

**Belsize Fire Station 36 Lancaster Grove**

**London NW3 4PB**

**Conservation Management Plan**



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## 2 Introduction

- 2.1 This Conservation Management Plan (referred to as the Plan) has been produced in response to the requirements of the Article 106 Agreement related to planning applications 2016/5813/P, 2016/6119/L, and 2017/0862/P, and has been tailored to respond to the requirements of that agreement.
- 2.2 The Plan has been prepared by Anthony Walker, a conservation architect with a Diploma in Building Conservation. He has been a Visiting Professor at Kingston University and is on the Register of Architects Accredited in Building Conservation. He currently specialises in conservation work and he also lectures on MSt courses at Cambridge and Leicester Universities, and is a Trustee for two conservation societies in Kensington, London.
- 2.3 The Plan is divided into discrete topics, however general items such as report methodology apply to all parts of the Plan and should be taken into account by those responsible for maintenance and repair, or modifications to, the building.
- 2.4 The Heritage Assessment, which accompanied the original planning and Listed Building application in 2016, forms part of this Plan and provides information on the location and the history of the site.

## 3 Scope of Conservation Management Plan

- 3.1 The Plan consists of a package of measures to be adopted by the Owner, following approval by the London Borough of Camden Council, to seek to maintain the status of the Property as a Grade II\*listed heritage asset in perpetuity, and to ensure the proper future management, preservation and enhancement of the Property in accordance with the planning submission document entitled Heritage Assessment by DLG Architects, dated April 2016.

APPENDIX A Heritage Assessment, April 2016

- 3.2 The Heritage Document forms the heart of the Conservation Management Plan in identifying the key elements which contribute to the Conservation Significance of the building and its immediate setting. This is set out in more detail in Section 6. The Heritage Report, included as APPENDIX B, shows the format for the report which will be updated at each of the annual inspections.

APPENDIX B, Heritage Document Content and annual report format.

- 3.3 The Heritage Document includes a schedule of the various items identified in the Heritage Assessment as a result of the listed building application, and in the Conservation Management Plan. Each item is given a number for easy reference.
- 3.4 The Heritage Document also includes a process for agreeing changes to the Plan.

## **4 Methodology for reporting damage to, alterations to, or removal of architectural features**

- 4.1 There are several potential sources of information regarding damage or alteration to, or removal of, architectural features. The prime opportunity lies in the annual inspections to be carried out by the Heritage Consultant which will be recorded in the Heritage Report; others will arise through the regular maintenance of the common parts, including simple cleaning cycles. Those responsible for the regular maintenance of the building will be supplied with copies of the schedule of items in the Heritage Document and the related plans so that they can identify precisely the location and reference number of the item(s) affected and this will be recorded in a standard report, copies of which will be provided to the Owner and the Heritage Consultant and, wherever possible, this will include photographs of the damage, alteration or removal of features.
- 4.2 On receipt of a report of damage, alteration or loss of features on the schedule which affect the heritage significance of the building, the Heritage Consultant will advise the owner as to what actions are needed. These may range from maintaining a list of remedial works to be undertaken following the next annual inspection, through to more immediate repair works or reinstatement. If it is suspected that items have been removed without authorisation, then those responsible for the general maintenance of the building will notify the insurers and the police as appropriate.
- 4.3 Damage Report
- 4.3.1 If damage, unauthorised alterations, or loss of features from the schedule of Historic Interest, are reported then any report should contain as much information as possible and it should be presented in a format which allows it to be expanded by subsequent authors.

### APPENDIX E Damage Report

## **5 Means of providing information**

- 5.1 The purpose of this section is to provide information and guidance with regard to this Plan to inform those who are responsible for its implementation, and for the 'signing off' of each stage on behalf of the building owner and the Local Planning Authority (LPA).
- 5.2 How to provide information
- 5.2.1 Information can be provided in the form of a hard copy and/or electronically, depending on the nature of the requirement. In either case the recipient must provide confirmation to the sender that it has been received and when it is anticipated that a response, if required, can be produced.
- 5.3 Frequency
- 5.3.1 There will be different requirements for this according to the nature of the required information. The frequency with which inspection reports should be supplied is set out in each section concerning surveys.
- 5.3.2 Notwithstanding the frequency set out for each type of survey, those responsible for the regular management of the building may become aware from time to time of matters which affect its heritage significance, in which case they are required to draw the attention of the Building Owner, the Heritage Consultant and the LPA to that detail so that any remedial work, or changes in the maintenance plan, can be agreed between the parties.

