

**Wellcome Trust
Gower Place - 215 Gower Place Staff
Entrance**

Design and Access Statement

Lo63.12.01
Revision : P1

Date : 06.05.2020



Foreword

This report accompanies a full planning application in respect of the proposed alterations to the existing Gower Place staff entrance to the Wellcome Trust, Gibbs Building.

The document provides detail on the proposal and has been informed by survey work, site analysis and research that has been undertaken including Architects, Planning Consultant, Security Professionals, Access Consultants, Logisticians etc.

This document should be read in conjunction with other documents and drawings submitted as part of this Planning Application Submission.



Contents

Introduction	04
Brief	05
The Site and Its Location	06
The Site	08
Surrounding Site Images	09
Existing Site Images	10
Heritage Statement	11
Access - Existing Condition	12
Access - Operational	13
Security & Safety	14
Access - Proposed	15
Proposal & Materials	16

Introduction

The current staff entrance, located on Gower Place, has been identified as a single point of failure and poses a security risk. Several incidents have occurred over the past 2-3 years, and more recently a tailgating intruder has further reinforced the need to upgrade security at the Gower Place entrance.

Upgrading the entrance with a second line of security in the form of internally located access controlled security gates would help mitigate tailgating and improve security. 24/7 step-free access is also required. Upon researching and developing this approach, a series of further issues have been raised which results in the need to upgrade the existing external doors to the Gower Place entrance.

Concern has also been raised with Staff queuing outside the building at peak times (Morning and Lunchtime) and further blocking the pavement and creating an obstacle for other staff who are not as able bodied as others.

The following document will highlight the current issues and the proposed changes required to mitigate them.



Brief

The works involve reviewing the existing Gower Place Staff entrance which has been highlighted as a security concern. The proposal should improve security while also improving access to the building.

Internal security gates (not part of this application) are to be installed to replicate those recently installed for the Euston Road entrance.

The works are to have as minimal impact on the external appearance as possible and in keeping with the buildings aesthetics.

As part of the design and development of the security gates some additional considerations were identified with the Gower Place external entrance doors:

Lifespan

The current doors have surpassed their design life expectancy and their thermal/ weather seals are starting to fail. This means that the doors are in need of replacement. It is therefore a good opportunity to **upgrade the security and improve the accessibility** of the doors to enhance the function of the building at the same time.

Accessibility

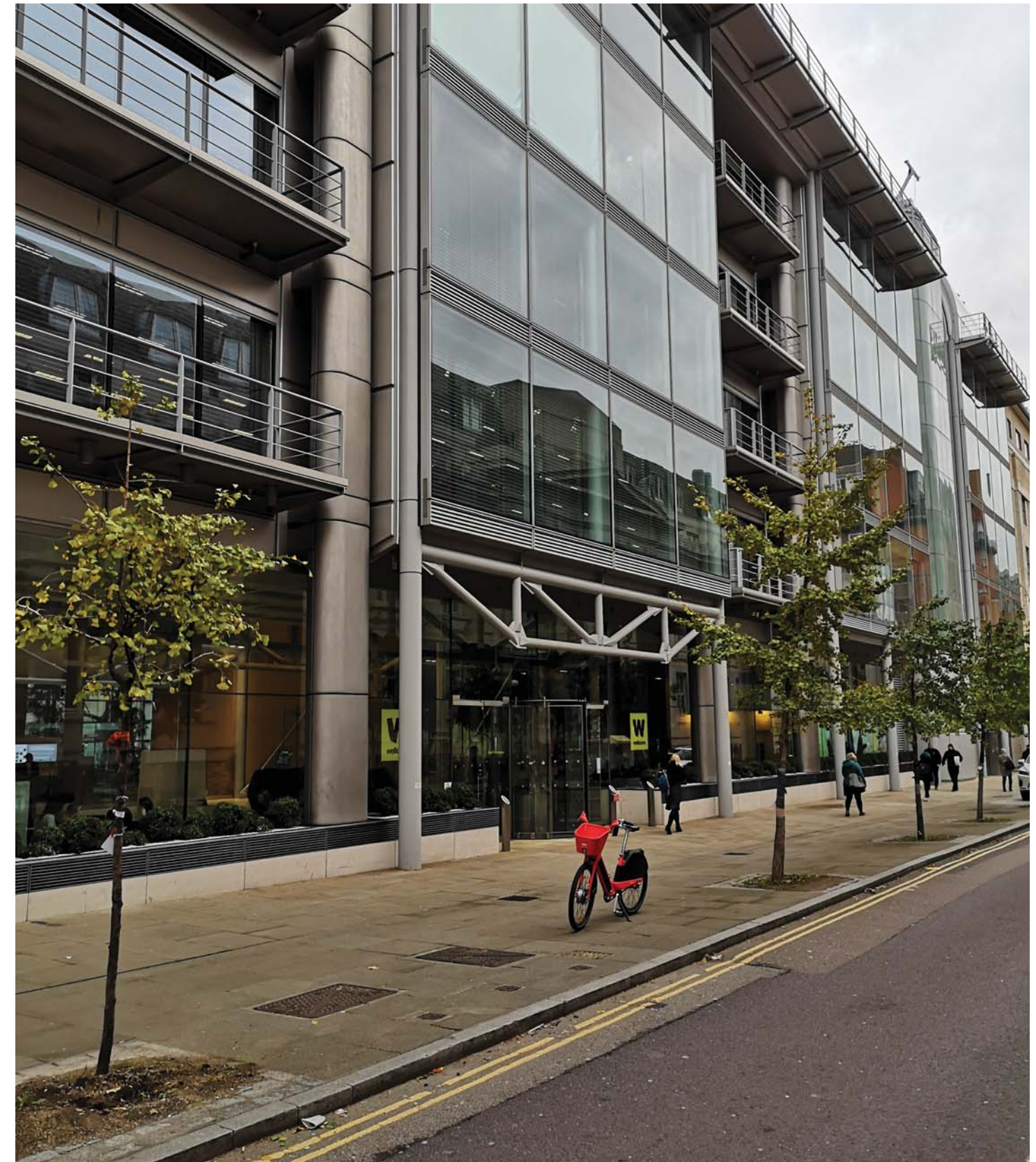
The Gower Place entrance is used for large/ heavy deliveries and is also used as part of the access strategy for visiting groups of wheelchair users for the Wellcome Collection. It has also been noted that there is no current 24 hour step free access to the building. A new accessible (dual height) intercom system should be installed as part of these works to improve security and make these doors **accessible 24 hours a day**.

