

## 04. Design Evolution

### Area of focus 03: Circulation Space

#### Positive Contributions

##### **A Restoration and Relocation of Skylight**

The existing hidden and concealed skylight will be able to

##### **B Retention of Existing openings and building fabric**

##### **C Arch windows**

Arguably the most important feature to the character of the building, the arch window will be allowed to extend to its full double height space once again.

##### **D Void Space**

A void space allows the natural light gains from the arched window and skylight to be maximised and attributes to the aesthetics of the space.

##### **E Sweeping Stairs**

The sweeping stairs allows vertical interaction with the space, character and light which has been maximised in the design

##### **F Vaults**

Continuing the stairs to the vaults, reaffirms their significance and importance to the heritage of the building. Rather than being access from a back of house service stair, they allow primary access to the basements, thus assisting in raising the significance of these areas, hence becoming integral spaces within the building, which affords alternate internal aesthetics and atmospheres. The stair has minimal interference with the vault ceilings, with only an existing services area to be cut away.



# 1 Cavendish Square

## 04. Design Evolution

Area of focus 04: Functional Space

Existing Photographs



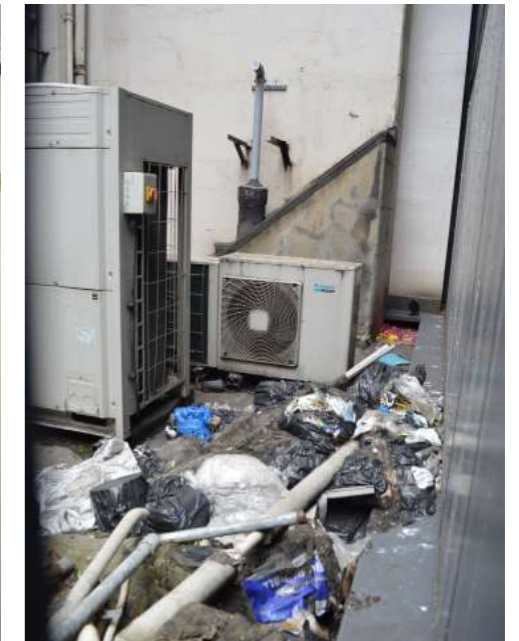
**A: Lift shaft cutting away vault opening**



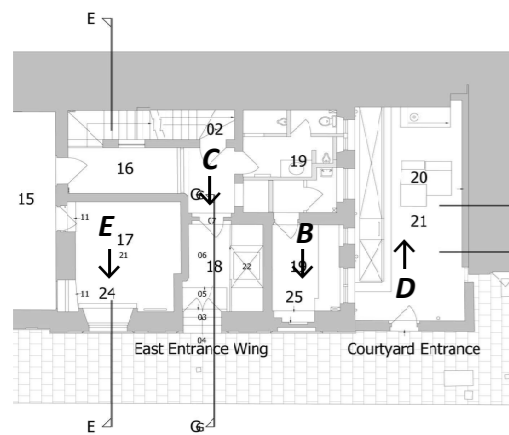
**B: Back of house areas**



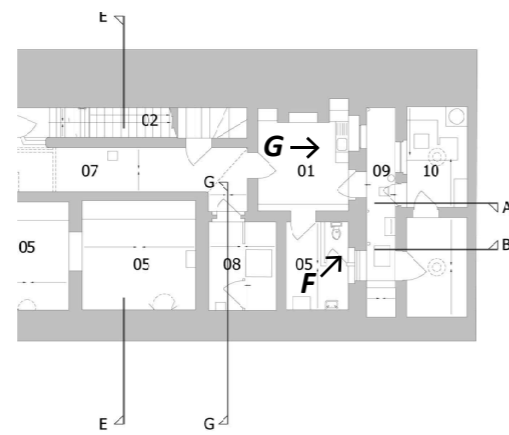
**C: Fire exit with arch over**



**D: External courtyard**



**Existing Ground Floor Plan**



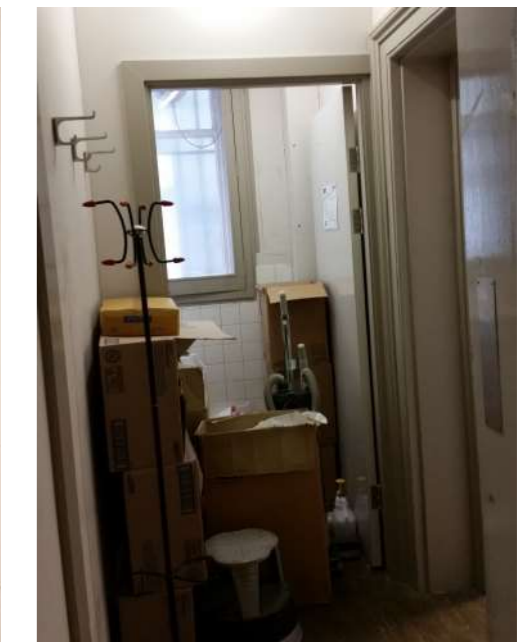
**Existing Basement Floor Plan**



**E: False ceiling through window**



**F: Partition intersecting window**



**G: Back of house areas**



## 04. Design Evolution

Area of focus 04: Functional Space

Existing Photographs



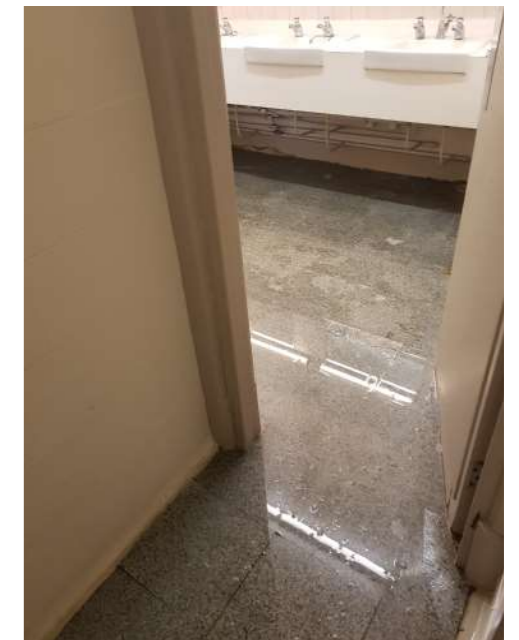
**A: Staff area with ladder to hatch opening**



