



New Build Project **Killingbeck Fire Station**

Leeds District



West Yorkshire
Fire & Rescue Service

Station Commander **Graham Heath**

Project Co-ordinator **Leeds District**

Foreword

The West Yorkshire Fire and Rescue Service (WYFRS) has been extremely successful over the last decade in reducing the amount of fire calls it receives. This has been achieved by a number of initiatives for example our Home Fire Safety Check for householders. This reduction, as well as a drive from Central Government for greater efficiency savings, has led us to look at how we can provide the best operational cover for the resources allocated. The relocation and merging of stations allows us to place those available resources in optimum geographical positions based on the risks communities face. It is part of a range of changes across the county that will enable us to continue to provide community protection and response services to the highest possible standards across the whole of West Yorkshire.

The new site at Killingbeck will take up a prominent position at the gateway to East Leeds, adjacent to the A64 main arterial road. Access via York Road will allow good links to the surrounding communities, and a new right turn facility will allow quick access to Gipton, Harehills and Burmantofts utilising a revolutionary 'green wave' system which adjusts traffic lights to give a continuous right of way to fire engines responding to an emergency. The station will be staffed by 44 whole time firefighters delivering a 24 hour immediate response to the community. The new building has been designed with a modern appearance utilising brickwork and steel cladding and will become an easily recognised landmark welcoming commuters to the East Leeds area. The building will have two floors, the ground floor consisting of office space, equipment storage and a garage area, which will house two fire engines. The first floor will provide welfare facilities for on-call firefighters. A large area to the rear of the station will include a multi-purpose training tower to allow firefighters to train to the highest level.

The building will be designed to accommodate the East Leeds Young Firefighters Scheme which will be relocated from Gipton fire station. This will be an independent facility providing students with a classroom, fire engine storage and welfare provision. This unique scheme will continue to flourish in its new home, enabling the youth of East Leeds access to a first class learning experience. An independent community room will allow partner agencies to interact and share working experiences with WYFRS.



Built in 1937, Gipton Fire Station will merge with Stanks Fire Station at York Road, Killingbeck.



Stanks Fire Station built in 1973.

Introduction to Project

Following a strategic review of services through the Integrated Risk Management Plan (IRMP) process, West Yorkshire Fire and Rescue Service (WYFRS) are implementing the construction of a number of new fire stations throughout West Yorkshire.

The construction of the new fire station at York Road, Killingbeck is key in achieving full implementation of the IRMP. It was imperative that if this development, along with other new fire station developments, was to be a success, a comprehensive, early design brief would need to be established. This would set down the operational and functional characteristics of the building and the associated ancillary areas.

Following the recent completion of new fire station projects at Pontefract and Normanton, WYFRS were keen to embody the success of those projects into this and other new fire station developments. However, it was clear that operational requirements have moved forward since and as such, a new approach should be explored.

The development of the detailed design brief took place over several months and was built around input from all major stakeholders including the eventual building users.



Outline showing the location of the new Killingbeck Fire Station site.

The Design

During the development of the design brief the following key requirements became evident:

Size

Spaces must be compact yet retain operational functionality. Oversized spaces should be avoided.

