

OPENING UP THE MUSEUM TO THE COMMUNITY



SECTION: THE PERRIN WING (RIGHT) SUPPORTING THE ORIGINAL HOUSE TO CREATE AN ENHANCED VISITOR EXPERIENCE

Following previous phases of refurbishment and restoration work, the current project proposals represent the final stage of capital investment in the Museum – to provide new visitor facilities and additional exhibition, display, education and interpretation spaces. Leighton House Museum will be transformed, turning a hidden gem into a national treasure, ensuring access for all and creating a renewed cultural asset delivering benefits for the whole community.

PHASE 3 PROJECT AIMS AND BENEFITS

This is a community-focussed project that is being delivered in partnership between the Friends of Leighton House, the Heritage Lottery Fund (HLF) and the Council.

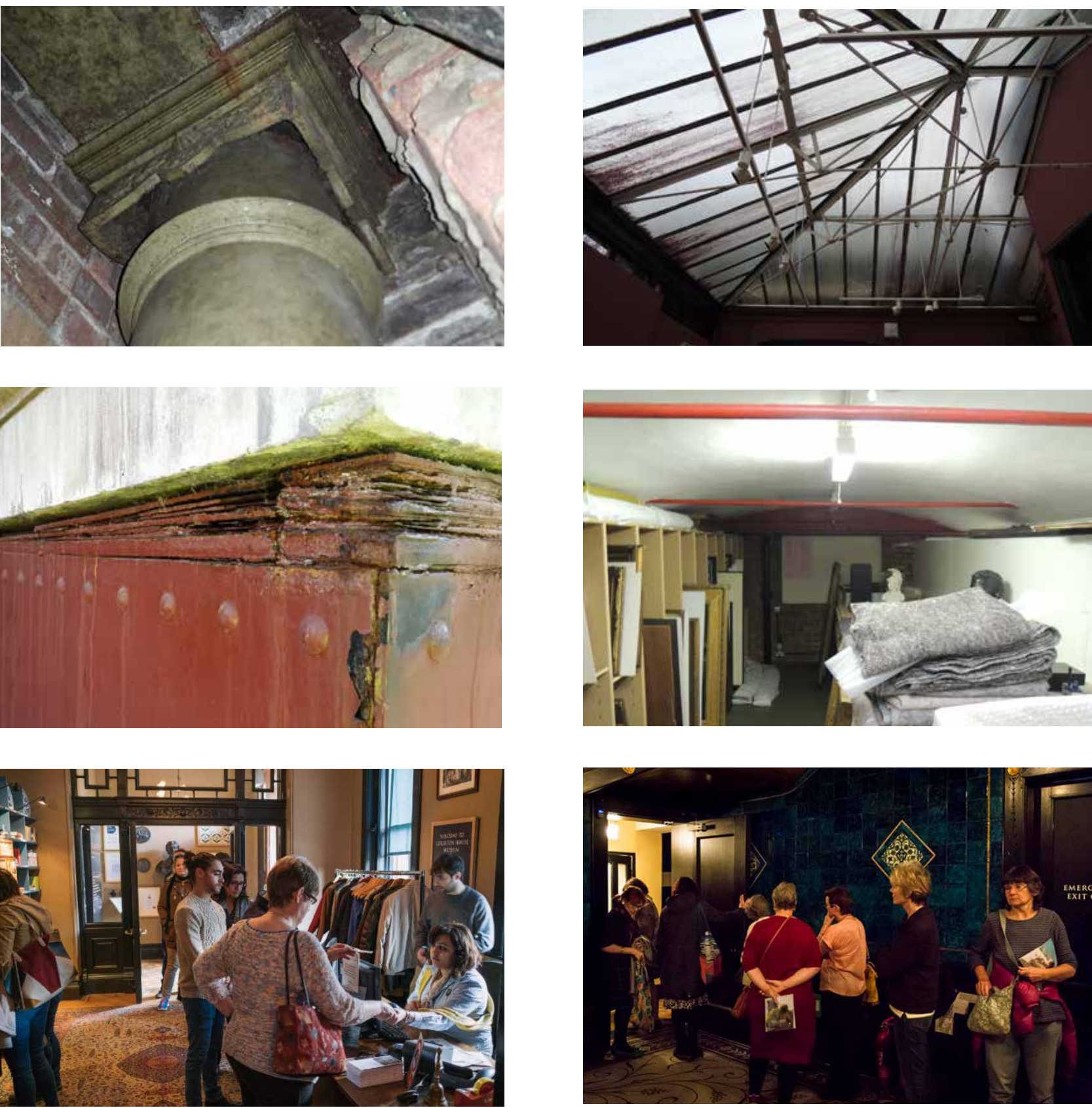
Funding and support from The Friends and HLF is helping:

- Recover and restore the architecture of the original house, currently lost within later additions
- Build a dedicated Drawings Gallery for the display of the Museum’s 700+ drawings by Leighton
- Create a dedicated suite of rooms for supporting the delivery of learning opportunities for all
- Carry out vital outreach and engagement work in Kensington and Chelsea
- Deliver a dedicated reception and shop space
- Construct purpose-built storage and study centre for the reserve collections
- Create a flexible orientation and gathering space, able to contain a pop-up café or catering, which can also be hired for events
- Improve and enhance the environment of the entire Museum

The Royal Borough of Kensington and Chelsea, as caretaker of the museum, is helping:

- Fund essential maintenance works
- Make all public parts of the Museum fully accessible (no areas currently are)
- Improve toilet facilities
- Create a cloakroom
- Provide dedicated office space for staff
- Enable all staff and volunteers to operate effectively from one site for the first time

CURRENT SHORTCOMINGS AND NEED FOR REPAIR & CONSERVATION



A MUSEUM FOR THE WHOLE COMMUNITY



LEIGHTON HOUSE MUSEUM PHASE 3

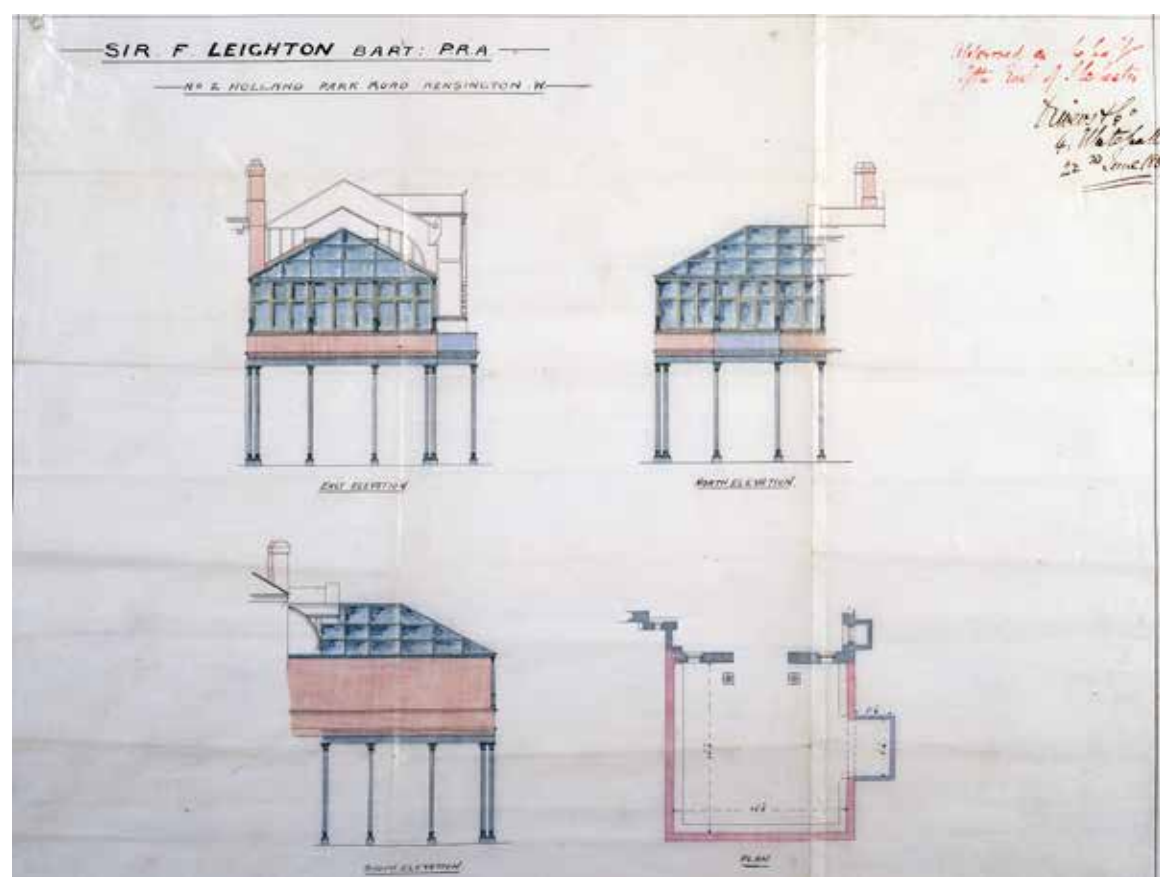
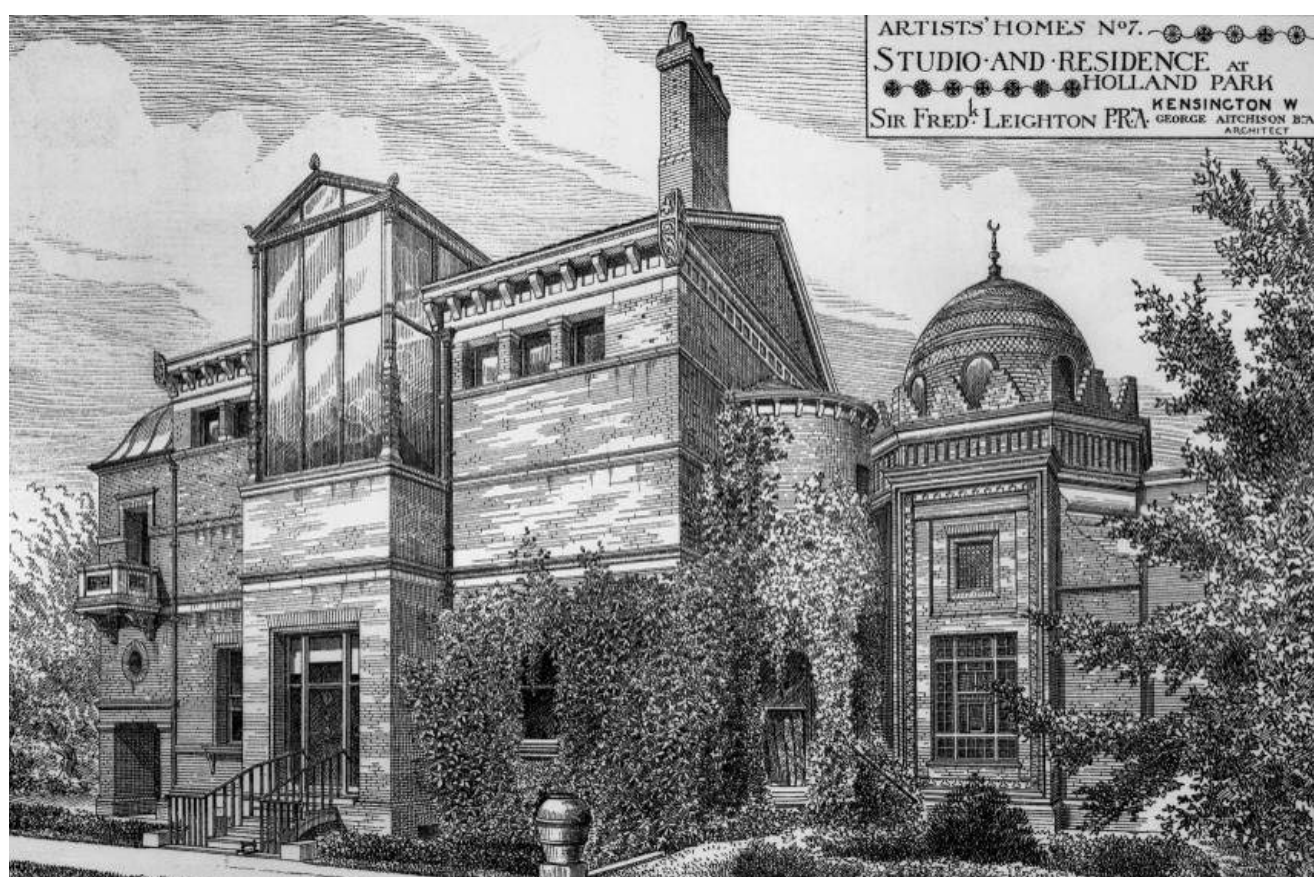
Should you have any further questions about the proposed works, please email: LHMrefurbishment@rbkc.gov.uk