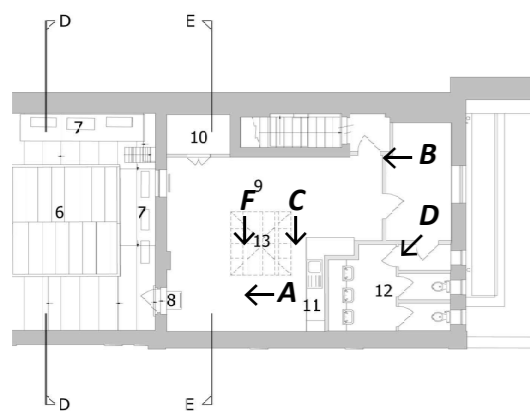
**B: Excessive mould beginning to grow around floor slab**



**C: Kitchenette area**



**D: Toilet areas**

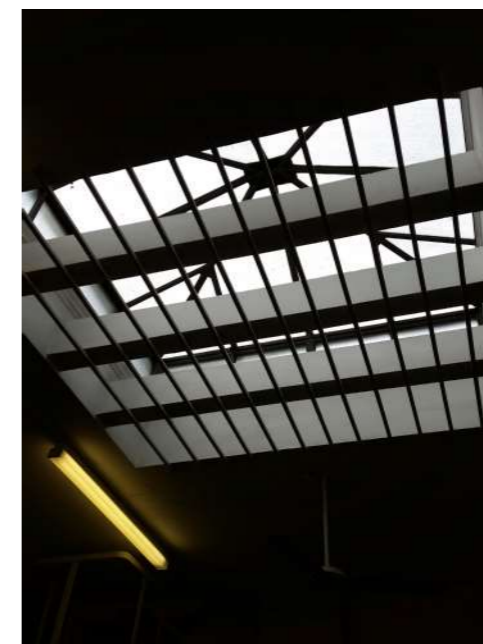


**Existing First Floor Plan**

### **Inconsistent architecture**

The photos, through both pages highlight the inconsistencies in design and functionality of this subservient space.

Alterations are evident throughout all floors from the basement where the vaults have been cut to allow for a new lift shaft and modern partitions overlap with existing openings; the ground floor where false ceiling and modern partitions and detailing have been merged to suit the changing office environments; and to first and roof levels which also contain modern partitions, an adjusted c20 floor slab and elements of design which are incongruous with the detailing to the principle space.



**F: Steelwork below skylight**



**G: Aluminium skylight**

# 1 Cavendish Square

## 04. Design Evolution

Area of focus 04: Functional Space



*Stripping back to historic elements*

**01 Remove aluminium skylight and old roof structure**

**02 Remove late c20 floor slab.**

*Historic research by Montagu Evans shows this floor to be c20, having replaced the older first floor structure)*



*New floor levels added*

**03 New roof level**

*It is proposed to raise the roof level, 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*

**04 New first floor level**

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

**05 New mezzanine level**

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

**06 Reinstate ground level**



*Service areas and function*

**07 New functional spaces for servery and toilets to serve restaurant space**

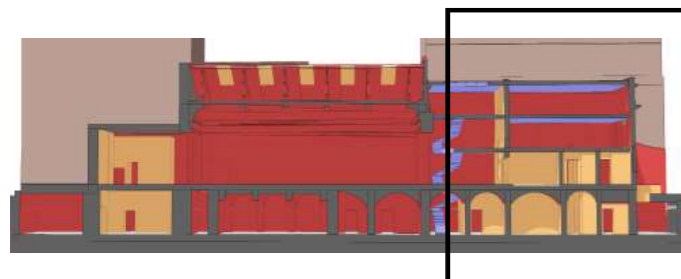
**08 New opening to allow space for Kitchen areas**



*Skylight*

**09 New retractable glass roof**

*The existing aluminium skylight will be replaced with a modern glass roof. In summer months this could be openable and allow natural ventilation of these upper restaurant areas. It is expected that the detail of this would be conditioned*





## 04. Design Evolution

Area of focus 04: Functional Space

### Positive Contributions

#### A Restoration and Relocation of Skylight

The existing hidden and concealed skylight will be able to function to its intended purpose.

#### B New glazed roof

Providing plenty of natural light into the upper floor areas

#### C Sweeping Stairs

The sweeping stairs allows vertical interaction with the space, character and light which has been maximised in the design

#### D Void Space

A void space allows the natural light gains from the arched window and skylight to be maximised and attributes to the aesthetics of the space.

#### E Detailing to match elements of main hall

Wall panelling, skirting, cornicing and door opens to reflect those in the main hall create a consistency in design which is currently lost within the building.

#### F Retention of openings to and reinstatement of historic plan

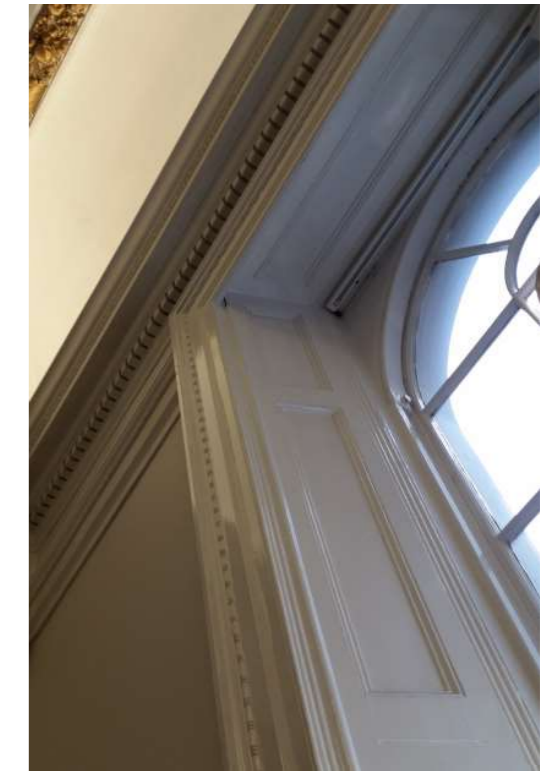
#### G Restoration of vaults



# 1 Cavendish Square

## 04 Design Evolution

Treatment to windows



### **Double height arch windows**

The windows provide character to the building but have been altered in their appearance through time.

