
1 Cavendish Square

Document 02:
Photographic and Demolition Schedule

1 Cavendish Square,
London,
Westminster,
W1G 0LA

A4 Booklet Format

Prepared by

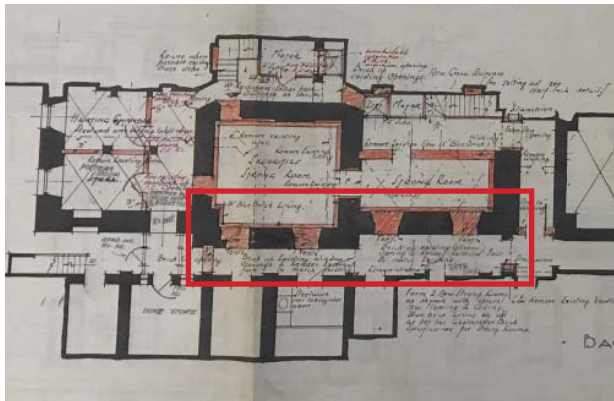
Osel architecture

1 Cavendish Square

01 Basement

DEM 1.01 Reinstate historic window openings

The historic plan shows that these were integral windows to the historic Harcourt house. They were infilled in 1927 in the conversion of the space as a banking vault. It is intended to reinstate the windows to reflect the historic plan and bring in natural light and ventilation to the basement areas.



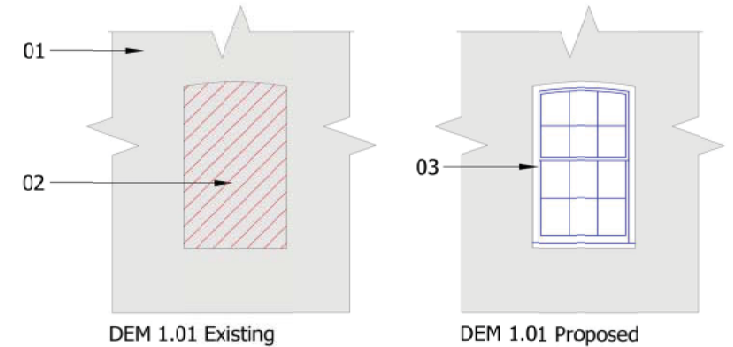
Historic plan of 1927
Source: London Met Archives



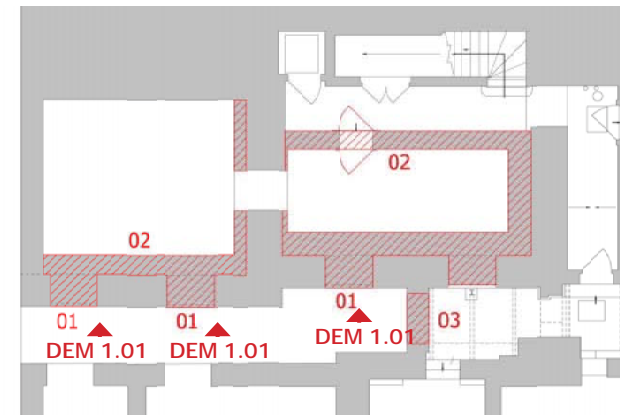
Photograph of lightwell with infilled arch windows



Photograph of existing windows



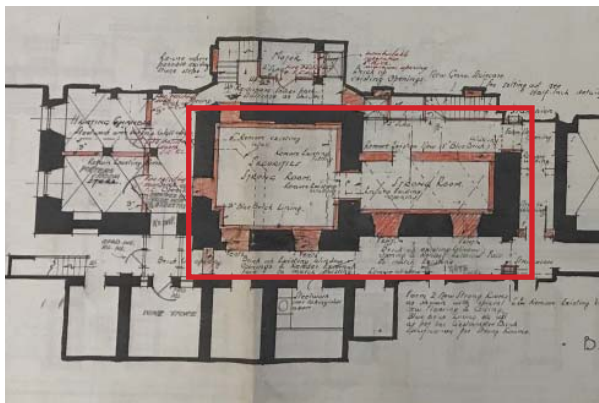
- 01 White painted render external face of historic house
- 02 White painted render infill (1927) blocking up historic window
- 03 Reinstate historic window opening with timber sliding sash window to match existing in facade.



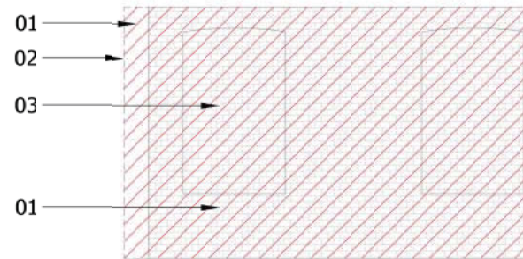
Demolition Plan (See DEM001)

DEM 1.02 Remove later addition walls and reinstate historic room proportions and plan of original Harcourt House.

