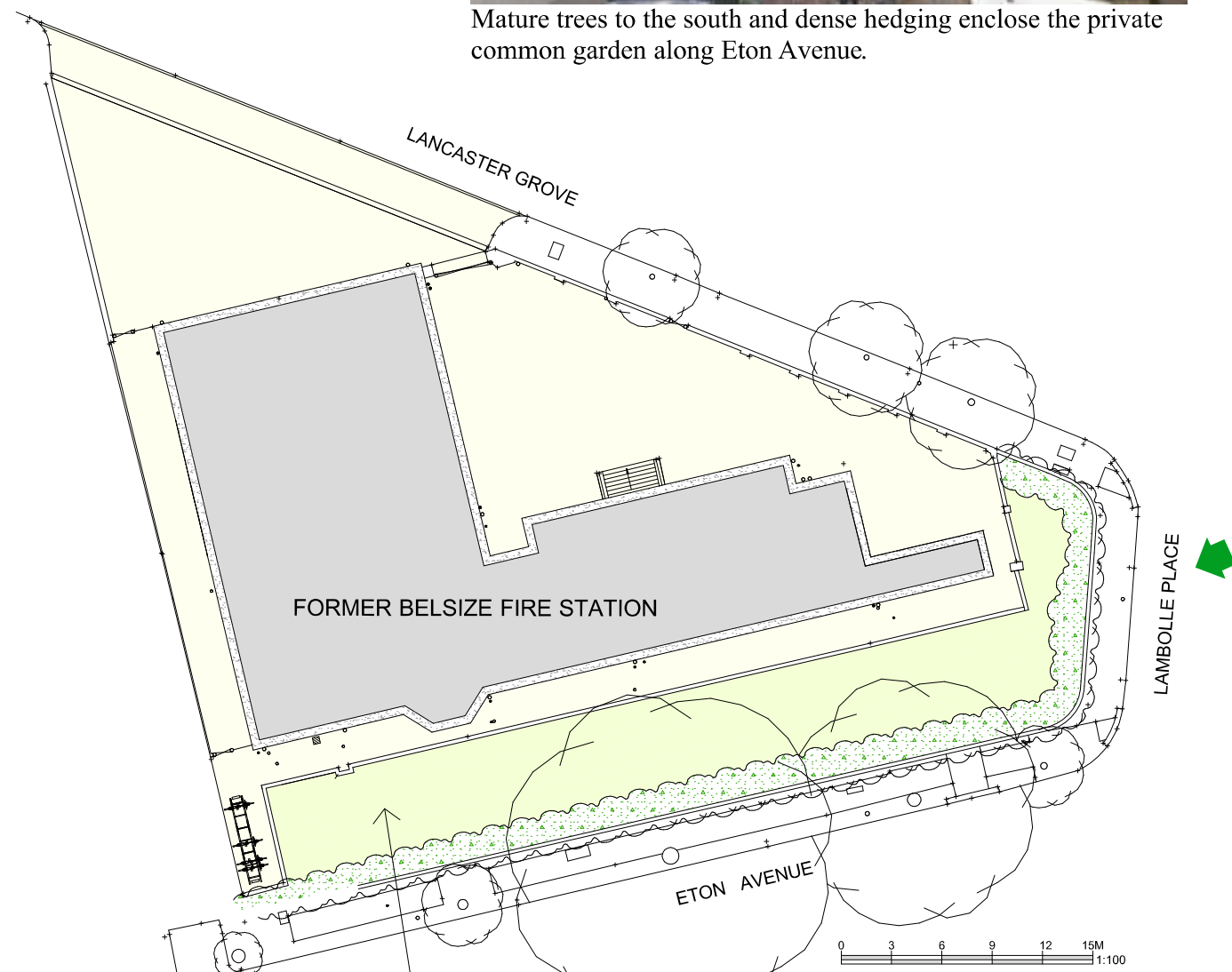




Mature trees to the south and dense hedging enclose the private common garden along Eton Avenue.



Site plan

Open green space

Units 12 -18 will have access to the communal garden on the south that is characterised by hedging that affords privacy, and large mature specimen trees on the boundary that define the edge. Cycle parking is provided in the southwest.

