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Royal College of Physicians St Andrew's Place,
London, NW1

Design and Access Statement

External redecoration, paving and roof repairs

March 2020

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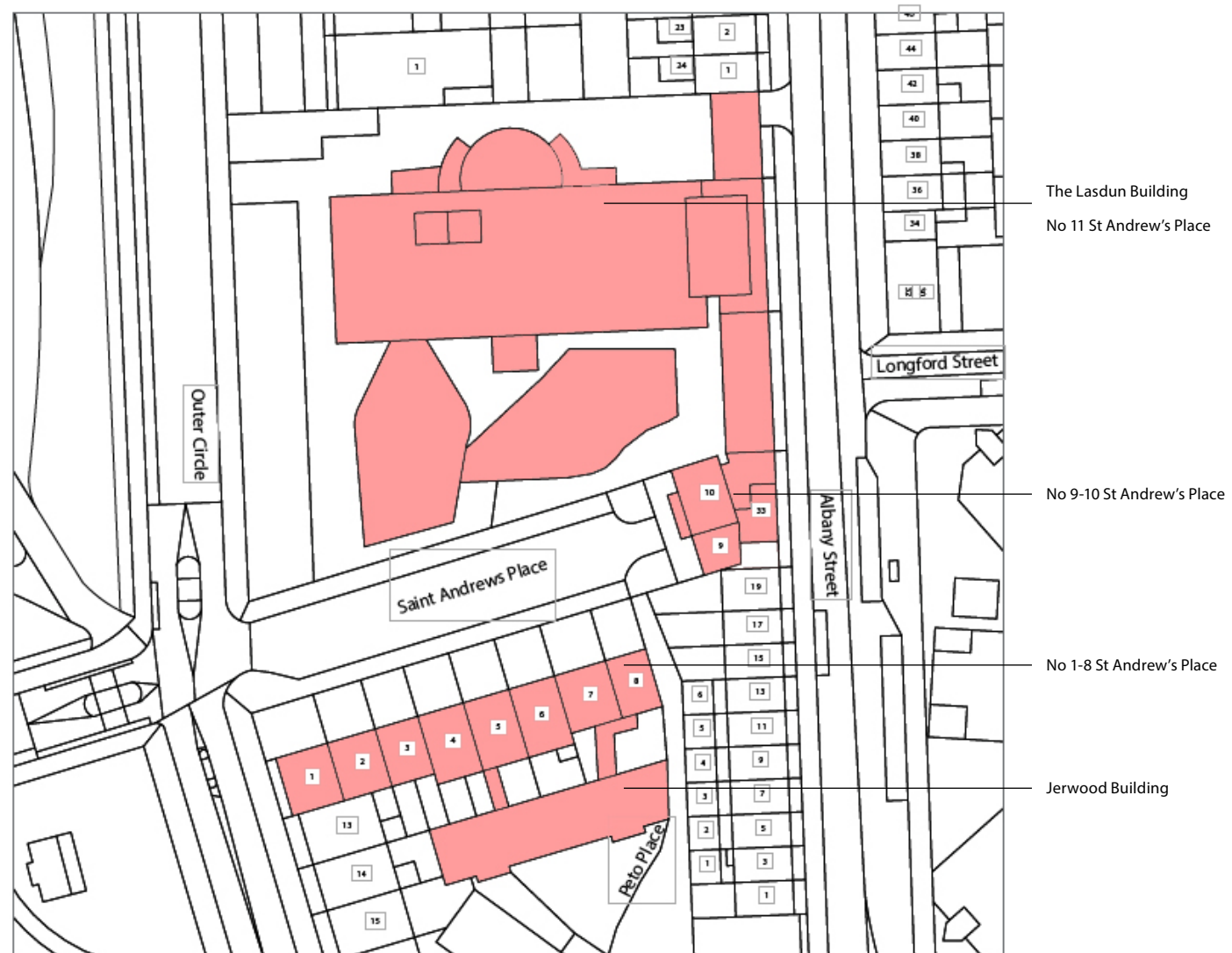
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1.0 Introduction

Royal College of Physicians and its constituent properties are Grade 1 listed, and are situated within the Regent's Park Conservation Area.

