

BELSIZE PARK FIREHOUSE
36 LANCASTER GROVE, LONDON NW3 4PB
LONDON BOROUGH OF CAMDEN

SUB-DIVISION OF 2-BED FLAT TO CREATE 2x1-BED FLATS
PLANNING, DESIGN AND HERITAGE STATEMENT

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PROJECT: BELSZIE PARK FIREHOUSE
REFERENCE: 558
DATE: MAY 2020

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1.0 INTRODUCTION

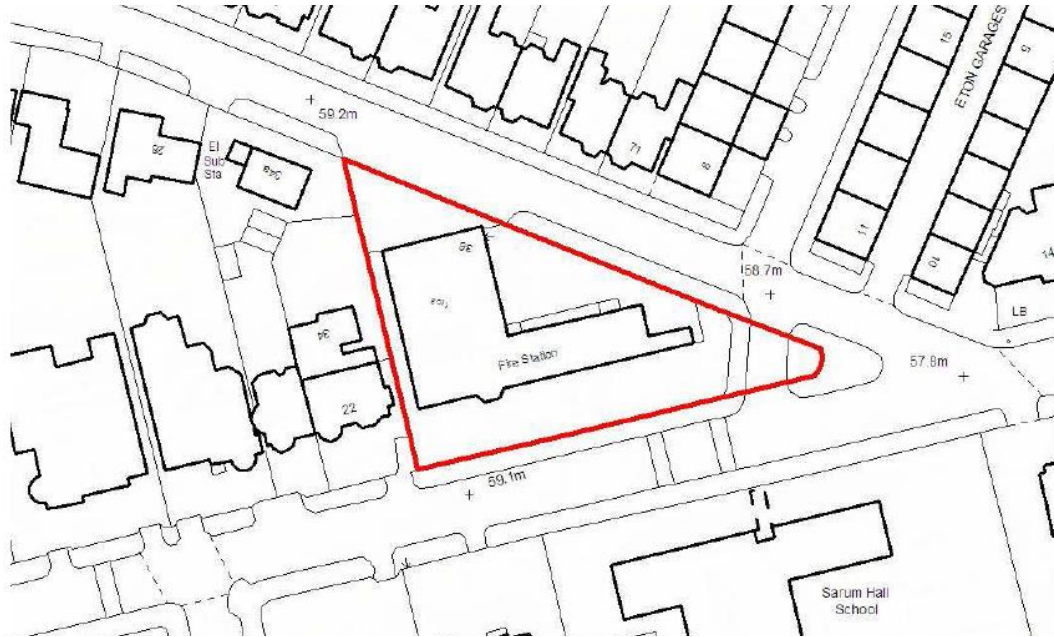
- 1.1 This statement accompanies an application for Planning and Listed Building Consent by Vulcan Properties (the **Applicant**). The application relates to the former Belsize Park Fire Station - now known as Belsize Park Firehouse, 36 Lancaster Grove, Belsize Park (the **Site**).
- 1.2 Belsize Park Firehouse is a Grade II* listed building. The former use as a Fire Station ceased on 9th January 2014, as part of the strategic planned closures by the London Fire and Emergency Planning Authority (LFEPA).
- 1.3 In 2017, Vulcan Properties secured listed building and planning consents 2016/0745/P, 2016/1128/L, 2016/5813/P, 2016/6119/L (as revised under 2019/0031/P, 2019/0032/P and 2019/0147/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'*.
- 1.4 The applicants have now completed to above works.
- 1.5 At first floor, the south west corner of the building originally accommodated two self-contained flats. The above permissions granted the amalgamation of those two flats to create one larger two-bedroom flat. On reflection, the applicants would like to revert to the pre-existing condition and 're-provide' the two units in that part of the building.
- 1.6 The proposed works are considered to provide heritage benefits given the original layout of this part of the building, comprising two flats. Furthermore, the provision of an additional flat on the Site will make further contribution towards the borough's housing stock.

Layout of this Document

- 1.7 This statement provides a detailed description of the site in section 2.
- 1.8 In section 3 we provide a summary of the relevant background/planning history.
- 1.9 In section 4 we provide a detailed description of the application proposals.
- 1.10 In section 5 we identify the relevant planning framework and assess the proposals against relevant policies and other material planning considerations.
- 1.11 This statement is concluded in section 6.

2.0 DESCRIPTION OF THE SITE

- 2.1 The former Fire Station lies in Belsize Park at the junction of Lancaster Grove and Eton Avenue. The plot comprises 0.44 acres (0.1761 hectares).



