

Figure 3.15 First floor as proposed (colour), 1927

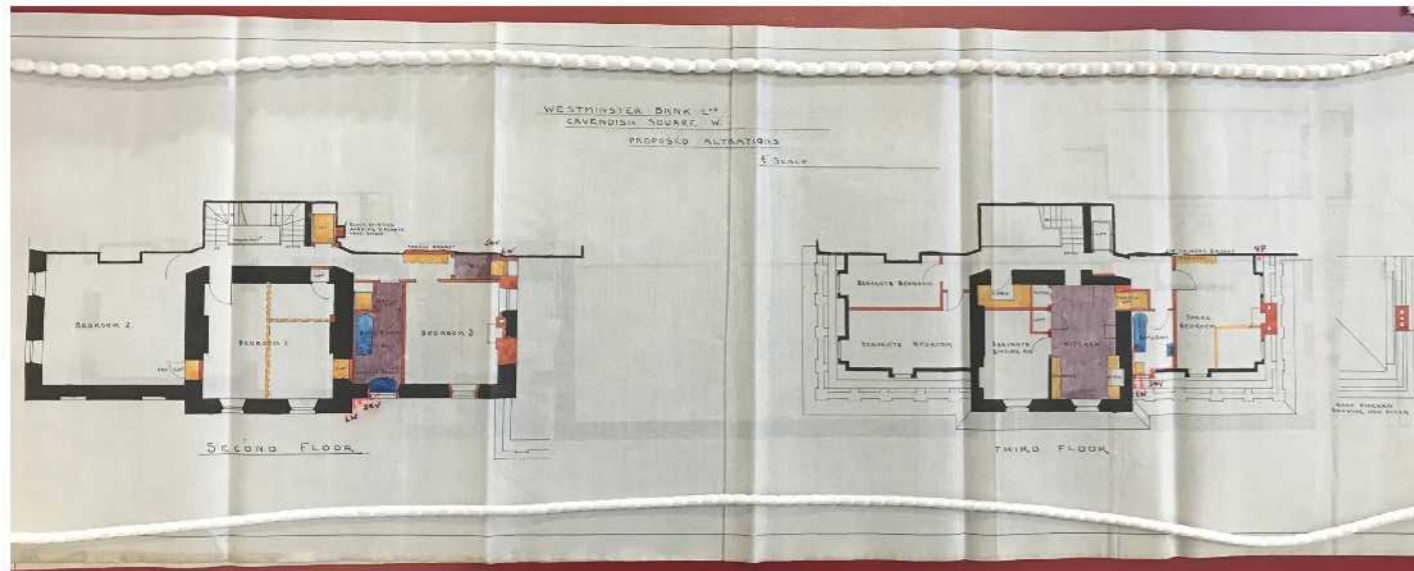


Figure 3.16 Upper floors of house, 1927



**Alterations c.1927**

- 3.24 An extensive programme of alterations was undertaken c.1927 to designs Wimperis, Simpson and Guthrie. The house part of the building (No 1A) was given a new entrance to Cavendish Square, replacing a former window, and by the early 1930s the upper part of No 1A had been separated from the bank premises, although the whole ground floor of No 1A remained part of the bank until much more recently.
- 3.25 Two partial sets of plans for the 1920s work survive in the LMA and Westminster Archives.
- 3.26 Externally, the 1870s porch was extended by one bay to the west in matching style. As part of this work, the door was moved into the new western part of the porch. Part of the lower ground floor area was also filled in and the railings removed.
- 3.27 To the east of the banking hall, a screen wall with a door was across the end of the small open yard area to the east of the 1873 extension, probably replacing an earlier screen wall.
- 3.28 Probably also in 1927, although no elevations for it have been found, the main façade of the banking hall and extension to Margaret Street was remodelled to alter the windows to straight-sided surrounds under projecting hoods (the latter probably already extant as they are shown on an as existing elevation of 1926). These windows are clearly visible in photographs of the 1931, 1946 and 1956.



