

2 ST KATHERINE'S PRECINCT, REGENTS PARK

HISTORIC BUILDINGS ARCHITECTS REPORT



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November 2008

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1.0 INTRODUCTION

1.1 Purpose of the Study

This study and report were commissioned in September 2008 by L25 Developments to assist in the preparation of proposals for alterations and additions to 2 St Katherine's Precinct. They are intended to assess the historical and architectural significance of the buildings and fabric and to advise on proposals being prepared in as much as they affect the historic built fabric on the site and in its local context in terms of Planning Policy Guidance Note 15 "Planning and the Historic Environment" (PPG 15) and Camden Council's Replacement Unitary Development Plan (RUDP).

1.2 Methodology and Proposals

Visual inspection of the building, set out in section three of the report, was undertaken by Alasdair Glass of Donald Insall Associates to review the provenance and to assess it individually and contextually. Historical research was undertaken by Joanna Moore of the Architectural History Practice and is set out in section two of the report.

Proposals prepared by Alan Crawford, Architects are described in their Drawings Nos: 2008-222-401 to 407. These are described and assessed for their impact on the special interest of the property in section four of this report.

1.3 Legislative Background

1.3.1 The Status of the Location and the Buildings

The building was listed Grade II*, with Nos 1 and 3 and 6-9, in 1974 at Grade II* and for Group Value:

Location: NOS. 1-3 AND 6-9 (CONSECUTIVE) ST KATHERINE'S PRECINCT, BOROUGH OF CAMDEN, GREATER LONDON

Date Listed: 14 May 1974

*Grade II**

Domestic collegiate buildings of the Royal Hospital of St Katherine, now private dwellings. 1828 by Ambrose Poynter. Grey brick with stone dressings. Symmetrical composition comprising 2 similar blocks (Nos. 1-3 and 6-8) linked to The Danish Church, The Pastor's House and St Katherine's Hall by an arcaded screen wall. EXTERIOR: each block of 3 storeys and attics. No 9 in the form of a porter's lodge, fronting the park and attached to No.8. Main blocks with 3 windows; Nos. 1 & 8 with canted oriel windows and sculptured coats of arms on returns facing the Park. Four-centred arched doorways with fanlights and panelled doors. 3-light sash windows with stone architraves and mullions; 1st floor with hoodmoulds. Stone 1st floor sill string. Similar string above 2nd floor windows: stone-capped parapet forming gables to attics with 2-light windows. Slated roof with tall moulded

brick Tudor style chimneys appearing between the gables. (No. 9, L-shaped lodge etc). INTERORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to Nos 6-9 areas.

The group includes the Grade II* listed St Katherine's Chapel and is flanked by the Grade I listed Gloucester Gate and Cumberland Terrace.

It is within the Regent's Park Conservation Area, designated by the London Borough of Camden.

The building was originally, is now and has always been in single-family occupation.

1.3.2 PPG 15

Any proposals for alteration or extension of listed buildings are subject to the guidance of "Planning and the Historical Environment" Planning Policy Guidance Note 15. This requires such proposals to be 'justified' and an explanation of their effect on the historic fabric.

Paragraph 3.13 states: *Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted...*

And paragraph 3.15; *Achieving a proper balance between the special interest of a listed building and proposals for alterations or extensions is demanding and should always be based on specialist expertise; but it is rarely impossible, if reasonable flexibility and imagination are shown by all parties involved...*

1.3.3 Unitary Development Plan Policies

Camden Council's Replacement Unitary Development Plan (RUDP) has policies which affect both general design matters and, more particularly, conservation areas and listed buildings. Regarding design issues, it has the relevant following policy:

"B1 - General design principles

The Council will grant planning permission for development that is designed to a high standard. Development should:

- a) respect its site and setting;*
- b) be safe and accessible to all;*
- c) improve the spaces around and between buildings, particularly public areas;*
- d) be sustainable by promoting energy efficiency and efficient use of resources;*
- e) be easily adaptable to changing economic and social requirements;*

- f) provide appropriate high quality landscaping and boundary treatments; and
- g) seek to improve the attractiveness of an area and not harm its appearance or amenity.

B3 - Alterations and extensions

A - Alterations and extensions

The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:

- a) *the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;*
- b) *extensions are subordinate to the original building in terms of scale and situation;*
- c) *original features are retained or restored;*
- d) *high quality materials that match or complement existing materials are used;*
- e) *unsympathetic alterations or extensions are removed or improved;*
- f) *the architectural integrity of the existing building is preserved; and*
- g) *building services equipment is appropriately located.*

B - Townscape features

Where it considers it would cause harm to the appearance and setting of a building or the established character of the surrounding area, the Council will not grant consent for:

- a) *the infilling or covering of front light wells;*
- b) *excavation to create new basements; or*
- c) *the inappropriate alteration and replacement of boundary enclosures.”*

It adds the following relevant guidance to the policies:

Alterations and extensions

- 3.31 *Alterations and extensions can allow buildings to be enlarged, adapted and used more flexibly. They can also help make more efficient use of the scarce land in the Borough. However, if they are poorly designed, alterations and extensions can cause harm to the appearance of a building and the character of the surrounding area. Alterations and extensions should follow the form, proportions and character of the building to which they relate. The setting of the building, including any trees, garden or other amenity space should also be respected. Opportunities should be considered to provide roof or terrace gardens above ground level. Development should not undermine any existing uniformity of a street. Past alterations or extensions to surrounding properties should not necessarily be regarded as a precedent for subsequent proposals for alterations or extensions.*
- 3.32 *Extensions should be carefully sited and proportioned to respect the historic form of the area, the integrity and proportions of the original building and the*

amenities of adjoining occupiers. Overly large extensions can disfigure a building and upset its proportions. Insensitive extensions can also be a problem, for example, a side extension that occupies the space between semidetached houses that form a group, or a rear extension to a property in an otherwise unspoilt group, which would detract from the uniformity of the rear elevation.

- 3.33 *The loss of architectural features, such as cornices, mouldings, architraves, porches and chimneys, can alter the scale and proportions of a building. The insensitive replacement of windows and doors and the cladding and painting of masonry can also spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group. Alterations and extensions should be carried out in materials which match the original building, or, where appropriate, in materials that complement or enhance a building.*
- 3.34 *Roof alterations and extensions, including terraces, can often have a significant effect on the appearance of the existing building and its surroundings. Special care is needed in their siting, design, size, proportions and materials, particularly in areas where roofs are plainly visible over a wide area, and where roofs are an especially attractive feature of the building or area. There will be situations which are particularly sensitive to alterations and extensions to individual roofs, such as: built-up areas around open spaces, where the topography or the alignment of streets allow views of the rooflines, rooftops, projecting party walls and chimney stacks, or where a building is already higher and more prominent than its neighbours. Where streets retain the original roofline of their buildings, it is important that these are preserved in an unaltered form.*
- 3.35 *The location of building services equipment needs to be carefully considered, as set out in Policy B1.”*

The specific policy for listed buildings is:

“B6 - Listed buildings

To preserve or enhance the character of listed buildings as buildings of special architectural or historic interest, the Council will only grant listed building consent for:

- a) the total or substantial demolition of a listed building where exceptional circumstances are shown that outweigh the case for retention; and for*
- b) alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building. The Council will only grant planning permission for the change of use of a listed building where it considers this would not cause harm to its special architectural or historic interest. The Council will not grant planning permission for development that it considers would cause harm to the setting of a listed building.*

Guidance on the listed buildings policy includes:

“3.58 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest and character. Consent is required for any alterations, including some repairs, which would affect the character of a listed building...”

