

First Floor - 163 Eversholt Street

Design Statement

26.03.21

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This design statement forms part of the Listed Building Consent Application, and sets out the proposals for the refurbishment of the first floor office space in no.163 Eversholt St.

The key proposed design moves involve:-

- Strip-out of existing modern finishes including lightweight partitions, radiators, lighting and WC fixtures and fittings
- New ceiling-mounted feature light fittings and ductwork
- New WCs at mezzanine level & refurbishment of WC layouts at first floor
- New structural openings in the separating spine and rear walls to accommodate new ductwork
- New AHU in basement to replace existing, including replacement of existing acoustic louvers to Eversholt St. elevation
- Extension to existing mezzanine in central area

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

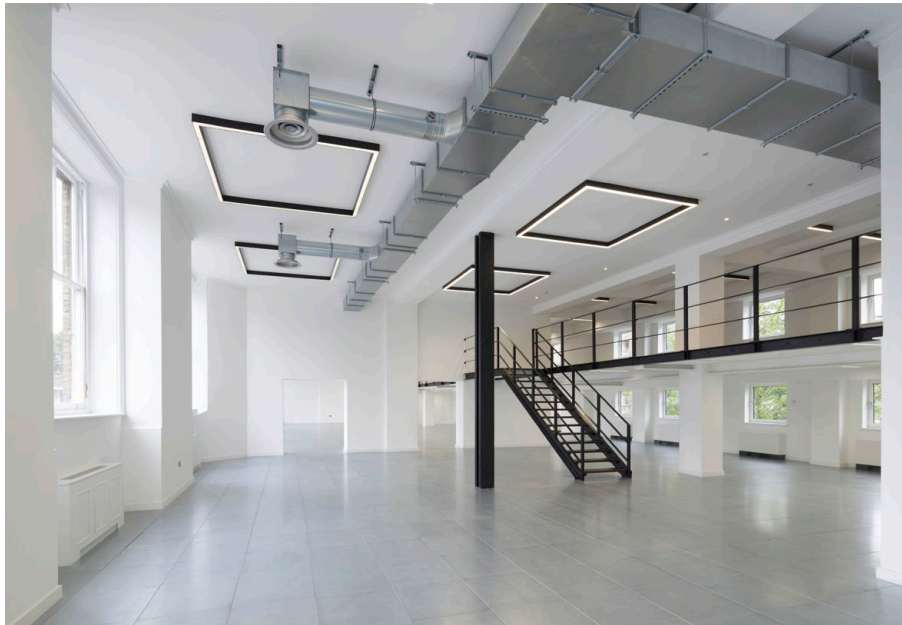
The existing building



- 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 majority of 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 has circa 53 windows, with the façade broken up by slightly recessed bays and changes in cornice height.
- Windows to the Eversholt St. and Barnby St elevations 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, located 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



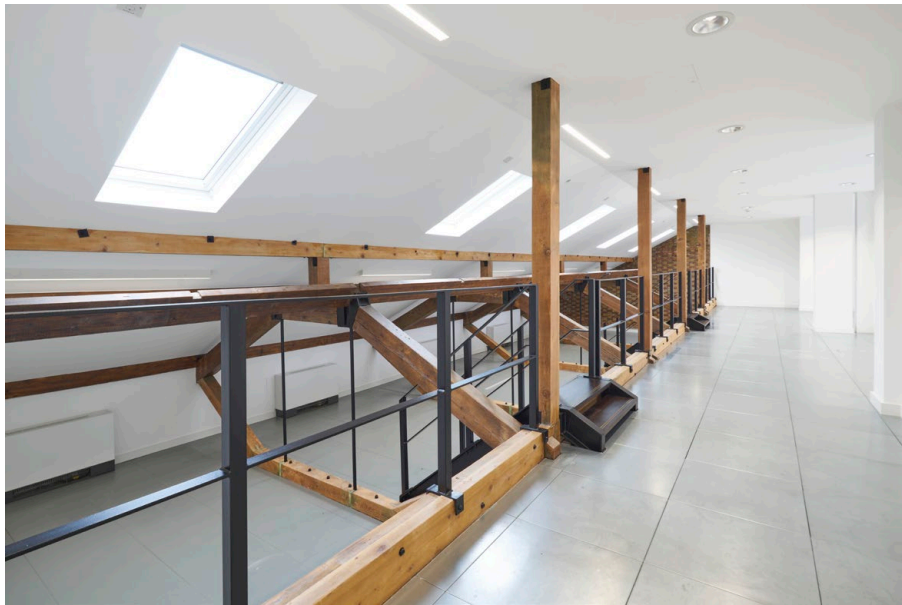
- Formally known as the London and North Western Region Railway Clearing House, the main section of Eversholt House was constructed circa 1846-1848
- The building was designed by railway architect, Philip Hardwick, who also designed the original Euston Station, opened in 1837 as the first mainline terminus 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.
- With the exception of the replacement acoustic louvre in a basement window to the Eversholt St elevation, 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.



