

# Welcome



Welcome to the public consultation on proposals for the renovation of Maida Vale Studios.

Our vision is to seamlessly blend the legacy of this iconic recording studio with the fast-evolving demands of today's creative industries, providing state-of-the-art music studios, film production and editing facilities which set new benchmarks in film and music post-production.

Read on to learn more about our proposals, and speak to a member of the project team or fill in a survey to share your feedback.



# The Partnership



In 2023, the BBC sold Maida Vale Studios to a partnership of film industry greats, including Working Title's Tim Bevan and Eric Fellner, two of the world's leading film producers, and business partners Hans Zimmer and Steven Kofsky, the global leaders in orchestral film and television production.



## Hans Zimmer & Steve Kofsky

Through the founding and ownership of RCI Global, 14th Street Music, Bleeding Fingers Music, and 14th Street Grille, Hans and Steve are business partners, operators, producers and are the global leaders in the production of orchestral film & television scores, providing opportunities for musicians, writers and engineers across the world. Hans Zimmer has worked with the BBC on numerous projects, including Frozen Planet, Planet Earth, Blue Planet, Seven Worlds One Planet, and Going for Gold.

Hans Zimmer has also scored more than 200 projects across all mediums, which, combined, have grossed more than 28 billion, and has been honoured with two Academy Awards.



## Tim Bevan & Eric Fellner

Tim Bevan and Eric Fellner are two of the UK's leading Film Producers, through their company Working Title, they have produced renowned movies for the past four decades - over 125 titles, \$8.5 billion at the worldwide box office, 43 BAFTA Award and 14 Academy Award wins. From My Beautiful Launderette in 1985 to Matilda in 2022 they have produced at least two British movies every year, among which are titles at the heart of recent British cinematic culture from many leading filmmakers.

Unique amongst British Producers they have had a business term deal with a Hollywood studio, Universal, for over twenty years bringing inward investment and consistent employment to UK based studios.

# The Project Team



We have assembled a team of leading London-based consultants, with extensive experience working on schemes in the City of Westminster.

Our architects Stiff + Trevillion are local to the area and have a wealth of experience on Westminster based projects.



Stiff + Trevillion



ARUP



## STIFF + TREVILLION WESTMINSTER EXPERIENCE

1. 40 Beak Street, Soho
2. Hathaway House, Westbourne Park
3. Queens, Bayswater
4. Newson's Yard, Pimlico
5. Lords Views, St John's Wood
6. OneThreeSix, Marylebone
7. 55 Victoria Street



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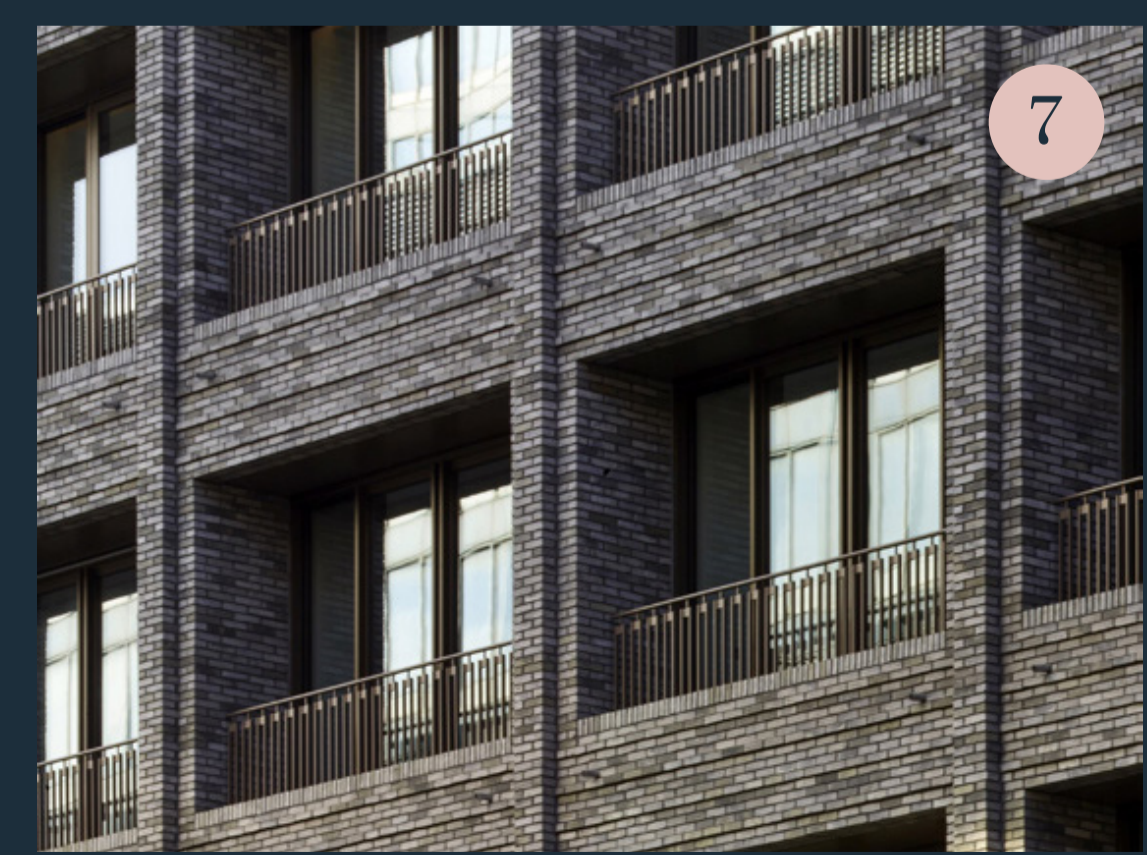
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# The History of Maida Vale Studios



Maida Vale Studios was originally built as a Roller Skating Palace in 1909, designed by the then noted architects Detmar and Greg. It was converted into a recording studio after being bought by the BBC in 1934.

As one of the earliest recording studios to be established in Britain, it has since been home to the BBC Symphony Orchestra, and was the centre of BBC News operations during the Second World War.

