

CASUAL DINNING GROUP : 163 EVERS HOLT STREET  
SHOW / DEVELOPMENT KITCHEN  
JANUARY 2016

## *DESIGN & ACCESS STATEMENT*



CASUAL DINNING GROUP : 163 EVERSOLT STREET  
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## 1. 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, providing 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. Casual Dining Group is one of the UK's largest dining companies, 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 its changing business needs. No. 163 is divided by a central entrance lobby and staircase, creating offices to either side. There are three double height floors facing Eversholt Street, served by six floors to the rear, in a more recent extension to the building. The building sits over a lower ground floor, which in the case of No. 163 provides basement car parking, but in the rest of the terrace provides additional office space.

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.

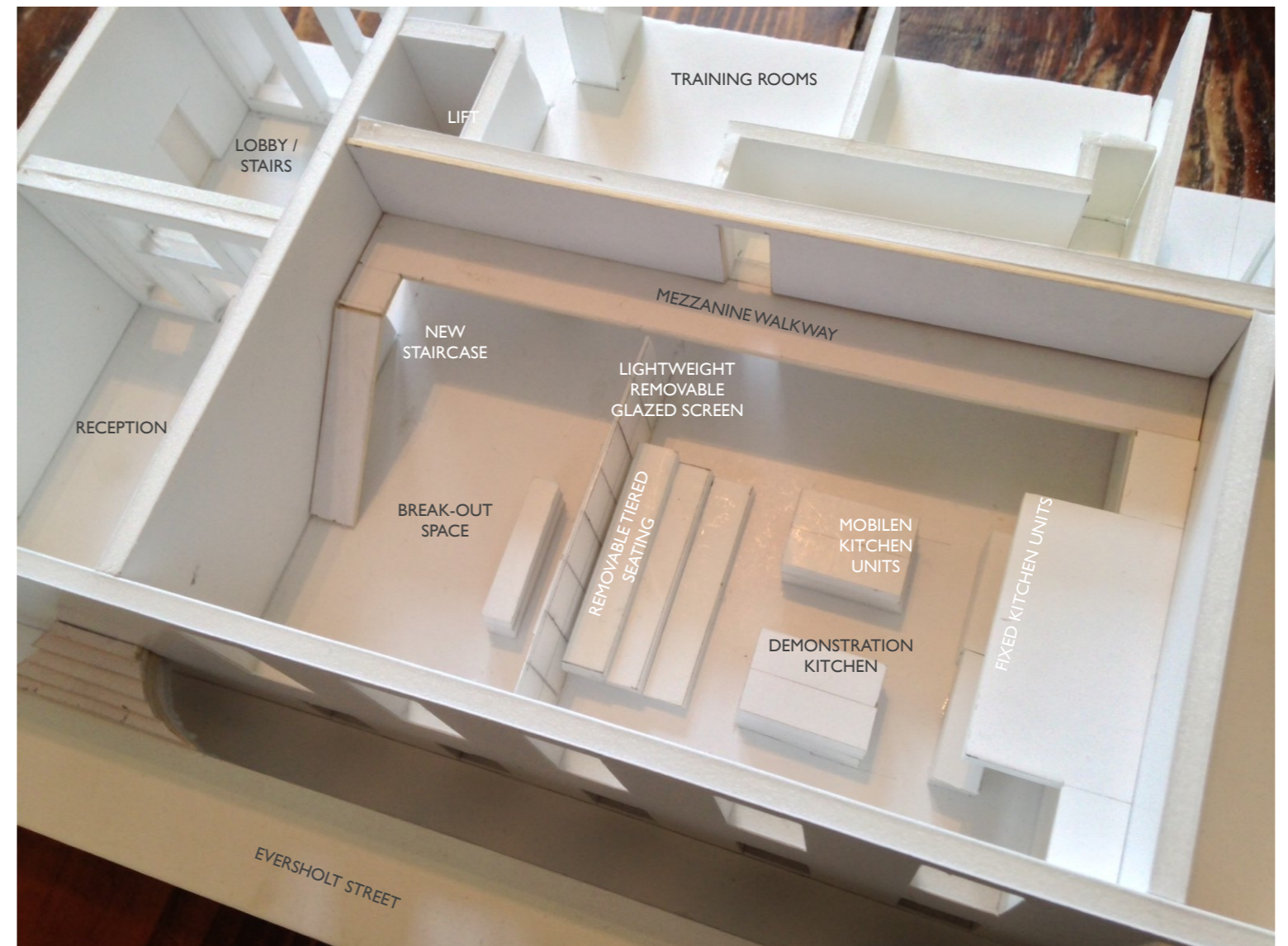
In June of 2015 Casual Dining Group was granted Listed Building Consent for works to their ground floor offices, to provide a state of the art training facility for their chefs, which is currently provided off site. By bringing this into the Head Office, the restaurant and office staff will have the opportunity to interact on a more regular basis. As the design and specification for the demonstration kitchen was finalised, it transpired that it would require a larger canopy than what had been granted. After discussions with the Conservation officer in October 2015 regarding these changes, we now have a revised proposal for the canopy design, which will satisfy the requirements of the kitchen, and will not negatively impact the the openness and volume of the listed space, nor the fabric of the building.

