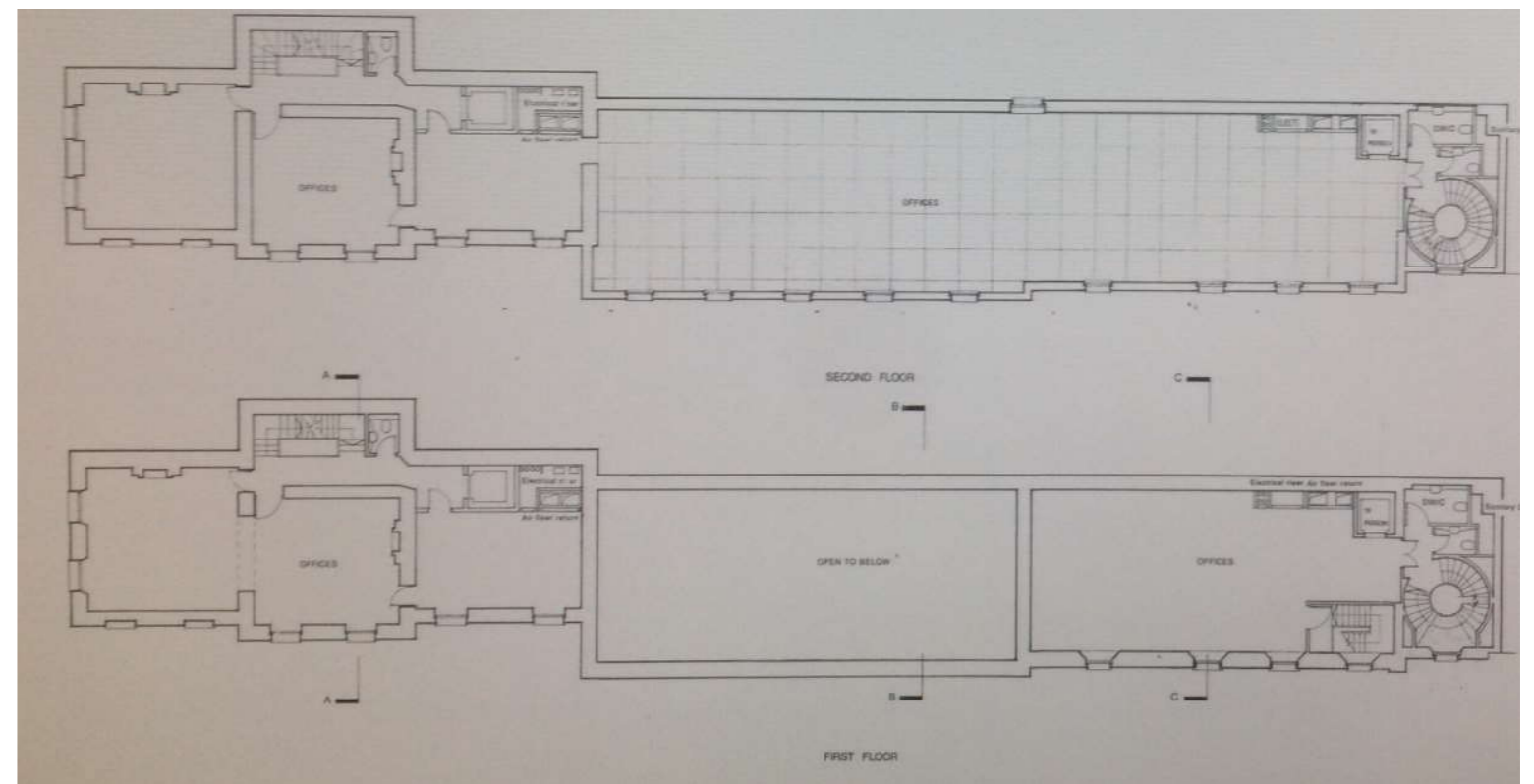


Approved two storey extension, internal alterations and change of use approved in 1991.
Source: Westminster Planning Archives



1 Cavendish Square

03. Historical Background

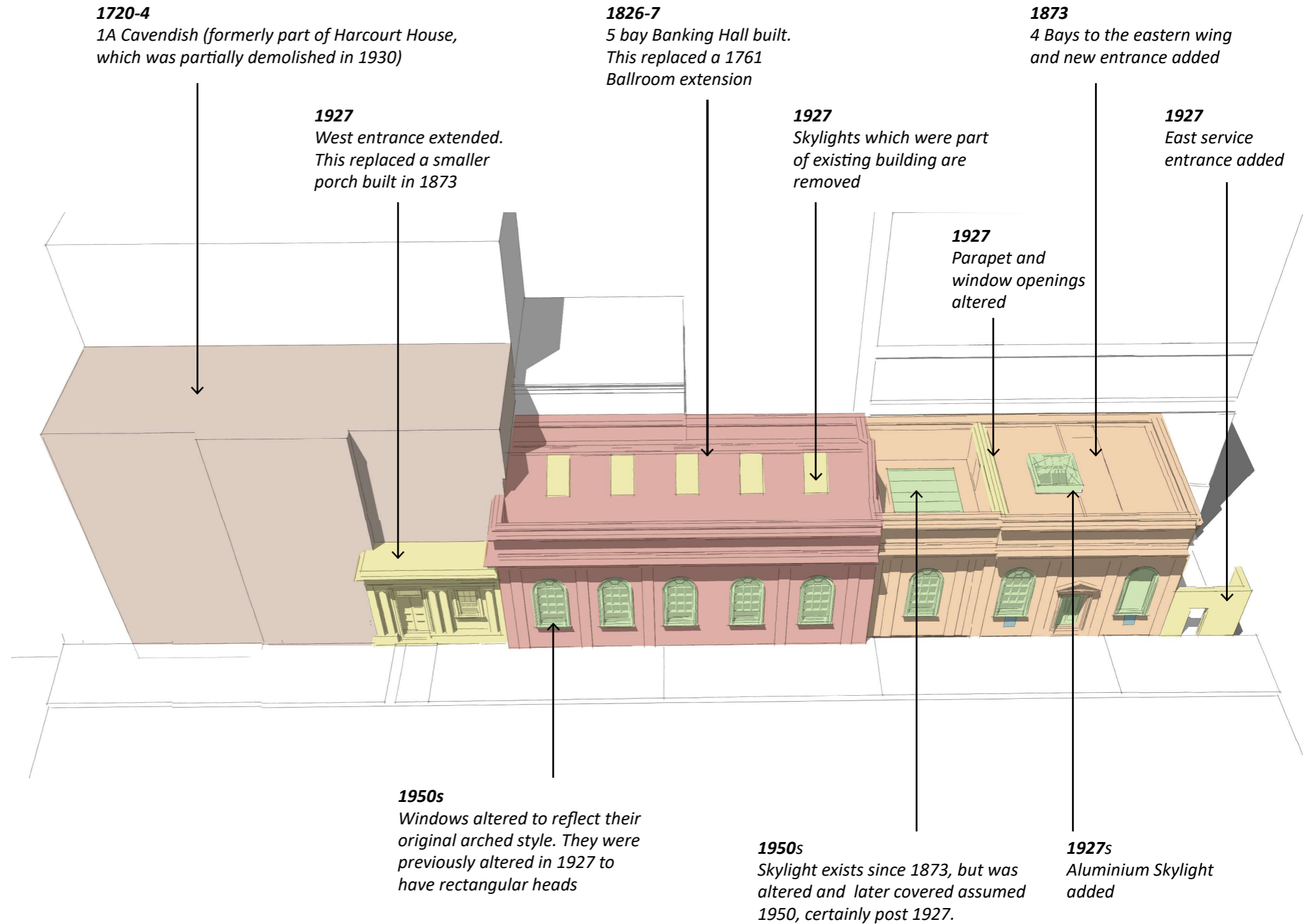
Historical Timeline

The historical timeline is of particular interest to assess the historical hierarchy of the Listed Building.

This assessment will help establish the starting design parameters and define which elements are integral/ less so to the building.

Refer also to the Heritage Statement (Montagu Evans)

- 1950s
- 1927
- 1873
- 1826-7
- 1720-4



04. Design Evolution

External Assessment

- Of no significance/ detriment
- Moderate/Neutral significance
- Of historical significance
- Other buildings

Western Doric Porch added 1927. While this currently adds to the character of the facade it is noted that there have been several historical changes to the entrances to this wing and this addition has blocked off two historic ground floor arch windows to the historic Harcourt house. The existing window, formerly the door of the 1873 porch also bears little relation with the windows to the rest of the facade

Main facade of 1826-7 with double height arch windows. Although the windows have been altered, it appears in their current design they have sought to reflect the historic windows.

