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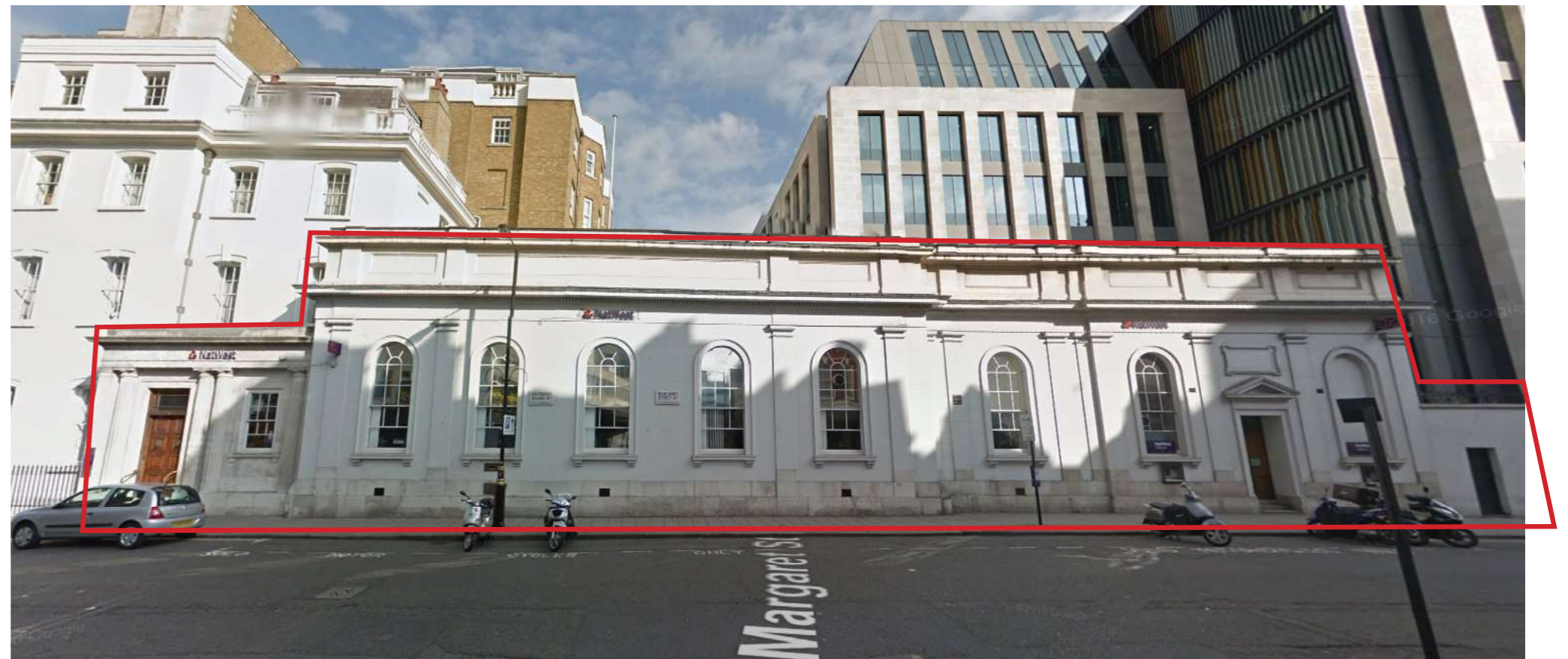
# 1 Cavendish Square

Design and Access Statement  
DAS03

1 Cavendish Square,  
London,  
Westminster,  
W1G 0LA

Prepared by

**Osel** architecture



# 1 Cavendish Square

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## 01. Overview

No. 1 Cavendish Square occupies a former converted Banking hall which faces South onto Margaret Street.

It is joined on its Western flank by no. 1A Cavendish Square and by 33 Margaret Street (Savills) on its Eastern side. The building is Grade II Listed.

This application seeks to incorporate a restaurant use under planning use class E, which will enhance the current condition of the building and promote the conversion of the building into a world class establishment. The proposals seek to promote the retention and enhancement and continued (and extended) public use of the building's sensitive fabric and most important heritage features; its external appearance; its principle banking hall space; its characterful basement vaults.

The proposals, which will also add 85m<sup>2</sup> of new floor area within the existing building curtilage, will also aim to encourage and promote Westminster's international city functions, on the edge of the West End Special Retail Policy Area (WESPRA).

The application is supported by an extensive range of drawings and supportive documents explaining the existing layout and condition of the building and clearly illustrating the proposals. As well as existing and proposed plans, sections and elevations, also included in the application documents are this Design and Access Statement, Photographic and Demolitions Document, Heritage Report (prepared by Montagu Evans) and M+E Report (prepared by ChapmanBDSP).

Pre-application advice has been previously sought and on-site meetings with heritage experts and environmental officers have been undertaken and have informed the design proposals.

### ***Pre-app Response (REFP17/00817):***

*'There are no specific UDP or City Plan policies which would prevent the existing bank being converted to another use which provides a service to the public. The loss of the bank is considered acceptable.'*

*'It is unlikely that the provision of a restaurant/ bar would be considered to result in an over concentration of entertainment uses that would have an adverse cumulative impact on the area. Subject to the imposition of appropriate conditions which control the operational details of the proposed restaurant/ bar, the use is likely to be considered acceptable in amenity terms.'*

*'The proposed change of use, in itself, would be neutral in listed building and design terms, subject to detail.'*

*'The roof terrace is likely to be acceptable in design terms, providing it is not visible from street level.'*

### ***Planning Consent (refs. 18/01899/FULL and 18/01900/LBC)***

The proposals subsequently obtained planning and listed building consent in September 2018 under the following application references:

- 18/01899/FULL
- 18/01900/LBC

The above consents expire September 2021 and as such, this application seeks the resubmission of the proposals previously approved in applications 18/01899/FULL and 18/01900/LBC.

The proposals resubmitted remain unchanged from the current consent.

# 1 Cavendish Square

## 02. Site Location

### Overview

No. 1 Cavendish Square is a Grade II Listed building which faces south onto Margaret Street.

The building is joined on its western flank by no. 1A Cavendish Square and by no. 33 Margaret Street (Savills) on its eastern side.

