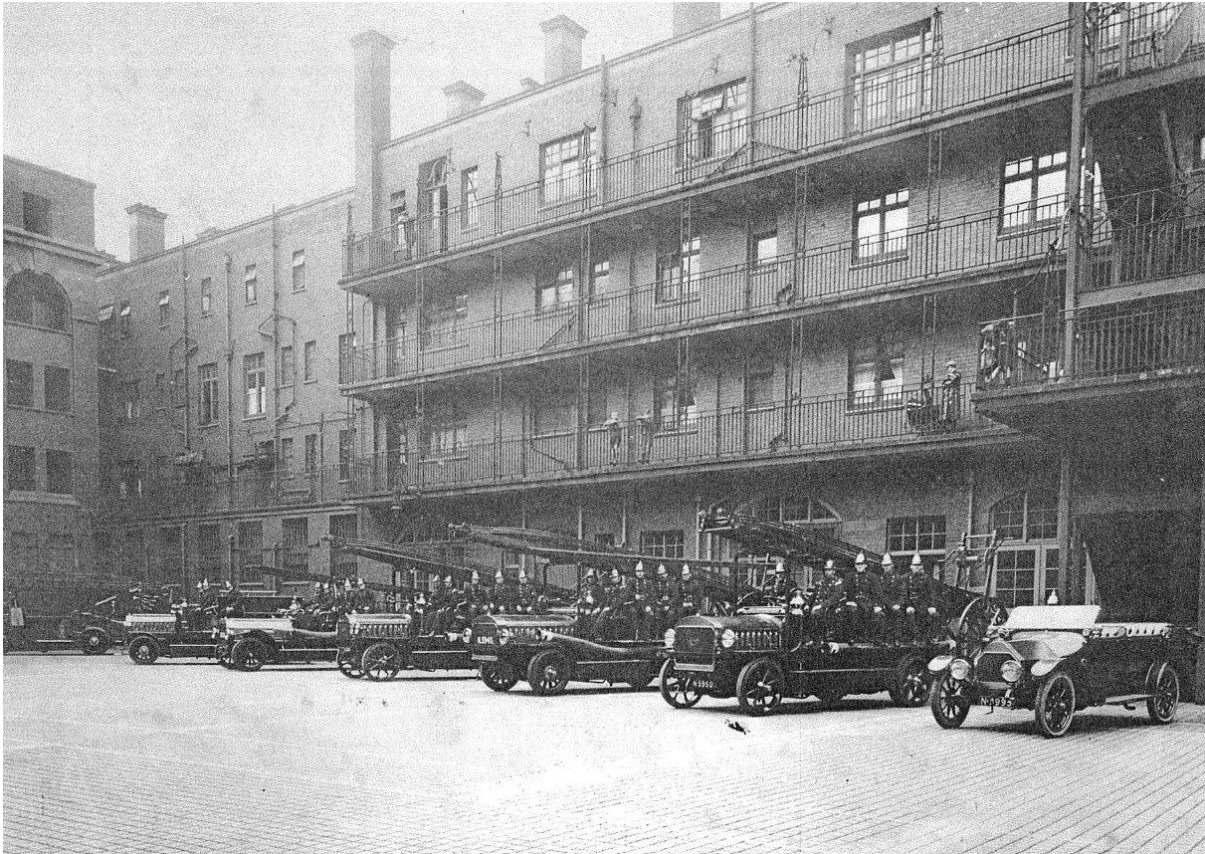


COURTYARD PAVING

Supporting information in relation to Condition 36 / 11



Courtyard Paving

In relation to Discharge of Condition 36 /11

36	11	Full details of works relating to the new landscaping within the site and the internal courtyard.	Prior to comm of landscaping works	Purcell	Submitted for discharge 01.06.23, ref CDN/23/0355 (LBC) and CDN/23/0377 (FUL)	
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Figure 1 – Details of Condition. Extract from Zerum Planning Tracker.



Figure 2 – Historical photographs showing drill training in the courtyard

Character

The courtyard was originally used for training drills, maintenance, and even social events for the fire stations inhabitants. This is currently comprised of a series of varied finishes, including tarmac, concrete and a replacement textured red brick paver. See aerial picture below.

