

# 2nd Floor -163 Eversholt Street

Listed Building Consent - Design Statement

01.08.18

halebrown



This design statement to accompany the Listed Building Consent Application, sets out the proposals for the refurbishment of the 2nd floor office space in no.163 Eversholt St.

The key proposed design moves involve:-

- Strip-out of existing modern finishes including full-height partitions, radiators, lighting and WC fixtures and fittings
- New ceiling-mounted feature light fittings and ductwork
- Refurbished WC layouts and finishes
- New structural openings in the separating spine and rear walls
- Extension to existing mezzanine floor in central area
- New raised access floor to main office space

These proposed works to this office floor form part of a wider phased refurbishment of the building that was started in 2015.

## 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

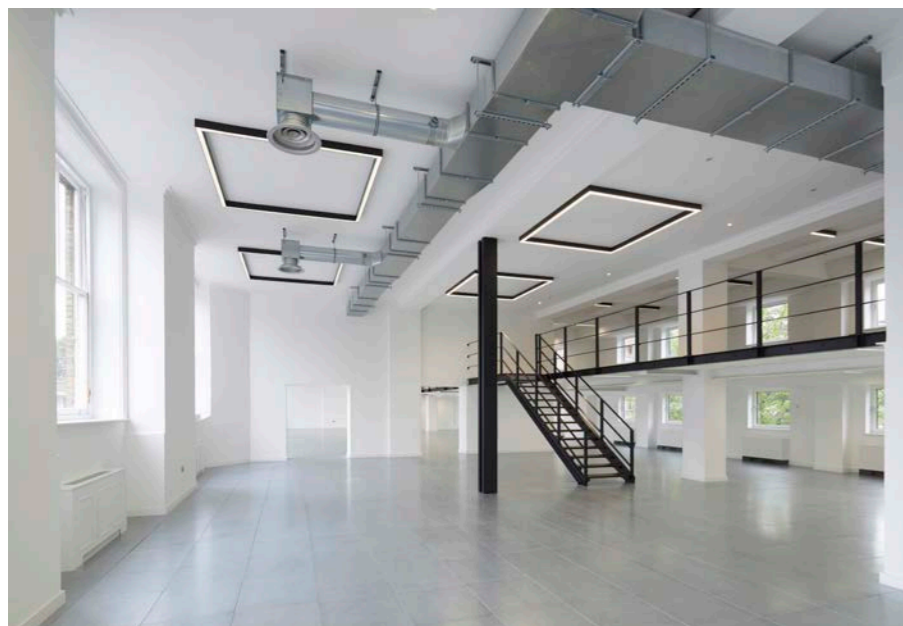
### 2nd floor, 163 Eversholt Street

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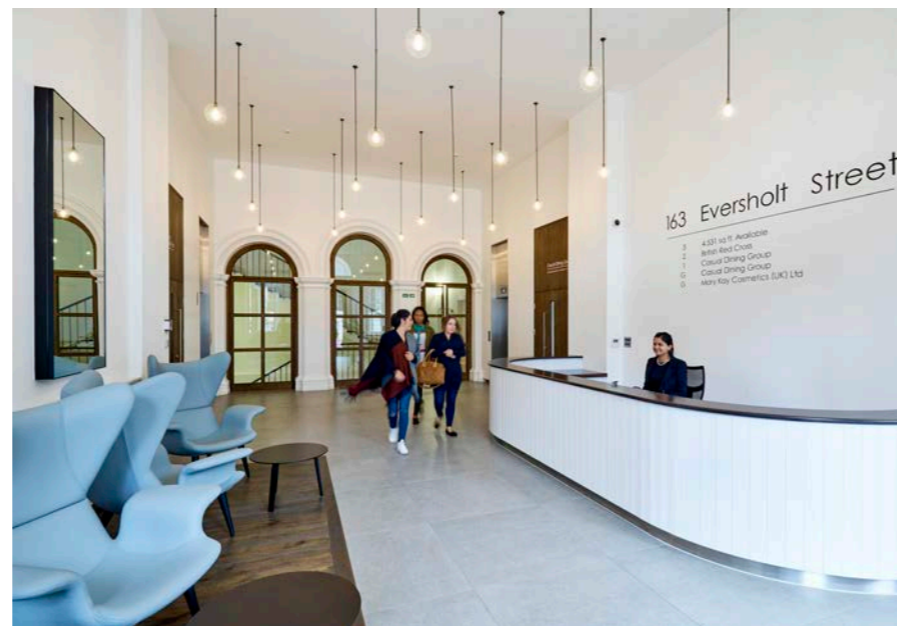
halebrown architects



