



Planning and Heritage Statement.

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

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.

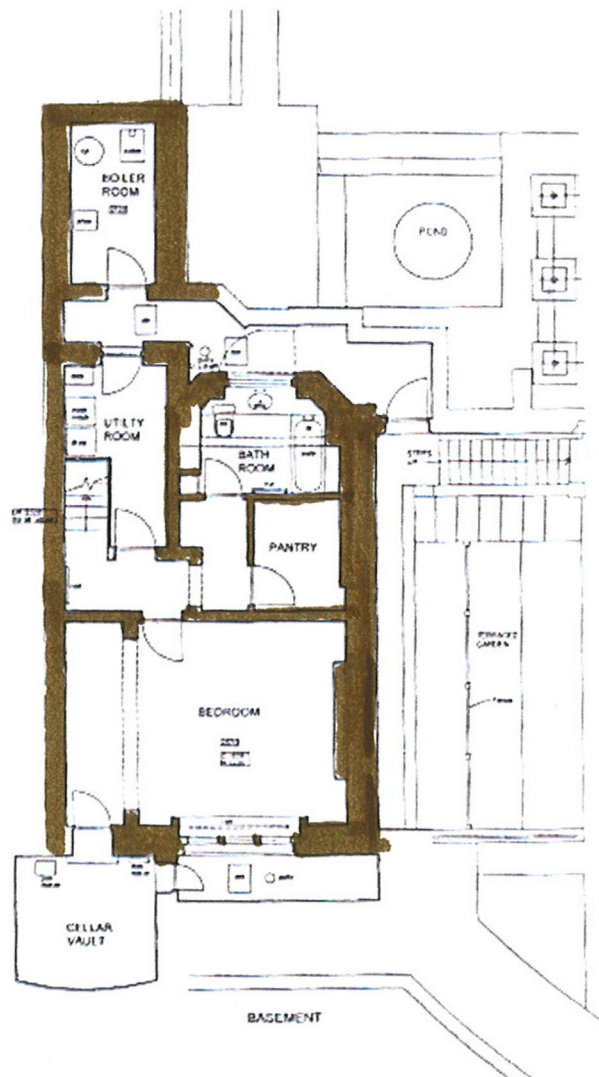
The Bretheren's Houses have since been sold off as Freehold properties.

The Properties are Listed Grade II*.

Planning History:

Although our application is for the provision of new gates to the vehicular access and for a new shed in the garden, there is a brief Planning History of the house itself below:

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 to the provision for a slightly wider access to the existing vehicular hard standing area of the garden:

The existing vehicular gate is a single leaf gate and made up of historic pieces of railings and numerous repairs. There is an existing historic curbed cross over in the pavement. Please see the photos below.





Our proposal is to preserve and reuse all the cast iron that is there in creating the two gates. The older patch plate repairs visible on the gates would be removed and cleaner welds achieved in re-using as much of the old gate as possible. A new vertical post would be made to match the existing gate post and the hinges applied would be made to match the existing gate hinges. All new work would be taken from the original patterns and be of cast iron, painted black, to match the existing.

The width of the opening would be made to relate to the existing historic crossover in the pavement, giving symmetry to the gates about the crossover opening. This, in our view, would be an enhancement to the Listed setting as the gates would relate directly to the crossover in front of them.

The slightly wider, two gate principal allows for a modern day long car to be parked on the hard standing and the gates to be closed behind the parked car. The existing single gate is too long to be able to close the gate again once the car is on the hard standing.

Please refer to drawing 831-0013 of the application and associated photographs.

A new 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.





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

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.

The proposals are detailed in drawings and a Design and Access Statement submitted with the application. The proposed drawings are not reproduced here but should be referred to when reading this statement.

The assessment concludes that the proposals offer sympathetic and informed alteration with minimal effect on heritage significance.