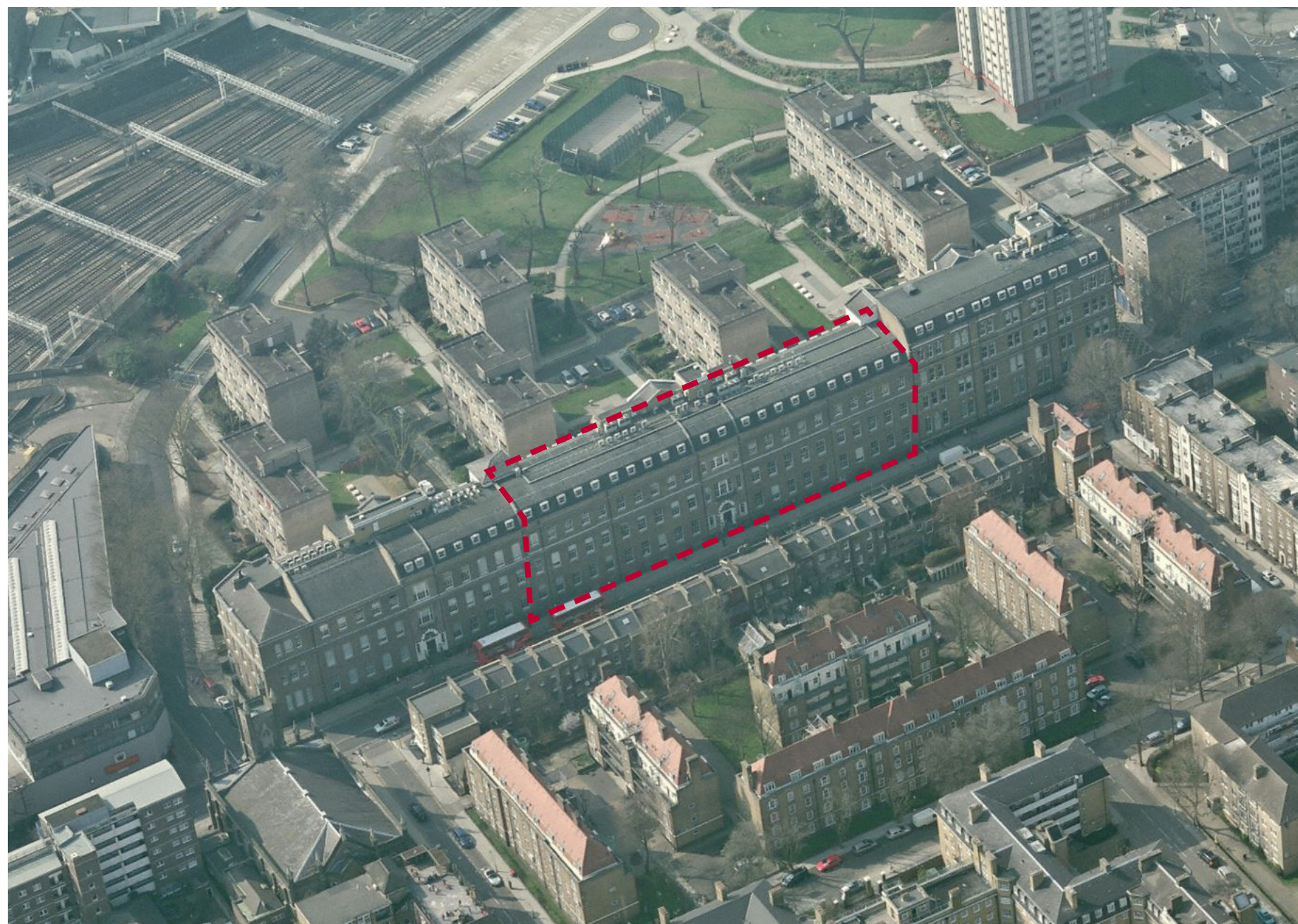


# Third Floor -183 Eversholt Street

Listed Building Consent - Design Statement

14.07.17

halebrown



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 application, sets out the proposals for the refurbishment of the office floor on the third 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 painted timber plank ceiling
- New ceiling-mounted linear LED light fittings and exposed mechanical high-level ductwork
- Refurbished WC areas with minor alterations to the WC access corridors to provide additional wcs



## 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

### Third Floor, 183 Eversholt Street

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- 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 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 third floor



The 3rd floor of no. 183 is a modern addition to the original building, assumed constructed at the same time as the main rear extension to the building.

The space features modern finishes, a metal raised access floor, plasterboard wall finishes, an accessible suspended metal ceiling with recessed strip lighting and is heated by panel radiators positioned beneath the window openings. There are a number of lightweight glazed and solid office partitions defining meeting rooms.

The WCs are designed as separate male and female and located at the rear, adjacent to the lifts and principal stair core.



### Third Floor, 183 Eversholt Street

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View of the historic mezzanine floors to the lower floors

The proposed design aims to bring the office space up to modern standards, while also respecting and enhancing the historic fabric of the building.

