

Tower Application

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# Belsize Park Firestation

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# Justification of Application

- Permission is sought that will bring the tower into meaningful use. Without a use the tower will continue to fall into disrepair and will become a derelict folly and stands the risk of becoming a derelict wreck and having a negative impact on the entire building.
- There is no mechanism in the building service charge to maintain this tower and thus there is no funds available from the building service charge to spend on this area. The only real solution is to create a function for this space and this application has the least impact on the Grade 2\* building.
- Access to the public or residents of the building is not be possible from a liability and insurance point of view
- It will create an impressive and unique residential unit over 3 floors with a roof terrace and a flag pole can be brought back into use that will benefit the whole building and enhance the prominence building has in the neighbourhood.
- There are minimal changes to the building, the roof terrace exists and the apartment is made habitable by furniture and pods with the fabric of the tower largely untouched as was done in the Appliance hall.
- It will allow the tower to be restored and preserved and maintained in perpetuity.
- Not bringing the tower into use will lead to it becoming a derelict folly
- This application will create a much needed single residential unit in London borough of Camden

# Exterior

- There are no changes to the exterior.
- The tower already has a roof terrace and the protective rail that is proposed sits inside the parapet wall and is not visible from the street.
- The flag pole could be brought back into use by a new resident and would add to the profile of the building
- As is shown later some repairs would be carried out as part of this application and this would preserve for future generations



The stairwell  
remains  
untouched and the  
openness remains





A photograph of an entrance area. On the left is a glass door with a metal frame. To its right is a large, dark, textured door. The walls are made of red brick. A dark metal staircase railing is visible in the lower left. A semi-transparent dark rectangle is overlaid on the bottom left of the image, containing the title and bullet points.

## Entrance

- There is consent in place to replace this hoarding with a Crittal Glass door. There are no changes to the stairwell.
- The apartment maintains its character throughout with openings in the floors (existing) and ceilings with light boxes within, exposed ceilings (existing) and a small existing metal staircase (existing). Exposed floors, ceiling and brickwork remain.

# Light Well Feature

- The opening within the floor and ceiling remains a feature of the new apartment. This will be by opaque glass that has lighting inside in the floor and ceiling. This feature will be removable to allow furniture to be installed (via hoist).
- This infill will be of timber, steel and glass and will be a feature on every floor.
- This infill is removable and reversible and is not a permanent fixture merely a piece of furniture effectively
- The railings could be installed in these light boxes so the history and features of the property live on.





# Interior Fit out

- Stairs and exposed brickwork remain as is. Services are surface mounted and add to the charm of the apartment. Exposed services feature throughout the building and are a nod to its industrial past
- The internal fit out is almost entirely done with furniture and non permanent features such as pods and reversible infills.
- This application ensures the tower is maintained as well as used and loved. Protecting this feature of the building for generations



The background image shows the interior of a brick tower. A dark metal balcony railing is in the foreground. The walls are made of red brick. There are two arched openings: one on the left and a larger one on the right that looks out onto a bright exterior. A yellow cable hangs vertically in the center of the frame.

## Minimal Changes

- Only changes in the tower are the removal of the railings, these can be relocated in the unit or in the development.





# The Current Situation

- The tower currently stands derelict and has cracks in the floors, a leaking roof, missing flashing and pointing that needs attention.
- The tower needs investment to prevent further deterioration and not to fall into an irreparable state.
- This application would preserve the tower and enhance its appearance and bring it back into use

# Chimney Removal

- The chimneys are obsolete and removal will not be noticed from anywhere. They are not visible from the street.
- In former applications on the on the site, chimneys were removed to facilitate creating apartments and entrances were allowed so there is a precedent of removing chimneys in the building and this removal not causing harm.
- In previous appeals the inspector found that removal of the chimneys did not cause harm