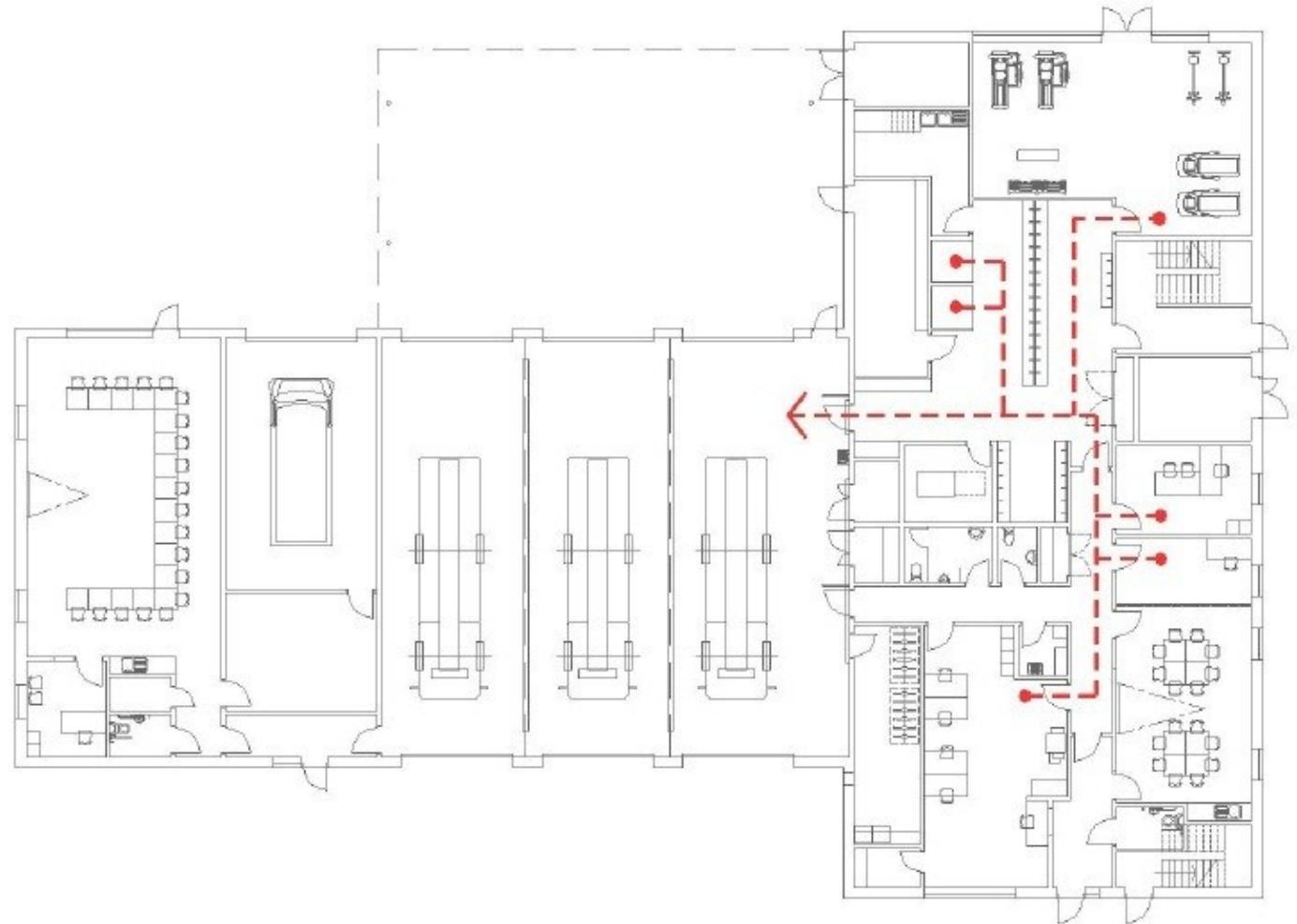
Relationships

The internal spaces must be designed so as to allow quick and efficient movement between rooms and circulation routes, with particular emphasis on routes to vehicle bays, to ensure effective emergency turnout ability.

Value

Best value in construction costs must be attained. Layouts should be simple and straightforward, which will in turn promote simple methods of construction. The design successfully addresses all of the above key requirements. In order for the fire service to continue to provide the best possible level of service to the community it is essential that regular training is undertaken. The following are essential requirements and are included in the development:

- Training Tower
- Road Traffic Collision (RTC) Training Area



Use

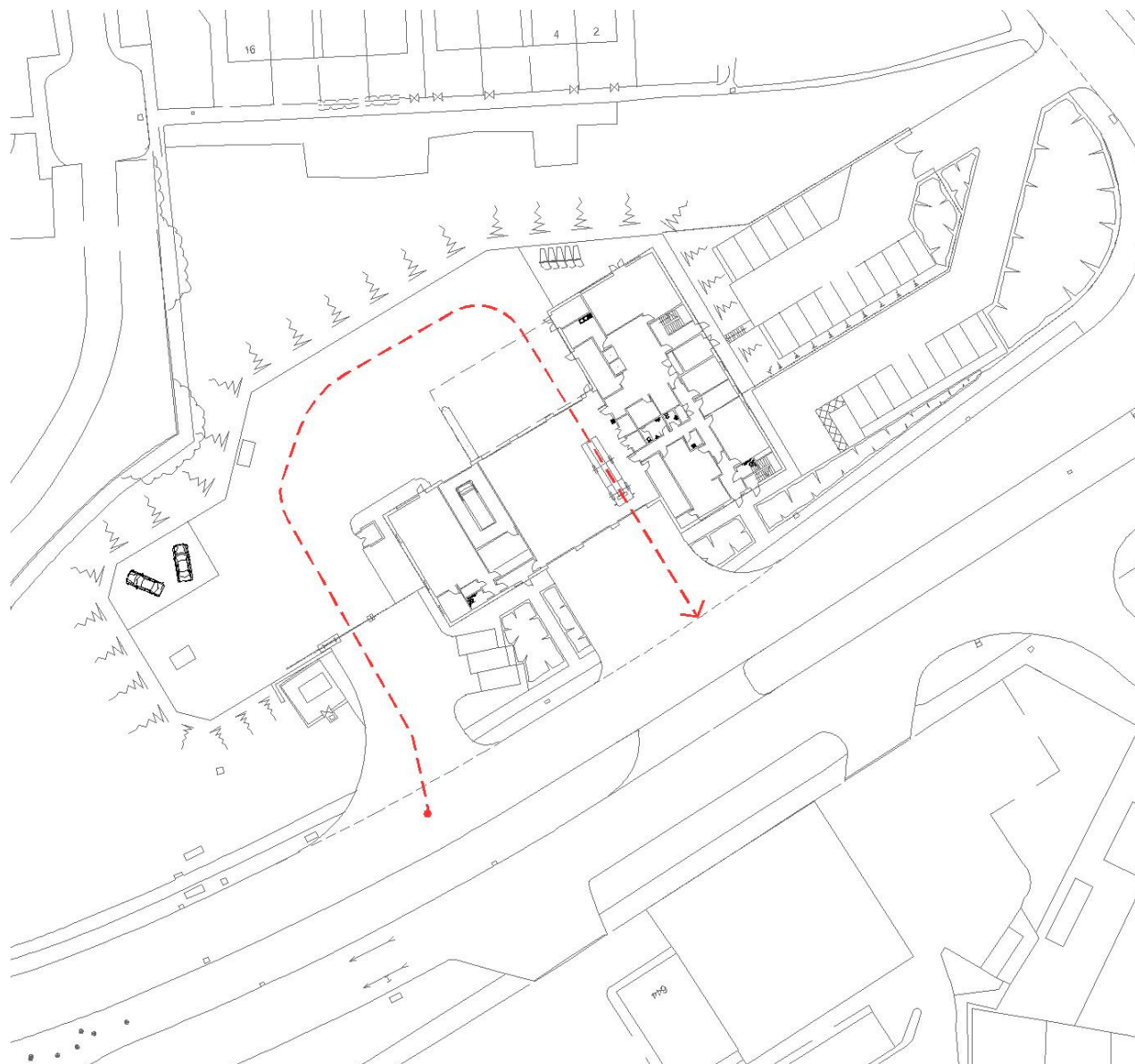
The proposed development will provide for a new operational fire station and will include a separate annex for the Young Firefighter Scheme which will relocate from Gipton Fire Station. The fire station will be a two storey building, which will provide all of the necessary operational accommodation for the fire service personnel and the associated vehicles.

The accommodation will comprise of a three bay vehicle garage, offices, sleeping facilities, rest and recreation areas. Ancillary to the building there will be a service yard to the front with further hard standing areas also at the rear. Car parking for staff and visitors is provided on the site.

Layout

The layout is mostly dictated by the operational requirements of the fire station in order that it can function efficiently, effectively and safely.