Figure 3.17 1931 aerial image



Figure 3.18 1946 aerial image



Figure 3.19 1952 aerial image

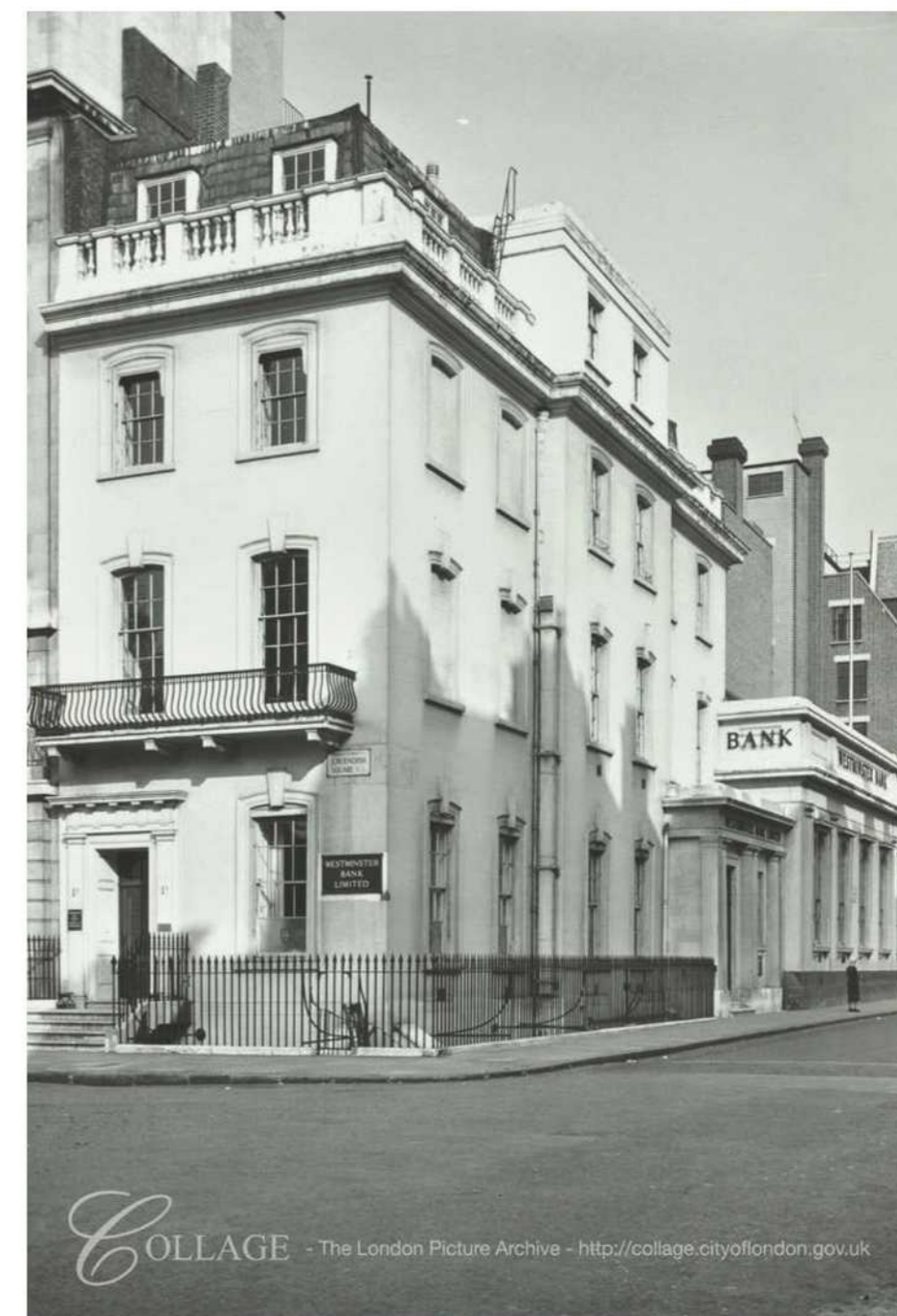


Figure 3.20 1956 image (Collage)



- 3.29 Internally, the plans show many changes to the banking hall area and elsewhere on the ground floor. Both walls of the former east room of the 1720s house were removed and replaced with steels, linking the eastern room to the central room and creating a very large space that opened into the main banking hall. The opening between the 1820s and 1870s parts of the banking hall was also widened with the insertion of a steel to extend the main banking hall into this area.
- 3.30 There was less change in the eastern service bays, although there was some subdivision of rooms here. In the basement changes were primarily to the vaults under the 1720s part of the building, where walls were thickened and windows to the former area to the street blocked up. An internal wall was also inserted to create a strong room, and some openings were changed in the eastern part of the basement.

