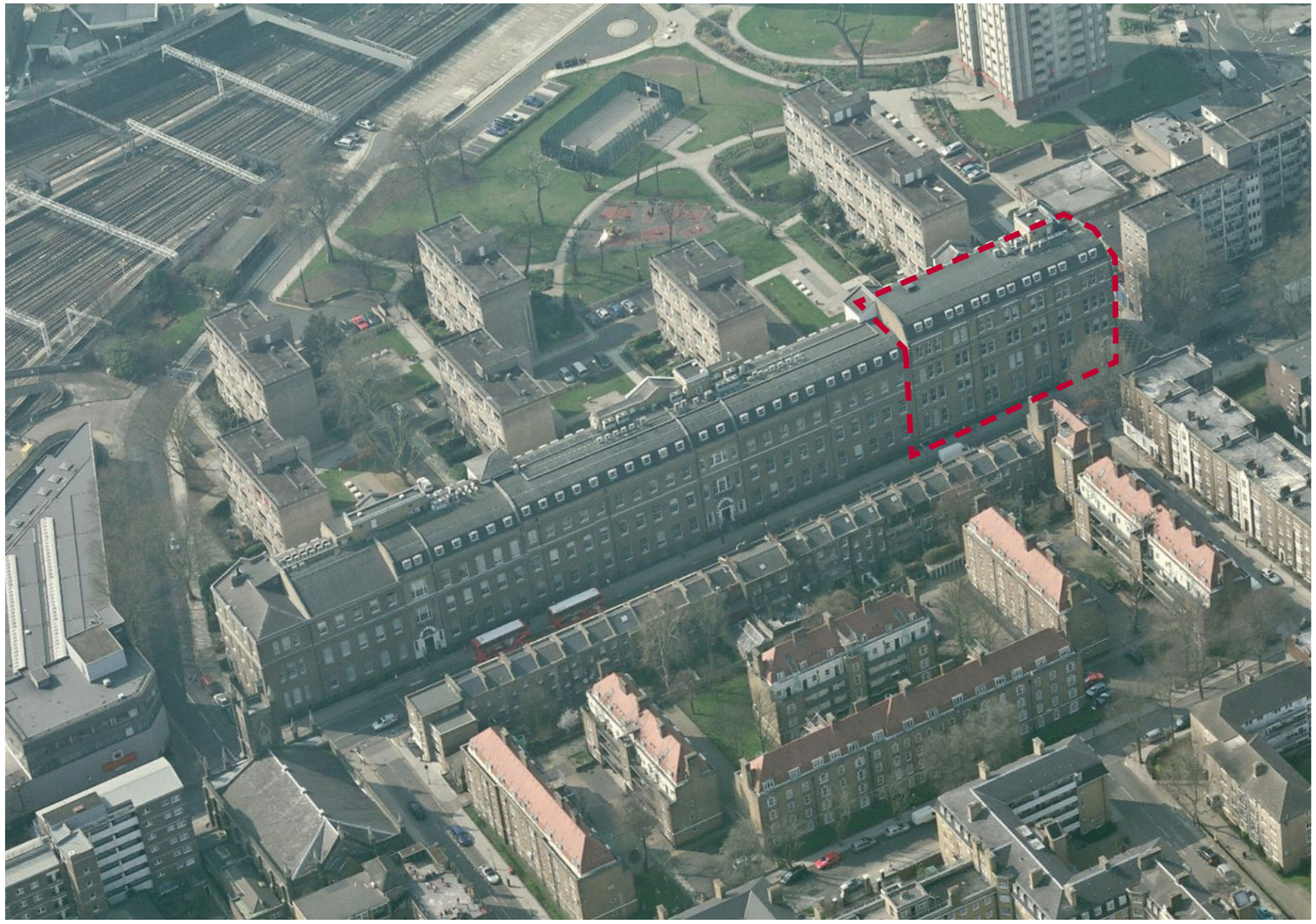
1st Floor -203 Eversholt Street

Listed Building Consent - Design Statement

01.02.16

halebrown

Introduction



Hale Brown Architects have been asked to look at options for refurbishing a number of the office floors and reception areas at 163-203 Eversholt St.