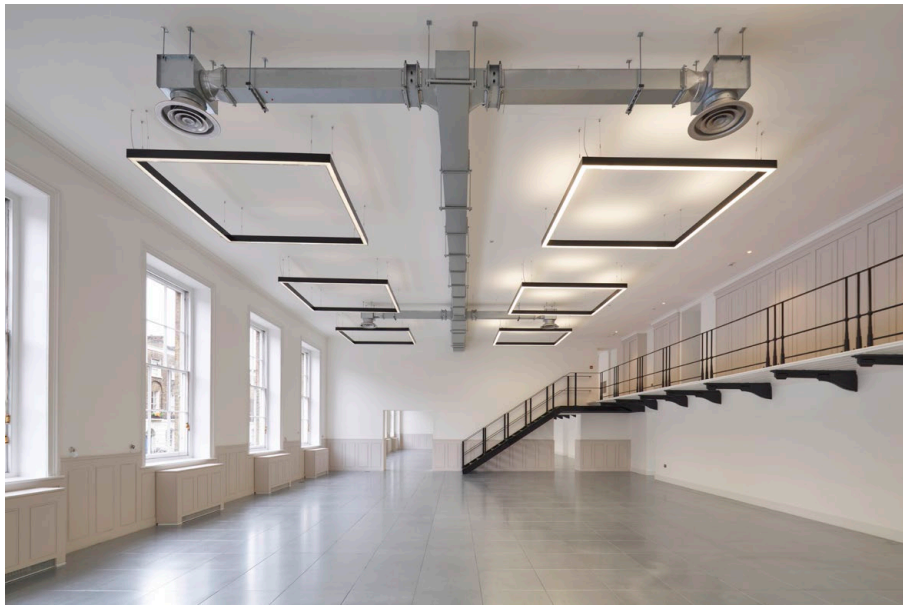
1st Floor Office - 203



Reception - 163



3rd Floor Office - 163



Ground Floor (South) Office - 183

Overview of completed refurbishment works to other parts of building

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.

Between 2015 and 2019 works were completed for the refurbishment of 8no. office floors and 3no. main receptions within the building:

203 - Lower Ground Floor	(2019/0439/L)
183 - Ground Floor (North)	(2019/0440/L)
183 - First Floor	(2019/0438/L)
183 - Lower Ground Floor (South)	(2017/3599/L)
203 - 2nd Floor	(2017/3600/L)
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 design for First Floor 163.

The existing 1st floor

Typical office space



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

Lift access is provided to both first floor and first floor mezzanine. A mezzanine gallery runs along the rear wall of the large office spaces with an additional mezzanine gallery in the southern room, both of which are accessed by modern steel staircases.

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 plasterboard partitions.

The office is currently heated/ cooled by radiators beneath the windows, and ceiling mounted AC units located above the mezzanine gallery. There are suspended light fittings to the double height spaces at the front and recessed fittings within the accessible 600 x 600 grid ceiling to the rear spaces at first floor and mezzanine.

Existing timber wall panelling wraps around the external walls and will be retained. A notable feature of the floor is the large timber sash windows which will be inspected and repaired if deemed necessary, and redecorated.

