



**ABACUS BELSIZE
SCHOOL
CONSERVATION**

APRIL 2018



UNDERSTANDING THE CONTEXT

THE POLICE STATION AND MAGISTRATES COURT

HISTORY

- Built in 1913 by John Dixon Butler:
- Once housed 300 police offices
- Held a canteen, magistrates court, cells, doctors surgery
- Closed in 2013
- Arts and Crafts free Baroque Architectural Style - Inspired by 18C French architecture and that of Christopher Wren in the 17C
- The function and size of the apertures progressively diminish in status and size towards the top of the building frontage
- Building is Red Brickwork in Flemish bond with stone dressings to the street facade
- 3 No Stories - with basement level
- Railings on Rosslyn Hill and Light well
- Building and site on Rosslyn Hill is grade II Listed - Street frontage has changed little from original design
- Sits in Hampstead Conservation Area - Granted in 1968
- The Police Station was listed in Aug 1998
- Listing mentions cast iron lamp standards with ladder bars and the Arts and Crafts lanterns on spigots with blue glass inscribed "Police"

JOHN DIXON BUTLER

- Designed by the Architect John Dixon Butler (1861-1920)
- Member of the AA
- His Dad was a surveyor to the metropolitan police
- He became the Architect and Surveyor to the MET from 1895-1920 - built this building toward the end of his career
- He built and designed over 200 police stations and courts
- Collaborated with Norman Shaw on Scotland Yard

SIGNIFICANCE

- Domestic Style - Sensitive to the area
- Strong municipal qualities like decorative iron rails and inscribed lintels
- Stone dressings



General view of the Rosslyn Hill front of the police station, showing the main entrance

OUR ASPIRATIONS

HISTORICAL INTEGRITY OF FACADE



General view of the Rosslyn Hill front of the police station, showing the main entrance; part of the street front of No. 26 is just visible to the extreme right

OUR ASPIRATIONS

ACCESS EQUALITY



Rosslyn Hill Entrance to the station



Downshire Hill Entrance to the judges quarters



Downshire Hill Entrance to the court room Lobby



Downshire Hill Entrance to court house



Elevation from Rosslyn Hill



Elevation from Downshire Hill

OUR ASPIRATIONS

RETENTION OF HISTORIC ELEMENTS



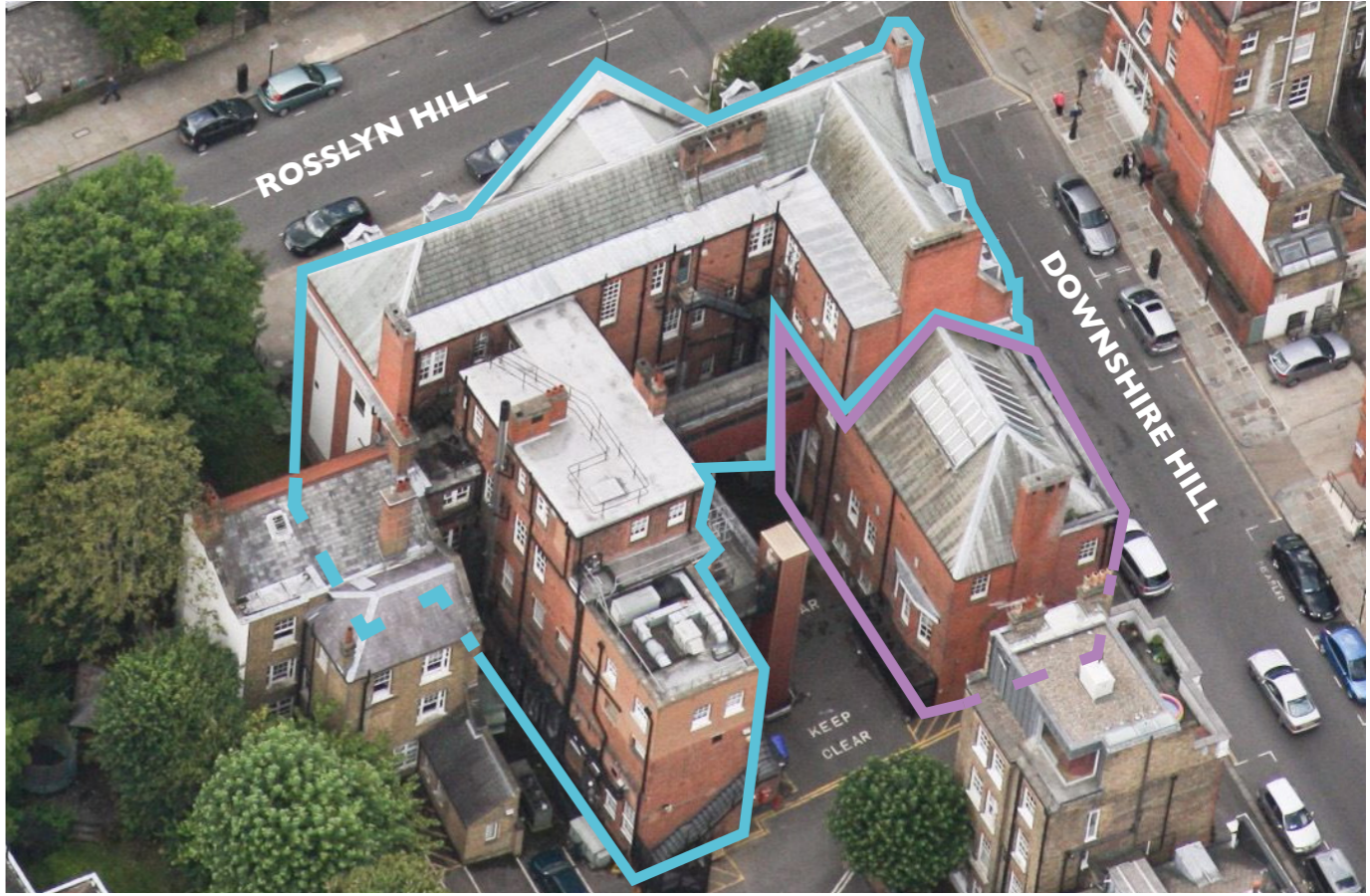
(Top Left) The landing of the main staircase and rear corridor on the first floor

