

The Zabudowicz Collection, 176 Prince of Wales Road, London NW5 3PT

APPLICATION FOR FULL PLANNING PERMISSION & LISTED BUILDING CONSENT

DESIGN & ACCESS STATEMENT ADDENDUM II



Aerial view (project site highlighted in red)

INTRODUCTION

This is the 2nd Addendum to the Design & Access Statement, following a meeting between FMA and Camden Planning and Conservation/Design officers. In said meeting, changes as presented in Addendum 1 were discussed and the following comments issued:

1) Demolition justification

Minimising demolition within the plan and understanding how much of it is absolutely necessary for construction.

- a. AV room (historic gallery);
- b. South wall of Sunday School room and corridor;
- c. Fittings from within the Sunday School room;
- d. Other.

2) Windows

Reduction in number and widening are positive moves with a clear rationale – but could the final proportions and arrangement be a touch more ‘ecclesiastical’? How has the degree of recess been determined?

3) Other heritage/planning points

- a. Why can't plant go in basement?
- b. Can improvements be made to presentation of main church?: Can't the wall in the front shop/office now be removed; do the infill partitions under gallery have to remain exactly where they are?
- c. The Party Wall question – and are there still plans to invest in some re-landscaping at the rear?

The following document explains the changes made in relation to said comments and presents the justification for the proposed modifications.



