0 Introduction

This Design and Access Statement accompanies an application for Planning and Listed Building Consent for the refurbishment of the Garden Room within the Bernard Katz Building including a new entrance from the South Cloisters and new windows onto the Japanese Garden.

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



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## 2.1 UCL Requirement

UCL have identified a requirement to improve the accommodation within certain areas of the Wilkins Building and the Core Campus. Part of this ongoing strategy includes improving the facilities within the Garden Room and improving its access from the South Cloisters.

Existing access is poor via a set of awkward double doors and is non DDA compliant. The intention is to improve the circulation and bring an under used space into the heart of the Campus.

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## 2.2 Location

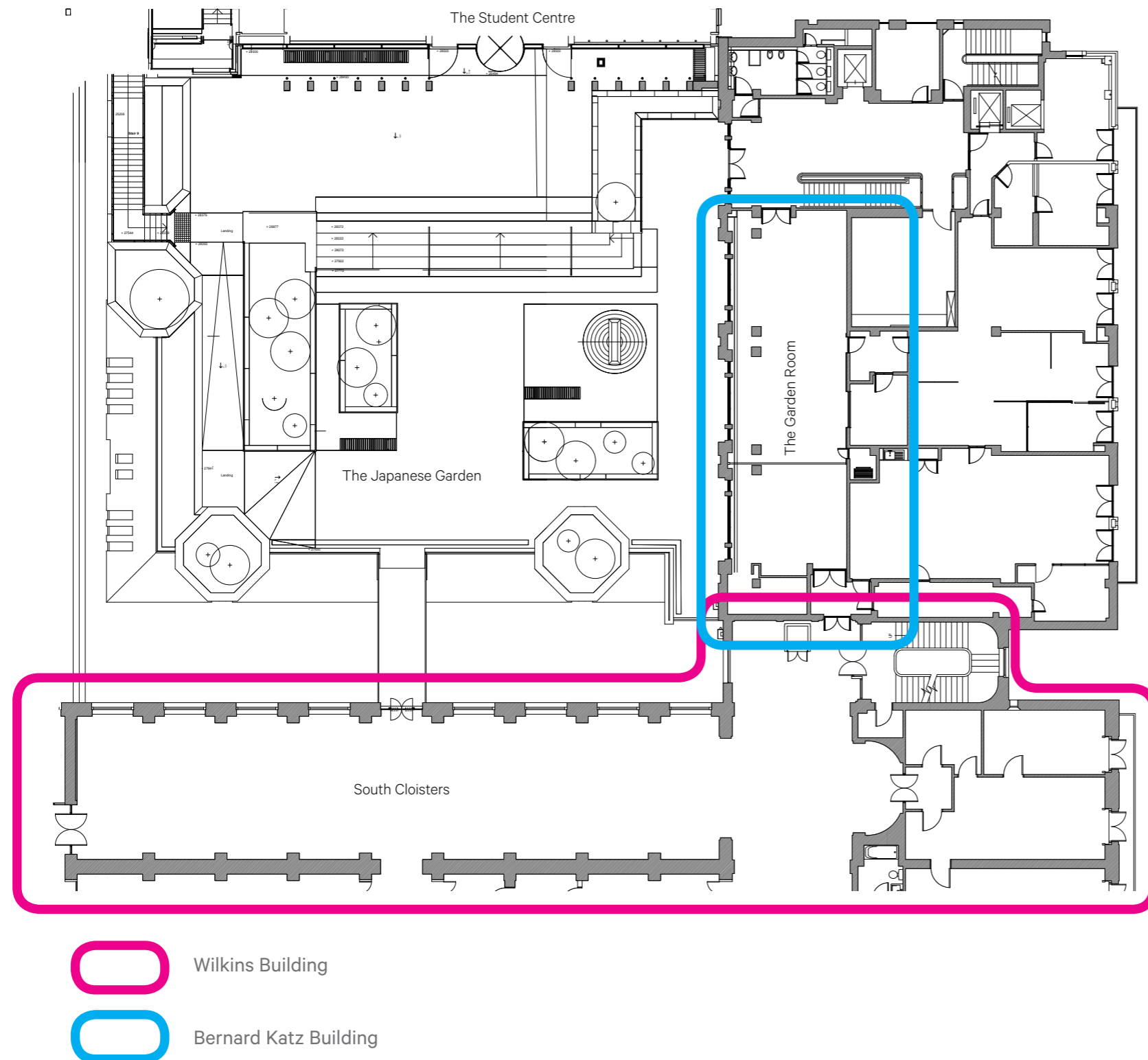
This project spans two buildings, the Wilkins Building and the Bernard Katz Building.

The Wilkins Building forms the eastern perimeter of the Main Quad and is the principle facade. The Bernard Katz sits behind the Wilkins Building and is access from Gordon Street. Both buildings meet at the southern end of the South Cloisters.

## 2.3 History

The 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. In 1940-41 the southern end was seriously damaged by bombing and were completely rebuilt by A. E. Richardson.

The Bernard Katz Building was constructed in the late 1990's and designed by Casson & Condor Partnership to provide accommodation for pharmaceutical and medical research.