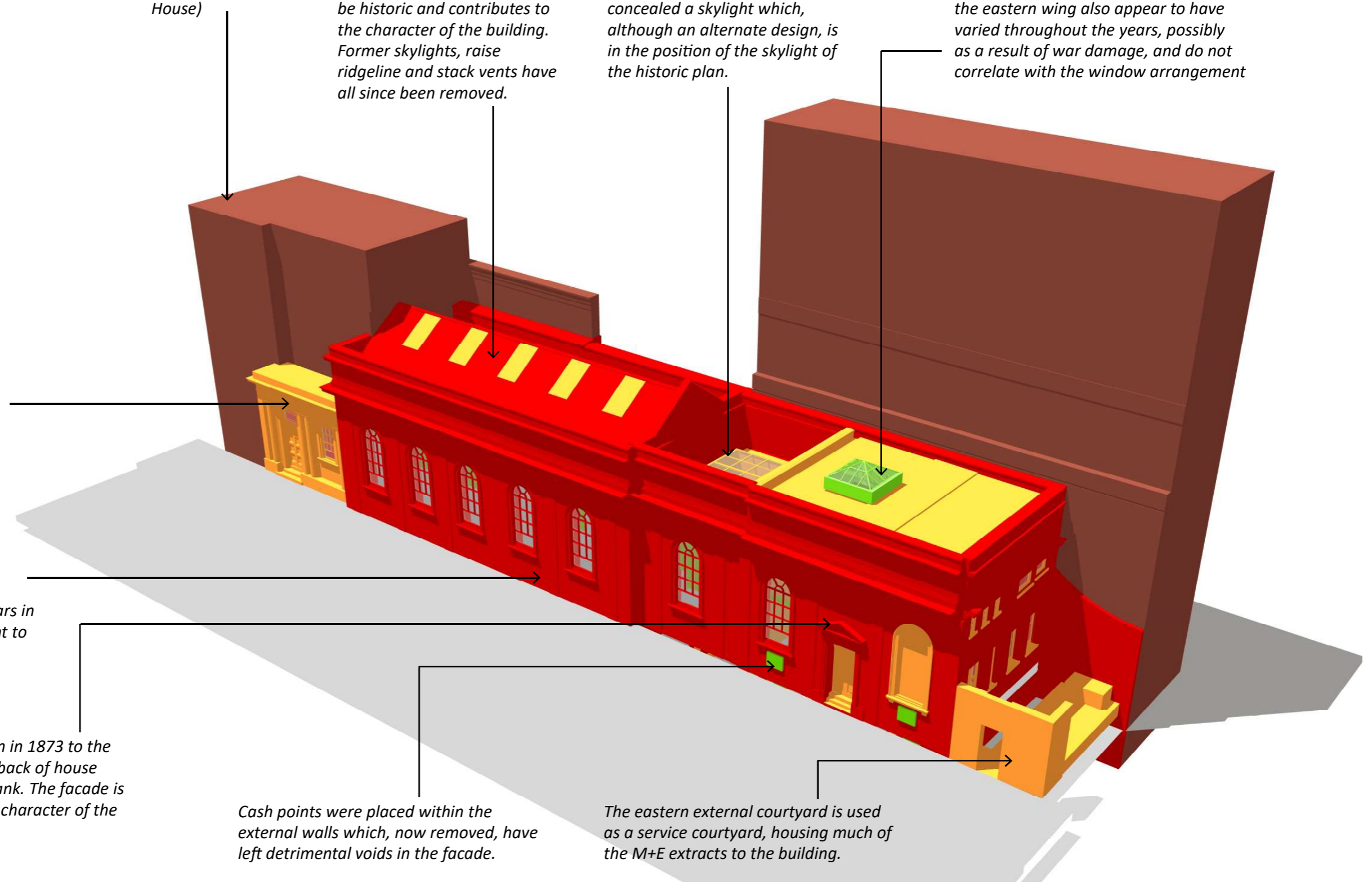
The eastern wing was a later addition in 1873 to the main banking hall and built to serve back of house functions for the public face of the bank. The facade is set back, but still adds to the historic character of the building.

1A Cavendish (formerly Harcourt House)

Pitched roof. The pitched roof appears to be historic and contributes to the character of the building. Former skylights, ridge line and stack vents have all since been removed.

The external plant area has been covered in lead. This has concealed a skylight which, although an alternate design, is in the position of the skylight of the historic plan.

The aluminium skylight is a later addition. The internal floor levels of the eastern wing also appear to have varied throughout the years, possibly as a result of war damage, and do not correlate with the window arrangement



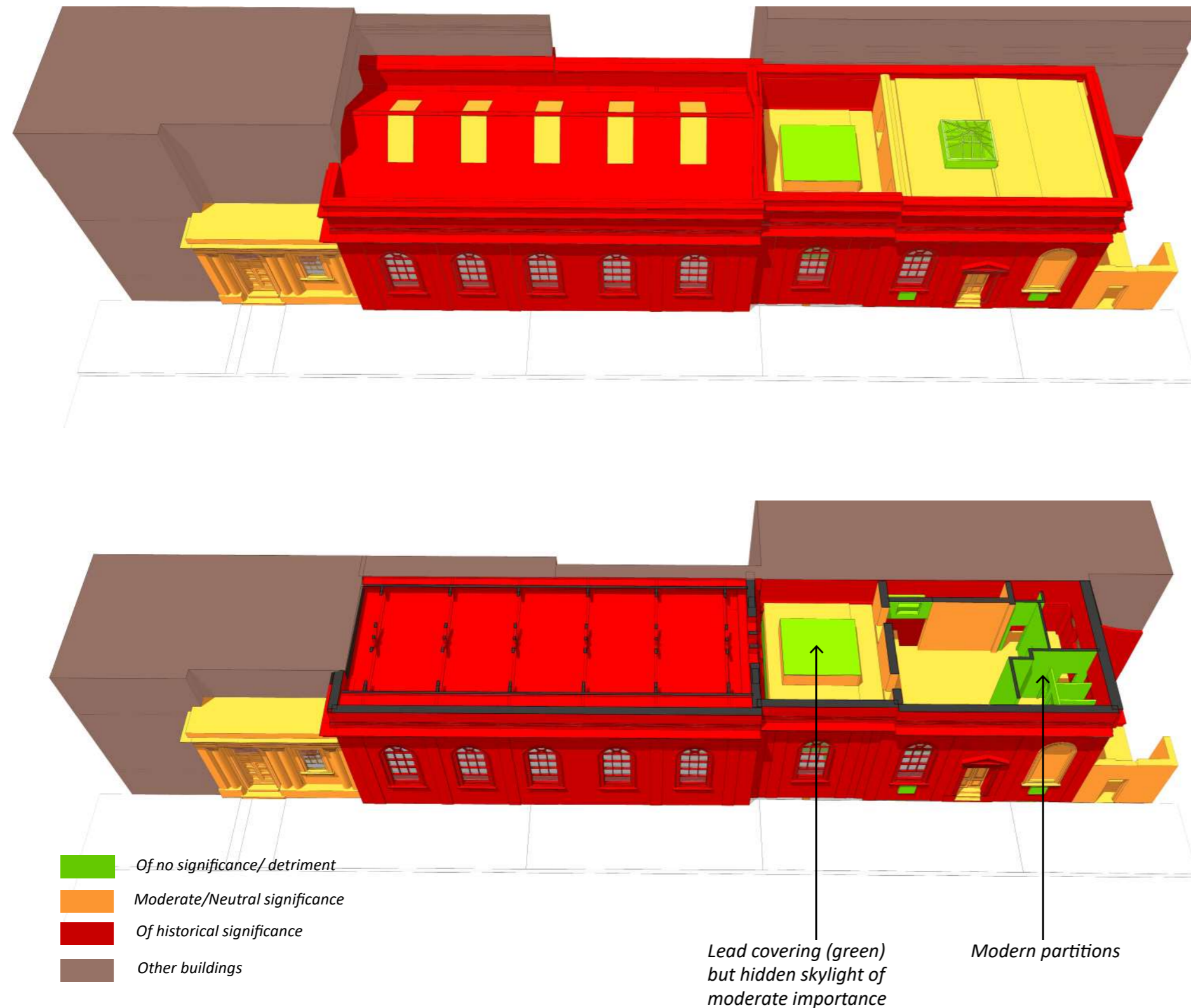
Cash points were placed within the external walls which, now removed, have left detrimental voids in the facade.

The eastern external courtyard is used as a service courtyard, housing much of the M+E extracts to the building.