Operations

The existing staff access is typically via the revolving door which is a place where queuing has been noted on numerous occasions throughout the day. The design needs to ensure that this issue is addressed and **queuing is reduced or removed**. This is possibly through the addition of a second revolving door.

Security

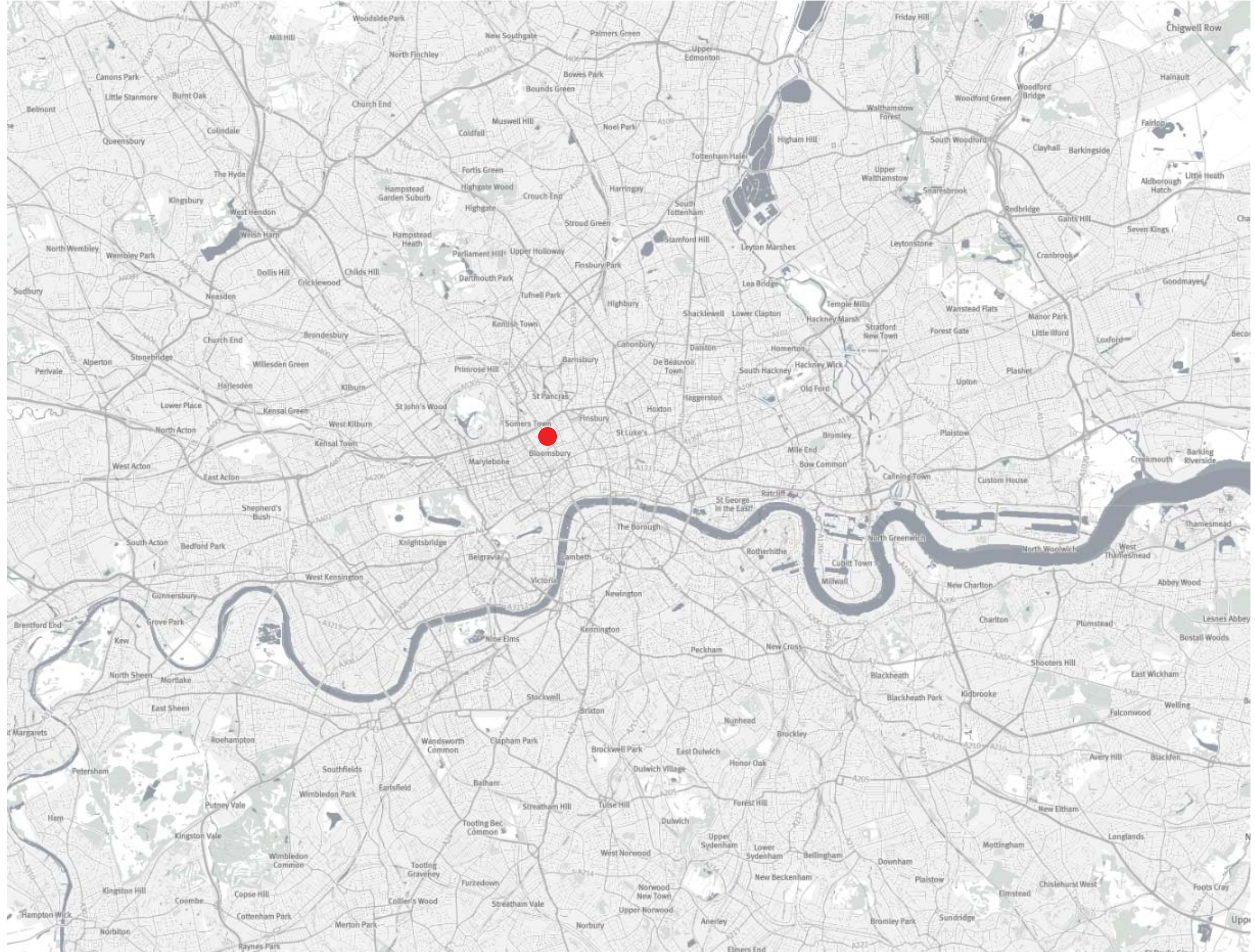
Tailgating has occurred on numerous occasions. **Tailgating needs to be mitigated** and security improved through new revolving door technology which highlights if tailgating occurs.