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**2. 2015 LISTED BUILDING APPROVAL:**  
*Application Reference 2015/1623/L*

In June of 2015, Listed Building Consent was granted for the following at 163 Eversholt Street:

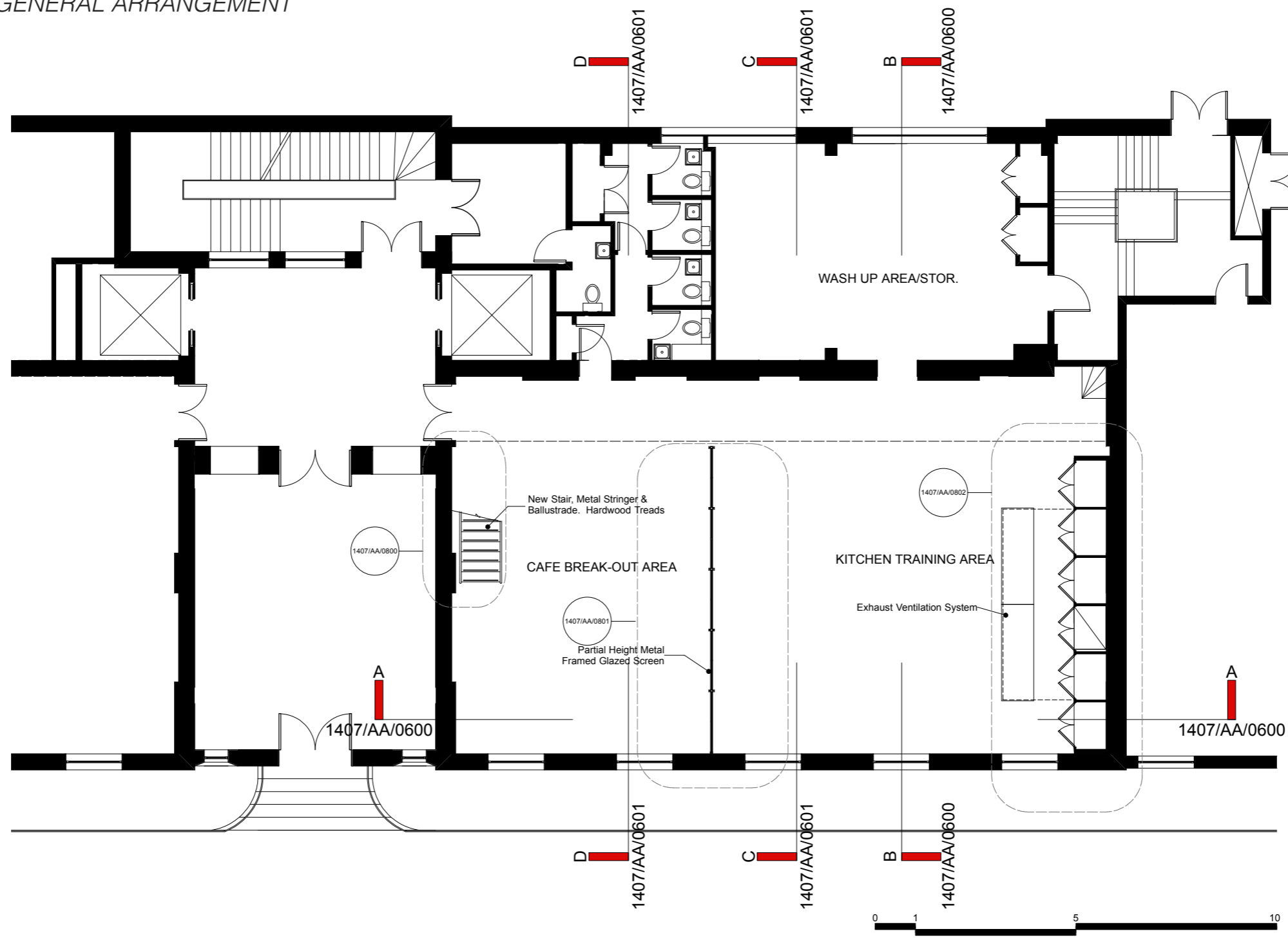
- New replacement staircase
- Installation of demountable kitchen equipment and kitchen canopy extract system
- Removable partition screen
- Stainless Steel Clad Joinery Wall