Middle gallery: Additions blocking historic fabric



Reception Bookshop: Additions blocking historic fabric

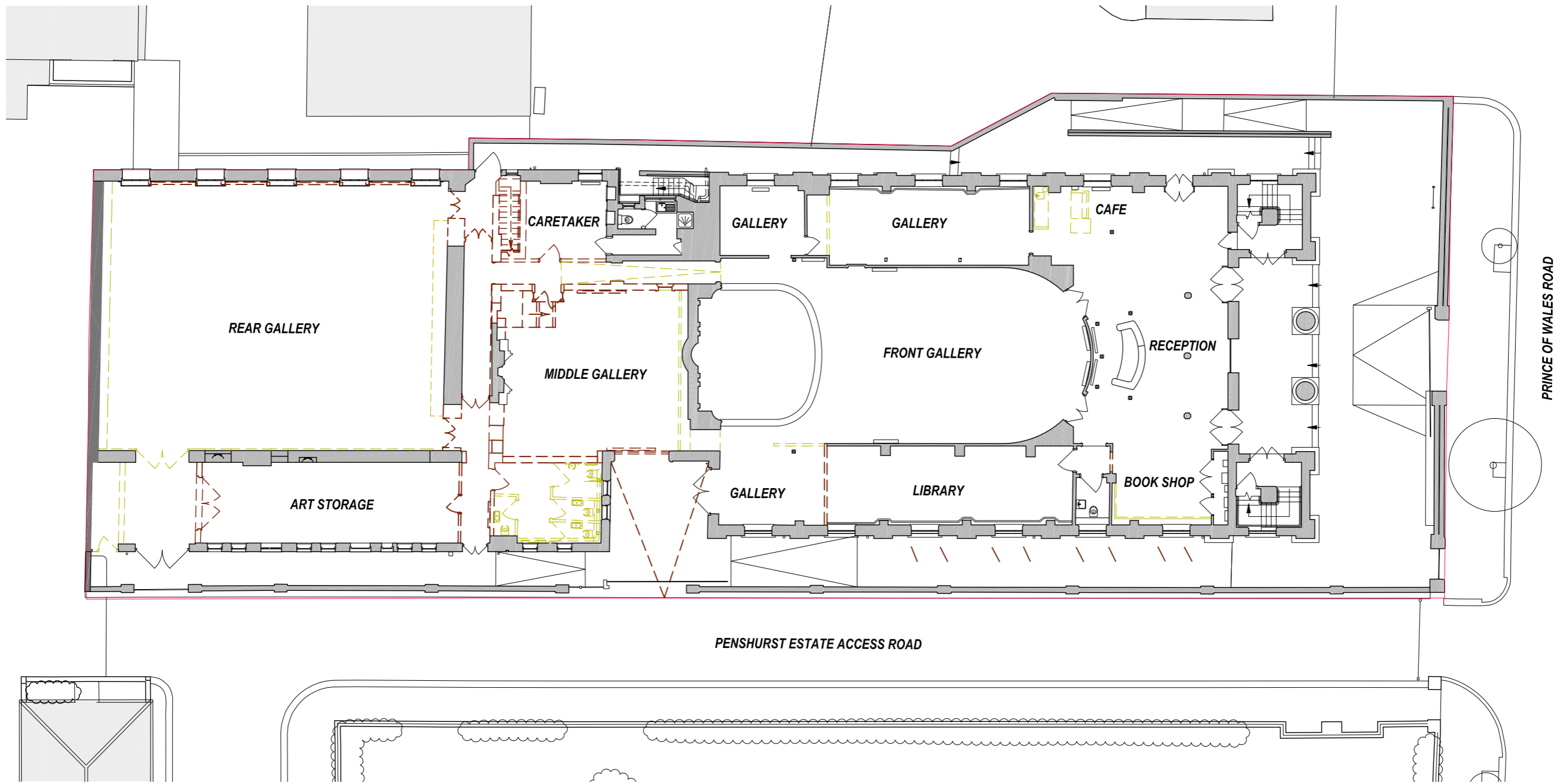
- Historic fabric
- Gallery additions

1. DEMOLITION JUSTIFICATION

The demolition proposed includes removal of fabric which predates the gallery and partitions added by the gallery during its current use.

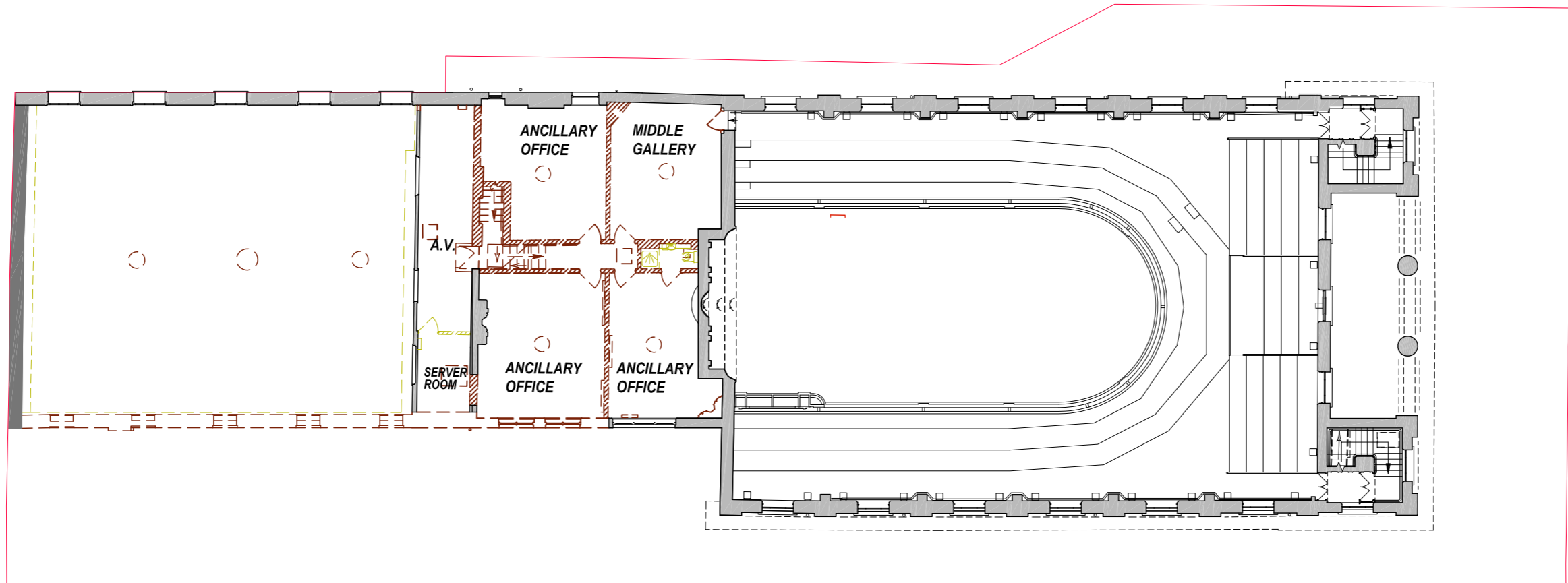
To differentiate these two type of fabric removal, the following demolition drawing separates between historic fabric and additions by the gallery.