Originally with arched windows (similar to today) they were altered internally and externally to have rectangular heads in 1927 (similar to the current internal detailing).

The external windows have since been altered (1950s) to their present form.

### **Window Type A**

#### **Window Types**

Despite being similar in appearance, certain alterations to reveals and detailed elements have formed 3 altered window forms.

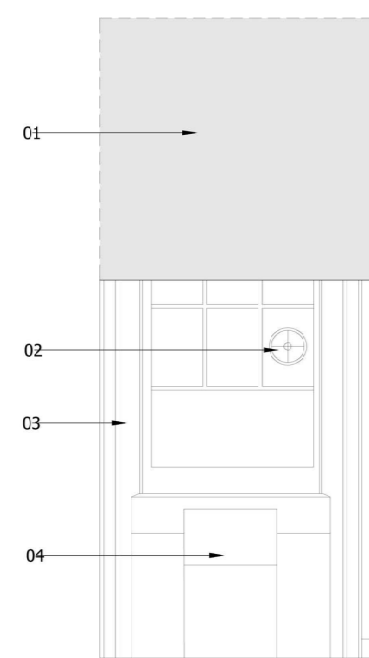
Window type A consists of 1no. window and is located in the back of house office areas.

Window type B consists of 1no. window and is located in the main bank hall office

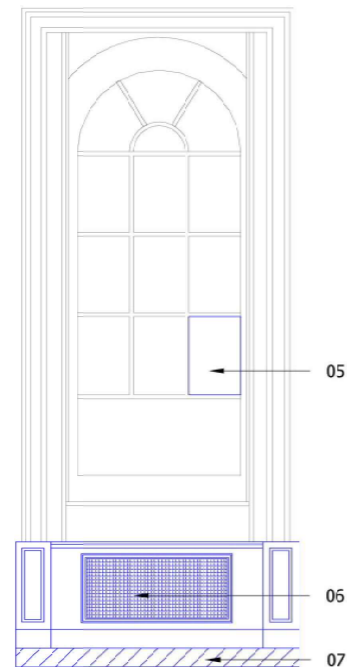
Window type C consists of 5no. windows and are in the main principle hall (the most historic and significant space).

The precedent window is type C, which retains its shuttering, window boxing and architrave details, which have been altered through the other window types. It is proposed that reinstating the double height proportions and detailing (as per window type C) is of great benefit to the character of the building.





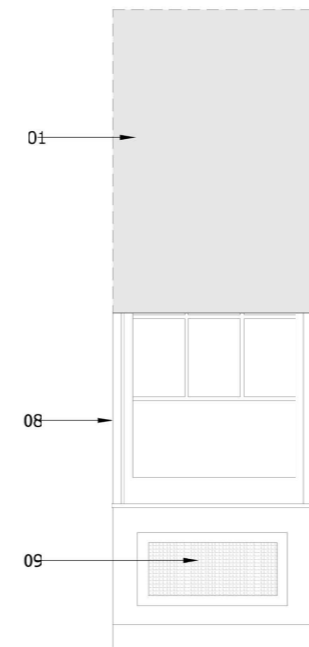
Existing Window Type A



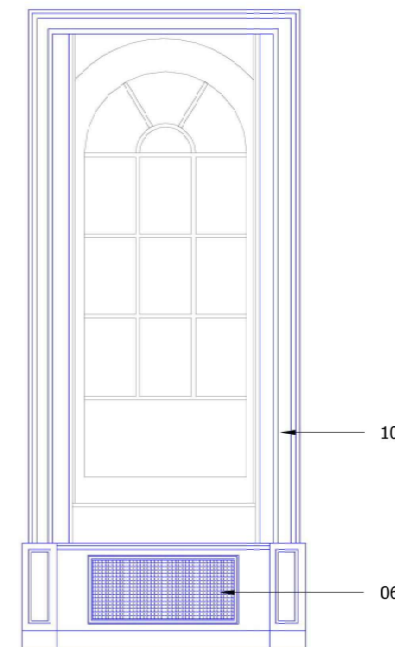
Proposed Window Type A  
Reinstated to full double height  
and with window boxing



Window Type A Photograph



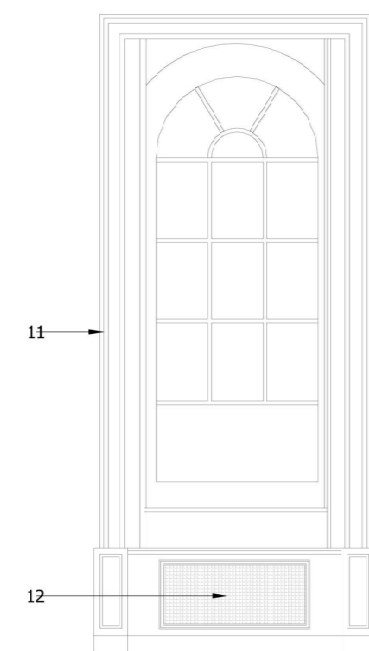
Existing Window Type B



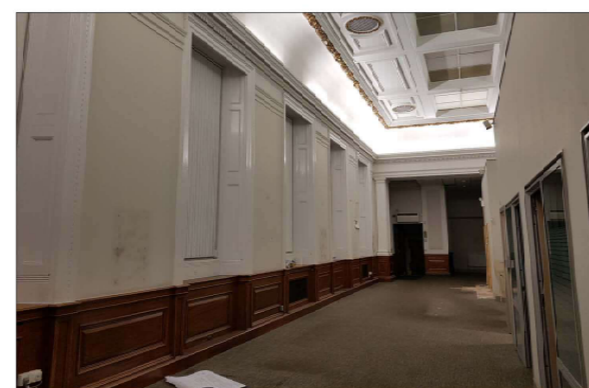
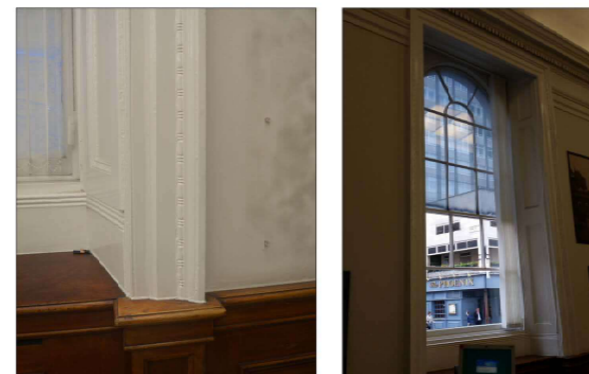
Proposed Window Type B  
Reinstated to full double height and  
with architrave, boxing and shuttering details



