

203 EVERS Holt STREET
LISTED BUILDING CONSENT APPLICATION
OCTOBER 2022

ANOMALY X Akoya

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ABOUT THE APPLICANT + PROJECT AMBITION

ANOMALY X Akoya

AKOYA/BRUNSWICK PROPERTY PARTNERS

Brunswick Property Partners was established in 2016 and forms part of a larger impact-focused Scandinavian investment manager, Brunswick Real Estate. The focus of the business is London office and mixed use space, principally focused on flourishing neighbourhood locations where the firms invest to re-purpose and re-energise workplace assets. The firm has a keen focus on design-led, high quality projects where they provide flexible leasing structures in order to provide highly relevant space for smaller and independent businesses. The company is committed to high environmental and governance performance, with a landmark project to turn Lonsdale Road (NW6) into the first carbon net-zero street in the UK by 2030.

163-203 Eversholt Street was purchased in December 2021 and the client team have been exploring feasibility options aligned with the wider approach of refurbishing and celebrating the existing building. The refurbishment works are being developed inline with Akoya's ambitious ESG strategy - focusing not only on the inherent benefit of keeping the existing building, but also targeting key areas of energy performance and consumption.



SITE OWNERSHIP AND RELATED APPLICATIONS

163

183

203

Following pre-application discussions in August and September 2022 with the London Borough of Camden, it was agreed that separate applications would be submitted.

This includes individual Listed Building Consent applications for each property for internal works only with separate Planning and Listed Building Consent for external works. These applications will be submitted in October and November 2022 to allow proposed works to be carried out in early 2023.

PROJECT BRIEF AND AMBITION

The core of the project brief, and elaborated throughout this document, is a desire to refurbish and celebrate the best parts of this existing building. Throughout its history it has had varying degrees of extension and refurbishment resulting in quite a piecemeal aesthetic internally. A lot of the existing features are no longer present and those that are sit aside poorer quality modern finishes. Some areas are in particularly dated condition with energy intensive lighting and ceiling tiles.

Our approach looks to take a holistic view of the entire site and curate the existing features as a core part of the design palette. New interventions are to take inspiration from the rich heritage and history while aligning the building for contemporary office use and demands.

