

154 BAYSWATER ROAD, LONDON, W2 4RT

(NGR: 544738 191492)

HISTORIC BUILDINGS RECORD



Commissioned by Gleeds Management Services

**Project no. 7330
Site Code: BAY 15
Report ref: 2015233**

Prepared by Seth Price

July 2015

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(HISTORIC ENGLAND LEVEL 3)

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SUMMARY

In June 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) of the former Westland Hotel, 154 Bayswater Road, Westminster, London (Figure 1, NGR 525642 180580). The work was commissioned by Gleeds Management Services on behalf of their client.

The site is situated on the north side of Bayswater Road, which runs east - west, alongside the northern edge of Hyde Park and Kensington Gardens. The site occupies an almost rectangular plot, with its curtilage dominated by two buildings which form the eastern-most limit of a late-19th century terrace. The two buildings possess a shared front garden, and yards to the rear.

The buildings reflect a notable period of wealthy architect-designed development within the Palace Court area – a period characterised by ostentatious displays of wealth and fashion in Queen Anne Revival and Aesthetic styles. The repurposing of the large residences as flats or hotels is very typical the early-20th century, as such large properties became increasingly costly and inefficient to operate as singular residences – and as their wealthy owners moved to the suburbs.

Though the Yellow House has been largely gutted, it does retain a number of original features – most notable of which are the windows and fireplace in the former boudoir. Within 6 Palace Court a far greater number of original, well designed and preserved, features have been retained – including several interesting fireplaces, architraves, windows, and the oak staircases

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CONTENTS

	Summary
	List of Contents
	List of Plates
	List of Figures
1.0	Introduction
2.0	Scope and Methodology
3.0	Site Location
4.0	Historic Background
5.0	Description of the Buildings
6.0	Discussion
7.0	Deposition of the Archive
8.0	Acknowledgements
9.0	Sources Consulted
	Plates
	Figures
	Appendix 1 Index of Digital Photographs
	Appendix 2 OASIS Data Collection Sheet

LIST OF PLATES

- Plate 1: Principal Elevations (Photo 135).
Plate 2: Winged cherubin faces on composite capitals, 154 Bayswater Road (Photo 119).
Plate 3: Flowers on composite capitals, 154 Bayswater Road (Photo 45).
Plate 4: Initialed and dated hopper heads, 154 Bayswater Road (Photo 113).
Plate 5: Awning to front entrance of 154 Bayswater Road (Photo 142).
Plate 6: Rear elevation of 154 Bayswater Road (Photo 194).
Plate 7: Fourth floor balcony, 154 Bayswater Road (Photo 24).
Plate 8: Fifth floor balcony, 154 Bayswater Road (Photo 29).
Plate 9: Remodeled bay window to rear of 154 Bayswater Road (Photo 195).
Plate 10: Typical modern bathroom, 154 Bayswater Road (Photo 10).
Plate 11: Typical modern bathroom, 154 Bayswater Road (Photo 69).
Plate 12: Tiled flooring in the basement, 154 Bayswater Road (Photo 174).
Plate 13: Kithcen in the basement of 154 Bayswater Road (Photo 198).
Plate 14: Reinforced concrete vaulting in a store within the basement, 154 Bayswater Road (Photo 180).
Plate 15: Wine racks in a store within the basement, 154 Bayswater Road (Photo 184).
Plate 16: Seating in the former rastaurant, 154 Bayswater Road (Photo 206).
Plate 17: Corridor formed of inserted walls within the former restaurant, 154 Bayswater Road (Photo 205).
Plate 18: Central vault, 154 Bayswater Road (Photo 211).
Plate 19: West vault, 154 Bayswater Road (Photo 215).
Plate 20: Ground floor hallway, 154 Bayswater Road (Photo 144).
Plate 21: Reception, 154 Bayswater Road (Photo 151).
Plate 22: Reception, 154 Bayswater Road (Photo 150).
Plate 23: Original window architraves in reception, 154 Bayswater Road (Photo 149).
Plate 24: Main staircase, 154 Bayswater Road (Photo 58).
Plate 25: Skylights above the main staircase, 154 Bayswater Road (Photo 59).
Plate 26: Blind arch on the first floor, 154 Bayswater Road (Photo 86).
Plate 27: Doorway through to 6 Palace Court (Photo 60).
Plate 28: 1930s section of the servant's staircase, 154 Bayswater Road (Photo 153).
Plate 29: Original section of servant's staircase, 154 Bayswater Road (Photo 83).
Plate 30: Room 102, 154 Bayswater Road (Photo 166).
Plate 31: Room 102, Bay window, 154 Bayswater Road (Photo 167).
Plate 32: Room 102, Bay window detailing, 154 Bayswater Road (Photo 169).
Plate 33: Room 103, 153 Bayswater Road (Photo 155).
Plate 34: Room 103, 1930s architrave and skirting (Photo 157).
Plate 35: Room 105, 154 Bayswater Road (Photo 90).
Plate 36: Room 105 fireplace, 154 Bayswater Road (Photo 87).
Plate 37: Room 105 leaded windows, 154 Bayswater Road (Photo 88).
Plate 38: Room 105 windows, 154 Bayswater Road (Photo 88).
Plate 39: Room 105 intact decorative moulding on ceiling, 154 Bayswater Road (Photo 92).
Plate 40: Room 106, 154 Bayswater Road (Photo 100).
Plate 41: Former fireplace within a void in room 119, 154 Bayswater Road (Photo 42).
Plate 42: Fabric of the original building within void in room 130, 154 Bayswater Road (Photo 13).
Plate 43: Principal façade of 6 Palace Court (Photo 136).
Plate 44: Date placque on façade of 6 Palace Court (Photo 52).
Plate 45: Cast-iron rail on balcony of 6 Palace Court (Photo 268).
Plate 46: Rear elevation of 6 Palace Court (Photo 360).
Plate 47: Skylight above the main staircase (Photo 237).
Plate 48: Wall inserted for the bathroom to room 140, 6 Palace Court (Photo 312).
Plate 49: Kitchen in flat 146, 6 Palace Court (Photo 289).

- Plate 50: Bathroom in room 139, 6 Palace Court (Photo 319).
- Plate 51: Wall inserted in the 1960s/70s in room 138, 6 Palace Court (Photo 339).
- Plate 52: Blind arch truncated by an inserted ceiling in room 138, 6 Palace Court (Photo 334).
- Plate 53: Console brackets within the orial bay, room 139, 6 Palace Court (Photo 318).
- Plate 54: Console brackets on girder on the second floor landing, 6 Palace Court (Photo 284).
- Plate 55: Newel post to staircase to basement, 6 Palace Court (Photo 346).
- Plate 56: Room 136, 6 Palace Court (Photo 352)
- Plate 57: Room 134, 6 Palace Court (Photo 375).
- Plate 58: Blocked arch in basement store room, 6 Palace Court (Photo 368).
- Plate 59: Vault with coal shoot, 6 Palace Court (Photo 388).
- Plate 60: Coal shoot to vault, 6 Palace Court (Photo 390).
- Plate 61: Glazed brick facing to vault, 6 Palace Court (Photo 385).
- Plate 62: Ground floor sitting room, 6 Palace Court, looking toward 154 Bayswater Road (Photo 329).
- Plate 63: Ground floor sitting room, 6 Palace Court (Photo 328).
- Plate 64: Ground floor sitting room, 6 Palace Court (Photo 328).
- Plate 65: Ground floor sitting room, 6 Palace Court (Photo 330).
- Plate 66: Ground floor hallway, inserted porch, 6 Palace Court (Photo 324).
- Plate 67: Ground floor hallway, fire place and doorway, 6 Palace Court (Photo 324).
- Plate 68: Main staircase, 6 Palace Court (Photo 280).
- Plate 69: Ground floor hallway and main staircase, 6 Palace Court (Photo 322).
- Plate 70: Main staircase, second floor, 6 Palace Court (Photo 299).
- Plate 71: First floor landing fireplace, 6 Palace Court (Photo 302).
- Plate 72: First floor landing doorway, 6 Palace Court (Photo 301).
- Plate 73: Second floor landing, 6 Palace Court (Photo 275).
- Plate 74: Doorway with blind arch, second floor landing, 6 Palace Court (Photo 285).
- Plate 75: Skylight above main staircase, second floor landing, 6 Palace Court (Photo 279).
- Plate 76: Servant's staircase, 6 Palace Court (Photo 277).
- Plate 77: Bay window, flat 138, 6 palace court (Photo 338).
- Plate 78: Room 141, 6 palace court (Photo 401).
- Plate 79: Room 141, pelmet detailing, 6 palace court (Photo 403).
- Plate 80: Flat 142 dado and chair rail, refitted to an inserted wall, 6 Palace Court (Photo 311).
- Plate 81: Fireplace in Flat 142, 6 Palace Court (Photo 310).
- Plate 82: Flat 152, 6 Palace Court (Photo 243).
- Plate 83: Fireplace in Flat 152, 6 Palace Court (Photo 245).
- Plate 84: Overview of the front garden, 6 Palace Court (Photo 53).

LIST OF FIGURES

Figure 1	Site Location
Figure 2	Site Plan
Figure 3	1896 and 1916 Ordnance Survey Maps
Figure 4	1954 and 1959-74 Ordnance Survey Maps
Figure 5	Yellow House, 1892 - <i>Academy Architecture 1892</i> , 6 Palace Court 1893 - Murphy 2014
Figure 6	Ground Floor Plan overlain on the 1892 Plan
Figure 7	First Floor Plan overlain on the 1892 Plan First Floor Plan overlain on the 1892 Plan
Figure 8	Yellow House, 1969 - Murphy 2014
Figure 9	Ground Floor Plan
Figure 10	Lower Ground Floor Plan
Figure 11	First Floor Plan
Figure 12	Second Floor Plan
Figure 13	Third Floor Plan
Figure 14	Fourth Floor Plan
Figure 15	Fifth Floor Plan
Figure 16	Sixth Floor Plan
Figure 17	Section A-A
Figure 18	Section C-C
Figure 19	Section F-F
Figure 20	Front Elevation
Figure 21	Rear Elevation

1.0 INTRODUCTION

- 1.1 In June 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) of the former Westland Hotel, 154 Bayswater Road, Westminster, London (Figure 1, NGR 525642 180580). The work was commissioned by Gleeds Management Services on behalf of their client.
- 1.2 The site is currently occupied by two 19th century terraced properties, 6 Palace Court and 154 Bayswater Road. The site is bounded to the north by 10 Palace Court, to the east by the Hyde Park Hilton Hotel, to the south by Bayswater Road and to the west by 4 Palace Court.
- 1.3 Planning consent was granted in 2014 for the complete demolition of 154 Bayswater Road and demolition of 6 Palace Court behind the retained front facade. Redevelopment of the site will provide 15 residential properties within a building comprising a lower ground, ground and five/six upper floors with associated works including landscaping, mechanical plant and terraces (Ref. No.: 14/03749/FULL).

2.0 SCOPE & METHODOLOGY

- 2.1 The scope of work and methodology for the building recording is detailed in a written scheme of investigation produced for the work by Archaeology South-East, dated March 2015. The work was also carried out in accordance with the relevant ClfA standards and guidance.
- 2.2 The building was recorded to Historic England Level 3 as defined by English Heritage (2006). A Level 3 record is essentially an analytical record.
- 2.3 The site was visited by Seth Price and Michael Shapland on 25th and 26th June 2015 in order to carry out the recording work. This entailed the compilation of written notes, the verification of existing measured survey drawings and the production of a photographic record.
- 2.4 The drawn record comprises plans of each floor of the buildings to illustrate their layouts. These are based on existing measured drawings, which have been verified for their accuracy, amended and annotated where necessary. The resulting scaled drawings are included within the report as Figures 9-16.
- 2.5 The photographic record was made using digital photography. Within the report selected digital images have been reproduced as plates, together with a full index of the digital photography and location plots (Appendix 1). A full catalogue of all photographs is included in the archive.
- 2.6 Background research was undertaken in order to place the buildings within their historical context. All sources consulted are listed in Section 8.

3.0 SITE LOCATION

3.1 The site is situated on the north side of Bayswater Road, which runs east - west, alongside the northern edge of Hyde Park and Kensington Gardens. The site occupies an almost rectangular plot, with its curtilage dominated by two buildings which form the eastern-most limit of a late-19th century terrace. The two buildings possess a shared front garden, and work yards to the rear. Immediately adjacent to the site's east is a large 1960s hotel.

4.0 HISTORIC BACKGROUND

4.1 The historic background of the site has been covered in detail in the Heritage Appraisal prepared by KM Heritage (Murphy 2014) – drawing largely from Hilary Granger's *The Work of Sir Ernest George* (Grainger 2011). The following information is largely summarised from this document.

4.2 The 1872 Ordnance Survey (OS) mapping demonstrates that the site lay within the grounds of a large house – remaining undeveloped. The area was increasingly developed during the late-19th century for the fashionable artists and collectors who resided in the Palace Court area (the road was so named in 1886). Most buildings were architect-designed houses in Queen Anne Revival or Aesthetic styles.

4.3 By 1892 the subject properties were being developed. 154 Bayswater Road, then 8 Palace Court, or the 'Yellow House', was designed by the notable architects Ernest George and Harold Peto for Peto's good friend, and avid collector of antiquities and art, Percy Macquoid. 6 Palace Court was purportedly designed by architect and resident Carlos Edward Arthur Ryder, and constructed by the Holloway Brothers building firm. Both houses appear on the 1896 OS mapping, and show no apparent change in plan throughout the 20th century (Figures 3 and 4).

4.4 The Yellow House represents the last shared house design by the architectural duo of George and Peto, before Peto's early retirement. The construction of the residence was also the last work undertaken by the Peto Brothers building firm. The Peto Brothers were highly adept at the use of terracotta – something which the architects excelled in using. The original design, and ground and first floor plan, were published in *Academy Architecture* in 1892 (Figures 5 - 7) – showing a building of large impressive rooms, dominated by a large square-treated central bay. Within the rear of the building was an impressive two-storey (three-storey as regards the present building) studio, lit by side- and top-lights. The first-floor dining room was equally vast, occupying the entire front half of the residence, with large bay windows. The house served as a showcase for the impressive collections of furniture, silver, tapestry and carvings that Macquoid had collected – incorporating an impressive array of salvaged materials into the fittings for the house.

- 4.5 Percy Macquoid died in-residence in 1925, after which the majority of his private collection was auctioned off. It is not clear who was in possession of the residence in the following years, though by 1930 Arthur C. Stair appears to have taken possession of the property. In 1934 the Yellow House underwent internal, and likely corresponding external, alterations to form a hotel. It is likely that floors were inserted into the former dining room and studio at this time. In 1947 E. Meadows Esquire took possession of the building, operating it as the Yellow House Hotel. In 1951 the Isseyegh family acquired the hotel, which was renamed as the Westmoreland Hotel, and later Westland Hotel.
- 4.6 6 Palace Court followed a similar process of adaptation and reuse, being converted to a hotel, most likely in 1939. A photo of the building dating to 1893 shows its original external appearance (Figure 5). By 1953 the 'Neville House Hotel' as it was known, was put up for sale. The property was described in *The Times* as containing 18 letting rooms, 5 bathrooms and a fine 'oak panelled dining room, an oak panelled staircase and a most attractive completely tiled basement'. Between 1954 and 1962 the hotel was converted to self-contained furnished flats, before reverting to its original use under its new owners – the Isseyegh family. Following its acquisition by the family, the property was operated in tandem with 154 Bayswater Road as part of the Westland Hotel. 6 Palace Court also served as accommodation for hotel staff, and later paying lodgers.
- 4.7 Following the merger of the two buildings, it follows that various works must have been undertaken to unify the two structures – however it is not clear when or where such works occurred. By 1965 however an application was under submission by Philip Andrews & Co. to erect a new fifth floor at 154 Bayswater Road, alongside alterations to the existing fourth floor, and the insertion of a tank room on a set-back sixth floor. The works were eventually approved and undertaken c.1971. A photo of the exterior of 154 Bayswater Hotel prior to works in 1969 shows the changes to the exterior prior to this point (Figure 8). In 1986/7 the garden was redesigned to unify to two architecturally different buildings, with new canopies to the main entrance and restaurant. The boundary wall to the garden was later demolished and replaced with the present lower wall and plant beds. In 1997 uPVC windows were added to 154 Bayswater Road.

5.0 DESCRIPTION OF THE BUILDINGS

5.0.1 The site is formed of two adjacent buildings, which were constructed between 1892-3 and adjoined as one in 1962. The two buildings are setback equidistance from the pavement, with a unifying front garden (constructed and modified between 1986 and 1996), and a roughly rectangular footprint. The buildings have both undergone a number of alterations throughout the 20th century – significantly altering the fabric of 154 Bayswater Road, with slightly less impact within 6 Palace Court. The levels of adaptation reflect the differing original designs and later uses of the two structures. Below, the hotel will be described in two halves – addressing 154 Bayswater Road and 6 Palace Court in turn.

5.1 154 Bayswater Road

Exterior

5.1.1 154 Bayswater Road, the Yellow House, has seen a significant alteration to its external appearance. Despite this, the principal, south, facing elevation retains a number of original features.

5.1.2 The building constitutes seven floors, inclusive of a lower ground floor, across three bays - the central of which projects within the principal elevation up to the fifth floor (Plate 1). To its front, stairwells descend to the lower ground floor, and former service areas. To its rear the building features a couple of later-20th century accretions, designated as service areas for hotel staff, and a small un-ornamented yard. The east and west elevations of the building abut adjacent buildings within the terrace.

5.1.3 The principal elevation is characterised by a yellow terracotta façade across the lower three floors and centre of the fourth floor, ornamented with elegant yet understated classical detailing. The detailing includes scrollwork, foliage and fleur-de-lis to ornament sills and brackets, surmounted within the central bay by long simple pilasters capped with composite capitals resplendent with scrollwork, foliage and winged cherubim faces or flowers, and capped by moulded cornices (Plates 2 and 3). Window openings within the original floors feature terracotta fluted architraves, evocations of Tudor-Gothic style. To either side of the elevation are charming moulded Tudor-Gothic cast-iron hoppers and downpipes initialled and dated: P.M.1892 (denoting the initials of Percy Macquoid) (Plate 4).

5.1.4 With the reconfiguration of the hotel in the 1930s the façade was altered quite significantly. Within the original first floor of the building an additional floor was inserted – necessitating the insertion of a spandrel-panel within the large central windows, and the cutting of the original window lintels and architraves to allow for larger ‘second’-floor windows. Within the side bays the original smaller windows have likewise been modified, with their sills being pulled down the façade to accommodate newly inserted windows to the first floor. Further alterations occurred in the 1970s, the most notable being the removal of the original steeply pitched Tudor-esque roof, which was replaced with two

concrete-built stories faced with stone-aggregate rendering and corncicing, a set-back fifth floor faced with black slate, and a small sixth floor housing a water tank and lift motor. The additional floors have reinforced concrete balconies on the side bays.

- 5.1.5 All of the window openings within the principal elevation are set with late-20th century uPVC windows, and doors where they lead to balconies. At ground level a walkway traverses the lightwell to the lower ground floor, leading to the principal hotel entrance within the western bay. The walkway is covered with a late-20th century metal and glass awning, with terrazzo flooring. The doorway to the hotel proper retains its original fluted terracotta architrave (Plate 5). The eastern elevation also features an awning, though slightly more understated, leading to a staircase to the lower ground floor and former 'Adrian's Restaurant'.
- 5.1.6 The rear elevation is rather uninspiring, with a number of alterations, likely dating to the 1971 reconfiguration of the hotel (Plate 6). The elevation has been increased in height, parged in concrete, and a supporting framework has been added to the facade for stability. The upper-most three floors step back in turn, with balconies, cordoned by plain metal railings (Plates 7 and 8). While many of the original window openings appear intact, as regards their fenestration, the original multi-storey windows and bay leading to what was originally a studio have been removed from the east side of the elevation (Plate 9) – to accommodate the floor inserted during the 1930s. Original openings have segmentally arched lintels and lugsills. Although the majority of the openings are set with uPVC windows, the former Boudoir (Room 105) on the first-floor retains what appear to be original timber windows with leaded lights (see below). Likewise, Rooms 101 and 102 retain timber windows, likely dating to the 1930s. Within the lower ground floor are a triple set of likely mid-20th century metal-framed Crittal windows with wire-reinforced glass. The modern window openings are plain, square, with lugsills.
- 5.1.7 Within the yard to the rear of the building are two single-storey extensions. The one to the west was likely constructed in the 1930s, with metal-framed wired-glass doors. The eastern appears to be mid-late-20th century, and is set with a wooden fire-door. Both are parged similarly to the main building.

Interior

- 5.1 154 Bayswater Road has been largely reworked and heavily altered from its original internal layout, including the removal of original fittings. Bedrooms have been inserted on every floor of the building, along with bathrooms and small storage cupboards.
- 5.1.9 In unifying the design of the structure for use as a hotel, particularly following its refitting c.1971, a standardised style of bedroom design was produced, particularly for rooms within the upper, added, floors. The majority of rooms conform to this rather mundane late-20th century style, which consists of: patterned wallpapering; wall-mounted light fittings; carpeting; plain skirting boards; plain corncicing; plain pelmets; simple architraves; and a number of

coffered ceilings. Within the lower floors a number of rooms retain earlier features such as skirting boards with simple beading, moulded cornices, or moulded architraves. Such earlier features likely date to the 1934 conversion of the Yellow House to a hotel. The following rooms conform to this style of fitting: the former restaurant on the lower ground floor (now converted to bedrooms), and Rooms 101-103 and 106-133. The hallways and landings are similarly decorated. The bathrooms are all fitted in a consistent manner, with late-20th century fittings and furnishings (e.g. Plates 10 and 11).

