

163 - 203 Eversholt Street

Design & Access Statement

21.06.17

halebrown

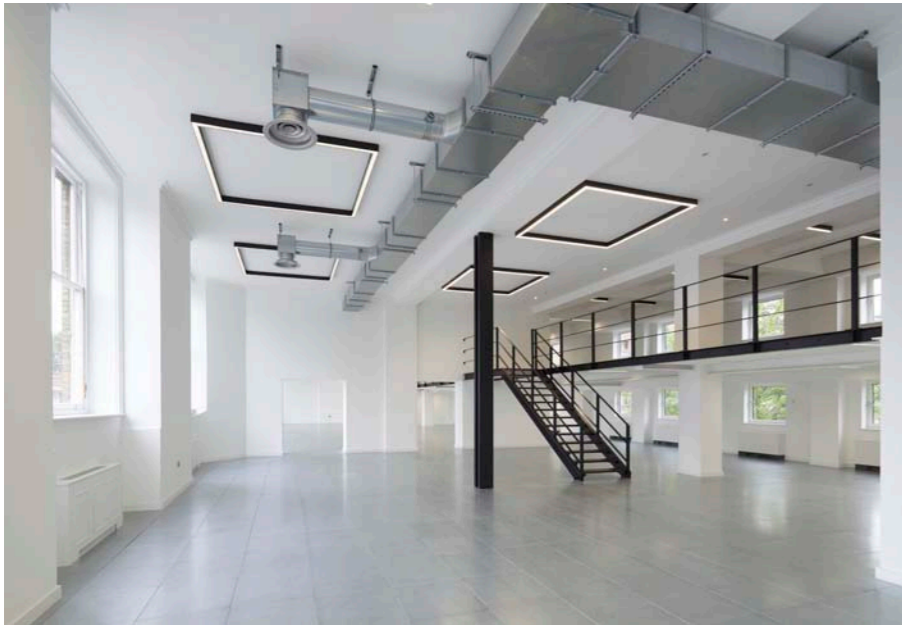


Hale Brown Architects have been asked to look at options for refurbishing two office floors within 163-203 Eversholt St.

This planning application is being submitted alongside two listed building consent applications (Lower Ground (south) 183 Eversholt St & Second Floor 203 Eversholt St). This planning application covers the external material alterations to the building which include:

- Window alterations to the rear of second floor No. 203
- New painted timber shutters and uplighting to existing pavement vault openings of No. 183 (south)

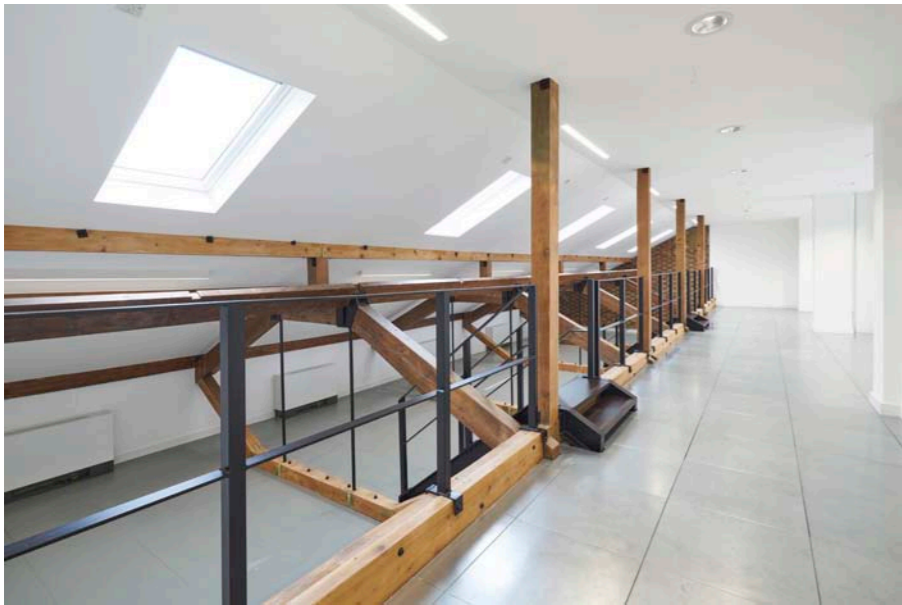
These proposed works form part of a wider phased refurbishment of the building.



