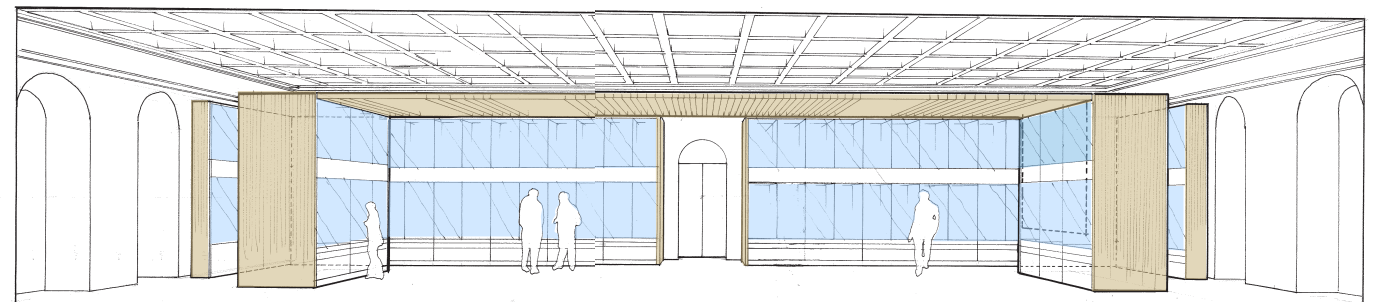


UCL Wilkins Building - The Old Refectory

Design & Access Statement : January 2019



Revision	Date	Amendment
P1	02.01.19	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 refurbishment of The Old Refectory and its support spaces 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 Context - 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 The Old Refectory providing a state of the art Object Based Learning facility (OBL) within the historic heart of the campus.

To support this space it is proposed to refurbish and upgrade the wc provision and provide an office space and store for the OBL staff.

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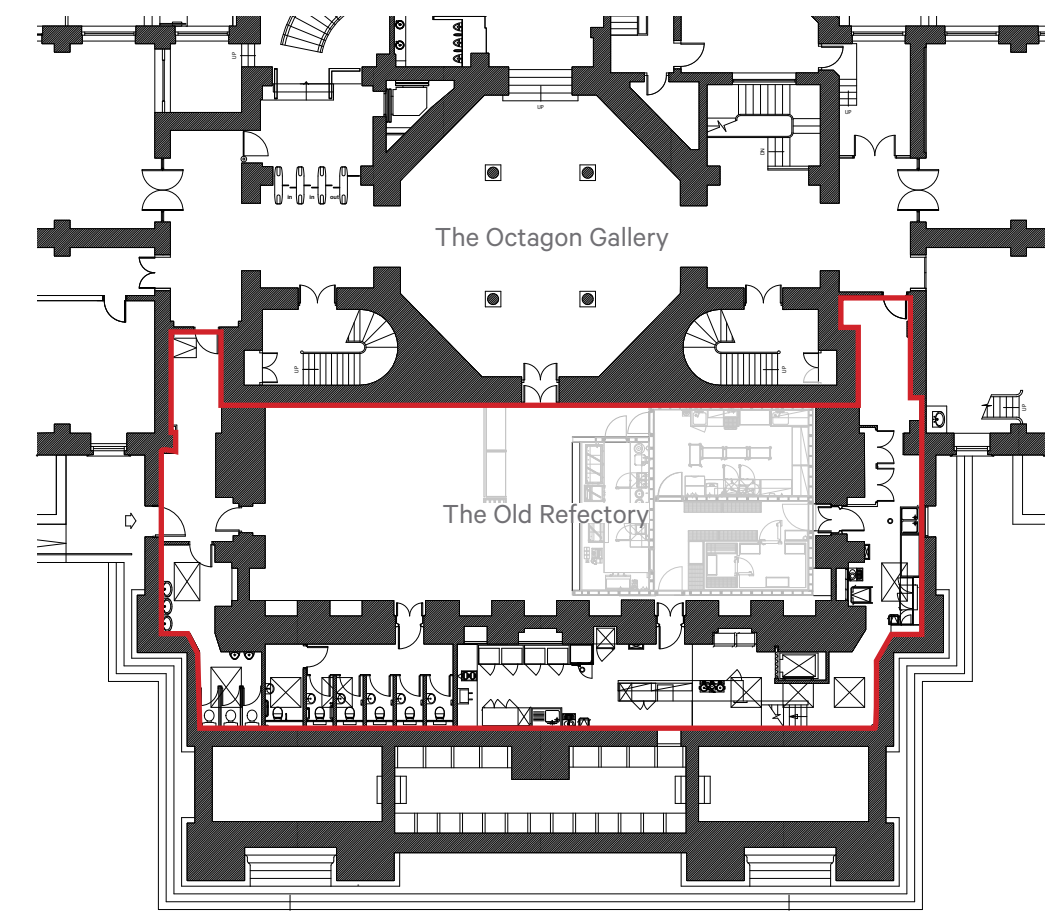
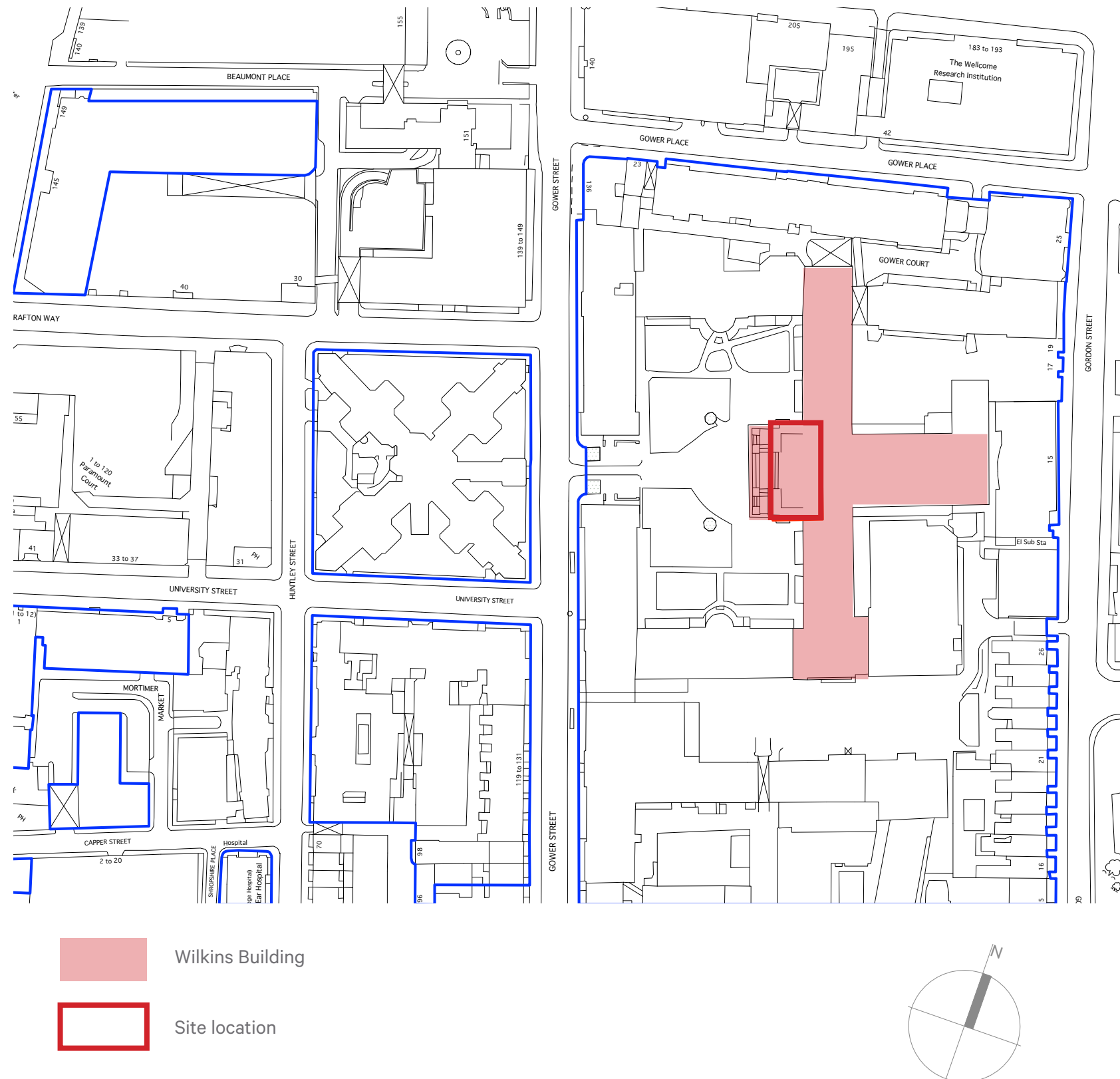
2.2 Context - Location

This project is contained within the Wilkins Building accessed from Gower Street.

The Old Refectory is located below the main portico adjacent to the Octagon Gallery.

