

Design & Access Statement
289 - BFS
36 Lancaster Road, Belsize Park

TATE
HARMER

29th August 2018

For the proposed change of use and alterations of the tower of the Grade II* listed Belsize Fire Station

1.0 INTRODUCTION



The purpose of this document is to provide a Design and Access Statement for a Planning and Listed Building Application to Camden Council for the proposed change of use of the tower of the Grade II* listed Belsize Fire Station

The existing site is located in Belsize Park east of Swiss Cottage Underground Station and West of England's Lane.

The full address is as follows:

Belsize Fire Station
36 Lancaster Road
Belsize Park
London, NW3 4HD

On June 28 2017 two planning applications and listed building consent applications were granted for a 7-unit scheme (LBC: 2016/6119/L and P: 2016/5813/P) and an 11-unit scheme (LBC 2016/1128/L and P: 2016/0745/P). During initial discussions the tower element was removed from the scheme for the future application.

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2.0 DESIGN STATEMENT

2.1 Use

The proposal is for the conversion of the tower of the former Belsize Fire Station (Sui Generis) into a one bedroom single family dwelling (Class C3).

2.2 Amount

The proposed total floor area (GIA) for the single residential unit of the tower is 57.6m², including the entrance foyer from the communal stairwell on the second floor and excluding the private outdoor terrace on the roof (19.6m²)

2.3 Layout

The apartment is entered from the second floor of the former Belsize Fire Station via an entrance foyer within the protected staircase enclosure. A new spiral stair links the foyer to the spaces above. An open plan kitchen and dining room is located on the Third Floor, living and bathroom on the Fourth Floor, the Bedroom on the Fifth Floor and a private terrace on the Roof of the tower

2.4 Appearance

The existing facades remain unchanged. A new balustrade at roof level (required for containment) is inset from the perimeter so that it cannot be seen from the surrounding streets.

3.0 INTERNAL DESIGN

3.1 Removal of Chimneys

The large brick chimneys that are located on all levels are proposed to be removed to facilitate a functional multi-level residential unit within the tower.

3.2 Protected Stairwell

The existing staircase was designed to be deliberately difficult to navigate for fireman training and is not Building Regulation compliant or suitable for residential use.

A large black painted spiral staircase will be introduced to replace the existing staircase matching the existing character and language of the surrounding former fire station in its design. This spiral staircase, which forms the primary circulation between the levels of the apartment, will be protected within a 30 minute fire resistant glazed crittall enclosure, facilitating means of escape.

3.3 Central Void Infill

The central void of the tower, once used to hang and dry fire hoses, will be infilled, but with the extents of the former void space demarcated visually.

On the second floor the void situated in the slab of the third floor will be highlighted within the communal stairwell through means of a backlit acrylic panel embedded within a black crittall frame.

On the third to fifth floors the dimensions of the central void will be further articulated through changes in floor finish. This will take the form of a thin black painted metal strip that will demarcate the void infill from the existing floor.

On the third and fourth floor the soffit of the void infill will be featured through subtle changes in floor to ceiling height, with details differentiating the existing ceiling and area of infill.

On the fifth floor the former the memory of the void below will be featured using a rooflight of the same dimensions as the central voids.

3.4 Existing Surfaces and Finishes

With exception of the bathroom on the fourth floor, all the existing walls of the apartment will feature the original and repaired exposed brickwork of the tower. The second, fourth and fifth floors will similarly feature the original concrete floor finishes and all levels will maintain white painted concrete soffits as per the existing building fabric. The third floor will incorporate a parquet floor finish to match the greater Belsize Fire Station residential development.

Any new services, cables and pipework will be exposed and curated to maintain the utilitarian/industrial nature of the historical fire station.

4.0 EXTERNAL DESIGN

4.1 External Chimneys

The large brick chimneys that reside primarily below the line of the tower's parapet and rarely perceivable from the surrounding streets will be removed.

4.2 Access Hatch and Rooflight

The existing roof access hatch will be infilled as it is inappropriately sized for anything other than occasional maintenance and enlarging would preclude bedroom function.

A new hatch to access the roof from the fifth floor will be situated on the south eastern corner of the tower. A new skylight will be included in the roof of the terrace and will mimic the dimensions of the former centralised tower void below.

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4.3 Roof Terrace Balustrade

The containment of the tower parapet will be improved with the addition of a new balustrade, reaching 1100mm, that will match the existing language of the fire station. This balustrade will be designed such that it is not perceivable from the surrounding street levels.

5.0 ACCESS STATEMENT

The apartment will be accessed via the existing main communal stairwell of the fire station residential development.

Step free access is impossible without damaging Grad II* listed design as the existing stair design is building regulation non-compliant, the consented fire station scheme introduces a new lift that runs within the staircase void. This can be used to access the second floor entrance foyer.