



NICHOLAS TAYLOR + ASSOCIATES
TOWN PLANNING CONSULTANTS

46 James Street, London W1U 1EZ
020 7636 3961
info@ntaplanning.co.uk
www.ntaplanning.co.uk

Mr Nick Baxter

Planning – Development Control
Camden Council
Camden Town Hall
Judd Street
London WC1H 8ND

Ref: 558

22 November 2019

Dear Mr Baxter,

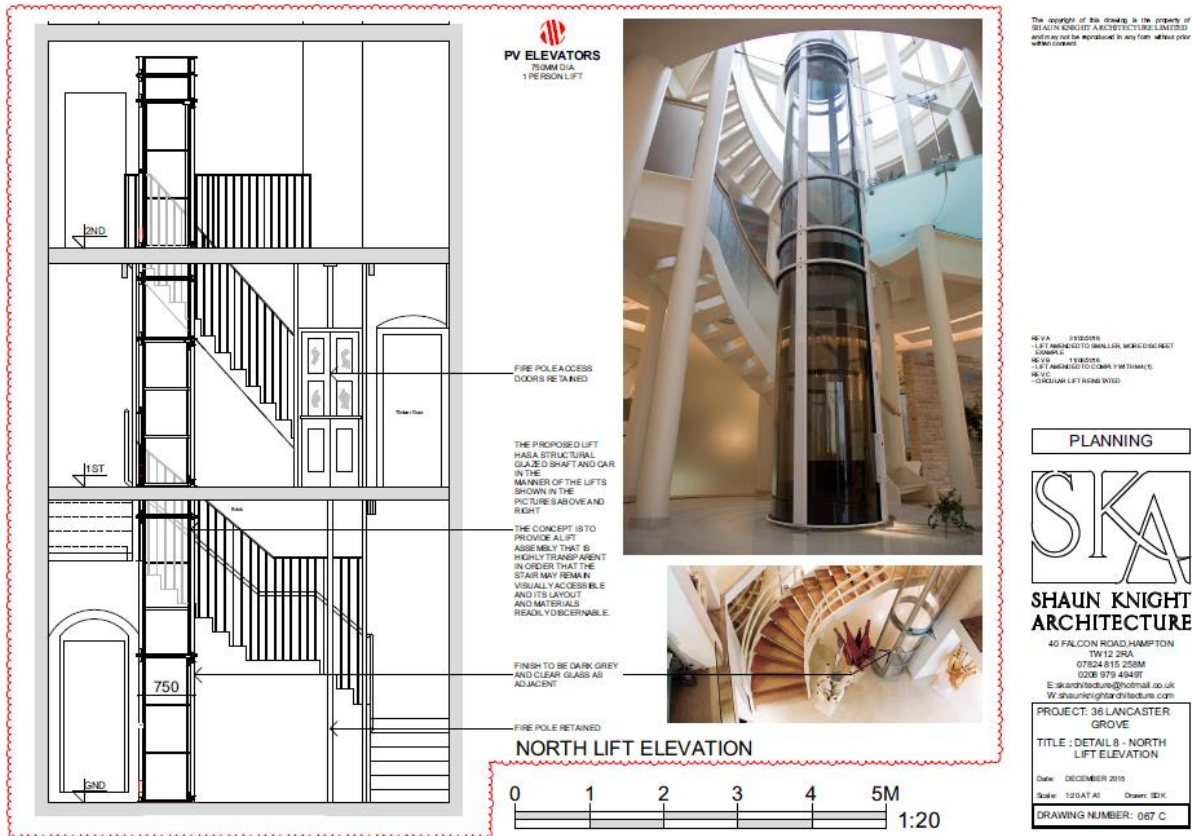
FORMER BELSIZE PARK FIRE STATION, 36 LANCASTER GROVE, LONDON NW3 4PB
LISTED BUILDING CONSENT
PLANNING PORTAL REFERENCE: PP-08314745

Belsize Park Fire Station is a Grade II* listed building. Such buildings are important assets. The applicants, Vulcan Properties, recognises that they are an irreplaceable resource and that they should be conserved in a manner appropriate to their significance.

In 2017, Vulcan Properties secured listed building and planning consents 2016/0745/P, 2016/1128/L, 2016/5813/P, 2016/6119/L, allowing the alteration and change of use of the former fire station to provide 18 self-contained residential units, including replacement single storey side extension to east elevation and erection of two single storey side extension to west elevation and insertion of roof dormers, with associated external alterations, landscaping and parking. The approved works retain the intrinsic character of former fire station and secures the listed building's long-term future and condition.

Those permissions have been subsequently amended, principally in regard to the layout of the individual flats approved - the latest permissions relate to application numbers 2019/0106/P and 2019/0147/L and 2019/0032/P. These consents are currently being implemented on site and are well underway, with completion due in the next couple of months.

During the course of construction, the applicants seek to make a change to the approved lift design, which sits in the main central stair (beneath the tower), from ground to second floors. As part of the consent, the principle of a circular lift was approved. We provide an extract of the approved drawing below.



