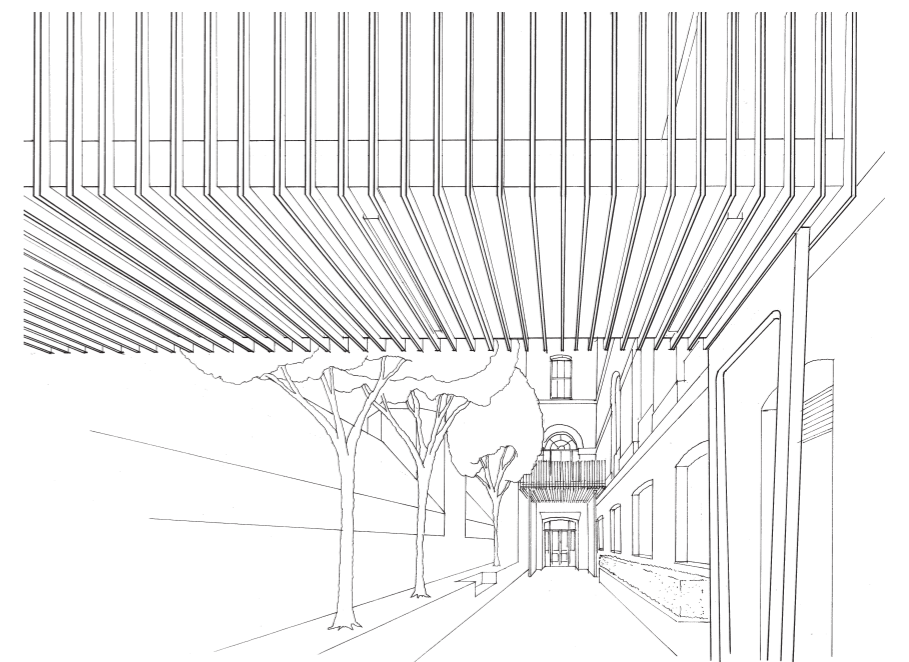


# UCL Wilkins Building - The Link Bridges

Design & Access Statement : December 2018



Revision	Date	Amendment
P1	13.12.18	Planning & Listed Building Consent Issue

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# UCL Wilkins Building - The Link Bridges

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## 1.0 Introduction

This Design and Access Statement accompanies an application for Planning and Listed Building Consent for the creation of a replacement bridge between the South Cloisters and the Japanese Garden and new bridge connection from the Japanese Garden to the southern end of the South Cloisters adjacent to the Garden Room.

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.



# UCL Wilkins Building - The Link Bridges

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## 2.1 UCL Requirement

With the completion of the new Student Centre UCL have identified a requirement to improve the circulation and access across the historic core campus. Part of this includes the pedestrian routes across the Japanese Garden from the Wilkins Building to the new Student Centre.

Existing access is poor via a set of awkward double doors from the South Cloisters across a single crudely designed bridge structure. The imminent opening of the Student Centre will result in a significant increase in pedestrian traffic across this area and the current arrangement is likely to struggle as a result of the increased loadings.

# UCL Wilkins Building - The Link Bridges

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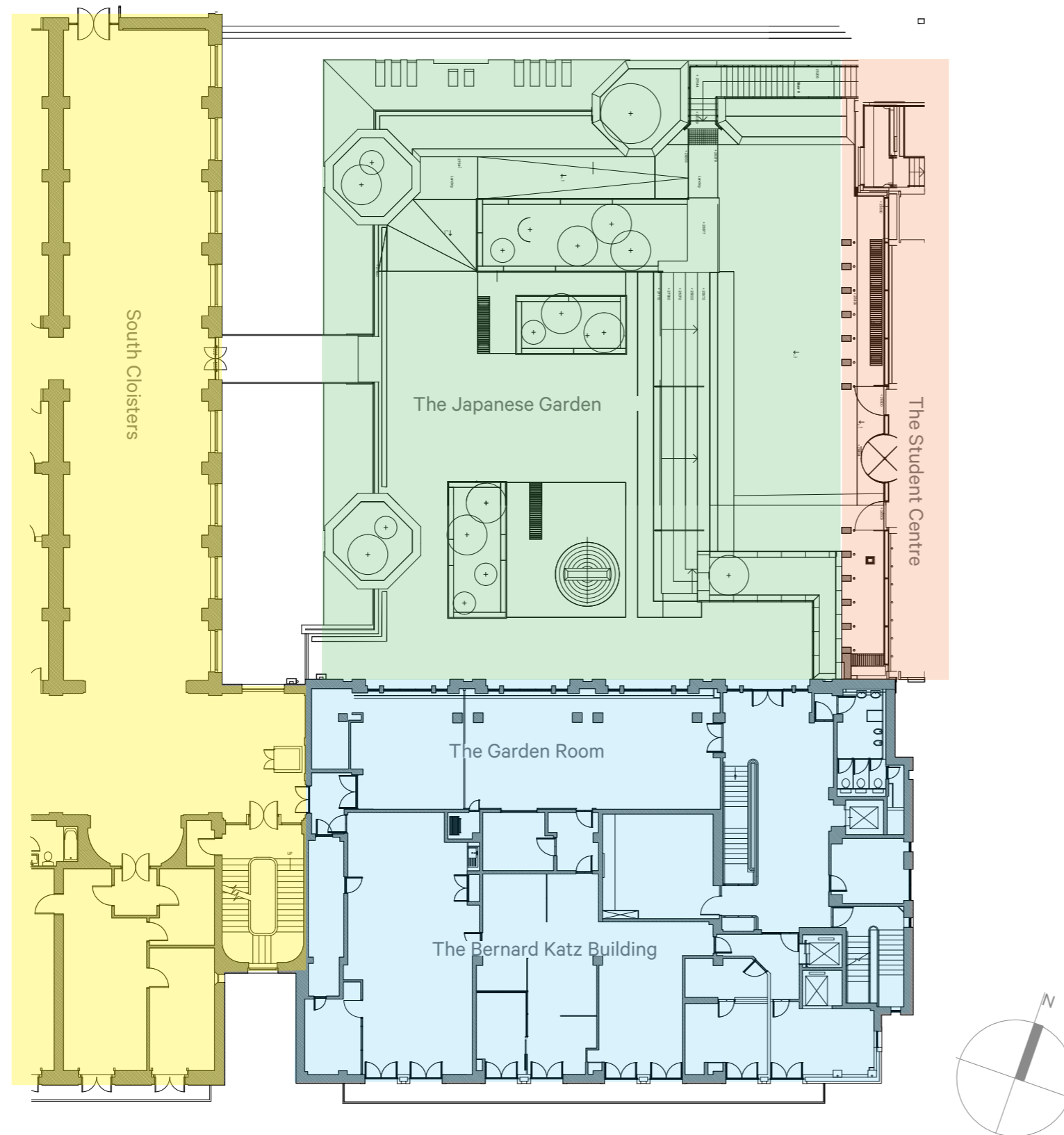
## 2.2 Location

This project takes place in the Japanese Garden flanked by the Wilkins Building to the north & west, the Bernard Katz Building to the south and the new Student Centre to the east. The existing bridge spans over the South Colonnade linking the Japanese Garden to 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 was completely rebuilt by A. E. Richardson.