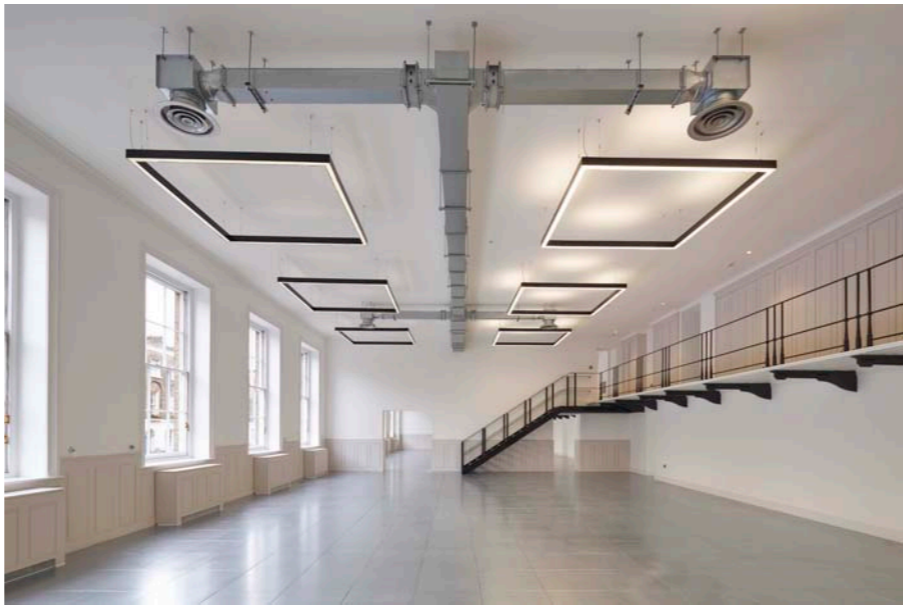
1st Floor Office - 203



Reception - 163



3rd Floor Office - 163



Ground Floor (South) Office - 183

Overview of completed refurbishment works to other parts of building

The proposed works outlined in this document form part of a wider planned refurbishment of the building. The aim is to refurbish the existing tired and unsympathetic office interiors in line with the now established design palette, to create a consistent look and feel across the building.

In 2016 construction works were completed for the refurbishment of 3no. office floors within the building and the 3no. main receptions:

163 - 3rd floor	(2016/0446/L)
183 - Ground floor (south)	(2016/0532/L)
203 - 1st floor	(2016/0556/L)
Receptions	(2016/0533/L)
Planning Application	(2016/0371/P)
Building Signage	(2016/1172/A)

Prior to these historic works, proposals were 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**

The proposed works outlined in this document are similar in nature to those previously undertaken and past responses and comments from the Conservation Officer have informed the designs for these two office floors.

For information, this past feedback has been attached with this application, please refer to "Conservation Officer Response to PreApp Advice - 30.11.15. pdf".