(Bottom Left) The lobby to the courtroom showing later alterations

(Above) The courtroom looking towards the entrance from the lobby (through the open door on the left) and the public gallery with its glass enclosure.

OUR ASPIRATIONS

POTENTIAL REINSTATEMENT OF HISTORIC USES



aerial view from south east

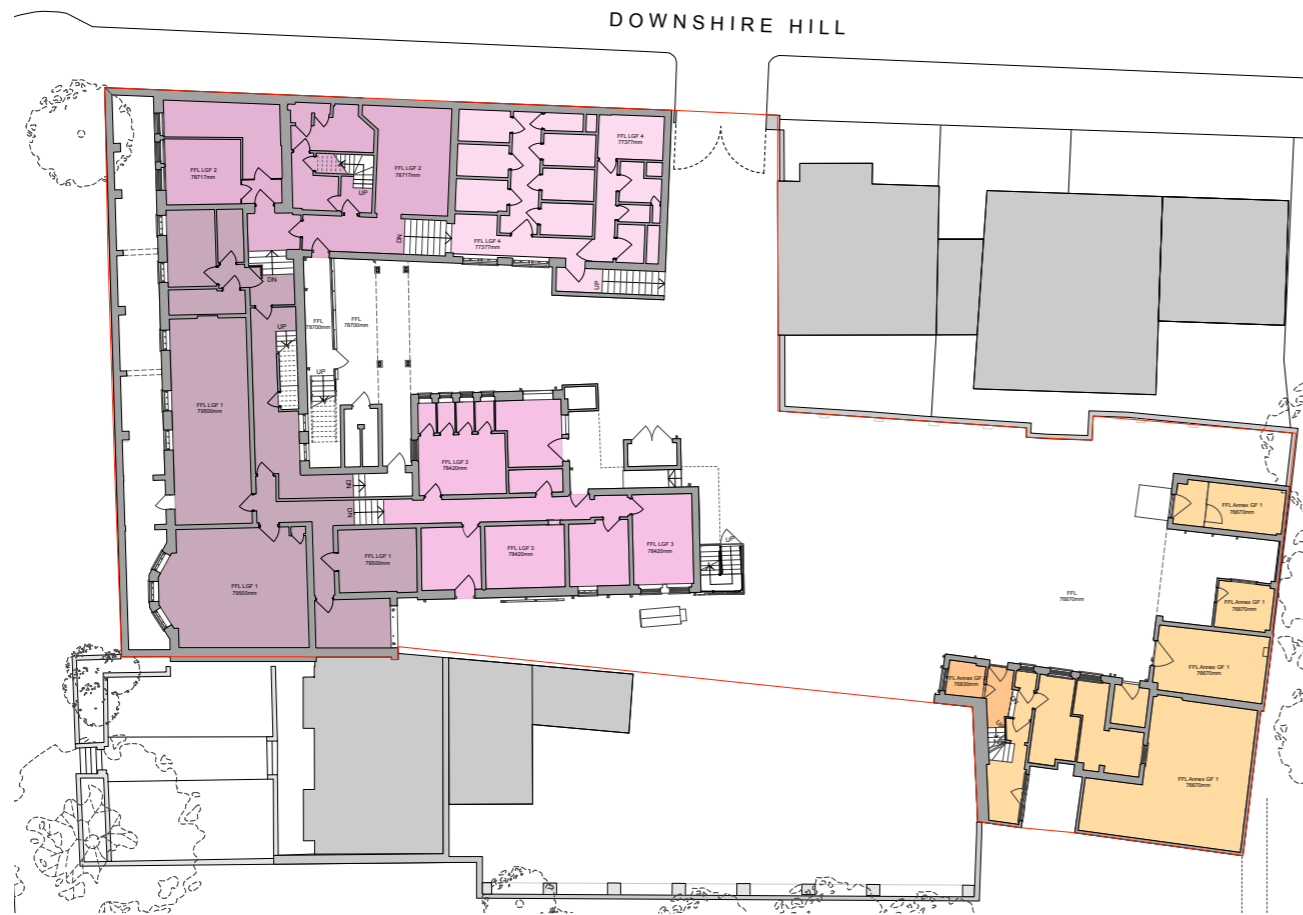
Aerial View from the North east

- Station and Court House
- Magistrates Court



THE DESIGN APPROACH

EXISTING AND PROPOSED PLANS LOWER GROUND FLOOR



EXISTING LOWER GROUND FLOOR

- Lower Ground Floor height 1
FFL (79500mm)
- Lower Ground Floor height 2
FFL (78717mm)
- Lower Ground Floor height 3
FFL (78420mm)
- Lower Ground Floor height 4
FFL (77377mm)
- Lower Courtyard /
Annex Ground Floor
FFL (76670mm)