We have further reduced the extent of demolition of historic fabric and explained the improvements by removing additions.



- - - Historic fabric
- - - Gallery additions

DEMOLITION DRAWING - GROUND FLOOR



- - - Historic fabric
- - - Gallery additions

DEMOLITION DRAWING - FIRST FLOOR



Fig. 3



Fig. 4

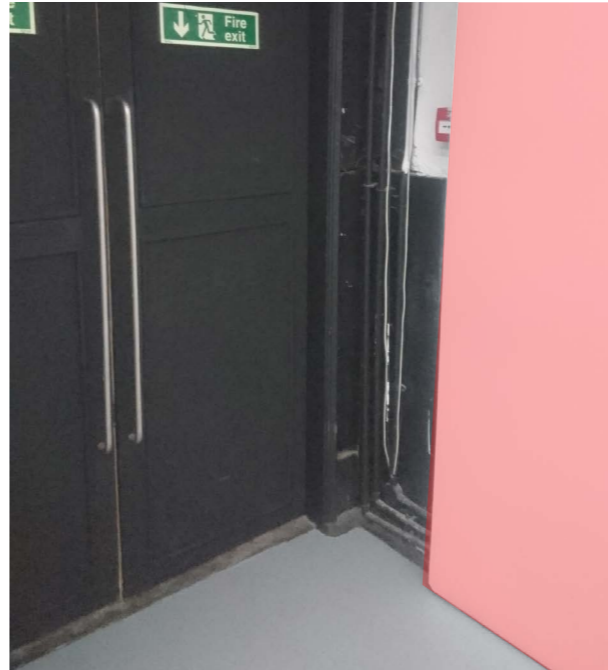


Fig. 5

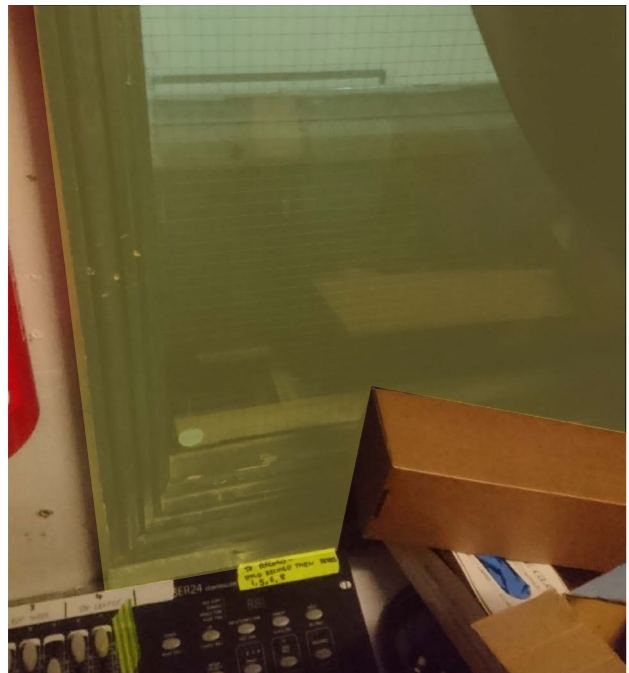


Fig. 6



Fig. 7



Fig. 8

- Historic fabric
- Gallery additions

1.1 REAR GALLERY HISTORIC DETAILS

The extension maintains the rear gallery's size, details and rationalises the gallery into a repurposed space that improves the capacity to display a variety of art media.

The rear gallery currently uses plasterboard walls to hang its exhibits (Fig. 1). At first floor level, the south wall has windows which overlook from the AV room into the gallery space (Fig. 2).

