

## **Brierfield Community Hall, Arlington Road, London NW1 7LG - Refurbishment**

### **DESIGN AND ACCESS STATEMENT**

#### **Design**

The community hall is currently disused. There are damp problems – the hall is in the basement at the southern end of Brierfield. The hall has been neglected, many of the fixtures and fittings are in a poor state of repair and the services (heating, water and electrics) do not conform to current regulations. The hall will be made DDA compliant – the existing ramp access and WC are not usable by those requiring such facilities.

The refurbishment works are intended to bring the hall back into use. Existing defects will be remedied, redundant kitchen and sanitary fittings replaced, the boiler and central heating system renewed, services upgraded as necessary and full decorations carried out.

The works are intended to make the hall accessible and usable by all visitors and workers, regardless of age or disability. The existing WC and entrance lobby will be combined to form a DDA compliant WC, which necessitates forming a new entrance door direct into the hall.

The garden is overgrown and impassable. It is intended to clear and bring the garden back into use, with access direct from the hall through new glazed doors.

#### **Access**

The building is currently not accessible by disabled users without assistance. There is a steep external wheelchair ramp down into the front area which is intended for use by a wheelchair and carer, but the carer would have to be strong and capable. The WC is very small and cannot be used by anybody transferring from a wheelchair or a walking aid – a trolley or frame.

The existing ramp will be removed and replaced with an external platform lift – Optimum 300 or equivalent - which will allow disabled users to access the basement without physical assistance.

The new entrance door will provide direct access from the front external area into the hall. The clear opening width will be in excess of 775mm, as Part M standards for external doors to existing buildings used by the general public. External levels will be raised locally and a level threshold provided to ensure level access.

The new enlarged WC will be laid out in accordance with Building Regulations Part M standards (DDA compliant). The clear opening width of the door from the hall is 775mm.

The existing window in the west elevation will be replaced with sliding/folding (Bi-fold) doors allowing direct access to the garden. External levels will be raised locally and a level threshold provided.

BS  
RSB  
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