1 Cavendish Square

04. Design Evolution

External and Interior Assessments



Roof

The pitched roof is historic, although skylights have been infilled and ventilation stacks removed. This application does not propose to alter any of the historic fabric of the roof.

The central skylight is in a historic location, but is not to the original design and is now concealed by a lead finish and hidden within a false ceiling. However it does have some merit and consideration has been given to its retention and refurbishment for reuse within the proposals.

The eastern roof level has been altered and the eastern skylight is likely to be post war.

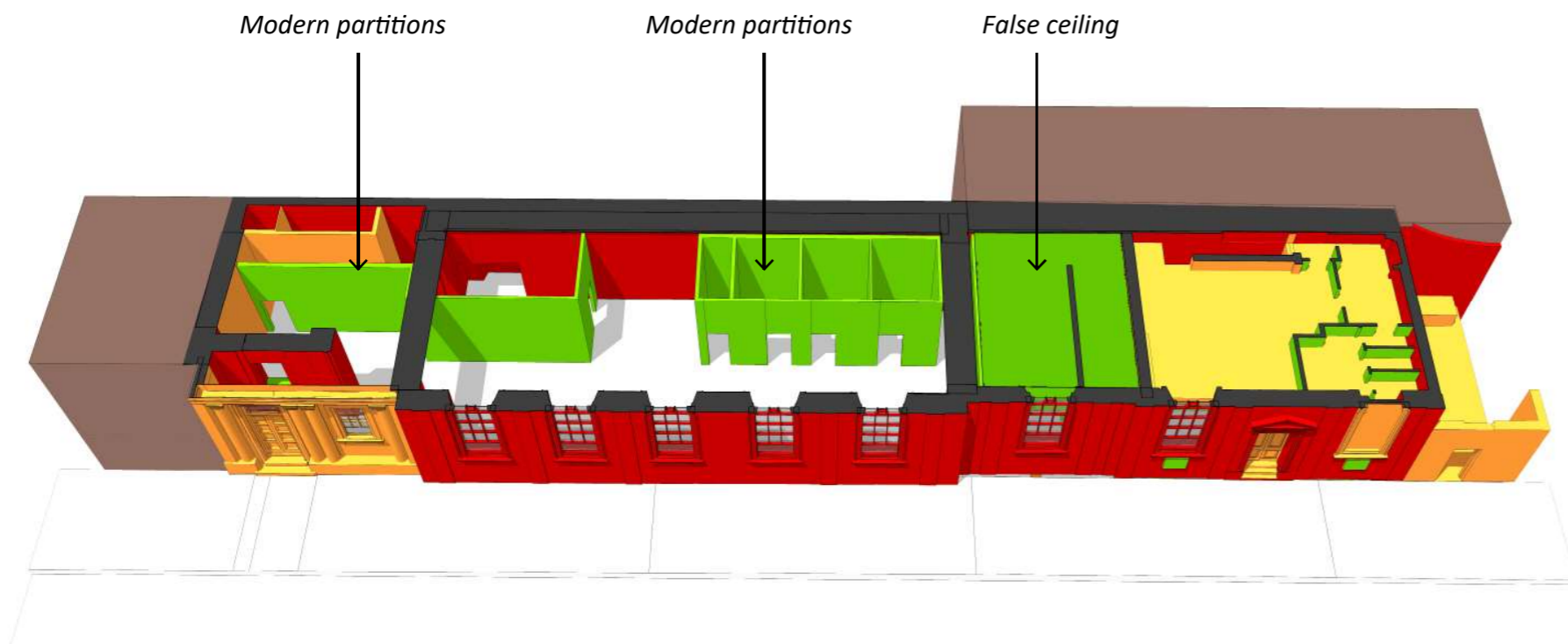
Sectional view through Pitched Roof

No design alterations are intended in the roof space.

The internal arrangements to the eastern wing have been altered and modified throughout the years.

The existing stud partition walls date from 1989/1991 and are of no historic merit. It is intended to remove such partitions.

The floor level of this wing also appears to have been altered throughout the period and is now cut through the two arch windows and set far below the west windows/ hatch which overlooks the plant area



Section view through main hall

The main hall contributes as the most important internal feature and to the overall character of the building. Modern stud partitions necessary for use as a bank have altered the proportions and character of this space. It is intended to remove such partitions and reinstate the grand space.

A false ceiling creates a service zone and hides the skylight within the banking hall's eastern extension. This also cuts through the double height arch window. The significance of both the double height window and the skylight are lost with this false ceiling. It is intended to remove all false ceilings and reinstate such significant features of the building, where possible.



Section view through ground floor

The eastern wing was an addition to serve the main banking hall. It is subservient to the original western section and designed to accommodate functional spaces to serve the bank. It is considered therefore, that any necessary changes to the building fabric are concentrate into this section of the property, in order for a new, suitably appropriate use for the vacant building to be accommodated.

It is intended to remove modern stud partitions, and where possible, retain existing walls and openings, as far as feasibly possible.

- Of no significance/ detriment*
- Moderate/Neutral significance*
- Of historical significance*
- Other buildings*

1 Cavendish Square

04. Design Evolution

Design with Heritage Assets



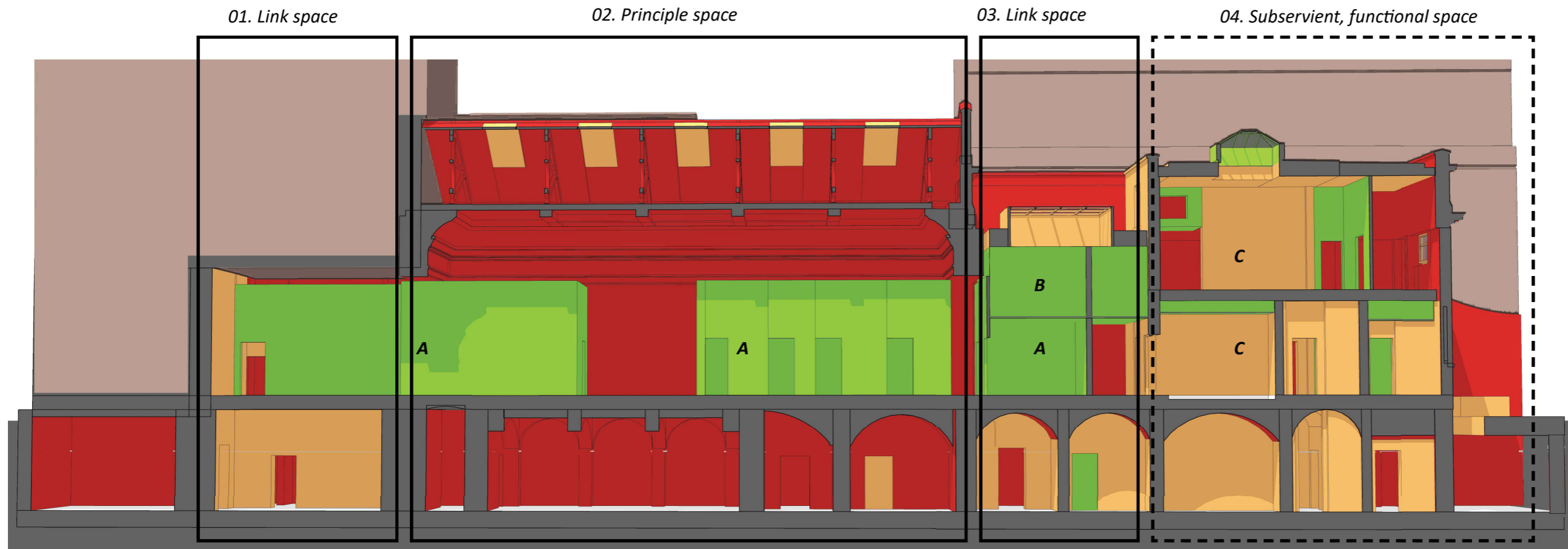
A Modern stud partitions have altered the proportions of the space and damaged the historic fabric



B The false roof and service void hides the skylight, which is concealed by a lead finish



C The east wing has been historically altered to serve the changing functions for the bank. Modern alterations, particularly at first floor level and to the service areas detract from the historic character and confuse legibility of this space.