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



Existing Ground Floor Plan

# UCL Wilkins Building - The Link Bridges

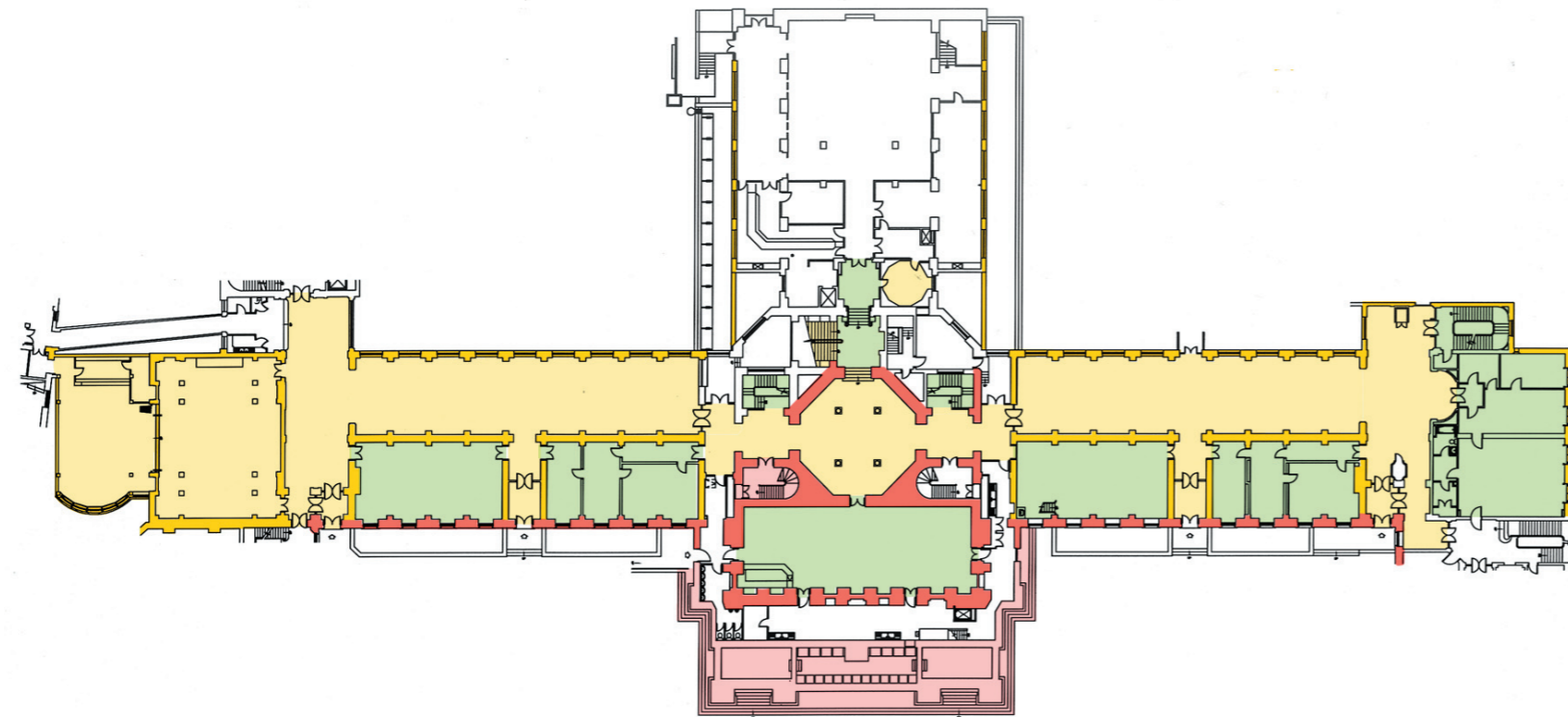
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## 3.1 Heritage Statement

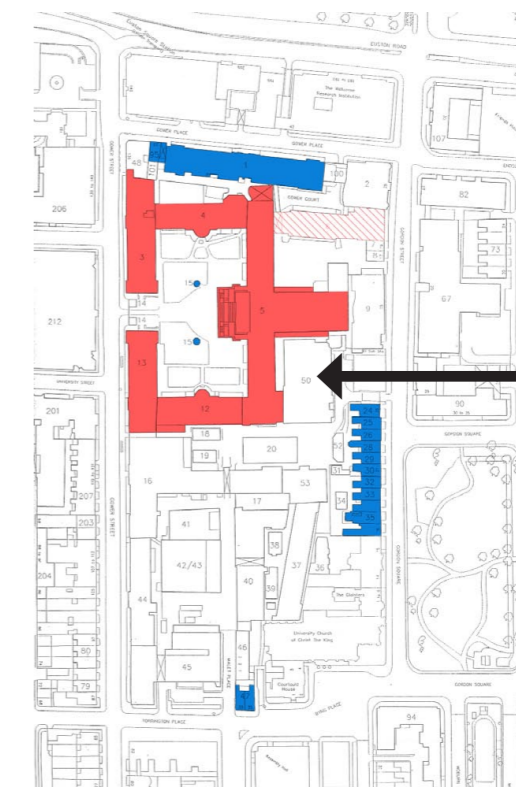
The adjacent plan shows the architectural and historical significance of the various elements within the Wilkins Building.