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



The existing first floor



- NIA First Floor = 640 sqm / 6889 sqft
- NIA mezzanine = 225 sqm / 2422 sqft
- **TOTAL = 865 sqm / 9311 sqft**

The floor has been modified heavily over the years. Alterations include;

- modern full-height plasterboard partitions in rear areas on both first floor and mezzanine
- modern mezzanine floors in the rear extension, accessible by a modern steel stair in the northern office, and second modern steel stair in the southernmost office
- high-level comfort cooling contained in perimeter plasterboard bulkhead, above mezzanine gallery
- large modern radiators beneath sash windows
- 3no. male WCs & 3no. female WCs at first floor, no WCs at mezzanine level
- 2no. showers at mezzanine level



Existing Photographs



Example of an historic mezzanine gallery

The design proposals set out in this document aim to bring the office 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. New additions such as critical glazing, lighting, exposed ductwork and exposed steel beam supporting the proposed mezzanine extension will reference the existing materiality of the space and the building in general, but will be clearly distinguishable from the original fabric of the building.

The current lighting and heating strategy is not adequate for a modern office environment. New ceiling-mounted feature lighting, exposed ductwork and simple wall-mounted fan-coil units (contained in timber panelled enclosures which sit under refurbished sash windows) will bring the building in line with modern servicing requirements, add visual interest and create continuity with other floors which have recently undergone refurbishment works.

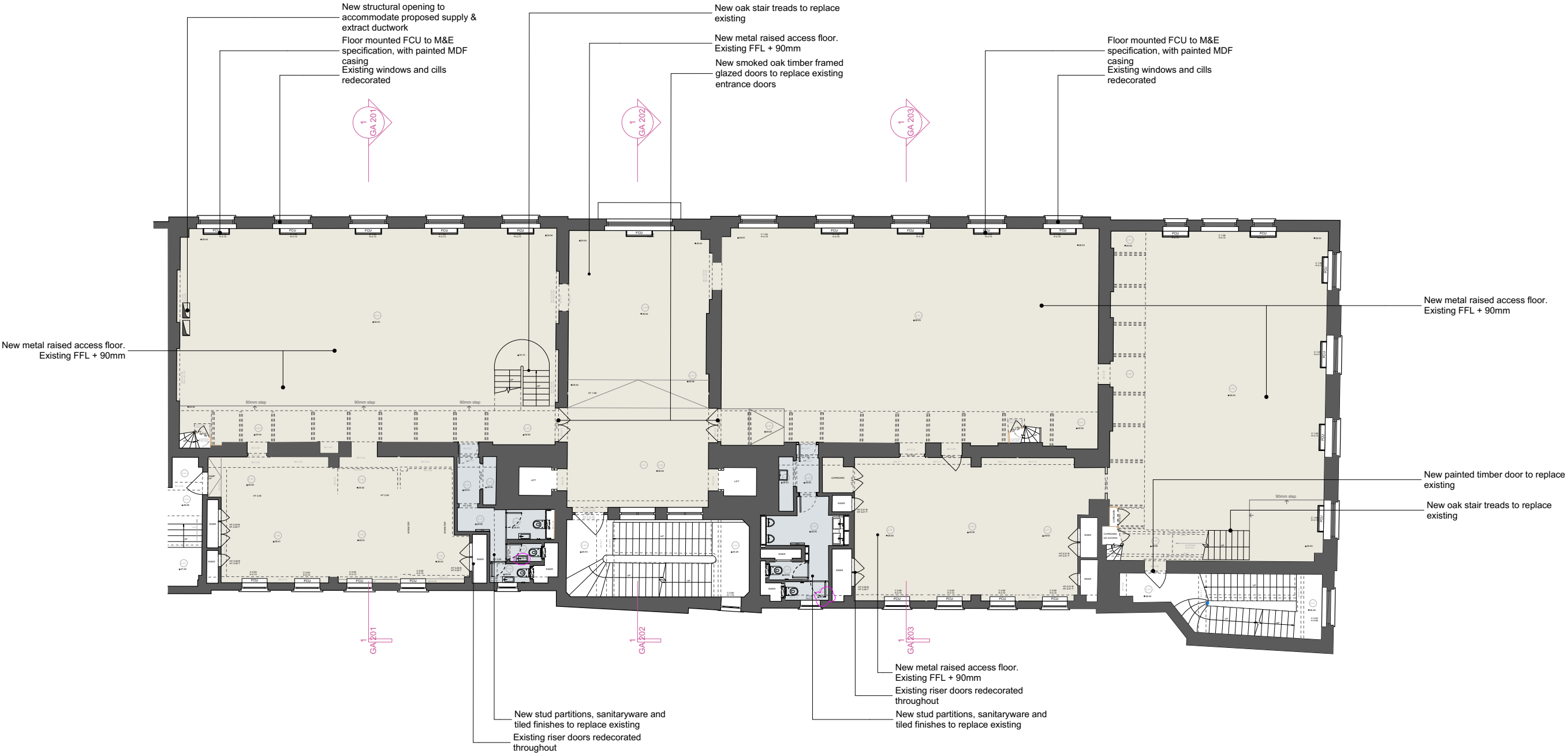
The lights are designed to have minimal profiles and take inspiration from the square panelling on the walls. The existing plasterboard perimeter bulkhead is replaced with exposed ductwork, located centrally within the room.

