

Wellcome Collection
Gower Place - Accessible Ramp

Planning - Updated Design

Lo67_o6.01.02_Planning Update
05th March 2021

Client

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Fire Engineer Consultants

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wellcome
collection



Existing



Original Proposal



Planning submission summary

1. 17.07.2020 - Application submitted to Camden Council
2. Extensive liaison and ramp justification submitted
3. 13.01.2021 - Confirmation received from Camden Council that the need exists and the proposed location is appropriate and justified.
4. 20.01.2021 - Meeting with Camden Council (Alex Bushell, Josh Lawlor & Nick Baxter) to discuss aesthetic appearance of proposed ramp and impact on Conservation Area.
5. 03.02.2021 - Amended proposal issued incorporating Councils comments.
6. 09.02.2021 - Response from Council & phone conversation with Alex Bushell : Request to look into Railing option.

Current Proposal - Issue 03.02.2021

The following changes have been incorporated into the original submitted proposal inline with Camden Council request :

1. Existing low stone plinth height retained for the full length of the entire ramp tying the proposed in with the existing.
2. Stone pier introduced to bookend the stair side of the ramp to match proportions of existing.
3. Stone base under ramp introduced to relate to existing wall.
4. Removed gates at end of ramp and stairs to minimise visual impact.
5. Ventilation - re-route.
6. Ramp and Stair flooring to match pavement.
7. Reduced guarding height.
8. Guarding material changed to reflect existing brass colour of windows and doors.
9. Existing solid entrance door retained (held open during opening times).
10. Advertising removed and redundant door bricked to match existing wall.



Alternative Railed guarding option



Previous Solid Guarding Proposal



Existing Condition

Railed option

As requested by Camden Council we have prepared a railed side guarding option. The following pages look at this option from different angles along the street.

Necessary compliance with Building Regulations Approved Document Part M dictates that the gap between the railings cannot be more than 100mm, as such viewed from acute angles along the street the railings would appear solid.

There are also Health and Safety and practical risk with a rail guarding which has been raised by the Wellcome Trust Health and Safety Advisor

- With height difference and proximity between the pavement and the ramp, there is the risk of children putting arms etc through railing and being ‘held fast’ by passer-by on the ramp especially wheelchair users.
- Repetitive bars can cause visual discomfort ‘strobing’ to some users.
- Risk of clothes or limbs catching as people exit the building in an emergency.
- Railing present greater opportunities for horseplay by children and parkour runners increasing risk of slips, trips and falls (note incident that where a child impaled their foot while climbing railings at a similar London heritage site in 2019)
- Railings provide attachment points that protesters could utilise which is also a concern given the proximity to Euston Gardens currently occupied by HS2 protesters (HS2 developments are expected to continue to 2030).
- Risk of people utilising the railing to lock bikes etc which would compromise the clear width and be unsightly and cause damage to ramp. Given the public nature of the space it would be very hard to police this 24hr a day.
- The current continuous surface design is the preferred solution by the independent access consultants (Centre for Accessible Environments and Goss Consultancy) - [the proposal] ‘provides elevational treatment that would energise this part of the building and give visual focus to make it more easily identifiable on approach and reflect the Wellcome Collection brand’.

