

Proposed Site Plan

Use

Introduction

We seek in this section to justify refurbishment, alteration and new works that constitute the new use in terms of land use policy.

For part of the proposed work, the title for this section should be 'Re-use', for reason a not insignificant part of the fire station use fell to the provision of residential accommodation. This falls in line with the thrust of national and local policy that seeks residential stock through the re-use of existing buildings.

Summary of the Scope of Works Framing the Use

This planning application proposes the following:

- (a) The change of use of the former fire station via conversion into apartment accommodation.
- (b) Provision of a new east wing with a single unit of accommodation.
- (c) Provision of limited, west, single storey extensions.
- (d) Provision of new residential accommodation within the existing main roof spaces.
- (e) Provision of residential accommodation within the previous appliance hall
- (f) Provision of residential accommodation within the former fire station recreation space
- (g) Provision of thirteen new dormer windows to facilitate the loft conversion.
- (h) Conversion of the tower into residential accommodation.

The listed building application proposes the following:

- (a) Proposed demolition work comprising:-
Demolition of the single storey east store.
Removal of internal walls to facilitate the creation of apartment accommodation.
- (b) Provision of new building work comprising:-
East double storey wing.
West single storey extensions.
- (c) Proposed alteration, extension and repair work comprising:-
Conversion of various use accommodation to residential accommodation.
Installation of thirteen new dormer windows into the existing roof slopes.
Conversion of first floor external courtyard and rooflight into a communal outdoor space.



Proposed Street Elevation



Existing Street Elevation

Amount

The proposal is to provide 12 units of apartment accommodation, including carefully considered extensions. This will provide the residential accommodation required by Applicant while addressing the requisite policy matters governing new development on this planning sensitive site. Therefore, the amount of development is not only important in terms of the accommodation it provides, but also, it needs to compliment the setting of the listed building without detracting from the neighbourhood in which it is situated, or from the amenities enjoyed by the neighbours.

The amount of development planned is deemed suitable for the site thus:

(a) The comparison of the existing and proposed street elevations provides the first clue as to how the amount of development is perceived. The existing building will not ostensibly change, other than appear refurbished, when viewed from the street. The noticeable amount of new development concerns the new east and west extensions and new dormers.

(b) The proposed new east extension introduces an increased amount of new development in that it is marginally bigger than the existing store building it replaces. Importantly, the new east extension provides part of the quantum of the enabling accommodation required by the Applicant. However, it is the architectural handling which sees it similar in form to that which it replaces. The proposed east extension has a confident architectural handling and sufficient scale to stand as an entity, while being sympathetic with, and complimentary to, the listed building and its setting.

(c) The new west extension sees the utilisation of the west yard that is presently scrappy and neglected. The provision of low slung buildings here makes better use of the land and provides a further enabling facility for the Applicant. The existing yard has always been behind high gates, so the space has always had total enclosure. That this space is now simply roofed, and out of the active scene, suggest the amount of proposed development here will have a *de minimus* affect the the listed building and the setting.

(d) The amount of new development within the roof is manifest externally in new dormer windows on the roof slopes. Dormers are compositional elements that grace the existing building already and the wider Arts & Crafts style, while the materials echo and allude to the listed building. The dormers are also set against vast roof slopes with the effect of never dominating the roof. In this manner, the dormer windows assimilate effortlessly without affecting the silhouette value of elevations at all.

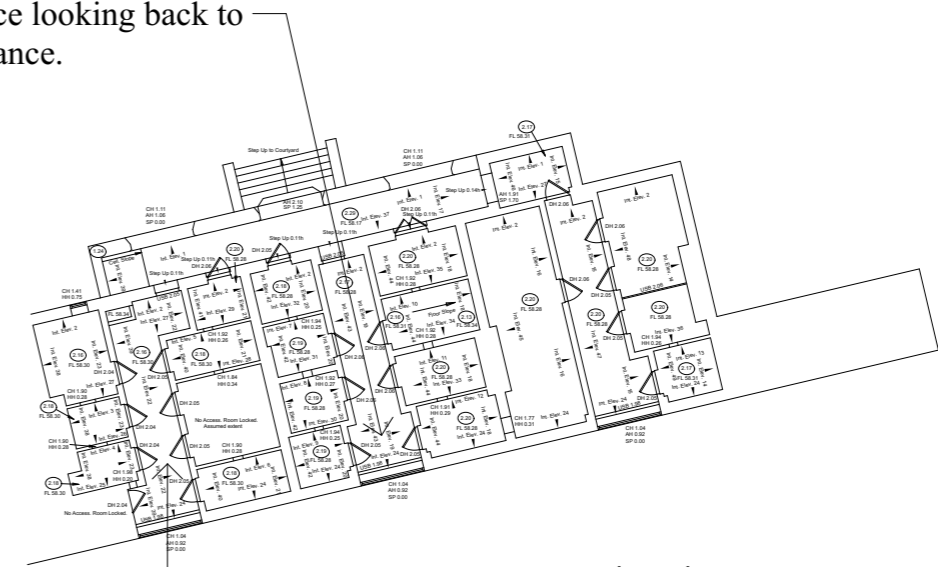
The result is that the amount of development proposed and evident from Lancaster Grove and Eton Avenue is felt acceptable by way of the sensitive manner in which it respects both the existing building, conceptually and tectonically, and the neighbouring built environment.