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**2015 LISTED BUILDING APPROVAL:**  
*Application Reference 2015/1623/L*

*GROUND FLOOR PLAN GENERAL ARRANGEMENT*



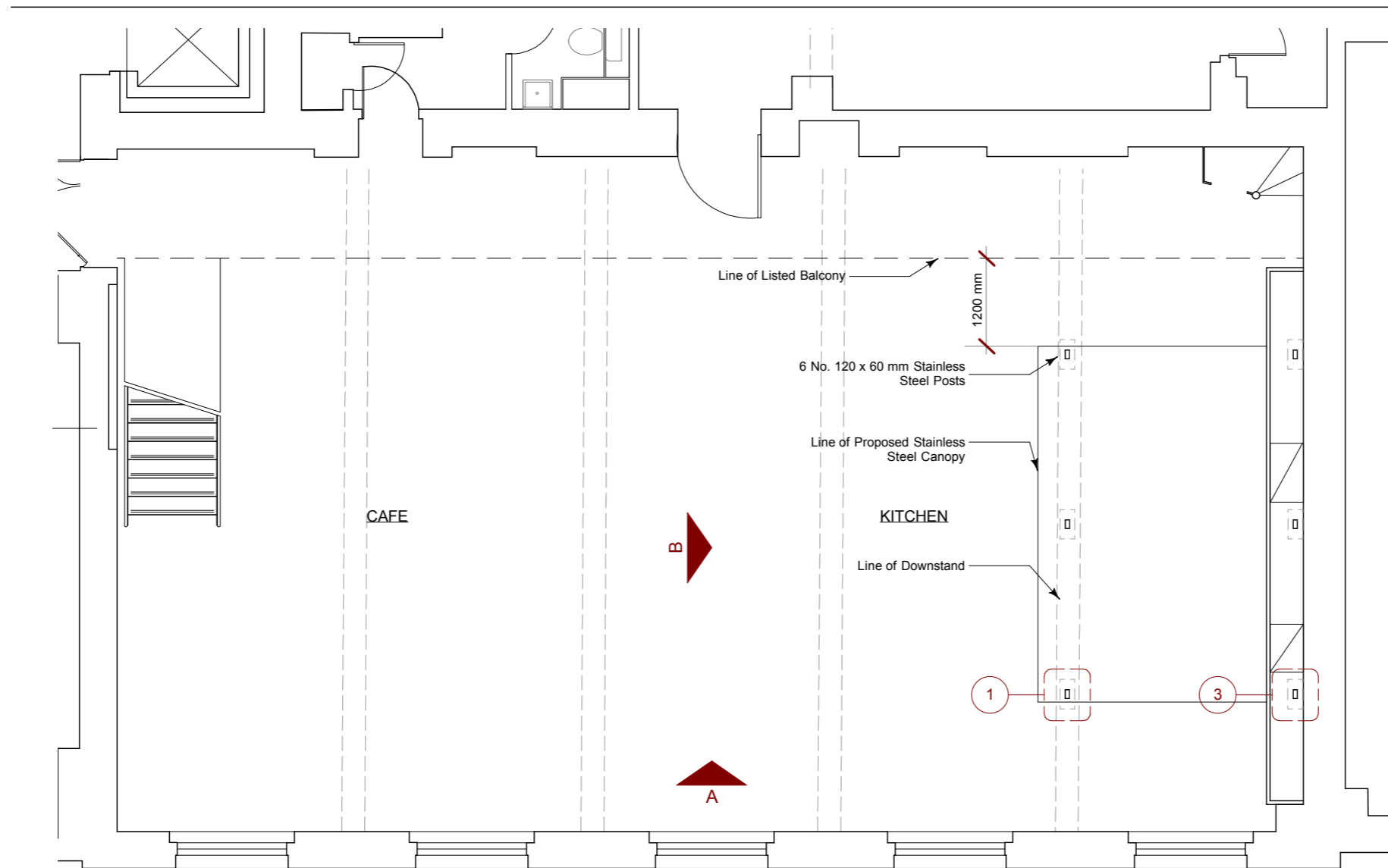
### 3. DESIGN STRATEGY

As the kitchen design specification evolved, it required a larger exhaust canopy (3800 x 6100mm) than what had been approved (2600 x 4800mm). Due to its increased size, the structure for the canopy could no longer be cantilevered, as per the approved scheme, and we were advised by our structural engineer that it would require struts that would tie back to the existing parti-wall. In October 2015 we sent a revised set of drawings to Michelle O'Doherty, the Conservation Officer, with the new proposal for the kitchen canopy, in order to get her advise as to whether a new Listed Application would be required, and if so, would the new proposal be viable. She provided initial guidance as to what may be acceptable for a revised canopy design. Ms. O'Doherty was concerned at the substantial expansion of the canopy, and the impact this would have on the openness and volume of the space, and on the listed mezzanine, which is of special interest to this Grade II Listed building. She also had apprehensions about the struts required to support the new design. She provided initial guidance as to what may be acceptable for a revised canopy design. She was not as concerned about the depth the canopy came out from the existing wall, (however any reduction in depth would be of benefit), and she