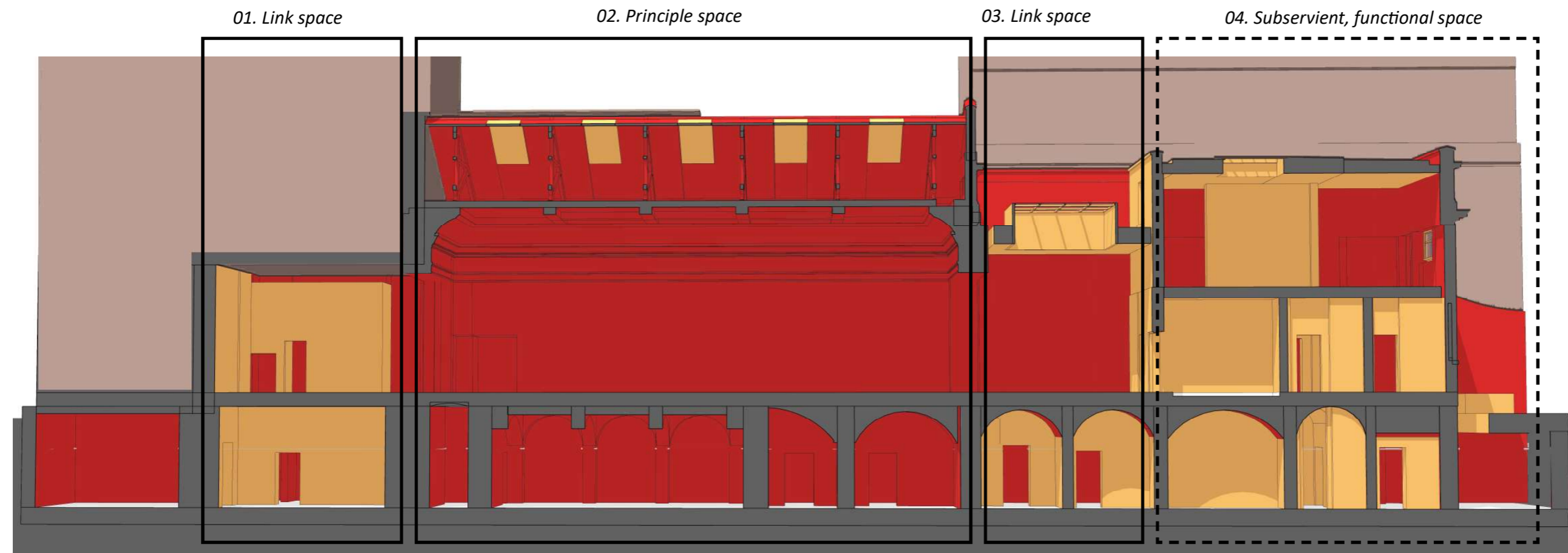
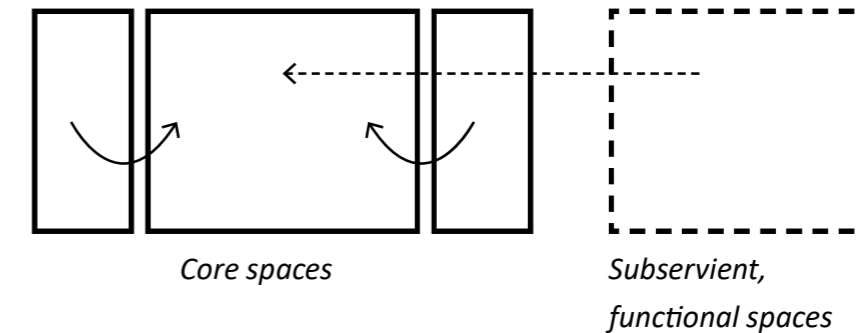
Long Section through building

04. Design Evolution

Removal of Detrimental Fabric

Removing the modern/ detrimental elements (green) provides the first step of the design intent and has great benefit in reinstating the historic significance of the primary areas of the building. In accommodating the change of use for the vacant building a compromise will need to be carefully integrated to allow function to necessitate.

The building has been designed and extended so that the principle space is served by two wings which provide circulation/ link areas. This sequence is important in the historical function and sequential layout of the building and the principles of such will look to be retained in new proposals. The east wing is an additional, functional space. It is subservient to the principle public areas, allowing the building to perform in its use. It is of less aesthetic significance than the other three spaces. The link spaces allow lateral and vertical movement from the street, basement and upper levels.



Long Section through building

1 Cavendish Square

04. Design Evolution

Insertions

In terms of hierarchy all spaces will perform to reflect their historical function and significance;

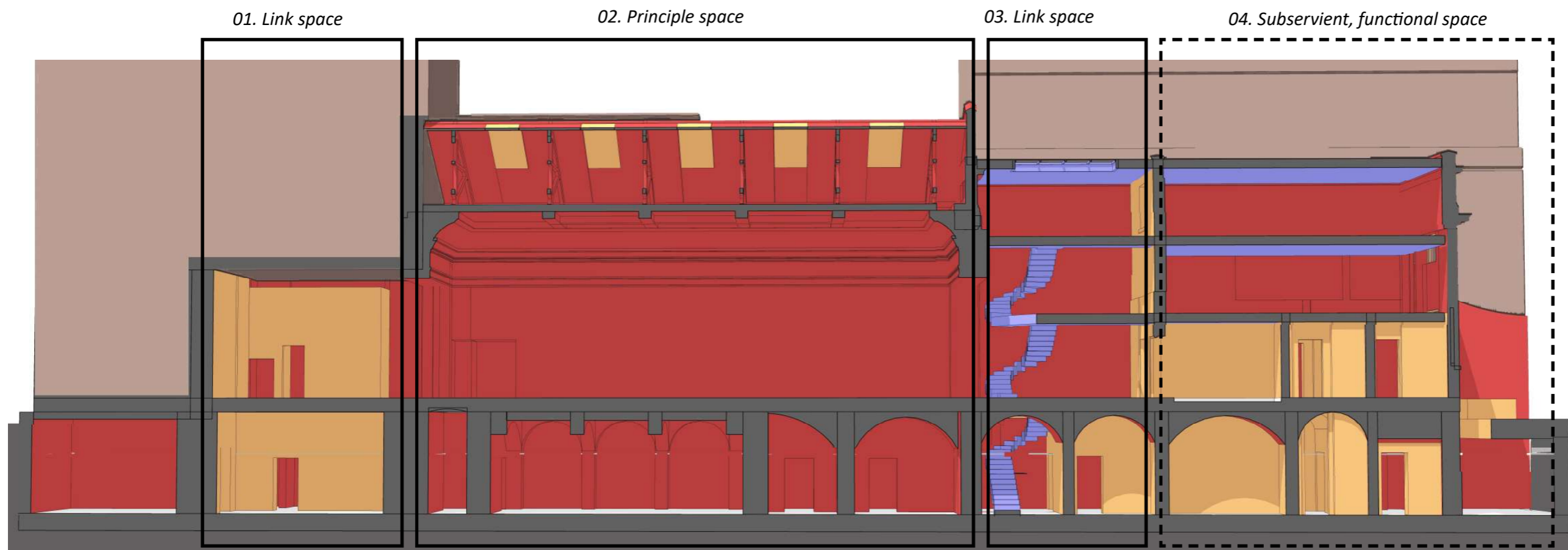
The main hall will be the principle dining space, the circulation space and buffer space to the east side provide vertical movement throughout the building (with the skylight to be relocated at higher level to again bring light down through the height of the building into the extended eastern end of the main hall) and the subservient functional space will provide the Kitchen/ service functions at lower level and secondary seating at higher level.

In this sense the designs for the new use reflects its original function and reinstates its historical hierarchy.

New floor levels provide effective use of the space to accommodate restaurant covers.

The existing skylight (hidden within the false ceiling) will be relocated at a higher level, reinstating the historical use of this space as vertical circulation. A retracted void space between mezzanine and first floor will allow plenty of natural light to fill the spaces and the double height arch window to be reinstated to its full appreciation reflecting the verticality this space would have originally provided.

The stairs will continue into the basement, where it has been carefully placed to be introduced centrally within a single vaulted space, the opening of which will be increased to its full extent. The vaulted ceiling will be retained.



