

36
LANCASTER
GROVE



Design & Access Statement

REDEVELOPMENT OF THE BELSIZE FIRE STATION
REGENERATION OF FLATS 12 TO 18



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Introduction

36 Lancaster Grove is the Grade II* listed, former Belsize Fire Station dating from 1914 - 1915, situated within the Belsize Park Conservation Area on 0.44 acres at the corner 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.

This application seeks the change of use, Sui Generis to C3, via the refurbishment and alteration of the existing, disused Firemen's Quarters, hereinafter referred to as Flats 12 to 18.

This Design and Access Statement sets out the sensitive approach to reusing the now defunct quarters 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 Statement is structured in accordance with CABE guidance.

The Existing Property

Listed building and planning consents, 2016/1128/L and 2016/0745/P have recently been granted for the:

"Part change of use of former fire station (Sui Generis) to provide 11 self-contained residential units (Class C3) including replacement single storey side extension to east elevation and erection of two single storey side extensions to west elevation and insertion of roof dormers, with associated external alterations, landscaping and parking."

These consents framed work to:

1. Forward fire tender bays,
2. Offices and officer recreation,
3. Basement stores,
4. Unused roof spaces.

The Firemen's Quarters were left out of the initial applications because they were part inhabited. The Applicant now seeks through the change of use the regeneration of 7 units of residential apartment 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 Applicant intends to utilise ecologically responsible materials and technologies within the regeneration 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.



Residential units the subject of these applications framed by red border.

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.

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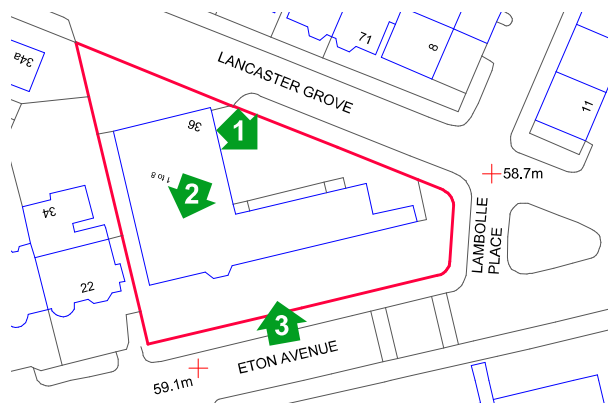
Building as Existing



1. North motor court overlooked by former firemen's accommodation.



2. View of 1st floor internal court, looking to former firemen's accommodation.



Key to photographs

➡ # Photograph location



3. South elevation, with subject apartments bounded in red.

Use

Introduction

This section justifies regeneration works that constitute the new use in terms of land use policy.

The title for this section should be 'Re-use', for reason this application concerns entirely that part of the fire station use that fell previously 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 Apartments 12 to 18

This planning application proposes the following:

- (a) The change of use from the former fire station's Sui Generis use comprising 8 firemen's accommodation units to proposed C3 use comprising 7 two bedroom units of residential apartment accommodation.

The listed building application proposes the following:

- (a) Proposed alteration work comprising;-
 - Improvement to kitchens and bathrooms under the Historic England Guidance Paragraph 52,
 - Limited remodelling of walls to facilitate the creation of apartment accommodation,
 - Reversible blocking up of doorways to facilitate the creation of apartment accommodation,
 - Retention of fireplaces,
 - The replacement of the fireplace in Unit 18 with an example more contemporaneous in style,
 - Careful consideration of the impact of new services,
 - Removal of exterior security signage.



Oriel window, 5 of which serve Units 15 - 18.



Walkway access to Units 15, 16 and 17.

The Applications

In simplest terms, the applications involve the change of use of that part of the building back to the residential use for which it was originally built. The current proposals involve a limited quantity of works to the property in the form of internal remodelling and alterations. All of these will be carried out in accordance with this detailed design statement. The proposals will result in considerable improvement to the listed building and its guaranteed retention for future generations.

The Applicant, through the proposal that forms the subject of these applications, offers a rare opportunity to restore an important listed building.

Amount

The proposal is to provide 7 units of two bedroom apartment accommodation from the 8 units of accommodation previously used by firemen. This will yield the residential accommodation required by Applicant while addressing the requisite policy matters governing regeneration 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) There is no change to the elevations, other than appear refurbished, when viewed from the street.

(b) The proposal concerns the regeneration of previous residential accommodation. Accordingly, the quantum of proposed development is unchanged.

(c) The amount of proposed refurbishment, conservation and maintenance work will serve to enhance the listed building and the setting.

(d) The proposed accommodation has excellent amenities of south sun/daylighting. No amount of new windows is therefore necessary to augment daylight levels.