This report has been prepared to support the drawings and schedule of work prepared by Savills for the following works:

- External repair and redecoration to St Andrew's Place;
- Repair to all external drainage;
- Repair and replacement of cast iron rainwater goods;
- New Proteus ProFelt overlay system to 11 St Andrew's Place;
- Renewal of all lead flashings and weathering details to 11 St Andrew's Place;
- Box gutter repair, including new lead work to 1-8 St Andrew's Place and 9-10 St Andrew's Place;
- New Welsh slates to 1-8 St Andrew's Place and 9-10 St Andrew's Place;
- 2 Nr. Roof lights to the terrace of 1-8 St Andrew's Place to replace faulty existing models;
- Cleaning, brick replacement and repointing to 1-8 & 9-10 St Andrew's Place & Jerwood Building;
- Render repairs to defective stucco render;
- Repair to flaunching and new chimney pots to St Andrew's Place;
- Cleaning and localised repair to mosaic to 11 St Andrew's Place;
- General repairs and overhauling to existing timber sash windows;
- Repairs to railings, including new castings where necessary.



Buildings included as part of the application highlighted in red.

Base drawing copyright Purcell 2014

2.0 Supporting Documents

The following documents have been provided to support the application;

- Schedule of Work - by Savills
- Materials and Workmanship Specification - by Savills
- Structural Visual Survey - by Davies Maguire
- Jerwood Building Drawings - by BPE
- William Harvey House Drawings - by Edington Spink-Hyne

3.0 Site Details and Access

3.1 Location of Works

The works are to consist of the external redecoration, paving and roof repairs to the following properties:

- 1-8 St Andrew's Place (Nash Terrace)
- Jerwood Building (rear of Nash Terrace)
- William Harvey House - 9-10 St Andrew's Place
- 11 St Andrew's Place

3.2 Accessibility

The proposed alterations would not affect the accessibility of the property.

4.0 Existing Building Summaries

The following extracts have been taken from Royal College of Physicians Overarching Conservation Management Plan- October 2014

The Royal College of Physicians (RCP) is set on the fairly busy roads of the Outer Circle (which runs around the whole of Regent's Park) and Park Square East. St. Andrews Place is a private cul-de-sac and is part of the medical precinct formed by the RCP. The street is well presented and benefits from historical street furniture, such as lampposts and railings.

The edge of the RCP site adjacent to the Outer Circle and the edges of the park are lined with large, mature trees, hedges and other shrubs, though the actual open space of the park is not particularly visible because of this planting. To both the north and south are grand terraces of houses, designed in the Classical style by Nash in the early 19th century as part of the Regent's Park development. The exception is the more flamboyantly designed Cambridge Gate immediately to the north, which was built in the 1870s in a French Renaissance style.

Key views of the buildings are from the Outer Circle and the end of St. Andrews Place. The office wing of No.11 and the rear of Nos. 9-10 (otherwise known as Nos. 31-33 Albany Street) can be seen from Albany Street to the east of the site.

Nos.1-18 St. Andrews Place is a terrace of eight former houses now converted into offices. The houses have three storeys with additional basement and attic floors. Externally they form an elegant group, with the Georgian façade forming a single composition, rather than the houses appearing as individual units. The white stucco finish is typical of Nash's Regent's Park buildings and the front façade features typical Georgian detailing, such as columns, a cornice, sash windows and a balustrade parapet. The rear elevations are much plainer exposed brick with no embellishments.

Nos. 9-10 St. Andrews Place are semi-detached former houses, now used as hotel style accommodation for RCP members. The main façade of the building is designed to appear as a single composition, with a grand Classical portico that terminates the view at the end of St. Andrews Place.

No. 11 St. Andrews Place is a standalone structure located to the northwest of the site. It is three storeys in height with a basement and, although its 'main façade' is to the west overlooking Regent's Park, its south façade overlooking a medicinal garden and St Andrew's Terrace is also a notable elevation.

4.1 Existing Building Photographs



The main west façade of Nos. 9-10



The rear façade of Nos. 9-10 on Albany Street



Nos. 31-33 Albany Street (the back of Nos. 9-10 St. Andrews Place)



No. 11 from the Outer Circle



The exterior of Nos. 1-6 (right to left)



The exterior of Nos. 7 and 8

5.0 Proposals

5.1 Design statement

With a full understanding of the architectural value and fabric of architecture of Royal College of Physicians and its buildings as part of the estate, it is our belief that the proposed repairs are in line with the character and quality of the neighbourhood as well as planning and Conservation policy generally.

The proposed work - both inside and out - uses materials, and colours that are sympathetic and sensitive to the existing materials found in those locations.

Being a Grade I listed building, the approach of the schedule of works is to maintain as much of the original fabric as possible, and only where required, sensitively removing fabric where the life expectancy has expired or lack of satisfactory maintenance are causing harm.

5.2 Overview of the Proposed Development

5.2.1 St Andrew's Place Roofs

- All gutters will be cleaned, and rusted rainwater goods repaired with matching cast iron fittings;
- Lead flat roof to 1 St Andrews Place plant room.