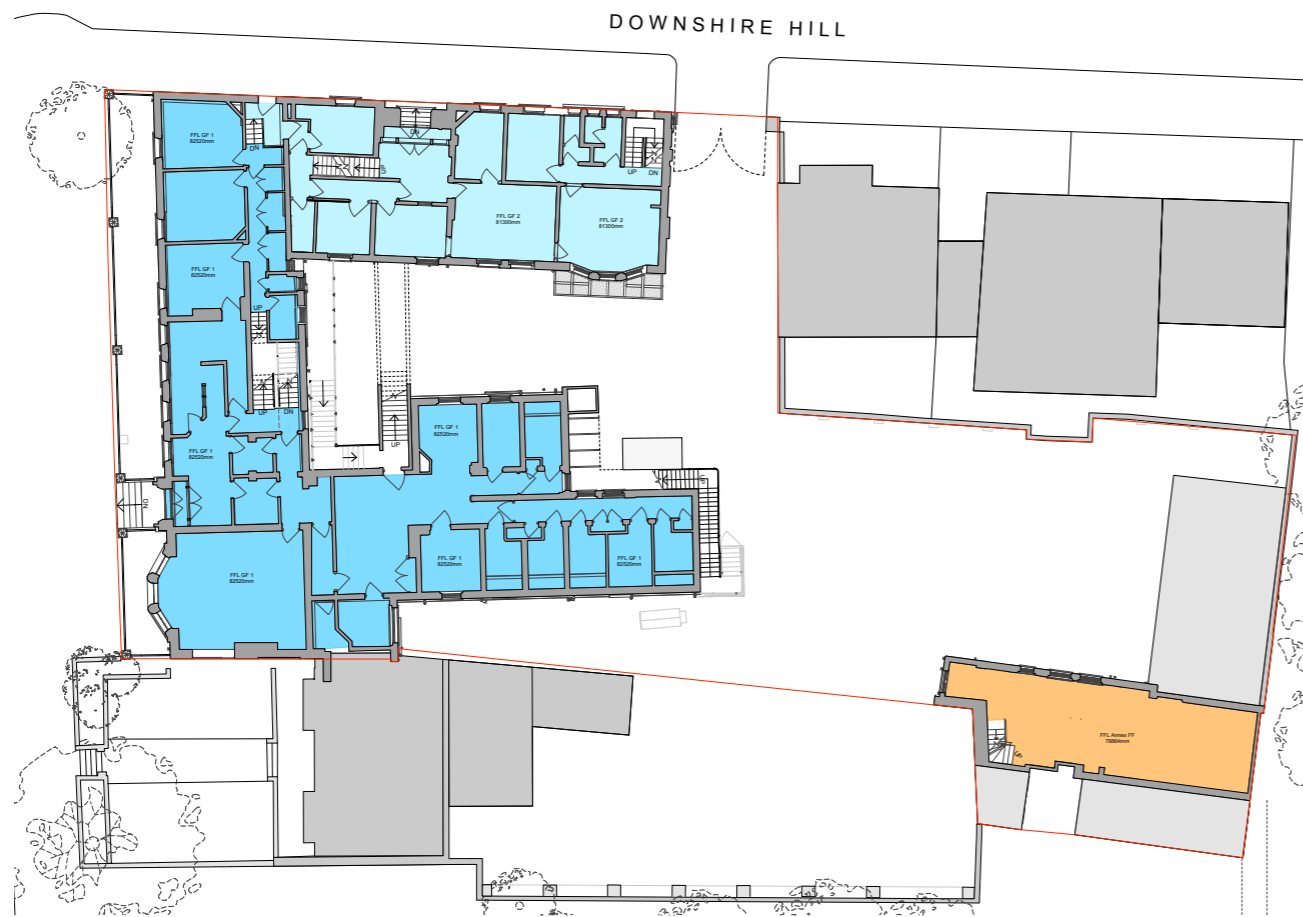


PROPOSED LOWER GROUND FLOOR

- Classroom
- Office
- Community Space
- Hall

THE DESIGN APPROACH

EXISTING AND PROPOSED PLANS GROUND FLOOR



EXISTING GROUND FLOOR

- Ground Floor height 1**
FFL (82520mm)
- Ground Floor height 2**
FFL (81300mm)
- Annex First Floor height**
FFL (78864mm)

