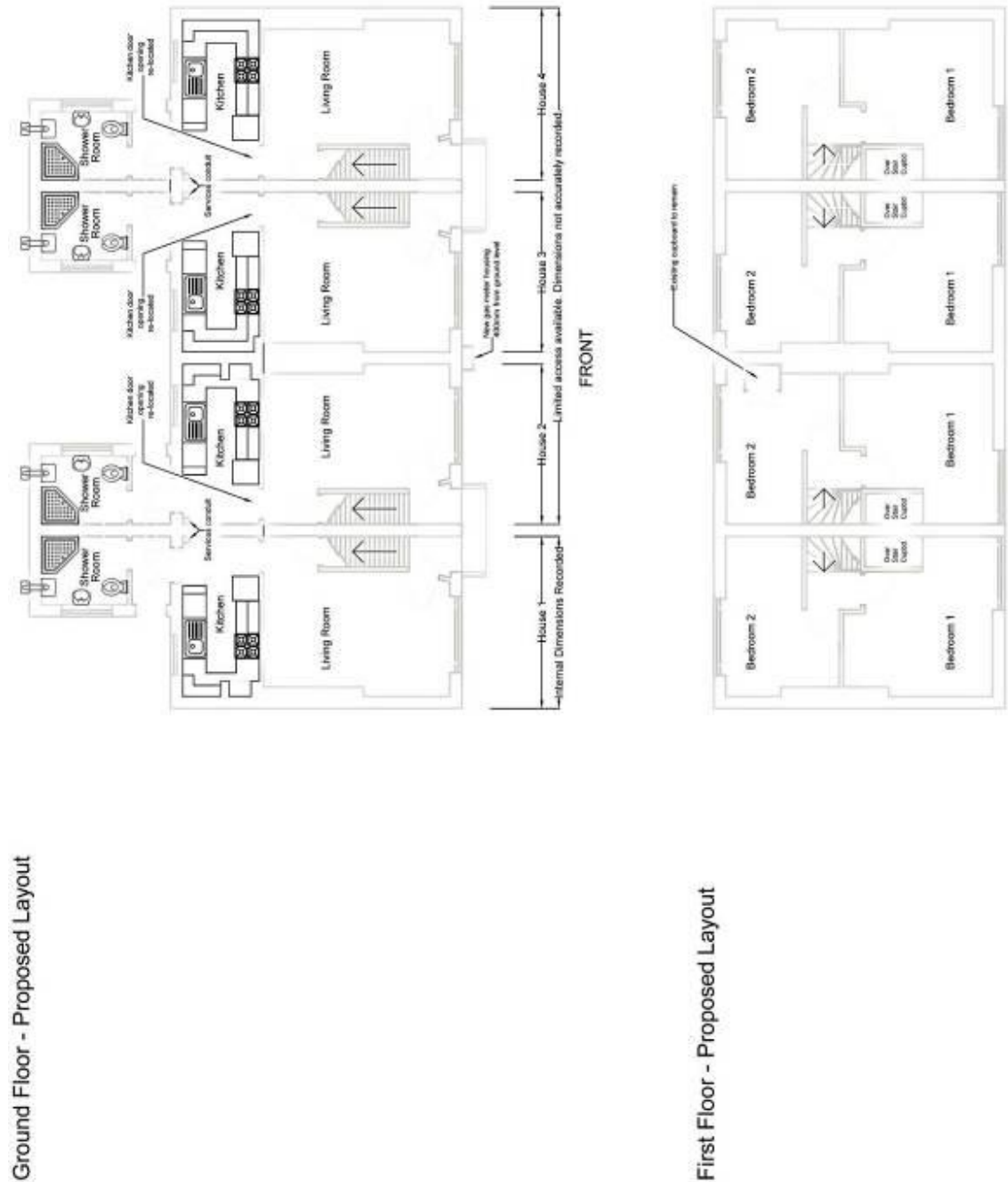


- 6.1.1 The primary aspect of the external work will be to restore the fenestration pattern around the building. This will create a unified appearance where all the windows are of a style and pattern that is appropriate for either the older part or the modern extensions.
- 6.1.2 The front doors to the cottages are to be restored to match the original form using what survives as templates for any replacement items that are required. The rear doors to the links to the extension are all modern joinery pieces that can readily be replaced on a like for like basis.
- 6.1.3 The external render to the lower section of the cottages has and is resulting in deterioration of the brickwork that it covers. If this is removed it will allow the restoration of the fabric to restore the original appearance of the building. If it is to be retained this should be in the form of a fully vapour permeable lime render with a smooth finish to contrast to the heavy textured finish above.
- 6.1.4 The roof covering over the rear extensions will be stripped and replaced with new matching coverings over new thermal insulation to be incorporated within the structure. At the same time the flashings to the rear walls of the cottages will be re-made and any necessary repairs implemented to the joinery at the eaves and ends.
- 6.1.5 Over the cottages the existing roof coverings to the main roof due to their poor state of repair is to be stripped and then recovered with the existing slates on battens to replicate the existing. Replacement slates will fully match the existing in size and colour from the appropriate quarries.