Alternative Railed guarding option



Previous Solid Guarding Proposal



Alternative Railed guarding option



Previous Solid Guarding Proposal



Alternative Railed guarding option



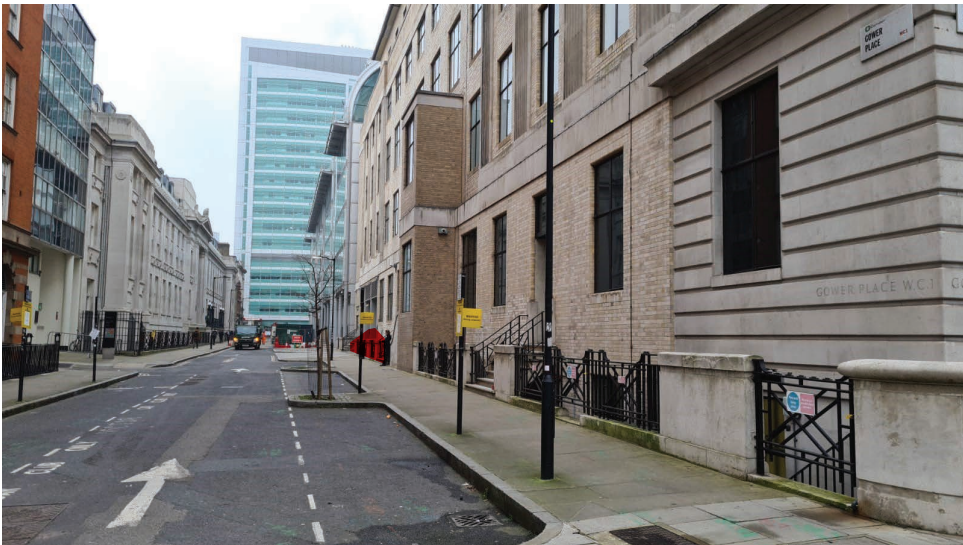
Previous Solid Guarding Proposal



Gower Place - East End



View A - Middle of Gordon Street
Ramp illustrated in red - Significantly obscured by projecting brick element



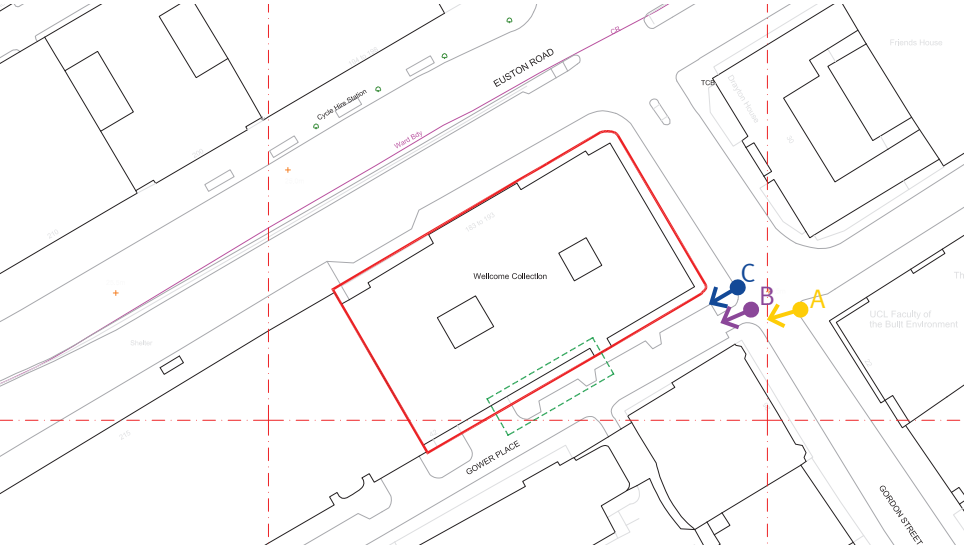
View B - Mid junction of Gordon Street & Gower Place
Ramp illustrated in red - Significantly obscured by projecting brick element



View C - Corner of Gordon Street & Gower Place
Ramp not seen - obscured by projecting brick element

Relevant Context Imagery

The adjacent images illustrate the surrounding context that should be considered in respect of this application. In particular views of the proposal from the main public streets. As demonstrated below, these views are generally obscured by the projecting 2 storey brick element adjacent to the proposed ramp.



View Key Plan

Gower Place - West End



View D - Middle of Gower Place - Outside adjacent industrial Wellcome Collection loading bay entrance

Relevant Context Imagery

The adjacent images illustrate the surrounding context that should be considered in respect of this application. In particular views of the industrial back of house nature of the loading bay immediately adjacent and the vehicle lifts further along Gower Place



View E - Gower Place outside Wellcome Trust Vehicle lifts



View Key Plan

Summary

Solid Guarding

- Harmonious contrast with the existing property and surroundings.
- Contemporary design providing strong identity and visual focus for users.
- Addresses Health & Safety concerns (noted page 3).
- Addresses manitenance and security concerns that are potential issues with a railed option.
- Provide an oppurtunity to incorporate information or art on cladding elevation as noted in the Design & Access Statement.



Railed Guarding

- Health & Safety concerns as (noted in page 3).
- Manitenance and security concerns (noted page 3)





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