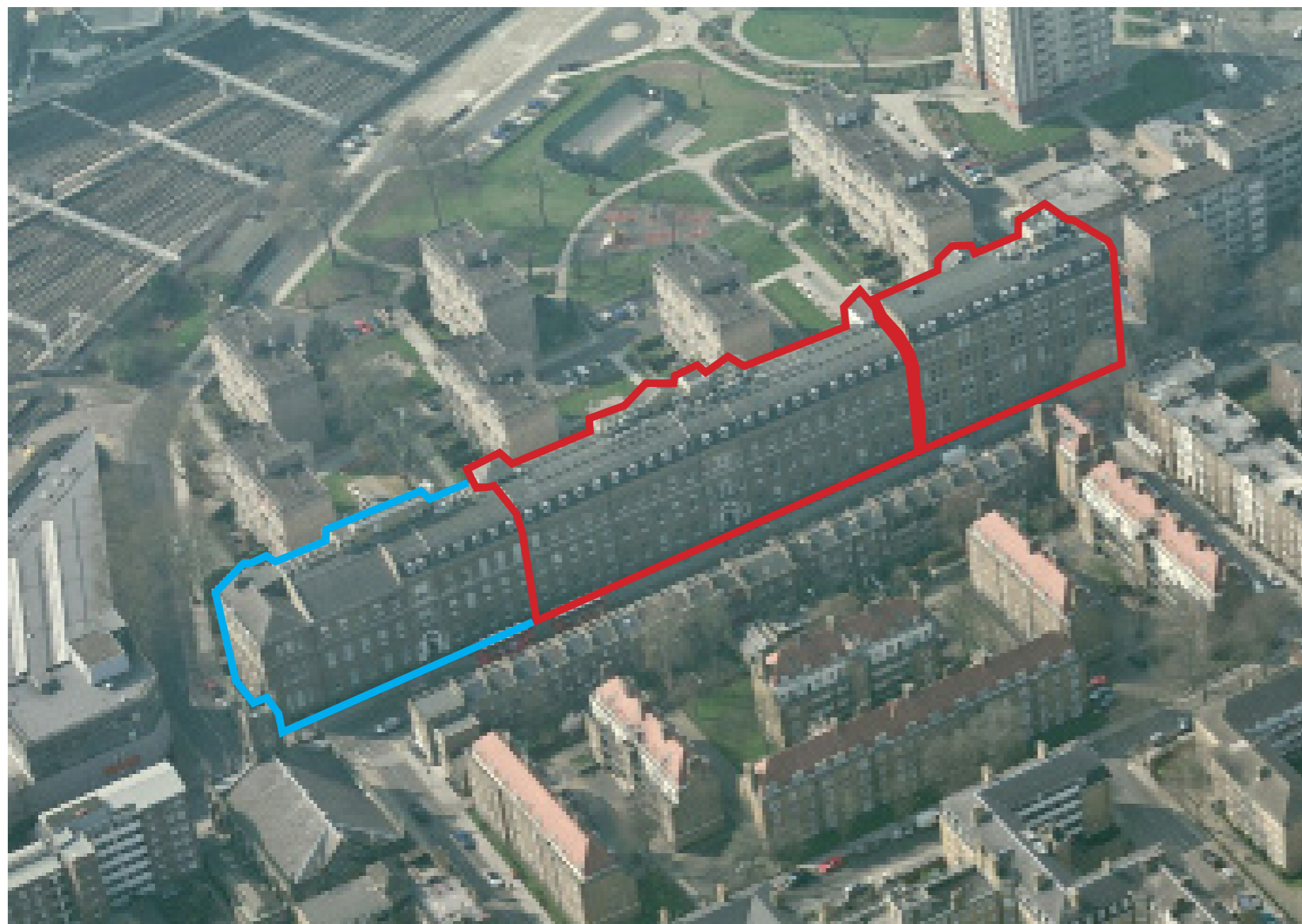


New Connecting Doorway 183 - 203 Eversholt Street
Design & Access Statement

13.12.19

halebrown



This design and access statement sets out the proposals for the internal modifications to nos.183 & 203 Eversholt Street.