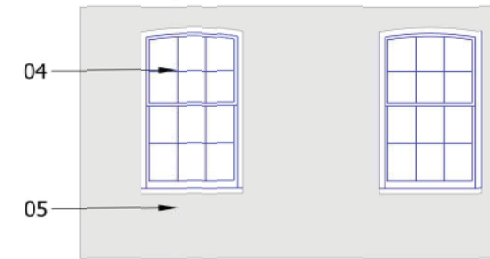
The historic plan was altered with the addition of new 9" and 18" blue brickwork in 1927 in order to alter the basement areas into banking vaults. It is intended to reinstate the original plan.



Historic plan of 1927
Source: London Met Archives



DEM 1.02 Existing

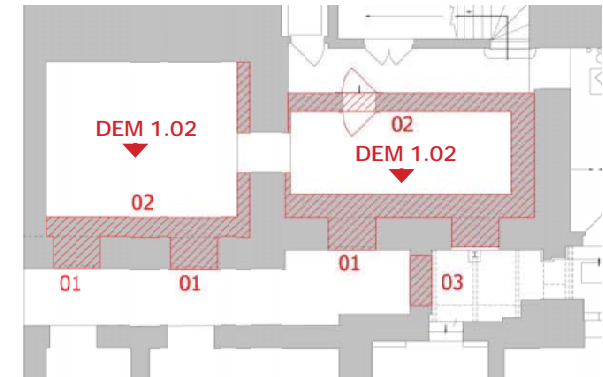


DEM 1.02 Proposed

- 01 Brick lining wall and skim finish added in 1927 as an additional layer to historic walls
- 02 Extent of historic walls
- 03 Position of historic windows beyond, infilled in 1927
- 04 Reinstall historic window opening with timber sliding sash windows to match existing in facade.
- 05 Remove additional build up and reinstall historic room proportions and make good historic walls



Blue brick walls with white skim finish



Demolition Plan (See DEM001)

1 Cavendish Square

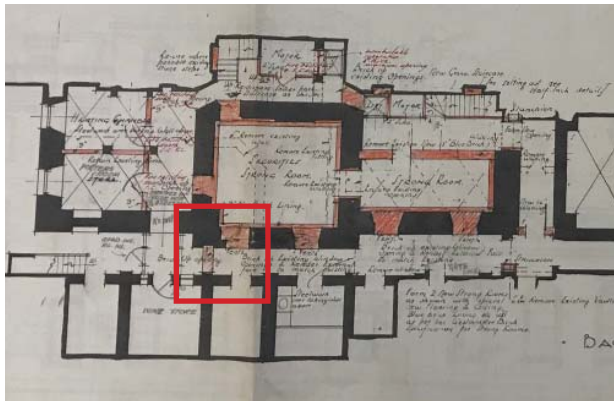
01 Basement

DEM 1.03 Remove infil wall and reinstate historic lightwell opening

The historic plan shows that the lightwell was blocked up with alterations in 1927. It is intended to reinstate the opening with a traditional style door to open into the external space.



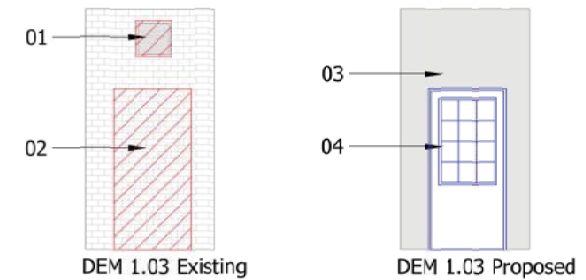
Photograph of brick infill to lightwell



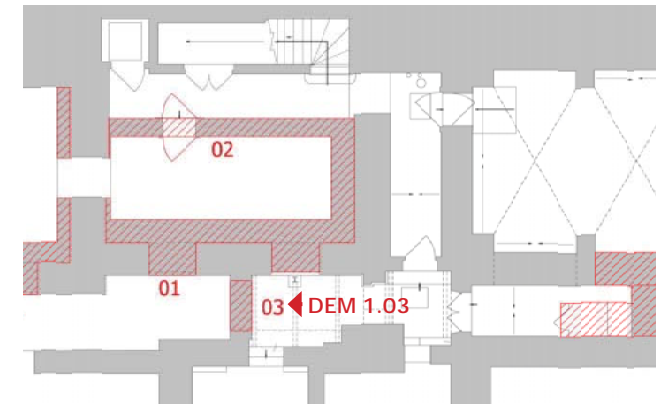
Historic plan of 1927
Source: London Met Archives



Photograph showing new brick joining to existing vault



- 01 Existing M+E Grille
- 02 Modern brick infill (1927) of lightwell
- 03 White painted render finish to match external facade
- 04 New opening into lightwell, door detail to be conditioned

