

3

HISTORIC DEVELOPMENT

3.1 KEY DATES TIMELINE

1518

The Royal College of Physicians was founded and granted a Royal Charter by Henry VIII (see image, right). The College was able to grant licenses to qualified medical practitioners and to discipline those guilty of malpractice. Their first premises were in No.5 Knightrider Street near St. Paul's Cathedral, which was the home of the first President, Thomas Linacre.¹ A lecture theatre was later built onto the property.

1523

The College's remit was extended from covering only London to the whole of England.

1614

The College moved from its location on Knightrider Street to a building nearby on Amen Corner. A lecture theatre was also built here and a botanical garden planted. It was here that William Harvey produced the first description of how blood circulates around the body. (See image of William Harvey, right.)

1666

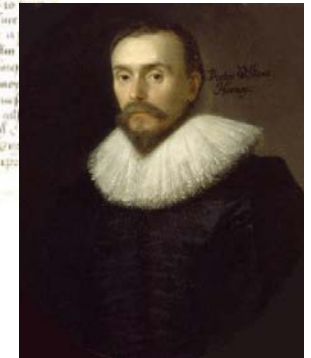
The premises on Amen Corner were completely destroyed in the Great Fire of London.

1675

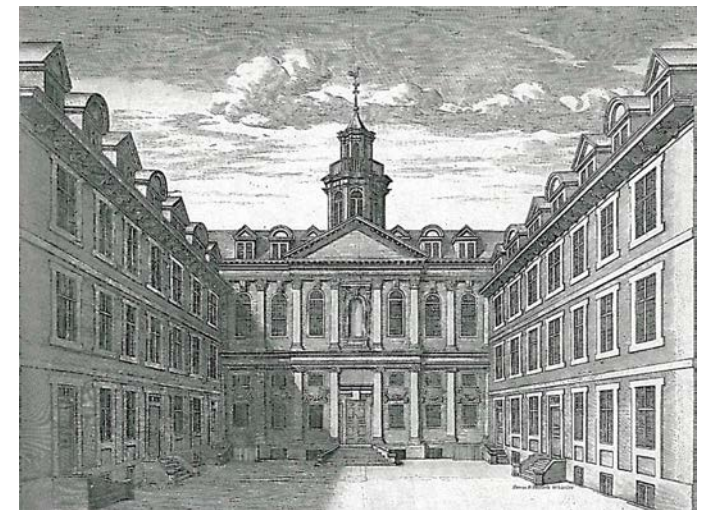
The College commissioned a new building on Warwick Lane. It was designed by Robert Hooke in the form of a quadrangle. The Spanish oak panelling in the Censors' Room of the Lasdun building originates from this building. (See photograph of the College, right.)



Royal Charter of the RCP



William Harvey



The Royal College of Physician's premises on Warwick Lane, 1677

¹ RCP Archives, MS1099/18

1823

Nos. 1-8 St. Andrews Place was constructed, designed by John Nash. (See image of John Nash, right.)

1826

Nos. 9-10 St. Andrews Place was constructed, designed by Nash and built by George Thompson.

1825

The College moved into a building on Pall Mall East, originally designed as the Union Club by Sir Robert Smirke. (See photograph of this building, bottom right.)

1958

The College purchased Someries House on St. Andrews Place for the site of a new headquarters.

1959

Sir Denys Lasdun was appointed to design the new building.

1964

The new building was completed.

1985

The RCP leased Nos. 1-8 and 9-10 from the Crown Estate for further office and overnight accommodation, with refurbishments carried out by Cluttons before they moved in.

1995-96

The Lasdun building was extended with a new Council Chamber by Denys Lasdun and Partners.

2002

The Jerwood Medical Education Centre opened.



John Nash



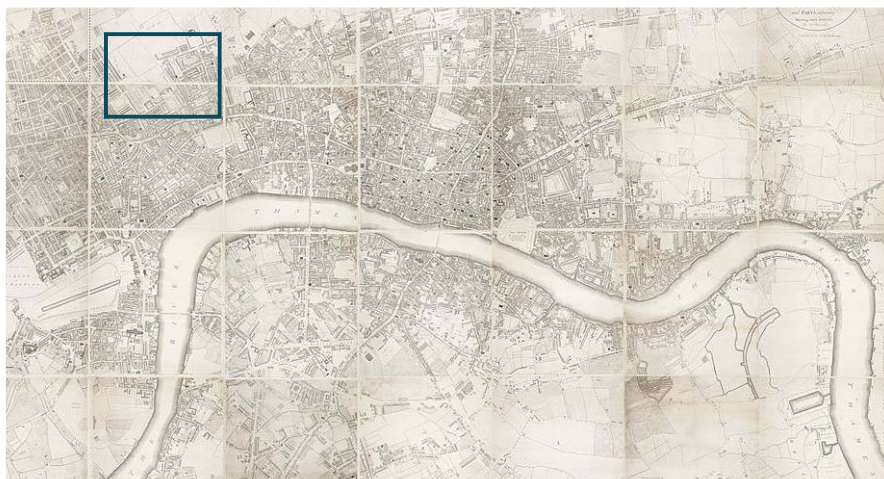
The Royal College of Physician's premises on Pall Mall East, 1828

3.2 HISTORY OF NOS. 1-8 ST.ANDREWS PLACE

3.2.1 THE DEVELOPMENT OF WEST LONDON: 17TH-19TH CENTURY

During the 17th century London was expanding north and westwards into what were previously fields and woods, linking the two centres of the City and Westminster. The expansion westwards was partly because unsanitary conditions in the centre of town created a demand for homes on the higher and healthier grounds upwind and upstream of the City. Development was also due to a lack of suitable housing for the wealthy classes who were returning to London after the Restoration of the Monarchy in 1660. Landowners capitalised by leasing land to developers to build houses for the upper classes. These were the first aristocratic estates to be developed on the basis of the landowners retaining ownership while leasing land to developers.

This system meant that the landowners could specify the appearance of the front of the buildings: often several developers would be working on a single street and this system ensured the creation of a unified terrace, though developers usually had more freedom with the interiors. Streets were built wider to accommodate wheeled carriages whereas in the older city centre foot or horseback travel was the norm.²



The new West End was an area almost exclusively for the upper classes. Estates were developed on land owned by the Grosvenor, Berkeley and Portman families, among others, whose names have now been attached to famous streets and squares. This craze for development continued throughout the 18th and into the 19th centuries.

3.2.2 REGENT'S PARK

Regent's Park occupies an area of land owned by the Crown since the time of William the Conqueror in the 11th century. A nunnery was developed on the site but seized by King Henry VIII following the Dissolution of the Monasteries in the 1530s-40s and has remained part of

the Crown Estate since. During the Tudor period the large open area was a well-stocked deer park, known as Marylebone Park. In the mid-17th century the parkland was divided into a series of small holdings for the growing of hay and grazing of livestock. By the late 18th century London had gradually expanded north-west and was by this time bordering Regent's Park. The development of London can be seen on Horwood's map of 1794-99.



Horwood's Map of London, 1794-99. The detailed map shows the approximate location of St. Andrews Place before development

² Whitfield, 2006, p.59

From 1809-11 Marylebone Park was leased to the Duke of Portland, who published a proposal for its development as a park surrounded by villas and terraces.³ The expiration of the Duke of Portland's lease of the park instigated the launch of a competition, backed by the Prince Regent, to select an architect to design the landscape of the area. The successful applicant was John Nash, who proposed a series of terraces overlooking a newly-landscaped park.⁴ The terraces were to take their names from high-ranking benefactors and notable figures such as the Duke of Gloucester, the Duke of York, the Earl of Chester, the Duke of Clarence and the Duke of Cambridge.

Nash's plans for Regent's Park and its surrounding terraces were approved in January 1813. His designs combined elements characteristic of the architecture in Bath – circuses, crescents and terraces. His approach and application of village ideals to a suburban area were unprecedented.⁵ Nash's Regent's Park terraces were constructed between 1820 and 1827.

3.2.3 ST. ANDREWS PLACE

Nos. 1-8 St. Andrews Place were constructed as part of the Regent's Park development in c1823. They were designed by John Nash but built under the supervision of George Thompson. Someries House on the north side of the street (on the site of the Lasdun building) followed in 1824 and Nos. 9-10 at the east end were built in c1826. The completed buildings were depicted in an engraving two years later (reproduced bottom right). Someries House is the three storey detached building on the left, while Nos. 9-10 is the building with the portico at the end of St. Andrews Place. One of the bay windows of Nos. 1-8 can just be seen on the right hand side of the image.



