

# Lower Ground Floor (South)

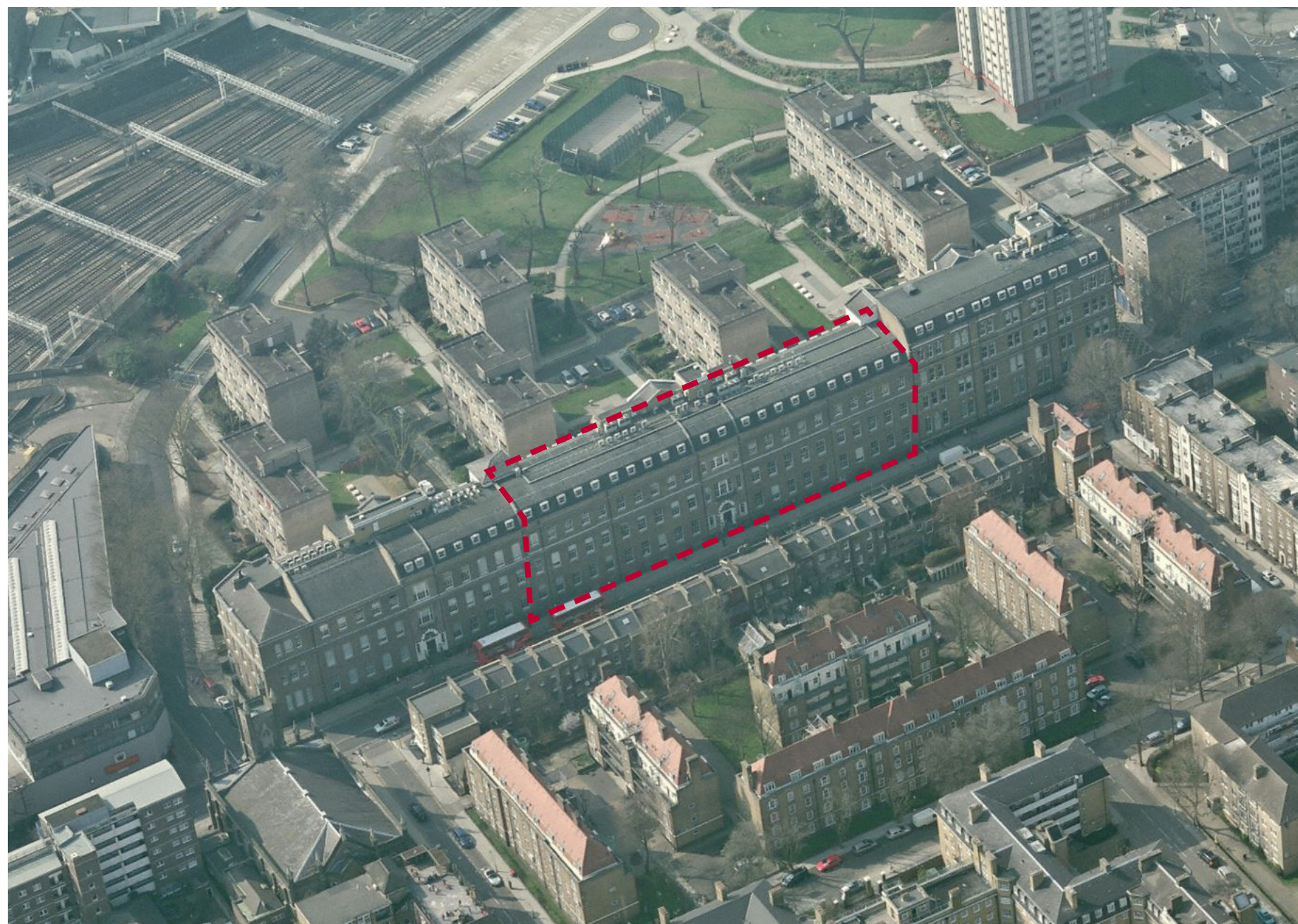
## 183 Eversholt Street

Listed Building Consent - Design Statement

21.06.17

halebrown

# Introduction



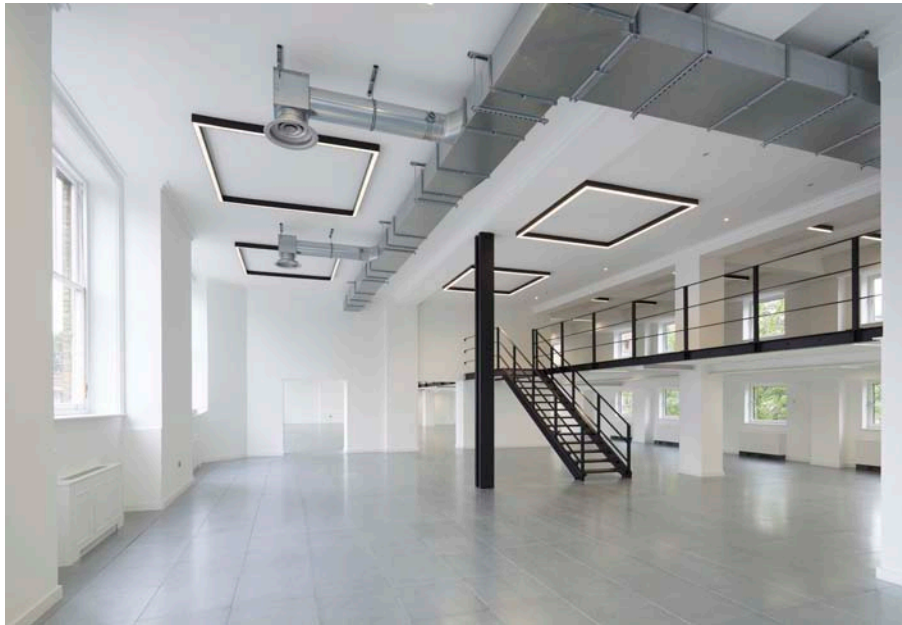
Hale Brown Architects have been asked to look at options for refurbishing two office floors within 163-203 Eversholt St.

This design statement to accompany the Listed Building Consent Application, sets out the proposals for the refurbishment of the office floor on the lower ground floor of No.183. The main design moves are:-

- Strip-out of existing modern finishes including low-level partitions, radiators, lighting and WC fixtures and fittings
- New ceiling-mounted feature light fittings and plasterboard bulkhead at rear of space
- Refurbished WC areas with minor alterations to the WC access corridors to provide additional WCs
- New structural openings in the separating spine wall and rear wall
- New painted timber shutters and uplighting to existing pavement vaults