Long Section through building

04. Design Evolution

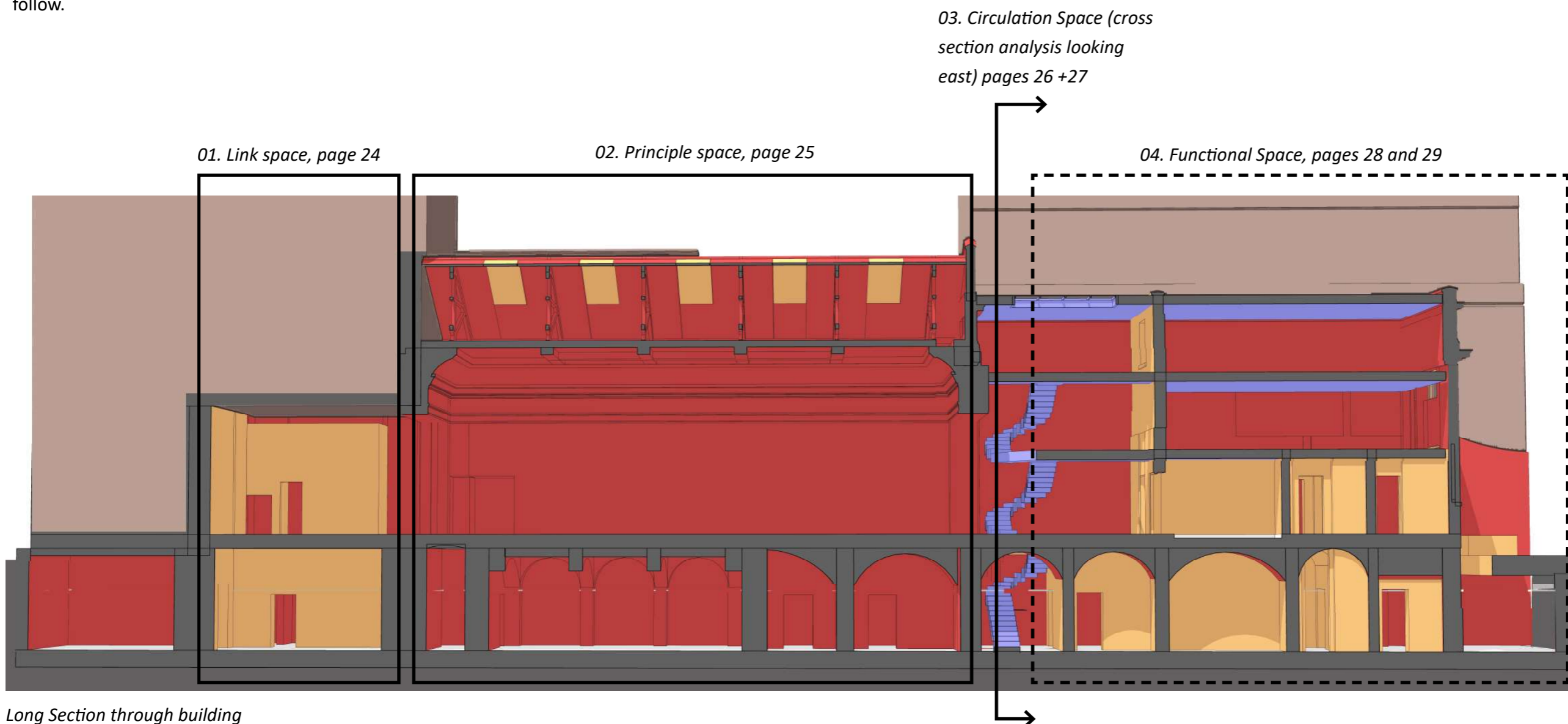
Design with Heritage Assets

The designs to this point have stripped back the detrimental fabric and have allowed for new carefully designed and discreet insertions.

To sensitively elaborate on the design proposals in greater detail each area of focus will be examined across the following pages in more depth.

Further investigations into retention and restoration of the most important feature elements will then follow.

- Of no significance/ detriment*
- Moderate/Neutral significance*
- Of historical significance*
- Other buildings*
- Proposals*



1 Cavendish Square

04. Design Evolution

Area of focus 01: Western Link Space

Existing Photographs



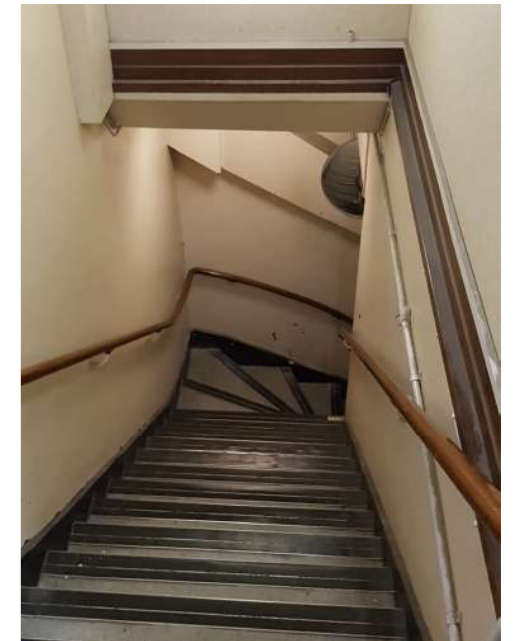
A: False ceiling with cornicing hidden (looking up)



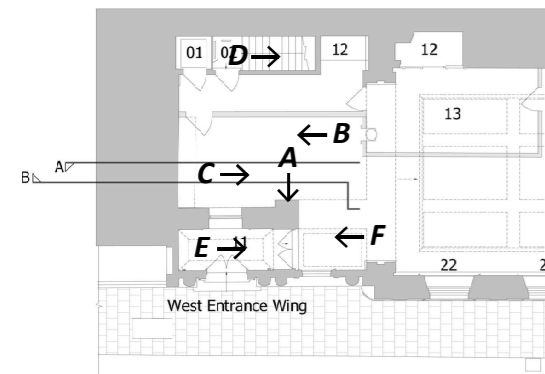
B: End wall infilled to separate properties



