

# 1 Cavendish Square

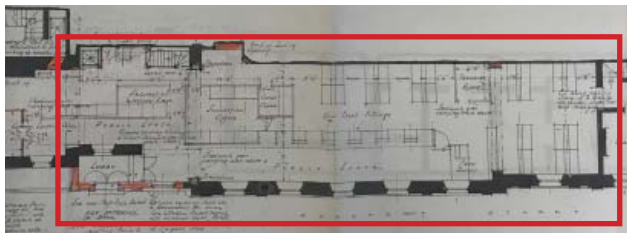
## 02 Ground

**DEM 1.14 Remove modern stud partition walls and reinstate historic proportions of main hall.**

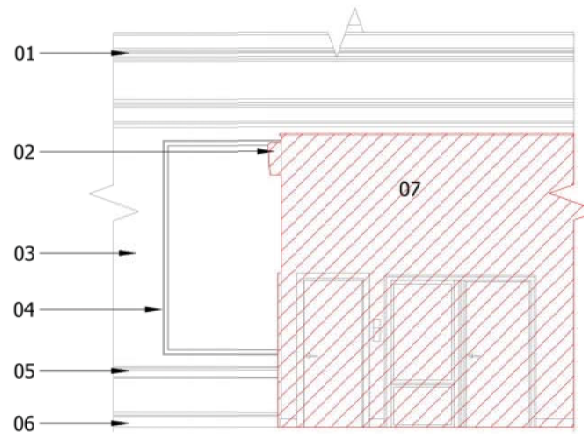
Modern stud partitions have been added throughout the years to assist with the operation of the bank. It is intended to remove these walls and reinstate the grand historic proportions of the main hall.

Walls and detailing to the historic walls which has suffered as a result of these additions will be made good.

The detail shown is a typical detail.

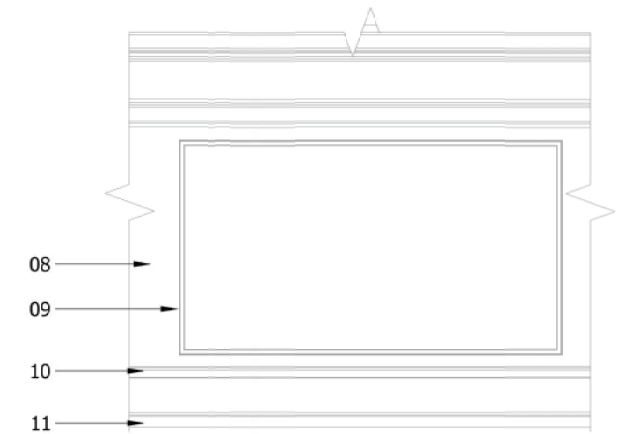


Historic plan of 1927  
Source: London Met Archives



DEM 1.14 Existing

- 01 Ceiling frieze detail
- 02 Air Con unit
- 03 Main walls with peeling lining paper
- 04 Detailed wall moldings
- 05 Timber Dado Rail
- 06 Timber Skirting Board

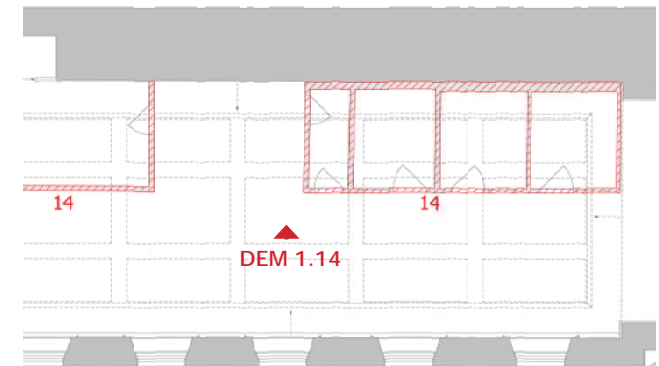


DEM 1.14 Proposed

- 07 Modern stud partitions (1991)
- 08 Lining paper removed and walls made good
- 09 Moldings restored and made good
- 10 Dado rail restored and made good
- 11 Skirting restored and made good



Photograph showing modern stud partition walls to be removed



Demolition Plan (See DEM001)