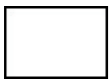


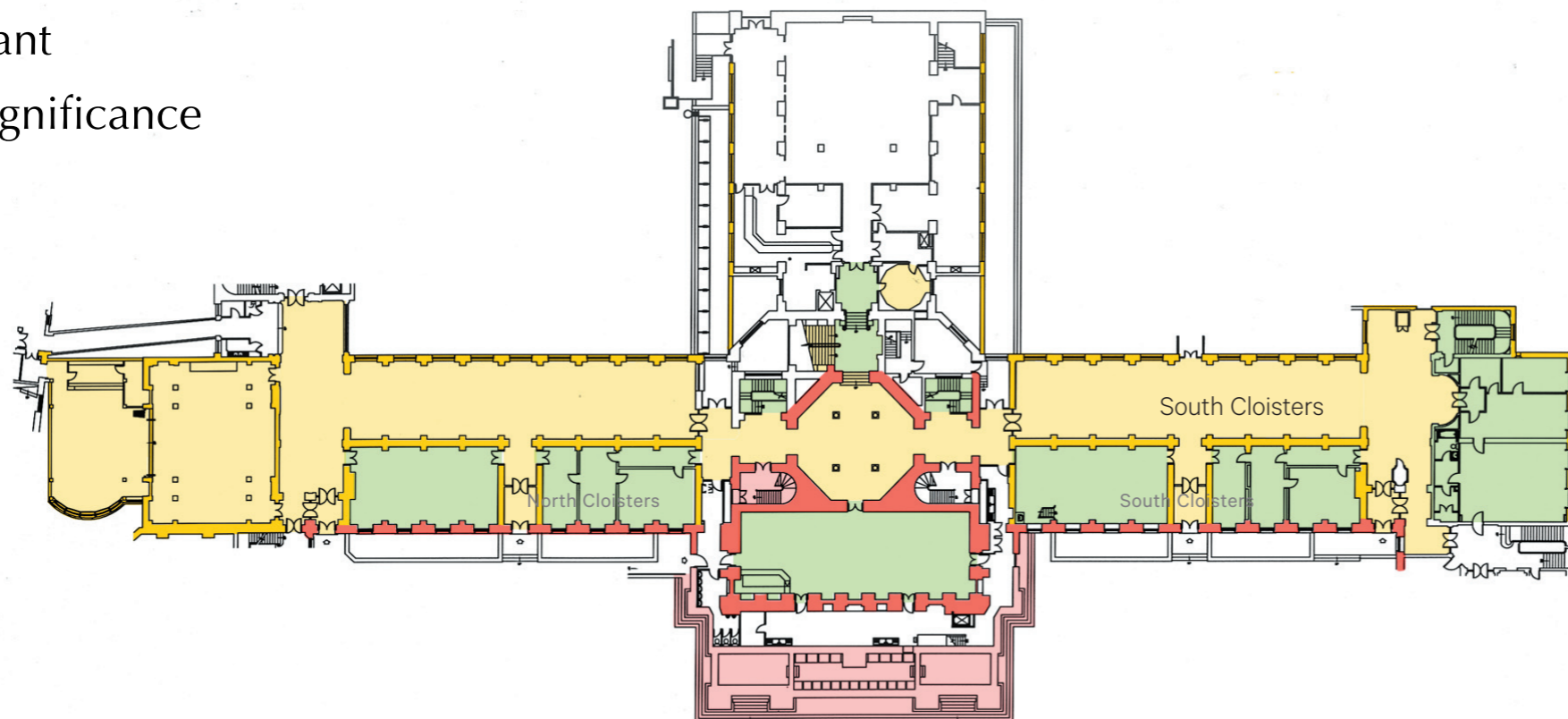
### 3.1 Heritage Statement

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

Source: Alan Baxter Associates Draft Gazetteer. 2003

The Bernard Katz Building is not listed but does fall within the Bloomsbury Conservation Area and is immediately adjacent to the Grade I Listed Wilkins Building. It reflects UCL's patronage of thoughtful modern architects producing buildings of quality and attention to detail.

-  Highly significant
-  Significant
-  Some significance
-  Neutral



Ground Floor



# UCL Wilkins Building - The Garden Room

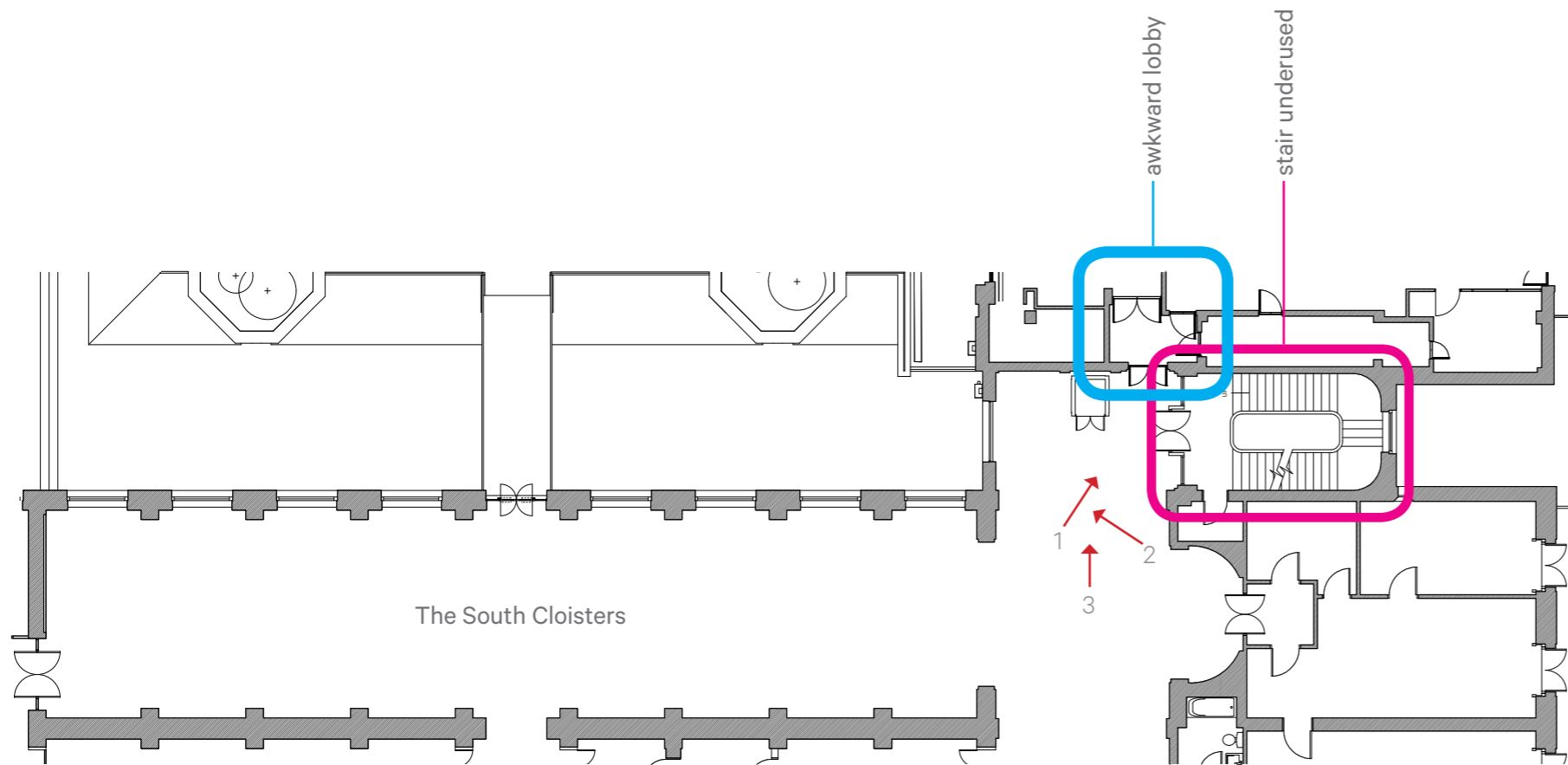
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## 3.2 Existing Condition - South Cloisters