**Later Work**

- 3.31 A photograph taken in 1956 shows the Margaret Street façade with its straight headed windows, but these had been altered to the present form, with round headed windows without hoods, by 1959. It is not clear what other work was undertaken at that date.
- 3.32 At some point after WWII but before 1979, additional space was taken at least on the ground floor of the rear of 33 Margaret Street where it backed onto the north side of the eastern part of the bank building. This space was subsequently separated from the bank building and no longer forms part of the premises.



Figure 3.21 1959 image (Collage)



Figure 3.22 1974 image (Collage)



Figure 3.23 1974 image of porch (Collage)



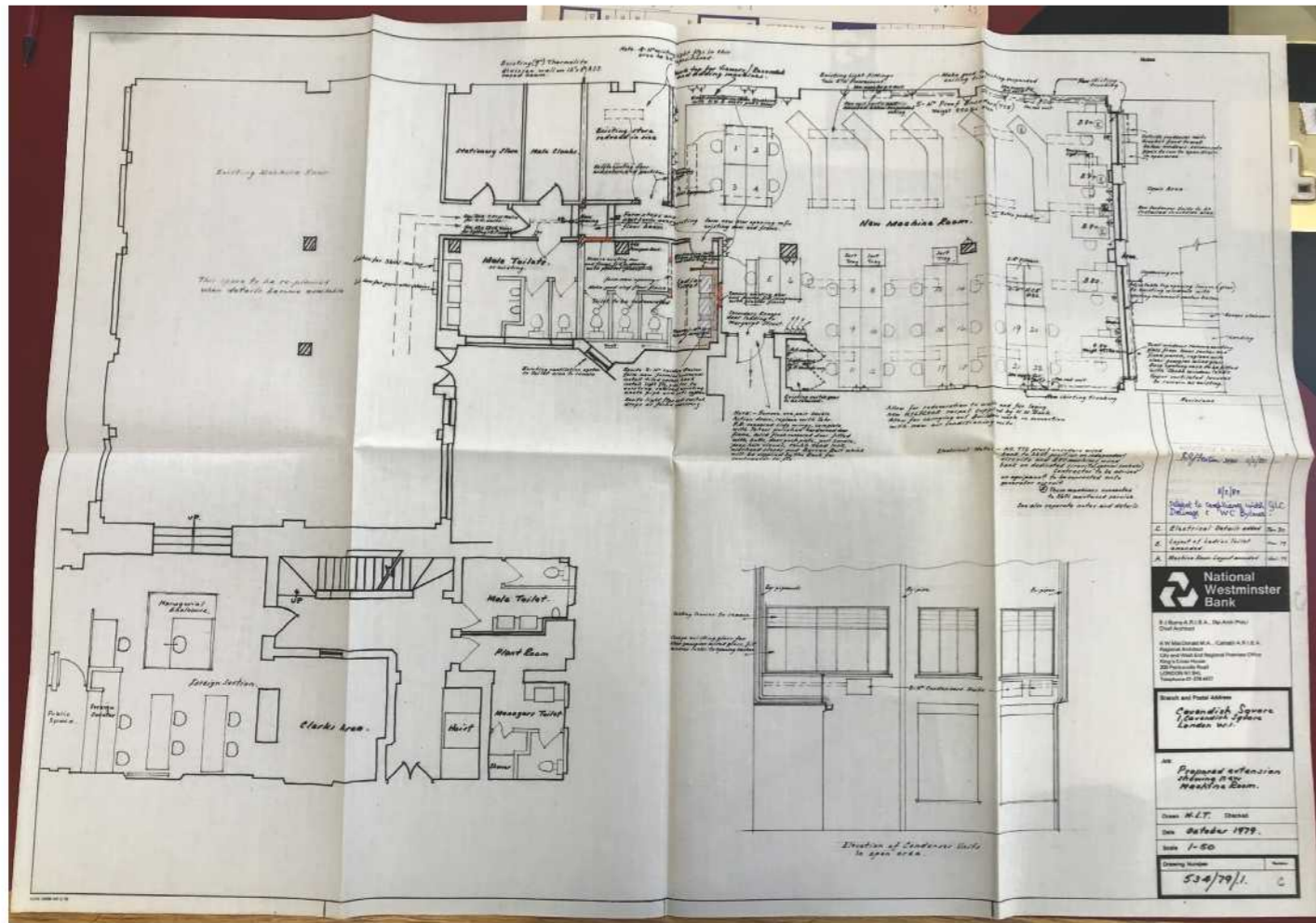


Figure 3.24 1979 proposed extension

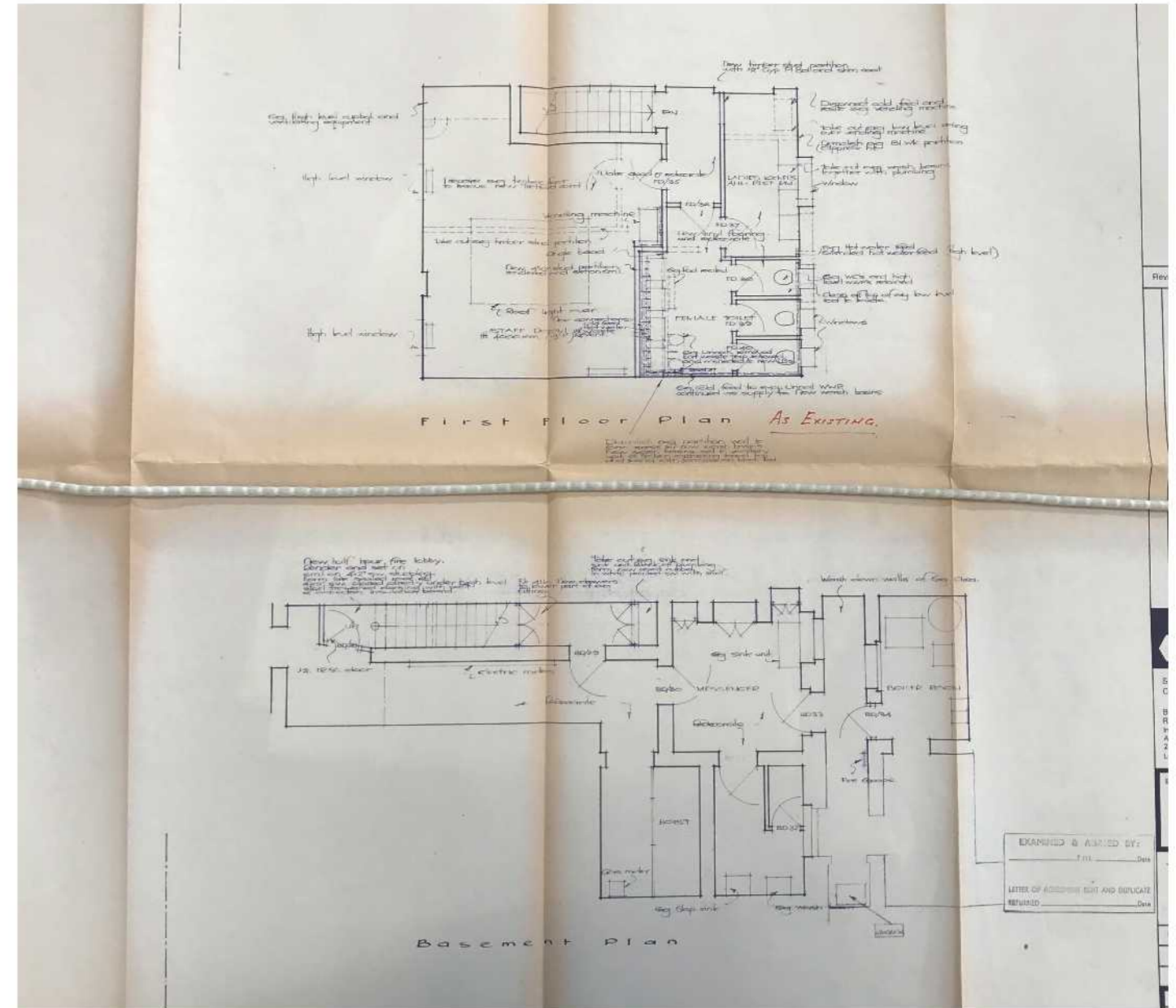


Figure 3.25 1979 basement and first floor plan

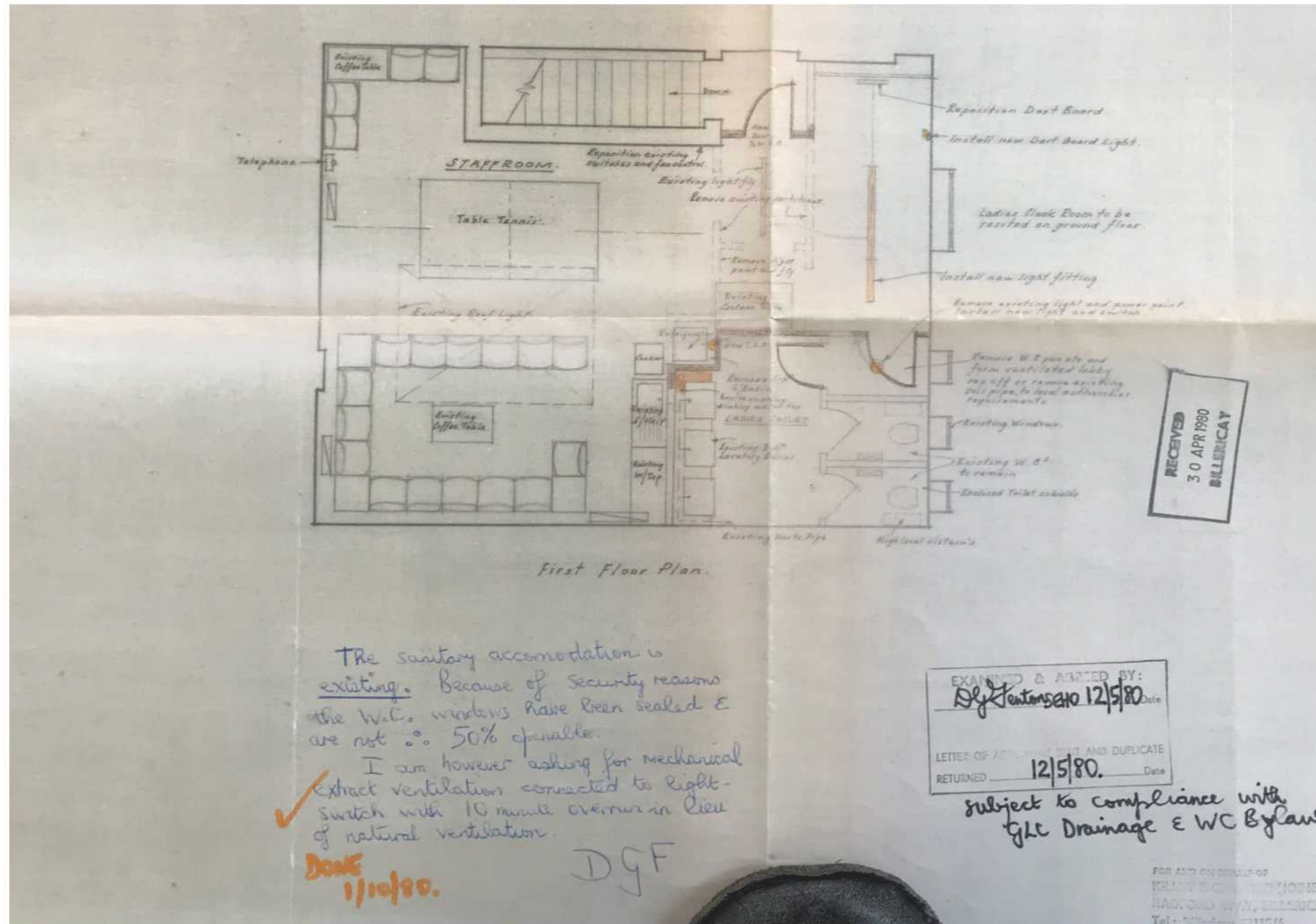


Figure 3.26 1979 first floor as proposed

- 3.33 There have also been other internal rearrangements to subdivide spaces and create internal partitions.
- 3.34 The building was listed in 1987.
- 3.35 Consent was granted in 1988 following an appeal for two additional stories to the banking hall, and the consent was renewed in 1992 (Ref: 915827), but the proposals were never implemented.