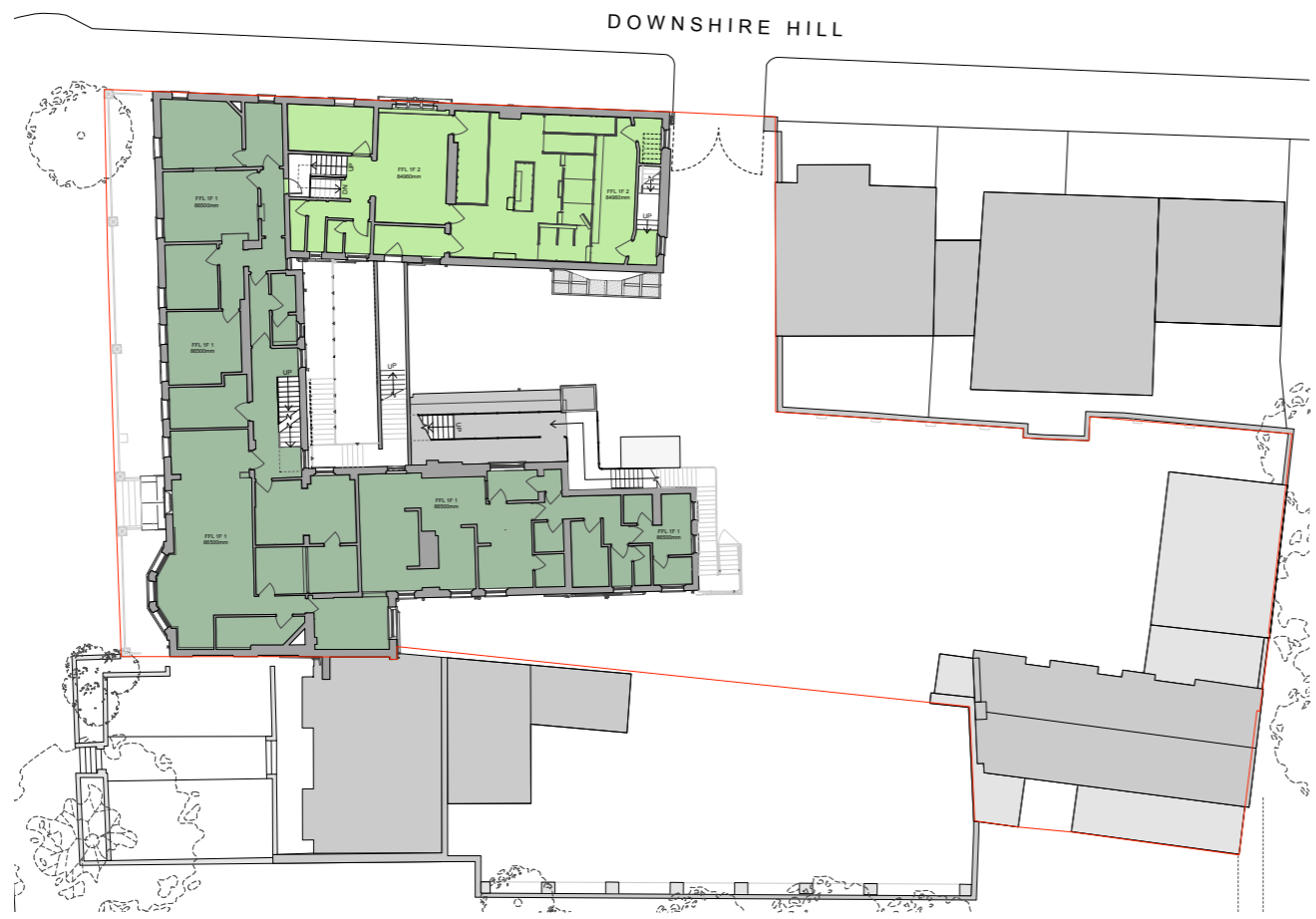


PROPOSED GROUND FLOOR



- Classroom
- Office
- Community Space
- Hall

THE DESIGN APPROACH

EXISTING AND PROPOSED PLANS FIRST FLOOR







EXISTING FIRST FLOOR

-  **First Floor height 1**
FFL (86500mm)
-  **First Floor height 2**
FFL (84960mm)