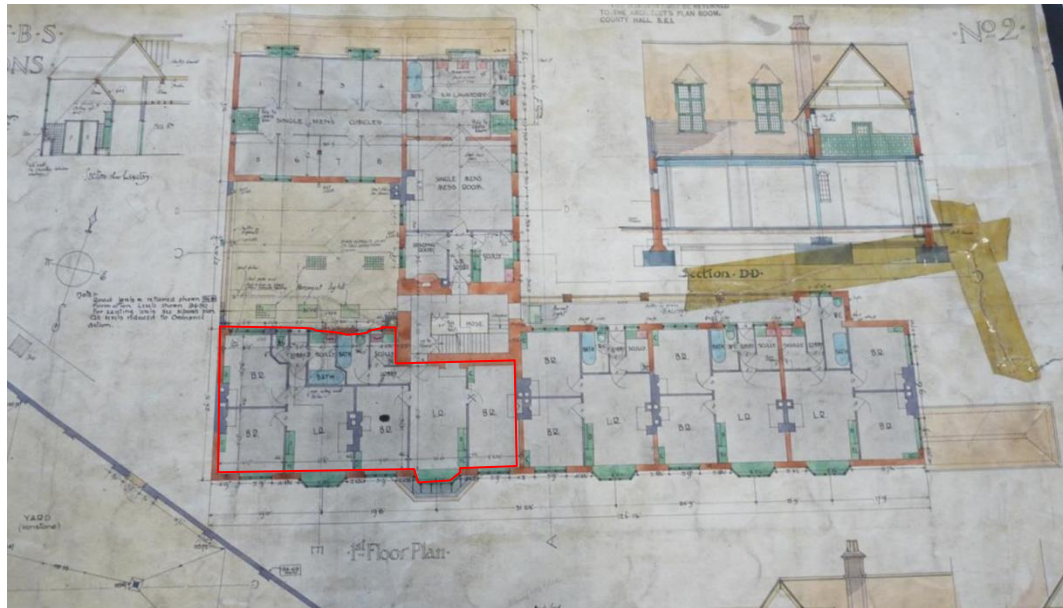
SITE LOCATION PLAN



BELSIZE PARK FIREHOUSE (NORTH ELEVATION)

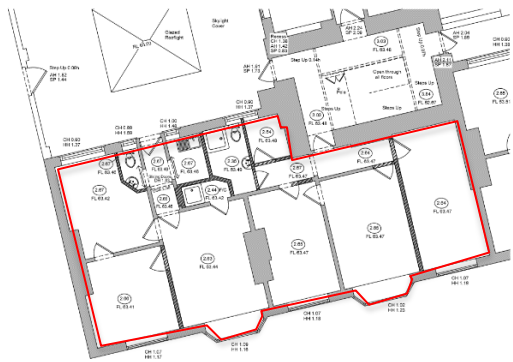
- 2.2 The Site forms a triangular shape at the intersection of Lancaster Grove and Eton Avenue. The whole area was part of the Eton College estate which was sold for residential development towards the end of the 19th century. It lies within the Belsize Conservation Area, subsection 3 Eton Avenue.

- 2.3 Belsize Firehouse is a grade II* listed building, built in 1914-15 under the direction of Charles Canning Winmill of the LCC Architects' Department, where he had been since 1892. In December 1899 the fire brigade section of the department was reorganised under Owen Fleming, with Winmill as second in command. The fire brigade section was given responsibility for doubling the number of London fire stations with the aim to establish six new stations every year. Belsize Fire Station was quite late in the fire station programme.
- 2.4 One of the architects, John Summerson, wrote that the long, two-storey building facing south had something of the character of a Kentish farmhouse. As noted by Summerson, the building combines the traditional detailing of a larger domestic building with a robust and functional interior.
- 2.5 Internally, although one thinks of a fire station in terms of the firefighting equipment, in fact a lot of the space was associated with living quarters either for single or married officers or for those on duty but not necessarily resident. Thus, the eastern wing other than the basement (which partly provided storage for the flats) was already devoted to flats as was the rest of the southern façade at first floor level.
- 2.6 The eastern wing of the building, which includes the application proposals site, provides two levels of residential accommodation with simple internal detailing in contrast, to some extent, with the careful brickwork detailing of the southern façade.
- 2.7 At the south west corner there were two flats (two flats edged red below), one with access from the courtyard (converted later to an office), and one with direct access from the staircase.