This design statement to accompany the Listed Building Consent, sets out the proposals for the refurbishment of the office floor on the first floor of No.203. The main design moves are:-

- Strip-out of existing modern finishes including low-level partitions, radiators, lighting and WC fixtures and fittings
- New mezzanine floor (area 130sqm) to rear, accessed by new metal staircase
- Alterations to existing modern windows on rear elevation to accomodate new mezzanine floor (subject to additional planning application)
- New ceiling-mounted feature light fittings and exposed mechanical high-level ductwork
- Refurbished WC areas with minor alterations to the WC access corridors to provide additional wcs
- New structural openings in the separating spine wall

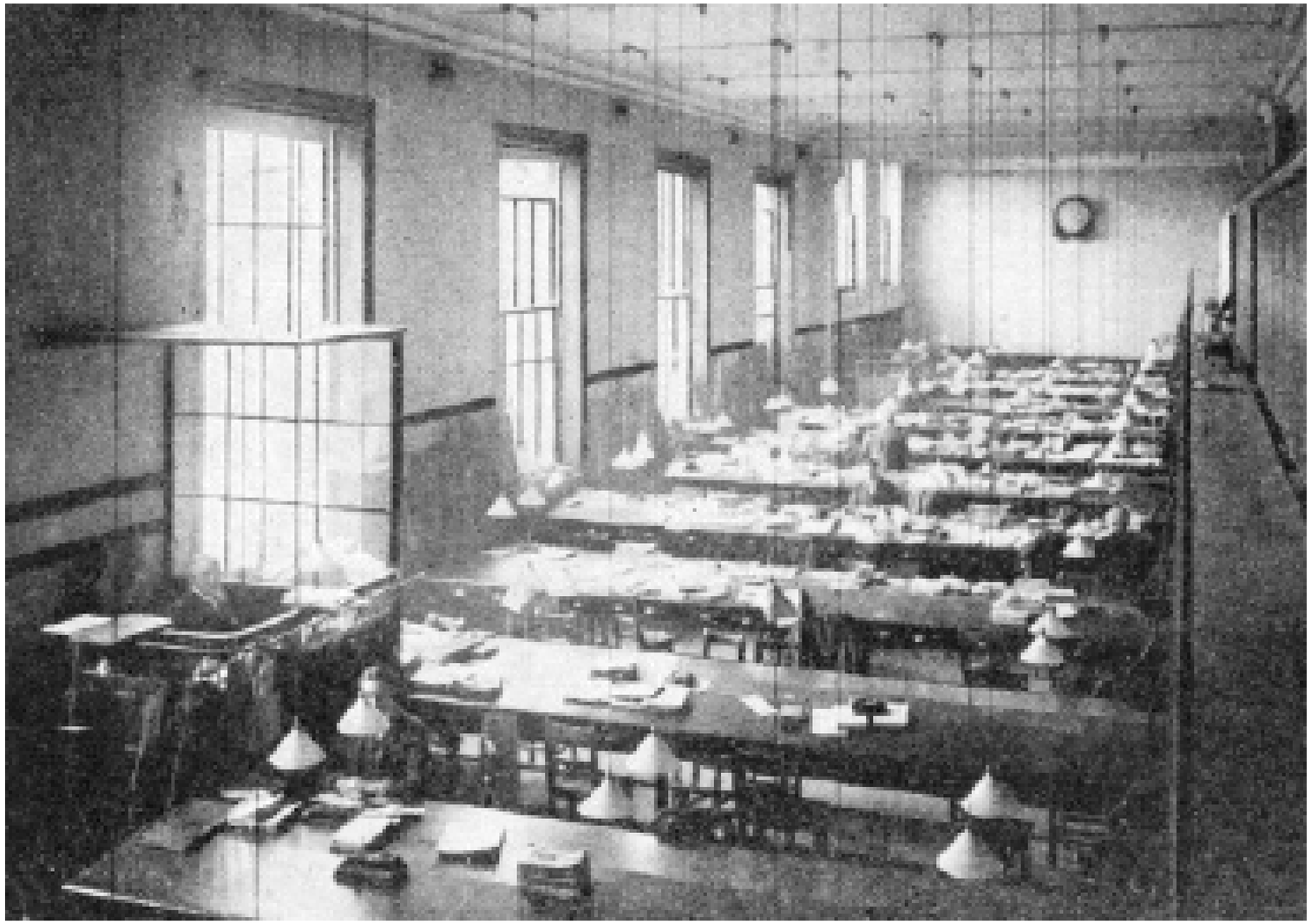
The proposals set out in this statement have been submitted to Camden for pre-application advice and discussed with Nick Baxter, the Conservation Officer at Camden, on site, who had no major objections to the proposed works.

Application Number: **2015/6508/PRE**

Please refer to the accompanying document for details of the written response: “Conservation Officer Response to PreApp Advice - 30.11.15.pdf”.