5.4 To whom and from whom.

5.4.1 Persons authorised to produce, or respond to, information on behalf of the building owner are:

Name: Andrew Gillick of Vulcan Properties,  
Address: c/o Nicholas Taylor, 31 Windmill Street, W1T 2JN  
Email ms@ntaplanning.co.uk

Persons authorised to produce or respond to information on behalf of the LPA are:

Name: Nick Baxter, Conservation Officer  
Address: London Borough of Camden, 5 Pancras Square, London N1C 4A9  
Email: Nick.Baxter@camden.gov.uk

5.5 Review mechanism

5.5.1 It is anticipated that occasionally, due to changes in the building, the understanding of the building's significance, the availability of materials, or changes to the building regulations, this document may not fulfil the objective to safeguard the heritage significance of the building effectively.

5.5.2 Where that is the case then, subject to the agreement of the building owner and the LPA, this document may be modified in order to fulfil the objective to sustain the significance and viability of the building. The request to vary the Plan can be originated by either party to the Plan.

5.6 Updating

5.6.1 A register of all agreed changes will be prepared and kept with the Plan by the Owner or the Heritage Consultant, and copies will be held by the London Borough of Camden Planning Department.

5.6.2 This register will provide the following information:

- the identity of the author of each entry and the person on whose behalf that entry is made;
- a description of the modification;
- a list of, and a copy of, all related documents needed to illustrate the change(s);
- copies of all agreements to the change(s);
- copies of all related 'signing off' certificates;
- the dates when authorised and when completed.

## 6 Heritage Document

6.1 The purpose of the Heritage Document is to provide a record of the elements of the building which contribute to its heritage significance, and a framework for recording and managing their maintenance. It will include: the Heritage Assessment, the Schedule of Items of Historic Interest, the list of current drawings and the Register of Variations to the Conservation Management Plan together with the Annual Reports in the format shown in APPENDIX B.

## 6.2 Significance

### 6.2.1 The National Planning Policy Framework (NPPF) includes a definition of Significance in the Glossary which is that:

*The value of a heritage asset to this and to future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.*

This is similar but not identical with that in Conservation Principles which claims that conservation principles can be grouped into four categories of values: *Evidential Value, Aesthetic Value, Historical Value and Communal Value.*

These are under review for a new version which is being produced to seek a greater commonality between the two documents while retaining similar statements.

### 6.2.2 As set out in the Heritage Assessment, the building is of significance on account of its plan form and layout, its architectural treatment, its relationship with the surroundings, its details and history and the architect who designed it.

### 6.2.3 The building is listed grade II\*. The listing description was modified in 2009 to read: *GV II\* Fire station 1912-15, by Charles Canning Windmill of the Fire Brigade Branch of the London County Council Architects' Department.*

*MATERIALS: Brick with tile roof and tall brick chimney-stacks. Stone-clad appliance bay frontage and raised basement of the accommodation range. Tile-hung dormer windows, tile lintels and brick relieving arches to other windows. Decorative metalwork castellated hoppers and cresting along the gutters of the roof terrace and appliance bays.*

*PLAN: L-shaped with accommodation range to Eton Avenue and appliance room facing Lancaster Grove, large brick tower at the hinge for drills and hose-drying.*  
*EXTERIOR: A clever interpretation of an Arts and Crafts-style house, adapted to meet the requirements of the fire brigade. The elevation to Eton Avenue could be mistaken for a terrace of cottages with its tall chimneys, casements with leaded lights, canted timber bays sitting just under the deep eaves, and ground-floor bay with moulded brick mullions and transoms. Its rear, facing the yard, is a more typical LCC design with deck-accessed fireman's flats. The elevation to Lancaster Grove accommodates the three appliance bays, the most functional element of a fire station, in a similarly rustic design with a steeply pitched roof that flares at the low-hanging eaves and tall hipped dormer windows. Also impressive is the monumental tower, which does not disrupt the domestic character despite its height and breadth; the segmental arched and lattice work recessed panels in the brickwork soften its bulk.*