6.2 Internal

- 6.2.1 The general layouts of the cottages and the newer extensions will be retained as they are. There will be a small alteration to the connecting doorways between the sitting rooms and kitchens, where the opening will be adjusted so that they are in line with the rear entrance lobby doors.
- 6.2.2 All the doors within the cottages are to be fully overhauled and repaired and where missing these are to be fitted with replica items to match the originals. Door linings and other associated joinery and trim will be similarly restored.
- 6.2.3 Other carpentry and joinery elements will be restored to replicate the original where these have suffered from deterioration or decay over time. This will include repairs to the first floors in some cottages, picture rail reinstatement, repairs and renovations to fitted cupboards and the like. Other parts of the building such as

staircases and associated fittings will be full repaired in a like for like manner to ensure their safe future usage.



Ground Floor - Proposed Layout

First Floor - Proposed Layout

Fig 6.2: Proposed internal work

- 6.2.4 The kitchens and bathrooms will be fully re-fitted with modern appliances to ensure they meet current expected standards for residential accommodation. This will only involve the removal of modern fittings.
- 6.2.5 Fireplaces in the cottages have been much altered and adapted over time and often to suit the fashions of a particular age with no original installation remaining intact. All the modern frontages are to be removed and where there are only fire recesses these are all to be closed up and plastered over with a ventilator grille to prevent condensation build-up in the flues.
- 6.2.6 Within the roof spaces either side of the central wall the heads of the dividing walls between the north and south cottages will be raised to the underside of the roof covering to separate one section from another. This is to ensure privacy and security of those living in such adjacent homes as well as prevent fire spread.
- 6.2.7 Within the roof spaces thermal insulation is to be upgraded to a minimum of the equivalent of 250 mm of mineral wool insulation quilt. Provision is to be made for the provision of adequate cross flow through this area.

7 DESK TOP STUDY

7.1 Map Study

- 7.1.1 The first accurate map that shows the site is the 25" to the mile scale Ordnance Survey (OS) map that was surveyed in 1866 and published in 1870. This is considerably before the erection of the fire station and shows the site before the development when it was part of the garden of a large detached house that lay the north. The general area around the site appears to have been quite rural or village like in its character and level of development.



Fig 7.1.1: 1866 25" OS map

- 7.1.2 The next map is the OS map at an experimental scale of 1 to 1,056 and dated 1895. The site itself is now clearly defined and the house to the north appears to have been redeveloped or otherwise altered as seen by its shape and other buildings around it. There is much evidence of this area becoming more urbanised with several local roads of housing being seen, especially to the west and northwest.