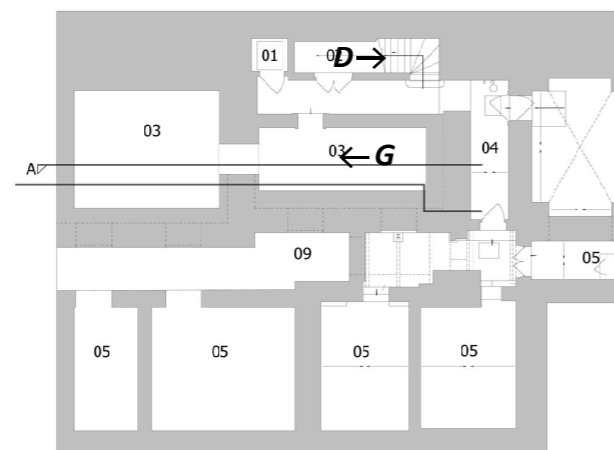
C: View to main hall



D: Stairs down



Existing Ground Floor Plan



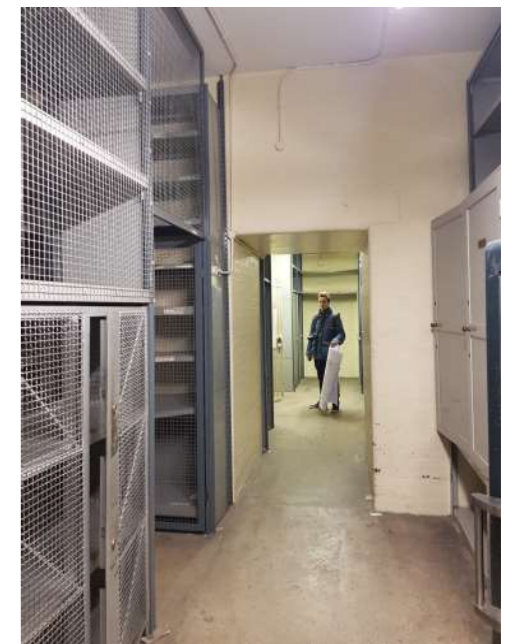
Existing Basement Floor Plan



E: Entrance steps



F: Entrance doors

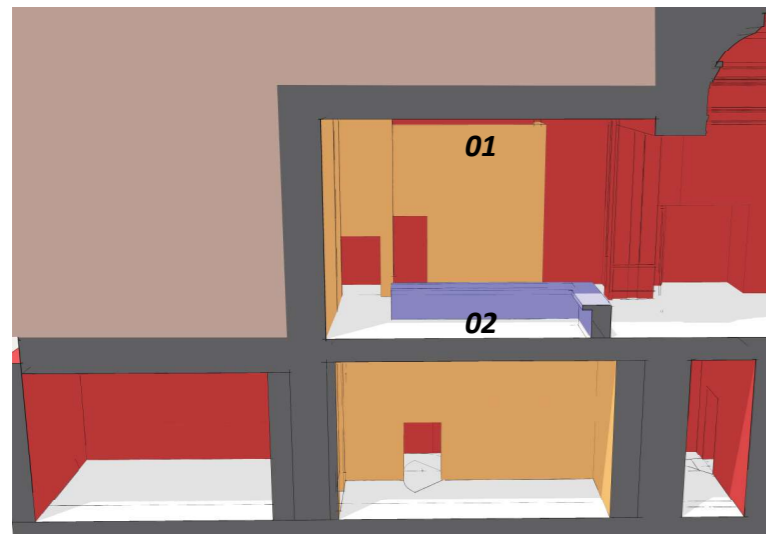


G: Basement Bank storage vault

04. Design Evolution

Area of focus 01: Western Link Space

Enhancing the Existing



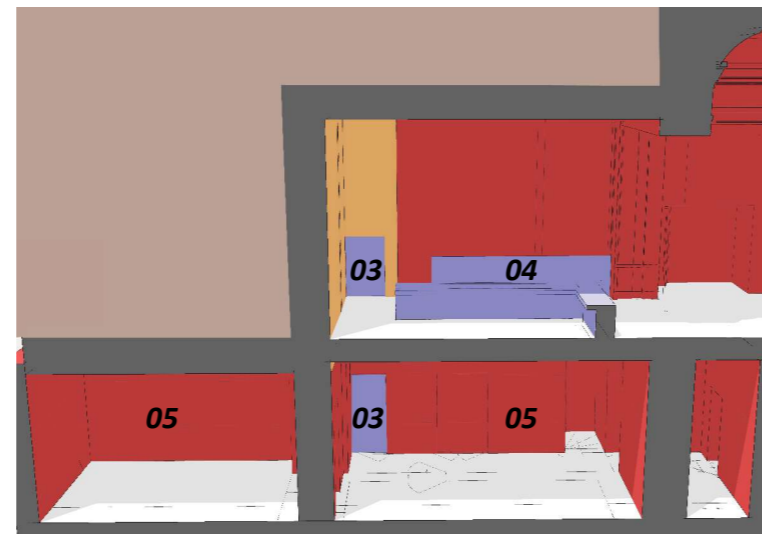
Integrating a feature bar/ buffer space

01 False Ceiling removed

This exposes original cornice detailing which will be repaired and reinstates as necessary.

02 New Bar

A new bar space is proposed at the top end of the hall to serve the main restaurant space



Enhancement of Spatial Qualities

03 New cupboard doors to match

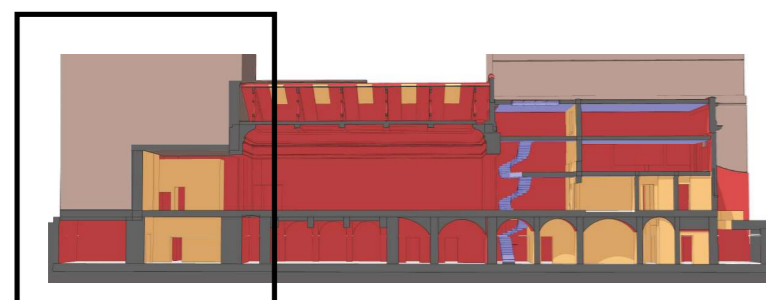
The redundant service lift will be removed and new cupboard doors to match the main hall will be added

04 Glass Balustrade

A glass balustrade will replace the 1927 stud partition wall, allowing for the stairs to provide a more tangible link down to the lower areas and for more natural light to filter into the space below.

05 Separating walls removed

The separating walls (added 1927) are removed to reinstate the original room proportions of this basement area.



- Of no significance/ detriment
- Moderate/Neutral significance
- Of historical significance
- Other buildings
- Proposals



Sketch interpretation of space

06 Wall molding detailing to match main hall

07 Pilasters unaltered or restored where necessary

08 Parquet flooring extend through into main hall

09 Stone flag floor reinstated and extended as necessary within lounge seating areas

1 Cavendish Square

04. Design Evolution

Area of focus 02: Principle Space

Existing Photographs



A: Main hall from east



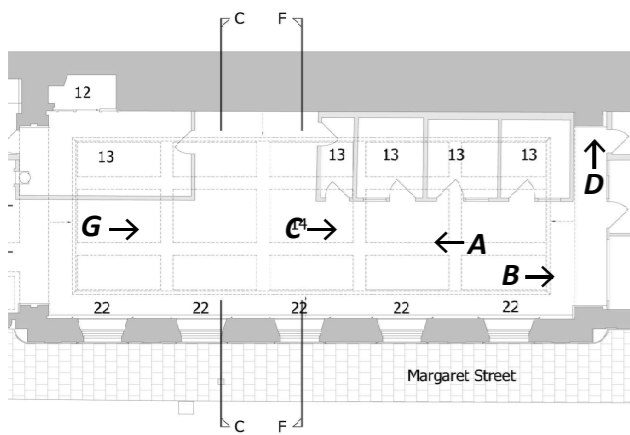
B: Detailed ceiling with vents (looking up)



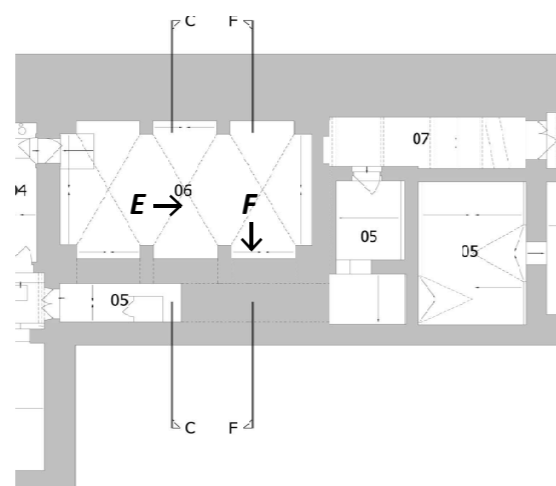
C: Ceiling with lighting (looking up)



