

PRECEDENT IMAGERY

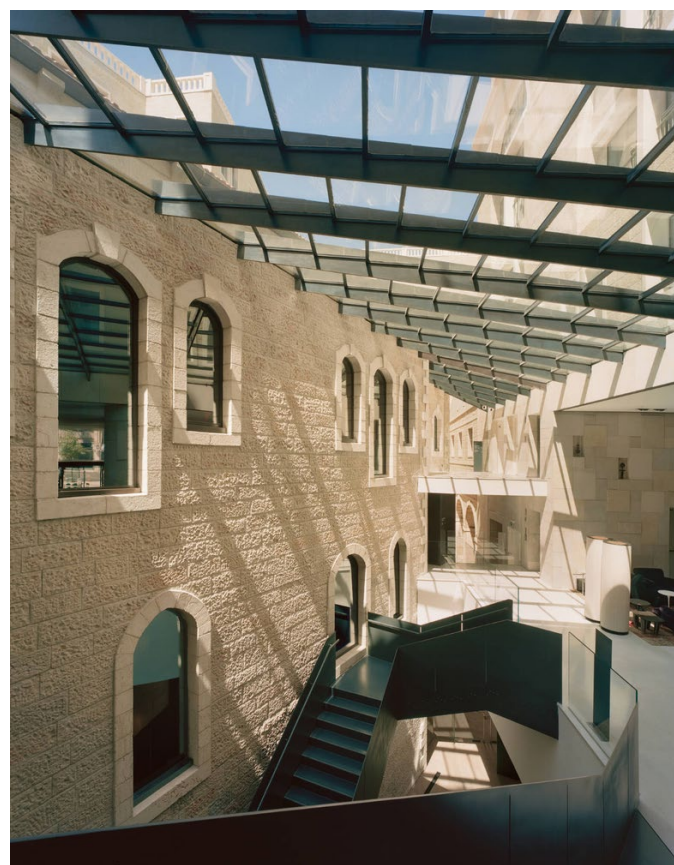
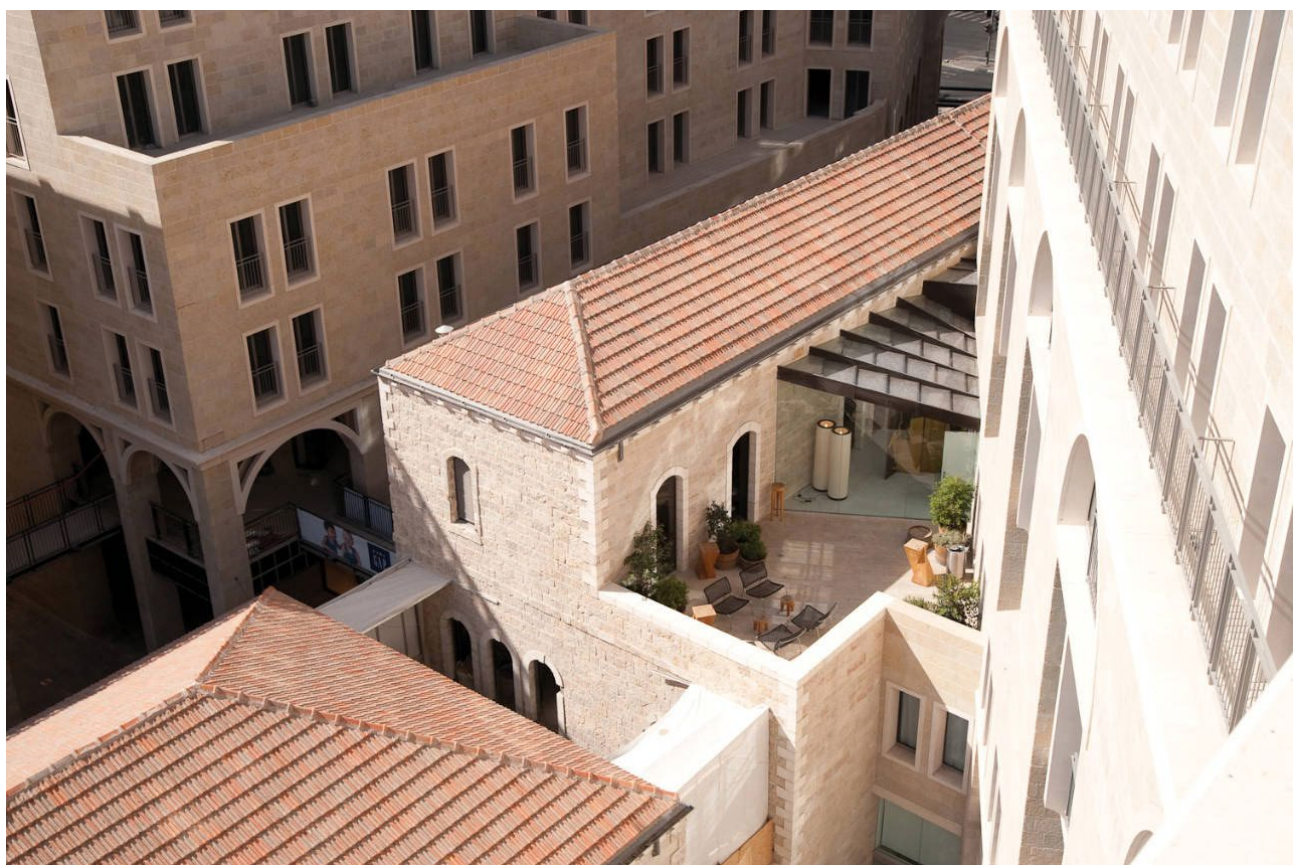
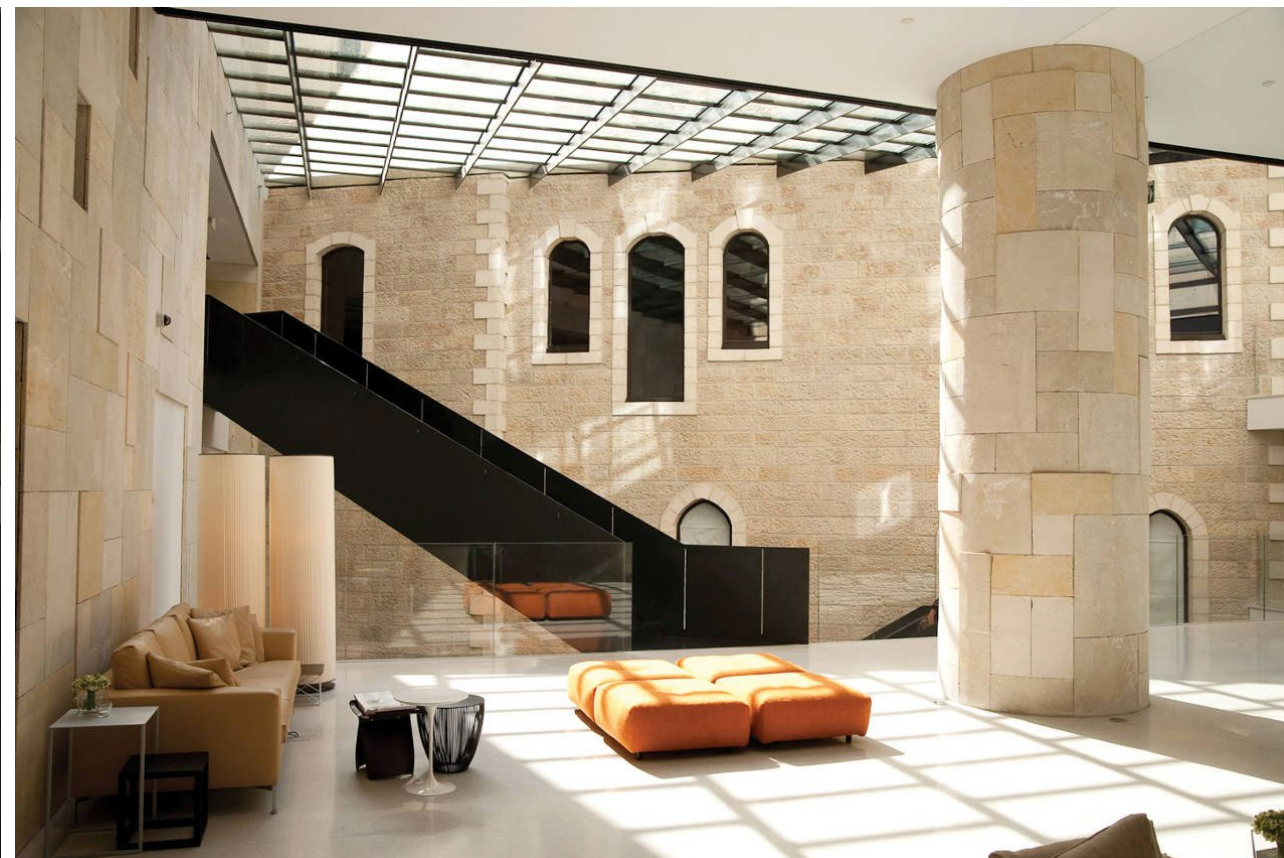
DESIGN OBJECTIVES:

- CRISP AND CLEAN
- LIGHT TOUCH MINIMALIST DESIGN TO ENHANCE HISTORIC ARCHITECTURAL FEATURES OF THE LISTED BUILDING
- NATURAL DAYLIGHT
- SENSE OF WELL-BEING
- HIGH QUALITY DESIGN, MATERIALS AND DETAILS
- IMPROVED SIGHTLINES
- SUSTAINABILITY

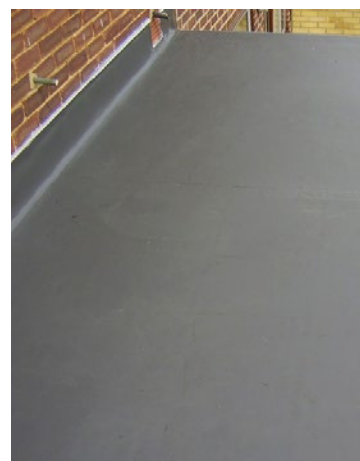


PRECEDENTS - EXTERNAL

MAMILLA HOTEL, JERUSALEM



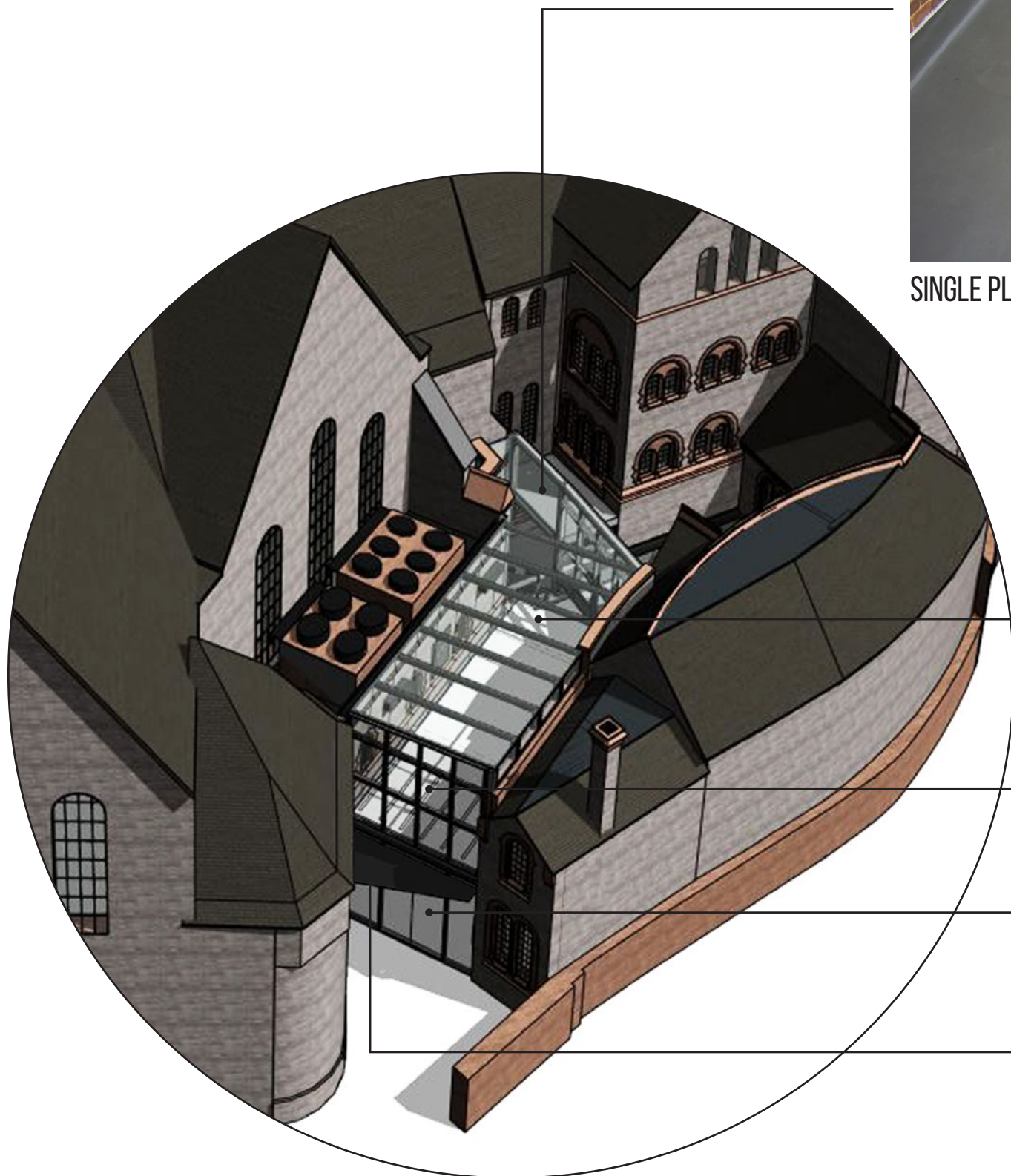
MATERIALITY



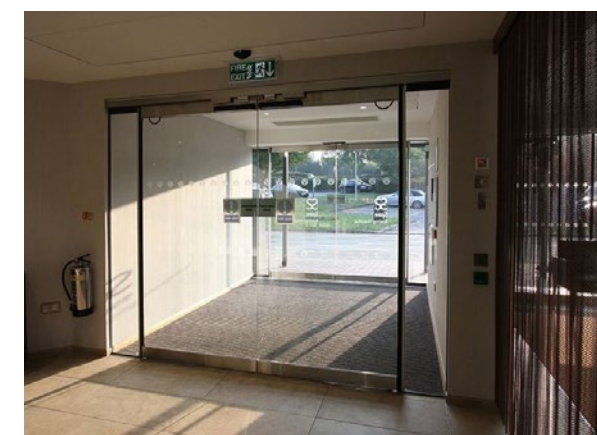
SINGLE PLY ROOF



STRUCTURAL GLASS & BEAMS (GLASS OR STEEL)



OPENABLE WINDOWS



SINGLE - GLAZED SLIDING DOOR



METAL CANOPY

CONCLUSION

INTRODUCTION

The clients objectives are to improve and enhance the quality of the world renowned service that they currently deliver, extend the sustainable and viable use of the site and building, and enhance the quality of the existing historic building. The interventions proposed are focussed on delivering these 3 things.

The design development has benefited from a productive and useful pre application process and consultation. The feedback and comments have been used to complete the design development and the resultant proposals submitted as part of the application. The input of Fuller Long the Heritage Consultants have also guided the design approach and development of the proposals.

The main elements of the works relate to the removal of the dated and cumbersome glazed/flat roof between the buildings, introduction of a new first floor restaurant/café and the internal refurbishment to the dated and below standard internal spaces.

EXTERNALLY

The glazed roof and screens will enhance visibility of the key architectural features (eg windows, brick details, dramatic roofscapes etc) located outside of the proposed infill when viewed from inside. Visibility is currently limited due to the cumbersome nature of the existing barrelled roof light and roof.

The scale, height and mass of the proposed infill and its location, nestled between the large main Hall building and the subservient Cottage, mean that most of the glazed infill is hidden from view and also preserves the views of key historic features which form part of the Lyndhurst Hall façade and roofscape eg the 3 main windows to the prominent gable on the western side of the roof.

The proposals are designed as a lightweight contemporary intervention which sits comfortably between the two historic buildings. It does not compete in anyway with them but enhances them and does not affect the character and appearance of the buildings or the surrounding conservation area.

INTERNALLY

There is limited demolition works proposed with some lightweight stud partitions being removed. Where openings are proposed through existing windows to gain access to the first floor café area the materials will be carefully removed for reuse in rebuilding the new opening and set aside for reuse elsewhere within the building.

The edge of the first floor infill forming the eating area has been stopped short of the existing walls to preserve and enhance the arched windows, brick details and historic façade generally. The structural connection between the floor and the wall will be specifically designed to minimise harm and to make the first floor feel as if it is floating unsupported from the walls.

The proposed roof zones have been located with the help of detailed 3D models and survey information to fit in between key features located on the historic facades and limit/avoid any harm to the building.

The internal finishes will be enhanced and where possible all original/historic features retained.

The proposed design will allow the potential of the existing internal spaces available to be optimised helping to ensure the continued successful use of Lyndhurst Hall and Cottage for years to come and securing the optimum viable use of the building.

SUMMARY

Lyndhurst Hall and Cottage are unique buildings with unique spaces which have a narrow band of specific potential uses. Air Studios offer the perfect use for these buildings now and into the future, ensuring the historic legacy of building and use are preserved.