After the war, Maida Vale Studios became synonymous with pop culture. The John Peel Sessions were recorded in the studios for Radio 1 from 1967 to 2004, and artists who have recorded music within its walls include The Smiths, Led Zeppelin, Nirvana, Bob Marley, David Bowie, Jimi Hendrix, Dusty Springfield and The Beatles – to name just a few.

Our proposals represent an opportunity to continue this historic legacy in the 21st century, reinforcing Maida Vale Studios as a centre of excellence in Britain's cultural life.



ORCHESTRA PLATFORMS AND CHOIR SEATING, 1951



BOMB DAMAGE, 1945



RECORDING STUDIOS, 1937



ENTRANCE TO STUDIOS, 1988



ROLLER SKATING PALACE, 1909



DELAWARE ROAD, LONDON, W. FK 1202  
DELAWARE ROAD, 1910

# Maida Vale Studios Timeline

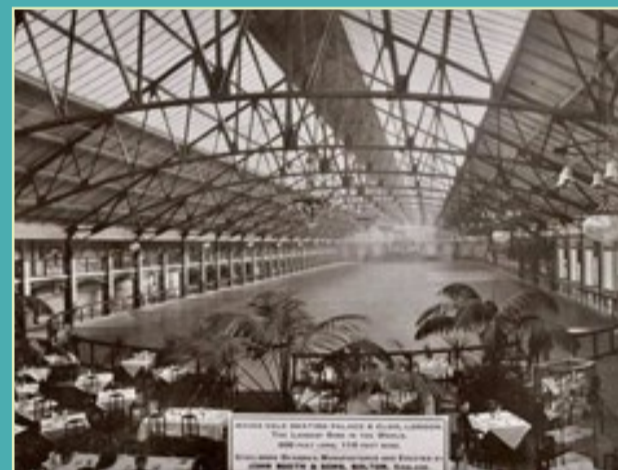


## Timeline

BBC Studios Maida Vale

1909

Maida Vale American Skating Palace



1912-1933

The premises are used for a variety of purposes, including as National Insurance offices from 1915



1933

Building is converted into BBC Studios



1934

Studio MV1, designed to accommodate the BBC Symphony Orchestra is completed



1941

Bomb damage to the studios occurs on 11 May



1960

In November 1960, Delia Derbyshire joined the BBC as a trainee assistant studio manager and worked on Record Review, a magazine programme where critics reviewed classical music recordings



1967-2004

John Peel Sessions were recorded in studio MV4



1977

Bing Crosby recorded an eight-song session for Radio 2 in MV3 with The Gordon Rose Orchestra



1990-1991

1991 Portions of October 1990 and September 1991 sessions by Nirvana were released in 2004 on the band's With the Lights Out box set



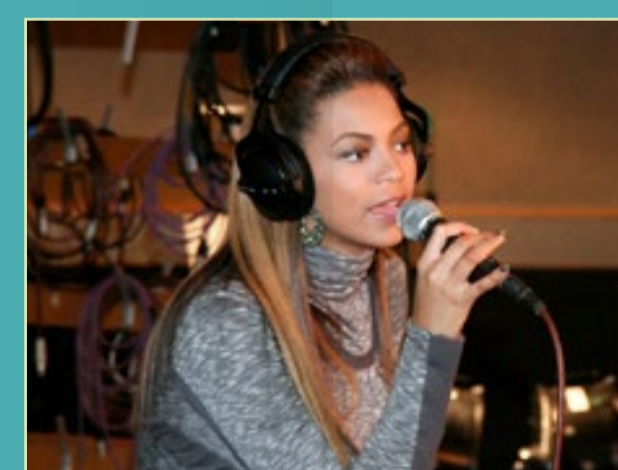
1994

The Beatles' album Live at the BBC was released, with most of the material having been recorded at Maida Vale



2008

Beyoncé recording at Maida Vale Studio 4 in 2008



2011

Radiohead recorded their 2011 live video The King of Limbs: Live from the Basement at Maida Vale



2016

Sir Elton John performs a special session live at the BBC's Maida Vale studios for Radio 2's Ken Bruce with a mix of tracks from his new album Wonderful Crazy Night and some much-loved classics



2019

Coldplay Sessions at the BBC's famous Maida Vale studios for BBC Radio 1's Annie Mac and BBC Radio 2's Jo Whiley



