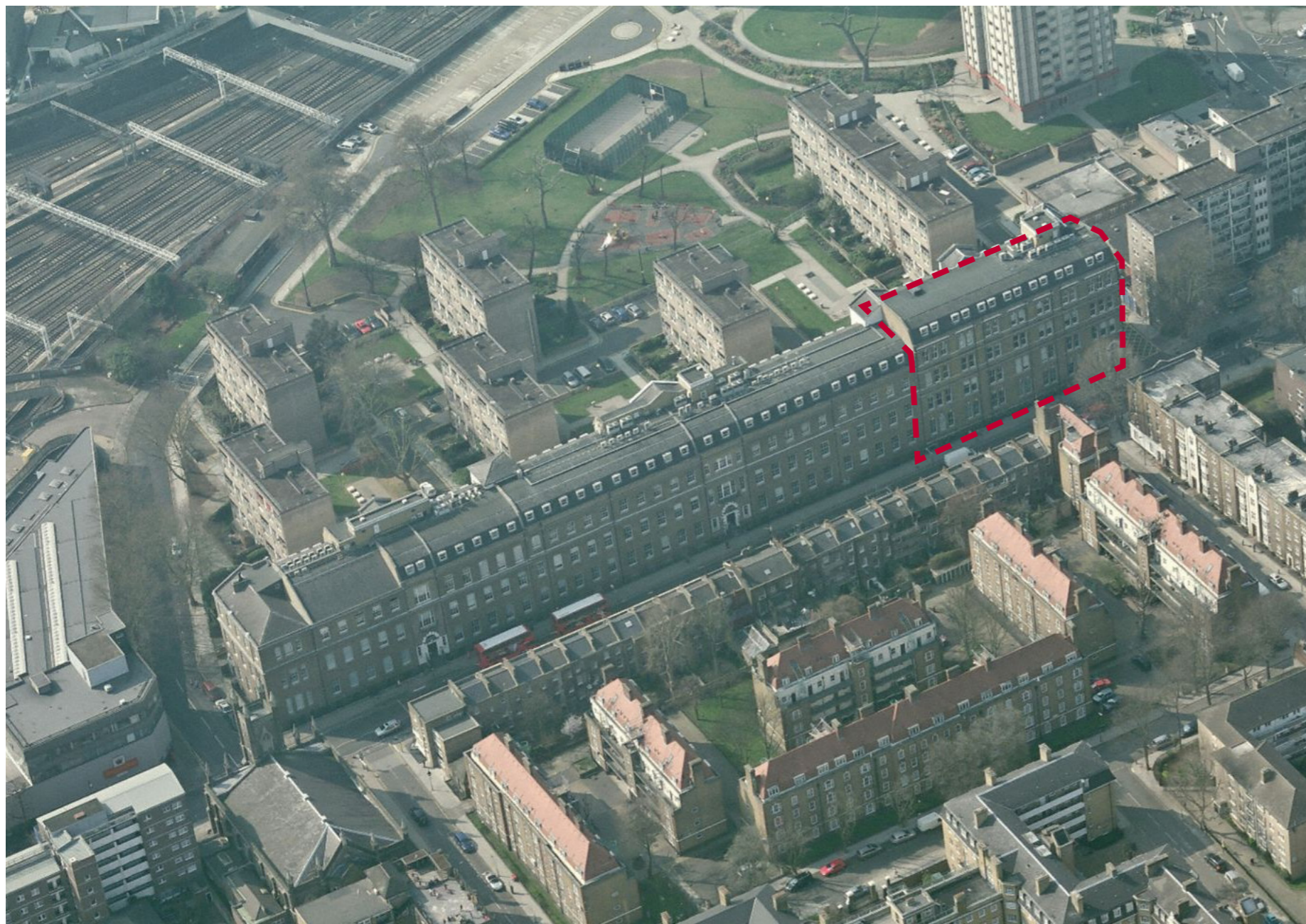


2nd Floor - 203 Eversholt Street

Listed Building Consent - Design Statement

21.06.17

halebrown

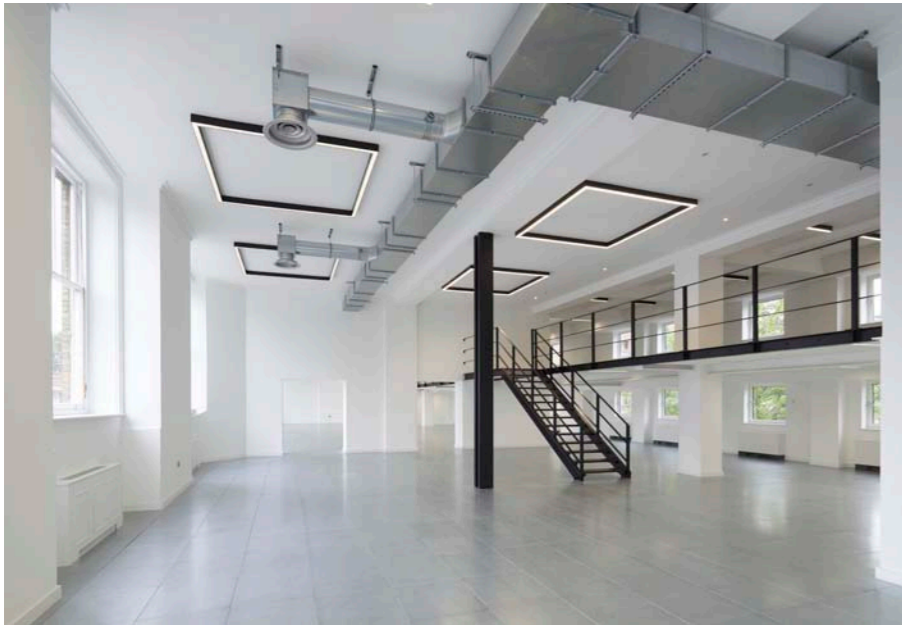


Hale Brown Architects have been asked to look at options for refurbishing two office floors within 163-203 Eversholt St.

This design statement to accompany the Listed Building Consent Application, sets out the proposals for the refurbishment of the office floor on the second 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 accommodate 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

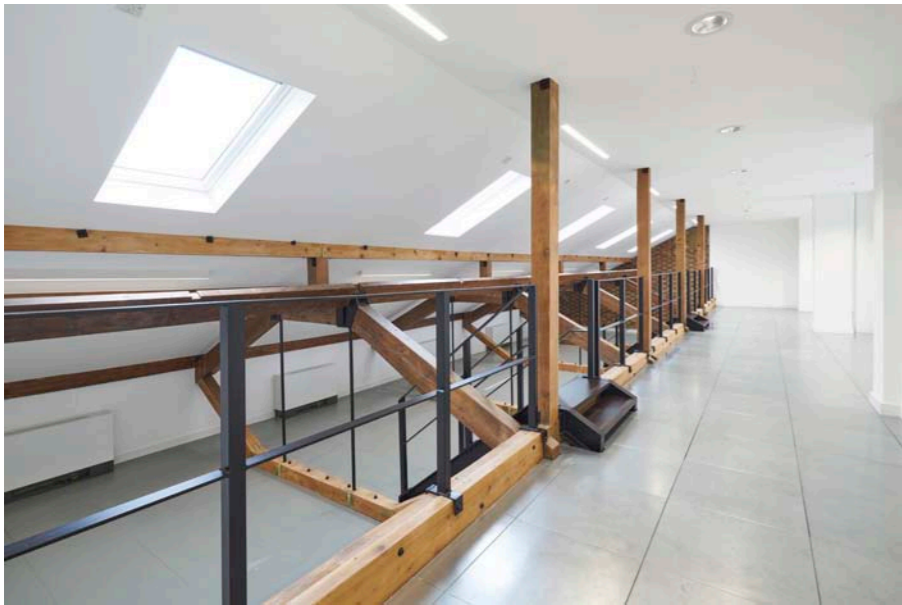
These proposed works form part of a wider phased refurbishment of the building.