- 3.36 The western four bays of No 1A were completely separated from the banking hall and refurbished in 2002, and now have no connection to the banking hall. At some point the link to the north was also severed, probably also c.2002.

**Phasing plans**

- 3.37 Attached at **Appendix 3.0** of this report is a set of phasing plans setting out our understanding of the historical development of the Site. The phasing plans have been prepared informed by visual inspection and also research that has included consulting the following:
  - London Metropolitan Archives (LMA)
  - Westminster Archives
  - Westminster Planning Archives
  - Simon Bradley and Nikolaus Pevsner, *The Buildings of England, London 6: Westminster*, Yale University Press, 2003.
  - Philip Temple, Colin Thom, Andrew Saint, *Survey of London: South-East Marylebone: Volumes 51 and 52*, Yale University Press, 2017
  - <https://blogs.ucl.ac.uk/survey-of-london/2015/11/27/cavendish-square-1/>



// 1 CAVENDISH SQUARE, MARYLEBONE, LONDON W1G 6LA



## Assessment of Heritage Assets' Significance



## 4.0 ASSESSMENT OF HERITAGE ASSETS' SIGNIFICANCE

4.1 Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets likely to be affected by development proposals. The paragraph states that the level of detail should be proportionate to an asset's importance and no more than is sufficient to understand the potential impact of the proposal.