1 Cumberland Terrace, J. Woods, from a picture by Salmon & Garland, 1837

2 St. Andrews Place, 1828

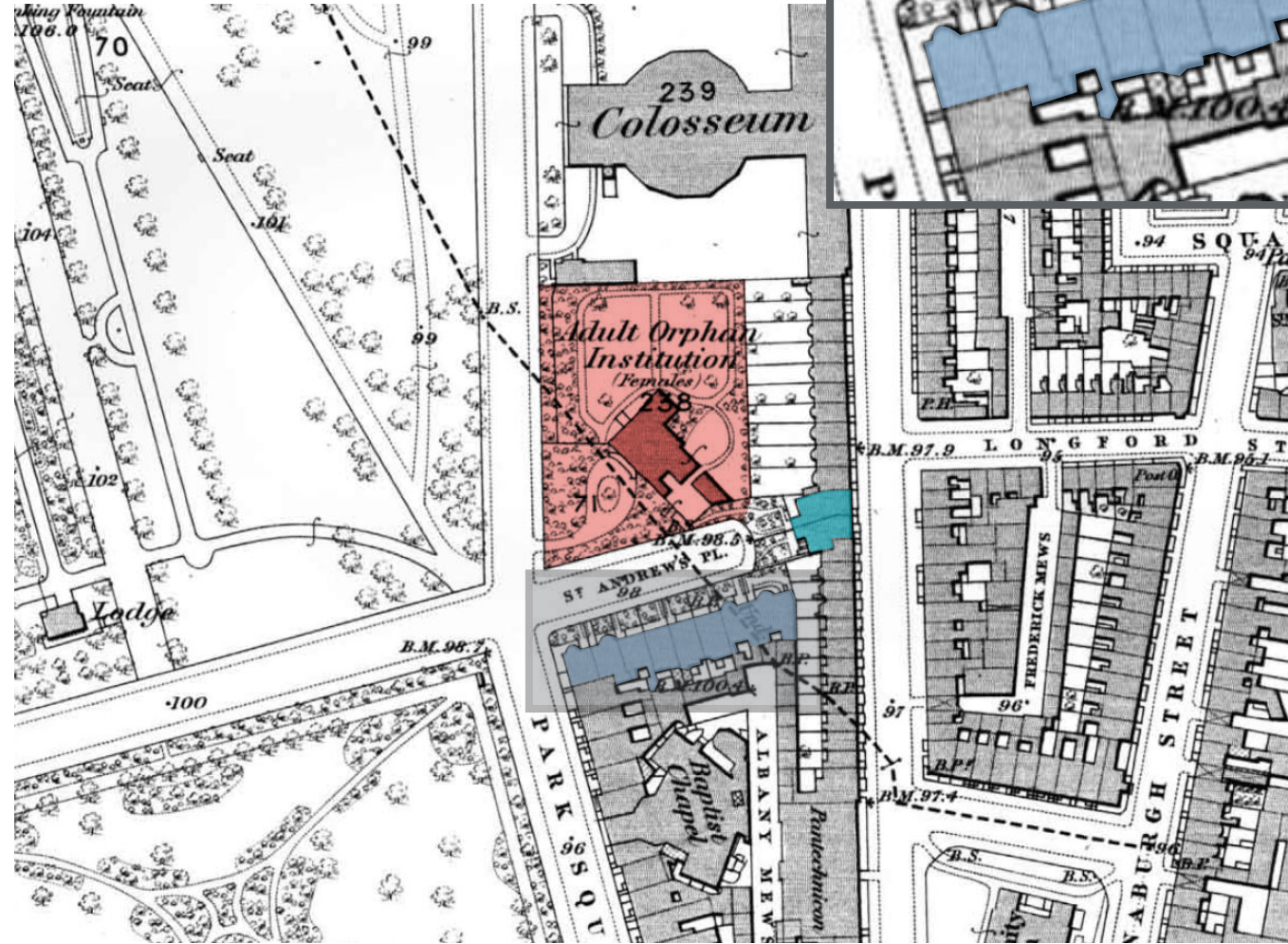
- Someries House
- Nos. 9-10 St. Andrews Place
- Nos. 1-8 St. Andrews Place

3 Regent's Park Conservation Area Appraisal

4 Ibid.

5 Pevsner N., 1957, *The Buildings of England: London, Volume 4: the north*

The 1862-72 1st edition Ordnance Survey map shows St. Andrews Place in detail with Someries House (marked as the Adult Orphan Institution (Females)) on the north side and Nos. 9-10 at the east end. Nos. 1-8 appear much as they do today, with the bay windows on the four outer houses and small front gardens surrounded by railings. To the rear some of the houses have small extensions, probably small bathroom extensions or outbuildings. Two have small glazed extensions (indicated by hatching). Nos. 3-8 all had access to mews buildings (stables) lining the rear of the properties and accessed via Albany Mews to the south. Few changes to the properties are evident on maps of the late 19th century and early 20th century, except for minor alterations to the arrangement of outbuildings to the rear.



1862-72 OS map

- Someries House
- Nos. 9-10 St. Andrews Place
- Nos. 1-8 St. Andrews Place

3.2.4 SECOND WORLD WAR

A bomb damage map drawn up in the mid-1940s following World War II which shows the extent of destruction to property. Nos. 1-3 St. Andrews Place is coloured orange which represented 'General Blast Damage, Minor in Nature', while No.4 and Someries House (labelled on this map 'Scudamore House') are shown as yellow for 'Blast Damage, Minor in Nature'. The damage is also seen on a photograph from 1946 which shows boarded up windows, broken glass, damaged plaster revealing brick underneath and damage to the railings at the corner of the two streets.



1 Bomb damage map 1940s
 2 1946 photograph of bomb damage to Nos. 1-4 (LMA, SC/PHL/01/053) RCP
 Internal use only.



3.2.5 POST-WAR ALTERATION AND USE

To begin with Nos. 1-8 were residential properties. It is likely, however, that during the 20th century many of the houses were converted for commercial purposes. Plans held by the Crown Estate of Nos. 1-3 and 5-8 from the 1940s and 50s⁶ (included as Appendix B) certainly show that several of the houses were beginning to be interlinked to form larger units. These plans were drawn up by the Ministry of Works Maintenance Division and the building was occupied by various government offices during the 20th century (though the exact departments are not known). A large majority of the rooms in the basement and ground floor of Nos. 5-8 are labelled 'library'.

Mid-20th century photographs (held in the RCP Library and not reproduced due to copyright restrictions) show that the sash windows of No.4 had been replaced with side-hung casements and a fourth floor dormer attic storey had been added. This suggests the house was in independent ownership from the rest of the terrace.

Works at this time included adding through corridors between pairs of buildings on the first floors upwards, new WCs and rebuilding parts of the external rear wall to Nos. 6-8 presumably due to poor condition. Repair works to replace rotting wood floors affected by dry rot were also carried out.

By the 1960s Someries House had been demolished due to extensive bomb damage during World War II and Lasdun's new RCP building had been completed. In the 1980s the College required further accommodation and happily this coincided with the leases of Nos. 1-8 and 9-10 expiring, meaning that the Crown Estate was willing to lease the buildings to the RCP.

Detailed assessment of changes during this period are outlined in sections 3.2.8 (Historic Development Plans) and 3.2.7 (Summary of Main Phases).

3.2.6 ALTERATIONS AND USE 1980s-PRESENT

Once the RCP leased the buildings they carried out a refurbishment programme which had the overall aim to form a medical precinct around St. Andrews Place. Nos. 1-8 were intended for use by College departments and faculties, and by other medical institutions. A brochure⁷ produced to accompany the opening of the precinct by the Queen on 11th June 1986 describes that the previous owners had added numerous partitions with flush doors, removed or damaged many of the original cornices and also mention the extra fourth floor to No.4.

Plans of the renovations are held by the RCP archives⁸ and reproduce in Appendix B. The layout remained much the same but hoist lifts were added to every other house. Cornices were replaced and decayed floor and roof timbers repaired or replaced. The services were hidden behind redesigned overly-large

skirting boards. The exterior of the building and the railings around the gardens were restored, as well as the roadway and garden of Nos. 9-10 being refurbished to a scheme by Sir Denys Lasdun.

Since the 1980s the end houses (Nos. 1-2 and Nos. 7-8) have generally functioned as offices for the College, while the middle houses (Nos. 3-6) have been leased out to other medical institutions, such as The British Paediatric Association, The Society of Occupational Medicine and the Medical Council on Alcohol. For a diagram showing current occupation see pages 69-71.

In 2002 the Jerwood Medical Education Centre was opened by the Prince of Wales. The building was designed by Carden and Godfrey Architects to house flexible teaching spaces for courses and workshops, as well as a library and the RCP's distance learning and web-based education departments. It was funded by a £2 million grant from the Jerwood Foundation. The building, designed in a Neo-Georgian style to compliment the surrounding historic buildings, links to the 1823 terrace via minimal connections at ground floor level (covered walkways from the rear of Nos. 5 and 7) and at basement level.



