

163 Eversholt Street
NW1 1BU London
[Camden Council]

**Supporting Statement
Grade II Listed Building Application for Proposed
Internal Alterations to Modern Addition of the Building**

Prepared on behalf of Tragus Holdings

May 2010

To accompany full application.

Produced By:

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1: Background & Planning History

Property holder – brief description

- Tragus Holdings have occupied the First Floor of 163 Eversholt Street, NW1 since November 2002.
- Tragus Holdings have expanded and to accommodate extra staff have acquired the Ground Floor of 163 Eversholt Street, NW1 in October 2007
- Eversholt Street provides the headquarters for Tragus Holdings - one of the UK's largest independent restaurant companies with more than 260 outlets across the country.
- Listed Building Consent is sought for the minor internal alterations to the First Floor existing offices and Mezzanine level offices, which form part of the modern addition to the original historic building.
- This Statement is submitted in support of the application.

Planning history and consultation

- In July 2008 Listed Building Consent was refused upon an application for new spiral staircase between Ground and First Floor and for the installation of a spiral staircase in lieu of existing between First Floor and Mezzanine Level (ref: 2008/2703/L). Refusal was on the grounds that the proposal by virtue of its impact on the internal appearance and spatial quality of the ground floor double height office, would be detrimental to the special architectural and historic interests of the listed building, contrary to Policy B6 of the Local Plan.
- Listed Building Consent was refused in January 2008 for alterations to install a new staircase between the Ground and First Floor level following the removal of an existing staircase and related works (ref:2007/5099/L). Consent was refused on the grounds that the proposed works by virtue of their impact on the particular spatial quality and plan form of the building would harm the special architectural and historic interest of the listed building contrary to Policy B6 of the Local Plan.
- Listed Building Consent was granted in June 2007 for internal alterations comprising installations of high level ducts within double height floorspace on the Ground Floor and installation of a spiral staircase and amendment to the existing Ground Floor layout (ref. 2007/2408/L)
- Listed Building Consent was granted in December 2004 for installation of an internal mezzanine floor structure above ancillary accommodation to create floor space (ref. 2004/4231/L).

Acting on behalf of the Tragus Holdings we consulted with the Conservation and Urban Design Officer, Mr Alan Wito, to discuss these proposals, describing the project in general terms. We were advised that this application did not represent particular concern and no grounds for any objections to the proposed alterations were stated. The design was stated as

not to affect the historic plan form in any meaningful way, therefore the proposal was described as potentially acceptable. Concern has been raised by Mr. Alan Wito to the timber panelling required alteration. It has been stated that this may require further consultation.

2: Site & Context

Property description

The subject application site forms part of Eversholt House which runs from 163-203 Eversholt Street and relates to First Floor of 163 Eversholt Street, NW1.

Eversholt House was originally the London and North Western Region Railway Clearing House, later sub-divided for office use and is presently occupied by various companies, including Tragus Holdings (from November 2002).

The building itself is grade II listed, irregular block in classical style with yellow stock brick, 3 storeys and 4 storey at the Northern end with basement level.

The internal spaces of the building have been remodelled in the late 20th Century. Additionally other occupiers of the building have altered the office spaces introducing suspended ceilings, floorspaces subdivisions, pods etc – all to allow for office spaces accommodate into existing structure.

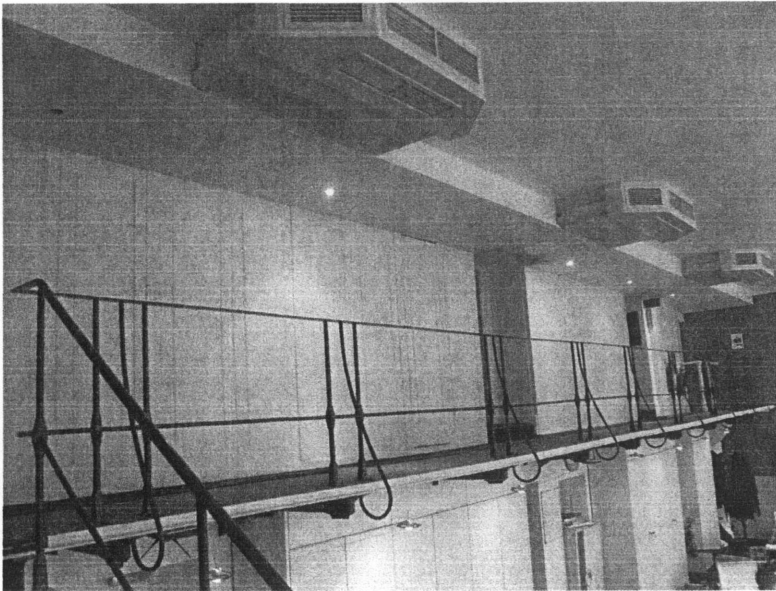
Tragus Holdings have in their usage both Ground and First Floor of 163 Eversholt Street for office accommodation. Both levels are double height which allowed for modern alteration and creating additional spaces on mezzanine levels accessed by spiral staircase at the Ground floor and winder stairs at First Floor level.