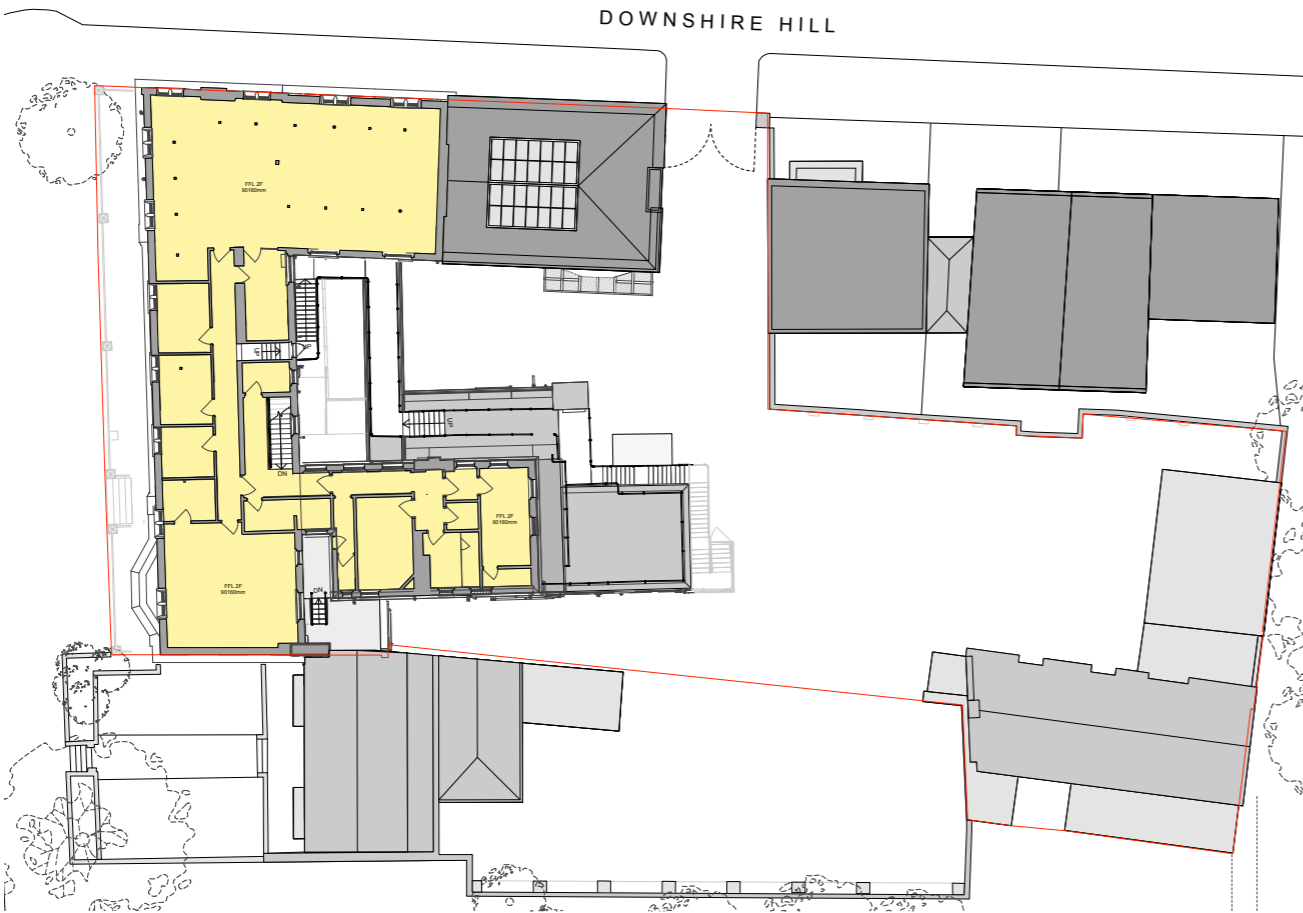
PROPOSED FIRST FLOOR

-  Classroom
-  Office
-  Community Space
-  Hall




THE DESIGN APPROACH

EXISTING AND PROPOSED PLANS SECOND FLOOR







EXISTING SECOND FLOOR

 **Second Floor height**
FFL (90160mm)



PROPOSED SECOND FLOOR

-  Classroom
-  Office
-  Community Space
-  Hall



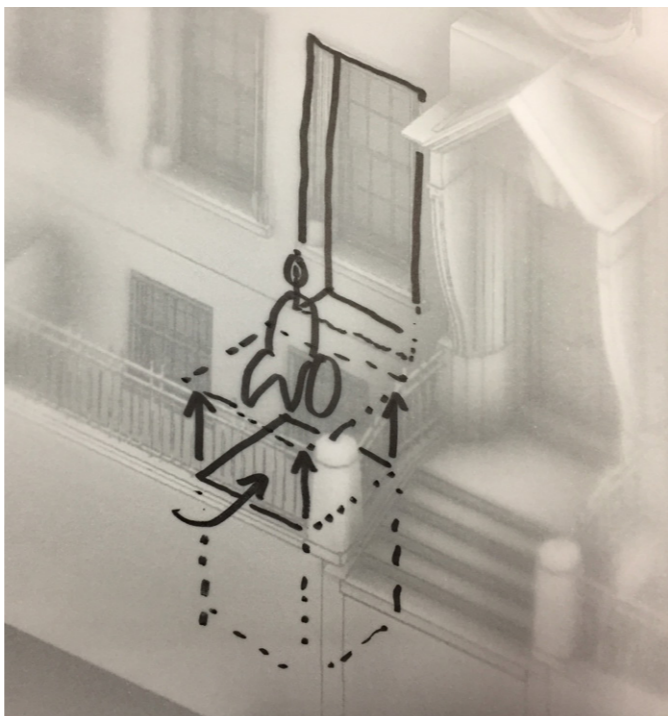
THE DESIGN APPROACH

ROSSLYN HILL ENTRANCE



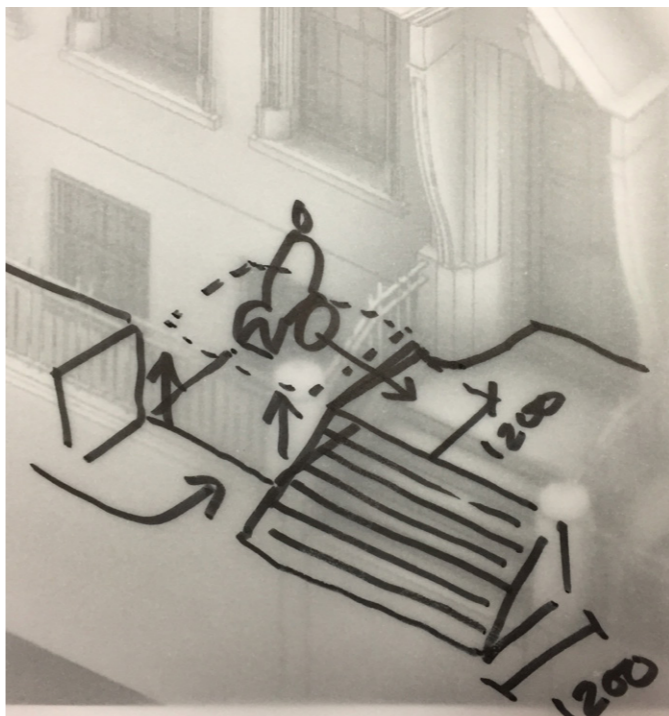
ROSSLYN HILL
ENTRANCE

ACCESSIBILITY ISSUE