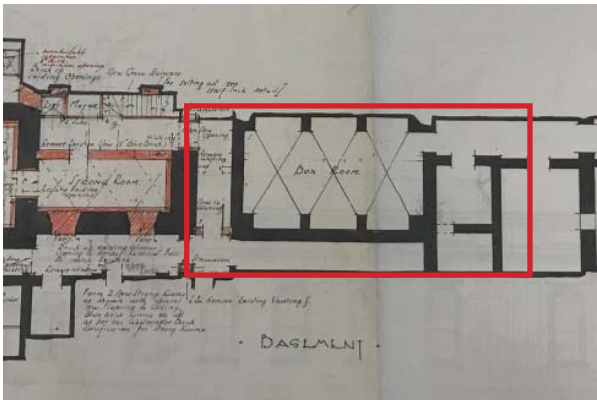


Demolition Plan (See DEM001)

DEM 1.04 Reinstate historic arch opening

The archived plans show that this was an opening and although not noted on the 1927 drawings has since been filled in.

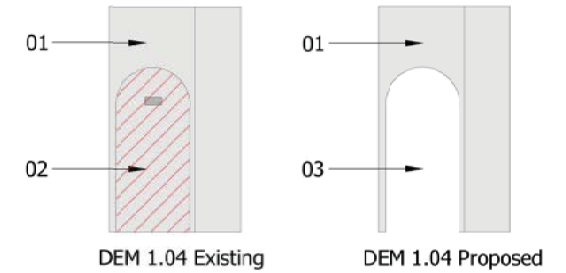
It is intended to reinstate this opening to its original parameters, as indicated with an on-site inspection.



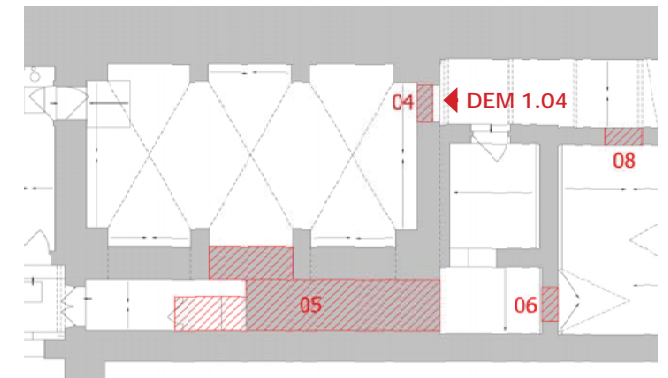
Historic plan of 1927
Source: London Met Archives



Photograph showing recessed infill of original opening



- 01 White painted render finish
- 02 White painted render infill (1950s) of historic opening
- 03 Restored historic opening



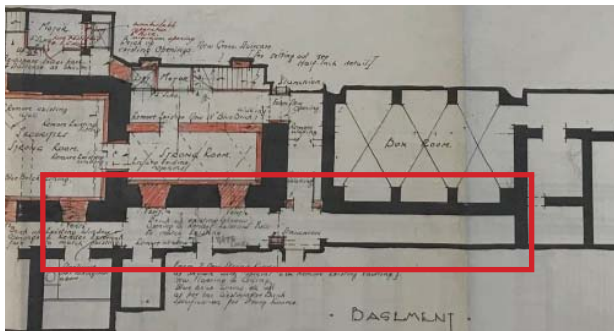
Demolition Plan (See DEM001)

1 Cavendish Square

01 Basement

DEM 1.05 Reinstatement historic lightwell proportions allowing for suitable circulation space and means of escape for basement areas.

The historic plan shows that this space was likely a lightwell, continuing the form to the historic cellars from the main house. It is intended to reinstate this opening and allow for adequate circulation and means of escape through the basement areas.



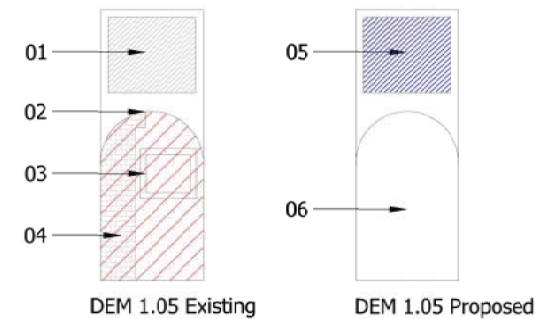
Historic plan of 1927
Source: London Met Archives



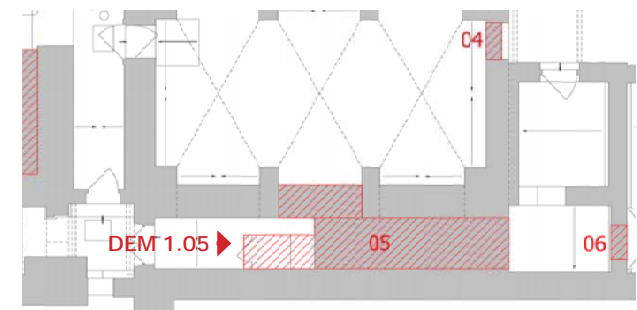
Mechanical void above vault



Photograph showing vaulted area.



