

# JACKSON | OCONNOR

A R C H I T E C T U R E

Troup Bywaters & Anders, 183 Eversholt St, London NW1 1BU  
HERITAGE STATEMENT - DESIGN + ACCESS STATEMENT -SCOPE OF WORKS - PHOTOGRAPHS  
06.06.2020

# THE SITE

## 1.0 Level 2 and 2M of 183 Eversholt Street - a Multi Tenanted Grade II Listed Building

Proposed internal alterations to level 2 and 2M for Troup Bywaters and Anders, who currently occupy these levels and wish to make improvements to their working environment.

This document comprises:

HERITAGE STATEMENT  
DESIGN + ACCESS STATEMENT  
PHOTOGRAPHS  
SCOPE OF WORKS

The scope of proposed alterations were discussed with Nick Baxter of Camden Council on 1 May 2020 and amendments to the design made following this discussion – i.e. the removal of a proposed store to the underside of a balcony.

## 1.1 Summary of Proposed Alterations

Alterations to non original plasterboard partitions and ceilings.  
Installation of new lighting to meet current office standards  
Removal of some non original internal doors, installation of some new doors and re-use of some existing doors.  
Increase WC provision to adhere to HSE for occupancy levels



# HERITAGE STATEMENT

## 2.0 Background and Overview

183 Eversholt Street, London NW1 1BU is part of the mid nineteenth century Grade II Listed terrace 163-203 (odd) Eversholt House and attached railings.

The terrace is located within the London Borough of Camden and is not in a conservation area. Eversholt House has three storeys over a basement, with storeys located to the North of the Property. Troup Bywaters and Anders occupy levels 2 and 2M

## 2.1 Analysis of the Significant Archaeology, History and Character of the Building

As with the rest of the terrace, 183 Eversholt Street is an important historical, archaeological artefact which should be preserved as an example of buildings of this era. It is unlikely that there is significant archaeological remains preserved in the ground due to the history of the land prior to the 19th century.

## 2.2 Camden Council and Setting of Adjacent Listed Buildings

The Listed terrace is situated to the South of the London Borough of Camden. Eversholt House is located to the West side of Eversholt Street.

There are 3 other buildings located on Eversholt Street which have a Grade II Listed Building status – The Royal George 8-14 Eversholt Street, 64 Eversholt Street and The Church of St Mary the Virgin, all of which are located on the East side.

Due to all the works being all interior works they will not be visible from the outside of the building. The proposed new suspended light fittings will be visible, however they are to match the lighting that has been installed by neighbouring tenants across 163-203 Eversholt Street.

## 2.3 History and Character of the Building

The English Heritage Register describes the following important features of the listed terrace:

Formally known as the London and North Western Region Railway Clearing House, the main section of Eversholt House was constructed circa 1846-1848. The Northward additions to the building were carried out in 1850 and between 1874 – 1902, to the South corner of Barnby Street. The property was renovated in the late 20th Century, with the interior being remodelled by JB Stansby during the same period. The building is constructed of yellow Londonstock brickwork with stone cornice and blocking course. The main building comprised of 3 storeys and a basement, with a Northward extension consisting of 4 storeys and a basement. The property has circa 53 windows, with the façade broken up by slightly recessed bays and changes in cornice height. The entrance is made up of rounded archways with white stucco block dressings, keystones and fanlights. The entrance doors comprise of architraved doorways within with cornices and panelled doors, which are flanked by architraves windows and cornices. Windows are made up of timber sash windows with glazing bars which are recessed below gauged brick flat arches. 3 light windows are located above entrances. The main stone cornice, which runs the length of the building, is at 2nd floor level. Cast Iron railings to the front of the building, with urn finials. The listing description notes that the interior of Eversholt House was not inspected.

## 2.4 Levels 2 and 2M

Internally the open plan comprises double height space, of 4 main building bays. 2 either side of the central entrance bay which is located adjacent to the lift lobby. off the lift lobby. The Northward extension comprises two storeys which are more cellular in nature.

There is an historic gantry (with exposed metalwork support and balustrade and timber floor) running the length of the building, overlooking the open plan space. The balustrade, to the gantry, changes in detail from one end of the building to the other. Full height beaded hinged timber panels are located along parts of the gantry level. Vertical circulation comprises spiral stairs to the rear of the building and some timber accommodation stairs from the open plan directly to the gantry. Dado and skirtings to the open plan of level 2 appear to be original.

