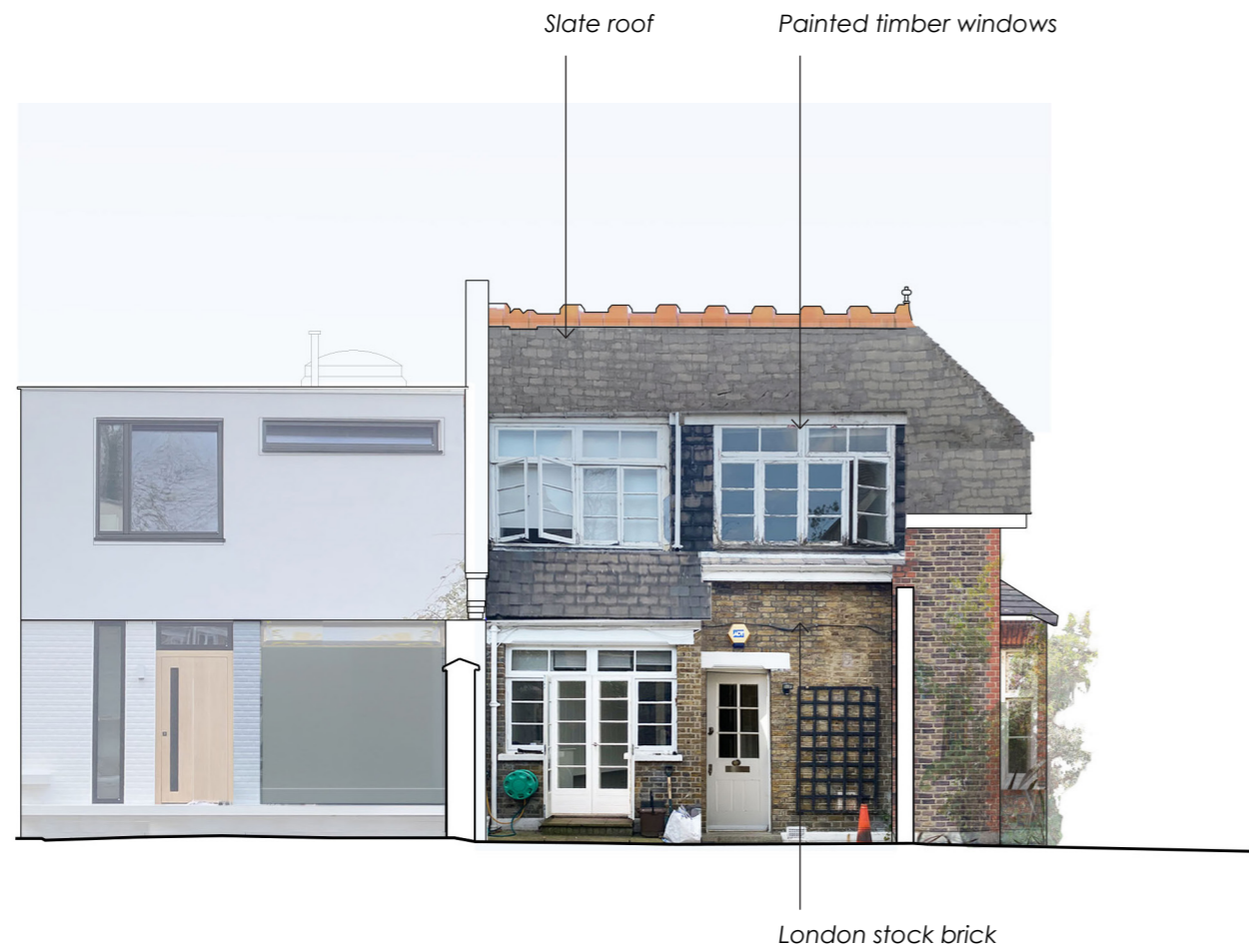


Materials and Detailing: Existing No.13 East Elevation (Facing Private Courtyard)



East Elevation
Scale 1:100 @ A3



Photographs of existing condition

Materials and Detailing: Proposed No.13 East Elevation (Facing Private Courtyard)



East Elevation
Scale 1:100 @ A3



Reference Images: Slim steel profile



Reference image:
No. 4 Primrose Hill Studios



Reference image:
St Paul's Studios, London
1890 by Frederick Wheeler

Materials and Detailing:

Garden Walls / Boundary Walls

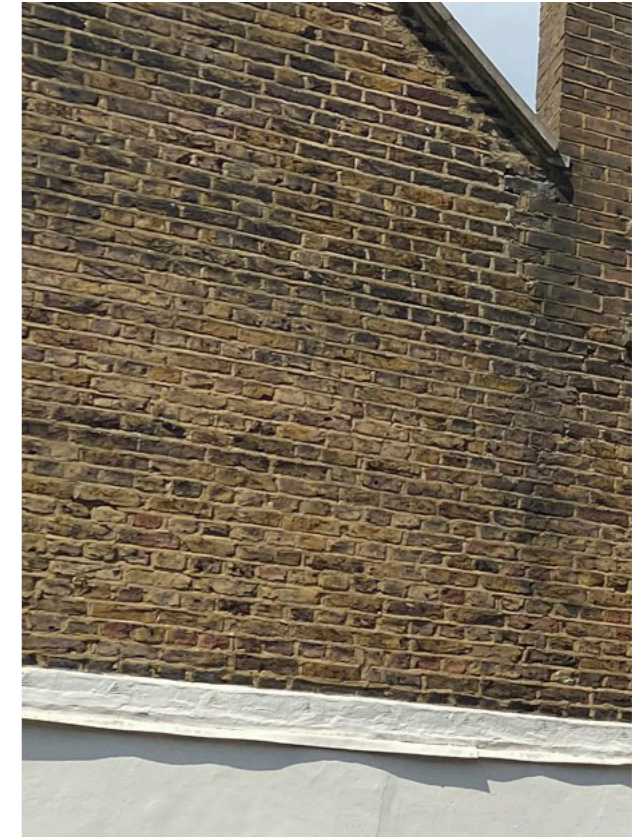
The scheme proposes the south-east garden walls, that also form the external walls for the new courtyard building, are to be expressed in a clean, uncluttered and simple form, and to blend effortlessly into the context of the surrounding conservation area, existing building and adjacent studios.

London Stock Brick

London stock brick is proposed to the external walls to match the existing and adjacent studio walls, also in London stock brick. The colour of the brickwork is an important consideration and will be closely informed by the neighbouring studios.



Reference: London Stock Brick



Site Photograph: Existing London Stock Brick

Materials and Detailing:

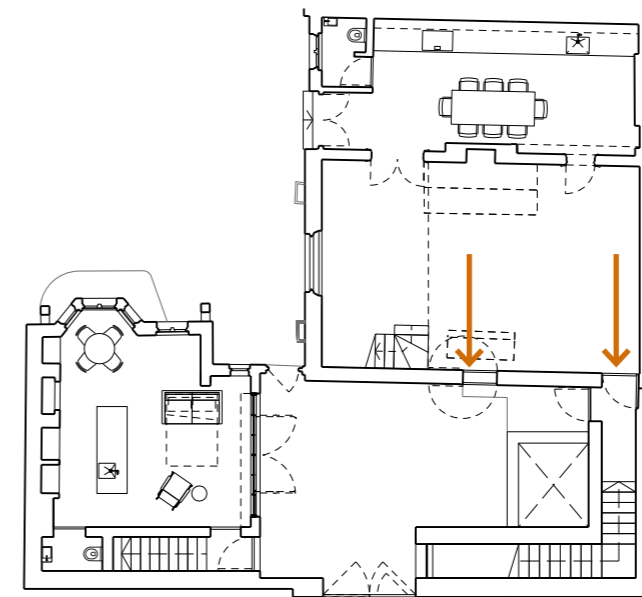
Discrete Studio Doors

The proposal to locate the stair to the basement externally, within the courtyard is crucial to the preservation of the existing proportions of the No.12 Painting Room. Access to the stair leading to the basement studio is therefore proposed to be accessed from the Painting Room via a discrete door.

Access to the south-east courtyard from the No.12 Painting Room is also proposed.

Both doors are proposed to be tall, sitting just under the high-level picture rail, to enable the easy transfer of large-scale artwork in and out of the studios. The doors are proposed to be frameless and plastered to blend seamlessly into the existing blank walls of the south Painting Room wall.

As these are internal plastered doors, a second thermally insulated external door is proposed for the courtyard access.