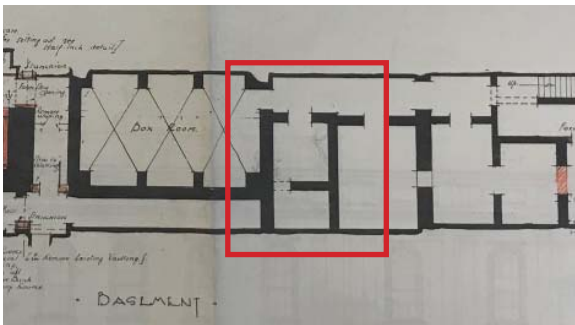
- 01 Services void
- 02 Vaulted Ceiling
- 03 Redundant Safe
- 04 White painted smooth brick infill beyond
- 05 New M+E services
- 06 New opening to allow adequate circulation and means of escape



Demolition Plan (See DEM001)

**DEM 1.06 Remove fixed shut door and
reinstate historic opening**

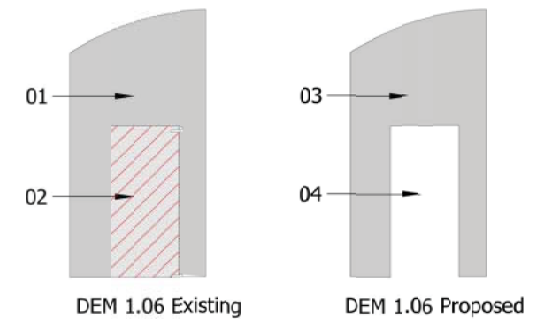
On-site evidence shows a door opening has been fixed shut and painted over. It is unclear from archived plans the reasons for this. The door opening is likely to have formed part of the construction of the main banking hall in 1827. It is required to reinstate this opening for means of escape through the basement areas.



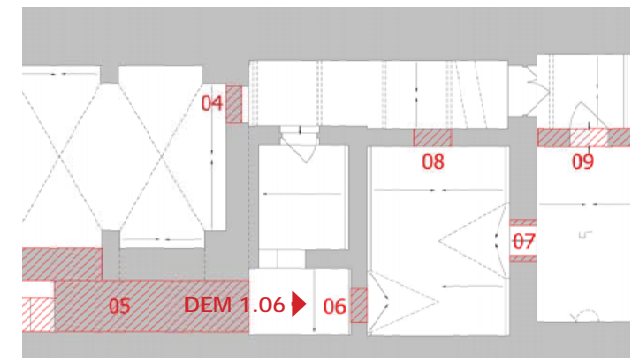
Historic plan of 1927
Source: London Met Archives



Photograph showing recessed infill of
original opening



- 01 White painted render
- 02 Door fixed shut and painted over and bricked up to other side
- 03 Strip and repaint white to match
- 04 New opening in historic location



Demolition Plan (See DEM001)

1 Cavendish Square

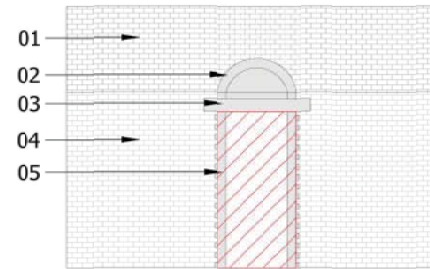
01 Basement

DEM 1.07 Remove later addition infill and reinstate historic proportions of original opening

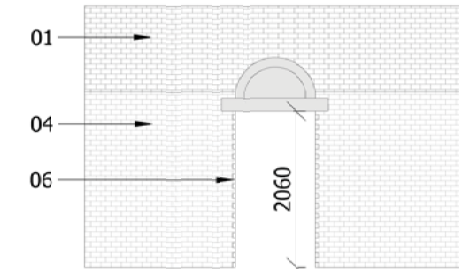
On-site evidence shows that this opening has been made smaller, the extent of which is indicated by a different brick to the historic fabric.

It is likely this was made smaller to enable a particular closing door to the vault areas.

It is intended to reinstate the full proportion of the opening, which would be consistent with other openings in this area of the basement.