Operational requirements dictate that fire service vehicles must have access to the rear of the site thus allowing them to drive forwards into the vehicle bays within the building. The vehicles will then be in the required location and in the correct orientation for the next emergency turn out.

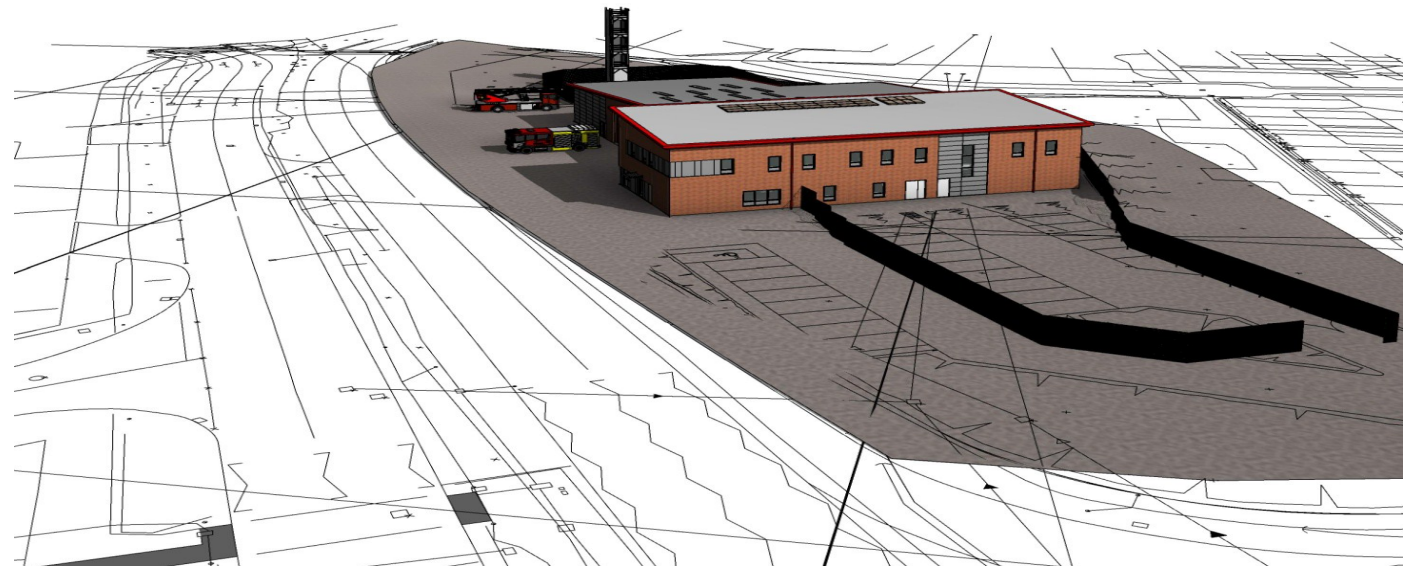


Appearance

The external walls will be constructed of clay facing brickwork. Windows and doors will be of colour coated aluminium construction with interspersed coloured infill panels, which will add an element of visual interest and provide for a modern, commercial appearance.

Simplicity was key to achieving value hence the 'clean lines' approach to the design. The roof and fascias will be of colour coated metal construction and will contribute in achieving the desired appearance.

Certain aspects of the building are defined by the nature of the use. For example the vehicle access / egress doors are a fundamental requirement to allow the functional operation of the building. These are perhaps one of the most prominent features that define the fire station from other buildings.



Scale

Careful consideration has been given to the scale of the building.

The overall maximum height of the fire station building (over the two storey portion) will be approximately 9.2m. The main service yard is approximately 1,220m² in area and deep enough to allow the safe manoeuvring of a typical fire service vehicle along with providing enough space for training activities.

The size of the service yard is based on the typical minimum operational requirements for a fire station of this nature.

The level of car parking provision has been determined from the experiences of the Fire Authority on other operational sites of similar size. The provision for this scheme is fourteen spaces for staff and nine spaces for visitors.