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



The Bernard Katz Building is shown as not being Listed

-  Grade I
-  Grade II
-  Listed by virtue of attachment to Wilkins Building

# UCL Wilkins Building - The Link Bridges

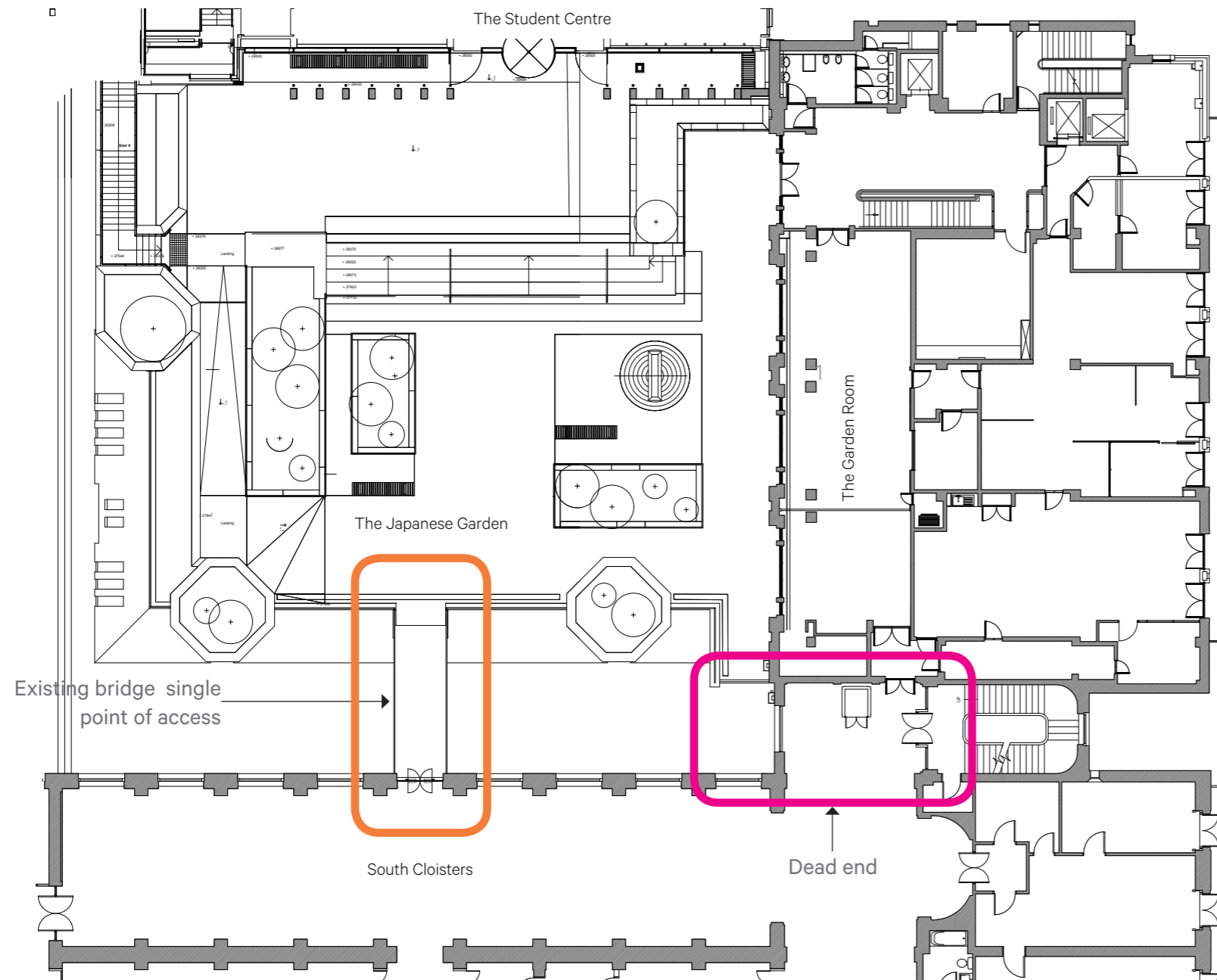
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## 3.2 Existing Condition - South Cloisters

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 due to bomb damage. A pair of non original timber doors lead to an awkward lobby which in turn accesses the Garden Room, a set of labs and a plant room.

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 Link Bridges

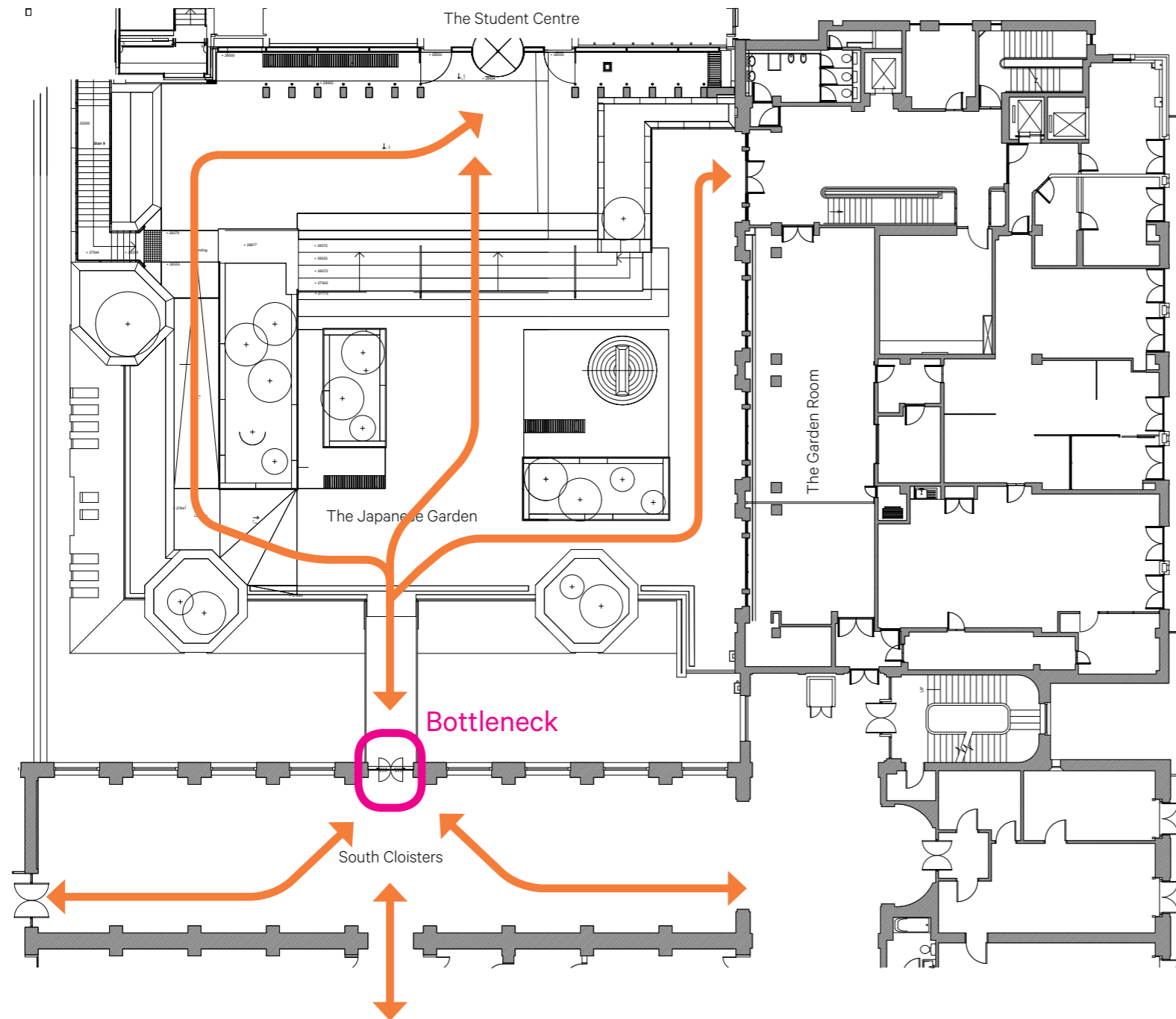
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## 3.2 Existing Condition - The Japanese Garden

This outdoor space is in the process of being refurbished as part of the works to the recently completed Student Centre.

Much like the Wilkins Terrace it will become one of the main pedestrian thoroughfares through the campus. The existing double doors are difficult to negotiate and it is proposed that they are updated to a single automated leaf as part of separate application. Ref: 2018/5652/L

This single access point to the South Cloisters has to deal with foot traffic to and from the Wilkins Building, the Bernard Katz Building and the Student Centre. In its current guise this creates a bottleneck and potentially a hazard. It should also be noted that this is a non DDA compliant point of access.