5.1.12 The general similarity of the building's many rooms obviates the need for their individual description. What follows are the exceptions which merit additional treatment.

Basement

5.1.10 The basement is also arranged around a long central corridor, with early- to mid-20th century tiling along part of its length (Plate 12). To the west of the corridor are a number of storage rooms and the linen room. East of the corridor is another store, a toilet, and a short hall leading to the 20th century kitchen (Plate 13). The storage rooms appear to be largely 1930s insertions, judging from the door architraves. Within one store it is possible to see the reinforced concrete vaulting used to form the floor above (Plate 14). Another of the stores retains likely original brick-built wine racks (Plate 15). To the north of the kitchen is another store room, while to its south are the former restaurant toilets, a small bar, and recently inserted bedrooms within what was formerly the restaurant's dining area (Plates 16 and 17). At the south end of the lower ground floor is a series of three brick vaults, underlying the garden above. The vaults have most recently been used for storage (Plates 18 and 19). The vaults aligned with the east and west bays of the building above are faced with white glazed brick.

Ground Floor Hallway

5.1.13 The hallway (Plate 20) follows its original alignment, excepting where the lift has been inserted. Aside from simple archways on its eastern side, the hall retains few apparent original features, having been extensively remodelled throughout the late-20th century following the merger with 6 Palace Court in 1962. The wall between 154 Bayswater Road and 6 Palace Court has been removed within the hallway, to create a large lobby and reception space. The hall features a terrazzo floor, turning to carpet beyond the reception desk. The walls are dubiously ornamented with stained soft-wood skirting boards, sections of panelled dado and moulded chair rails. The ceiling, as elsewhere, has a plain cornice and coffered-ceiling to its centre. A phone booth is situated within the hallway, likely added c.1934 as part of the hotel conversion, although it retains no early equipment. At the north end of the hallway is the large main staircase, leading to the first and second floors, while to its east is the secondary servant's staircase, which provides access all the way to the sixth floor. The staircase to the lower ground floor is accessed to the east of the servant's stair. The lift appears to be a later-20th century insertion, introduced to service the additional floors.

Reception

5.1.14 The reception is formed of two narrow rectilinear rooms, with a desk opening west into the main hall (Plates 21 and 22). A small kitchen is set off the reception to the northeast. The reception, and kitchen, despite being crudely fabricated by the subdivision of the former dining room, retain a number of original features, including moulded window architraves (Plate 23) and sections of original dentillated cornice.

Main Staircase

5.1.15 The main staircase services the ground, first, and second floors. The staircase is likely original, though the balustrade appears to be later – likely dating to the 1930s considering its style and quality of construction (Plate 24). The staircase has quarter-pace landings between each flight, protected by a stained wood panelled balustrade. A moulded cornice marks the top of the stairwell, above which the ceiling is deeply coffered, with a panelled frieze and two late-20th century skylights (Plate 25).

5.1.16 The landings on the first and second floors largely feature 1930s fixtures, including moulded architraves to rooms beyond, though sections of plain late-20th century skirting board are evident on both landings, generally associated with unornamented doorways. A blind arch on the first floor appears to be of 1930s date (Plate 26). An inserted stair and re-used moulded architrave on the second floor lead west to 6 Palace Court (Plate 27).

Servant's Staircase

5.1.17 The servant's staircase dog-legs from ground floor to the sixth floor, though originally it would only have gone as high as the present third floor. From ground floor to first floor the staircase appears to date to the 1930s, being similar in form to the main staircase (Plate 28). From the first floor to the second the staircase retains a number of original features, starting with three pendants at the terminus of the newel posts, visible from the ground floor, then continuing up unornamented newel posts to simple 17th century-style ball finials (Plate 29). The original stair has a closed string, with a balustrade formed of a moulded handrail and vase balusters, together with what appears to be the original skirting. From the second floor up, the staircase has a drab late-20th century closed balustrade, presumably dating to the 1971 works.

Room 102

5.1.18 Room 102 forms a large part of the original studio which occupied the majority of the northeast corner of the building (Plate 30). The room originally rose to the height of the present second-floor ceiling. The present ceiling in Room 102 was likely inserted c.1934, at which time the studio was also subdivided into smaller rooms. The original bay window, as seen on the 1892 plan, was significantly altered from the original design, with glazing added to all sides of the bay (Plate 31). Additionally, the bay originally appears to have continued

up the elevation – whereas it currently terminates at the first-floor. The window within the bay retains some original furniture, notably a scrolled iron stay (Plate 32).

Room 103

5.1.19 Room 103 represents the 1934 division of the former large dining room (Plate 33). The room retains a likely original, albeit rather altered, cornice. The corncing is hefty, with rather heavy moulding – suitable for a larger room – and displays breaks where sections have been re-set into the smaller space. The skirting board and door architrave seems typical of the 1930s refitting within the building (Plate 34).

Room 105

5.1.20 Room 105, the former Boudoir as shown on the 1892 plans, is unusual in retaining a number of reasonably intact original fixtures, together with its original layout, excepting the small porch in its southeast corner, which likely dates to 1934. The room is roughly rectangular in shape, with a corner fireplace (Plate 35), and two casement windows. It has dark green fleur-de-lis wallpaper and equally sombre carpet (both later-20th century in date), with a stained 1930s skirting board and moulded cornice.

5.1.21 The corner fireplace has been fitted with a modern electric fire and green tiled surround, but retains a decorative cast iron hood bearing a geometric design (Plate 36). Its carved timber chimney piece is also original, with finely decorated pilasters, Ionic capitals, and a simple moulded cornice. Scarring on the chimney breast shows the former location of an overmantel.

5.1.22 The casement windows appear to be original, with hardwood-frames with panelled aprons, jambs, and mullions set with small square doubled leaded-lights (forming a double glazing of sorts – Plate 37). Each window consists of a pair of double casement windows, the double casement featuring circular/oval central lights (Plate 38).

5.1.23 Originally, the ceiling would have been decorated with decorative moulding, as evidenced by an intact section within the inserted porch area (Plate 39). None of the original panelling known from the room survives (Grainger 1985).

Room 106

5.1.24 Room 106 was created by the insertion of a floor within the studio. The room retains no features from its original use, though its bathroom is situated within the original viewing platform to the studio. The room now bears modern panelling and a Classical scheme of decoration, likely dating to the latter-half of the 20th century (Plate 40). The room also features some probable 1930s fittings, including a skirting rail on the south wall of the room, and moulded door architraves. In overlaying the original 1892 plan on the present plan it appears that the present east wall of the room is set forward from the original wall of the studio (Figure 7).

Rooms 119 and 130

- 5.1.26 Within the bathroom for Room 119 is a void, between the east wall of the bathroom and the east wall of the building. Within the void the breeze block fabric of the 1971 extension can be seen alongside the original plastered brick of the Yellow House. Additionally, what appears to be a fireplace, stripped of surround or chimney piece is visible – likely formerly serving a servant's room within the roof-space (Plate 41).
- 5.1.27 Likewise, in room 130 a similar void reveals the brickwork of the original building – constructed of a fletton brick in Flemish bond (Plate 42).

5.2 6 Palace Court

Exterior

- 5.2.1 Unlike the Yellow House, 6 Palace Court retains its original external appearance largely intact. The building has six floors, inclusive of a lower ground floor, across two bays (Plate 1). The western bay is the larger, and principle bay. Across the first and second floors, the principal bay consists of a double-height oriel window, topped by a balcony at third floor level. To its front a stairwell descends to the lightwell and former service areas. To its rear the building bears some minor single-storey extensions of later-20th century date, and a small plain yard.
- 5.2.2 The principal façade is characterised by exposed red brick in Flemish bond, ornamented in Aesthetic style with red terracotta detailing, rising to a mansard roof with two projecting dormers bearing triangular pediments (plate 43). The panels and friezes characterised by motifs pertaining to nature, using foliage, fruit and flowers (including the Aestheticism staple – the sunflower) hung from swags, and fantastical beasts. One bears a female visage whose hair flows seamlessly into the surrounding foliage. Two terracotta plaques on the second floor record the year of the building's construction (Plate 44).
- 5.2.3 The façade also incorporates Classical elements in its composition. A large console atop a fluted pilaster at ground level rises into a fan of foliage which forms the base of the oriel window on the first floor. The console lies between two windows which have three-centred arched heads with delicately moulded architraves, The windows on the upper floors are set within architraves with simple chamfered edges. All of the windows appear to be original sashes with horns, excepting the uPVC insertions on the first floor. At ground level a walkway traverses the lightwell to the lower ground floor, leading to the former hotel entrance within the eastern bay. The walkway is covered with a later-20th century timber canopy. The doorway to the hotel proper retains its original terracotta architrave. A staircase descends from the west side of the building, to the lower ground floor access.
- 5.2.3 The balcony is framed by fluted pilasters, which are topped with by simple, almost Art Deco, capitals bedecked with ribbon swags and bearing inverted

triangles. Above the pilasters, an arch with moulded edges rises to an ornamental keystone. The balcony is partially setback within the building's façade, to give it depth. Two windows frame a central door to the balcony, with a unifying terracotta lintel. The balcony is protected by a cast-iron rail, with intermittent trident posts and a frieze evincing foliage, contiguous with the terracotta mouldings (Plate 45).

- 5.2.4 Above the balcony, the arch leads to the foliated frieze forming the base of the moulded cornice along the roofline. A small scalloped oriel balcony with a small cast iron rail furnishes the dormer window above the principle bay. The same dormer is framed by two half-height fluted plinths, with plain ball finials. Graceful brick scrolls mark the base of brackets to either side of both dormers. Atop the dormers are plain pointed pediments, with a ball finial to the larger dormer – the smaller dormer having lost its finial. The east and west sides of the roof have parapets.
- 5.2.5 The rear elevation of 6 Palace Court is plain, with simple exposed brickwork (Plate 46). Windows have shallow segmental arch brick lintels, and parged lugsills. A three-window bay projects from the west side of the elevation, across the lower ground and ground floor, which has two-over-two pane sash windows.
- 5.2.6 Two small extensions were constructed at some point during the latter half of the 20th century, with the one to the east being most recent. Both are rather non-descript. The rear wall of the yard is faced with glazed white bricks.
- 5.2.7 Within the core of the building is a lightwell of white glazed brick to a skylight above the main staircase (Plate 47). A door, accessed from the third floor, provides access. The light itself is conical, formed of metal glazing-bars clasping triangular wire-reinforced glass panes. A cast iron rail protects the edge of the roof above the courtyard at 4 Palace Court.

Interior

- 5.2.8 6 Palace Court has undergone a number of internal alterations, despite which it has retained a significant number of original fittings. Within the original house rooms would have been far larger than the present bedrooms, typically occupying the entire breadth of the building, set off of the main staircase to north and south. Rooms higher in the building appear to retain their original layout (Rooms 149, 151, 152, and 153), as they were smaller servants' quarters. The rooms are either hotel rooms, furnished as expected, or private flats, complete with kitchen space. Where rooms have been subdivided it is often evident in truncated cornices or skirting boards, or unusual joins in the same. In the bathroom to room 140, for example, the partition wall bisects an original double-breadth architrave (Plate 48). As with the Yellow House, many of the divisions to create bedrooms appear to have been inserted in the 1930s (likely c.1939), during the building's conversion into a hotel. 1930s alterations include panelled doors, wherein the panels have moulded or beaded edges, rather than the simple which characterises original features – these doors are inserted within earlier architraves in places. Later divisions appear to date, for

the most part, to the 1960s or 70s, commonly to house bathrooms or kitchens (e.g. Plates 49 and 50). The later insertions generally consist of thin stud walls, often with frosted windows (e.g. Plate 51).

5.2.9 With a few exceptions, including the entire fourth floor and the lower ground floor – where superfluous ornamentation would have been considered unnecessary – rooms feature moulded picture rails, cornicing and large skirting boards; many such elements are intact features of the original 1892 residence, though at times repositioned to fit new divisions. Additional retained trim includes blind archways on the west wall of rooms situated to the front of the building and within the main staircase – again often truncated by later features (e.g. Plate 52) – as well as console brackets within the oriel bay (Plate 53) and adorning the beam between the main and servant's staircases (Plate 54), and original moulded architraves. Rooms within the upper two floors have moulded architraves of simpler type. The bathrooms and kitchens are all fitted in a homogenous late-20th century manner. In places the building features vents within the walls – typically set high – these were likely instated to minimise condensation in the walls and chimneys.

5.2.10 The basement is similar to that of 154 Bayswater Road, in being arranged around a central north-south corridor. The basement is accessed via a simple flight of stairs, with a scrolled iron balustrade and newel post ornamented with floral designs and fluting (Plate 55). The stair would have originally had an open well, but has been enclosed by a later-20th century storage cupboard. The corridor is set with glazed-brick walls, a plain skirting, and modern linoleum tiles. Bedrooms have been inserted within former storage or service rooms within the basement (e.g. Plates 56 and 57), excepting a late-20th century workshop within the extension to the northeast of the building, and a storeroom adjacent. A blocked arch within the storeroom (Plate 58) suggests it may have originally featured a service hatch or chute of some sort – the room has glazed brick walls, suggesting it may have been a linen room originally. At the south end of the lower ground floor is a series of three brick vaults with reinforced concrete roofs, underlying the garden above. The vaults have most recently been used for storage (Plate 59). The central vault features an opening for a coal chute (Plates 59 and 60) – uncovered during archaeological investigations in the front garden – indicating its former use (ASE 2015). The vaults are faced with glazed bricks (Plate 61).

5.2.11 As with the Yellow House, the general similarity of the building's many rooms obviates the need for their individual description. What follows are the exceptions which merit individual treatment.

Ground Floor Sitting Room/Lobby

5.2.12 The sitting room has been extensively remodelled throughout the late-20th century following the merger with the adjacent 6 Palace Court in 1962. The wall between 154 Bayswater Road and 6 Palace Court has been removed within the hallway to create a large lobby space (Plate 62). The room is styled in the same manner as the hallway in 154 Bayswater Road. The coffered ceiling has a plain cornice, whilst the room retains two original blind half-

arches, ornamented with console brackets, to either side of the chimney breast on its east wall (Plate 63). Unfortunately the room does not retain its original chimney piece, which has replaced with a modern analogue. To the front of the building the room retains its original arched sash-windows, complete with panelled aprons, and a two-leaf panelled door which likely dates to the 1930s (Plate 64). On its north wall the room has a leaded stained glass window, within a moulded architrave, and a blocked doorway within an arched opening (Plate 65). The blocked doorway originally led to the main staircase.

Main Stair

- 5.2.13 The main stair rises from a hallway on the ground floor, to landings on the first and second floors. The stair appears to be original. The ground floor hallway is accessed to its east, via an inserted doorway to 154 Bayswater Road, and an obtrusive inserted porch (Plate 66) which alters the room from its original form, and has necessitated the repositioning of a fireplace to a cramped corner on its north wall, rather than its original location, most likely on the east wall.
- 5.2.14 The fireplace is slightly overbearing, yet impressive, in the Aesthetic style, with a green tiled surround and hood, complete with floral designs, fluting, and tiled brackets (Plate 67). A weighty oak chimney piece with simple string courses, moulded plinths, and a moulded cornice encompasses the fireplace, and is surmounted by a mirrored overmantel with a pitched roof and finial.
- 5.2.15 The staircase has quarter-pace landings between each flight, with a closed-string balustrade of polished oak (Plate 68). The balustrade begins on the ground floor with a hefty carved square-sectioned newel post with chamfered edges, and moulded drop and newel cap (Plate 69). The stair splays inwards for the first four steps and the balustrade follows. The balustrade itself is formed of a moulded hand rail and square-sectioned tapered balusters with panelled detailing. Newel posts at each quarter landing have chamfered corners, panels, and squat vase finials. Arches in miniature, replete with console brackets and carved keystones, span the gaps between the balusters. The closed-string of the staircase features a moulded raking cornice. The stair's spandrel within the hallway is panelled. A moulded chair rail traces its way up the stair from the ground floor. Between the first and second floors the staircase narrows, and the detailing softens, turning to simple turned vase balusters (Plate 70). The undersides of the newel posts, exposed from the first floor up, are ornamented with vase pendants. The soffit is formed of horizontal oak slats. A stained glass oriel window with fleur-de-lis detailing perches above the second quarter-pace landing, to light the room beyond with the secondary illumination from the stairwell rooflight.
- 5.2.16 The landing on the first floor provides access north and south to rooms 139 to 142. The landing features oak panelled dado boards and rails against its east wall, overlain with a pair of blind arches, framing a green-tiled fireplace, which continues the Aesthetic theme, with depictions of sunflowers and foliated details (Plate 71). The fireplace has a marble mantelpiece, and a missing overmantel. The doorways to the rooms mirror each other, both recalling stylistic themes from the house façade (Plate 72). The doorways are formed of

moulded eared-architraves rising from plain plinths, with panelled jambs and soffits, surmounted by scrolled and panelled entablatures finished with scrolled pediments. The doors within the doorways appear to be later 1930s insertions, likely pertaining to the subdivision of the building for use as a hotel.

5.2.17 The second floor landing (Plate 73) follows the staircase to terminate at the west wall of the building, where an early single-legged Classical table resides. The landing provides access to rooms 143 to 146 to north and south. To the east the landing leads to the second floor of 154 Bayswater Road, via an inserted doorway. A servant's stair rises at the east end of the landing. The doorway on the north side of the landing, leading to rooms 145 and 146, features an archway, with moulded edges leading to a chamfered stop at its base, encompassing a dainty architrave with slight drawn-out plinths (Plate 74). The opposite doorway is more typical, with a moulded architrave and panelled jambs and soffit. A beam divides the servant's stair from the landing, and is embellished with moulded console brackets, string course, and cornice. The circular skylight sits above the stairwell on the second floor (Plate 75).

Servant's Staircase

5.2.18 The servant's stair doglegs, with half-pace landings with winders, and is styled similarly to the upper tier of the main staircase (Plate 76), albeit at a reduced scale. The east wall alongside the stair between second and third floors features two blind windows with moulded architraves. The top of the stair has been enclosed with a later-20th century partition.

Flat 138

5.2.19 Flat 138, situated north of the hallway on the ground floor, features a notable original bay window (Plate 77). It is typical of the original features, with an oak moulded architrave with panelled soffit and jambs. The room, originally one large room, has been subdivided in stages through the 20th century, first in the 1930s, and again in the 1960s/70s, as seen throughout the building.

Room 141

5.2.20 Room 141 is a long narrow room with a suspended ceiling, masking the likely original cornicing above (Plate 78). The room has a lovely example of two original windows (one of which is in the bathroom), complete with panelled aprons and a carved pelmet (Plate 79). The room was likely divided in the 1930s.

Flat 142

5.2.21 Flat 142 is very similar to Room 141, being part of the same original room, with the same form of window – albeit without the suspended ceiling, and with kitchen fittings. The room also bears an original panelled dado and chair rail, which has been refitted to the inserted 1930s division (Plate 80). The room retains its original corner fireplace, chimney piece and overmantel (Plate 81). The fireplace has a metal hood, ornamented with geometric patterns and

rosettes, with tile panels to either side. The chimney piece is of oak, ornamented with similar designs to the hood. The overmantel is also of oak, with fluted brackets supporting shelves below a mirror within a moulded panel, and surmounted by orient-inspired pediment with a moulded cornice.

Flat 152

5.2.22 Flat 152 is a pleasant little room, with a dormer window, later-20th century kitchen division, and an original chimney piece (Plate 82). The latter is far less ostentatious than the ones retained lower in the house, yet still continues the same Aestheticism themes, mirroring the house façade (Plate 83). The fireplace has a simple moulded architrave, with a panelled hood framed by scrolls with a decorative frieze surmounted by a moulded cornice and mantel.

5.3 Landscape

5.3.1 The front garden, across both buildings, was formed into a unified front in 1896/7 and 1996. The garden features a paved courtyard, to either side of the covered entryway, embellished with curving plant beds to the front (Plate 84). The beds are planted with cedar hedges and two coniferous shrubs. Fronting the property is a low brick wall with half-moon incisions between intermittent brick piers. The wall has a moulded concrete coping. To the rear of the garden a cast-iron fence protects the drop to the lower ground floors.

6 DISCUSSION

6.1 The former Westland Hotel is formed of two distinct former residences – the Yellow House (154 Bayswater Road) and 6 Palace Court. The buildings reflect a notable period of architect-designed development within the Palace Court area – a period characterised by ostentatious displays of wealth and fashion in Queen Anne Revival and Aesthetic styles. The houses demonstrate the diversification of style, drawing on eclectic influences rather than strict coherences to formal styles as often seen earlier in the 19th century. The developments also show experimentation with materials – notably coloured terracotta at the Yellow House. The possibly original leaded double-glazed window in the former Boudoir of the Yellow House may be an interesting testament to early experimentations with sound proofing and heat retention. It is possible that the window has been re-glazed – but considering the disregard for sympathetic re-furnishing seen throughout the building during the later-20th century, this is unlikely. The buildings are examples of the rigid social stratification of late Victorian society, reserving smaller, lesser ornamented rooms for the servant class, with clearly segregated circulation routes and stairs.