We believe that the proposals shown within the Design and Access Statement and associated drawings and document respond positively to the need to preserve the significance of the listed buildings, they do not affect the character and the appearance of the buildings and the surrounding conservation area and through the reuse of the existing spaces and provision of additional space secure the optimum viable use of the site now and into the future.

The client is very excited about the proposed improvements to the building and feel that they will successfully deliver their 3 key objectives referred to at the beginning of the conclusion.

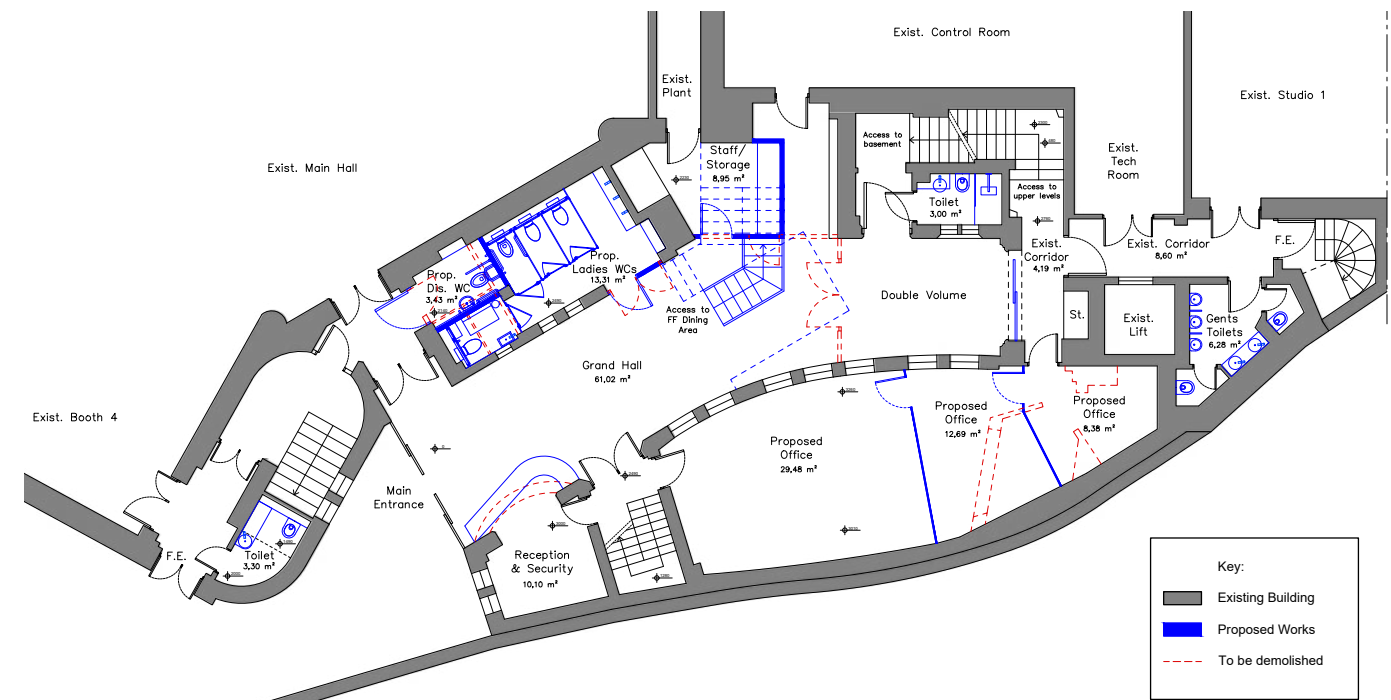
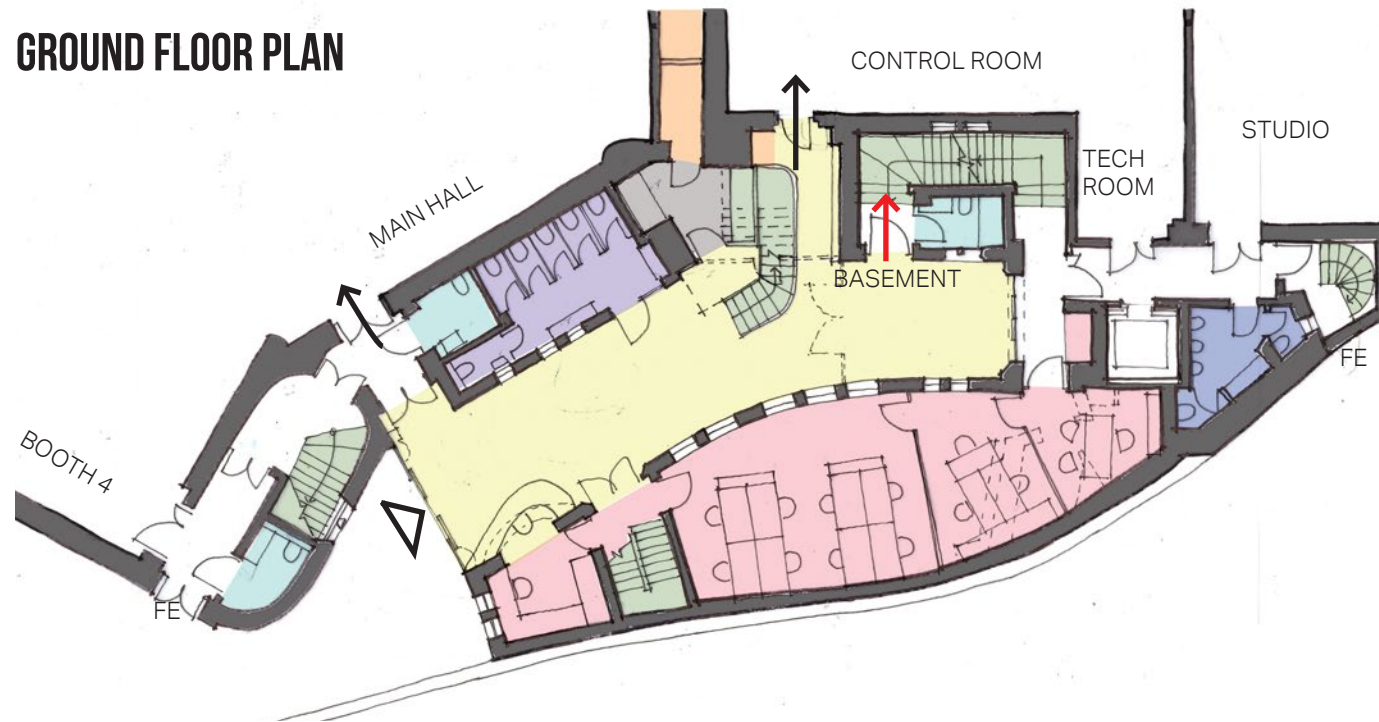
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11. MEP REPORT	SEPARATE ATTACHED DOCUMENT