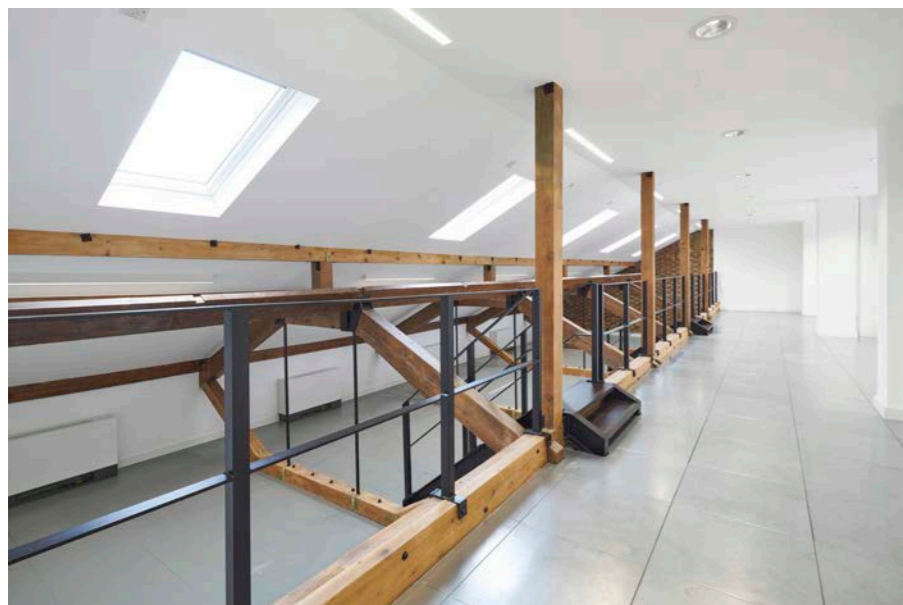
- Formally known as the London and North Western Region Railway Clearing House, the main section of Eversholt House was constructed circa 1846-1848
- The building was designed by railway architect, Philip Hardwick, who also designed the original Euston Station, opened in 1837 as the first mainline terminus 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.



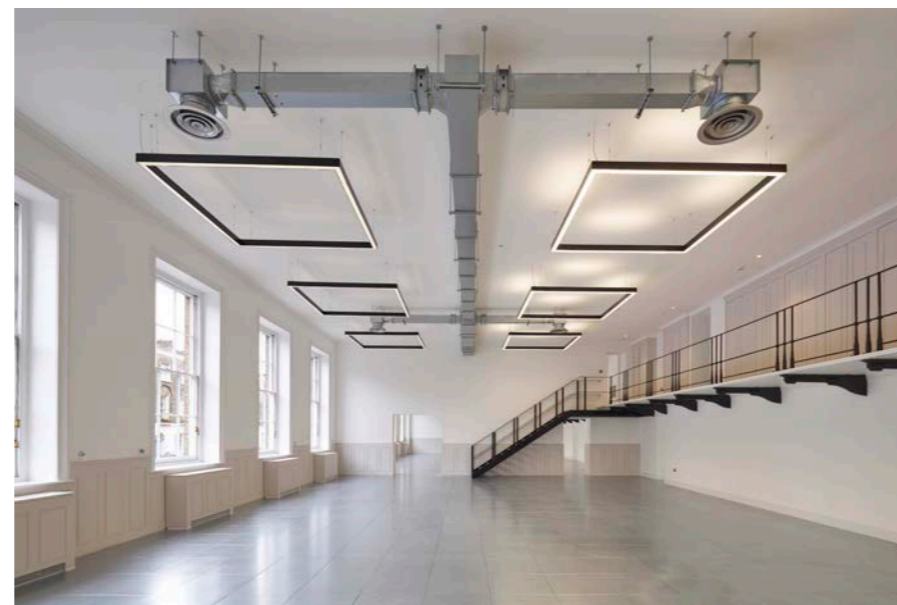
1st Floor Office - 203



Reception - 163



3rd Floor Office - 163



Ground Floor (South) Office - 183

Overview of completed refurbishment works to other parts of building

**2nd floor, 163 Eversholt Street**  
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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 2nd floor

### Typical office space (south side)



The second floor office space is comprised of a series of large double height chambers fronting Eversholt St. The rear portion of the office is a series of smaller rooms split over two levels.