The Jerwood Building

6 Crown Estate Archives, Q0273 and Q0188

7 RCP Archives, MS1099/42

8 RCP Archive MS3307-3312 and MS4844-4845

3.2.7 SUMMARY OF MAIN PHASES

This section provides an overview of the main phases of development in Nos. 1-8. The original fabric surviving at each stage is outlined, together with the alterations made. Following this section are historic development plans which illustrate what fabric survives from each phase, as well as conjectural original floorplans, based on what fabric survives, historic plans and comparable examples of similar Georgian town houses.

PHASE 1: Original Construction – (1823)

Survival of Fabric

- Original external fabric, as designed by Nash
- Footprint, floorplan layout and divisions between houses established
- Internal Georgian architectural features such as windows, doors, plasterwork and original staircases were installed in the original build

Evidence

There are no known original plans of the buildings, so much of the conjectural plan is based on built fabric evidence and comparable examples.

PHASE 2: Residential Occupation – (19th-early 20th Century)

Survival of fabric

- The footprint, floorplans and divisions between houses continued to survive
- Most architectural features continued to survive intact
- All original staircases continued to survive intact
- The exterior façades continued to survive intact, bar some window replacements

Alterations

- There are minimal known alterations to the built fabric during this period, aside from outbuilding extensions to the north (which no longer survive) and some minor alterations at basement level.
- Alterations were mainly made to No.4, which had a fourth floor extension added (later removed) and a ground floor bay window added to the rear façade (still surviving). The sash windows of No.4 were also replaced with side-hung casements.

Evidence

There are no known plans of the site from this period, so much of the conjectural plan is based on built fabric evidence and comparable examples.

PHASE 3: Commercial Use and Associated Alterations – (1940s-1950s)

Survival of fabric

- The footprint and division between houses continued to survive, though with some alterations
- The interior layout of the buildings started to be altered
- Many architectural features continued to survive, but elements such as cornices and plasterwork were damaged.
- The original staircases continued to survive
- The exterior façades continued to survive intact

Alterations

- Many of the houses were converted for commercial purposes.
- Several of the houses were interlinked to form larger units, with doors formed in the spine walls between houses and corridors created to link the buildings together or to change the layout of spaces. This occurred in the following spaces:
 - Ground floor, link corridor built between Nos. 5 and 6
 - An archway filled up between the two ground floor rooms in No. 2 and 7
 - An archway filled up between the two first floor rooms in No. 2
 - Second floor, link corridor built between Nos. 4 and 5
 - Second floor, reconfiguration of rooms in Nos. 4 and 7
- New WCs were added
- Parts of the external rear wall of Nos. 6-8 was rebuilt.
- Timber floors were replaced to combat dry rot.

Evidence

- Plans held by the Crown Estate of Nos. 1-3 and 5-8, drawn up by the Ministry of Works Maintenance Division.
- Mid-20th century photographs
- Built fabric evidence

PHASE 4: RCP Restoration – (1980s)

Survival of fabric

- The footprint and division between houses continued to survive, though with some alterations
- The interior layout of the buildings were somewhat altered
- Most architectural features were lost due to poor condition
- Most original staircases continued to survive
- The exterior façades survived intact

Alterations

- Some partition walls between rooms were rebuilt, often replacing walls that were moved or taken out in the 1940s work. The replacement walls often roughly correspond to the position of the original historic walls.
- Document lifts were added to every other house, cutting into the footprint of the rear rooms on each floor
- A significant amount of cornices, ceiling roses and joinery was replaced
- Decayed floor and roof timbers repaired or replaced
- The services were hidden behind redesigned skirting boards
- The exterior of the building and the railings around the gardens were restored
- Additional storey to No. 4 removed
- Windows on front façade of No. 4 replaced with traditional sash windows

Evidence

- Plans of the renovations held by the RCP archives and Crown Estate Archives
- Contemporary photographs
- Built fabric evidence

PHASE 5: Jerwood Medical Education Centre – (2002)

Survival of fabric

- The survival of Nos. 1-8 remains the same as Phase 4

Alterations

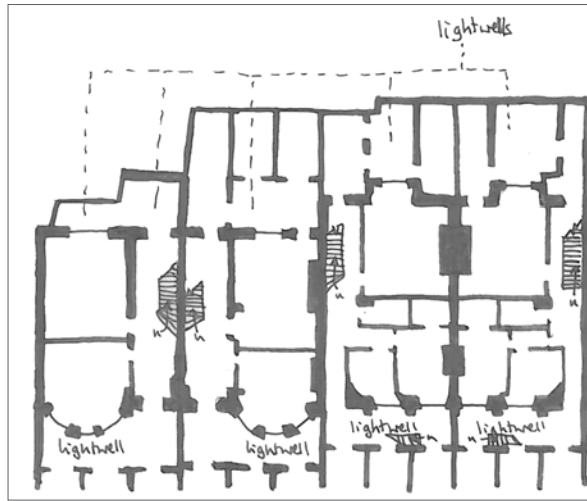
- The Jerwood building was constructed to the south of the existing building, necessitating demolition of outbuilding structures along Peto Place and creation of two links between the new structure and Nos. 5 and 7.

Evidence








- Plans of the new building held by the RCP archives.
- Built fabric evidence

3.2.8 HISTORIC DEVELOPMENT PLANS

CONJECTURAL ORIGINAL LAYOUT

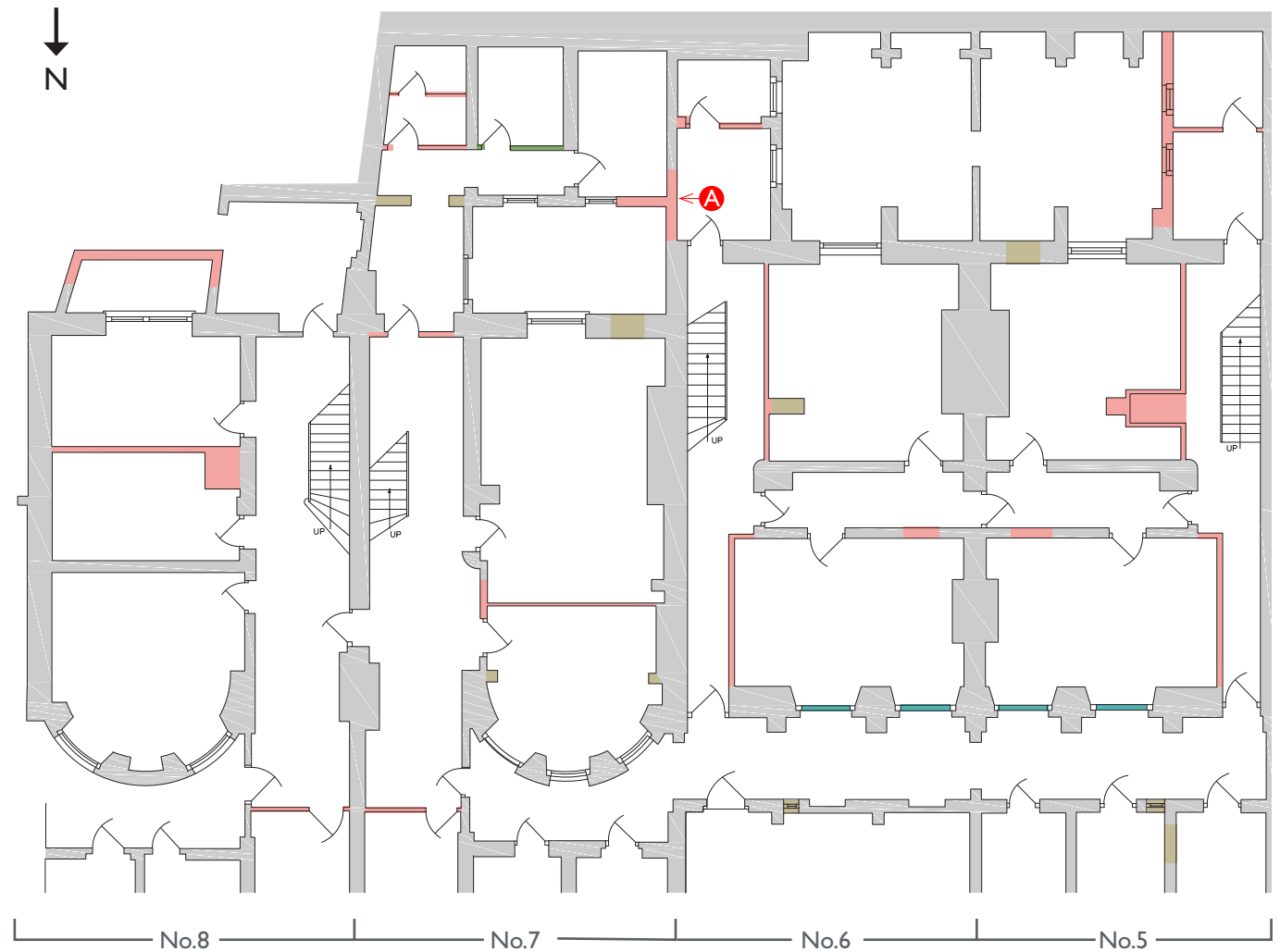


BASEMENT

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|---|-------------------------|---|------------|
|  | Original 1823 |  | 1980s |
|  | 19th/early 20th Century |  | Post 1980s |
|  | 1940s/1950s |  | 2002 |
|  | Mid-20th Century | | |