The proposed alterations involve:-

- Formation of a new structural opening to connect the lower ground floor half landings belonging to the rear escape stairs of 183 & 203 Eversholt Street
- Installation of a new fire curtain (to be concealed within the new opening)
- Replacement ironmongery to 183 GF stair lobby door and decorations to the stair core.

These proposed works are required to provide direct access between the demises of Lower Ground Floor 203 and Ground Floor 183 Eversholt Street.

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-height 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's façade is broken up by slightly recessed bays and changes in cornice height.
- Windows to the Eversholt St. elevation 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 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 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.

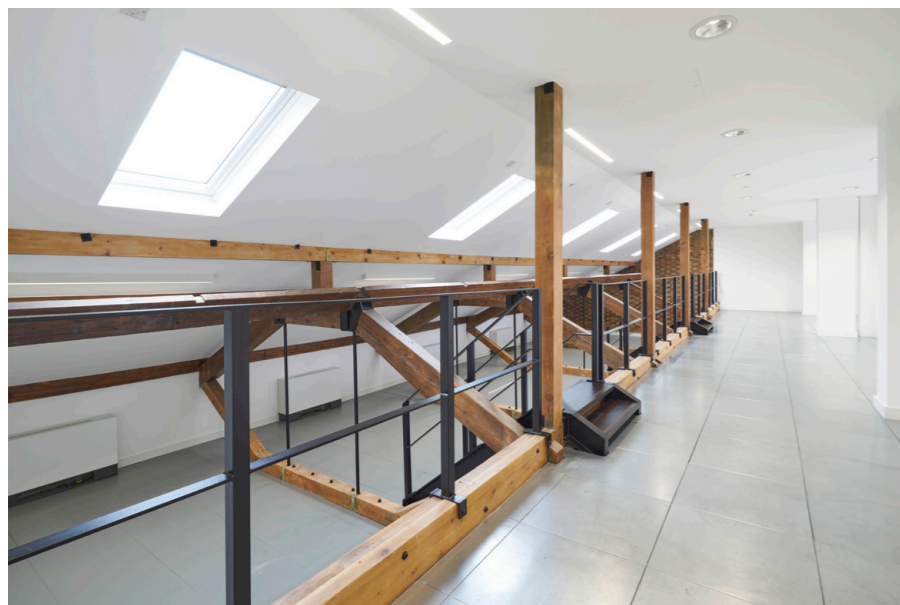
Planning History



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

In April 2019 permission was granted for the refurbishment of Lower Ground Floor 203, Ground Floor 183 & First Floor 183.

203 - Lower Ground Floor	(2019/0439/L)
183 - First Floor	(2019/0438/L)
183 - Ground Floor	(2019/0440/L)

Planning application	(2019/0437/P)
Listed Building Consent	(2019/0598/L)

In 2018 works were completed for the refurbishment of 2no. office floors within the building:

183 - Lower Ground Floor (South)	(2017/3599/L)
203 - 2nd Floor	(2017/3600/L)