6.2 The repurposing of the large residences as flats or hotels is very typical the early-20th century, as such large properties became increasingly costly to maintain as single residences. The continued modernisation of the buildings reflects developments in technology. They also demonstrate the poor regard in which late-Victorian architecture was held in the early post-war years – such

poor regard is very clearly demonstrated in the Yellow House, where original features were erased with abandon.

- 6.3 Though the Yellow House has been largely gutted, it does retain a number of original features – most notable of which are the windows and fireplace in the former Boudoir. Within 6 Palace Court a far greater number of original, well designed and preserved, features have been retained – including several interesting fireplaces, architraves, windows, and the oak staircases.

7.0 DEPOSITION OF THE ARCHIVE

- 7.1 A full archive intended for deposition London Archaeological Archive and Research Centre has been prepared. The archive has been assigned the site code BAY 15. The archive will be prepared according to the principles of Management of Research Projects in the Historic Environment (MoRPHE) (English Heritage 2008) and the requirements of the recipient museum. The archive will comprise a hard copy of the full report, a pdf version of the report on CD, the full photographic record with registers, field notes and drawings.

8.0 ACKNOWLEDGEMENTS

- 8.1 Archaeology South-East would like to thank CgMs Consulting for commissioning this Historic Buildings Record and staff of the Redbridge Information and Heritage service at Redbridge Central Library.

9.0 SOURCES CONSULTED

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Appendix 2 OASIS Data Collection Sheet

OASIS ID: archaeol6-217382

Project details

Project name 154 BAYSWATER ROAD, BAYSWATER, CITY OF WESTMINSTER, HISTORIC BUILDINGS RECORD

Short description of the project In June 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) of the former Westland Hotel, 154 Bayswater Road, Westminster, London (Figure 1, NGR 525642 180580). The work was commissioned by Gleeds Management Services on behalf of their client. The site is situated on the north side of Bayswater Road, which runs east - west, alongside the northern edge of Hyde Park and Kensington Gardens. The site occupies a rectangular plot, with its curtilage dominated by two buildings which form the eastern-most limit of a late-19th century terrace. The two buildings possess a shared front garden, and work yards to the rear. The buildings reflect a notable period of architect-designed development within the Palace Court area - a period characterised by ostentatious displays of wealth and fashion in Queen Anne Revival and Aesthetic styles, or reinterpretations of Tudor-esque in the case of the Yellow House. The later repurposing of the residences as flats or hotels is very typical of such large houses during the early-20th century, as such large properties became costly and inefficient to operate as singular residences - and as their wealthy owners moved toward the suburbs of cities. Though the Yellow House has been largely gutted, it retains a number of original features - most notable of which are the windows and fireplace in the former Boudoir. Within 6 Palace Court a greater number of original features have been retained - including fireplaces, architraves, windows, and the oak staircases

Project dates Start: 01-01-2015 End: 30-07-2015

Previous/future work Yes / No

Any associated project reference codes BAY 15 - Sitecode

Type of project Building Recording

Site status Conservation Area

Current Land use Residential 1 - General Residential

Current Land use Community Service 2 - Leisure and recreational buildings

Monument type BUILDING Post Medieval

Significant Finds NONE None

Methods techniques & "Measured Survey","Photographic Survey","Survey/Recording Of Fabric/Structure"

Prompt Planning condition

Project location

Country England

Site location GREATER LONDON CITY OF WESTMINSTER PADDINGTON BAYSWATER AND KNIGHTSBRIDGE 154 Bayswater Road

Postcode W2 4RT

Study area 0.03 Hectares
Site coordinates TQ 25641 80584 51.509702255 -0.189316368476 51 30 34 N 000 11 21
W Point

Project creators

Name of Archaeology South-East
Organisation
Project brief Gleeds Management Services
originator
Project design Archaeology South-East
originator
Project director/manager Ron Humphrey/Amy Williamson
Project supervisor Seth Price

Project archives

Physical Archive No
Exists?
Digital Archive LAARC
recipient
Digital Contents "none"
Digital Media "Images raster / digital photography", "Text"
available
Paper Archive LAARC
recipient
Paper Contents "none"
Paper Media "Notebook - Excavation', ' Research', ' General
available Notes", "Photograph", "Plan", "Report"

Project bibliography 1

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PLATES



Plate 1: Principal Elevations (Photo 135).



Plate 2: Winged cherubin faces on composite capitals, 154 Bayswater Road (Photo 119).



Plate 3: Flowers on composite capitals, 154 Bayswater Road (Photo 45).



Plate 4: Initialed and dated hopper heads, 154 Bayswater Road (Photo 113).



Plate 5: Awning to front entrance of 154 Bayswater Road (Photo 142).



Plate 6: Rear elevation of 154 Bayswater Road (Photo 194).



Plate 7: Fourth floor balcony, 154 Bayswater Road (Photo 24).



Plate 8: Fifth floor balcony, 154 Bayswater Road (Photo 29).



Plate 9: Remodeled bay window to rear of 154 Bayswater Road (Photo 195).



Plate 10: Typical modern bathroom, 154 Bayswater Road (Photo 10).



Plate 11: Typical modern bathroom, 154 Bayswater Road (Photo 69).



Plate 12: Tiled flooring in the basement, 154 Bayswater Road (Photo 174).



Plate 13: Kithcen in the basement of 154 Bayswater Road (Photo 198).



Plate 14: Reinforced concrete vaulting in a store within the basement, 154 Bayswater Road (Photo 180).



Plate 15: Wine racks in a store within the basement, 154 Bayswater Road (Photo 184).



Plate 16: Seating in the former restaurant, 154 Bayswater Road (Photo 206).



Plate 17: Corridor formed of inserted walls within the former restaurant, 154 Bayswater Road (Photo 205).



Plate 18: Central vault, 154 Bayswater Road (Photo 211).



Plate 19: West vault, 154 Bayswater Road (Photo 215).



Plate 20: Ground floor hallway, 154 Bayswater Road (Photo 144)



Plate 21: Reception, 154 Bayswater Road (Photo 151).



Plate 22: Reception, 154 Bayswater Road (Photo 150).



Plate 23: Original window architraves in reception, 154 Bayswater Road (Photo 149).



Plate 24: Main staircase, 154 Bayswater Road (Photo 58).

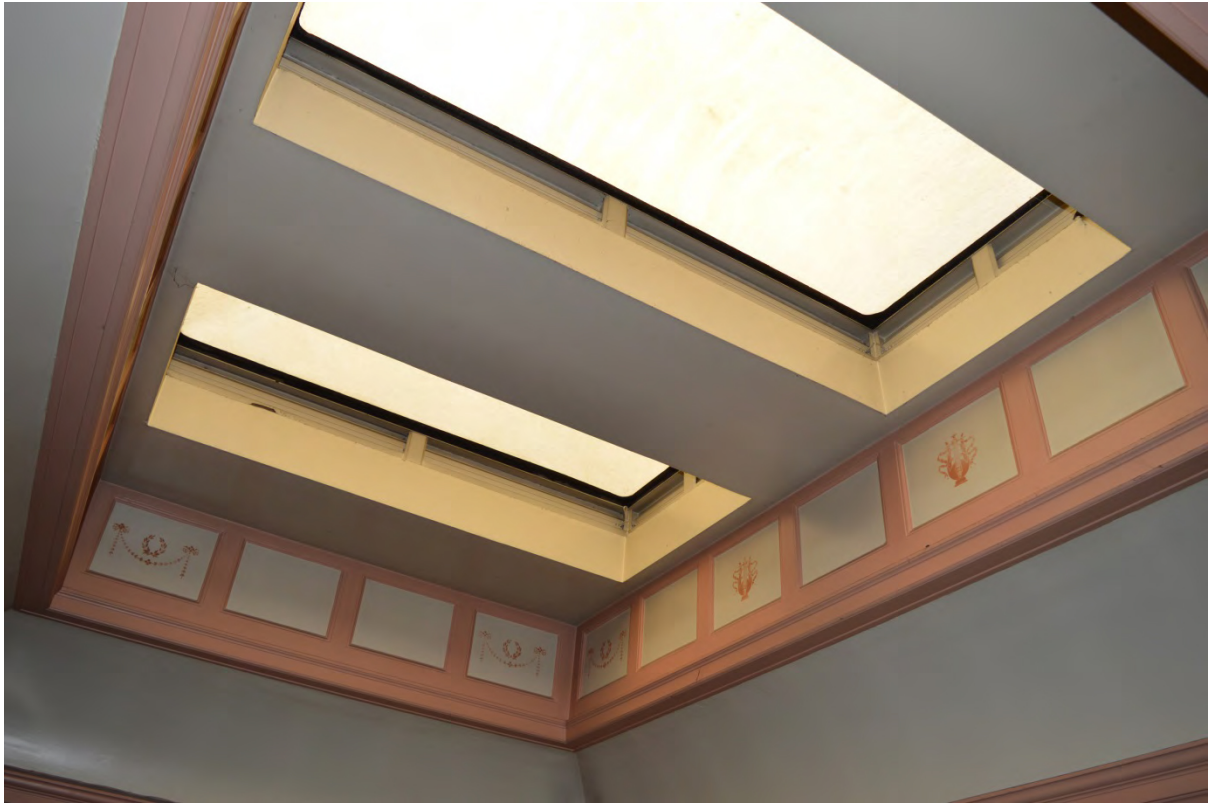


Plate 25: Skylights above the main staircase, 154 Bayswater Road (Photo 59).



Plate 26: Blind arch on the first floor, 154 Bayswater Road (Photo 86).



Plate 27: Doorway through to 6 Palace Court (Photo 60).



Plate 28: 1930s section of the servant's staircase, 154 Bayswater Road (Photo 153).



Plate 29: Original section of servant's staircase, 154 Bayswater Road (Photo 83).



Plate 30: Room 102, 154 Bayswater Road (Photo 166).



Plate 31: Room 102, Bay window, 154 Bayswater Road (Photo 167).



Plate 32: Room 102, Bay window detailing, 154 Bayswater Road (Photo 169).



Plate 33: Room 103, 153 Bayswater Road (Photo 155).



Plate 34: Room 103, 1930s architrave and skirting (Photo 157).



Plate 35: Room 105, 154 Bayswater Road (Photo 90)



Plate 36: Room 105 fireplace, 154 Bayswater Road (Photo 87)



Plate 37: Room 105 leaded windows, 154 Bayswater Road (Photo 88).



Plate 38: Room 105 windows, 154 Bayswater Road (Photo 88).



Plate 39: Room 105 intact decorative moulding on ceiling, 154 Bayswater Road (Photo 92).



Plate 40: Room 106, 154 Bayswater Road (Photo 100).



Plate 41: Former fireplace within a void in room 119, 154 Bayswater Road (Photo 42).



Plate 42: Fabric of the original building within void in room 130, 154 Bayswater Road (Photo 13).



Plate 43: Principal façade of 6 Palace Court (Photo 136).



Plate 44: Date plaque on façade of 6 Palace Court (Photo 52).



Plate 45: Cast-iron rail on balcony of 6 Palace Court (Photo 268).



Plate 46: Rear elevation of 6 Palace Court (Photo 360).

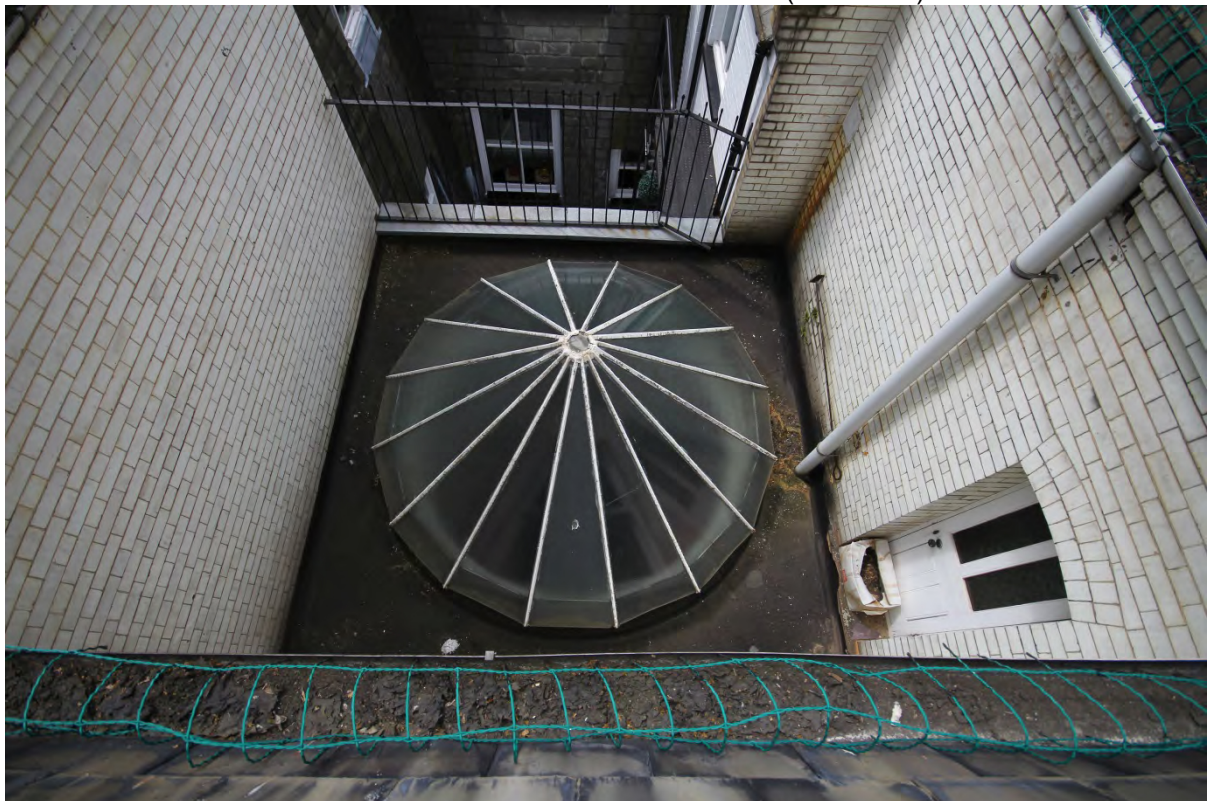


Plate 47: Skylight above the main staircase (Photo 237).



Plate 48: Wall inserted for the bathroom to room 140, 6 Palace Court (Photo 312).



Plate 49: Kitchen in flat 146, 6 Palace Court (Photo 289).



Plate 50: Bathroom in room 139, 6 Palace Court (Photo 319).



Plate 51: Wall inserted in the 1960s/70s in room 138, 6 Palace Court (Photo 339).



Plate 52: Blind arch truncated by an inserted ceiling in room 138, 6 Palace Court (Photo 334).



Plate 53: Console brackets within the orial bay, room 139, 6 Palace Court (Photo 318).



Plate 54: Console brackets on girder on the second floor landing, 6 Palace Court (Photo 284).



Plate 55: Newel post to staircase to basement, 6 Palace Court (Photo 346).



Plate 56: Room 136, 6 Palace Court (Photo 352)



Plate 57: Room 134, 6 Palace Court (Photo 375).



Plate 58: Blocked arch in basement store room, 6 Palace Court (Photo 368).



Plate 59: Vault with coal shoot, 6 Palace Court (Photo 388).



Plate 60: Coal shoot to vault, 6 Palace Court (Photo 390).



Plate 61: Glazed brick facing to vault, 6 Palace Court (Photo 385).



Plate 62: Ground floor sitting room, 6 Palace Court, looking toward 154 Bayswater Road (Photo 329).



Plate 63: Ground floor sitting room, 6 Palace Court (Photo 328).



Plate 64: Ground floor sitting room, 6 Palace Court (Photo 328).



Plate 65: Ground floor sitting room, 6 Palace Court (Photo 330).



Plate 66: Ground floor hallway, inserted porch, 6 Palace Court (Photo 324).



Plate 67: Ground floor hallway, fire place and doorway, 6 Palace Court (Photo 324).



Plate 68: Main staircase, 6 Palace Court (Photo 280).



Plate 69: Ground floor hallway and main staircase, 6 Palace Court (Photo 322).



Plate 70: Main staircase, second floor, 6 Palace Court (Photo 299).



Plate 71: First floor landing fireplace, 6 Palace Court (Photo 302).



Plate 72: First floor landing doorway, 6 Palace Court (Photo 301).



Plate 73: Second floor landing, 6 Palace Court (Photo 275).

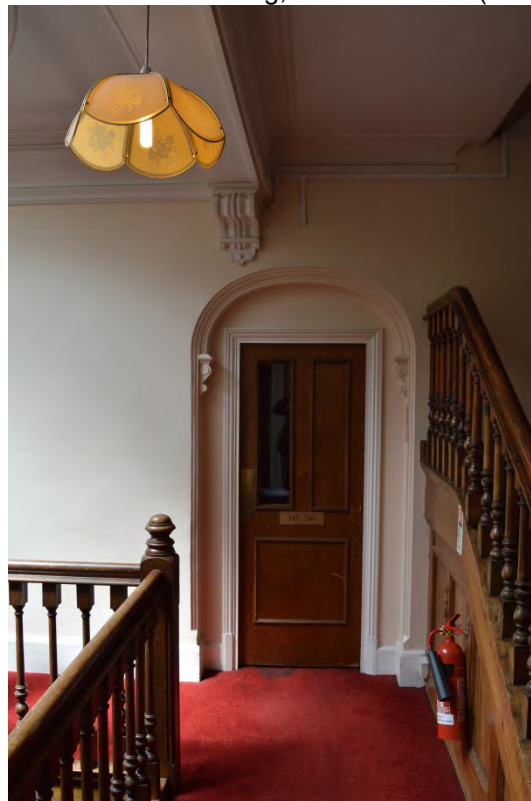


Plate 74: Doorway with blind arch, second floor landing, 6 Palace Court (Photo 285).



Plate 75: Skylight above main staircase, second floor landing, 6 Palace Court (Photo 279).



Plate 76: Servant's staircase, 6 Palace Court (Photo 277).



Plate 77: Bay window, flat 138, 6 palace court (Photo 338).



Plate 78: Room 141, 6 palace court (Photo 401).



Plate 79: Room 141, pelmet detailing, 6 palace court (Photo 403).



Plate 80: Flat 142 dado and chair rail, refitted to an inserted wall, 6 Palace Court (Photo 311).



Plate 81: Fireplace in Flat 142, 6 Palace Court (Photo 310).



Plate 82: Flat 152, 6 Palace Court (Photo 243).



Plate 83: Fireplace in Flat 152, 6 Palace Court (Photo 245).