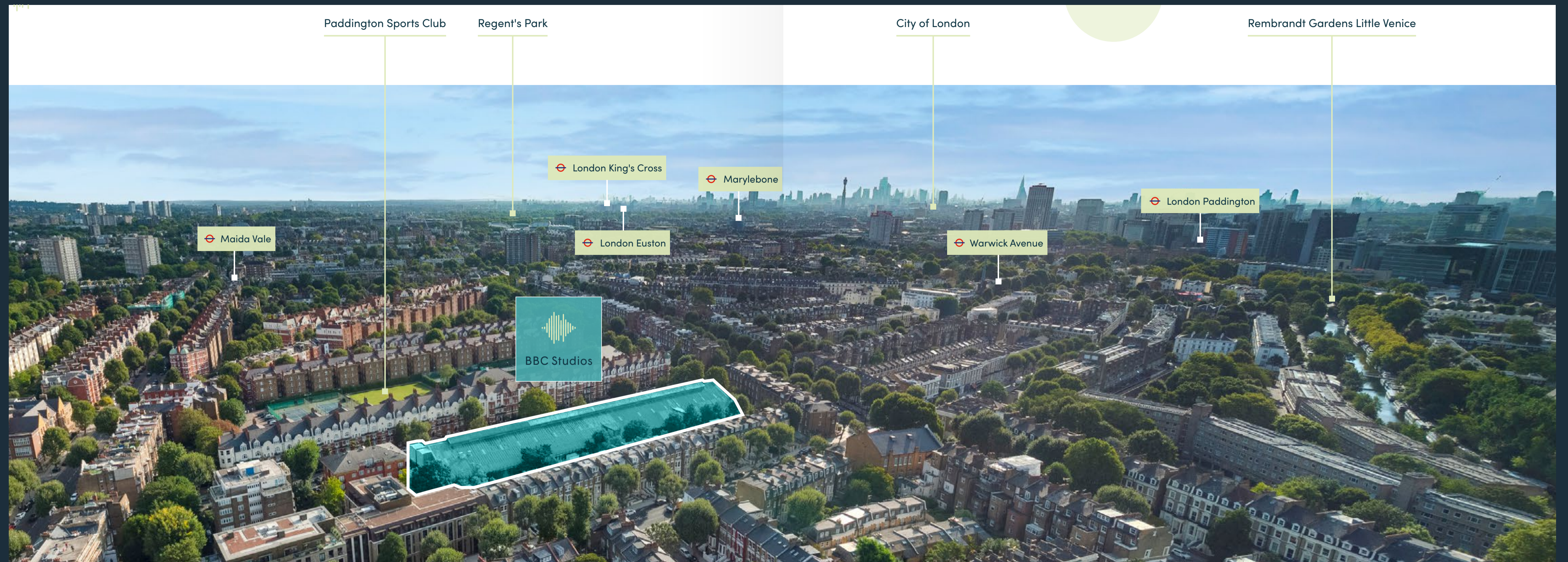
# The Site

Maida Vale Studios is located at 120-129 Delaware Road within the Maida Vale ward of the City of Westminster. It sits to the west of Paddington Station and Little Venice and is a short walk from the Maida Vale and Warwick Avenue underground stations.

The building is Grade II listed owing to its distinctive Edwardian facade and unique place in British musical history. It houses a number of recording studios which are in need of renewed investment to meet contemporary industry standards.

Our proposals, designed by local architect Stiff + Trevillion, will sit within the existing building area, retaining and enhancing the Edwardian frame and frontage whilst upgrading the existing recording studios to deliver state of the art music studios, film production and editing facilities which meet the demands of today's creative industries.

The BBC is vacating the building because it is not fit for purpose, and the existing studios are in need of significant investment in order to continue to function into the future.



STUDIO MV1



STUDIO MV2



STUDIO MV3



STUDIO MV4



STUDIO MV5

# Our Vision

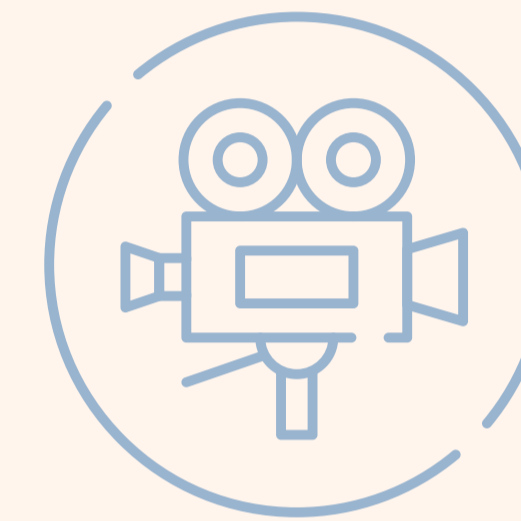
The retrofit-first refurbishment will retain much of the existing building fabric whilst setting new benchmarks for excellence in British film and music post-production, fostering the creation of new jobs, driving innovation, and promoting industry investment.



Adding a new layer to the building's history and retaining its legacy for the future



Providing world-class music studios fit for the 21st century



Creating state-of-the-art film editing facilities and creative workspace



A retrofit-first approach with sustainable design to improve energy efficiency



Supporting talent and artistry within the North Paddington Creative Enterprise Zone



A neighbourly approach which protects residential amenity



Maida Vale  
STUDIOS

# Enhancing the historic building

The renovation has been designed to preserve and enhance the building's heritage elements, revealing the historic layers of the Maida Vale Studios. Our proposals will retain and enhance the historic exterior, with sensitive enhancements to the main and southern entrances.

We will also remove unsympathetic modern additions, such as the external plant tower which detracts from the exterior of the building, and replace the corrugated-metal roof with a new high performance roof. Our interior works will preserve historic elements while providing new, upgraded facilities.