Basement Plan

The basement comprises stores and is characterised by a compartmented layout and low ceiling height. The proposal is to lower the floor level in order that the proposed residential accommodation is feasible.

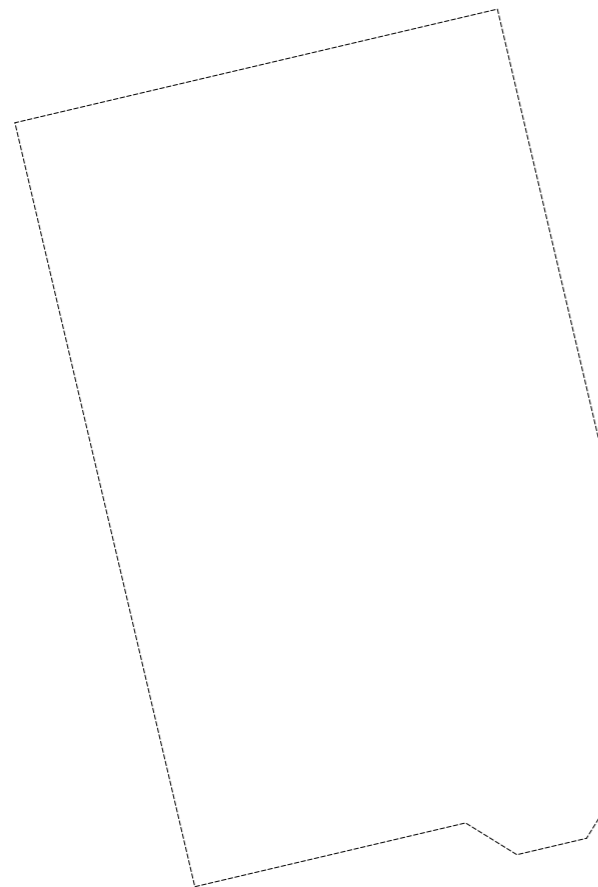


The picture is taken from this space looking back to the entrance.

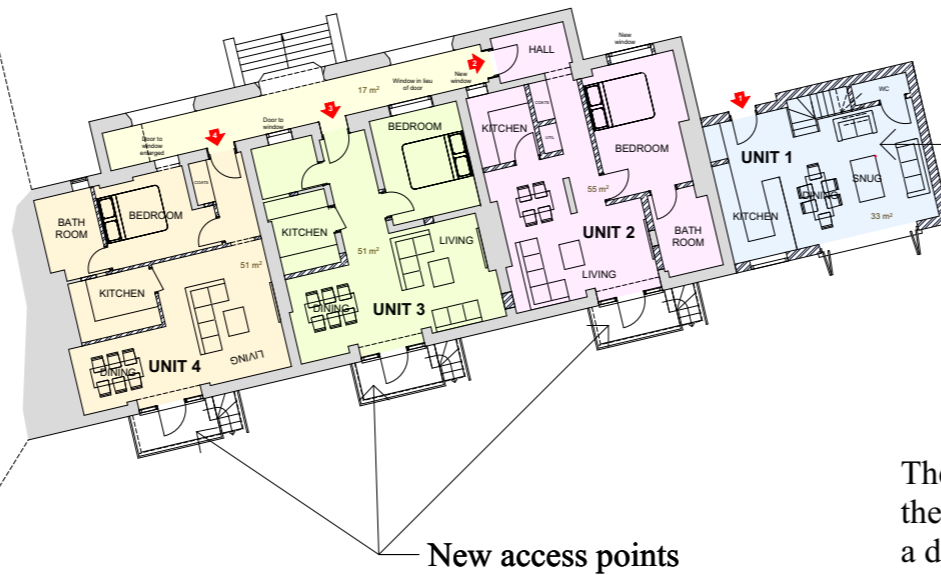


Existing Basement

The nature of the layout is of stores either side of a corridor.