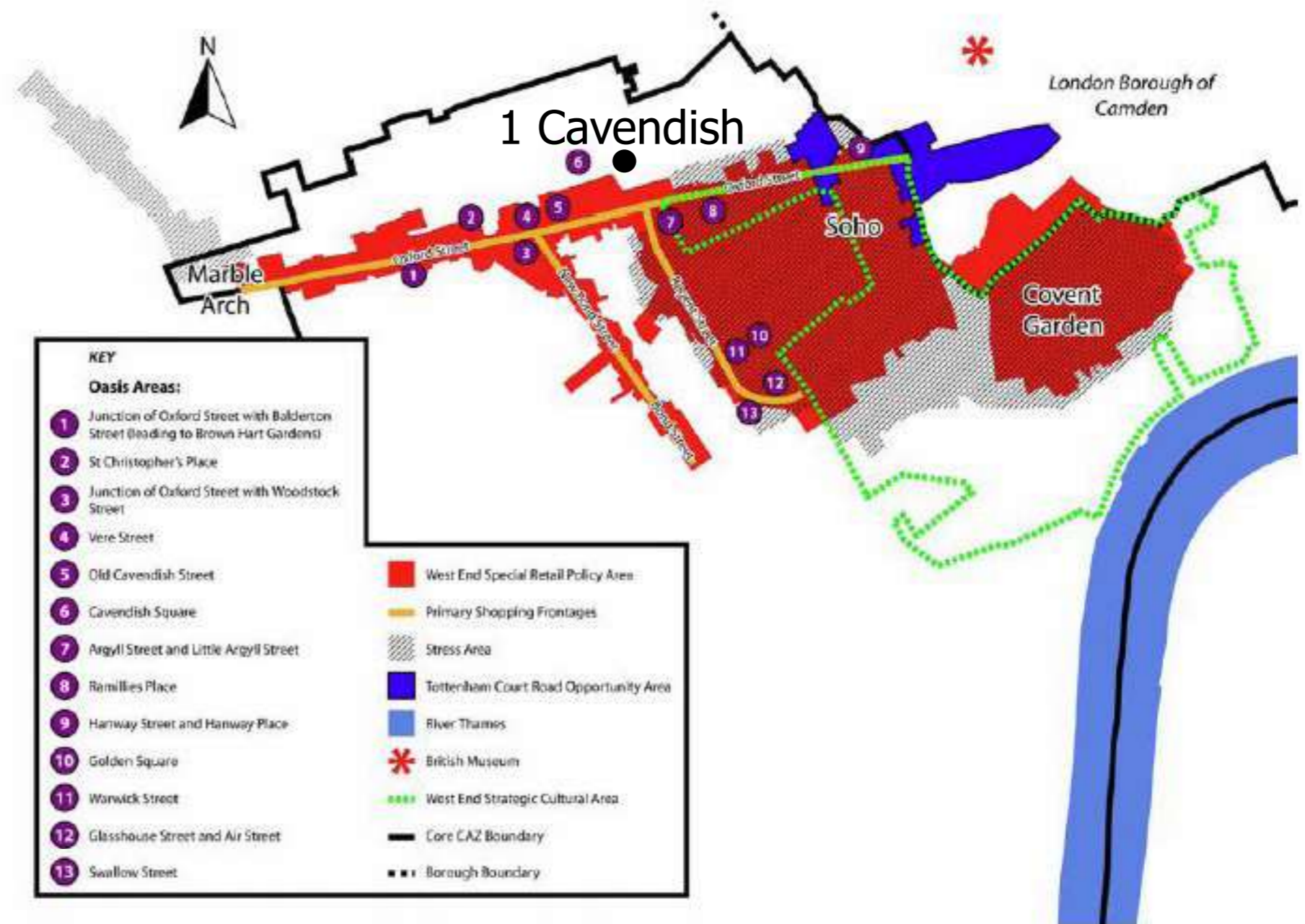
The former converted bank is situated within the Harley Street Conservation Area and in the Central Activity Zone (CAZ) of Westminster.

The CAZ 'is recognised as 'an economical powerhouse and international destination, home to global companies, world-class hotels, theatres, cinemas, museums, galleries, restaurants, public houses and shops, all showcasing the best London has to offer in terms of retail, leisure and entertainment.' (3.24 City Plan)

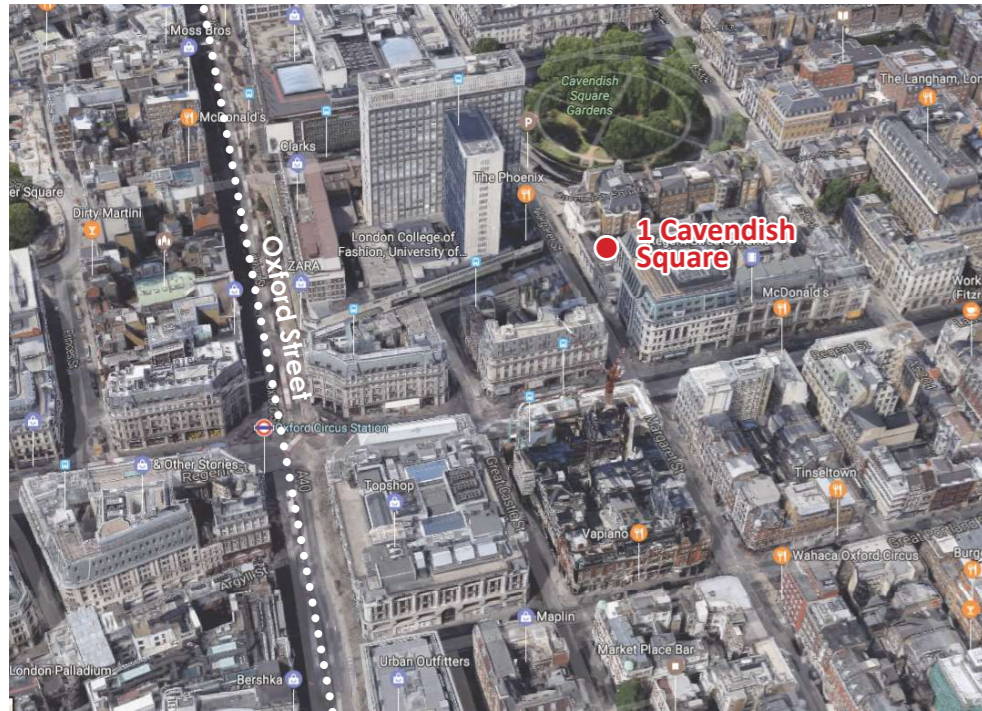
The site appreciates a highly desirable location in the immediate vicinity of Oxford and Regent Street and is located just outside the West End Special Retail Policy Area (WESRPA).