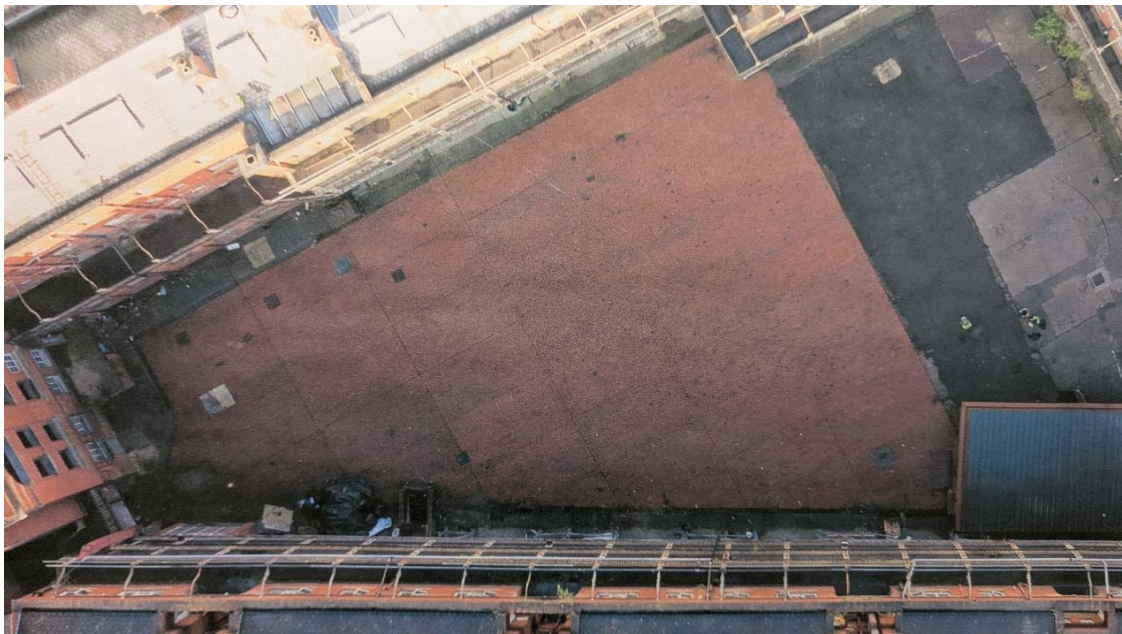


Figure 3 – Aerial photo of existing paved area prior to works and details of existing and proposed paving sett.

Existing Paving Brick



Proposed Paving Brick



Figure 4 – Details of existing and proposed paving sett

The 2017 consent, which included the courtyard pavilion, (now omitted from the proposals as part of the 2019 application) specified a replacement granite sett for the majority of the courtyard area. The proposed material was a 100mm x 100mm Prospero flamed sett by Marshalls in a mid-grey colour. The originally consented drawing and example of the proposed material are shown below.

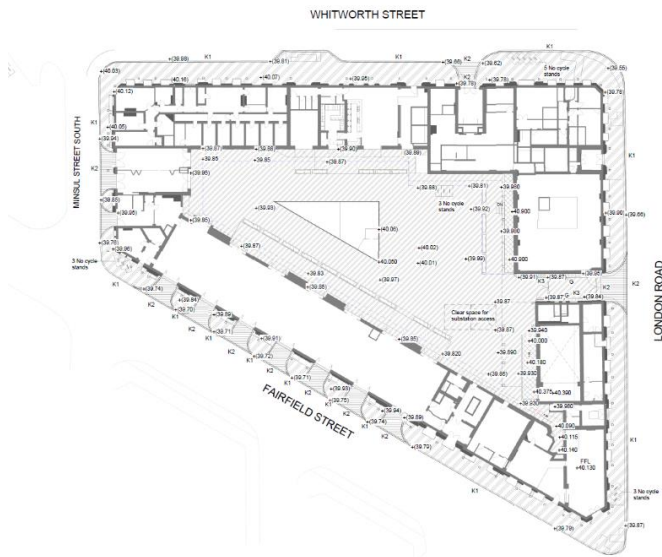


Figure 5 – Originally consented courtyard plan

Significance

The SLHA Significance assessment notes that the Courtyard Area is a High Significance space and notes that 'The courtyard was originally used for training drills, maintenance, and even social events and consequently is characterised by its simple, open form. The current mix of surface materials detracts from its cohesion as a place.'



Figure 6 – Original proposed setts and historical photo of courtyard towards London Road elevation

Although the heritage statement additionally notes that the red paving is a post war replacement, a sufficient quantity exists, with additional new matching paving, to recreate a uniform 'carpet of tiles' that will help visually unite the courtyard. See image of cleaned paving below.