Proposed Ground Floor Plan



Reference: Frameless plaster door

A Lightweight Mezzanine

The existing mezzanine, which is not original, clashes with the original door frame and protrudes across the north rooflight. The stair is also not original.

The scheme proposes a new, lightweight steel mezzanine and stair which will be positioned to free the original door frame and to no longer protrude across the beautiful proportions of the north rooflight.

A new mezzanine will also allow for the west window, which is currently fixed, to be replaced with an openable sash window with slimmer horizontal transom.

Existing mezzanine clashes with original door frame

Existing mezzanine protrudes across rooflight



Existing mezzanine



Existing west window



*References: Maison de Verre
Steel stair and balustrade*

Materials and Detailing:

North Rooflight

The existing studio north rooflight is in poor condition and contributes to the studio's inadequate insulation and energy performance.

Adjacent studios, including numbers 10 and 11, are examples of neighbouring studios with recently replaced rooflights.

Unlike the neighbouring rooflight replacements, the scheme proposes a steel framed glazing system with slim profiles to match the existing delicate proportions as closely as possible. The end panes are proposed to be openable to improve ventilation in the space.



*Reference Image: Proposed slim steel frame
Colour to match existing*



Site Photograph: Existing North Rooflight



*Site Photographs: Replacement rooflight at No.11 Primrose Hill Studios
Approved Planning Application 2013/3740/P*

Materials and Detailing:

Flat Roof Access Hatch

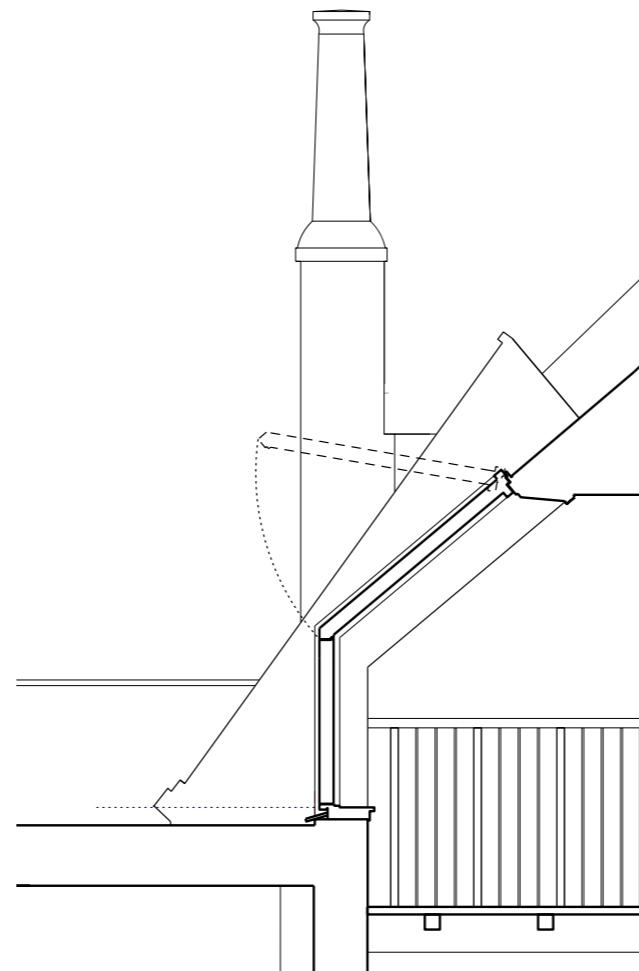
Access to the flat roof is proposed for essential maintenance to the rooflights and air source heat pump. The proposed hatch is to be accessed from the mezzanine, adjacent to the north roof light and discretely integrated into the pitch of the roof, clad in zinc, to match the slate roof tiles.

Adjacent studios, numbers 10 and 11 are examples of neighbouring studios with later addition access onto the flat roof.