REFURBISH + CELEBRATE



IMPROVE + ENHANCE



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BOOKING OFFICE

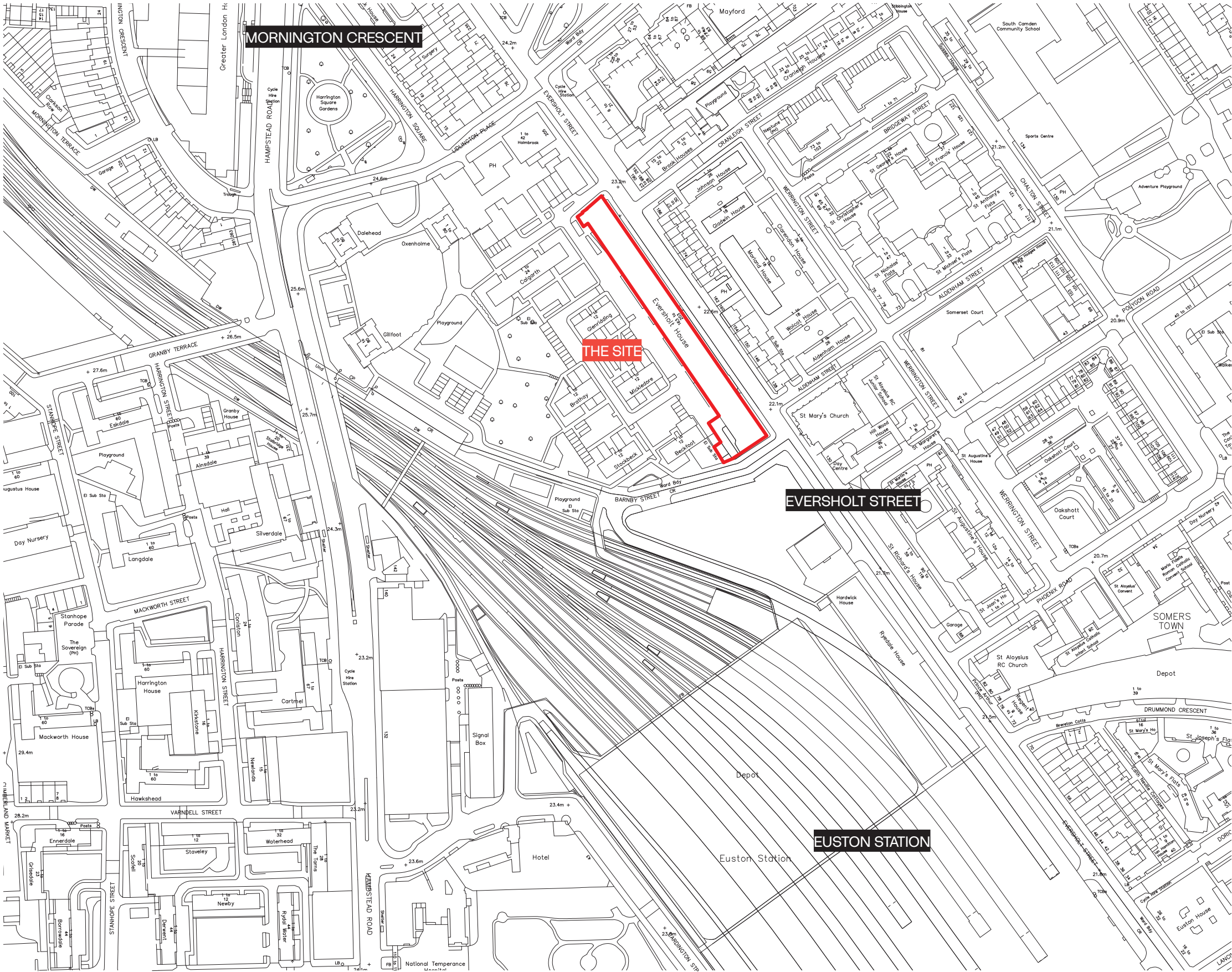
CONTEXT

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SITE LOCATION

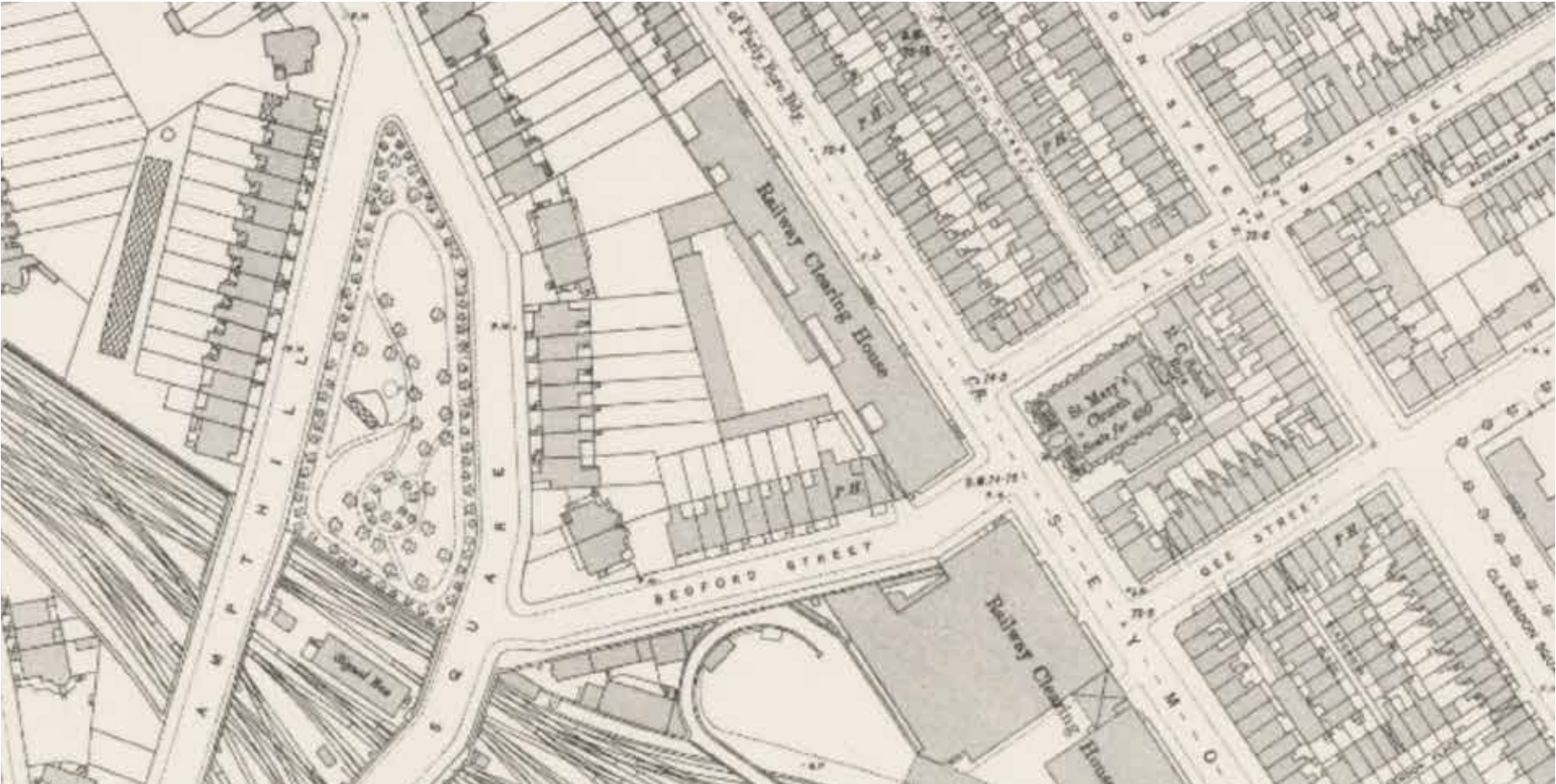
The site is located on the western side of Eversholt Street, close to both Euston Station (0.3 miles) and Mornington Crescent (0.3 miles)