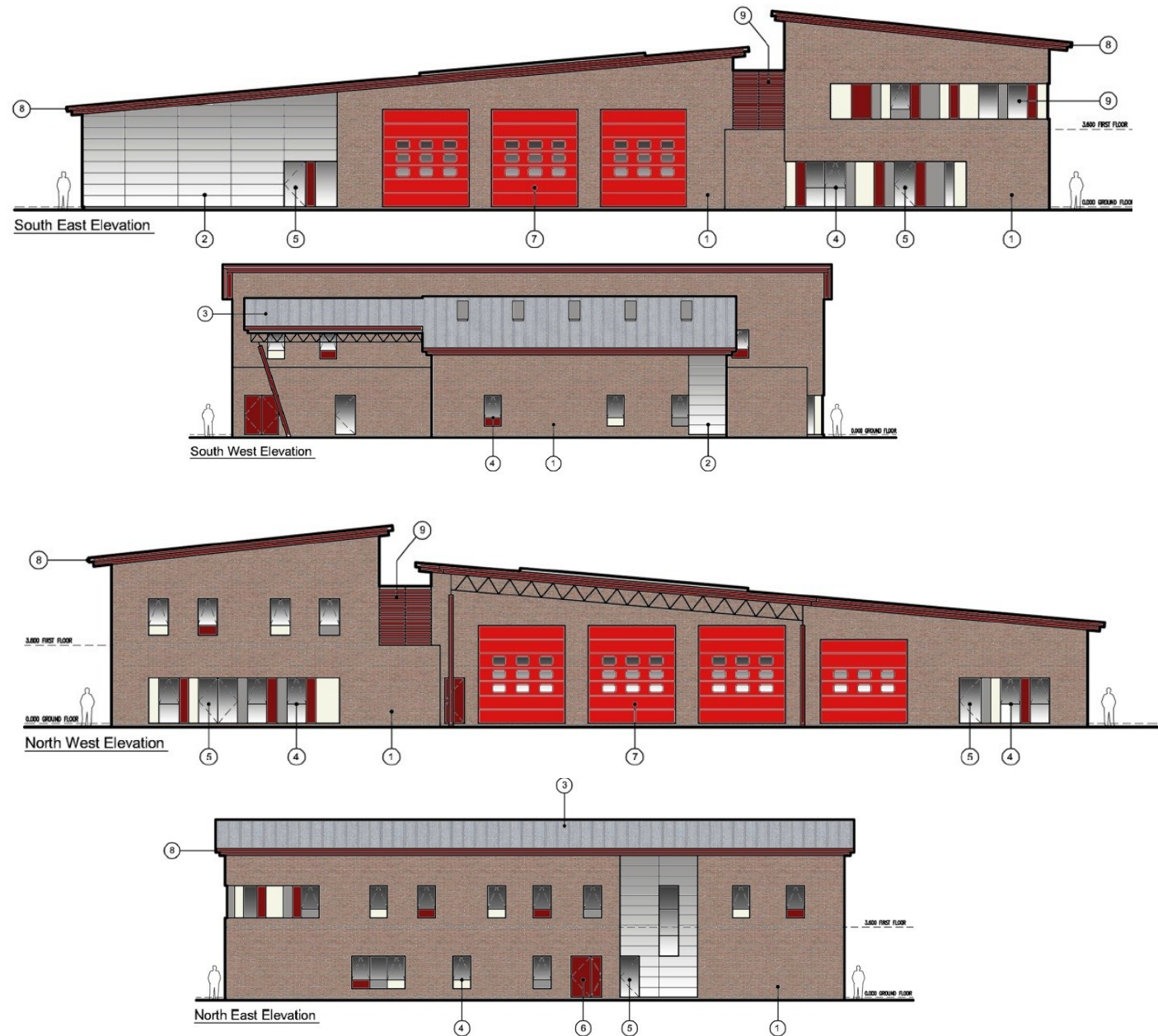


Illustration of how the new station will look although there may be some minor changes on the completed building.

Ground Floor Plan

The accommodation for the fire station is located over two floors. The ground floor plan shows the appliance bays on the left hand side of the building accommodating two fire engines and a spare bay. Beyond the engine house is a separate annex which will provide the Young Firefighter accommodation.