*Retain grand ceiling*



*Remove partition walls*

*Remove partition walls*

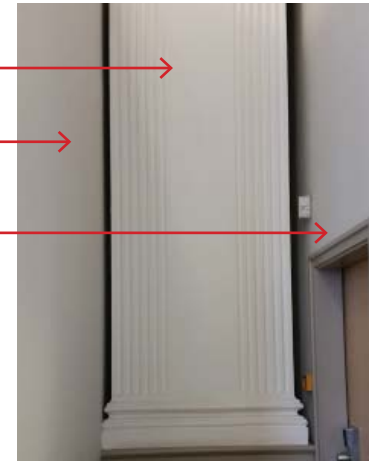
*Carefully Restore historic fabric*



*Retain historic fabric*

*Remove partition walls*

*Remove partition walls*

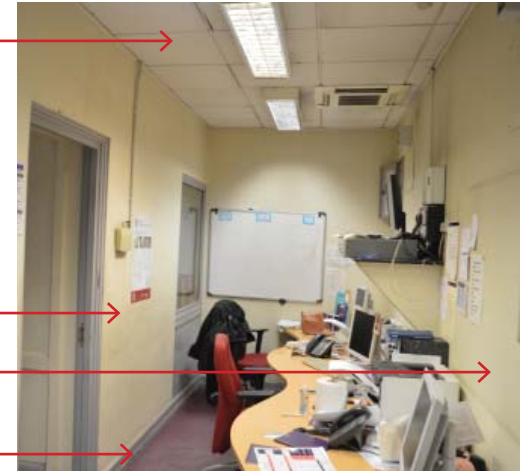


*Remove false ceiling*

*Retain solid historic walls*

*Remove partition walls*

*Remove modern skirting and replace with new skirting to match main hall*



# 1 Cavendish Square

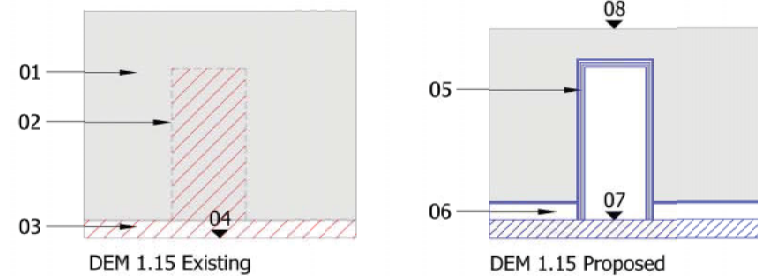
## 02 Ground

### DEM 1.15 Reinstate historic opening

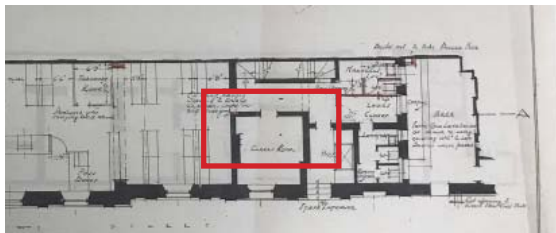
The historic plan shows that this was once an opening. It is intended to reinstate this opening with door and architrave detailing to match those throughout the main hall.

The floor level has also been lowered at some point in this room. It is the only room to have a lower floor slab level.

It is intended to reinstate the original historic floor level so it meets flush with the rest of the building.



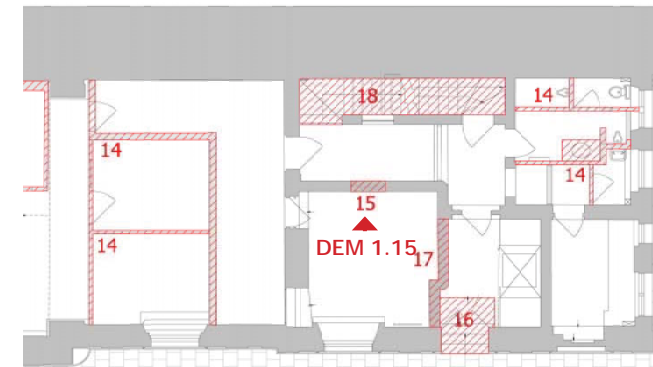
- 01 White painted plaster finish
- 02 Location of historic door opening now plastered over
- 03 Modern Skirting (Note no cornice or ceiling detailing)
- 04 Lowered floor level (Note this is the only room with a lowered floor level throughout the ground floor and which corresponds to level inside adjacent entrance)
- 05 Reinstate historic opening with new architrave detailing to match existing doors
- 06 New skirting to match main hall
- 07 Reinstate floor level to match existing level throughout



Historic plan of 1927  
Source: London Met Archives



Photograph showing cracked outline of historic door



Demolition Plan (See DEM001)