3.59 The best way of securing the upkeep of historic buildings is to keep them in active use. The best use for a historic building is usually the use for which the building was originally designed Proposals that would cause harm to the special interests of a building, for example through the loss of important architectural features, changes to the original plan form, layout or structural integrity of the building will be resisted, unless there are other overriding considerations. Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest and character of the building or group of buildings concerned.

3.60 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it often can extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development nearby harms its appearance or its harmonious relationship with its surroundings.”

Regarding conservation areas, there is the following relevant policy:

“B7 - Conservation areas

A - Character and appearance

The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area. The Council will not grant planning permission for development outside of a conservation area that it considers would cause harm to the conservation area’s character, appearance or setting.”

1.4 Significant Findings

The significant findings of this report are:

- 2 St Katherine’s Precinct is listed Grade II* and for Group Value and is in the Regent’s Park Conservation Area designated by the London Borough of Camden.
- St Katherine’s Precinct is flanked by the Grade I listed Gloucester Gate and Hanover Terrace.
- The building was designed by Ambrose Poynter and completed by 1828, as part of the re-location of St Katherine’s Hospital to Regent’s Park.
- It is one of the earliest examples of the gothic revival style in London.

- The building was originally built as a Brother's House for the Hospital and has always been in single-family occupation.

1.5 Significant Issues

The key significant issues addressed in this report are:

- Whether the proposed underground basement extension and ground floor conservatory have an unreasonable impact on the historic character and fabric of the listed building.
- Whether the proposed underground basement extension and ground floor conservatory have a significantly adverse effect on the setting of the adjoining listed buildings and the character of the Conservation Area.
- Whether the proposed internal alterations to the existing building have an unreasonable impact on the special interest of the building.

1.6 Summary Conclusion

The summary conclusions of this report are that:

- The principal interest of the building is as part of the group forming St Katherine's Precinct.
- The proposed alterations to the building would result in a minimal loss of historic fabric and negligible loss of character, continuing the history of constant change without material loss of special interest.
- The discrete nature of the proposed conservatory and underground extension would not have an adverse impact on the special interest of the building, the setting of the adjoining listed buildings or on the character of the Conservation Area.
- The proposals comply with PPG 15 and Unitary Development Plan Policies and should be accepted as part of the active management of beneficial and sustainable change to the historic environment.

2.0 HISTORICAL BACKGROUND

2.1 The Royal Hospital of St Katherine by the Tower

St Katherine's was founded in 1147 by Queen Matilda, wife of King Stephen, as a religious community and hospital for the poor and infirm, in memory of her sons Stephen and Eustace, who had died at birth. The hospital was traditionally endowed by the Queen Consort, notably Eleanor of Provence in the thirteenth century and Philippa of Hainault in the fourteenth century. As a result of this female patronage, the institution was unusual in giving equal rights to its three bedeswomen and three bedesmen, whose role it was to pray for their deceased benefactors.

The foundation was originally located immediately by the Tower of London. The precinct, totalling around eleven acres, grew to be a medieval village east of the City walls, with strong links to merchants and foreign craftsmen outside of the City's guild restrictions. In 1442 it was granted a Charter of Privileges, which made it and its 23 acre precinct a Liberty with its own prison, officers and court, all outside the City of London's ecclesiastical and civil jurisdiction.

As a Royal institution, St Katherine's was not dissolved in the sixteenth century, but re-established as a Protestant house. Its location, however, meant that from its earliest days the area was dominated by slum housing and the low-life of society associated with docks. Writing in his *Survey of London* (1598), the historian John Stow described '*small tenements and homely cottages, having as inhabitants, English and strangers, more in number than some city in England*'.

2.2 The Sale and Clearance of the Site at St Katherine's Docks

By the late eighteenth century the buildings of the foundation were in severe disrepair. The chapel repairs had run up large debts and, according to a report, the '*Brothers' houses... if not repaired soon, great additional expense will be incurred*'. Little work appears to have been done in the first two decades of the nineteenth century, until in 1818 Sir Herbert Taylor was appointed Master of the foundation by Queen Charlotte.

Taylor took a pragmatic, if dramatic, approach to the problem. His first action was to pull down the buildings that were beyond repair (including the Sisters' houses) and sell the materials. At an early stage he entered discussions with the St Katherine's Docks Company on the transfer of the valuable site and securing the long-term future of the foundation.

From 1823 the St Katherine's Docks Company began lobbying government to secure the site; a Bill the following year included six petitions, five of which were in favour of the transfer and included the signatures of over three thousand merchants, traders, craftsmen and bankers. In 1825 the Bill was passed; the last service in chapel was held on 29 October. William Hore, writing around a month later, observed that '*the destruction has commenced, is proceeding, and will be completed in a short time*'.

The Master, Sir Herbert Taylor, seems to have been more concerned with securing an acceptable financial deal than preserving the institution's original site. A key part of the deal was the provision for the institution: the Company paid £125,000 for the Hospital, its land, and rights and privileges. A further £2,000 went to securing the new site at Regent's Park, and £36,600 for the cost of new buildings. The St Katherine's Dock Company also funded the removal of the original church's fittings, including medieval stalls and a fine seventeenth century pulpit. The bedesmen, bedeswomen and Clerks of the foundation were compensated to a total of just over £5,000.

An estimate of 9 August 1825 produced by Stephenson for the St Katherine's Dock Company, held at the National Archives, estimates the cost of constructions as follows:

- A church to hold 600 persons - £10,000
- Master's House and Stables - £7,000
- 3 Houses for the Brothers - £7,500
- 3 Houses for the Sisters - £6,150
- 1 House for the Chapter Clerk - £2,500
- School with Lodgings for the Master - £900
- Porter's Lodge - £550
- Enclosed Drains, Water - £2000
- Total - £36,600

The valuation of the estate was apparently rushed and may have short-changed the institution. The London Metropolitan Archives contain the valuation of the land and buildings in 1825, as surveyed by the firm of Claridge and Iveson. It shows that the Church and land were valued at £60,000, with an additional £60,000 expected by the Chancellor. However, the annual income of the estate is shown to be £15,500 a year, meaning that Taylor was satisfied to release the estate for only around eight times its income. The sale of the site also had tragic consequences for the residents of the precinct; only leaseholders and land-owners were compensated, meaning that most of the 11,000 people in the precinct and surrounding area who were displaced by the new docks were left to their own devices.

2.3 The New Site at Regent's Park

The move to Regent's Park fundamentally and irreversibly changed the nature of the institution. Catherine Jamison observes that despite an increase in wealth and privileges in renewed royal patronage, the new site and buildings were *'fatal to its prestige'*. Having been responsible for the temporal and spiritual welfare of several thousand people in east London the institution was reduced to *'a kind of aristocratic Almshouse for the support by Royal Bounty of certain well-born persons of narrow means'*. The change reflects the ambitions of Sir Herbert Taylor, a close friend and defender of the royal family, who held a number of military and state posts in parallel to his role as Master of St Katherine's.