NORTHERN ENTRANCE – EXISTING AND PROPOSED VIEW



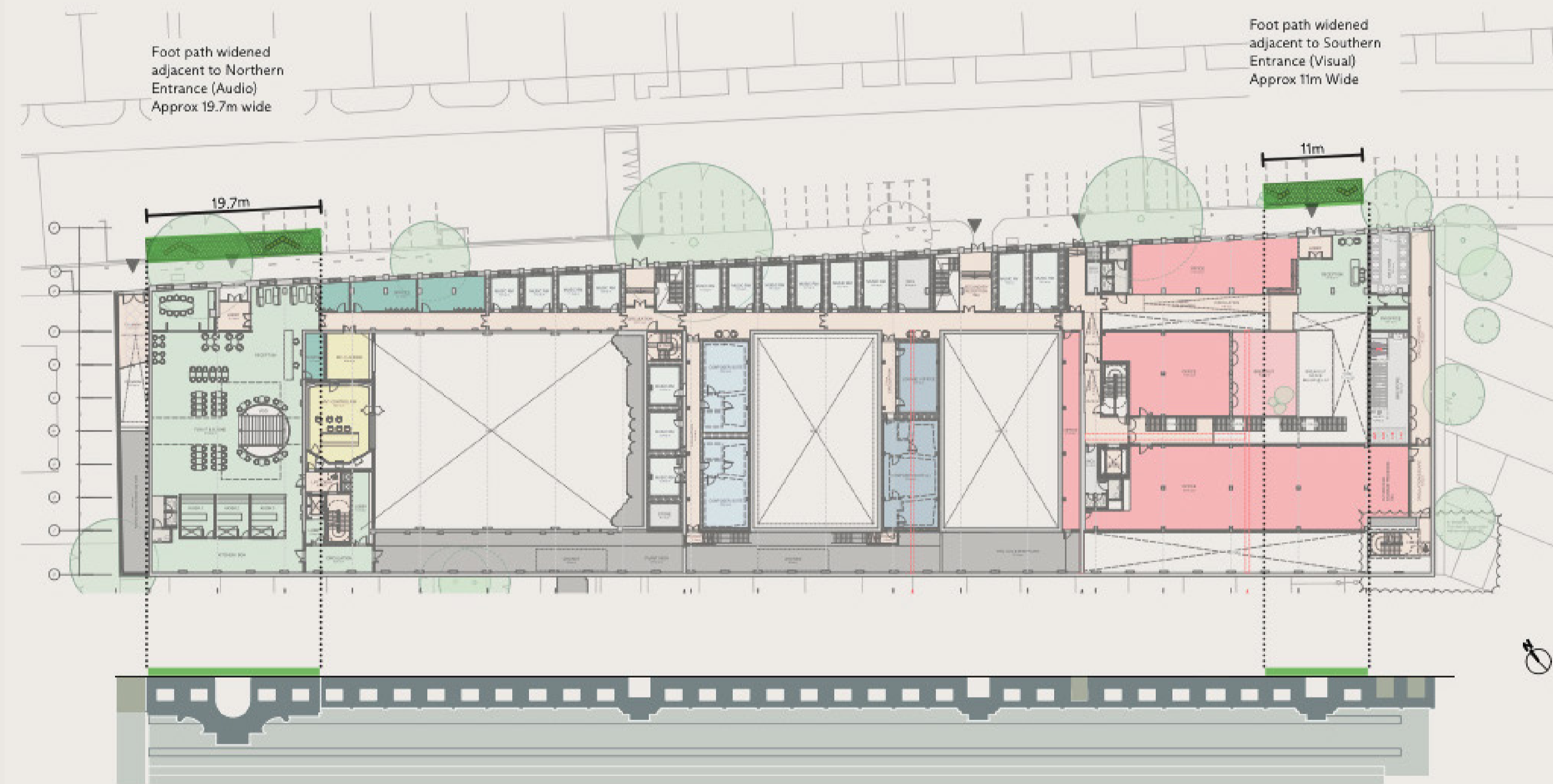
SOUTHERN ENTRANCE – EXISTING AND PROPOSED VIEW



# Public realm improvements

It is proposed that the entrances to the building will remain in the same position but that the public realm adjacent will be redesigned to enhance the appearance and provide a more welcoming environment. It is proposed that the footway outside of the northern and southern entrances will be widened to facilitate this whilst also providing landscaping and visitor cycle parking.

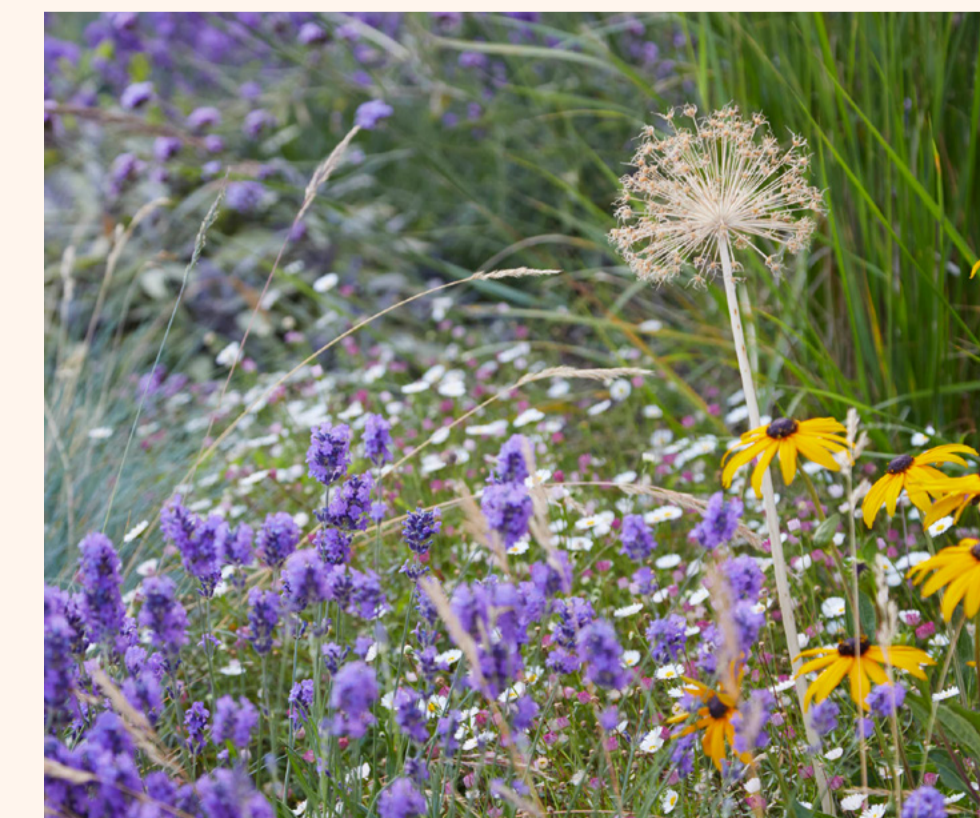
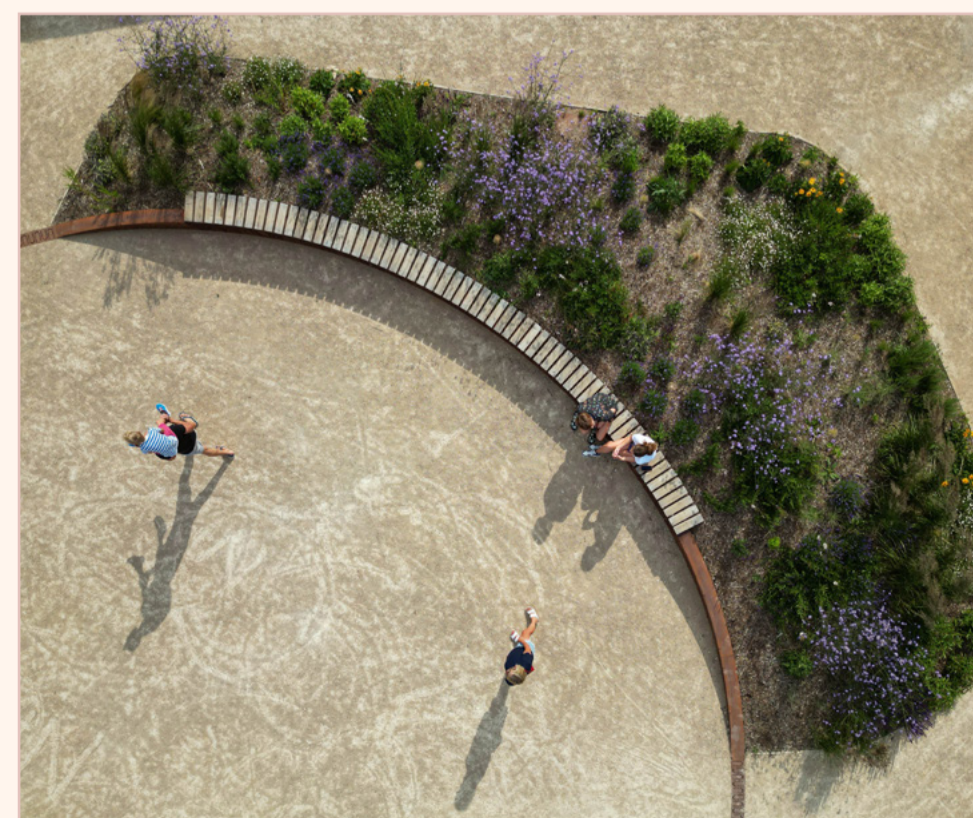
In addition to retaining all existing trees, we will introduce new planting and seating areas to promote biodiversity and improve the public realm, creating a pleasant, attractive external environment. The landscaping will be developed with Westminster City Council and all parking will re-purpose existing pay and display spaces, with no impact on residents' parking bays.