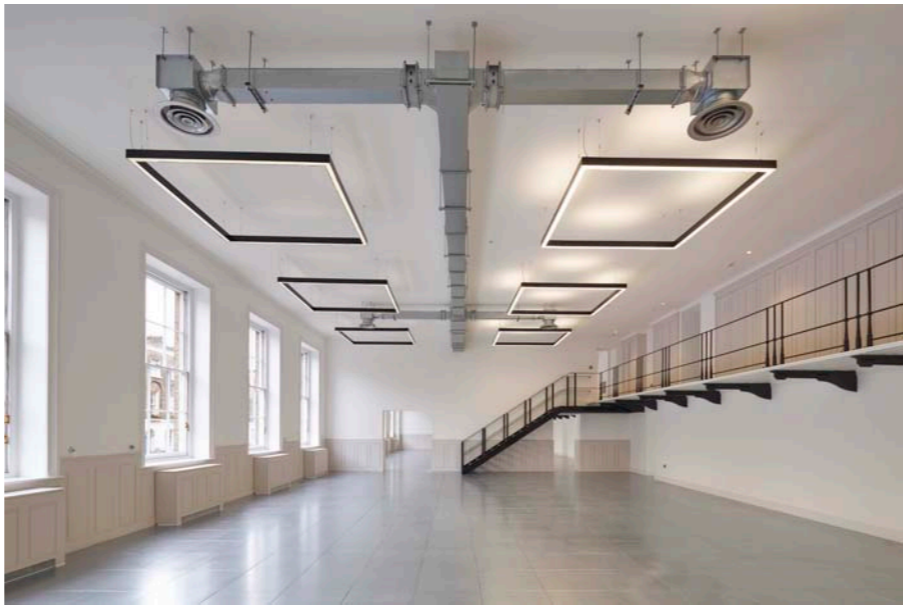
1st Floor Office - 203



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 second floor

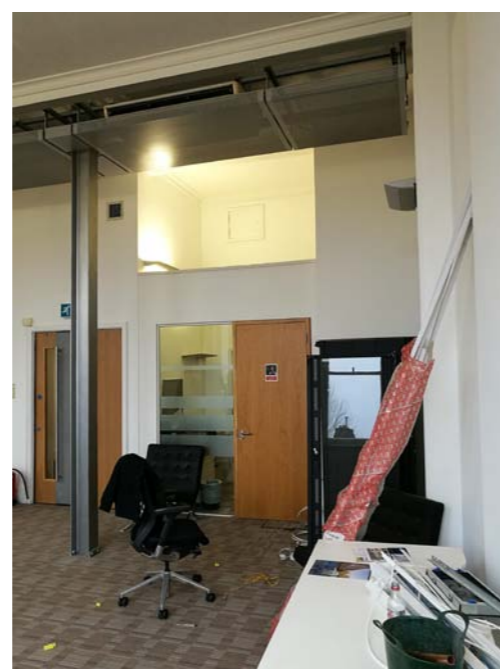


The second floor office space is comprised of 2no. large rooms, separated by a masonry wall that spans 3/4 the width of the room. The space features large floor to ceiling heights of 4.6m and is defined by the oversized original sash windows to the front elevation and high window sills (1.35m). There 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 dark painted railings and exposed structure of the original building. The existing metal bulkhead is to be replaced with exposed ductwork.