The site, secured as a free gift from the Crown, straddled the Outer Circle road

of the newly laid-out Regent's Park. A sketch of 1825, drawn for the Assistant Surveyor General Stephenson, in the National Archives shows the proposed arrangement of the Master's Lodge opposite the hospital, but no detailed plans survive. The chapel, school and Bedemen's and Bedeswomen's houses were set on the east side, abutting the end of James Thomson's Cumberland Terrace, described by Pevsner as the '*most flamboyant of all the Regent's Park Terraces*'. The Master's Lodge was set on the west side (labelled as a villa in Greenwood's map of 1830) and set in a D-shaped garden on the edge of the park.

The early designs for the precinct have not survived, but were 'grandiose' enough to lead the architect Ambrose Poynter to estimate the cost at £72,300. The figure reflects the high status given to the project by the King and Chancellor, who sought '*great Liberality in the Building*' *befitting its grand surroundings. Sir Herbert Taylor wanted the church, as a royal foundation, to be 'more handsome and ornamented than the Edifices built by the Church Committee'* (the Church Building Commission). Taylor was prepared to compromise size to '*a certain degree of Beauty and such ornaments as may distinguish it from the Common Class*'. The building materials of the lodge and houses were also at odds with their neighbours, in rejecting stone, a 'useless expense' and stucco, the brick buildings kept costs down further. The final estimate was £41,521; the final cost was £47,139. Taylor used his ministerial contacts in enabling the Office of Works to issue the contracts.

King's College chapel in Cambridge and Winchester Cathedral are thought to have served as the models for the west front of the chapel. Correspondence between Taylor and Stephenson in the National Archives directly mentions the Master's Lodge of the recently re-located St Paul's School in Cheapside as a model for the St Katherine's Master's Lodge, illustrated in *The Gentlemen's Magazine*, which noted of the new buildings:

'The architect of the present range of buildings is Ambrose Poynter, esq., a pupil of Mr Nash's, and he has unfortunately adopted the meretriculous and too fantastic style of his instructor, in whose designs the pointed style, the follies of Wyatt are more apparent, than the excellence of the buildings from which genuine authorities can be taken'

Despite the gothic style being at odds with the neo-classical surroundings, the buildings mark the successful arrival of the Gothic style in London. St Katherine's is identified by John Summerson as one of the early 'good' neo-Gothic buildings in the capital which may have been informed by the publication of Augustus Welby Pugin's *Specimens of Gothic Architecture*, published in 1821.

2.4 The Architect: Ambrose Poynter

A student of John Nash, Ambrose Poynter (1796-1886) was probably involved in the Regent's Park and Regent Street schemes as part of his training, and may have become acquainted with the Crown Estate, and perhaps the king himself, through the architect. St Katherine's is his first known independent

commission and would have secured a succession of high-ranking clients.

His other known works include Hodstock Priory in Nottinghamshire (1829-33), repairs at Warwick Castle (1830-31), Scofton-with-Osbertson church, in Nottinghamshire, the churches of Christ Church in (1837), St Paul's (1841) and St Andrew's (1843) in Cambridge, St Andrew's church (1850) in Deal, Kent, restorations to Dover Town Hall, and works to Pynes, a manor house in Devon. The majority of Poynter's works were in the pointed or early English Gothic style.

2.5 The Client: Sir Herbert Taylor

Lieutenant-General Sir Herbert Taylor (1775-1839) was a major political and military figure of the early nineteenth century, as well as the first Private Secretary to the Sovereign of the Crown. Joining the army at 19, he rose swiftly through the ranks, serving in the Napoleonic wars as well as in Ireland, Antwerp and India. In-between conflicts he served the Duke of York as a Personal Secretary and was author of *Memoirs of the Last Illness and Decease of HRH the Duke of York* (1827). From 1805 he became the Private Secretary to King George III, followed by Private Secretary to Queen Charlotte in 1811 as she took guardianship of the king. She appointed him Master of St Katherine's Hospital in 1818. Between 1820-23 Taylor served as Member of Parliament for Windsor. In 1820-27 he served as British Ambassador to Berlin, as principal aide de camp to George IV and military secretary to Lord Wellington from 1827, and as Private Secretary to William IV from 1830.

Taylor was popular at Court and had the confidence of successive monarchs, due to his discreet nature and negotiating techniques. He defended the Duke of York's estate from creditors after his death and later collaborated with the scandalous journalist Charles Molloy Westmacott for the return of documents that revealed secrets about the parentage of Captain Thomas Garth, the King's nephew. By the 1820s he had secured a private pension from the Crown of £1,000 a year, and as such was in a position to seek a house at the heart of respectable society. It is unclear how he came to be selected as Master of St Katherine's other than through his close friendship with Queen Charlotte who, as queen consort, held the patroness role of the establishment. Upon falling into ill health, Taylor travelled to Italy in the spring of 1838. He died in March the following year in Rome; his remains were eventually deposited in a vault in the chapel of St Katherine's.

2.6 The Brothers' and Sisters' Houses

No original plans for the building appear to have survived. A simple outline plan is shown underneath an engraving of 1827, *View of St Katherine's Hospital in Regent's Park* (figure 1), made from a drawing by the architect Ambrose Poynter. At the west end of the houses were small single-storey buildings, which framed the yard like gatehouses. The Brother's houses are shown to the right, and as a simple rectangular block with a single rear extension, as verified in Greenwood's map of 1830 (figure 2). This composition is shown, mirrored, in the rear of the Sisters' houses in the print

View in the Regent's Park of 1828 (figure 3).

The houses were built for couples of a respectable rank, and are of typical terraced house plan for the time. Lower Brothers and Sisters (less frequently in residence) were permitted to let the rooms, but paid a minimal fine in their absence. A copy of the 1829 Warrant of King George IV held in the National Archives gives a simple description of the houses. They were said to include three rooms on the ground floor, two or three rooms on the upper floors, and small attics. In practice these probably corresponded to a dining room and parlour on the ground floor, a large living room and small living room on the first floor, principal bedrooms on the second floor, and servants' quarters in the attic.

The three houses had matching elevations across the terrace. The ground floors were composed of a single window and arch-headed door; a continuous stone string joined the first floor windows sills and continued around the parameter, through a tall west oriel window. A further continuous string led through the top of the second floor windows; the attic storey was set with small gable windows, which returned once to the east and west faces. The south end of the side walls were finished with rectangular chimney stacks, topped with Tudor-style chimneys. The arms of King George IV were set to the right of the oriel window (corresponding with the arms of Eleanor of Provence set on the Sisters' wall). A contemporary review of the precinct is given in the *Gentleman's Magazine* for July 1828:

'There is but little of a collegiate character about the present buildings, which are more remarkable as being something between a hospital and a palace...

The Houses of the Brothers and Sisters are built in the Domestic style of architecture of the sixteenth century, of brick, with stone dressings, and here the architect has succeeded more happily than in the ecclesiastical portion of the pile; -the two windows in the ends of the structure, the gable over the attic windows, and the picturesque chimney flues, give an air of originality to the houses, which upon the whole, are pleasing specimens of a class of modern buildings which excusably departs from the strictest adherence to authorities, inasmuch as an architect must necessarily unite in a dwelling house modern convenience with picturesque effect'.