Lift access is provided to both second and mezzanine floors, and a mezzanine walkway provides access through the large office spaces with two large internal staircases. These staircases are of a modern construction.

Although the original building dates back to 1846, the recent 20th Century rear extension contains many modern features not in keeping with the building's character, such as fully accessible ceilings and poor quality tiling.

The office is serviced by ducted mechanical fresh air from an existing air handling unit located internally in a loft space above the southern most room. Centrally located supply and return air ducts pass through all spaces. There are suspended light fittings, radiators beneath the windows, along with high level wall mounted AC units.

There is existing timber wall panelling throughout that will be retained. A key element of the the floor are the large original timber sash windows

The WCs are designated separate male and female and are located in the rear modern addition, split over the two floors.



## The existing 2nd floor

### Typical office space (north side)



The northern half of the office has existing full height partitions that enclose the large double-height space. It is proposed to remove these and reinstate the space as a large uninterrupted volume.

## The existing 2nd floor Loft space above (south side)



There is an internal loft space above the southern most office space. This currently contains an air handling unit positioned between the trusses, which serves the office space below.



Existing photographs show the current air handling plant, between the historic roof trusses. The ceiling to the second floor office is revealed to be a modern MF plasterboard construction





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 refurbished fresh air supply add modern servicing requirements. Simple floor-mounted fan-coil units sit under or between the existing refurbished windows.

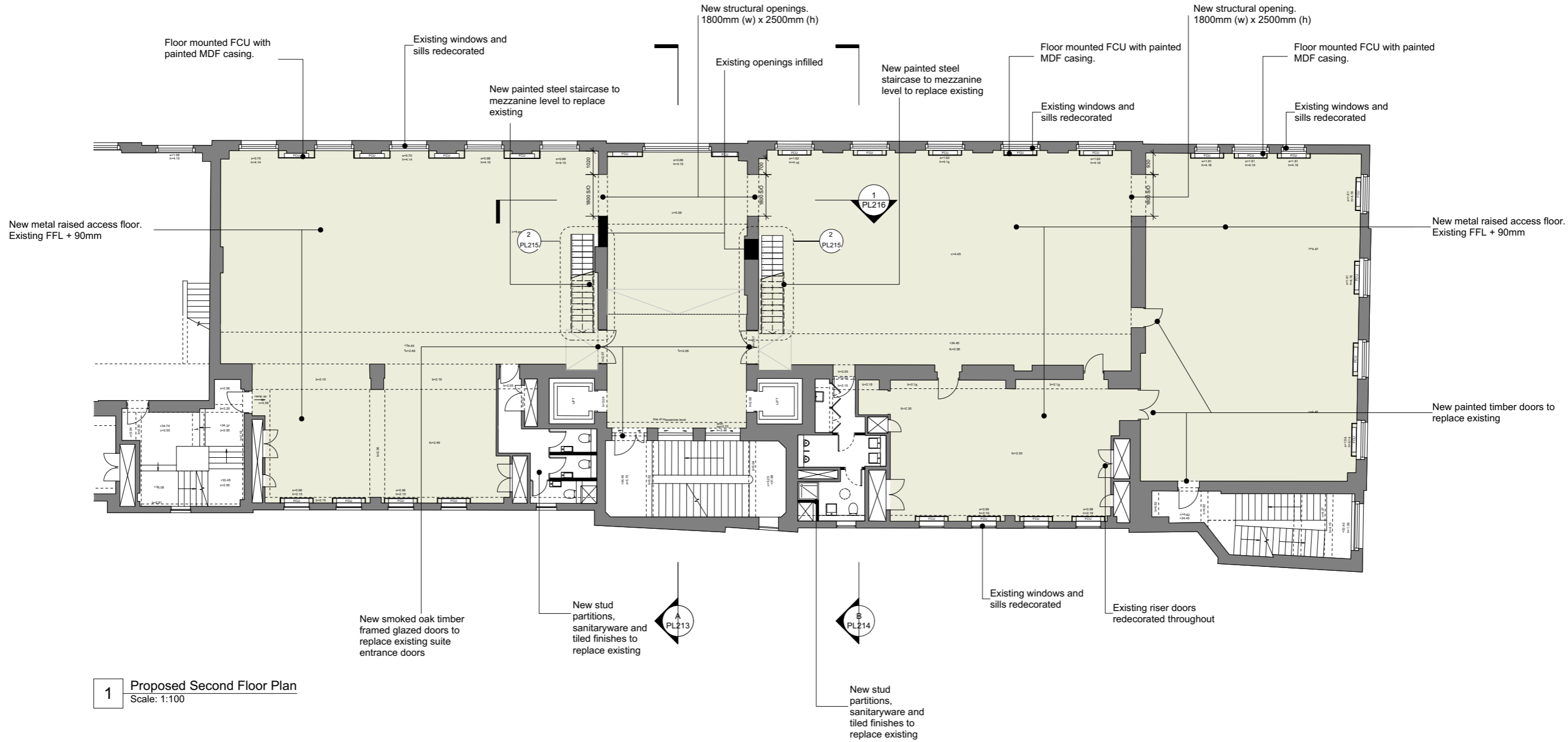
The lights are designed to have minimal profiles and take inspiration from the dark painted railings and exposed structure of the original building.