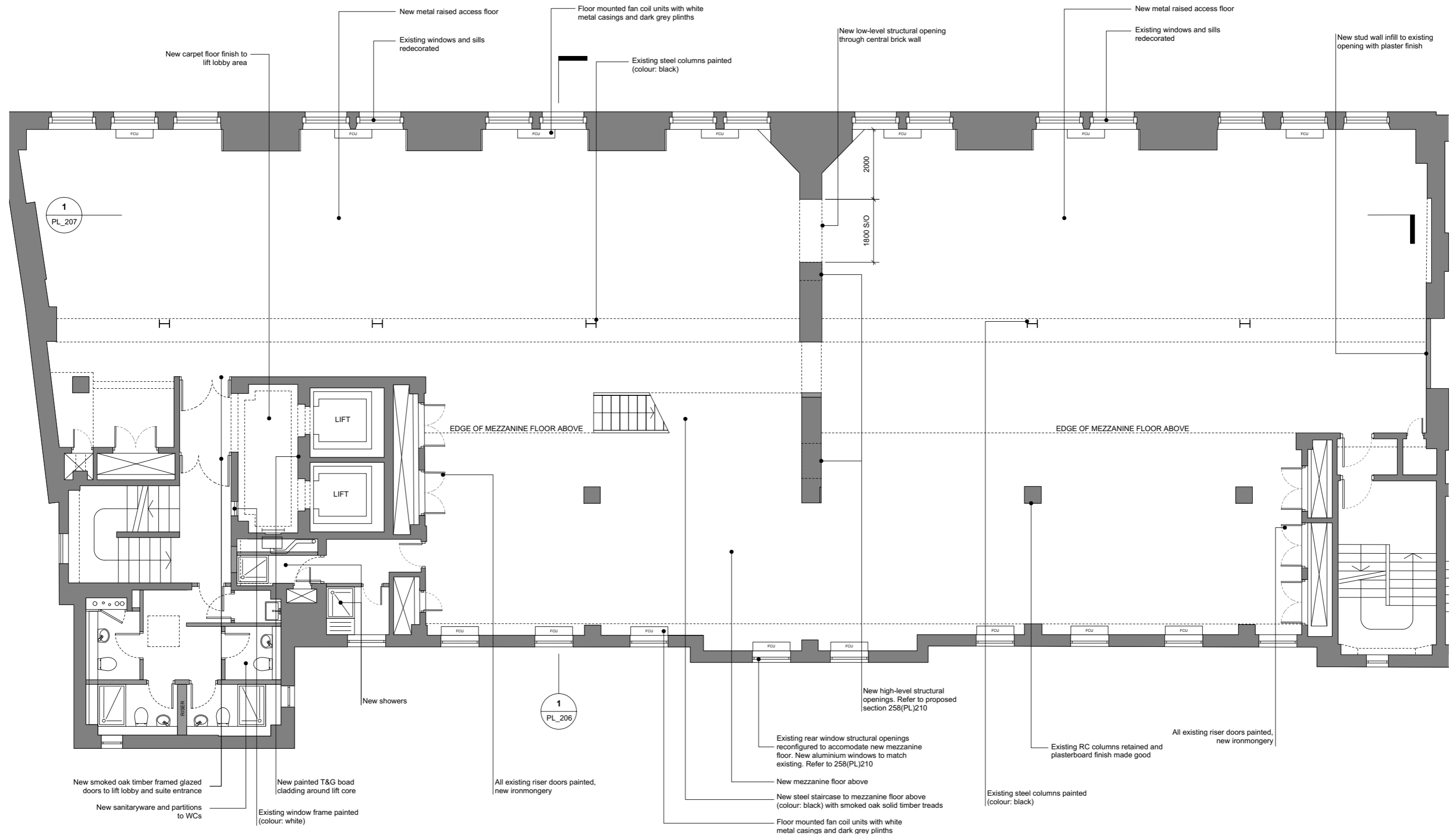
A new mezzanine floor is proposed in the rear modern extension. New structural openings are proposed to the spine wall as on other floors. These openings are relatively small in size so as to maintain the existing spatial hierarchy of two distinctly separate spaces, whilst still acting as a functional connection. 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