HISTORY OF THE HOUSE



LEIGHTON



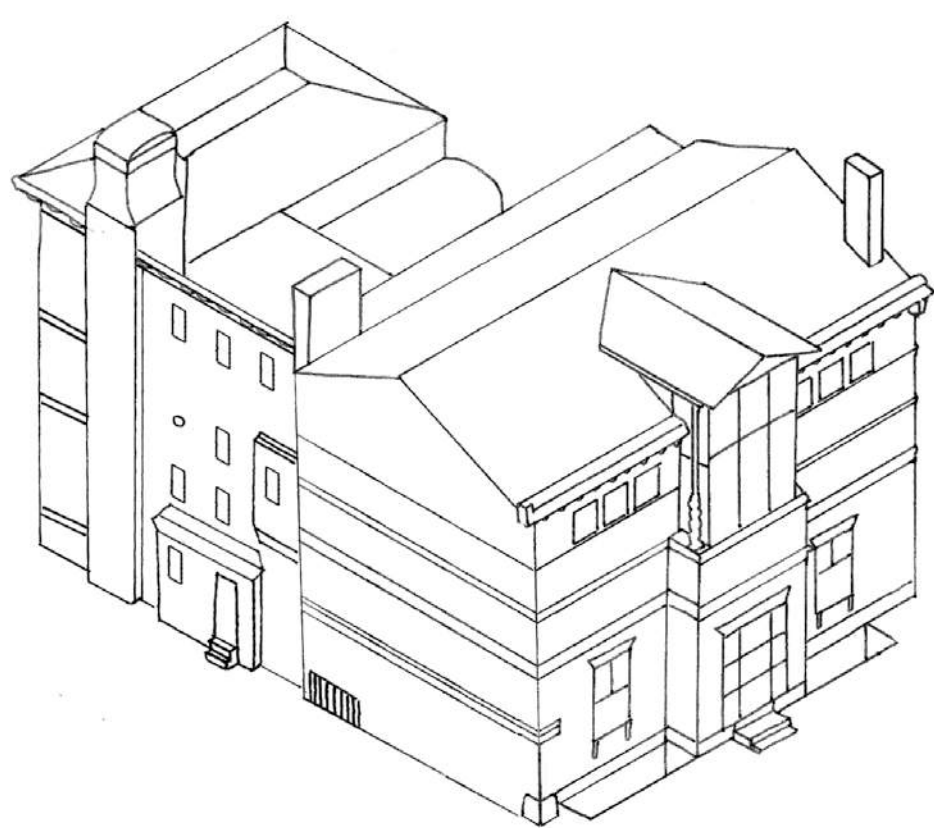
ARCHIVE MATERIAL ILLUSTRATING THE VARIOUS EXTENSIONS MADE BY LEIGHTON TO THE HOUSE

Leighton acquired the plot for his house in 1864, work began on the site in 1865 and whilst he was able to move in in 1866, improvements and additions were made over the next thirty years up until his death. Within three years of the house being completed, Leighton extended the east side to provide more room for his painting studio. In 1877, he began construction of the Arab Hall, the largest and most striking addition to the house. The Silk Room was the final addition, completed months before his death and designed as a picture gallery to house Leighton's expanding collection of paintings by his contemporaries.

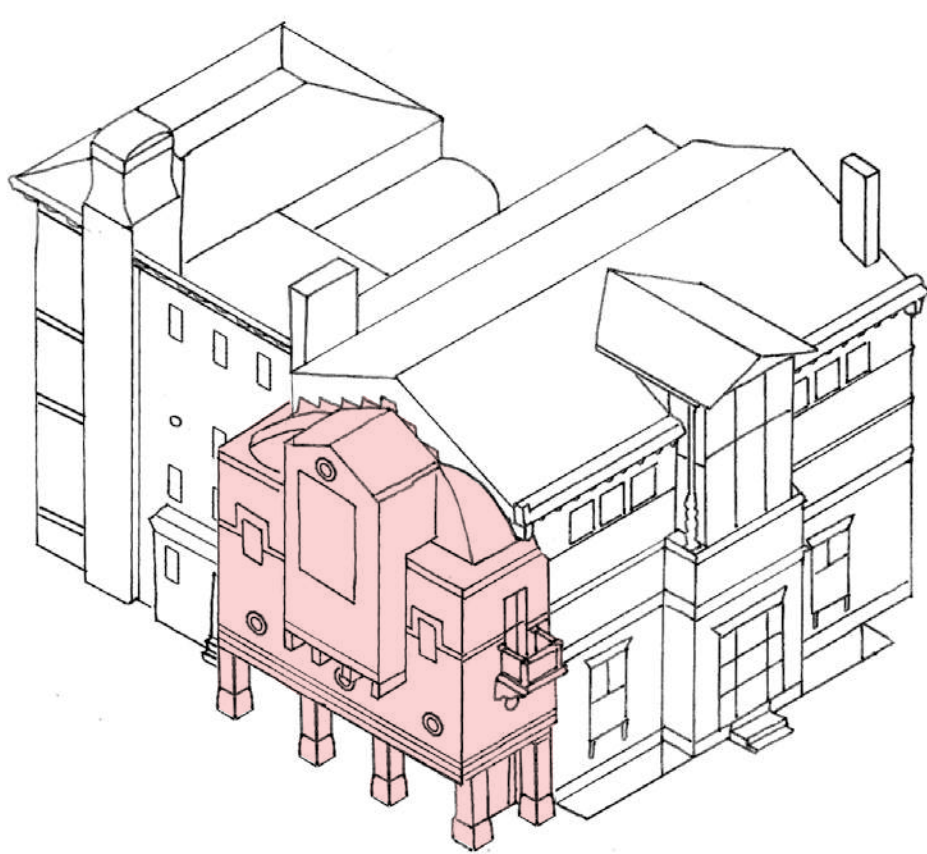
Following Leighton's death, the contents of the house were sold and the lease transferred to a neighbour, Mrs Emilie Barrington, and a group of supporters. In the 1920s the Perrin family funded the construction of a gallery annexe to the east side of the house, in front of Leighton's Winter Studio, blocking any view to the garden from the roadside. In the 1950s the space under the Winter Studio was infilled, obscuring the original Victorian features of the house. Following Second World War bomb damage, the front steps and forecourt were reinstated but remain in a significantly altered condition.

The current proposals are the final phase of restoration, concentrating on the extensions and alterations to the east end of the building, made long after Leighton's death. Today these modern, unsympathetic additions serve as offices, collections storage and the temporary exhibition gallery. The proposed scheme will remove the 1950's additions entirely, recovering and restoring the original features of the House and connecting it to the large garden at the rear of the museum.