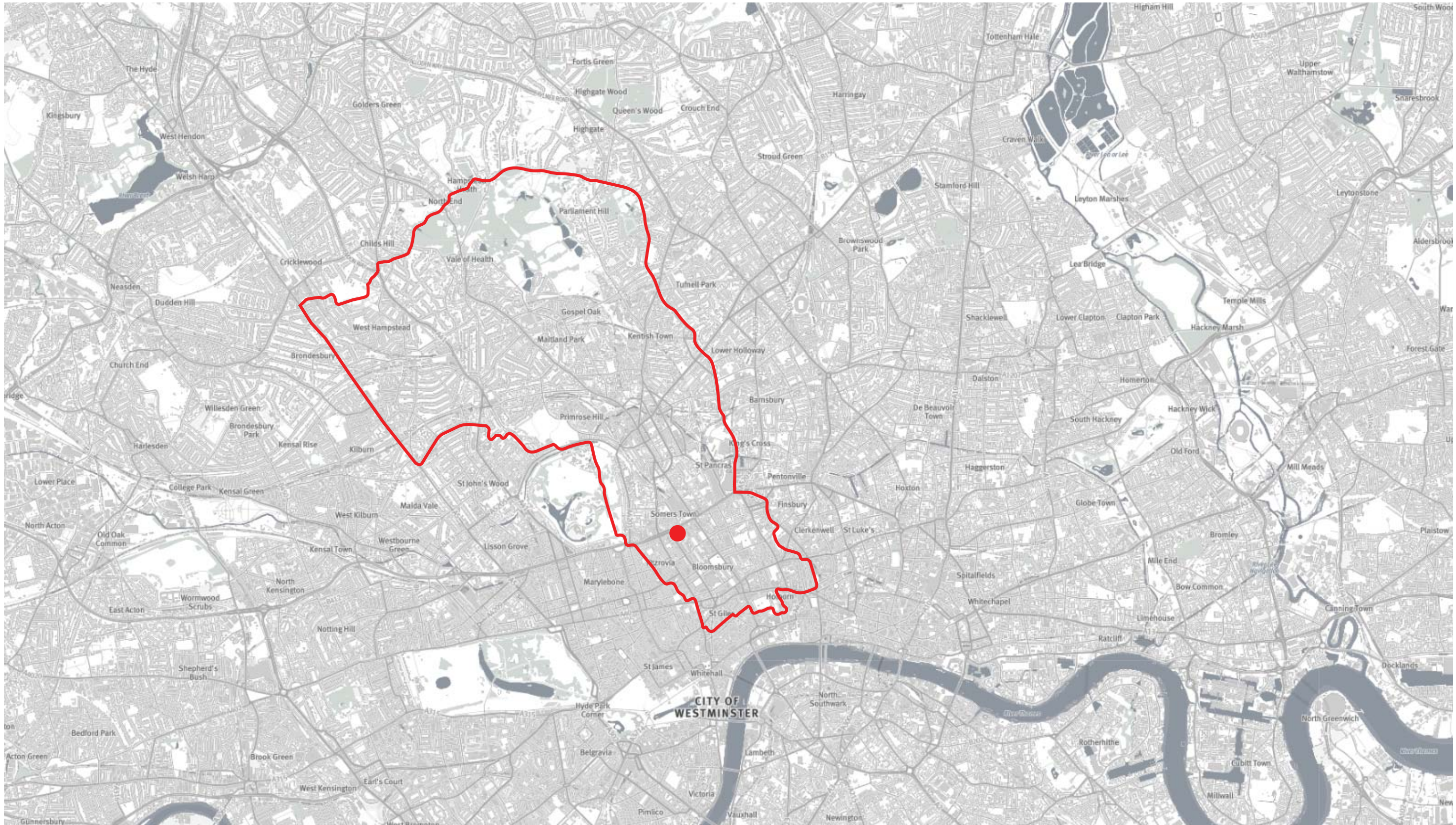


The Site and Its Location

The Wellcome Trust is a research-charity based in the Gibbs Building at 215 Euston Road. The aim of the Trust is to “achieve extraordinary improvements in health by supporting the brightest minds”, and in addition to funding biomedical research, it supports the public understanding of science. In 2012, the Wellcome Trust was described by the Financial Times as the United Kingdom’s largest provider of non-governmental funding for scientific research, and one of the largest providers in the world.

The Gibbs building was designed by Hopkins Architects, opened in 2004 and is located within the borough of Camden. The building is also located within the Bloomsbury Conservation Area. It is not Listed but is noted as a positive contribution to the conservation area within the *Bloomsbury Conservation Area Appraisal and Management Strategy*.