# Roof Terrace

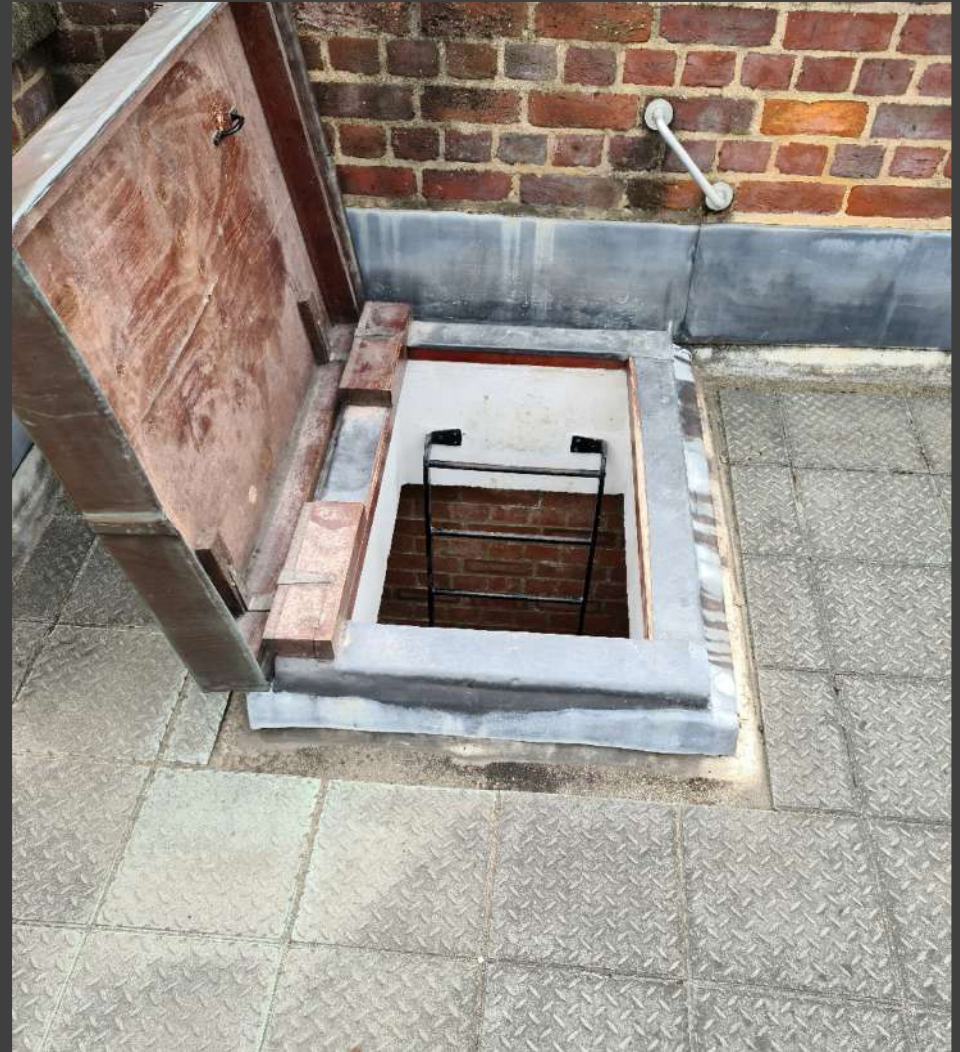
- The roof terrace exists already
- The roof terrace is only amended slightly and creates a great amenity space.
- As can be seen from the photos the roof terrace is not original and over the years has been amended.
- The hatch, handle, covering, flashing are all not original and their loss does not cause harm. Indeed these features would benefit from revival.





# Roof Hatch

- The non original entrance hatch is replaced with something more user friendly
- Currently the hatch is non original made of plywood and zinc. It is likely to have been made in the 1990's or later.