All of the buildings at the new St Katherine's precinct were finished by late 1828. However, whether the project was rushed or circumstances changed, Ambrose Poynter was asked to make amendments to the scheme, set out in a bill for £2,630 dated 1 July 1829 held in the National Archives. Regarding the Brothers' houses, the changes included removing middle partitions, enlarging dining rooms and 'opening' the drawing rooms. In both the Brothers' and Sisters' houses, 'altering the patterns of stoves' and fitting the kitchens with new stoves, as well as raising the garden walls and creating individual doorways out of each of the gardens. It is not clear what was done to which house, but the changes can probably be attributed to the wishes of the first residents and their individual household's needs.

Catherine Jamison notes that the new site and buildings were also set with problems, including weak ground and foundations, and bad construction. Either way, accounts in the National Archives show that by 1833 the foundation had spent a further £15,000 on repairs to make the buildings secure

2.7 Later Alterations

A map in the Holborn library dated 1849 (figure 4) shows that by the mid-nineteenth century the Brothers' and Sisters' houses had been enlarged. Extensions were built to all six of the terraced buildings and the single-storey lodges. Of the Brothers' houses, No 1 had an extension to the southeast corner, No 2 had an extension to the southeast corner, and No 3 had a short and wide extension to the south and large extension to the east.

The OS map of 1870 (figure 5) gives a clearer indication of the extensions. By this date the premises had their own gardens, that at No 3 being wider than its neighbours. No 2 St Katherine's Precinct had a slightly shorter extension than its western neighbour; the houses' garden was the width of the plot and featured planting with a curved north end. The boundaries of the houses were apparently unaltered throughout the late nineteenth to early twentieth century, as no changes are shown on the 1896 and 1935 OS maps.

In 1914 the Hospital was reorganised and returned to the East End, the houses becoming private residences. The Master's House became a hospital in the modern sense of the word and has since been demolished.

Between the Second World War and 1962, the boundaries of the property changed. The 1962 OS map (figure 6) shows that the west garden wall was moved to line up behind the far end of the extension of No 1 St Katherine's Precinct. A small addition (the present shed) had been built to the south of the west extension. A further outdoor building, probably another shed, had been built against the east garden wall, independently from the house. An outlined rectangle to the south of the main house indicates that by this point the kitchen may have been opened up to access the garden (the present patio may have been laid as part of this scheme).

Later OS maps give no further indication of structural changes to the house, although Camden Town Hall holds fiche copies of drainage plans from 1978 which indicate that the house was refurbished for the then owners, Dr and Mrs Friedman. The alterations include two new bathrooms in the house, one of which was combined with a small kitchen on the ground floor of the back extension.

Drawings of 1978 show that in the basement, a corridor once followed the line of the hallway above and cut through the east side of the house, leading directly from the kitchen area to the front cellar. This was removed in 1978 and the room converted for use as a dining room. The rear basement kitchen was also updated, and it may have been at this point that the lift was inserted. The surviving fiche images are unclear, but may indicate that most of the dressing room cupboards and bathroom fittings were installed in 1978. The

attic room is also thought to have been refurbished in 1978.

2.8 The Plates

1. View of St Katherine's Hospital, 1827.
2. Greenwood's Map, 1830.
3. View in the Regent's Park, 1828.
4. Map in Holborn Library, 1849.
5. Ordnance Survey, 1870.
6. Ordnance Survey, 1962.