Currently the room forms part of the main pedestrian thoroughfare through the Core Campus and acts as a temporary working / exhibition space facility. It is also the current location of the Jeremy Bentham Auto-icon.

A "dead end" is created by the wall between the cloisters and the Bernard Katz building. This wall forms part of the repairs by Ricghardson due to bomb damage. A pair of non original timber doors lead to an awkward lobby which in turn accesses the Garden Room and a set of labs.

This impasse results in the adjacent stairs being under utilised for vertical circulation increasing the existing pressure on the South Junction Link.





# UCL Wilkins Building - The Garden Room

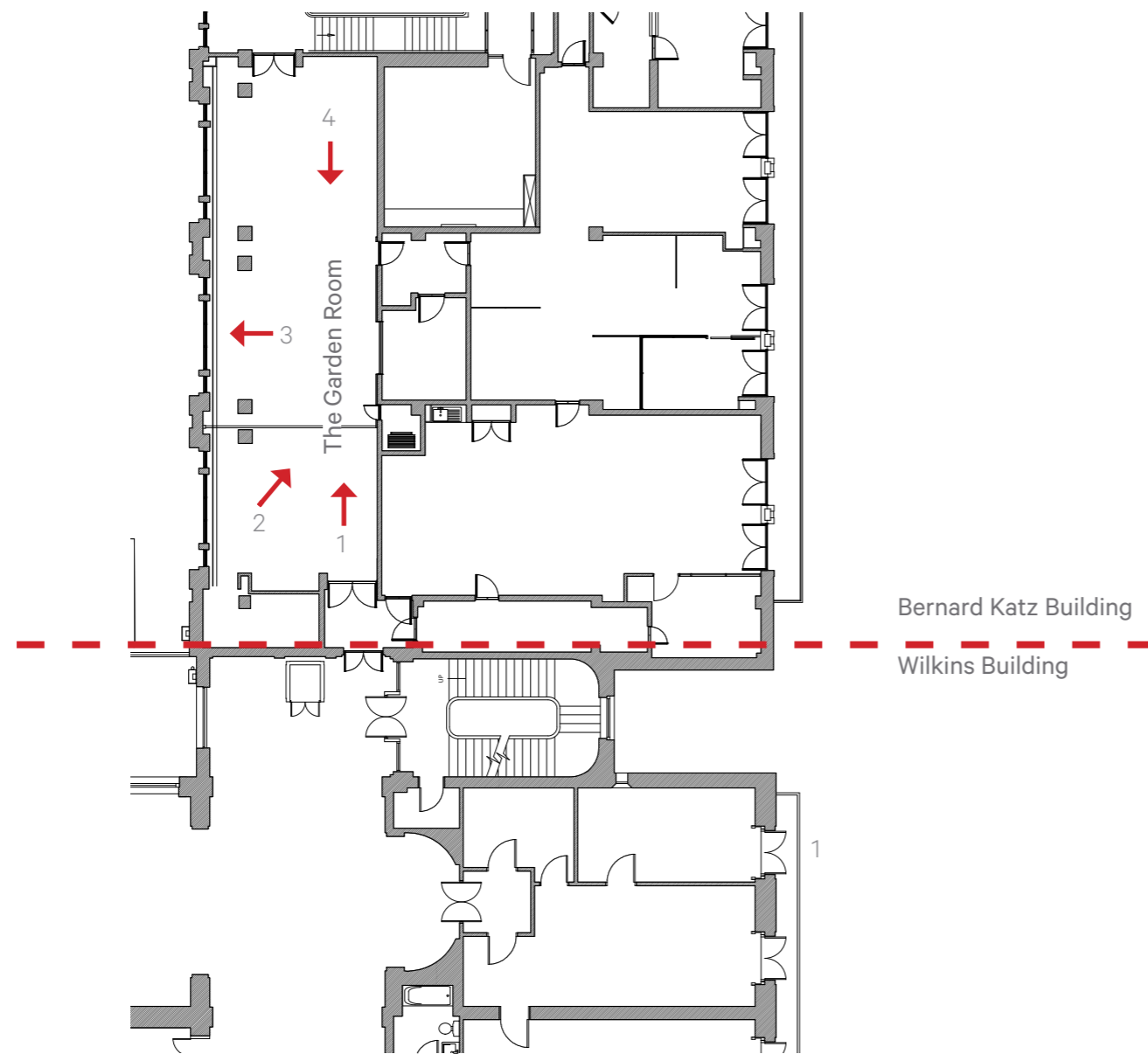
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## 3.2 Existing Condition - Garden Room

Currently the room forms part of the ground floor to the Bernard Katz Building and overlooks the Japanese Garden but with no access.

It is an under used space and has a dated interior. A set of structural columns within the footprint have traditionally limited its use.

Poor lighting and AV integration added to substandard air handling further detracting from the space.