The gallery's details include the west wall's windows and wooden shutters (Fig. 3). The wood panelling along the perimeter of the floor is exposed in the west wall (Fig.4). The east wall shows original wooden panelling covered by plasterboard (Fig. 5).

In the AV room's server room, there are additional panelling (Fig. 6) and stucco detailing (Fig. 7 & 8).

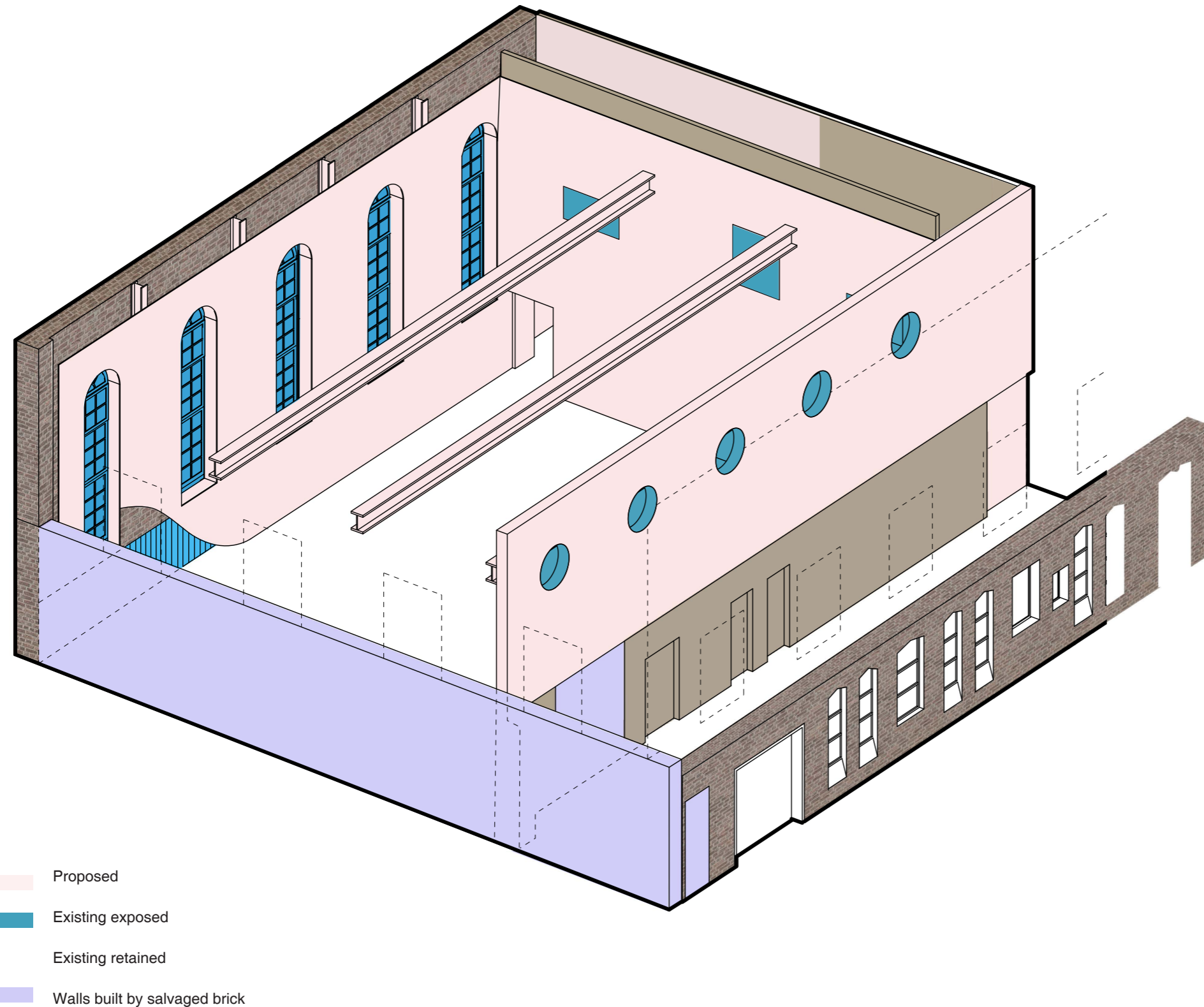
The revised demolition maintains the east and south wall, allowing for all original detailing in the rear gallery and AV room to be maintained.