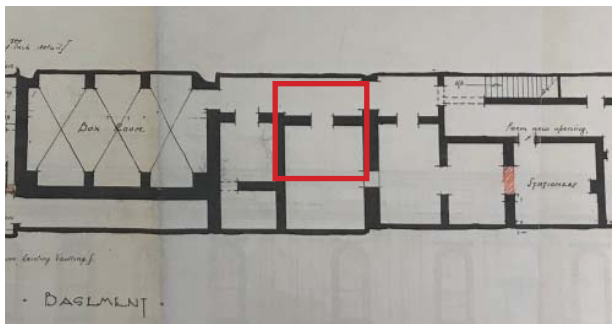
DEM 1.07 Existing



DEM 1.07 Proposed

- 01 Vaulted ceiling
- 02 White painted door arch infill
- 03 White painted Lintel
- 04 White painted brick
- 05 White painted smooth brick infill reducing size of historic opening
- 06 Reinstate full width of historic opening and make good

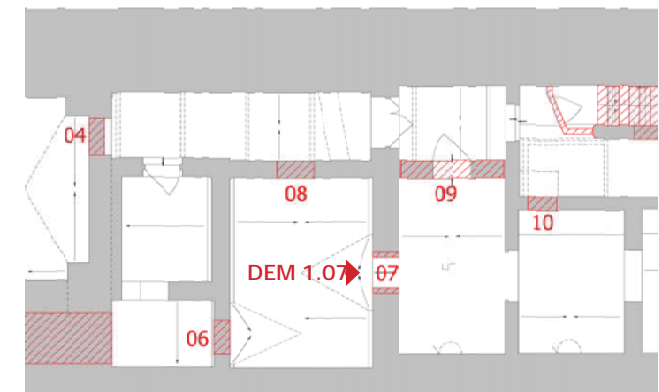
General Note:
All repair and reworks to match original in material and profile.



Historic plan of 1927
Source: London Met Archives



Photograph showing new brick joining to existing vault

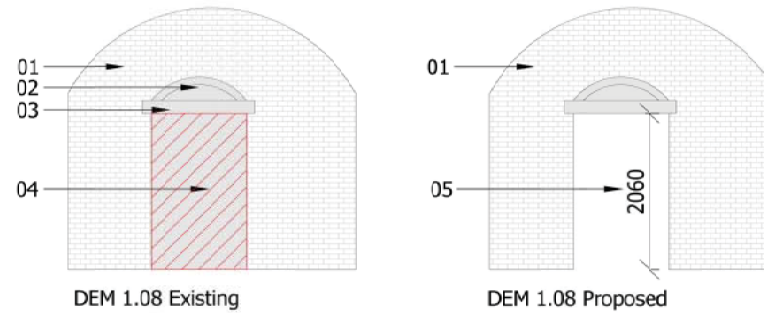


Demolition Plan (See DEM001)

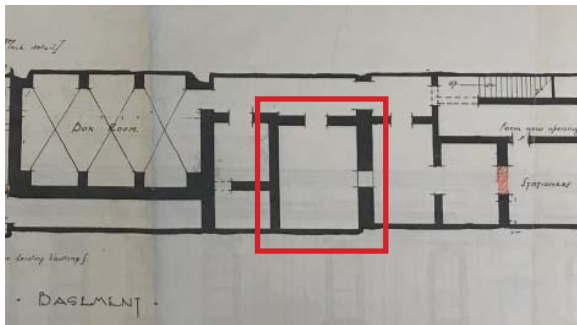
DEM 1.08 Reinstate historic opening

The historic plan shows that this was once an opening, which has been infilled post the 1927 alterations.

On-site evidence shows the extent of the infill section to be removed, which is of a different brick to the historic fabric. For structural integrity and consistency in openings, the lintel will be retained and a rectangular opening formed.



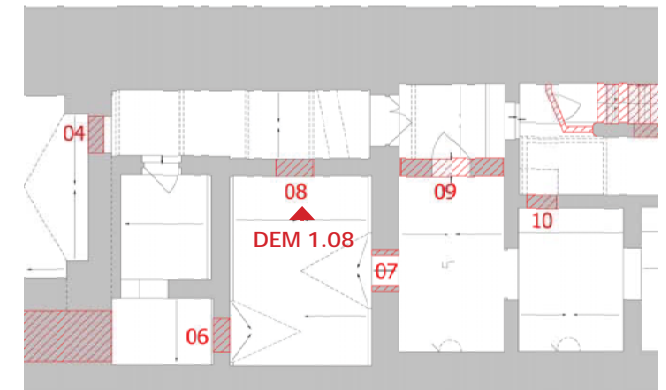
- 01 White painted brick
- 02 White painted door arch infill
- 03 White painted Lintel
- 04 White painted smooth brick infill (1950s) of historic opening
- 05 Restore historic opening



Historic plan of 1927
Source: London Met Archives



Photograph showing new brick joining to existing vault



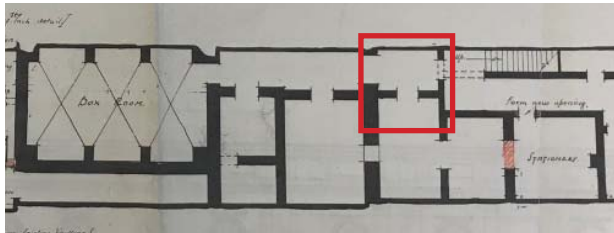
Demolition Plan (See DEM001)

1 Cavendish Square

01 Basement

DEM 1.09 Increase existing opening to full height of vault space to allow for new stair into basement

A new feature staircase will continue into the basement areas. The location of the staircase has been carefully chosen to best serve the building and which is less destructive to the historic fabric. It is proposed to increase an existing opening to the full height of the vaulted ceiling, allowing the stair to intersect with the character of the basement vaults. This will also enable the removal of redundant service spaces which are hung from the vault above. The vault door will be relocated within the basement and fixed open.