2.3 Context - History

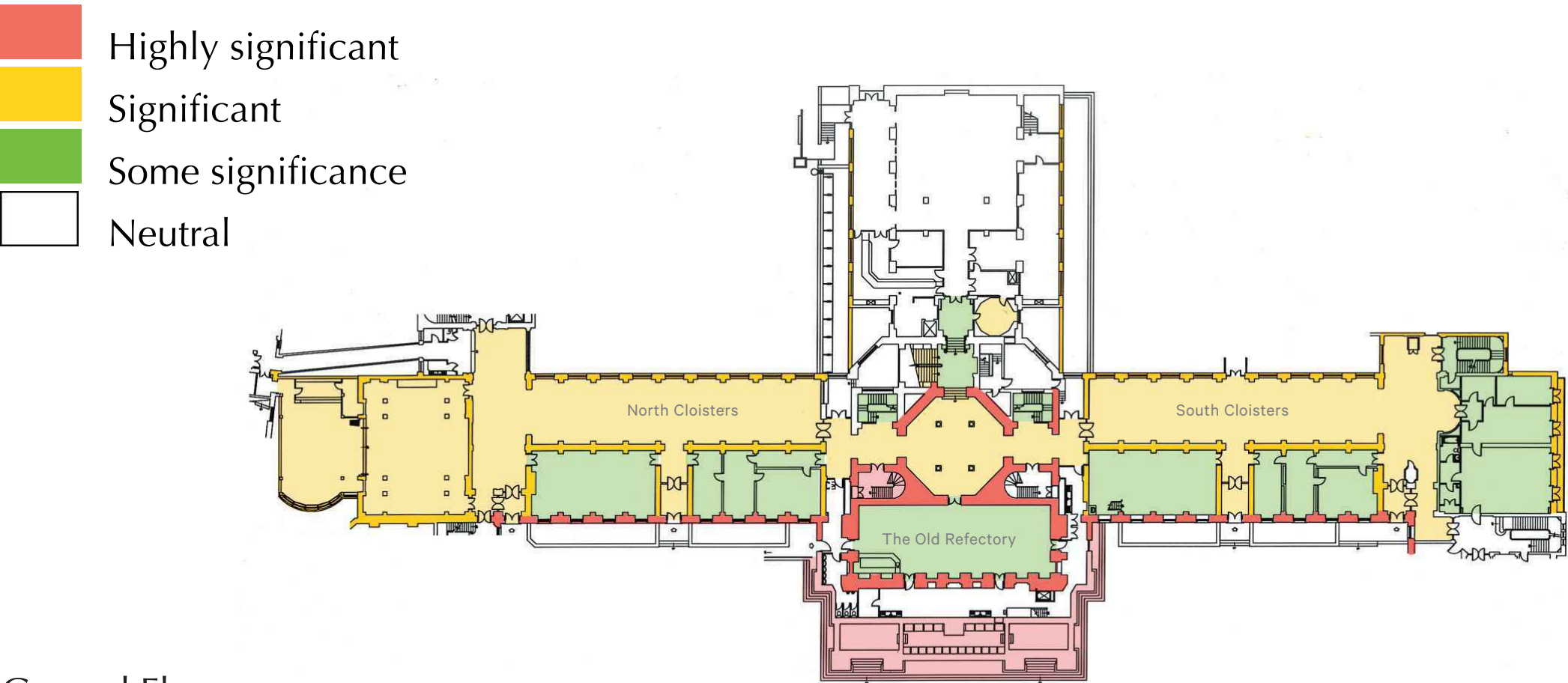
The Old Refectory was built in 1827-9 as part of the works carried out by William Wilkins and forms part of the original core of the then new campus. In 1940-41 the southern end of the Wilkins Building was seriously damaged by bombing and was completely rebuilt by A. E. Richardson.



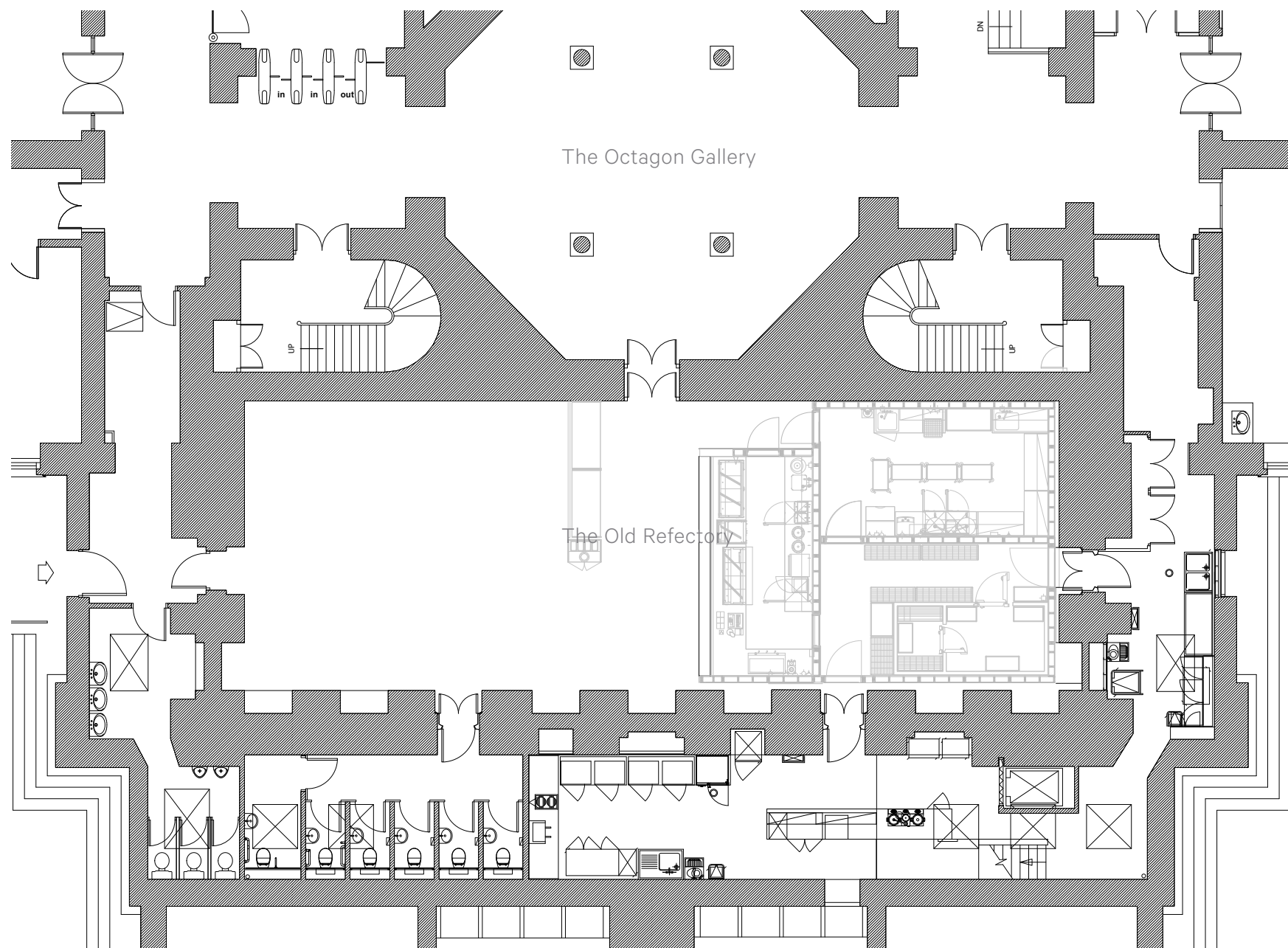
3.1 Heritage Statement

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

Source: Alan Baxter Associates Draft Gazetteer. 2003



Ground Floor



The Old Refectory - Plan as Existing

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3.2 Existing Condition - The Old Refectory

Currently the room is out of use whilst the temporary cafe installation is in the process of being removed and returned to its original arrangement as a single volume.

Generally the room is in good condition with a detailed coffered ceiling and fine oak dado panelling and doors along with the original oak parquet flooring. However it suffers from poor lighting, partly due to a lack of natural daylight, and dated mechanical services which have limited it's use.

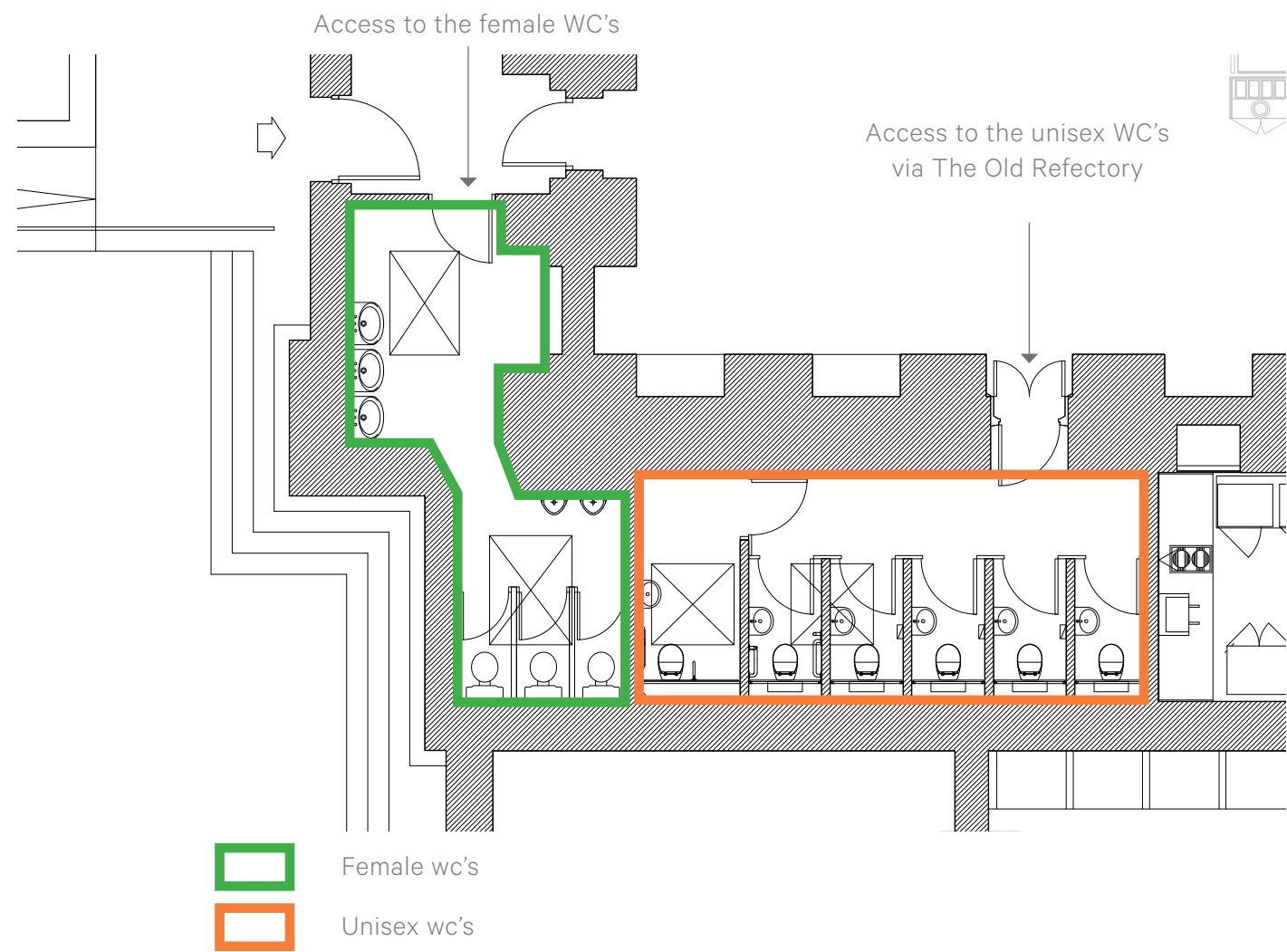
The main access to the space is via two sets of double doors which prove difficult to operate. The original pair of glazed doors are in a poor state of repair and are ill fitting. A pair of solid non original doors were installed to satisfy a need for fire and acoustic separation from the Octagon Gallery. Overall the effect is one of a bottleneck especially in light of the potential occupancy level of the room.



