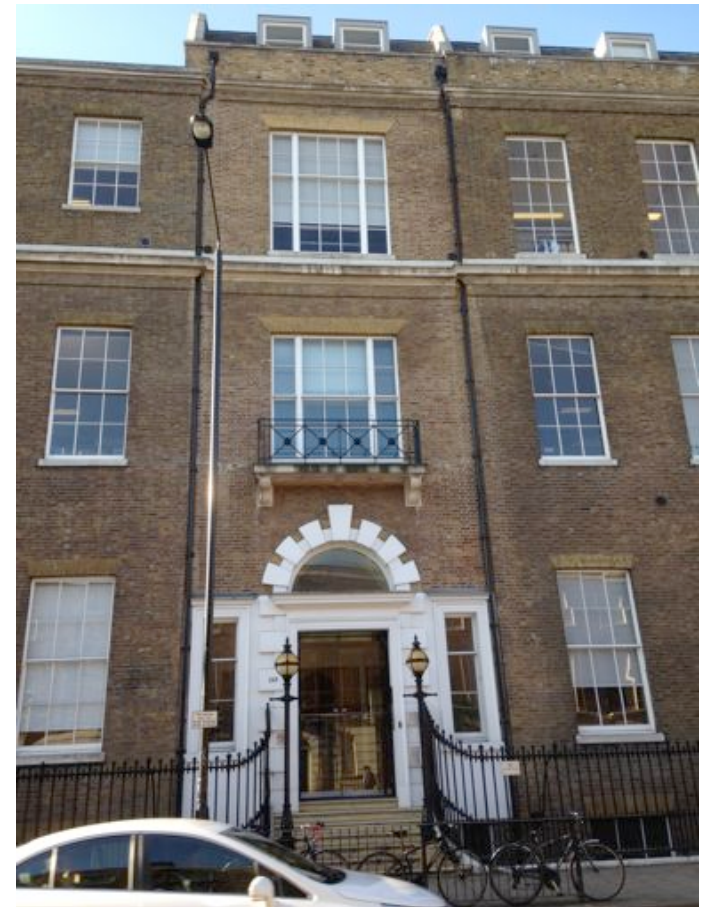


THE CASUAL DINING GROUP HQ / EVERS Holt STREET, LONDON NW1

FIRST FLOOR REFURBISHMENT

May 2015

## DESIGN & ACCESS STATEMENT



THE CASUAL DINING GROUP HQ / EVERSOLT STREET, LONDON NW1

FIRST FLOOR REFURBISHMENT

May 2015

## *CONTENTS:*

1. INTRODUCTION
2. DESIGN STRATEGY
3. PRE-PLANNING FEEDBACK
4. GENERAL SITE PHOTOS

## THE CASUAL DINING GROUP HQ / EVERSOLT STREET, LONDON NW1

### FIRST FLOOR REFURBISHMENT

May 2015

#### INTRODUCTION:

The historic terrace stretches from 163 at the southern end to 203 at the northern end of Eversholt Street. The buildings originally formed the Railway Clearing House, as detailed in the History Section of this document. The building is now split into a number of tenancies, provide a variety of office and associated accommodation.

Our Clients, The Casual Dining Group, operate some of the UK's favourite restaurant brands including cafe Rouge and Bella Italia. They are one of the UK's largest restaurant owners, employing over 7,300 people and serving more than 21 million meals in over 200 restaurants. Casual Dining Group occupy the first floor and part of the ground floor of no. 163 and is looking to carry out minor alterations to accommodate it's changing business needs.

Each floor consists of a double storey open plan space, originally the clearing hall, located along the Eversholt Street elevation, with two storeys of accommodation at the rear, providing cellular meeting rooms and support space. A mid level mezzanine provides access to the support space and is part of the historic listed fabric, along with associated paneling and in built access stairs. New access stairs have been provided on each floor in a variety of styles and arrangements.

Listed Building Approval for the ground floor works have recently been approved, under Camden Council Planning reference 2015/1623/L.

THE CASUAL DINING GROUP HQ / EVERSOLT STREET, LONDON NW1  
FIRST FLOOR REFURBISHMENT

May 2015

DESIGN STRATEGY:

This application covers works on the First Floor consisting of:

- A. New staircase at the far western end of the offices, to provide safe access to the First Floor mezzanine level.
  - B. New trap-door to top of existing narrow timber stair, to ensure that the existing Listed joinery can be retained but the risk of falling or tripping on the balcony can be eliminated.
  - C. New Mezzanine floor to the southern portion of the building, as indicated on drawing I407/AA/0504A
  - D. New openings through existing walls, and in some cases panelling, as indicated on drawings I407/AA/0504A.
  - E. New internal partitions and minor alterations to back-office space.
- New staircase to match that currently under consideration for the Ground Floor Development Kitchen, with metalwork detailing and paintwork to match the existing heritage colours. The installation will have no impact on the existing Listed timber panelling or joinery.
  - New lay-in trap-door to be formed in hardwood joinery to match existing, with no impact to existing heritage asset.
  - New mezzanine floor will match that inserted onto all other floors within the building, adding a small area of new office floor space.
  - New internal openings through will use existing and / or new joinery to match the historic in detail and colour.
  - Proposed new partitions located within the back-office spaces (not the main double height space) so the integrity of the main space is retained. All works to be reversible and in keeping with the existing.