Window Type B Photograph



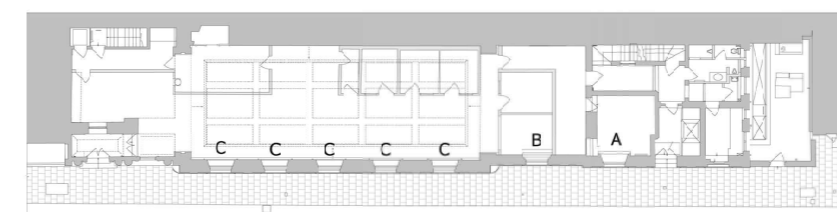
Window Type C  
no alterations and precedent example



Window Type C Photographs

### Key

- 01 False lay-in ceiling concealing window behind
- 02 Ventilation vent within window pane
- 03 Shutters matching those in main hall (Window Type C)
- 04 Cash point cut into facade and replacing window boxing
- 05 New clear glazed window pane
- 06 New wooden window boxing to match main hall (Window Type C)
- 07 Raised floor level to meet existing ground floor slab
- 08 Shutters and architrave detail removed
- 09 White painted mdf radiator box
- 10 Shutters and architrave detail added to match those in main hall (Window Type C)
- 11 Shutters and architrave detailing (to form precedent in design as to new window alterations)
- 12 Wooden window boxing (to form precedent in design as to new window alterations)



Location of Window Types

# 1 Cavendish Square

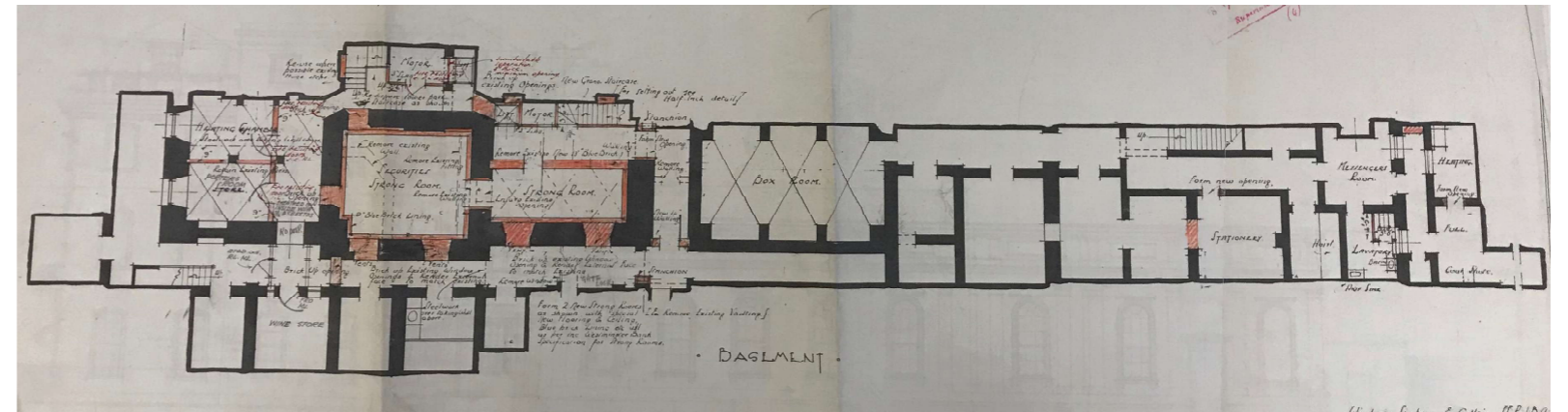
## 04 Design Evolution

### Reinstating the historic plan

#### 1927 Historic plan

The 1927 plans show alterations made to the existing basement areas to allow for the function of the building as a bank.

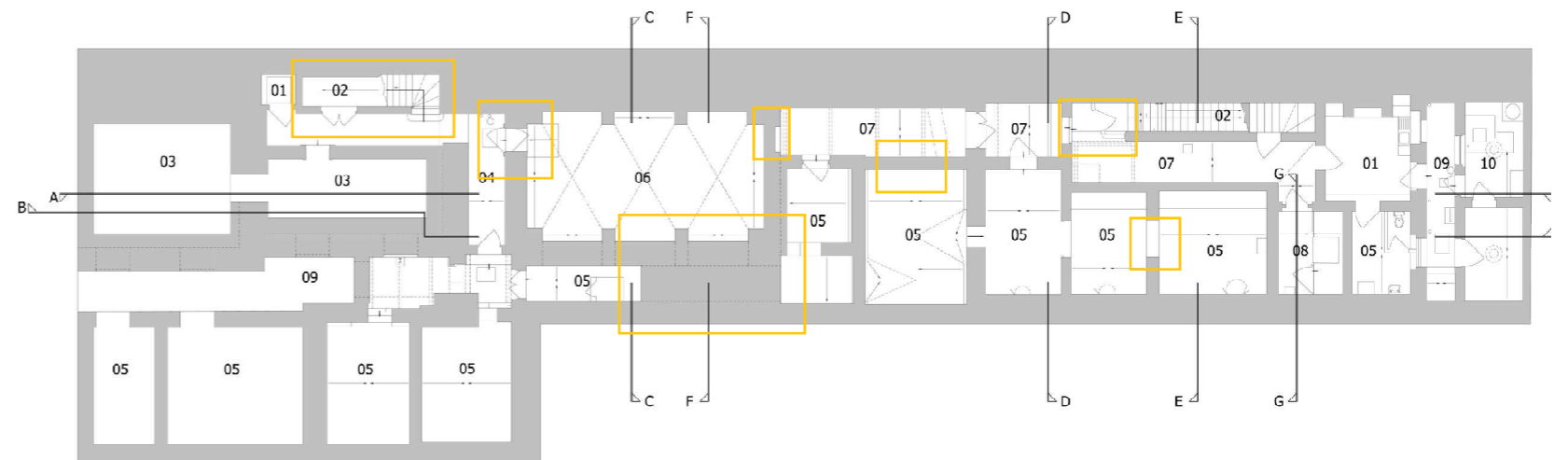
Noticeable changes and the removal of the historic plan and proportions were undertaken to the west side, to accommodate new bank vaults.