Such areas are identified by Westminster as 'Oasis Areas', where cafe and restaurant uses are necessary to support the WESRPA. The proposed change of use from its licensed A2 Banking state to A3/A4 restaurant use was supported by case officers in a pre-app proposal.

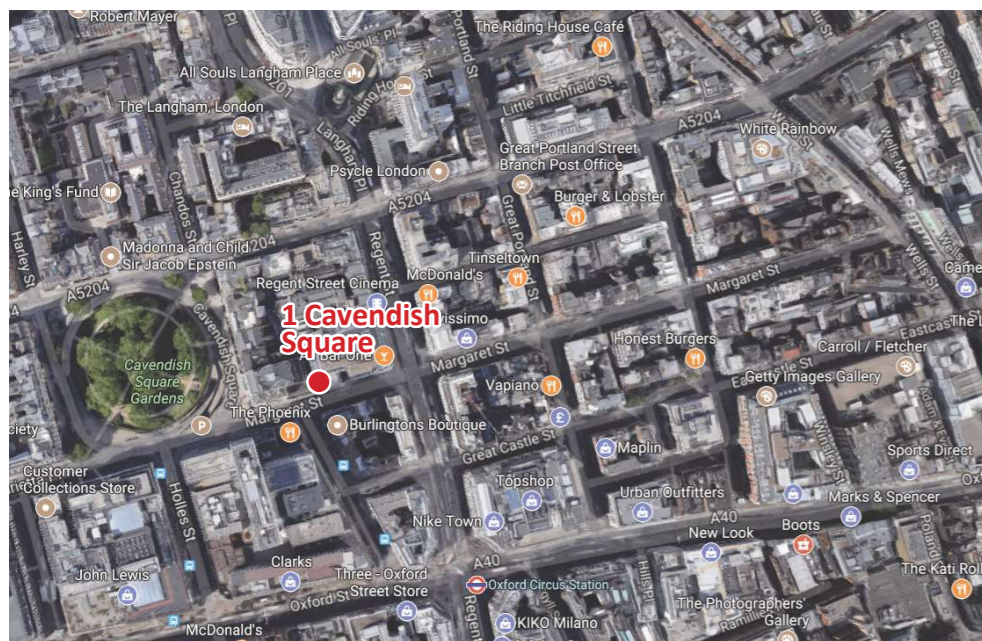
### WEST END SPECIAL RETAIL POLICY AREA



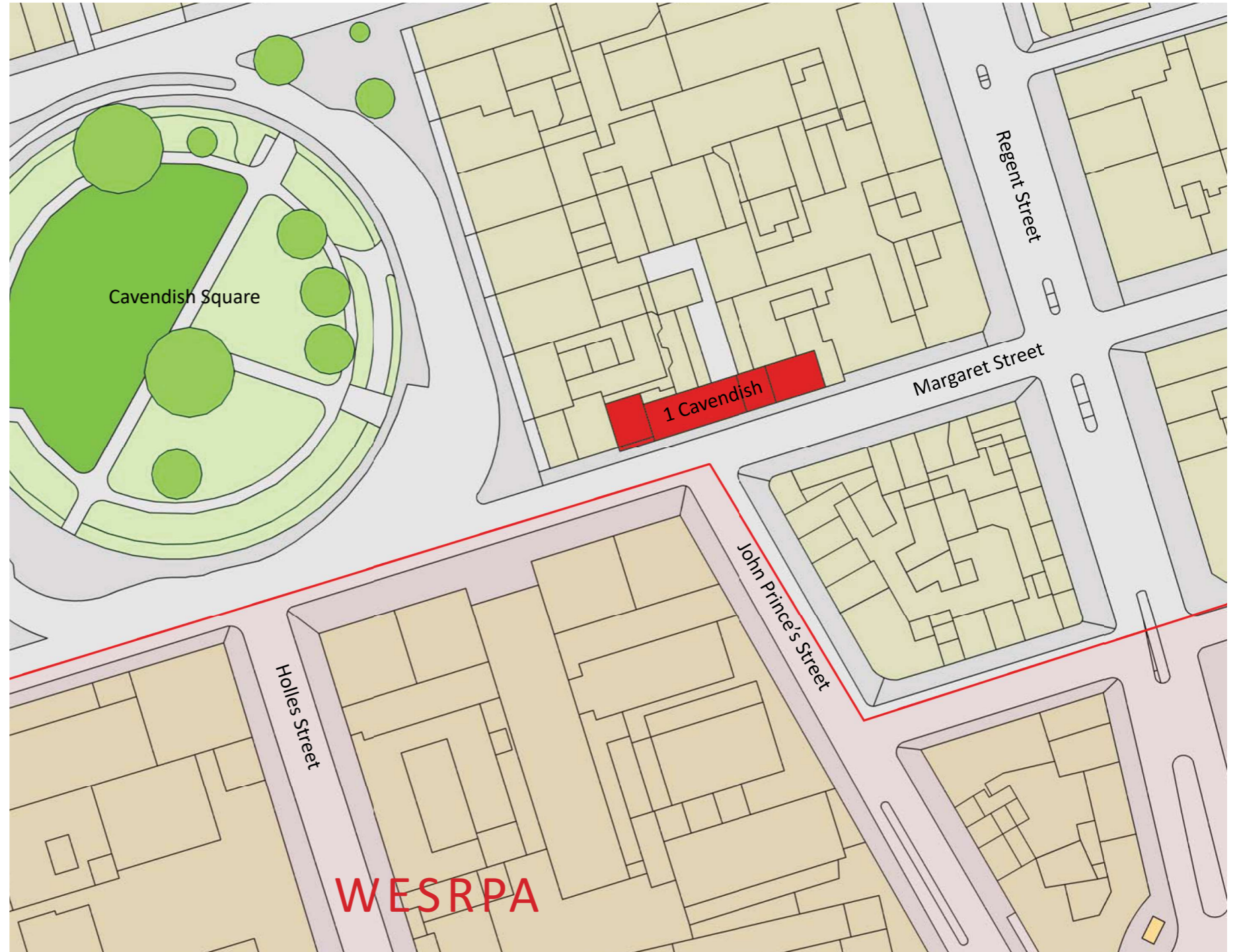
West End Special Retail Policy Area and location of 1 Cavendish