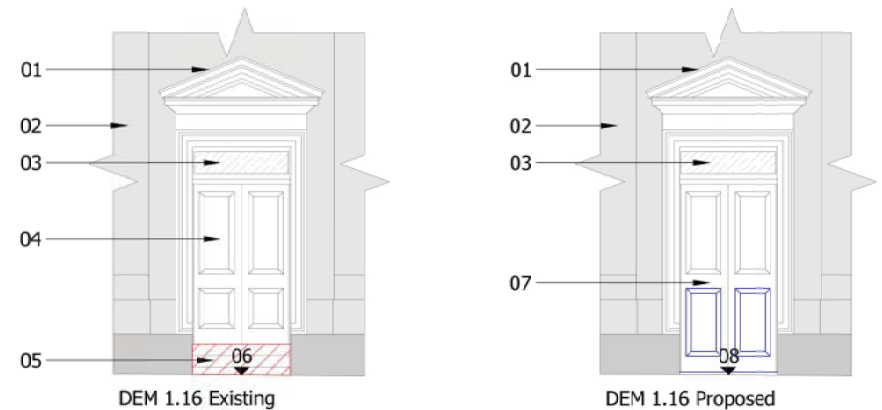
**DEM 1.16 Remove steps and lower floor level to allow for level access into building to meet modern building regulations.**

To meet modern day part M building regulations level access into the building is required.

The existing entrance will be retained with its external facade detailing. The raised steps will be lowered to street level.

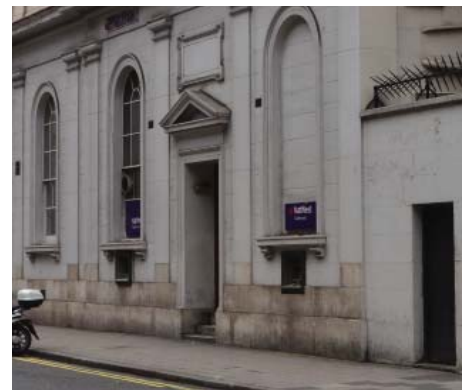
Upon entrance, a platform lift (on the right hand side) will provide disabled access to the floor slab level (+650mm) from the street. To the left side steps will rise to meet the floor slab level to an entrance lobby/ greet space.

The door panelling will be altered so it is flush with the ground.

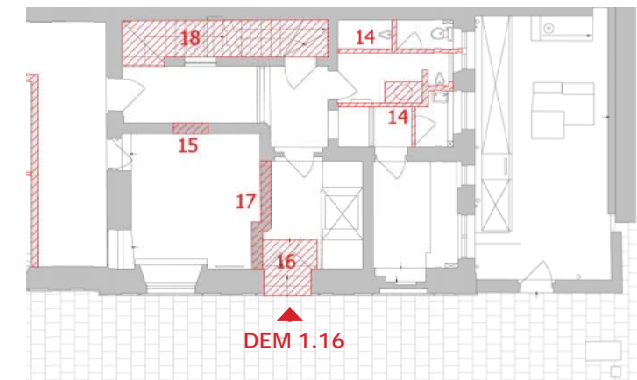


- 01 Pediment entrance detail
- 02 Painted plaster finish to Pilaster
- 03 Clear glazed fan light
- 04 Wooden double doors
- 05 Steps up to doors
- 06 Street level

- 07 Door modified with lower panels extended to ground level
- 08 Level access achieved from street level in compliance with DDA requirements and Building Regulations.



Photograph showing entrance with raised steps



Demolition Plan (See DEM001)

# 1 Cavendish Square

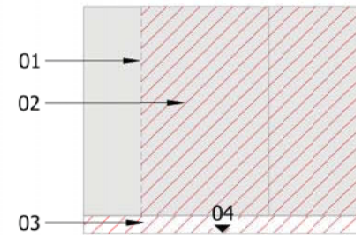
## 02 Ground

### DEM 1.17 Reinstate historic opening

The historic plan shows that this was once an opening. It is intended to reinstate this opening with door and architrave detailing to match those throughout the main hall.

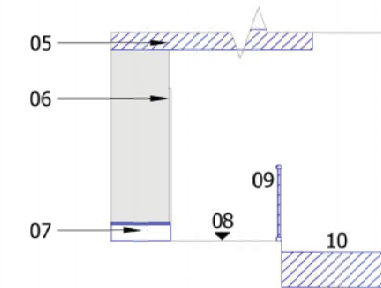
The floor level has also been lowered at some point in this room. It is the only room to have a lower floor slab level.

It is intended to reinstate the original historic floor level so it meets flush with the rest of the building.



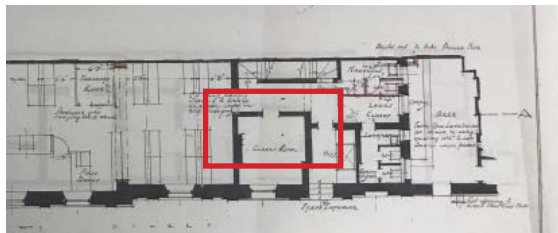
DEM 1.17 Existing

- 01 Line of wall and door beyond
- 02 White painted render finish
- 03 Modern skirting
- 04 Lowered floor level (Note this is the only room with a lowered floor level throughout the ground floor)