The existing mezzanine walkway is to be retained and refurbished. It is proposed to add a small extension to this in the central area opposite the lifts. Adding this area in the secondary central connecting space between the two large rooms maintains the existing spatial qualities.

New structural openings are proposed to the spine walls as on other floors. These openings help improve the flexibility of the office space, however care has been taken to ensure their size is such that the existing spatial hierarchy of the distinctly separate spaces is maintained.

# Design Proposals

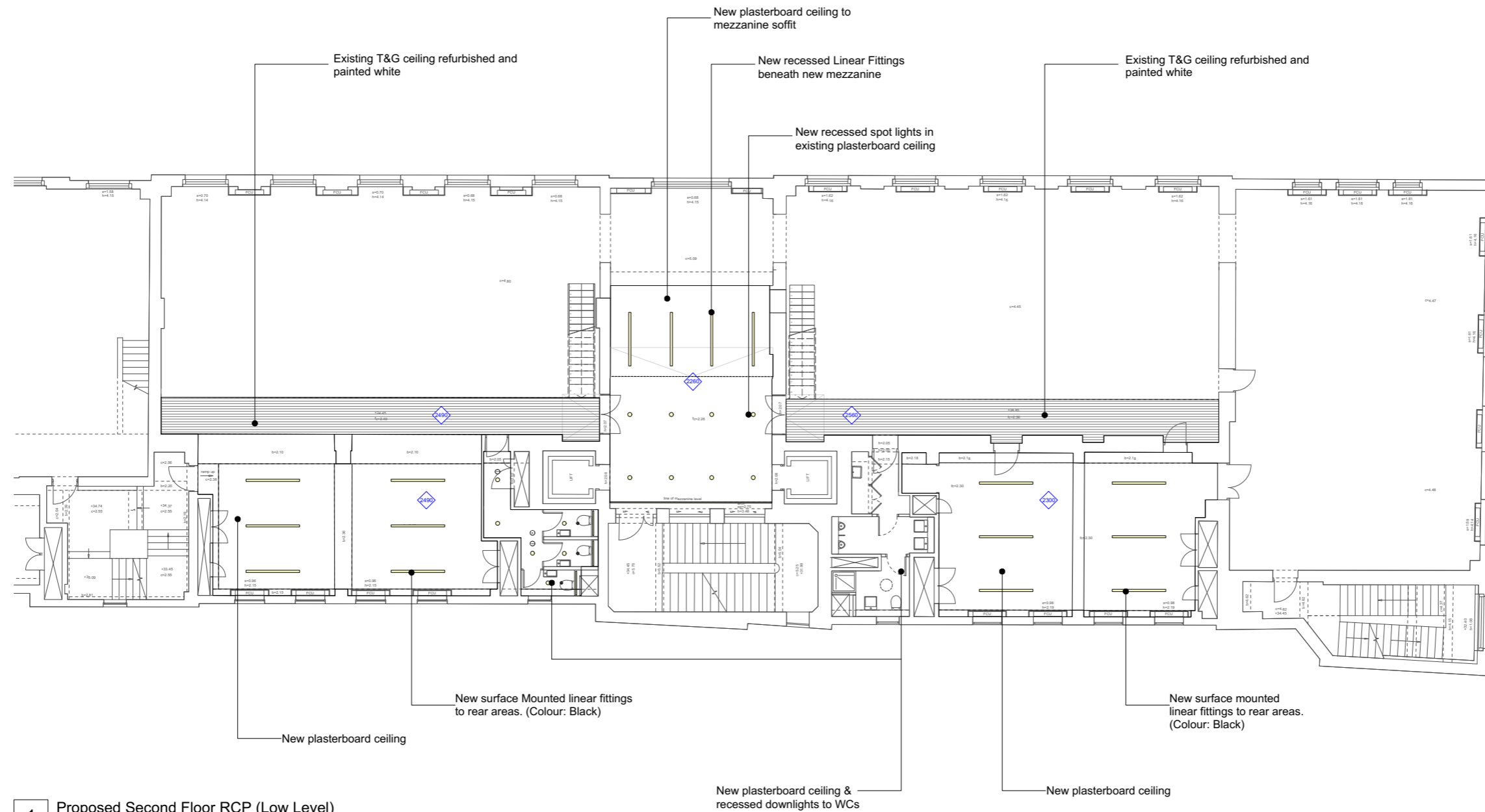
