

# DESIGN AND ACCESS STATEMENT

FOR

**THE ROYAL COLLEGE OF PHYSICIANS  
PROPOSED REFURBISHMENT  
OF  
9 & 10 ST ANDREW'S PLACE  
REGENT'S PARK  
LONDON NW1 4LE**



**MARCH 2010**

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## **1 Introduction**

9 & 10 St Andrew's Place are adjoining and interconnected Grade I Listed Buildings at the end of St Andrew's Place facing the Outer Circle Road Regents Park. To the South are John Nash designed terraces and to the North the Grade I Sir Denys Lasdun designed Royal College of Physicians. Nos. 9 & 10 also face Albany Street to the East elevation.

The Royal College of Physicians uses both buildings as overnight accommodation for its Members, Fellows and visitors in connection with the College.

The buildings were last refurbished in the mid 1980s; the interiors are consequently tired and dated and require complete renovation (see photos of existing in Appendix C). All the services installations have also reached the end of their useful life and require complete replacement. The fire precautions require upgrading to current standards.

The College wishes to refurbish the buildings to create a more welcoming and environment for its guests, with a level of finishes to a high quality whilst being fully sympathetic to the historic fabric, and with as many en-suite rooms as possible to meet current market expectations.

Subject to the limitations of a Grade I Listed Building, the College also wishes to make DDA access and facilities improvements to the buildings in line with its rolling programme of improvements to all its buildings which has been implemented over the last 5 years.

## **2 Support**

The proposals were approved by the Board of Trustees of the Royal College of Physicians at their meeting on 10<sup>th</sup> March 2010. A Client Statement of Need is included in Appendix A.

## **3 Consultation**

Early dialogue took place between the architects, the Conservation Officer and English Heritage to ascertain the acceptability of the proposals, and the scheme being submitted reflects the outcome of those discussions.

## **4 Fire precautions**

A Fire Precautions Audit was undertaken by TGA Building Consultancy in June 2009 and the following recommendations were made:

- Replace all non original doors with panelled FD30 doors to match
- Upgrade and extend emergency lighting system
- Upgrade and extend fire alarm system to L1 Category
- Upgrade/replace all lighting and power systems

## **5 DDA improvements**

The College had wanted to provide DDA compliant en-suite bathrooms to the principal rooms on the ground floor. This was considered too intrusive by the Conservation Officer and English Heritage, and was agreed in discussion to be more modest pod type shower rooms, which do not impact on the original fabric of the building, and preserve scale and proportion of the principal rooms.

A simple ramped access with an extension of the existing handrail is proposed externally to provide access up to the portico level. A step up will remain at the threshold of the front door, but temporary “on demand” ramps will be used in these locations.

## **6 Services**

The proposal is to replace all existing services installations as they are all time expired. A number of the existing services have been surface mounted, and replacement installations will be concealed wherever possible without disturbing the original features such as cornices and skirtings. Existing services risers and routes will be re-used as far as possible, and floor voids will also be utilised.

Renewables – It is proposed to add hot water heating solar panels to the flat roof areas as shown on drawing 4850-1211. These will be kept below the parapet level to keep them out of sight.

## **7 Improve acoustic separation**

Wherever possible the acoustic separation between the floors is to be improved by the addition of sound insulating quilt and/or pugging, and an floating acoustic floor is to be laid over the existing floorboards.

## **8 Interior design**

A separate statement has been prepared by Buchanan Associates, the interior designer, for the interior design proposals (Appendix A). The intention is to redecorate the rooms and stairs in a Regency style, and to refurbish the bathrooms in a modern style.

## **9 Exterior**

The slate pitched roofs, lead flat roofs and valleys are to be refurbished.

The exterior render is to be carefully checked and repaired where required. The water ingress into the portico is to be investigated and the balcony above is to be repaired accordingly.

All existing windows are to be refurbished and redecorated.

All exterior fabric is to be decorated to existing colour. Paint specification to be agreed.

## **10 Conclusion**

We trust the above clearly explains the responsible approach that has been adopted in developing the proposals in this application and that all issues raised in the pre-application period have been successfully addressed.