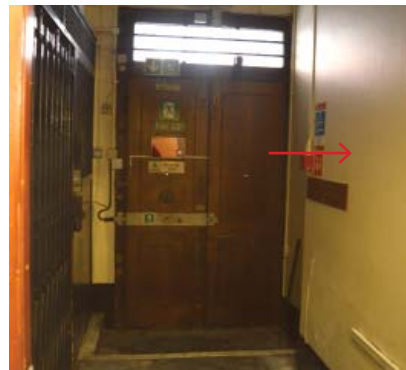


DEM 1.17 Proposed

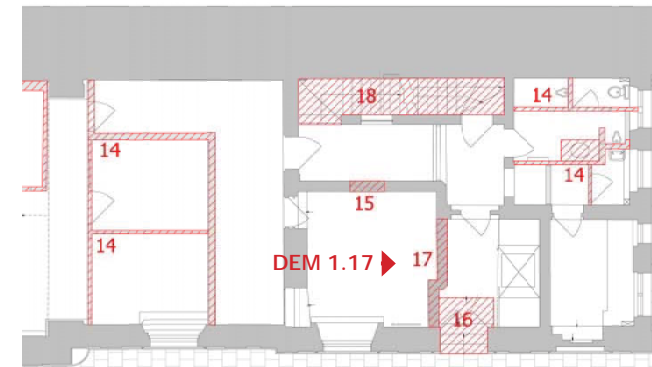
- 05 New mezzanine level
- 06 Retain existing door opening and wall beyond
- 07 New skirting to match main hall
- 08 Existing floor slab level
- 09 New glazing balustrade
- 10 New steps down to meet street level



Historic plan of 1927  
Source: London Met Archives



Photograph showing entrance door and wall to be removed



Demolition Plan (See DEM001)

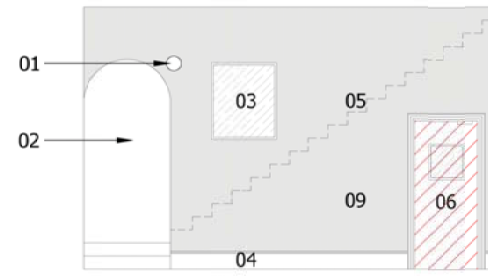


**DEM 1.18 Remove stairs to allow for necessary M+E supply routing from Kitchens. Walls and enclosure of stairwell to be retained.**

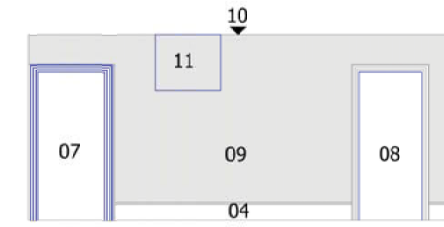
The enclosure of the stairwell and existing openings will be retained to house M+E service systems.

The existing stairs (mid/late C20) are redundant to the scheme and will be removed to allow for the necessary ductwork to extract from the Kitchen areas.

New doors and architrave detailing will match those in the main hall.



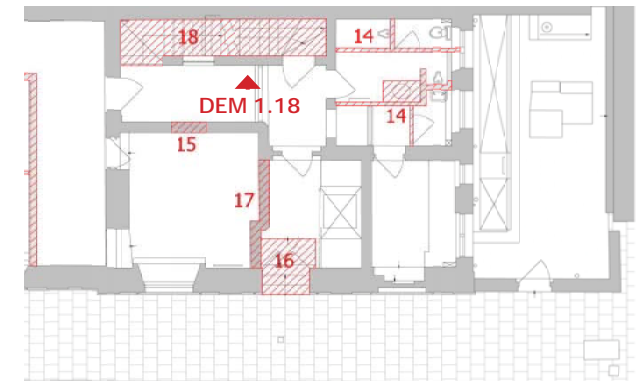
- 01 Alarm to be removed
- 02 Arch opening
- 03 Modern window opening
- 04 Traditional style skirting to be retained
- 05 Line of service stair beyond to be removed
- 06 Modern service swing door to basement



- 07 New traditional door with new architrave detailing to match existing
- 08 New traditional door to match existing
- 09 White painted render finish
- 10 Proposed new mezzanine slab ceiling height
- 11 Infill opening and make good. White painted render finish to match



Photographs showing wall to stairwell



Demolition Plan (See DEM001)

# 1 Cavendish Square

## 03 First

### ***DEM 1.19 Remove redundant staff stair, modern partitions and floor slab.***

The east wing was an extension to the main banking hall to facilitate the functional staff quarters of the bank, allowing it to function effectively. The designs through this part have been modified and altered throughout the years, particularly to the first floor staff areas.

It is proposed to remove the modern stud partitions (added in 1989) throughout the first floor staff areas and remove the redundant stair enclosure at this level (mid/late c20).