The existing building



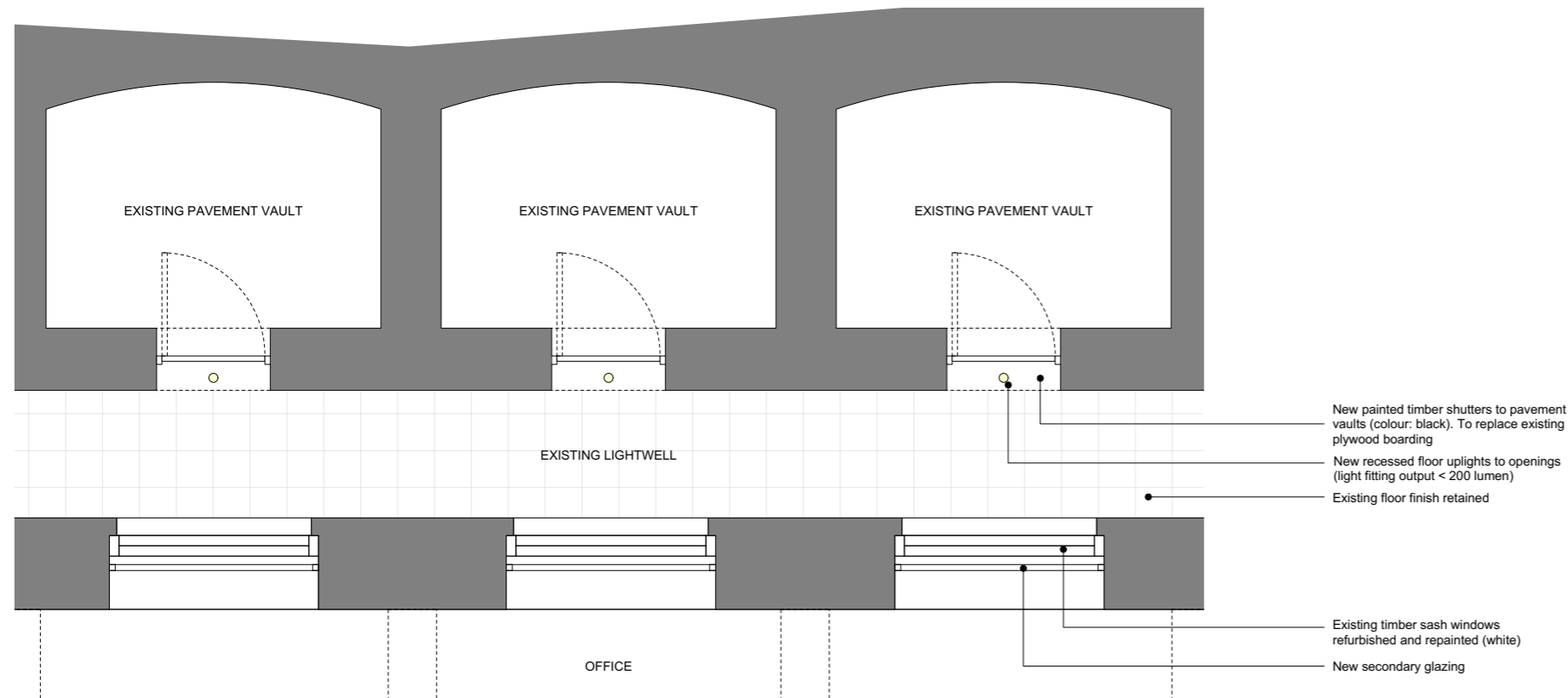
- The building and attached railings are Grade II listed (list entry no. 1342048), and the building is situated just outside the Camden Town conservation area
- The building is sub-divided into 3no. units: 163, 183 and 203 Eversholt St, each with its own entrance, reception and stair/ lift core.
- The main building comprised of 4 storeys and a basement, with a Northward extension consisting of 5 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 regularly modified with modern finishes, due to the building's use as a modern office space.

The proposed lower ground floor (183)

Proposed lightwell refurbishment



Proposed lightwell plan and elevation

We are proposing a light-touch refurbishment of the extent of the existing lightwell adjacent to the Lower Ground South office suite in No. 183. This involves replacing the existing unsightly plywood boarding with purpose made painted timber shutters. These are to be painted black to tie in to the railings above. Existing brick and floor tiles will also be cleaned and repaired where required.

We are also proposing a recessed uplight within the floor of each vault opening to provide subtle feature lighting to this elevation. These low powered fittings (output below 200 lumen) will help to articulate the lightwell wall at nighttime.