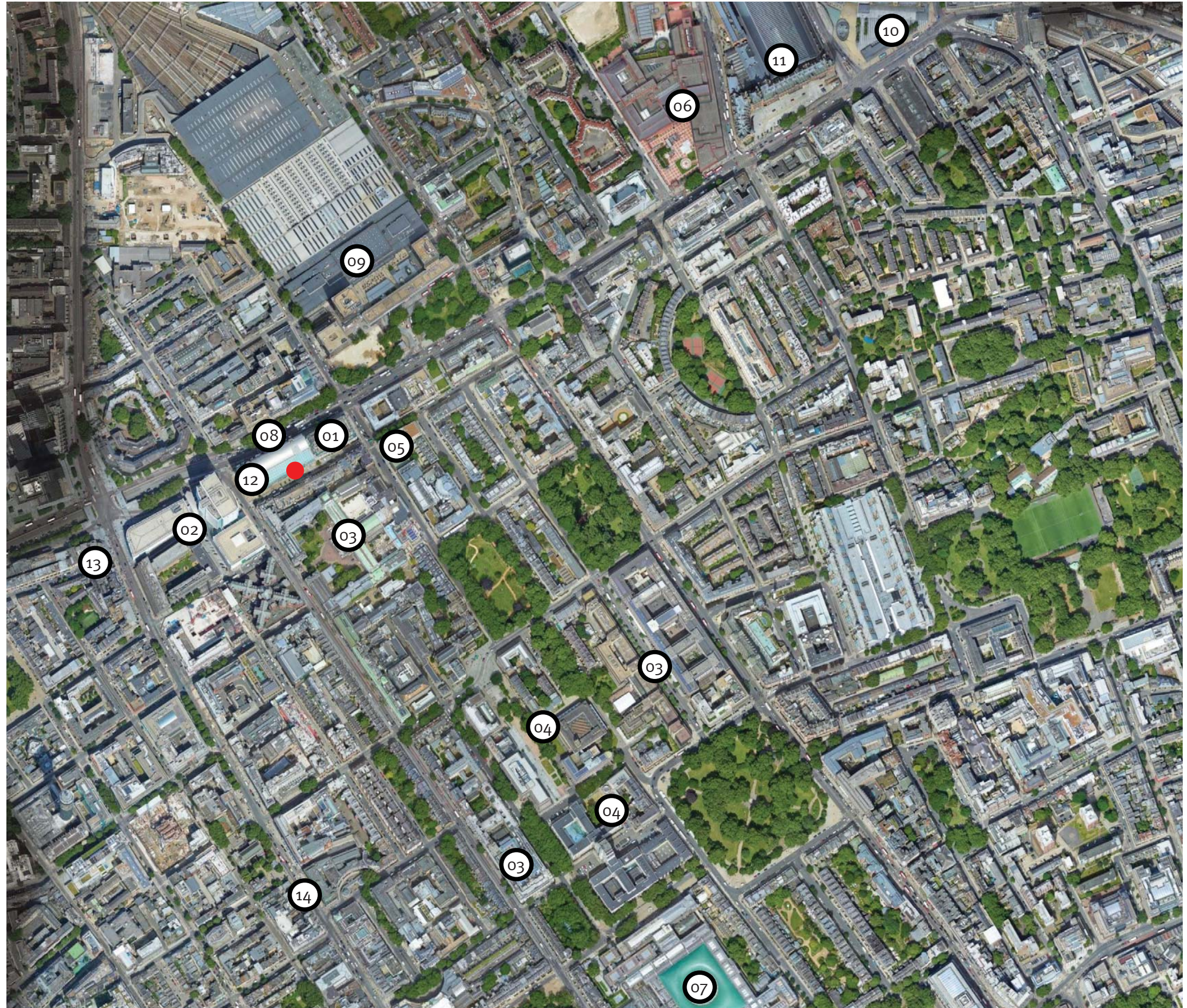


The Site

The surrounding area is densely populated with numerous notable buildings. Some of which include: the Wellcome Collection (1), University College Hospital (2), University College London (3) (numerous locations), University of London (4), The Bartlett Faculty of The Built Environment (5), The British Library (6) and The British Museum (7) to name a few.

The building is well-connected to public transportation. There are nearby bus stops (8) on Euston Road, Euston Station (9) is located within 200m and Kings Cross (10) & St Pancras International (11) are both within 1km. The Gibbs Building sits directly above one entrance to Euston Square Underground Station (12) and Warren Street Station (13) is also situated within 200m. Goodge Street Underground Station (14) is also located within close proximity.

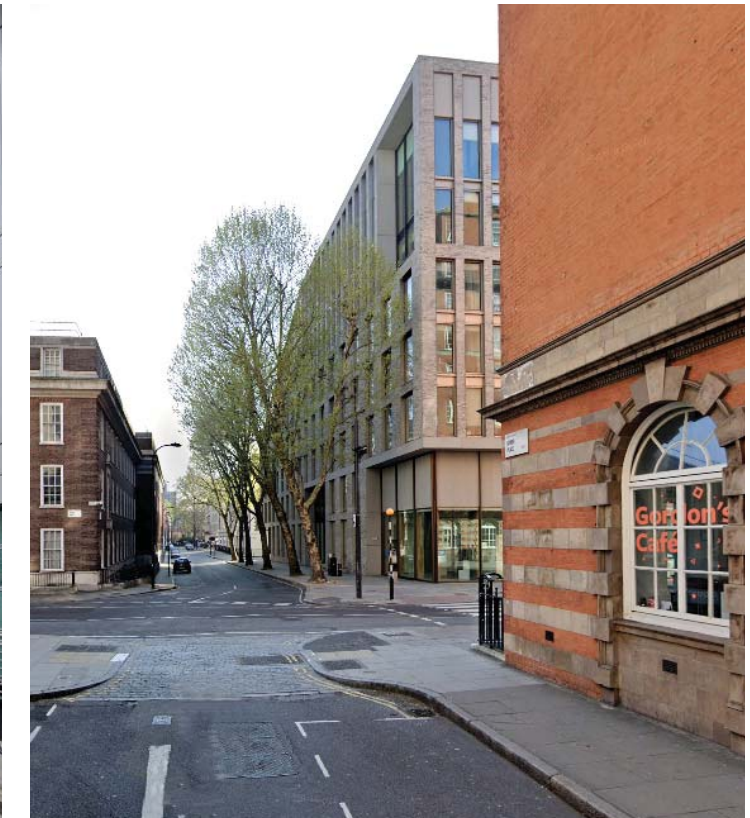
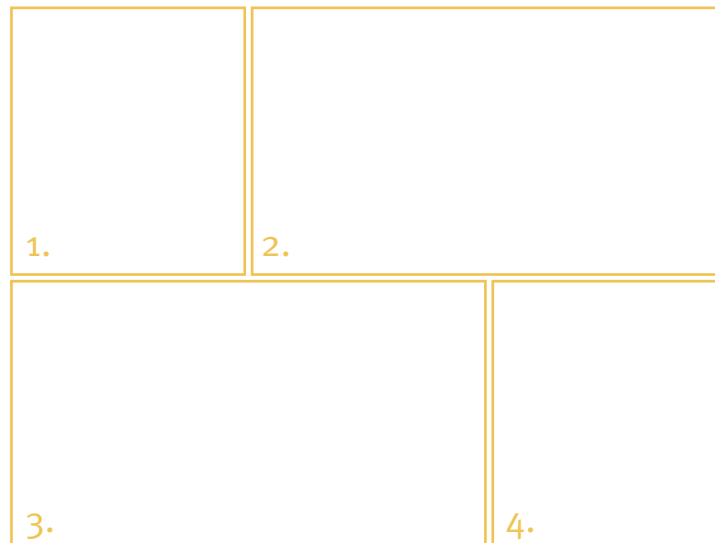
The application refers to the entrance to the southern side of the Gibbs Building located on Gower Place. This entrance is used primarily by staff and contractors and provides convenient access to Euston Square Station and surrounding transport links.



