

36
LANCASTER
GROVE

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Design & Access Statement
REDEVELOPMENT OF BELSIZE FIRE STATION



Design & Access Statement

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|-------------|-----------------------|
| 1.00 | Introduction |
| 2.00 | Client's Brief |
| 3.00 | The House as Existing |
| 4.00 | Use |
| 5.00 | Amount |
| 6.00 - 6.04 | Layout |
| 7.00 | Scale |
| 8.00 | Landscaping |
| 9.00 - 9.02 | Appearance |
| 10.00 | Materials |
| 11.00 | Access |
| 12.00 | Sustainability |
| 13.00 | Conclusion |





View of the former Belsize Fire Station looking west from eastern end of Lancaster Grove.

Introduction

36 Lancaster Grove is the Grade II listed, former Belsize Fire Station dating from 1914 - 1915, situated at the confluence of Lancaster Grove and Eton Avenue.

The building is one of the earliest fire station typologies set up for motorised tenders and has all the features that have come to define a fire station. In this respect, it stands out in the neighbourhood that comprises mostly residential and school typologies in mixed architectural styles. The building is firmly stood within the Arts & Crafts idiom, and its pedigree is confirmed by its listing. The building presents in excellent order, and is fit for re-use following the curtailment of its fire station use.

The ambition is to find a new use for the building, mindful that the foremost consideration is its conservation, the unique opportunity to secure the structure and fabric of the building for the long term future.

This Design and Access Statement sets out the sensitive approach to finding a new use for the building that respects the historic fabric of the building while meeting the needs of the Applicant. This approach will ensure the building's future.

This application has been put together in accordance with the requirements of the NPPF and its contents are fully compliant with this statutory document. This Design and Access Report is structured in accordance with CABE guidance.

Introduction to the Existing Property

The existing building is a substantial, former fire station property on Lancaster Grove, acknowledged to be one of the finest examples of Arts & Crafts fire station architecture in London. It clearly plays an important role in the make up of the neighbourhood's architectural heritage.

Built in 1914 - 1915, the building is very distinctive, comprised of the various elemens that make a fire station. Currently divided into six elements:

- 1. Forward fire tender bays,
- 2. Offices and officer recreation,
- 3. Officer accommodation,
- 4. Stores,
- 5. The tower,
- 6. Unused roof spaces.

This project offers the enormous potential for sypathetic conversion to an alternate use, with the promise of interesting and exciting accommodation. Space within the distinctive big roof represents the main unused element and the frames the untapped amenity the building has to offer.

The building is set back from Eton Avenue on the south, the site almost entirely closed to access on this front. The site is more permeable on the north on Lancaster Grove, vehicular movement being integral to its previous function. There is landscaping to the south, although no direct access to it from the south elevation of the building. Accordingly, there is great scope for landscaping to be brought into any future use for the building.



Part south elevation.

Aim of the Project: Hopes and Expectations

The aim is the creation of residential accommodation that is sympathetic to the building's Grade II listed status, as well as being in line with the requirements of 21st century residential accommodation from both practical and environmental considerations.

The building was previously used as a fire station. The aim of the project is to provide 12 new units of residential apartment accommodation, involving both redevelopment of some existing residential units and also including all presently unused but viable spaces. 7 existing units of residential accommodation will not form part of this application.

The Applicant would like to add a structures to the east and west ends to further enable the overall undertaking.

The Applicant intends to utilise ecologically responsible materials and technologies within the conversion process, and understands that a new service infrastructure will need to be introduced into the historic fabric to bring the proposal to life. This will be true of any scheme to find a reuse for this asset.

Most importantly, the Applicant knows that all parties will need to be responsible towards the original character of the building and indeed sympathetic when creating a new future use for the building.



North motor court overlooked by former officer residential accommodation.