

HAMPSTEAD TOWN HALL

Heritage, Design & Access statements for Installation of a CCTV system for Wac Arts College

HERITAGE STATEMENT

Hampstead Town Hall is A Grade 2 Listed Building leased by the Hamden Trust from the London Borough of Camden on a 99 year lease.

The front section of the building was constructed during the reign of Queen Victoria and the rear section during the reign of Edward VII.

At the commencement of the lease in 1997, the building was in a sorry condition, so with the aid of grants from the Heritage Lottery Fund and the Arts Council of England Lottery Fund and co-funding raised by the Hamden Trust, the building was renovated and repaired and a Modern Arts Studio constructed.

In 2000, the building complex was formally re-opened by Prince Charles.

The works detailed in the Design and Access Statement below will not in any way detract from the nature of this listed building but will in fact improve security to the people using the building and reduce the likelihood of damage the fabric of the building.

The additional revenue arising from the income provided by the new Wac Arts College will help with the costs of maintaining this very important example of Victorian and Edwardian Architecture.

The CCTV installation will continue to provide safe access for the general public without putting at risk the well being of young students using the facilities in parallel with older people from the locality in organisations like U3A whose ages range from 55 to 95 and are sub-tenants of the building.

The internal CCTV dome-type cameras will be unobtrusive, whilst those on the outside of the buildings will be extremely neat and fixed to walls using a two screw fixing. Details of both these camera are shown on the plan and elevation drawing contained in the Listed Building Consent and Planning Permission Application documentation.

It is not in the interests of the Hamden Trust to do anything that detracts from the building's continuing Grade 2 status.

DESIGN & ACCESS STATEMENT

Wac Arts College is a sub-tenant of the Hamden Trust and is an alternative free school that deals with young people who have either been or in danger of being excluded from full time education and who require close supervision.

All of these students are very vulnerable, often displaying risk taking behaviour and are particularly susceptible to inappropriate advances from adults, so these behaviours will need to be monitored and challenged.

The Hampstead Town Hall complex is shared with multiple user groups, i.e. U3a, professional theatre companies and various other community groups.

Whilst this is the strength of the college, allowing for a diverse and rich learning experience, it also presents significant safeguarding issues that require the use of an effective CCTV and access control system to mitigate the problems referred to above.

The CCTV will allow incidents of inappropriate behaviour (bullying, use of illicit substances, sexualised behaviour) to be followed up and dealt with.

It will also ensure that this large building, shared with Wac Arts, has no "blind spots" which some students are certain to try to exploit for nefarious purposes.

The access control system is already in use that has been modified to zone the building to ensure that the students only have access to designated areas to which only they have access, whilst preventing other users of the building from accessing the college areas.

No structural alterations will be necessary and none of this work will detract from the restoration and renovation work carried out and completed in 2000. It will, however, provide improved safeguards for all users of the building.

B P G Fagan FCIOB
Chartered Construction Manager
For and on behalf of the Hamden Trust