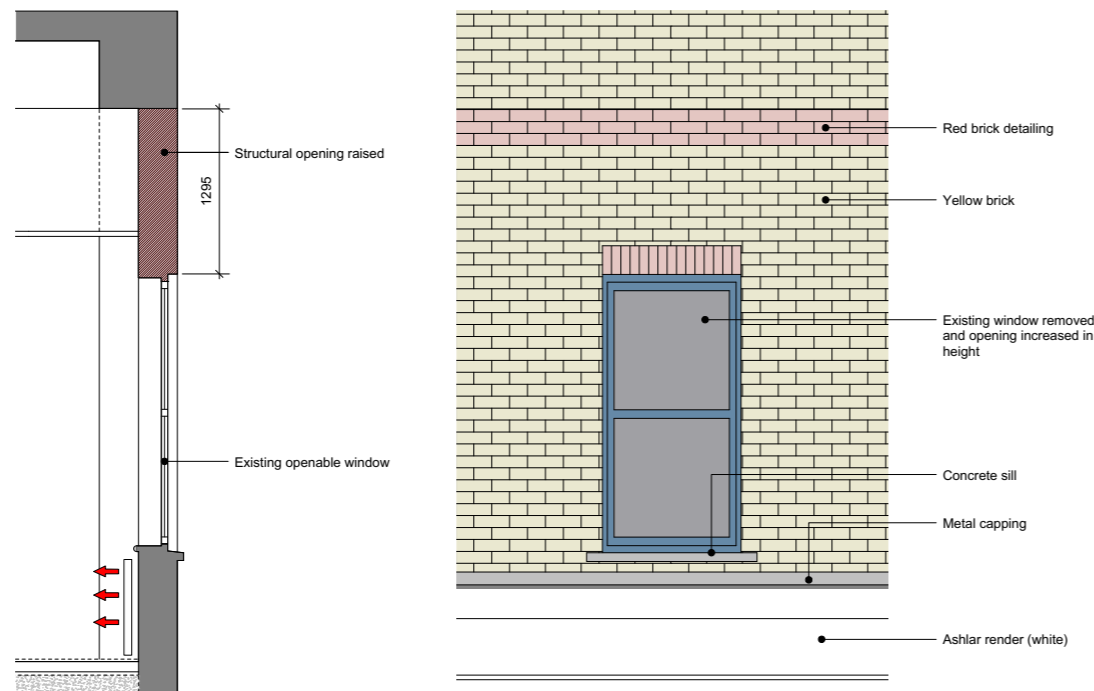
These works are for the benefit of the office tenant and will not be visible from street level.



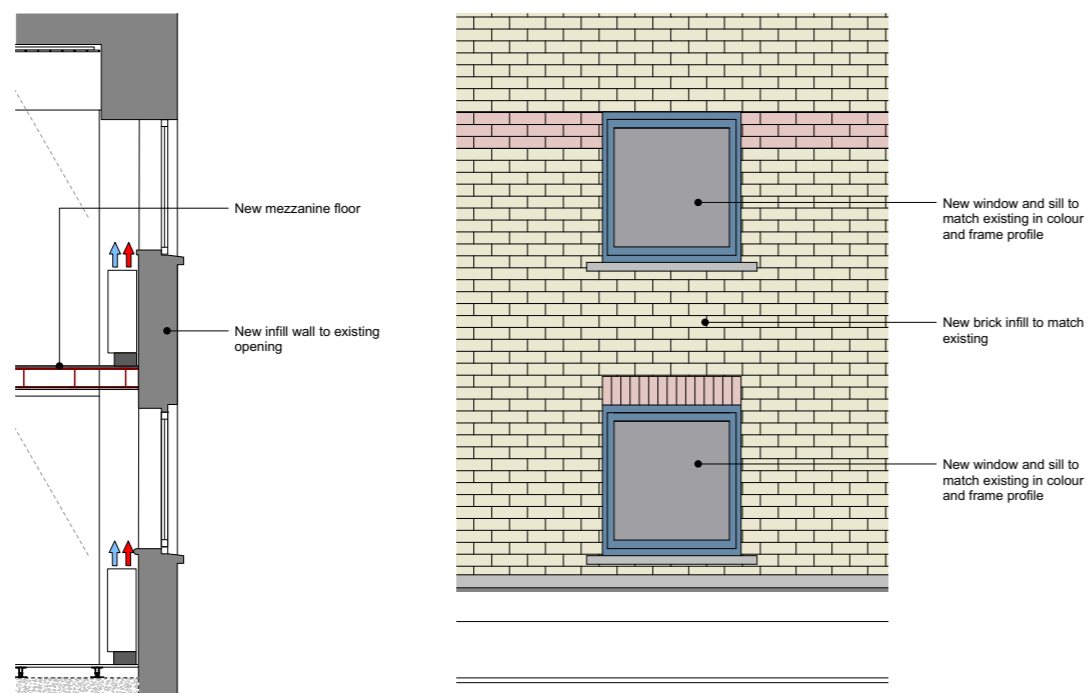
Existing lightwell

The proposed second floor (203)