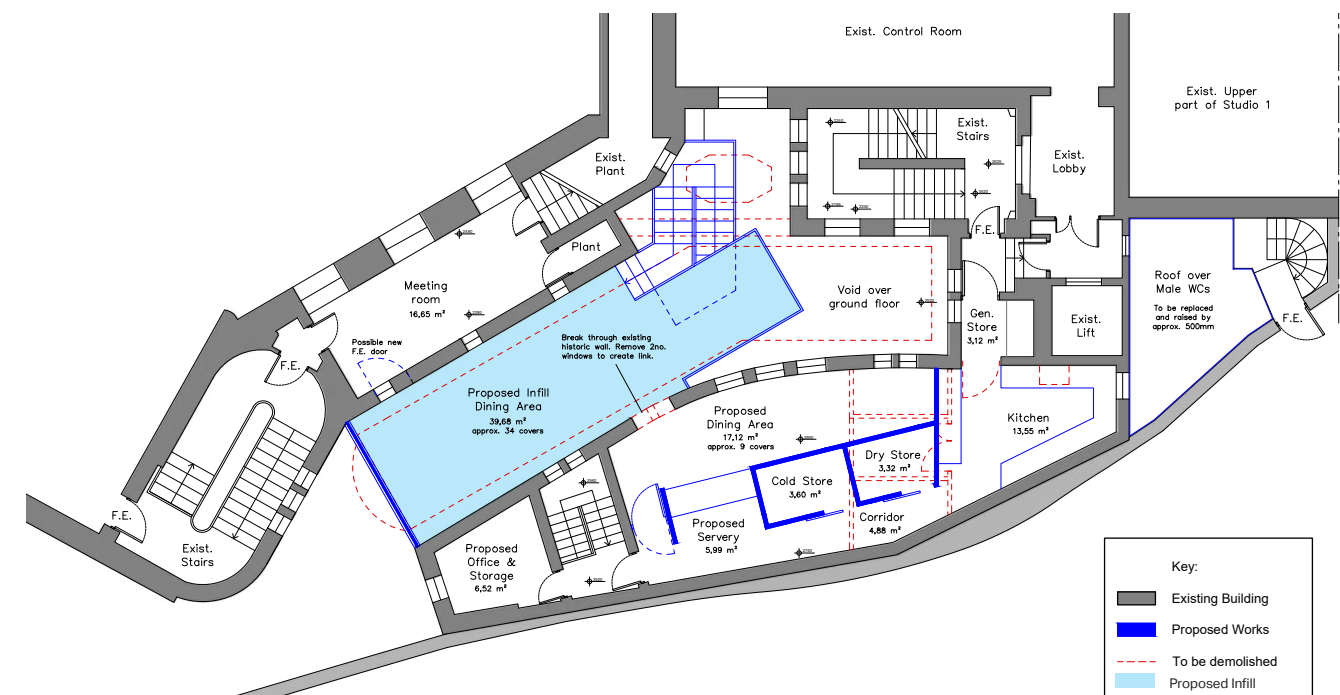
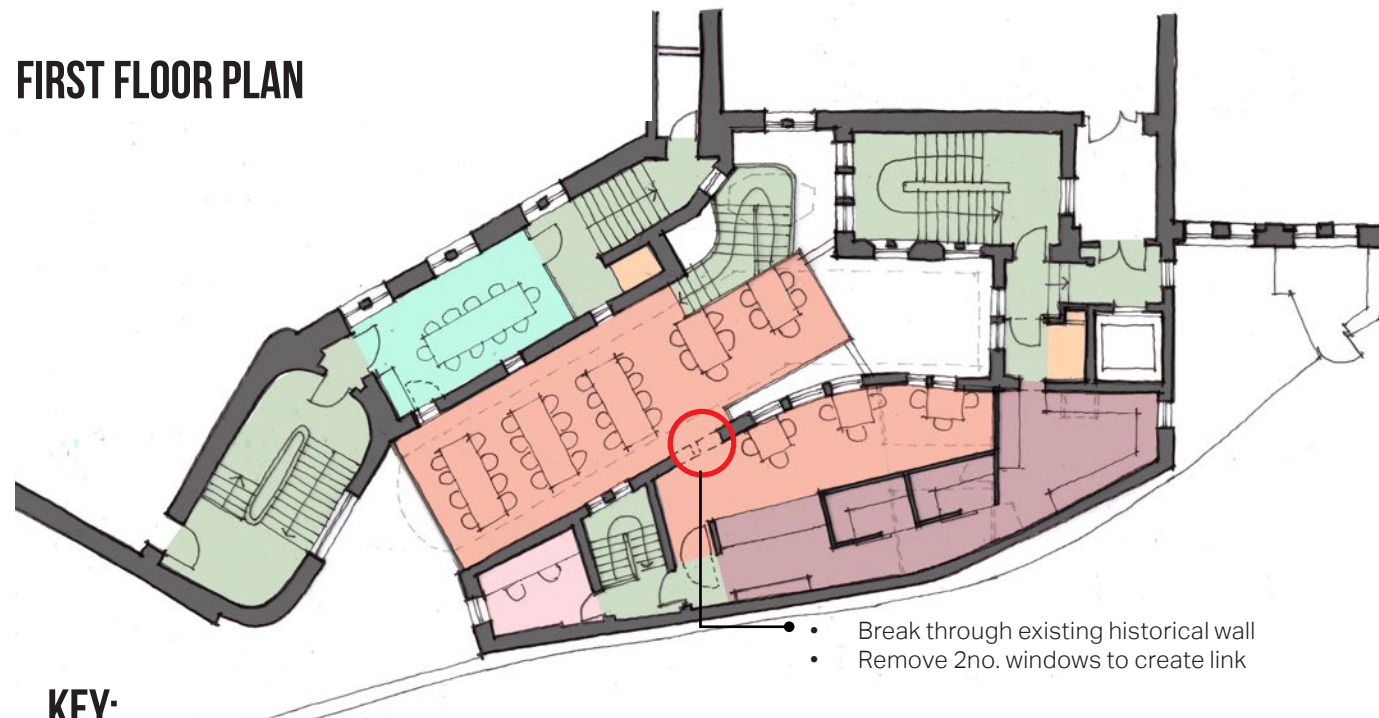


1. PRE-APP SCHEME - SKETCH DESIGN

GROUND FLOOR PLAN



FIRST FLOOR PLAN

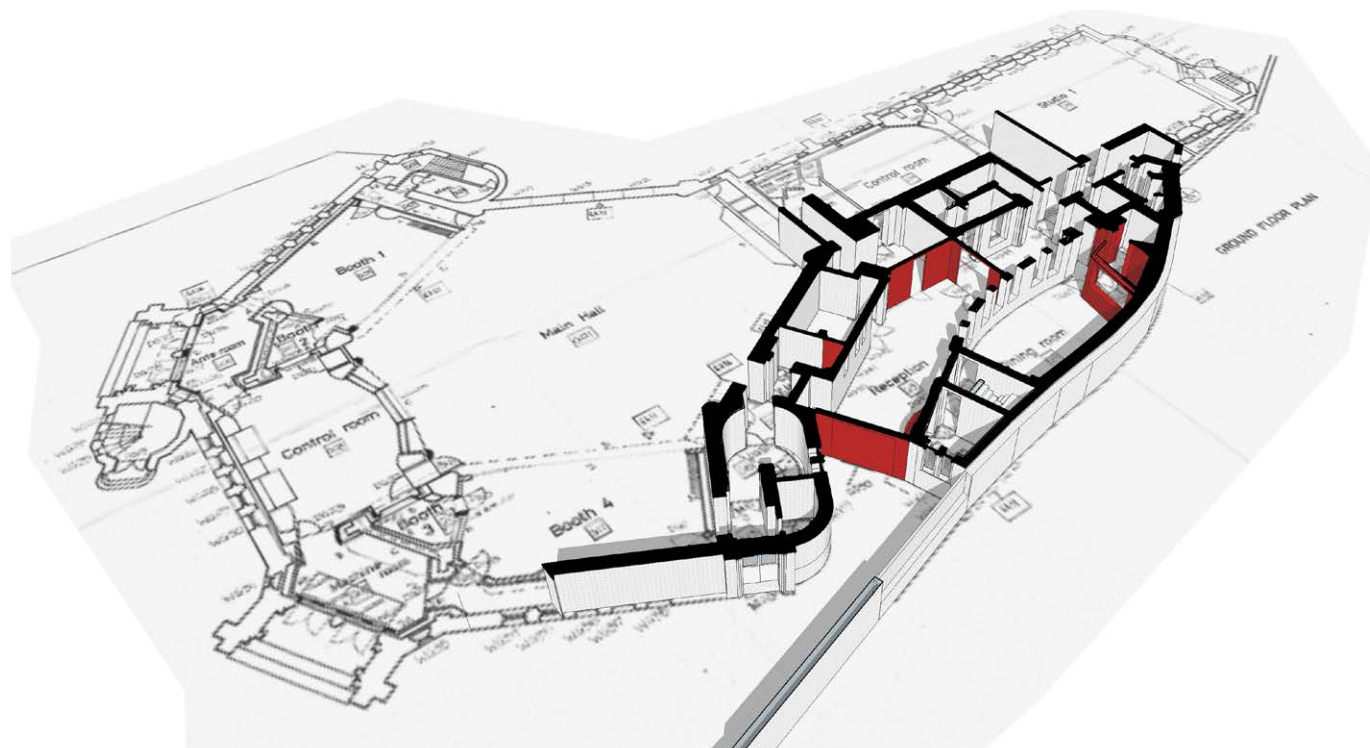


KEY:

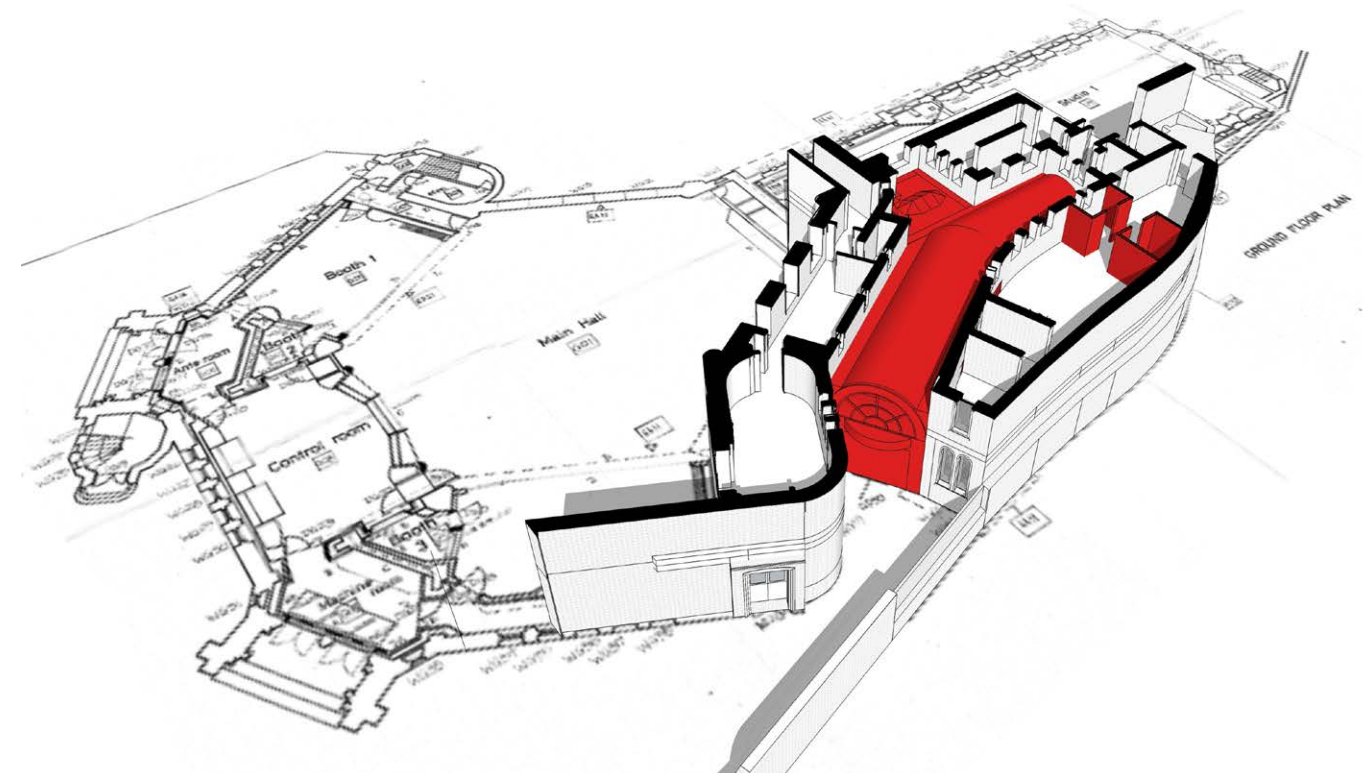
OFFICE AREAS	FEMALE TOILETS	MALE TOILETS	STORAGE	RESTAURANT AREA
RECEPTION/ CIRCULATION	UNISEX TOILETS	STAIRS	STAFF KITCHEN AREA	MEETING / GREEN ROOM

NOTE: The proposals are based on existing hand-drawn plans dated July 1993. Building surveys and inspection of the existing structure and services would be required to determine the validity of the proposals.

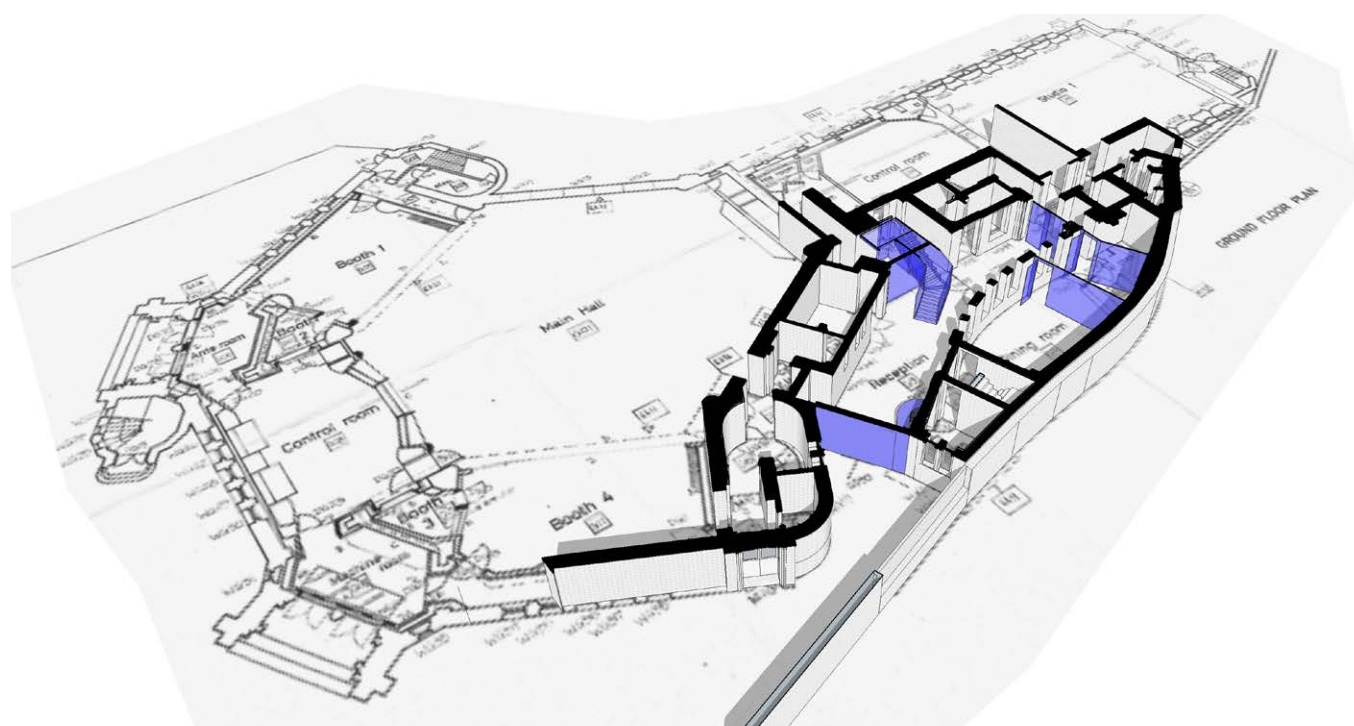
1. PRE-APP SCHEME - AXONOMETRIC VIEWS



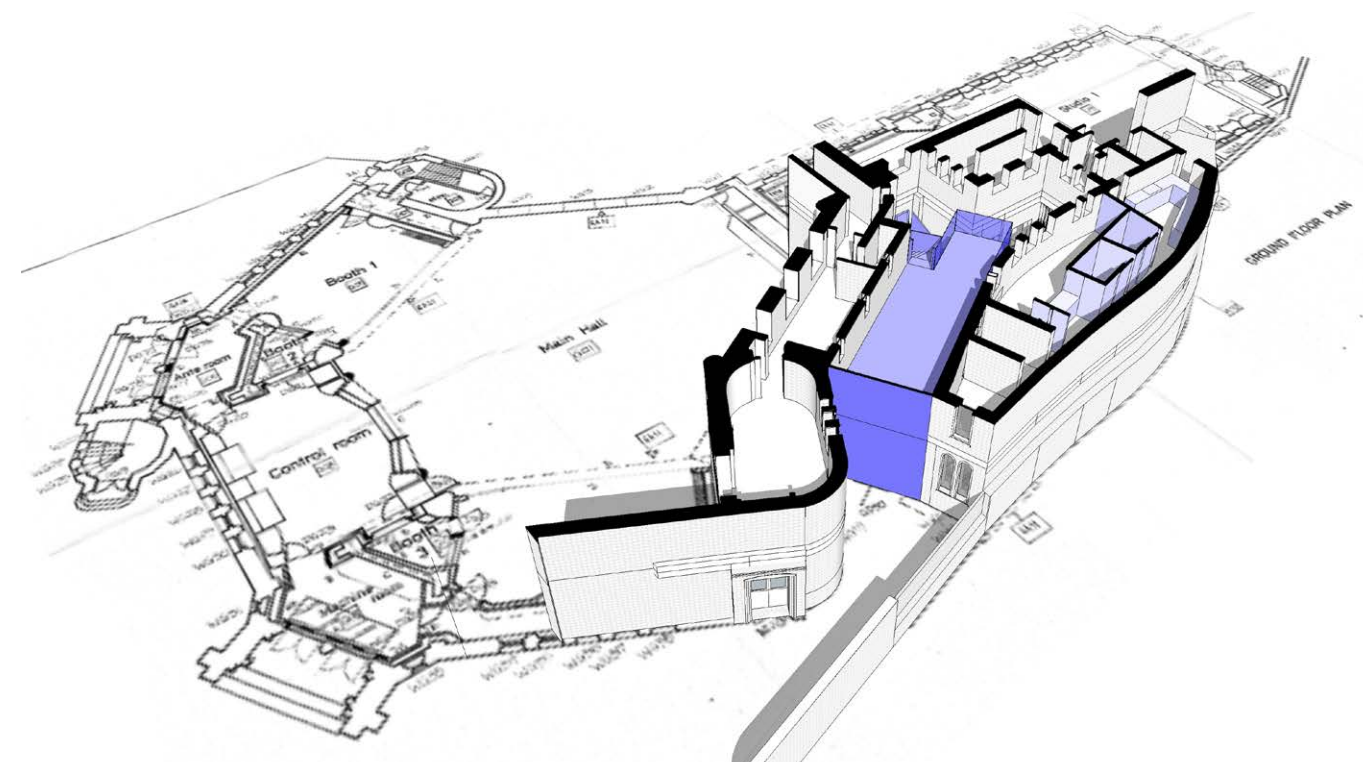
GROUND FLOOR - EXISTING TO BE DEMOLISHED



FIRST FLOOR - EXISTING TO BE DEMOLISHED



GROUND FLOOR - PROPOSED INFILL



FIRST FLOOR - PROPOSED INFILL

2. PRE-APP FEEDBACK

Date: 1st October 2019
Our Ref: 2019/4022/PRE
Contact: Elizabeth Martin
Email: Elizabeth.Martin@camden.gov.uk



Dear Lezanne,

Re. Planning Pre-application advice meeting ref. 2019/4022/PRE.

