

Design and Access Statement

1 St. Katherine's Place, London, NW1.

1.0 Introduction and Location:

The application relates to a proposal for mainly internal alterations to the Grade II Listed Building. These alterations will be discussed later in the statement.

St Katherine's Precinct is located on the North East side of Regent's Park with Gloucester Gate to the North and Cumberland Terrace to the South.

Number 1 St Katherine's Precinct is located at the end of a terrace of three houses with boundary railings to the Outer Circle and a boundary wall with Cumberland Terrace.

The area is a ten minute walk from Regent's Park tube station and the amenity of Regent's Park is across the road.

History:

The house is to a design by Ambrose Poynter and built between 1826 -28. The style is 'Collegiate Gothic' and is in sharp contrast to its contemporary Nash Terraces.

The original design consisted of the Chapel, six clergy houses, a school and Master's Lodge. The Precinct is arranged around a courtyard in which there was a conduit for the supply of fresh drinking water.

By the end of the 19th Century the properties had become Grace and Favour homes for Royal retainers. The houses have gradually been sold off as freeholds.

Design and Sustainability:

The Clients brief has been to present a design proposal which enhances the Principle areas of the house and increases connectivity between socialising spaces. The Clients understand the nature of the building they have purchased and have been keen and receptive to proposals to restore Chimneypieces and

cornices and remove numerous non-historical cupboards which have been built within the historic part of the house.

In September 2006 Camden Council granted consent for the 'erection of basement and ground Level extensions and new dormer at 3rd Floor level to the existing dwelling house, Class C3. 2006/0698/P and 2006/0699/L. These extensions have now been built to a high quality and are of grey Gault bricks and stone dressings. These recent extensions compliment the historic part of the house.

The Proposed works comprise:

Third Floor : No alterations.

Second Floor : It is proposed to close the existing door to the Rear current bedroom. The rear bedroom is converted back into a bathroom, its previous use, and a door opened between the front bedroom and the bathroom in the previous historic position.

New wooden floor installed. The historic floorboards have been removed previously and the floors are currently of marine plywood.

First Floor : The proposal is to remove non-historic built in cupboards and headboard and to restore the damaged marble chimneypiece behind. New bookcases of fully reversible construction to be installed to either side of the historic chimneybreast. Not full height. Cornice to be restored.

Removal of two built-in non –historic wardrobes and the removal of applied non-historic angel heads to the cornice.

The sliding door to the Bathroom is to be removed and a new four panel timber painted door installed , detailing to match moulding on main door into Bedroom.

The Rear Dressing Room is to be refitted with cupboards in the existing locations.

New wooden floor installed. The historic floorboards have been removed previously and the floors are currently of marine plywood.

Ground Floor:

It is proposed to close the door to the front Room, leaving the door in place.

It is proposed to modify the last four treads of the non-historic staircase from Ground down to Lower Ground Floor. The stairs would resume their straight run format which is more historically inkeeping. The modern part stud wall would be removed to facilitate this alteration and wall made good.

It is proposed to remove part of a non-historic partition wall to create a larger Coats area and to replace the floor in this area with a stone floor to match the adjacent stone floor finish.

A new staircase is proposed, located in the recently constructed (2006) Drawing Room. The staircase will serve the new location for the formal Dining Room. The stair would be of timber construction with painted finish and stained mahogany handrail.

A new wooden herringbone floor is proposed for the Study, area in front of the glass screen and the Drawing Room.

Built in, non-historic, air conditioning casings and display cases would be removed from the Drawing Room and new low level wooden AC casings installed.

Lower ground Floor:

The removal of part of a non-historic partition wall built at the base of the stairs. The reason for this is to create a slightly larger feeling space at the bottom of the stairs. A new four panelled wood painted door would serve the Utility Room.

The current Dining Room would become the Kitchen, which was the previous location of the Kitchen.

The Current Kitchen becomes the formal Dining Room.

A new four panelled wooden door is provided to close off the service area of the house, to the side of the glass screen wall.

A new wooden straight boarded floor is proposed for the Lower Hall, Kitchen, Dining Room and area in front of the glass screen wall.

Externally:

It is proposed to add three upper level lancet windows with stone dressings into the three elevations of the non-historic Drawing Room construction. It is hoped these minor interventions will enhance the quality further of this non-historic addition, (2006).

Landscape:

The works are all internal, with exception of the three new small windows in the Drawing Room, so the Garden areas would not be disturbed by the works.

Front Gates:

Currently a parking hard standing area is located behind a single swing opening in the perimeter railing. The proposal is to have two opening gate leaves in the design of the perimeter railings as opposed to one to allow a longer car to park. The Pavement area has a historic drive over with stone curbs which the current single gates does not relate to. It is proposed to copy the hinge detail of the existing gate and introduce another pier to match the existing to create definition to the entrance way which would be set symmetrically over the historic drive over. By so doing it would reintroduce a sense of gates at a historic opening point in the perimeter railings using all elements of design as existing.

Use :

The property is to remain a single family dwelling house.

Access :

The property is accessed via the courtyard enclosure of St Katherine's Precinct.

No alteration is envisaged to this front access to the house. A new set of gates set within the perimeter railings in a historic access position is proposed for the side entrance to the property from the Outer Circle. The pavement crossover is

in existence with the historic stone curb stones all in place.

This existing side access would be utilised for materials deliveries to the house during the internal works. As such the peaceful nature of the Church forecourt would not be disturbed by deliveries for these works.