The conclusion is that the amount of development has no levy, framed as it is by the like for like regeneration of extant residential accommodation.



Proposed south elevation is unchanged when seen from the street, other than in the evening, when lights on will confirm that the residential accommodation is back in use.

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Layout at Ground Floor

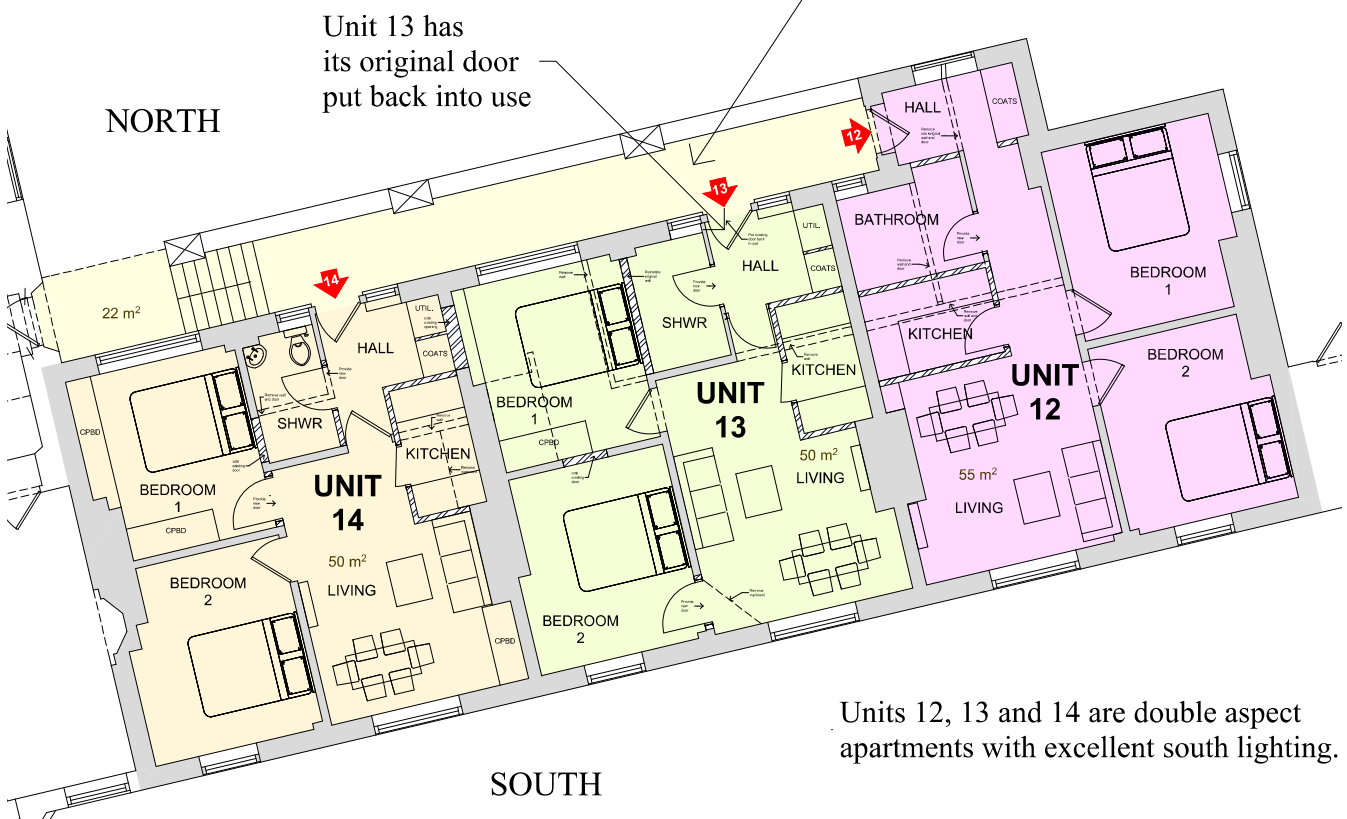
Signage to be removed.

Ground Floor Plan

Units 12,13 and 14 retain their layouts to a very discernible degree. It is proposed that bathrooms and kitchens are modernised to meet current living standards and fire regulations, all under the guidance set out in Historic England's Making Changes to Heritage Assets paragraph 52. Proposed changes do not alter the character of the spaces, while the scale of the historic forms, finishes and detailing is retained.



Units 12, 13 and 14 are accessed off an external walkway.



Units 12, 13 and 14 are double aspect apartments with excellent south lighting.

Layout at Ground Floor



The layout of Units 15, 16, 17 and 18 at First Floor benefit from the 5 oriel windows that have become distinctive features on the south elevation.