APPROVED LIFT DRAWING (067 Rev C)

The applicants architects have since been liaising with the lift manufacturers who confirm that a circular lift cannot be made to work in the stair well void available. The depth (front to back) of the existing stair well is 1000mm at first floor level. This dictates the maximum size of the lift. The lift manufacturers have advised that the very smallest circular lift that they can manufacture in circular form, having regard to the structure that it sits within, the inability to dig into the drainage ditch at the base of the stair for structural support etc, is 1300mm. Reducing the shaft of the circular lift below this, to 1000mm, would result in an unusable carriage and narrow access door <500mm.

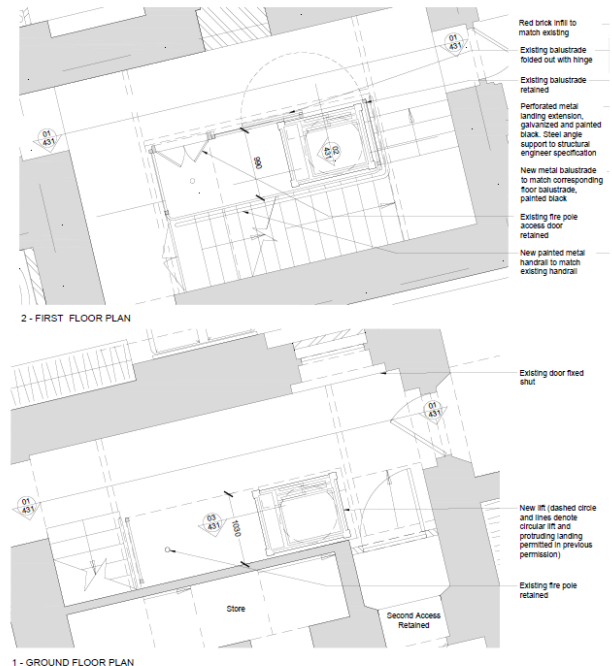
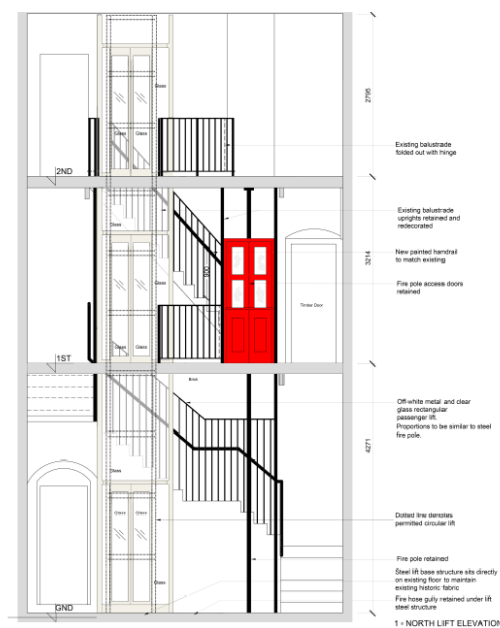
Accordingly, the applicants seek to revise the design of the lift, from circular to rectangular. In designing the revised lift, the applicants have given due regard to the approved Heritage Assessments submitted under the extant consents and acknowledge its importance within the building.

The rectangular lift can be made to fit as the carriage sits much more efficiently within the frame, which is consistent with the rectangular shape of the central stair well. The depth of the proposed lift is less than 900mm, so sits comfortably within the depth of the stair void.

With regard to the width of the lift housing, this is limited to substantially less than half of the width of the stair well. The carriage itself is approximately the same width as the approved circular lift.

The proposed lift (elevation extract below), is formed of a slim profile steel frame, with glass panels to ensure that the lift remains lightweight and unobtrusive within the stair well. The supporting structure of the lift will remain open and transparent – it is only the carriage that will occupy space within the void, the remainder simply comprises four steel posts and transparent glass; unlike the circular lift which one can see above accommodates much more permanent solid structure regardless of where the carriage actually sits.

With regard to its colour, any colour can be specified however it is proposed in a light grey to a) read distinctly from the original black painted iron railings/balustrade which characterise the original stair, and b) not compete or dominate the host. The profile of the steel structure is kept to the minimum, as far as practicable.



PROPOSED LIFT

To ensure that the lift has no impact on the historic drainage gully at the base of the stair, the lift design has been modified so that it sits on a steel base which sits directly over the gully/existing floor level. This means that lifts users will need to step up into the lift, but it will retain visibility of the drainage gully.

From a practical point of view, the circular lift (as approved) are a domestic product, predominantly used to serve individuals with mobility issues. It is therefore a very slow (just 0.15m/s), and an impractical lift serving multiple units. It is also a 1-person lift, with max load of 159kg, which again is impractical for anyone with families/children etc. The rectangular lift as proposed is both quicker and more practical for user point of view.

In conclusion, the staircase has always presented a challenge since it is very tall and with quite steep risers. The central well is narrow and has a drain at the foot which was used historically for emptying hoses. The principle of incorporating a small lift within the well, without detracting from the overall robust appearance, has been established as part of the permissions referenced in this letter. The

revised lift design is considered to remain appropriate to the host, occupying substantially less than half of the well in plan form; and provides a largely transparent form in elevation. Minimal alterations would be needed to the balustrading.

We trust that the submitted documents are sufficient to register and validate this application, however, should you have any questions or require any further information, please get in touch.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Mandip Singh Sahota', with a long horizontal stroke extending to the right.

Mandip Singh Sahota