An extension to the existing mezzanine, is proposed to add floor space and improve circulation and usability of the existing mezzanine level.

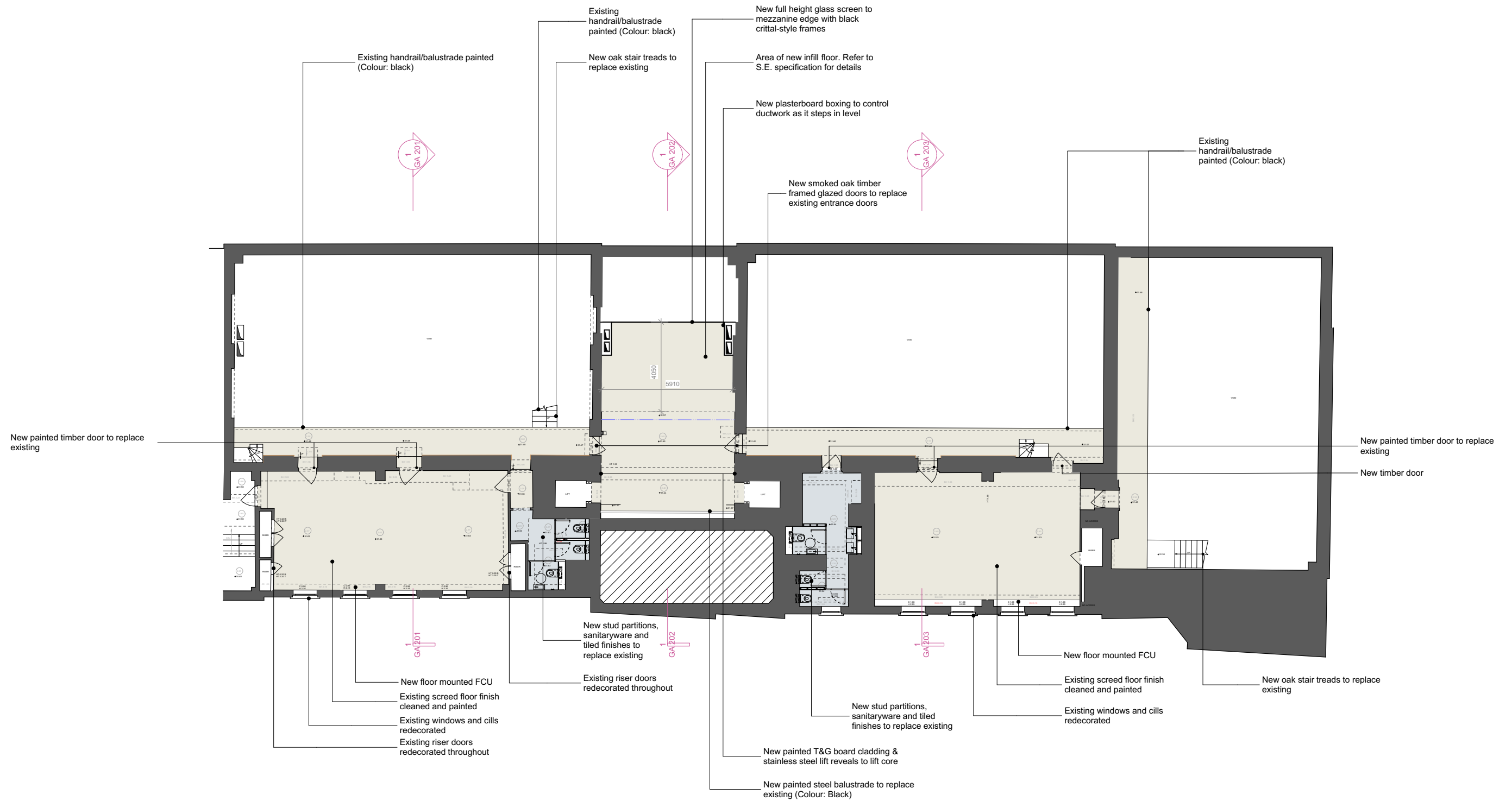
The proposals also include the creation of a number of openings in the spine walls at high level to accommodate the new ductwork and improve circulation on the mezzanine floor.