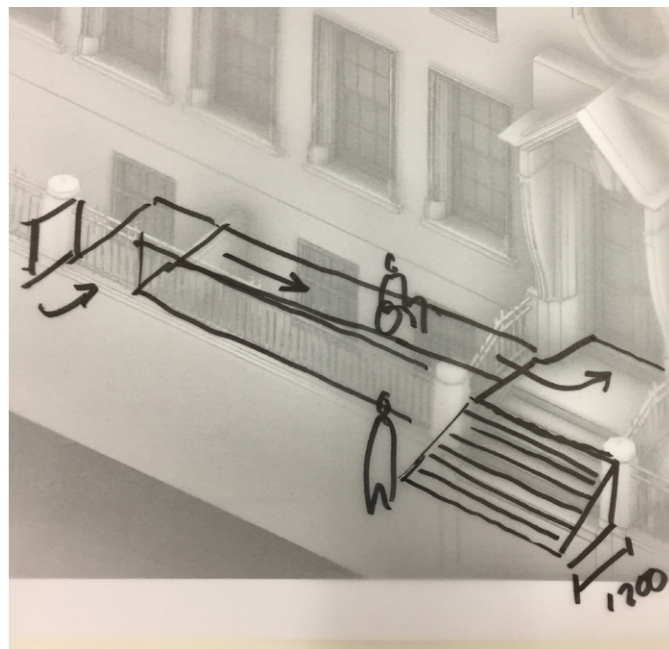
OPTION 1

CHAIR LIFT
WINDOW MADE INTO DOOR



OPTION 2

MOVE STAIR OUT
CHAIR LIFT
SIDE ACCESS



OPTION 3

MOVE STAIR OUT
RAMP
SIDE ACCESS



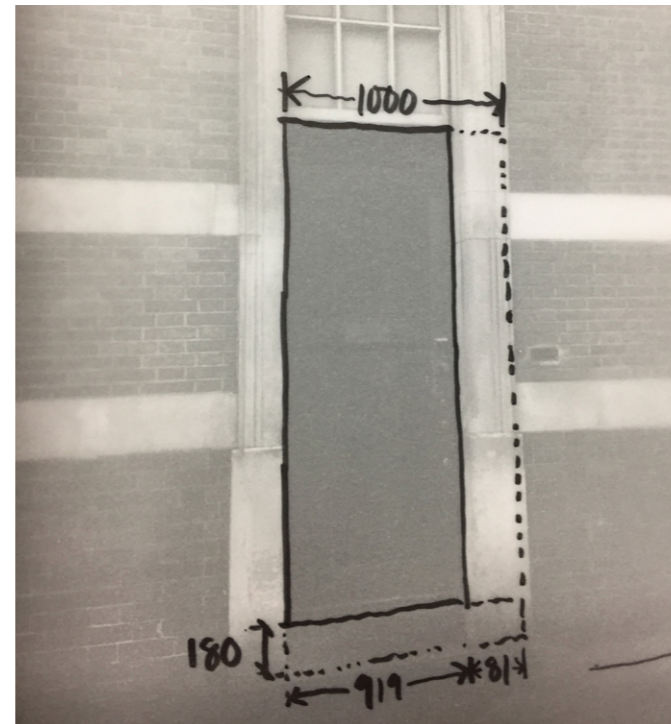
THE DESIGN APPROACH

DOWNSHIRE HILL ENTRANCE

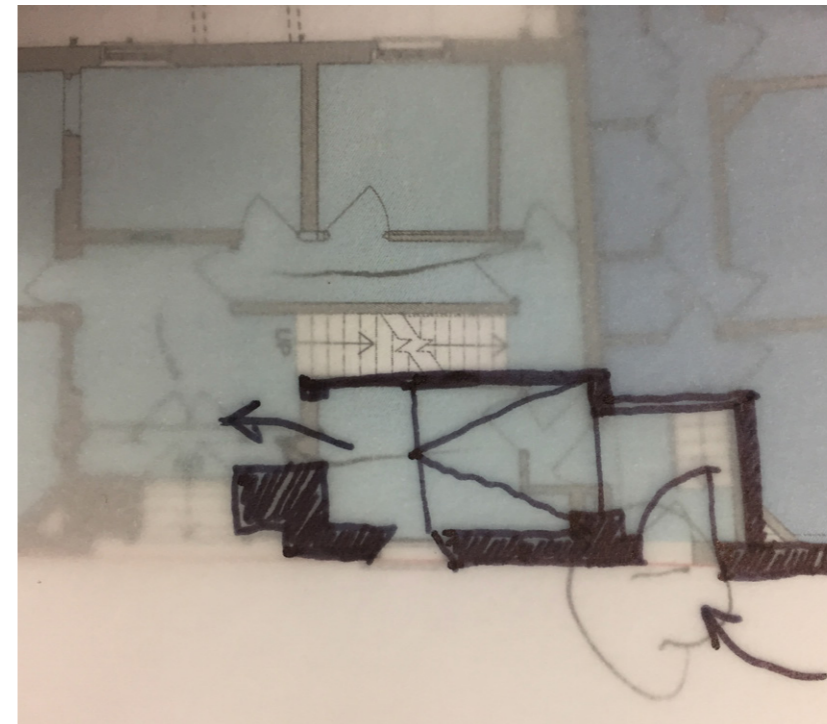


**DOWNSHIRE HILL
ENTRANCE**

ACCESSIBILITY ISSUE



**INTERNAL RAMP ACCESS VIA
ACCOMMODATION ENTRANCE**



THE DESIGN APPROACH

POLICE STATION STAIR



**POLICE STATION
STAIR**