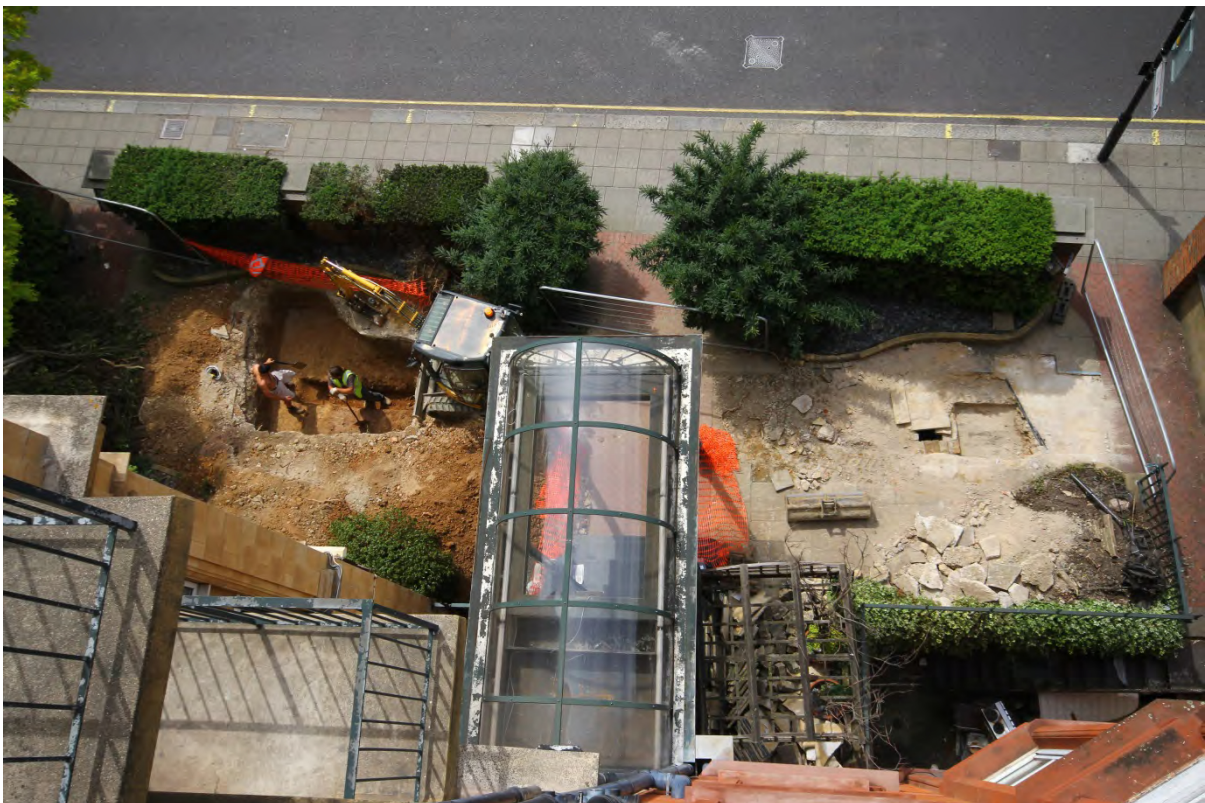
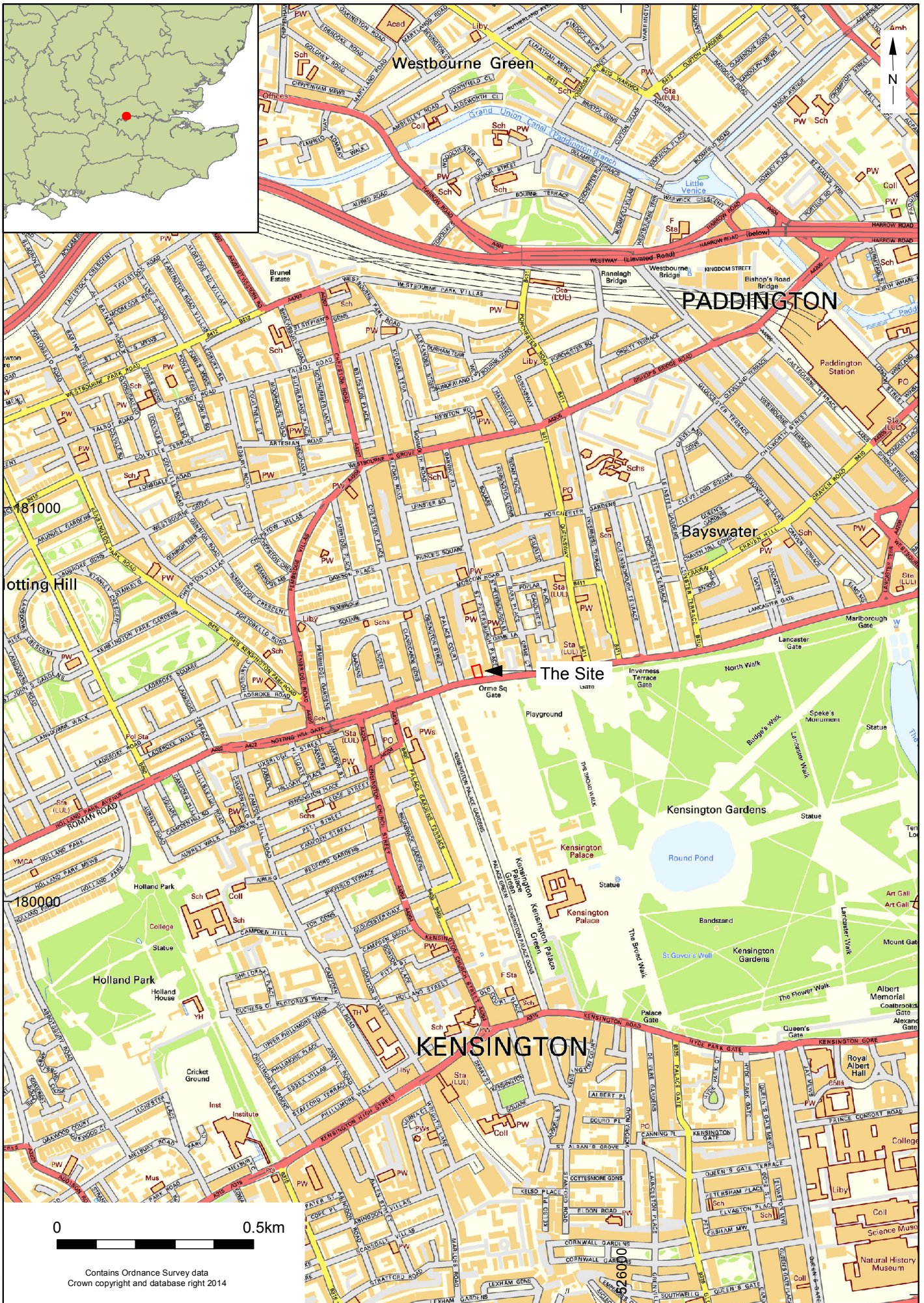
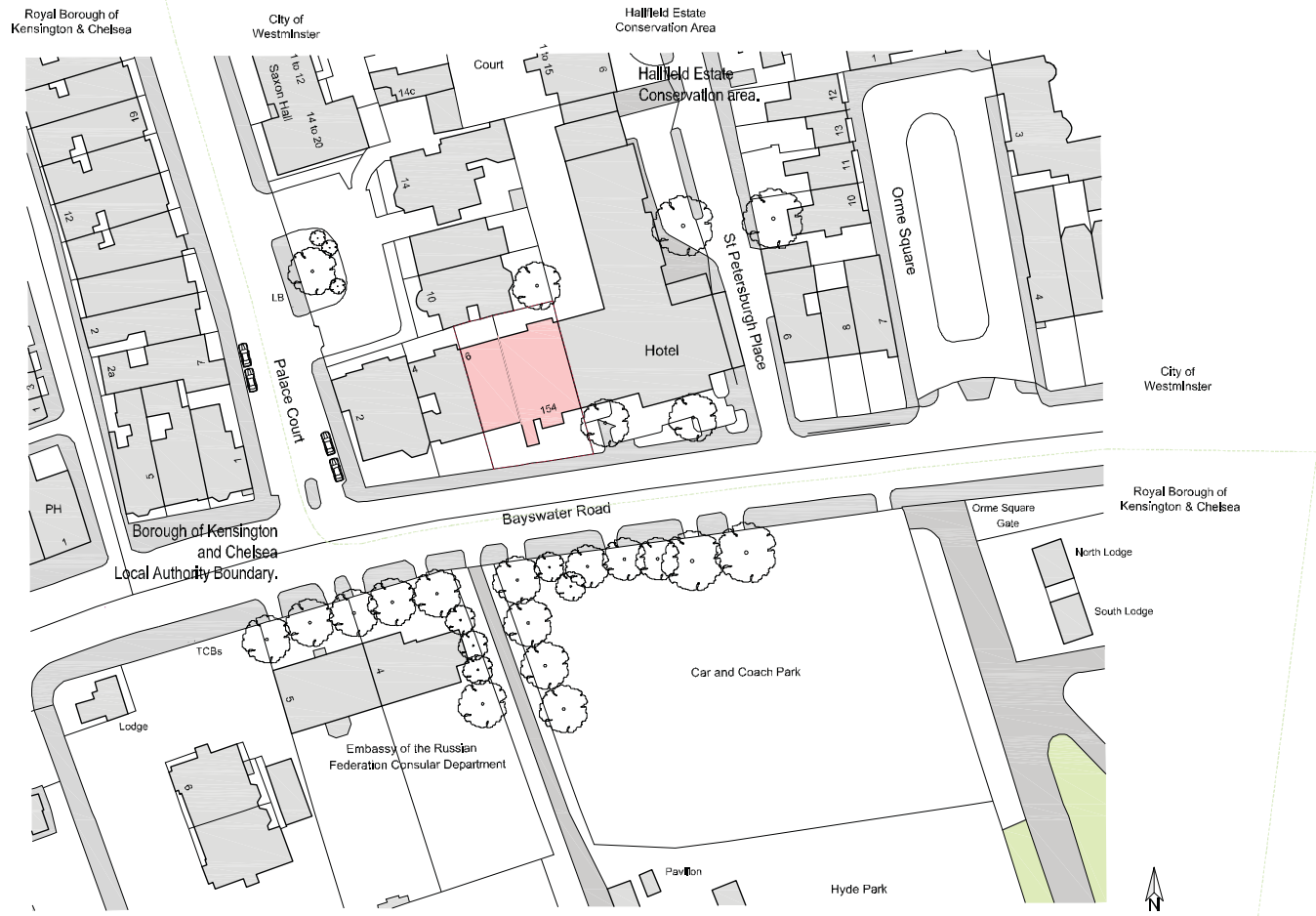


Plate 84: Overview of the front garden, 6 Palace Court (Photo 53).



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Project Ref: 7330	March 2015	Site location		
Report Ref:	Drawn by: JLR			

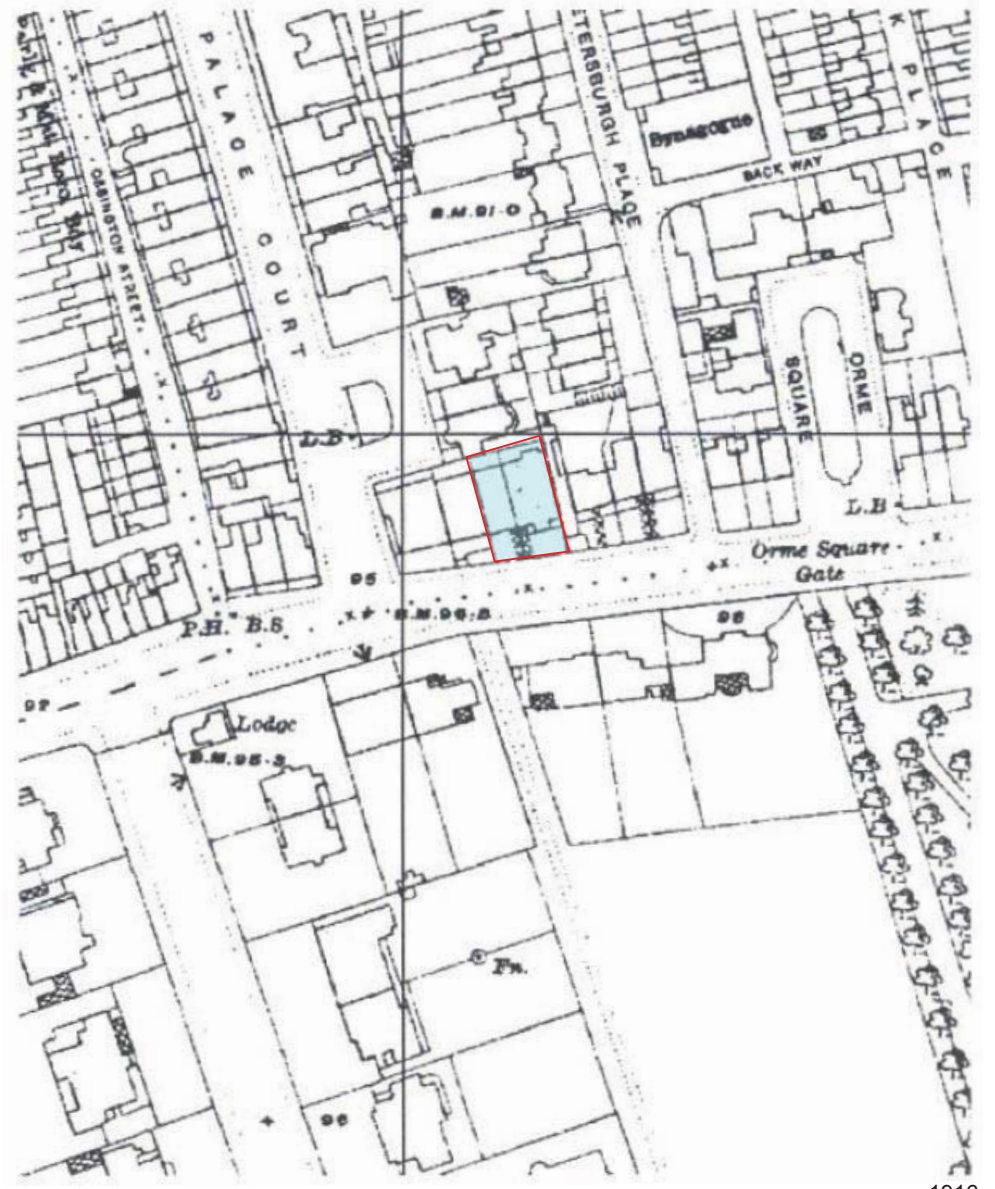


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25 Great Queen Street, Covent Garden, London WC2E 8JF, UK Tel: +44 (0)20 7393 1100 • Fax: +44 (0)20 7393 1099 • Email: info@brimelowmosweaney.com		
Project: 154 Bayswater Road, London		
Title: Existing Site Plan		
Scale:	Date:	Drawn:
1:1000@A3	07-11-13	TGP
Client No:	Ref No:	
1324-0001	/	



1896



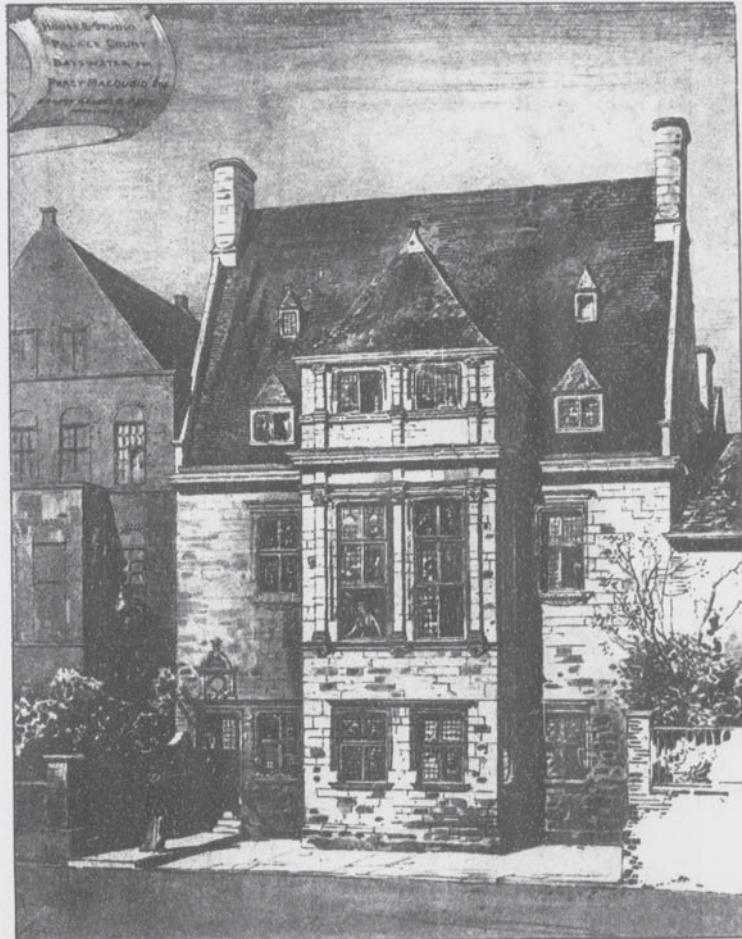
1916



1954



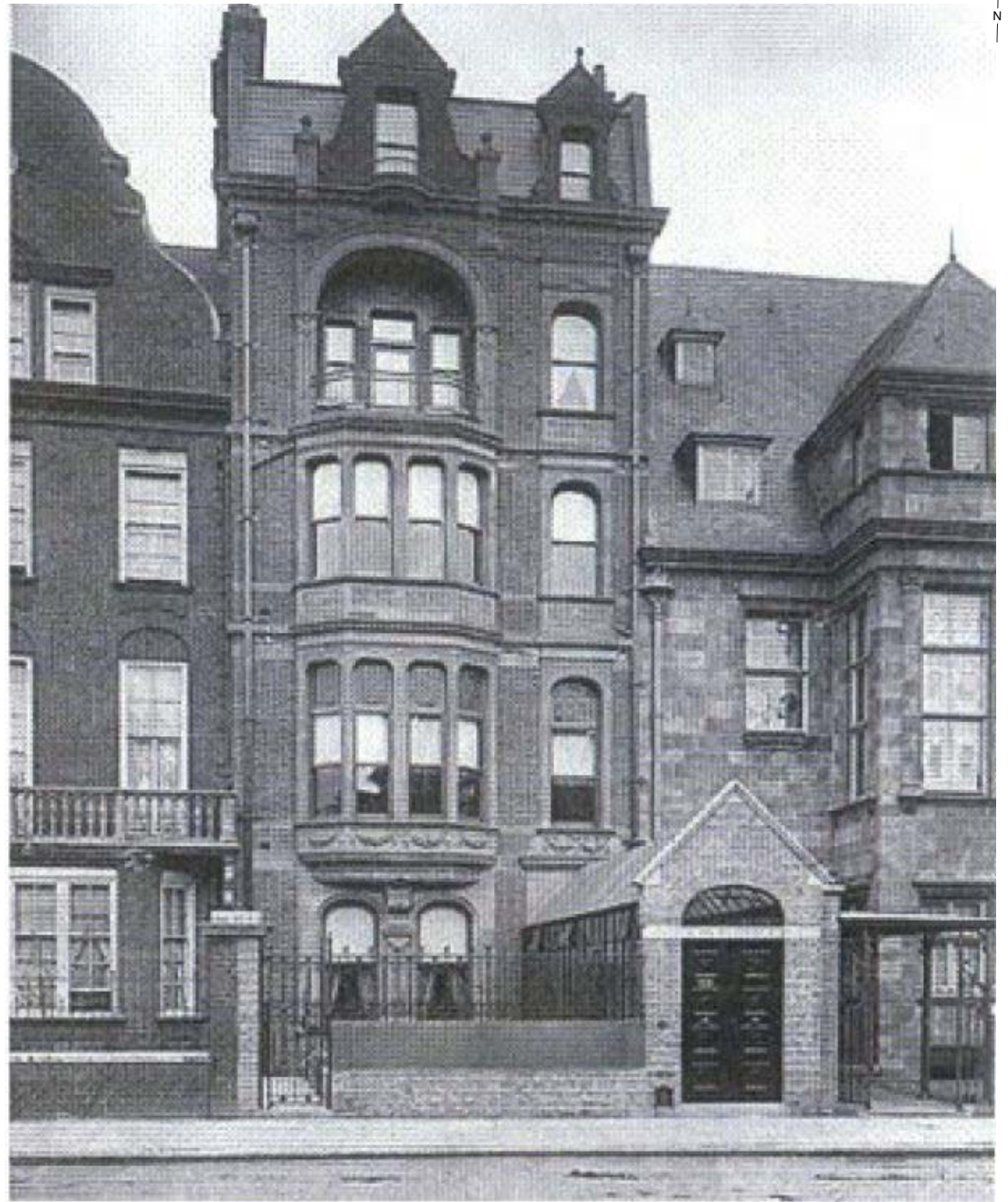
1959-74



1801. House and Studio, Palace Court, Bayswater, for Percy Macquoid, Esq., ERNEST GEORGE AND PETO, Architects (For plans see p. 23.)