The First Floor mezzanine area, which along with First Floor area offices is the subject of this application forms, is therefore part of later addition to the original historic building. In its current shape it comprises from two separate executive offices, one of which is the CEO office with its own ensuite shower room. All these areas are newly formed with use of modern materials and finishes, suspended ceilings for ductworks runs hidden behind. The mezzanine corridor has metal formed balustrade structure and modern finishes both to floor (carpet) and to ceilings - suspended ceiling for duct works.

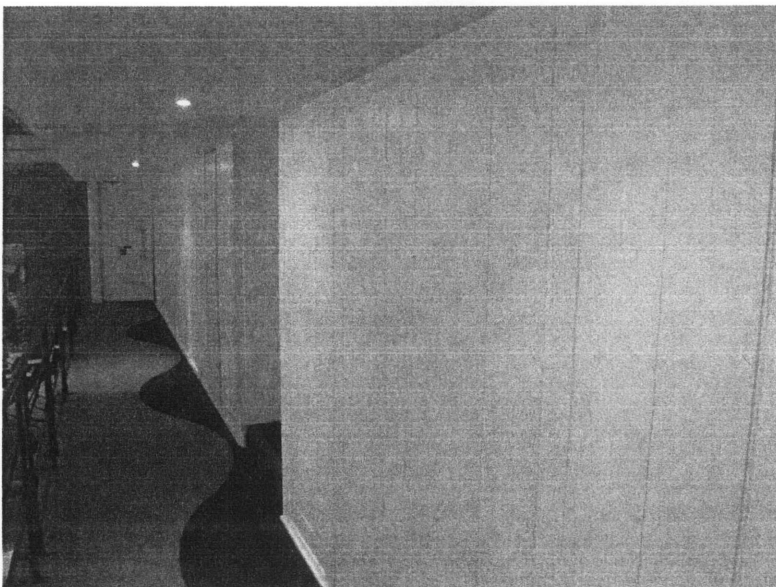


No1 – Photograph of Existing Conditions – CEO Office

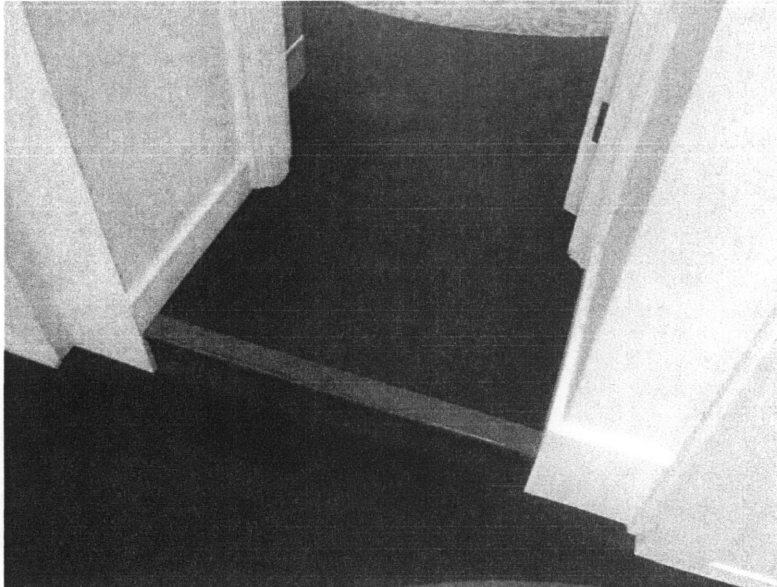
The only element of these spaces which appears to be in the original portion of the building and therefore could be of historic interest is the panelling along the mezzanine walls from mezzanine corridor side. The subject panelling have been re-fixed to altered historically walls, therefore it is assumed that the panels themselves originate from the original building fabric, however it is uncertain if their location and format is original or whether this is rather salvaged panelling re-fixed to later altered walls.