Design Proposals

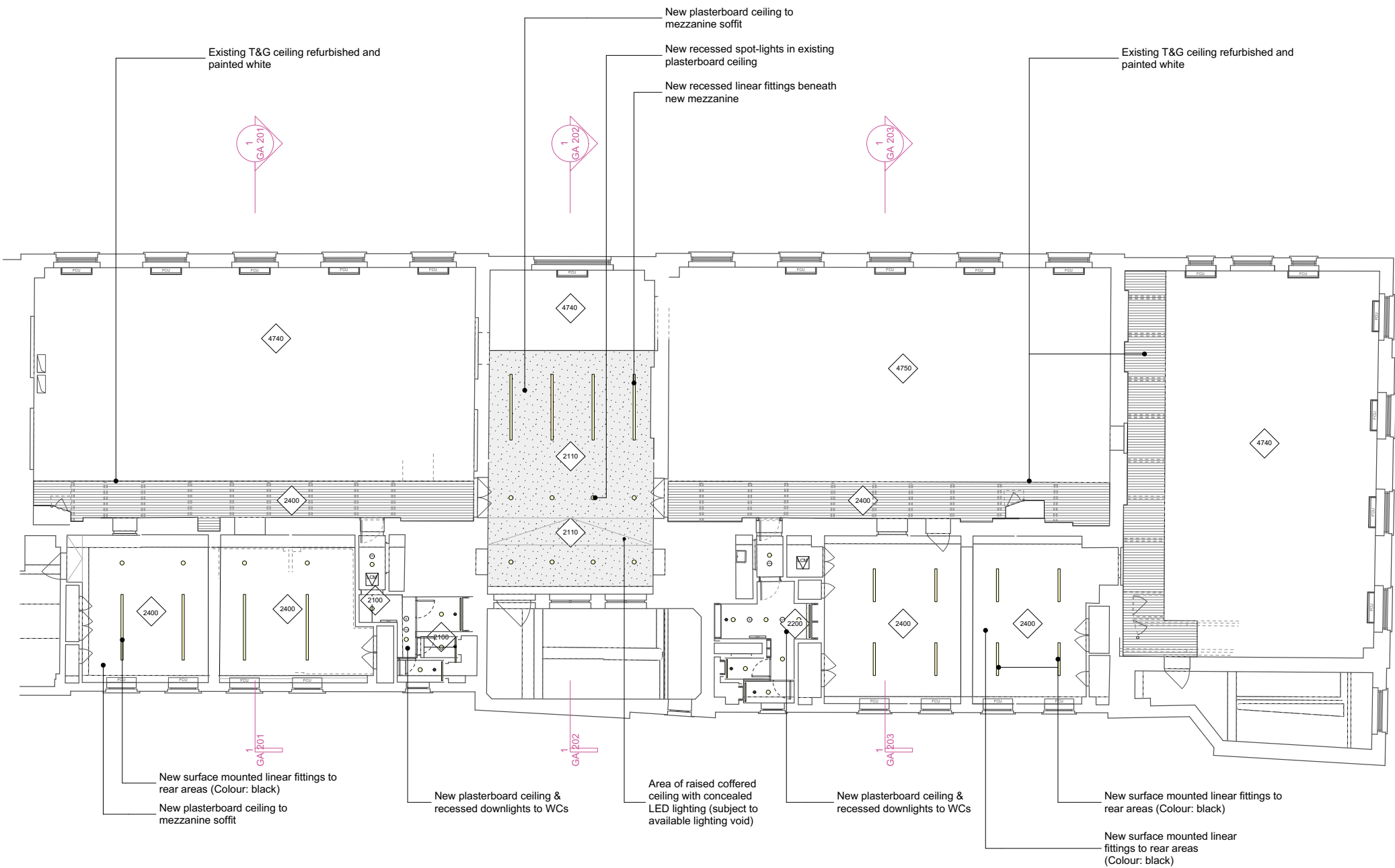
Proposed ground floor plan