# UCL Wilkins Building - The Link Bridges

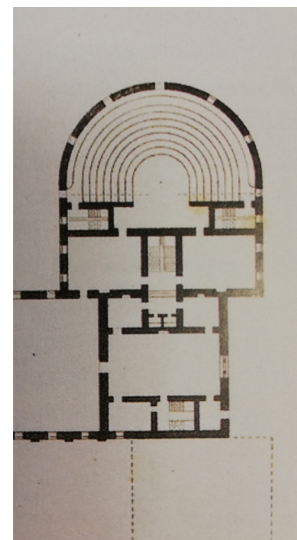
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## 4.1 Proposals- Demolitions

To carry out limited works to create a new bridge link and replace the existing bridge.

To include the following works:

- Partial removal of an existing window in the South Cloisters along with the masonry panel below. The fanlight is to be retained.
- Removal of the existing non original bridge linking the Japanese Garden to the South Cloisters.



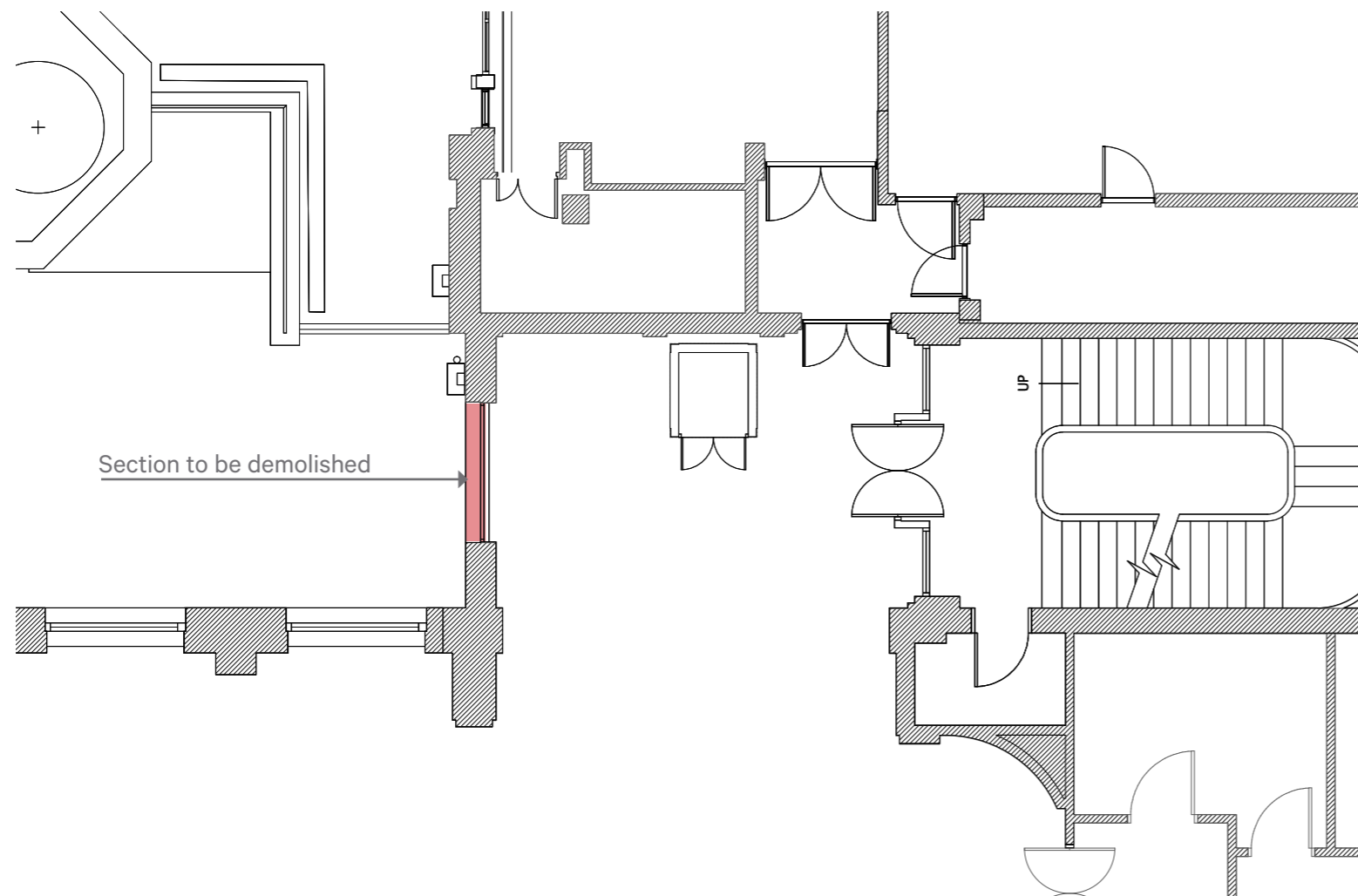
Original Wilkins Plan



 Extents of demolitions



Bridge to be carefully removed.



Plan as existing



# UCL Wilkins Building - The Link Bridges

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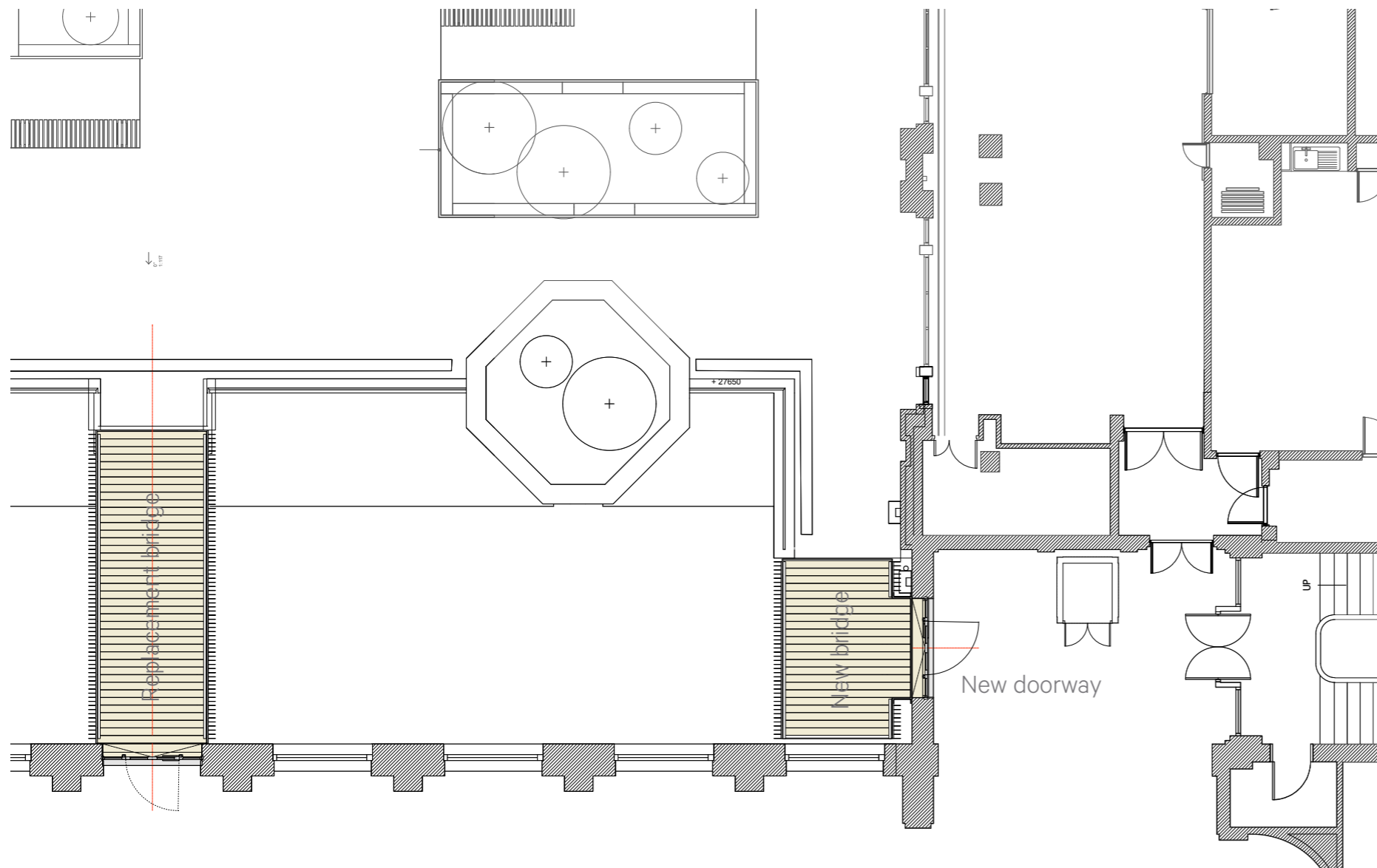
## 4.2 Proposals - New Link