The central bay of the building has a mezzanine level and glass staircase (approx. 20 years old), with the steel and plywood balustrade details. These balustrade details continue into the lift lobby. There is a plywood ceiling to the underside of this mezzanine.

There are historic double height doorways to the rear escape lobby adjacent to the lift lobby at level 2. Internal doors do not look to be original throughout the floor plates. The doors are not consistent in appearance and range from solid, vision panels; some with beading to replicate 4 panels..

# LISTING

2.5

## EVERSHOLT HOUSE AND ATTACHED RAILINGS

 [3 contributions](#)

### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1342048

Date first listed: 14-May-1974

Statutory Address: EVERSOLT HOUSE AND ATTACHED RAILINGS, 163-203,  
EVERSHOLT STREET

### Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1342048.pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

### Location

Statutory Address: EVERSOLT HOUSE AND ATTACHED RAILINGS, 163-203,  
EVERSHOLT STREET

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 29391 83085

### Details

CAMDEN

TQ2983SW EVERSOLT STREET 798-1/83/426 (West side) 14/05/74 Nos.163-203 (Odd)  
Eversholt House and attached railings

GV II

The London & North-Western Region Railway Clearing House, now office block. c1846-8, with additions northwards in 1850 (south corner of Barnby Street) and 1874-1902, renovated late C20. Designed by JB Stansby, company engineer. Interior remodelled late C20. Irregular block in Classical style. Yellow stock brick. Stone cornice and blocking course. 3 storeys and basements, 4 storeys at north end. 53 windows. Facade broken up by slightly recessed bays and changes of cornice height. Round-arched entrances with stucco block dressings, keystones and fanlights; architraved doorways with cornices and panelled doors; doorways flanked by architraved windows with cornices. Gauged brick flat arches to recessed sash windows with glazing bars; 3 light windows above entrances. Main stone cornice at 2nd floor level. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials.

# DESIGN AND ACCESS STATEMENT

## 3.0 Introduction

This statement has been prepared on behalf of Troup Bywaters and Anders in support of a Listed Building Application for the upgrade to the interior of their existing offices . The office interior has had little done to it since the upgrade circa 20 years ago.

### 3.1 The Site and Surroundings

The subject property is located at 183 Eversholt Street, London NW1, which is a commercial street location and our subject property contains a number of commercial units. The building is a terraced office block located along Eversholt Street.

The existing building has been previously converted, providing separate commercial units.

The freeholder of the property is Aviva Investors Pensions Limited.

The commercial units contain leaseholder occupants.

The properties to the rear of the building comprise residential blocks of flats.

## 3.2 Existing office space level 2 and 2M

- 3.2.1 Lighting levels to the existing offices are as low as 100 lux . Recommended levels are 500 lux for office spaces. Lighting to the open plan is by means of wall lights and some spot lights to the level 2 M gantry. There is no lighting to the ceiling over much of the working floors.
- 3.2.2 WC provision falls short of HSE standards for the occupancy of the floors
- 3.2.3 Room layouts of the cellular space to the northern extension do not comply with Approved Doc B : Fire safety of the building regulations. As they have been planned with rooms within rooms.
- 3.2.4 The spaces are very tired and in need of decorations.
- 3.2.5 Visitor access is limited by lift lobby planning and doors.
- 3.2.6 Open plan layouts have circuitous circulation.
- 3.2.7 Cellular spaces in the northern extension are dark, the windows this elevation are small. There is a desire to increase natural light to these spaces. Meeting room door positions encroaches into the narrow rooms, vision panels to the doors are inconsistent in appearance. See Elevation 2 GA(80). Means of escape is via , the door swing is in the opposite direction to .flow of escape.

## 3.3 Proposals – refer to scope of works within this document for detail.

Proposed changes are lead by the need to standardise the open plan floor plates, rationalise circulation, means of escape and support accommodation layouts. There are limited openings to access the support accommodation in gridline 3 masonry wall. Repositioning of partitions to the northern extension space are proposed, to enable the support space to work effectively whilst avoiding any changes to the existing masonry openings.

The nature of the proposals are that Planning Consent is not required although Listed Building Consent is required. The proposals are illustrated within the information included within this application.