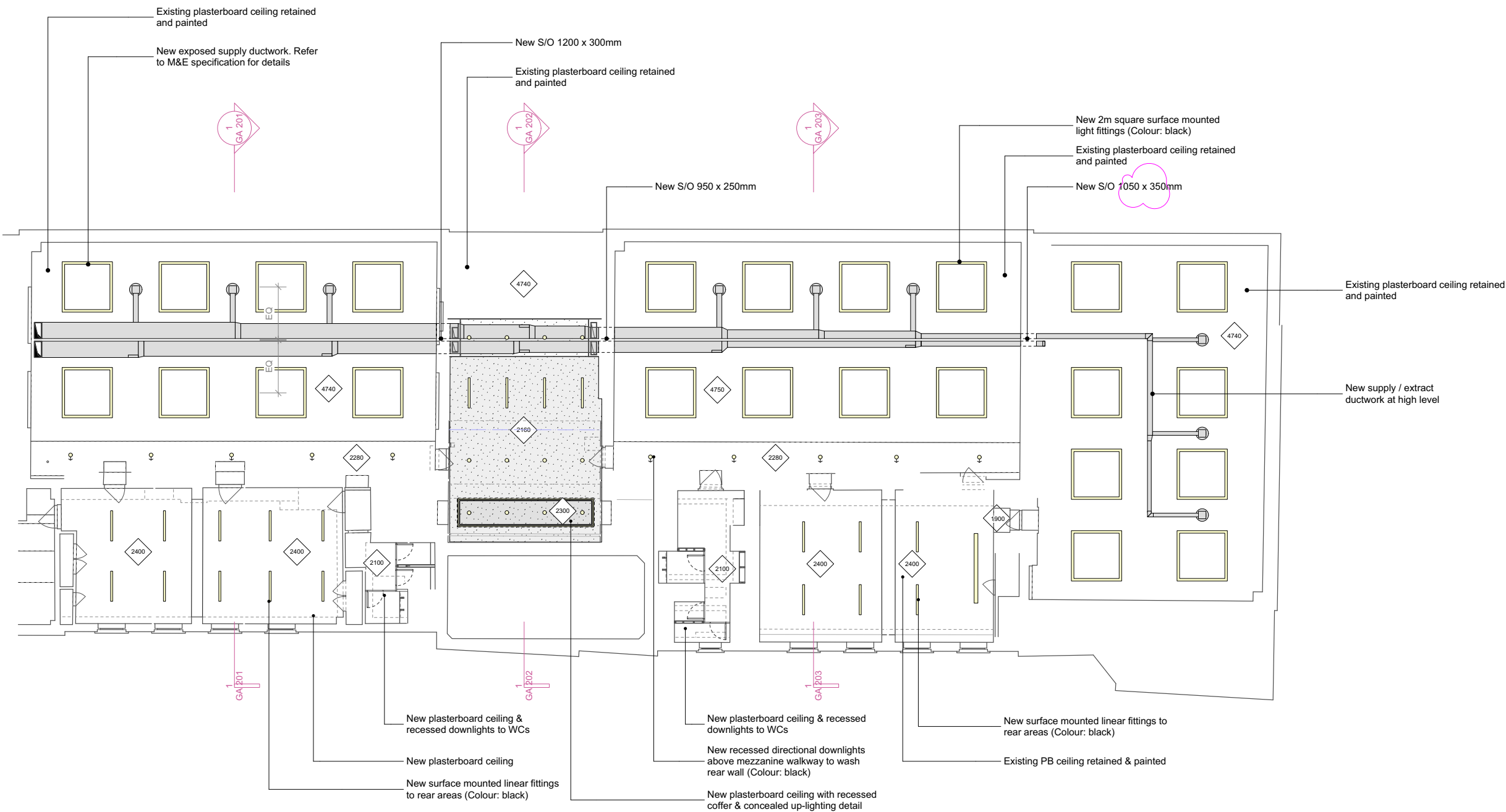
Proposed first floor mezzanine plan



Proposed reflected ceiling plan (low level)