3.2 Existing Condition - The WC's

The wc's are currently divided between unisex and female. Access to the unisex WC's is directly off the Old Refectory resulting in them being under used. Both are in a poor state of repair and have no architectural details of merit apart from a set of lantern skylights. Water ingress is present in several locations.

The existing services are under performing with the noticeable presence of drainage odors.



Unisex wc's



Female wc's



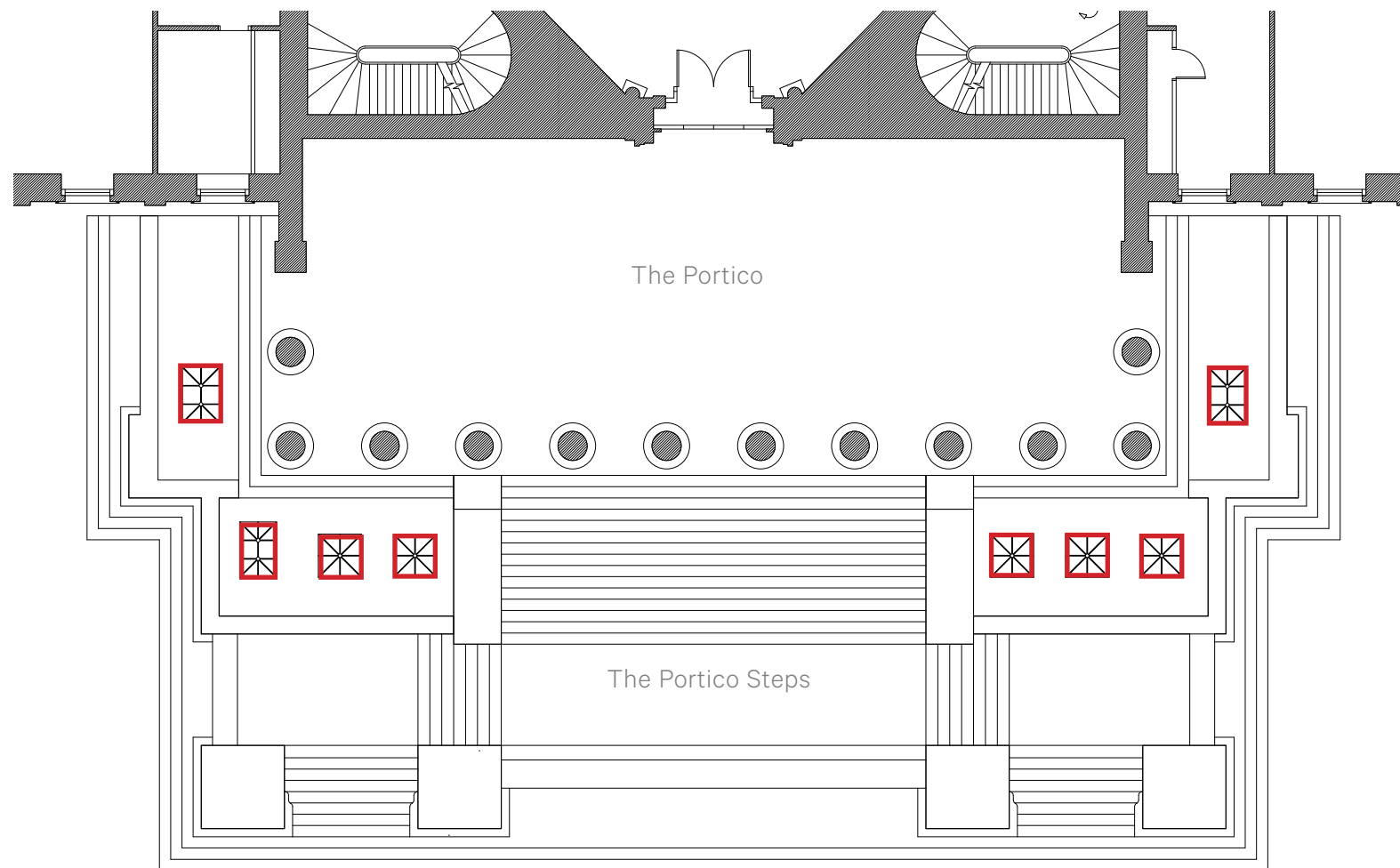
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3.2 Existing Condition - Lanterns / fanlights

Currently eight Georgian wire lanterns, set back behind the parapet walls of the portico steps, assist with lighting the deeper areas of the plan. They are in a poor state of repair and are allowing the ingress of water into the building. Over the years they have been adopted as service terminals resulting in an unsightly piecemeal solution.

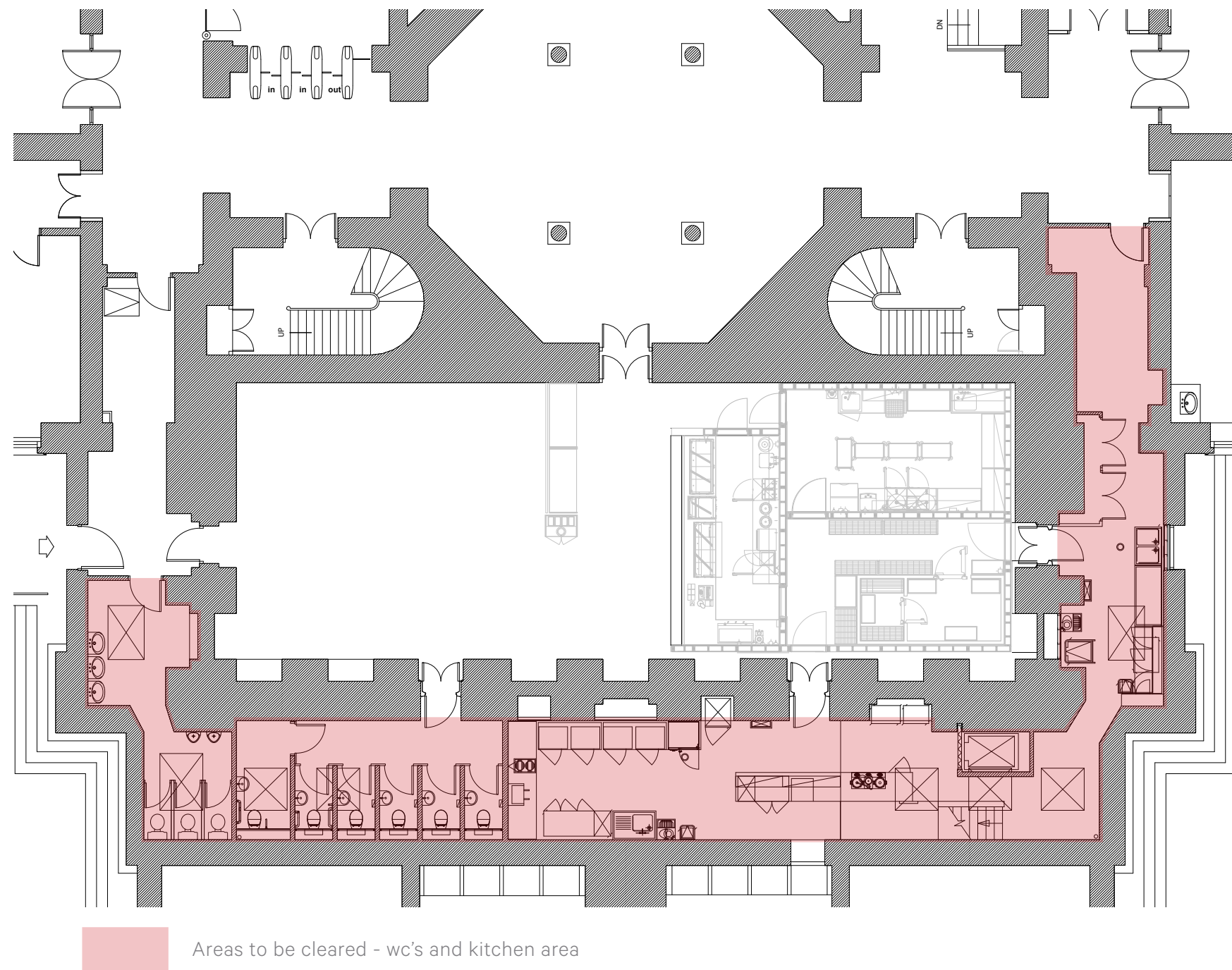
The surrounding flat asphalt roofs are showing signs of age with cracks and blocked rainwater outlets causing pooling. In these areas there are a series of glazed fanlights set within deep reveals which provided limited daylight to The Old Refectory. These currently suffer from broken panes of glass and are in bad decorative condition generally.