1



2



3



4



# UCL Wilkins Building - The Garden Room

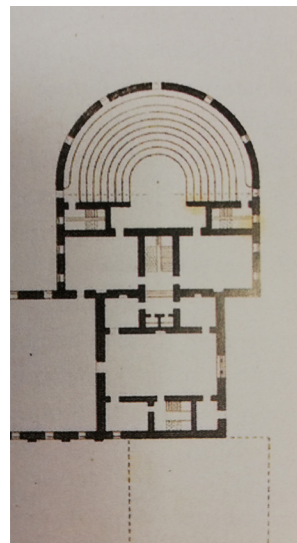
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## 4.1 Proposals- Demolitions

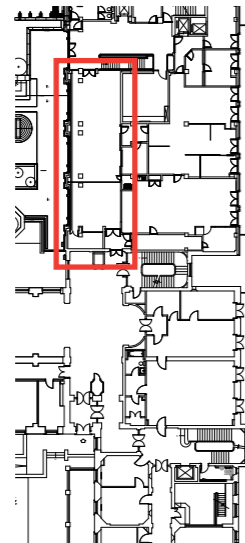
To carry out limited works to open the Garden Room to the South Cloisters

To include the following works:

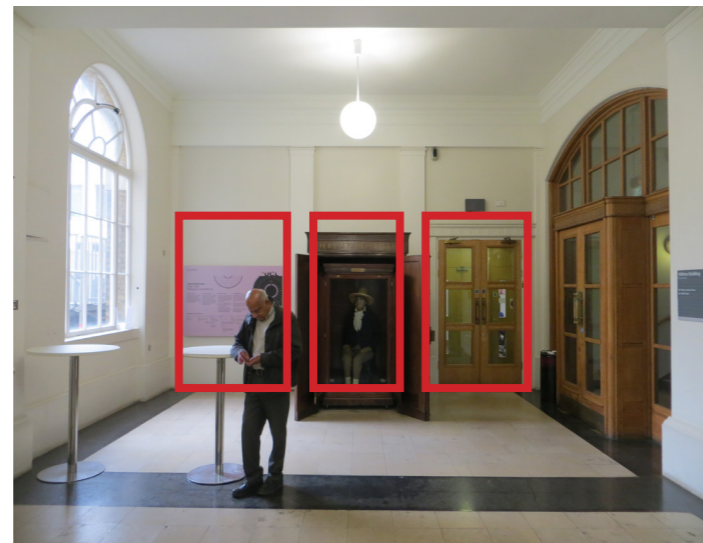
- Partial removal of non original infill walls between the South Cloisters and the Bernard Katz Building to create a new DDA compliant access and improved circulation. These walls form part of the Donaldson repairs carried out after WWII.
- Provide improved access & vistas from the Garden Room onto the Japanese Garden by introducing glazed screens and doors. There is currently no direct access between the two areas.