Birds-eye view looking west towards Cavendish Square



Aerial view of site



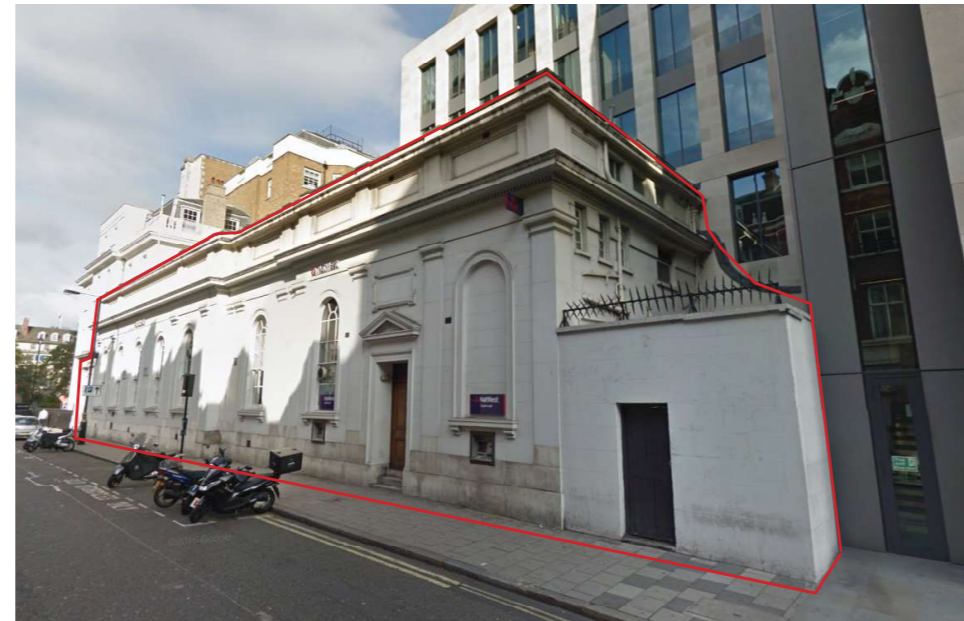
Site map

# 1 Cavendish Square

## 02. Site Location

### Site Photographs

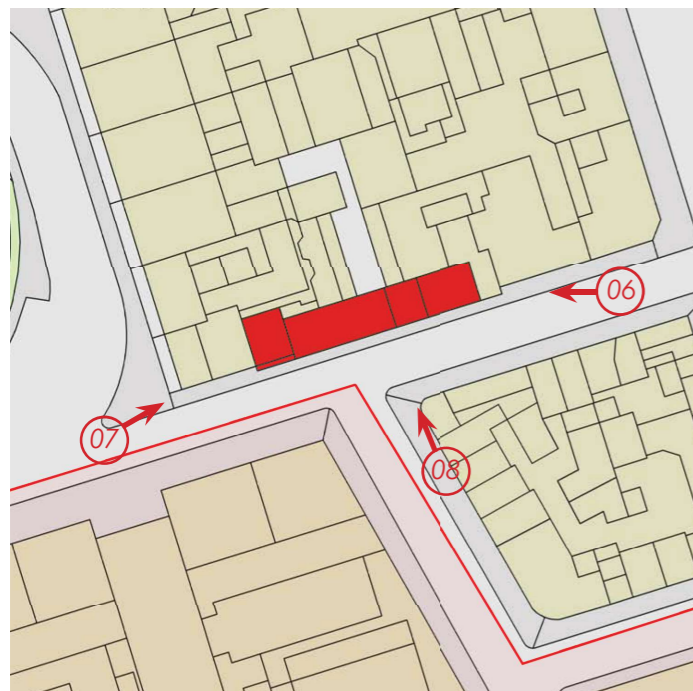
The photographs show street views of the existing building facade and the relationship to its context.



1 Cavendish Square with 33 Margaret Street adjacent and rising behind



1A and 1 Cavendish Square



Photographic Key



1A Cavendish Square

1 Cavendish Square

Front elevation to Margaret Street



Basement Level



Ground Level



First Floor and Roof Levels

# 1 Cavendish Square

## 02. Site Location






### Area Context

The map indicates the defined use classes of property within the immediate area. It is representative of the core CAZ which is made up of many different use types and the WESRPA which houses mostly retail services.

While the existing building is vacant it holds a A2 use class as a Bank. It is proposed to alter this use to an A3/A4 use. Such a change of use would compliment the mixture of services offered within the CAZ. It would also compliment its strategic location as an 'Oasis Area', defined as areas which are necessary as restaurant/ cafe uses to support the WESPRA.

The principle of a change of use to A3/A4 was supported within pre-application advice.

#### Key

	Retail/ Services (A1/A2)
	Restaurants/ Cafes/ Eateries (A3/A4/A5)
	Business/ Offices (B Class)
	Other (C and D Classes)
	Site



Use classes map



## 03. Historical Background

### Cavendish Square

Cavendish Square was laid out in 1717–18 with palatial aristocratic habitation a primary intention.

It was named after the Earl of Oxford's wife Henrietta Cavendish-Holles, but its development was hampered by the collapse of the 'South Sea Bubble' in the 1720s.

By 1730 only two aristocratic town houses had been completed; Bingley House- to the west (now demolished); and No. 1A Cavendish (Harcourt House), which partly remains as the current Belgian Embassy. Number 1 Cavendish represents a separate extended development from the original layout of No.1A Cavendish Square.