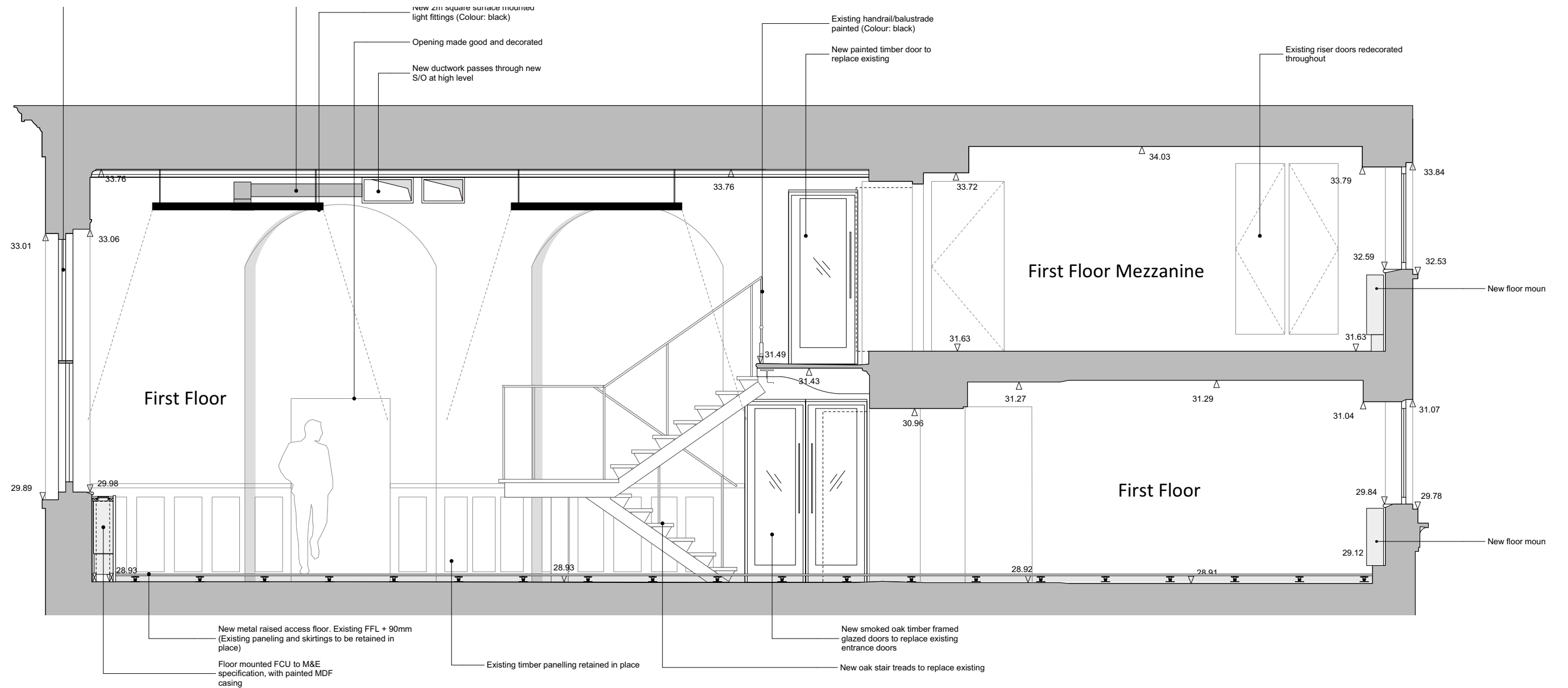


Proposed reflected ceiling plan (high level)