D: Pilaster



Existing Ground Floor Plan



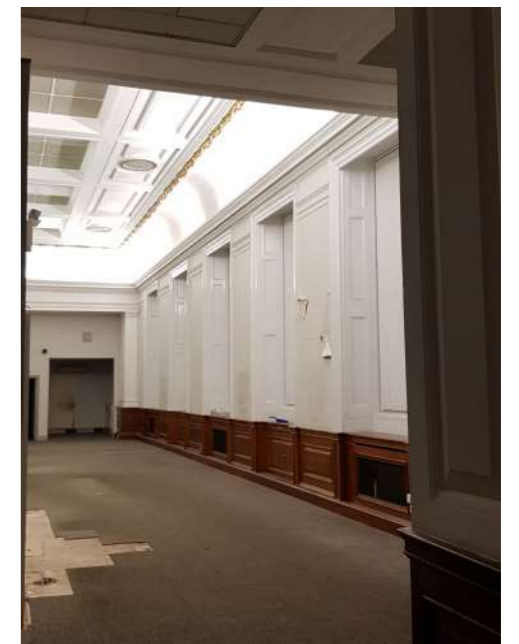
Existing Basement Floor Plan



E: Vaulted piers



F: Vaulted piers and infill

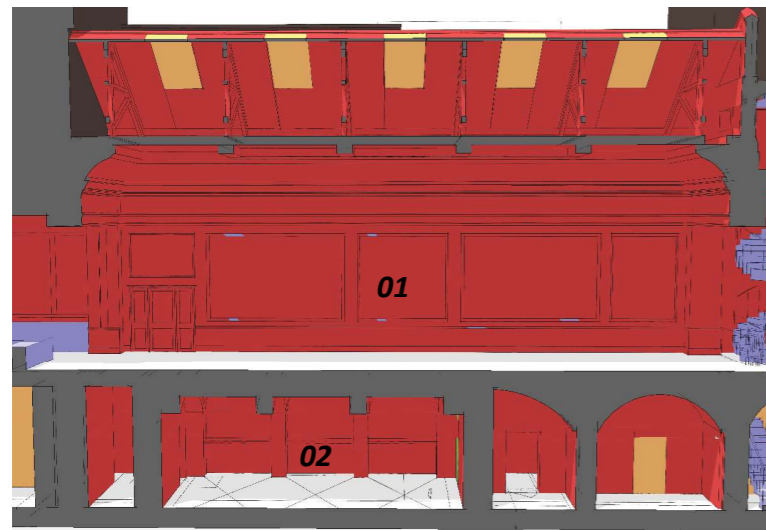


G: Main hall from west

04. Design Evolution

Area of focus 02: Principle Space

Enhancing the Existing



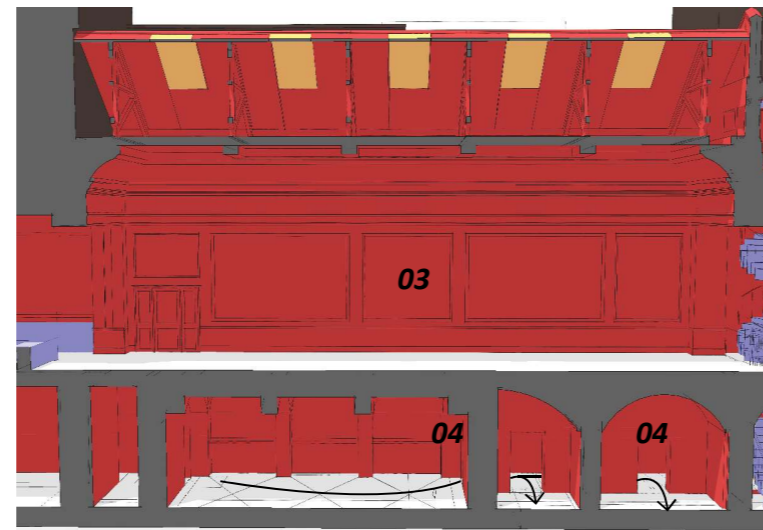
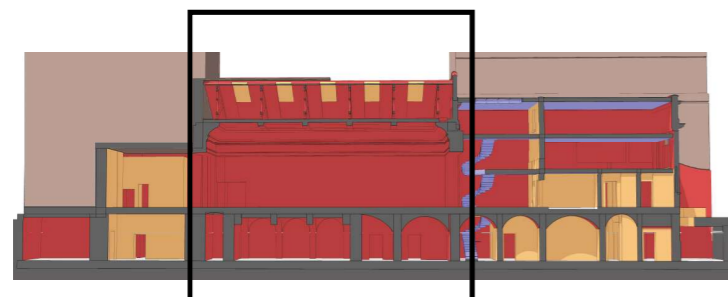
Stripping back to historic elements

01 Restoration of detailed elements

Removing the modern partitions will reveal the deteriorating wall paper lining, plaster, molding, dado rail and skirting details. These will be repaired and restored to match adjacent materials, so their value is reinstated to the space.

02 Restoration of Vault space

The main vault, used for banking storage purposes, has an enchanting character which adds to the heritage of the building. This will be restored and seating will be carefully integrated so that it becomes one of the primary spaces in the proposals.



Stripping back to historic elements

03 Main Restaurant

The merits of the primary space are in its historic proportions and detailing. These will be carefully reinstated. No intervention, apart from repair works and reinstatement of the historic detailing, is proposed in the main restaurant space.

04 Historic Openings

Reintegrating the historic plan is not only a benefit to the historic significance of the Listed building, but also allows sufficient circulation and use of the vault spaces.



Sketch interpretation of space

05 No changes, bar any repair works, to the cornicing and ceiling details

06 Reinstatement and restoration of wall moldings, plaster, dado rails and skirtings

07 Reinstatement of Parquet flooring

08 Vault spaces restored and integral to character of the new use.

- Of no significance/ detriment
- Moderate/Neutral significance
- Of historical significance
- Other buildings
- Proposals

1 Cavendish Square

04. Design Evolution

Area of focus 02: Principle Space

Reinstating historic features



Principle Hall

The ornate detailed elements to the principle hall date back to 1927.

However, further modern stud partitions and rooms have been added throughout to allow the bank to function to modern requirements. These modern partitions have altered the proportions, scale and character of the principle space and have damaged some of the walls, lining, plaster, moldings, dado and skirting rails. Removal of the modern partitions will reinstate the grand hall and careful repair and restoration of the hall will reinstate its historic detail and character.

The ceiling will remain unaltered.

04. Design Evolution

Area of focus 02: Principle Space

Reinstating historic features

Positive Contributions

A Restoration of ceiling detail

The existing ceiling detailing will be carefully restored. The existing fluorescent back lighting will be replaced by modern LED, daylight simulation lamps (detailing for lighting to be conditioned).

B Restoration of historic fabric and wall moldings

The historic walls, linings, plaster and molding details will be restored and reinstated into the space

C Wood panelling

The wood panelling beneath the arch windows will be reinstated through the main hall, creating consistency in design

D Reinstatements of Parquet flooring

The parquet floor will be reinstated through the principle areas.

E Double height arch windows

To be restored



1 Cavendish Square

04. Design Evolution

Area of focus 03: Circulation Space

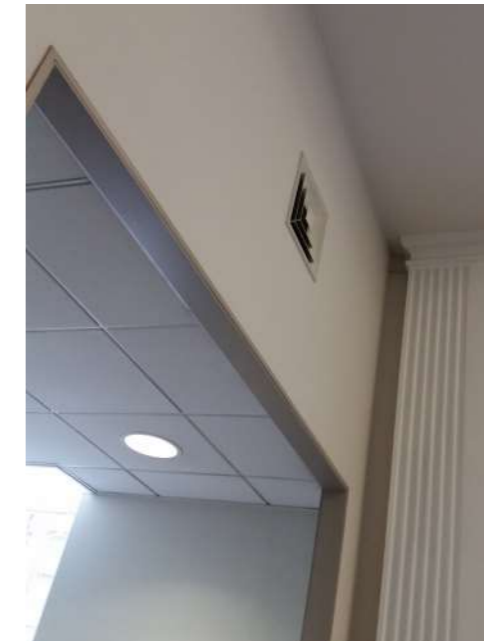
Existing Photographs



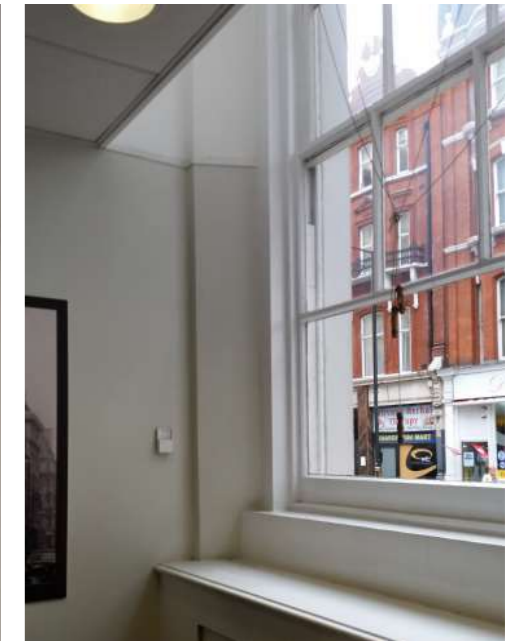
A: Offices area with stud walls and false ceilings



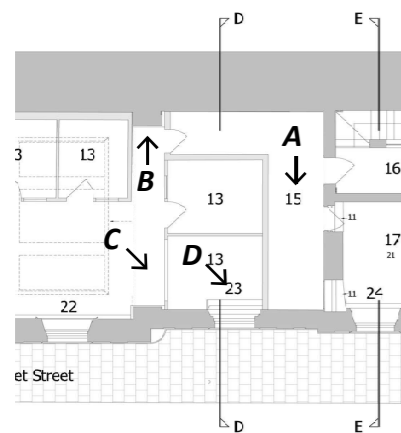
B: Pilaster sandwiched between stud walls