No2 – Photograph of Existing Conditions – Mezzanine Corridor Panelled Wall



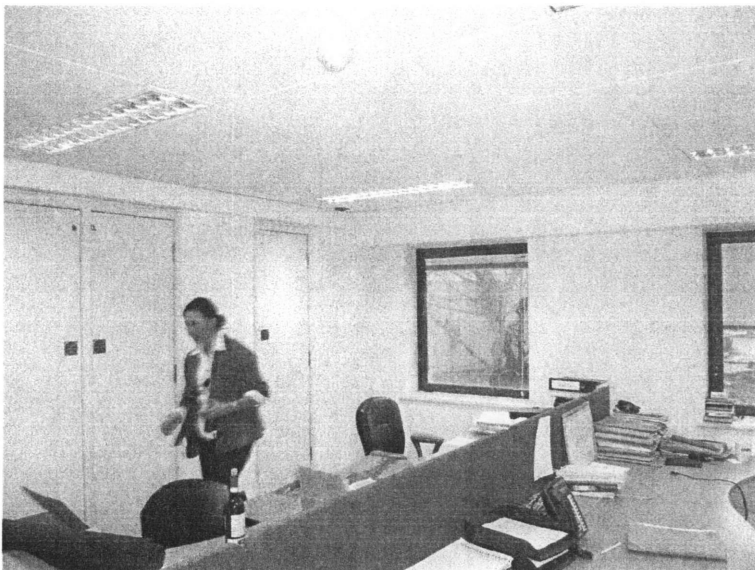
No3 – Photograph of Existing Conditions – Mezzanine Corridor Panelled Wall



No4 – Photograph of Existing Conditions – Mezzanine Corridor Office Entrance Door & Step

There are now two door openings with solid timber Shaker style doors leading to two executive offices from mezzanine corridor side. Both of them are set well recessed from the face of panelled corridor wall and both of them with step up from mezzanine level to offices.

The First Floor area offices (hot desks space) which together with mezzanine offices is the subject of this application, it its current form is single space office with the access trough main open plan office space, which generally lacks from any significant elements and characters of architectural or historical merit. It is in its entity finished with contemporary materials, has two aluminium framed windows and suspended ceilings.



No5 – Photograph of Existing Conditions – First Floor Offices – Hot Desks Area

2: The Proposal

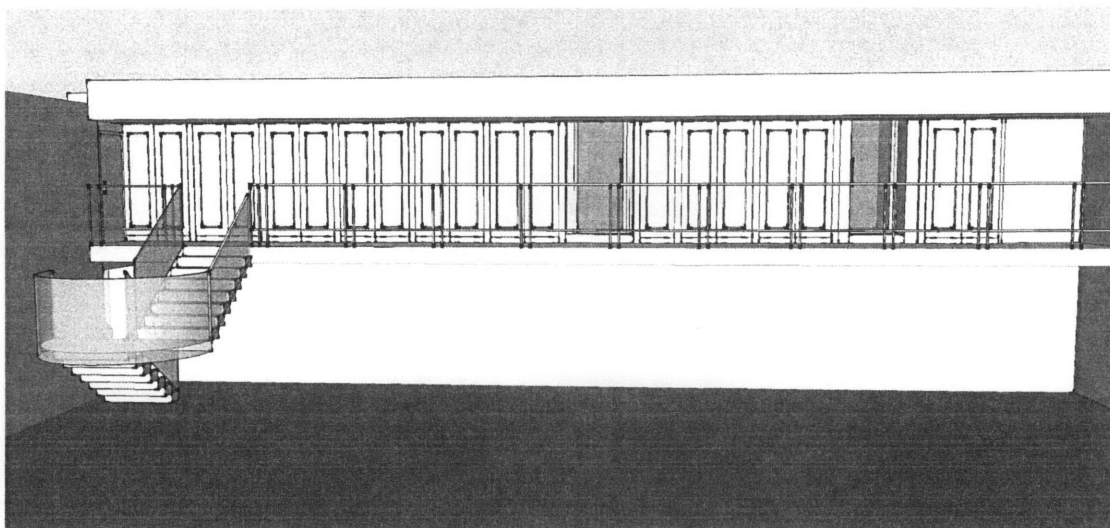
Listed Building Consent is sought for the minor alterations to the offices occupied currently by Tragus Holdings at 163 Eversholt Street (First Floor level and mezzanine).

As part of the overall strategy to improve the usage of the available office spaces within the building, permission is sought for alterations to existing spaces which will allow forming two new executive offices. Both areas of the proposed works are located within modern extension to the rear of the building.