Fig. 1



Fig. 2



1.2 REAR GALLERY INTERVENTION

Following the revisions to maintain the south and west wall, the proposed extension does the following interventions:

1. Remove the radiators and lighting track and replace them by fan coil units and purposed-built gallery lighting. The current lighting track is a legacy of the Drama School use.
2. Maintain the south wall and stucco and wood details found in the AV room's server room. Extend this to the new walls built as part of the same interior.
3. The west wall on ground floor is kept in order to preserve wood panelling detailing and niche openings. Openings done to the wall are closed with salvaged brickwork. The wall on first floor level is rebuilt with roundette openings located, coordinated with the beams, and lowered in order to maintain their visibility from the ground floor.
4. Maintain all original details at ground floor level in all walls of the rear gallery, including the wood panelling and window frames. The walls are covered by plasterboard mounted on met sec that sheaths the panelling. The gallery use requires walls that do not have dividing elements in order to give flexibility when hanging art pieces. This flexibility is maintained but evenly rationalised across all walls whilst showing the main window features: tall west windows, roundette windows and south wall square windows.
5. Columns are located in between the plasterboard lining and the retained walls, therefore not showing visibly the means by which the extension is supported.

Cumulatively, the room maintains its current shape with improvements in ventilation, lighting and hanging space. All window detailings are revealed and timber panelling on the wall are sheathed by the plasterboard used for exhibition purposes, which can be removed at a later date.



Fig. 1



Fig. 2

1.3 RECEPTION

Currently, the book shop clutters one end of the reception space and blocks a stained glass window with a wall used to hang merchandise (Fig. 1). Shelves block the use of the cupboard where meters are kept (Fig. 2). The proposal is to relocate the shop to where the cafe currently sits.

The former shop is to be repurposed as an office, restoring the view to the stained glass window and, by means of a glass partition, maintaining the perception of the reception hall as a unified space (Fig. 3).

The relocation of the cafe allows for the stained glass / emergency exit to be cleared as tables aligned perpendicular to the wall give a more orderly arrangement to the room. (Fig. 4)

The proposal therefore enhances the space in the front gallery by the removal of additions by the gallery and improving the reading of historic details.