4.2 Significance is defined in the NPPF as (2012) as:

*'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*

4.3 The NPPF forms the basis of for our assessment of the significance of the site. We have also has regard to the note by Historic England GPA 2: Managing Significance in Decision-Taking in the Historic Environment (2015) which provide guidance on the assessment of significance.

4.4 The categories listed below encompass distinctive yet interrelated aspects of significance such as associative, illustrative, design, social and spiritual value, provide a useful framework for assessing and understanding significance:

- Archaeological Interest: the potential of a place to yield evidence about past human activity.
- Historic Interest: the ways in which past people, events and aspects of life can be connected through a place to the present, often illustrative or associative.
- Architectural and Artistic Interest: the ways in which people draw sensory and intellectual stimulation from a place.
- Value of a heritage asset to this and future generations: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

### Designations

4.5 **Figure 4.3** is a heritage asset plan identifying the heritage assets on and around the Site.

4.6 As noted in **Section 1.0** 1 Cavendish Square is a Grade II listed building. The list description focuses on the three storey surviving parts of the original house facing on to Cavendish Square. The Site includes parts

of the basement to the original house but the Proposed Development focuses on the later extensions dating from the nineteenth and twentieth centuries.

4.7 The Site is located in the Harley Street Conservation Area and The Regent Street Conservation Area is located immediately to the south and east. We discuss the significance of these heritage assets below

4.8 Given that the external alterations proposed to the Site are minor we do not consider that the Development Proposals would affect the setting or significance of the other heritage assets shown in **Figure 4.3**.

### 1 Cavendish Square (Grade II listed building)

4.9 The exterior of the Site facing onto Margaret Street largely dates from the nineteenth-century. There are also twentieth century alterations such as the existing window openings, which historical evidence indicates were altered to their current appearance in the 1950s. Elements of the original house survive to the west.