## INDICATIVE IMAGES



## PRECEDENT IMAGES



# Creating world class music and film production facilities

Our proposals will create four state-of-the-art music studios, with additional composer suites and music rooms. The renovated studios will provide best-in-class creative workspace within the existing building, with flexible and adaptable technology.

The refurbishment will also provide high-quality workspace, an on-site canteen, and amenity space including an external terrace which has been designed to preclude overlooking to neighbouring residences.

These proposed upgrades will set new benchmarks for excellence in British film and music post-production, fostering the creation of new jobs, driving innovation, and promoting industry investment. The project will also act as a catalyst for the recently designated North Paddington Creative Enterprise Zone, supporting the creative potential of the area and driving sustainable growth.

The proposed studio will be one of the only such facilities in the world and the first in the UK, creating a venue of national importance to UK creative industries.

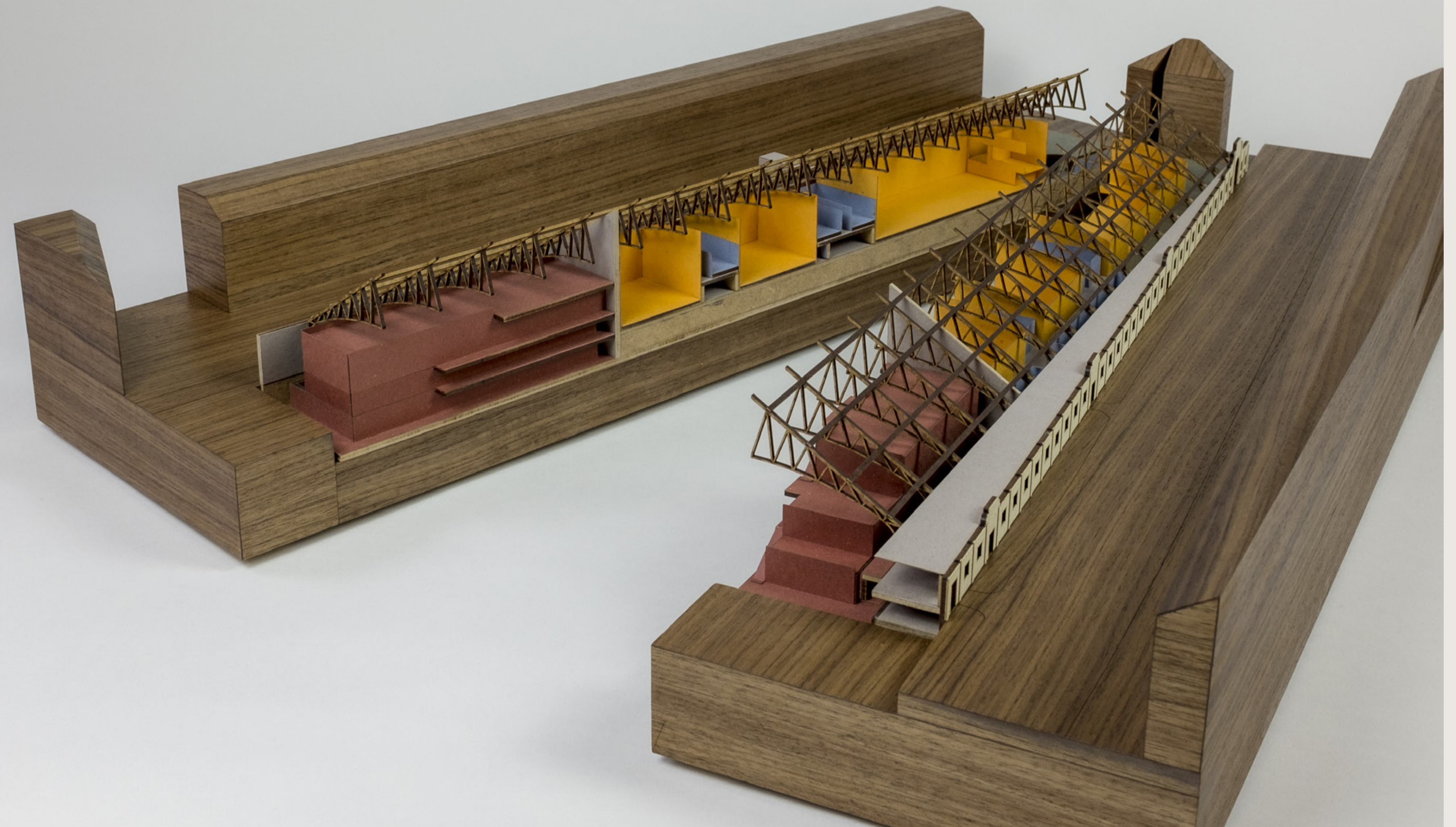
“Audio wing” reimagined, with MV 4-7 removed and the four largest studio spaces (MV0, MV1, MV2 and MV3) enhanced to feature composer suites, music rooms and control rooms