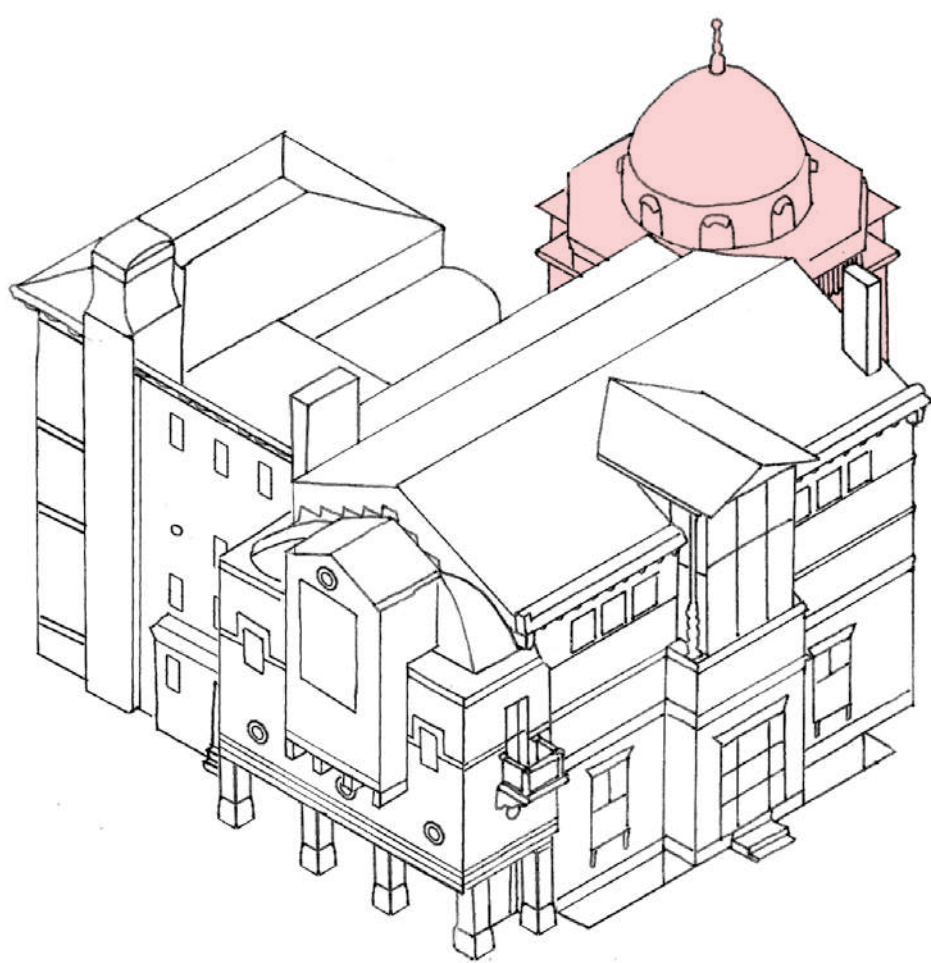
TRANSFORMATION OVER TIME



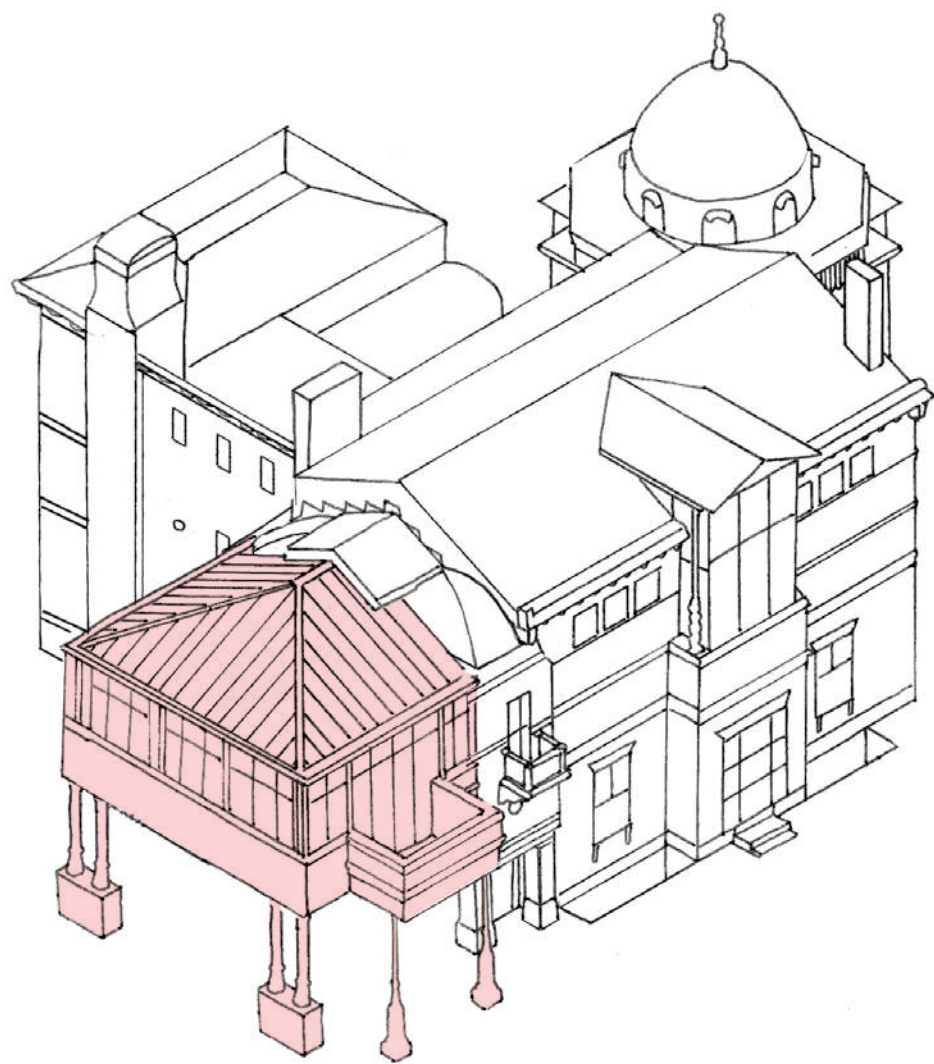
1866
The Original House



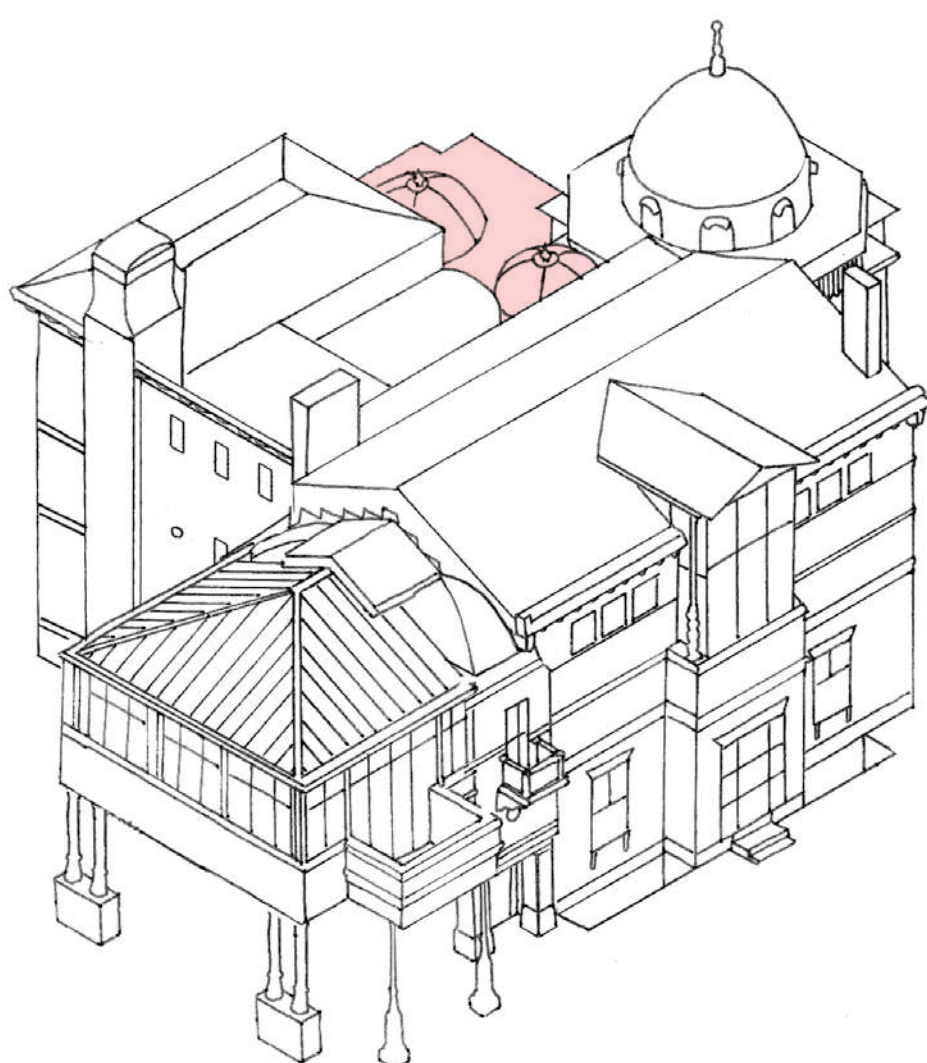
1869: Extension 1
Canvas Store & Loggia



1877: Extension 2
The Arab Hall

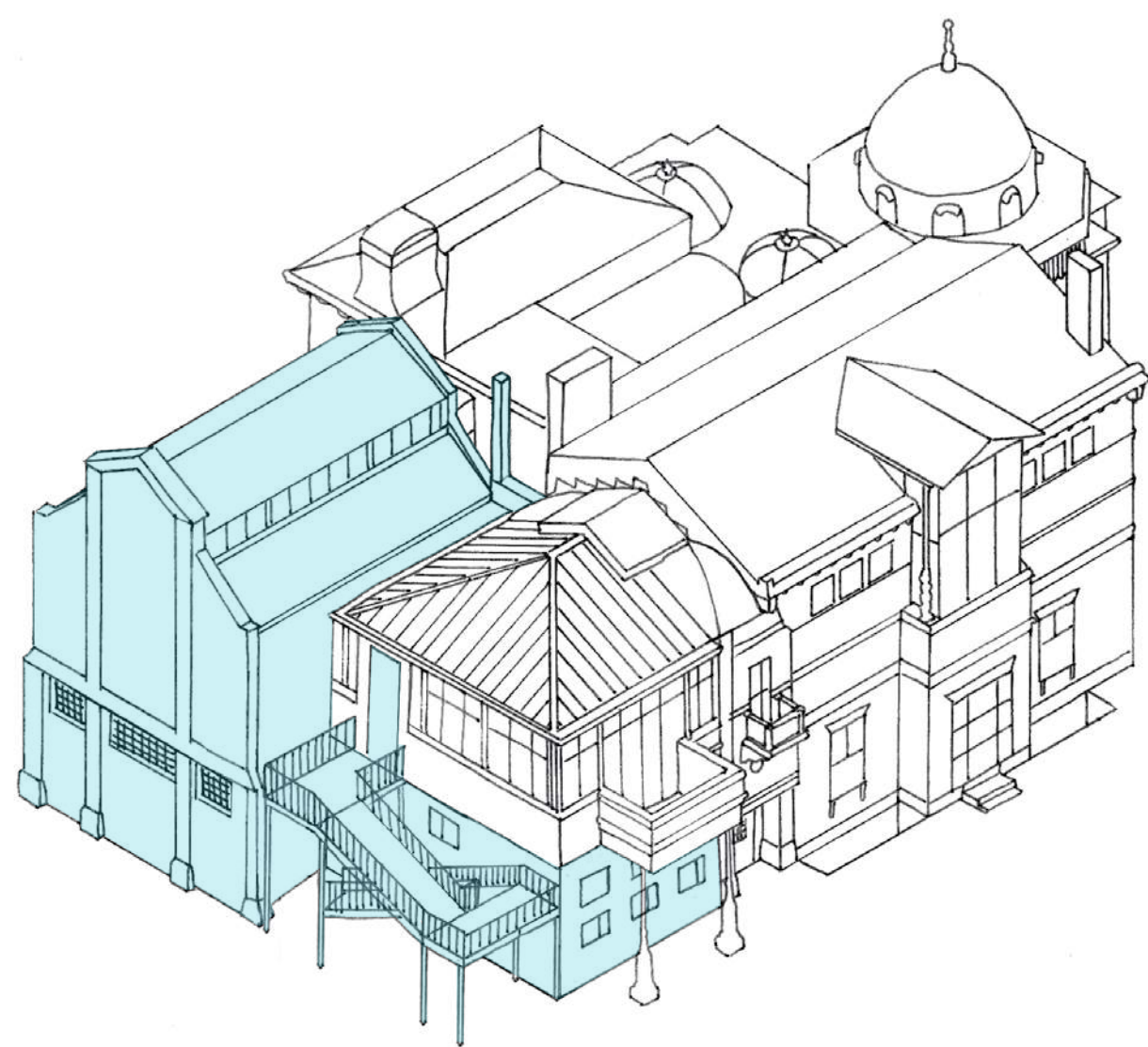


1889: Extension 3
The Winter Studio



1894: Extension 4
The Silk Room

POST-LEIGHTON WORK



1929 / 1951
The Perrin Wing and Post-War Infill

LEIGHTON HOUSE MUSEUM PHASE 3

Should you have any further questions about the proposed works, please email: LHMrefurbishment@rbkc.gov.uk