#### Existing Plan

The existing plan follows much of the 1927 plan, bar some further alterations which are assumed to have been carried out in 1950s, when further internal works were undertaken.

The most recent alterations, post 1927 have been outline in yellow.



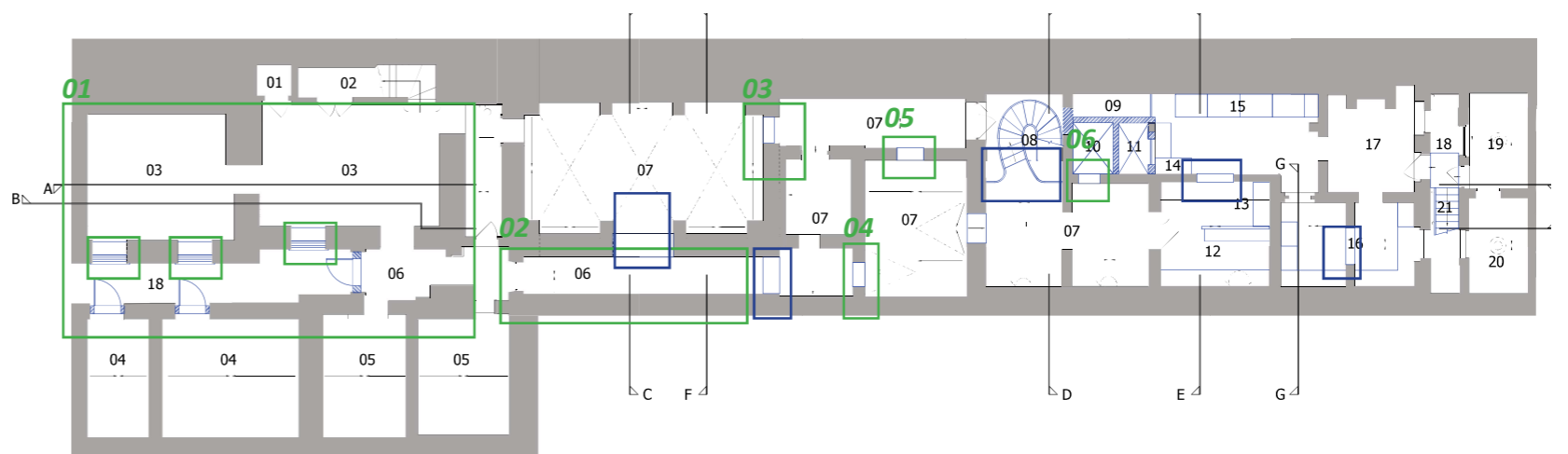
#### Proposed Plan

The proposals seek to reinstate most of the historic plan.

Openings and the reinstatement of room proportions and historic lightwells have been outline in green.

Further openings which are necessary to allow the basements to function as a bar space, with adequate circulation and means of escape are outline in blue.

New openings will match the scale, character and proportion of existing openings within the basement and have been detailed in the demolition (DEM) set of drawings.