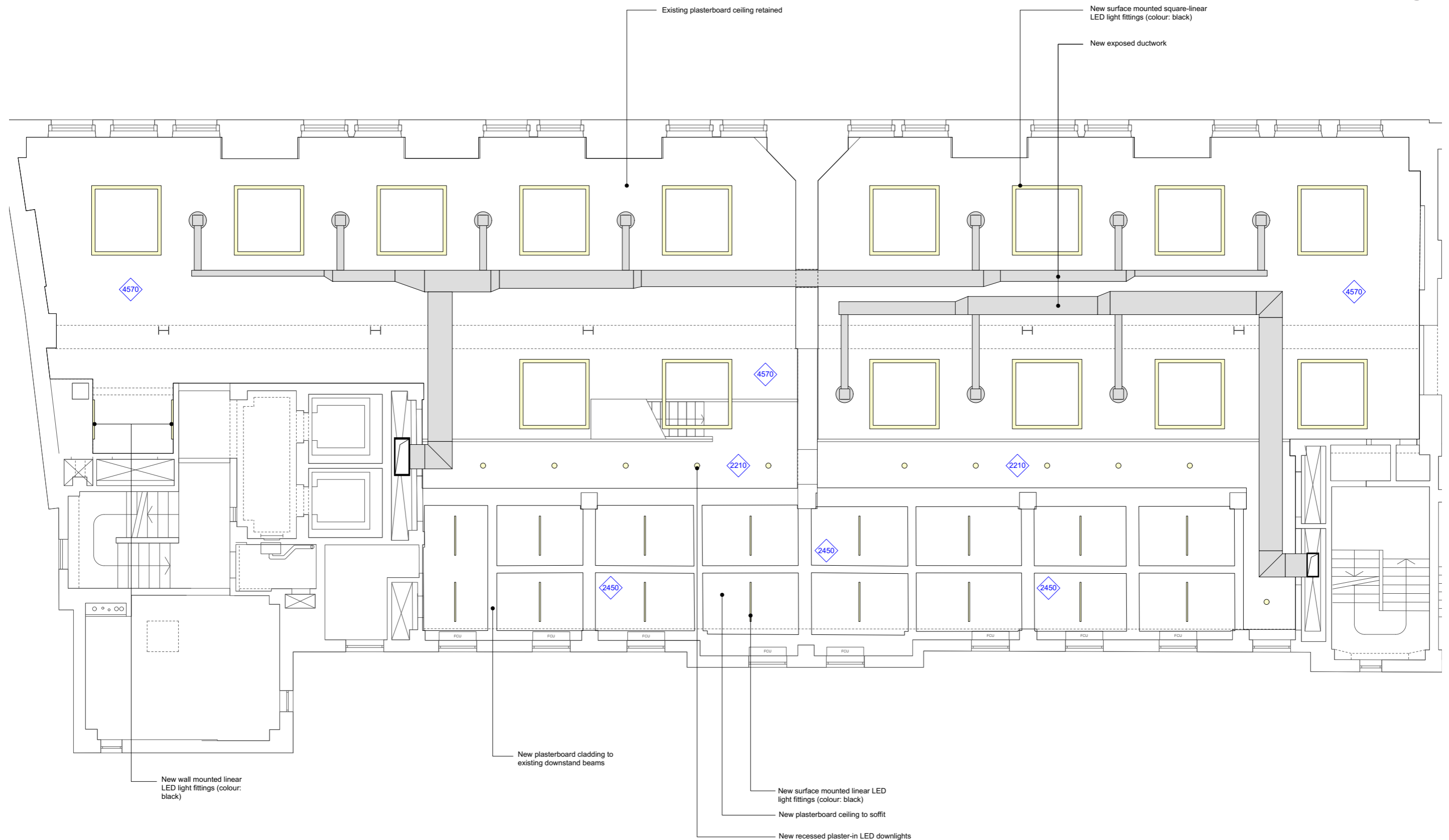
The proposed second floor

Proposed plan