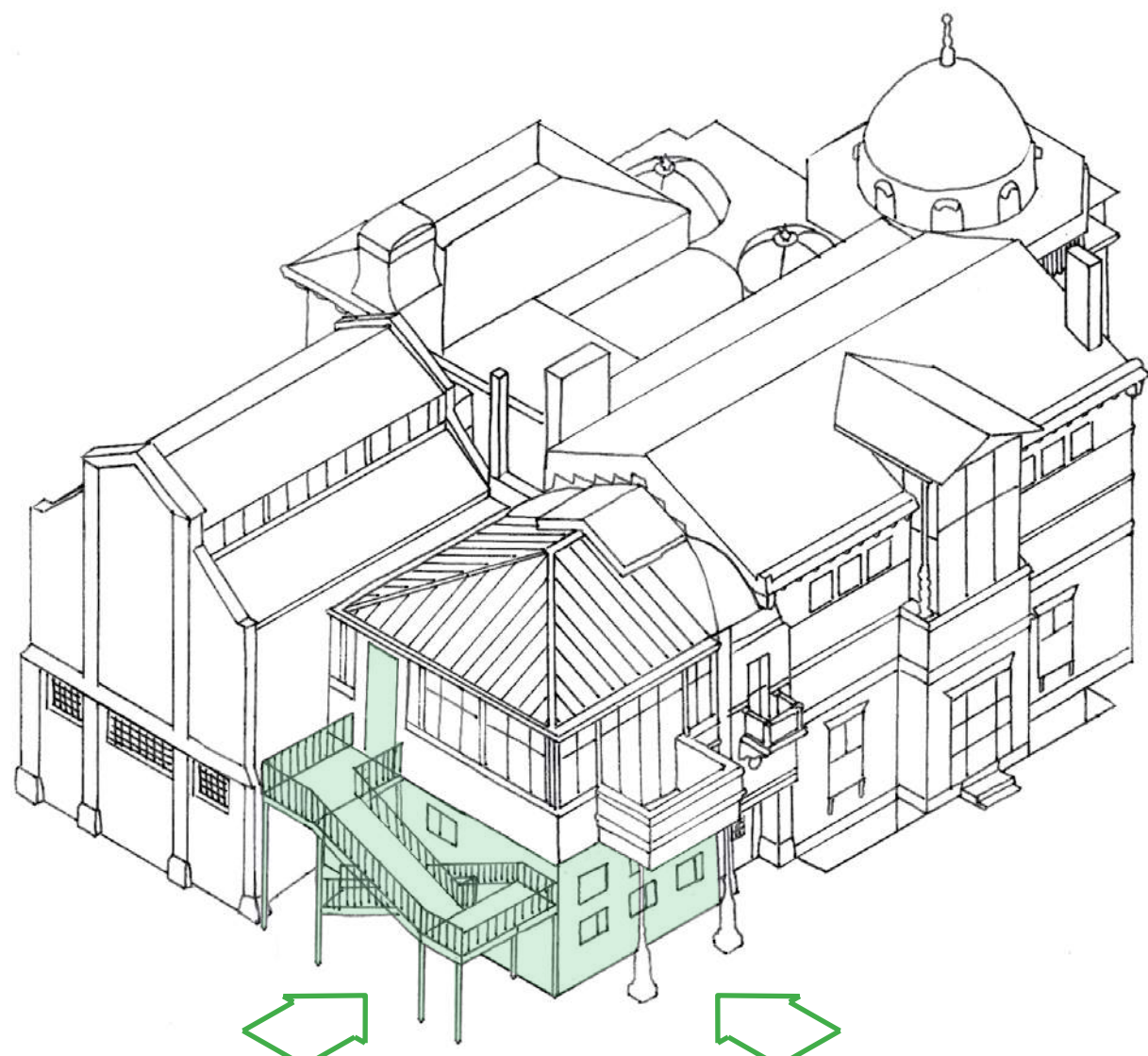
PROPOSALS: PLANS



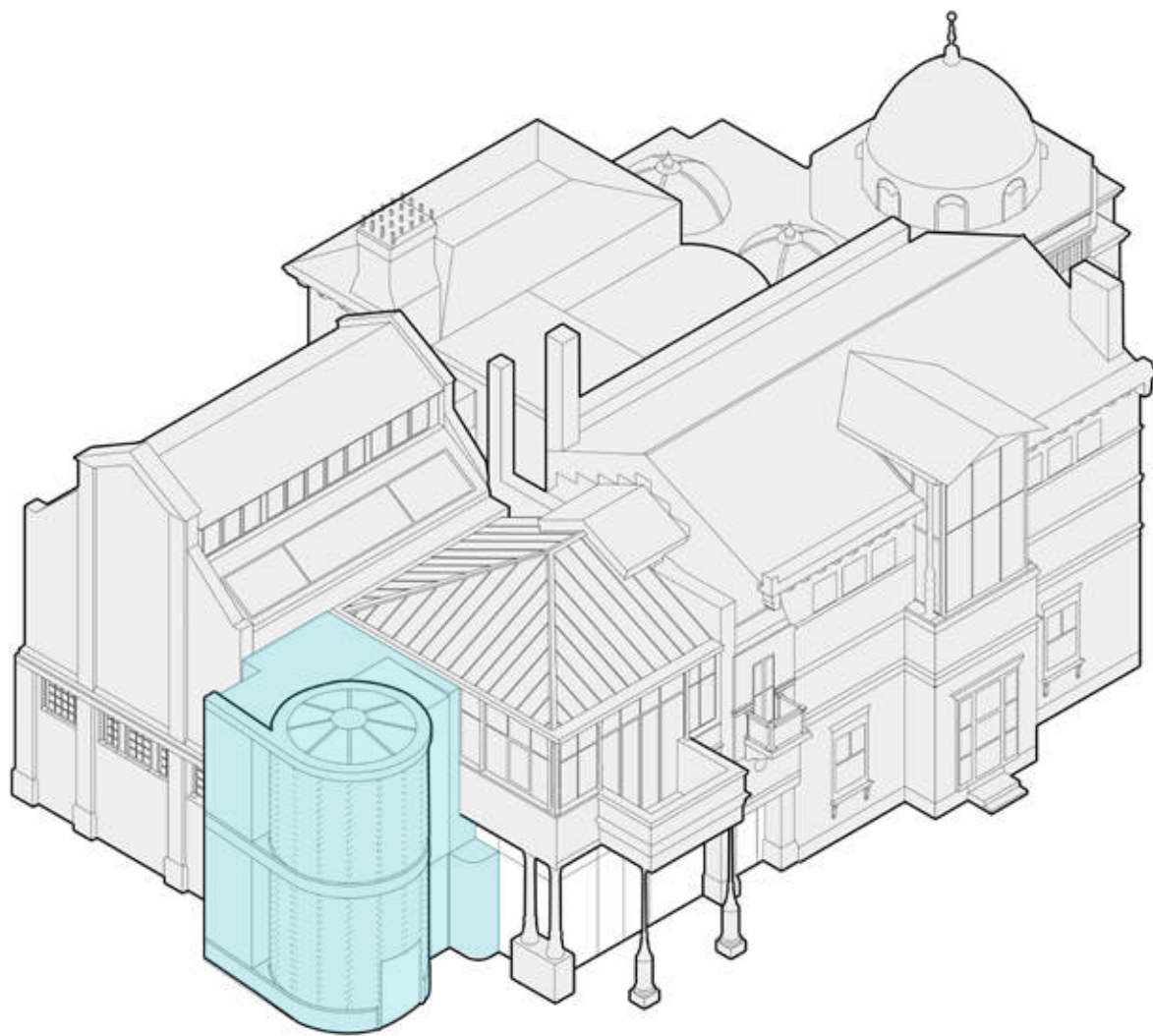
GROUND FLOOR PLAN

HOLLAND PARK ROAD

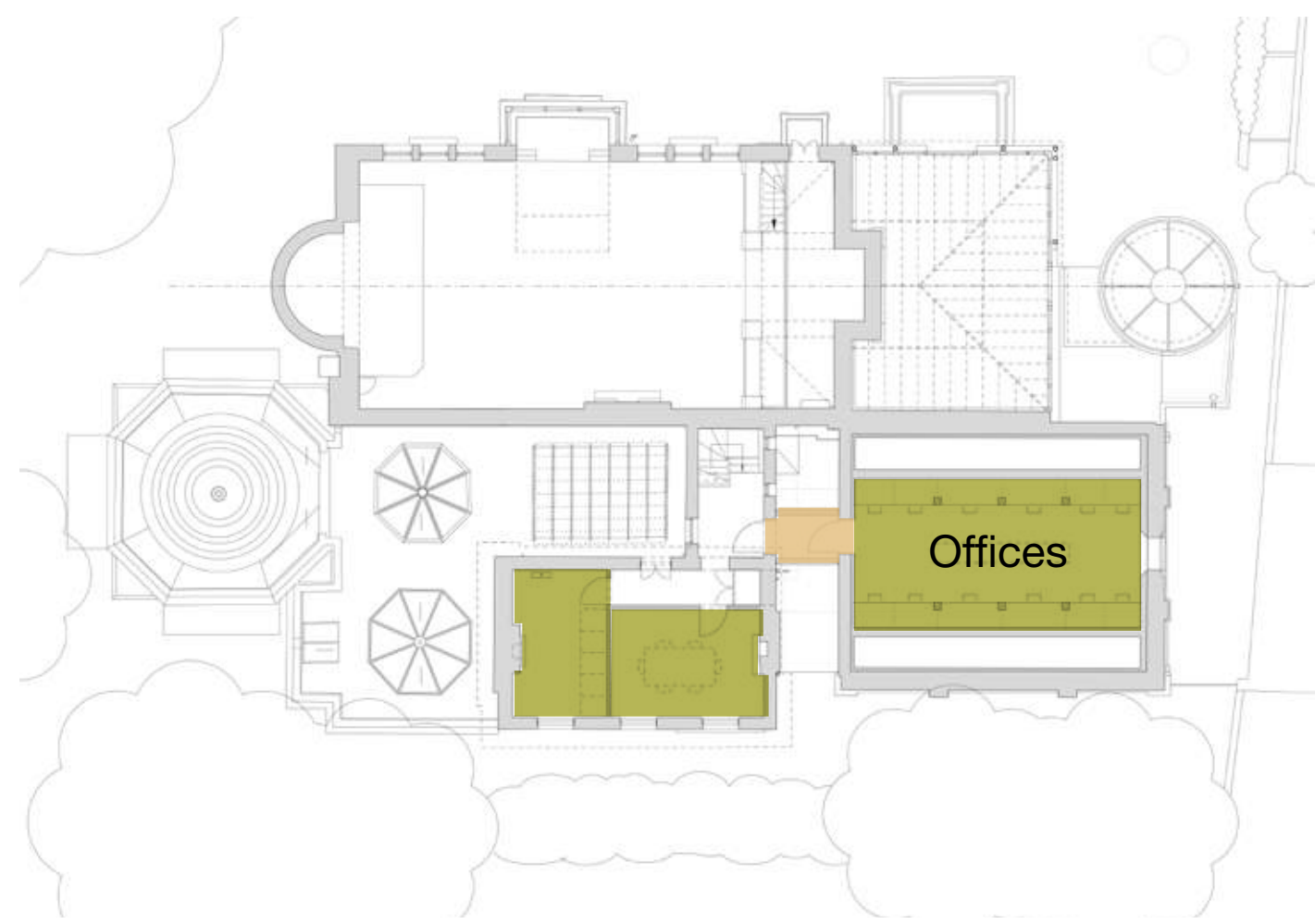
- KEY TO COLOURS
- | | |
|---------------------------------|-------------------|