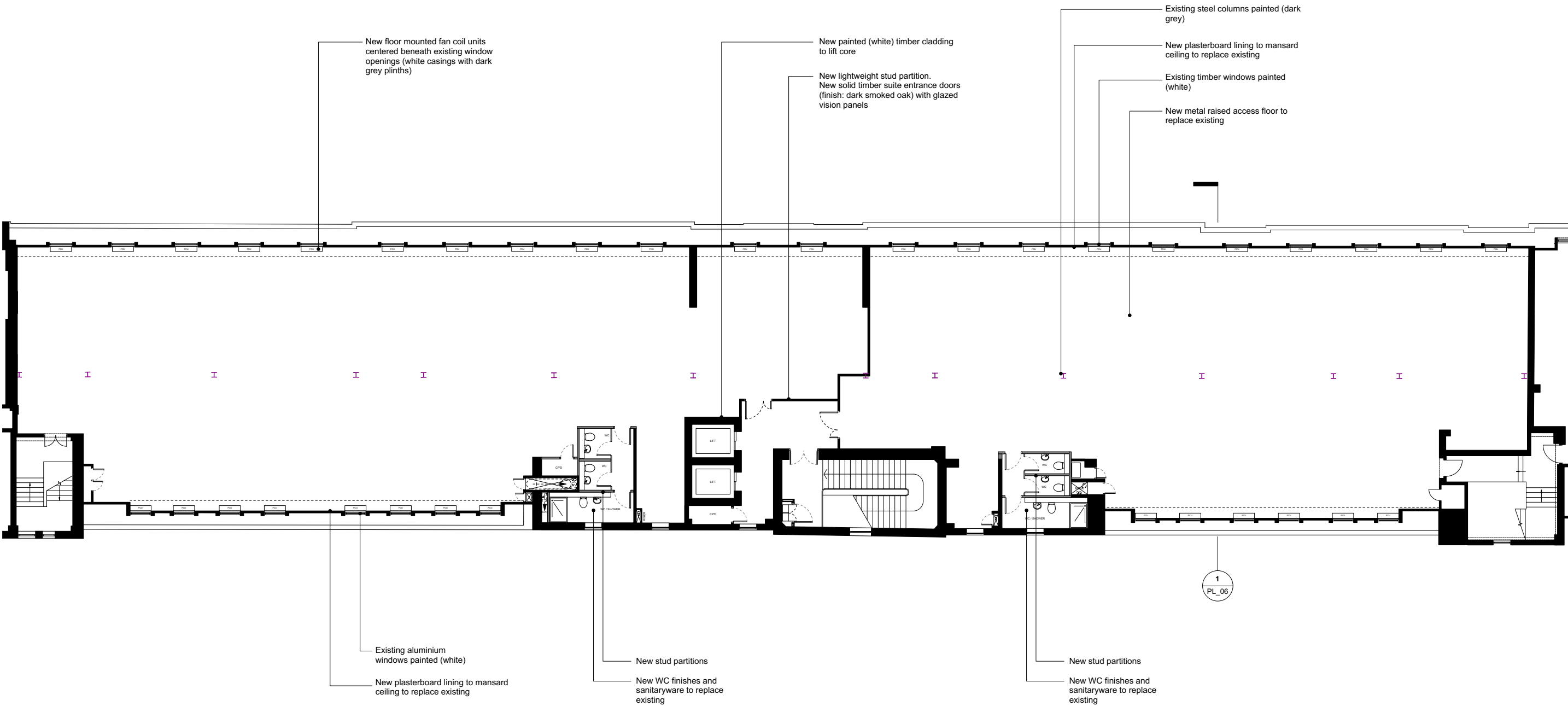
Where possible, materials and details are proposed that will respect and compliment the historic aspects of the building.

The current lighting is not adequate for a modern office environment so new ceiling-mounted LED 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.