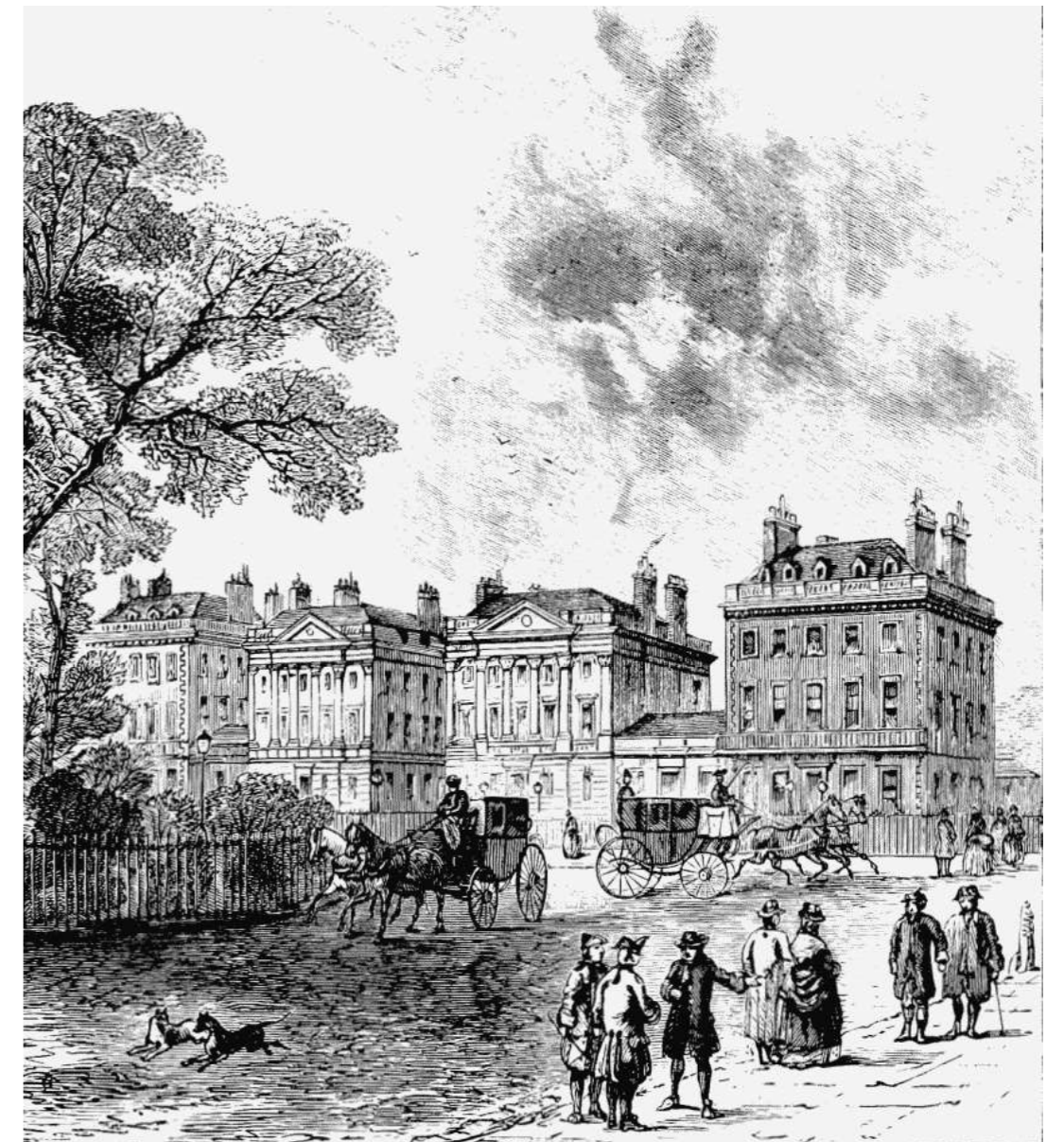
Trade, food and drink are frequent historical references with Cavendish Square as captured in literature and art.

The Square has also been popularised in references from Dicken's novels where it is referenced as lively and fashionable.

Such examples are an interesting context and historical reference point to our aspirations.



*William Marshall watercolour (V+A Museum).  
'A woman milk-seller in Cavendish Square, 1804*



*Cavendish Square 1820, British-history.ac.uk*

# 1 Cavendish Square

## 03. Historical Background

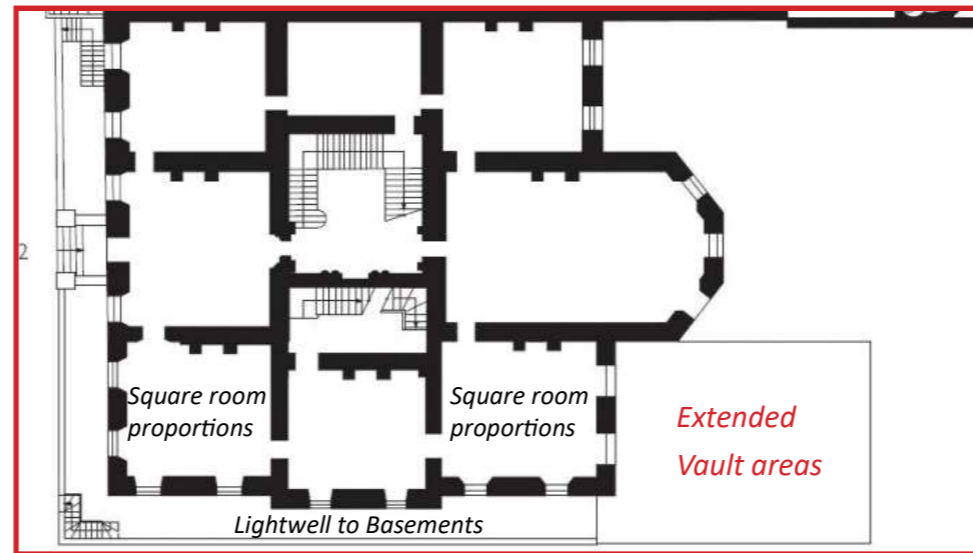
### 1 Cavendish Square

Harcourt house (1 Cavendish Square) was one of the principle houses to be constructed in Cavendish Square in 1717. The historic plan of the house shows the extent of the building with square room proportions. An external vault area with cellars is also indicated. These double sprung vaults are existing in its current state.

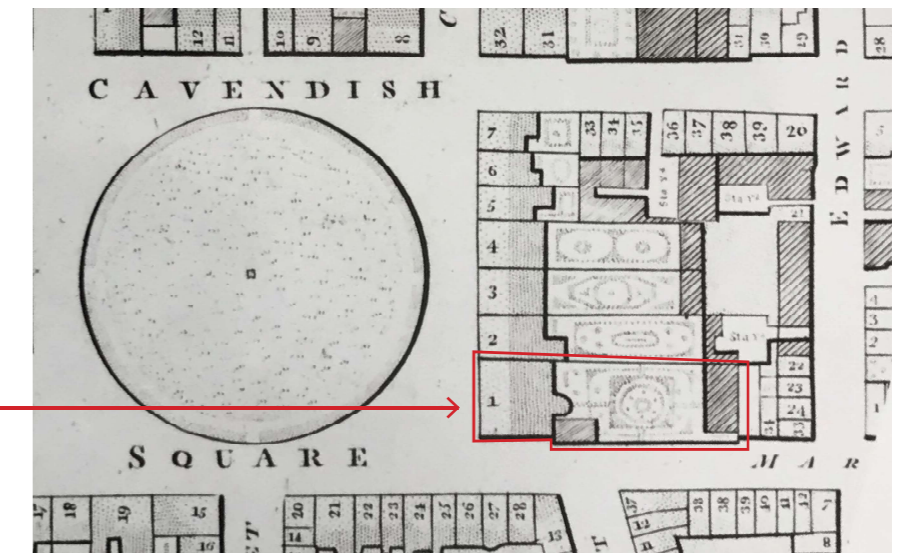
In 1761 a small ballroom extension was built above this vaulted area. This was demolished in 1825 by Sir Claude Scott who bought the house to allow for the construction of a 5 bay bank which now forms the principle double height spaces. Also at this time, Harcourt House was divided into two and a new entrance created on Margaret Street.