4.1 Proposals- Demolitions

To carry out limited works to create full DDA access to the WC's and a new kitchen fit out.

- It is the intention to carefully clear the existing WC's and kitchen to allow for a new fit out with suitable facilities.



Areas to be cleared - kitchen area

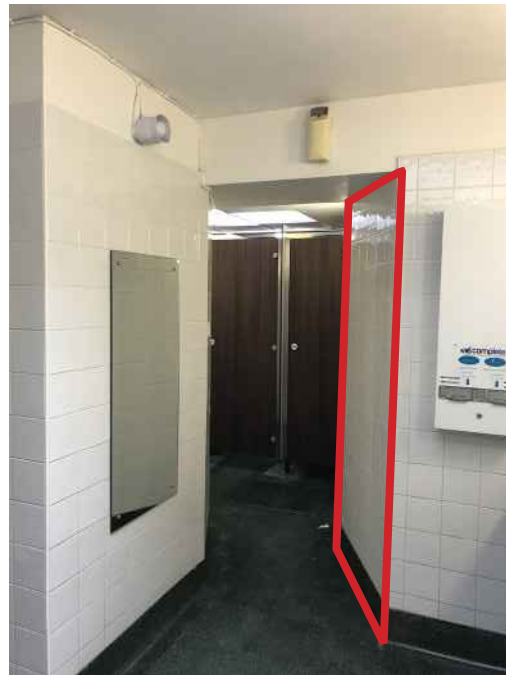


4.1 Proposals- Demolitions

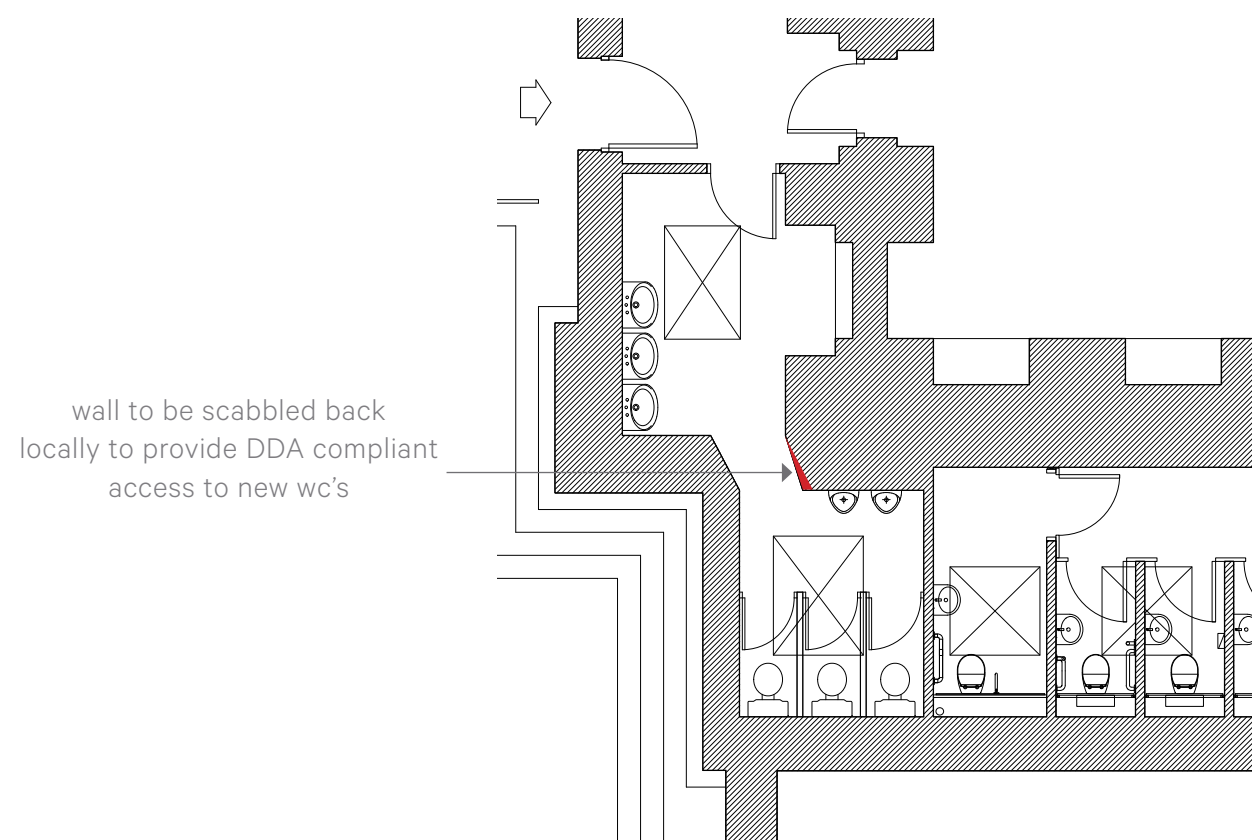
To carry out limited works to create full DDA access to the WC's.

To include the following works:

- Scabbling back of the existing wall, currently tiled, to create fully DDA compliant access to the proposed new wc's. It is the intention that this should only require the existing tiles and plaster substrate to be removed leaving the masonry untouched.

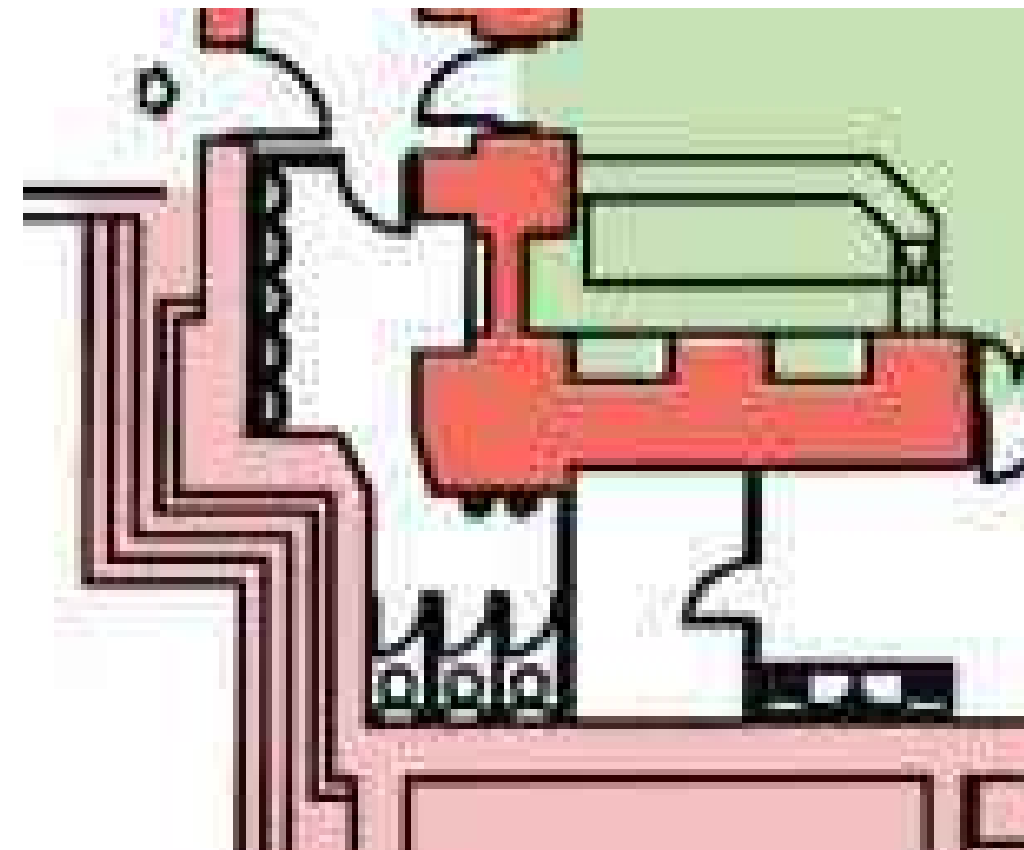


 Extents of scabbling to walls



wall to be scabbled back
locally to provide DDA compliant
access to new wc's

Plan as existing



Part plan - Historical significance - Shows that the wall to be scabbled is highly significant however it is currently clad in non original ceramic tiles.