The site benefits from excellent transport links, scoring 6a on the PTAL rating with Euston providing National Rail, London Underground and London Overground services. Mornington Crescent provides further London Underground Services. Within a short walk further national and international services are available at London Kings Cross + St Pancras. Euston Road to the south provides a significant number of bus routes across the City.



THE PAST | RAILWAY CLEARING HOUSE

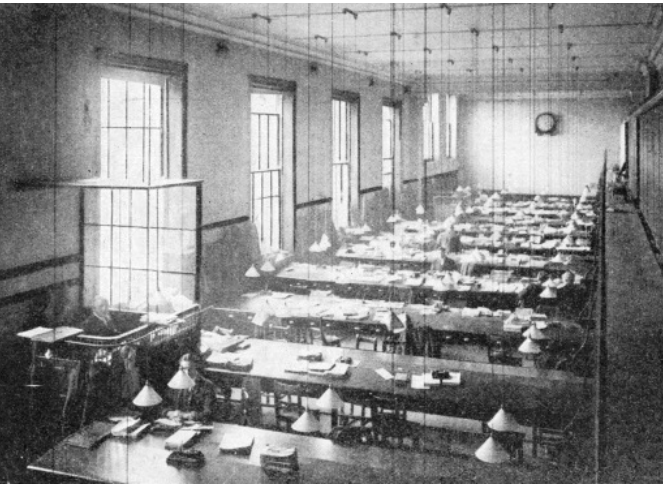
The site was initially built as the headquarters for The Railway Clearing House in 1849. The purpose of the RCH was to manage the allocation of revenue collected by the private railway companies for the conveyance of passengers and goods over the lines (or using the rolling stock) of other companies. In essence and practicality it became a site of arbitration between the Victorian Railwaymen as private railways grew and gained power through the industrial revolution.



Above | *Map of 1893 showing the original two buildings (163 + 183) before later expansion*