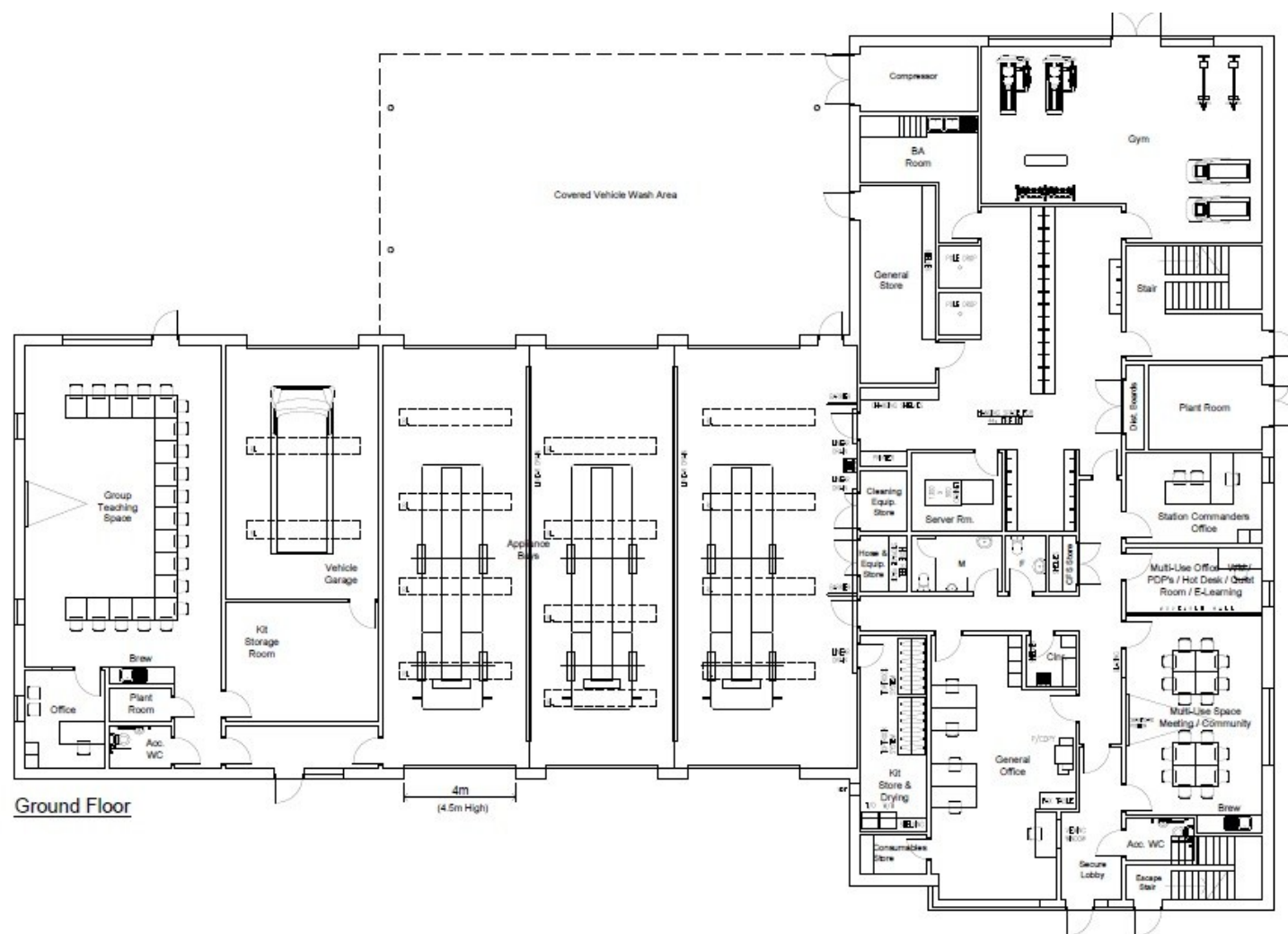
At the rear there is a covered wash area where training and day to day routines can be carried out.