4.1 Proposals- Demolitions

To carry out limited works to create full DDA access to The Old Refectory

To include the following works:

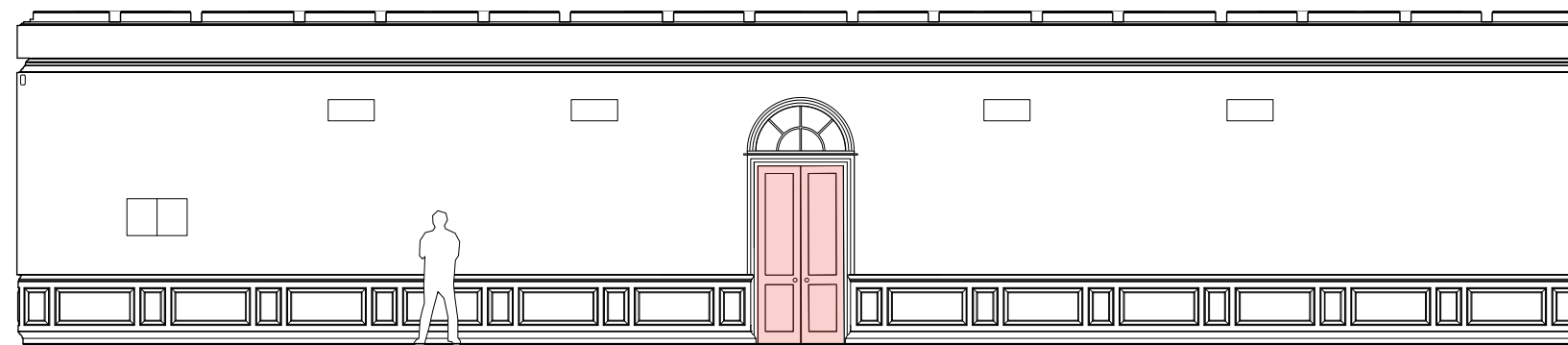
- Removal of the original poor condition glazed double door leaves into safe storage for possible future reinstatement.
- Removal of the non original solid double door leaves.
- Install a new single leaf glazed oak door with profiles to match existing.
- Existing door frames to remain in place.



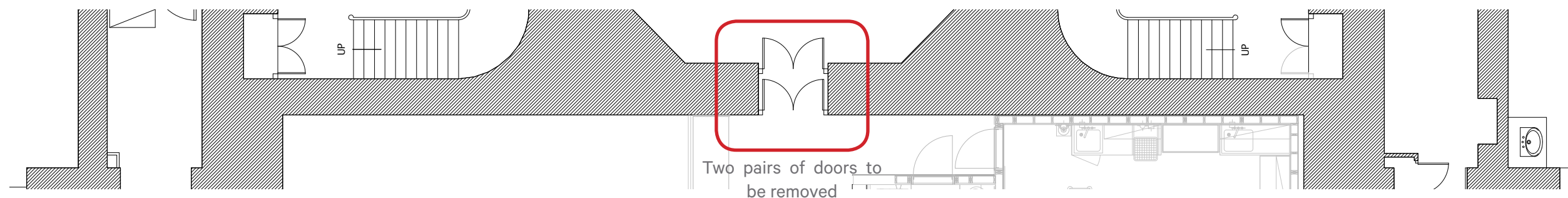
External original doors



Internal non-original doors



Existing elevation



Part plan as existing

Two pairs of doors to
be removed

4.2 Proposals - Object Based Learning

A furniture solution:

It is intended that the The Old Refectory is to be used as an object based learning space capable of both didactic and group learning arrangements.

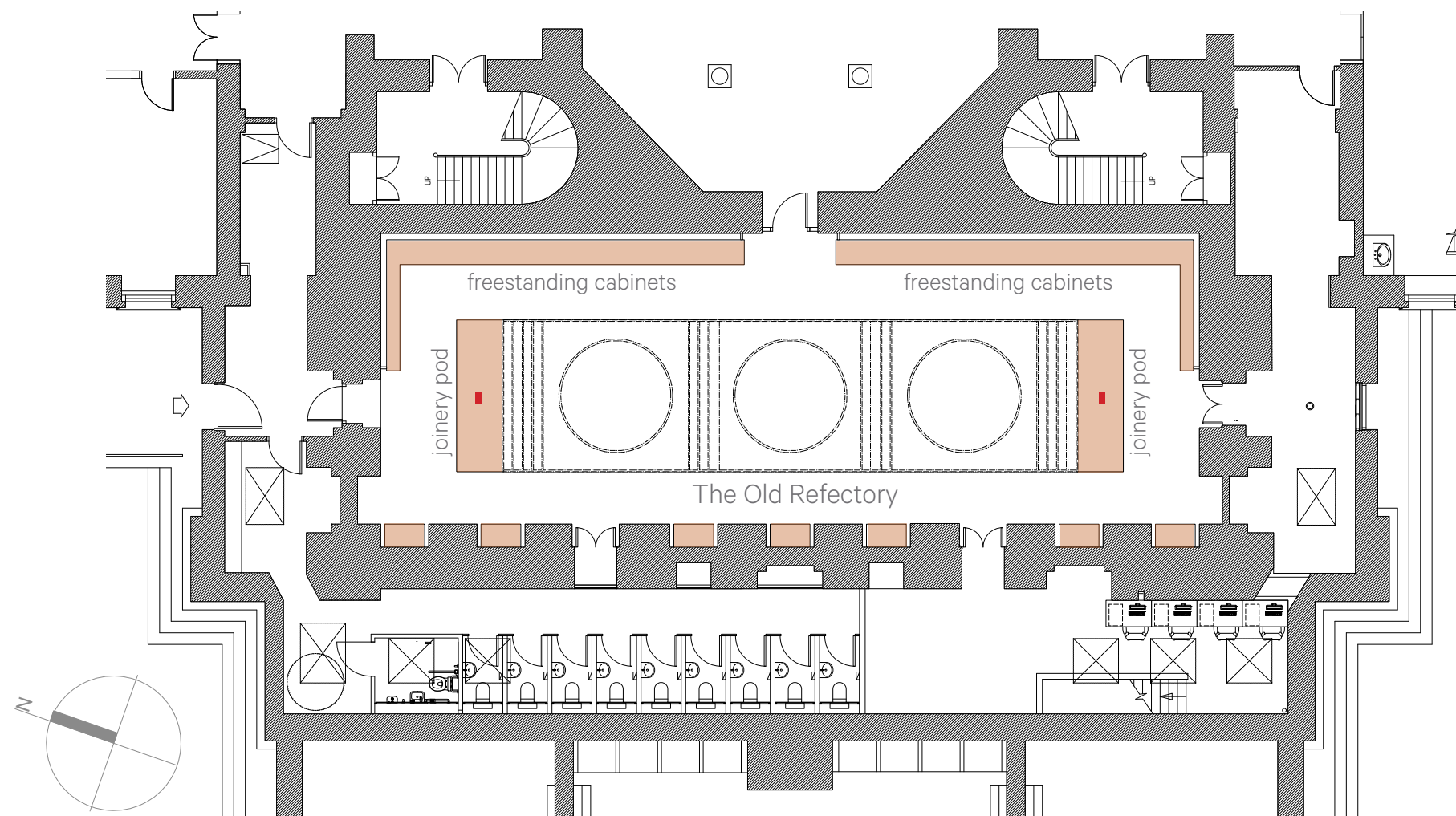
A new floating engineered hardwood floor with rubber inserts protects the original parquet beneath. A pair of freestanding joinery pods support a ceiling raft avoiding the requirement for fixing into the existing coffered ceiling. This raft will also house all the AV and lighting requirements. Air conditioning will be housed within the pods themselves. Two small service penetrations through the floor under the pods to the plant room below will be required to allow for the AC pipework and electrical connections. This will be fully reversible should the room arrangement change in the future.

Freestanding display cabinets allow the existing hardwood panelling to run behind. Existing joinery will be french polished prior to the installation of the furniture items.

Existing air handling grilles are to be replaced with new and the room fully redecorated.

The four mirror filmed fan lights to the ends of the western elevation will have the film removed allowing modest daylight into the space as originally intended. They will be repaired and redecorated.

By taking this approach any work to the existing fabric is kept to a bare minimum whilst allowing the room to function in a way that meets UCL's requirements. All the works are fully reversible allowing the room to be fully reinstated to its original form in the future if required.



■ service penetration through the floor to the plant room below

Proposed plan

A furniture solution avoids fixing back to the Grade 1 Listed fabric....



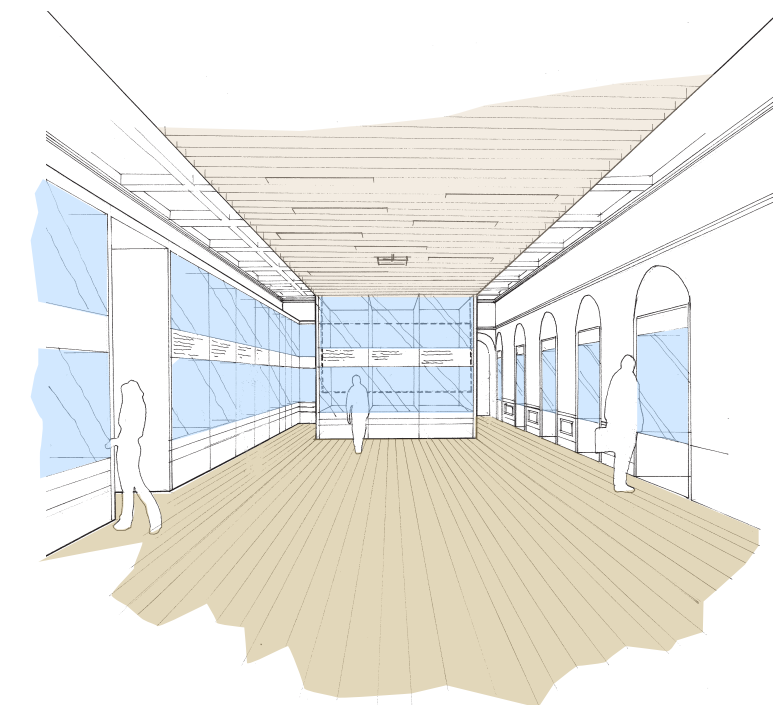
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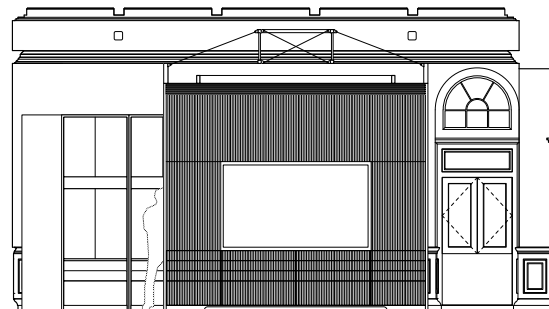
4.2 Proposals - Object Based Learning

A furniture solution

- engineered hardwood / rubber floating floor over original parquet
- free-standing pods housing AV equipment, AC equipment and storage
- open ceiling raft supported on pods avoiding connections into the ceiling
- ceiling raft contains lighting and AV / acoustic treatment avoiding fixing back to the listed fabric.
- freestanding display cabinets allow existing hardwood panelling to pass behind.
- existing joinery to be refurbished / french polished
- existing twin double door entrance doors removed and changed to single leaf to achieve DDA compliant access.
- reinstate 4no. fanlights to allow limited daylight in as originally intended.
- unsightly air handling grilles to be replaced
- existing walls and ceiling to be redecorated.