4.10 The Site is seen in views looking east and west along Margaret Street, looking north from John Prince's Street (the eastern side of which is in the Regent Street Conservation Area), and also from Cavendish Square.

4.11 Despite being altered, the classical detailing to the elevations contributes to the aesthetic and architectural interest of the building, and the height and general form reflects its original use as a banking hall. The exterior is also of historic interest as it represents the historical development of the original house, the change of use of part to a banking hall, and then the extension of the bank itself. However, clearly the primary historic interest is associated with the surviving parts of the early eighteenth century house.

4.12 Two timber entrance doors are present facing on to Margaret Street. The western entrance dates from the 1927 alterations to the building and the eastern entrance forms part of the c.1873 extension to the bank. Both entrances have steps but there is an opportunity to provide level access through sensitive adaptation, without compromising the contribution that the entrances make to significance of the heritage asset.

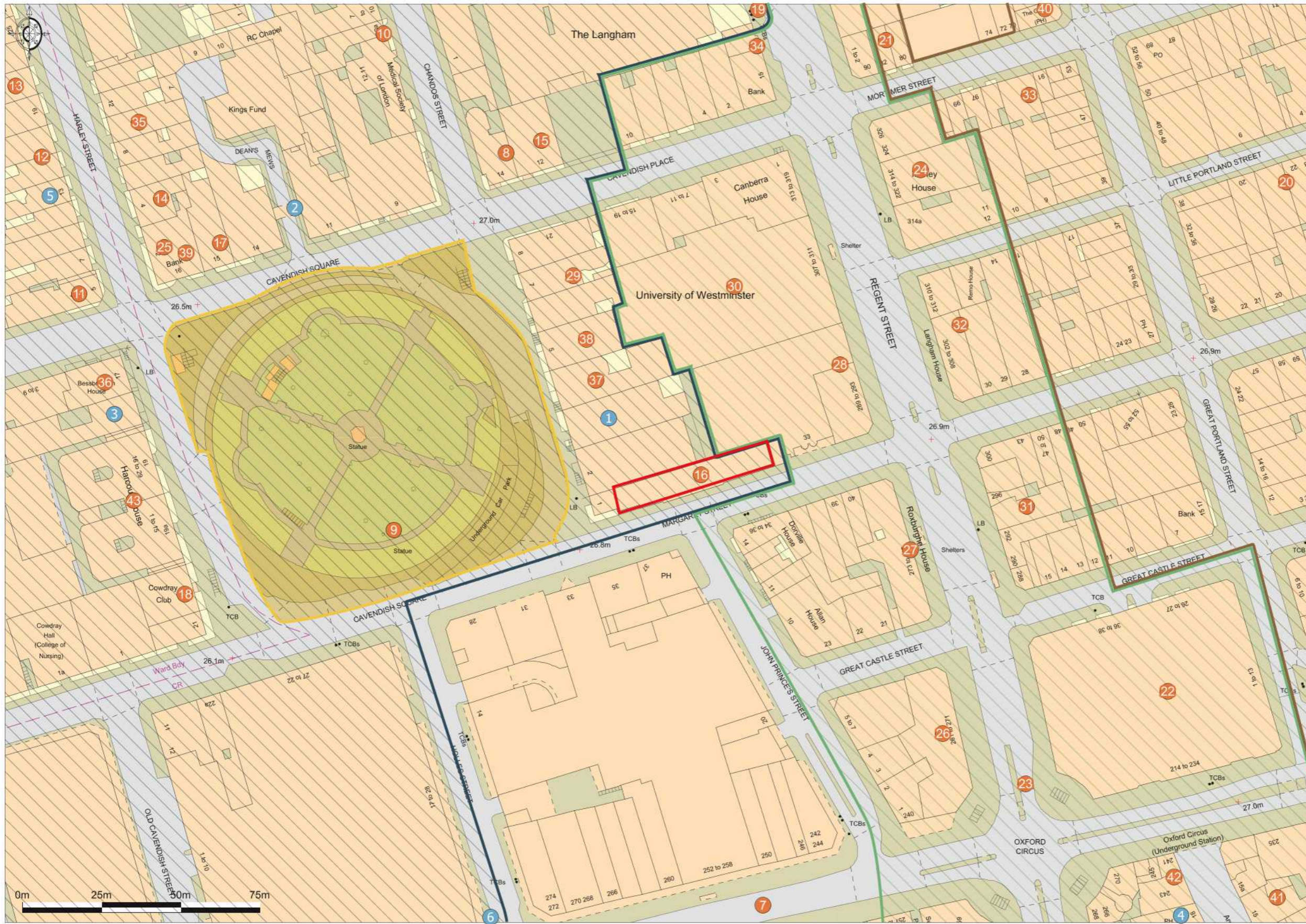


Figure 4.1 Site looking east along Margaret Street



Figure 4.2 Site looking east from Cavendish Square





**HERITAGE ASSET PLAN**

- Indicative Site Boundary
- Cavendish Square, London Square
- Harley Street Conservation Area
- Regents Street Conservation Area
- East Marylebone Conservation Area

**Listed Buildings**

- Grade II\***
1. 3, Cavendish Square W1
  2. Bridge
  3. 18, Cavendish Square W1
  4. The Argyll Public House
  5. 13, Harley Street W1
  6. Winged Figure, Including Plinth and Applied Lettering

- Grade II**
7. 2 Lamp Standards in Middle of Road between junctions with John Princes Street and Hollies Street
  8. 14, Cavendish Place W1
  9. Statue of Lord George Bentinck
  10. 10A, 11 and 12, Chandos Street W1
  11. 1, 3 and 5, Harley Street
  12. 15 and 17, Harley Street W1
  13. 21, Harley Street W1
  14. 4, Harley Street W1
  15. 12, Cavendish Place W1
  16. 1 and 1A, Cavendish Square W1
  17. 15, Cavendish Square W1
  18. Royal College of Nursing
  19. Group of 3 K6 Telephone Kiosks adjacent to former Langham Hotel