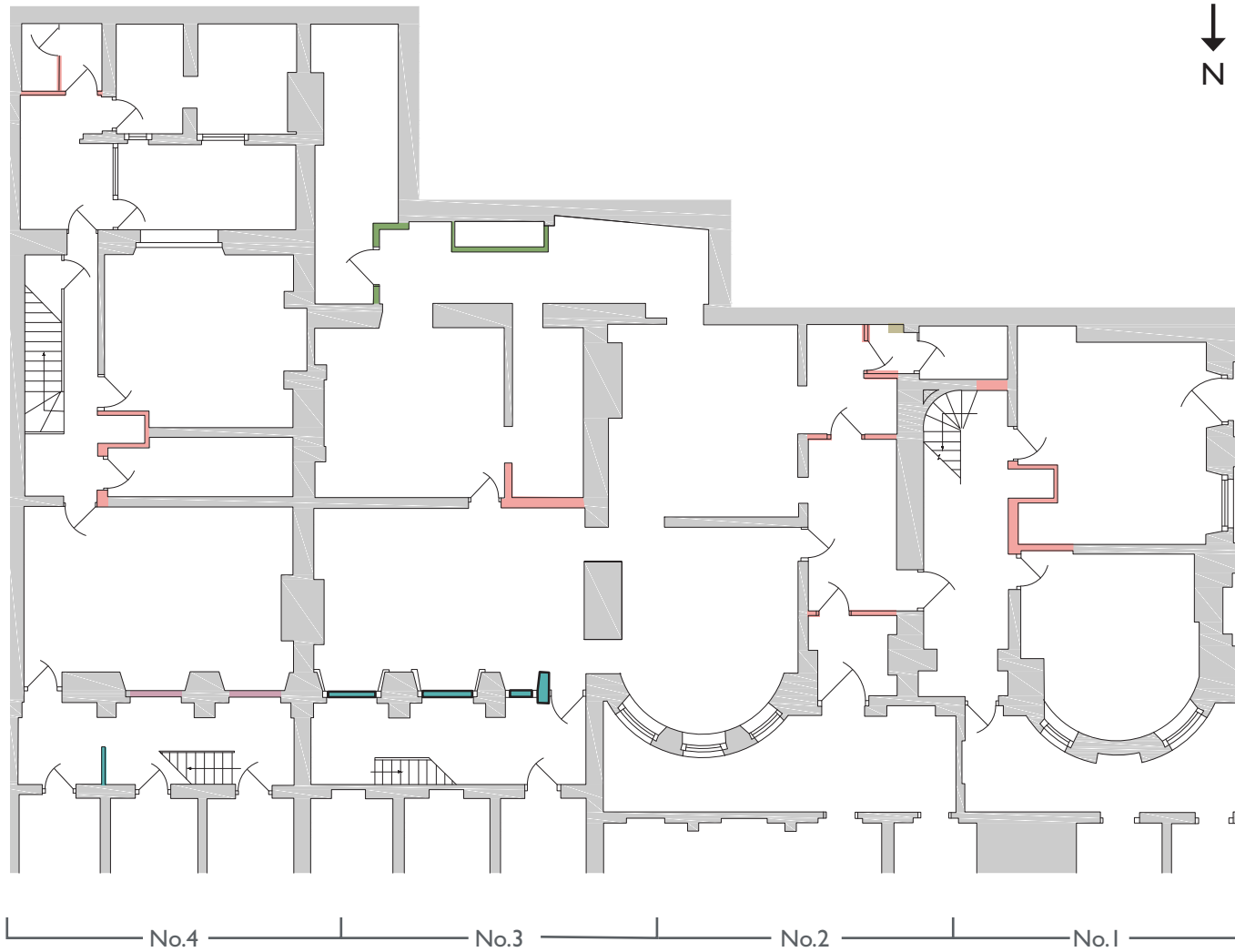
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HISTORIC DEVELOPMENT