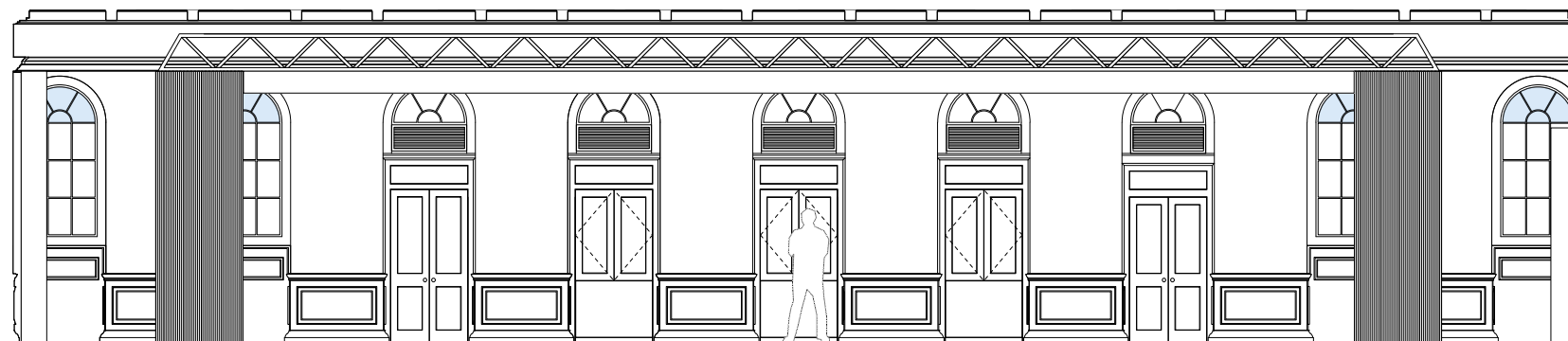
Proposed east elevation



Proposed south elevation



Proposed north elevation



Proposed west elevation

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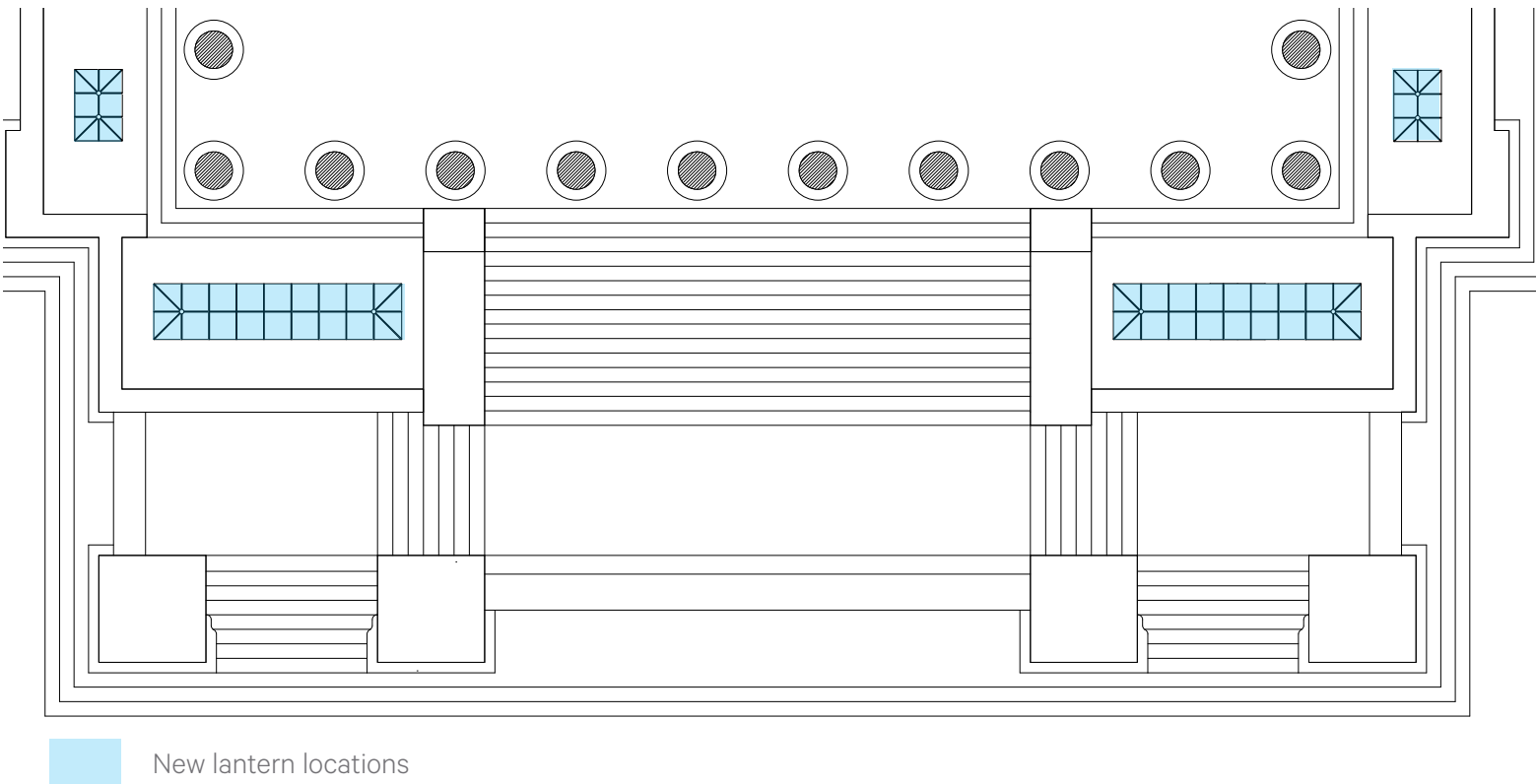
4.3 Proposals - New Lantern Skylights / Fanlights

The existing eight lanterns are in a poor state of repair and are allowing water to enter the building.

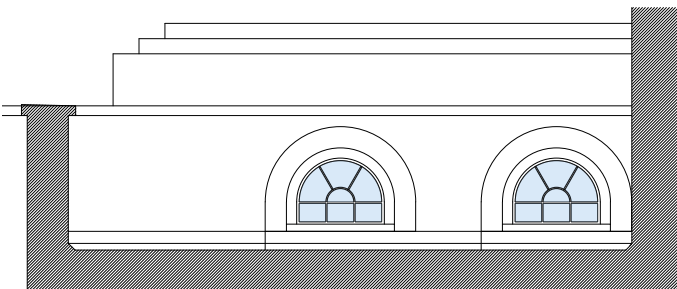
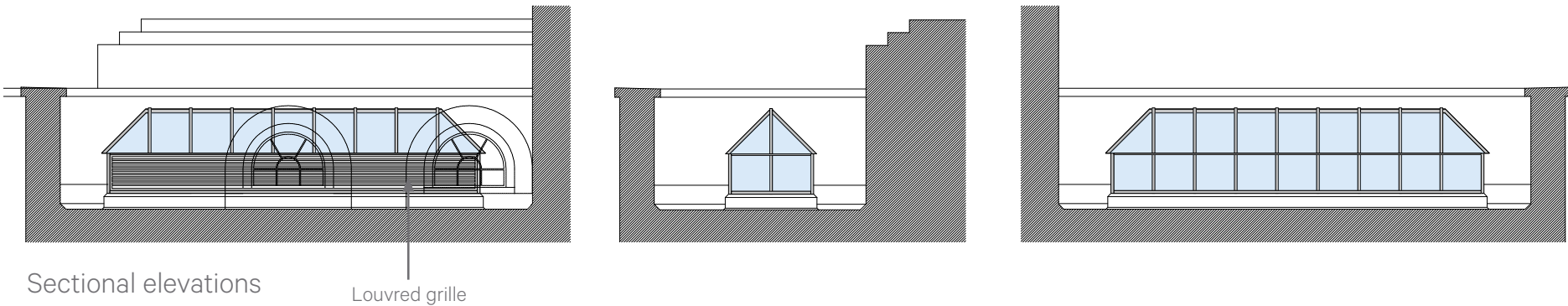
It is proposed that these should be replaced with new double glazed metal framed units that would also allow for the integration and coordination of the services, namely the extraction from The Old Refectory and WC's. This would be achieved via set of built in metal louvres, with a dark grey painted finish to match the lantern frames.

Set back behind the lanterns are four fan lights intended to light The Old Refectory Space at high level. These are currently in poor condition with the daylight being blocked by an applied mirror film internally. The intent is that these should be reglazed and redecorated where required and for them to have the film removed in order that The Old Refectory can benefit from modest day lighting as originally intended.

The areas of flat asphalt roofing are to be repaired ensuring that all the rainwater outlets are clear and performing correctly.