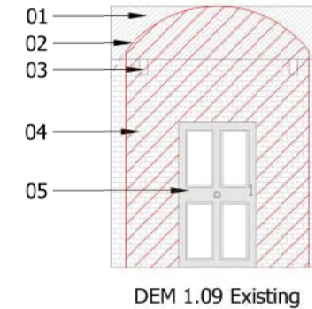
Historic plan of 1927
Source: London Met Archives



Photograph showing existing door to be relocated within basement

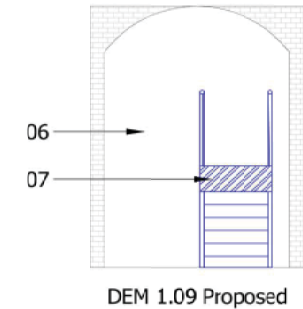


Photograph showing existing opening



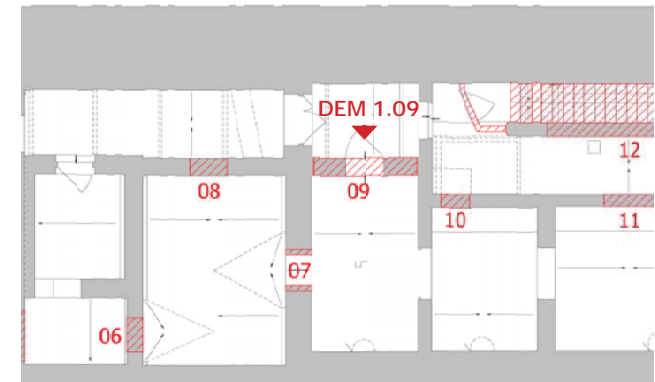
DEM 1.09 Existing

- 01 Services area to be removed
- 02 Line of vaulted ceiling beyond
- 03 Steel beams to be removed
- 04 White painted brick
- 05 Vault Door to be relocated



DEM 1.09 Proposed

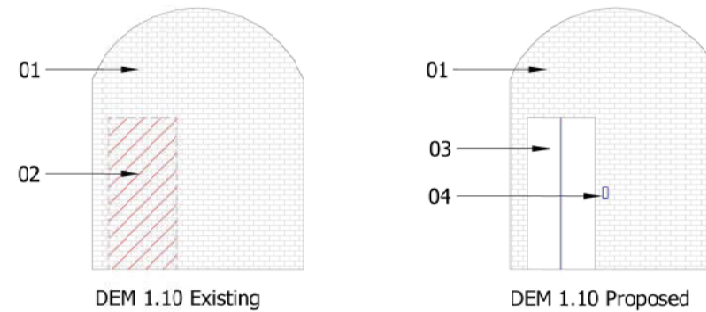
- 06 Increase opening to meet vaulted space and to allow for new stairs
- 07 New feature stair to basement



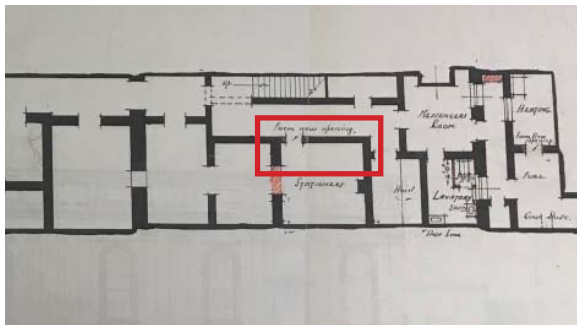
Demolition Plan (See DEM001)

DEM 1.10 Reinstate historic opening

The historic plan shows that this was once an opening.
On-site evidence shows the extent of the infill section to be removed, which is of a different brick to the historic fabric.
The opening will allow for access to the new lift.



