



Figure 4.9 Banking Hall



Figure 4.11 External east facing gable to Banking Hall roof



Figure 4.10 Panelling to Banking Hall



Figure 4.12 Roof structure above Banking Hall

- 4.16 As noted above the banking hall was lit originally by skylights. These have been replaced with light boxes that can be seen within the roofspace above. The external east facing gable wall to the roof is rendered, in part painted with moulding details.
- 4.17 The basement level vaults include fabric dating from the eighteenth, nineteenth and twentieth centuries, as indicated on the phasing plans included in **Appendix 3.0**. The older spaces are of aesthetic value due to their height and form, and they also contribute to the historic character of the listed building.
- 4.18 The basement level has however been subject to some change, with evidence that some former openings have been infilled or altered. Some walls have been rendered and the brickwork behind is not discernible.
- 4.19 Contributing to the aesthetic value of the basement vaults are flagstones that can be found in various locations. There is the opportunity to reuse these as part of the proposed works.
- 4.20 Various installations are present at ceiling height within the circulation spaces at basement level. These appear to be for modern services and they do not contribute to historic significance of the listed building.



Figure 4.13 Basement vaults



Figure 4.15 Basement vaults



Figure 4.14 Basement vaults



Figure 4.16 Flag stones to basement



Figure 4.17 Hallway in basement

- 4.21 The c.1873 extension to the eastern side of the building included the installation of a basement to first floor staircase. The underside of this staircase appears to be formed from modern materials and is likely to be a C20 replacement of the C19 original. The staircase fabric is therefore of limited if any interest.
- 4.22 Other parts of the interior to the extension have been altered through the installation of C20 partitions and some ceilings have been replaced with concrete floors. These altered rooms have little in the way of joinery or plasterwork of interest and make a limited contribution to the significance of the listed building.
- 4.23 A skylight is present hidden externally by lead cladding and internally by suspended ceilings. There is an opportunity to reuse this so that it is visible internally as this will better reveal the significance of the building's interior.



Figure 4.18 Basement to first floor stair



Figure 4.19 Basement to first floor stair

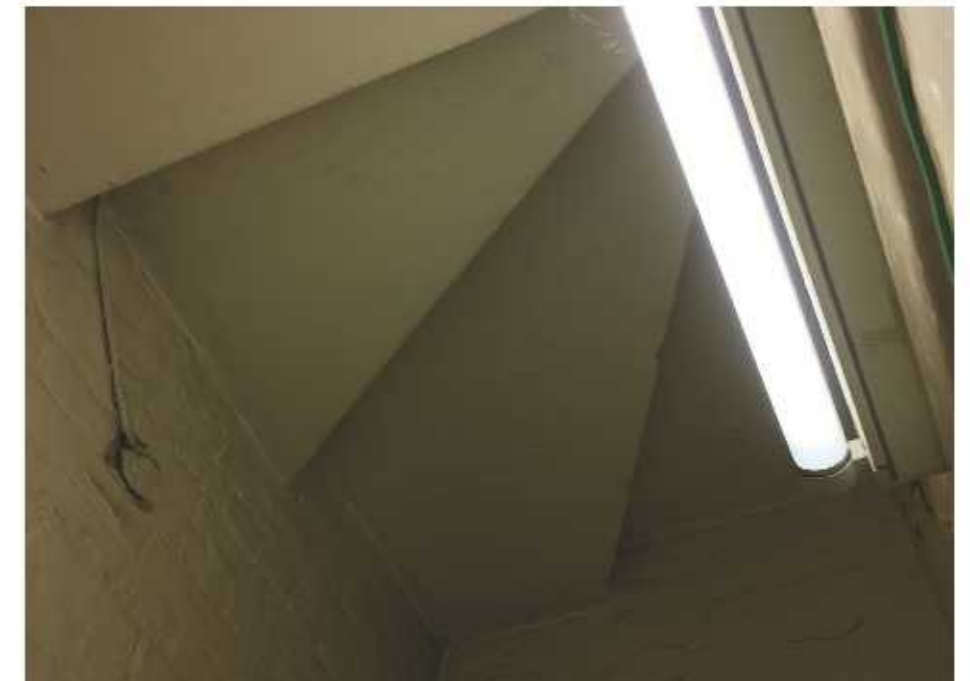


Figure 4.20 Basement to first floor stair

- 4.24 The first floor level of the c.1873 extension is also of very limited interest. C20 partitions have been installed and the interior has a plain and austere character. The roof above the first floor level appears to be formed from a concrete slab which includes a skylight. The first floor makes a limited contribution to the significance of the listed building.
- 4.25 Windows are present at high level within the first floor space, seen internally and also externally in the image shown in **Figure 4.4** above. These are later alterations.
- 4.26 The brickwork west facing external wall to the first floor varies indicating that the upper section of the wall is later. This again indicates alterations to this part of the building which limit its contribution to the significance of the heritage asset.