Large space at southern end of the building adapted to create a new “Visual Wing” with a range of high-tech facilities including ADR (Dialogue Replacement Dubbing), Dubbing Stages (Sound Stages), Foley Studio (Sound Effects) a screening room, editing suites and colour grading

Basement level excavated to create a new screening room and sound studio

Introducing new high quality, flexible creative workspace

Providing new food and beverage facilities for users and staff to enjoy



OUR DESIGN APPROACH WILL DELIVER A NUMBER OF IMPROVEMENTS WITHIN THE ENVELOPE OF THE EXISTING BUILDING

# Sustainability

Our proposals will take a sustainable, retrofit-first approach, refurbishing the building and retaining much of its existing fabric to minimise the carbon emissions associated with demolition.

The design will improve the fabric and energy efficiency of the existing building, especially through the new high-performance roof which will maximise light and ventilation.

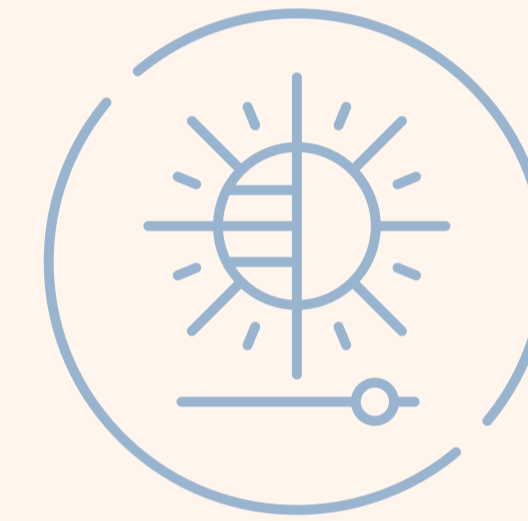
The renovated studios will be fully electric and will utilise energy-efficient lighting and services, and we are exploring the opportunity to generate our own renewable energy on the site through the use of photovoltaic panels.



A retrofit-first approach which minimises demolitions



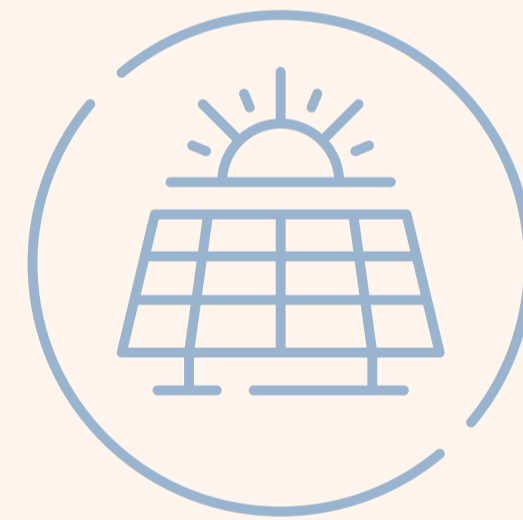
Improved building fabric performance to enhance energy efficiency



New roof lights to maximise natural light and ventilation



Energy efficient lighting and services



A fully electric building



Photovoltaic panels for on site energy generation



Maida Vale  
STUDIOS

# Protecting neighbouring amenity

The proposals will sit largely within the area of the existing building, with very limited additional height or massing, which is all confined to the replacement of the northern plant rooms to be more in keeping with the form of the building. Unsightly elements such as the plant tower to the north of the site will be removed.