The bank was extended eastwards by four bays in 1873, to provide staffing and functional areas to service the bank.

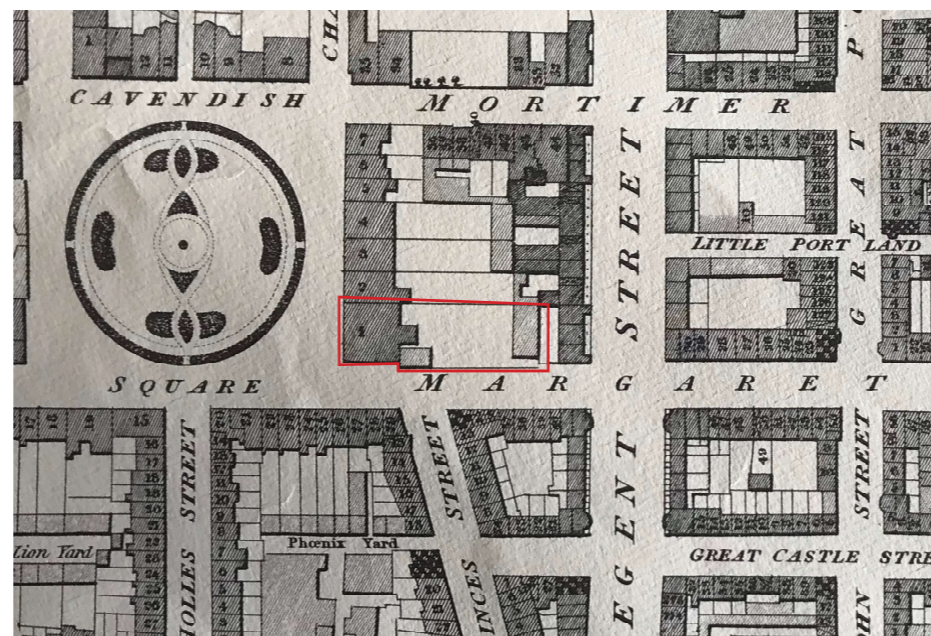
The bank remained up until 1925, when it had become dilapidated following WW1 and was considered for demolition. Around this time the historic Harcourt house (1A Cavendish) was partially demolished with a new office block constructed on the northern part of the old house (2 Cavendish). The bank was bought by Parr's bank and underwent several internal renovations and a new western porch entrance, which exist in its current condition.



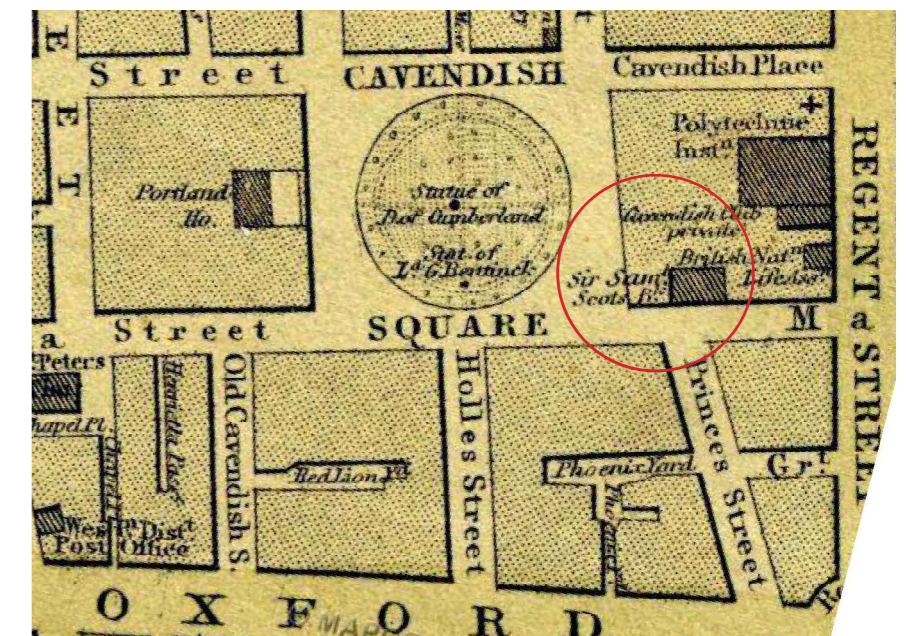
Historic Plan of main house



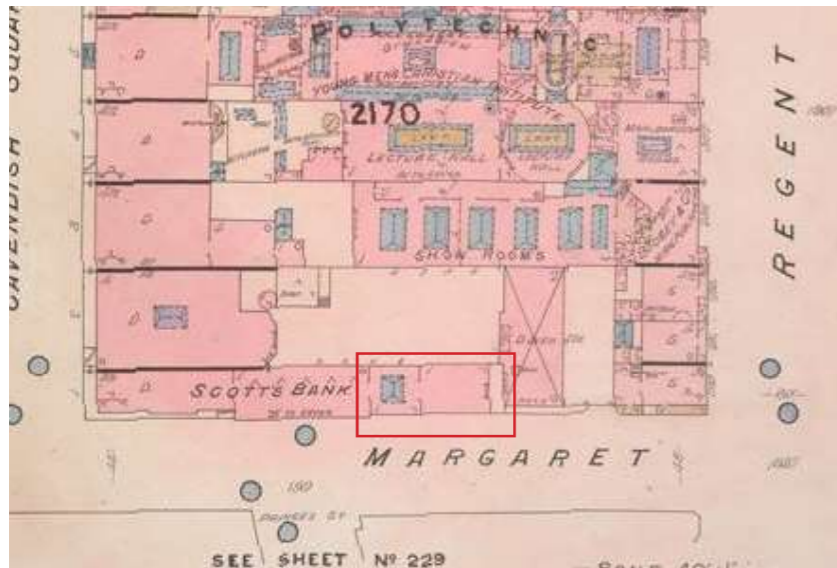
1745: St Marylebone Roques map showing grand house with small extended area to rear (historic ballroom footprint). Source: LMA