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

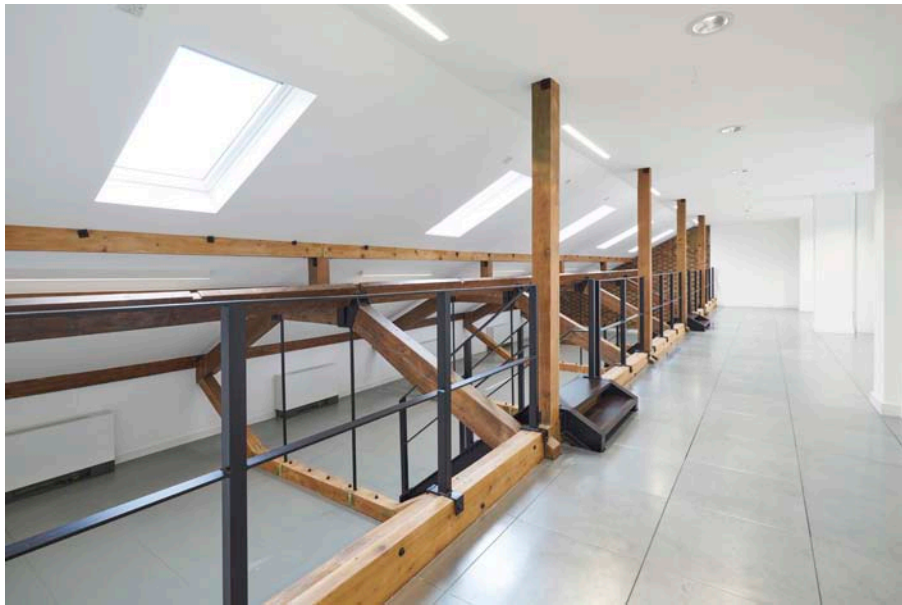




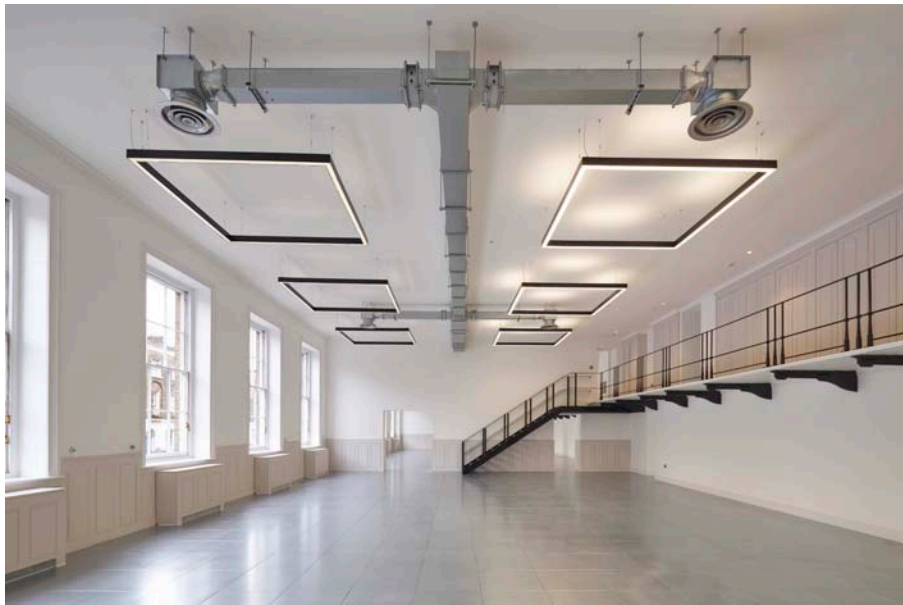
1st Floor Office - 203



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



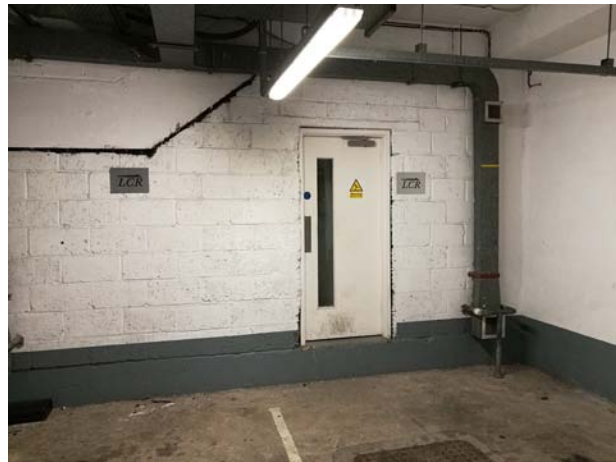
- The building and attached railings are Grade II listed (list entry no. 1342048), and the building is situated just outside the Camden Town conservation area
- The building is sub-divided into 3no. units: 163, 183 and 203 Eversholt St, each with its own entrance, reception and stair/ lift core.
- The 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 works proposed in this report will not alter the external appearance of the important front elevation, and are instead restricted to minor alterations to the modern rear elevation. As such they will therefore not make an impact on Camden's built and historic environment.



## The existing lower ground floor



The lower ground floor office space is comprised of 2no. rooms, separated by a masonry wall. There is 1no. existing opening connecting the two spaces.

The recent modern addition to the rear of the existing building creates additional office space. With no windows however, this space is dark and currently utilised for storage and WCs. Access to this rear portion is provided through a number of punched openings through the original rear structural wall.

There is a dropped bulkhead to the rear half of the office space which incorporates an accessible lay-in grid ceiling. The front half of the office space features a plasterboard ceiling with regular beam downstands and suspended light fittings.

A key element of the floor are the large original timber sash windows which look out onto the lightwell. Within the lightwell there are a series of brick pavement vaults beneath Eversholt St. These have been temporarily boarded over with unsightly plywood

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 rear modern addition.