| Repair & Conservation | Public Facilities |
| Gallery / Collection Care Gains | Staff |



Proposed
Removal of Post-War infill & escape stair as a
basis for Phase 3 proposals



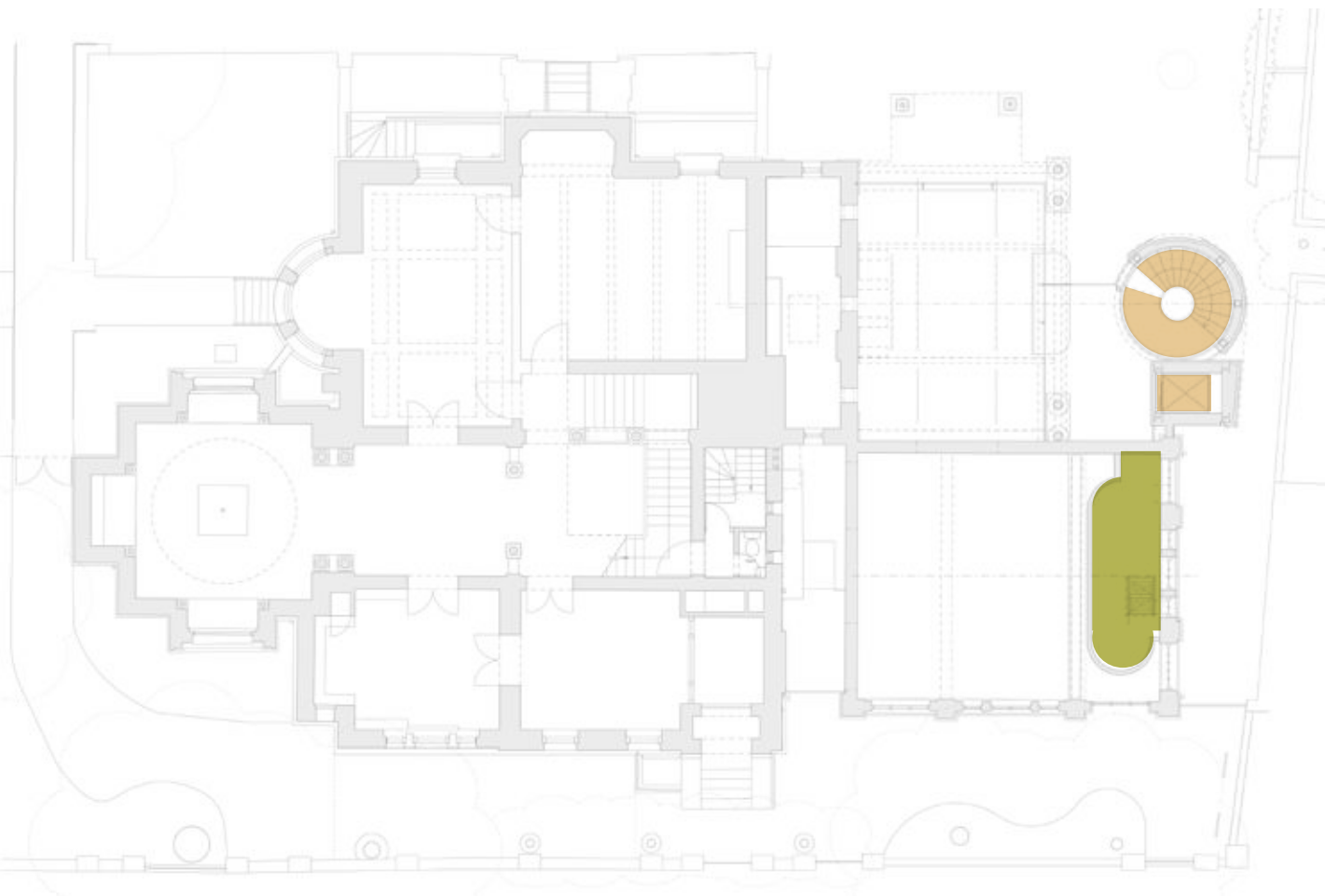
New lift and stair extension
Recovery of space under Winter Studio