- 3.3.1 Alterations to non original plasterboard partitions to mitigate Part B non compliance. Alterations to WCs blocks to increase provision.
- 3.3.2 Installation of suspended lighting above the open plan areas to match that installed by other tenants within Nos 163,183 and 203 Eversholt Street. Replacement of existing wall and ceiling lights.
- 3.3.3 Removal of some non original internal doors, installation of some new doors and re-use of some existing doors. New doors to meeting room to have glass vision panels to improve natural light into the rooms, door swing to be adjusted to follow direction of escape.
- 3.3.4 Increase WC provision to adhere to HSE for occupancy levels
- 3.3.5 New ceilings and Air Con to the level 2M meeting rooms. New doors to meeting rooms to



# DESIGN + ACCESS STATEMENT

## 3.4 Design & Appearance

- 3.4.1 The external design and appearance of the building will remain the same as existing. The suspended light fittings would be visible from the street. This new lighting would be similar in appearance to suspended light fittings installed by other tenants – see below for photos other neighbours lighting.



- 3.4.2 All other proposed changes are internal and are detailed in the scope of works section of this document.

## 3.5 Access

- 3.5.1 The access to the property will remain unchanged being at street level from the public highway.
- 3.5.2 There are good public transport facilities within the surrounding area.
- 3.5.3 Accessibility for people with disabilities has not been considered as part of this application and remains unchanged from the existing detail. Provision for an ambulant disabled WC is included in the design. Level changes between the building bays will have improved lighting and contrasting floor finishes to highlight the change. An existing ramp to reception on level 2M currently has no handrail – the ramp is to be rebuilt and new handrail provided.
- 3.5.4 No off street parking is provided or proposed as part of this application. Parking remains unchanged and is located to the public highway and the surrounding streets.

# PHOTOGRAPHS – PARTITIONS, DOORS + CEILINGS– OCTOBER 2019

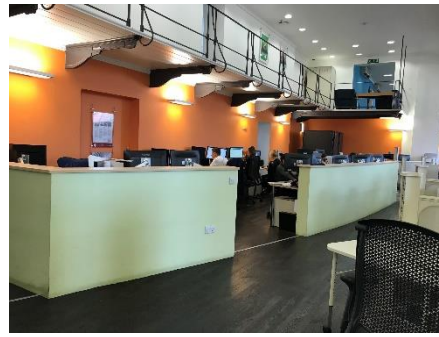
4.0.



P1



P2



P3



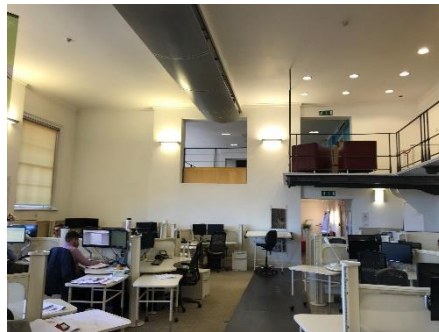
P4



P5



P6



P7



P8



P9



P10



P11



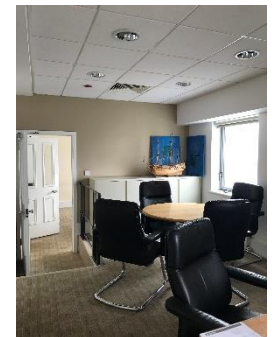
P12



P13



P14



P15



# PHOTOGRAPHS – PARTITIONS, DOORS + CEILINGS – OCTOBER 2019



P16



P17



P18



P19



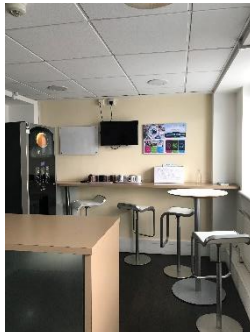
P20



P21



P22



P23



# SCOPE OF WORKS

## 5.0 Partitions

Refer to drawings – GA(79)02, GA(80)02,GA(22) 02, GA(10) 01, DT (22).001

All of the partitions to be demolished are modern. All, except the WC partition on Level 2M are plasterboard.

### 5.1 Partitions Demolition

5.1.1	Non original plasterboard wall adjacent to staircase. Partial demolition of height of wall.	Photographs P1+ 2 Gridline A - 2. Level 2M.
5.1.2	Low level curved plasterboard wall with softwood capping within the open plan.	Photographs P1+ 2 Gridlines B-C. Level 2.
5.1.3	Plasterboard infill of original opening in masonry wall.	Photographs P4, 5 + 7 Gridline D-1/2. Level 2
5.1.4	Double height plasterboard wall to expose historic double height doors. And adjacent plywood and steel balustrade.	Photographs P8, 10, 11, 12 Gridline C/D- 2. Level 2 and 2M.
5.1.5	Removal of ramp to mitigate hazard.	Photograph P10 Gridline C - 2. Level 2M
5.1.6	Low level boxing out and balustrade to lift lobby	Photographs P11 + 12 Gridline C/D-3/4 Level 2M.
5.1.7	Plasterboard partition to tea point within the northern extension to the building.	Photograph P23 Gridline E-3/4 Level 2
5.1.8	WC wall in northern extension	Gridline D/E-3/4 Level 2M
5.1.9	Plasterboard partition to tea point within northern extension.	Gridline D/E-3/4 Level 2M.

