



Centre for Accessible Environments
Holyer House, 20–21 Red Lion Court
London EC4A 3EB
Tel. 020 7822 8232
info@cae.org.uk
www.cae.org.uk

Desktop Design Appraisal

Wac Arts, Hampstead CAE reference: 2019J253

The following report follows a desktop appraisal of the proposed alterations to the IOWA Wac Arts building in Hampstead. The drawings provided for review and comment were:

Proposed Level 1 Plan - OTH/2 111
Proposed Level 2 Plan - OTH/2 112
Level 3 Plan - OTH/2 113
Level 1 Demolition Plan - OTH/2 211
Level 2 Demolition Plan - OTH/2 212
Level 3 Demolition Plan - OTH/2 213
Interim access review of current proposals – Jane Toplis Associates Ltd

The review was undertaken by Michelle Horn, Inclusive Environments Specialist at the Centre for Accessible Environments on 14th August 2019.

Standards and Guidance:

The standards referred to for this review:

- Approved Document M Volume 2: Access to and use of buildings other than dwellings;
- Approved Document K: Protection from falling, collision and impact;
- BS8300-1:2018 Design of an accessible and inclusive built environment – part 1: External Environments – Code of practice (BS8300);
- BS8300-2:2018 Design of an accessible and inclusive built environment – part 2: Buildings – Code of practice (BS8300);

The Proposal:

The proposal is to reorganise the accommodation on level 2 (entry level) to improve access and circulation. The provision of a large café and terrace area will provide improved facilities for both the community and centre users.

WCs facilities are to be upgraded to improve accessibility for all users.

Building Approach:

The building currently has a main stepped entrance on Haverstock Hill with a ramped approach available from the front car park to the main entrance. There is also a secure entry point from the rear carpark, and the atrium reception available on the south side of the building.

The proposal is to re-arrange the carpark and ramped approach to offer level access from Belsize Avenue, and to provide an additional platform lift on the East side of the building from the footpath. The current South lift in the building will extend to open at level 1 offering a new entry point on the south side of the building, the other two entrance will remain as existing.

North Entrance/Belsize Avenue:

The building approach from the North elevation is to be re-landscaped creating a large level terrace providing step free access straight into the building from Belsize Avenue.

The existing designated blue badge parking bays will be relocated to the rear of the building (South/East side), with additional on street parking available on Haverstock Hill.

The new main accessible entrance will be directly off the terrace through new door opening in the place of current windows. Due to the structural width of the existing openings, and the listed nature of the building, narrow double doors are proposed. As these will be too narrow to be used independently one pair will be automated and form the main entry point. Any control buttons will be suitably located to ensure they are usable and in an accessible position clear of the door swing.

East Approach:

A new platform lift is proposed to the East elevation of the building. This lift is located on the corner of the building so it is highly visible to visitors approaching from Belsize Park tube.

The proposed platform lift will provide a minimum platform size of 1100mm wide x 1400mm deep and meet all the requirements in ADM. Due to the access restrictions across the front of the building the upper landing at level 2 has been widened to ensure a 1500mm x 1500mm landing is provided in front of the lift to allow waiting and passing space.

The location of the call buttons will ensure that they are reachable and operable.

South Approach:

The existing South lift will be opened up at level 1 to provide a new entry directly from the building façade. A canopy is proposed over the lift entrance to help ensure it is clearly identifiable and enable people to wait under cover.

The entry point directly from the car park allows members direct access to the building through this secure entrance. The doors will be upgraded to improve access and a canopy proposed.

The existing atrium entrance will remain as existing offering an alternative entry point for visitors.

Building Layout:

Counters, including reception and the café, will be designed to incorporate a low level section no higher than 760mm and a suitable knee recess.

Assistive listening systems, such as induction loops, will be provided at counters and in meeting rooms.

Any new internal doors will provide a minimum clear effective opening of 750mm (preferably 800mm) with a 300mm clear space next to the leading edge. Door closers will only be used where necessary and all doors should require a force no greater than 30N to operate. Where this cannot be achieved automation will need to be provided.

The existing WCs on level 2 will be refurbished and a new layout is proposed. This will incorporate a single wheelchair accessible WC designed to provide a cubicle a minimum of 1500mm x 2200mm. The door will have a minimum clear effective opening of 750mm (800mm preferably) with a clear 300mm nib next to the leading edge. The cubicle will be laid out to meet all current standards in ADM and BS8300.

All other WC facilities are designed to be self-contained with a basin and pan in each cubicle. These all provide additional space for those that require it, with 3 cubicles having outward opening doors. A minimum of one of these cubicles will be designed to be suitable for ambulant disabled people with suitable grab rails provided.

All the sanitary facilities will provide colour contrast between fittings and a visual fire alarm indicator in each cubicle.

A new combined accessible WC and shower is proposed close to the South Lift. The overall cubicle size appears suitable although an inward opening door is currently proposed. This facility provides facilities for the performers in the Council Chamber.

The layout in this cubicle will meet the requirements as set out in ADM and BS8300.

The door to the multi-purpose backstage space (adjacent to the accessible WC & Shower) should be rehung to open inwards so that there is no clash with the WC/Shower door and a 300mm space next to the leading edge can be provided.

Colour schemes and finishes should provide suitable levels of visual contrast between different surfaces, doors and fixtures to assist with navigation and understanding the size of the space.

All advice is given in good faith and based upon information and knowledge available at the time of the review. CAE does not accept any responsibility for any loss occasioned by reason of non-compliance with legislation, including the Equality Act 2010 and any subsequent amendments.