5.2.2 11 St Andrew's Place Roofs

- A new Proteus ProFelt overlay system to the identified roof areas to the main college building will be installed;
- Leadwork flashings will be replaced where necessary to Lead Sheet Association details.

5.2.3 1-8 St Andrew's Place and 9-10 St Andrew's Place Roofs

- New lead gutters and valleys;
- New Penrhyn Welsh slates to the pitched roofs and mansard areas where tiles are slipped or broken;

- 2no. new Roof lights to the terrace of 1-8 St Andrew's Place where existing rooflights have failed;
- 2 No. Lead flat roofs to the rear elevation.

5.2.4 1-8 & 9-10 St Andrew's Place & Jerwood Building External Walls

- General cleaning to remove moss and lichen;
- Cut out 30 No. existing defective bricks to be repaired with matching bricks;
- Rake out and re-point using 1:1:6 cement, lime, sand to match existing in type, finish, appearance and texture;
- Removal of defective stucco render where blistered or blown;
- Repairs to flaunching of chimney stacks and pots.

5.2.5 11 St Andrew's Place External Walls

- Removal and replacement of 30sqm of mosaic tiling, to be repaired with exact matching tiles, already in hand by Employer.

5.2.6 St Andrew's Place External Joinery

- Ease and adjustment of all windows and doors, with replacement of consumable components such as sash cords;
- Any rotten timber cut out and repaired.

5.2.7 St Andrew's Place External Areas

- Clean and minor repairs to stone steps;
- Repair and new finial casting of railings to replace missing components;

5.2.8 St Andrew's Place External Decorations

- The external redecoration is to include for the complete redecoration of all new and existing surfaces where currently or usually painted to all elevations at all levels. Specification and colour of paint to match existing.

5.3 Layout

No internal change of layout has been proposed in any of the properties.

Appendix - Listing Status

NUMBERS 1-8 AND ATTACHED RAILINGS

List entry Number: 1246155

Grade: I

Date first listed: 14-May-1974

Terrace of 8 houses. c1823. By John Nash. Stucco with slate mansard roofs and dormers. Rusticated stucco pilaster strips at angles. Symmetrical terrace of 3 storeys, attics and basements, 22 window range. Paired bowed bays of 3 windows each at either end. No.1 forms part of No.13 Park Square East, (qv). Ground floor with attached Ionic order supporting an entablature at 1st floor level, except the bows which have rusticated ground floors. Arcaded ground floor treatment with archivolt and moulded imposts. Doorways with cornice-heads, fanlights and panelled doors. 1st and 2nd floors with architraved sashes with cornices and glazing bars. Penultimate bay at each end with paired sashes with segmental pediment to 1st floor and paired sashes with pediment and guttae to 2nd floor. Plain 2nd floor sill band. Dentil cornice surmounted by balustraded parapet. Bows with additional attic storey.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings. Nos 1 to 8 (consec)together with the forecourt railings (qv) form a group matching that of Ulster Terrace (in Westminster LB) on the west side of Park Square.

Name: No name for this Entry

List entry Number: 1246157

Location: 9 AND 10, ST ANDREWS PLACE

2 terraced houses. c1826. By George Thompson. Stucco. A symmetrical composition of 3 storeys, 5 windows with pedimented tetrastyle Corinthian portico above ground floor to 3 window centre (1 blind). Rusticated ground floor with 3 round-arched openings flanked by tripartite windows. 1st floor windows flanking portico, tripartite with segmental-arched heads with paterae in tympanum and balustraded balconies. Balustraded balcony to portico. Remaining windows recessed, square-headed sashes. Modillion entablature with balustraded parapet.

INTERIORS: not inspected.

The rear of these buildings was originally formed by Nos 19, 31 and 33 Albany Street (qqv). (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 145).

Name: NUMBERS 31 AND 33 AND ATTACHED RAILINGS

List entry Number: 1378597

Grade: I

Date first listed: 06-Mar-1973

Date of most recent amendment: Not applicable to this List entry.

2 terraced houses, originally forming, with No.19 Albany Street (qv), the rear of Nos 9 & 10 St. Andrews Place (qv). 1826. Built by George Thompson. Stucco. 4 storeys and basements. 6 windows with flat pediment above the 4 left hand windows at 2nd floor level. Round-arched ground floor openings. Doorways (2 right hand openings under the pediment), with corniceheads, radial patterned fanlights and panelled doors. Recessed sash windows, some blind.

Pediment surmounted by a shallow semicircular headed niche containing an urn. Cornice and blocking course.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 145).