There is existing access to the office suite from the adjacent basement car-park. The car-park space features large amounts of modern exposed ductwork and plant.



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, whilst 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 a fresh air supply concealed within a new plasterboard bulkhead add modern servicing requirements. Simple floor-mounted fan-coil units sit under existing refurbished windows.

The lights are designed to have minimal profiles and take inspiration from the dark painted railings and exposed structure of the original building. The existing metal bulkhead is to be removed, with new ductwork concealed within a new plasterboard bulkhead.

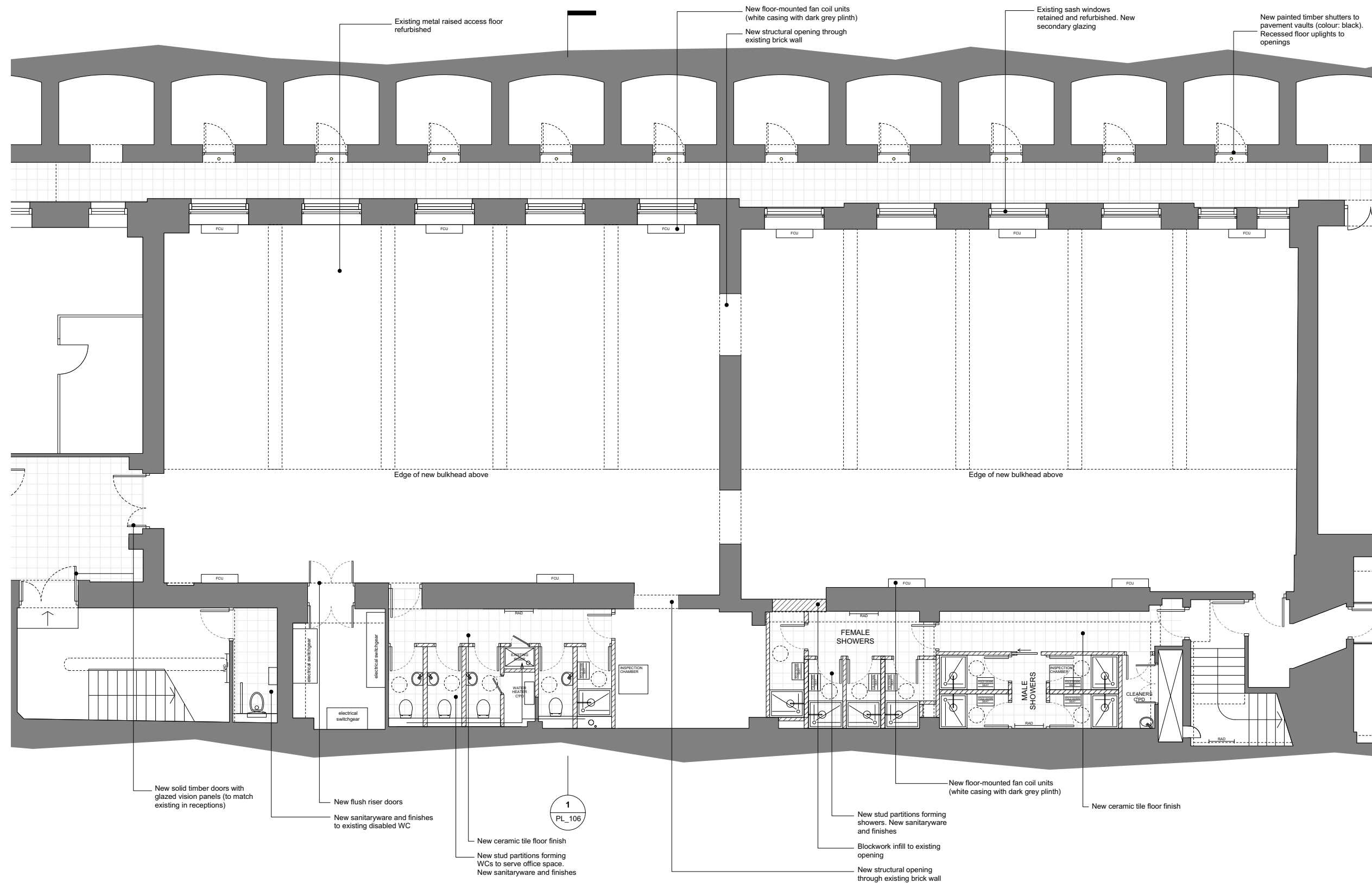
A new structural opening is proposed to the spine wall as on other floors. This opening is small in size so as to maintain the existing spatial hierarchy of two distinctly separate spaces, whilst still acting as a functional connection.