Proposed plan



Fanlights to be refurbished



Natural daylight reinstated



5.0 Access - The Old Refectory

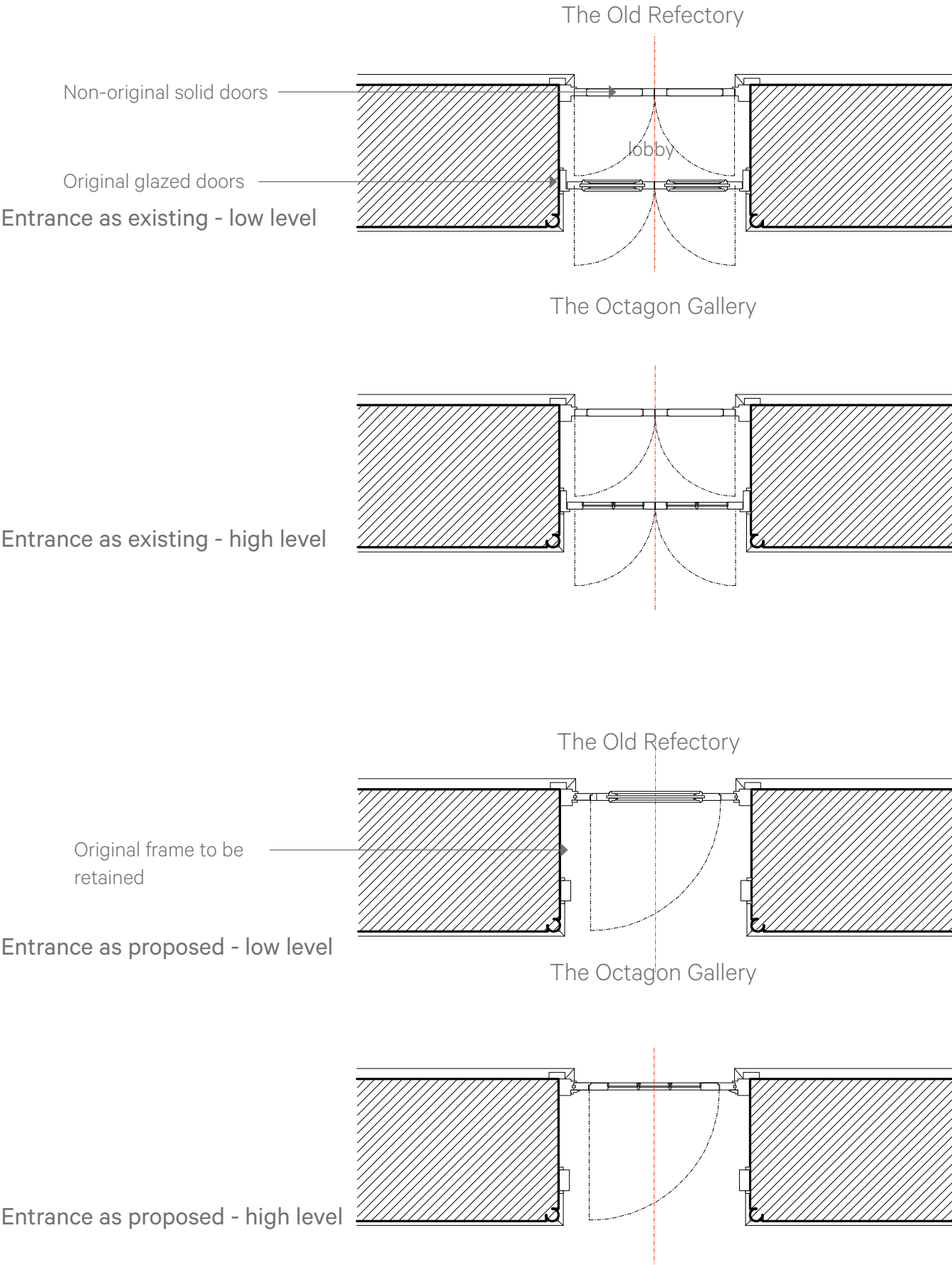
Currently the access to The Old Refectory from the Octagon Gallery is via an awkward lobby through pairs of narrow non DDA compliant double doors. This lobby consisting of both original and later doors was created to reduce the sound transmission between the two spaces.

The Proposal

The intention is to significantly improve the access by carefully removing and setting aside the original glazed doors and non original solid doors, replacing them with a new single leaf. A single large leaf will be simpler to operate and is more suitable for a room with high occupancy in terms of access and escape. The original door frames will be left in place.

A single leaf will allow fully compliant DDA access to this new space at the heart of the campus.

The original doors are in a poor state of repair and the intention is that they should be safely stored with a view to restoring and replacing in the future should the room use change. All the works are to be fully reversible.