Window alterations



Existing rear section and elevation

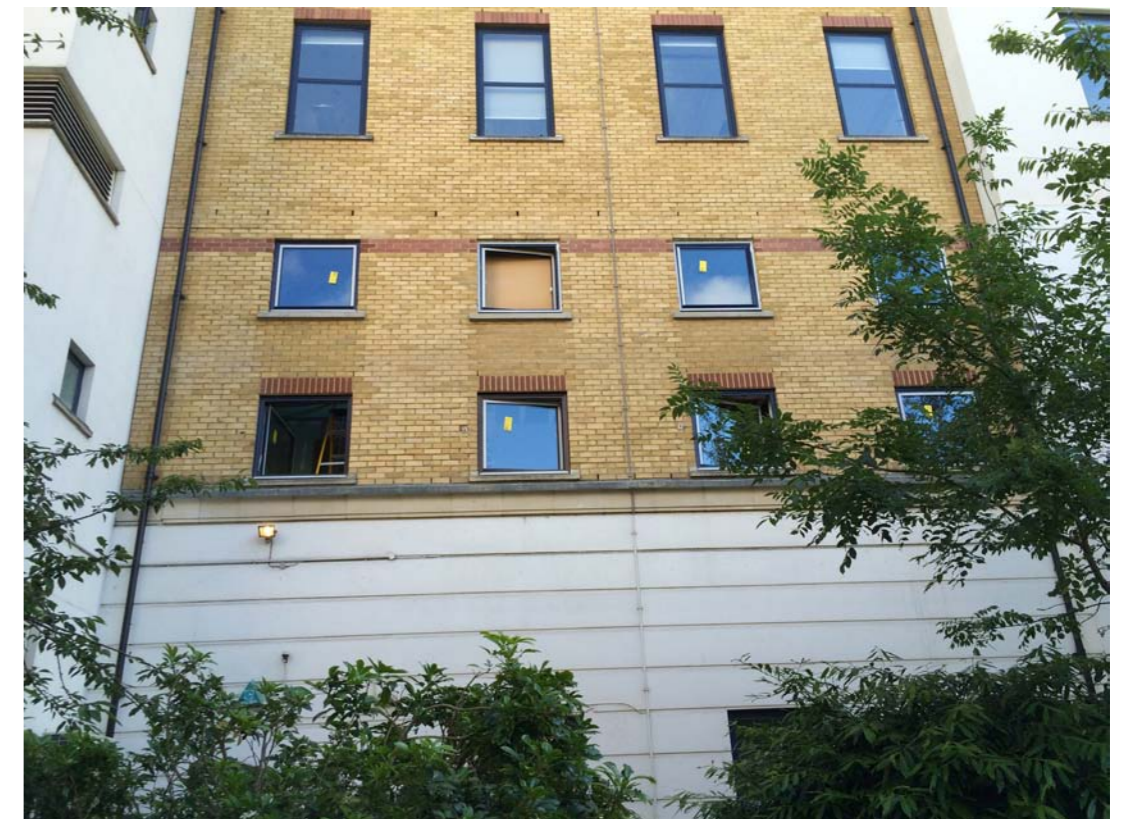


Proposed rear section and elevation

A new mezzanine level is proposed to be installed in the rear of 2nd floor No. 203. In order to accommodate this and allow the newly split floor to be served by openable windows on both levels, the existing windows are to be split into 2no. smaller windows.

The new windows will match the existing windows in appearance, colour and frame profile and the new infill areas of brickwork will be constructed to match existing.

The windows on the 1st floor of No. 203 were previously split as part of works completed in 2016 (ref: 2016/0371/P).



Existing rear elevation of no. 203 Eversholt St showing previous works to 1st floor windows, with 2nd floor windows above