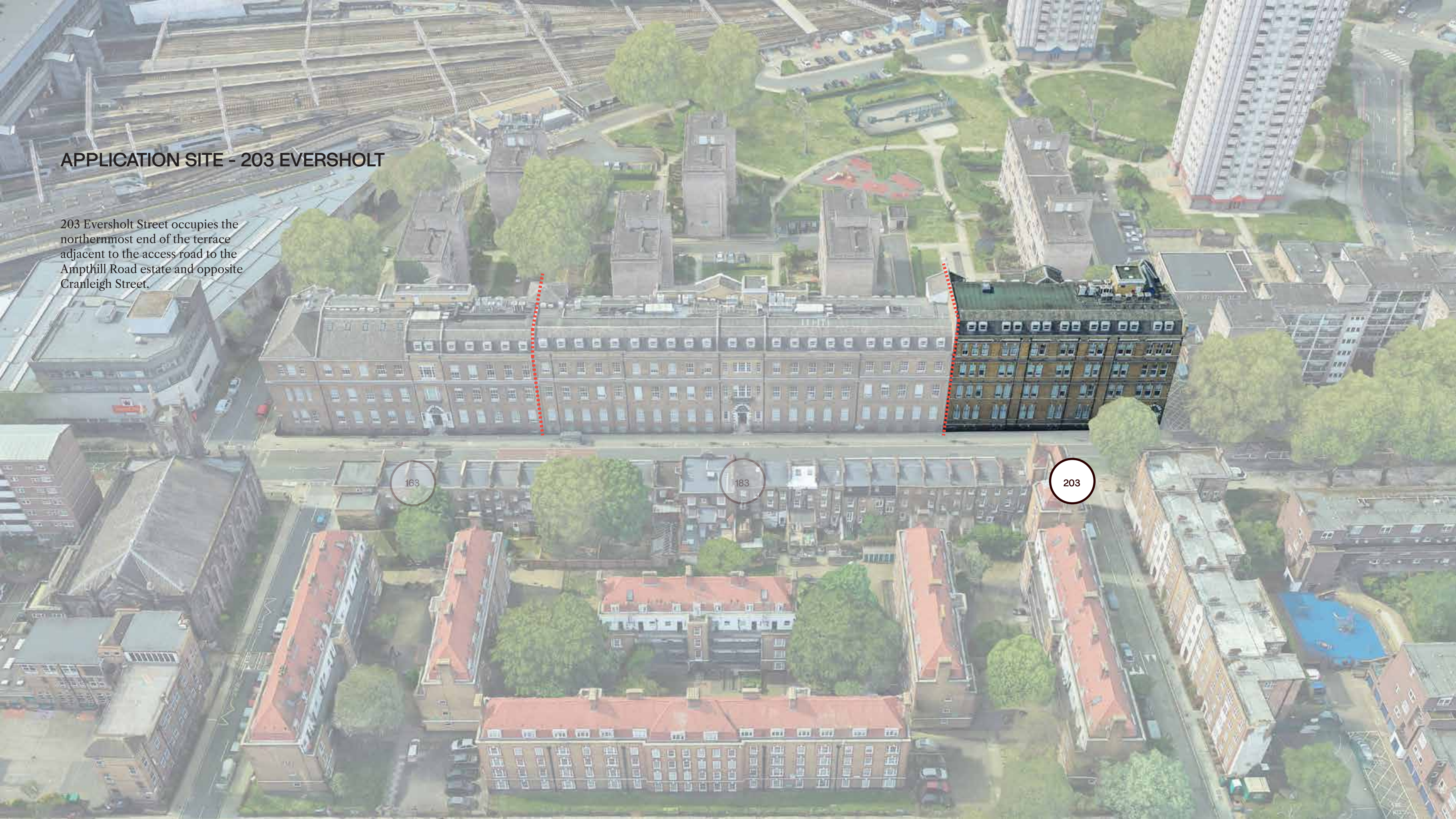
Left | *Early photo of the first block on Seymour Street, now Eversholt Street.*

Right | *Internal photos of office spaces in use as The Railway Clearing House.*



APPLICATION SITE - 203 EVERSHOLT

203 Eversholt Street occupies the northernmost end of the terrace adjacent to the access road to the Ampthill Road estate and opposite Cranleigh Street.



EXISTING CONDITION
OVERVIEW -203

The existing building presents as a series of different conditions, ranging from dated suspended ceiling and poor performing tile lights through to more recently refurbished areas.

The refurbished areas are of a good institutional standard but perhaps sanitise some of the potentially rich narratives and feel of the heritage building.

Despite the grade II listing there are very few remaining internal features of note, perhaps most significantly the arched openings adjacent to the main staircases and spiral staircases leading to mezzanine walkways.

A late 20th century addition to the rear of the site extended the building and introduced contemporary windows to the entirety of the building.



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BOOKING OFFICE

SCOPE

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SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR

- Cat-A Office refurbishment

GROUND FLOOR

- Cat-B Office refurbishment
- Addition of mezzanine level

RECEPTION + STAIRWELL

- Refurbishment and decorations



203

PROPOSED SCOPE - 203

The scope of the proposed works respond to the available spaces within the building given the multi-tenanted nature of the office accommodation. The design principles apply across the spaces however, and the designs shown in the following sections capture the various different conditions proposed across the building.