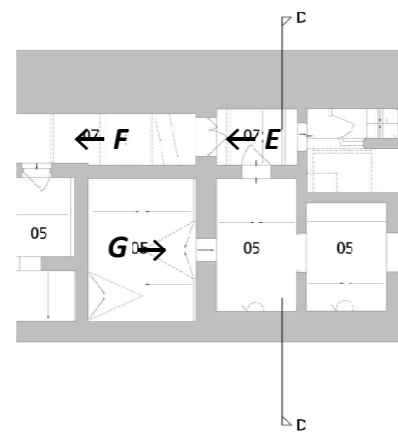
C: False ceiling



D: Partially concealed window



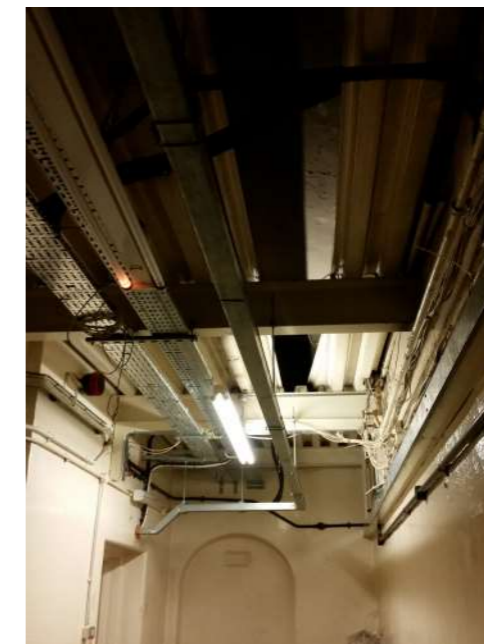
Existing Ground Floor Plan



Existing Basement Floor Plan



E: Service areas to vault



F: Service and steelwork above

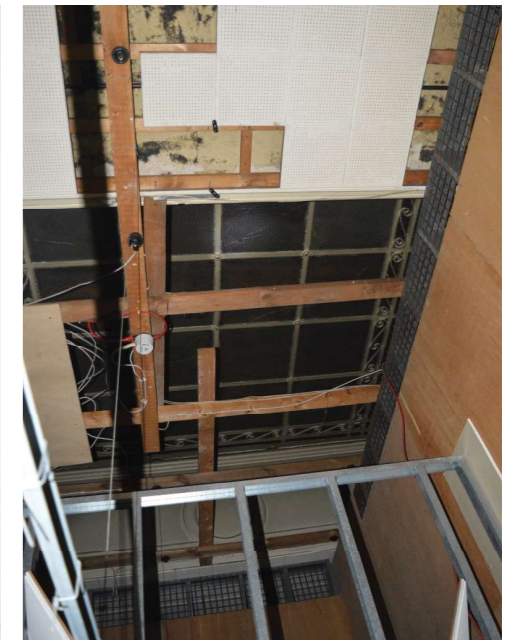


G: Altered entrances to brick vaults

04. Design Evolution

Area of focus 03: Circulation Space

Existing Photographs



Existing Ground Floor Plan

Ceiling void rooflight

Within the false ceilings of this links space a skylight was discovered.

The top of this (accessible from the external plant area) has now been covered in lead, possibly to prevent leaking into the spaces below.

Historic plans show that a skylight did exist in this location, emphasising the historic space as a double height area, the levels of which have been altered through time.

Historic research however, shows that the original skylight was pyramid shaped and that this style of skylight was perhaps introduced in the 1927 renovation works.

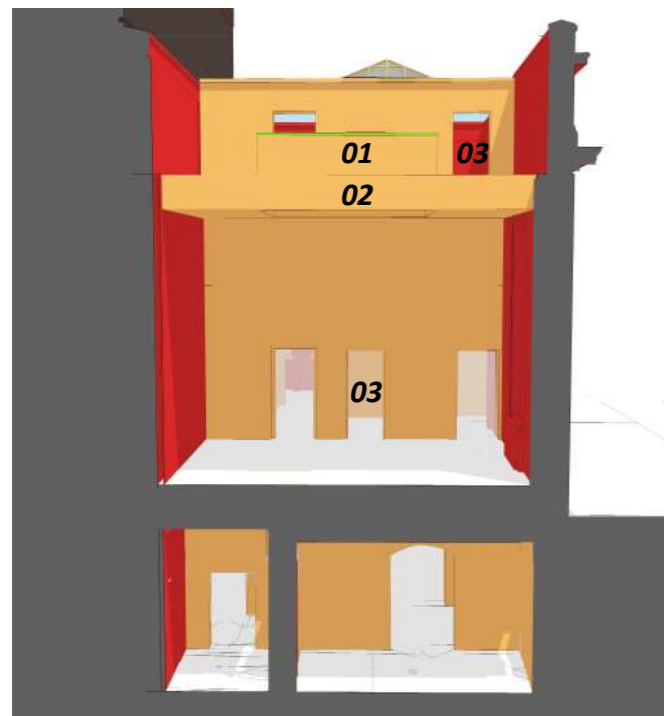
It is different to the much more modern and unsympathetically detailed aluminium skylight to the eastern most wing and, while it has remained hidden and enclosed, it has some historic value and character. It is our intention to restore and relocate this skylight, reintroducing its purpose to the building and providing natural light to the full height link space.



1 Cavendish Square

04. Design Evolution

Area of focus 03: Circulation Space



Stripping back to historic elements

01 Concealed skylight

The skylight, which is present in the historic extended plans of the building (1873) but which has been altered in its design (post 1927) is concealed in lead

02 Roof level

The roof level, which now hosts the external plant and services area, and which is concealed within a false ceiling



New floor levels

04 New roof level

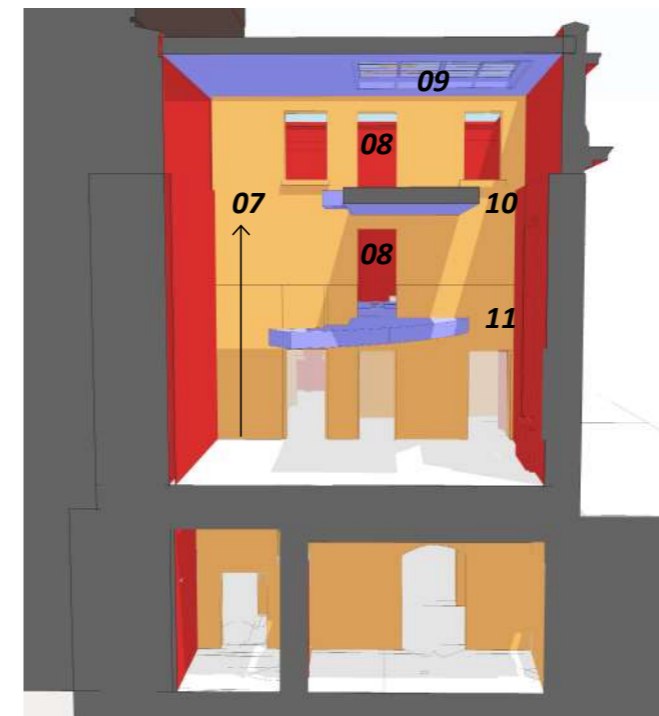
It is proposed to introduce a new roof level over this area, to allow the addition of an extra floor. The new roof level will be below the existing parapet level. It is evident from on-site investigations that alterations to the roof levels on this side have previously occurred

05 New first floor level

The new level will be at the approximate level of the existing roof. Its design will be condensed so that it is structurally and thermally efficient modern requirements.

06 New mezzanine level

A new mezzanine level allows effective and efficient use of the space



Sympathetic Design

07 Circulation void

Pulling the floor level away allows for vertical circulation to be integrated.

08 New openings to match existing ground floor

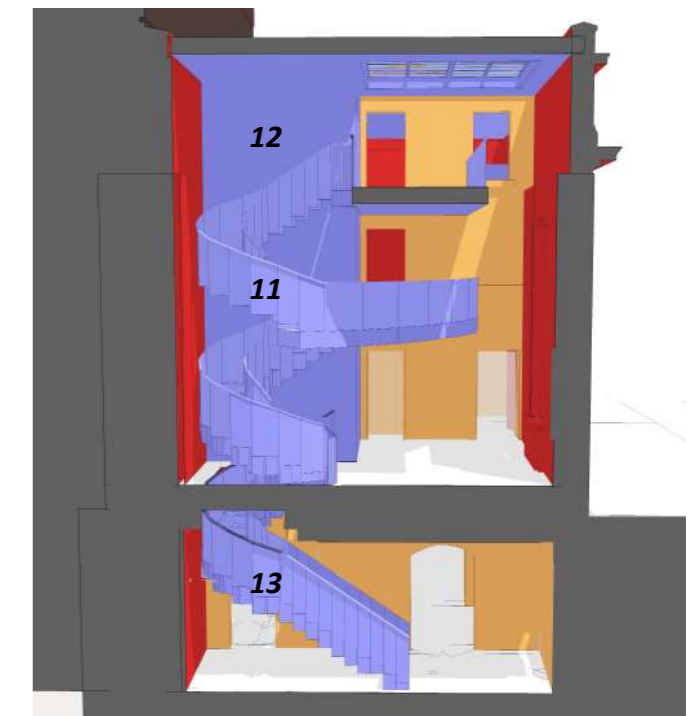
09 Restoration and Relocation of existing skylight

10 Retracting from facade

Pulling the floor away from the facade allows the double height windows and relocated skylight to be appreciated and fulfil their functions filling the spaces with plenty of natural light.

The space is enhanced and adds great benefit to the historic character.

At mezzanine level, the void is further exaggerated as the floor sweeps towards the main hall



Circulation Core

11 Sweeping stair

Positioning the stair in this location means any obstruction to the arched window is avoided, maximising its purpose and light gains

12 Lift core

A lift core provides necessary access to all levels and has been carefully located so that it has as little impact as possible with the basement vaults and upper levels. No walls will be required to be removed, with only door openings necessary for lift access

13 Basement level

The stair has been carefully located to have as little impact on the main vaults. The slab is cut away in an existing services area and the new stair sweeps to the centre of an arching vault