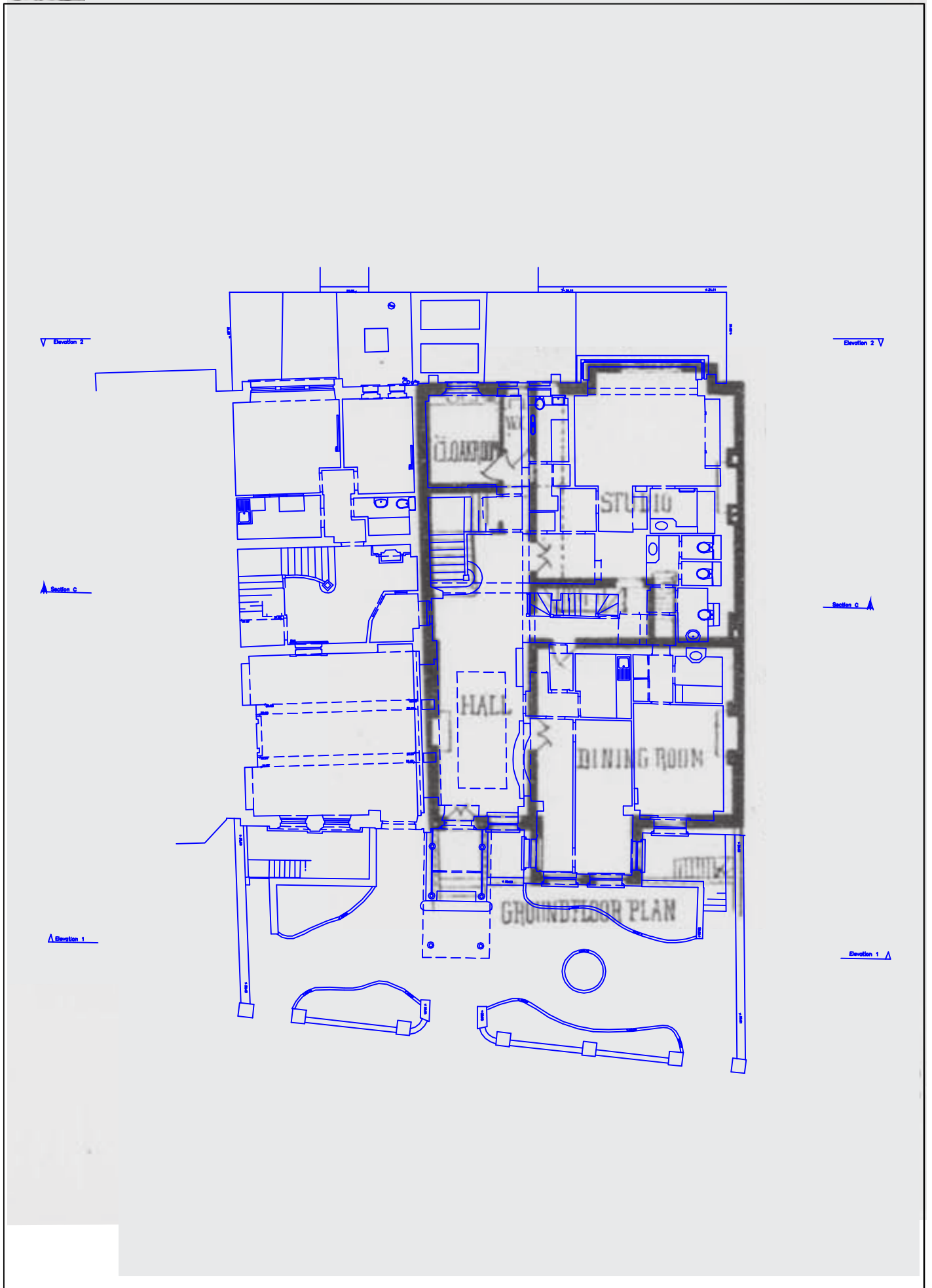
C 2

Yellow House, 1892

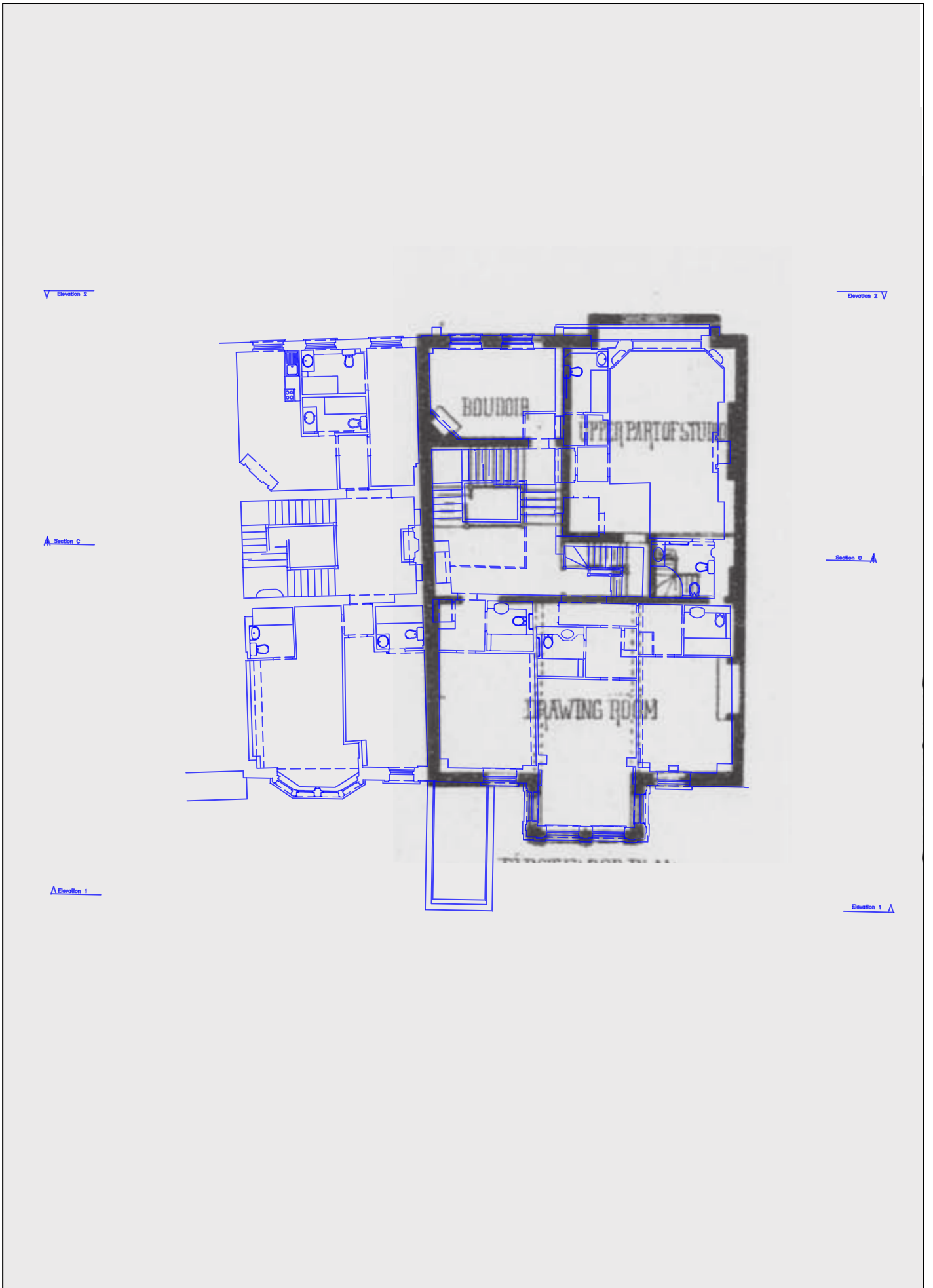


6 Palace Court, 1893

© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 5
Project Ref: 7330	June 2015	Yellow House, 1892 - Academy Architecture 1892	
Report Ref: 2015233	Drawn by: SP	6 Palace Court, 1893 - Murphy 2014	



© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 6
Project Ref: 7330	June 2015	Ground Floor Plan overlain on the 1892 Plan	
Report Ref: 2015233	Drawn by: SP		

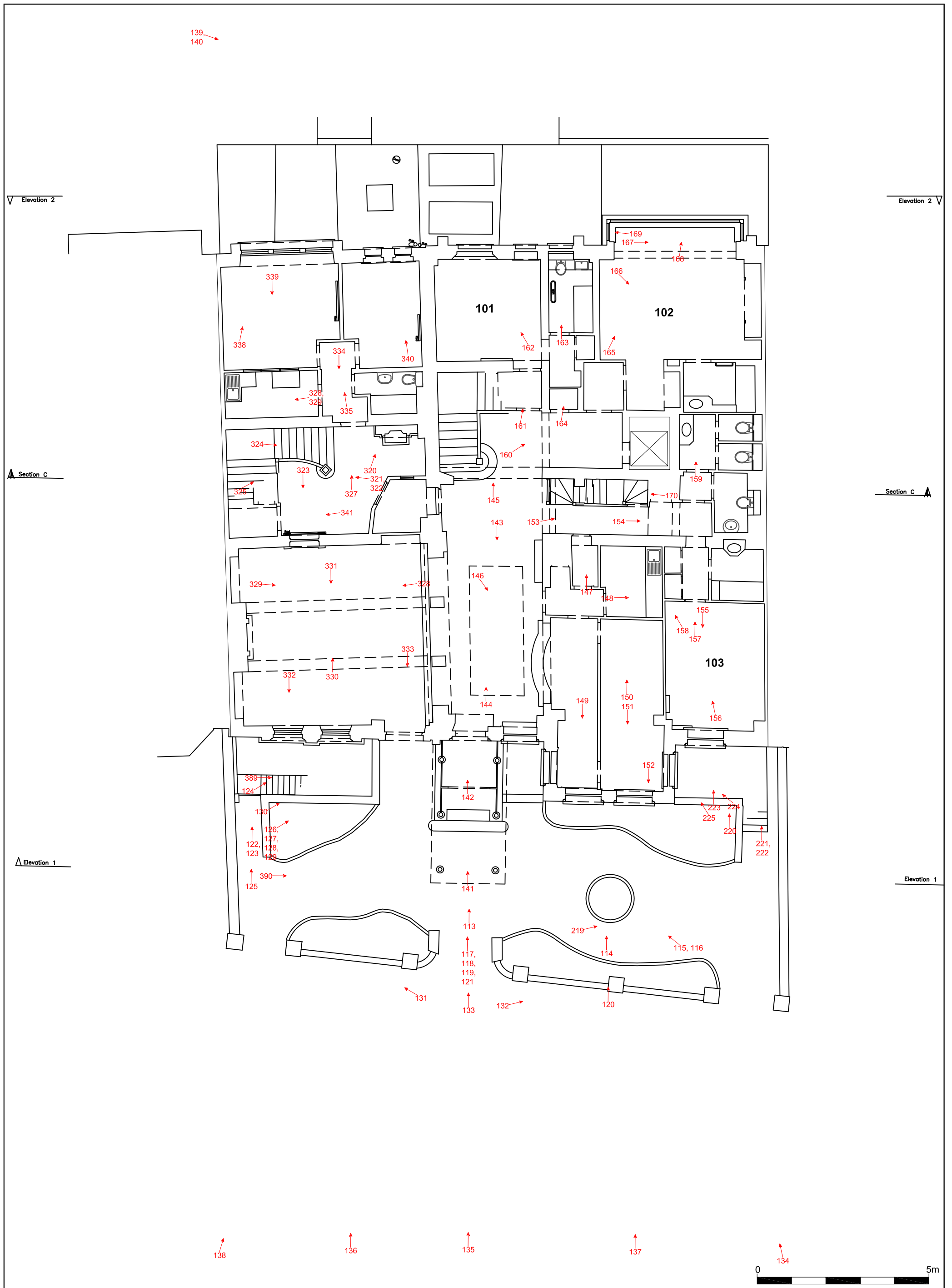


© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 7
Project Ref: 7330	June 2015	First Floor Plan overlain on the 1892 Plan	
Report Ref: 2015233	Drawn by: SP		

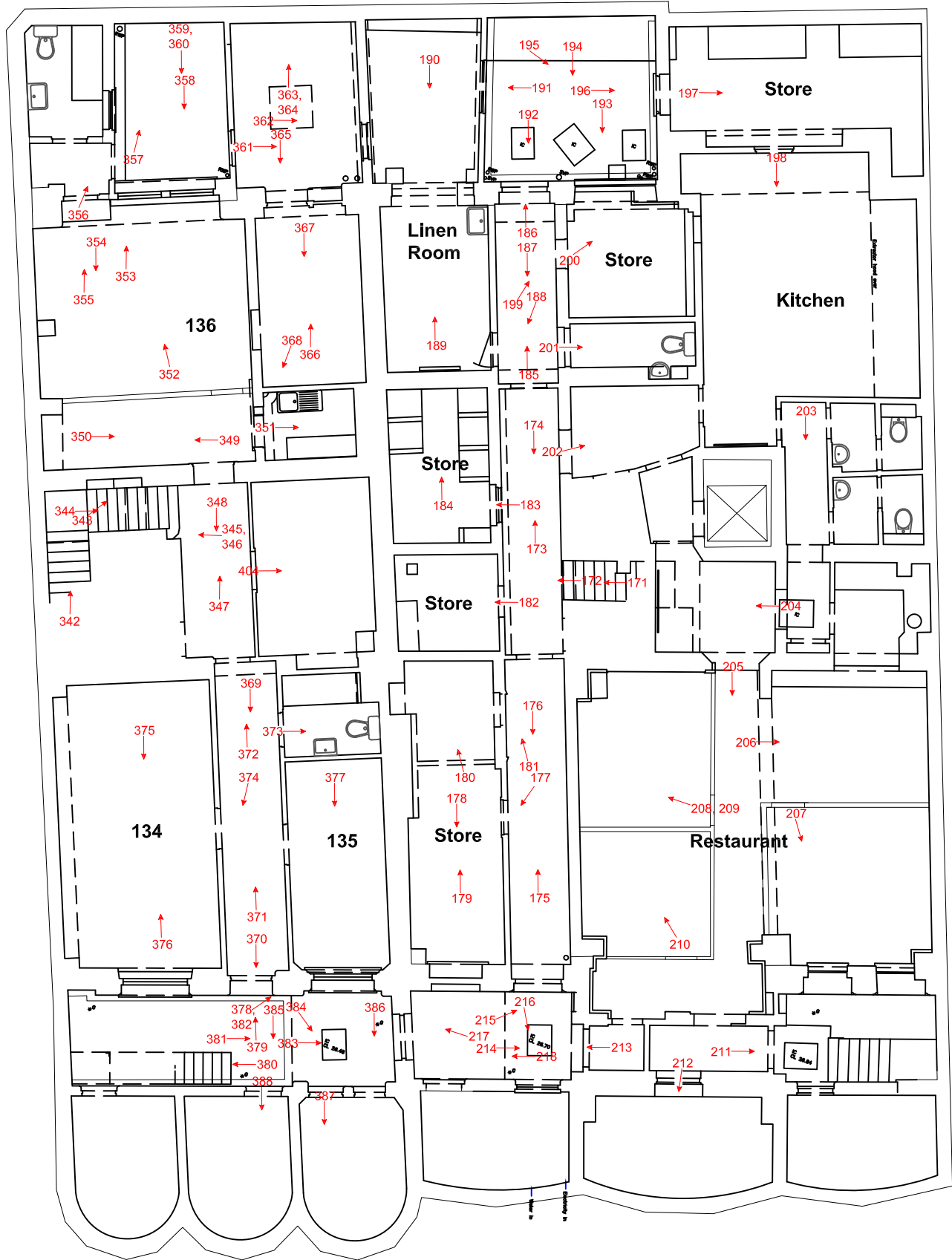


Yellow House, 1969

© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 8
Project Ref: 7330	June 2015	Yellow House, 1969 - Murphy 2014	
Report Ref: 2015233	Drawn by: SP		



© Archaeology South-East		154 Bayswater Road, City of Westminster		Fig. 9
Project Ref: 7330	June 2015	Ground Floor Plan		
Report Ref: 2015233	Drawn by: SP			



102



© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 10
Project Ref: 7330	June 2015	Lower Ground Floor Plan	
Report Ref: 2015233	Drawn by: SP		

Elevation 2

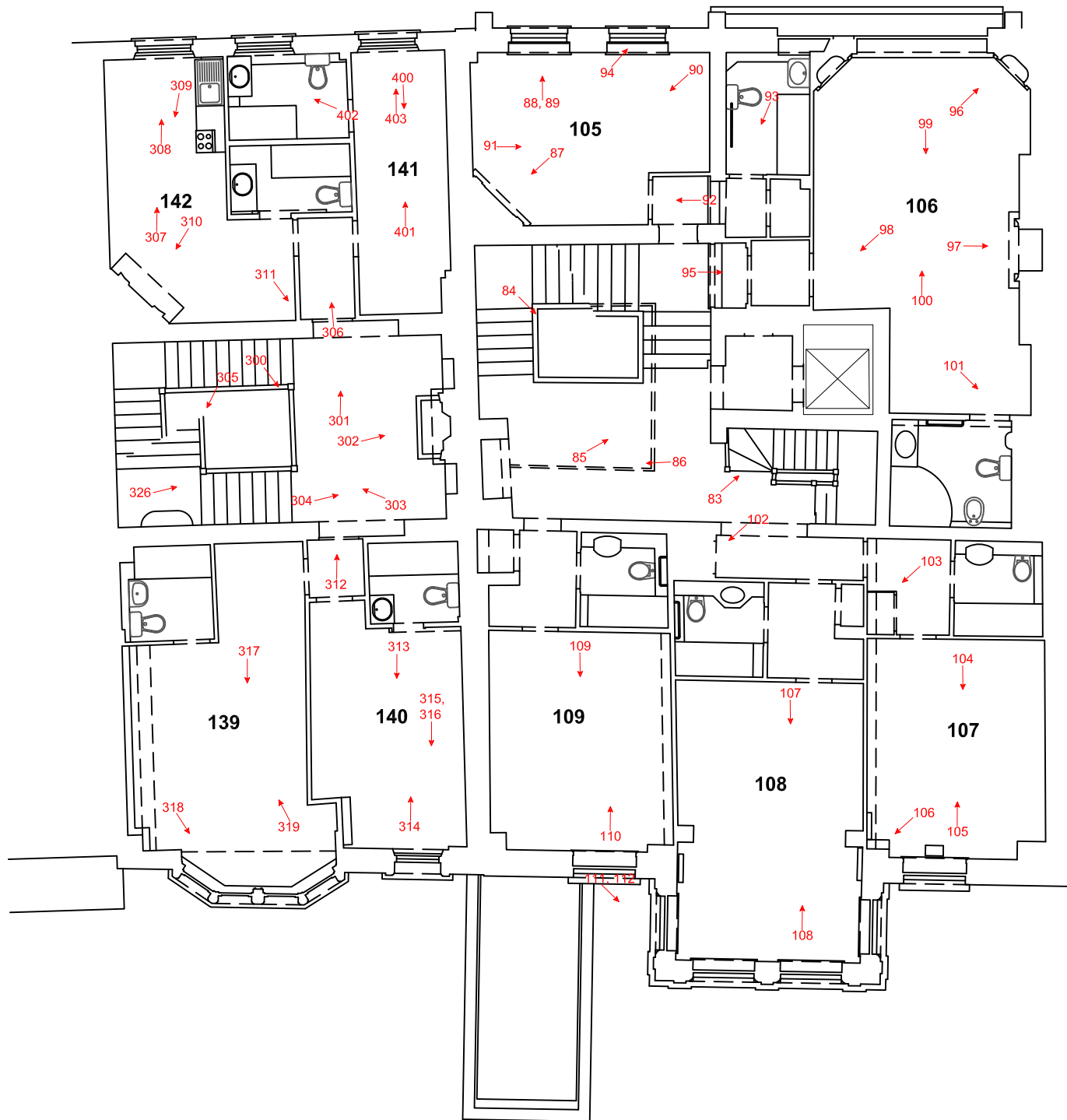
Elevation 2

Section C

Section C

Elevation 1

Elevation 1



© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 11
Project Ref: 7330	June 2015	First Floor Plan	
Report Ref: 2015233	Drawn by: SP		

Elevation 2

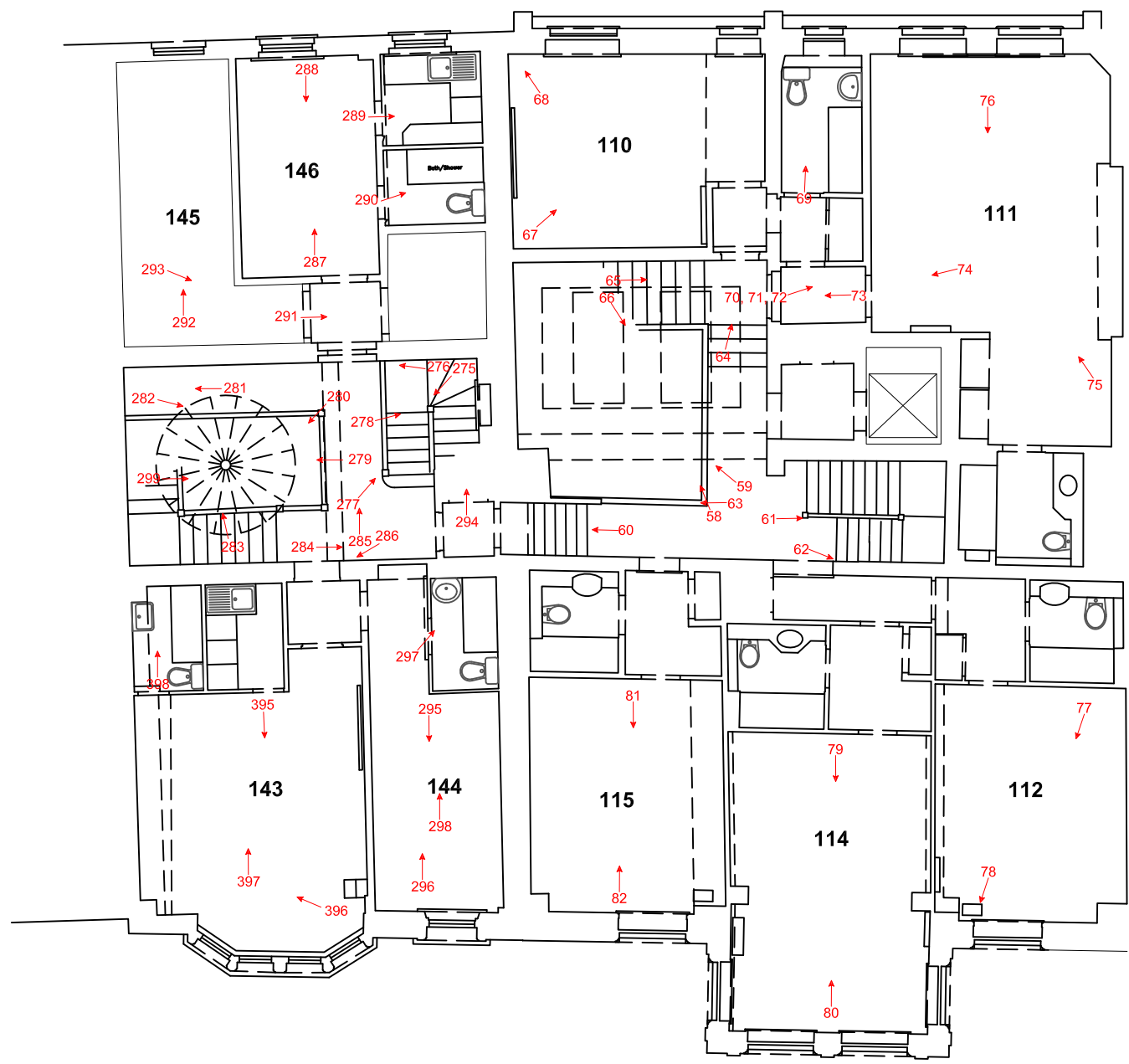
Elevation 2

Section C

Section C

Elevation 1

Elevation 1



© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 12
Project Ref: 7330	June 2015	Second Floor Plan	
Report Ref: 2015233	Drawn by: SP		