The proposals are for restoration and repairs to Air Studios (Lyndhurst Hall, Lyndhurst Road, London NW3 5NG).

I refer to our pre-application meeting held on 20th September 2019 regarding the above pre-application submission. Please find below comments on the submitted proposal:

Context

Lyndhurst Hall is a Grade II listed Congregational church with church hall to the rear, designed by Alfred Waterhouse in 1883-4 with additions of 1905 by Spalding & Spalding and situated in the Fitzjohns/ Netherhall Conservation Area. This conservation area sits on the Southern slopes of Hampstead and is dominated by Fitzjohns Avenue running through the centre; overall the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road. The building is home to the world renowned recording studios, Air Studios.

The studios require updating of their facilities, particularly communal areas and to make changes internally, included increased and relocated toilet provision. The pre-application submission seeks to carry out restoration and repairs of the building and erect an infill extension to replace an existing extension built in the 1990s.

Relevant Policy:

National Planning Policy Framework 2012

Chapter 7- Requiring good design (paragraphs 56-61, 66).
 Chapter 12- Conserving and enhancing the historic environment (paragraphs 128, 134,138).

The London Plan March 2016

Policy 7.4- Local character.

Policy 7.6- Architecture.
 Policy 7.8 Heritage assets and archaeology.

Camden Local Plan 2017

A1- Managing the Impact of Development.
 D1- Design.
 D2- Heritage.

Supplementary Planning Guidance

CPG1 Design (2019).
 Fitzjohns /Netherhall Conservation Area Statement (2001)

Comments

Heritage

As discussed on site, in heritage terms, it is considered that (subject to the design of the proposed infill extension) the proposed works would serve to preserve the significance of the listed building. Paragraph 134 of the National Planning Policy Framework states that: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

In this instance, two windows would be removed to create openings to the new infill extension. The works have been justified for the ongoing operations of Air Studios, which is an optimum viable use for the building and is now an integral part of the historic significance of the building. The works would also result in the removal of the dated and cumbersome 1990s extension which currently exists in the same position.

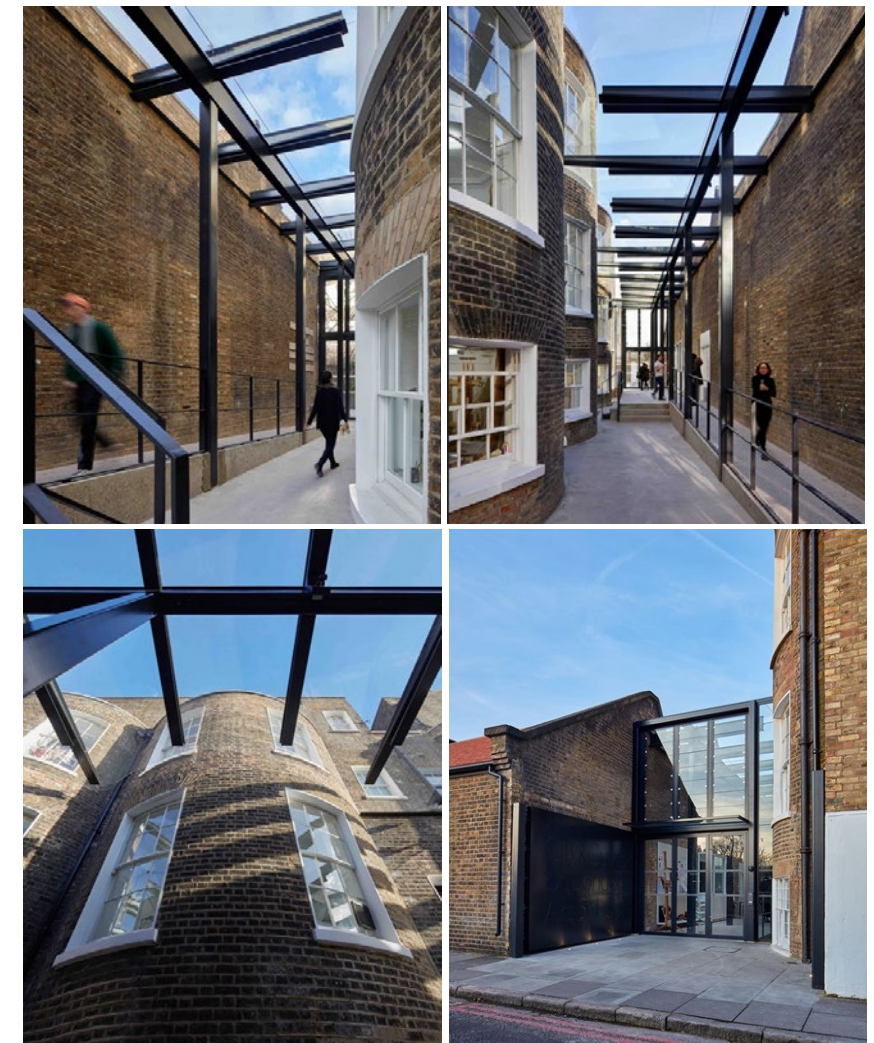
It is considered that the works would have a less than significant impact on the significance of the host building. Because of the location of the extension and its minimal visibility, it is considered that subject to detailed design, the works are unlikely to have an adverse impact on the character and appearance of the surrounding conservation area.

The necessity of the works in retaining the building in its optimum viable use should be set out in any planning application.

Design and Amenity

- In principle the replacement of existing glass infill breakout area is supported;
- A lightweight structure, which reveals the historic significance of the building would be supported. Consideration will need to be given to how the structure connects to the historic fabric of the buildings on either side. This is a scheme officers have worked on previously in a different borough, which may be useful:
<https://www.architectsjournal.co.uk/buildings/alan-higgs-architects->

CITY & GUILDS ENTRANCE HALL - KENSINGTON, LONDON



2. PRE-APP FEEDBACK (CONT.)

entrance-hall-for-city-and-guilds-art-school-bridges-two-historic-buildings/10025563.article;

- Given the position and location of the proposed structure, no impact on the neighbouring amenity would be caused.

Sustainability

- Given the proposal is for a lightweight structure with its main component - glass, it is suggested you should consider creative ways of making this work as hard as possible long term – research on solar glass, bio-reactive glass (biophilic glass) ie. <https://www.arup.com/projects/solar-leaf>;
- The existing infill structure supports the current services within its soffit which are linked with the plant located at second floor level. On site was confirmed that the proposal would include rationalising the services due to the removal of existing structure and possibly introducing a new plant. In line with policies CC1 (Climate change mitigation) and CC2 (Adapting to climate change) we would encourage you to look at ways to reduce the CO2 footprint of operating the business and building by at least 20%. Guidance on this is available via the following link: <https://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-applications/making-an-application/supporting-documentation/noise-vibration-and-ventilation-assessments/>

Other issues

The existing floor plans show bedrooms at third floor level – colleagues in Development Management have queried if these have been replaced with office space.

Conclusion

Subject to the above issues, it is considered that there will be less than substantial harm caused to the building and where minor modifications are proposed (for example, the loss of two windows), the works are justified as being necessary to secure the optimum viable use of the building as a recording studio, in compliance with Camden's local plan policies and the NPPF. Subject to detailed design, it is considered that the impact of the proposed height, mass and position of the proposed infill extension on the character and appearance of the surrounding conservation area is likely to be minimal.

I hope the feedback given on the scheme has been useful. This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

Please note that if you (the applicant or their representative) have drafted any notes of the pre-application meeting(s) held with the council you cannot assume that these are agreed unless you have received written confirmation of this from

the case officer.

If you have any queries about the above letter please do not hesitate to get in touch.