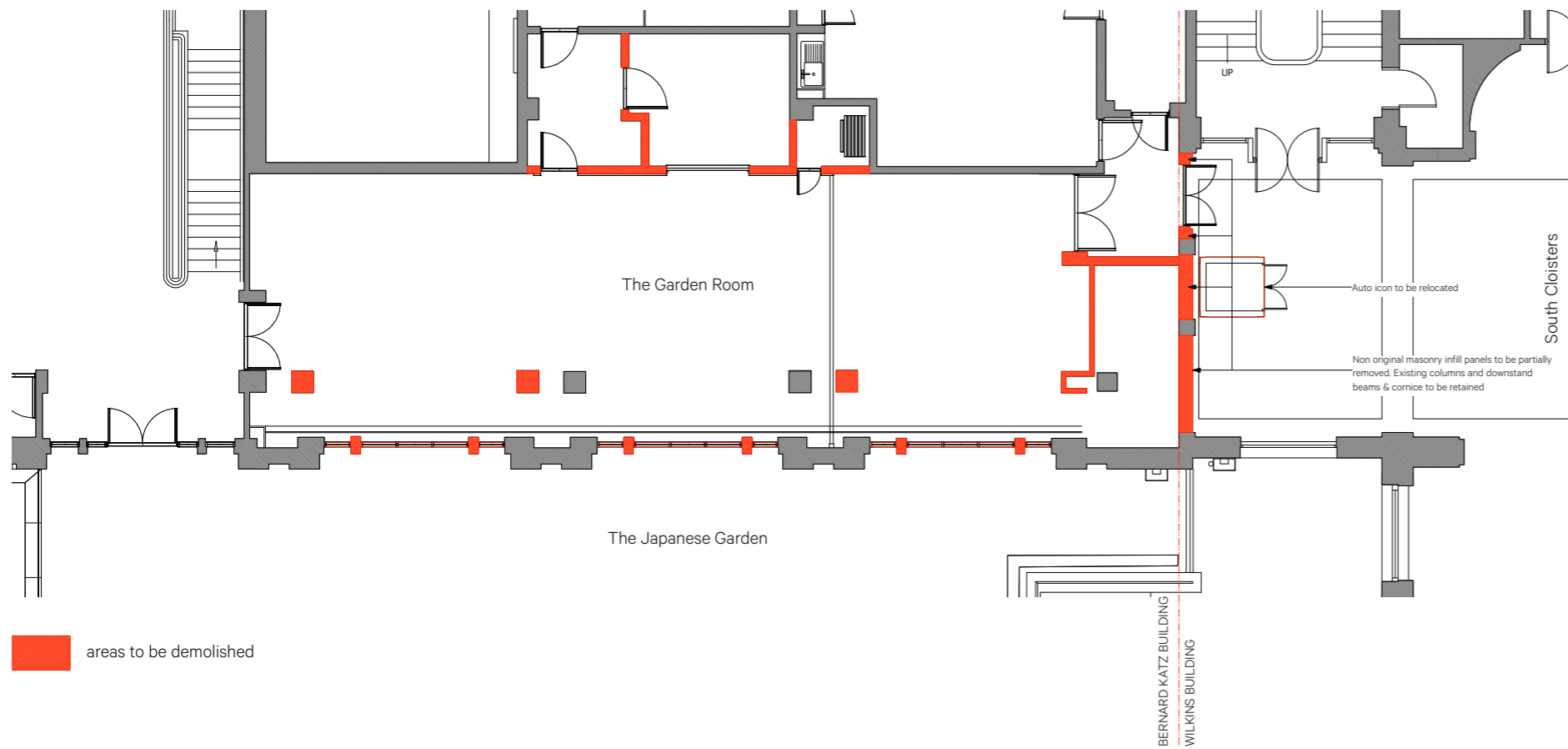
Original Wilkins Plan



Current Plan

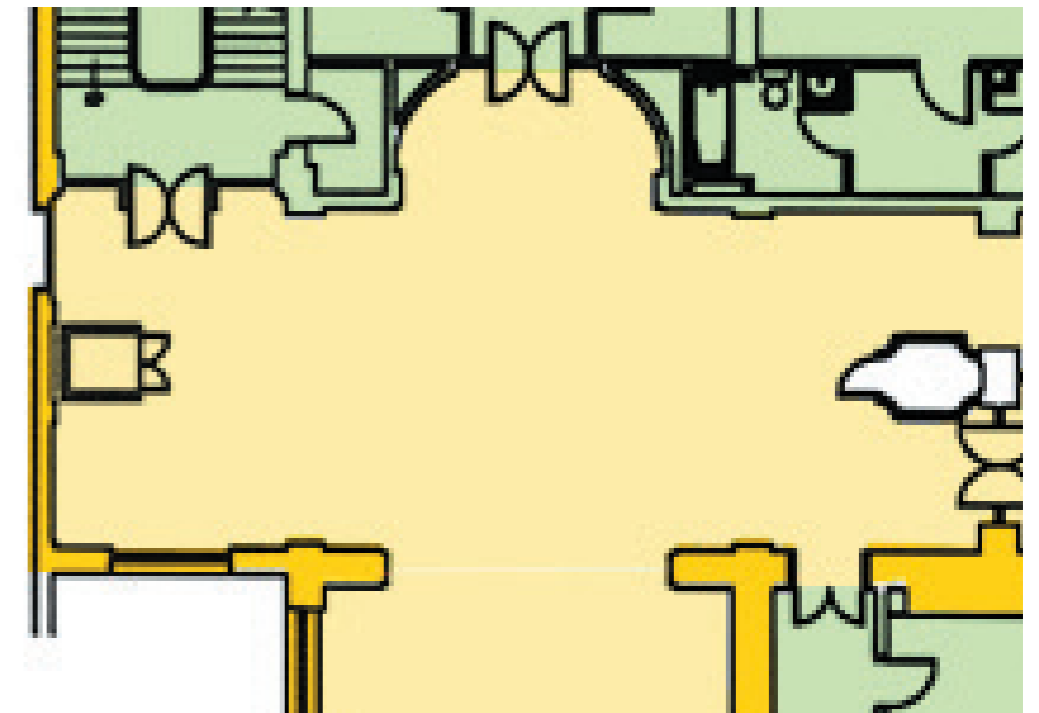


Extents of demolitions to non original infill walls



areas to be demolished

Plan as existing



Part plan - Historical significance - Shows that the walls for proposed demolition are not highly significant.



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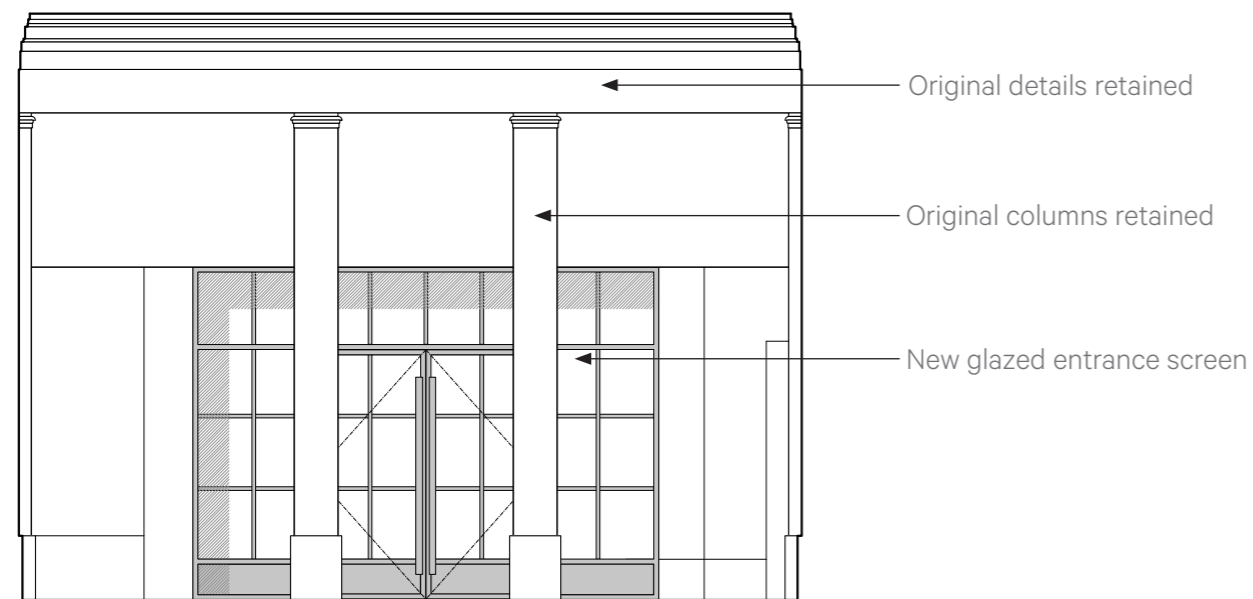
## 4.2 Proposals - A New Entrance

A new metal framed glazed screen with a pair of glazed doors creates a new entrance to the Garden Room and extends the South Cloisters making a feature of what is currently a “dead end”. The Garden Room becomes a high quality destination within the Wilkins Building in the spirit of the original lecture theatre that occupied the southern end (now demolished).