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BOOKING OFFICE

RECEPTION

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203 RECEPTION

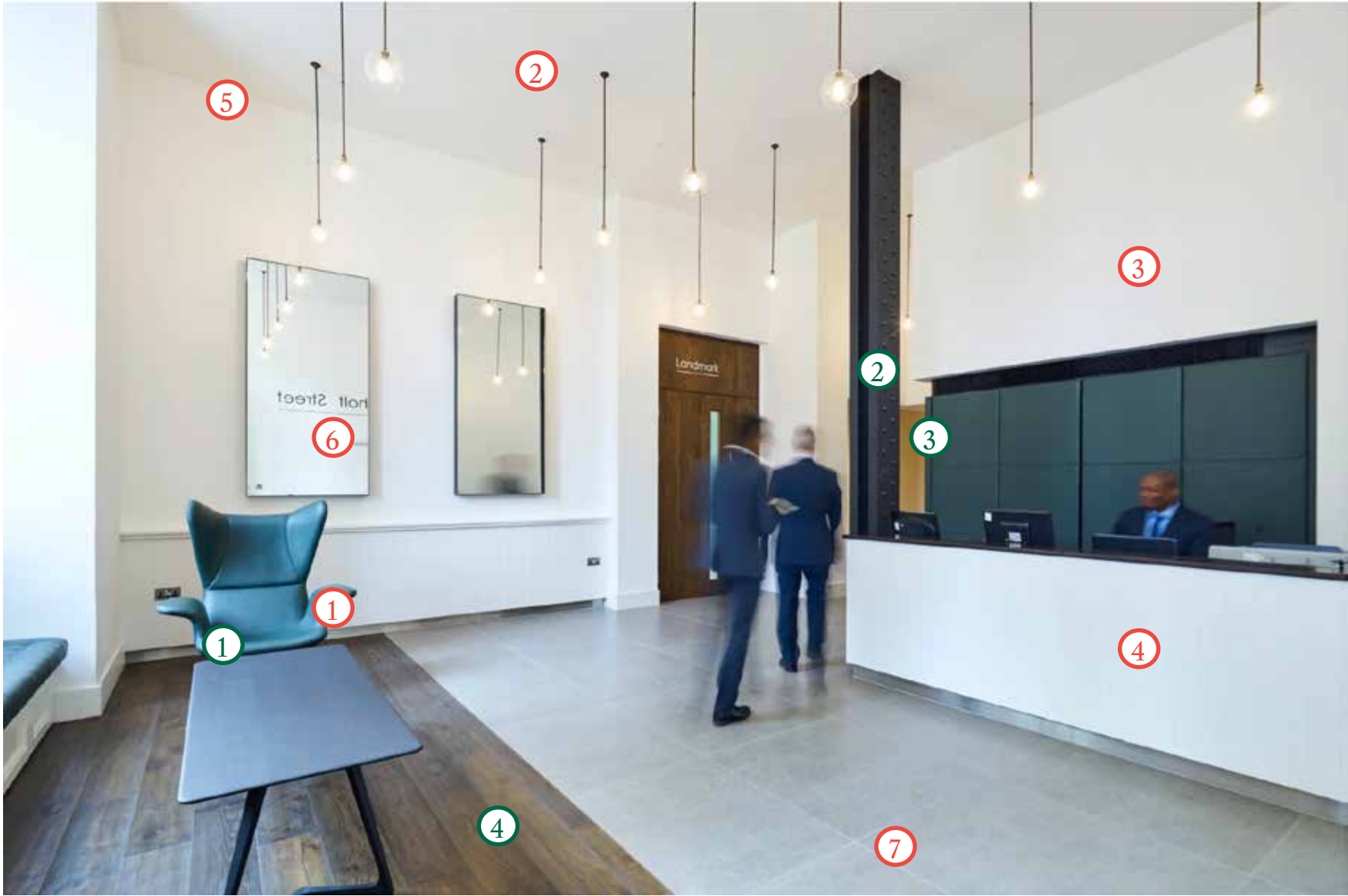
The existing reception space to 203 Eversholt Street has been refurbished but presents a number of opportunities for improvement. Most notably, the lack of heritage features or colours throughout creates quite a sterile environment not befitting of the building's history.