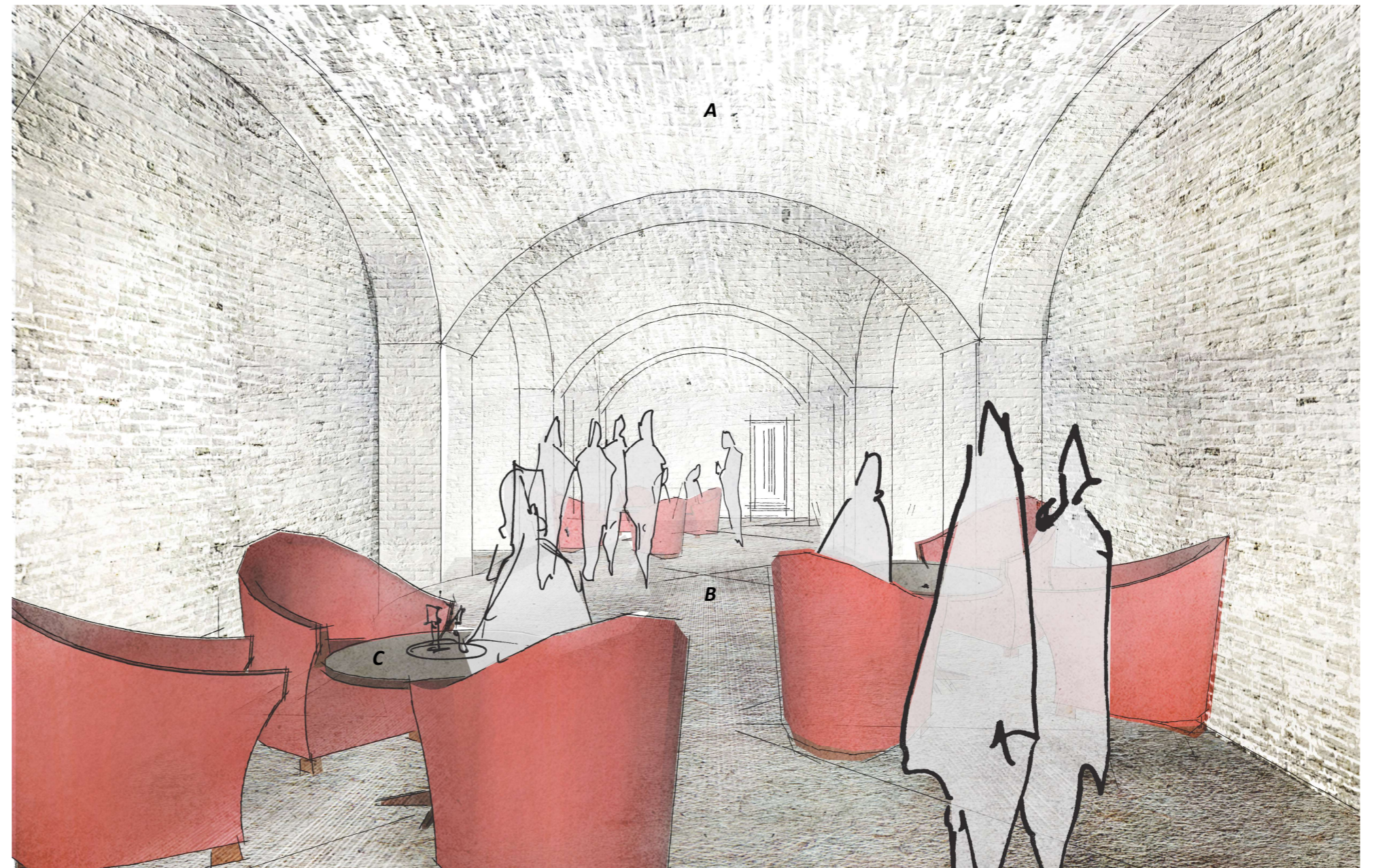
**Positive Contributions**

**A Restoration of vault spaces**

**B Reinstatement and restoration of flagstones**

**C Character/ atmospheric bar spaces**

*The careful restoration and integration of seating allows the vaults to become integral spaces within the building*





# 1 Cavendish Square

## 05 Access

### Entrance to Building

Pre-application advice was sought in July 2017. As part of the initial proposals and discussions, 3 alternative entrance options were proposed.

The response from this is as follows;  
*'The proposed remodelling of the east elevation (option 3)...and installation of a glazed extensions is considered unacceptable...You are encouraged to use one of the existing bank entrances. Option 1 or 2 are preferable to option 3. However we would not support the lowering of the adjacent window cills.'*

Through further discussions it was deemed that the lowering of the floor slab and removal of steps was deemed essential and acceptable in principle, in order to gain the level access required to meet DDA and building requirements.

From pre-application advice the two recommended options were explored further in design terms.

#### **Entrance Option A**

The use of the existing western porch as the main entrance. This would necessitate the lowering of the floor slab and removal of steps to provide level street access.



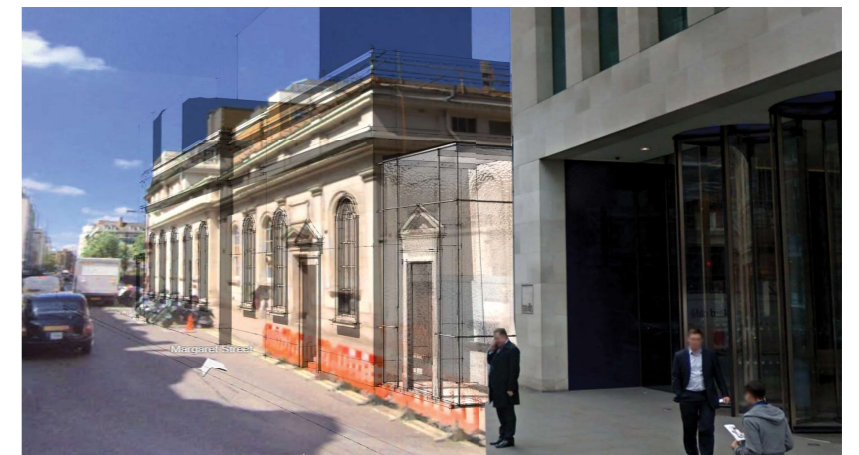
#### **Entrance Option B**

The use of the existing eastern entrance as the main entrance. This would necessitate the lowering of the floor slab and removal of steps to provide level street access. The lowering of window cills to either side of the entrance and a glazed window to replace the blind window was also proposed.



#### **Entrance Option C**

A new contemporary glass box entrance, with printed glass to mimic the arch bays.





## 05 Access

### Entrance to Building

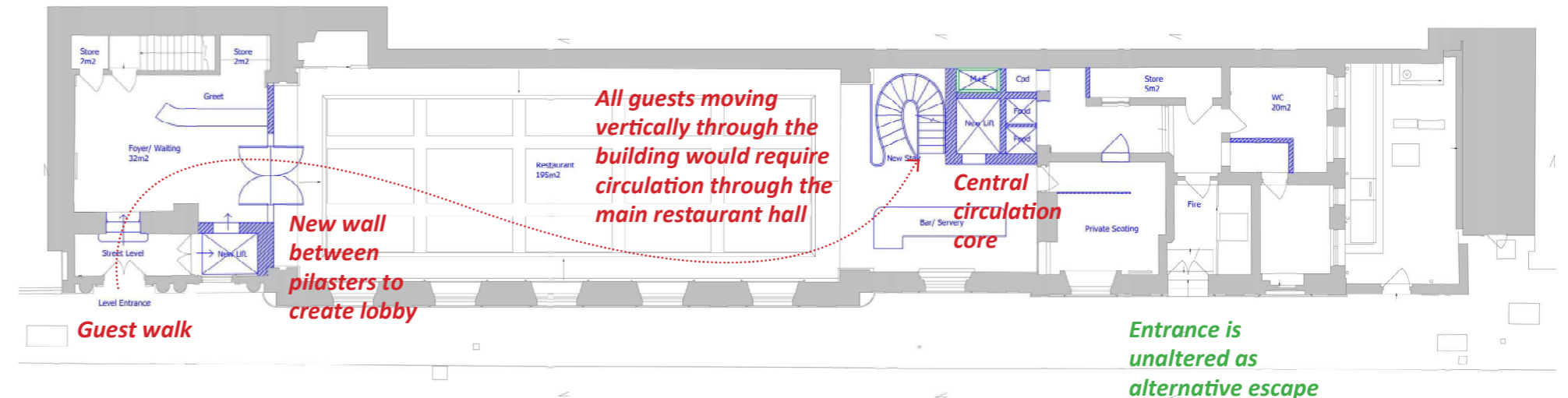
#### Design flaws with Option A

Entrance Option A was used as the main entrance for initial design concepts.