Units 2, 3 and 4
These units have been created by amalgamating the stores.



New access points

Unit 1
Unit 1 is situated a half storey up from the remainder of the basement. It is laid out in a contemporary, open fashion with excellent access to outdoor space to the south.

The existing south windows, right, will have the stall wall removed in order to have a door inserted to provide access to the outdoors.



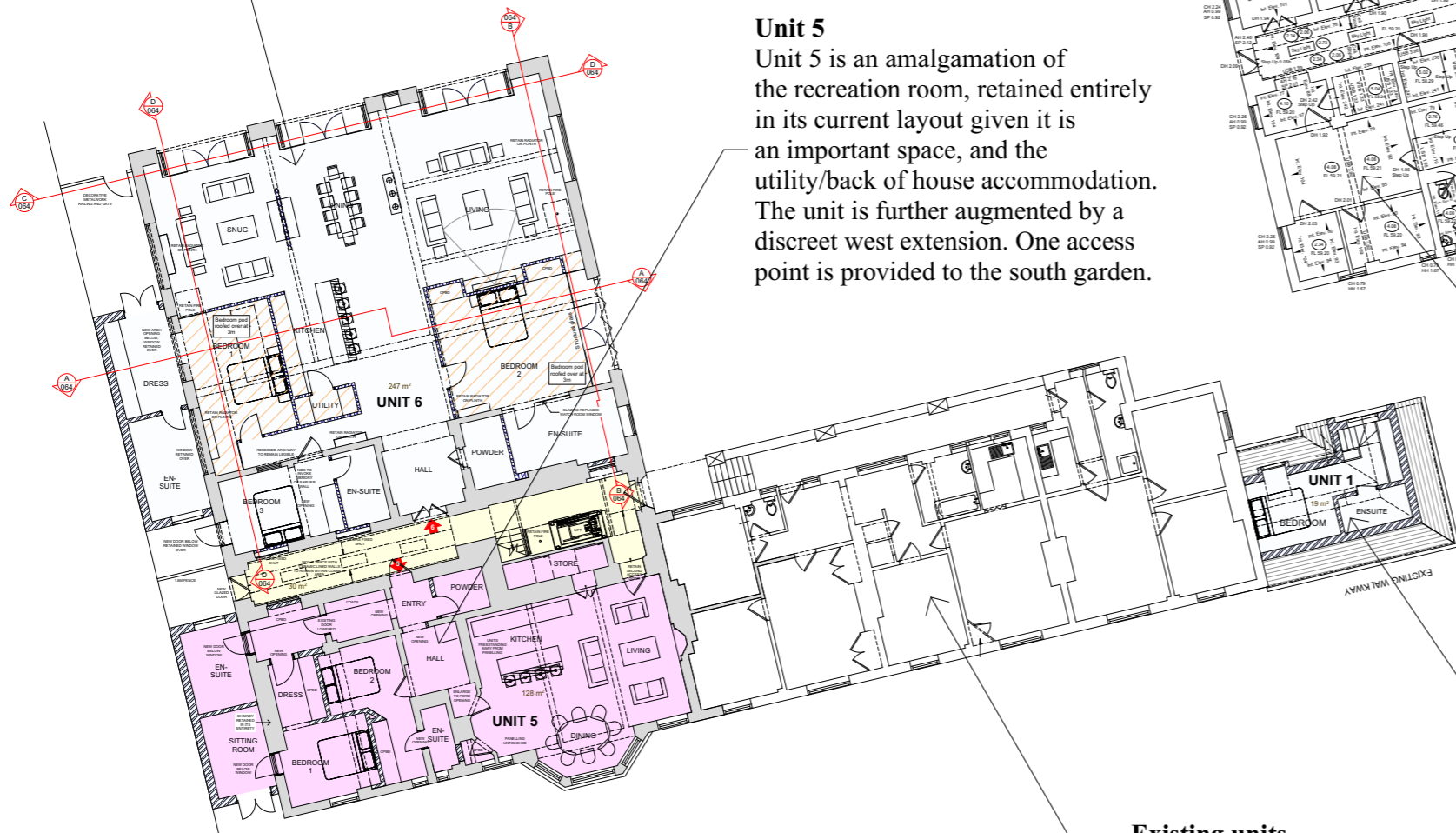
Proposed Basement

Unit 6

Units 6 inhabits the space previously used by the appliance, watch room, workshop and office. The unit benefits from a small westward extension. These units have the historic ceramic walls left in place on the inside of the exterior walls and the large bay doors are left in tact, fronting onto new private outdoor spaces. Proposed bedrooms are pods that sit in the space in much the same way as the fire engine would have sat in the space. The pods are 3m high in a 4m space, so the delineation of the space is readily accessible.