A new entrance is proposed to the south west corner of the Japanese Garden linking it to the South Cloisters adjacent to the Garden Room.

This is achieved through the introduction of a new steel bridge spanning the South Colonnade. The bridge is constructed such that it avoids making any connections into the Grade I listed fabric. A crafted feel in the spirit of the historic campus is achieved through it's assembly as series of fins giving the structure a sculptural aesthetic.

Integrated lighting and signage assists with clear way finding.

The existing low quality bridge will be replaced and a new structure matching the first in terms of its design concept.



Proposed plan



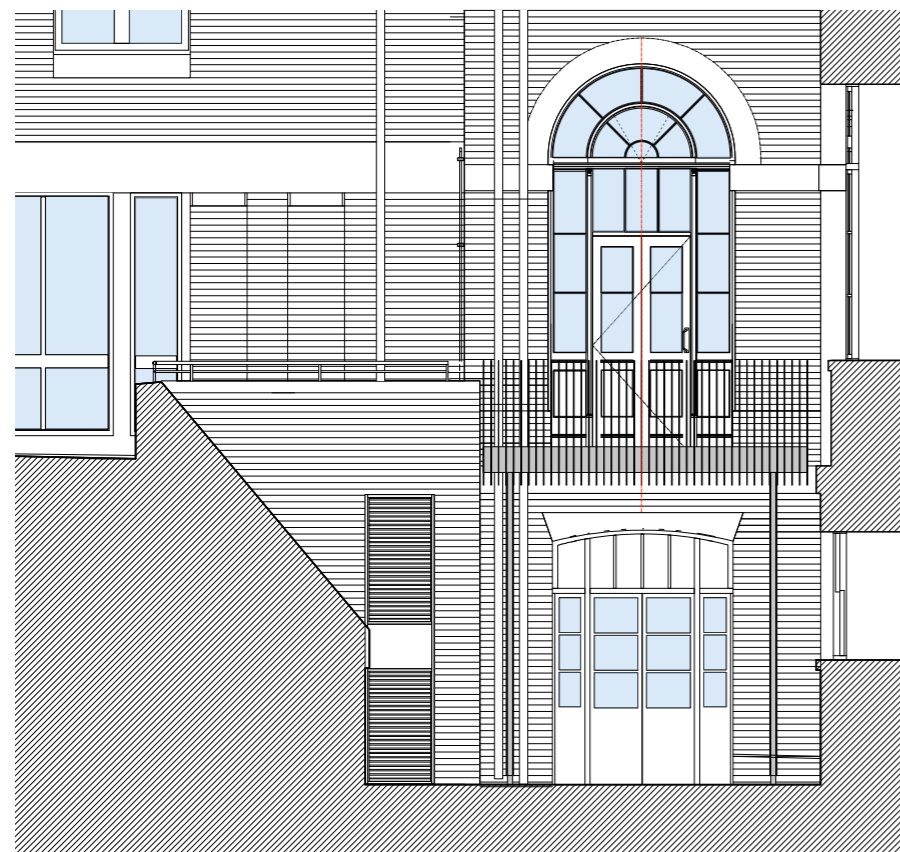
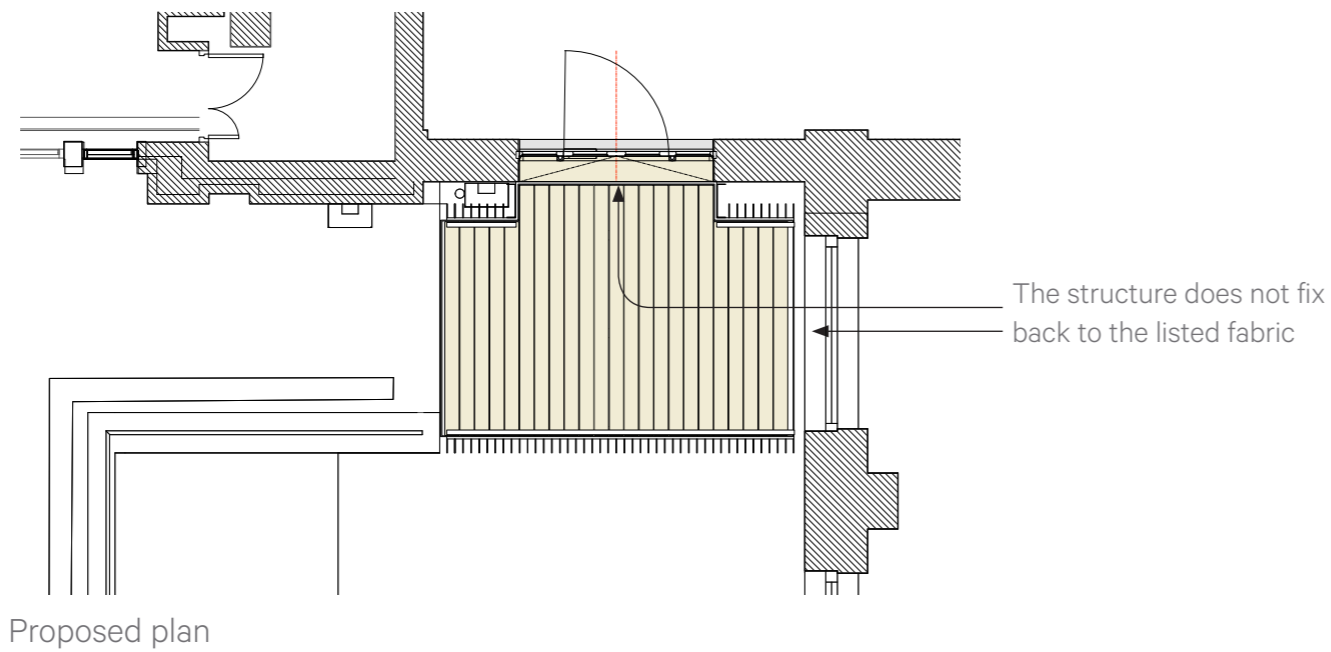
# UCL Wilkins Building - The Link Bridges