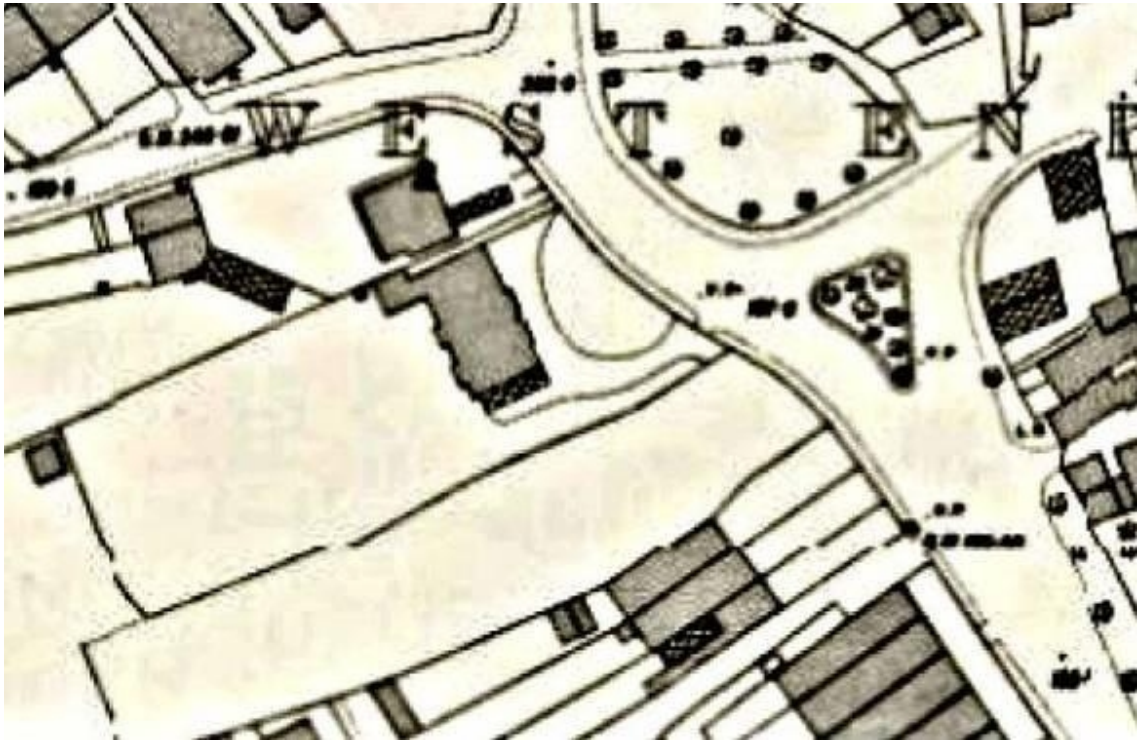


Fig 7.1.2: 1895 1- 1,056 OS map

- 7.1.3 On the OS 25" map surveyed in 1912 and published in 1915 the fire station with the cottages to the rear are clearly seen. This includes the gardens to the rear and the coal stores along the south boundary.
- 7.1.4 The 1934 – 36 revision of the OS 25" map shows no effective difference on this site from that seen on the previous edition.
- 7.1.5 The last historical large scale OS map is the 1953 1-2500 scale map. Here the cottages are labelled as Fire Station Flats and are numbered from the south 9, 10, 11, 12. To the front of the flats in what is now the service yard is a structure identified as a tower, which may have been an additional hose drying tower from war time use. The coal stores against the south boundary are still in place.



Fig 7.1.3: 1912 25" OS map

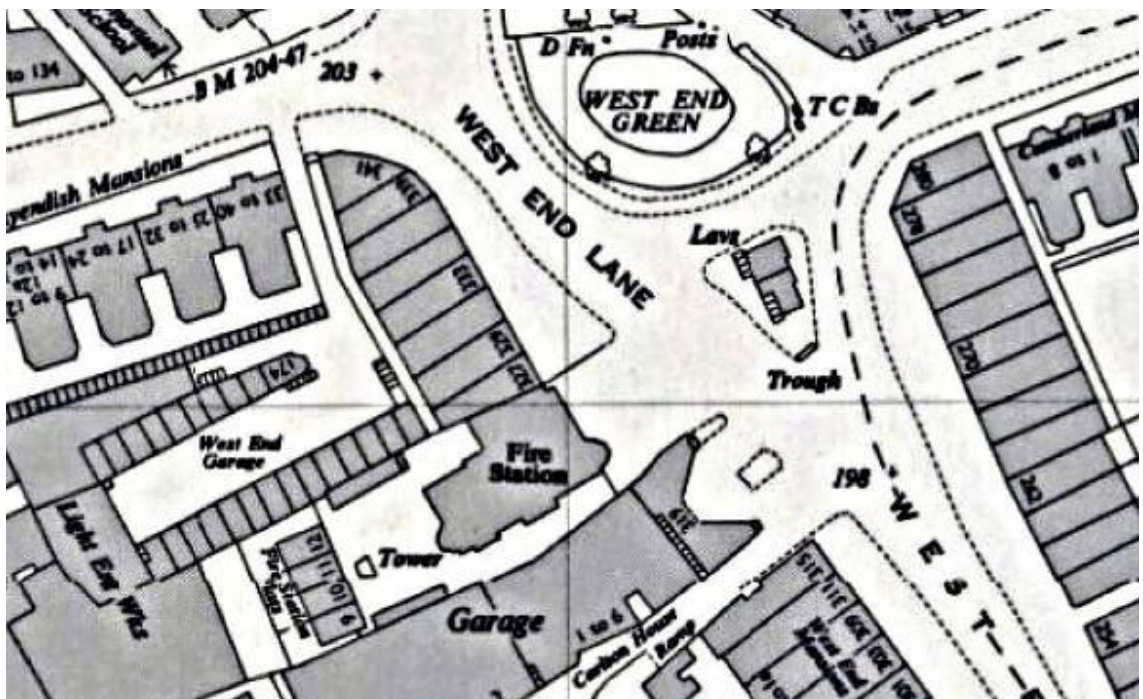


Fig 7.1.5: 1953 1-2500 OS map

7.2 Documentary Material

- 7.2.1 London County Council, meeting on 8 February 1898, adopted the recommendation of the Fire Brigade Committee that a 'fire-engine station' be established at West Hampstead, and authorised it to make the necessary arrangements for the acquisition of a site. The minutes of a meeting on 26 July 1898 record that it was agreed to purchase the freehold of ground opposite Fortune Green, and the Fire Brigade Committee were authorised to arrange for the erection of the West Hampstead fire station on that site. The minutes of 7 March 1899 record the recommendation that the Council's seal be affixed to a Conveyance by Mr Thomas Potter of the fee simple of the land.
- 7.2.2 A report of the Fire Brigade Sub-Committee: In the minutes of the Fire Brigade Committee 2 November 1899, recommended that the sketch plans of the proposed fire station be approved and the architect be instructed to prepare the working drawings.
- 7.2.3 The report of the Sub-Committee: In the minutes of the Fire Brigade Committee 15 March 1900, recommended: that the modified sketch plans be approved; that the cottages to be erected in the yard of the station for use as quarters for firemen be constructed with 14 inch walls; that the architect (the Council's William Edward Brookes) prepare the working drawings. Approval was given. The estimate for the work was £11,373. [The final cost was under this figure]