*INTERIOR: The appliance room retains its original watch-room and cream glazed brick wall. Stairwell also has cream glazed bricks; stair with metal balustrade and sliding-pole chamber and doors survives intact; watch tower retains its iron spiral stair and hose-drying chamber. The first-floor single men's dormitory, now the gym, has an open truss roof and a second pole house which leads directly to the appliance room. Next to this room, the former single men's mess room, now the kitchen, has an original fireplace in russet glazed brick with overmantle inlaid with Delft-style tiles. The ground floor recreation room has the original panelling and*

fireplace. There are also numerous original fireplaces and timber doors in the accommodation sections of the station. Even to the detail of numbered pegs in the gear room, the survival of original features is notable.

*HISTORY: Belsize Fire Station was constructed in 1912-5, at the end of the most creative period of design in the Fire Brigade Branch of the London County Council Architects' Department, during which the Brigade's most characterful buildings were built. Since 1896, new stations were designed by a group of architects led by Owen Fleming and Charles Canning Winmill, both formerly of the LCC Housing Department. They brought the avant-garde approach which had evolved for new social housing to the Fire Brigade Division, as the department was called from 1899. While some stations were built to standardised plans, others were highly experimental, sensitive to local context, and designed to a bespoke plan. The exemplars from the earliest years are Perry Vale, Euston, East Greenwich and West Hampstead. This is one of the last designs produced by the Department before the outbreak of WWI, yet (no doubt due to Windmill's authorship) it is more characteristic of the earlier stations in its distinctive architecture, attention to detail, and sensitivity to its setting. The station occupies a prominent site, on the apex of two roads lined with high-quality Edwardian houses and the sensitivity of the design to this context is marked. The generous plot size accommodates the fireman's flats in a separate two storey range and the view from the junction is strikingly picturesque.*

*The area had formerly been served by stations at St John's Wood (built in 1870), Hampstead village (built in 1874), and West Hampstead (built in 1901) and this station replaced that at St Johns Wood. The foundation stone for Belsize Fire Station records that the station was opened on the 22<sup>nd</sup> of May 1915 by Percy C Simmons, Chairman of the Fire Brigade Committee of the LCC.*

- 6.2.4 In the listing description the survival of a large number of original details is noted. These were taken into account in the Heritage Assessment and they form the basis for this Conservation Management Plan. They are included in the *Schedule of items of Historic Interest*.
- 6.3 The Planning Applications and Heritage Assessments associated with this Plan provide a broad view of the Building's significance with many illustrations of the building and its details, supplemented with extracts from the original drawings.
- 6.4 Schedule of Items of Historic Interest.  
The schedule has been prepared to identify more accurately both individual and general items of significance. The schedule shows both the items to be retained and those to be moved or removed. Provision has also been made for a register of agreed variations to be prepared and both documents need to be read together.
- APPENDIX C Schedule of Items of Historic Interest.
- 6.5 General Arrangement Plans and Elevations  
These are 'general arrangement' plans which contain the reference numbers referred to in the Schedule of Items of Historic Interest. These should be considered in relation to the extracts from the original plans provided in the Heritage Assessment, 2016.

## APPENDIX D, General Arrangement Plans and Elevations

6.6 Annual Reports. The building will be examined on an annual basis by the Heritage Consultant in sufficient detail to indicate whether any harm has occurred or maintenance work is required in order to preserve the Significance of the Listed Building. This inspection will be supported by any reports received by the Building Owner from the Management Surveyor or others including special reports regarding services and other matters as set out in section 9.

## 7 **Safeguarding the appearance of the Property and the character of the immediate area.**

7.1 In the Heritage Document the elements which contribute to the appearance of the property are identified and they include the immediate area over which building owner has control which is that which lies within the perimeter wall.

7.2 The Plan covers the building, the surrounding walls, and areas of hard paving. It does not extend to the detail of planting and soft landscape, including trees and other vegetation, apart from the extent to which they may affect the layout of the hard paving.

7.3 The character of the immediate area is substantially affected by two factors: first the original functional needs of the operation of the Fire Station, and secondly the wish to respond to the local context. The first is reflected in the immediate need to provide a forecourt, facing Lancaster Grove, where the appliances can stand before leaving the station and on returning. On the southern side, facing Eton Avenue, there is a wide landscaped strip which provides an amenity area for the original residential occupiers of the building while also fulfilling that objective, and/or responding to the local context.