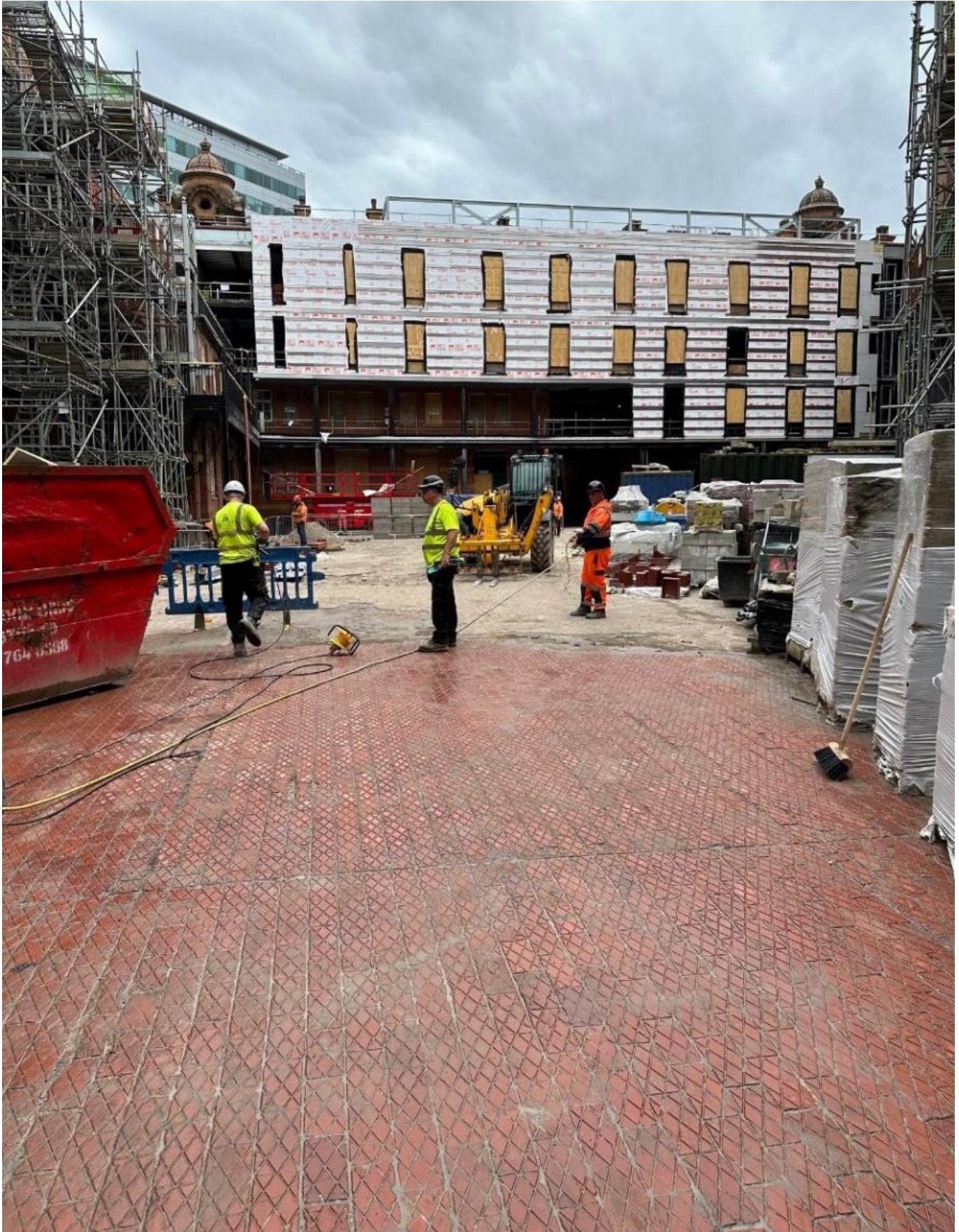


Figure 7 – Area of cleaned paving sample

Strategy

A series of studies were undertaken to determine the original extent of this paving and what could be retained. These are shown below.