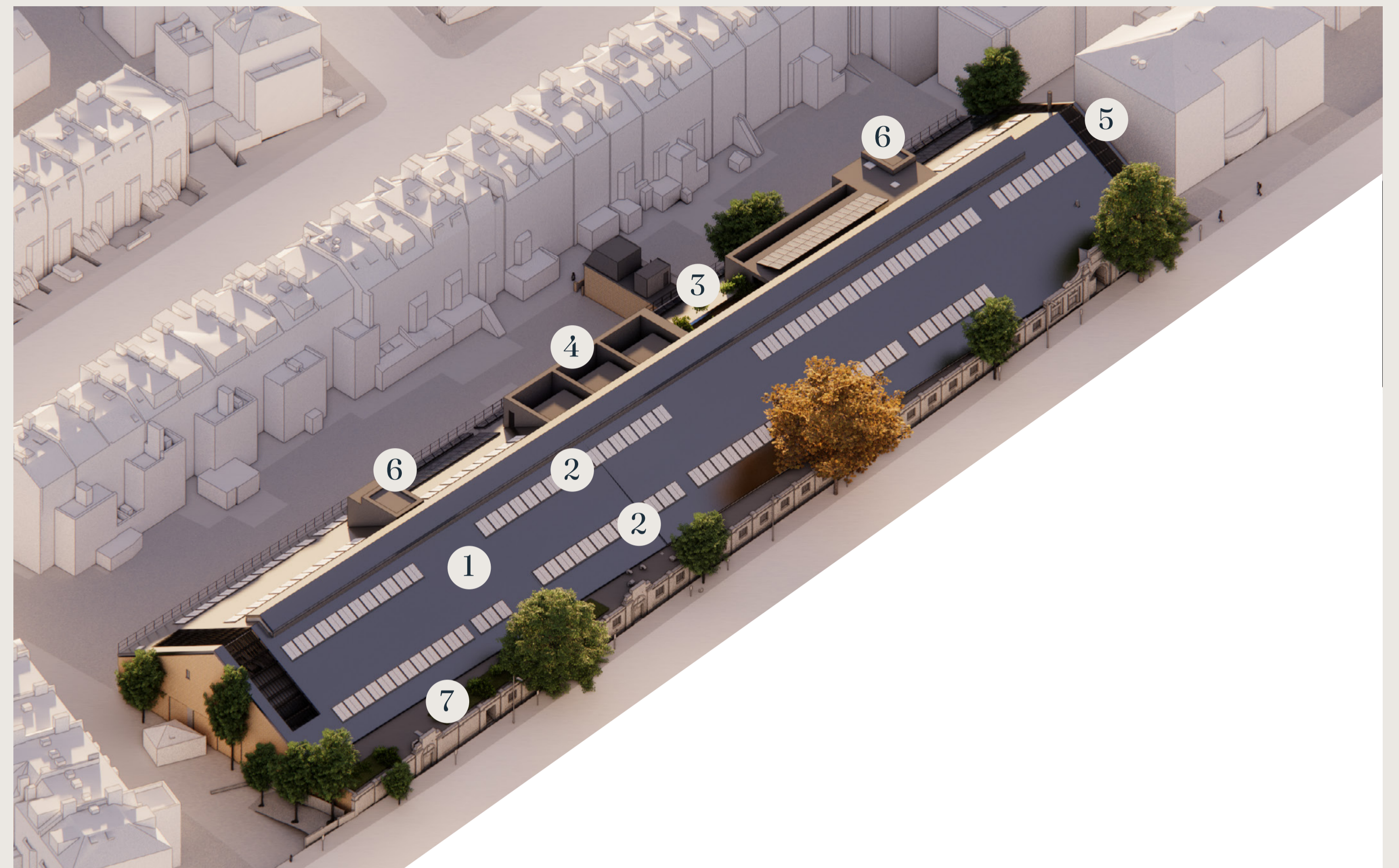
The retrofit-first approach will minimise the disruption associated with demolition, and all works will be subject to a draft construction management plan which will be submitted alongside the application. If the application is approved, final details prepared by the appointed contractor will be required by planning conditions which would need to be submitted for approval in consultation with the community.

We intend to be long-term partners of the area, and will operate the renovated studios in a considerate and neighbourly manner. Noise will be controlled through acoustic protections to the studios, and plans will be in place for efficient deliveries and servicing.