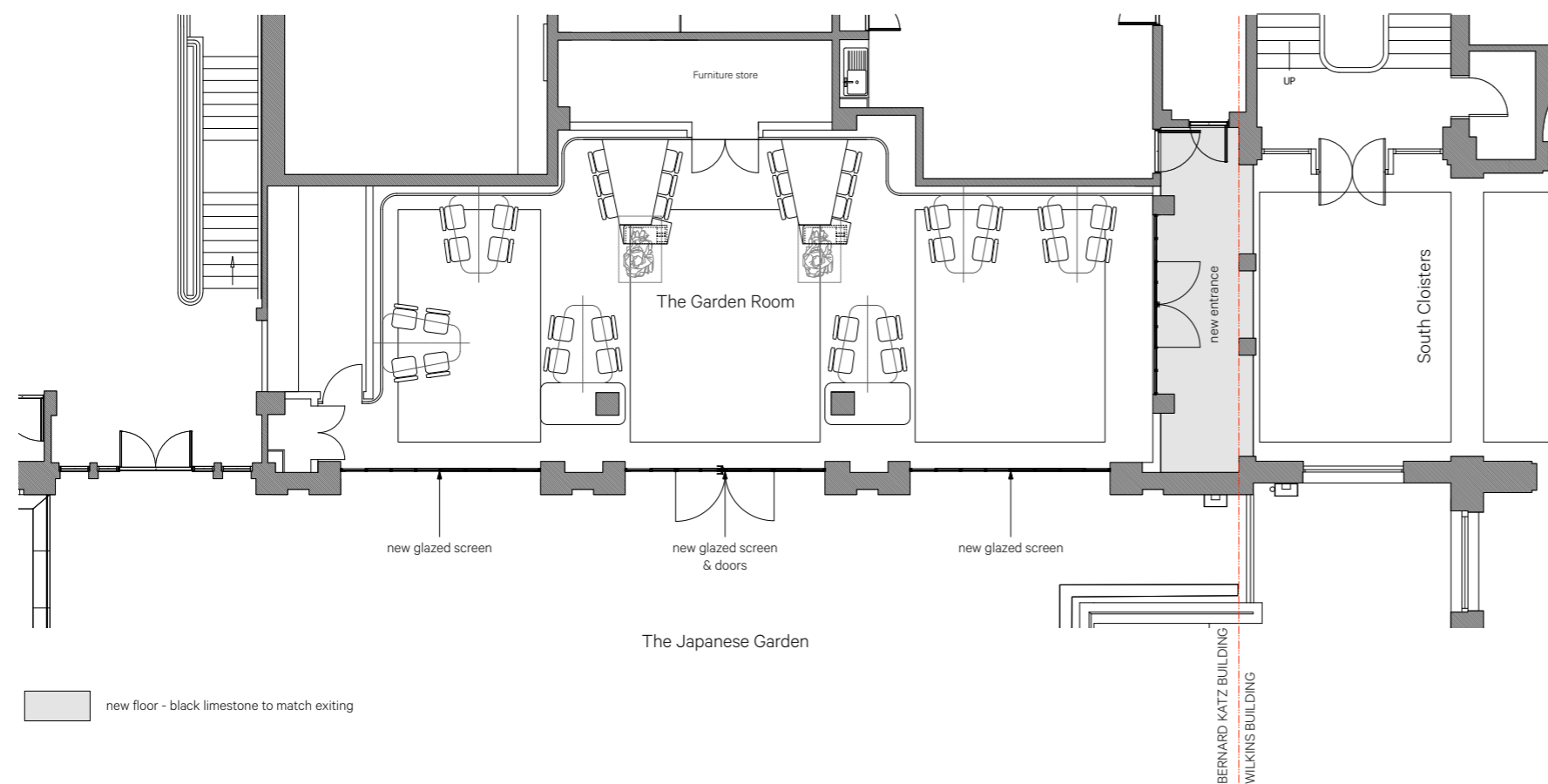
Setting the new entrance back creates a clear circulation route and encourages the use of the under used stair to the southern end of the Wilkins Building helping to relieve the congestion at the South Junction Link.

The existing columns and pilasters with associated details of the Wilkins Building fabric are maintained.

The new area of floor created by the proposals will be finished with black limestone to match the existing, continuing the quality of the South Cloisters.



Proposed entrance



Proposed plan



Indicative visualisation of new entrance

### 4.3 Proposals - New Fenestration

The existing windows to The Garden Room are to be replaced with thermally broken, steel frame double glazed screens. The central screen has a pair of doors opening out onto the Japanese Garden. These will be placed into the existing openings.