The existing floor slab (which were installed late c20 replacing older floor structure and which appears to have signs of degradation and excessive mould growth) allows for a mezzanine level to be introduced, allowing effective and efficient use of the space to accommodate its change of use.



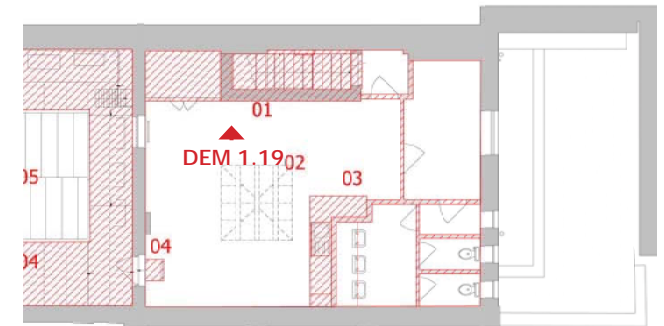
*Photograph showing stair enclosure*



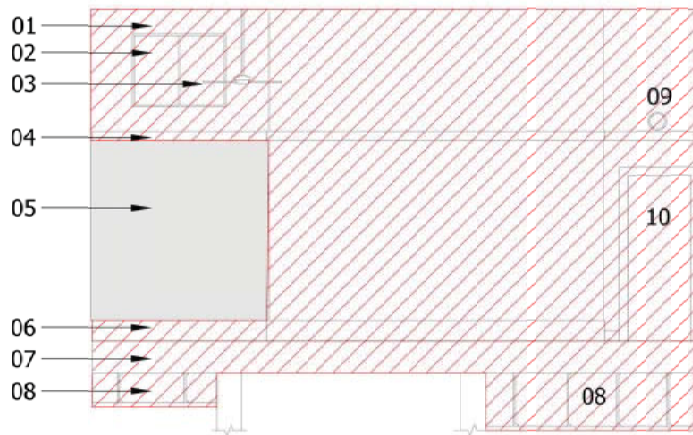
*Photograph showing mould spread*



*Photograph showing modern partitions and services areas*

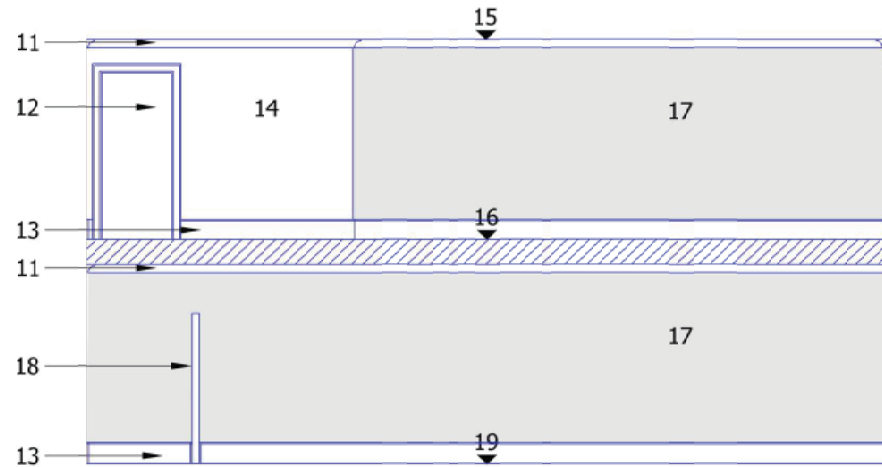


*Demolition Plan (See DEM002)*



DEM 1.19 Existing

- 01 Modern stud partitions
- 02 Service hatch
- 03 Fan
- 04 MDF detailing rail (Note no cornice or ceiling detailing)
- 05 White painted plaster walls beyond
- 06 MDF skirting
- 07 Floor Slab
- 08 Lay in false ceiling grid
- 09 Alarm
- 10 Modern door



DEM 1.19 Proposed

- 11 New traditionally designed cornice detailing
- 12 New door opening to match size and proportion of adjacent openings and with architrave details to match
- 13 New skirting to match main hall
- 14 New white painted plasterboard walls to contain toilet areas
- 15 New roof level
- 16 New first floor level
- 17 Existing white painted plaster wall to be retained and restored
- 18 New privacy screen to servery area
- 19 New mezzanine level



# 1 Cavendish Square

## 03 First

### ***DEM 1.20 Remove modern partitions, toilets, services ladder and staff Kitchenette.***

As with DEM 1.19, the areas to the first floor staff area are poor in design quality and do not reflect the historic period property.

Modern partitions, servicing ladders and kitchenette and toilet areas- which have shown neglect with flooding and general degradation- are all proposed to be removed along with the late C20 floor slab.

A new mezzanine and first floor level will make effective use of this double height space, reinstate the full extent of the double height arch window- synonymous with the character of the building, and introduce architectural detailing which is consistent with the rest of the building.