Elevation 2

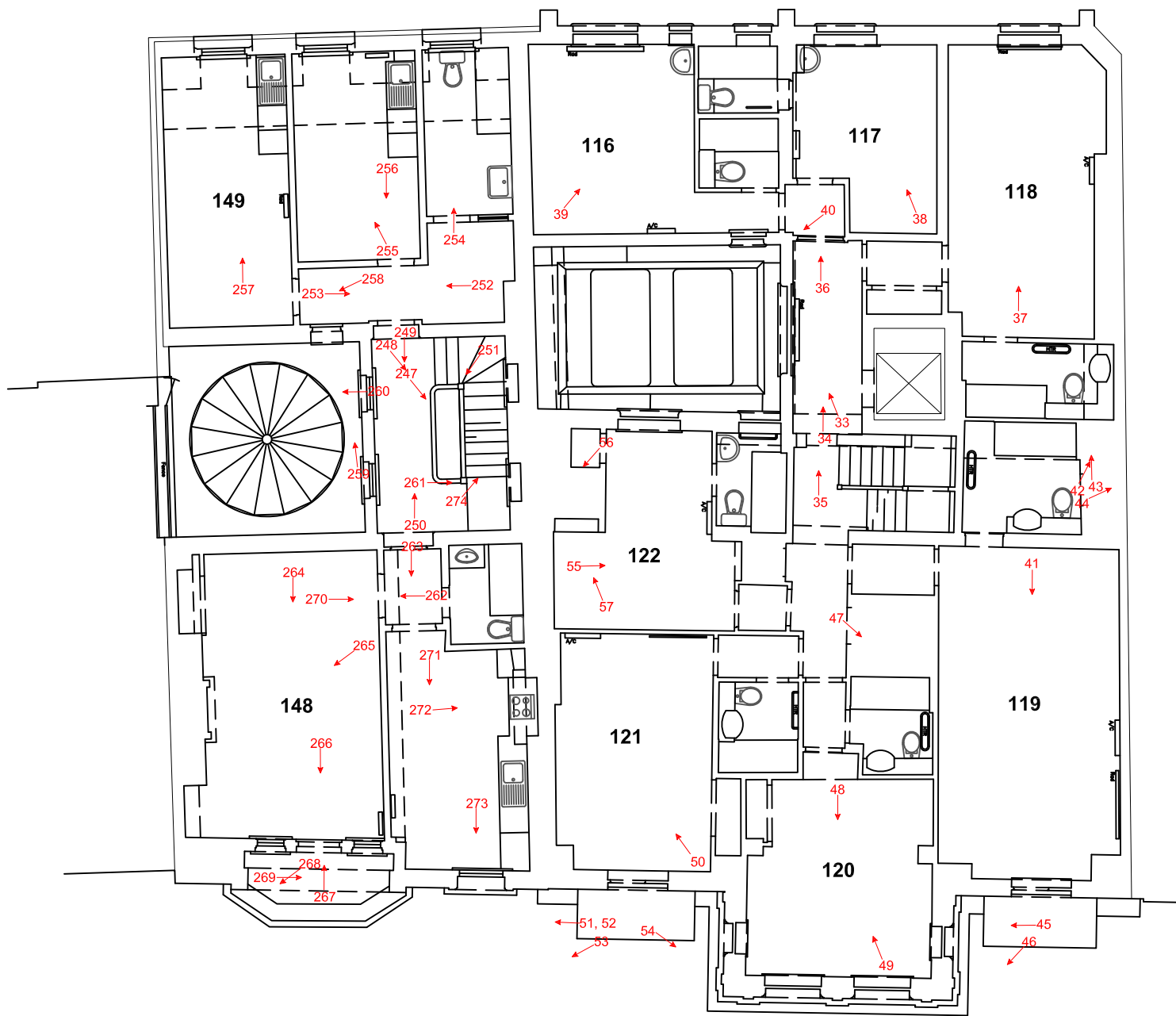
Elevation 2

Section C

Section C

Elevation 1

Elevation 1



© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 13
Project Ref: 7330	June 2015	Third Floor Plan	
Report Ref: 2015233	Drawn by: SP		

Elevation 2

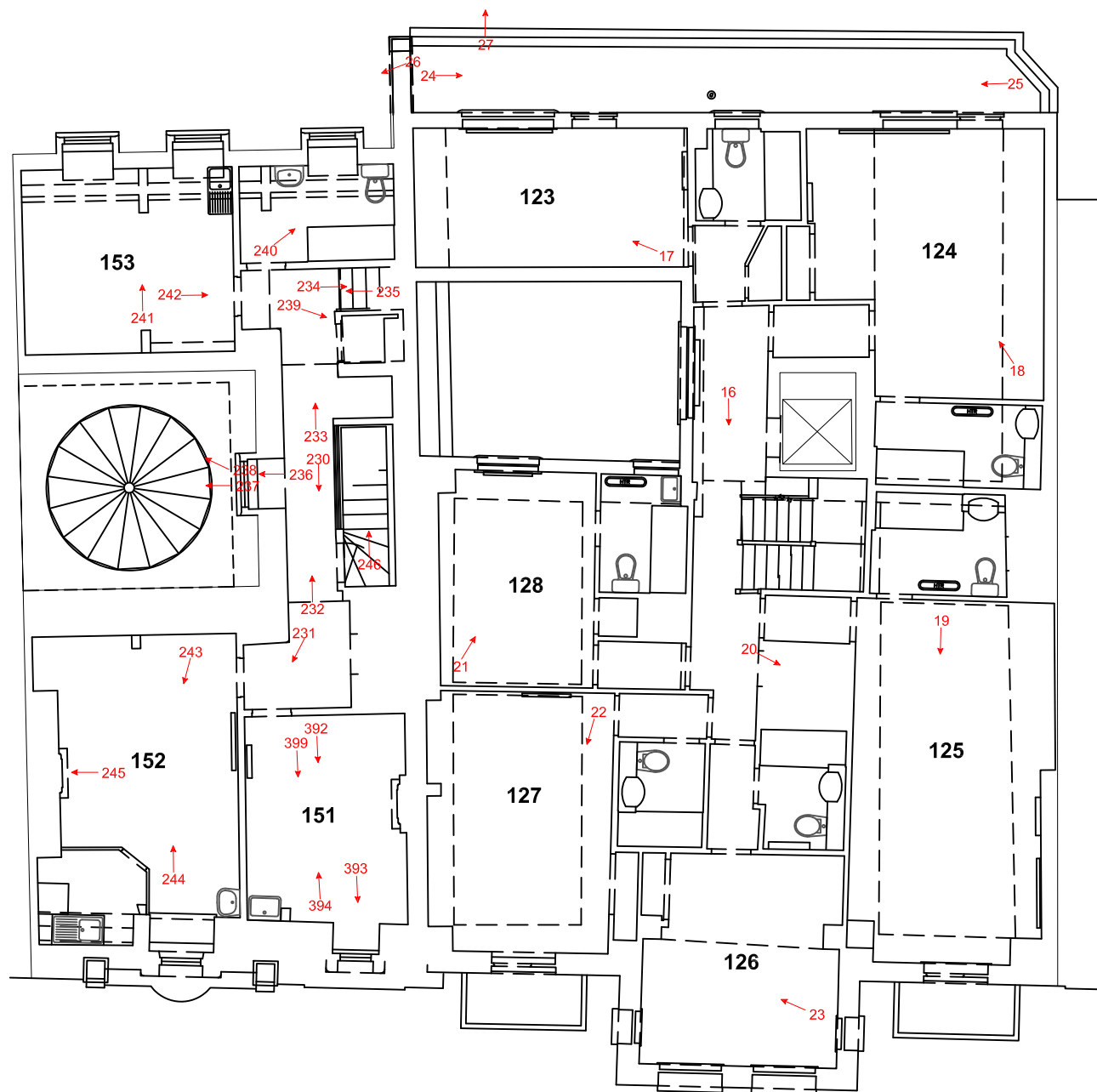
Elevation 2

Section C

Section C

Elevation 1

Elevation 1



© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 14
Project Ref: 7330	June 2015	Fourth Floor Plan	
Report Ref: 2015233	Drawn by: SP		

Elevation 2

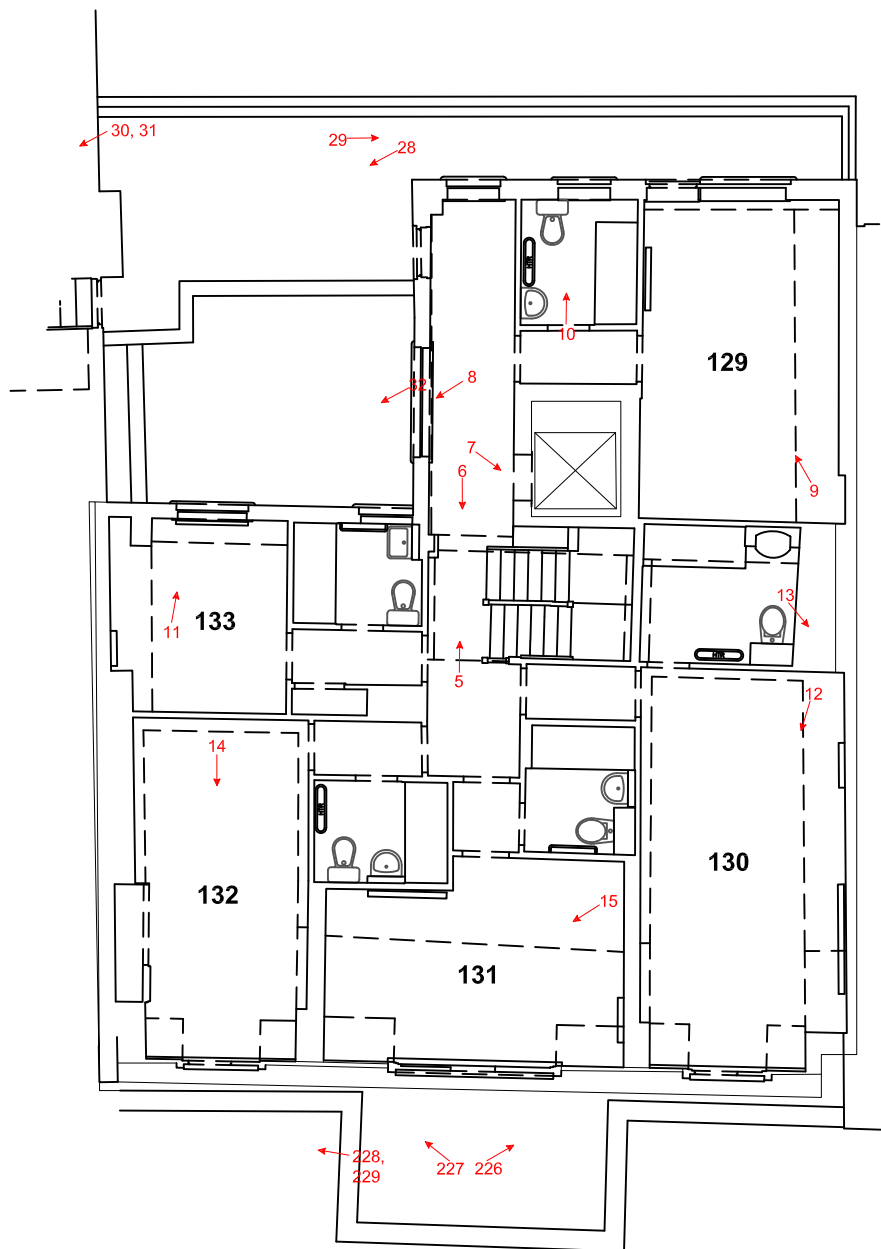
Elevation 2

Section c

Section c

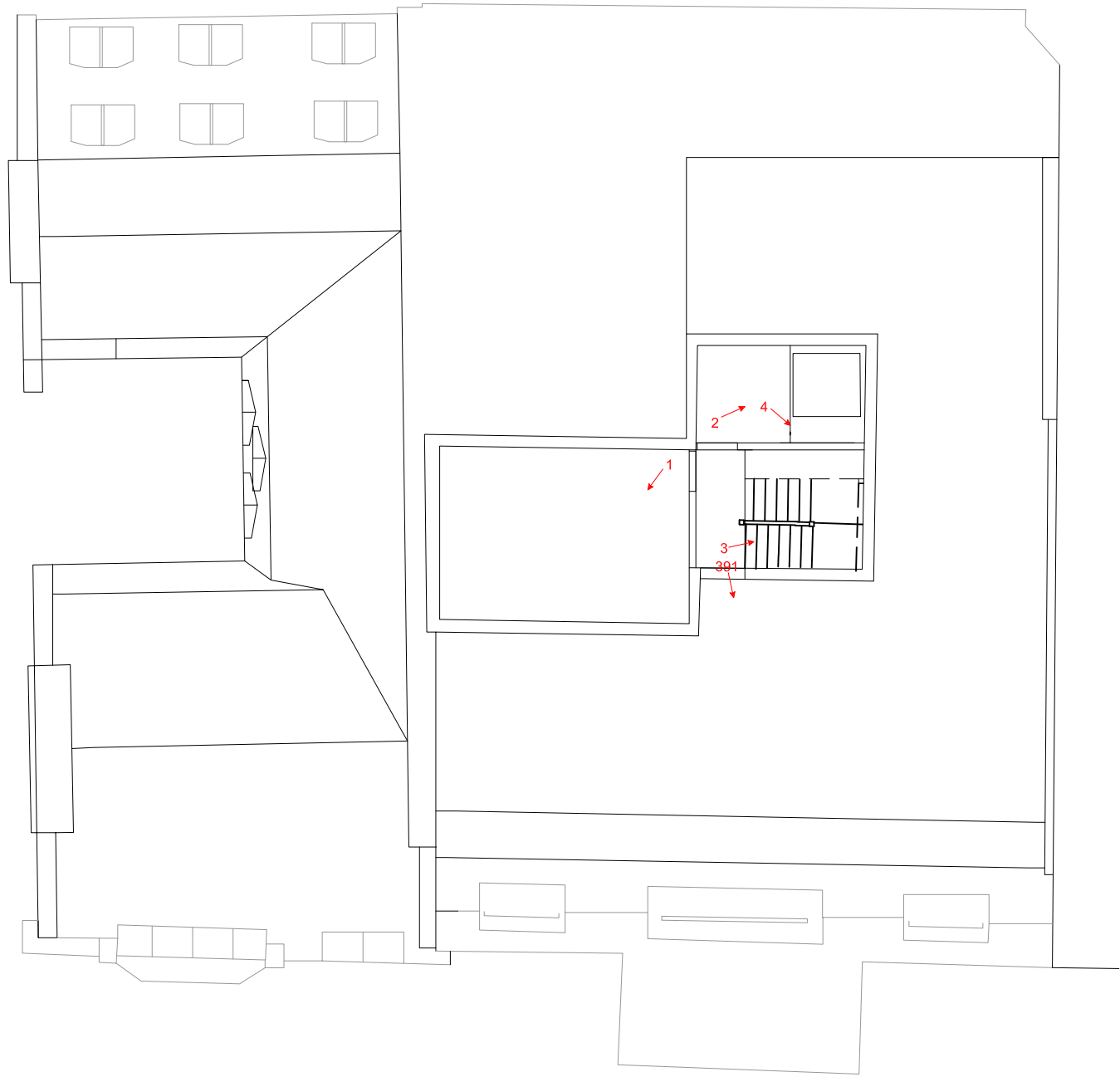
Elevation 1

Elevation 1

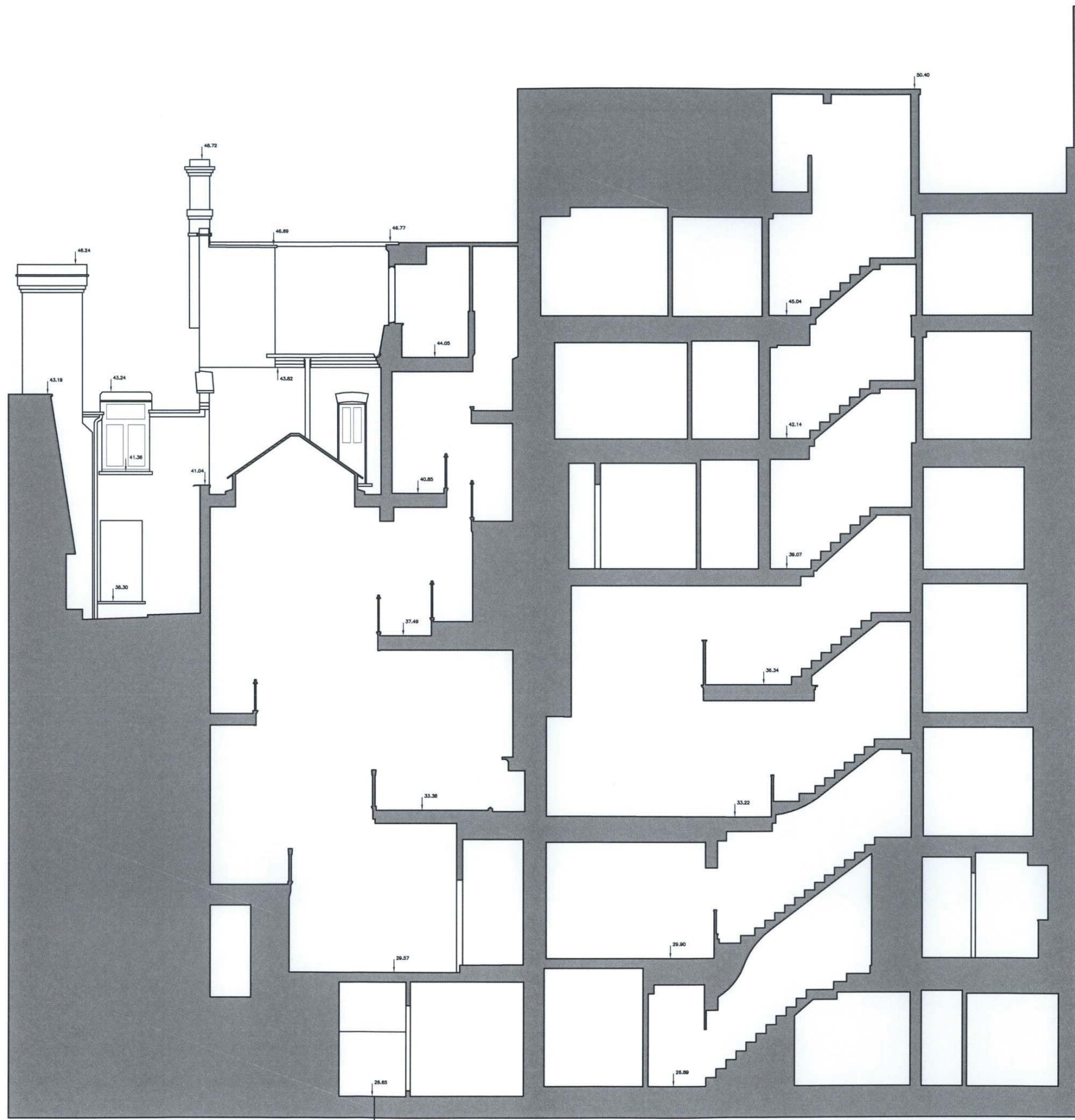


0 5m

© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig. 15
Project Ref: 7330	June 2015	Fifth Floor Plan	
Report Ref: 2015233	Drawn by: SP		

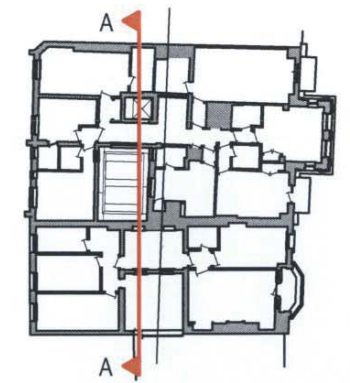


© Archaeology South-East		154 Bayswater Road, City of Westminster	Fig.16
Project Ref: 7330	June 2015	Sixth Floor Plan	
Report Ref: 2015233	Drawn by: SP		