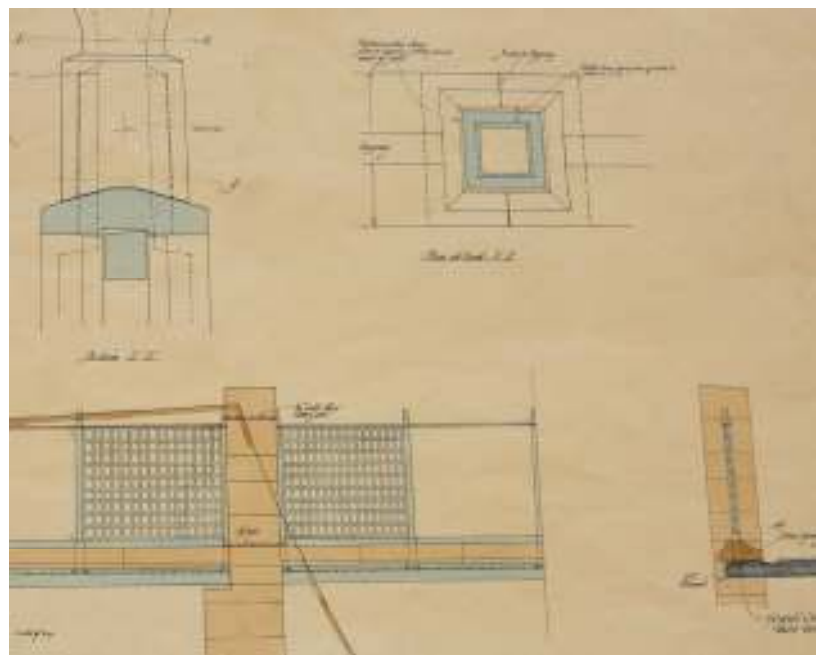
Materials

On the basis the current proposals aren't manifest on the exterior of the building, the introduction of new materials won't occur. Instead, existing materials will be cleaned only as necessary, with the lightest of touches. Where the glazed lean-to roof has collected dirt over many years, this will be brought back to near original condition employing recognised conservation techniques.

The small cosmetic change on the exterior will concern the removal of signage that has accumulated while the building has remained largely unoccupied.

The unchanged exterior of the proposed flats retains both the architectural and historic interest of the heritage asset, and also upholds the character and appearance of the conservation area.

Concerning the interiors, the materials palate includes simple plaster work with soft wood skirtings and picture rails. The materials and finishes in the new work will maintain continuity in this simple palate. Fireplaces will be retained and the inappropriate fireplace in Unitt 18 will be replaced.



36 LANCASTER GROVE

Access



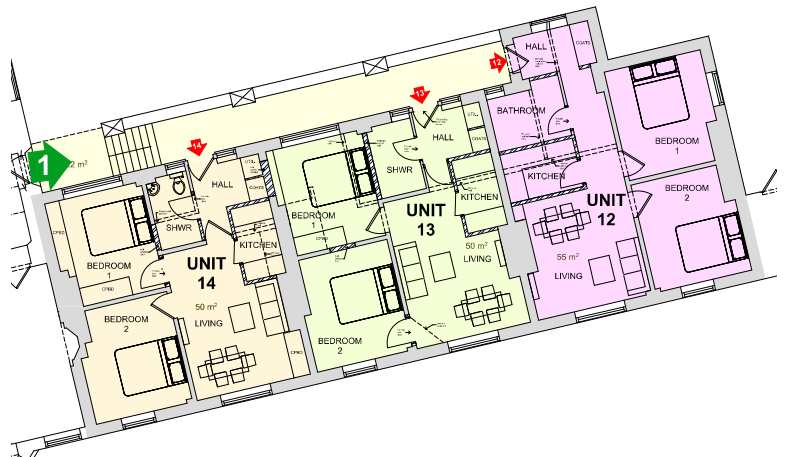
1. Access walkway to the ground floor units from the arrival courtyard.