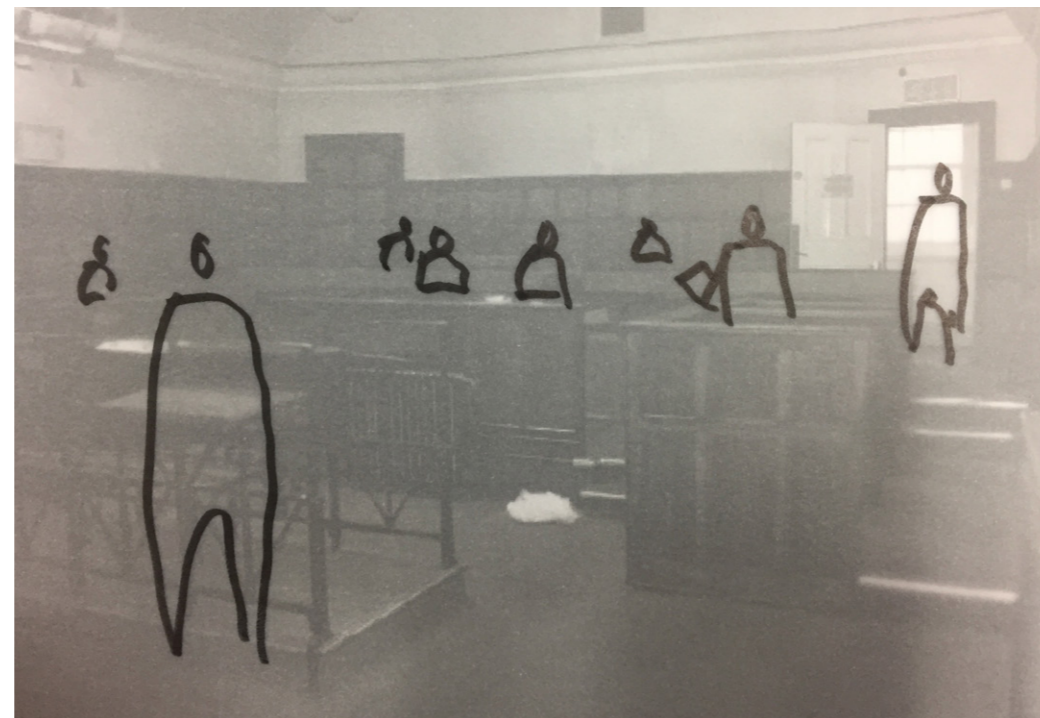
**RAILINGS NOT TO
REGULATIONS**

THE DESIGN APPROACH

MAGISTRATES COURT



**MAGISTRATES
COURT**
**USE OF ROOM FOR
COMMUNITY SPACE**



OPTION 1
MEETING ROOMS



OPTION 2
**OPEN COMMUNITY SPACE
REMOVAL OF SEATING**

THE DESIGN APPROACH

MAGISTRATES COURT STAIRCASE



**MAGISTRATES COURT
STAIRCASE**

ACCESS TO THE SECOND FLOOR



**EXTENSION OF
STAIR PROPOSED**

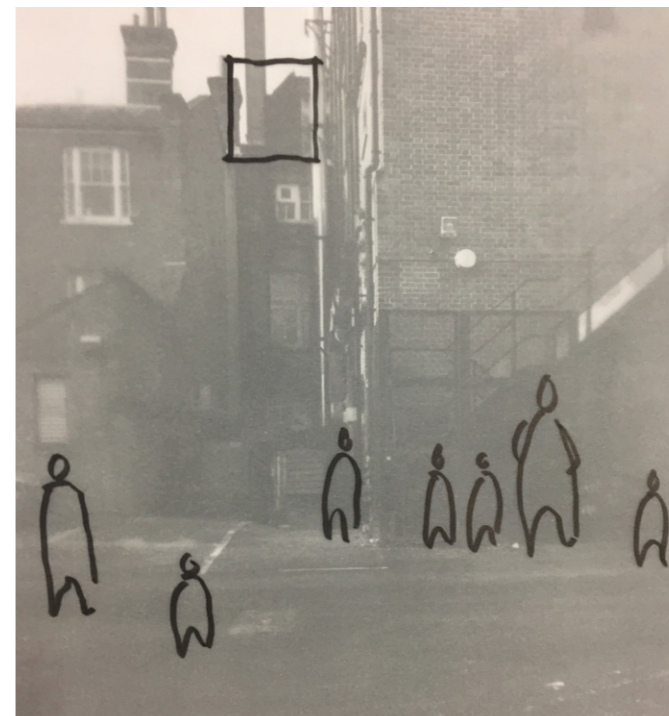
THE DESIGN APPROACH

NEW STAIR TO POLICE STATION