## EXTERNAL ENVELOPE

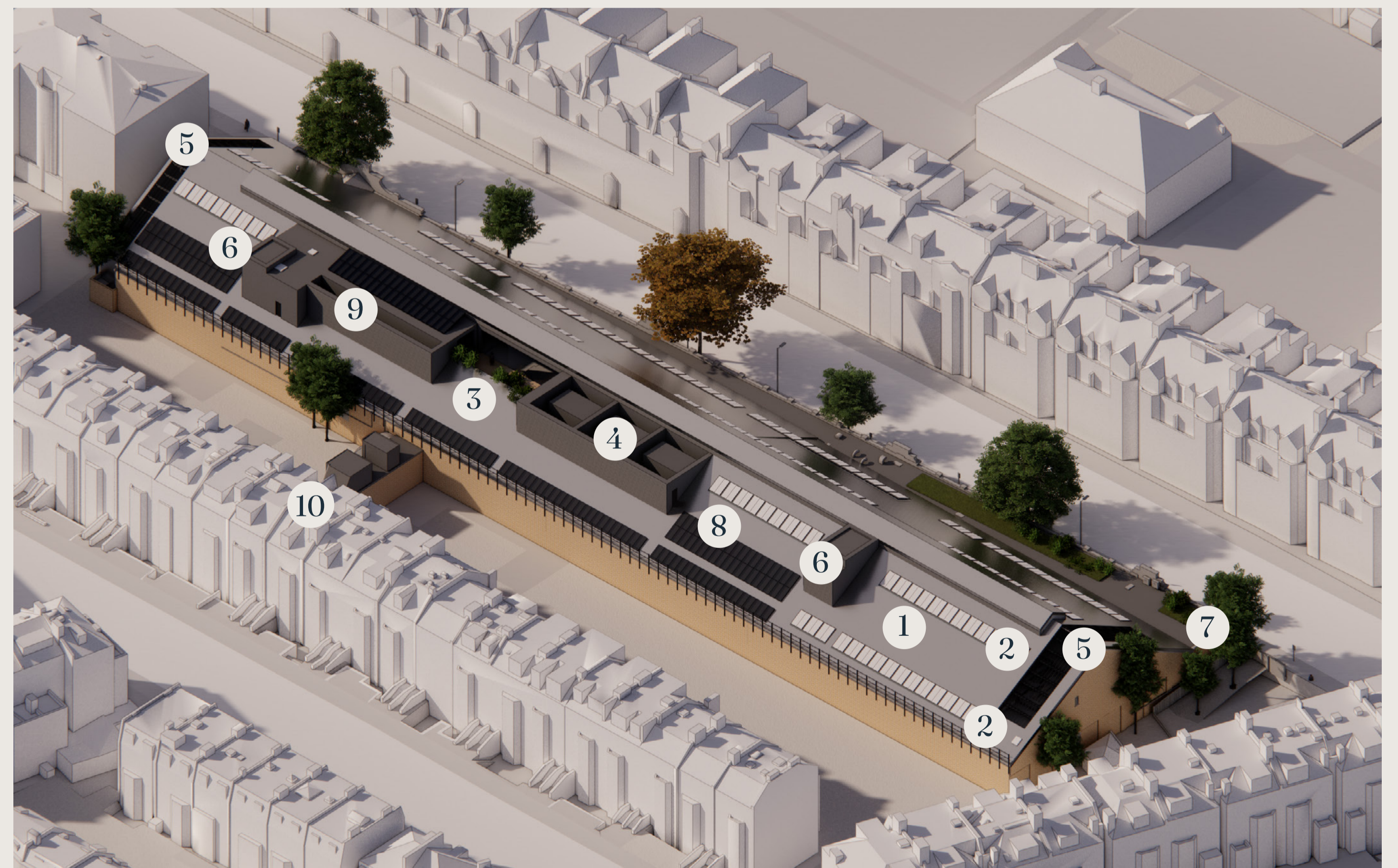
### MASSING

1. Existing roof coverings removed and a new high performance roof build-up installed, with new metal standing seam
2. Reinstate openable roof lights at ridge and shoulder line to provide natural daylight and mixed-mode ventilation.
3. Introduce external amenity space within rear pitch of roof
4. Rear dormers added for air handling plant and service distribution (ductwork).
5. Slatted roofs over end gable plant rooms.
6. Lift Overruns
7. New roof coverings to wedge shaped flat roofs including bio diverse green roofing (to contribute to Urban Greening Factor score UGF).

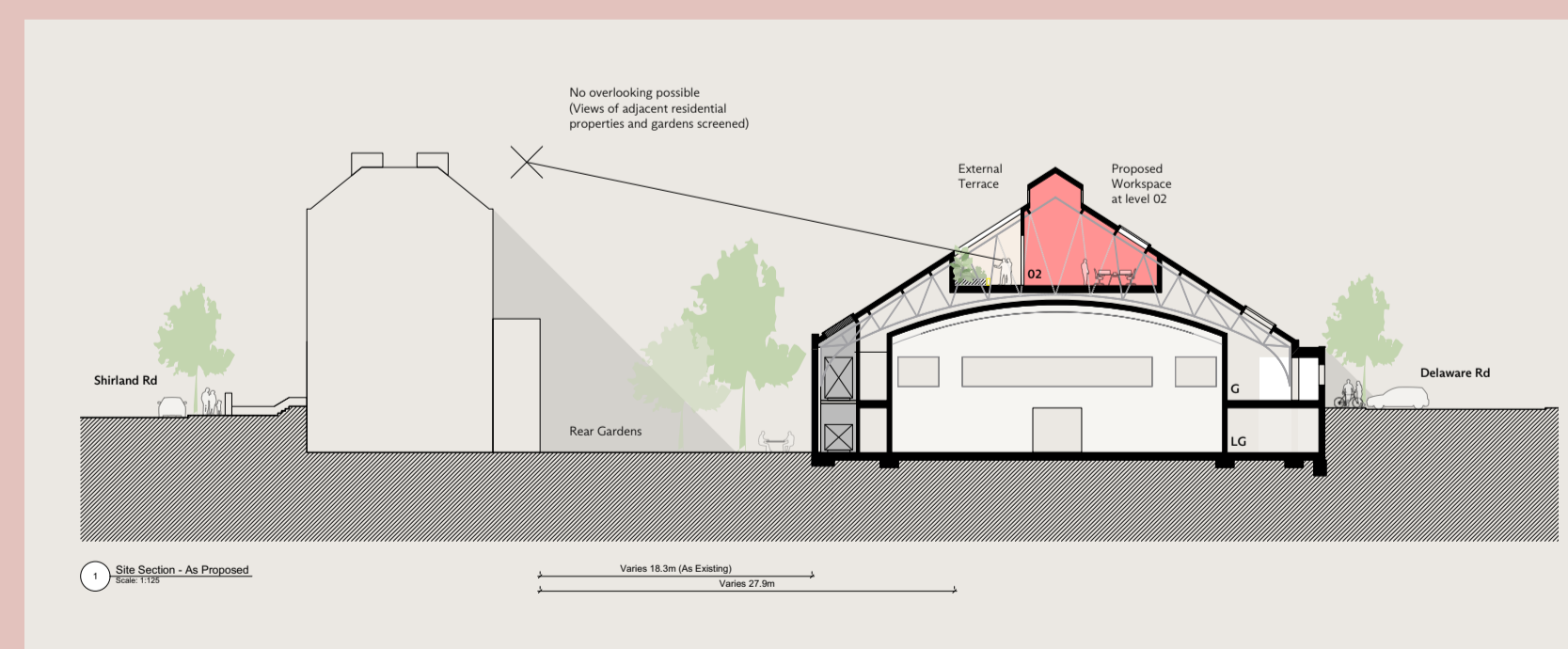


OUR NEIGHBOURLY DESIGN APPROACH

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7. New roof coverings to wedge shaped flat roofs including bio diverse green roofing (to contribute to Urban Greening Factor score UGF).
8. Photovoltaic Panels (PVs)
9. Rear dormer for level 02 kitchen/kitchen plant.
10. Existing ventilation plant leg in rear gardens



OUR NEIGHBOURLY DESIGN APPROACH



### PRELIMINARY SECTION

Any additional space created at level 02 will be screened to ensure that there is no possibility of overlooking the adjacent residential properties and gardens.



# A commitment to local partnership

We want to work with local organisations to ensure our project creates new opportunities for the next generation in Maida Vale.

We want to promote education and heritage throughout the local area, and are keen to hear how we can work with local partners/groups to support the community in Maida Vale

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# Have your say

Thank you for attending the public exhibition on our proposals for the Maida Vale Studios.

You are also welcome to speak to a member of the project team or fill in a survey to share your views.

SCAN ME



Please scan the QR code to share your feedback. You are also welcome to speak to a member of the project team or fill in a survey to share your views.

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JULY 2024 | Immediate Neighbours' Meeting

SEPTEMBER/OCTOBER 2024 | Public Consultation

WINTER 2024/2025 | Target Planning Determination

AUGUST 2024 | Design Review

NOVEMBER 2024 | Target Planning Submission