Existing elevation



Proposed elevation

## 5.0 Access

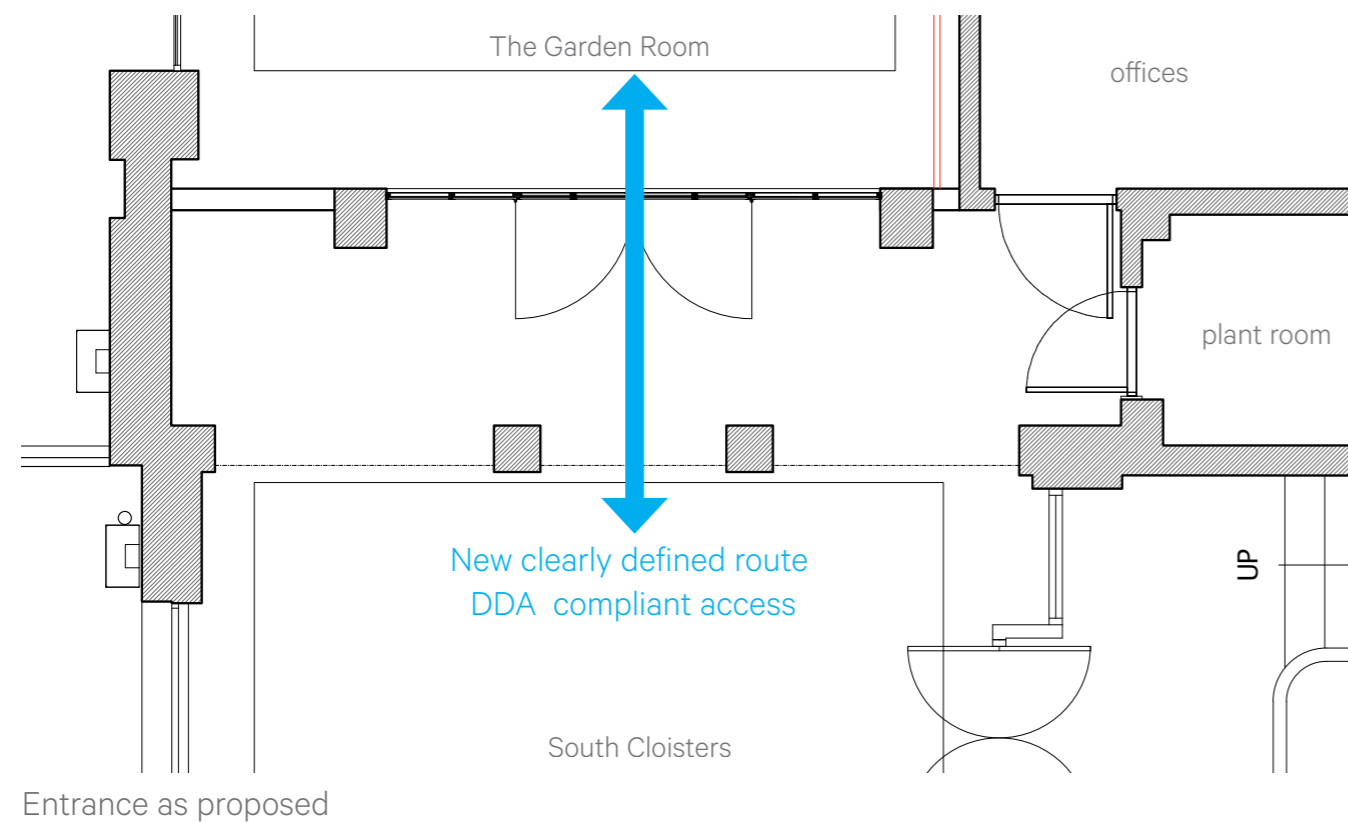
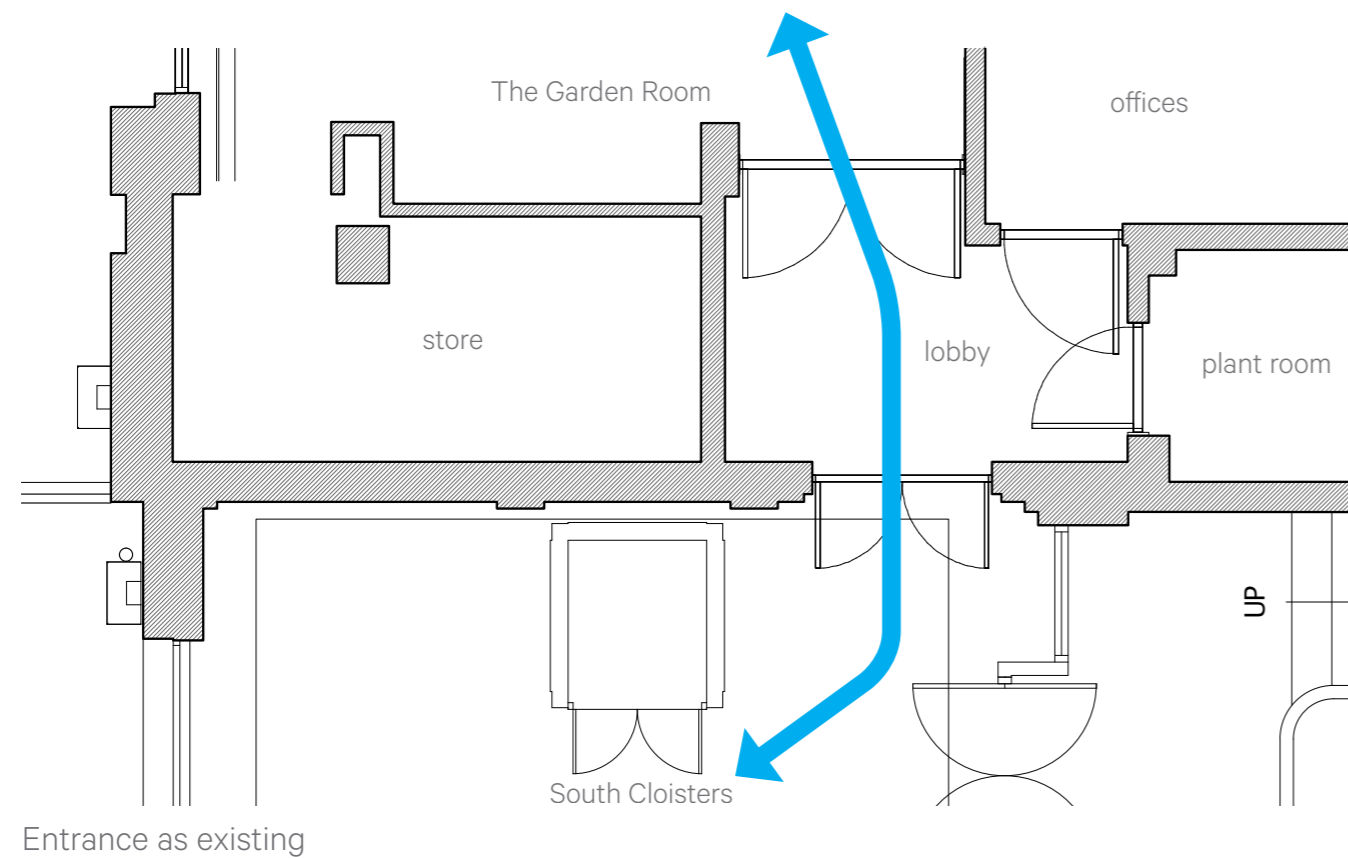
Currently the access to The Garden Room from the South Cloisters is via an awkward lobby through a pair of narrow non DDA compliant double doors. This lobby also accesses a plant room and a set of offices. Poor signage adds to the counter intuitive route.

### The Proposal

By opening up the end of the South Cloisters the Garden Room becomes a clearly defined destination bringing the space into the heart of the Wilkins Building.

A large pair of doors allows full DDA access and improved escape in the case of fire. Escape routes are created into both the South Cloisters and onto the Japanese Garden from where there are multiple protected escape routes to safety.

The route from the Garden Room to the Bernard Katz Building is to be blocked up formalising the Garden Room as Part of the Wilkins Building.