Surrounding Site Images

The adjacent images highlight some of the buildings in close proximity to the site:

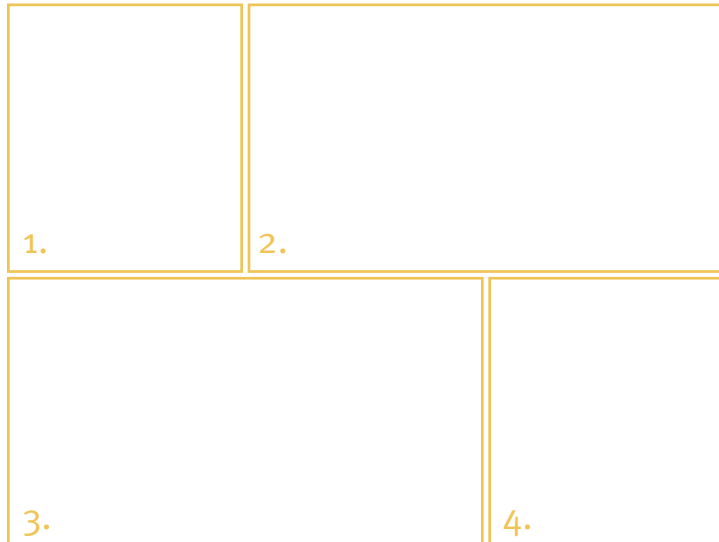
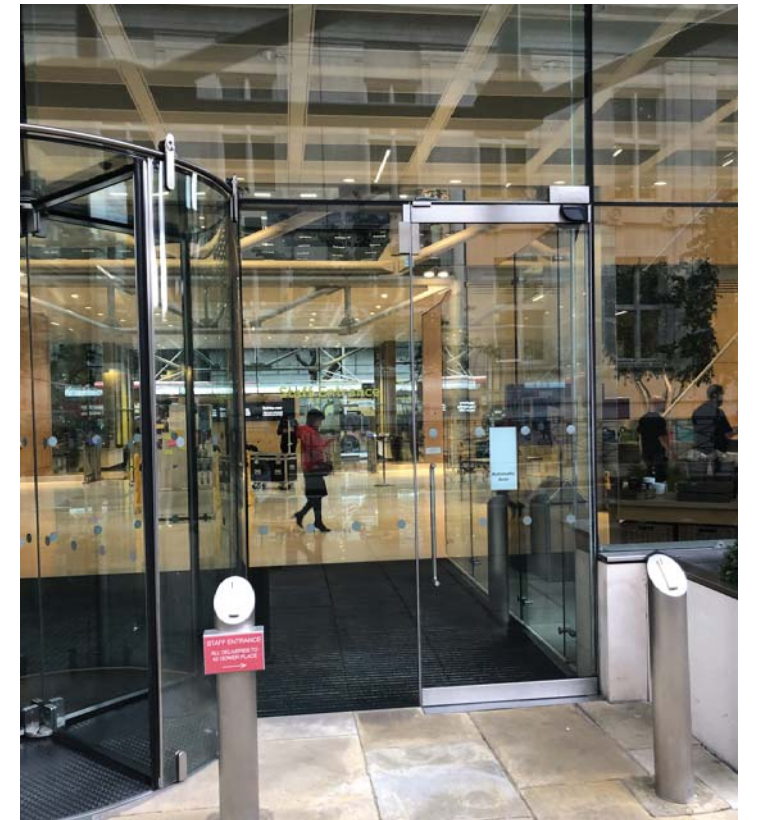
1. University College London as viewed from within the courtyard off Gower Street.
2. Wellcome Collection is adjoined to the Gibbs Building at 215 Euston Road.
3. University College London Hospital shown adjacent to the Gibbs Building, which can be seen with the Entrance to Euston Road Underground Station
4. The Bartlett School of Architecture located at the Eastern End of Gower Place



Existing Site Images

The adjacent images highlight the existing site condition:

1. A view of the entrance, highlighting the existing building facade above. Note: University College London Hospital in the background.
2. The existing entrance elevation from Gower Place into the Gibbs Building.
3. A further image of the existing entrance.
4. A detail view of the revolving door and side access door.