Name: ROYAL COLLEGE OF PHYSICIANS

List entry Number: 1246159

Grade: I

Date first listed: 24-Apr-1998

Date of most recent amendment: Not applicable to this List entry.

College. 1960-64, extended 1995-6 by Denys Lasdun and Partners. Pre-stressed concrete clad with very pale grey porcelain mosaic, in two different patterns, and dark blue engineering bricks.

PLAN: 'T'-shaped plan with offices facing Albany Street, the main entrance facing Regents Park and the garden façade to St. Andrews Place. The design concept is sculptural with the constituent parts of the college expressed both in form and materials.

EXTERIOR: 3 storeys and lower ground floor. Regents Park front with 2 plain pillars supporting the cantilevered, flat-roofed, library gallery with narrow vertically set, paired windows (grouped on returns), beneath which the well of the library forms a canopy, with a single central column and angle windows, to the recessed glass entrance approached by brick steps. To the right, a partially sunken lecture theatre of brick with 2 small windows at ground floor level; form of swelling curves, angled at one corner and with a shallow, steel-framed pyramidal roof (unexpectedly symmetrical when viewed from above). Right-hand return to St. Andrews Place continues the lecture theatre, with, at 2nd floor, a mosaic band with grouped vertically set windows to the library gallery, committee rooms and working library. The staircase hall is expressed by a large glass window (the largest sheet of glass possible at the time) and at roof level by the projecting twin linked service towers with corresponding voids. To the garden, beneath the projecting, cubic form of the Censors' Room is the brick-faced polygonal Members' Room with 2 canted bay windows. Albany Street façade of strips of brick alternating with strips of windows having stone lintels; at roof level, the rectangular

President's Flat. To the right, a vehicle archway to the north façade with colonnaded ground floor and narrow windows to the 1st and 2nd floors gained by concrete curved stairs. All the vertical windows have small inset drains to prevent water from staining the mosaic.

INTERIOR: impressive sequence of spaces centred on a large, white marble-clad, full height stair-hall with two tiers of galleries and a modern baroque marble staircase, self-supported and climbing through 4 turns from the upper ground floor to the 1st floor gallery whilst giving a diversity of views and vistas. Lower entrance hall has, to the right, steps to the lower ground floor and a further route provided by an elegant spiral stair beneath a curved and shaped solid balustrade with brass rail. The Censors' Room contains panelling with paired Corinthian pilasters from the former college of the 1670s by Robert Hooke; at the angles 4 vertical slit windows. Double doors to lecture theatre fronted by 2 pillars; theatre steeply raked to seat 300 and with an egg-shaped auditorium. The Dorchester Library is gained from the gallery; double height with gallery, vertical slit windows, top lighting and panelled in muninga wood. On the opposite side of the gallery, the 2-storey Osler Room, a dining hall, separated from the single storey reception room by a 60 foot long hydraulically lifted/lowered wall. The 2nd floor gallery has entrances to the Dorchester Library gallery, the Osler Room gallery, the Wellcombe Library and committee rooms. Meeting room and committee room added by Sir Denys Lasdun and Partners in accordance with the ceremonial plan and purity of design found in the original work. The Royal College of Physicians was purpose built to replace earlier accommodation on other sites. It is a prestigious building combining ceremonial features with day to day functionalism. It is included in Grade I as a powerful, elegant and rational statement of early 1960s architectural design. Awarded RIBA Bronze Medal in 1964; Civic Trust Award in 1967. Denys Lasdun was given the Trustees Medal of the RIBA for this building in 1992.

REGENTS PARK CONSERVATION AREA

The Regent's Park Conservation Area covers the eastern segment of John Nash's early 19th century Regent's Park development. It is a small part of a greater scheme that extends to the west into the City of Westminster, and comprises a unique planned composition of landscape and buildings, at once classical and picturesque.

The conservation area is oriented north-south and is made up of successive linear tracts of development which change in character as one moves from the Park edge to the eastern edge of the Conservation Area.

Development closest to the Park – and facing onto it – is of the highest architectural hierarchy. Tall stuccoed façades face the park, creating a grand linear composition and giving enclosure to the open space.

To their rear are low, stock brick mews developments reflecting the linear plan.

To their rear, and facing Albany Street, are buildings of a variety of ages and appearances, but generally of terraced house form, and united by their similar response to the linear nature of the street. Redhill and Longford Streets contain churches, housing and a public house, and sit between (in terms of architectural hierarchy and physical layout) the park and grand terraces to the west and the service area to the east.

Within this overall framework of distinct types, twentieth century interventions fit into the earlier patterns. These are mostly housing developments with the notable exception of The Royal College of Physicians which is an iconic building of its time.