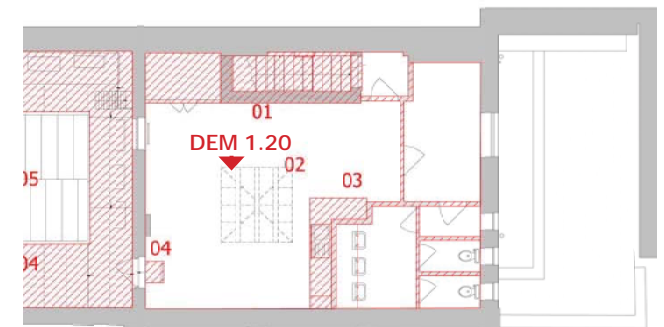
*Photograph showing flooding to toilet areas*



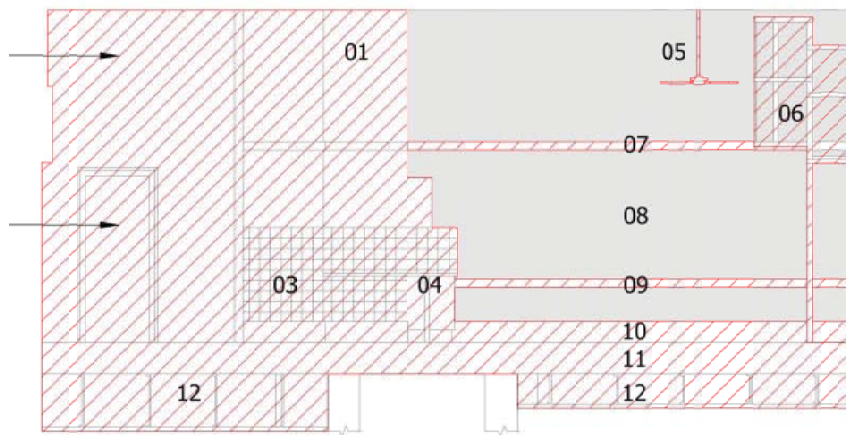
*Photograph showing servicing additions and inconsistent detailed elements*



*Photograph showing Kitchenette area*

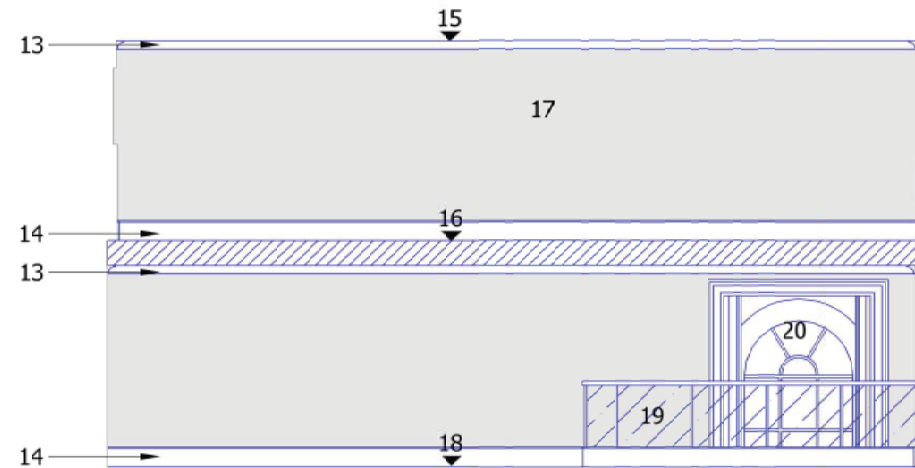


*Demolition Plan (See DEM002)*



DEM 1.20 Existing

- 01 Modern stud partitions
- 02 Modern door
- 03 White Kitchen tiles
- 04 Kitchenette area
- 05 Fan
- 06 Ladder to Services hatch
- 07 MDF detailing rail (Note no cornice or ceiling detailing)
- 08 White painted plaster walls beyond
- 09 MDF dado rail
- 10 MDF skirting
- 11 Floor Slab
- 12 Lay in false ceiling grid



DEM 1.20 Proposed

- 13 New traditionally designed cornice detailing
- 14 New skirting to match main hall
- 15 New roof level
- 16 New first floor level
- 17 Existing white painted plaster wall to be retained and restored
- 18 New mezzanine level
- 19 Glass balustrade overlooking void space to entrance below
- 20 Full height reinstatement of double height arch window to be retained and restored with architrave detailing and shutters to match main hall

# 1 Cavendish Square

## 03 First

**DEM 1.21 Remove roof slab and all redundant service and air con units. Retain and relocate concealed skylight to new roof level.**

It is proposed to remove all redundant servicing equipment, service void, false ceiling and the roof slab to the external plant area.