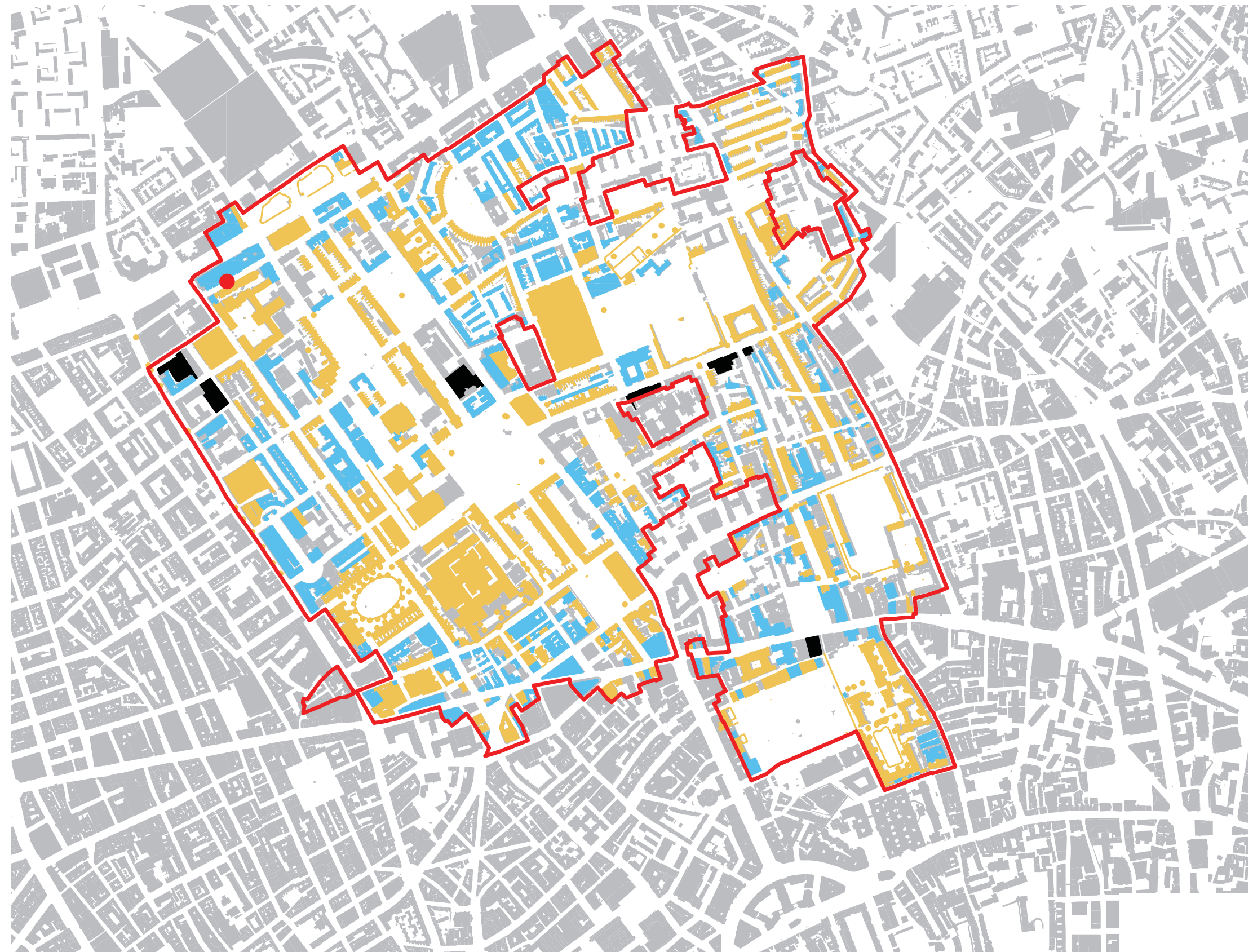
Heritage Statement

As stated previously, the proposal is located within the Bloomsbury Conservation Area (red boundary on the adjacent diagram) and the Gibbs Building has been noted as a positive contribution to the area. The building is modern (having been completed in 2004) and includes large areas of glazing and existing revolving doors.

Gower Place is a varied street with numerous styles of architecture from many periods. Material use is varied including various types of brick and stone. Modern buildings include concrete, metal and glass façades.

The replacement doors will closely match the style of the existing and will seamlessly integrate within the existing façade. The area of change is small and will not have an impact on the streetscape or Conservation Area.

The proposal is being installed to improve safety and to upgrade the performance/ weather seals of the current doors which are nearing the end of their operational lifespan.