PROS

- 1. Furniture arrangement positive with nice window seat and armchair
- 2. Original steel feature column
- 3. Well served by lifts
- 4. Zoned flooring a nice idea

CONS

- 1. Furniture finishes too similar - opportunity for character and intervention
- 2. Lighting quite relentless copy + paste and perhaps not of 'theme' for building
- 3. Walls quite bland - particularly feature wall behind reception
- 4. Reception desk finishes underwhelming based on arrival
- 5. Ceiling detailing absent
- 6. Signage and branding uninspiring
- 7. Flooring finishes a little bland



163

183

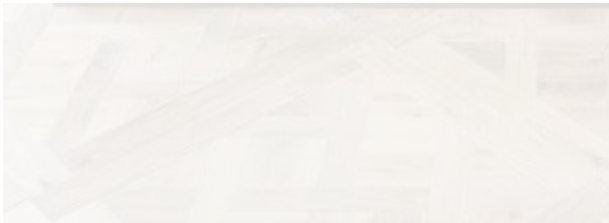
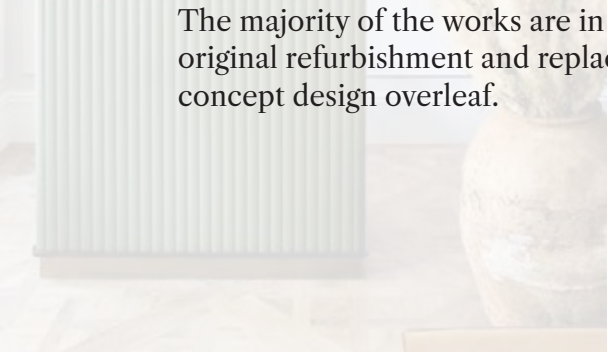
203

MATERIAL CONCEPTS

As part of the overall design exercise for the overall refurbishment, the reception design has been tailored to be unique but read together with both 163 and 203 Eversholt Street.

The palette for 183 looks to introduce colour and texture through the furniture and wall panelling.

The majority of the works are in removing the non original refurbishment and replacement with the concept design overleaf.