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 - Local authority consents

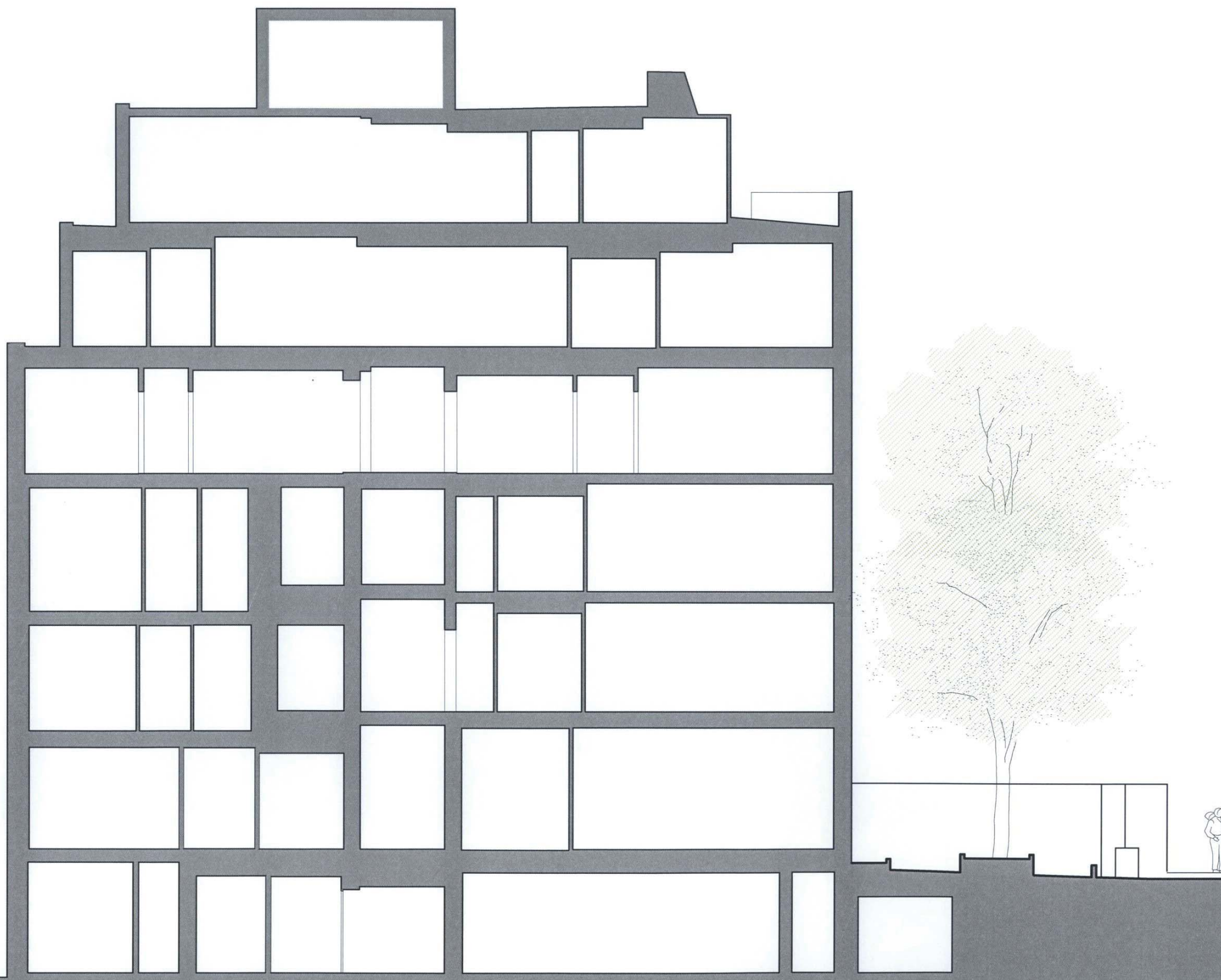
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/	08.04.13	SW	DS	Planning Issue



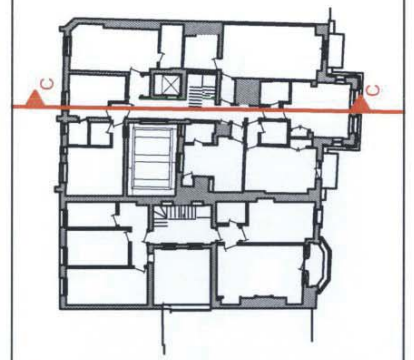
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project			154 Bayswater Road London
title			Existing Section A-A
scale	date	drawn	
1:100@A3	17/09/2013	SPD	
drawing no.	revision		
1324-0200			/

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rev date drawn by chkd description
 / 06.04.14 SW DS Planning Issue



Datum 26.00m



status **FOR PLANNING**

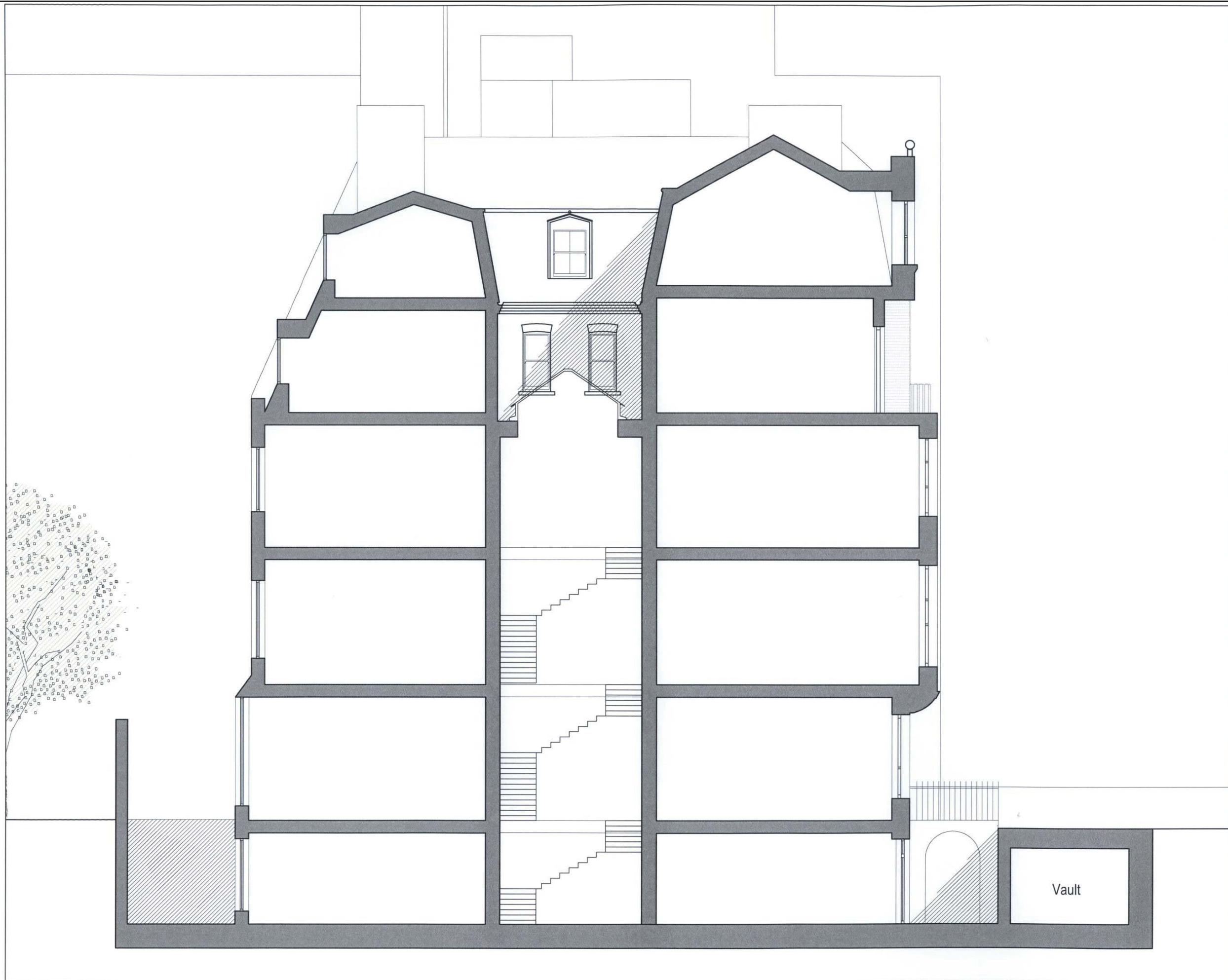
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project
 154 Bayswater Road
 London

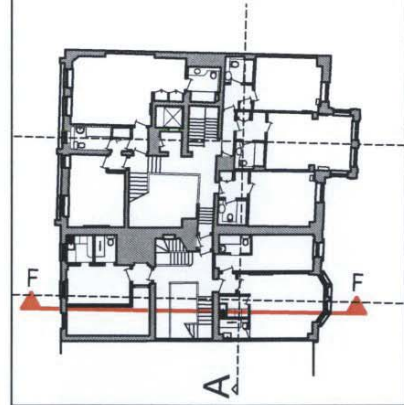
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 Existing Section C-C

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1324-0202	/	



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project 154 Bayswater Road London		
title Existing Section F-F		
scale 1:100@A3	date 08/04/2014	drawn SW
drawing no. 1324-1205	revision /	



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project 154 Bayswater Road London		
title Existing Front Elevation		
scale 1:200@A3	date 16/07/13	drawn NW
drawing no. 1324-0300	revision /	



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project 154 Bayswater Road London		
site Existing Rear Elevation		
scale 1:200@A3	date 16/07/2013	drawn NW
drawing no. 1324-0301	revision /	

Appendix 1 Index of Digital Photographs



7330-0001
7330_Tank Room. Facing west



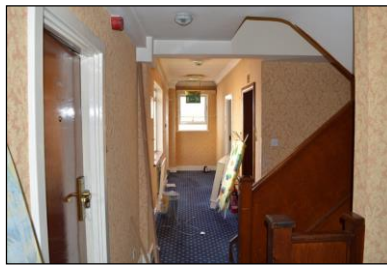
7330-0002
7330_Lift Motor. Facing north



7330-0003
7330_Staircase. Facing east



7330-0004
7330_Lift Motor Room. Facing south-east



7330-0005
7330_Fifth Floor Hallway. Facing north



7330-0006
7330_Fifth Floor Hallway. Facing south



7330-0007
7330_Lift. Facing east



7330-0008
7330_Metal Frame Window Fifth Floor.
Facing west



7330-0009
7330_Room 129. Facing north-west



7330-0010
7330_Room 129. Facing north



7330-0011
7330_Room 133. Facing north



7330-0012
7330_Room 130. Facing south-west



7330-0013
7330_Room 130. Facing south-east



7330-0014
7330_Room 132. Facing south



7330-0015
7330_Room 131. Facing south-west



7330-0016
7330_Fourth Floor Hallway. Facing south



7330-0017
7330_Room 123. Facing north-west



7330-0018
7330_Room 124. Facing north-west



7330-0019
7330_Room 125. Facing south



7330-0020
7330_Storage Cupboard. Facing south-east



7330-0021
7330_Room 128. Facing north-east



7330-0022
7330_Room 127. Facing south-west



7330-0023
7330_Room 126. Facing north-west



7330-0024
7330_Fourth Floor Balcony. Facing east



7330-0025
7330_Fourth Floor Balcony. Facing west



7330-0026
7330_Roof of 6 Bayswater Road. Facing west



7330-0027
7330_View North from 154 Bayswater Road. Facing north



7330-0028
7330_Fifth Floor Balcony. Facing south-west



7330-0029
7330_Fifth Floor Balcony. Facing east



7330-0030
7330_Roof of 6 Palace Court. Facing south-west



7330-0031
7330_Roof of 6 Palace Court. Facing south-west



7330-0032
7330_Light well. Facing south-west



7330-0033
7330_Third Floor Hallway. Facing north-west



7330-0034
7330_Third Floor Hallway. Facing north



7330-0035
7330_Third Floor Hallway. Facing north



7330-0036
7330_Third Floor Hallway. Facing north



7330-0037
7330_Room 118. Facing north



7330-0038
7330_Room 117. Facing north-west



7330-0039
7330_Room 116. Facing north-east



7330-0040
7330_Room 116. Facing south-west



7330-0041
7330_Room 119. Facing south



7330-0042
7330_Room 119. Facing north-east



7330-0043
7330_Room 119. Facing north



7330-0044
7330_Room 119. Facing north-east



7330-0045
7330_Room 119 Balcony. Facing west



7330-0046
7330_Room 119 Balcony View. Facing south-west



7330-0047
7330_Storage Cupboard. Facing south-east



7330-0048
7330_Room 120. Facing south



7330-0049
7330_Room 120. Facing north-west



7330-0050
7330_Room 121. Facing north-west



7330-0051
7330_Facade of 6 Palace Court. Facing west



7330-0052
7330_Facade of 6 Palace Court. Facing west



7330-0053
7330_Front Garden of 154 Bayswater Road. Facing south-east



7330-0054
7330_Room 121 Balcony and façade of 154 Baswater Road. Facing south-east



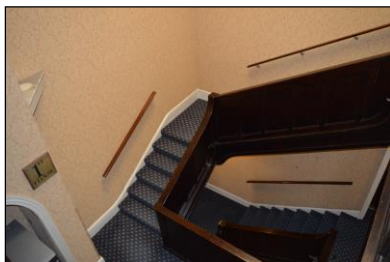
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7330_Room 122. Facing east



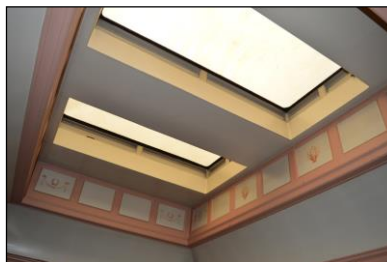
7330-0056
7330_Room 122. Facing south-west



7330-0057
7330_Room 122. Facing north-west



7330-0058
7330_Main Staircase. Facing north-west



7330-0059
7330_Main Staircase. Facing north-west



7330-0060
7330_Doorway to 6 Palace Court. Facing west



7330-0061
7330_Servant's Staircase. Facing east



7330-0062
7330_Servant's Staircase. Facing east



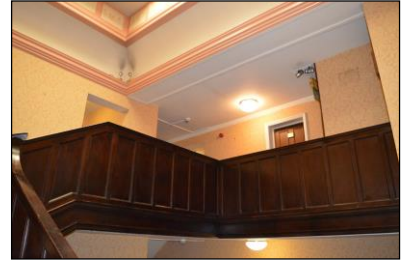
7330-0063
7330_Second Floor Landing. Facing west



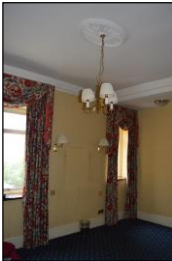
7330-0064
7330_Doorways to 110 and 111. Facing north



7330-0065
7330_Main Staircase. Facing east



7330-0066
7330_Main Staircase. Facing south-east



7330-0067
7330_Room 110. Facing north-east



7330-0068
7330_Room 110. Facing north-west



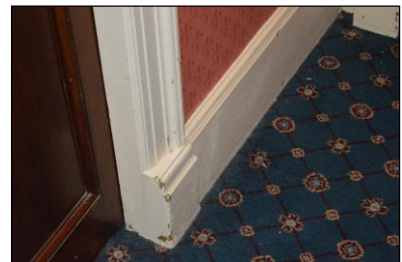
7330-0069
7330_Room 110. Facing north



7330-0070
7330_Lobby to Room 111. Facing east



7330-0071
7330_Lobby to Room 111. Facing east



7330-0072
7330_Lobby to Room 111. Facing east



7330-0073
7330_Lobby to Room 111. Facing west



7330-0074
7330_Room 111. Facing west



7330-0075
7330_Room 111. Facing north-west



7330-0076
7330_Room 111. Facing south



7330-0077
7330_Room 112. Facing south



7330-0078
7330_Room 112. Facing south



7330-0079
7330_Room 114. Facing south



7330-0080
7330_Room 114. Facing north



7330-0081
7330_Room 115. Facing south



7330-0082
7330_Room 115. Facing north



7330-0083
7330_Servant's Staircase. Facing north-east



7330-0084
7330_Main Staircase. Facing south-east



7330-0085
7330_Main Staircase. Facing north-east



7330-0086
7330_First Floor Landing. Facing west



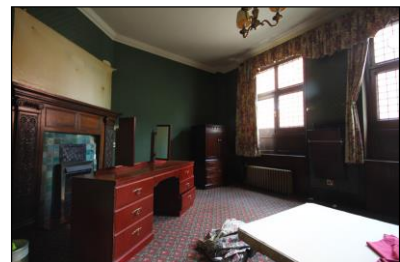
7330-0087
7330_Room 105. Facing south-west



7330-0088
7330_Room 105. Facing north



7330-0089
7330_Room 105. Facing north



7330-0090
7330_Room 105. Facing west



7330-0091
7330_Room 105. Facing east



7330-0092
7330_Lobby to Room 105. Facing west



7330-0093
7330_Room 105. Facing south-west



7330-0094
7330_Room 105. Facing north-east



7330-0095
7330_Doorway to Room 106. Facing east



7330-0096
7330_Room 106. Facing east



7330-0097
7330_Room 106. Facing east



7330-0098
7330_Room 106. Facing south-west



7330-0099
7330_Room 106. Facing south



7330-0100
7330_Room 106. Facing north



7330-0101
7330_Room 106. Facing south-east



7330-0102
7330_Cupboard on First Floor Landing.
Facing south-west



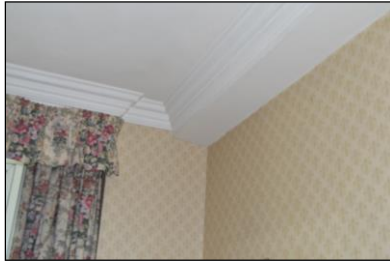
7330-0103
7330_Lobby to Room 107. Facing south-west



7330-0104
7330_Room 107. Facing south



7330-0105
7330_Room 107. Facing north



7330-0106
7330_Room 107. Facing south-west



7330-0107
7330_Room 108. Facing south



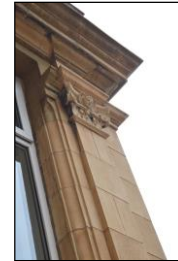
7330-0108
7330_Room 108. Facing north



7330-0109
7330_Room 109. Facing south



7330-0110
7330_Room 110. Facing north



7330-0111
7330_Terracotta Mouldings. Facing south-east



7330-0112
7330_Terracotta Mouldings. Facing south-east



7330-0113
7330_Hopper Head. Facing north



7330-0114
7330_Principal elevation. Facing north



7330-0115
7330_Principal elevation. Facing north-west



7330-0116
7330_Principal elevation. Facing north-west



7330-0117
7330_Principal elevation. Facing north



7330-0118
7330_Principal elevation. Facing north



7330-0119
7330_Principal elevation. Facing north



7330-0120
7330_Principal elevation. Facing north



7330-0121
7330_Principal elevation. Facing north



7330-0122
7330_Principal elevation. Facing north



7330-0123
7330_Principal elevation. Facing north



7330-0124
7330_Principal elevation. Facing north



7330-0125
7330_Gate above lower ground floor. Facing north



7330-0126
7330_Principal elevation. Facing north-east



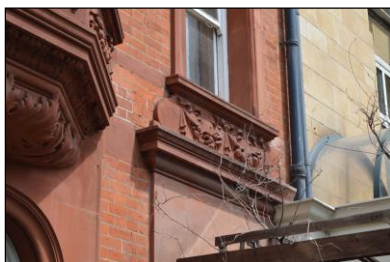
7330-0127
7330_Principal elevation. Facing north-east