- LISTED
- POSITIVE BUILDING
- NEGATIVE BUILDING

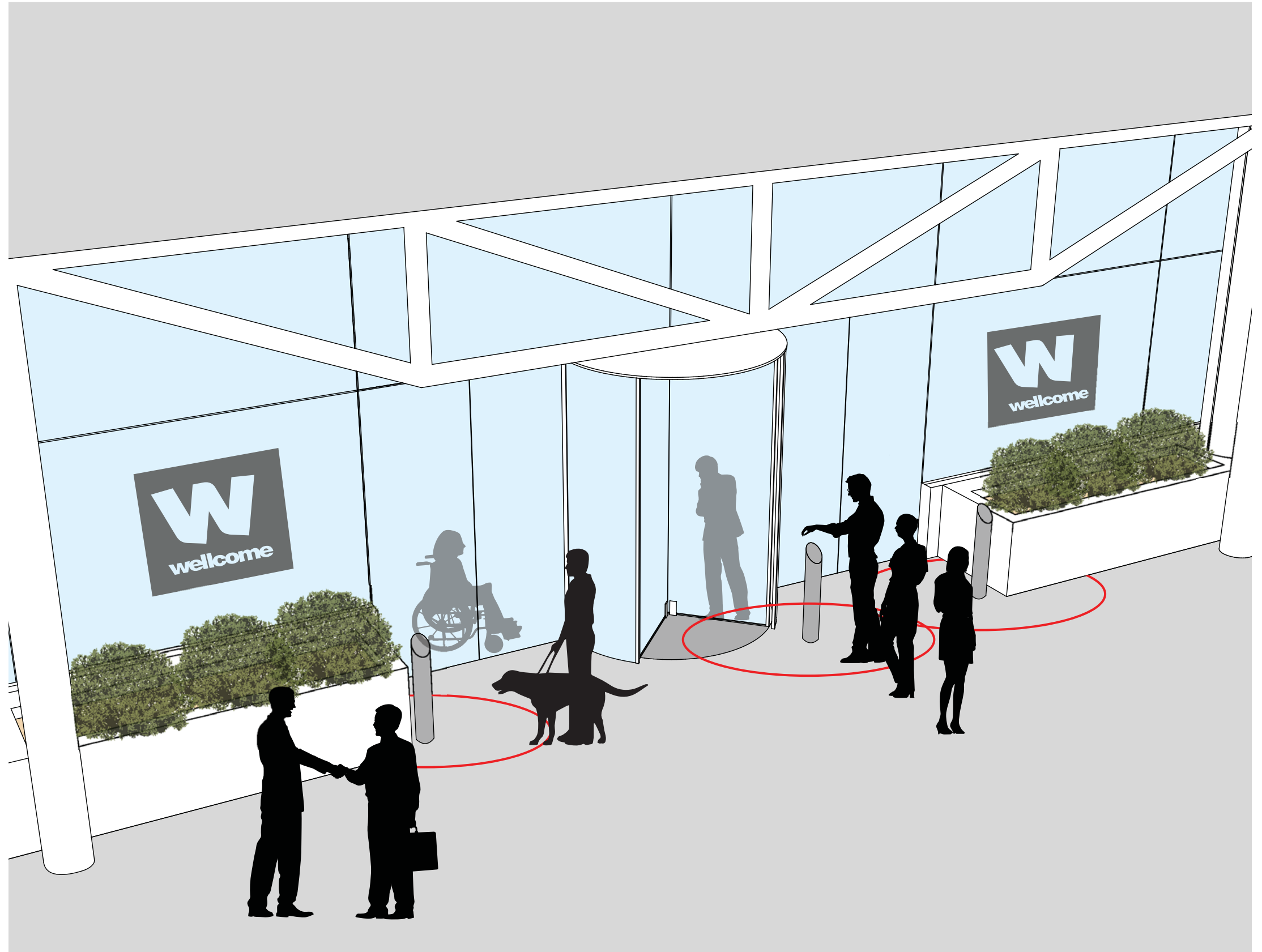
Access - Existing Condition

Currently the access to the building for Staff, Contractors and Service Partners who cannot manage revolving doors requires a physical signal to the Security. This is not inclusive, the access method should be independent for all Staff, Contractors and Service Partners.

There is not provision for step free access out of hours and during weekends which is not inclusive and very 'othering' for users who find steps a barrier.

A recent access review stated that the glass manifestation was identified as insufficient contrast with the surrounding backgrounds and non-compliant with current regulations. There is insufficient colour contrast between the bollards and the current floor finish. There is no accessible way-finding tactile matting.

Some of the access card reader positions are not accessible and these should be positioned to the right hand side of users. They should also not constrict the accessible route width.



Existing Operational

The existing revolving door was supplied and installed by Boon Edam in 2004. They are now circa 16 years old and have exceeded their design life. Spare parts are now becoming obsolete.

The weather seals on the doors have also reached the end of their lifespan resulting in thermal leaking. This is making the building uncomfortable in the colder months and less environmentally sustainable as heating has to be increased.

The existing entrance by the double doors is frequently utilised for large deliveries into the building. This is a key function that needs to be maintained. The same route utilised by multiple wheelchair users visiting Wellcome Collection.

The singular revolving door is access controlled and only accepts one user at a time. The door is automatic and acts as a pinch point. During peak times (Morning, evening and lunch breaks) there are often large queues waiting to enter and leave.



Security & Safety

There have been numerous attempts and successful intrusions into the Wellcome Trust from the Gower Place staff entrance. The majority of the security incidents have occurred from either tailgating or through doors failing to engage correctly.

The Southern Staff Entrance is used more frequently by staff, contractors and service partners for ingress and egress.

Recent physical and system security audits have all strongly recommended an increase in Security Measures at this entrance and exit.

The existing doors are obsolete and are reaching their operational life expectancy. It would be an ideal opportunity to install new and improved doors, with additional security and operating mechanisms.

Wellcome has a duty of care for the Security staff and the doors are potentially a single point of failure. Currently there is a Security presence 7 am – 7 pm, however, if a door or mechanism fails, there is not enough resource in the team to increase the amount of Security presence, without taking risk on another location.

Wellcome has been advised by Bloomsbury Police, Security professionals and Health and Safety – to not directly engage with the anybody seeking shelter from outside the building. The installation of a new intercom will ensure that a physical barrier remains between the Security and the potential intruder. This intercom will need to be installed at dual-height to ensure it is accessible to all.

Revolving door technology has significantly changed in the 16 years since the original doors were installed. The new doors will integrate updated security features such as tailgating detection with audible and visual alarms to identify tailgating.

The revolving doors will also be upgraded to include clear evacuation paths in the event of a fire. This will dramatically increase the speed at which the building can be evacuated as the revolving door panels will fold flat to provide clear escape. These will be in addition to the large accessible automatic door.



Image showing tailgate-detection principle for revolving doors.

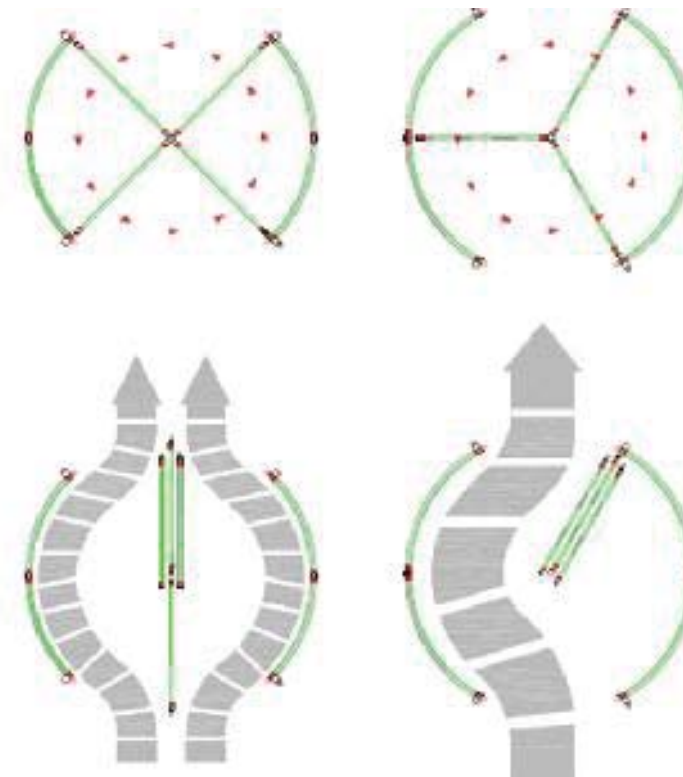


Image showing escape route principles for revolving doors.