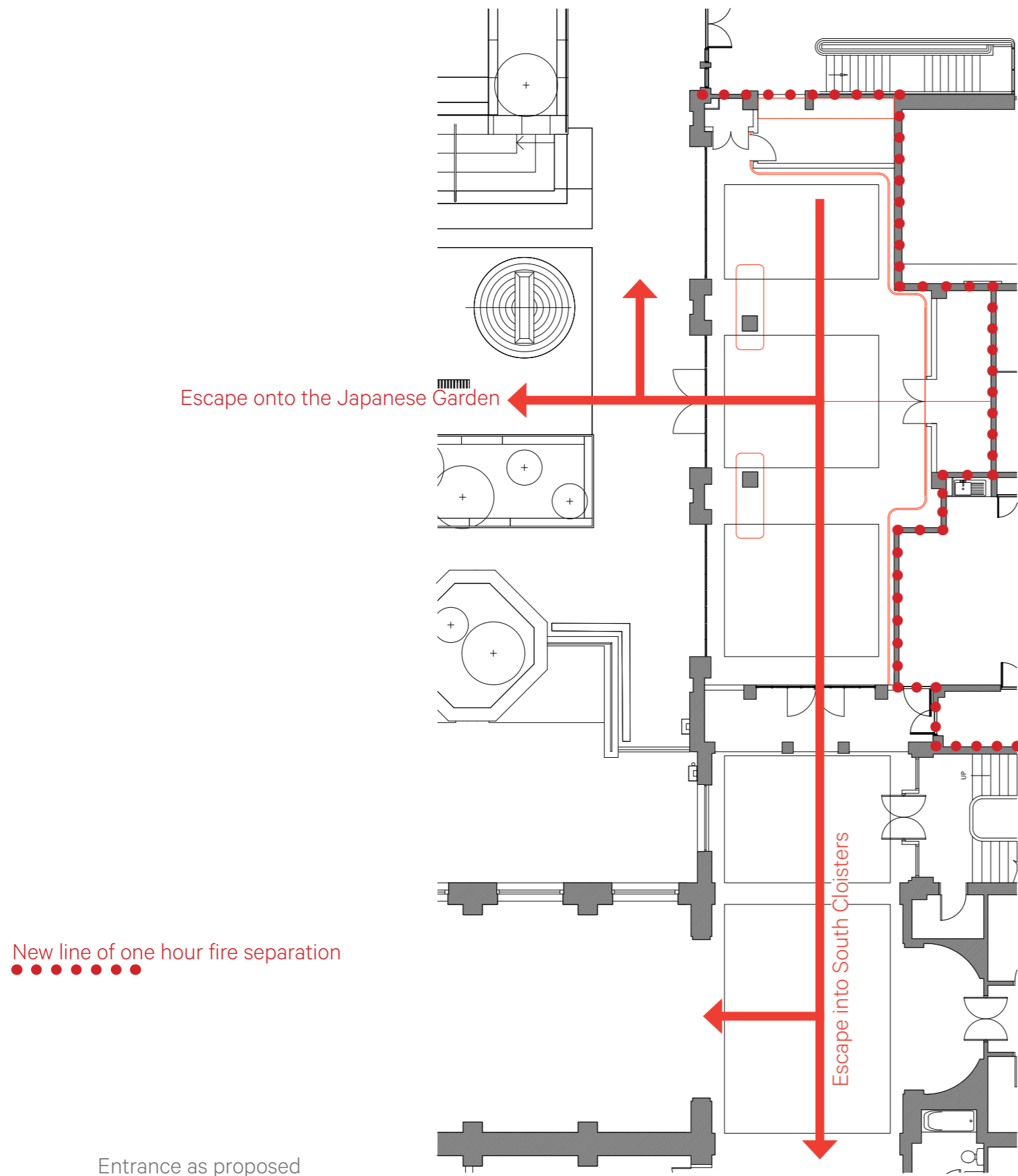


### 6.0 Fire strategy

Escape is provided in two directions, onto the Japanese Garden and into the South Cloisters from where there are multiple escape routes.

A new one hour fire separation is to be achieved between the new building boundaries such that The Garden Room forms part of the Wilkins Building.

The Wilkins Building fire alarm system is to be extended into The Garden Room.



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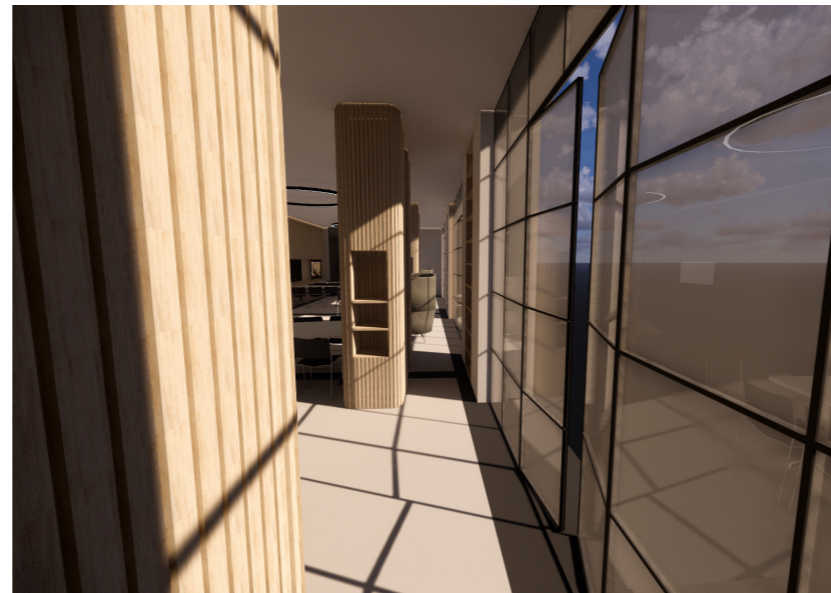
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## 7.0 Conclusion

Recently the core campus has undergone major improvements through the creation of the new Student Centre and the rejuvenated Japanese Garden.

Opening up the refurbished Garden Room onto the South Cloisters and Japanese Garden continues this approach introducing high quality space and life into the heart of the campus. By extending the cloisters into the Garden Room the dead end is removed and the university is provided with a real asset.

Improved DDA compliant access makes this new space available to all, and with clear way finding provides well defined circulation routes throughout this area of the campus doing away with an awkward dead end.



Indicative visualisations of the refurbished Garden Room