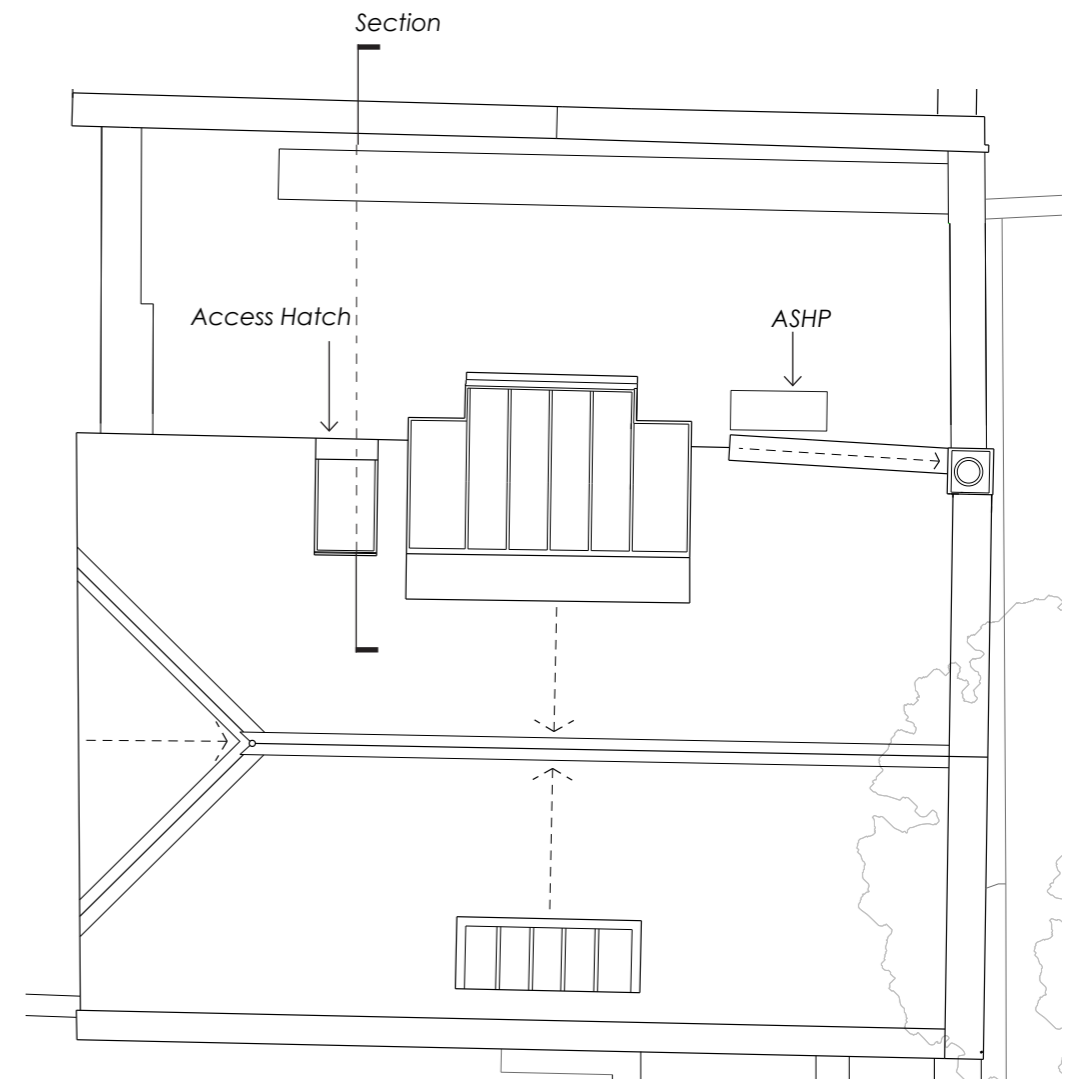
Refer to approved planning application 2013/6383/L for No.10.



Reference: Zinc Cladding



Proposed Roof Section
Proposed hatch access to flat roof



Proposed Roof Plan
Proposed hatch access to flat roof

Materials and Detailing:

Timber Floorboards

The scheme proposes the existing suspended timber ground floor of Studio 12, which is comprised of timber floorboards and joists, to be carefully deconstructed and for the floorboards to be stored off-site during the basement construction.

The condition of the floorboards will be inspected and those in an acceptable condition will be reinstated. Any unacceptable boards are proposed to be replaced with new like-for-like boards.



Existing timber floorboards in Studio 12

Fireplaces

The scheme proposes to reinstate period appropriate fireplaces in the following locations:

- No.12 Painting Room
- No.12 North eastern wall within the ancillary space
- No.13 Living room



No.12 Living Room



No.12 Painting Room



No.12 Painting Room

Critical View A: Existing