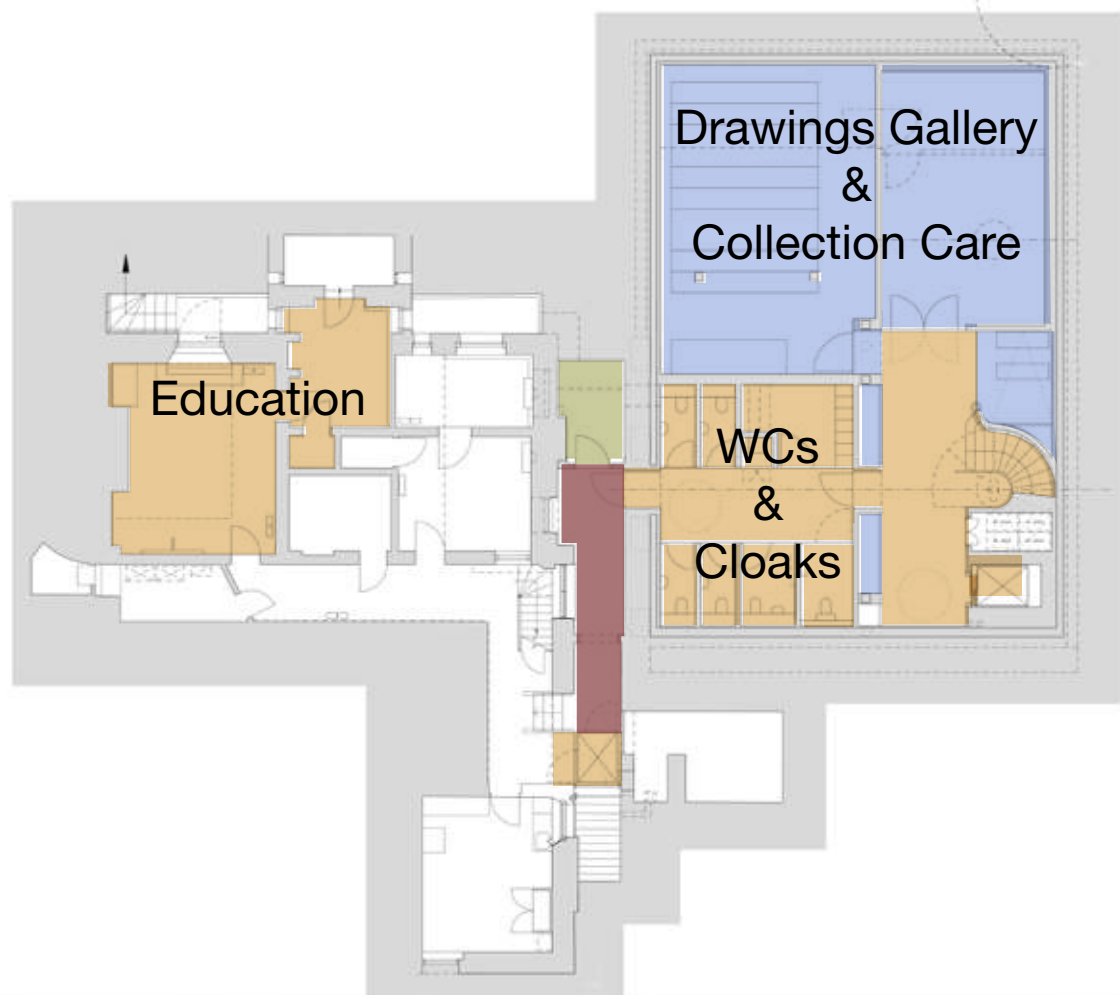
SECOND FLOOR PLAN



FIRST FLOOR PLAN



MEZZANINE PLAN



LOWER GROUND FLOOR PLAN

The refurbished Perrin Wing will function as both a spatial and environmental 'buffer', helping to preserve Leighton's original house, while improving accessibility, support functions and opening up the house and museum to wider audiences in greater numbers, as a community resource and asset for the Borough.

The plan form and massing of the new stair and lift element responds to the principle east-west axis and the semi-circular apse and Arab Hall, which provide terminations to the west-end of the historic house. The original historic house was classical in arrangement (referencing Italianate precedents), with later additions and the Perrin Wing gradually moving away from that formality. The new stair and lift, as a discreet element, seeks to reassert a positive and formal termination to the east end of the building.

PROPOSALS: COMPONENTS



STREET ELEVATION: PERRIN WING OPENED-UP WITH NEW ENTRANCE

Front Entrance and Access: A new main entrance via the Perrin Wing, providing step-free access to the whole building and a reception/shop area incorporating new glazing to the ground floor frontage. The existing metal fire escape at the eastern end will be removed and replaced with a new internal stair and a lift as part of the access improvements.

The Winter Studio: The 1950's in-fill below the Winter Studio will be removed and its original supporting structure and loggia revealed and restored. This exposed architecture will then be transformed with glazing to create a flexible learning and orientation

space. The Winter Studio itself will be refurbished and recovered as an historic interior.

The Extension of the Lower Ground Floor: An expanded lower ground level will be formed to create a new collection care suite including the drawings gallery which will allow for the display and storage of Leighton's drawings and studies, other works on paper and the museum archives. Existing lower ground rooms will be used as dedicated education space and preserved as historic interiors, and new accessible cloakroom and WC facilities provided.

The Special Exhibitions Gallery: The current gallery space in the Upper Perrin Wing will be transformed allowing larger and more ambitious special exhibitions, with a direct connection to the new stair and lift.

Staff Suite: A new mezzanine deck will be inserted within the volume of the Upper Perrin to create a staff office, connected to re-purposed rooms in the historic house via new link to form a consolidated staff area.



RECEPTION VIEW: SPACE TO AID INTERPRETATION AND THE BEGINNING OF THE MUSEUM JOURNEY



SIDE ELEVATION: DISCREET NEW VOLUME THAT RESPECTS CONTEXT AND NEIGHBOURLY CONDITION



STREET VIEW: NEW ELEMENTS SET BACK



SIDE VIEW: NEW ELEMENTS BRIDGING BETWEEN PERRIN WING AND ORIGINAL HOUSE

LEIGHTON HOUSE MUSEUM PHASE 3

Should you have any further questions about the proposed works, please email: LHMrefurbishment@rbkc.gov.uk



PROPOSALS: MATERIALS



GARDEN ELEVATION: REGAINING THE INTEGRITY OF THE ORIGINAL HOUSE
NEW ELEMENT TAKES CUES FROM THE EXISTING, IN FORM AND MATERIALS

Materials and Textures: A limited palette of durable materials is proposed that, through their inherent qualities, will compliment the existing building and constitute a logical progression in the evolution of the house. While the majority of the materials will be self-finished and their natural colour, we are interested in exploring colour in the faience glaze. Teal has been initially tested, as it is opposite on the colour spectrum to the existing red brickwork and has precedent in the ceramics found in the historic interior. We will also be exploring giving some texture/shaping to the faience panels and incorporating a lattice or perforation to the patinated bronze screening, to add material richness.

The new stair and lift element is proposed to be predominantly brick, with articulation and detailing that relates to the original house. Faience will embellish the south, street-facing elevation. The location of the stair and lift is such that it is possible to read both the Perrin brick and the original house brick alongside it.

We propose to use a brick that blends more closely with the colour and tones of the Perrin Wing. This will help to limit the palette of materials and reinforce a clear distinction between those parts of the building that were constructed for Leighton, from those that have been added since the establishment of the museum.

Like the Perrin brick, the new brick will have tonal variation and is anticipated to be a bespoke blend. Special bricks will also be used to create detail and add further interest to the form, similar in manner to the Arab Hall.

The solidity of the stair will be relieved by a glazed lantern that will bring light down to the lowest floor. Similarly, junctions and interfaces with the historic fabric will be glazed to preserve the clarity of new and old.



SECTION: NEW STAIR AND LIFT TO CONNECT ALL LEVELS



ORIENTATION ROOM VIEW: UNIQUE RECOVERED SPACE ALLOWING FLEXIBILITY OF USE



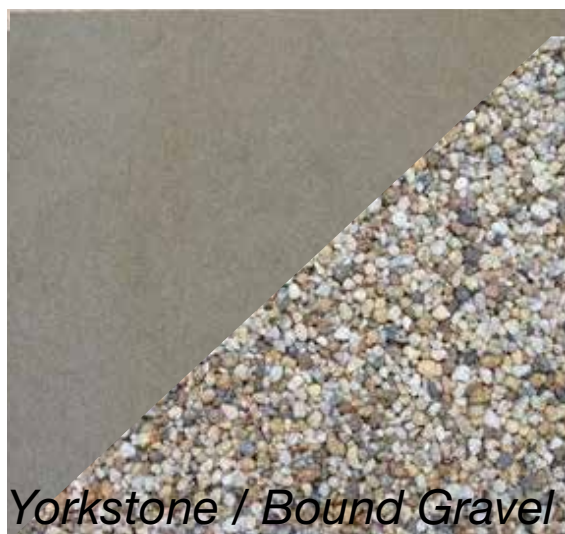
GARDEN VIEW: NEW ELEMENTS CLEARLY DIFFERENTIATED FROM THE ORIGINAL HOUSE

EXISTING



MATERIAL PALETTE

PROPOSED



PROPOSALS: BASEMENT & STRUCTURE



SECTION: PROVIDING MUSEUM FACILITIES WHILE MINIMISING THE VISIBLE IMPACT

BASEMENT EXTENSION

Making improvements to the museum while meeting its functional and operational needs requires additional space.

Accommodating this most efficiently and with least visual impact to the sensitive setting has led to the proposed extension to the existing lower ground floor.

We are currently consulting with the Local Planning Authority to review these proposals in the context of policy, which resists new basements under listed buildings.