  20. 21, Little Portland Street W1
  21. 82, Mortimer Street W1
  22. Peter Robinson
  23. Ventilation standard on island north of Oxford Circus
  24. 314-326, Regent Street W1  
2, Harley Street W1
  25. 261-271, Regent Street W1 273, 275, 275A and 281A, Regent Street W1
  26. 289-305, Regent Street W1
  27. Number 7 and Attached Railings
  28. University of Westminster
  29. Walman House
  30. 302-312, Regent Street W1
  31. 43, Great Portland Street W1
  32. 14 and 15, Langham Place W1
  33. 6-14, Harley Street W1
  34. 17, Cavendish Square W1
  35. 4, Cavendish Square W1
  36. 5, Cavendish Square W1
  37. 16, Cavendish Square W1
  38. George Public House
  39. Oxford Circus Underground Station at the north-east corner of Argyll Street & Oxford Street, including offices above
  40. Oxford Circus Underground Station entrance on north-west corner of Argyll Street and Oxford Street
  41. Harcourt House

**Promap**  
LANDMARK INFORMATION GROUP

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**Date:**  
March 2018

**Scale:**  
1:5000 @ A3

**Figure 4.3** Heritage Asset Plan







Figure 4.4 Site looking west along Margaret Street



Figure 4.6 Western entrance



Figure 4.5 Site looking north along John Prince's Street



Figure 4.7 Eastern entrance

- 4.13 The key internal space within the Site is the former banking hall. This double height space has a five bay coffered ceiling that probably dates to the 1820s, and was originally lit by skylights. It is likely that the panelling and joinery to the windows on the southern side of the hall are later (as set above the windows date from the 1950s).
- 4.14 Notwithstanding the later alterations, this space is attractive and impressive, and contributes to the aesthetic and architectural interest and significance of the Site. However, again, the primary significance of the listed building is associated with the surviving parts of the early eighteenth century house.
- 4.15 The character of the banking hall has been comprised through the installation of C20 partitions associated with the banking use. The Proposed Development provides an opportunity to enhance the aesthetic and architectural value of the space through the removal of these partitions.



Figure 4.8 Banking Hall