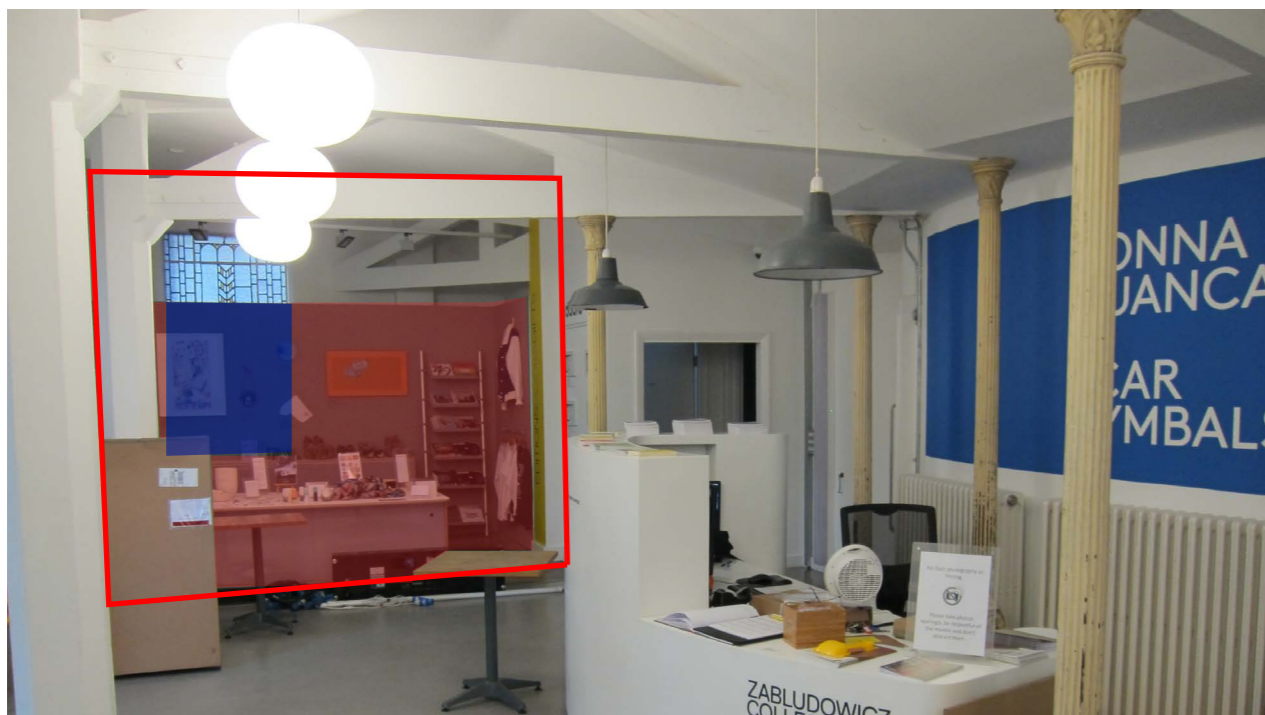


Fig. 3

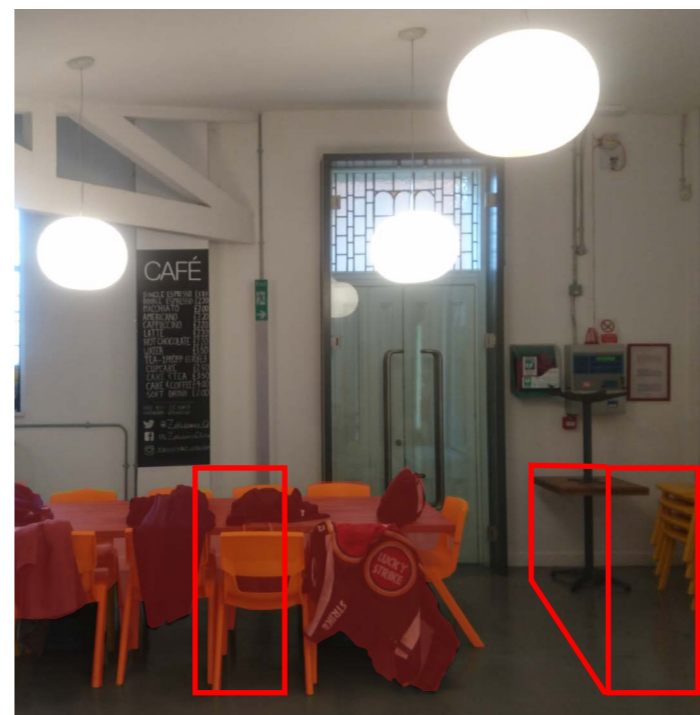
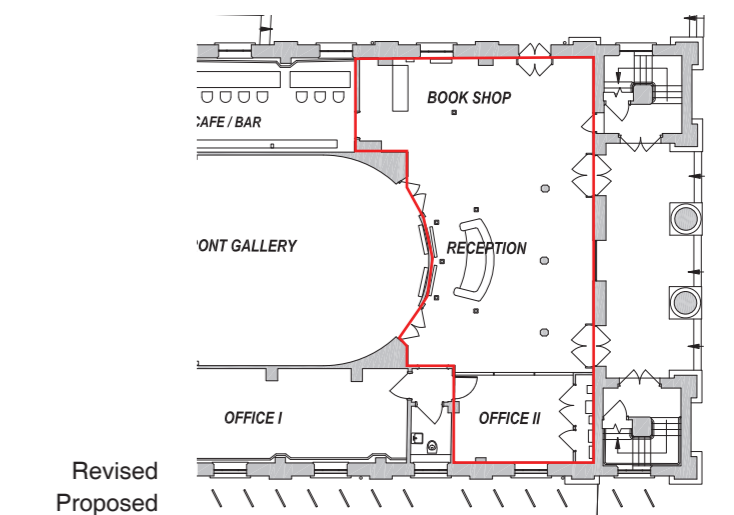
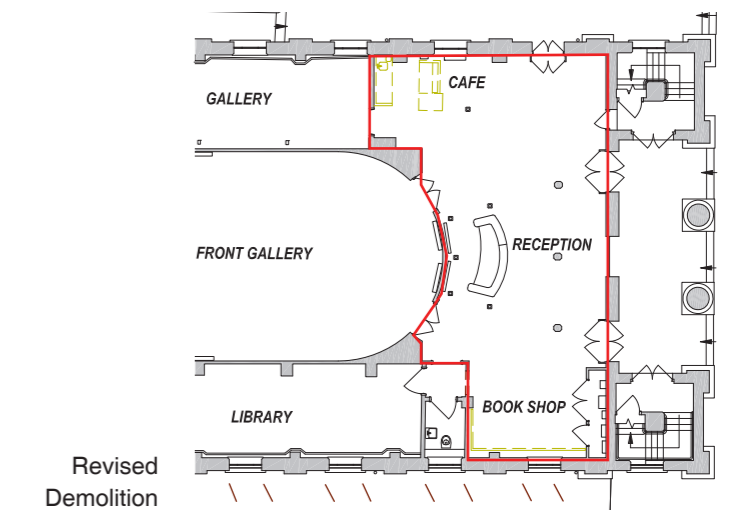