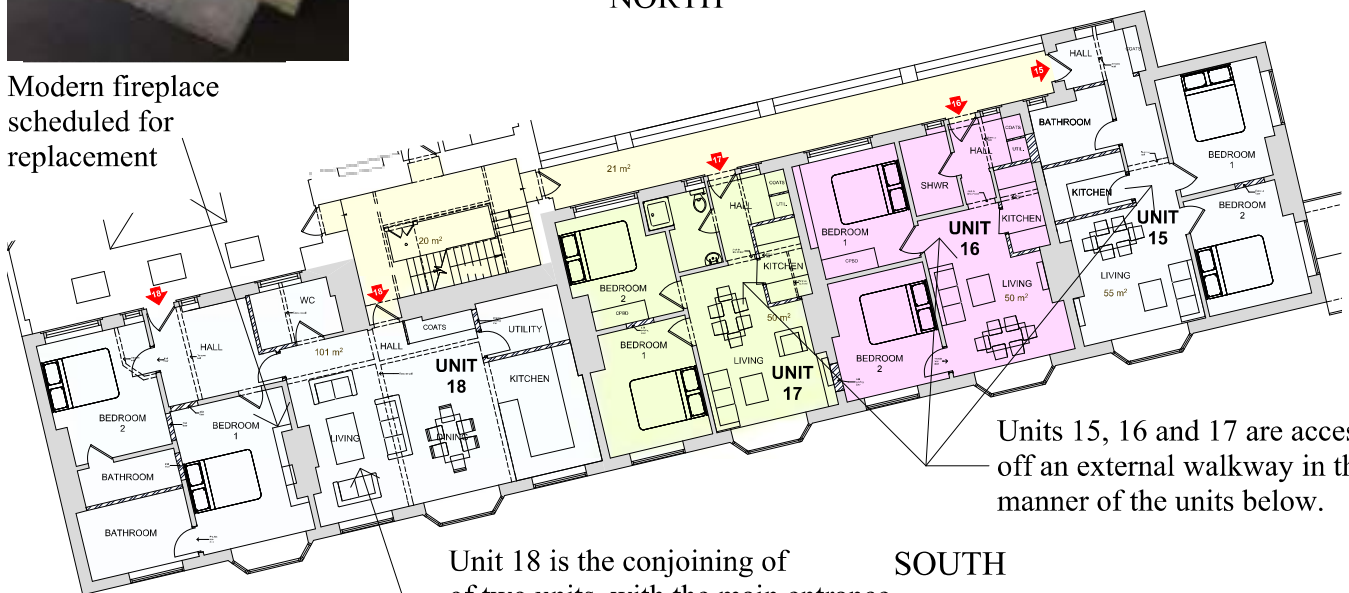


Modern fireplace scheduled for replacement

First Floor Plan

Units 15 to 18 represent the standout accommodation, lit by large oriel windows. Bathrooms and kitchens are modernised as in the units below. Unit 18 sees the loss of walls in order to ameliorate its warren-like layout.

NORTH



Units 15, 16 and 17 are accessed off an external walkway in the manner of the units below.

Unit 18 is the conjoining of two units, with the main entrance off the stair and secondary entrance onto the courtyard.

SOUTH

Layout at First Floor

Scale

The scale of the proposed elements of new development is to do with the size of the new proposed development. Insofar as these proposals concern the regeneration of existing accommodation, there is no new development proposed by this application in the form of extensions. Accordingly,

- (a) The setting of the listed building is unsullied, given the scale of the new residential apartment accommodation is entirely unchanged,
- (b) Size, being a manifestation of use, is unchanged, the only change being the use classification,
- (c) The prolongation of the residential use ensures the built context is preserved and not harmed in any way, and the amenity and privacy of the neighbouring sites respected,
- (d) The Applicant's requirements have been met wholly within the existing built envelope,
- (e) The lack of any new massing means the composition remains true to concept.

Appearance

The appearance of the proposed development is the physical manifestation of all the design decisions that structure it. In this section, we describe what we want the main elements of the proposal to look like, cognisant that in reality, they would be perceived as a whole, and not in isolation.



The retention of all fireplaces and the replacement of a modern non-original fireplace is central to maintaining the appearance of the units and the character of the spaces.

The South Elevation

The external appearance of the south elevation will read as unchanged, save for the amelioration of its condition by refurbishment.

The North Elevation

The appearance of the proposed north elevation as perceived from Lancaster Grove is unchanged. Units 12 through 17 will be accessed from external ways as originally intended.

The East Elevation

The east elevation proposes all windows being reused, so the preception of this elevation is unchanged.

Layout of Units

The appearance of the units is to be comensurate with modern living standards, underpinned by a spatially open living/dining area, and where living areas and bedrooms are well lit.