The floor slab would be lowered, with steps rising in the historic wall and a new DDA platform lift to provide access to the ground floor slab.

This design however, was limiting in its separated distance from the central stair. To reach upper levels, or for lift access into the basement areas, each guest would have to walk through the main restaurant areas, effectively altering this core space as a circulation area. This proved an ineffective design.

A new wall would have to be constructed to create an entrance lobby. This would involve alterations to the pilasters.



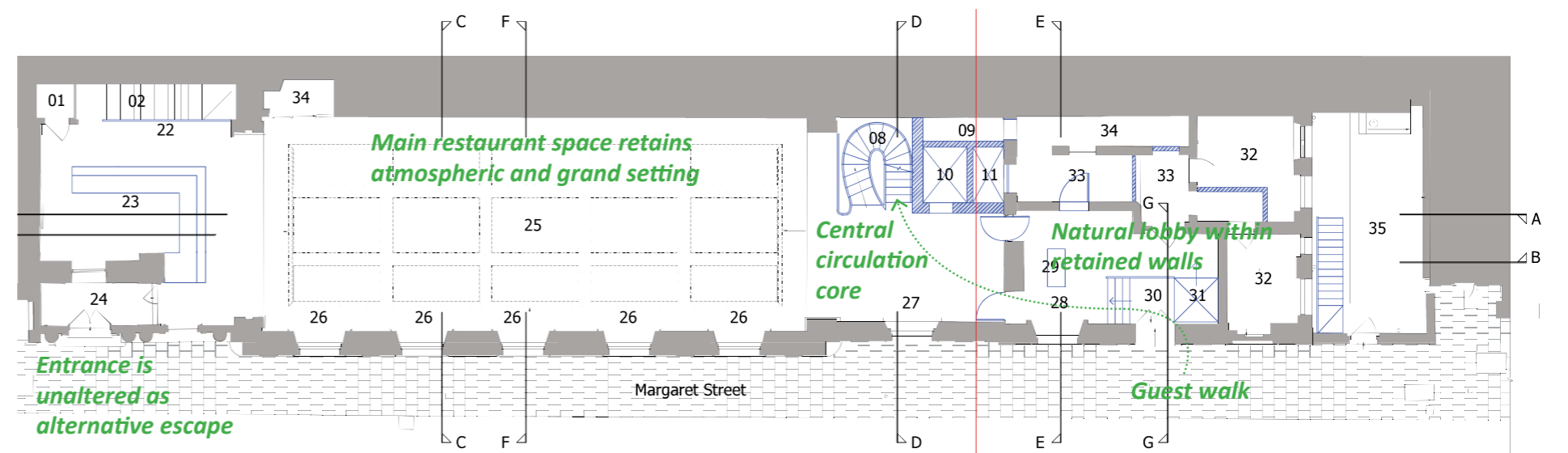
Exploration of Entrance Option A

#### Design benefits with Option B

Entering the building centrally, allows easy access to the circulation core. Movement through the building is much more efficient and controlled.

A natural vestibule space is created within the retained walls and the main restaurant space retains its hierarchy as the dominant, focal space rather than a circulation area.

The western porch would be retained as an alternative escape



Exploration of Entrance Option B

# 1 Cavendish Square

## 05 Access

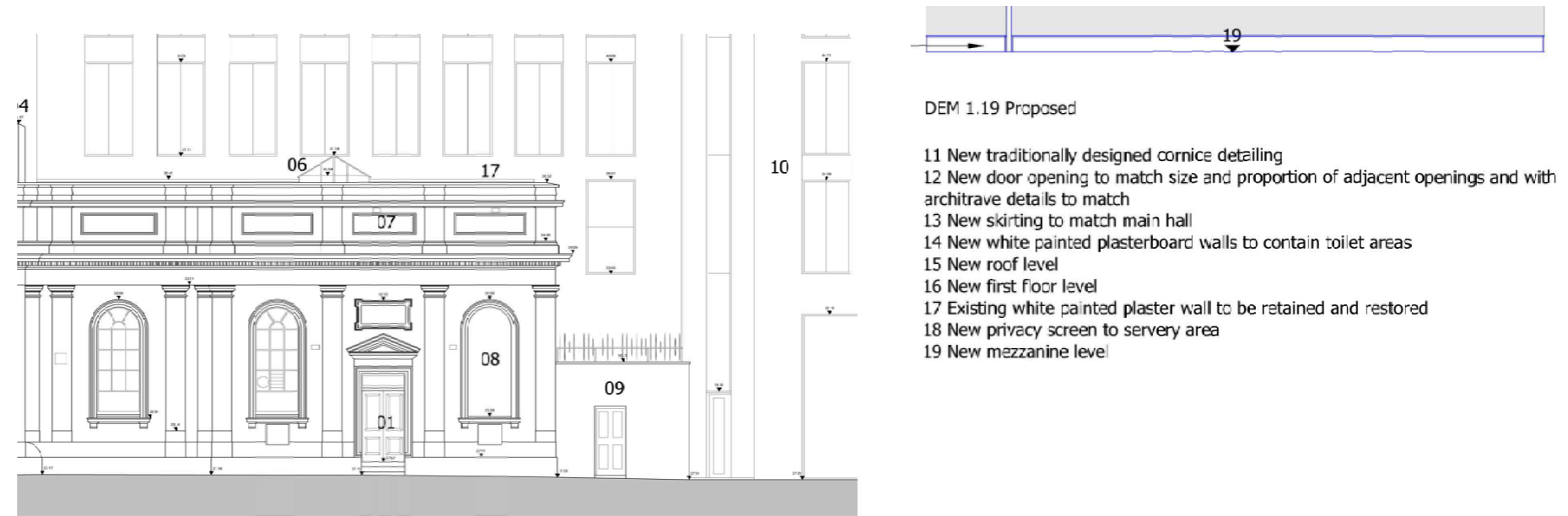
### Entrance to Building

The Margaret Street facade is the most important to the building.