# Improvements to the Building Fabric

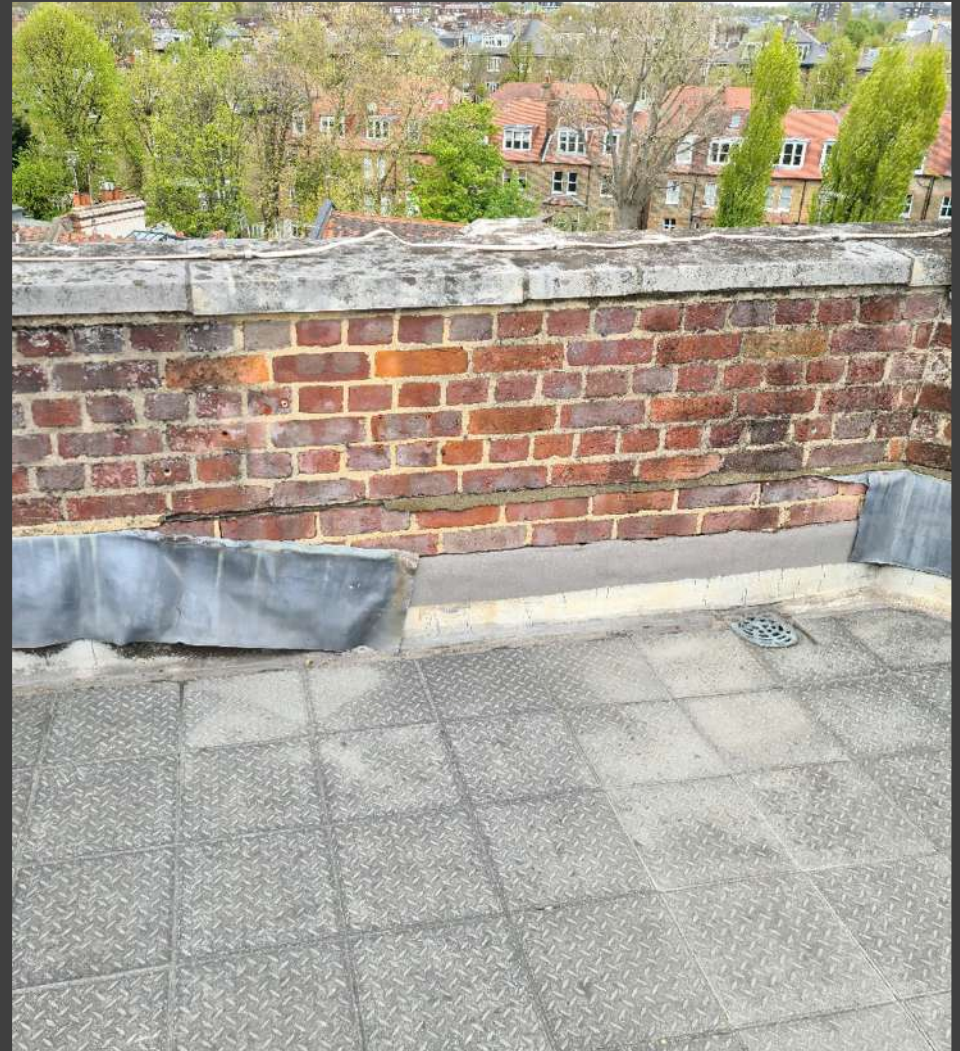
- The permission will allow for investment and upkeep of this tower and to ensure it is maintained well into the future.

## Current problems

- Leaking Roof
- Failed Flashing
- Structural Cracks
- Failed pointing
- Dampness

## Longer term problems would be

- Structural issues
- Dampness
- Roof Failure
- Window Failure
- Pigeon infestation
- Pointing and brick failure
- Possible Trespass







## Charm and Character

- Exposed brickwork remains untouched and exposed services as in the communal areas are used
- The apartment retains all the character of the tower. Absolutely minimal changes are made. The stairs remains tight and the open core remains and remains fully visible in every ceiling. Without question this will be a quirky apartment and no to everyone's taste but it will be a light filled compact and interesting unit.
- Whilst the end apartment is not for everyone it is a great space and full of character and charm