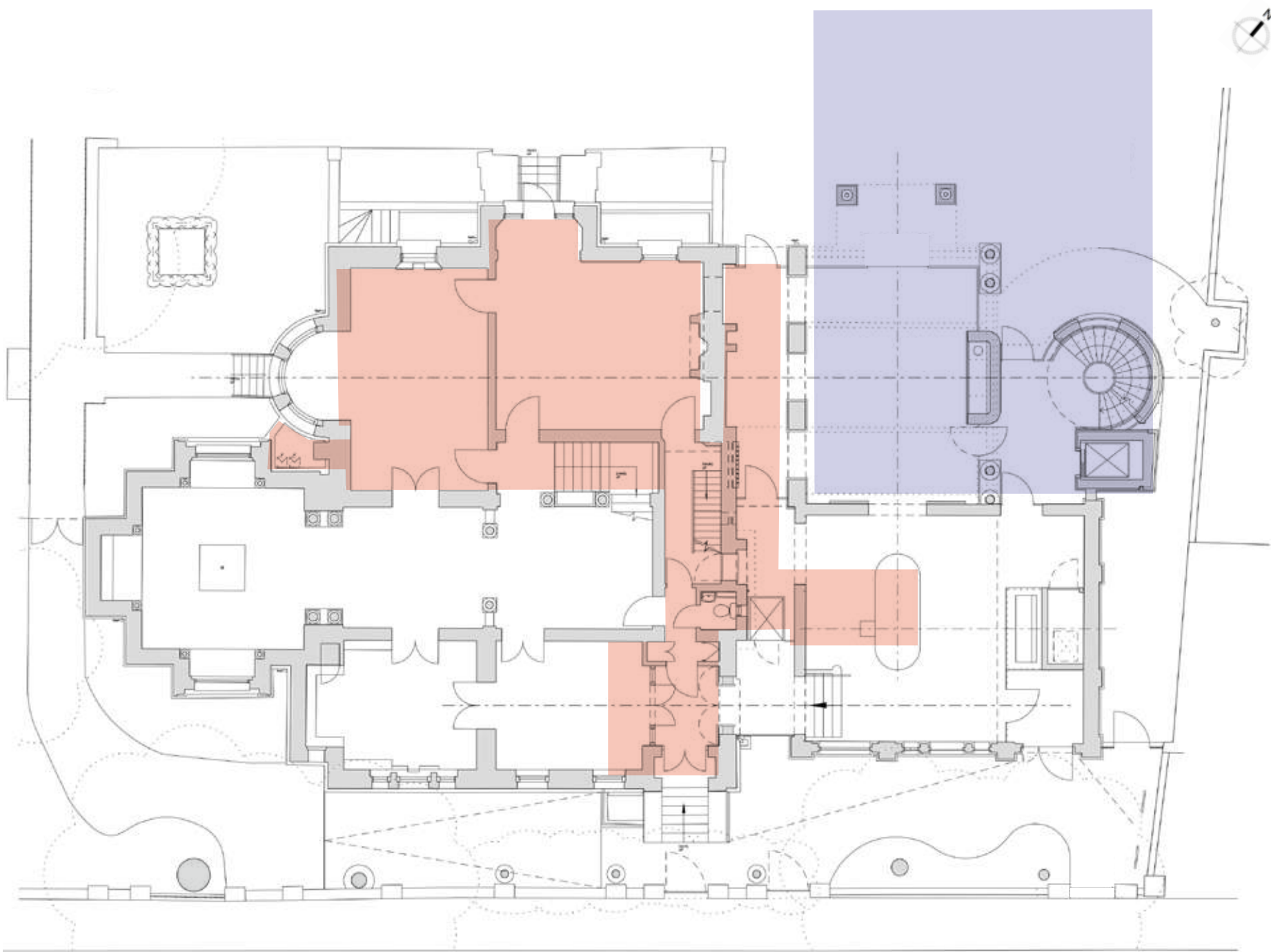
STRUCTURAL WORK

Winter Studio

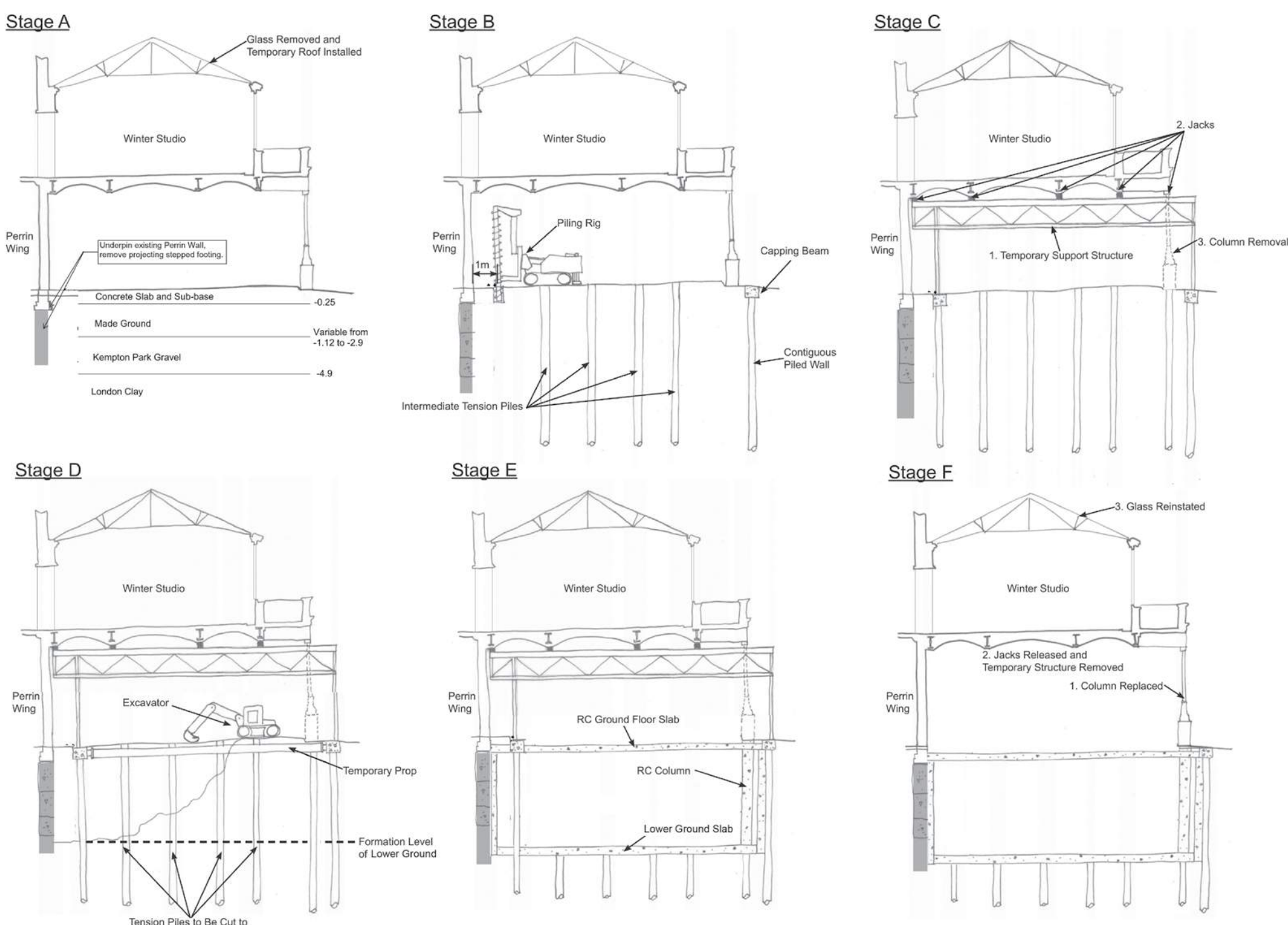
- New basement to house WCs and a Cloakroom, Collection Care, Drawings Gallery & Interpretation. Work includes underpinning of existing fabric and lowering service alley link
- Removal of 1950's infill fabric to create the Orientation Space
- A new lift and stair to connect the new basement with the ground and first floors

Perrin Wing

- New openings at ground, connecting the Perrin Wing with the original house. Includes lowering the cills of existing windows along the south façade to open-up the museum entrance
- Lowering of the ground floor to create step free access
- Installation of small mezzanine floor to support plant
- New openings at 1st floor, connecting to circulation and enabling art transit and exhibition install and deinstall
- Installation of a new floor above the 1st floor gallery to provide office accommodation with new link to the 2nd floor of the original house



- EXTENT OF EXISTING LOWER GROUND FLOOR WITHIN HOUSE
- EXTENT OF PROPOSED BASEMENT EXTENSION BENEATH THE WINTER STUDIO



INDICATIVE BASEMENT CONSTRUCTION METHODOLOGY

PLANNING & CONSTRUCTION

THE PLANNING PROCESS

Leighton House is listed Grade II* and set within a conservation area.

The building and grounds have been progressively restored and re-presented, most recently in 2010 with the completion of the restoration of the original house.

Planning and listed building premissions will be required for the proposed Phase 3 works to the museum building and grounds.

The planning application will be submitted in February 2018.

Once the application has been submitted to the Council, you will be available to view it on our planning portal at: www.rbkc.gov.uk/planning

We welcome your feedback and any comments you may have about the proposals. Please do take the time to speak to a member of the project team or fill out a form.

WORKS ON SITE

A Construction Method Statement is being developed and will be submitted as part of the application.

A Construction Traffic Management Plan will also be put in place to minimise the impact of construction traffic in the area when and where possible and ensure it is managed safely and considerately. Any roads surrounding the site and affected by the construction work will be kept clean on a daily basis.