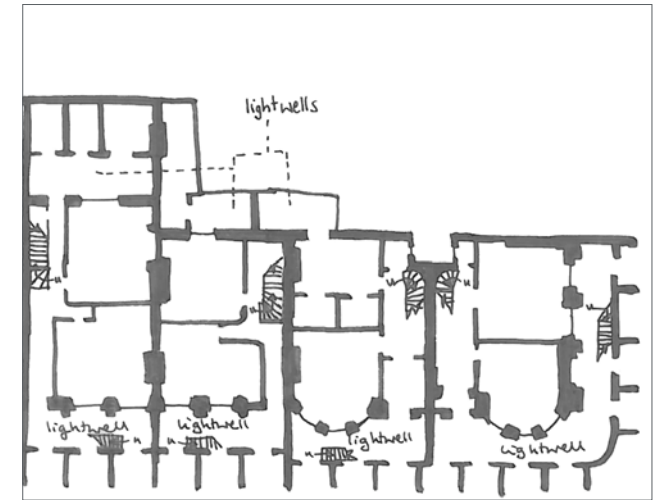


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HISTORIC DEVELOPMENT



CONJECTURAL ORIGINAL LAYOUT



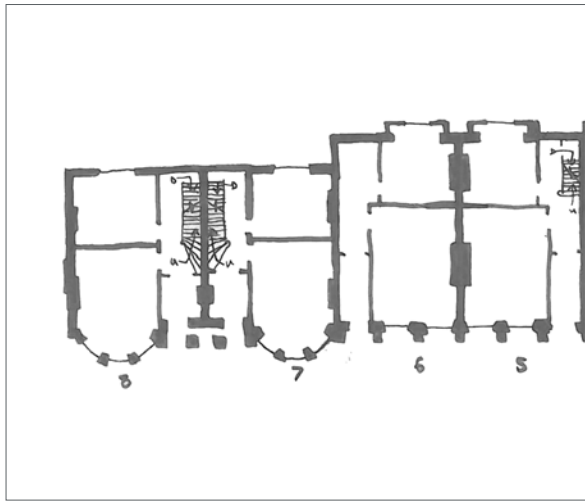
BASEMENT

- | | | | |
|--|-------------------------|--|------------|
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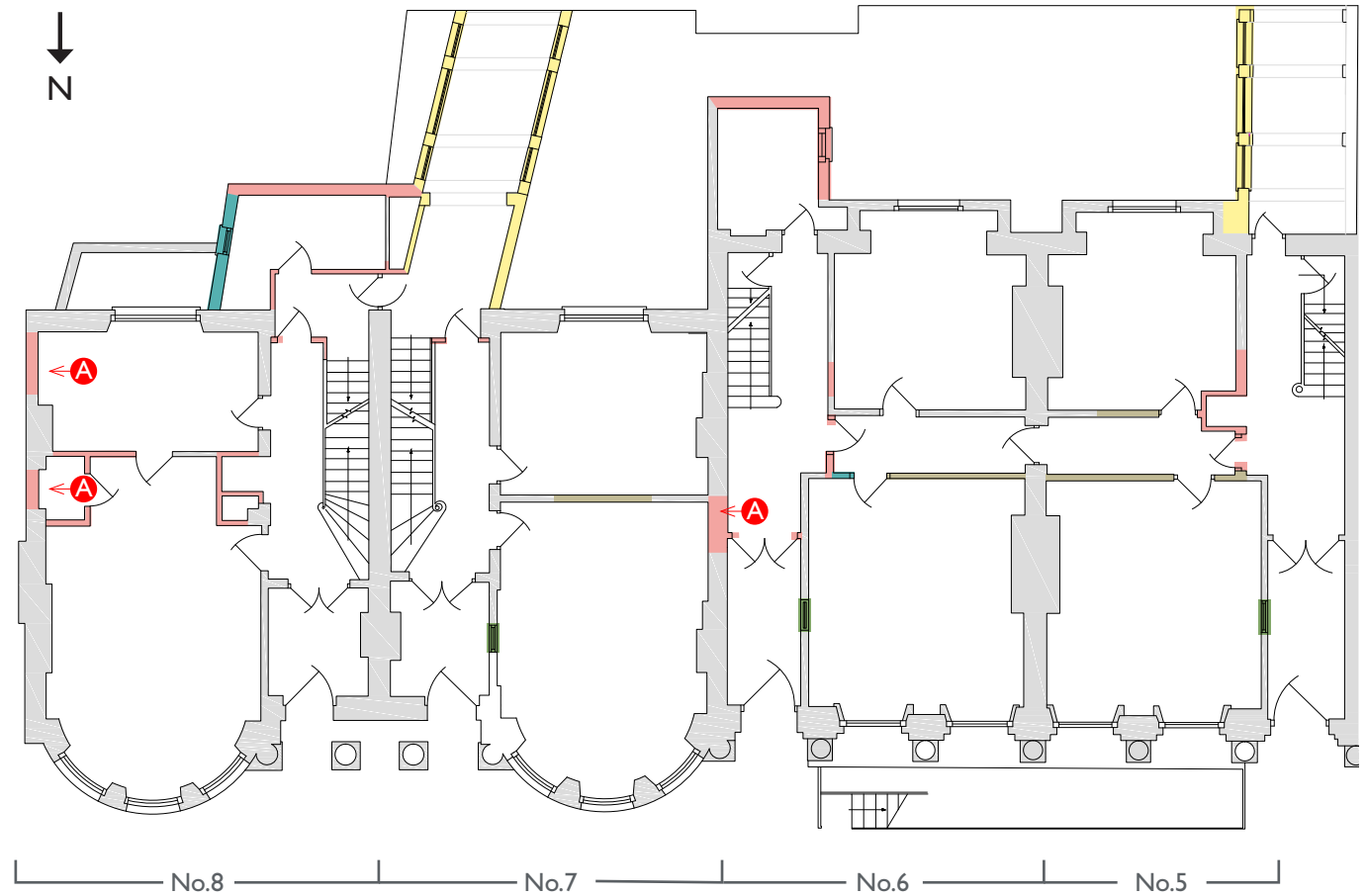
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CONJECTURAL ORIGINAL LAYOUT



GROUND FLOOR

HISTORIC DEVELOPMENT

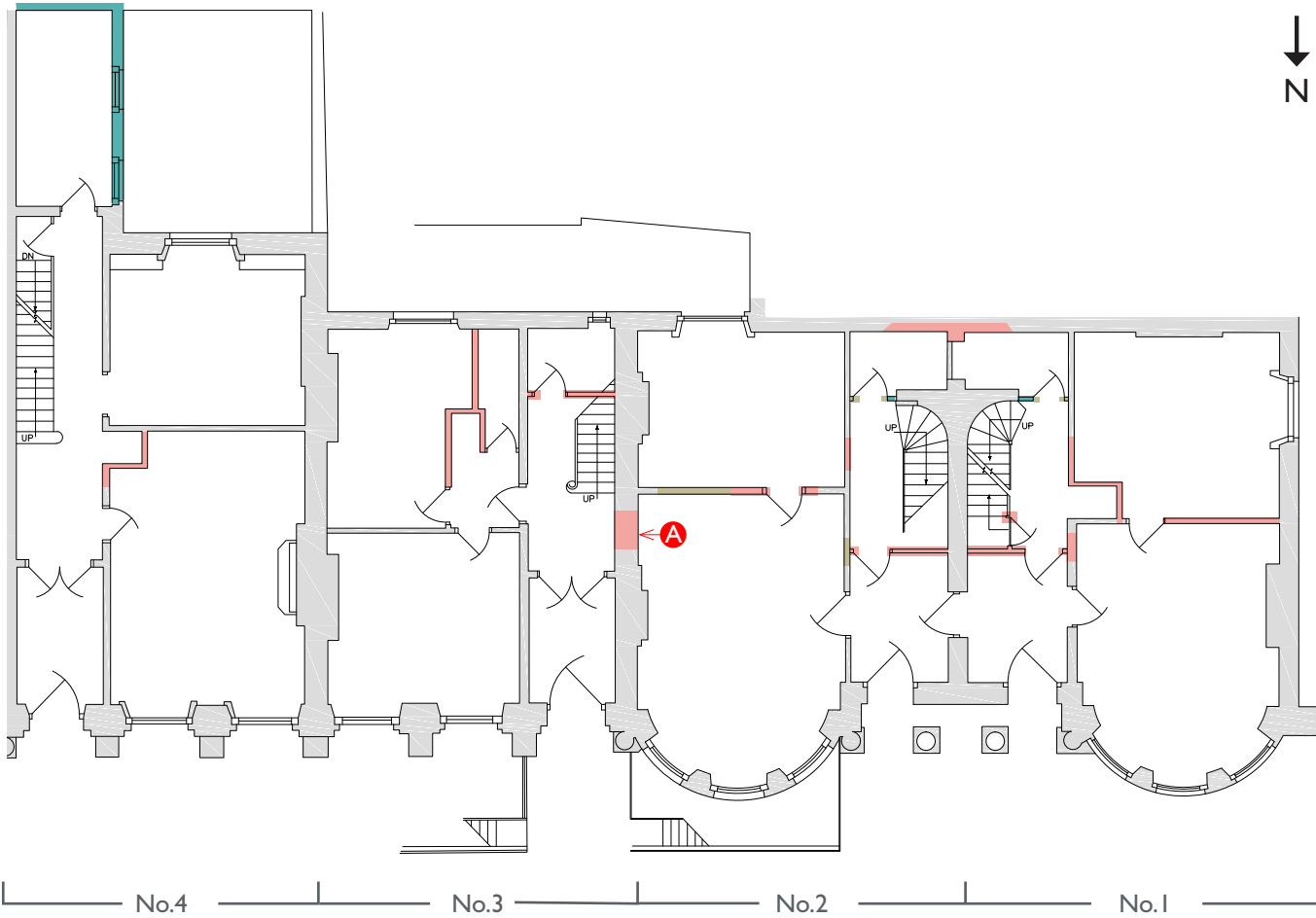


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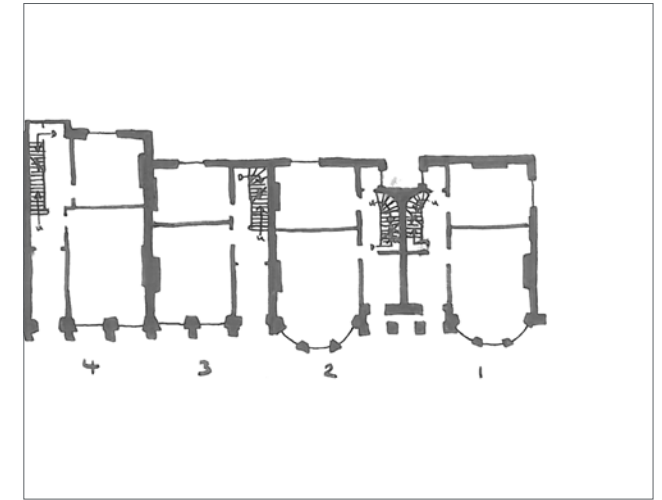
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HISTORIC DEVELOPMENT



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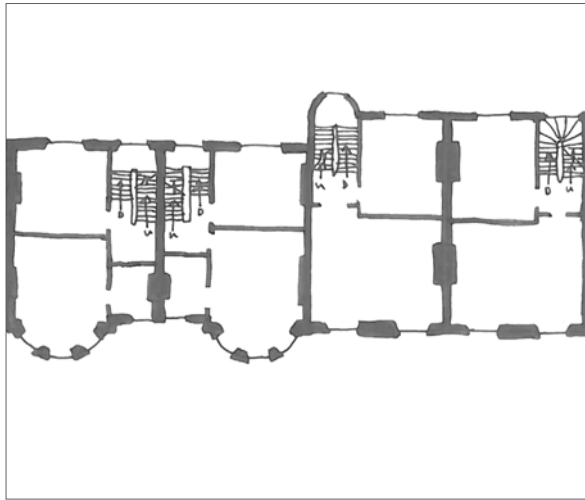