The roof services void, currently contained within a false ceiling conceals a skylight which has since been covered in led (perhaps to prevent water leakage). This space also partially conceals a double height arch window. These elements detract from the historic character of the building.

It is proposed to create a new mezzanine level and first floor level which will be pulled away from the facade, thus allowing for a void the entire height of the building. This will re-introduce natural light gains and reinstate the full extent of the arch window. The concealed skylight will be restored and relocated at a new roof level height, which will remain below the existing parapet level.



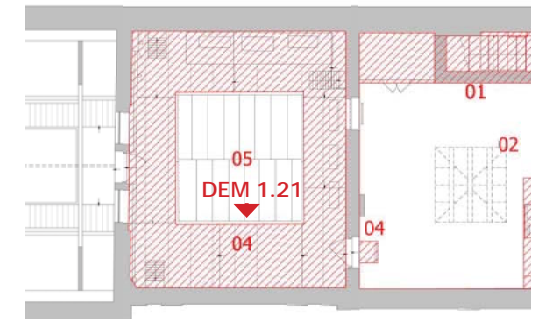
Photograph showing redundant services units and concealed skylight



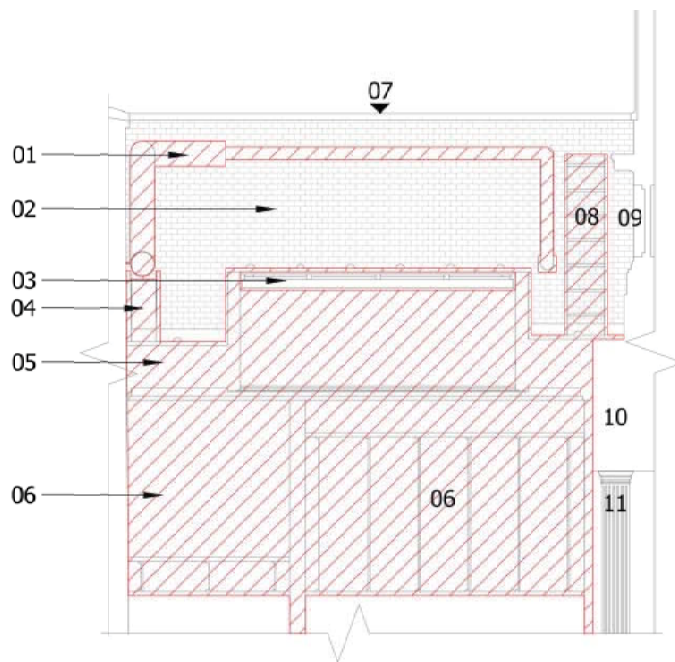
Photograph showing skylight concealed within service void in false ceiling (looking up)



Photograph showing arch window truncated by false ceiling

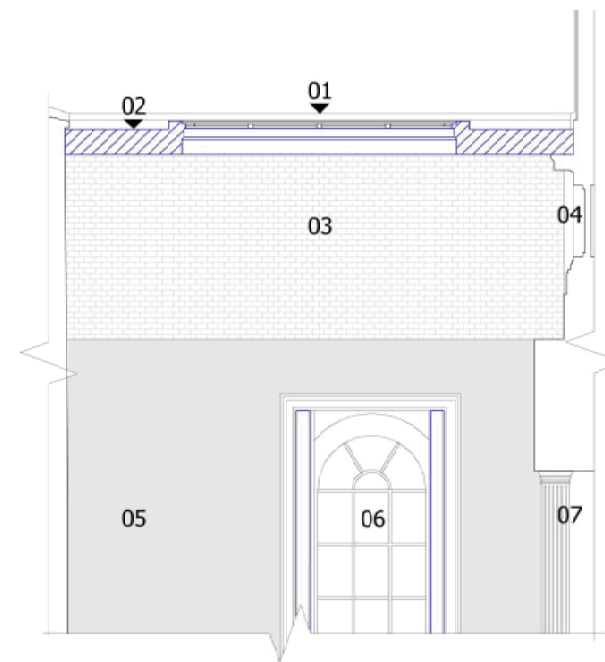


Demolition Plan (See DEM002)



DEM 1.21 Existing

- 01 Redundant mechanical ducting
- 02 London stock brick
- 03 Concealed skylight
- 04 Redundant air con units ceiling detailing)
- 05 Roof slab with lead finish
- 06 Lay in false ceiling grid with services void
- 07 Parapet level
- 08 Services ladder
- 09 Door to Roof area
- 10 Structural beam over
- 11 Pilaster



DEM 1.21 Proposed

- 01 Existing parapet level maintained
- 02 New roof level below parapet with relocated skylight (to be restored)
- 03 London stock brick to be restored
- 04 Existing opening to be maintained for M+E access
- 05 Existing white painted plaster wall to be retained and restored
- 06 Full height reinstatement of double height arch window to be retained and restored with architrave detailing and shutters to match main hall
- 07 Pilasters to be retained and restored

(Note view is cut through void area and therefore not showing proposed floor mezzanine levels)



# 1 Cavendish Square

## 04 Roof

### ***DEM 1.22 Remove roof and all services, including aluminium skylight***

It is proposed to remove the roof level- which on site investigations have shown apparent alterations in level- and create a new structurally and thermally efficient roof slab.