## Proposed 2nd floor plan



1 Proposed Second Floor Plan  
Scale: 1:100

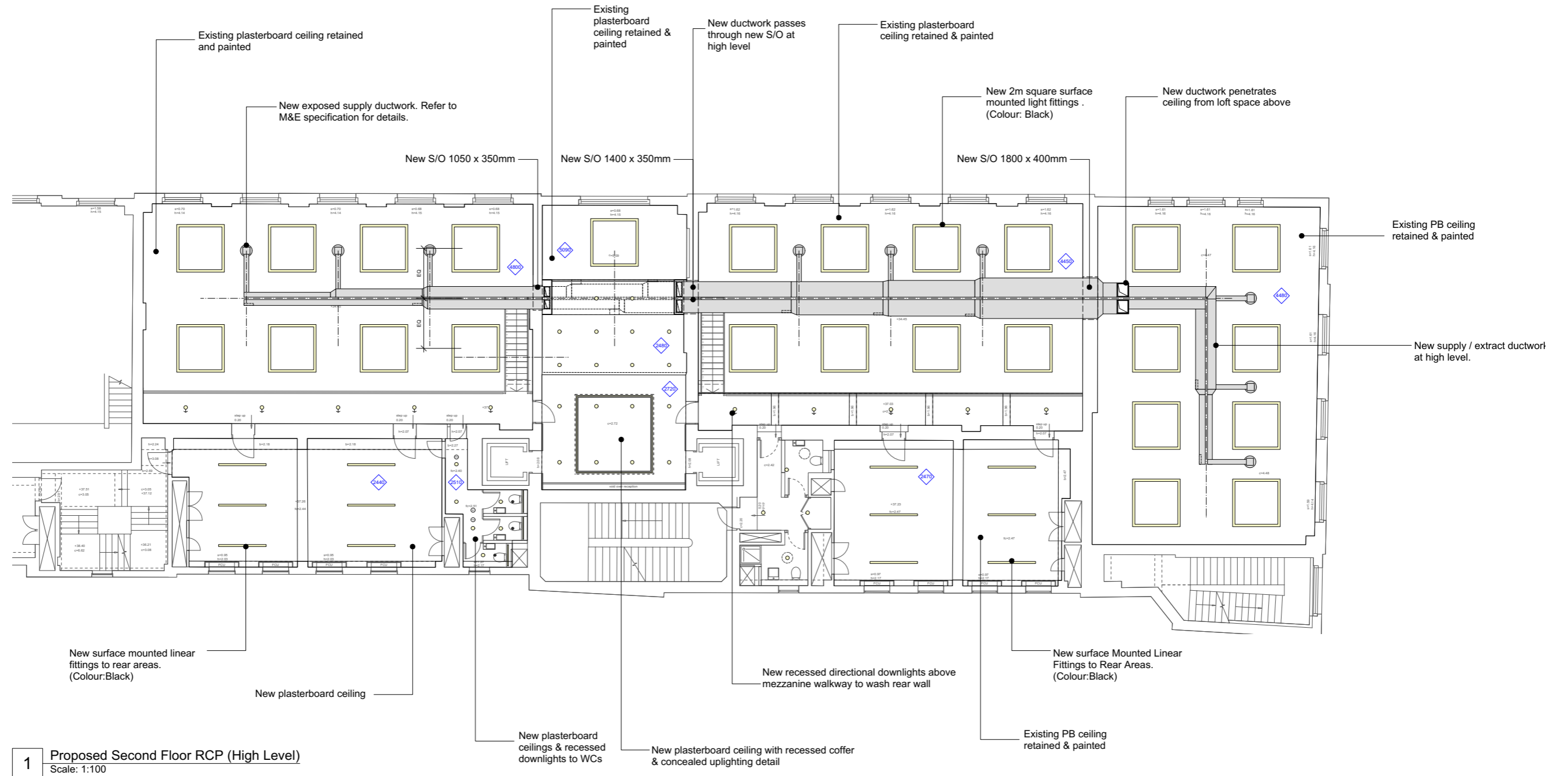


## Proposed reflected ceiling plan (low level)



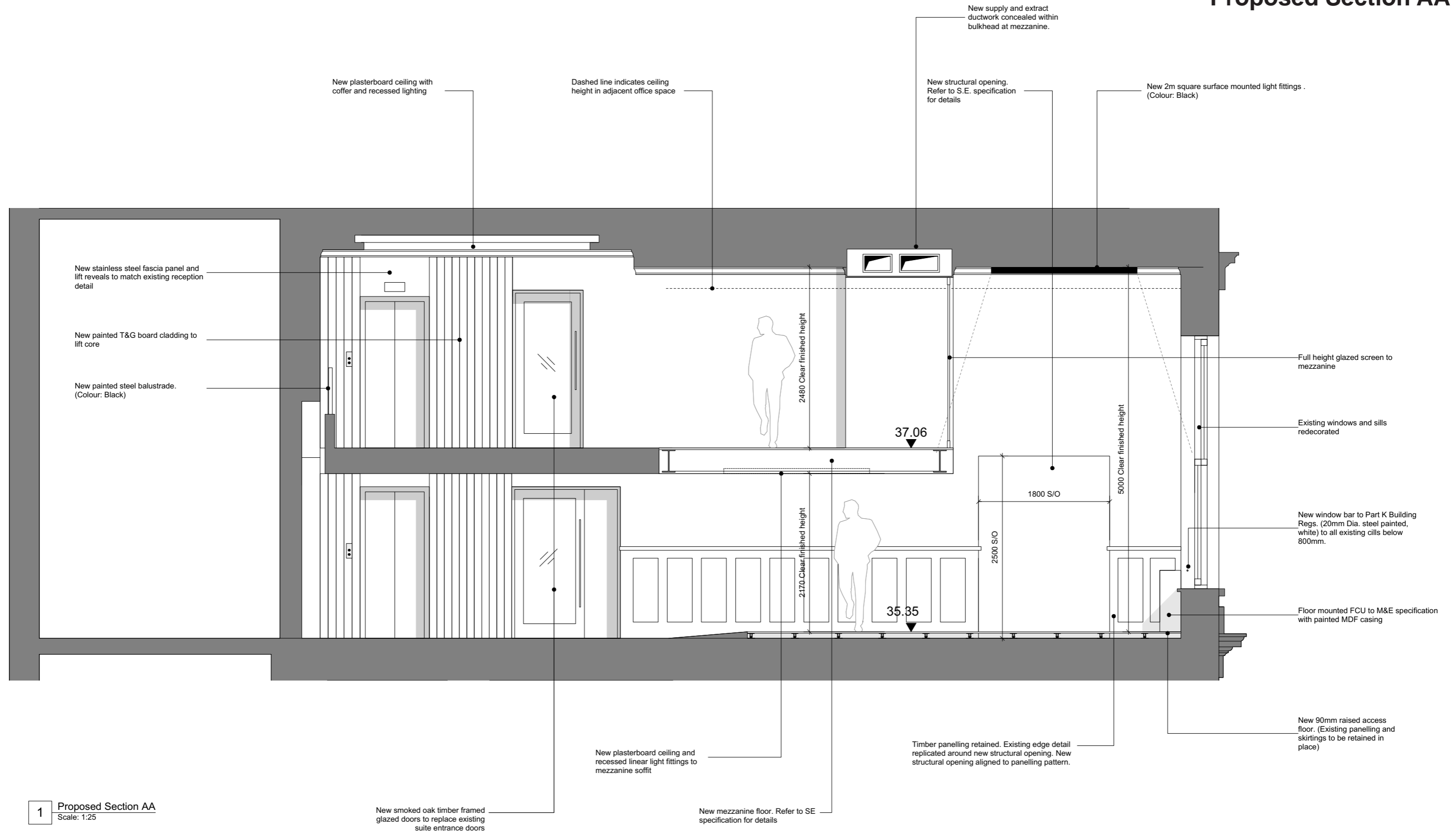
1 Proposed Second Floor RCP (Low Level)  
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## Proposed reflected ceiling plan (high level)