If you would like to carry out a follow up pre-app (to discuss the design of the new extension and the acceptability of any sustainability considerations, as advised above), the fee is 50% of the first pre-app, and should be applied for in the usual way.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Elizabeth Martin
Senior Planner (Conservation)
Development Management
London Borough of Camden

Telephone: 0207 974 1204

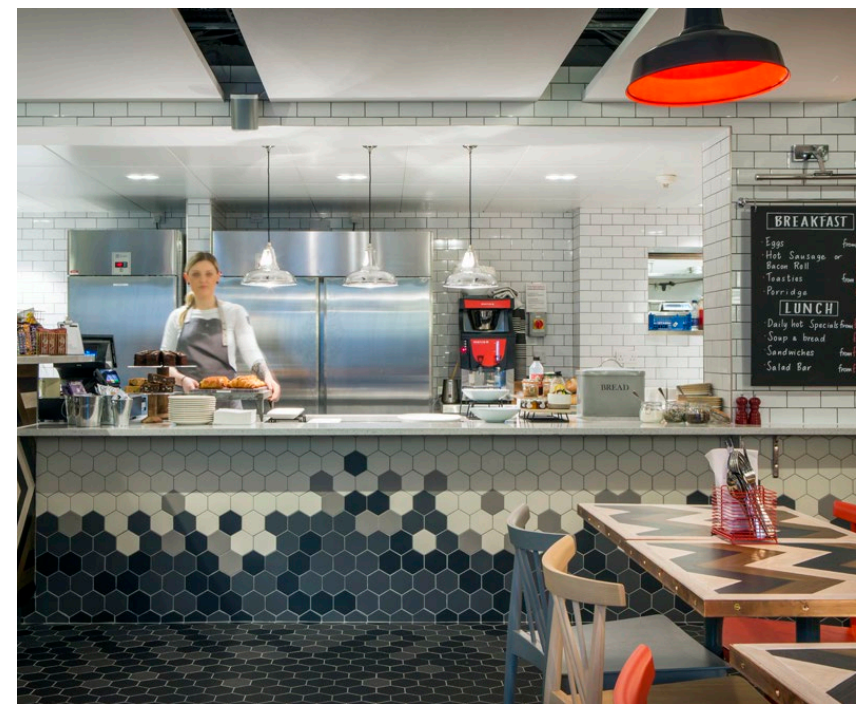
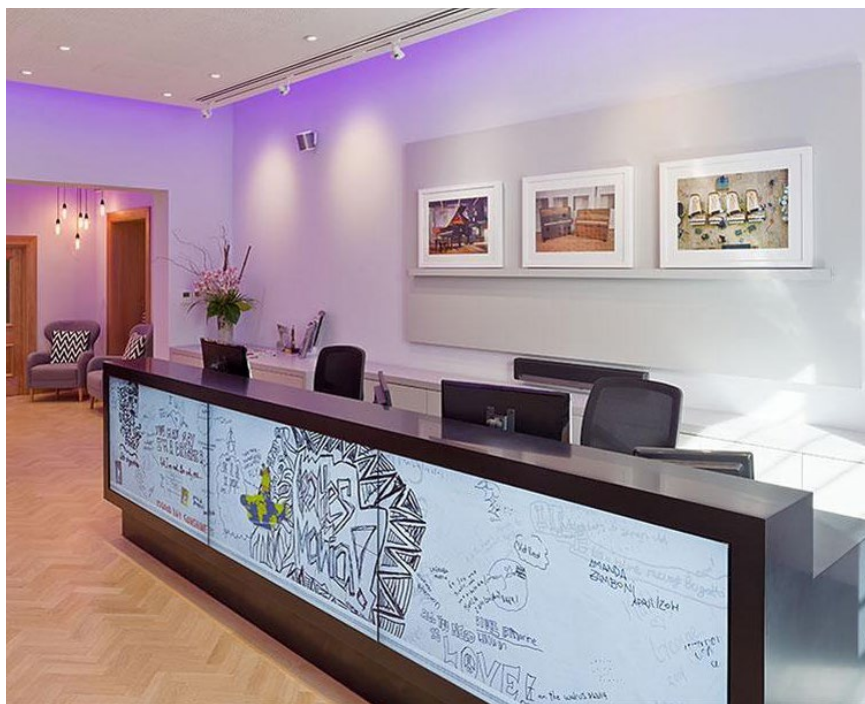
5 Pancras Square
London N1C 4AG

3. CASE STUDY: ABBEY ROAD STUDIOS, LONDON

PUBLIC AREAS OVERVIEW



The number 1 Music studio in the world of 2017, according to Billboard and studio of the year at the MPG Awards 2018, Abbey Road Studios (founded in 1931) is a fine example of a successful creative space that is still in very high demand with top artists around the world. Abbey Road underwent an intensive refurbishment in 2015. New recording studios and a memorabilia shop were built, the canteen and entrance hall were fully refurbished.

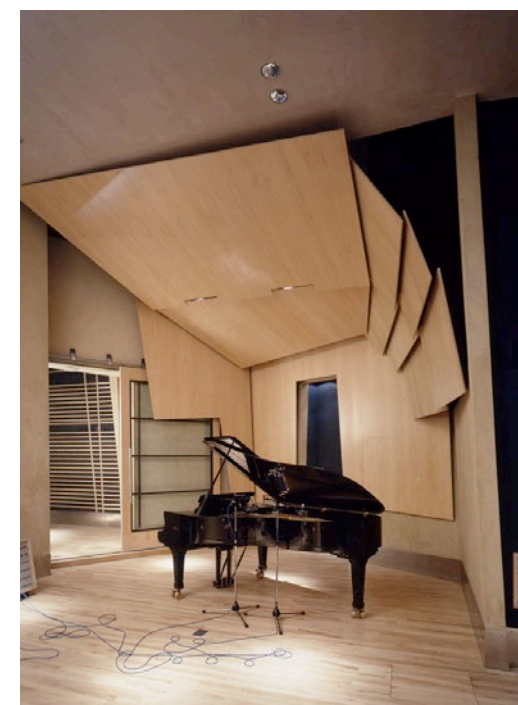
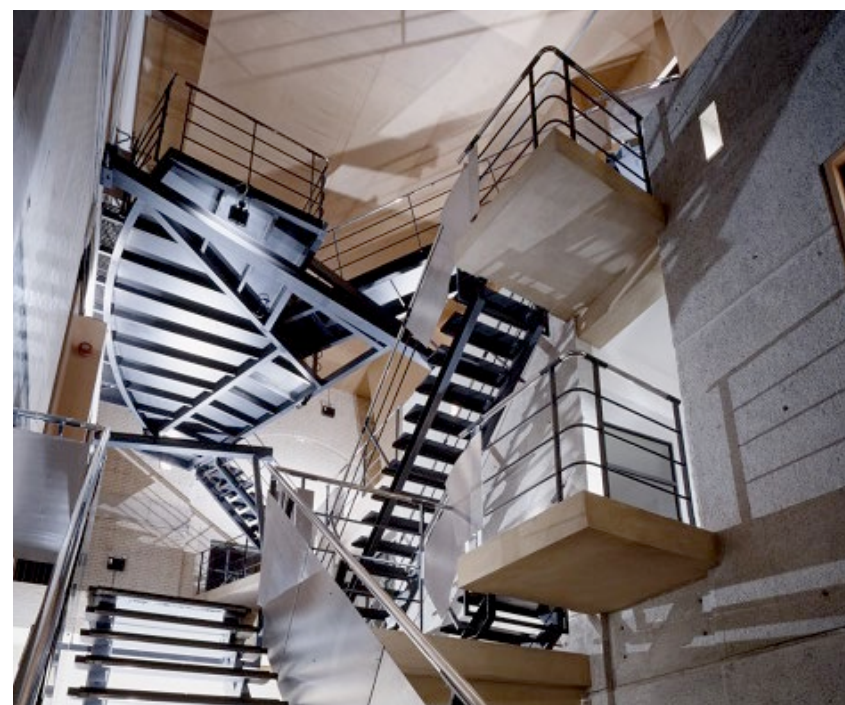


4. CASE STUDY: METROPOLIS STUDIOS, LONDON



Metropolis is the largest independently-operated recording complex in the world. It was founded in 1985 when Metropolis purchased the 1900s Chiswick Power House, that use to house London's Tram System. The studios underwent an interior refurbishment in 1990s. The 20m high atrium offers an unique airy and light space that contrasts with the often claustrophobic recording studios. The luxury bar and restaurant have been refurbished in 2015. It is placed on the 4th floor and overlooks the other floor thanks to a large open balcony.