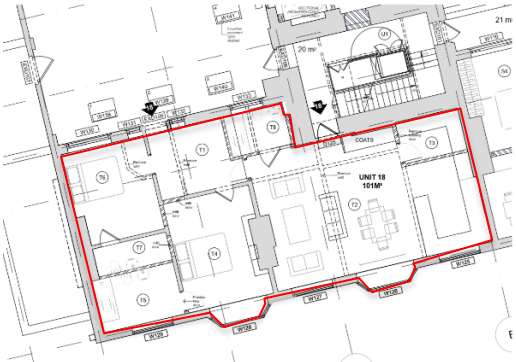


1913 FIRST FLOOR PLAN
BY COURTESY OF THE LONDON METROPOLITAN ARCHIVE CITY OF LONDON

- 2.8 Under permissions 2016/0745/P, 2016/1128/L, 2016/5813/P, 2016/6119/L (as revised under 2019/0031/P, 2019/0032/P and 2019/0147/L), which allowed the alteration and change of use of the former fire station to 18 self-contained flats, the two flats were amalgamated to create one larger, two bedroom flat. Pre-existing and approved flat layouts are provided below for reference.



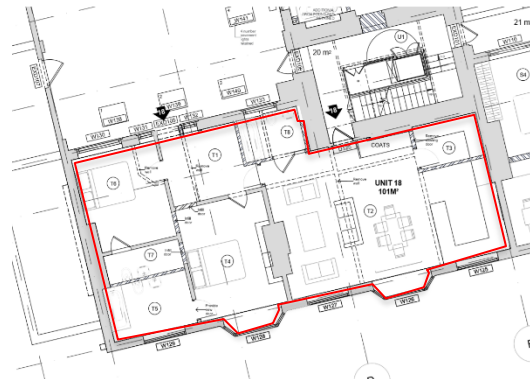
PRE-EXISTING FIRST FLOOR PLAN



APPROVED FIRST FLOOR PLAN

3.0 THE PROPOSALS

- 3.1 The plan (right), illustrates the as approved layout of unit 18. As can be seen the unit accommodates two double bedrooms, and bathroom to the left, with a large open plan living/dining/kitchen to the right.
- 3.2 The flat maintains the two existing entrances, one which enters from the main stairwell, the other from the external first floor courtyard.

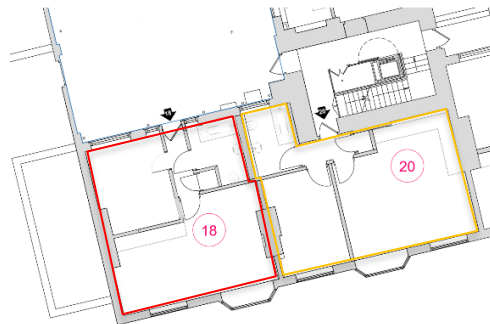


PRE-EXISTING FIRST FLOOR PLAN

- 3.3 In contrast, the applicants seek to revert to the pre-existing condition by sub-dividing the two-bedroom flat, 're-providing' two units in that part of the building.
- 3.4 The proposed conversion reinstates the proportions and general plan-form of the pre-existing flats. The main exception is the opening of the southern part of the new unit 18, providing an open plan/living/dining room. However, this arrangement is consistent with the layout of the approved flats along this part of the building.
- 3.5 Conversely, in Unit 20, original plan form is reinstated, creating two rooms in place of the large open plan room that was created under the recent consents. Bathrooms are retained on the northern aspect fronting the courtyard, with principal living spaces retaining the southern aspect.
- 3.6 Internal decoration is consistent with the other flats approved in the building, comprising white painted walls, wooden flooring, and tiled bathrooms. Approved materials specification attached at Appendix One. We also enclose herewith a set of technical M+E specification drawings, the approach being consistent with that approved under the original consents.



PRE-EXISTING (ORIGINAL) FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

- 3.7 No external changes are proposed.
- 3.8 The approved 2 bed flat was served with two on-site, secure, and covered cycle spaces in accordance with plan policy. The two 1 bed flats are required to be served with 1 secure and covered space each. Accordingly, existing on-site provision is appropriate.