Figure 4.21 First floor



Figure 4.22 First floor



Figure 4.23 West facing wall to first floor

Harley Street Conservation Area

- 4.27 The Harley Street Conservation Area Audit provides the following description of the general character of the Conservation Area:

Harley Street today is characterised by its tight-knit network of terraced townhouses, most set in a regular grid street layout. Built form is of a consistent scale, and generally occupies narrow plot widths. The area has a dense, urban feel, with very few open spaces and little greenery. Although there are a wide variety of uses in the area, the renewal of individual houses and some areas of larger-scale redevelopment has eroded the original layout in places, though the area retains a predominantly residential character.

- 4.28 The following summary of character is provided:
 - Central grid street layout with largely Georgian townscape
 - More informal layout of commercial streets to west, with primarily late Victorian/ Edwardian townscape
 - Larger scale commercial and institutional buildings to southern boundary and Portland Place

- 4.29 The original parts of the Site facing Cavendish Square form part of the original Georgian townscape within the Conservation Area. The bank use is an example of a commercial use near to the southern boundary of the Conservation Area.

Regent Street Conservation Area

- 4.30 The Site is located within the setting of the Regent Street Conservation Area. It forms part of the wider historic townscape context to the Conservation Area, together with the other historic buildings in the local area.

5.0

// 1 CAVENDISH SQUARE, MARYLEBONE, LONDON W1G 6LA



Assessment of Proposed Development

5.0 ASSESSMENT OF PROPOSED DEVELOPMENT

5.1 The key proposals comprise:

- The general repair and refurbishment of the Site.
- The removal of later accretions to the exterior of the building and the creation of a level access to the eastern entrance.
- Modifications at basement level to create new openings and reinstate former openings, install new doors and glazed openings, all associated with the creation of a new kitchen, dining areas, a bar and associated seating areas.
- The removal of C20 partitions to the banking hall and associated areas at ground floor level to create the main restaurant dining area and entrance foyer.
- The following alterations within the late-nineteenth century parts of the building on its eastern side:
 - The removal and replacement of floors, ceilings and a flat roof to facilitate to create a new mezzanine floor between the ground and first floors. The new mezzanine and first floor will contain seating areas.
 - The removal of an existing basement to first floor staircase to facilitate the conversion works. The staircase enclosure is partly retained.
 - The installation of a new staircase from basement to ground, mezzanine and first floor levels.
 - The relocation of skylight currently concealed within false ceilings.

5.2 Osel have prepared a detailed set of drawings illustrating the proposals. We discuss the listed building and conservation area considerations associated with the proposals below.

Listed Building Considerations

- 5.3 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the City Council to have regard to the desirability of preserving or enhancing the special interest of a listed building and its setting.
- 5.4 **Section 4.0** discusses the significance of the listed building. As a whole this is derived from the original building's association with the development of Cavendish Square, albeit now eroded following the significant alterations and rebuilding of the house. The external elevations contribute to the significance of the building and the wider townscape, with primary significance associated with the surviving parts of the original house. Internally the basement spaces, particularly those associated with the older parts of the site and of historic and aesthetic value. The banking hall space is of some significance as a later addition to the original house.
- 5.5 The Proposed Development would result in enhancements to more significant extensions to the original house. The repair and refurbishment of the facades will enhance their townscape character and the removal of the later partitions in the banking hall to reinstate a single large double-height space would result in a significant enhancement to the character and special interest of the listed building.
- 5.6 The proposed modifications at basement level are limited and focus on parts of the basement that appear to have been altered previously. A small section of wall dating from 1760 is proposed to be removed but the form, height, layout and character of the basement spaces would remain clearly discernible and restaurant users will be able to appreciate this part of the listed building for the first time.
- 5.7 Above basement level the main alterations to the listed building focus on the parts that date from the late-nineteenth century onwards. As demonstrated in **Section 3.0** and **Section 4.0** above, these parts of the building have been altered and are later than the original eighteenth-century house. In the context of the Site as a whole they are of lesser significance.

5.8 The proposals include the reconfiguration of these spaces to include a new mezzanine level and facilities the conversion of the Site, including the enhancements to the key elements of significance identified above. The new restaurant use will ensure the longer term conservation of the listed building.

5.9 The proposals do require the removal of the existing basement to first floor stair within the late-nineteenth century extension. Physical inspection indicates that this may be a replacement of the original, due to its modern construction. The staircase enclosure is retaining in part as a reflection of the form and size of the staircase.