Fig. 4



- Historic stained glass
- Proposed additions
- Gallery additions



Fig. 1

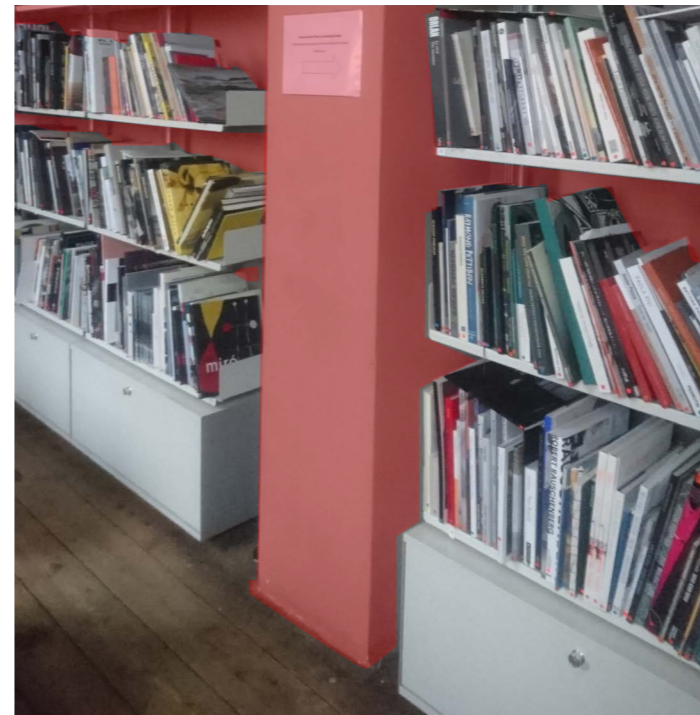


Fig. 2



Fig. 3

- Historic fabric
- Gallery additions



Fig. 4

1.4 LIBRARY

The columns along the east wall are square and solid, with no details (Fig. 1). The east wall is solid too, giving no indication of gallery partitioning to the main front gallery space (Fig. 2). The current library layout blocks view to a stained glass window (Fig. 4). By turning the room into an office, the shelves are removed, giving access to the stained glass window. The change of use between library and office is compatible with the current electric cabling and power and data points, meaning that no interventions are required.

The gallery space, to be turned into a cafe, has the same condition of its west wall being solid, giving no indication of gallery partitioning to the main gallery space (Fig. 3). The columns are metal and of rectangular profile. The far wall is removed as it is a gallery partition, giving more space for the cafe.

The proposal therefore enhances the space by restoring the use of stained glass windows and changing the room into uses which are sensitive to the fabric by not requiring invasive modifications. As there are no plasterboard partitions between the front gallery in either the cafe or library, these are retained. Neither column show any detailing that would warrant modifying their current layout.