recommended a pronounced visual break between the canopy and the listed mezzanine of a minimum distance of 1200mm. Having taken Ms. O'Doherty's guidance, we have reduced the new canopy from 3800 x 6100 mm to 3100 x 4900mm, ensured a 1200mm offset between the listed balcony and the face of the canopy. In order to maintain the openness of the space, and to minimise the impact on the listed building fabric, we eliminated the struts, and instead have proposed a set of stainless steel columns to support the structure.

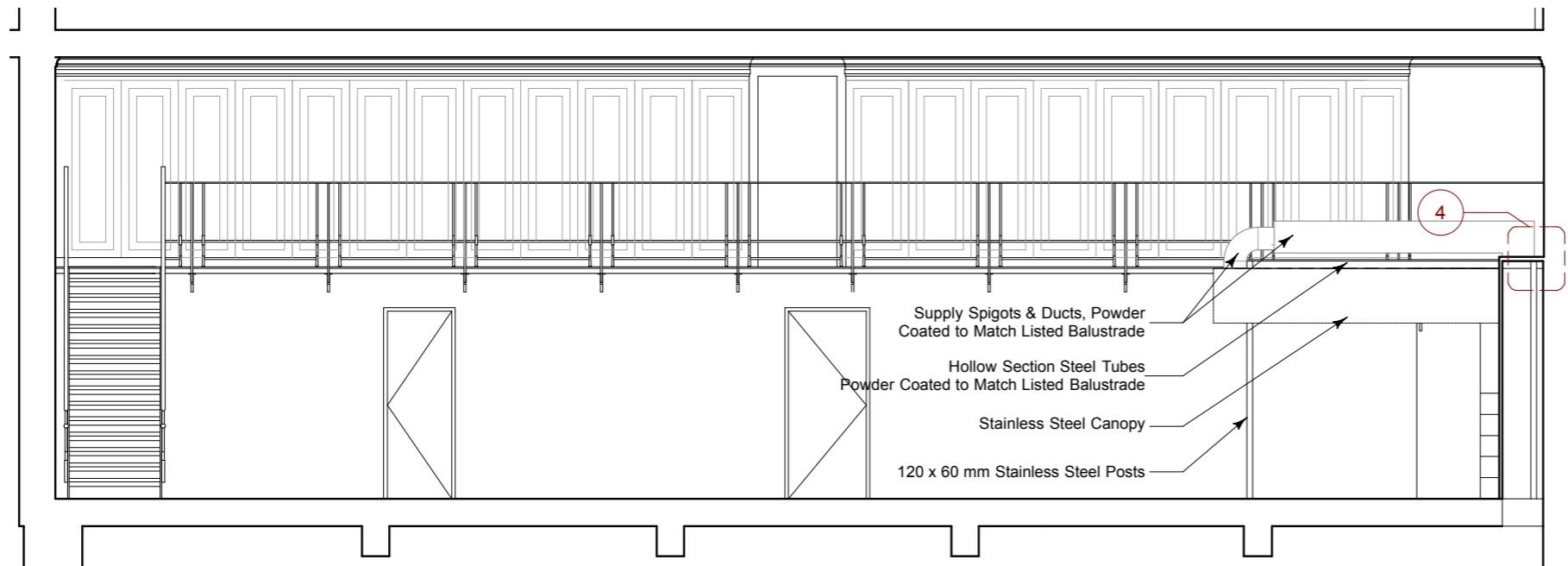
Six stainless steel columns will be used to hold up the stainless steel exhaust canopy. Three columns will be positioned on the office space, over the existing ground floor down stand beam, and the other three will be located within the joinery wall. As the proposed columns have a slim profile, and half of them will be concealed in the metal clad stud partition wall, their visual impact on the space will be negligible. Their materiality is in keeping with the approved canopy and the metal clad stud partition wall, and is distinctively of a different period than the listed mezzanine balcony balustrade. The columns will sit on 400 x 200 x 6mm stainless steel plate, with 4 no 6mm coach screws, which will fix to the plywood flooring. The 3 columns located within the metal clad stud partition wall will require a restraint fixing back to the existing parti - wall, however this will only partially penetrate the wall, and can be easily removed, patched and made good.