**NEW STAIR TO POLICE
STATION**

**FIRE EGRESS FROM
SECOND FLOOR**



**STAIR EXTENDED
AT SECOND FLOOR**

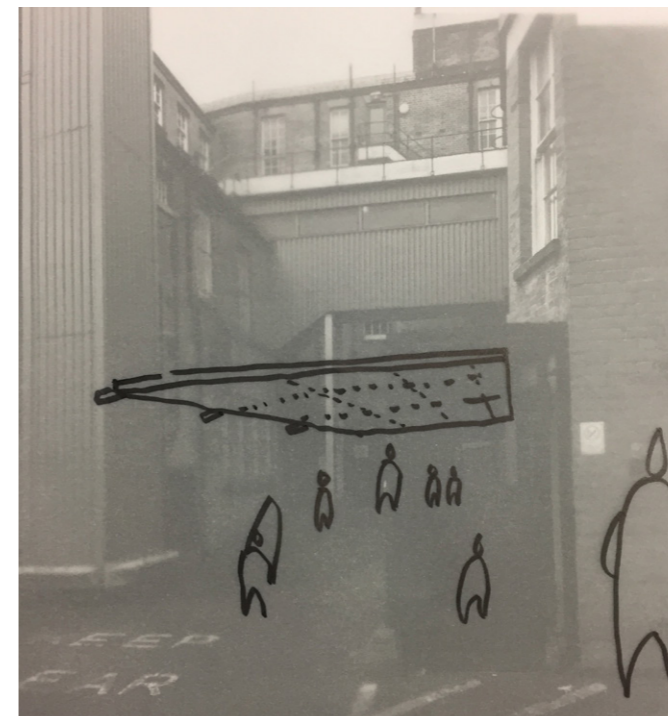
THE DESIGN APPROACH

COURTYARD CANOPY



**COURTYARD
CANOPY**

PLAYGROUND COVER



OPTION 1

GLASS CANOPY SET BACK
FROM EXTERNAL WALLS

THE DESIGN APPROACH

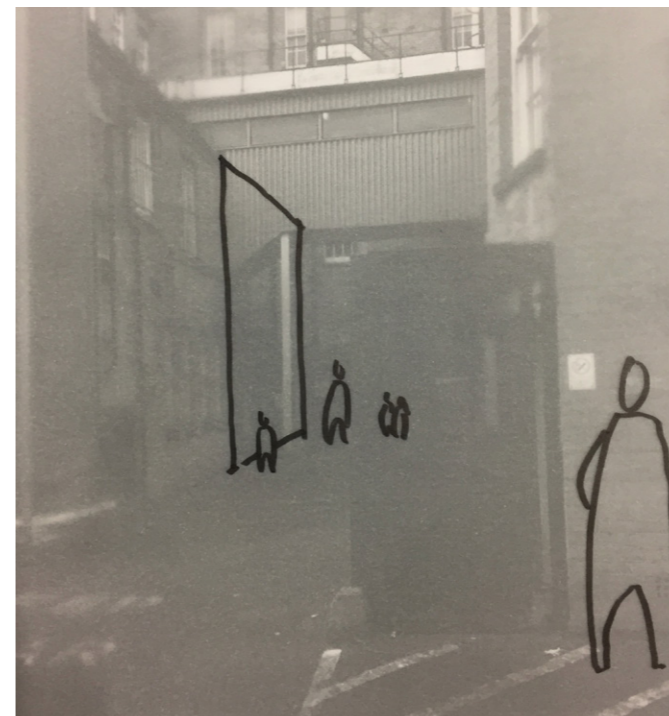
HALL EXTENSION



EXTENSION



ADDITIONAL SPACE



INFILL ADDED AT LOWER
GROUND FLOOR AND
GROUND FLOOR



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