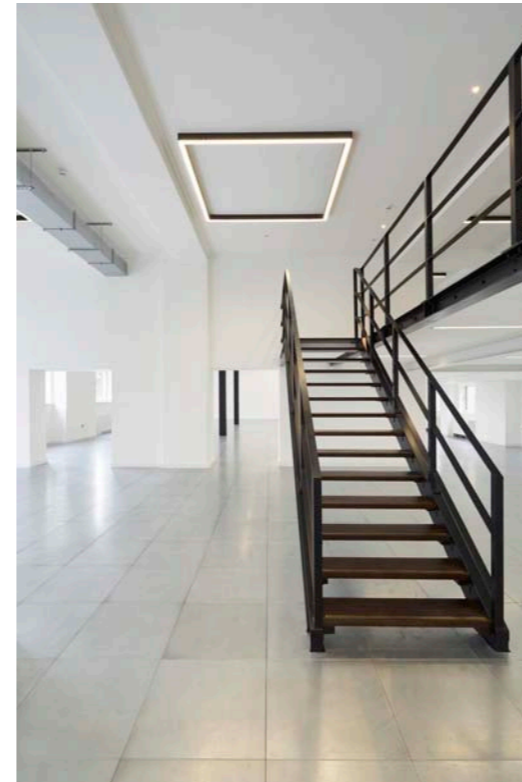
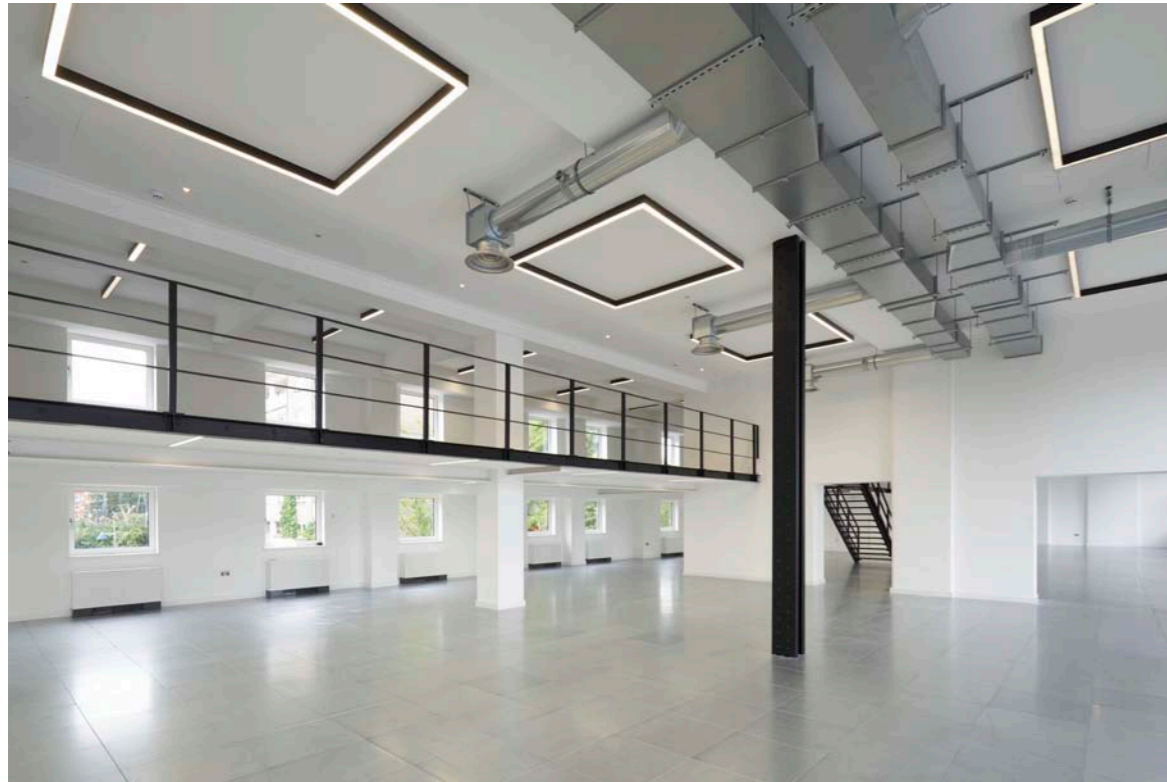
The proposed second floor