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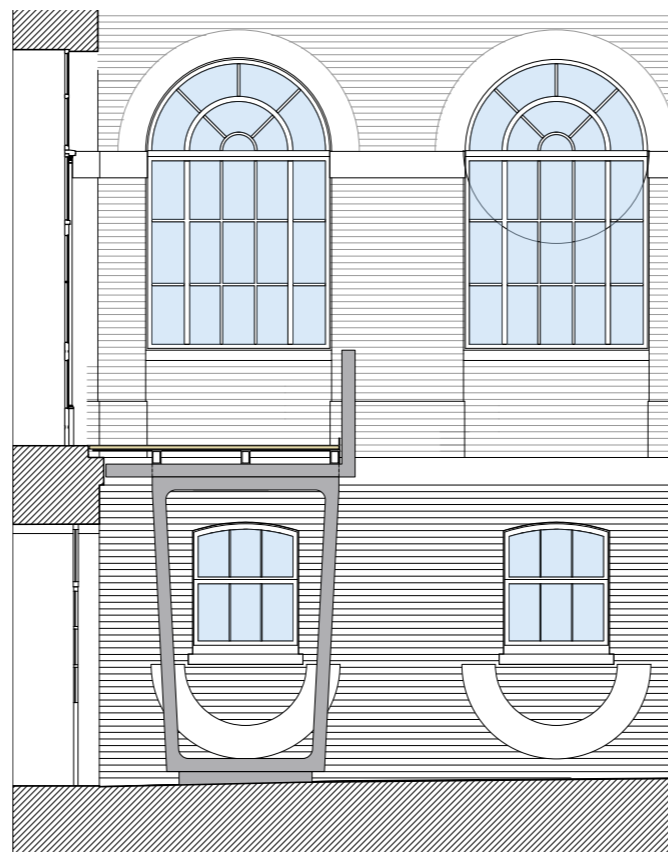
## 4.2 Proposals - New Link Bridge 01

The new bridge is fabricated from a set of steel sections that can be assembled on site. Loads are either taken to the ground via the supports or back to the Bernard Katz Building avoiding the need to fix into the Grade I Listed fabric.

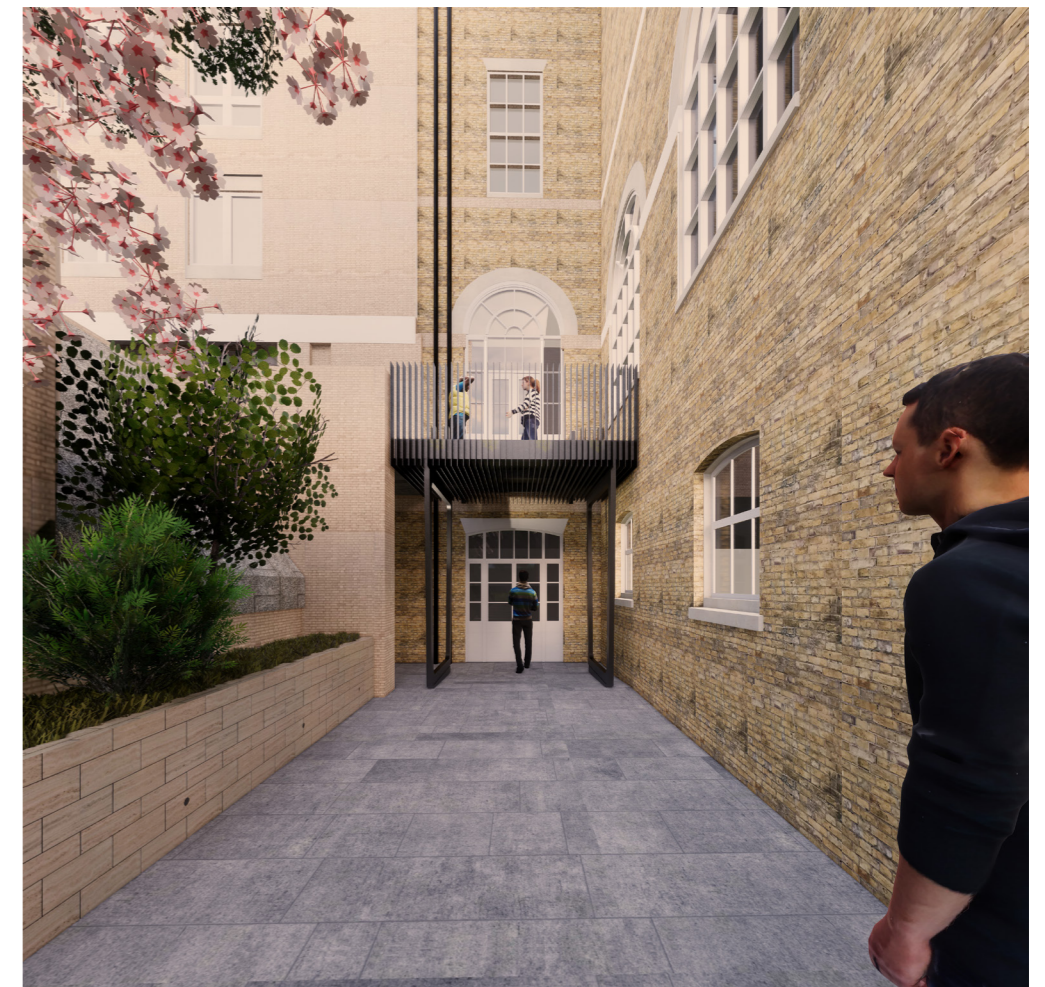
Materials include a bronze or black anodized finish to the steelwork and hardwood decking.