Plate 1. View of St Katherine's Hospital



Plate 2. Greenwood's Map, 1830

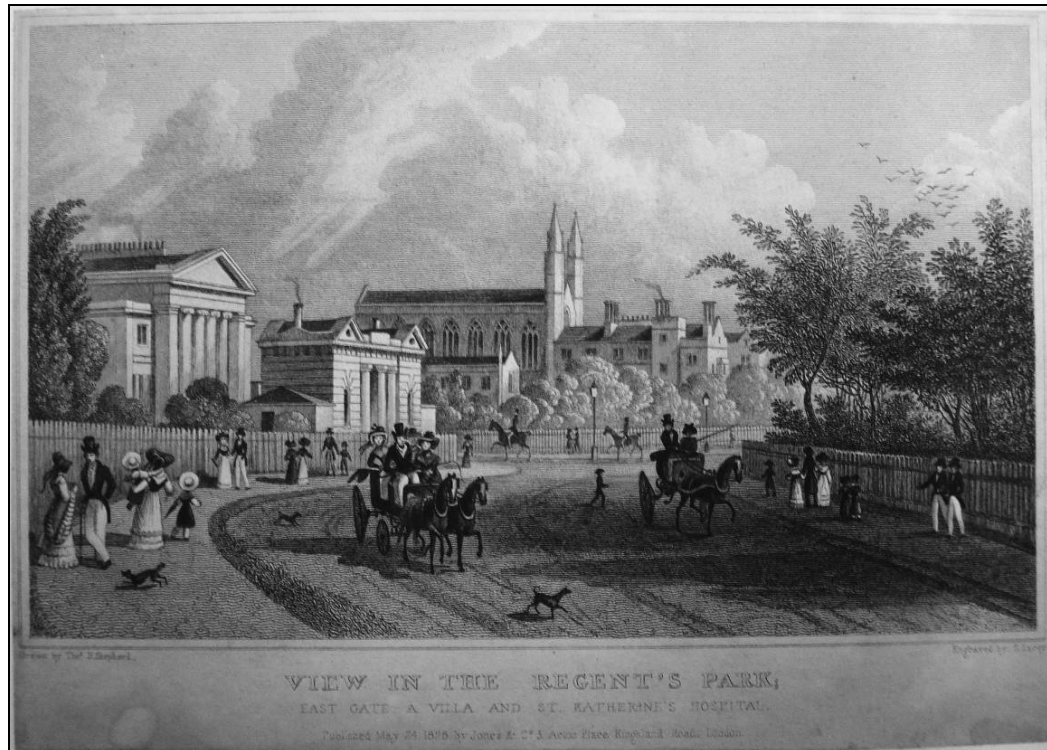


Plate 3. View in the Regent's Park, 1828

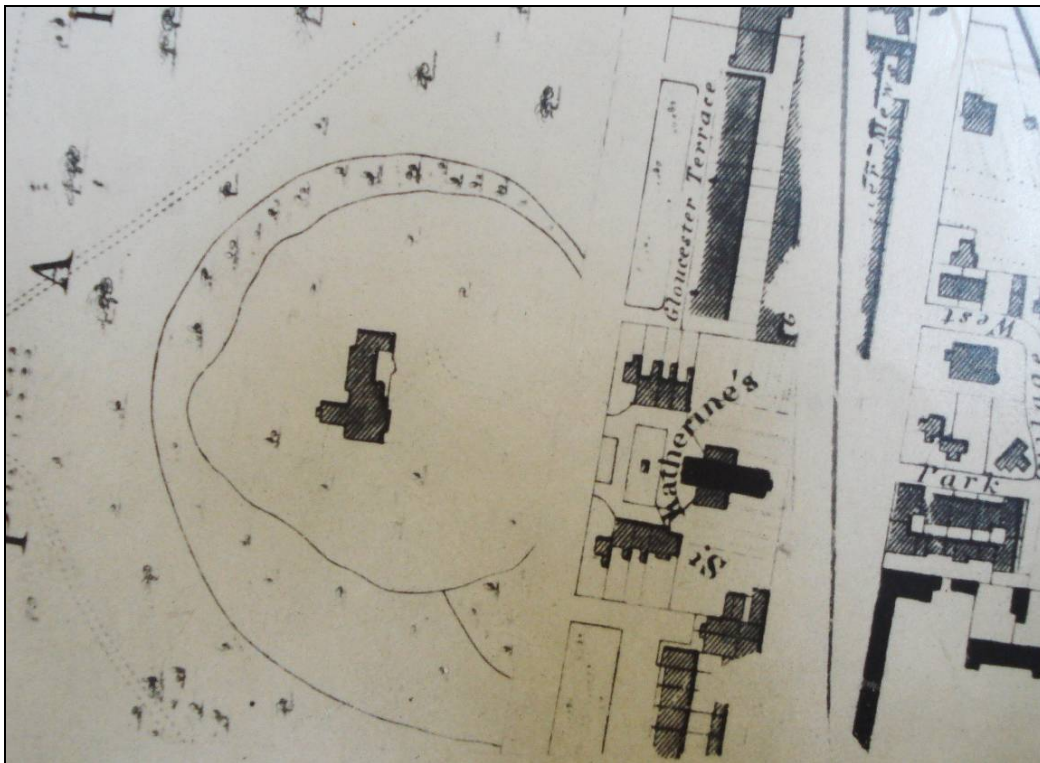


Plate 4. Map in Holborn Library, 1849



Plate 5. Ordnance Survey, 1870

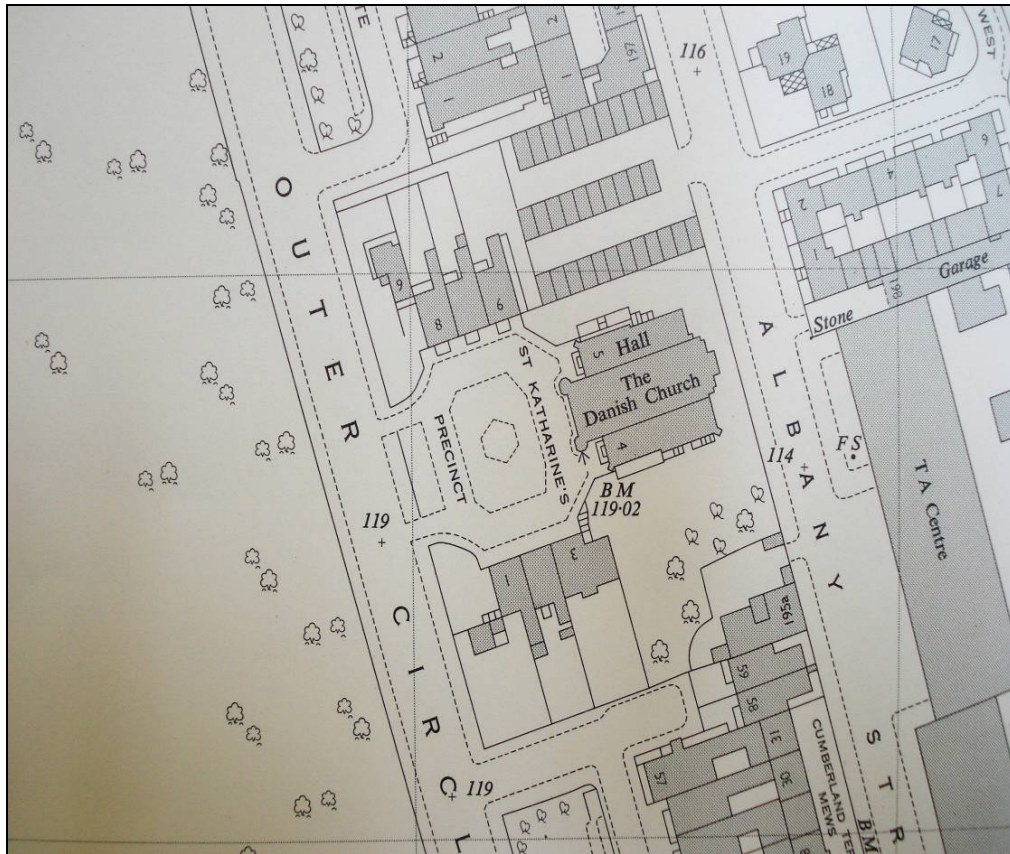


Plate 6. Ordnance Survey, 1962

3.0 DESCRIPTION AND APPRAISAL

3.1 Exterior

3.1.1 Front Elevation

Gault brick with stone dressings, the centre of the southern terrace of three Brothers' houses. Three storeys and attic above an unseen basement. Four-centre headed doorway against party wall with No 3. Panelled doorway with fixed side panel and laylight. Stone surrounds to square headed three-light mullioned windows with double-hung glazing bar sash windows on the ground, first and second floors. The first floor windows have hood mouldings and a continuous cill level string course. The second floor windows have a continuous hood moulding forming the parapet string course. Two-light attic windows in stepped gablets, moulded coping. Slate roof. Multi-flued chimney stacks on the party walls. Stone front steps, cast iron railings to basement light well.

3.1.2 Rear Elevation

The apparent left hand part is actually the blind elevations of the rear extension of No 1. The centre is built out onto the original outer line of the basement area, three storeys above a below-ground basement, with gault brick aprons to four-light mullioned windows on each floor, with linked jambs and double hung sashes. Hood moulds to all windows, moulded cill to ground floor and moulded coping, plinth offset at ground floor level. The glazed basement doorway is modern with side and laylights.

The rear extension is gault brick, the top, third storey being an addition. The ground floor level doorway has a gauged brick arched head. Two-light mullioned windows with double-hung sashes, under relieving arches on the first and second floors. Plain brick chimney stack on the end of the extension.

The square light well to the basement has been broken through to form an access to the ground floor level garden. The east wall of the garden is in stock brick with a curved offset. The buttressed west wall is modern. The south wall is modern, with steps up to the doorway to Cumberland Terrace.

3.2 Interior

3.2.1 Ground Floor

The front room has plain plaster walls with beaded arrises to the quadrant inner corners and the chimney breast. Moulded timber skirtings and plaster cornice to plaster ceiling. 19th century iron fire grate in modern surround. Moulded architrave to moulded four-panel door. Triplet sash window with moulded panelled apron. Plain wide opening to back room.

The back room has been extended out at the rear. Plaster walls with beaded arrises to the original bay window opening. Moulded skirting and cornice,

simpler than in the front room, modern ceiling rose. No grate, modern fire surround integrated in shelving incorporating earlier cupboards. Doorway as front room. Quadruple sash window.

The hall and staircase have papered walls, beaded arrises to the front doorway and the outer face of the front room quadrant. Moulded skirting, cornice as in the back room. Modern parquet flooring. Open string stairs with plaster soffit; hardwood handrail on two plain square balusters per tread with simple wreathing at the bottom. The closed string steps down to the back extension appear to have been replaced, with an inserted newel post and support to the main flight.

The back extension has had a lift inserted against the main rear wall and is divided into a lobby with a linen cupboard, WC and kitchenette. There are beaded arrises to the opening from the staircase, which has a door frame but no door and elements of beading to the garden doorway. Possibly original skirting on the outside wall of the lobby. The cupboard facing the lift may be contemporary with the pushing out of the back room window. The glazed upper part of the garden door is an alteration. The modern alterations have eliminated most original features.