Proposed ceiling plan



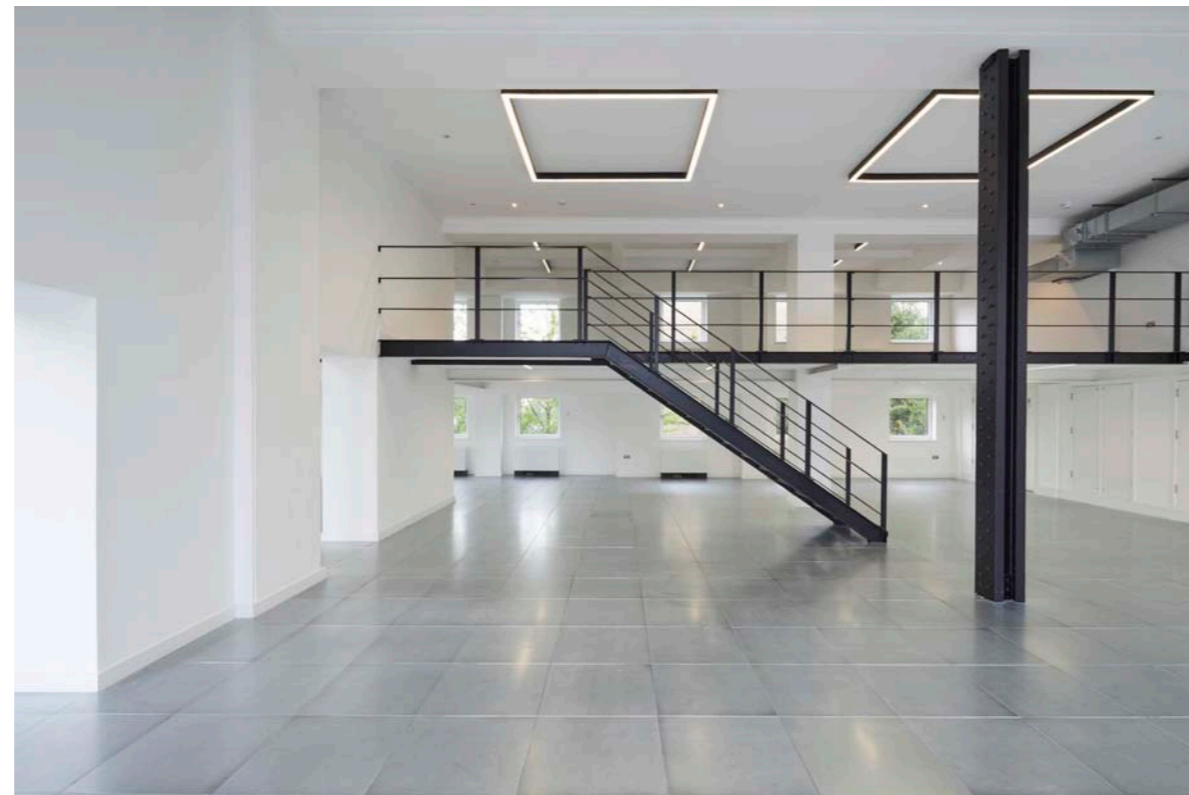
The proposed second floor

Proposed Finishes



The proposed layout and finishes of the second floor is intended to match the recently refurbished first floor below. These include:

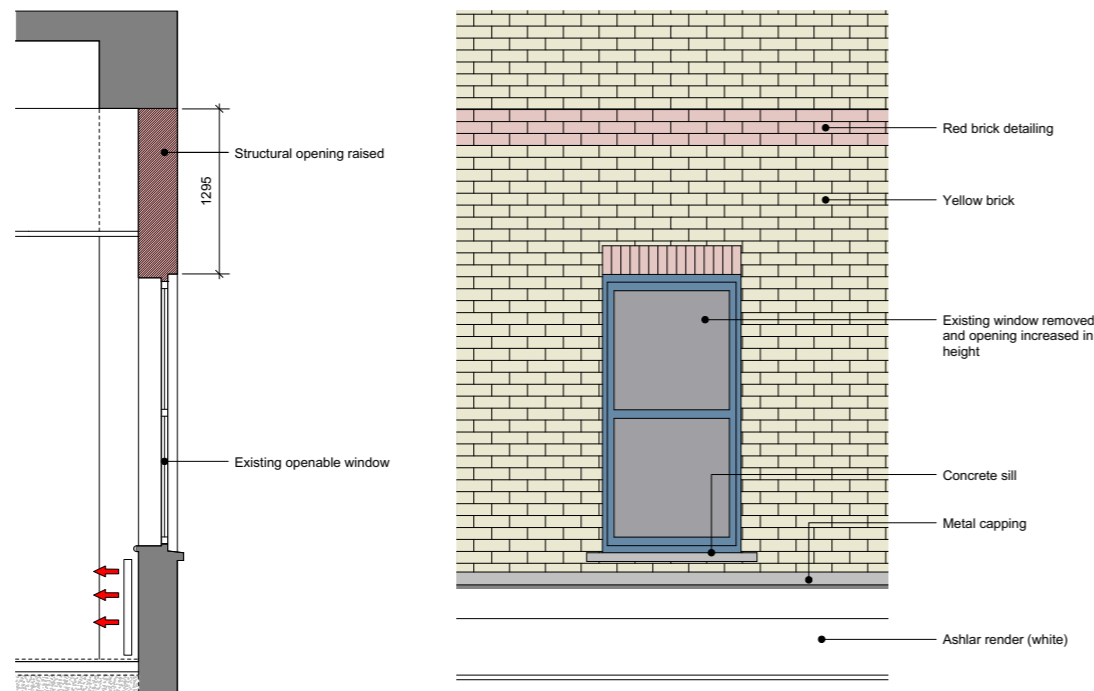
- Black surface mounted square-linear LED lighting
- Exposed steelwork painted black
- Exposed stainless steel ductwork
- Painted steel staircase (black) with dark smoked oak treads
- Floor-mounted fan coil units positioned beneath window openings with white casings and dark grey plinths



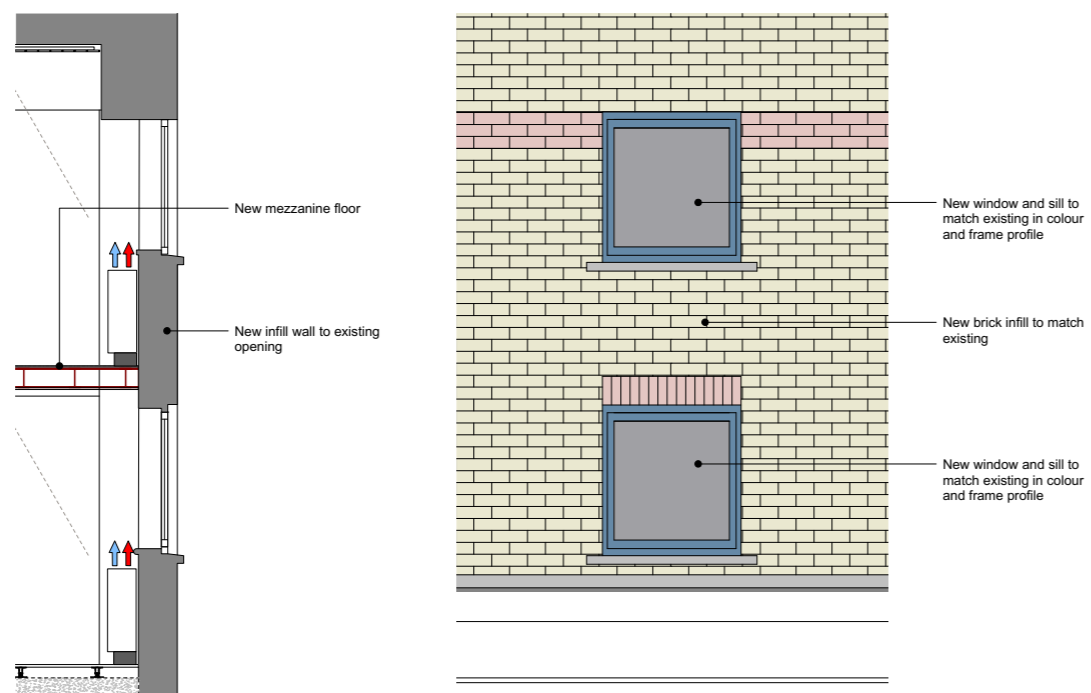
Left: Photographs of the recently refurbished 1st floor. Finishes and layout of 2nd floor to match