4.0 PLANNING ASSESSMENT

a. Land Use

- 4.1 In 2017, permissions 2016/0745/P, 2016/1128/L, 2016/5813/P, 2016/6119/L granted the change of use of the building from a fire station to accommodate 18 self-contained flats (Use Class C3). Those permissions have been implemented and the lawful use of the building is now residential (Use Class C3).
- 4.2 Accordingly, the proposed use is acceptable in principle, subject to accordance with other relevant policies in the development plan.

b. Provision of Housing

- 4.3 In accordance with Policy H1 of the Local Plan, Camden will seek to maximise housing supply by securing homes to meet the needs of existing and future households. Policy H1 seeks to exceed a target of 16,800 additional homes before 2031. The proposal will go towards exceeding this target.
- 4.4 The proposals will create an additional self-contained flat, benefitting from a good layout and compliance with internal space standards.

c. Design and Heritage

- 4.5 Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations.
- 4.6 Under Policy CLP policy D1 (Design), the Council will seek to secure high quality design in development. The Council will require development to respect local context and character which preserves or enhances the historic environment and heritage assets, whilst being sustainable in design and construction and durable. Details and materials that are of high quality and complement the local character are essential to integrate well with the surrounding streets. Proposals must also be inclusive and accessible, and incorporate outdoor amenity space.
- 4.7 In addition, CLP policy D2 (Heritage) states that the council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.
- 4.8 The reinstatement of the original plan form at this part of the building is considered to result in heritage benefit. The proposals respect the original layout, over and above the approved layout which amalgamated units and lost original plan form.
- 4.9 More generally, the installation of services are consistent with the wider development, taking a fabric first approach. Internal decoration is also consistent with the wider development, the approved materials specification is provided at Appendix 1 for reference.

d. Neighbouring Amenity

- 4.10 Policy A1 of the Local Plan states that development should protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of privacy, overlooking, noise etc.
- 4.11 The closest neighbouring residential units are located at 22 Eton Avenue and 34 Lancaster Grove. As no external changes are proposed, and given the residential use proposed, it is considered there will be no additional impact on neighbouring amenity.

e. Transport

- 4.12 Policy T1 of the Local Plan seeks to promote sustainable transport by prioritising walking, cycling and public transport. In support, Policy T2 states that the Council will limit the availability of parking and require all new development in the borough to be car-free.
- 4.13 It is confirmed that the development is proposed to be car free and will be secured by s106.
- 4.14 A series of cycle bays are provided at ground floor level under the parent consents at this site, one of which will be made available to each of the proposed flats (the approved 2 bed flat was served with 2 spaces). The development will meet the Council's standards for cycle parking, comprising 1 space per 1 bed unit.

f. Energy, Sustainability

- 4.15 All new development is expected to incorporate sustainable development principles into its design and implementation.
- 4.16 The proposed scheme comprises the change of use and refurbishment of the former hose tower of a Grade II* Listed former Belsize Park Fire Station. The proposed works follows the approval of the conversion of the building to 18 flats, where energy and sustainability matters were fully assessed by XC02 energy consultants.
- 4.17 In total (together with the 18 units already approved), the development is expected to reduce regulated CO2 emissions by approx. 46% when compared to the existing baseline building. The approved measures are reflected in the proposed sub-division.

g. CIL

- 4.18 No additional floorspace is proposed as part of this application. Accordingly, the development would not be subject to any additional Mayoral or Camden CIL. A completed CIL form is submitted as part of the application, nonetheless.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 This statement has been prepared on behalf of Vulcan Properties Limited.
- 5.2 The former fire station was closed on 9th January 2014 following the implementation of the London Fire and Emergency Planning Authority's latest London Safety Plan (LSP5, 2013-2016).
- 5.3 Planning permissions 2016/0745/P, 2016/1128/L, 2016/5813/P, 2016/6119/L (as revised under 2019/0031/P, 2019/0032/P and 2019/0147/L) granted the change of use of former fire station (Sui Generis) to provide 18 self-contained residential units (Class C3).
- 5.4 At first floor, the south west corner of the building originally accommodated two self-contained flats. The above permissions granted the amalgamation of those two flats to create one larger two-bedroom flat. The applicants seek to revert to the pre-existing condition and 're-provide' the two units.
- 5.5 The proposed works are considered to provide heritage benefits given the original layout of this part of the building, comprising two flats and will make further contribution towards the borough's housing stock.
- 5.6 The proposed dwellings meet nationally adopted standards and will be delivered as car free, secured by legal agreement.
- 5.7 It is concluded that the proposals comply with both national and local conservation legislation and guidance and conserve the building and the conservation area in accordance with their significance.

