

BEAK AND CLAW LTD

ACCESSIBILITY REPORT FOR THE WELL WALK THEATRE

INTRODUCTION

The Well Walk Theatre have commissioned this report, to assess the accessibility of their commercial premises at 49 Willow Rd, Hampstead, London NW3 1TS.

The document is broken down into the following sections

- Introduction
 - Access Audit Scope
 - Limitations of Document
- Project Background
 - Building
 - Local area
- Buildings current Layout review
 - Planning submission review
- Access issues
- Suggested options for resolution
- Attached documents
 - Attachment 1 (Ground Floor Planning approved and sort)

ACCESS AUDIT SCOPE

- The scope of this audit is limited to the ground floor of 49 Willow Rd, Hampstead, London, NW3 1TS. Examining the ability for staff and the general public to access the whole of the consented ground floor comprising a children's bookshop, café and workshop. There is an intention to create a small yard extension to provide an accessible toilet.
- The report does not include an assessment of any other floors of the building or the access to those space.
- The report has been compiled using the attached documents supplied and a site visit carried out on Tuesday 3rd of November 2020.
- This report does not cover any internal fixtures, fixings or furniture.

LIMITATIONS OF DOCUMENT

This document is written to help The Well Walk Theatre make decisions for the benefit of all its future patrons, staff and provide an inclusive accessible environment. This document does not constitute legal advice, compliance or provide any protection of prosecution under the 2010 Equalities act.

PROJECT BACKGROUND

The owners of the Well Walk Theatre are looking to transform the former pottery into a children's theatre, bookshop and ancillary coffee shop.

BUILDING

The site of the Well Walk theatre is a mix of commercial and attached residential premises. At present the ground floor is split over four separate levels, there is significant variance between each level. The former ground floor is being renovated to create a Bookshop, creative workshop space and Café with a level surface to this area. The rear of the building has a single storey 1960's extension, and an enclosed rear yard.

LOCAL AREA

The Well Walk Theatre site is within a local conservation area. The building is not a listed building. The limited space available within the site limit the available solutions for the accessibility issues raised in this document.

There are two disabled parking bays on Gayton Road, within 100m of the entrance of the theatre. Golders Green Underground Station is the closest tube with step free access.

There are only two registered accessible toilets in the area. These are within other business premises and are only available during the venues opening times. One is located at Burgh House & Hampstead Museum within 50m of the Well Walk Theatre. The second is approximately 350m at the King William The III Pub on Hampstead High St.

BUILDING CURRENT LAYOUT AND PLANNING SUBMISSION REVIEW

The front door has a single step to enter the building that is situated on the corner of Willow Road and Gayton Rd. This first room presents with a level floor that is well lit by windows spanning the full length of the two external walls. The framed windows are currently opaque, but when works are completed will provide good natural lighting. This building is currently a construction site, the access issues around fixtures and fittings should be resolved by a fit out compliant with building regulations and consultation with D/deaf and disabled groups. Including a comprehensive disability awareness training, access plan and statement.

To enter the room behind there is a doorway in the rear wall of the room. The entrance to this is over 80 cm above the first rooms floor level. There are currently temporary steps leading up to the next room. This room has no natural light and is both dark and enclosed.

There is another doorway opposite the one entered by and this door is again narrow and there is again an increase in height, in width and connects with a small room at the rear that is also linked to a single-story extension. Each of these levels presents significant accessibility issues by making the entire space inaccessible to a significant group of the population.

There are several resolutions to these. Ramps, platform lifts are possible solutions. The limited space within the building restricts the practicalities of these. The best solution would be to make the whole of the ground floor step free. With the planning approval given to lower the buildings ground floor to bring in line with the front this will be achieved. Planning permission both given and being sort can be found on attachment 1.

The current layout has several narrow openings, while they are wide enough for wheelchair users to access, it does create a confusing layout. This presents a problem for those with dementia and poor spatial reasoning, and could make it difficult to navigate.

This problem is resolved by the proposed removing of wall between the workshop/storage area and theatre box office and both the box office and the proposed development of the rear yard. In doing so the large open space, will carry natural light deeper into the building. The more open space will become more navigable and greatly improve access.

There is currently no accessible toilet in the building at all and no toilet available on this floor at all. This presents a major issue for disabled users who would be forced to leave the building and use a toilet in another business. This issue is resolved by the installation of an accessible toilet on the ground level. The open space created by filling in the rear yard is large enough for the accessible toilet and gives good clearance to enter it. This solution provides step free toilet provision for those who are either patrons of the children's theatre book shop, café or attending a workshop. This also resolves the issue with the yard, which would require significant alteration to provide equal access.

ACCESS ISSUES

The following table picks out the issues raised within the document. It provides a simple guide to levels of priority. Broken down as follows:

Low Priority: This may be an issue due to new regulations since the building was built and is something that can be resolved the next time the building has renovations/redevelopment. There are other solutions to resolve the issue e.g. staff training. To make a physical change would be considered unreasonable.

Medium Priority: This issue is a noticeable barrier, this issue can be addressed using support by staff, or temporary changes that require assistance. E.g. the same activity could be provided in an accessible location.

High Priority: This issue provides a barrier to access to a significant group. Cannot be mediated by training or other process solutions e.g. providing the same experience in an accessible location.

ITEM LOCATION	ACCESS ISSUE	RECOMMENDED ACTION	PRIORITY LEVEL
Access via front door	The primary entrance to the property is located on the corner of Gayton Rd. and Willow Rd. The stone step at the front door prohibits level access.	Two possible solutions: 1 st a ramp is built into the ground floor level from the pavement. 2 nd and more immediate resolve would be to deploy a removable ramp Please see options 1 for more details.	High

Access via front door	Stepping into the building there is no handle, handrail or railing to help you into the book shop space.	Install a hand rail	Medium
Rear Yard	Limited accessibility, the size of the space is very limited. With no step free access.	Provide step free access. Proposed design for accessible toilet. Please see Option 3 for more details	Medium
Rear of ground floor.	Lack of an accessible toilet means that wheel chair users, others with physical, non-visible disabilities and those with carers are unable to use the toilets currently located on another floor that is also limited in size.	Install an accessible toilet on the ground level See Option 3 for more details.	High

SUGGESTED OPTIONS FOR RESOLUTION

Here you will find some possible solutions to the warnings mentioned within the review section of the document.

OPTION NUMBER	SOLUTION
1	<ul style="list-style-type: none"> Manual Removable ramp e.g. https://www.careco.co.uk/item-s-ms09113/clever-multi-fold-ramp/
2	<ul style="list-style-type: none"> Comprehensive disability awareness training Access plan and statement
3	<ul style="list-style-type: none"> Installation of accessible toilet in line with current BS 8300-2:2018 guidance. https://shop.bsigroup.com/