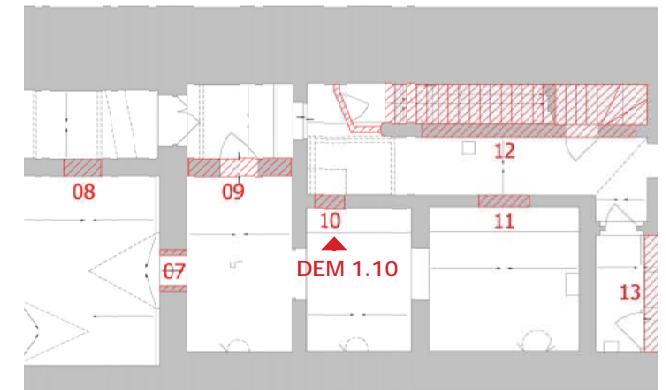
- 01 White painted brick
- 02 Position of historic opening
- 03 Reinstate historic opening to accommodate new lift opening
- 04 New lift operating buttons



Historic plan of 1927
Source: London Met Archives



Photograph showing location of existing opening to be reinstated



Demolition Plan (See DEM001)

1 Cavendish Square

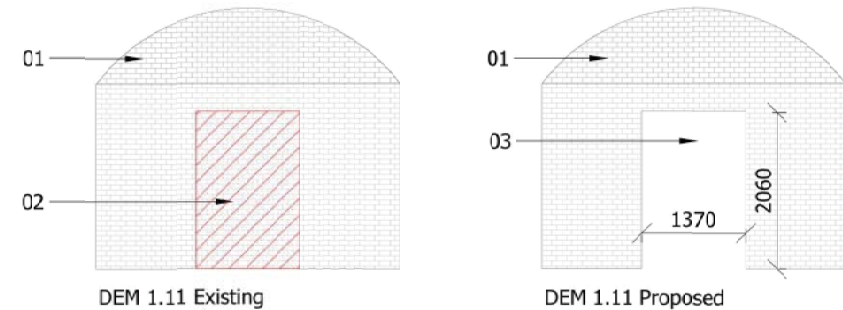
01 Basement

DEM 1.11 Form opening to match width of existing openings in vault space and to be central to the room. New opening will allow necessary circulation through Kitchen areas.

In order for the Kitchens to function, new openings will need to be considered.

The east wing of the building was built as an extension to serve the function of the bank. It contains most of the service and back of house areas that allowed the bank to function. Locating the Kitchens in this eastern section ensures the historic function and schematics of the building is retained.

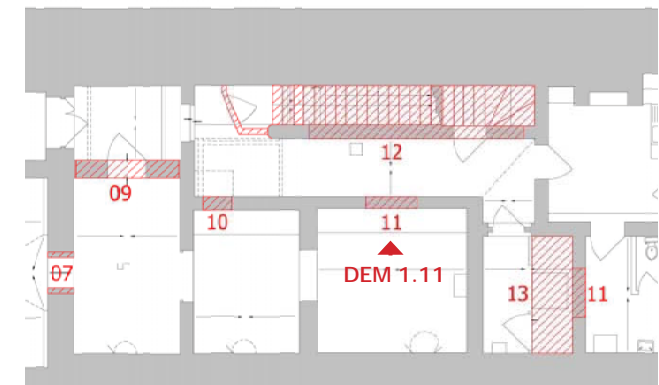
The new Kitchen with discreet openings, to match those already existing in the basement areas allow the vacant building to function in its new use.



- 01 Vaulted ceiling
- 02 White painted brick
- 03 New opening to match similar openings within vaulted areas



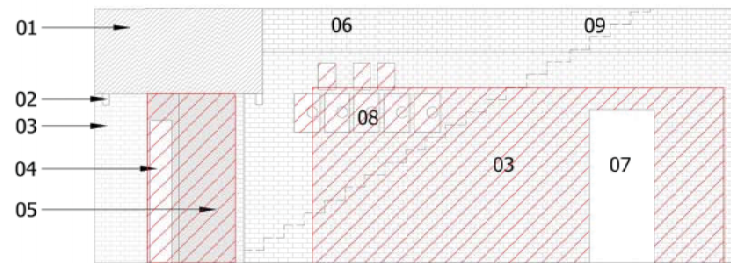
Photograph showing existing proportions of opening to be formed.



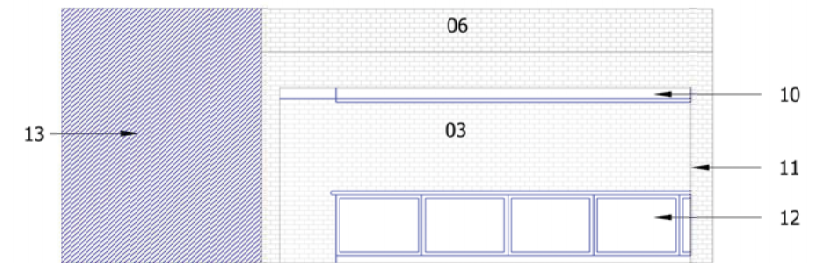
Demolition Plan (See DEM001)

DEM 1.12 Remove redundant services stair and increase existing door opening to allow for Kitchen cooking units and extract system to be discreetly integrated.