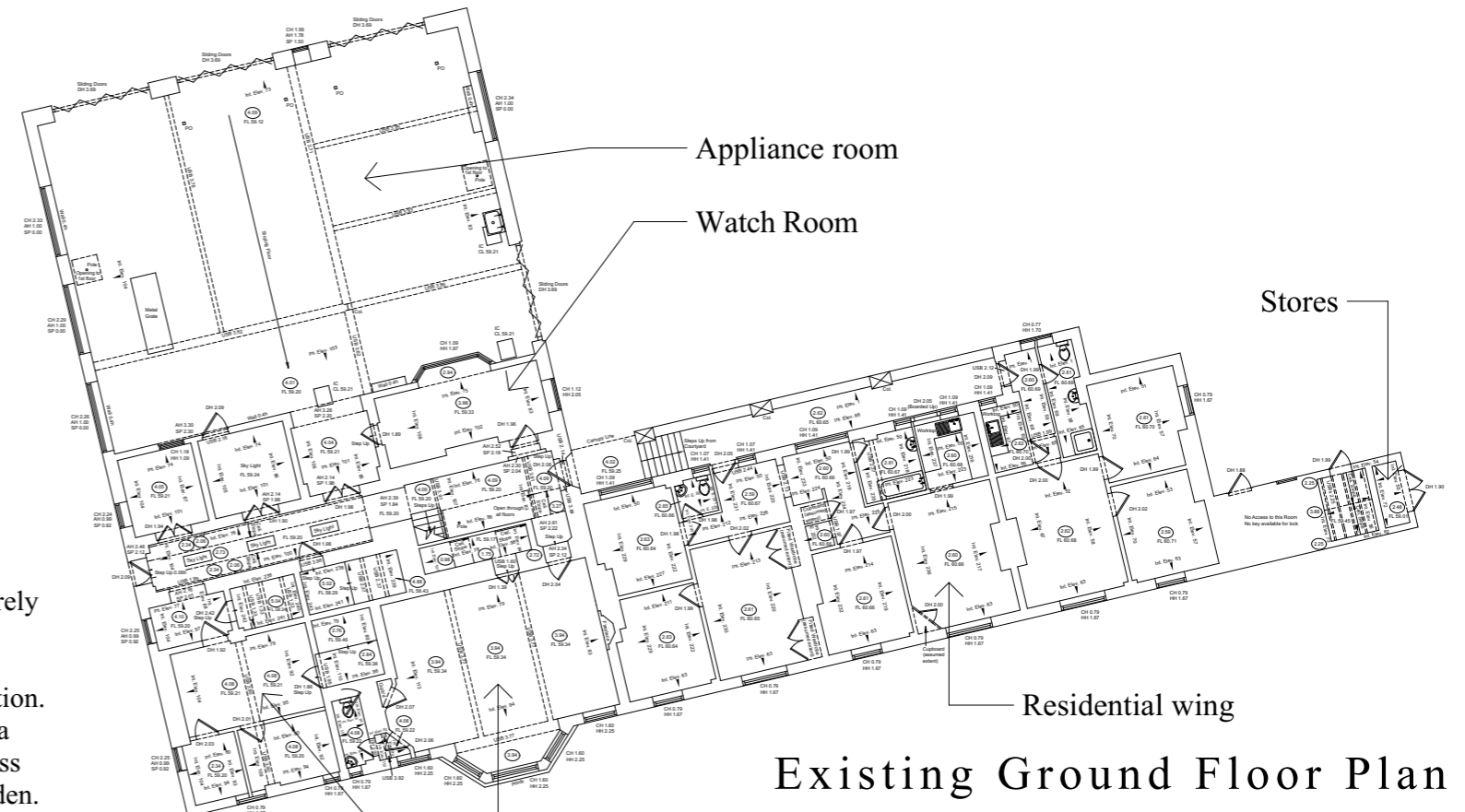
Unit 5

Unit 5 is an amalgamation of the recreation room, retained entirely in its current layout given it is an important space, and the utility/back of house accommodation. The unit is further augmented by a discreet west extension. One access point is provided to the south garden.