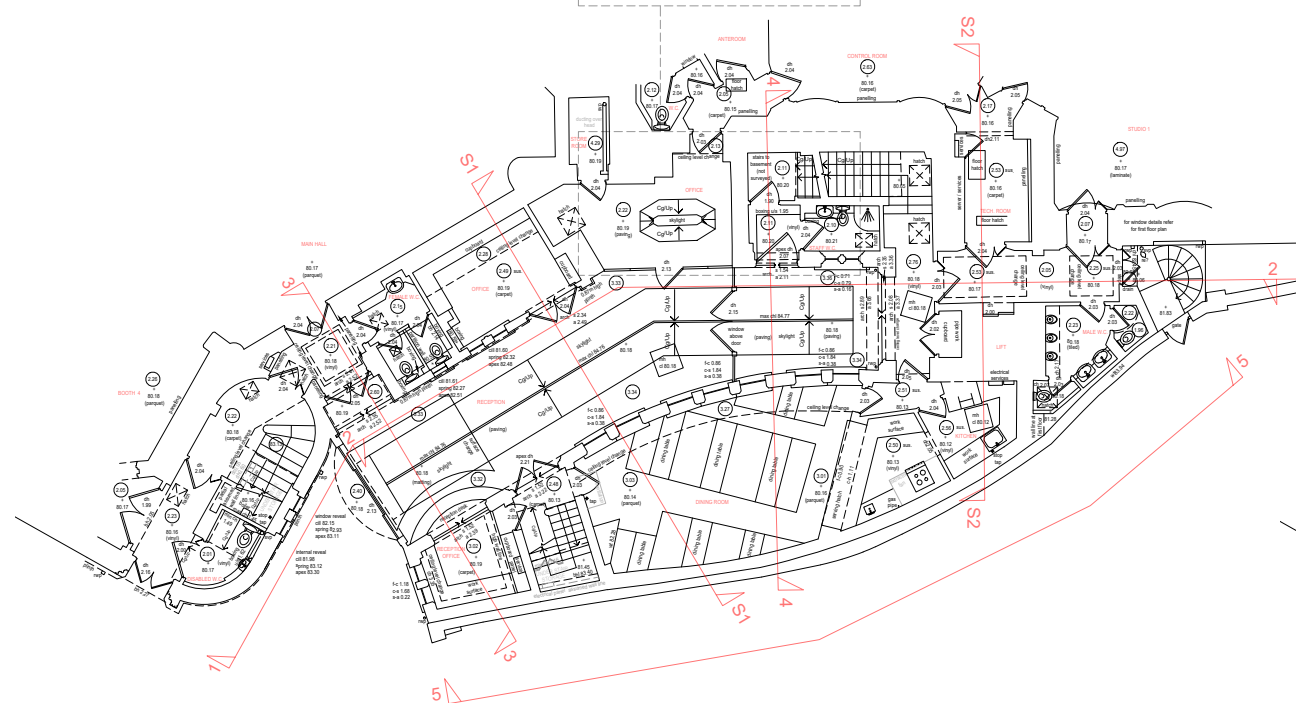
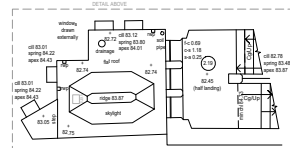
PUBLIC AREAS OVERVIEW



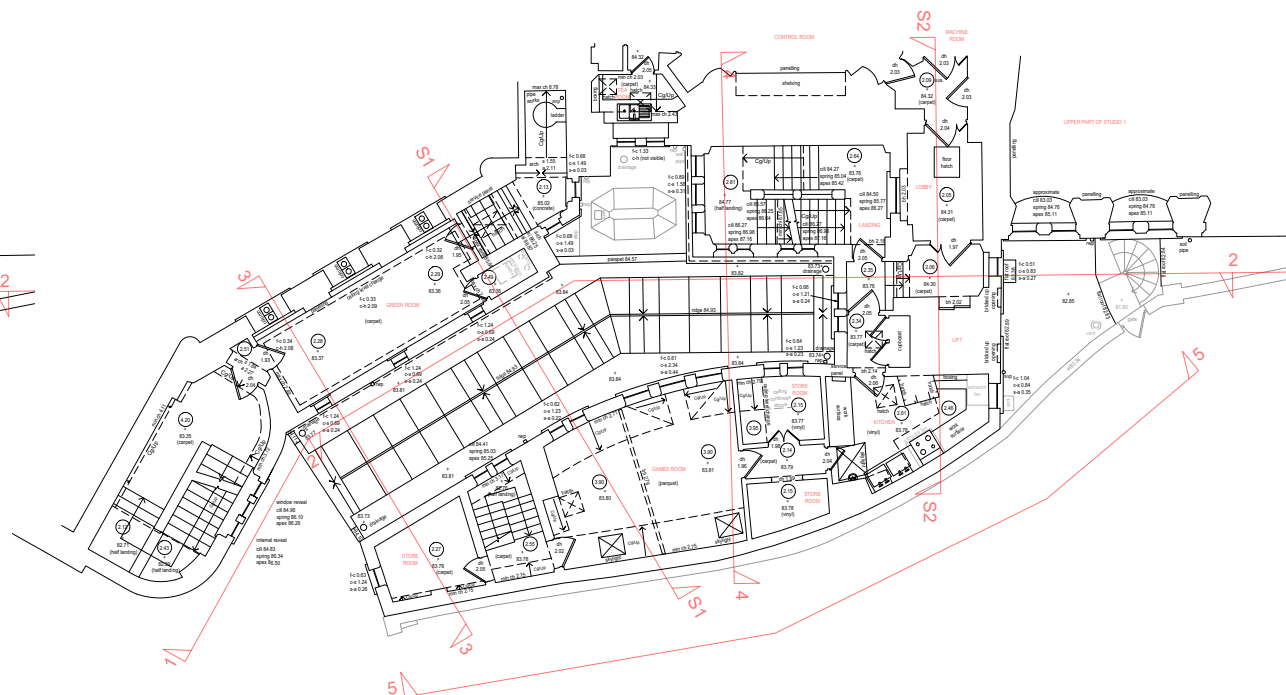
5. SURVEYED GROUND FLOOR & FIRST FLOOR PLANS

Annotations

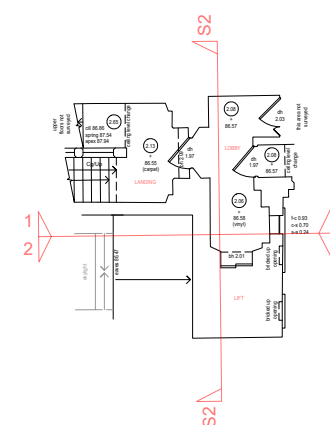
2.07	Ceiling heights
+	Floor levels
f-c	Floor to cill height
c-h	Cill to head height
dh	Door head height
dc	Door cill height
bh	Beam soffit height
bhl	Beam soffit level
ch	Ceiling height
chl	Ceiling level
fl	Floor level
u/s	Underside
s	Arch spring height
a	Arch apex height
Cg/Up	Ceiling slopes up
rwp	Rain water pipe
svp	Soil vent pipe
sus.	Suspended ceiling
mh	Manhole
cl	Cover level
re	Rodding eye



Ground Floor Plan
(Partial Survey)



First Floor Plan
(Partial Survey)



First Floor Mezzanine Plan
(Partial Survey)

6. SURVEYED SECTIONS & ELEVATIONS



Elevation 1

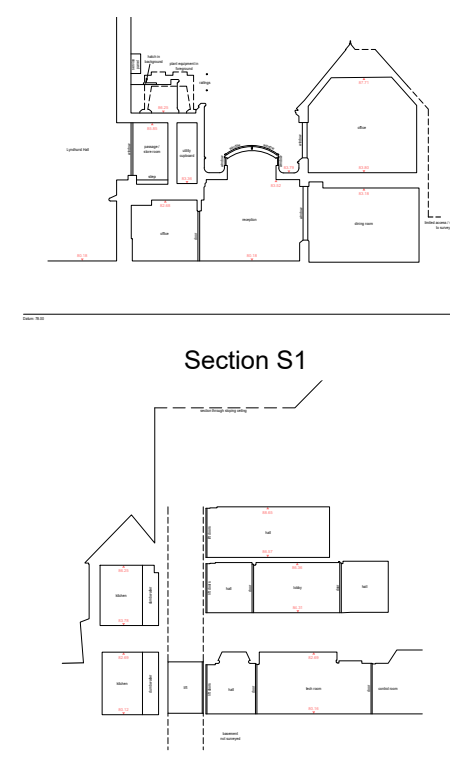
Elevation 2

Elevation 3 / Section 3



Elevation 4 / Section 4

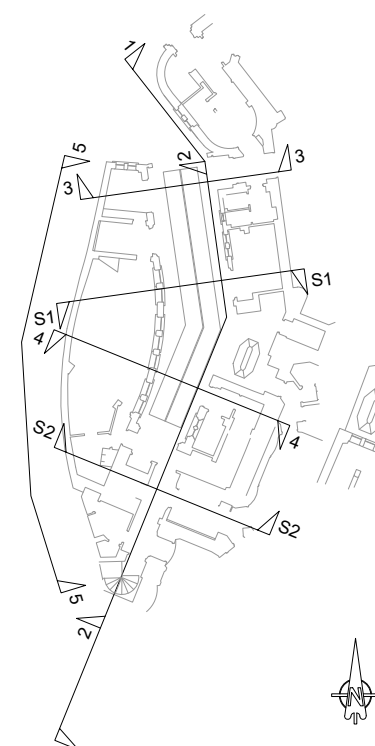
Elevation 5



Section S1

Section S2

Key Plan (not to scale)





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