

1 ST. KATHERINE'S PRECINCT, REGENT'S PARK, LONDON NW1



Planning and Heritage Statement.

History of the site and its occupants:

St Katherine's Precinct was a collegiate precinct which was originally an amalgamation of a chapel, six clerics' houses and a school.

St Katherine's was a mediaeval foundation founded in 1148 by Matilda, the Queen Consort of King Stephen. In 1273 Henry III's widowed Queen Eleanor of Provence re founded the Order as a Chapter of religious Brothers and Sisters who would care for the old and ill. And provide a place of education.

The hospital was not ordered to be closed by Henry VIII and the Community continued to thrive.

It was not until the early 1800's when London began to build its enclosed dockyards that the old site of the Community became under threat of development and they had to relocate the Community and in the 1820's the relocation of St. Katherine Precinct to Regent's Park was made mandatory.

The Communities new buildings were designed by Ambrose Poynter. The location, layout and subsequent use of the precinct were all specifically chosen by the architect in regards to its religious roots, royal connections and its historical association.

John Nash, who otherwise governed the designs of the new buildings around Regent's Park was disconcerted with Poynter's commission. Poynter had worked with Nash previously and the two had not seen eye to eye. Poynter's use of the collegiate Gothic for the design was an expression of his personal disapproval against Nash's preferred use of stucco-clad classicism.

The Hospital of St. Katherine's housed the Master, three brothers and three sisters while also financially providing for those who were non-resident clergy and nurses and also granting education for 36 boys and 24 girls. The design was a combination of several divisions including the main chapel, six clergy houses, a school and Master's Lodge (situated across the Outer Circle and facing the main precinct). The entirety of the design was based around a courtyard in which there was a conduit for providing water.

Within the chapel, various fittings brought from the old monastic church were reinstated.

Having originally been renowned for being charitable to those in need; its new location led it to becoming increasingly a source of providing income and houses for royal favourites without the need to work at all. The restructuring of the Hospital in 1867 concluded it to be futile as no efficient use of it was to be found. The dissolution of the Hospital occurred in 1917 though the six brethren's houses remained as a way of providing accommodation to its residences and the Chapel was given to Queen Alexandra for use by the Danish Church. During WW1, an officer's hospital was established in the Master's Lodge, but it was eventually destroyed by a flying bomb in 1944. After World War II, St. Katherine's was re-established as a Royal Foundation and restituted back to the East end.

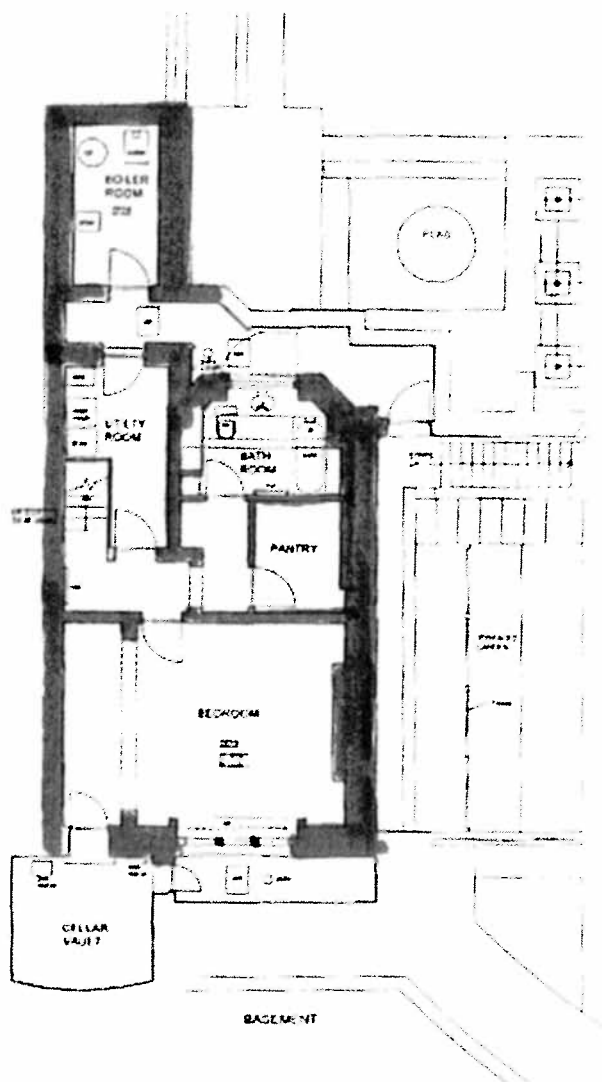
Towards the end of the 19th century, many of St. Katherine's properties became grace and favour retirement homes for royal retainers for which the tenancies were to be for a lengthy term. St. Katherine's was occupied by Canon E.E. Holmes until 1911, then possessed by Canon Oatley until his death in 1932, and finally continued to be occupied by his widow until the occurrence of World War II.

The Bretheren's Houses have since been sold off as Freehold properties.

The Properties are Listed Grade II.

Planning History:

The original plan form was something like the image below. The house had attachment to old garden walls and the remnants of out buildings which had fallen down.



In 2006 the Property was extensively added to, almost doubling its foot print. A new Gothic screen was introduced and Extensions were built above and below ground. A new large rear Drawing Room was constructed at Ground Floor level with a new Family Room directly beneath. The Planning Reference is 2006/0698/P/21 and 2006/0699/L/21.

At a later date a large games room was created underneath the rear garden.

Our Approach:

We have kept the introduction of a new staircase and lancet windows, the two most significant interventions, to be within the 2006 extensions, so that they do not interfere with the heritage aspect of the building. Within the old part of the house we are proposing the removal of built in cupboards dating from the 2006 works and the restoration of period features, such as the chimneypiece at First Floor level.

The 2006 Permission shows the rear Second Floor room to be a bathroom en suite with the Guest Bedroom. We propose to reinstate this bathroom, making connection to the boxed in SVP which still exists in the corner of the room.

Our proposals seek to enhance the historic aspect of the property and the interventions we propose are minimal in the original Listed fabric where the work centres around restoration of original features and the removal of modern cupboards to return the rooms to their original proportions.