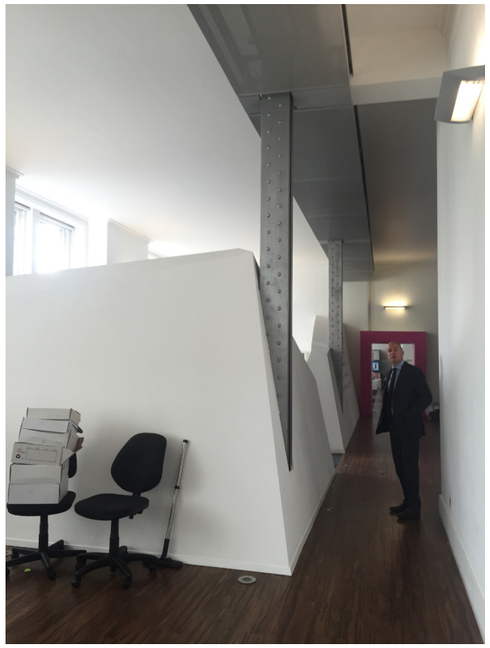
The existing building

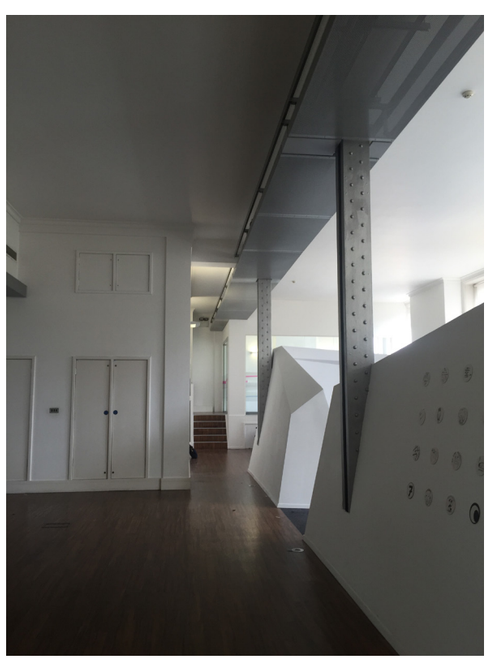
- The building and attached railings are Grade II listed (list entry no. 1342048), and the building is situated just outside the Camden Town conservation area
- The building is sub-divided into 3no. units: 163, 183 and 203 Eversholt St, each with its own entrance, reception and stair/ lift core.
- The main building comprised of 3 storeys and a basement, with a Northward extension consisting of 4 storeys and a basement. The ground and first floors have double-heights spaces with mezzanine walkways
- The building is constructed of yellow stock brickwork with stone cornice and blocking course. The entrances are made up of rounded, architraved archways with stucco block dressings, keystones and fanlights.
- The property has circa 53 windows, with the façade broken up by slightly recessed bays and changes in cornice height.
- Windows are made up of timber sash windows with glazing bars which are recessed below gauged brick flat arches.
- The buildings have a main stone cornice, which runs the length of the building, is at 2nd floor level and cast-iron railings to the front of the building, with urn finials.
- A modern, full-width extension has been added to the rear elevation of all 3no. buildings
- All 3no. buildings are used as modern commercial office spaces and have have been heavily altered internally

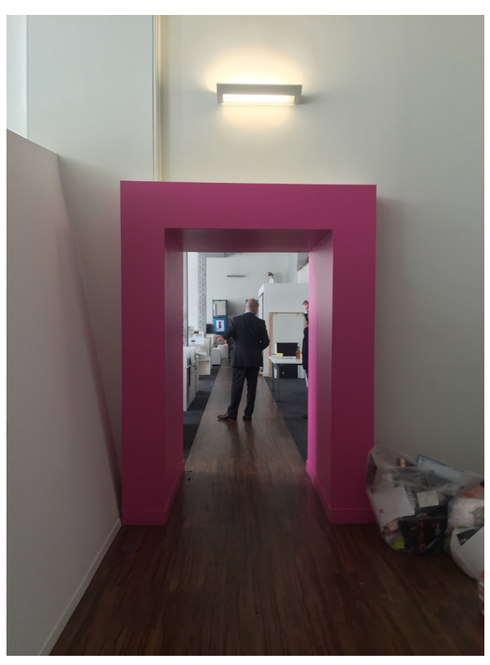


- Formally known as the London and North Western Region Railway Clearing House, the main section of Eversholt House was constructed circa 1846-1848
- The building was designed by railway architect, Philip Hardwick, who also designed the original Euston Station, opened in 1837 as the first mainline terminus station in a capital city anywhere in the world. Hardwick also designed the iconic Euston Arch, which was demolished in the 1960s.
- The Northward additions to the building were carried out in 1850 and between 1874 – 1902, to the South corner of Barnby Street.
- Staff divided the takings from all the railways across Britain between all the different companies that provided and maintained them
- The property was renovated in the late 20th Century, with the interior being remodelled by JB Stansby, during the same period.
- The English Heritage listing description notes that the interior of Eversholt House was not inspected and the interior of all the buildings has continued to be heavily and regualrly modified with modern finishes, due to the building's use as a modern office space.
- The works proposed in this report will not alter the appearance of the building externally, as all works will be carried out to modern internal finishes and will therefore not make an impact on Camden's built and historic environment.