INDICATIVE CGI - RECEPTION 203

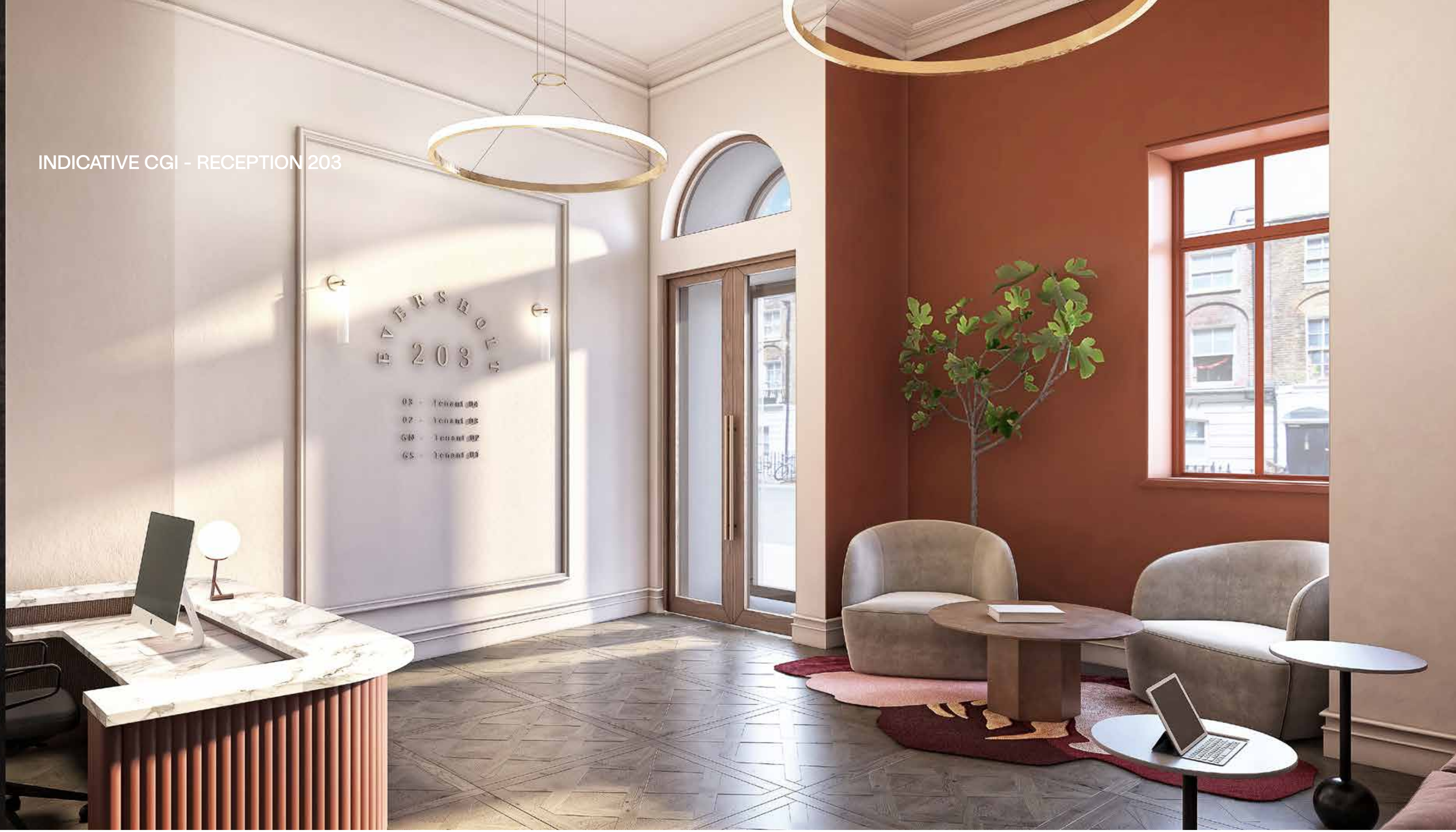


← TENANT SIGNAGE

FRESH
203

03 - Tenant 04
02 - Tenant 03
GN - Tenant 02
GS - Tenant 01

INDICATIVE CGI - RECEPTION 203



RECEPTION DESIGN AS PART OF OVERALL SCHEME



163

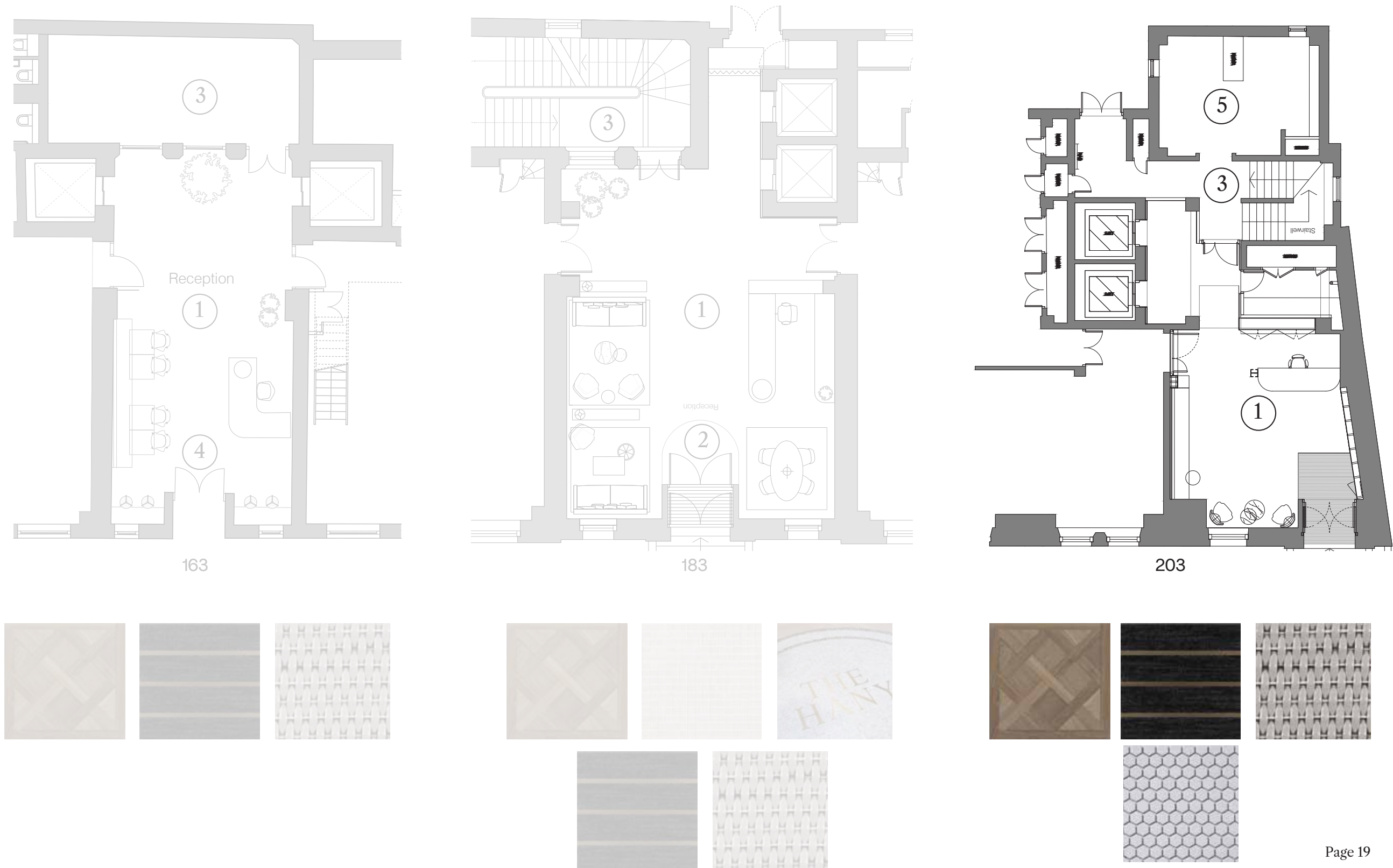
183

203

RECEPTION FLOOR FINISHES