Proposed elevation



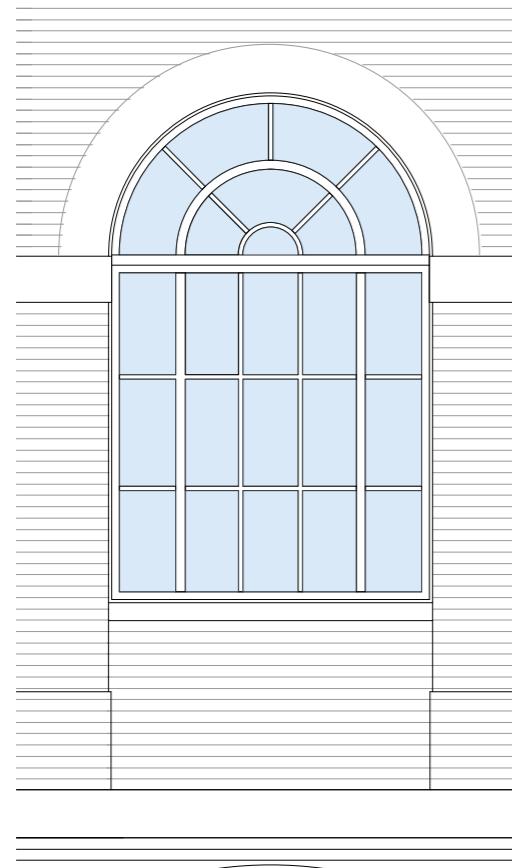
Proposed section



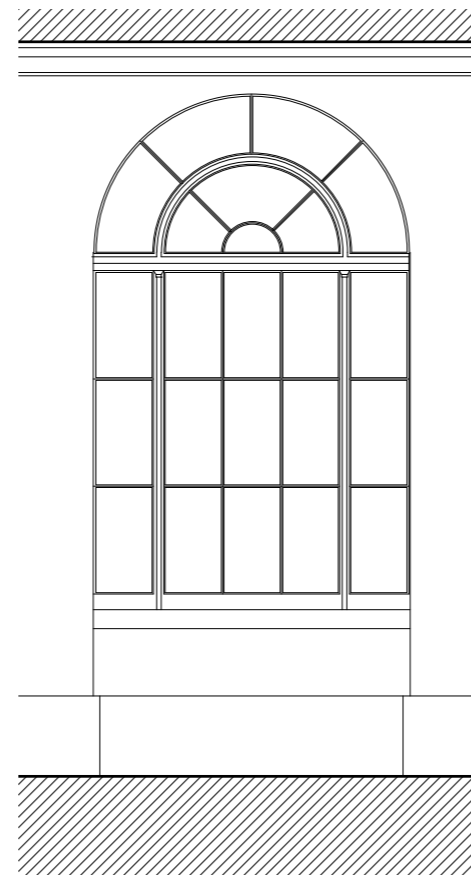
#### 4.2 Proposals - New Entrance

It is proposed to replace the main section of existing window with a new automated single leaf door and side lights, retaining the existing semicircular fanlight. The design is to match the proposed doors from the North & South Cloisters to the Wilkins Terrace and Japanese Garden. These are currently subject to gaining Listed Building Consent approval as part of a separate application Ref: 2018/5652/L

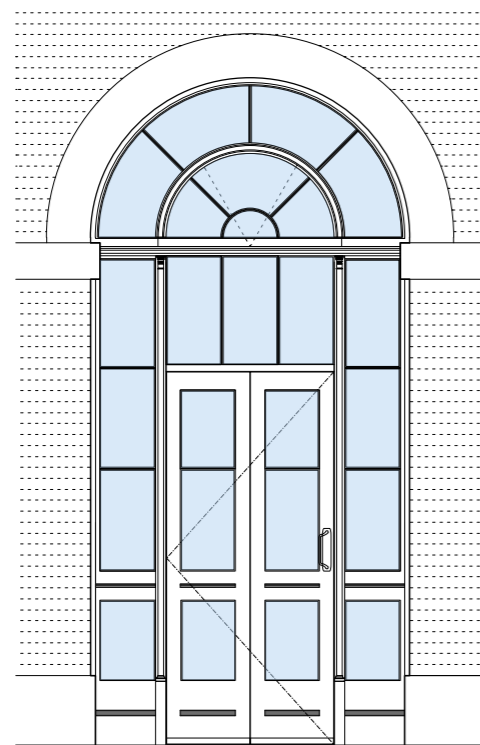
Its construction is to be of joinery grade hardwood, primed and decorated to match the existing adjacent windows. All the timber profiles are to match those elsewhere within the North and South Cloisters. Ironmongery will include a floor mounted door drive with a recessed lid with a black limestone stone insert. This will reduce the amount of unsightly surface mounted door gear. Handles are to match those elsewhere in the cloisters.