Planning Application	(2017/3598/P)
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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)
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Receptions	(2016/0533/L)
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Planning Application	(2016/0371/P)
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Building Signage	(2016/1172/A)
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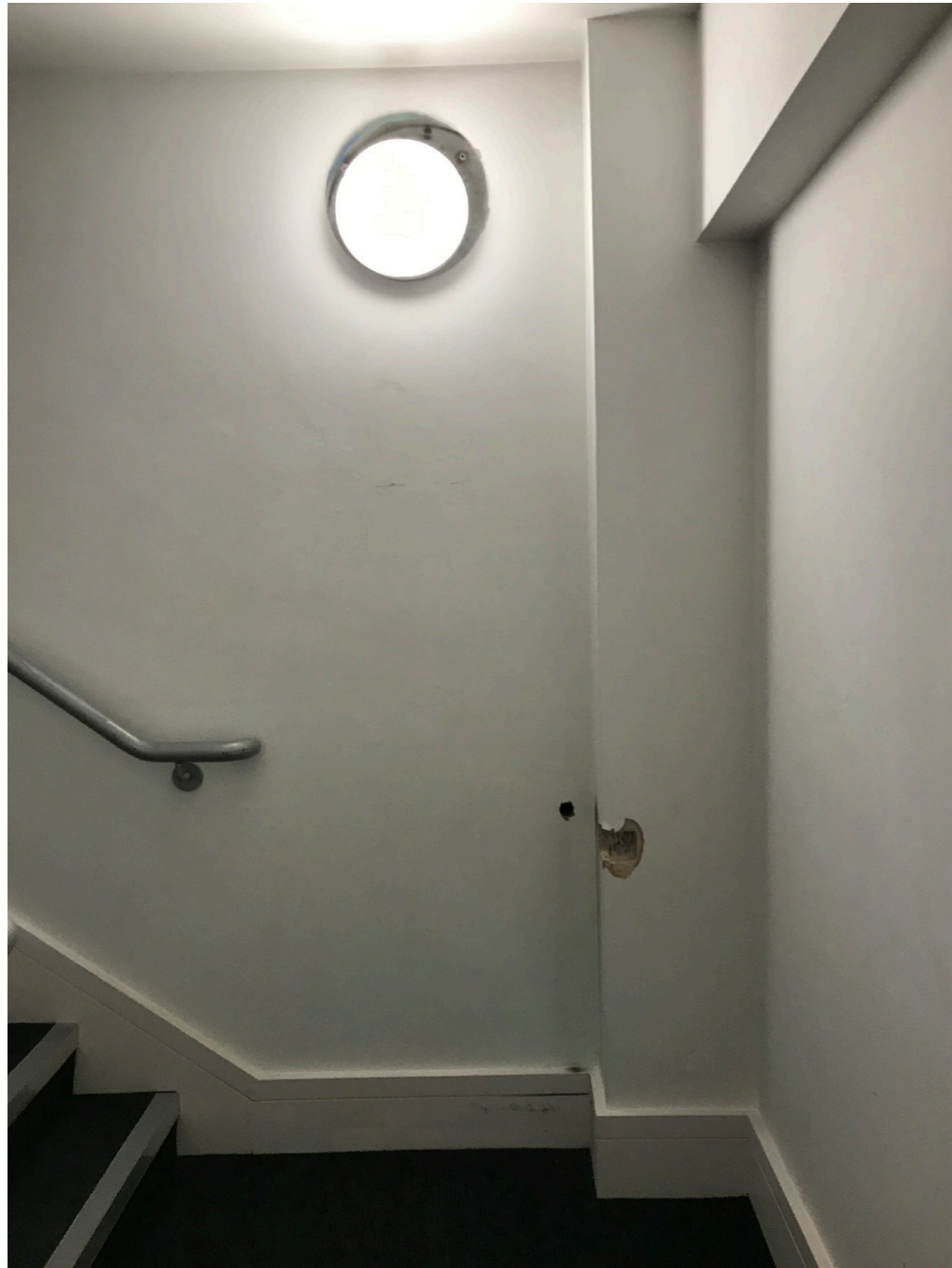
183 - 203 Eversholt St

Proposed Alterations

Essentially, the works comprise of the formation of new structural opening in the rear staircores of nos. 183 and 203 Eversholt St to facilitate a link between both buildings. The proposed location for the opening is within the modern, blockwork rear extension with no alterations proposed to the historic fabric of the building. No external alterations are proposed.

In order to ensure Part B building regulations are met, the installation of a new fire curtain (to be concealed within the new opening) will also be required, details of which can be found in the accompanying M&E specification and in the supporting documents and drawings listed below;

- 322(SP)401 Site Location Plan
- 322(EX)401 Rear Stair_Existing Plans & Sections
- 322(GA)401 Rear Stair_Proposed Plans & Sections
- Coopers Fire Curtain Specification
- Coopers MK5 Controller
- M&E Specification
- Structural Details - 9222.3_51 Rev T1



*Proposed location for new opening
(203 Lower Ground Floor half landing)*



*Proposed location for new opening
(183 Lower Ground Floor half landing)*