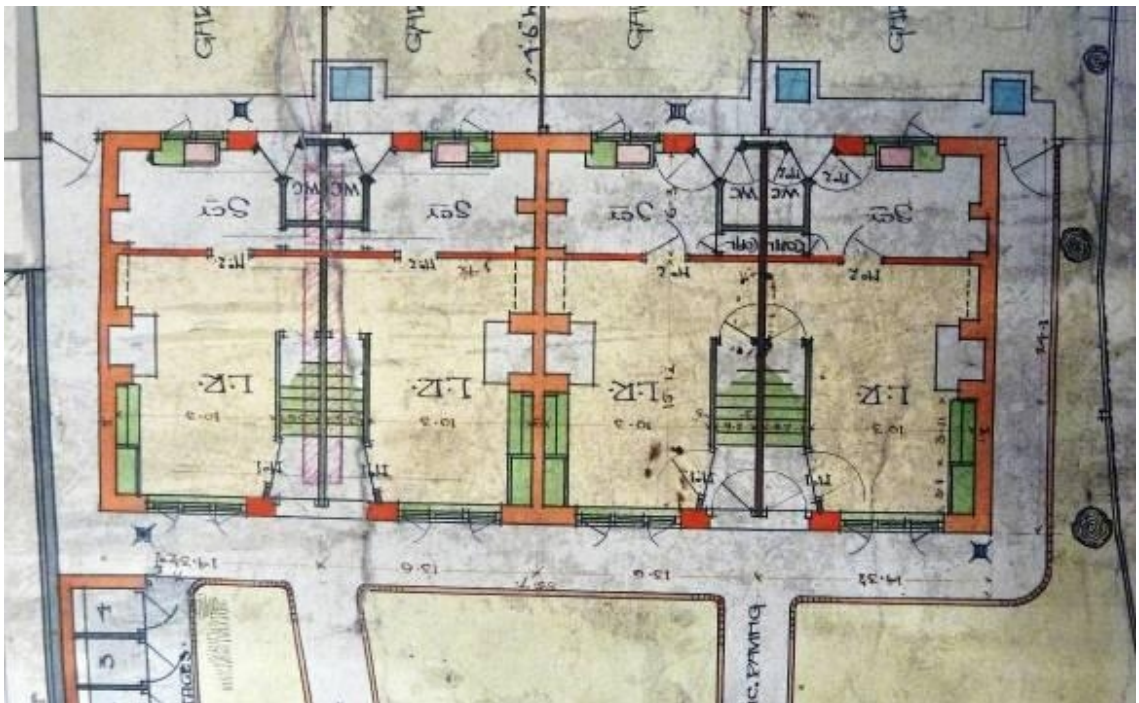


Fig 7.2.3: Approved plan of cottages

- 7.2.4 A file of Fire Brigade papers (LCC/CL/FB/01/100) contains a report, dated 20 June 1901, which states: - *'The building which is being erected will contain several new features, such as the provision of an increased number of sets of quarters with three or more rooms. The principal feature, however, consists in an arrangement whereby four of the three room sets of quarters take the form of separate cottages, each with its own garden at the rear of the station proper. These cottages will be self-contained and comprise a living room, scullery and lavatory accommodation on the ground floor, and two bedrooms on the first floor.The Station which is to be lighted by electricity, is being erected under the supervision of Mr W.E. Riley, the Council's Superintending Architect.'*



Fig 7.2.5: Fire station in 1902

- 7.2.5 Along with the cottages and the suites within the main building additional storage units were erected along the north and south boundaries for use as coal bunkers. There was one allocated to each set of accommodation and had the appearance of terraces of small brick built sheds with flat, possibly asphalt covered roofs. Those on the south side were allocated for '*men*' and on the north side for '*officers*'.
- 7.2.6 The memorial stone was laid 24 June 1901 and the station was opened 6 February 1902.
- 7.2.7 It is possible that the cottages were intended for the occupation by married or other men with families. This can be suggested by a photograph of the terrace taken in 1903 that shows crewmen with many children, who by their relaxed appearance could be suggested to live there.



Fig 7.2.7: Cottages circa 1902