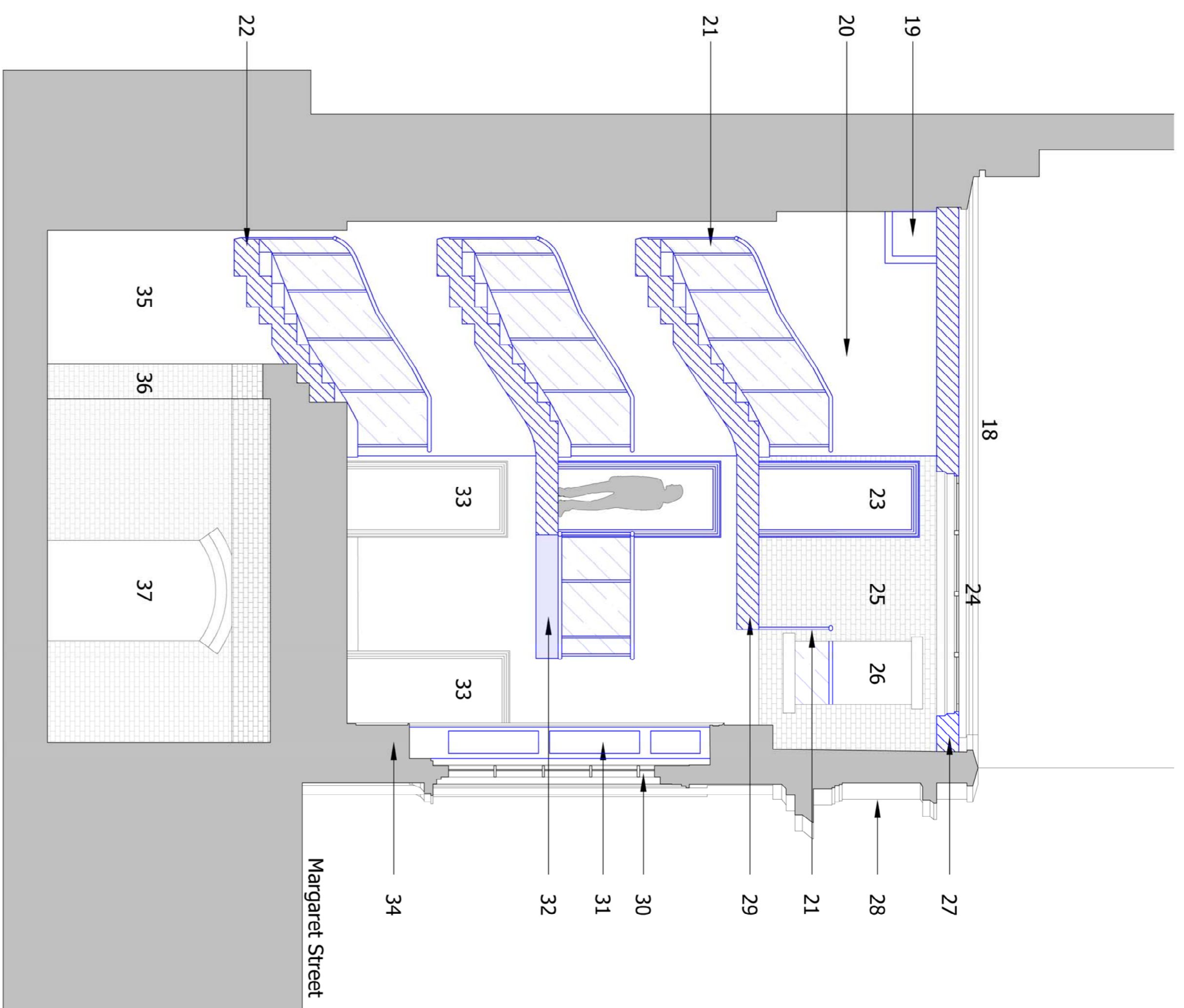


Existing Section D-D 1.100 @ A3



Proposed Section D-D 1.100 @ A3

■ Primary historical significance ■ Moderate significance ■ No historical significance/detriment

A External walls including the facade to Margaret Street and bay windows are considered historically important to the site and will remain unaltered

B The vault spaces add to the character of the site and these will be carefully restored

C The smaller circulation vault has become a service route. These redundant service systems will be removed and are considered the least harmful area to remove part of the slab to allow for a new basement feature stair. This prevents disturbance to the grand larger vaults.

D The skylight is considered to benefit the character of the building however it is currently hidden within a false ceiling and concealed with a lead roof. It is likely this was lead clad for weathering purposes. It is intended to relocate this at a higher level, reinstating its historic purpose in the building. It will be suitable reglazed etc. as necessary to enable it to be brought back to use.

E The eastern wing was an extension built to serve the main hall and was always subservient to the main 5 bay hall. New openings and varied floor levels have occurred in this wing to suit the function of the building. Discreet internal alterations to suit the change of use will provide less harm to the building in these areas.

F The aluminum skylight appears to be a late 20thC addition, however there is evidence a skylight existed historically at the roof level to eastern wing. It is proposed to remove this skylight and its steel protective reinforcement bars and replace with a modern glass roof.

G The service and plant areas are considered insignificant to the heritage of the building and will be removed where possible to benefit the overall character of the building

H Modern stud partition walls and redundant service systems are deemed insignificant to the historic nature of the building. All are proposed to be removed throughout the scheme.

Key

- 01 External hatch to roof
- 02 Mechanical/ Air Con units
- 03 Services Ladder
- 04 Lead Roof to Plant area
- 05 Lay in grid false ceiling with services hidden within
- 06 Skylight hidden within false ceiling area and concealed by lead covering
- 07 London stock yellow brick wall with dashed line showing alteration in brickwork and evidence that this wall has been previously raised.
- 08 Aluminum Skylight
- 09 Service ducting
- 10 Service Hatch door
- 11 Facade to Margaret Street
- 12 Double height arched windows
- 13 Plasterboard window frame (note no shutters)
- 14 White painted radiator box (note different to main hall)
- 15 Modern plasterboard stud partitions
- 16 Services area within circulation vault
- 17 White painted brick vaults with arch openings
- 18 Existing parapet level to be retained
- 19 New boxed M+E Ducting route to specifications
- 20 New white painted plaster walls to match existing and to locate new lift and mechanical core
- 21 New glass balustrade
- 22 New feature stair
- 23 New opening to match existing proportions and with architrave detailing to match adjacent
- 24 Existing concealed skylight to be retained, restored and relocated
- 25 Existing London stock yellow brick facade to be retained and restored
- 26 Hatch door to be removed and glass balustrade to be inserted
- 27 New roof level to remain below existing parapet level
- 28 External facade to Margaret Street to have no alterations
- 29 New first floor level with void space
- 30 Double height arch windows to be retained and restored
- 31 New shutters to match main hall
- 32 New mezzanine floor with void space pulled away from arch windows
- 33 Original opening with detailing to be retained and restored
- 34 New boxing with detailing to match main hall
- 35 Service vault slab cut away to allow stairs to basement level
- 36 New opening in vault to allow for feature stairs
- 37 White painted vaulted area to be retained and restored as bar areas

FOR APPROVAL



development consultants

PROJECT: 1 Cavendish Square
London, W1G 0DA

CLIENT:

DRAWING:

Existing and Proposed Sections
Section D-D

DRAWING No.: E17-011 PRS004

SCALE: 1:200 @ A3

DRAWN: RC

CHECKED: WTM

DATE: 15.01.18

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Historical Significance 1.200 @ A3