The location of the Kitchen cooking units has been chosen to enable the best extract at high level, without compromising an excessive amount of the historic fabric. The redundant existing stairs (mid/late C20) will be removed and the new cooking units and canopy will be integrated within an increased opening to the stairwell. Service systems and modern partitions will be removed.



DEM 1.12 Existing



DEM 1.12 Proposed

- 01 Flat soffit to Services area
- 02 Steel beams
- 03 White painted brick boundary wall
- 04 Opening to stairs
- 05 White painted modern stud partitions
- 06 Vaulted ceiling
- 07 Cupboard opening

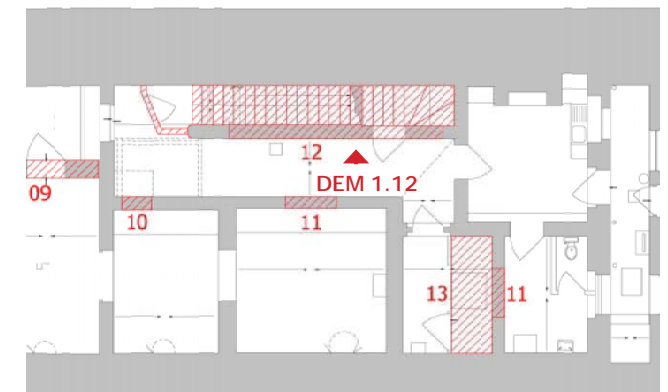
- 08 Redundant Electric Meters and high voltage switching gear
- 09 Line of concrete service stairs beyond to be removed
- 10 Integrated cooker canopy
- 11 New opening in wall to allow for cooking equipment
- 12 New cooking equipment
- 13 New Services core to allow for lift, dumbwaiter and mechanical extract



Photograph showing stairwell wall with services to the right.



Photograph showing stairwell wall and cupboard to the left



Demolition Plan (See DEM001)

1 Cavendish Square

01 Basement

DEM 1.13 Remove redundant Service lift and form new opening to match width of existing openings.

The service lift is redundant and inoperable. It provides no use to the proposed use of the building and will be removed.

This area has already been cut away and altered with the creation of the service lift void, which has cut at the vaulted areas.

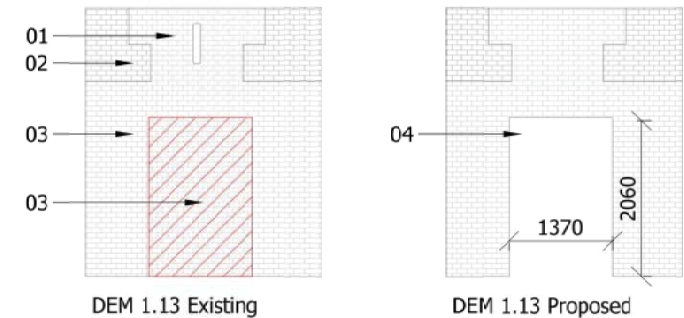
A new opening will be formed to enable effective use of the Kitchen spaces, as per DEM 1.11. The new opening will match those already existing in the basement areas.



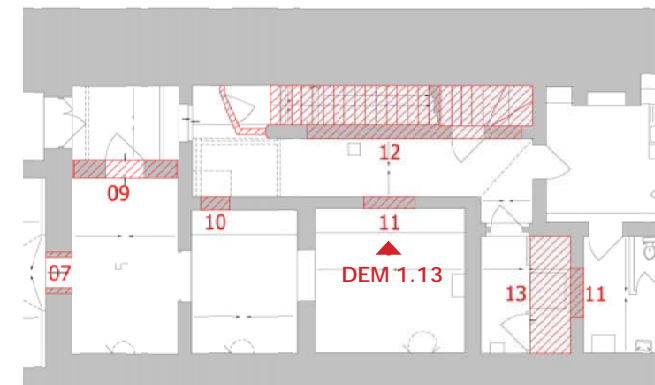
Photograph showing service lift caging



Photograph showing cut in vaults to accommodate service shaft



- 01 Vault cut for lift operation (note lift and mechanics not shown for clarity)
- 02 Vaulted ceiling
- 03 White painted brick
- 04 New opening to match size of similar openings in basement



Demolition Plan (See DEM001)

Basement Alterations in Summary

- Restoration to the basement vaults will allow for these, often store and subservient cellar spaces, to form characteristic seating and bar areas to serve the main restaurant on the upper floors.
- To the most historically significant section and oldest part of the building (the western vaults) consideration has been sought to reinstate the historic plan.
- In general, new openings (which are not historic plans) have been created to the eastern wing. From historical evidence it is considered that this section is the least intrusive area to allow function to necessitate and the building to fulfil a change of use.
- New openings will replicate the size and proportions of existing openings in the basement.
- Where possible, vault doors will look to be restored and relocated throughout the basement areas to add to the character of the space.
- The back of house service stair will be removed and a feature stair will allow a transition through all levels of the building.