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

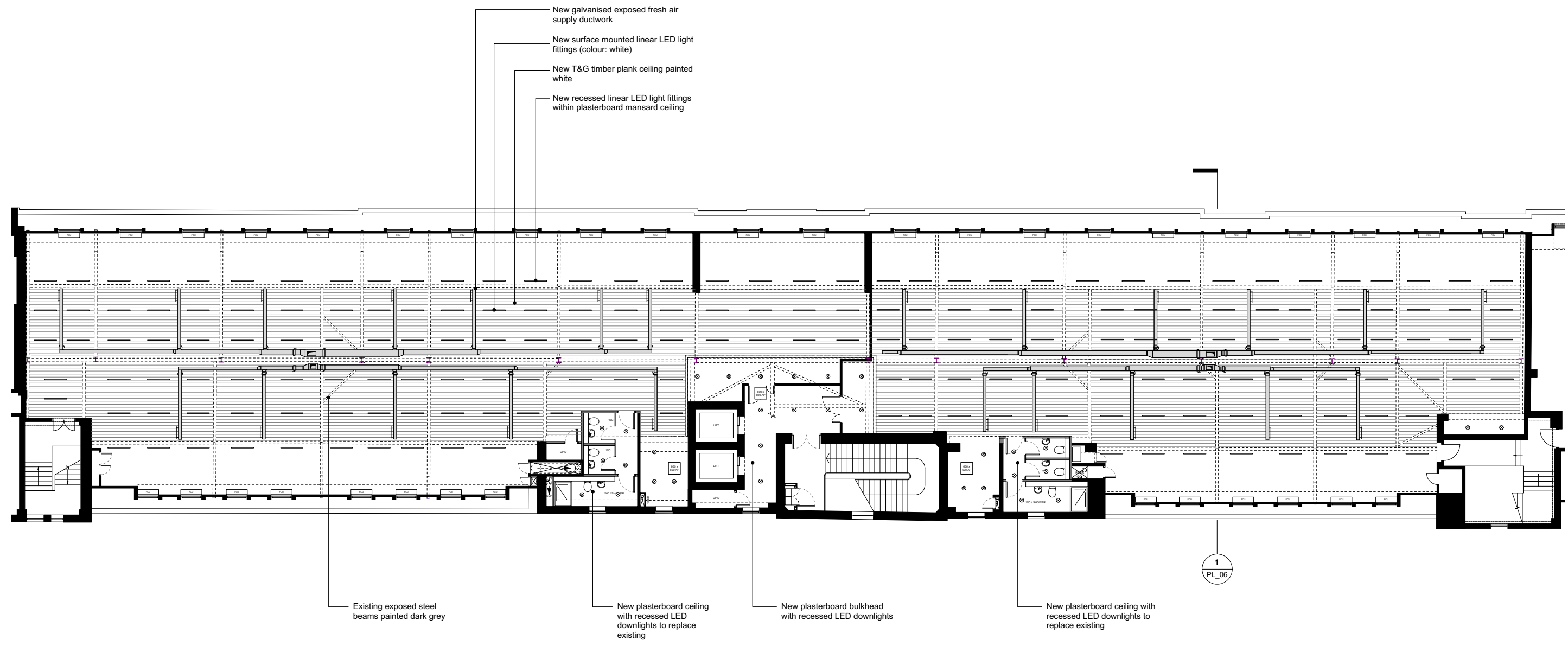
# The proposed third floor

## Proposed plan



# The proposed third floor

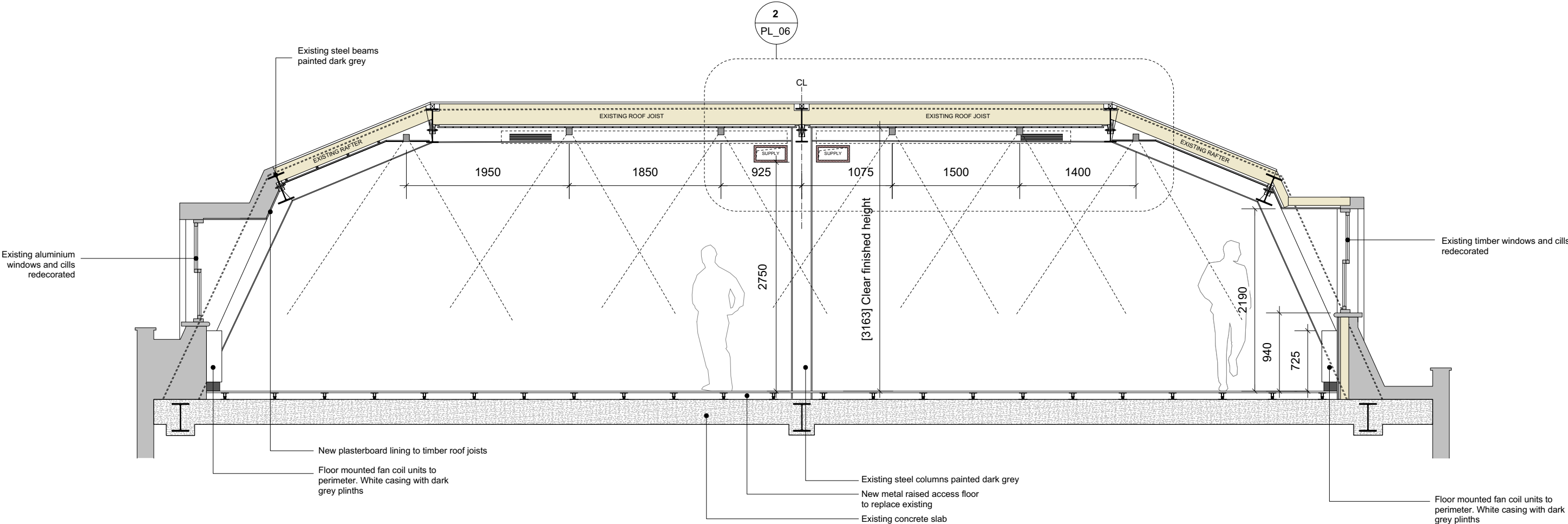
## Proposed reflected ceiling plan





# The proposed third floor

## Proposed section



**The proposed third floor**  
**Proposed WC finishes**



Floor finish



Cubicle Doors



Basin/Taps



Wall tiles



Floating mirror



Wall-hung WC