The existing first floor







The first floor office space is comprised of 2no. large rooms, separated by a masonry wall that spans 3/4 the width of the room. The space features large floor to ceiling heights of 4.6m and is defined by the oversized original sash windows to the front elevation and high window sills (1.35m). There is an existing timber raised access floor through which power and data are distributed. The original steel columns are exposed and painted

The recent modern addition to the rear of the existing building creates additional office space. This is a reinforced concrete frame construction. High level services are concealed within a dropped bulkhead above this space.

The space is currently heated by a series of large panel radiators beneath the windows, with additional ceiling fixed fan coil units.

The WCs are designated separate male and female and are located in the adjacent core. These have been refurbished within the last 10years and feature modern sanitaryware and finishes.

View of the historic mezzanine floors to the lower floors

The design proposals set out in this document aim to bring the office space up to modern standards, while also respecting and enhancing the historic fabric of the building.

Where possible, materials and details are proposed that will respect and compliment the historic aspects of the building.

The current lighting is not adequate for a modern office environment so new ceiling-mounted feature lighting and exposed ductwork add modern servicing requirements, as well as visual interest while simple wall-mounted fan-coil units sit under existing refurbished windows.

The lights are designed to have minimal profiles and take inspiration from the panelling on the walls. The existing metal bulkhead is replaced with exposed ductwork painted to the same colour as the ceiling.

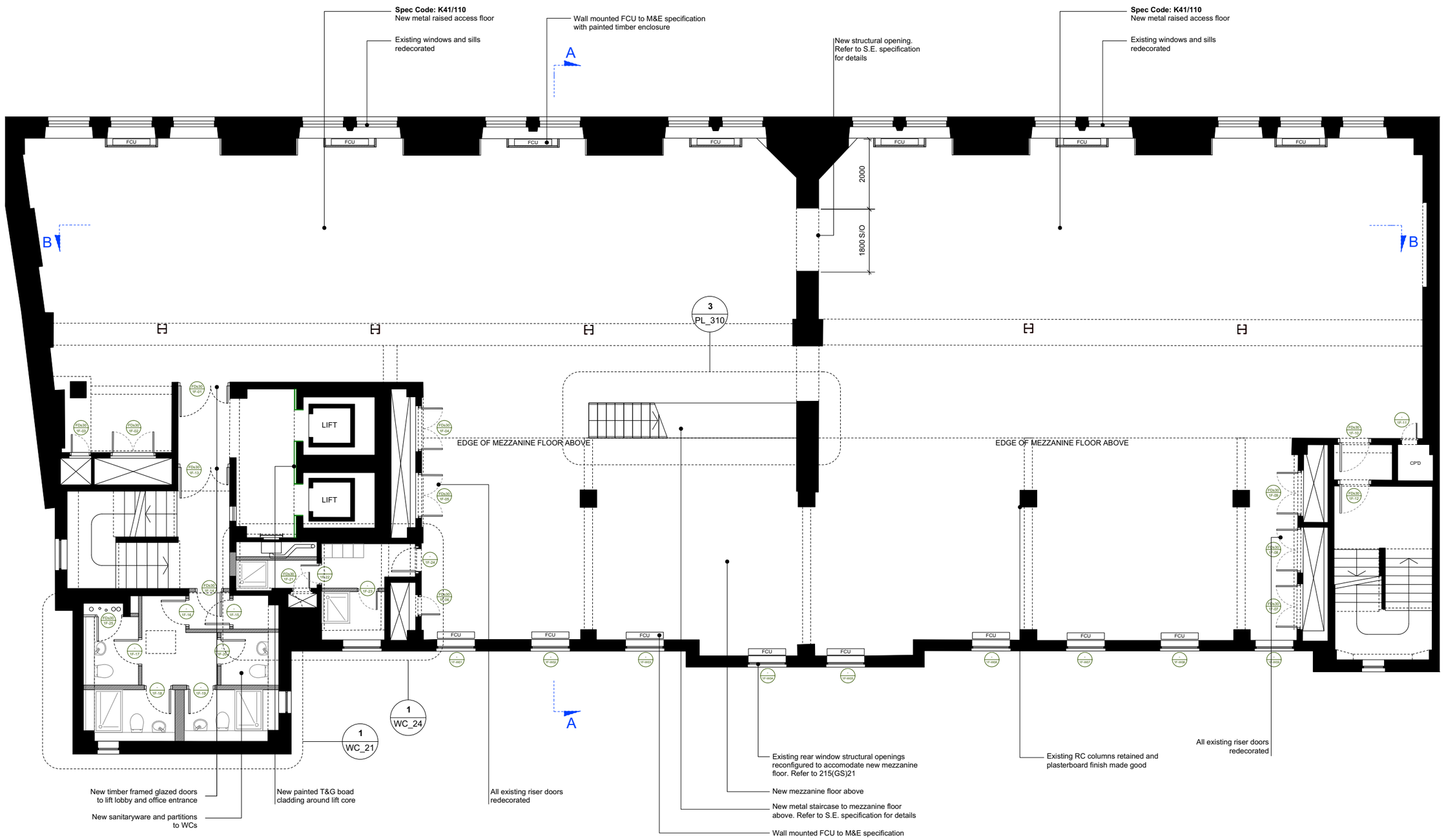
A new mezzanine floor and new structural openings are proposed to the spine wall as on other floors to improve visual and physical connection between the 2no. halves of the space and usable space. Existing steel columns are to be retained exposed and painted.