7330-0128
7330_Principal elevation. Facing east



7330-0129
7330_Principal elevation. Facing east



7330-0130
7330_Principal elevation. Facing north-east



7330-0131
7330_Front Wall. Facing north-west



7330-0132
7330_Front Wall. Facing north-east



7330-0133
7330_Principal elevation. Facing north



7330-0134
7330_Principal elevation. Facing north



7330-0135
7330_Principal elevation. Facing north



7330-0136
7330_Principal elevation. Facing north



7330-0137
7330_Principal elevation. Facing north



7330-0138
7330_Principal elevation. Facing north-east



7330-0139
7330_Rear Elevation. Facing south-east



7330-0140
7330_Rear Elevation. Facing south-east



7330-0141
7330_Front Porch. Facing north



7330-0142
7330_Front Door to 154 bayswater Road. Facing north



7330-0143
7330_Main Hall. Facing south



7330-0144
7330_Main Hall. Facing north



7330-0145
7330_Main Hall. Facing north



7330-0146
7330_Main Hall. Facing east



7330-0147
7330_Reception. Facing north



7330-0148
7330_Reception. Facing east



7330-0149
7330_Reception. Facing south



7330-0150
7330_Reception. Facing north



7330-0151
7330_Reception. Facing south



7330-0152
7330_Reception. Facing south



7330-0153
7330_Servant's Staircase. Facing east



7330-0154
7330_Main Hall. Facing east



7330-0155
7330_Room 103. Facing south



7330-0156
7330_Room 103. Facing north



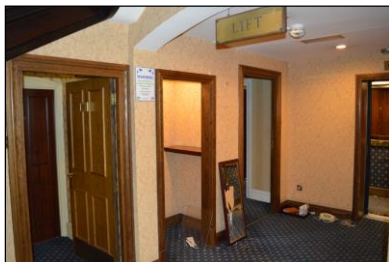
7330-0157
7330_Room 103. Facing north



7330-0158
7330_Room 103. Facing north-west



7330-0159
7330_Toilet. Facing north



7330-0160
7330_Main Hall. Facing north-east



7330-0161
7330_Main Hall. Facing north



7330-0162
7330_101. Facing north-west



7330-0163
7330_101. Facing north



7330-0164
7330_Phone Booth in Main Hall. Facing north



7330-0165
7330_102. Facing north-east



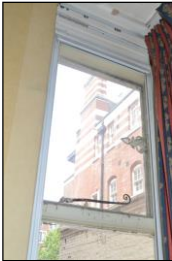
7330-0166
7330_102. Facing south-east



7330-0167
7330_102. Facing east



7330-0168
7330_102. Facing north



7330-0169
7330_102. Facing west



7330-0170
7330_Stairs to Basement. Facing west



7330-0171
7330_Stairs to Basement. Facing west



7330-0172
7330_Tiled Corridor in Basement. Facing west



7330-0173
7330_Tiled Corridor in Basement. Facing north



7330-0174
7330_Tiled Corridor in Basement. Facing south



7330-0175
7330_Corridor in Basement. Facing north



7330-0176
7330_Corridor in Basement. Facing south



7330-0177
7330_Corridor in Basement. Facing south-west



7330-0178
7330_Store in Basement. Facing south



7330-0179
7330_Store in Basement. Facing north



7330-0180
7330_Store in Basement. Facing north



7330-0181
7330_Corridor in Basement. Facing north-west



7330-0182
7330_Store in Basement. Facing west



7330-0183
7330_Store in Basement. Facing west



7330-0184
7330_Store in Basement. Facing north



7330-0185
7330_Corridor in Basement. Facing north



7330-0186
7330_Corridor in Basement. Facing north



7330-0187
7330_Corridor in Basement. Facing south



7330-0188
7330_Corridor in Basement. Facing south-west



7330-0189
7330_Linen Room in Basement. Facing north



7330-0190
7330_Linen Room in Basement. Facing south



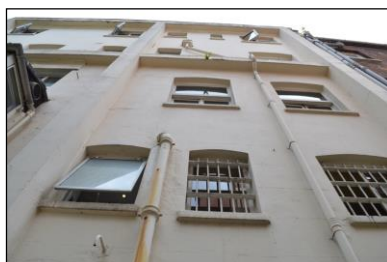
7330-0191
7330_Yard. Facing west



7330-0192
7330_Yard. Facing south



7330-0193
7330_Yard. Facing south



7330-0194
7330_Rear Elevation. Facing south



7330-0195
7330_Rear Elevation. Facing south-east



7330-0196
7330_Yard. Facing east



7330-0197
7330_Store. Facing east



7330-0198
7330_Kitchen. Facing south



7330-0199
7330_Corridor. Facing north-east



7330-0200
7330_Store. Facing north-east



7330-0201
7330_Toilet in Corridor. Facing east



7330-0202
7330_Hallway to Kitchen. Facing east



7330-0203
7330_Restaurant Hallway. Facing south



7330-0204
7330_Restaurant Hallway. Facing west



7330-0205
7330_Former Restaurant Dining Room. Facing south



7330-0206
7330_Former Restaurant Dining Room. Facing east



7330-0207
7330_Bedroom in Former Restaurant Dining Room. Facing south-east



7330-0208
7330_Bedroom in Former Restaurant Dining Room. Facing west



7330-0209
7330_Bedroom in Former Restaurant Dining Room. Facing north-west



7330-0210
7330_Entrance to Former Restaurant Dining Room. Facing east



7330-0211
*7330_Vault north of Former Restaurant
Dining Room. Facing south*



7330-0212
*7330_Lower Ground Floor Front. Facing
west*



7330-0213
*7330_Lower Ground Floor Front. Facing
east*



7330-0214
*7330_Lower Ground Floor Front. Facing
east*



7330-0215
*7330_Lower Ground Floor Front. Facing
south*



7330-0216
*7330_Lower Ground Floor Front. Facing
south-east*



7330-0217
*7330_Lower Ground Floor Front. Facing
west*



7330-0218
*7330_Principal Elevation. Facing north-
east*



7330-0219
7330_Principal Elevation. Facing north



7330-0220
7330_Principal Elevation. Facing north



7330-0221
7330_Principal Elevation. Facing north



7330-0222
7330_Principal Elevation. Facing north



7330-0223
*7330_Principal Elevation Entrance to
Former Restaurant. Facing north-west*



7330-0224
*7330_Principal Elevation. Facing north-
west*



7330-0225
*7330_Principal Elevation. Facing north-
east*



7330-0226
7330_Principal Elevation. Facing north-west



7330-0227
7330_Principal Elevation. Facing west



7330-0228
7330_Principal Elevation. Facing west



7330-0229
7330_Fourth Floor Corridor. Facing south



7330-0230
7330_Fourth Floor Corridor. Facing south-west



7330-0231
7330_Fourth Floor Corridor. Facing north



7330-0232
7330_Fourth Floor Corridor. Facing north



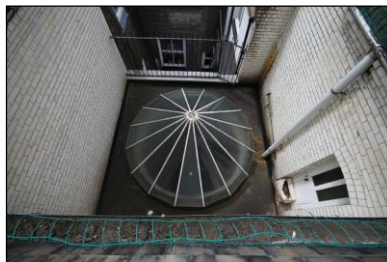
7330-0233
7330_Fourth Floor Corridor. Facing east



7330-0234
7330_Fourth Floor Corridor. Facing west



7330-0235
7330_Fourth Floor Corridor. Facing west



7330-0236
7330_Skylight. Facing west



7330-0237
7330_Fourth Floor Mansard Roof above skylight. Facing north-west



7330-0238
7330_Fourth Floor Corridor. Facing east



7330-0239
7330_Bathroom. Facing north-east



7330-0240
7330_Room 153. Facing north



7330-0241
7330_Room 153. Facing east



7330-0242
7330_Room 152. Facing south



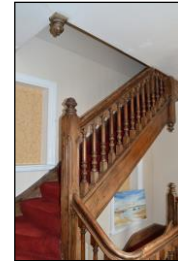
7330-0243
7330_Room 152. Facing north



7330-0244
7330_Room 152. Facing west



7330-0245
7330_Servant's Staircase. Facing north



7330-0246
7330_Servant's Staircase. Facing south-east



7330-0247
7330_Servant's Staircase. Facing south-east



7330-0248
7330_Servant's Staircase. Facing south



7330-0249
7330_Servant's Staircase. Facing north



7330-0250
7330_Third Floor Corridor. Facing east



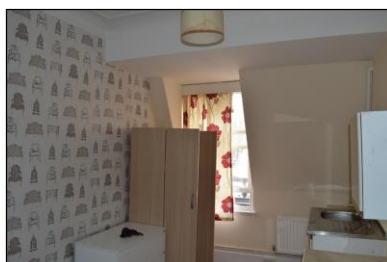
7330-0251
7330_Third Floor Corridor. Facing west



7330-0252
7330_Third Floor Corridor. Facing east



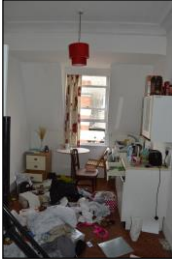
7330-0253
7330_Flat 149. Facing north



7330-0254
7330_Flat 149. Facing north-west



7330-0255
7330_Flat 149. Facing south



7330-0256
7330_Flat 149. Facing north



7330-0257
7330_Flat 149. Facing south-west



7330-0258
7330_Roof around skylight. Facing north



7330-0259
7330_Roof around skylight. Facing west



7330-0260
7330_Servant's Staircase. Facing east



7330-0261
7330_Door to Room 148. Facing west



7330-0262
7330_Lobby to Room 148. Facing south



7330-0263
7330_Room 148. Facing south



7330-0264
7330_Room 148. Facing south-west



7330-0265
7330_Room 148. Facing south



7330-0266
7330_Room 148 Balcony. Facing north



7330-0267
7330_Room 148 Balcony. Facing south-west



7330-0268
7330_Room 148 Balcony. Facing east



7330-0269
7330_Room 148 Doorway. Facing east



7330-0270
7330_Room 147. Facing south



7330-0271
7330_Room 147. Facing north



7330-0272
7330_Room 147. Facing south



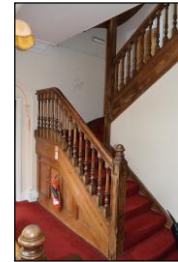
7330-0273
7330_Servant's Staircase. Facing north-east



7330-0274
7330_Second Floor Landing. Facing south-west



7330-0275
7330_Second Floor Landing. Facing west



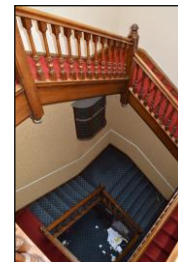
7330-0276
7330_Servant's Staircase. Facing north-east



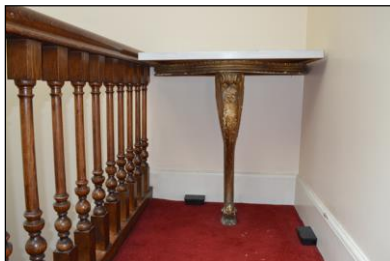
7330-0277
7330_Servant's Staircase. Facing north-east



7330-0278
7330_Second Floor Landing. Facing west



7330-0279
7330_Main Staircase. Facing south-west



7330-0280
7330_Second Floor Landing. Facing west



7330-0281
7330_Second Floor Landing. Facing east



7330-0282
7330_Second Floor Landing. Facing north



7330-0283
7330_Second Floor Landing. Facing east



7330-0284
7330_Second Floor Landing. Facing north



7330-0285
7330_Second Floor Landing. Facing south



7330-0286
7330_Room 146. Facing north



7330-0287
7330_Room 146. Facing south



7330-0288
7330_Room 146. Facing east



7330-0289
7330_Room 146. Facing east



7330-0290
7330_Room 145. Facing east



7330-0291
7330_Room 145. Facing north



7330-0292
7330_Room 145. Facing south-east



7330-0293
7330_Second Floor Landing. Facing north



7330-0294
7330_Room 144. Facing south



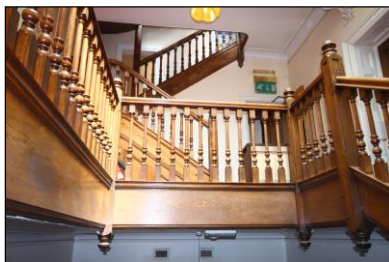
7330-0295
7330_Room 144. Facing north



7330-0296
7330_Room 144. Facing north-east



7330-0297
7330_Room 144. Facing north



7330-0298
7330_Main Staircase. Facing east



7330-0299
7330_First Floor Landing. Facing south-east



7330-0300
7330_First Floor Landing. Facing north



7330-0301
7330_First Floor Landing. Facing east



7330-0302
7330_Main Staircase. Facing west



7330-0303
7330_First Floor Landing. Facing east



7330-0304
7330_Main Staircase Oriel Window.
Facing west



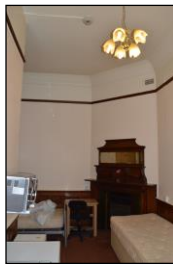
7330-0305
7330_Lobby to Room 141 and 142.
Facing north



7330-0306
7330_Room 142. Facing north



7330-0307
7330_Room 142. Facing north



7330-0308
7330_Room 142. Facing south



7330-0309
7330_Room 142. Facing south-west



7330-0310
7330_Room 142. Facing south-east



7330-0311
7330_Lobby to Rooms 139 and 140.
Facing north



7330-0312
7330_Room 140. Facing south



7330-0313
7330_Room 140. Facing north



7330-0314
7330_Room 140. Facing south



7330-0315
7330_Room 140. Facing south



7330-0316
7330_Room 139. Facing south



7330-0317
7330_Room 139. Facing south-east



7330-0318
7330_Room 139. Facing north-west



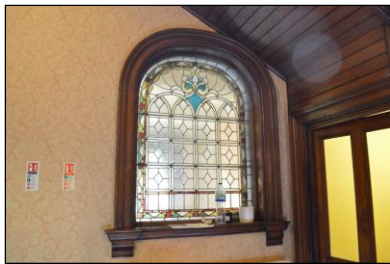
7330-0319
7330_Main Staircase Hallway. Facing north-east



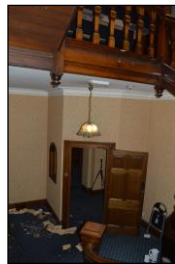
7330-0320
7330_Main Staircase Hallway. Facing west



7330-0321
7330_Main Staircase Hallway. Facing west



7330-0322
7330_Main Staircase Hallway. Facing south



7330-0323
7330_Main Staircase Hallway. Facing east



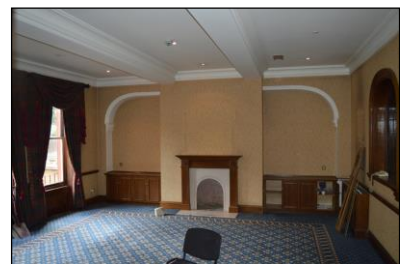
7330-0324
7330_Main Staircase. Facing north-east



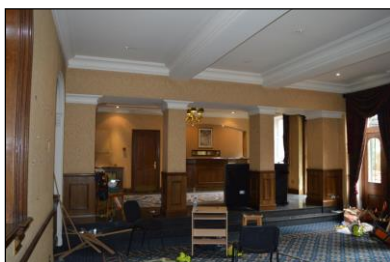
7330-0325
7330_Main Staircase. Facing east



7330-0326
7330_Main Staircase Hallway. Facing north



7330-0327
7330_Sitting Room. Facing west



7330-0328
7330_Sitting Room. Facing east



7330-0329
7330_Sitting Room. Facing north



7330-0330
7330_Sitting Room. Facing south



7330-0331
7330_Sitting Room. Facing south



7330-0332
7330_Sitting Room. Facing south



7330-0333
7330_Lobby to Flat 138. Facing south



7330-0334
7330_Flat 138. Facing north



7330-0335
7330_Flat 138. Facing west



7330-0336
7330_Flat 138. Facing west



7330-0337
7330_Flat 138. Facing north



7330-0338
7330_Flat 138. Facing south



7330-0339
7330_Flat 138. Facing north



7330-0340
7330_Main Staircase Hallway. Facing west



7330-0341
7330_Lower Ground Floor Staircase. Facing north



7330-0342
7330_Lower Ground Floor Staircase. Facing east



7330-0343
7330_Lower Ground Floor Staircase. Facing east



7330-0344
7330_Lower Ground Floor Staircase. Facing west



7330-0345
7330_Lower Ground Floor Staircase. Facing west



7330-0346
7330_Lower Ground Floor Corridor.
Facing north



7330-0347
7330_Lower Ground Floor Corridor.
Facing north



7330-0348
7330_Flat 136. Facing west



7330-0349
7330_Flat 136. Facing east



7330-0350
7330_Flat 136. Facing east



7330-0351
7330_Flat 136. Facing north



7330-0352
7330_Flat 136. Facing north



7330-0353
7330_Flat 136. Facing south



7330-0354
7330_Flat 136. Facing north



7330-0355
7330_Flat 136. Facing north



7330-0356
7330_Yard. Facing north



7330-0357
7330_Rear Elevation. Facing south



7330-0358
7330_Rear Elevation. Facing south



7330-0359
7330_Rear Elevation. Facing south



7330-0360
7330_Store. Facing east



7330-0361
7330_Store. Facing east



7330-0362
7330_Store. Facing north



7330-0363
7330_Store. Facing north



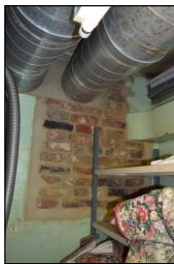
7330-0364
7330_Store. Facing south



7330-0365
7330_Store. Facing north



7330-0366
7330_Store. Facing south



7330-0367
7330_Store. Facing south



7330-0368
7330_Lower Ground Floor Corridor. Facing south



7330-0369
7330_Lower Ground Floor Corridor. Facing south



7330-0370
7330_Lower Ground Floor Corridor. Facing north



7330-0371
7330_Lower Ground Floor Corridor. Facing north



7330-0372
7330_Lower Ground Floor Bathroom. Facing east



7330-0373
7330_Lower Ground Floor Corridor. Facing south



7330-0374
7330_Flat 134. Facing south



7330-0375
7330_Flat 134. Facing north



7330-0376
7330_Flat 135. Facing south



7330-0377
7330_Lower Ground Floor Entrance. Facing north-east



7330-0378
7330_Lower Ground Floor Entrance. Facing north



7330-0379
7330_Lower Ground Floor Front Staircase. Facing west



7330-0380
7330_Lower Ground Floor Front. Facing east



7330-0381
7330_Lower Ground Floor Front. Facing north-east



7330-0382
7330_Lower Ground Floor Front. Facing east



7330-0383
7330_Lower Ground Floor Front. Facing south-east



7330-0384
7330_Lower Ground Floor Front. Facing south



7330-0385
7330_Lower Ground Floor Front. Facing south



7330-0386
7330_Lower Ground Floor Front. Facing south



7330-0387
7330_Lower Ground Floor Front. Facing south



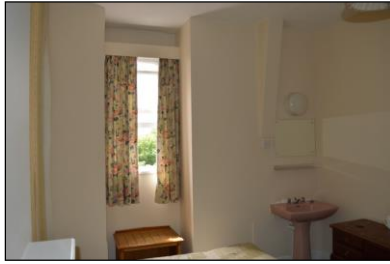
7330-0388
7330_Lower Ground Floor Front. Facing east



7330-0389
7330_Coal Shoot. Facing south



7330-0390
7330_Sixth Floor Roof. Facing south



7330-0391
7330_Room 151. Facing south



7330-0392
7330_Room 151. Facing south



7330-0393
7330_Room 151. Facing north



7330-0394
7330_Room 143. Facing south



7330-0395
7330_Room 143. Facing west



7330-0396
7330_Room 143. Facing north



7330-0397
7330_Room 143. Facing north-west



7330-0398
7330_Room 151. Facing south



7330-0399
7330_Room 141. Facing south



7330-0400
7330_Room 141. Facing north



7330-0401
7330_Room 141. Facing north-west



7330-0402
7330_Room 141. Facing north



7330-0403
7330_Boiler Room. Facing east



7330-0404
7330_Bedroom in former restaurant.
Facing north-west

Appendix 2 OASIS Data Collection Sheet

OASIS ID: archaeol6-217382

Project details

Project name 154 BAYSWATER ROAD, BAYSWATER, CITY OF WESTMINSTER, HISTORIC BUILDINGS RECORD

Short description of the project In June 2015 Archaeology South-East (a division of the Centre for Applied Archaeology, UCL) carried out a programme of historic building recording (Historic England Level 3) of the former Westland Hotel, 154 Bayswater Road, Westminster, London (Figure 1, NGR 525642 180580). The work was commissioned by Gleeds Management Services on behalf of their client. The site is situated on the north side of Bayswater Road, which runs east - west, alongside the northern edge of Hyde Park and Kensington Gardens. The site occupies a rectangular plot, with its curtilage dominated by two buildings which form the eastern-most limit of a late-19th century terrace. The two buildings possess a shared front garden, and work yards to the rear. The buildings reflect a notable period of architect-designed development within the Palace Court area - a period characterised by ostentatious displays of wealth and fashion in Queen Anne Revival and Aesthetic styles, or reinterpretations of Tudor-esque in the case of the Yellow House. The later repurposing of the residences as flats or hotels is very typical of such large houses during the early-20th century, as such large properties became costly and inefficient to operate as singular residences - and as their wealthy owners moved toward the suburbs of cities. Though the Yellow House has been largely gutted, it retains a number of original features - most notable of which are the windows and fireplace in the former Boudoir. Within 6 Palace Court a greater number of original features have been retained - including fireplaces, architraves, windows, and the oak staircases

Project dates Start: 01-01-2015 End: 30-07-2015

Previous/future work Yes / No

Any associated project reference codes BAY 15 - Sitecode

Type of project Building Recording

Site status Conservation Area

Current Land use Residential 1 - General Residential

Current Land use Community Service 2 - Leisure and recreational buildings

Monument type BUILDING Post Medieval

Significant Finds NONE None

Methods techniques & "Measured Survey","Photographic Survey","Survey/Recording Of Fabric/Structure"

Prompt Planning condition

Project location

Country England

Site location GREATER LONDON CITY OF WESTMINSTER PADDINGTON BAYSWATER AND KNIGHTSBRIDGE 154 Bayswater Road

Postcode W2 4RT

Study area 0.03 Hectares
Site coordinates TQ 25641 80584 51.509702255 -0.189316368476 51 30 34 N 000 11 21
W Point

Project creators

Name of Archaeology South-East
Organisation
Project brief Gleeds Management Services
originator
Project design Archaeology South-East
originator
Project director/manager Ron Humphrey/Amy Williamson
Project supervisor Seth Price

Project archives

Physical Archive No
Exists?
Digital Archive LAARC
recipient
Digital Contents "none"
Digital Media "Images raster / digital photography", "Text"
available
Paper Archive LAARC
recipient
Paper Contents "none"
Paper Media "Notebook - Excavation', ' Research', ' General
available Notes", "Photograph", "Plan", "Report"

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)
Title 154 BAYSWATER ROAD, BAYSWATER, CITY OF WESTMINSTER,
LONDON, W2 4RT, HISTORIC BUILDINGS RECORD
Author(s)/Editor(s) Price, S.
Author(s)/Editor(s) Williamson, A
Date 2015
Issuer or publisher Archaeology South-East
Place of issue or Portslade
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