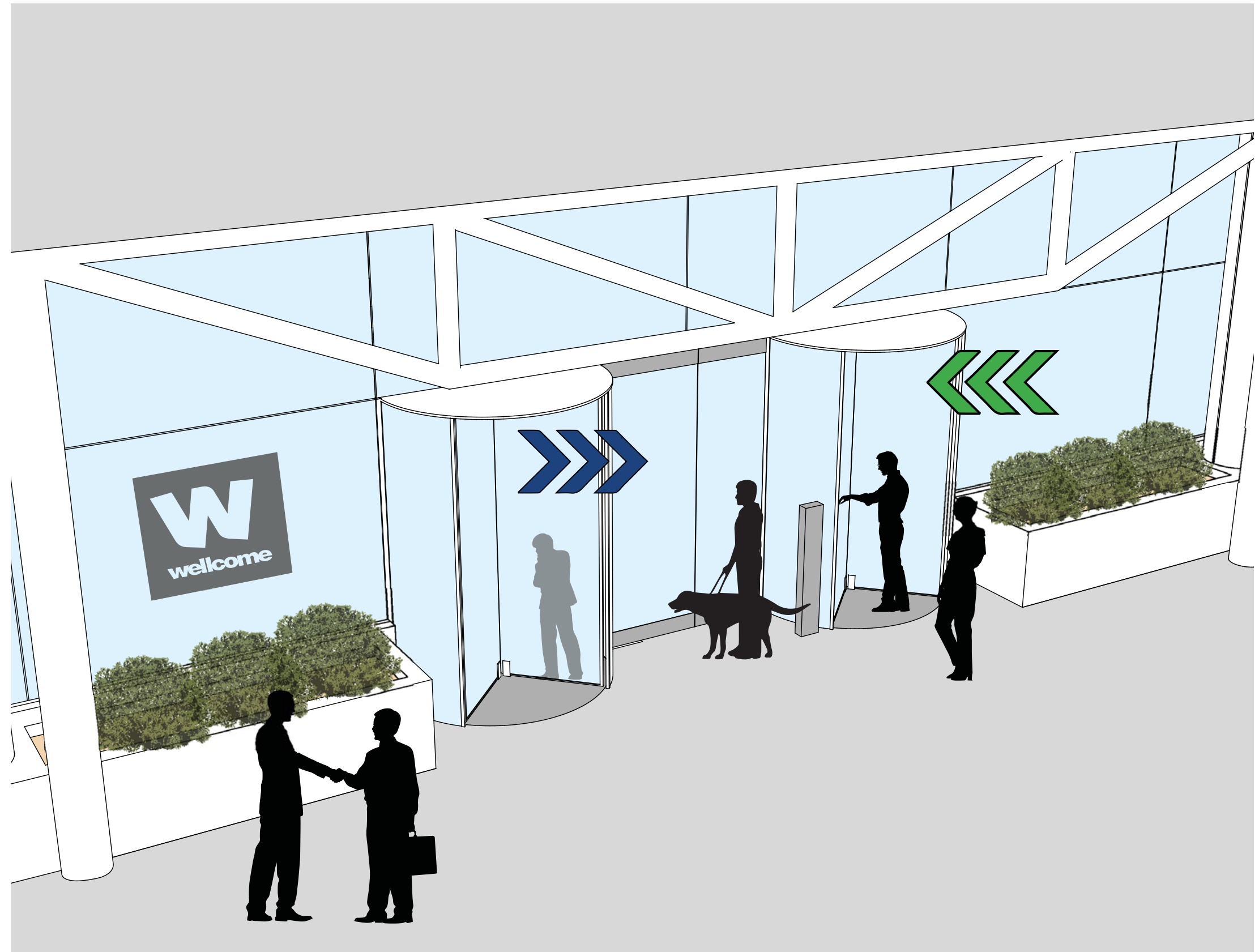
Access - Proposed

To minimise the impact of staff queuing during peak times, the two existing glass accessible doors & single revolving door are to be replaced with two new revolving doors and a double accessible door.

These doors will also provide out of hours step free access into the building via an accessible dual height video intercom linked to the security control room which is operational 24/7.

The central automatic double door will provide step free accessible access into the Gibbs Building as well as access for larger deliveries.

Redundant external bollards that are currently creating a barrier will be removed to improve access and not impinge on clear widths. Card readers will be relocated into door frames negating the requirement for additional bollards.



The Proposal & Material

The new proposal will replace the singular access controlled automatic revolving door and two automatic swing doors with two access controlled automatic revolving doors and a singular accessible automatic swing door. These doors align with security gates installed within the building and help to improve the security, accessibility and thermal comfort of internal areas which are currently affected by poor weather sealing from the existing doors.

The existing external bollards will also be removed and access control points will be integrated within the door frames. A single totem will include access reader for the door as well as a dual-height video intercom. The intercom will connect to the 24 hour security room allowing this entrance to become the first 24/7 step-free access into the building.

The revolving doors will include security features such as tailgate detection and automatic clear means of escape. Glazed night security doors for revolving doors will also be installed.

Glazing will match that of the existing building and incorporate manifestation dots as highlighted on the elevation drawings.

Door frames will be in brushed stainless steel to match existing.

Pavement will be replaced as existing if altered during the works



Indicative visualisation highlighting how the proposed new entrance could look.

Card reader set at accessible height and position within frame to remove bollards
Dual-height intercom

Existing Comparison

The adjacent image highlights the existing entrance door rendered in the same position as the proposed. The image highlights the minimal change between the existing and proposed.



Indicative visualisation highlighting how the existing entrance looks.

Existing bollards impinge access. Card readers often to wrong side and at incorrect heights.



3|10 studio architects

RIBA 
Chartered Practice

BRIGHTBOW WORKSPACE
62 BEDMINSTER PARADE
BRISTOL
BS2 4HL

T: 0117 223 0078
WWW.310STUDIO.CO.UK
INFO@310STUDIO.CO.UK

THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION THAT CANNOT BE REPRODUCED OR DIVULGED, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORISATION FROM 3|10 STUDIO LTD.