Site set-up and logistics is based upon the following assumptions:

- The Museum will remain in operation, during the works, as far as possible
- The Contractor will be responsible for setting-up, managing and maintaining the site (shaded in blue) safely and securely
- Public/Staff and site entrances will be separated
- Site accommodation and welfare will be located within the site compound and not on the street / parking bays
- Retained trees and fabric, including the Party Wall will be adequately protected
- The majority of movement in and out of the site will be along the eastern route, between the Perrin Wing and the boundary
- Careful management of deliveries, vehicle movement and construction traffic will be required
- Craning may be required to install larger, pre-fabricated items which would require temporary road closure that the Contractor would organise with the Borough
- The Council restricts working hours for construction and of deliveries to minimise disruption to local residents i.e. no works at the weekend

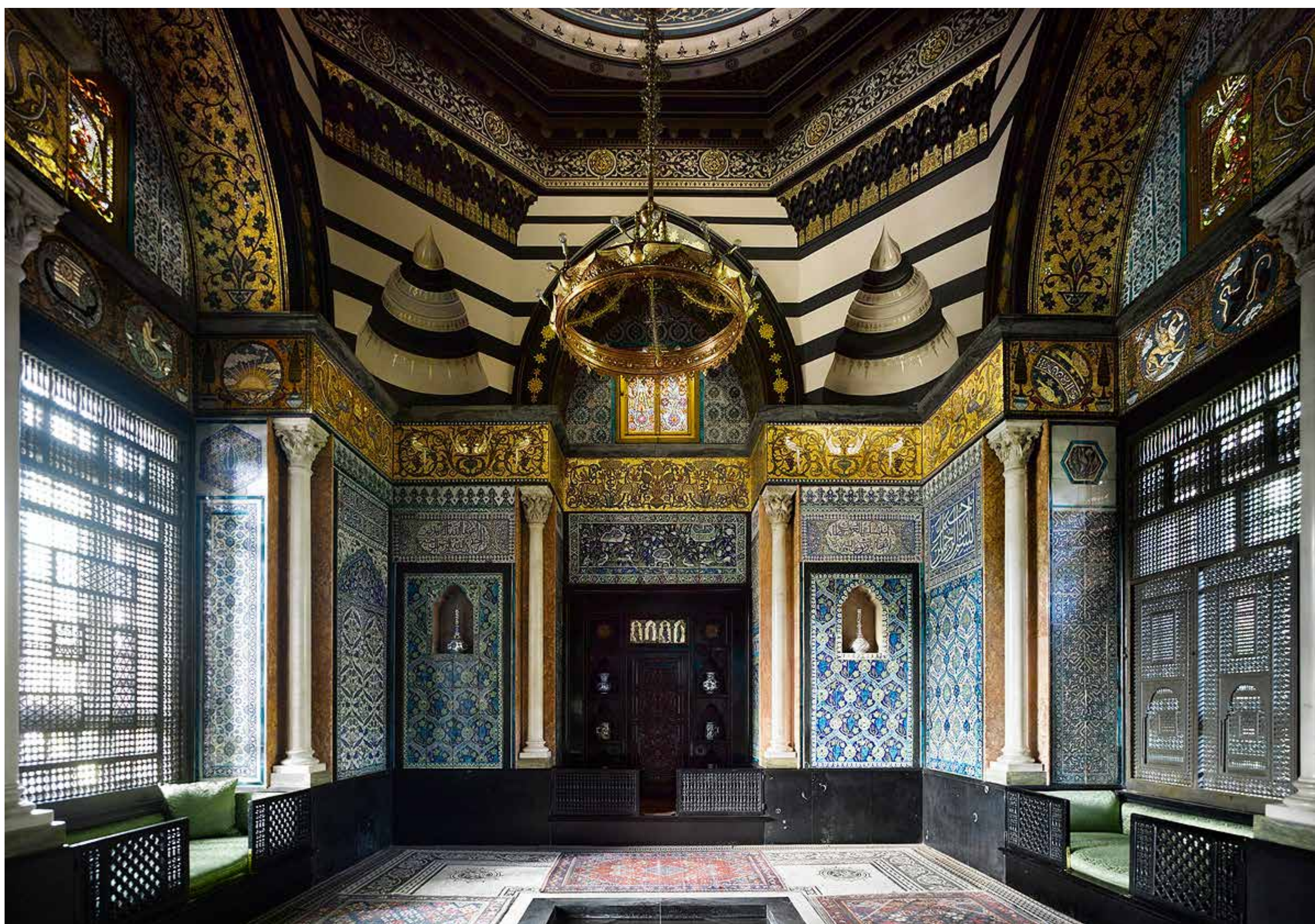


THE MUSEUM FROM HOLLAND PARK ROAD



SITE PLAN SHOWING PROVISIONAL EXTENT OF CONTRACTORS SITE IN BLUE

EDUCATION & ENGAGEMENT

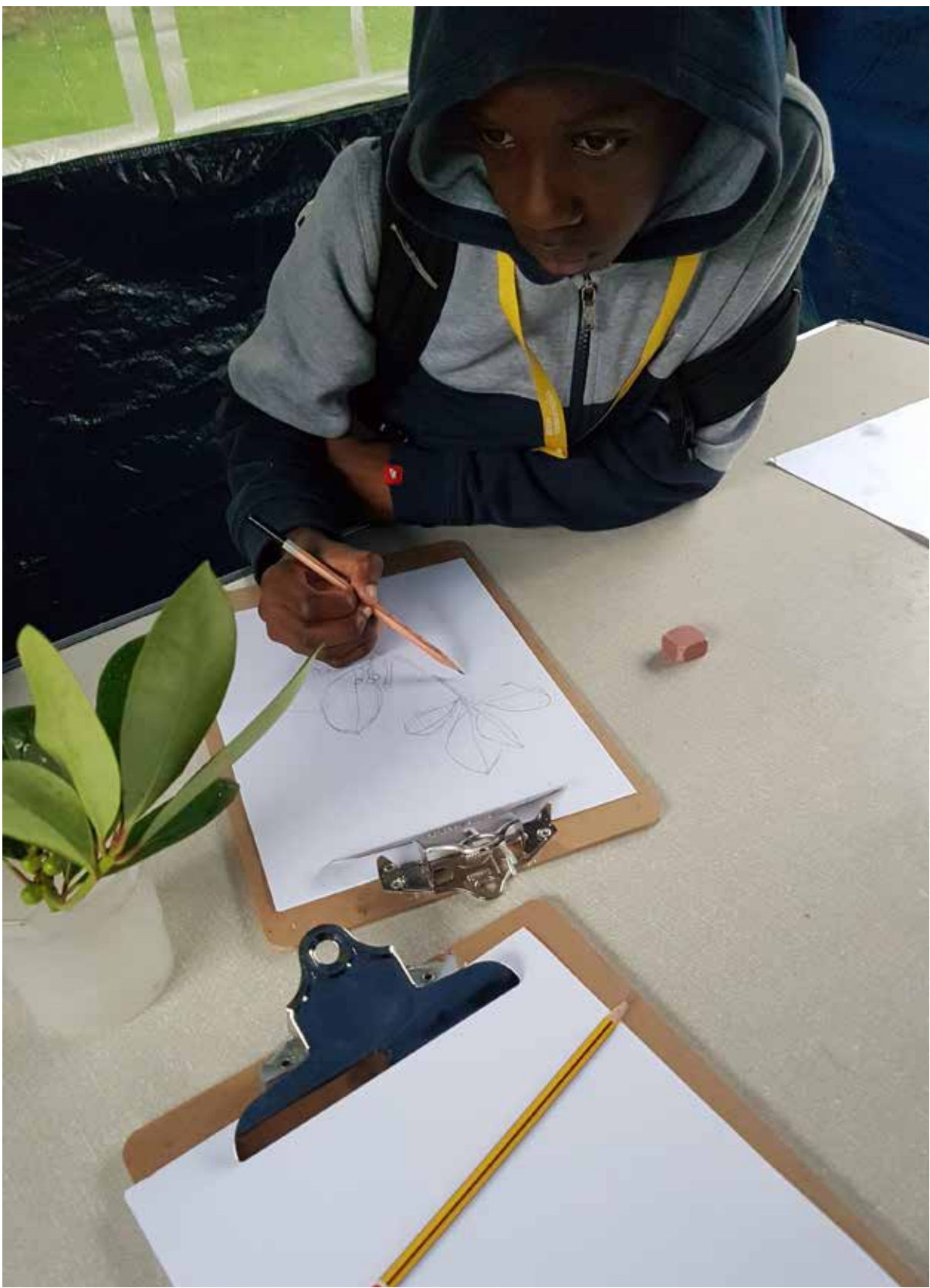


One of the main aims of this community-focussed project is to carry out vital outreach and engagement work in Kensington and Chelsea.

Leighton travelled widely and was open to many cultures. The house he created is a place where ‘eastern’ and ‘western’ influences come together. His spectacular ‘Arab Hall’ at the house drew inspiration from the architecture of the Islamic world and became one of the sights of London.

The museum works to continue this tradition of openness and engagement in order to create a place where communities can meet and interact and find a shared sense of cultural heritage.

It is place where children, particularly those from ethnic minority backgrounds will be able to explore their shared cultural heritage through a tailored education suite.



NEXT STEPS

GOING FORWARD

Thank you for attending the public exhibition on our proposals for the Phase 3 Project at Leighton House Museum. We hope you found it informative.

If you have any questions or comments, please speak to a member of the project team here today or complete a feedback form.

Following this event, we will be accepting feedback until 31 January 2018. Comments will be taken into account as part of our planning application submission to the Council in February 2018.

You will also have an opportunity to comment as part of the Council’s planning process.

Pending planning application approval, we will also keep you updated via our website. Leaflets and e-updates (for those who sign up for it) will also be sent out as the project progresses.

PROJECT TEAM



Leighton House Museum team:

- Daniel Robbins, Senior Curator
- Sally Dobinson, House & Collections Manager



Friends of Leighton House Museum:

- Sir David Verey, Chairman



- Dante Vanoli, Trustee

The Royal Borough’s Culture Service and Capital Projects teams



Design Team:

- BDP, Architecture and Engineering



- Gardiner & Theobald, Project Management



- Jackson Coles, Cost Consultant



- Montagu Evans, Heritage and Planning



- Alan Baxter Associates, Conservation Management and Engineering



- MaceMark, Accessibility

TIMESCALE

KEY MILESTONES		TARGET DATE
DESIGN		
1	Conclusion of Feasibility Study	May 2017
2	Developed Design Completion	September 2017
3	Technical Design Completion	November 2018
CONSULTATION		
4	Pre-application conversations completion	January 2018
5	Focussed consultation	December 2017
6	Ward Member briefings	December 2017
7	Public consultation	December 2017
TOWN PLANNING SUBMISSION		
8	Target submission of formal Planning Application	February 2018
9	Planning decision and issue of consent	July 2018
HERITAGE LOTTERY FUND SUBMISSION AND DECISION		
10	Heritage Lottery Fund Stage 2 application and submission	March 2018
11	Heritage Lottery Fund application decision	July 2018
PROCUREMENT		
12	Tendering and appoint Contractor	December 2018 – April 2019
CONSTRUCTION ACTIVITIES		
13	Construction Commencement	April 2019
14	Construction Completion	February 2021
TARGET OPENING		February 2021