A high-quality staircase is also proposed to link the ground floor and the new mezzanine floor, sensitive to the materiality of the mezzanine balconies to the lower floors.

Where possible and the existing materiality of the space and the building in general, is mirrored in elements such as the new WC taps, and existing painted doors are to be removed and replaced with new exposed timber doors

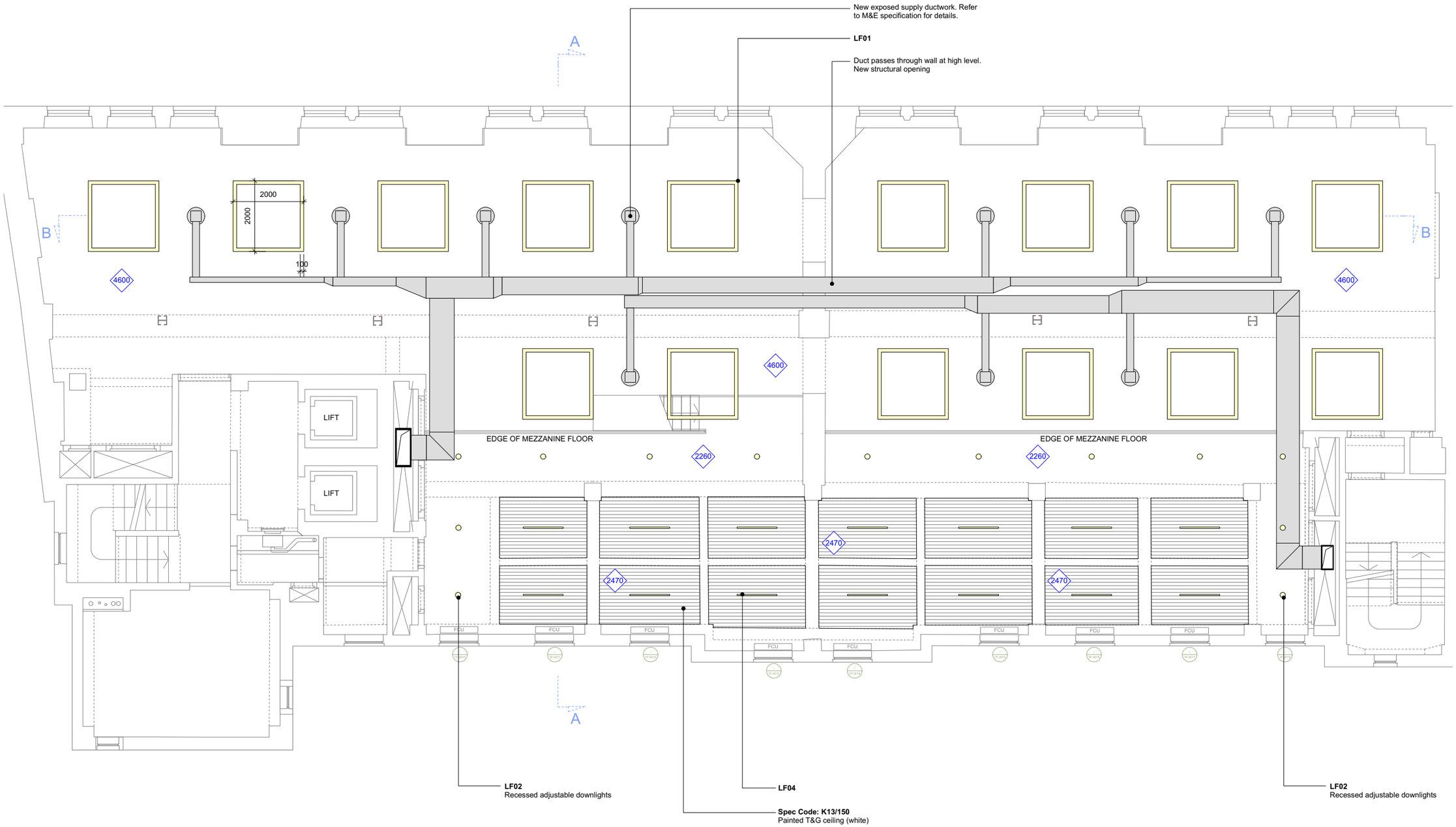
The proposed first floor

Proposed plan



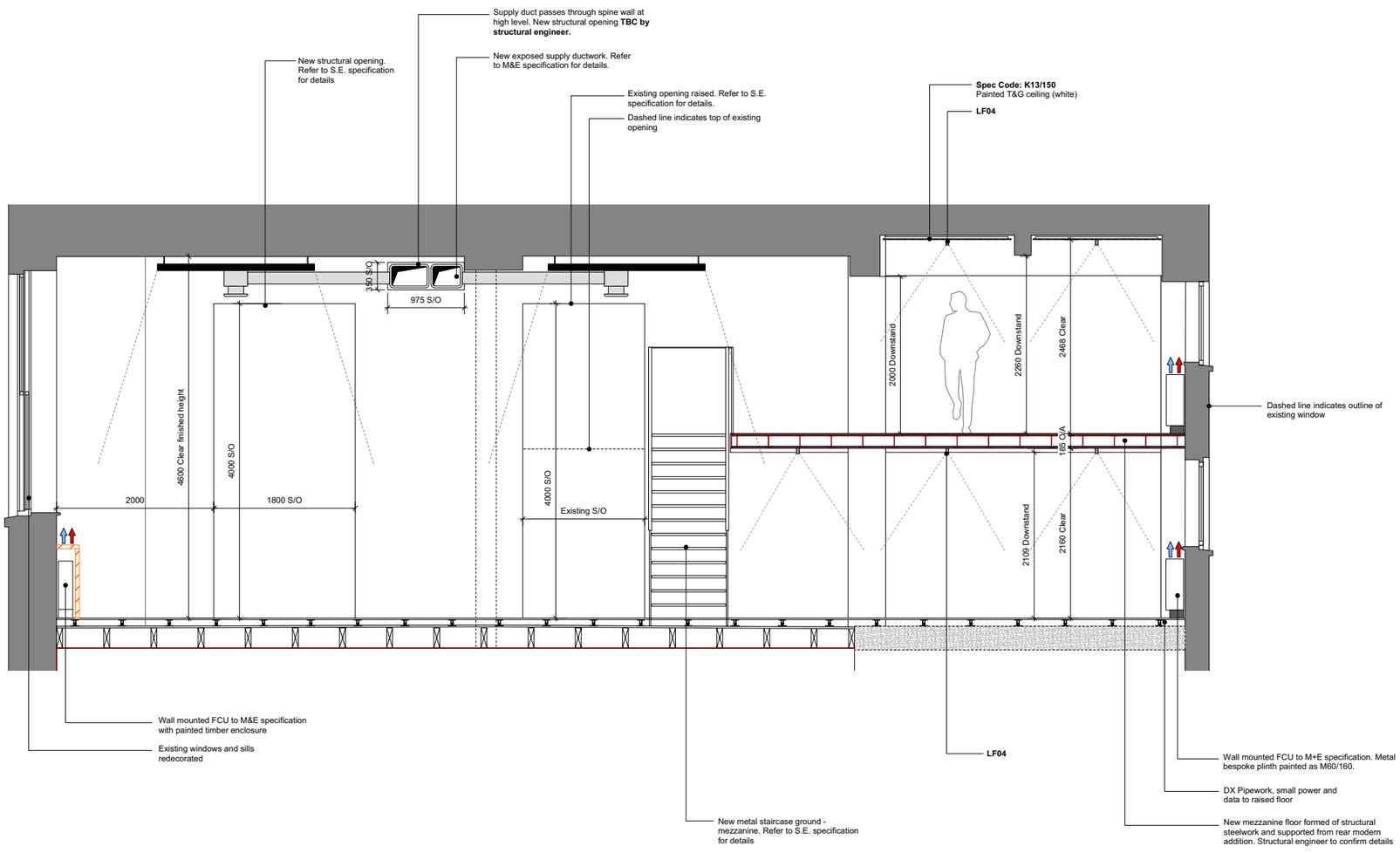
The proposed first floor

Proposed ceiling plan

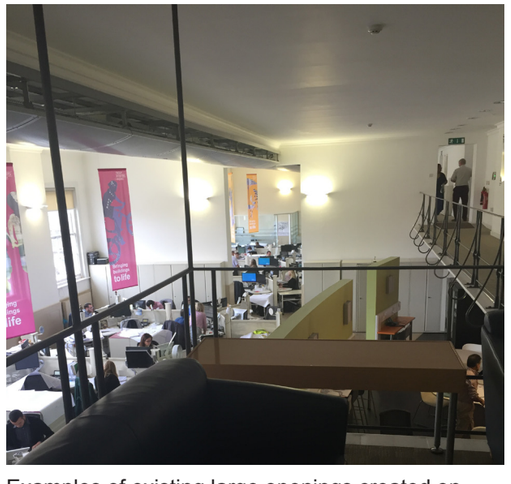