### 5.2 Partitions New

5.2.1	New plasterboard partitions to northern extension to form support accommodation. types PT 01 (plasterboard on studs),PT02 (moisture resistant plasterboard on studs), PT 06 ( fire protective boxing out to It cable)	Level 2 and 2M
5.2.2	Type PT02 to form new WC cubicles	Gridline D-3/4 level 2M, Gridlines B/C-3/4 Level 2
5.2.3	Type PT01 to form new support spaces	Gridlines D/E-3/4 level 2M Gridlines A/B-3/4, D/E-3/4 Level 2

# SCOPE OF WORKS

- 5.2.5 Due to revealing the double height historic doors, the layout of the lift lobbies needs to be re planned in order to maintain a line of security and enable ease of access during working hours.  
An existing ramp that is a trip hazard on Level 2 M (adjacent to demolished wall) is to be replaced and new balustrade formed to edge of this.  
PT03 framed glass screen ( replacing the plywood and steel balustrade at level 2M) enables the security of the lobby and views of historic doors to be maintained. New doors rom lift lobby to office spaces are to be on 180 degree opening

Gridlines C/D-2/4 Levels 2 and 2M

## 6.0 Doors

Refer to drawings – GA(79)02, GA(80)02,GA(22) 02, GA(10) 01, DT (32).001. All of the doors to be demolished are modern. 3 existing doors are to be re –used in new locations.

To enable compliance with Fire; Part B of Building Regulations some of the doors within the wall on gridline 3 are to be omitted. There is precedent for these to be omitted in the existing layout as the 6 of the existing doorways along this elevation are without doors and frames. Refer to GA( 80) 01Existing Elevations, Elevation 2 – south facing.

There is a mixture of door styles within the building . Many are solid painted 4 panelled, some having vision panels in the panelling. The vision panels are inconsistent in their positioning.

## 6.1 Door Demolition

- 6.1.1 DX 1, 2, 3 Meeting Rooms. Photograph 13 and GA(80) 01 Elevation 2
- 6.1.2 DX 4,10,12 Internal lobby doors to WC block in northern extension . Solid with No vision panels. Removed to mitigate hazard. Currently people are often hit by the door when others enter the room.
- 6.1.3 DX 6 Level 2M door to tea point removed to enable new WC cubicle to be built.
- 6.1.4 DX 11 + 5 lift lobby doors . Solid plain timber doors with single vision panel. Photographs P 6 and P 10
- 6.1.5 DX 7,9,13,14. non original solid painted 4 panel doors. 2 panels of which are vision panels. Removal of doors enables Building regulation Fire:Part B to be adhered to .

## 6.2 Doors New

Refer to drawings GA(10)01, GA( 22) 02, DT(32) 001

- 6.2.1 D2M.00, D2M.01, D2M.02 to meeting rooms 2M.00, 2M.01, 2M.02 solid 4 panels with 4 vision panels. New door position adjusted from existing such that they all sit in same plane when views from gantry and all open inwards. refer to DT( 22) 001 Type D1
- 6.2.2 Meeting room doors to Level 2M. Two doors open inwards and a third opens outwards. Positioning of vision panels are inconsistent across the doors. (refer to Refer to GA 80)01Existing Elevations, Elevation 2 – south facing) and the rooms are dark, so would benefit for a greater level of glazing to the doors.  
Prior to the discussion with Nick Baxter the design allowed for solid timber doors with a single a large vision panel. However following advice received these have been changed to 4 panels doors with 4 vision panels. Refer to GA( 10) 01 Proposed Elevations, Elevation 2 – south facing

D2M.00, D2M.01, D2M.02 to meeting rooms 2M.00, 2M.01, 2M.02 solid 4 panels with 4 vision panels. New door position adjusted from existing such that they all sit in same plane when views from gantry and all open inwards. refer to DT( 22) 001 Type D1

# SCOPE OF WORKS

- 6.2.3 D2M.08 and D2.12 New lift lobby doors. The existing lift lobby doors to both level are natural timber with a long vision panels to the leading edge. Photographs P6 and P20 . The design proposal is to replicate this elevational treatment, but in a more durable laminate finish. The doors to be on 180 degree hold open set in panels either side in order to maintain clear access into the building during working hours. Refer to DT(32)001 for details and GA(10)01 for overall elevation.
- 6.2.4 D2M11, D2M 11B, DR2.09 New solid doors to WCs to match existing. Type D4
- 6.2.5 DR2.09, DR2.00, DR2.01 existing doors re-used in WC and private bookable rooms 2.00 and 2.02

## 7.0 Ceilings

Refer to drawings – GA(78)02, GA (35) 02. All of the visible ceilings are modern.