In view of the benefits that this scheme will provide to the Royal College of Physicians and the efforts that have been made to preserve the architectural heritage in a practical way, we trust this application will receive Officer recommendation for approval.

## **APPENDIX A – CLIENT NEEDS CASE**



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## **9 & 10 St. Andrews Place - Proposal for Refurbishment Statement of Need**

### **1. Introduction**

Houses 9 & 10 St. Andrews Place ("9 & 10") are included in the RCP's building assets and form part of the 'Nash Terrace'. They are adjoining Regency houses built 1823-6, and are Grade I listed. They were built in a neo-classical style over five floors. The frontage to St Andrews Place provides the current main entrances to 9 & 10 at ground floor level. The rear of the properties front onto 33 Albany Street.

The primary purpose that the RCP uses 9 & 10 for is to provide transient overnight sleeping accommodation, predominantly for Fellows, Members and visitors to the RCP. This supports physicians and others who live outside London and facilitates their engagement in the various working groups of the RCP, as well as providing accommodation for visiting speakers, international Members and Fellows who may be visiting, and permitting attendance at the various RCP events.

The purpose of this document is to set out the 'statement of need' as to why the RCP wishes to carry out a major refurbishment of these properties.

### **2. Brief History of Ownership**

Prior to RCP occupying 9 & 10, both properties experienced a period of disuse. It is understood that, prior to the period of disuse, the properties were used by the Royal Air Force for administrative purposes.

The RCP first took ownership of 9 & 10 in May 1986. The properties were granted to them by the Crown Estate Commissioners under a 98-year's lease, expiring on 31<sup>st</sup> August 2084.

The yearly rent in relation to the leases was set at a peppercorn, in consideration of the expense incurred by the RCP in 'erecting, improving and repairing the buildings'. Considerable renovation and refurbishment works took place during the period 1983-6. The premises have been used by the RCP for their current purposes since that time.

It should be noted that the declared purpose for which the properties were acquired was to provide accommodation for senior officers, and they were zoned by Camden Council on the basis that they were residential properties. However, it appears that in fact from the beginning, the RCP used 9 & 10 for transient overnight accommodation as described above.

### **3. Occupancy Levels**

The occupancy levels of the premises fluctuate greatly, both weekly and throughout the year. Accommodation is greatly in demand during the working week, but significantly reduces at weekends. Demand may also be greater at the time of particular events (for example, annual dinners), but be much less at holiday times.

Historically, 17 rooms were available for accommodation purposes, and the annual average occupancy rate in 2006-7 was 64%. More recently, the RCP was advised that due to fire regulations, it was no longer possible for the top floors of the premises to be used for this purpose. Accordingly, the number of rooms was reduced to 12. Later this was increased again to 14. The occupancy rate with this number of rooms available has been 78%.

This demonstrates that the properties are in extensive use for the stated purposes. It is considered that their operation provides an important service in support of the charitable activities of the RCP.

#### **4. Planning History**

In May 2009 the RCP received approval from Camden Council for the grant of a Certificate of Lawfulness (existing), reference number 2009/1164/P. This states that the basis of the use of the properties is:

“Ancillary use to the main Royal College of Physicians (RCP) building for use as transient overnight sleeping accommodation (class use D1) predominantly for the use of Fellows, Members of the RCP and visitors in connection with the RCP”.

Prior to the granting of this application, there is no available relevant planning history for the site.

#### **5. Current Position and Condition**

The standard and layout of the accommodation has not kept pace with modern demands and expectations. For example, a number of the rooms do not have en-suite bathroom facilities. In addition, the quality and standard of the décor has slowly deteriorated over time. The building was last refurbished in 1984 when the majority of its mechanical and electrical services were replaced. Many of those installations are now approaching the end of their useful working life. In general, maintenance has been confined to basic repainting/redecoration on an ad-hoc basis, with no significant expenditure on furnishings since the late 1980s.

The condition of the properties has been a source of comment for some considerable time, including from those Fellows and other visitors who use the accommodation.

#### **6. Fire Precautions**

In 2009 the RCP commissioned an independent review of the fire precautions. The advice received was to the effect that the current levels of fire precautions are not to an appropriate level. We were informed that physical works and robust management systems would be required in order to improve the efficacy of fire precautions to an acceptable level and commensurate with use. Those works that could be carried out immediately have been implemented, however a number of the recommendations require the installation of electrical services that do not currently exist.