The multi-use space / room is a facility that local communities will be able to access on request. Simple refreshment facilities will be available within the room and a fully accessible disabled toilet is located next to the entrance. From the car parking areas the building is easily accessed via level surfaces up to the main entrance.

The internal rooms are constructed from painted block work which provides a cost effective and robust finish suitable for the functions of an operational fire station.

First Floor

The first floor has been designed to accommodate operational staff only and incorporates welfare and rest facilities.



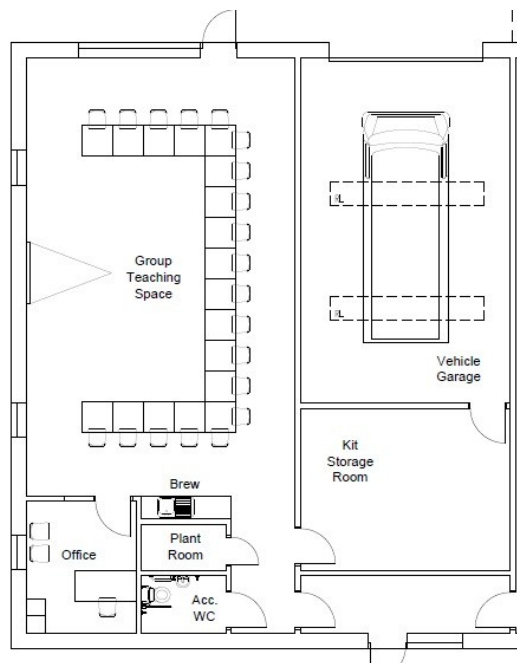
Young Firefighters Scheme

West Yorkshire Fire and Rescue Service (WYFRS) currently operates a Young Firefighters Scheme and as such, provision has been made to provide dedicated accommodation to allow the Young Firefighters Scheme to be run from this site.

The Young Firefighters Scheme, originally conceived in Wakefield, engages with schools and youth groups across West Yorkshire. It has proved highly successful and as such WYFRS wishes to continue the implementation of the scheme in the Killingbeck area.

The target audience for the scheme is young people attending formal education aged between 14 and 16 who have been identified as being able to benefit from a practical element to their learning that takes place outside the traditional school environment. The content of the course involves practical lessons in skills such as using breathing apparatus, search and rescue, operating pumping appliances and associated equipment, fire safety awareness and general life skills.

Also covered is health and safety awareness, risk assessments, first aid, working as a team, problem solving and fire and road traffic incident simulations.



The purpose built Young Firefighter suite will ensure that we can continue to provide a first class learning experience for the young people of East Leeds.

Access

The Fire Authority actively promotes a Disability Equality Scheme (DES) throughout the entire service.

The scheme design will take into account the above commitment. It is anticipated that general visitor traffic to and from the new fire station will be from within the immediate local area. A nominal amount of parking (eight spaces plus one accessible parking space) for visitors is provided. In addition there will be three dedicated drop off bays allocated to the Young Firefighter suite.

Level access from the public footpaths is provided up to the main entrances of both the fire station and Young Firefighters buildings. From this point level access can be gained to the whole ground floors of the buildings. From the car parking areas the buildings are easily accessed via level surfaces up to the main entrances.

A fully accessible toilet is provided within the fire station building in close proximity to the main entrance. An accessible toilet is also provided in the Young Firefighters accommodation.

Our Ambition:

Making West Yorkshire Safer

Our Aim:

Provide an excellent fire and rescue service working in partnership to reduce death, injury, economic loss and contribute to community well being.

Proposed Programme

The following estimated timelines will show the key dates for the project:

- Appoint building contractor
March 2014
- Construction commencement
August 2014
- Construction completion
September 2015
- Station operational
December 2015

Other West Yorkshire Fire and Rescue Service fire stations under planned construction:

- Carlton Road, Dewsbury
- South Kirkby Business Park, South Kirkby
- Carlton Lane, Rothwell, Leeds
- Clough Lane, Rastrick

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