Unsightly boarding to the pavement vaults within the lightwell is to be replaced with permanent painted timber shutters. These recesses will be subtly lit from below to provide articulation to the lightwell wall. These works will not be visible from Eversholt St.

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 lower ground floor

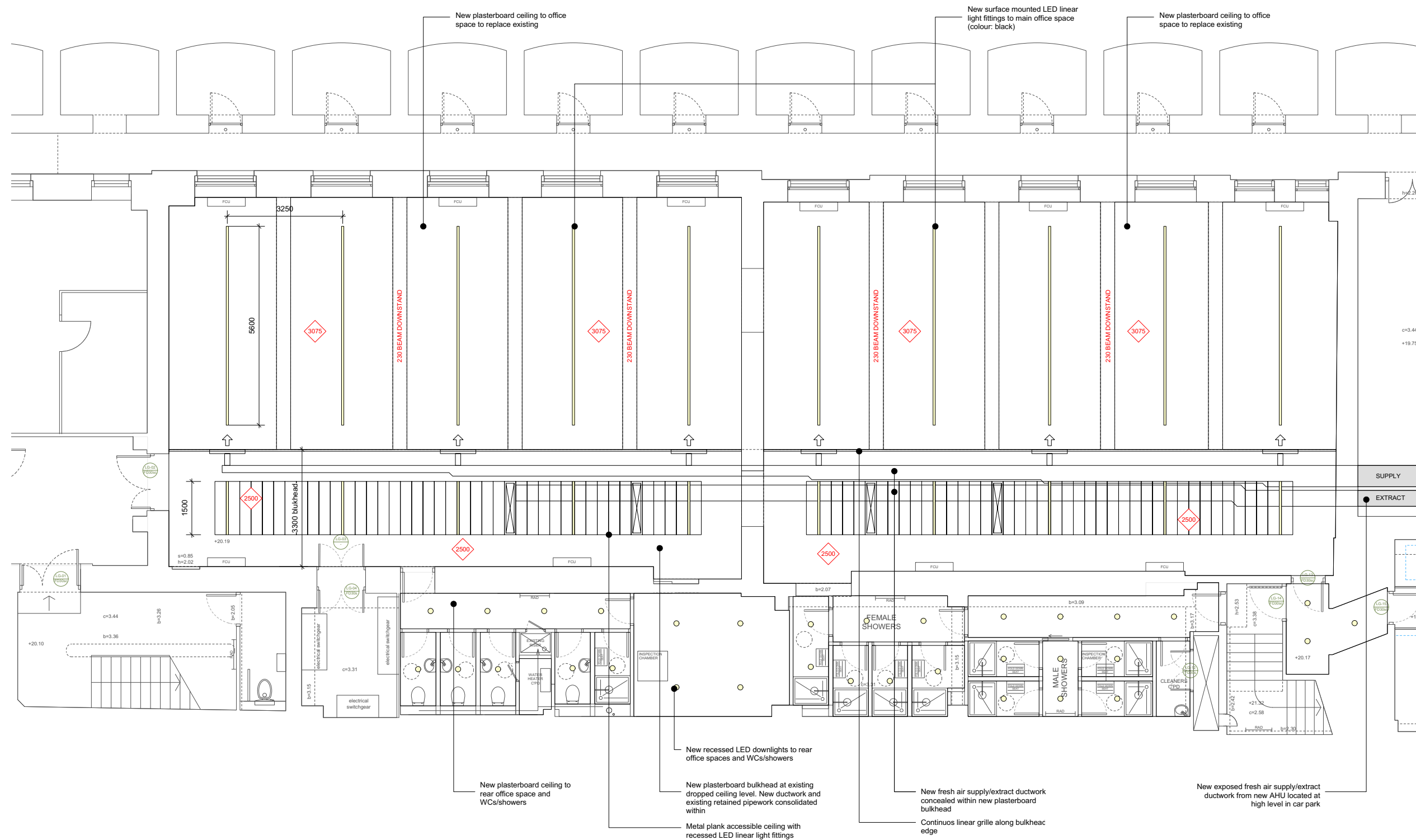