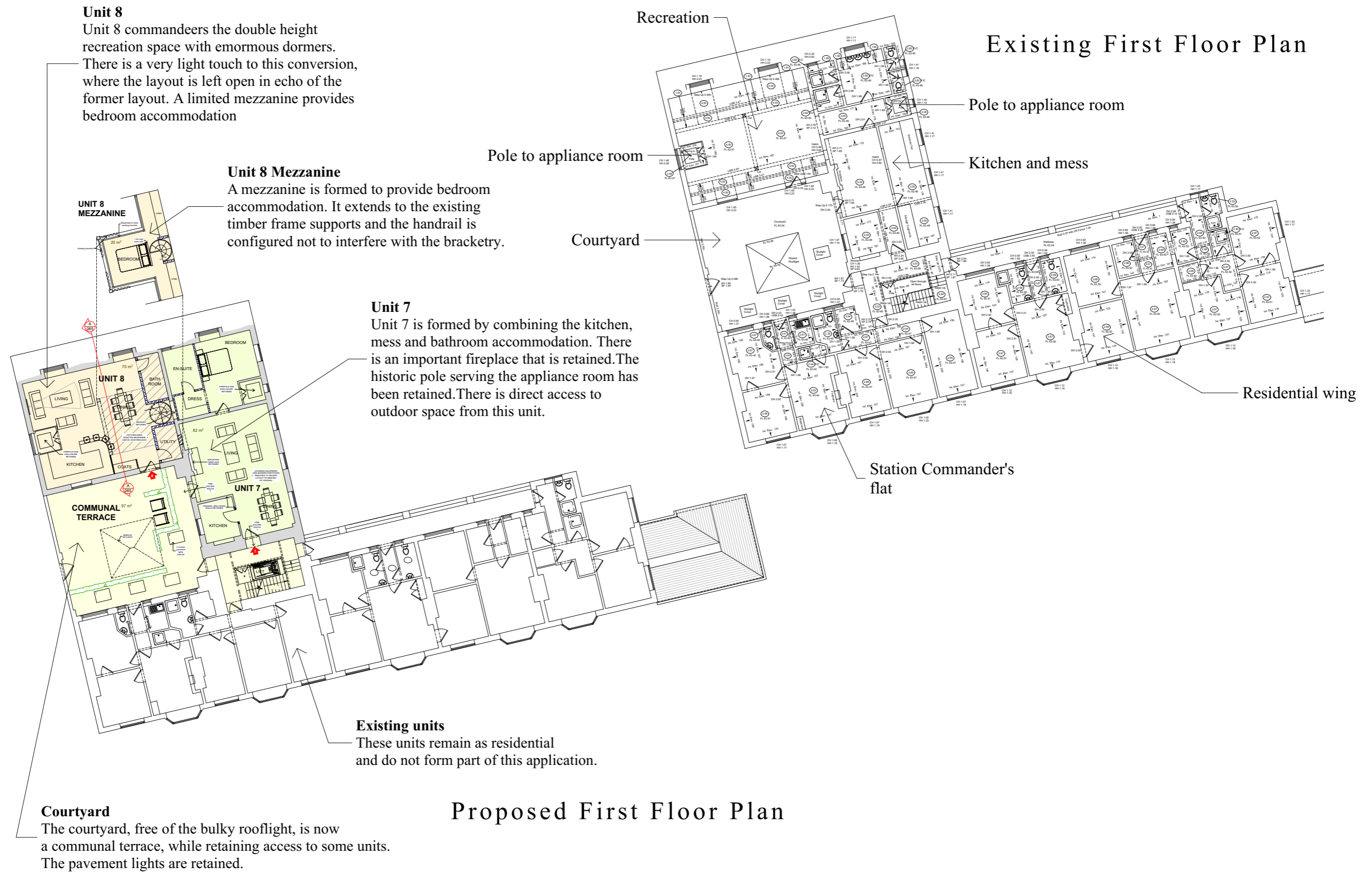
Proposed Ground Floor Plan

Existing units
These units remain as residential and do not form part of this application.