The proposed first floor

Proposed section



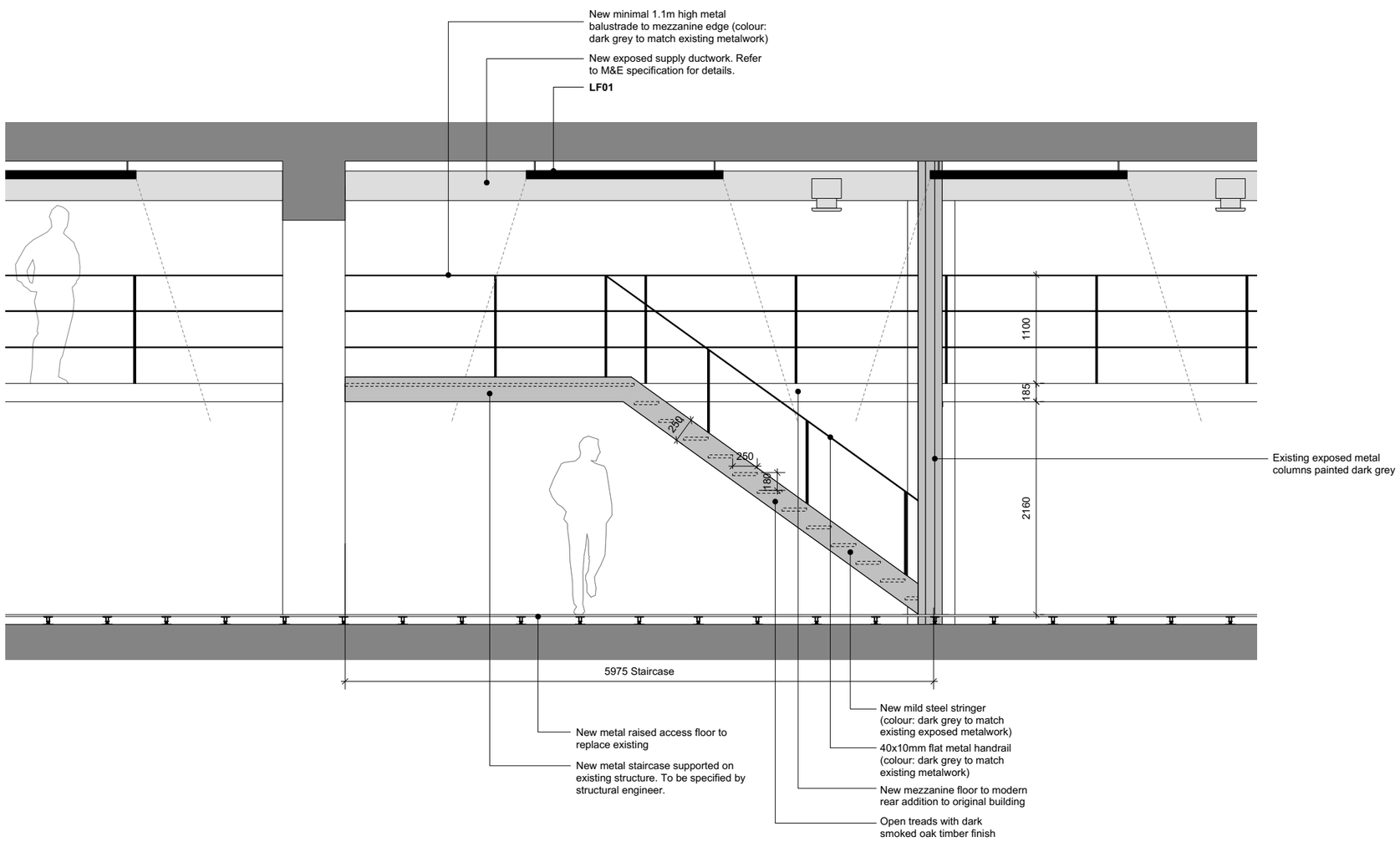
A new mezzanine floor is to be added to the rear of the space to mirror other floors. New structural openings are proposed in the existing spine wall to help visually connect the office spaces more than the current arrangement.