3.2.2 First Floor

The front room has quadranted corners over the hall passage. Papered walls, moulded skirtings, deep moulded cornice and ceiling roundel. No fireplace, modern cupboards in the chimney breast recesses. Possibly original doorway with modern four-panel door. Inserted doorway to the back room. Full height architrave to triple window with panelled apron.

The back room has been sub-divided into walk-through wardrobe and bathroom. Papered walls, remnants of moulded skirtings, cornice matching front room. Original doorway and door from staircase. The window appears to be the original one re-located, the apron is entirely concealed.

The rear extension has a plain opening in the main, back wall, moulded skirtings and moulded cornice. Modern room doorway with re-used four-panel door. Architraved window jambs, the head breaking the cornice, casement lights.

3.2.3 Second Floor

The front room has papered walls, moulded skirtings, a moulded cornice as the ground floor back room, plaster ceiling and modern parquet flooring. Original doorway and four-panel door, with small laylight over. The door to the area under the stairs to the third floor has been cut down to fit. Modern built-in cupboards beside the chimney breast.

The back room has papered walls, moulded skirtings, moulded cornice as the front room and plaster ceiling. Beaded arrises to the original window aperture. Doorway as the front room. Flush panelled window reveal, panelled

cupboards in gap between original and extended back wall line. The window appears to be the original re-located.

The staircase has plain plastered walls, moulded skirting/wall string and moulded cornice. Lay light and roof access hatch in ceiling. Modern door to stairs to third floor, cut down to fit.

The rear extension has timber lining to the doorway in the main back wall, but no door. Beyond the lift is a linen cupboard and bathroom. Moulded skirting on outer wall. Possibly re-used bathroom door. Casement windows, small casement window in passage venting into slot left by pushing out of back room wall.

3.2.4 Third Floor

Front room only, in the roof space. All plasterboard ceiling, moulded skirting. Original casement windows to front, modern dormer at the back, into the central valley.

Rear extension, an addition reached by a triangular addition to the stairs, with the doorway awkwardly splayed through the rear wall. Modern cupboard over the lift shaft. Plastered walls, moulded skirting, moulded cornice as ground floor back room. Replaced casements. Modern built-in wardrobe.

3.2.5 Basement

Front room now full width after removal of the passage to the coal cellar. Deep, wide chimney breast, front wall thickened around the window. Plain walls, moulded skirtings, cornice matching ground floor back room, lath and plaster ceiling. Two modern doorways. Plain panelled window reveal, modern window board. Low, segmental headed doorway to coal vault, with modern door. Rendered barrel vaulted ceiling, concrete floor.

The back room has plain plastered walls, moulded skirting, no cornice, plaster ceiling, vinyl tiled floor. Arched recesses in space between original and extended back wall lines. The doorway appears original, with a modern door, the glazed external doorway is modern.

The staircase has moulded skirtings. The stairs are close stringed, the side has been infilled with modern cupboard under.

The rear extension is completely subterranean, with an arched entrance on the line of the old basement area outer wall. The utility room has no features of interest.

3.3 Setting

St Katherine's Precinct forms a wonderful setting within the greater glories of Regent's Park. The two terraces of Brothers' and Sisters' houses face each other across a lawned quadrangle which is closed on the east by the Chapel,

Hall and Pastor's House, linked by quadrant arcades. Splendid iron railings and gates screen this haven from the busy Outer Circle road. The Precinct sits between the magnificent Gloucester Gate and Cumberland Terrace.

3.4 Appraisal

The special interest of 2 St Katherine's Precinct lies principally in its forming part of the group of the former Royal Hospital of St Katherine.

This interest is considerably more than purely historical. Although not the work of a leading architect, it is an early and successful example of the gothic revival in London, made all the more piquant for its situation between two of the most splendid of the classical terraces of Regent's Park. Like later the Palace of Westminster, the choice of the gothic style is a function of the particular purpose and the antecedents of the building.

Externally, No 2 with the rest of the precinct retains its 19th century appearance. The interior, which appears never to have been of great quality, is much changed and retains little in the way of visible features of interest.

4.0 COMMENTARY ON THE PROPOSALS

4.1 Description

4.1.1 Exterior

No alterations are proposed to the front elevation.

It is proposed to form a conservatory within the area enclosed by the back wall of the house, the side wall of the rear extension and the side wall of the rear extension of No 1. This would be of minimalist modern design, with large panes in slender black metal frames. The rear basement doorway and area would be subsumed in the basement level extension.

4.1.2 Interior

Ground Floor:

It is proposed to re-hang the ground floor doors from the hallway to the reception rooms to the opposite hand and form a sliding-folding partition in the existing opening between them. The rear extension would be stripped out and re-partitioned and re-modelled internally. The middle two panes and associated apron of the window of the rear reception room would be removed to provide access to the new conservatory. The modern fireplace and surrounding joinery would be removed.

First Floor:

It is proposed to re-organise the modern sub-division of the back room and seal shut the doorway from the staircase.

Second Floor:

In the back room, it is proposed to remove the cupboards formed in the space between the original and extended external wall line and open the side light of the window. In the back extension the bathroom would be enlarged by the removal of the cupboard and its door re-located in the original position.

Third Floor:

The layout is proposed to be unchanged.

Basement:

It is proposed to block the modern doorway between the front and back rooms. The doorway and window to the back area would be removed. A single width door opening would be formed in the side wall of the rear extension and the doorway from the staircase blocked.

4.1.3 Basement Extension

The garden area would be completely excavated to basement level, lit principally by a concealed clerestory around the perimeter in the front of raised borders. The area between the back extension of No.s 1 and 2 would

have a glass ceiling, void along one side, under the ground floor conservatory. There would be a light well incorporating an escape staircase across the western two thirds of the bottom, south end of the site, with a glass balustrade at garden level.

4.2 Implications

4.2.1 Alterations to the Listed Building

Exterior:

The only proposed alteration of consequence is the insertion of a conservatory at the ground floor rear. The impact of this on the fabric is minimal, the visual impact is not harmful to the special interest of the building.

Ground Floor:

The most significant alteration proposed is the part removal of the window and apron of the back room, which is not in its original location. The proposed alterations within the main body of the house only affect doorways and are reversible. The interior of the rear extension is of little interest.

First Floor:

The proposed alterations are of negligible effect on the special interest of the building.

Second Floor:

The proposed alterations to the back room and the rear extension are of minimal impact on the special interest of the building.

Third Floor:

The third floor of the rear extension is an addition, without intrinsic interest.

4.2.2 Setting

There are no proposed alterations to the front elevation. The proposed ground floor conservatory at the rear and basement level extension underground will have no adverse impact on the surroundings, whether in terms of impact on the adjoining Grade II* listed buildings of St Katherine's Precinct and the Grade I listed Cumberland Terrace, or in terms of conserving and enhancing the character of the Conservation Area.

4.3 Justification

The proposed alterations reflect the changing nature of the use of the property. While always having been in single family occupation, this has changed over the years from distressed gentilefolk to grace-and-favour, to the well-to-do and now the seriously rich.

The proposed basement level area underneath the garden allows the creation of a contemporary styled open-plan living area, with the minimum of alteration to the fabric of the listed building or untoward effect on its setting.

The alterations to the basement of the existing house are the minimum necessary to produce an effective connection between it and the new basement area.

The alterations to the ground floor are motivated by the justifiable expectation of a conservatory in a house of such a type and by the desire to make it an integral part of the house and not just a bolt-on.