2. Access walkway to the first floor units from the stairwell.



3. Unit 18 access to the courtyard.



Ground floor

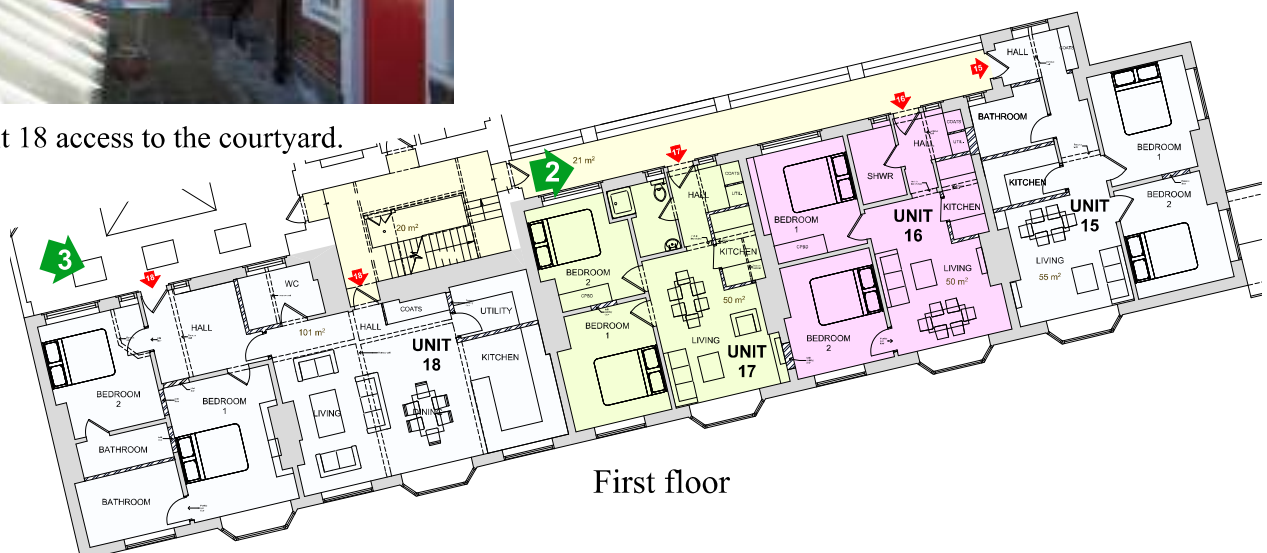
Access

Access to the internal court will be unchanged via the existing pedestrian gate off Lancaster Grove.

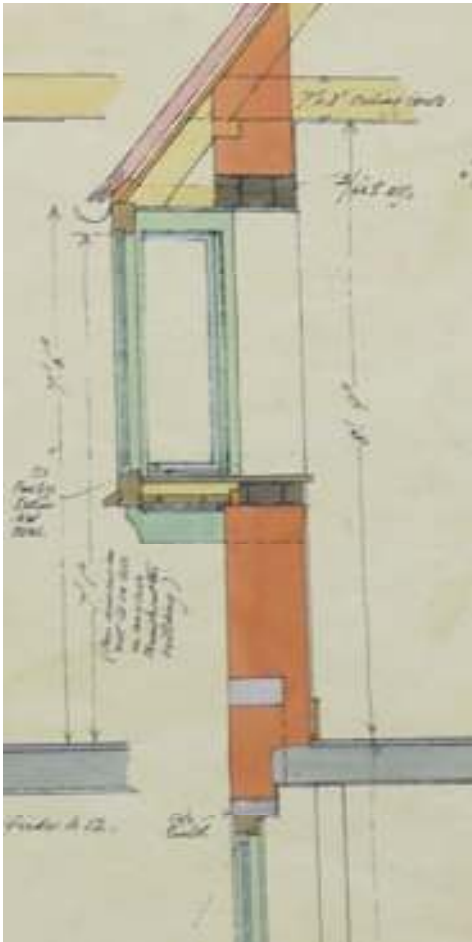
There is no change to the way access is facilitated via the steps and walkway to Units 12, 13 and 14.

Units 15 to 17 will be accessed from the walkway off the stairwell, and Unit 18 off the stairwell. This is recognised as the circulation hub of the building and the mechanism by which the upper floors are reached. Access to the stairwell is via the internal court.