APPENDICIES

APPENDIX 1 – APPROVED MATERIALS SPECIFICATION

Surface Treatments – Seven Unit Scheme 289 – Belsize Park Fire Station

TATE
HARMER

289_1_1_Surface Treatments
Rev P4 – 29th July 2019

Planning Reference Number: 2016/6119/L
Condition Reference: 10b

Proposed Internal Finishes

| | Manufacturer | Description | Product Code | Image |
|-----------------|------------------------|---|------------------------------|---|
| Bedrooms | | | | |
| Flooring | UK Flooring Direct | Herringbone engineered timber flooring, Character Grade, Distressed, UV oiled, Hand cut bevel | Henley European Oak Studland |  |
| Walls | WICKES | Home Vinyl Matt Emulsion Paint - Falling Feather | 122234 |  |
| Ceiling | WICKES | Flexible Ceiling Emulsion Paint - Brilliant White | 122438 |  |
| Skirting boards | Skirting Boards Direct | Tulip 45 Manchester Skirting Boards – Painted White | - |  |

Surface Treatments – Seven Unit Scheme





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TATE
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289_1_1_Surface Treatments
Rev P4 – 29th July 2019

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Condition Reference: 10b

Living area

| | | | | |
|-----------------|------------------------|---|------------------------------|--|
| Flooring | UK Flooring Direct | Herringbone engineered timber flooring, Character Grade, Distressed, UV oiled, Hand cut bevel | Henley European Oak Studland |  |
| Walls | WICKES | Home Vinyl Matt Emulsion Paint - Falling Feather | 122234 |  |
| Ceiling | WICKES | Flexible Ceiling Emulsion Paint - Brilliant White | 122438 |  |
| Skirting boards | Skirting Boards Direct | Tulip 45 Manchester Skirting Boards – Painted White | - |  |

Surface Treatments – Seven Unit Scheme





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Hallway

| | | | | |
|-----------------|------------------------|---|------------------------------|--|
| Flooring | UK Flooring Direct | Herringbone engineered timber flooring, Character Grade, Distressed, UV oiled, Hand cut bevel | Henley European Oak Studland |  |
| Walls | DULUX | Matt Emulsion Paint - Timeless | 106978 |  |
| Ceiling | WICKES | Flexible Ceiling Emulsion Paint - Brilliant White | 122438 |  |
| Skirting boards | Skirting Boards Direct | Tulip 45 Manchester Skirting Boards – Painted White | - |  |

Surface Treatments – Seven Unit Scheme









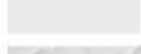
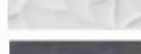

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Rev P4 – 29th July 2019

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Condition Reference: 10b

Bathrooms

| | | | | |
|--|----------------------|---|--|---|
| Walls | WICKES | Home Vinyl Matt Emulsion Paint - Falling Feather | 122234 |  |
| Wall & Floor Tiles (Unit 3) | Porcelanosa | W: Belice Caliza F: Dover Caliza | W:P34707521 F:P18569551 |   |
| Wall & Floor Tiles (Unit 4) | Venis | W: Ona Natural F: Madagascar Natural | W: 100144500 F: 100162346 |   |
| Wall & Floor Tiles (Unit 5) | Porcelanosa | W: Egeo Blanco W: Mosaico Carrara Blanco F: Egeo Blanco | W: P18569581 W: P34705551 F: P18569581 |    |
| Wall & Floor Tiles (Unit 5 Ensuite) | Porcelanosa Venis | W: Marmi China & W: Oxo Deco XL F: Ferroker Dark | W: P34705011 W: 100105124 F: 100161750 |    |

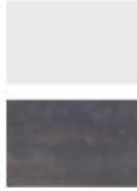




Surface Treatments – Seven Unit Scheme

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Condition Reference: 10b

| | | | | |
|--|----------------------|--|--|---|
| Wall & Floor Tiles (Unit 6) | Porcelanosa Venis | W: Marmi China F: Ferroker Dark | W: P34705011 F: 100161750 |  |
| Wall & Floor Tiles (Unit 6 Ensuite) | Porcelanosa | W: Dover Caliza W: Belice Caliza F: Dover Caliza | W: P18569551 W: P34707521 F: P18569551 |  |
| Wall & Floor Tiles (Unit 6 WC) | Porcelanosa | W: Bottega Caliza & W: Spiga Bottega Caliza F: Barcelona C | W: P35800441 W: P35800491 F: 1856959 |  |
| Wall & Floor Tiles (Unit 7) | Porcelanosa | W: Dover Antique F: Dover Acero | W: 100157355 F: 100157354 |  |
| Wall & Floor Tiles (Unit 8) | Porcelanosa | W: Bottega Acero W: Antique Blue F: Japan Marine | W: 100225055 W: 100145532 F: 100140547 |  |