Existing Ground Floor Plan

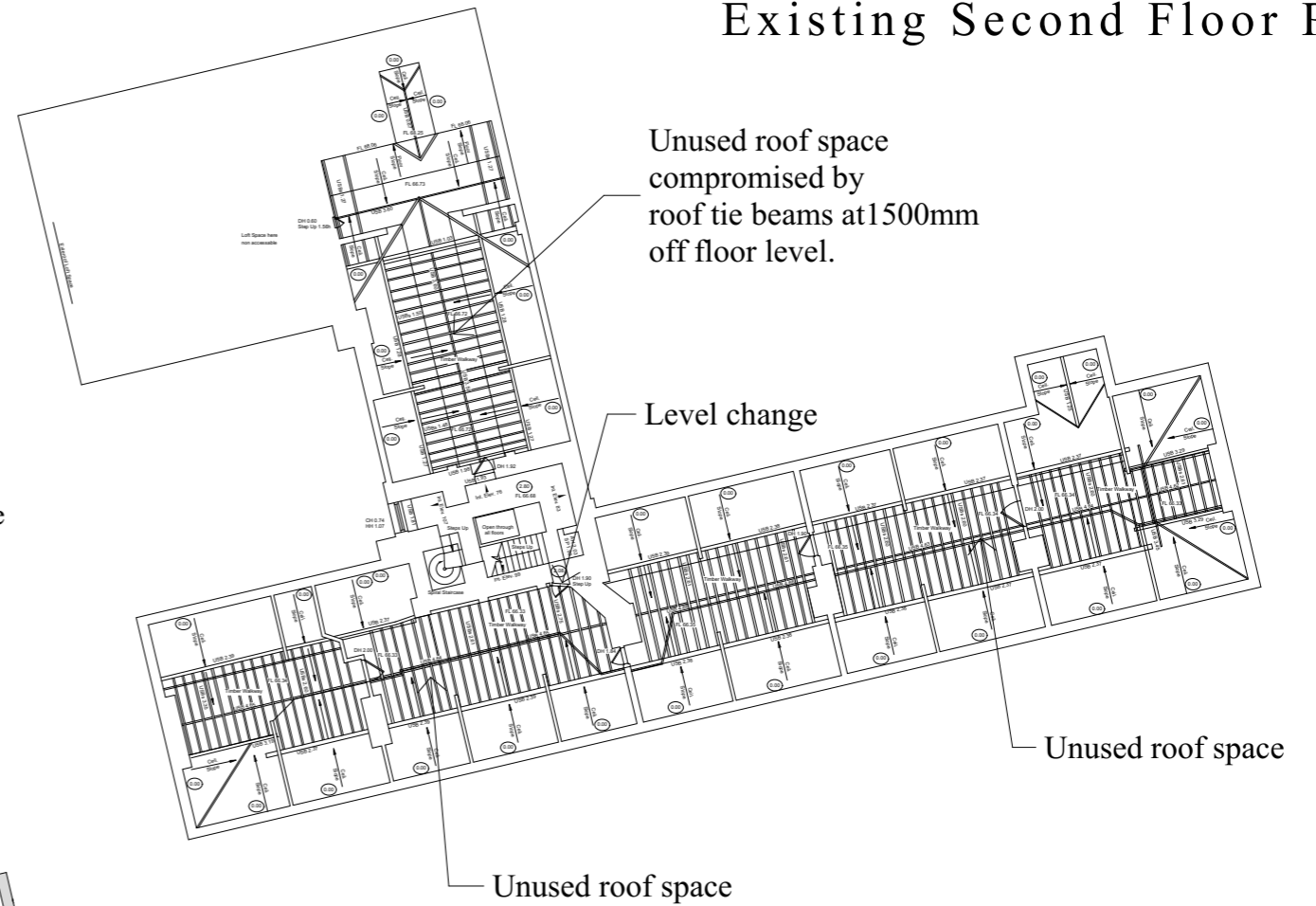
New East Wing
The new east wing is a duplex that replaces the stores and constitutes enabling development. It is self contained and is accessed off the internal court.