The alterations to the upper floors of the house are relatively minor and driven by the need to meet modern expectations of sanitary provision, both in sheer quantity and where practical in en-suiting.

4.4 Conclusions

PPG 15 paragraph 3.13 explains that *“Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions... should not be discounted...”*

The proposed alterations within the body of the house would have limited impact on its historic fabric and character and can reasonably be regarded as part of its continuing history.

The proposed ground floor conservatory and underground basement level extension to the house would have relatively little physical impact on the fabric of the original building, on the setting of the adjacent listed buildings of the Precinct and the adjoining terraces or on the character of the Conservation Area.

PPG 15 expects proposals for alterations to the historic environment to be judged on balance. What is to be balanced here is the improvement in the accommodation and viability of this early 19th century house, whose interest is substantially historical and whose architectural interest is primarily in its exterior, particularly the unaltered front elevation, and as part of a group, with the effect that the proposed alterations and extension would have on this interest. On this basis, the benefits for the historic environment would outweigh any perceived losses.

Appendix I

Sources of Information

Publications

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London Metropolitan Archives
Account of values of St Katherine's Hospital, now St Katherine's Dock, 1825
Guildhall Library
Collage Images
National Archives, Kew
Papers relating to the foundation of St Katherine
British Library

Maps

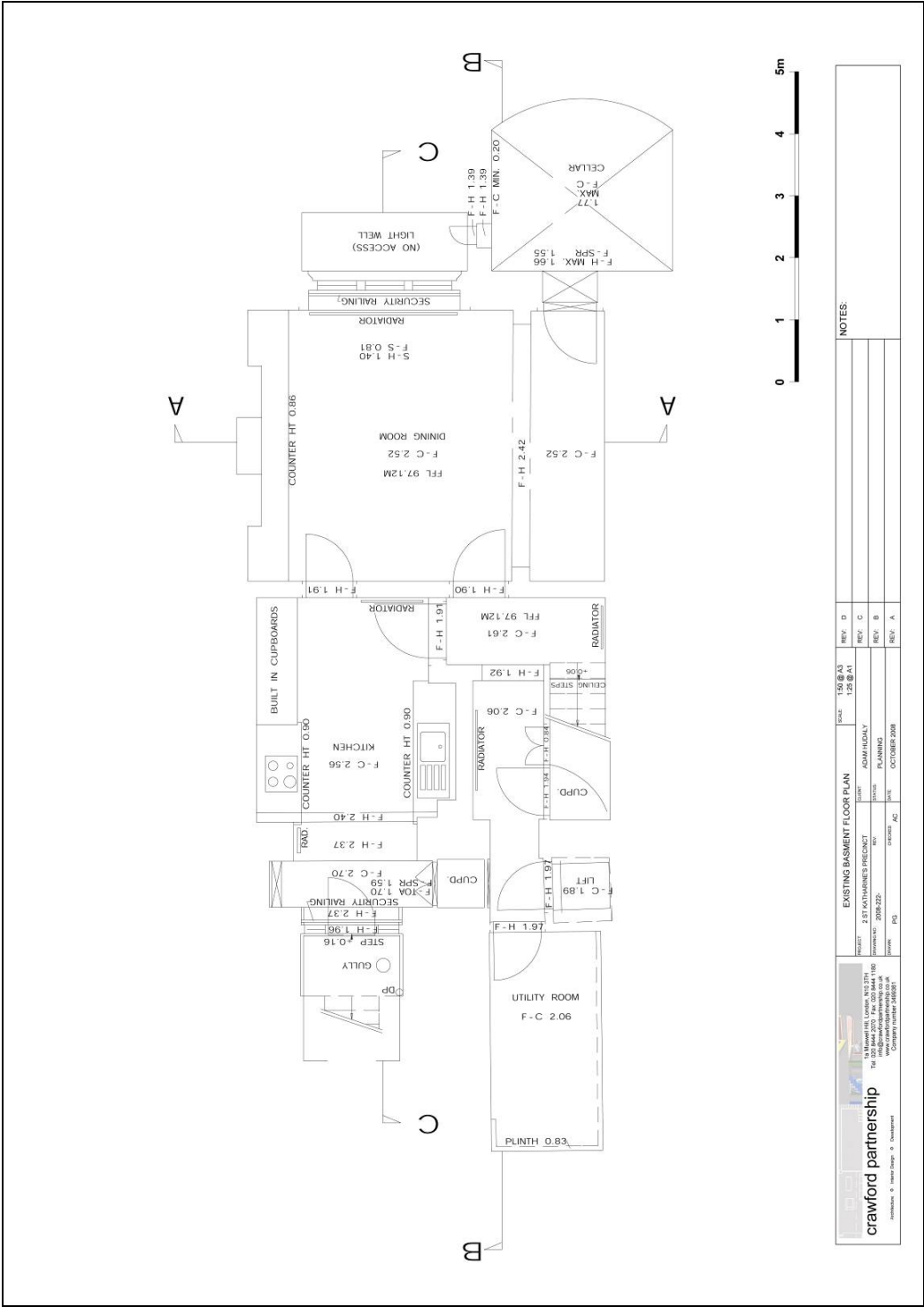
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1830 - Christopher and John Greenwood's Map –Motco
1834 - Holborn Local History Archives
1849 - Holborn Local History Archive
1870 - First Edition Ordnance Survey Map
1896 - Second Edition Ordnance Survey Map
1935 - Ordnance Survey Map
1962 - Ordnance Survey Map
1976 - Ordnance Survey Map
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2004 - Ordnance Survey Map

Images

Master's Lodge, 1827 (The Gentleman's Magazine)
Views of St Katherine's Precinct, 1827 (The Gentleman's Magazine)
1827 Print - Holborn Local History Library
1828 Print - Holborn Local History Library
Sketch Plan – National Archives
Postcard (not dated) - Holborn Local History Library