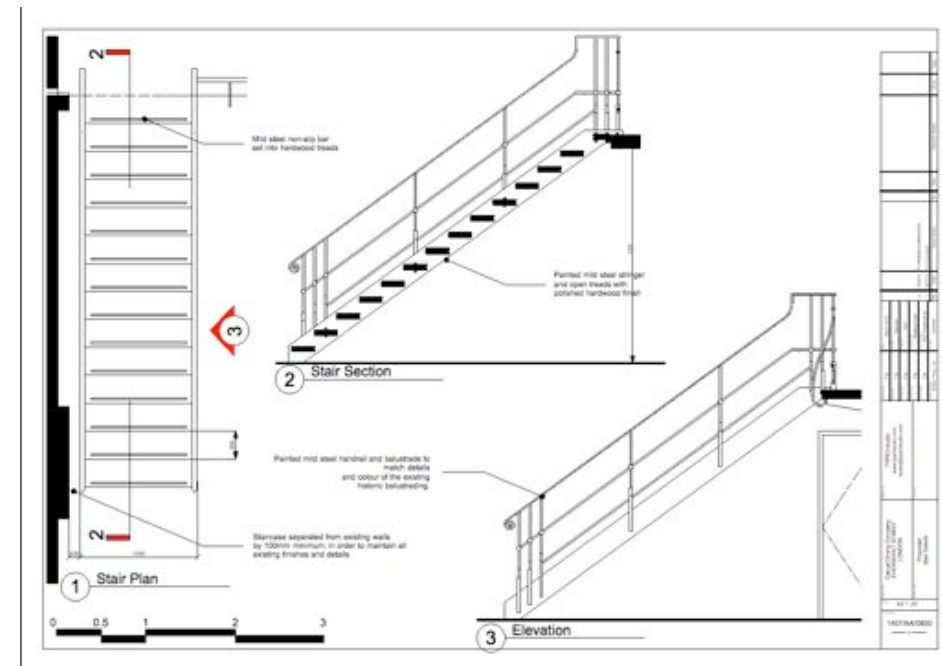
THE CASUAL DINING GROUP HQ / EVERSOLT STREET, LONDON NW1  
FIRST FLOOR REFURBISHMENT

May 2015

PRE-PLANNING FEEDBACK:

Although there has been no formal pre-planning application for these works, the proposals are based on previously approved applications:

- New staircase to match that recently approved under Application 2015/1623/L and also that installed in the adjacent Ground Floor office space.
- New Mezzanine floor will match those installed elsewhere throughout the building and will not effect the external appearance of the building, or break up the nature of the historic double height spaces.
- New openings through existing walls are in accordance with those already approved and carried out under previous approvals, including 2010/2874/L.



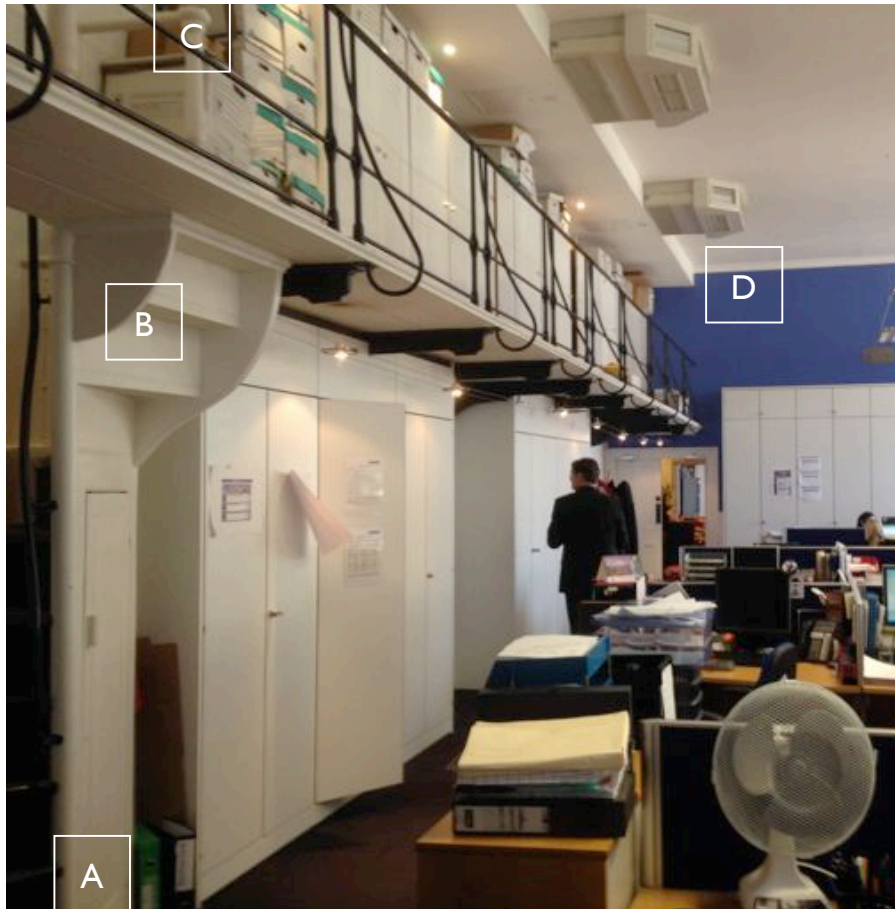
Approved stair drawing I407/AA/0800

THE CASUAL DINING GROUP HQ / EVERSOLT STREET, LONDON NW1

FIRST FLOOR REFURBISHMENT

May 2015

GENERAL SITE PHOTOS:



Existing first floor main office space, indicating location of proposed new staircase (A), existing library stair to be retained and capped with trap-door to create safe balcony access (B), location of access to the proposed new mezzanine floor to create additional back-office space (C) and existing Listed metalwork (D) to be maintained, with minor alterations as indicated on the submitted drawings.



Typical back-office space, where new partitions and minor alterations are to be carried out (E)