The proposed second floor

Adding a mezzanine



Existing rear section and elevation

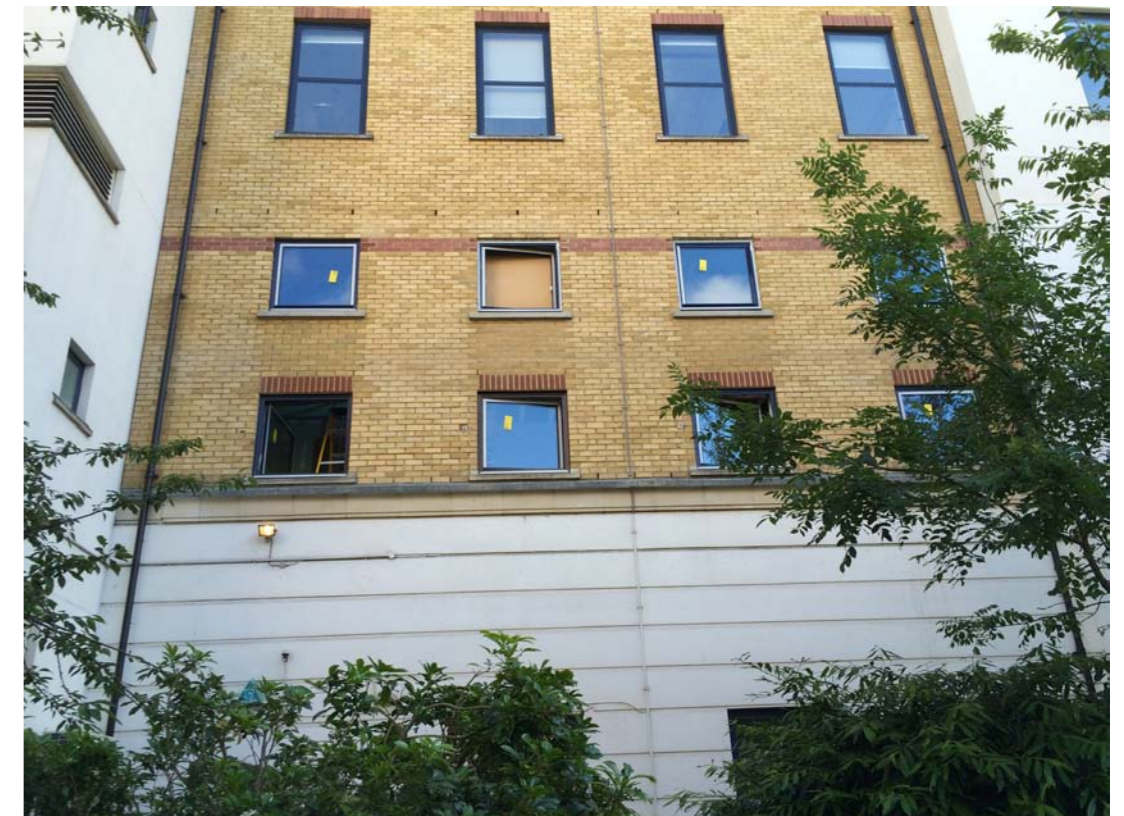


Proposed rear section and elevation

In order to accomodate the new mezzanine 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