Appendix II

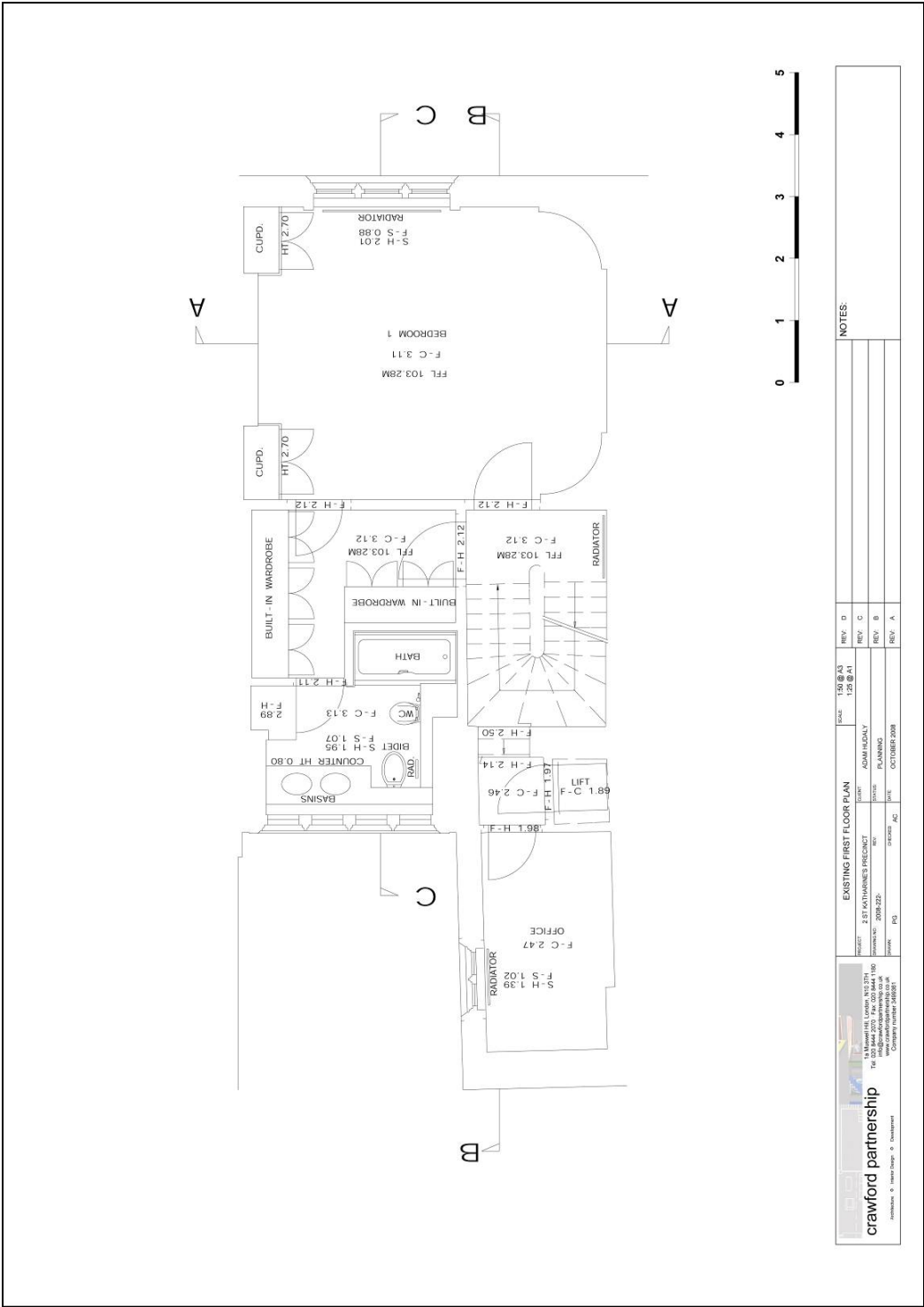
Existing Floor Plans



Floor Plan I. Basement.

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Floor Plan II. Ground Floor

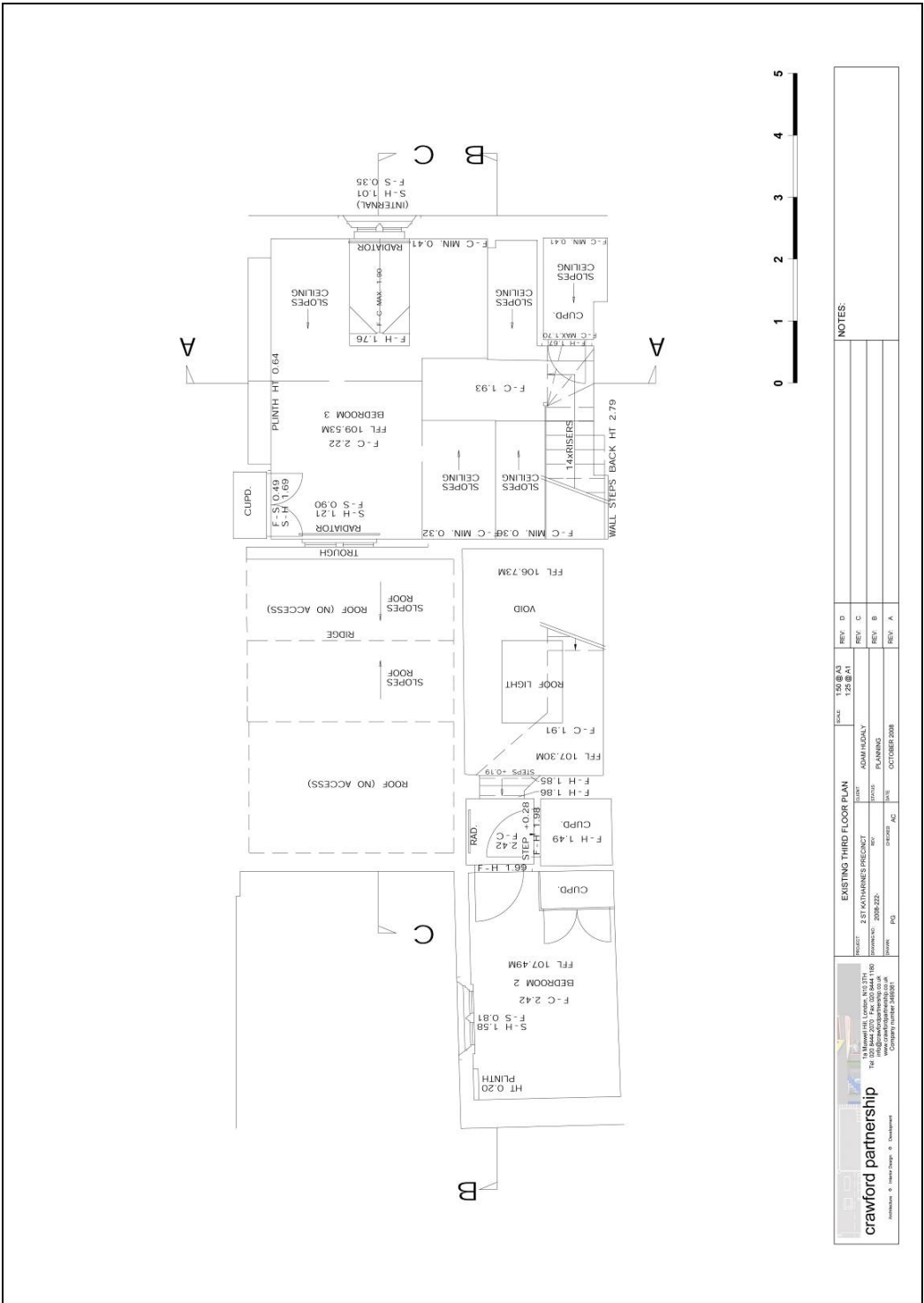


Floor Plan III. First Floor



 crawford partnership <small>Architects • Interior Design • Development</small>	150 @ A3 125 @ A1		REV. D	NOTES:
	EXISTING SECOND FLOOR PLAN		REV. C	
	PROJECT	2-01 KATHARINE'S PRECINCT	REV. B	
	15 Maxwell Road, Leichhardt NSW 2143 Tel: 02 9550 1234 Email: info@crawfordpartnership.co.uk Web: www.crawfordpartnership.co.uk Company number: 1456809	2-01 KATHARINE'S PRECINCT 2009-222- DRAWN: PQ3	ADMP INDUPLY 2009 2009-222- DATE: OCTOBER 2009	

Floor Plan IV. Second Floor



Floor Plan V. Third Floor Plan

 crawford partnership <small>Architects & Interior Designers</small>		EXISTING THIRD FLOOR PLAN		REV. D	REV. C	REV. B	REV. A
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