5.10 The staircase proposed adjacent to the main dining area is a contemporary new feature that we consider will form an attractive and distinctive addition to the building, enhancing its architectural and aesthetic value. The reuse and relocation of the skylight hidden above a suspended ceiling ensures that this feature will remain part of the building and will enhance the contribution it makes to the aesthetic value of the interior.

5.11 In order to create a level access the eastern entrance is proposed to be altered to remove the existing steps. The door is modified to fit the enlarged openings. Internally some wall removal in the late C19 extension is proposed as part of the work to form a level access. These works fabric would achieve an important benefit through the creation of a level access, and would improve the functioning of the building.

5.12 Policy 39.G (Westminster's Heritage) of the City Plan outlines that works to listed buildings will preserve their special interest.

5.13 The overall effect of the proposal is not detrimental to the architectural or historic integrity or detailing of the building. Key aspects of significance are protected or restored as a result of the Proposed Development. Works of repair and restoration will use appropriate traditional methods and materials.

- 5.14 The supporting text to Policy 39.G, at paragraph 39.9, outlines alterations and extensions to listed buildings to safeguard important or original fabric and relate sensitively to the architectural detail, materials and style of the original building and any later phases of work which contribute to significance.
- 5.15 The main proposed alterations are focused on the later parts of the Site and have a very limited impact on the surviving parts of the original building, or the early C19 banking hall addition. The works include the reinstatement of historic openings informed by historic building research and visual inspection.
- 5.16 Our judgement is that the proposals would ensure the preservation of the listed building in accordance with Sections 16 and 66 of the Planning (LBCA) Act 1990 and Policy 39 of the City Plan.

Conservation Area Considerations

- 5.17 The City Council has a statutory duty under Section 72 of the Planning (LBCA) Act 1990 to consider the desirability of preserving or enhancing the character or appearance of a conservation area through the exercise of its planning powers. Additionally, Chapter 16 of the NPPF restates that great weight which is attached to the objective of conservation.
- 5.18 Policy 39.K (Westminster's Heritage) of the City Plan outlines development will preserve or enhance the character and appearance of Westminster's conservation areas.
- 5.19 The Proposed Development will include the general repair and restoration of the listed building, which will provide an enhancement to the Harley Street and Regent Street Conservation Areas. Minor modifications are proposed to the exterior of the building, including the creation of a level access to the eastern entrance door. We consider these alterations are designed sensitively and will preserve the character and appearance of the Harley Street Conservation Area.
- 5.20 Thus we conclude the character and appearance of the Conservation Area is preserved in accordance with Section 72 of the Planning (LBCA) Act 1990 and saved Policy 39 of the City Plan.
- 5.21 This Heritage Statement was submitted as part of the original application and approved in the decision notice for Planning Permission (ref: 18/01899/FULL) and Listed Building Consent (ref: 18/01900/LBC).
- 5.22 The Committee Report dated 11 September 2018, is in an agreement with our assessment and states:
- "The proposals involve limited alterations to the facades, such as removal of cashpoints and installation of level access which are considered beneficial in design terms, internally there is more demolition and modification. However, this is principally the removal of floors and partitions in service and ancillary areas of less historical significance and the removal of modern bank partitions. The proposals also entail the insertion of a mezzanine floor which is not seen as contentious as it does not affect the hierarchy of the building or its special interest. The banking hall is preserved as a single volume, and which is of benefit to the special interest of the building."*

Conclusion

- 5.23 Overall we conclude that the proposals accord with the requirements of Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act. The significance of the host listed building, and the Harley Street and Regent Street Conservation Areas would be conserved in accordance with Paragraphs 192 and 193 of the NPPF, London Plan Policy HC1 and City Plan Policy 39.

// 1 CAVENDISH SQUARE, MARYLEBONE, LONDON W1G 6LA



APPENDIX 1: Listed Building Description

1 AND 1A, CAVENDISH SQUARE W1

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 1 AND 1A, CAVENDISH SQUARE W1

List entry Number: 1210035

Location

1 AND 1A, CAVENDISH SQUARE W1

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: City of Westminster

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Oct-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 209045

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TQ 2881 SE CITY OF WESTMINSTER CAVENDISH SQUARE W1 (east side) 56;300
Nos 1 and 1A 13.10.87 - II

House now offices. Early C18, altered mid C19 and later. Stuccoed brick. Three storeys plus attic and basement. Corner site with 2 windows to Cavendish Square and 6 window return to right. Square headed entrance with Doric pilasters, triglyph frieze and cornice. Square headed architraved windows with recessed sashes. Iron balcony to first floor. Cornice below balustraded parapet. Interior with open well stone staircase having early C20 balustrade. Early C18 panelling, and modillion cornices to upper floors; C18 door