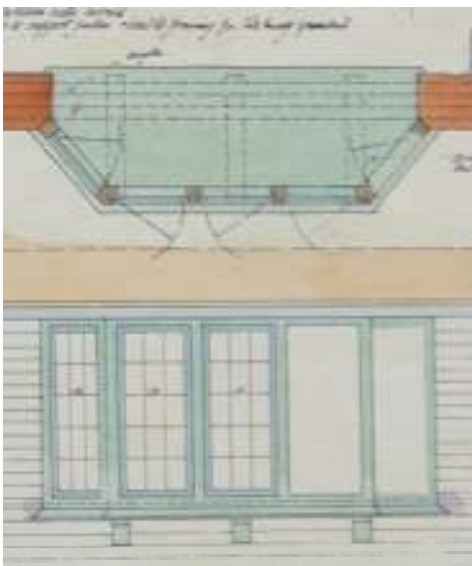
The south common garden is accessed via the walkway on the east.



First floor



Oriel windows provide an excellent source of ventilation and daylighting, while increasing space.



Images courtesy of RAA Archive.

Sustainability

At the heart of this proposal lies the listed building. Given very little about the listed building can be altered, the exercise here in sustainability is finding another use for the building such that it does not remain empty for any longer than necessary. This is a very handsome building, in fine fettle, and in very good position to make real the intentions of the proposal.

The design will evolve to make best use of the following energy saving principles:

01. Maximising the use of natural ventilation by refurbishing existing windows.
02. Maximising the use of natural daylight and sunlight.
03. Heat reclaim ventilation to sanitary facilities.
04. Solar and other gain limitation in accordance with the London Plan's 'Cooling Hierarchy'.
05. Reducing both hot and cold water consumption through low use water fittings including dual flush toilets, non-concussive taps etc.
06. Better Lighting Design and minimising amenity lighting to only what is necessary through better controlled external lighting - providing daylight and PIR switching to the external lighting.
07. Variable speed inverter drives will be provided on pumps and fans.
08. High efficiency, communal condensing gas fired boilers.
09. Carbon monitoring system to inform the occupants of their consumption and to monitor the performance of the plant.
10. Eco-labelled white goods: All white goods will be A-rated.
11. Creation of viable residential apartment accommodation through the regeneration of existing residential use.
12. Adoption of common plant and location for hot water and heating, utilising existing pipe and duct runs.

Conclusion

In simplest terms, the applications involve the change of use for residential purposes. Until recently, the fire station occupancy of the site existed for almost 100 years, much of that use including the provision of residential accommodation.

The current proposal involves work to the property in the form of the regeneration of 8 units of existing residential units to form 7 units of residential apartment accommodation. All of these will be carried out in accordance with this Design Statement. The documentation shows that the proposals respect the heritage asset that is the listed building, and evince plans to safeguard its retention for future generations.

It is considered that the proposal would be consistent with national strategic and local planning policy thus:

- (a) A regeneration of residential use is proposed via this change of use application,
- (b) The proposals have been carefully developed by the whole design team in order to preserve the building, its setting and all features of special architectural or historic interest,
- (c) There is no external change proposed, accordingly, no harm can be levied on the character, appearance and setting of the listed building and locality,
- (d) It is a highly specific typology, different from neighbouring buildings via its layout, scale and mass, and is thereby a feature landmark. The wholly internalised nature of this proposal doesn't therefore alter this relationship at all,
- (e) The site affords a safe and secure residential environment,
- (f) There is access to outdoor space in the form of the south communal garden,
- (g) The proposals will not cause any material harm to the daylight and sunlight that occupiers of neighbouring properties can expect to enjoy,
- (h) The proposed development would not cause significant harm to the privacy that occupiers of neighbouring properties can reasonably expect to enjoy.



Access to the internal courtyard and from there the proposed units of accommodation is via the gated entry on Lancaster grove.



SHAUN KNIGHT
ARCHITECTURE

Having regard to the foregoing it is evident that the Applicant is prepared to spend a large part of the overall estimated project budget in order to bring this Grade II* listed building back into occupation and greatly extend the life of this important structure for the benefit of future generations. This is a detailed scheme where the various implications have been considered in great detail and the benefits of this development are fully articulated.