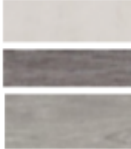


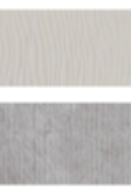
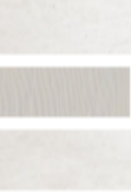
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Rev P4 – 29th July 2019

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Condition Reference: 10b

| | | | | |
|---|----------------------|--|--|---|
| Wall & Floor Tiles (Unit 8 Ensuite) | Porcelanosa | W: Ferroker Platino W: Safari Caliza F: Oxford Silver | W: 100148909 W: 100177540 F: 100113365 |  |
| Wall & Floor Tiles (Unit 9) | Porcelanosa | W: Bottega Caliza & W: Spiga Bottega Caliza F: Barcelona C | W: P35800441 W: P35800491 F: 1856959 |  |
| Wall & Floor Tiles (Unit 9 Ensuite) | Porcelanosa | W: Dover Caliza W: Belice Caliza F: Dover Caliza | W: P18569551 W: P34707521 F: P18569551 |  |
| Wall & Floor Tiles (Unit 10) | Porcelanosa | W: Park Acero F: Park Lineal Acero | W: 100231858 F: 100145729 |  |
| Wall & Floor Tiles (Unit 10 Ensuite) | Porcelanosa Venis | W: Madagascar Blanco W: Park Acero F: Madagascar Blanco | W: 100143819 W: P34707521 F: 100162327 |  |


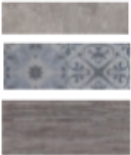
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Planning Reference Number: 2016/6119/L
Condition Reference: 10b

| | | | | |
|------------------------------------|-------------|--|--|---|
| Wall & Floor Tiles (Unit 11) | Porcelanosa | W: Bottega Acero W: Antique Blue F: Japan Marine | W: 100225055 W: 100145532 F: 100140547 |  |
| Wall & Floor Tiles (Unit 12) | Venis | W: Madagascar Natural W: Ona Natural F: Madagascar Natural | W: 100144500 F: 100162346 |  |
| Wall & Floor Tiles (Unit 13) | Porcelanosa | W: Dover Antique F: Dover Acero | W: 100157355 F: 100157354 |  |
| Wall & Floor Tiles (Unit 14) | Porcelanosa | W: Bottega Acero W: Antique Blue F: Japan Marine | W: 100225055 W: 100145532 F: 100140547 |  |
| Wall & Floor Tiles (Unit 15) | Porcelanosa | W: Bottega Caliza W: Spiga Bottega Caliza F: Barcelona C | W: P35800441 W: P35800491 F: 1856959 |  |



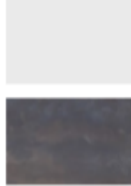
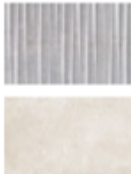

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| | | | | |
|---|----------------------|---|--|---|
| Wall & Floor Tiles (Unit 16) | Porcelanosa | W: Dover Modern Line F: Dover Arena | W: 100157373 F: 100156776 |  |
| Wall & Floor Tiles (Unit 17) | Porcelanosa | W: Capri Bone W: Japan Marine F: Japan Marine | W: 100202526 W: 100140547 F: 100140547 |  |
| Wall & Floor Tiles (Unit 18) | Porcelanosa Venis | W: Marmi China F: Ferroker Dark | W: P34705011 F: 100161750 |  |
| Wall & Floor Tiles (Unit 18 Ensuite) | Porcelanosa | W: Dover Modern Line F: Dover Arena | W: 100157373 F: 100156776 |  |
| Ceiling | DULUX | Soft Sheen Emulsion Paint - Pure Brilliant White | 107038 |  |

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| Kitchen area | | | | |
|-----------------|------------------------|---|------------------------------|---|
| Flooring | UK Flooring Direct | Herringbone engineered timber flooring, Character Grade, Distressed, UV oiled, Hand cut bevel | Henley European Oak Studland |  |
| Walls | WICKES | Home Vinyl Matt Emulsion Paint - Falling Feather | 122234 |  |
| Ceiling | WICKES | Flexible Ceiling Emulsion Paint - Brilliant White | 122438 |  |
| Skirting boards | Skirting Boards Direct | Tulip 45 Manchester Skirting Boards – Painted White | - |  |