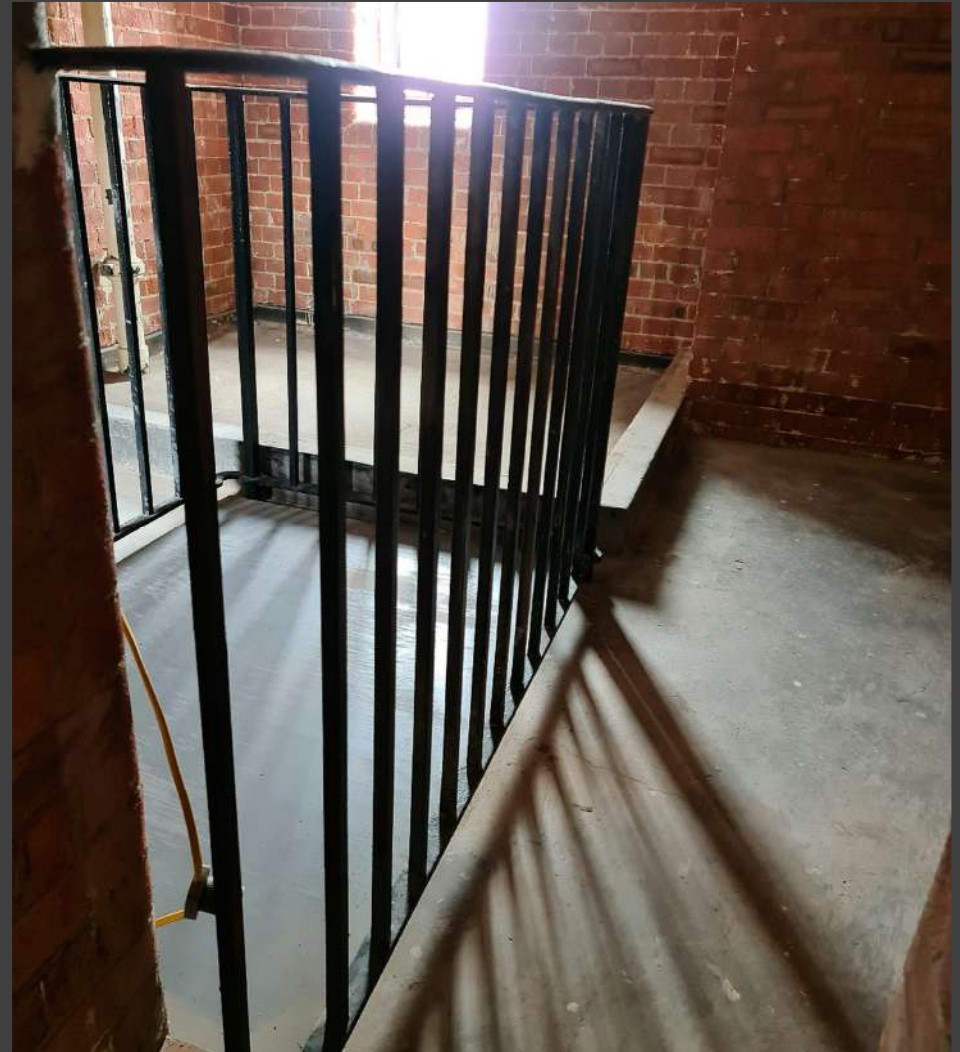


The openness of the stairwell is unchanged.

- The stairwell remains unchanged and retains all its historic significance and importance.
- The development is an indication how the whole building was sympathetically developed and this ethos is carried forward to the tower

# Railings are removed and reused elsewhere in the building

- The floors refurbished and the infill in the floor is translucent, lit and removable. This is a feature in itself that does not require planning as the infill is a piece of furniture that is effectively slotted into position. On the floors with upstands these remain and a false floor is put in and where possible these upstands will be exposed so they can be a feature of the new units flooring.
- The railings could even be place in the “infill box” and so will feature in every ceiling.



# Preserved and refurbished

Windows will be repaired and repainted  
and made water tight





# Comparable Interior Treatment

- The Appliance Hall at Belsize Park Firehouse has been developed into an impressive apartment. This apartment was constructed using similar techniques.
- The space retains its character and the interior is removable and respects and preserves the history.
- This youtube clip shows how the interior is fitted within the historic structure and works very well  
<https://www.youtube.com/watch?v=9z3hUI75UkA>
- A similar interior fit out is proposed in the tower..... It makes the space useable in the immediate term, preserves history and ensures the structure is maintained

# Justification

- Bringing the tower into use is the only way it can be preserved and maintained. There is no mechanism in the service charge for the building that would allow the costs of the tower (repairs and upkeep) to be passed on to the leaseholders.
- There are minimal changes in the building and structure and the end unit retains the confined space feel. The floors, staircase, roof terrace, floor openings, exterior are all preserved and celebrated.
- The only change of consequence are the removal of the railings and these can be installed in the lightboxes on every floor so they will remain inches away from their original position and visible every day.
- The development creates a quality and characterful one bedroom unit.
- The development has shown a remarkable and respectful appreciation for the history of the building. This is an award winning development and the conversion and use of the tower would be the final unit in a remarkable building.
- Bring the space into meaningful use is the right and proper thing to do. It respects the buildings form and past use and protects the builds future
- This development preserves history and celebrates the tower. It would be great to see the terrace being used, lights on the floor and a buyer enjoying the units and a flag flying from the flag pole again.

# Summary

- This application allows the tower to be maintained and used. Without this the fabric and structure of the building will continue to deteriorate.
- The interior of the building requires minimal alterations and the interior is removable and reversible
- The exterior of the building is unchanged and retains its historical significance as is shown is achievable already in the building
- The character of the tower is unchanged and putting to residential use removes none of its historic significance
- The floor openings remain as a feature on every floor and ceiling...