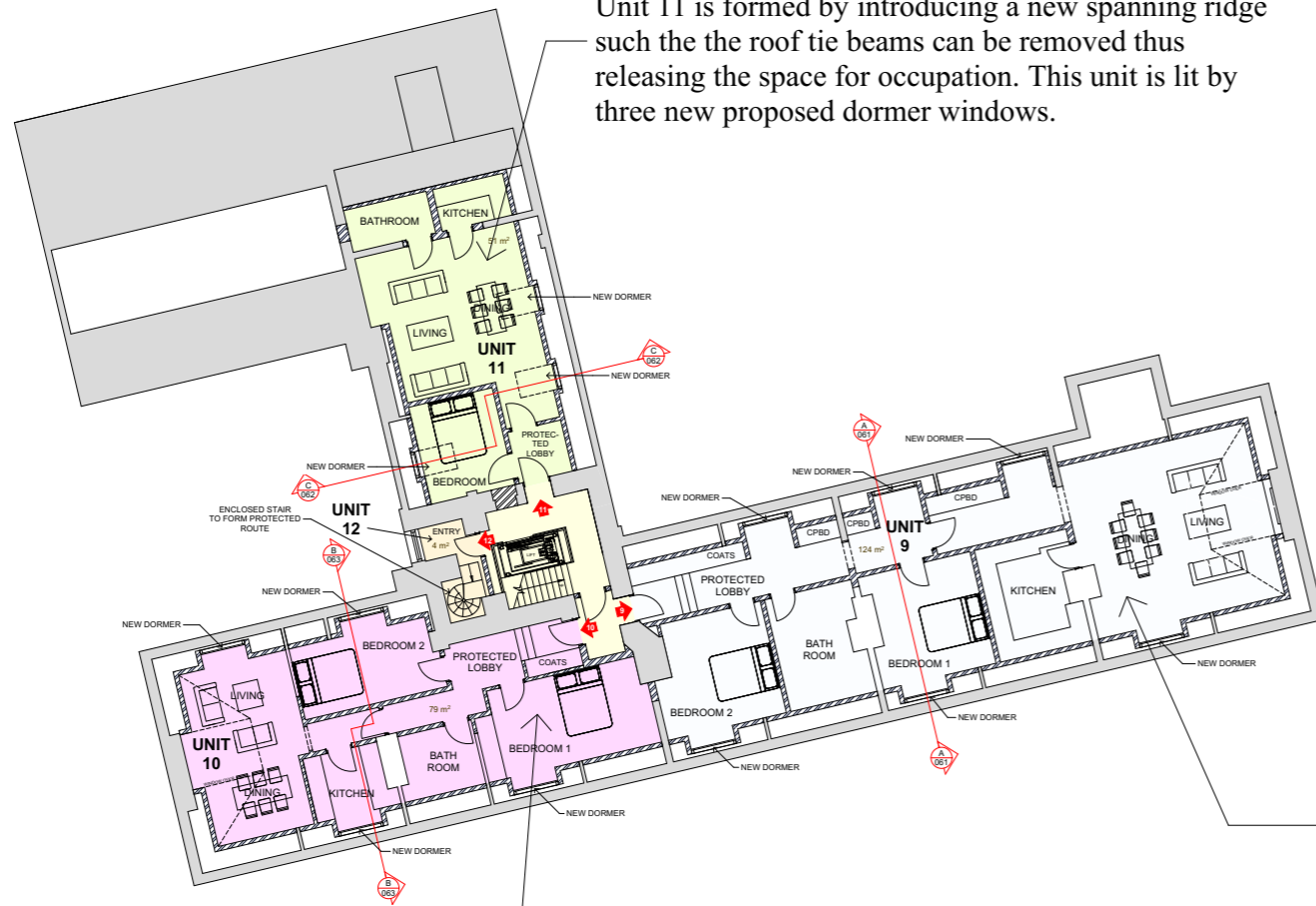
Second Floor Plan

The existing second floor represents the greatest source of unused yet viable space in the building. That to the south sits at a lower level than the stair landing, so the first intervention is to introduce a steps down within Units 9 and 10. These two units are made habitable by the introduction of 10 new dormer windows.

Existing Second Floor Plan



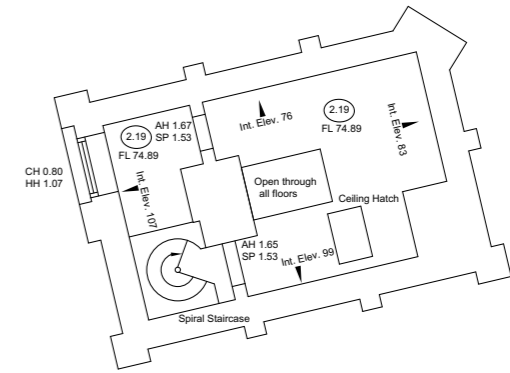
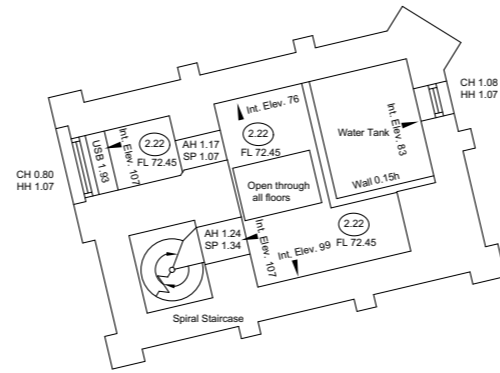
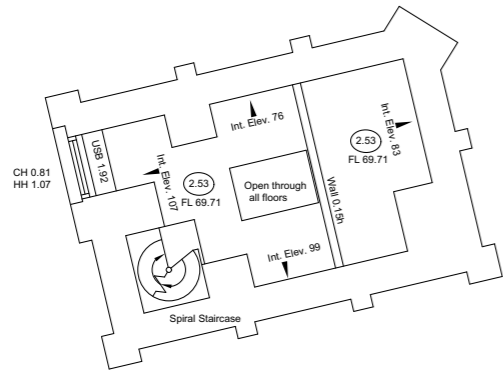
Unit 11
Unit 11 is formed by introducing a new spanning ridge such the the roof tie beams can be removed thus releasing the space for occupation. This unit is lit by three new proposed dormer windows.