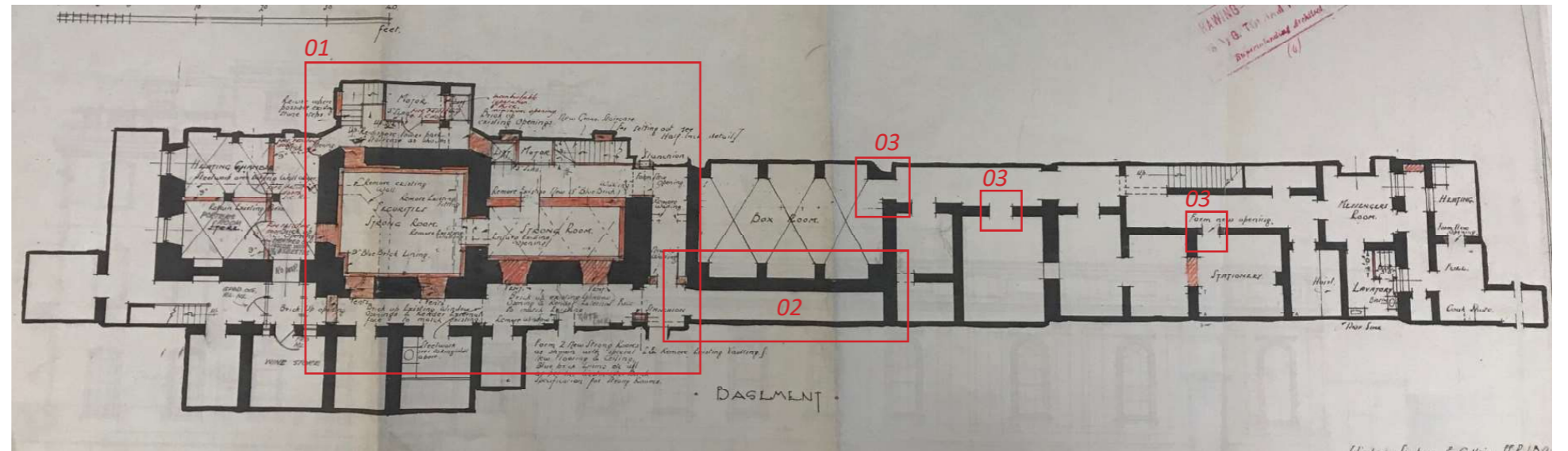
1832: St Marylebone map showing small extended ballroom to Harcourt House (1a Cavendish Square) Source: LMA



1868: Revised Map of London, Edward Weller, showing Banking hall (hatch) as 5 bays as a new extension. Source: Mapco



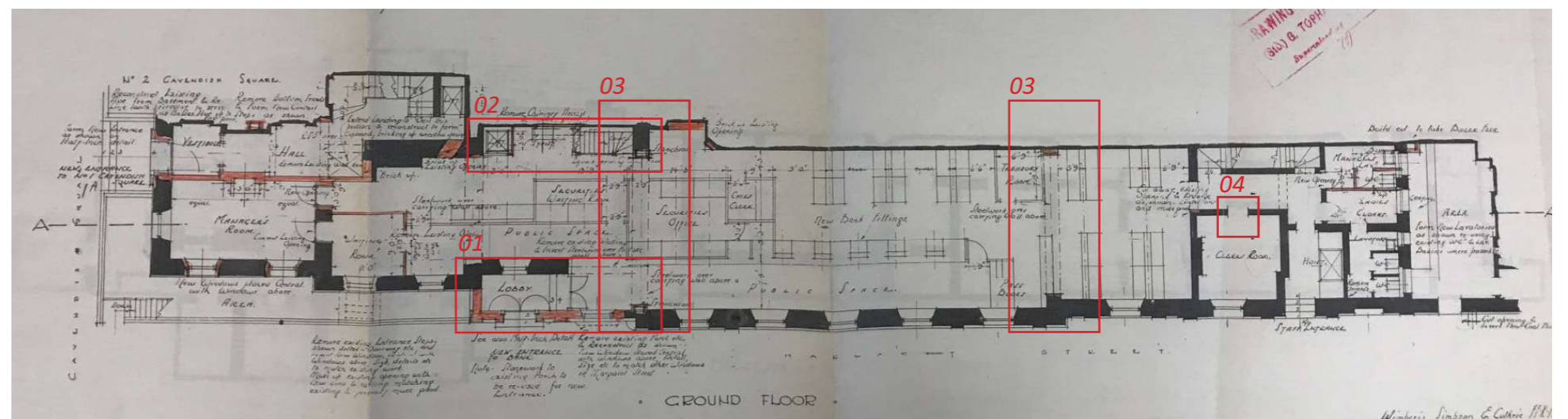
1899 : Insurance Plan Vol IX, showing full extent of eastern extension to banking hall with pyramid skylight (note: different to flat concealed skylight of current) and no skylight to eastern wing. Source: Mapco



1927 : Approved alterations to basement. Note: Loss of historic proportions of historic house and infil of windows to lightwell in section 01.  
 : Extent of continued lightwell proportions which has since been blocked up through section 02  
 : Openings in existing plan which are now infilled and blocked as indicated by 03.



1952: Ordnance Survey map. Source: Mapco



1927 : Approved alterations to ground. Note: Alterations to entrance porch, shown in section 01.  
 : Removal of chimney breast and new stair (which is in an alternate orientation to current), 02.  
 : Removal of historic house end wall and erection of stanchion (pilasters), 03.  
 : Openings in existing plan which are now infilled and blocked as indicated by 04.

# 1 Cavendish Square

## 03. Historical Background

### Historic Photographs

The Banking Hall has undergone several changes and transitions in its facade.

This has included alterations to its entrances, additions of porches and detailed cornicing and general extended increase of mass.

The photos show the Bank under four different titles, each indicating a transition through time and each showing altered facade treatments.

Historically the bank was constructed in 1826-7 by Sir Claude Scott, with a 5 bay facade.

It was extended in 1873 and a merger in 1894 saw the bank renamed to Parr's bank.