#### **7. The Need for Refurbishment**

Taking all of these factors together, the RCP is of the view that a project for the refurbishment of 9 & 10 is required. The project should focus on bringing the standard of facilities up to modern standards as far as possible, establishing standards for furnishing and decoration that meet the aspirations of our clients, and address the shortcomings in the level of fire precautions and other services.

**Prepared By:**

**Paul Young**  
**Director of Finance & Central Services**

**March 2010**

## **APPENDIX B – INTERIOR DESIGN STATEMENT**



**Royal College of Physicians**  
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**Brief summary of Buchanan Associates general approach to interior design**

**Interior Designer**

Buchanan Associates is an architect led firm and an RIBA Chartered Practice with twenty-five years experience across a range of project types and sizes. We have an in house interior design team working on projects from a single dwelling to major luxury hotels.

We are specialists in the Central London market and have worked on dozens of listed buildings in Westminster, Camden, The City and Kensington & Chelsea. Projects have been completed in premises lying within the Bedford, Grosvenor, Rugby and Belgravia Estates. Most of our projects include the provision of a full interior design service often including procurement of fittings, fixtures and equipment.

**The Brief**

At St Andrew's Place our brief is to create a warm and welcoming environment for the benefit of the fellows of the College and their guests. The standard of accommodation is to be equivalent to a five star hotel but to be distinct from a hotel in terms of 'homeliness'. Implicit in our brief is to make proposals that are fitting to the setting – which strive to enhance the character of the listed building.

**The Subject Building**

The provenance and history of the building is well known, but in simple terms it is a handsome pair of relatively modest houses that have been in use for some time as guest accommodation (a sort of institutional residential use). The main works now proposed are being design by Architects Messrs Edgington, Spink and Hine and our work is limited to the interior design of the modified building. Thus our subject building is essentially domestic space of the particular architectural character associated with Regency London.

**Design Response**

Our approach is to adopt a reasonably historically correct approach to the styling and fitting of the interiors without going as far as forensic recreation. The intention is to create a credible historically inspired interior without onerous constraints, much as a sensitive owner might wish to do with a valued dwelling. Our palette of finishes is therefore based on that of the original time, but using products that are readily available today – basically appropriately coloured and patterned paint, wallpaper and carpet. Similarly fittings and furniture will be of a type and design associated with the period

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but newly manufactured – brass wall and ceiling lights, fabric curtain pelmets, and a very few built-in cupboards in polished hardwood.

All these works are reversible and have no material effect on the fabric or spatial arrangements of the listed building. Lighting fittings will not give rise to any lighting effects that would be out of keeping with the building in its setting. The intention of our designer is to enhance and reinforce the special historical and architectural character of this building.

#### Sanitary Accommodation

We are adopting a more contemporary approach to the design of the sanitary accommodation - both existing bathrooms and new ensembles. These facilities would not have been found in the building in its original state so there is perhaps no historically correct interpretation for them. Their presence does not affect the appearance of the main rooms as they are by definition hidden away. Being generally compact we suggest that a contemporary design is more practical and fit for purpose for these spaces.

#### New bathroom 'pods'

The project brief calls for the creation of ensuite accommodation wherever possible. Within two of the principal rooms there is no possibility of introducing ensuite sanitary accommodation within the fabric as originally configured. In these cases the lead designer has proposed that 'pods' be constructed to house the necessary facilities. These are of the minimum necessary footprint and stop short of the ceiling so as to avoid as much as possible the sub-division of the space. For these we have used a surface treatment associated with loose furniture instead of architectural elements in the hope that their impact will be minimised.

## **APPENDIX C – PHOTOS OF EXISTING**



St Andrew's Place Elevation



Albany Street Elevation





Baillie – No: 10 First Floor



Stair – No: 10 Second Floor



Mayerne – No: 9 Ground Floor



Garth Bathroom – No: 9 Third Floor



Sydenham – No: 9 First Floor



Glisson – No: 9 Ground Floor



Glisson – No: 9 Ground Floor



Landing – No: 10 Second Floor



Petty – No: 10 Second Floor