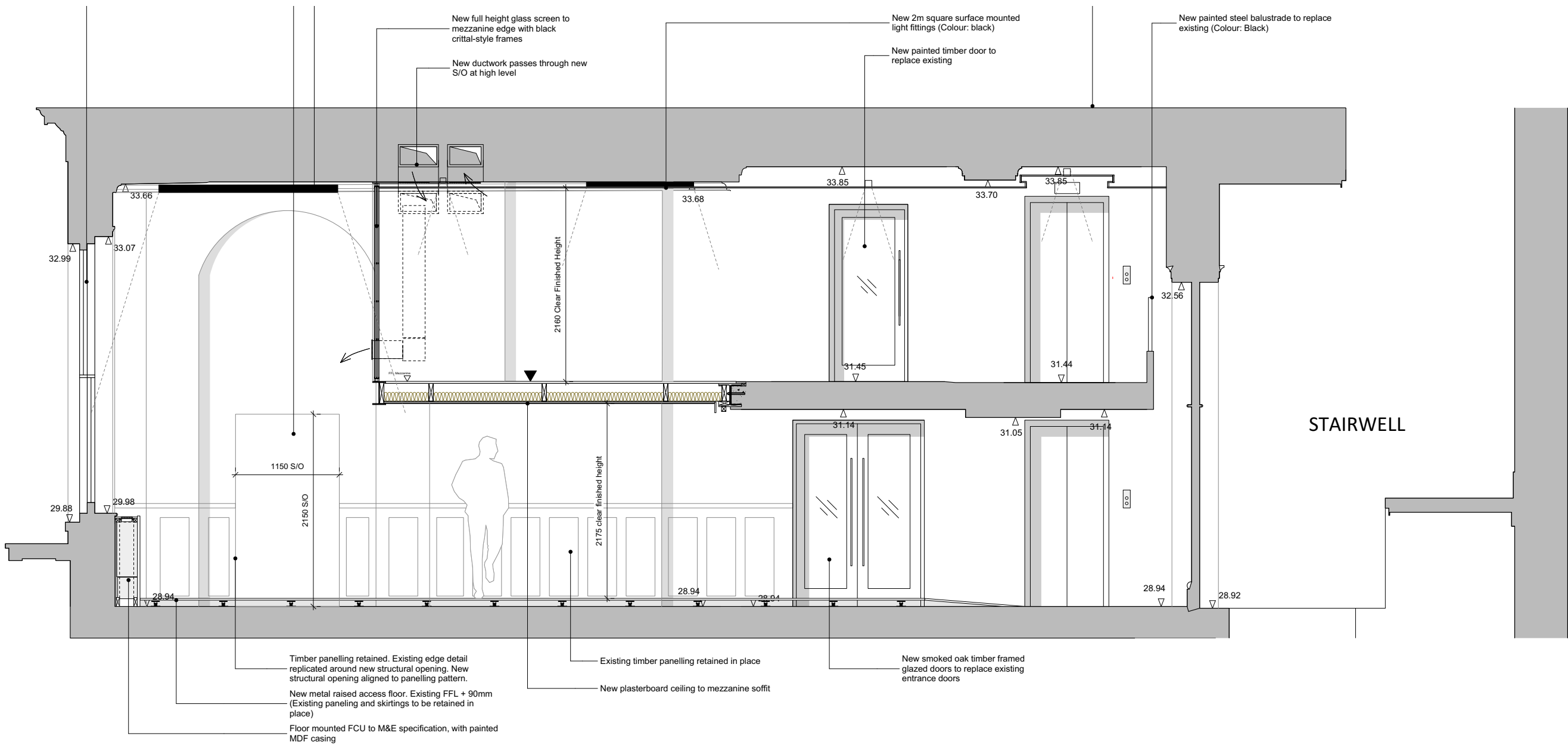
Design Proposals

Proposed Section AA



Design Proposals

Proposed Section BB



Design Proposals

Proposed Section CC