## 8 **Fire station tower**

8.1 While there is a requirement for general maintenance, the structural stability of the Fire Station tower has been identified as requiring particular attention. This will be subject to a quinquennial inspection regime and, since this is specifically needed to confirm the structural condition, this should be carried out by a Conservation Engineer with experience of historic buildings and, if possible, one who is a member of the Conservation Accreditation Register for Engineers (CARE).

8.2 The assessment should include all of the structure which, in the opinion of the engineer carrying out the assessment, affects the structural stability of the tower.

8.3 For consistency, a standard report form will be used and a copy is attached in Appendix E. Since there may be different engineers at different stages the Heritage Consultant, if appointed, or the Owner if there is no Heritage Consultant appointed, will be responsible for providing a copy of the form and any previous reports to the Engineer and attaching the Engineers report to the Plan.

8.4 The Engineer will carry out a visual inspection externally and internally, using binoculars or similar aids and, due to the difficulty in gaining access, a drone or similar should be used to survey the exterior.



- 8.5 If it becomes evident that more detailed, close-up inspections are required, the Building Owner will arrange for suitable ladders, scaffolding and other means of access to allow the survey to be completed.
- 8.6 Reporting
- 8.6.1 The report will contain, but will not be limited to, the following points of information:
- Date of the inspection.
  - Name(s) of the author(s) and who they represent
  - Weather conditions
  - Means of access
  - Any restrictions on access
  - Extent of the inspection by reference to room numbers on plans
  - Condition externally with reference to north, east, south and west elevations, supported by photographs
  - Condition internally with reference to room numbers and door and window reference numbers
  - Particular attention must be paid to any details or equipment identified in the schedule of items of Historic Interest
  - Reference to the previous report
  - Preparation of details of maintenance deficit from the previous report
  - Preparation of a future maintenance plan
  - Reference to specialist reports prepared by others such as structural safety and environmental sustainability, including drainage, water, electrical and fire and safety provisions.
- 9 General maintenance**
- 9.1 Apart from the maintenance related to the specific task of protecting and maintaining the elements of the building which contribute to its significance, there will be continuing management of the building by the Owner's Management Surveyor.
- 9.2 This activity will include matters such as waste removal, maintenance of services and related surveys and reports. The Owner's Management Surveyor will arrange for all necessary specialist reports to be carried out and copies provided to the Heritage Consultant at appropriate intervals to comply with the annual and quinquennial reports required by the Conservation Management Plan.
- 9.3 Information from these reports will be provided to the Heritage Consultant so that the Consultant is aware of matters which may affect the Heritage Interest of the building, and can advise the Owner accordingly.
- 9.4 A copy of this Conservation Report will be supplied by the Building Owner to all those responsible for the management of the building who will in turn ensure that anyone carrying out work on the building is aware of the need to obtain consent from the Planning Authority and the Building Owner for any works which affect the significance of the Designated Heritage assets, being the Listed Building or the Conservation Area.

**10 Subsequent reports and appointment of a Heritage Consultant**

- 10.1 To provide continuity in the understanding of the building it is proposed that the Heritage Consultant is appointed to carry out a programme which covers a complete cycle of annual and quinquennial inspections. The Heritage Consultant shall be a Chartered Architect with a qualification in Conservation.
  
- 10.2 A fixed fee will be agreed for the annual report with the additional services for work arising out of this Management Plan being charged on the basis of a daily, or part-daily, rate plus relevant expenses and VAT. The Building Owner will be responsible for reimbursement of the Heritage Consultant’s fees and expenses, plus VAT and those of any other specialists including the Conservation Engineer.

This document has been approved by the authorised representatives of:

The Building Owner .....

Camden Council.....

Dated.....;

## APPENDICES

- Appendix A**     **Heritage Assessment accompanying planning application 2016**
- Appendix B**     **Heritage Report Format**
- Appendix C**     **Schedule of Items of Historic Interest**
- Appendix D**     **General Arrangement drawings to identify location of items of Interest**
- Appendix E**     **Report Formats**
  - Quinquennial Report for Tower structure
  - Register of changes to the Conservation Management Plan
  - Damage report format