

Design and Access Statement

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

1.0 Introduction and Location:

The application relates to a proposal for mainly alterations to the existing gates to the vehicular access to the Grade II* Listed Building and provision of a shed in the garden. 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.



Location Plan



View of 1 St. Katherine's Precinct from Outer Circle

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.

Planning History:

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.

Last year permission was granted (Application Ref: 2014/5658/L) for internal alterations to this Grade II Listed Building with an addition of three upper level lancet windows with stone dressing into the three elevations of the non-historic Drawing Room construction. The minor interventions to the external façade has only contributed to further enhancing the quality of this non-historic addition (2006).

Design Statement:

Side Access Gates:

Currently a parking hard standing area is located behind a single swing opening in the perimeter railing.



Existing Wrought Iron Single leaf gate 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 gate does not relate to.



Historic drive with stone curbs

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. Please refer to drawing 0013 for further details.

It is intended to use as much of the existing gate in the formation of the new gates as possible. The older plate repairs visible in the photographs would not be retained and cleaner weld joints introduced between the old ironwork and the new. We would estimate that 80% of the existing gate is in a condition whereby it can be re used in the new gates.

Garden Shed:

The proposal also seeks permission for a new garden shed, of natural timber construction with a flat asphalt roof, to be located behind dense planting in the

far right corner of the Garden. This area of the garden is flanked by tall brick walls and it is proposed to site the new shed in the corner and have dense planting directly in front. Please see photos of this corner of the garden.





View of the far right corner of the garden where Shed is proposed to be located behind the dense plantation

The internal height of the shed would be approximately 2 meters. Its location is shown on drawing 831-PL.01

It is intended for the shed to be concealed by planting and has been located in the far corner of the garden away from the Listed House. By adopting this method we would be minimising any visual intrusion to historic setting and not detracting from the special interest of the building and its setting.

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.

Conclusions

The proposals will enhance the vehicular side access to the property and allow for a longer car to be parked within the gated premise of the subject property with ease. The design is sympathetic to the historic nature of the property and reintroduces a sense of gates at a historic opening point in the perimeter railings using all elements of design as existing. The accompanying Heritage Statement has also confirmed that the works will preserve the listed building, the setting on the adjacent properties and would not harm the significance of any special architectural features.

As the proposed shed would be well concealed with the dense planting and located in the far corner of the garden it would visually not impact the historic setting of the building.

The applicant therefore hopes that the advantages of the proposal would lead to a successful application.