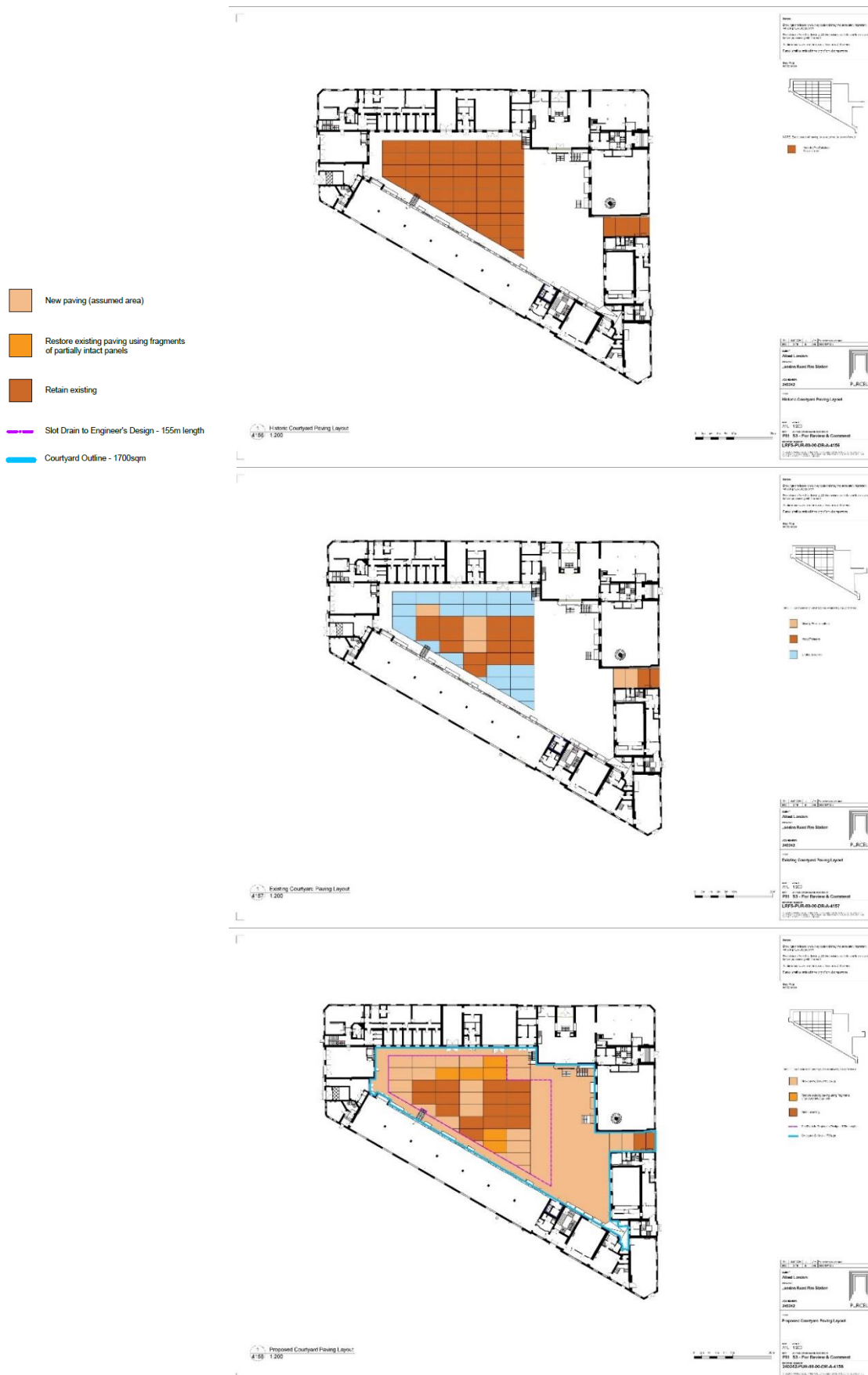


Figure 8 – Purcell studies showing proposed paving layouts

Proposal

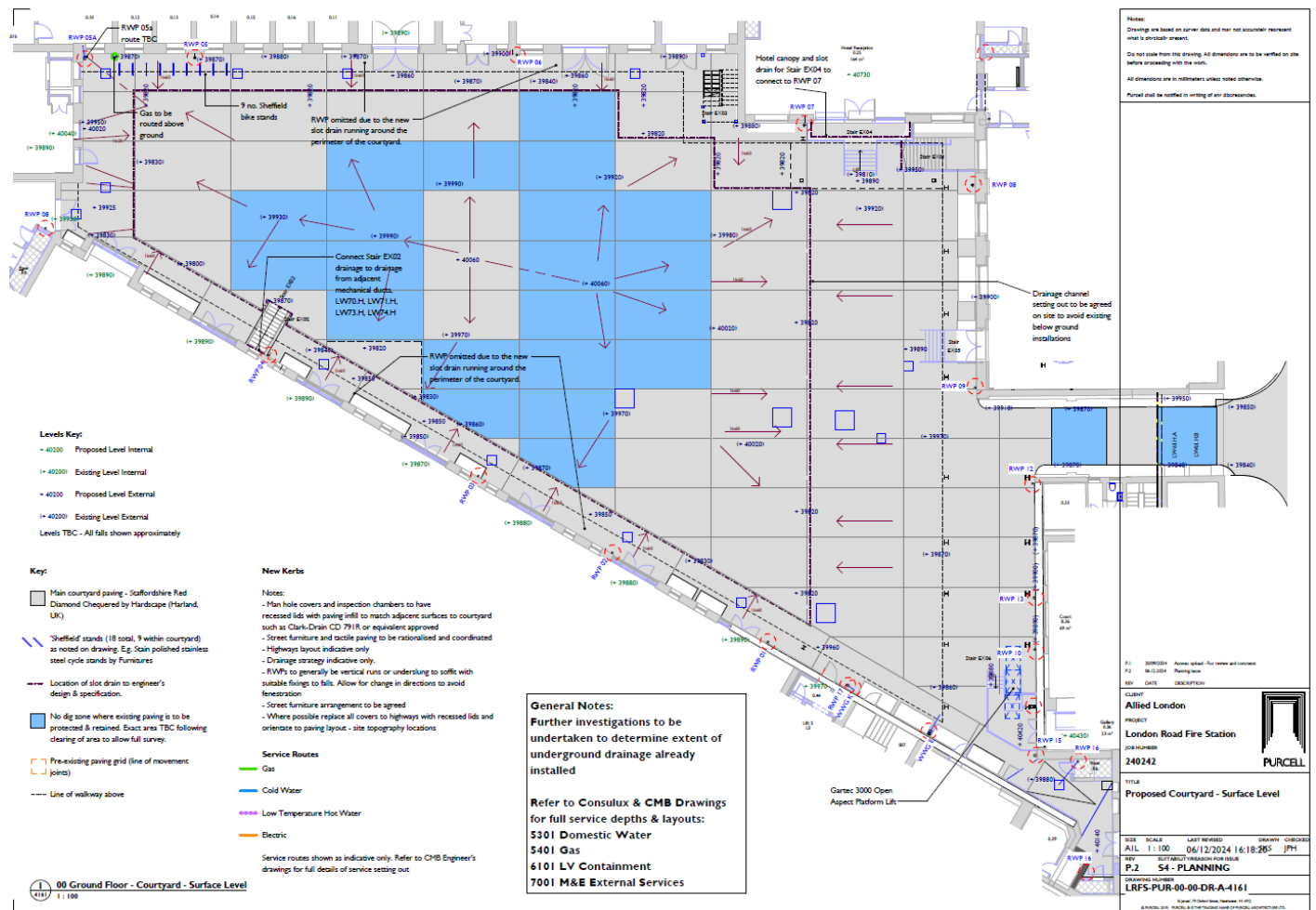


Figure 9 – Proposed courtyard layout

The current proposal is shown on the drawing above, with the balance of the paving that has been able to be retained shown in blue but including the outline of the original extents of this paving which is formed by the slot drain. The space outside this area will be continued using the same tone and metric of paving unit but will be laid in a uniform pattern to the extents of the remainder of the courtyard.

The design intent for the proposed scheme will aim to recreate the openness, tone and uniformity of the original paving. Though the textured brick pavers are a later addition, they are still an important functional element of the courtyard and were in place for much of the service life of the building, therefore we are seeking to retain as much of this fabric as possible. We would also note that the proposed glazed canopy that was to run around the internal perimeter of the building has now been omitted, which will further increase the openness of the courtyard area and is more reflective of its original purpose and setting of the function of this area.

The revised proposals further simplify the original consented scheme and seek to retain more original fabric and propose less intervention than previously proposed. Therefore, we would propose that these revisions would continue to be considered as minor beneficial as they will still continue to enhance the function and special interest of the courtyard, whilst facilitating the use of the building.

Bicycle Stands:

The consultant team has reviewed the cycle parking provision and notes the requirement for 3 cycle stands (6 bikes) on London Road with additional 9 stands in the courtyard, with the provision for 18 bikes. The location for this is shown on the submitted external works proposals.

Benchmark areas of the proposed paving have been installed on site for review.



Figure 10 – Benchmark sample of new courtyard paving

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