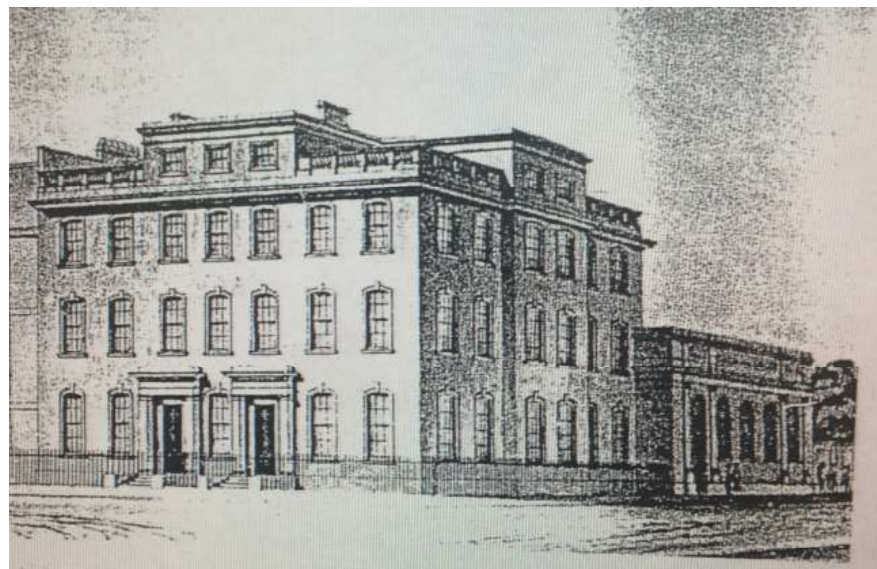
It was later renamed Westminster Bank (indicated in the lower photograph), before it became Natwest Bank (top right).



*Circa 1900: Parr's Bank with sash covered arched windows, a raised ridgeline to the pitched roof with skylights and less frieze detail*



*2016: Existing condition as Natwest Bank with arched windows, pitched roof with skylights and chimney stack and a noticeable difference in stonework*



*Sir Claude Scott bank with 5 bay facade. Circa 1825.  
Source: Westminster Planning Archives*



*Circa 1950: Westminster Bank with square detailed windows, greater frieze detail and no flag pole or pitched roof*

## 03. Historical Background

### Historic Development



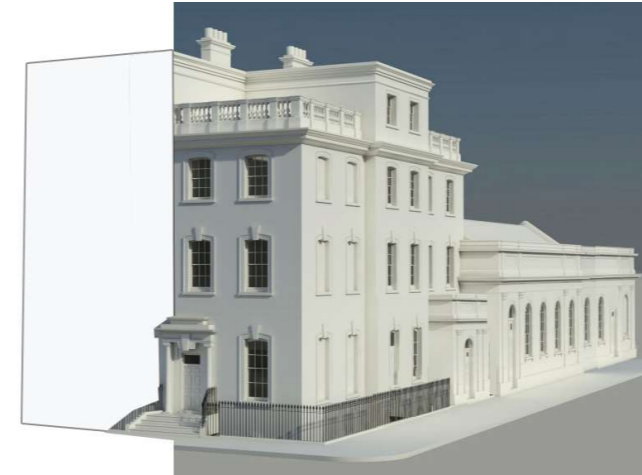
#### 1730s-1825:

The original grand house with sole access via Cavendish Square Gardens



#### 1825-1870:

In 1825 the house was bought by Sir Claude Scott. Between 1826-27, Scott had the entire main house remodelled and divided into two separate dwellings. A new entrance was created on Margaret Street to access the new split residence and this was to be Scott's primary office and residence for himself. A banking pavilion hall was also constructed as part of the development and Sir Claude Scott Bank was opened in circa 1827.



#### 1870-1928:

The bank was passed to Claude's son Samuel in 1840 and took his name. It was developed to include a small western porch in 1873 (reconstructed in 1927) and was extended four bays eastwards along Margaret Street to its existing position today.

A merger in 1894 saw the Bank become part of Parr's bank which would later become the Westminster Bank.

In the early 1900s half of the original house was demolished to make way for new residential development. The only remaining fabric of the original house exists today as no 1A Cavendish Square. The property was given a new front entrance from Cavendish Square and its entrance from Margaret Street was removed.



#### 1927-present:

In 1927 the entrances to the Bank were altered and included a bay being added to the western porch as in its existing condition.

The northern part of 1A Cavendish was passed to commercial use in the 1930s. The southern part of 1A remained part of the bank until 2003 when its use changed once again as it was opened as the new Belgian Embassy in 2003.

Source: UCL Investigations into the Survey of London

# 1 Cavendish Square

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## 03. Historical Background

Recent Planning History (excluding extant consent refs. 18/01899/FULL & 18/01900/LBC)

**2012**

**12/10434: Internal alterations at ground floor level**

**Permitted**

*-Comments: The alterations were further modern banking additions.*

**2006**

**06/03868/CAC: Demolition/ alteration to front of building entrance- New DDA compliant platform lift-slab to entrance lowered with existing storm doors lowered**

**Not required**

*-Comments: This application did not require Conservation Consent and should have been a full planning application.*

**2000**

**00/06389/LBC: Cleaning of stone and redecoration of painted wall surfaces**

**Permitted**

*-Comments: This has possibly attributed to the decolouration as apparent on the facade*

**2000**

**00/06128/FULL: External alterations, including replacement of four windows facing Margaret Street and use of part basement, part ground and whole of first, second and third floors for B1 purposes.**

**Permitted**

*-Comments: Internal and external alterations were approved the part of the building now registered as 1A Cavendish, but which historically shared the same facade*

**1991**

**91/05627/FULL: Restoration and introduction of new lift and services. Refurbishment of Banking Hall and two storey roof extension and refurbishment works to the existing building for continued office and banking use**

**Permitted**

*-Comments: An roof extension to the Margaret Street facade was approved in 1991 but not enacted. Despite such an approval, it is the opinion that these proposals were bulky and arguably incongruous with the area. It is proposed to unalter the height of the existing ridgeline and parapet levels of the facade, which is far more in keeping with the historic context and character of the building. The banking hall also would have undergone a series of alterations. It is proposed to where, feasible, retain the historic elements of the main banking hall.*

**1989**

**89/03060/FULL: Installation of additional automated service till to street frontage**

**Permitted**

*-Comments: This allowed for the cutting of the facade and the insertion of cash machines. It is intended to remove these and reinstate the facade stonework*