Unit 10
Unit 10 benefits from 4 new dormers, as well the existing clerestory window.

Unit 9
Unit 9 is structured such that south light enters all the main living accommodation, with the protected entrance lobby provided on the north.

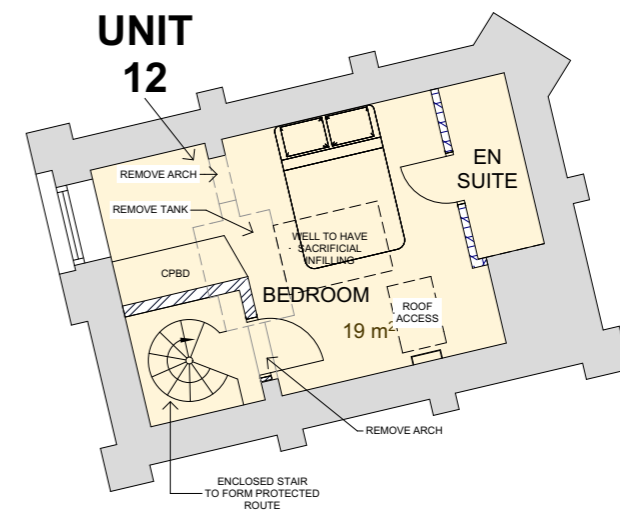
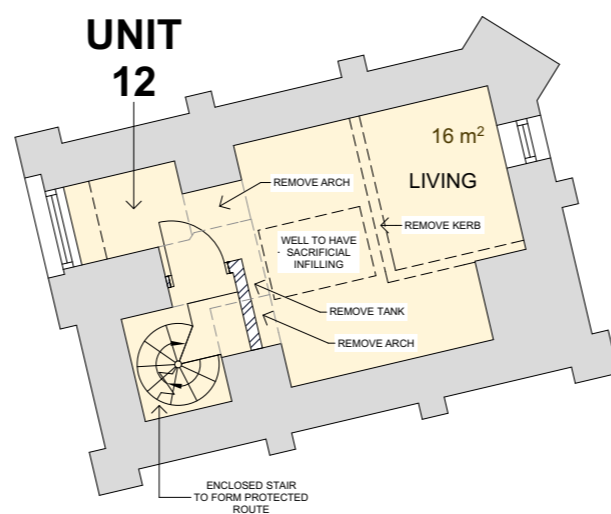
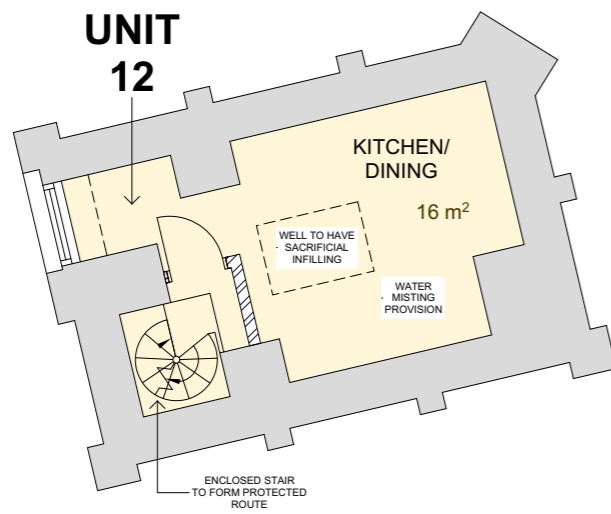
Proposed Second Floor Plan



Existing 3rd, 4th and 5th Floor Plans

The tower

The tower is configured to provide a protected route through all levels, reusing the spiral stair. Kitchen and dining is laid out at third floor, with living at 4th floor and bedroom at 5th.



Proposed 3rd, 4th and 5th Floor Plans