GROUND FLOOR








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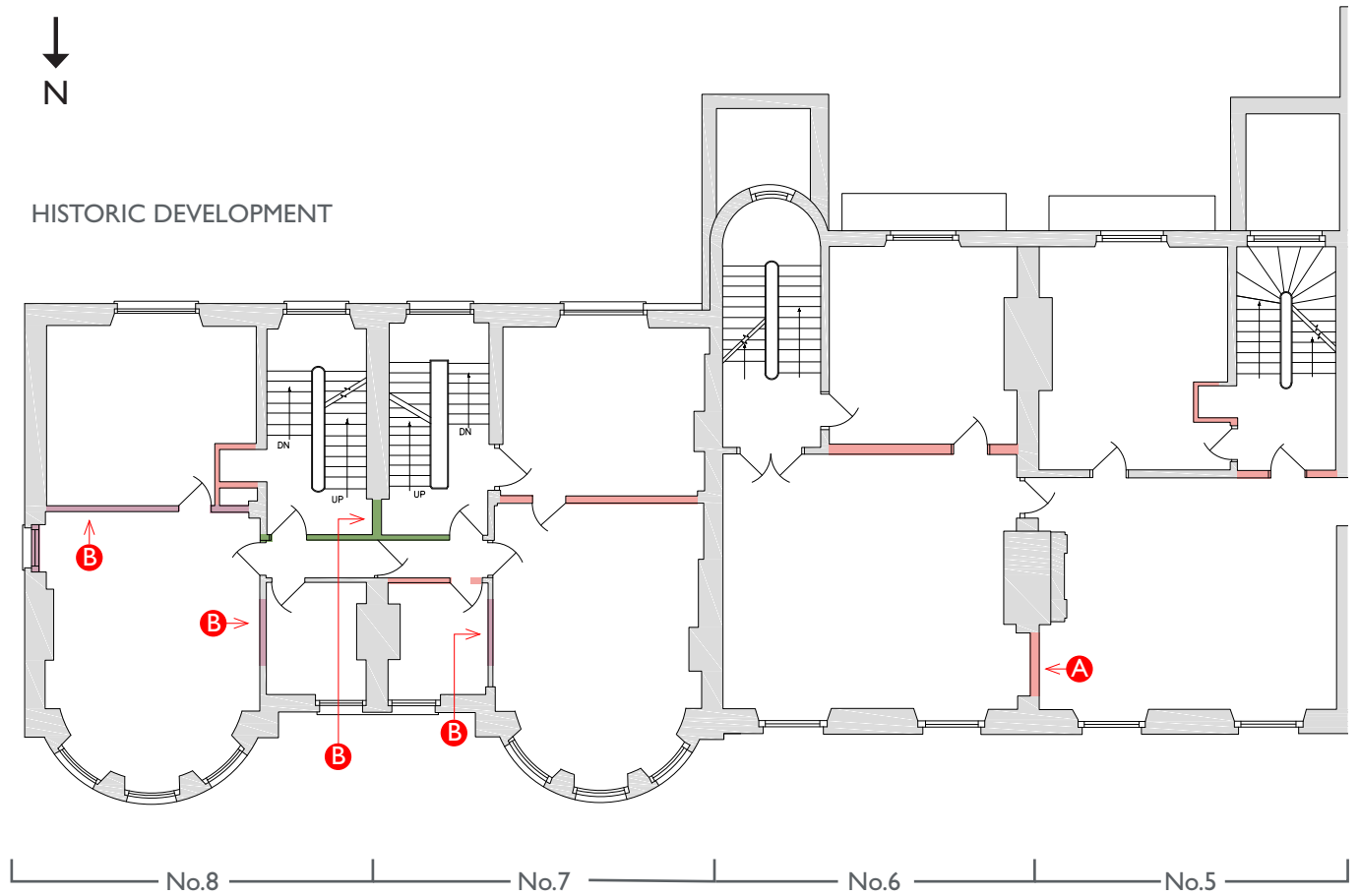
FIRST FLOOR

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|---|-------------------------|---|------------|
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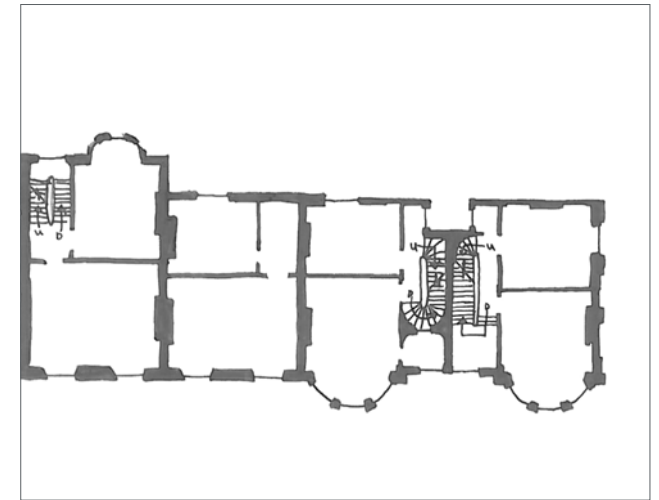
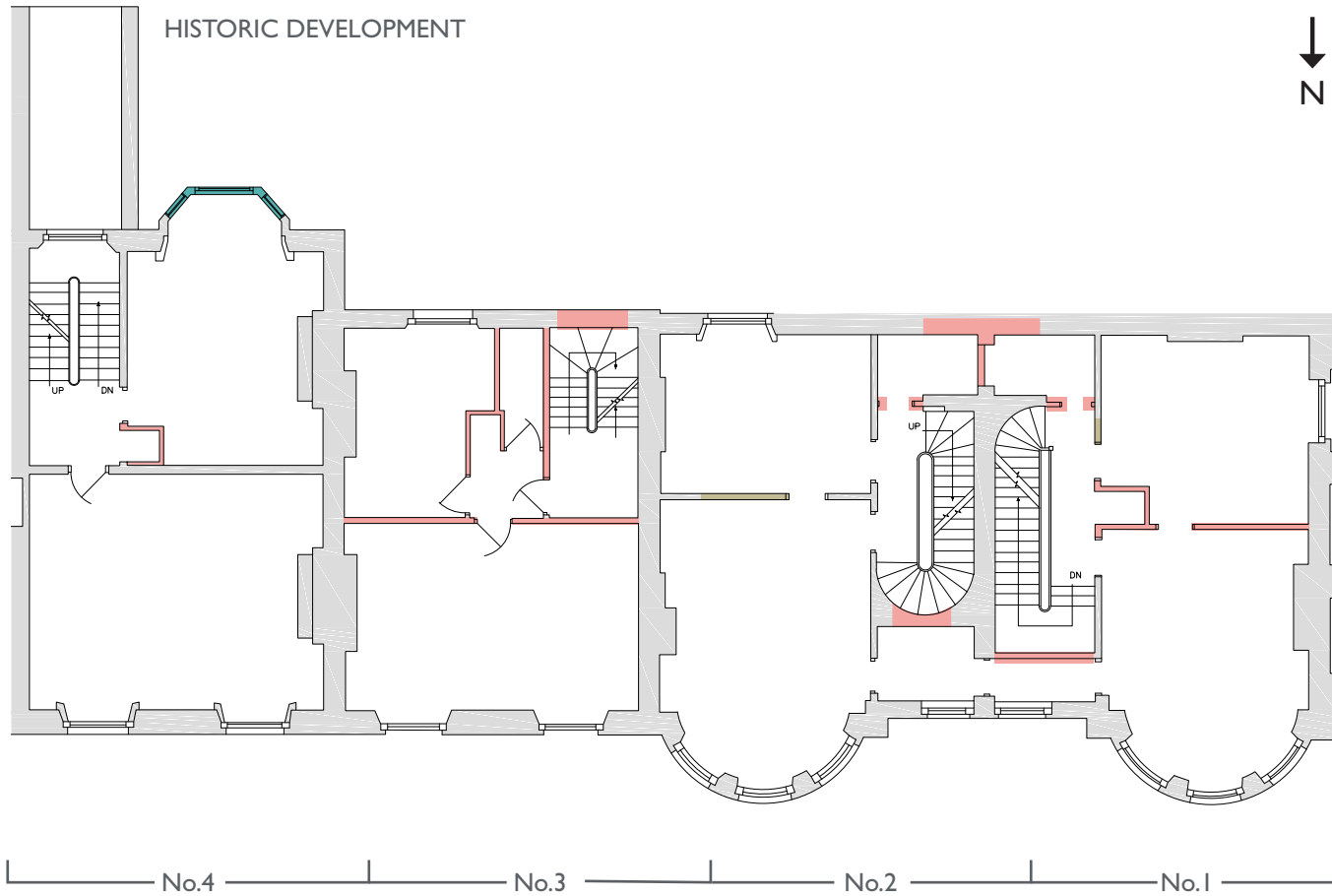