## Proposed plan





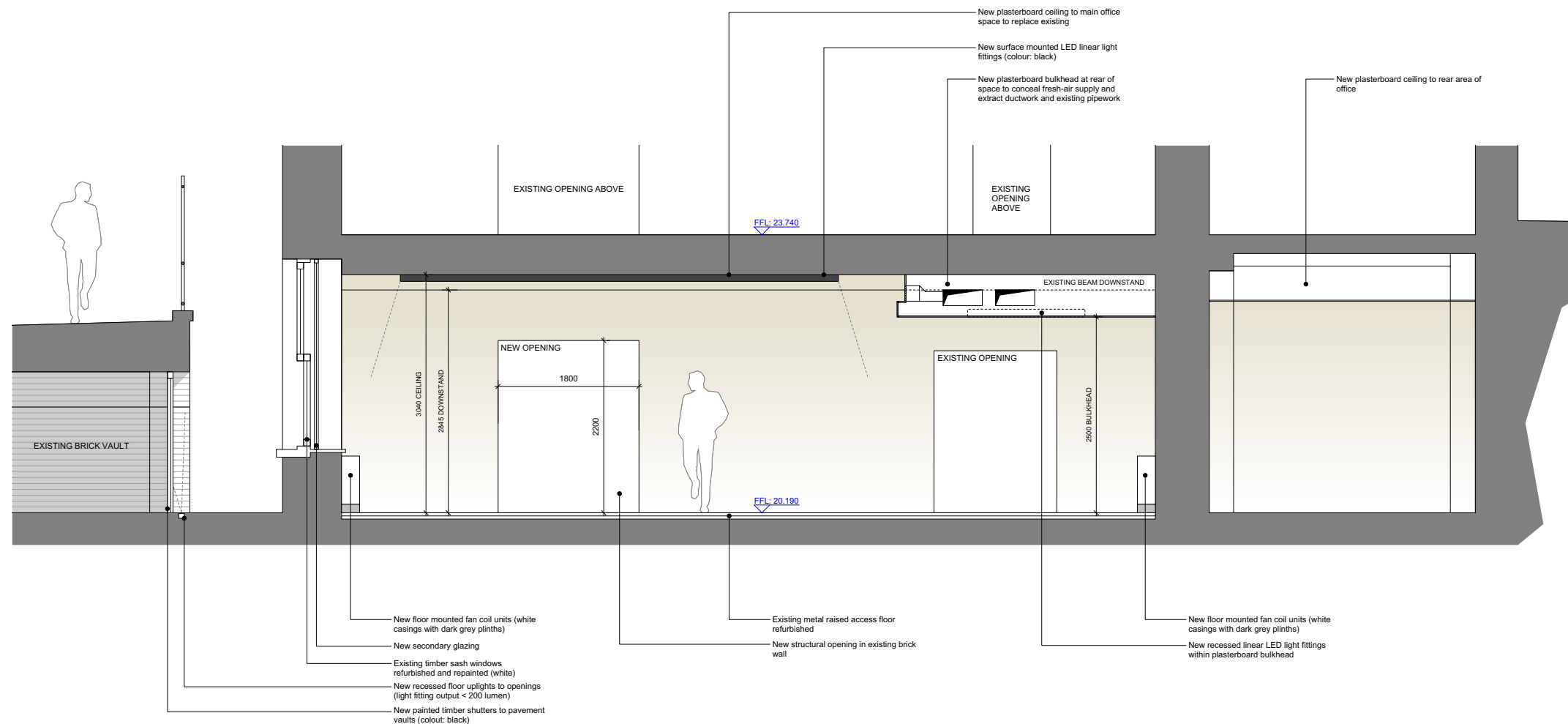
# The proposed lower ground floor

## Proposed reflected ceiling plan



# The proposed lower ground floor

## Proposed structural openings



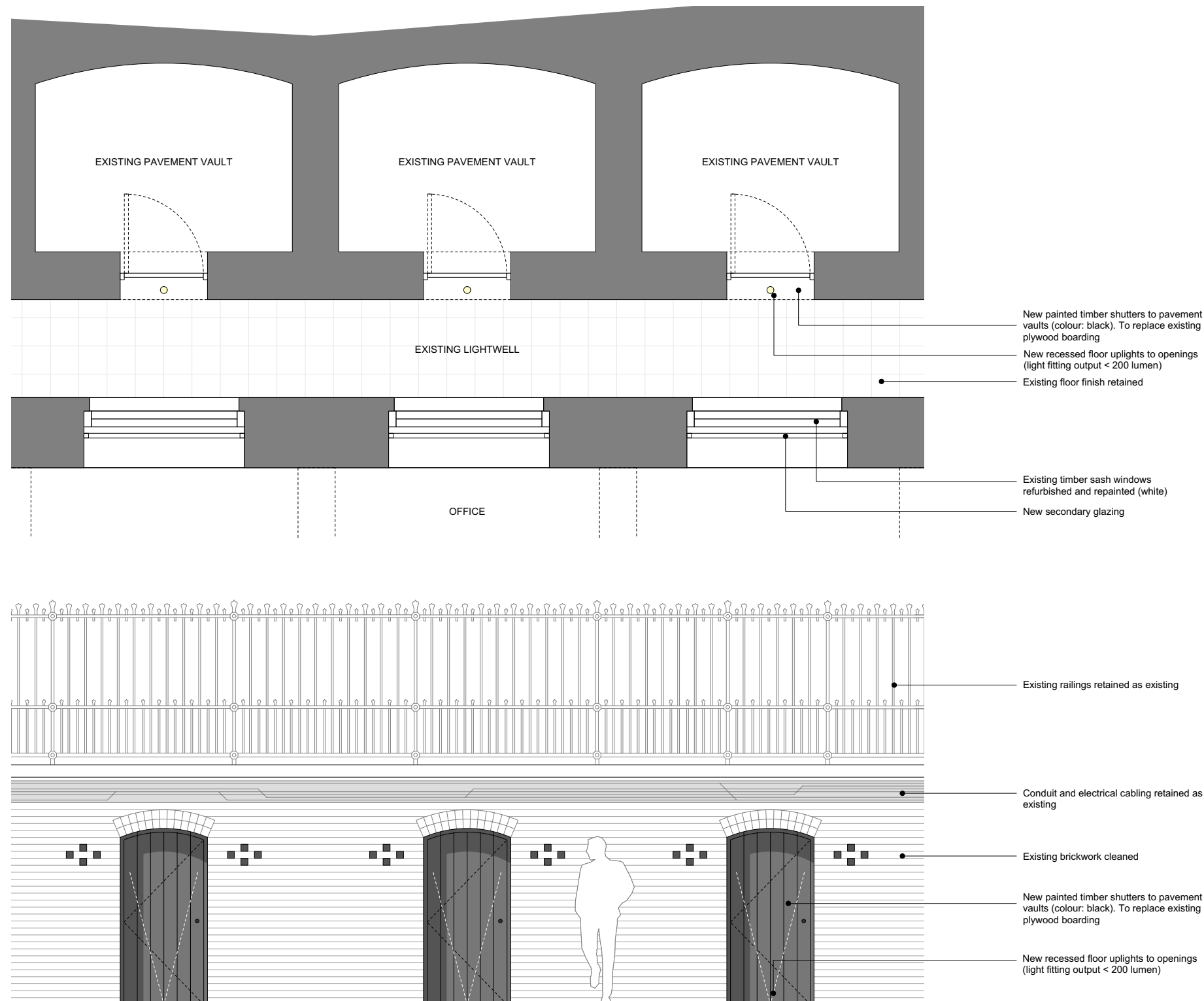
A new structural opening (similar in size to the existing) is proposed in the existing spine wall to connect the two spaces. The relatively small size of this opening ensures the existing spatial hierarchy is maintained.

In addition a new structural opening is proposed in the rear brick wall to provide a doorway to the new WC layout.



## The proposed lower ground floor

### 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 office suite. 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*