The main double height open plan spaces has a modern plasterboard ceiling. Suspended from this ceiling is a metal clad services strip, running the full length of the double hight spaces. Photographs P1 and P18.

The central zone at level 2 gridlines C-D has plywood ceiling, which appears to have been installed circa 20 years ago. At the time of the installation of the mezzanine and stairs. The northern extension has a mixture of mineral fibre lay in grid tiles to support rooms and modern plasterboard to the WCs.

With the exception of the level 2 meeting rooms to gridlines A/B-2/4, the strategy is to maintain as much of the original ceilings as possible. Removing only where partition and services installations necessitate and when clearly not sympathetic to the existing building - plywood.

## 7.1 Ceiling Demolition

- |       |   |   |
|-------|---|---|
| 7.1.1 | Plywood finish to level 2 lift lobby and central zone             | Photographs P4, 20, 21 Gridline C/D- 1/4. Level 2 |
| 7.1.2 | 600 x 600 mineral fibre ceiling to meeting rooms                  | Photographs P22 Gridline A/C – 3/4 Level 2M       |
| 7.1.3 | Plasterboard/mineral fibre adjacent to areas of partition removal | Northern extension Level 2 + 2M                   |

## 7.2 Ceiling New

- 7.1.2 New plasterboard margin and accessible perforated metal ceiling to 2M meeting rooms gridlines A/B – 2/4. To improve acoustic and access to services above the ceiling. Level 2M
- 7.1.3 New plasterboard ceiling to areas of plywood removal.
- 7.1.4 Making good to plasterboard where ceiling spots have been removed on the gantry level
- 7.1.5 Northern extension some plasterboard infills to be constructed around new partitions

# SCOPE OF WORKS

## 8.0 Lighting

Refer to GA (35) 02

Lighting levels within the building are extremely low and do not comply with lux levels for office working (500 lux) and none are low energy. In some areas of the open plan, lighting levels are as low as 100 lux. The open plan is currently provided by wall lights and some spot lights at high level along the gantry.

To enable the 500 lux lighting level, new suspended light fittings are proposed to the open plan areas, fixed to the modern ceiling. The precedent for fixing to the ceiling of level 2 has been established by the current mechanical strip running the length of the open plan spaces.

Other tenants within Eversholt House have installed suspended light fittings - see section 3.4 for photographs. The proposal is to match the aesthetic of these fittings so views into the building from the street are consistent. The height of the suspended fitting is to be above the head height or the historic windows, so this norther facing elevation is not impeded. Refer to GA(10)01 Elevations 3 and 4 for position

The existing lighting to gantry is currently compact fluorescent large spots with no diffusers. These are not energy efficient and are positioned such that the frequent changing of lamps is dangerous being close to the gantry handrail. See photograph P16. This will be replaced with a low energy recessed strip light. Elsewhere, the proposed lighting is such, it is to replace existing fittings with ones that are more energy efficient. New lighting is also proposed to the meeting rooms and lift lobby.

### 8.1 Lighting Demolition

- |       |   |  |
|-------|---|--|
| 8.1.1 | Meeting rooms to level 2M                                     | Photograph P 22  |
| 8.1.2 | Wall lights to open plan. Walls to be made good where removed | Photograph P1, 5, 7                                    |
| 8.1.3 | Compact fluorescent spotlights to gantry                      | Photographs P3, 7, 16, 17 20, 21. Gridline 2. Level 2M |
| 8.1.4 | Lighting to plywood ceilings                                  |  |
| 8.1.5 | Lighting to lift lobbies                                      | Photograph P 11  |

### 8.2 Lighting New to open plan areas

- |       |   |
|-------|---|
| 8.2.1 | Type A2 to Gantry (in replacement of spots) lift lobby and where plywood ceiling has been removed.                          |
| 8.2.2 | Suspended lighting to open plan and mezzanine<br>Type B1/B1E. Location as GA( 35)02 an section size – 60mm wide x 80mm high |