# Design Proposals

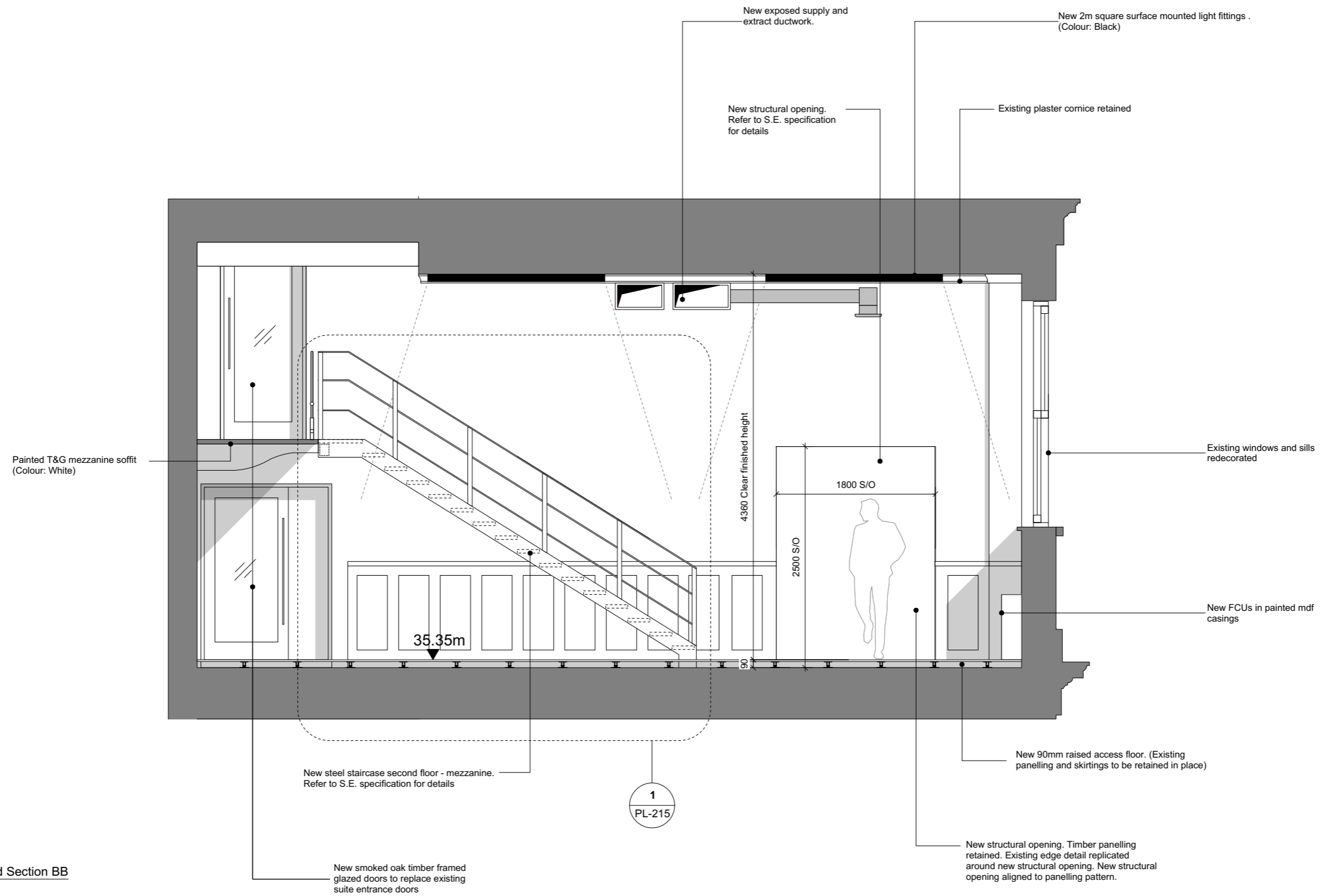
## Proposed Section AA



1 Proposed Section AA  
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# Design Proposals

## Proposed Section BB



1 Proposed Section BB  
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