This new demonstration kitchen will be subservient in design and materiality to the the listed space, and its elements, while providing an animated attraction and enhancement to the building and the Eversholt Street elevation. All proposed elements are removable, and their impact on the fabric of the building reversible.

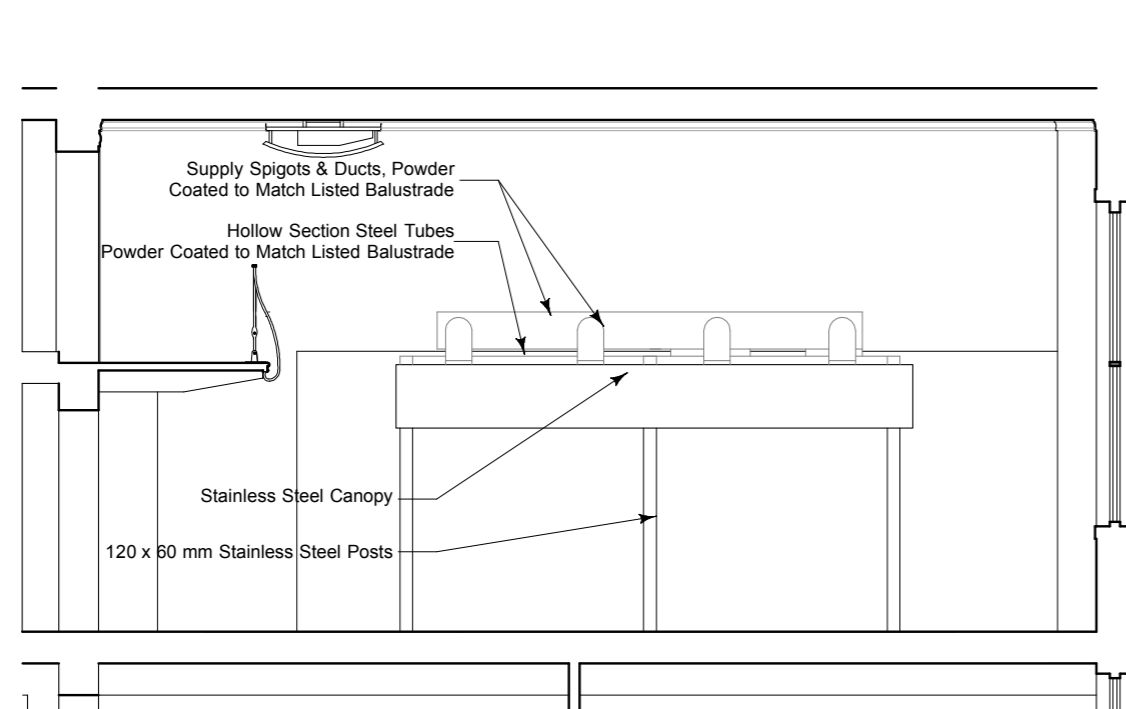
#### 4. REVISED CANOPY DESIGN & GENERAL ARRANGEMENT PLANS



GROUND FLOOR PLAN



SECTION A



SECTION B