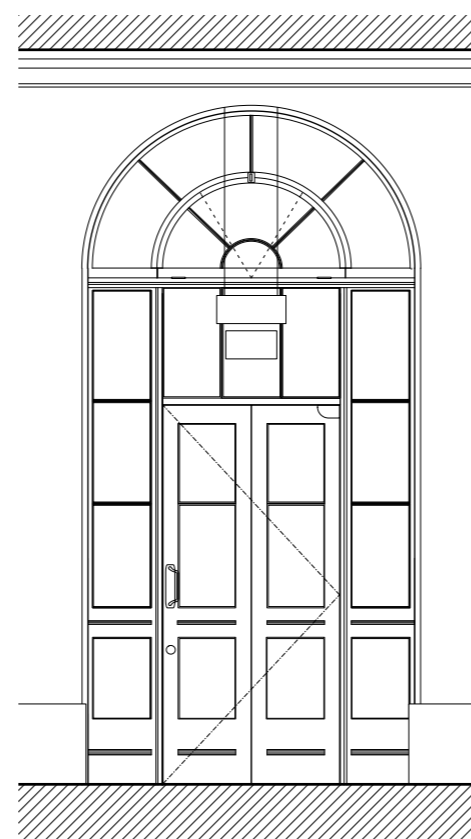
Existing window - external elevation



Existing window - internal elevation



Proposed door - external elevation

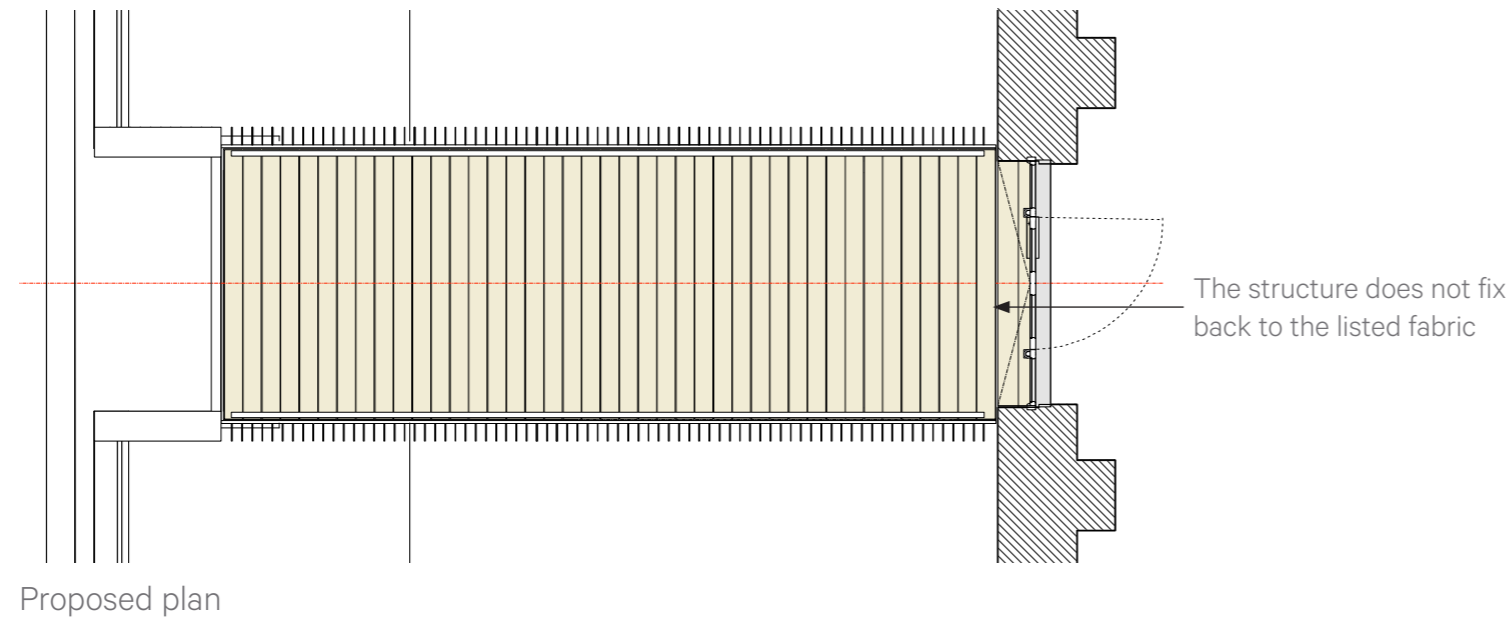


Proposed door - internal elevation



### 4.2 Proposals - New Link Bridge 01

The replacement bridge is fabricated in the same way as the first keeping a consistent aesthetic.



# UCL Wilkins Building - The Link Bridges

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## 5.0 Access

The access from the Japanese Garden to the South Cloisters is via the existing single bridge link through a set of awkward non DDA compliant double doors.

Currently there is little pedestrian traffic but once the Japanese Garden has been updated and the new Student Centre open the route will become one of the main arteries through the campus linking Gower Street to Gordon Square in the same way as the Wilkins Terrace to the north.

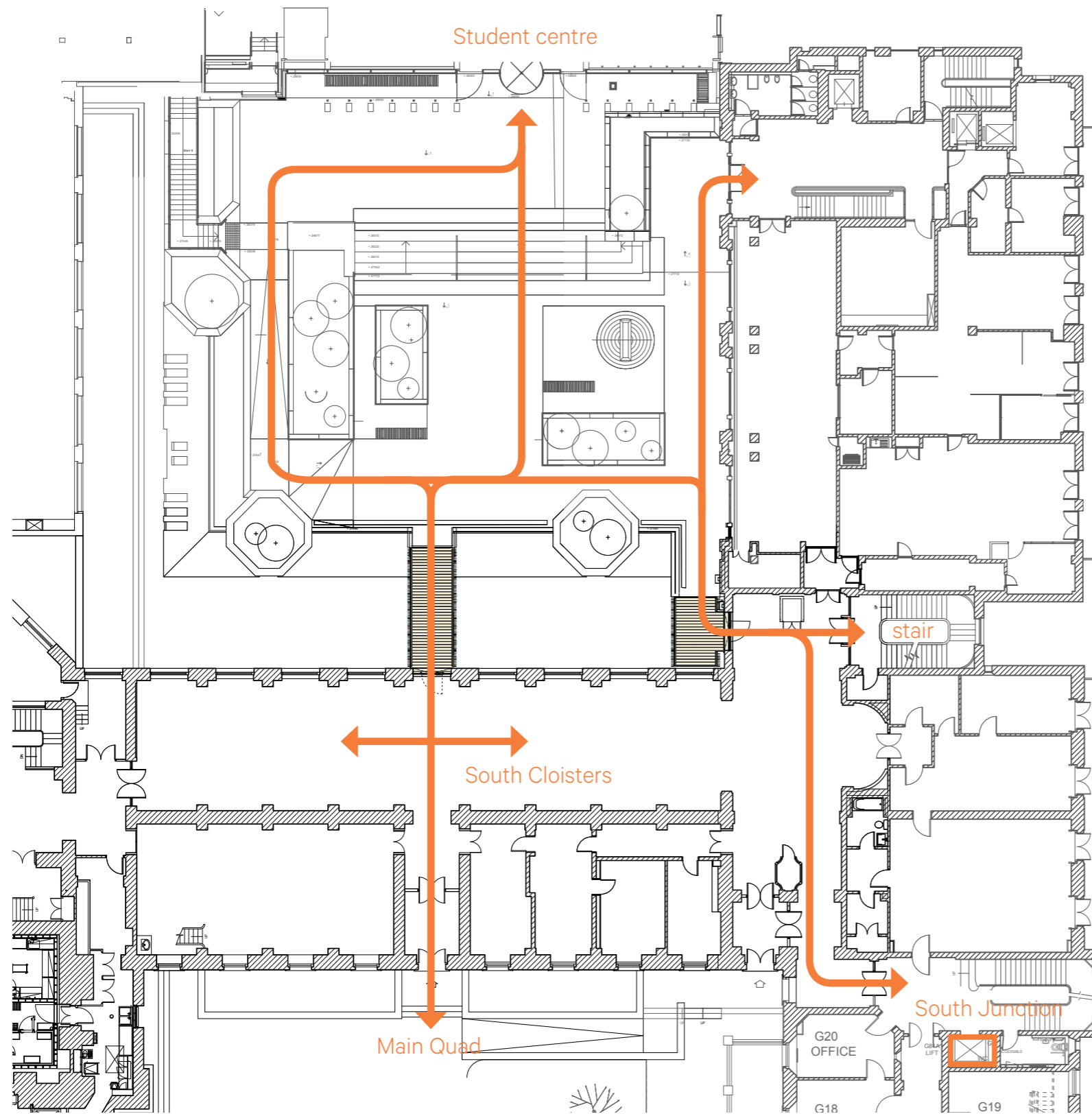
### The Proposal

By creating a new bridge link to the south west corner of the Japanese Garden, in a location that is currently a dead end, the pedestrian loading will be shared with the existing bridge location. A new defined route will be provided between the South Junction and destinations to the east of the campus such as the Student Centre, the Bernard Katz Building and the Garden Room. Use of the existing stair adjacent to the Bernard Katz will be increased as it becomes more conspicuous as part of the procession, thereby relieving pressure on the already busy South Junction stair.

The new single leaf doorway will be automated and fully DDA compliant and help prevent any bottlenecks.

Replacement of the existing bridge with a fully DDA compliant point of entry will again help ease the flow across the campus.

Integrated lighting and clear signage into the bridge design at both upper and lower ground floors will assist with way finding.



### 6.0 Fire strategy

The proposed new access point to the South Cloisters improves the means of escape in both directions across the Japanese Garden to points of safety whether this be through the Student Centre or the Wilkins Building.

Automated doors assist with the ease of access / escape.