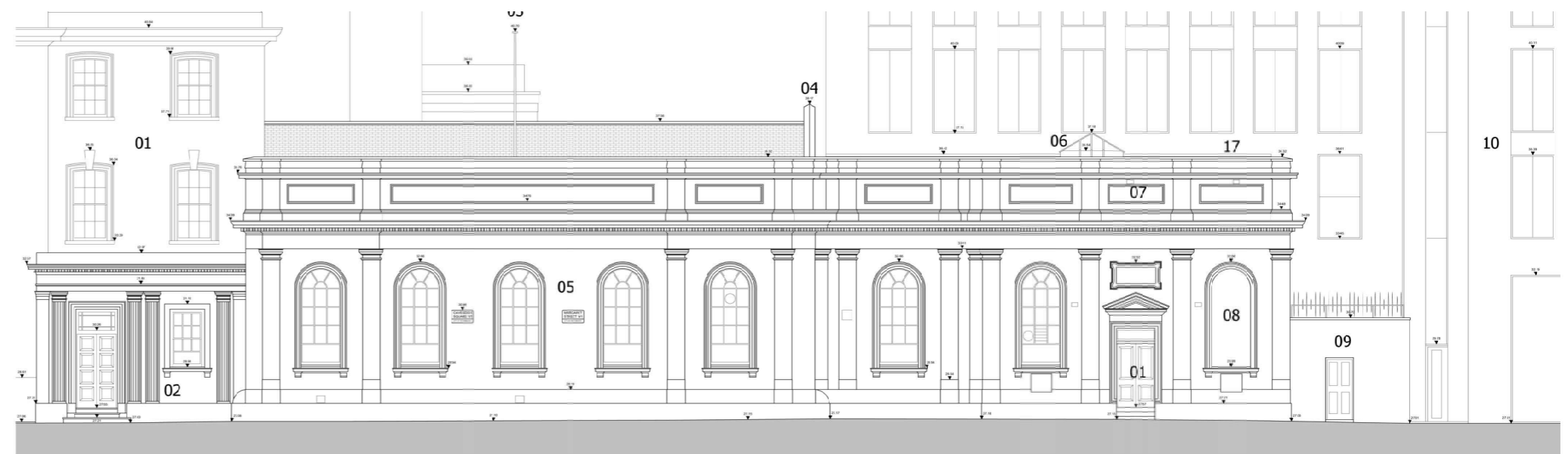
The only proposed alterations are deemed to benefit the building, with the repair to the stonework (where it was cut for insertion of cash machines), the removal of ventilation grilles and the removal of false ceiling panels (behind) to the arch windows.

The door will be lowered to ground level, providing the required DDA access. This also gives a more proportionate and even look to the panelling of the doors.

All detailed elements such as the podium and frieze will remain unaltered.



**Existing east entrance (not DDA compliant)**



**Proposed Margaret Street Facade**



**1 Cavendish as existing**

Bank building with cash machines cut into the external facade, signage to the windows and frieze, stepped entrance and vents to the arch windows



**1 Cavendish as proposed**

Lowered entrance to meet street level, cash points removed and facade repaired and made good, vents to windows removed (and false ceiling panels behind), signage removed.



# 1 Cavendish Square

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## 06 Environmental and Servicing

### Further Considerations

Due to existing constraints it is proposed that deliveries for the A3/A4 use are in the morning between 6.30am -8.30am. Deliveries will be made to the eastern courtyard where stores are located in the vaults below.

The noise will be kept to a minimum and any distribution or unpacking of goods will take place in these internal locations below. Store rooms are provided with easy access to this location. It is expected that this will be conditioned as part of the planning decision.

Chapman BDSP were appointed to assist with the mechanical and electrical servicing of the proposed change of use. The strategies that are proposed are contained within the 'MEPH Services Strategy Report'.

The proposals have considered the least harmful effect to the historic grade listed building- where no external ductwork has been located and extraction will be concealed below parapet level (hidden from street view)- and with the least harm to the surrounding areas- following liaison and on-site discussions with Westminster Environmental Officers. Again, it is expected that conditions will be provided as part of the planning decision.

The management of the property will require effective control of the premises in a manner that protects the building and its neighbours. The management group will restrict late night noise and activity.

All new plant will also be specified to ensure compliance with acoustic attenuation with required acoustic levels. Please refer to Chapman BDSP 'MEPH Services Strategy Report.'



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## 07 Conclusions

The final plans that have been generated have considered the historical nature of the Grade II Listed building, to propose a change of use that has great benefit to the heritage assets of the building and which offers a sympathetic and sustainable use of the building complimenting its highly desirable location within Westminster.

Alterations to the Grade II Listed building have been given great consideration as to their impact on the building and its assets. This has been influenced by heritage consultants Montagu Evans.

To the front facade the only alterations proposed are deemed to benefit the building ie removal/ repair of cutaway cash points, ventilation grilles and the aluminium skylight.

Internally, the main hall has been stripped back to its historical elements, which will be reinstated and restored, providing the main dining spaces. The double height arch windows will all be restored to their full height extent and missing architrave and shuttering detailing will be reinstated.

In the basements, changes to the western side of the building have reinstated the historic plan, while minor alterations to the eastern side have necessitated function required to allow for the change of use to the vacant building. In general, the basement areas, which have been used historically as store and cellar areas, have been restored in a way that connects them with the principle ground floor above to provide characterful and atmospheric bar spaces, which compliment the building.

A new mezzanine level allows vertical access through the building, which is withdrawn from the facades and thus allowing the natural light from the double height arch window to prevail. The reinstatement and restoration of a hidden skylight at roof level will bring further natural light gains from top to ground floor, while a feature staircase will replace the back-of house stair areas to provide a clear and visual connection between levels.

The first floor levels to the eastern side, where most alteration has occurred, have allowed to building to maximise its floor footprint and accommodate its change of use. This will also allow an introduction of consistency within the design so the details of the building are complimented, rather than lost in these heavily altered staff areas.

A retractable glass roof will further enhance the light gains in these areas and make them an attractive place of dining in the summer months.

Please refer to all plans (EXP/DEM/PRP/PRE/PRS/DET) which convey these proposals. The PRS drawings, in particular, highlight the historical significance of the existing fabric and reveal considered proposals which have limited impact to the most historical elements and which have great benefit to the overall aesthetics and nature of the building.