HISTORIC DEVELOPMENT



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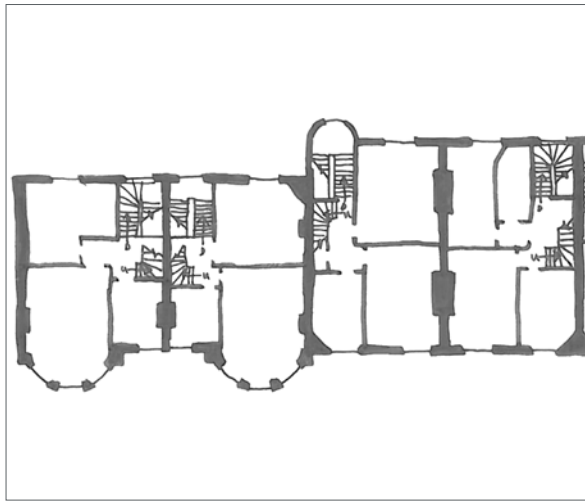
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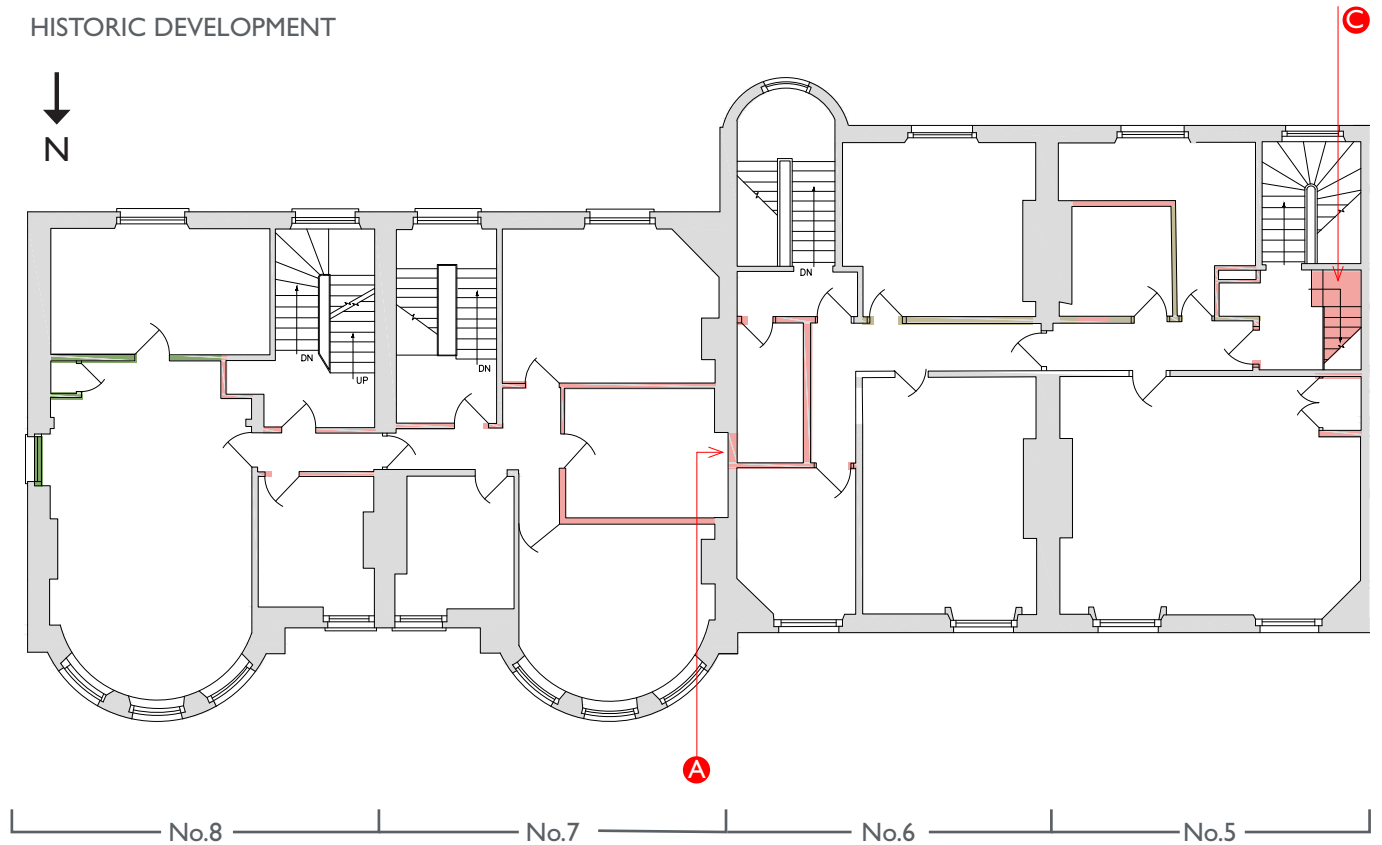
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CONJECTURAL ORIGINAL LAYOUT



SECOND FLOOR

HISTORIC DEVELOPMENT

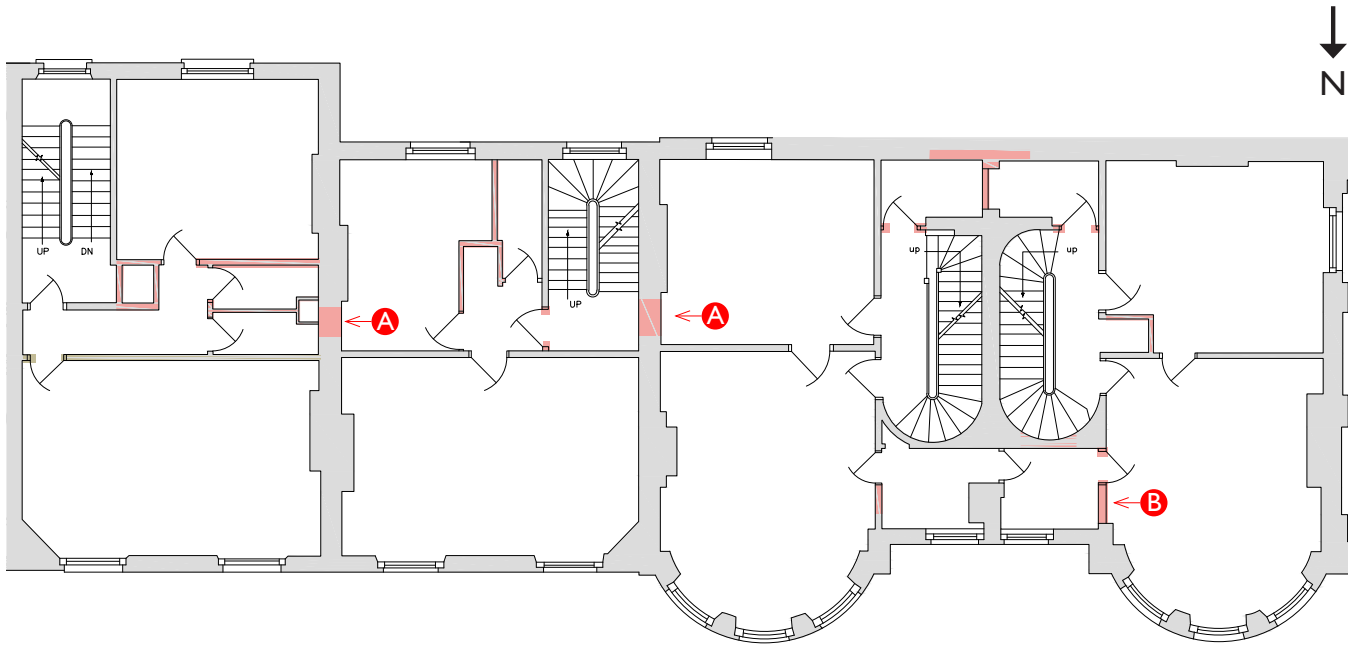


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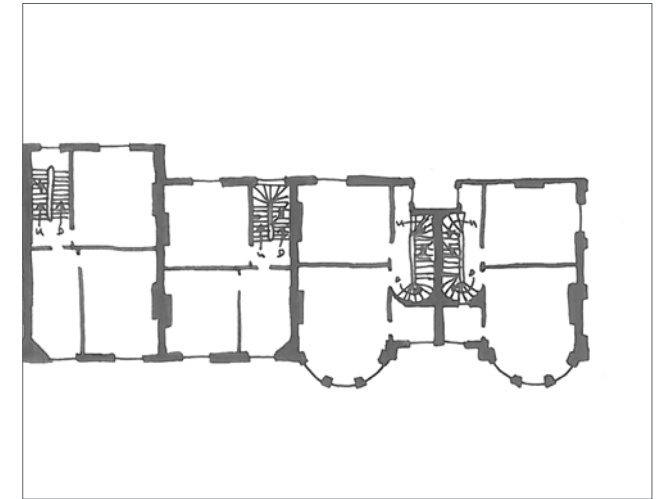
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HISTORIC DEVELOPMENT