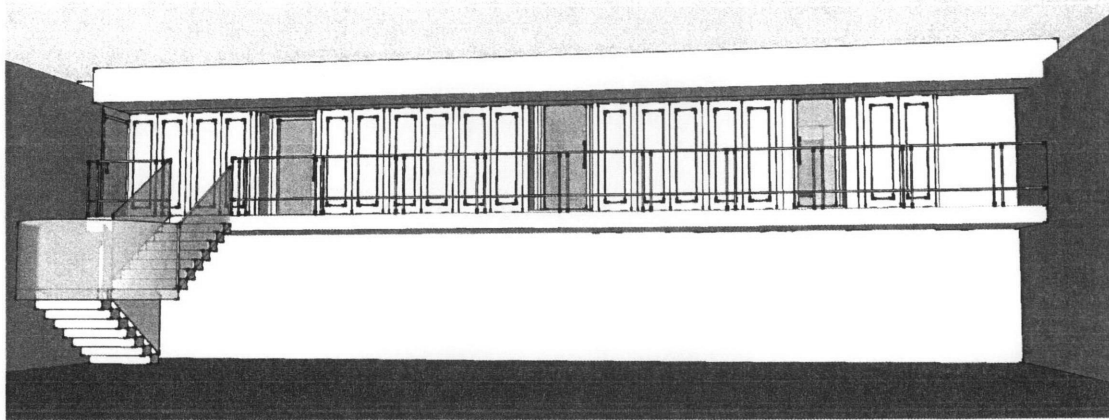
The proposed works at First Floor mezzanine level involve demolition of modern internal office division screens (later addition to original building form), which currently provide a lobby to CEO office. It is also proposed that the entrance to this office is now formed in RHS corner of the room to allow for separate independent access after new subdivision to adjacent newly formed office space.

Creating this new door opening would involve the removal of 2 existing panels within mezzanine corridor; however the position of the new door opening ensures the minimum impact of changes to existing panelled wall with just small section of panels proposed for removal – relocation. This removed section of panelling is proposed to be retained and reconfigured on reveals of the newly created opening that is proposed. It is assumed that the existing panels are the salvaged element from original building reinstated in their new location. Moreover the current configuration of the panels has involved the removal of these sections of panels necessary to facilitate present openings to the two offices at mezzanine level. Therefore proposed solution of relocating panels removed to allow for the new door opening is believed to respect the historical value of these original elements, which even present location is not sure to be necessarily original.

Additionally proposed works to mezzanine offices areas involves creating two new internal screens between CEO office and newly formed Executive Office No2 after demolition of existing partition between CEO and Executive office No1. To reduce the impact of all changes it is proposed to retain in situ existing door openings into these areas, while newly formed entrance door and opening to CEO office is proposed to match in style and size to existing adjacent one to maximise visual integrity of the mezzanine wall perception.



No 6 – Visual Existing Conditions – Mezzanine Corridor Panelled Wall



No7 – Visual Proposal – Mezzanine Corridor Panelled Wall with Additional Door Opening to CEO Office.

Along with works proposed to mezzanine levels offices, there are some minor internal alterations proposed to First Floor hot desks office areas. These are to include demolition and reconfiguration of modern partitioning to facilitate two new offices – Executive Office 2 and 3. It is proposed to use contemporary lightweight partitioning system for new areas subdivision with glass partitions to Filing Area space which will also act as an entrance corridor to both rooms.

3: Access

The access to the new property is as existing and the proposed works do not include any changes to building access.

3: Planning Policy

We believe that the above proposals are compliant with the following Local Plan policies for the following reasons;

Policy B6:

- Extensions or Alterations of Listed Buildings - The proposal seeks to minimise the impact of the changes to any elements of the original building which may be of any architectural or historical value or merit.
- All proposed works seek to preserve or enhance the original character of the building itself and are believed to not cause any harm to the special interest of it.
- The proposal seeks to respect and complement the design, scale , form and materials of existing building as outlined in the document

6: Application Summary & Comments

We believe that the proposed modest alterations to the existing building fabric will not be detrimental to the historic and architectural character of the listed building and the works are adjacent to alterations that have received Listed Building Consent previously in December 2004 (ref.2004/4321/L).

As mentioned before the interior of the building has been altered since its conversion to office space in the 20th century. Additionally many of other spaces within the building have been altered with introduction of suspended ceilings and pods.

The subject proposal do not include any of works which shall be visible from the exterior of the building , with just mezzanine panelled wall section as the only decorative feature which would be affected by the proposal. However it is it is considered that our thoughtful approach to proposed works and efforts to minimise the impact of any changes to the original building shall act in favour to this application.