The slab will remain below the existing parapet level.

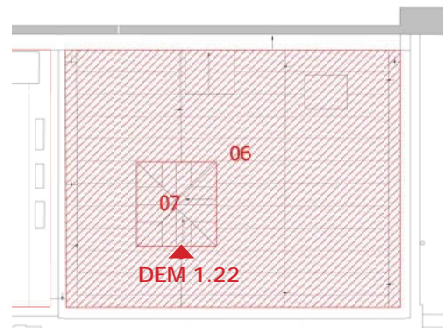
The existing skylight is aluminium and does not appear in the original plan, nor in the 1927 alterations. It is proposed to remove this skylight and add a new modern skylight, which will be able to retract, allowing the first floor seating areas to open up to natural light and ventilation gains in summer months. This skylight will remain below the existing parapet level.



*Photograph showing aluminium skylight*



*Photograph showing change in brickwork suggesting the roof level and parapet walls have been altered*

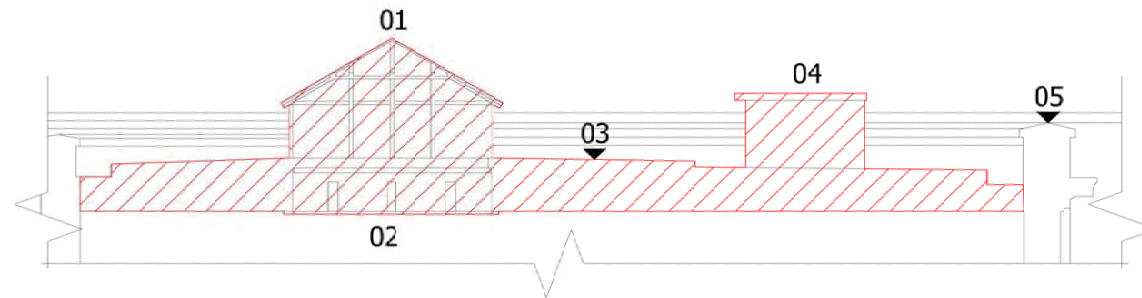


*Demolition Plan (See DEM002)*



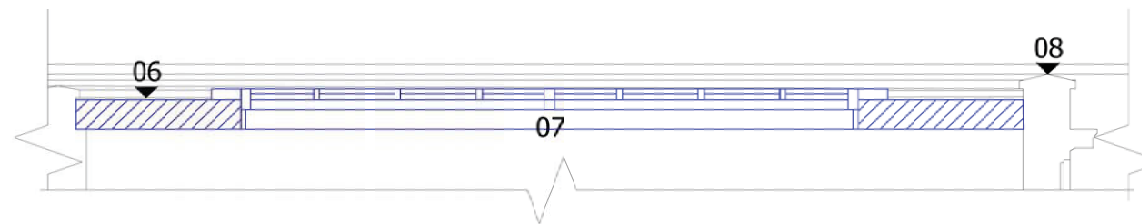
*Photograph showing roof area*





DEM 1.22 Existing

- 01 Aluminum skylight
- 02 Steel protective bars
- 03 Roof level
- 04 Services hatch
- 05 Parapet Level



DEM 1.22 Proposed

- 06 New roof level to remain below parapet
- 07 Retractable glass roof to remain below parapet level
- 08 Existing parapet level maintained

# 1 Cavendish Square

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## ***Ground, First and Roof Alterations in Summary***

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- The main hall to the ground floor is considered the principle space. Demolitions in this area are seen to be of benefit to the building, removing modern stud partitions and banking alterations to reinstate the historic proportions and grandeur of the space.
- Modern partitions and false ceilings will be removed throughout the ground floor, stripping the building back to its historical elements
- New openings to the ground floor are limited to the eastern wing and allow for a new entrance vestibule space, allowing necessary access to the site, which is DDA compliant.
- The first floor staff area has been heavily modified and altered through the years and has little architectural consistency with the principle spaces. It is proposed to strip this area back, removing the floor slab and adding a mezzanine and new first floor level, with suitable and consistent detailing to the rest of the building.
- The addition of the floor maximises the footprint of the building to this section.
- It is considered that the alterations to the eastern wing are of great benefit to the building, allowing the arch windows to be reinstated to their full double height extent, creating consistency in design and reinstating and restoring a concealed skylight.