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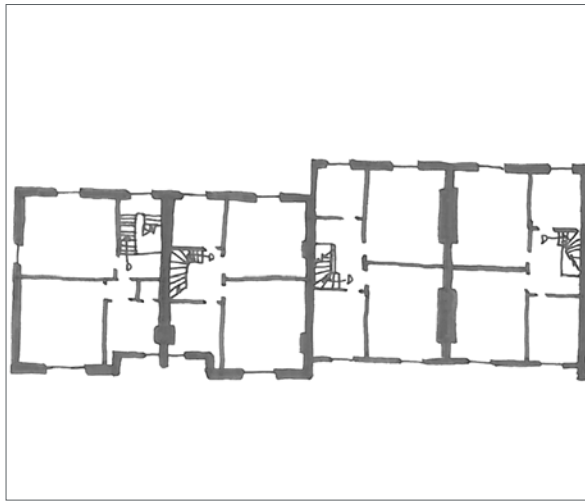


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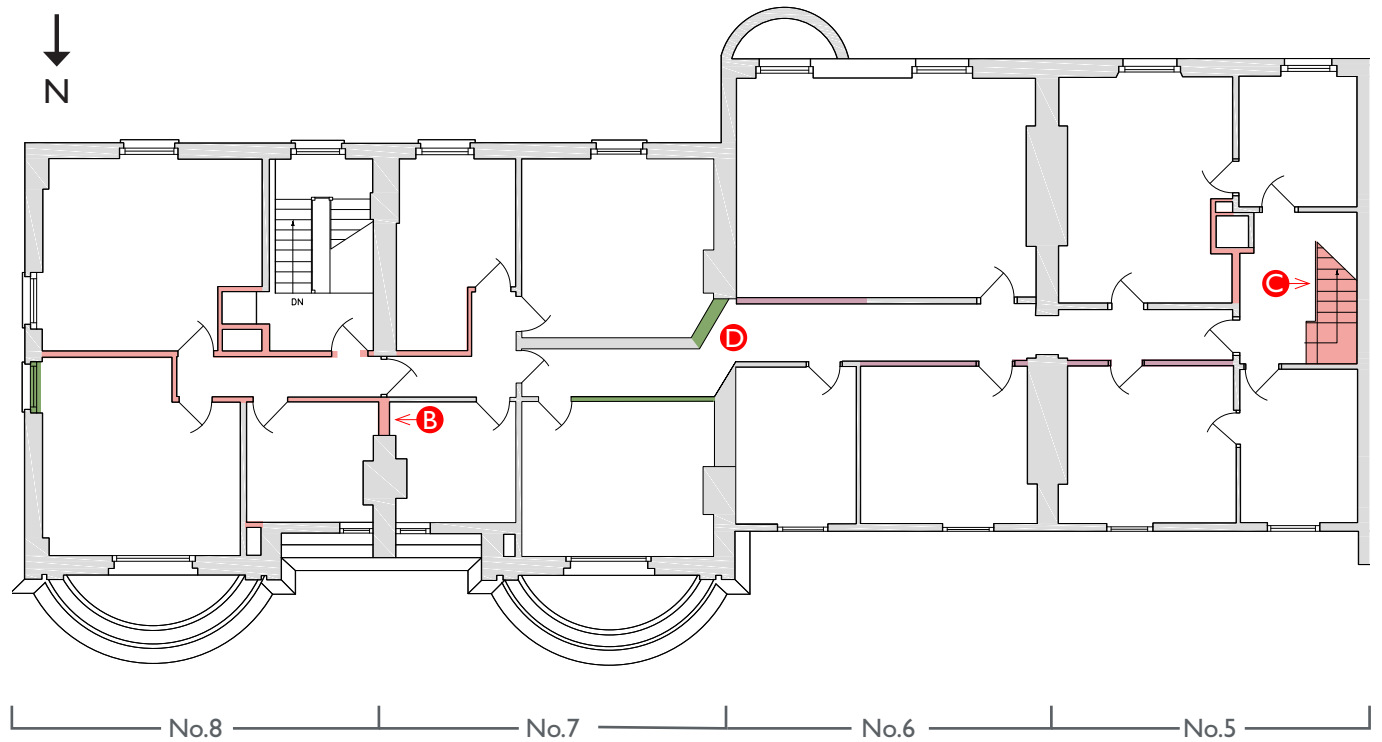
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CONJECTURAL ORIGINAL LAYOUT



THIRD FLOOR

HISTORIC DEVELOPMENT

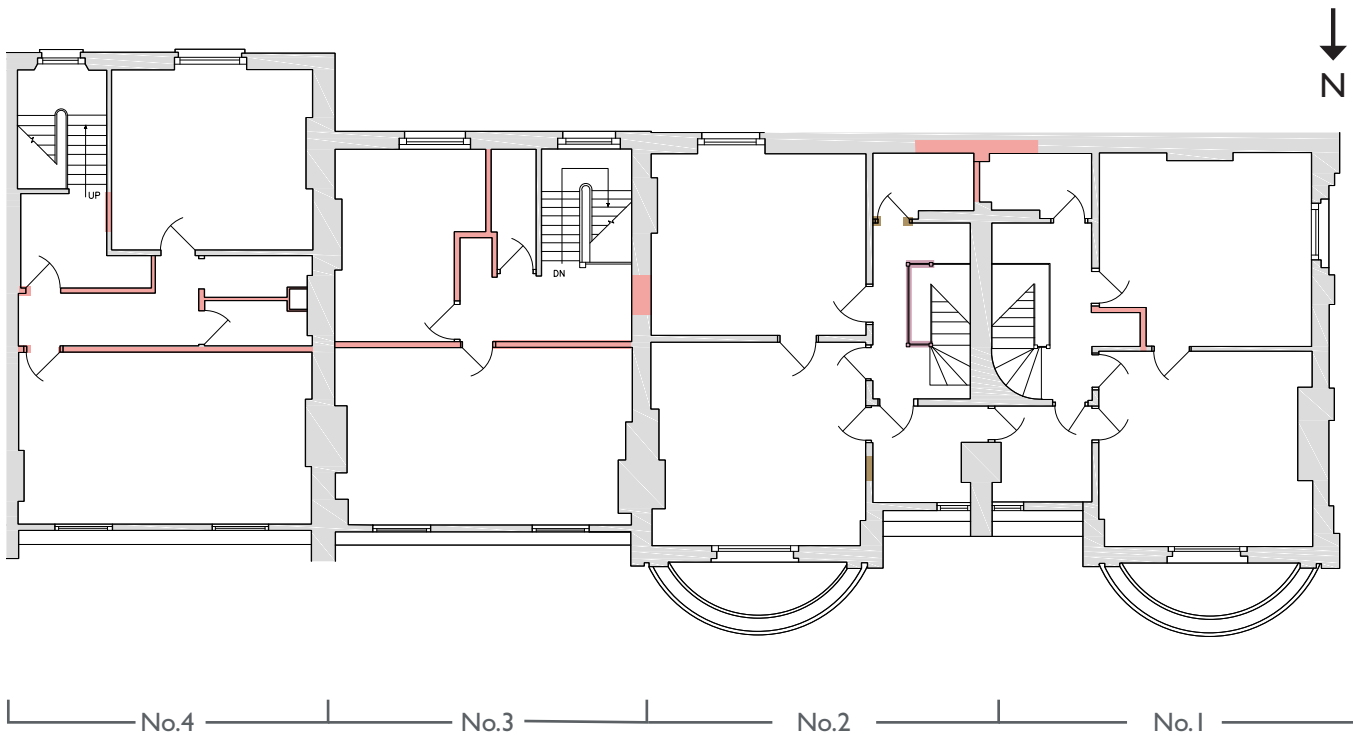


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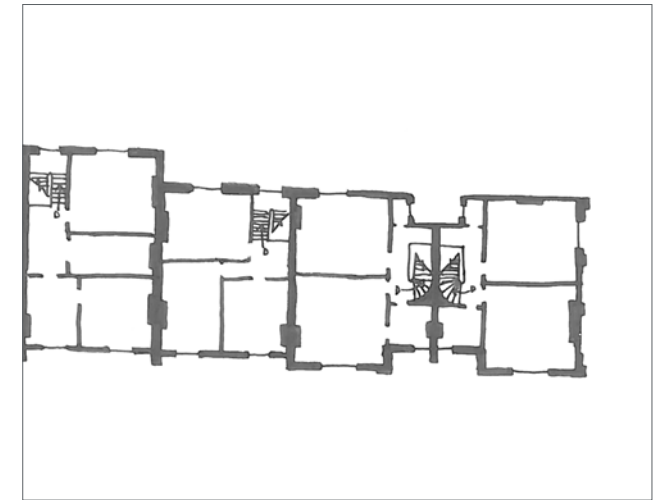
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