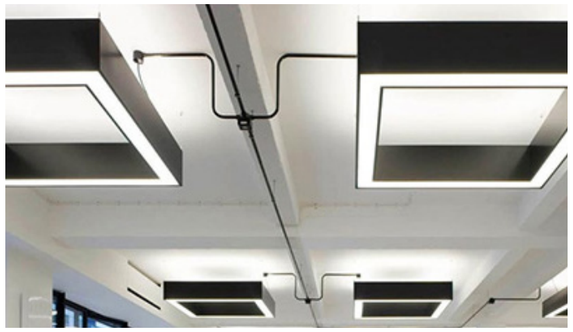


Examples of existing large openings created on other office floors

The proposed first floor

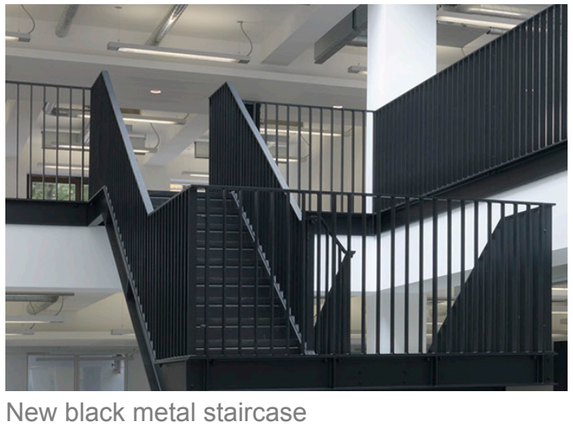
Adding a mezzanine





New feature lighting

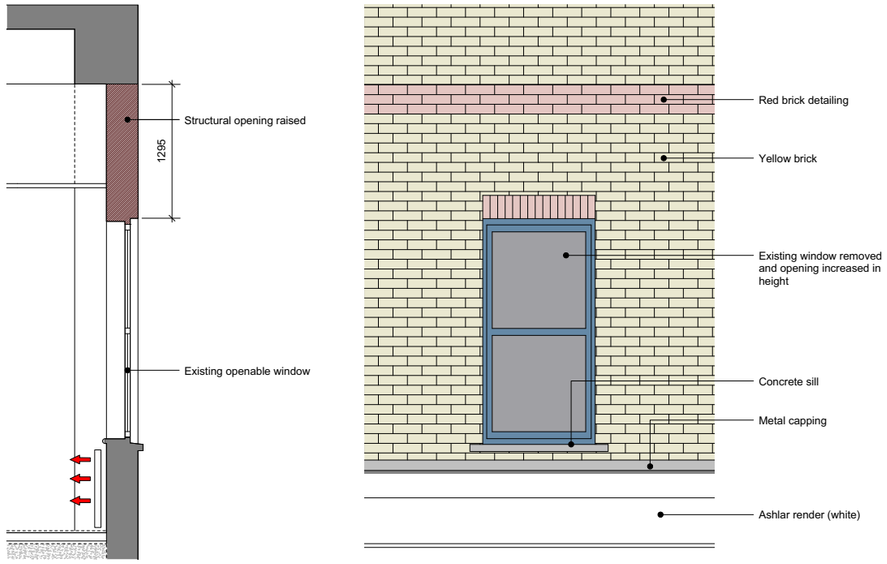
Exposed steelwork and ductwork to soffits



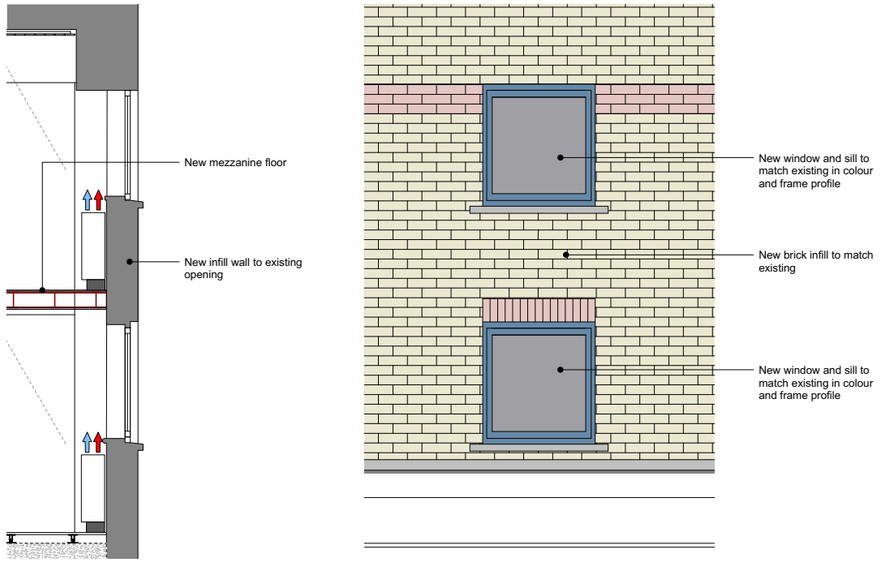
New black metal staircase

The proposed first floor

Adding a mezzanine



Existing rear section and elevation



Proposed rear section and elevation

To accomodate the new mezzanine floor, alterations to the existing openable windows are required to ensure they remain functional. It is proposed to raise the height of the existing openings as shown and to introduce 2no. new windows to match existing. A section of brick infill to match the existing finish will also be incorporated.

Existing rear elevation of no. 203 Eversholt St