Entrance as proposed - Single leaf - Elevations

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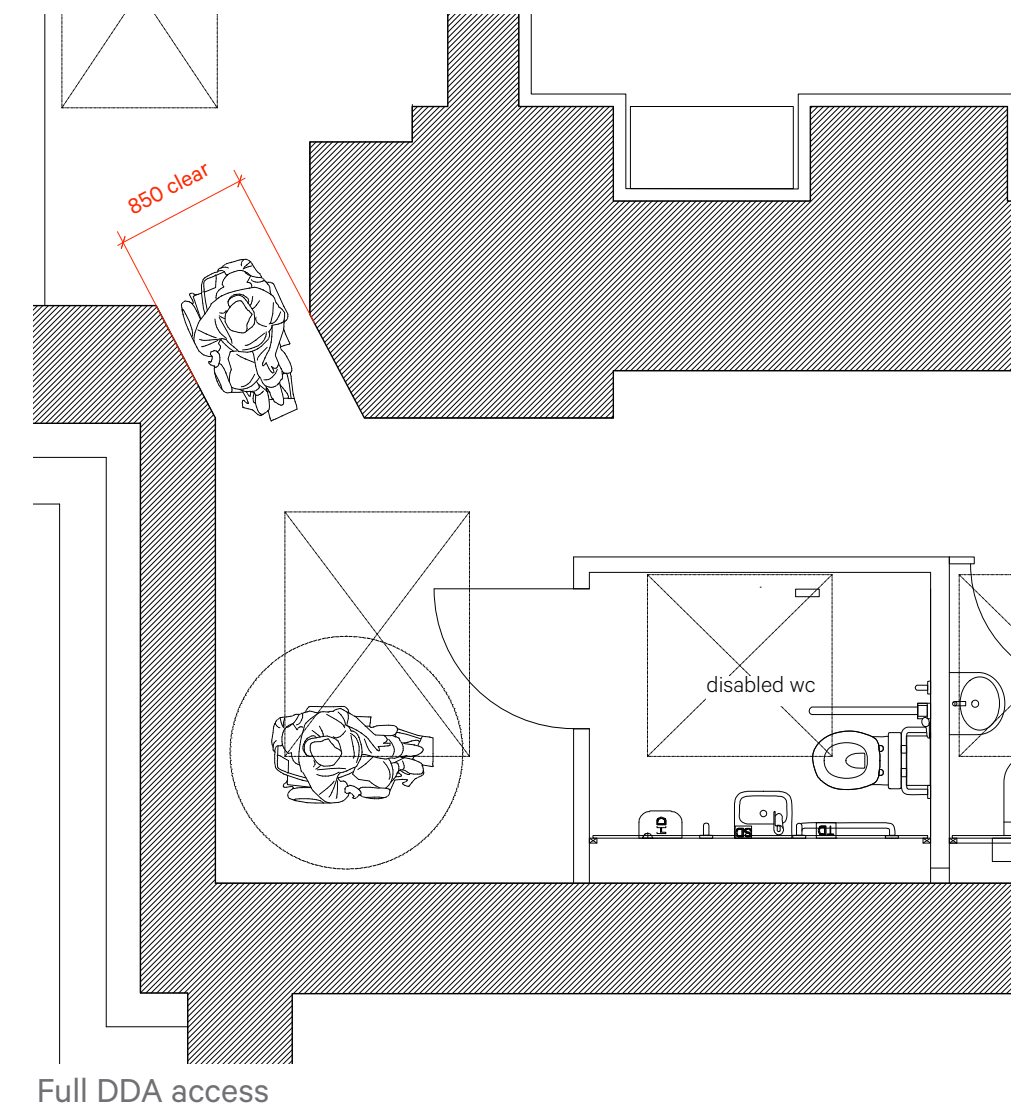
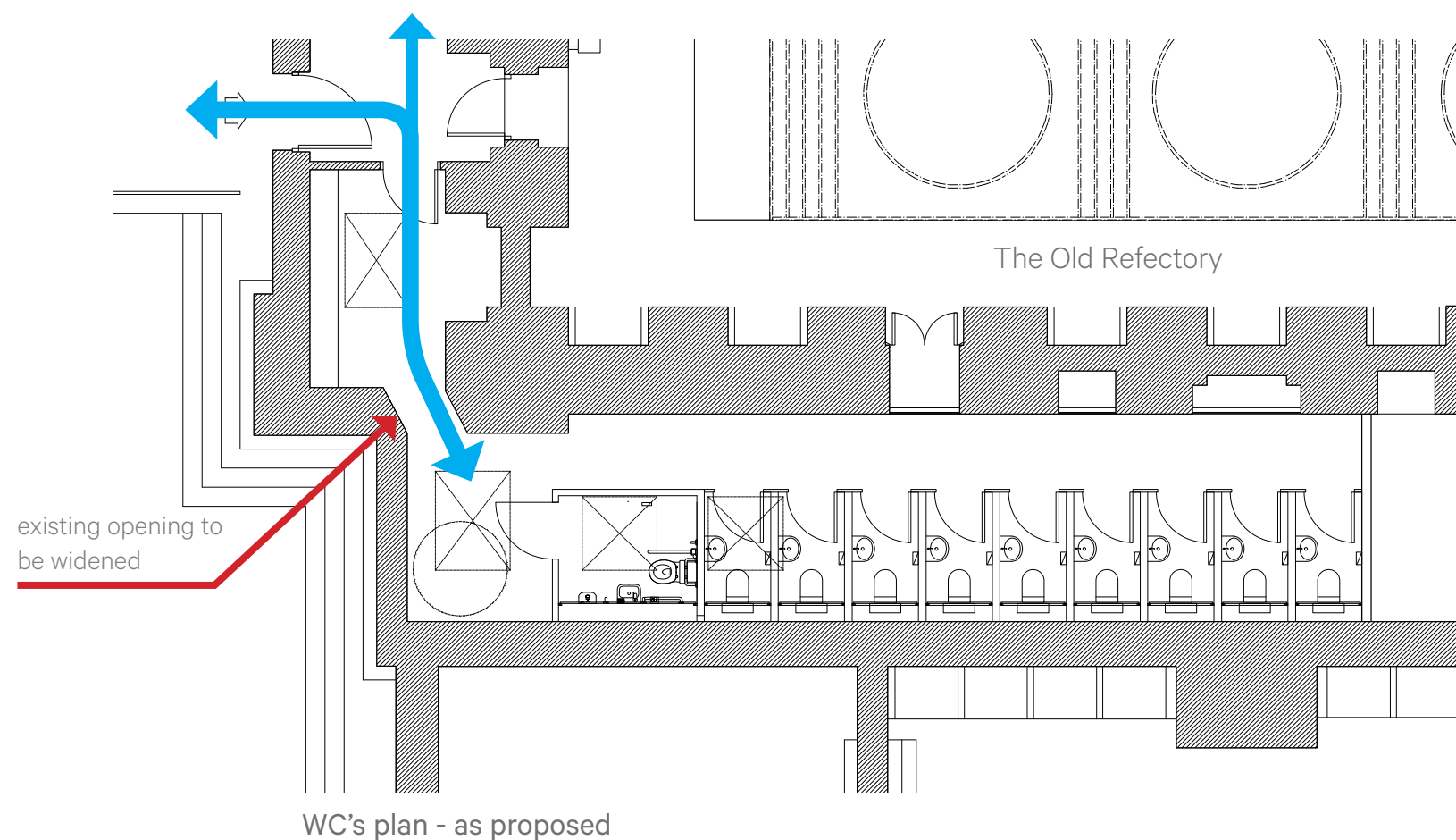
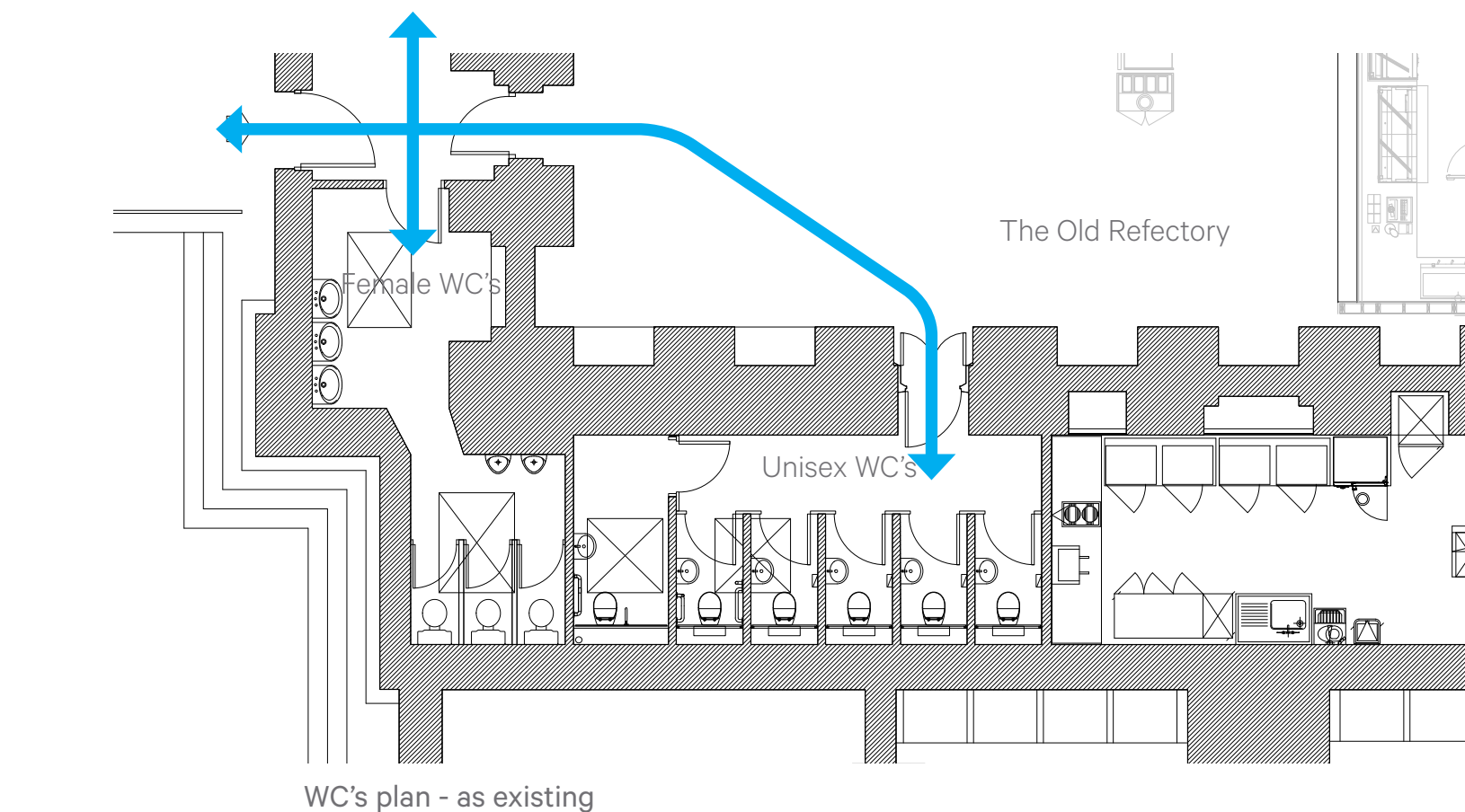
5.0 Access - The WC's

Currently the access to unisex WC's is through The Old Refectory and an awkward lobby. This is far from ideal as the room will now be used for teaching purposes. Female WC's are accessed off the lobby with space being divided in two by a narrow access way to the cubicles.

The Proposal:

By carefully removing the tiles and plaster from the existing walls of the female WC's it should be possible to create full wheelchair access to a set of new unisex super loos including a disabled toilet all accessed from the lobby.

The entrance from The Old Refectory will be blocked.



UCL Wilkins Building - The Old Refectory

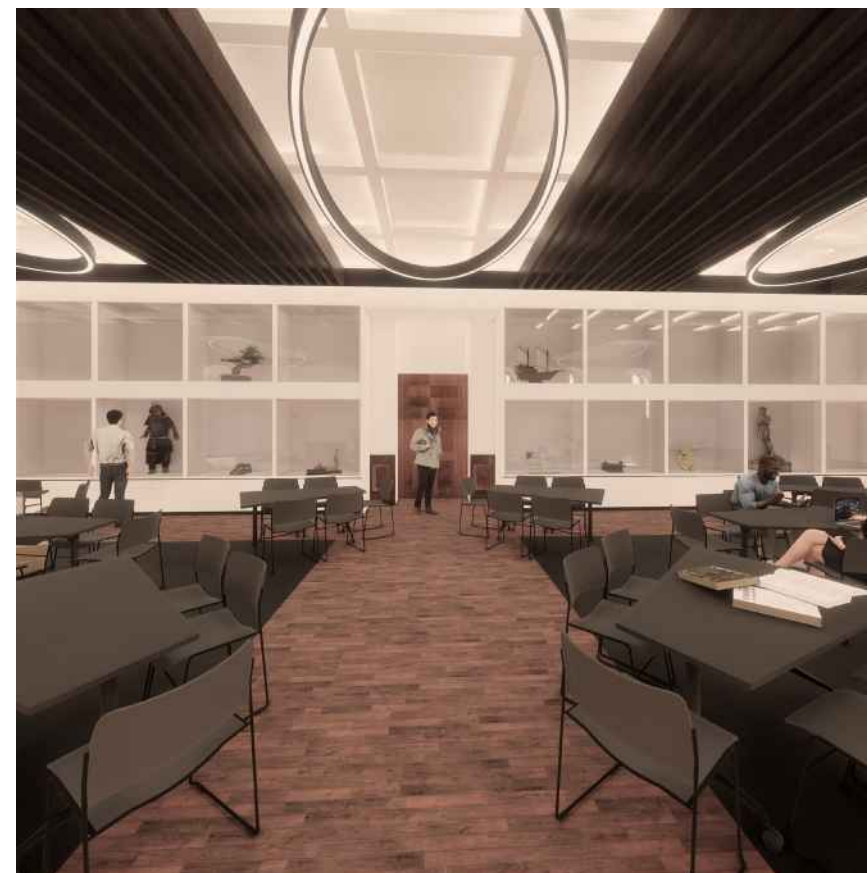
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7.0 Conclusion

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 Old Refectory as an Object Based Learning space will continue this approach adding a dynamic, state of the art teaching facility into the very heart of the campus in a space that has been previously struggled to find a long term identity. Original architectural features are retained whilst allowing for a technology rich environment ensuring it's continued use and enjoyment for many years to come.

Improved DDA compliant access makes this new space available to all, and will become a real asset to University College London.



Indicative visualisations