PROPOSED FLOOR FINISHES

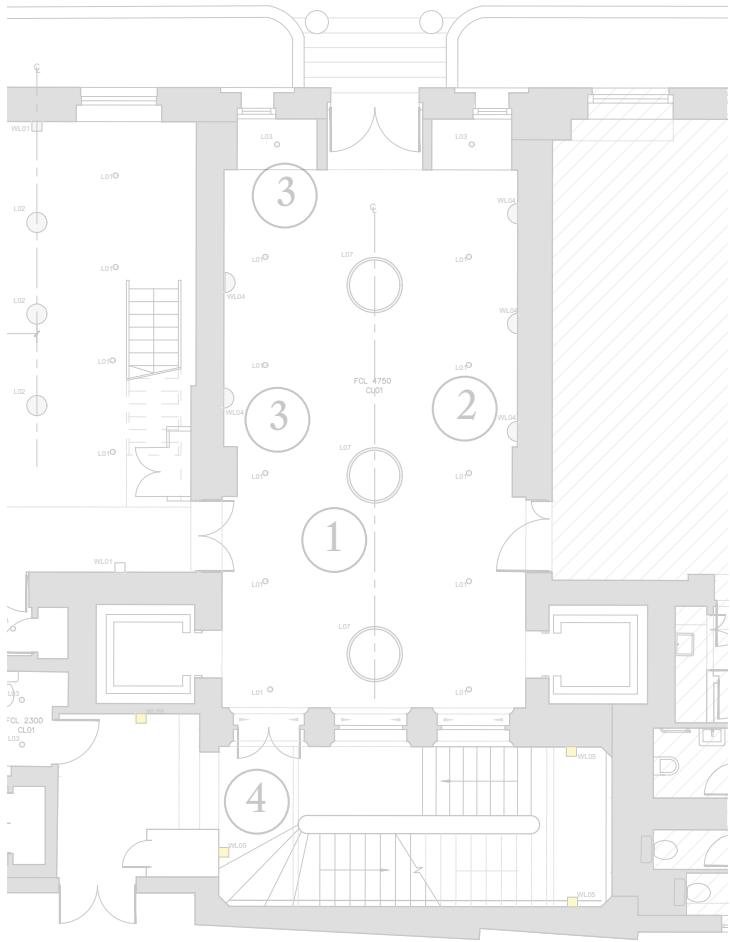
- 1. TIMBER PARQUET
Havwoods Fendi Prime 819mm Versailles
- 2. MOSIAC TILE WITH BRASS SIGNAGE INLAY
Domus Neutra 6.0 Mosaic Vetro Lux
- 3. WOVEN VINYL
Bolon Woven Vinyl
- 4. ENTRANCE MATTING
Intraform DM bronze anodised
- 5. HEXAGON
Tile direct hexagon mosaic



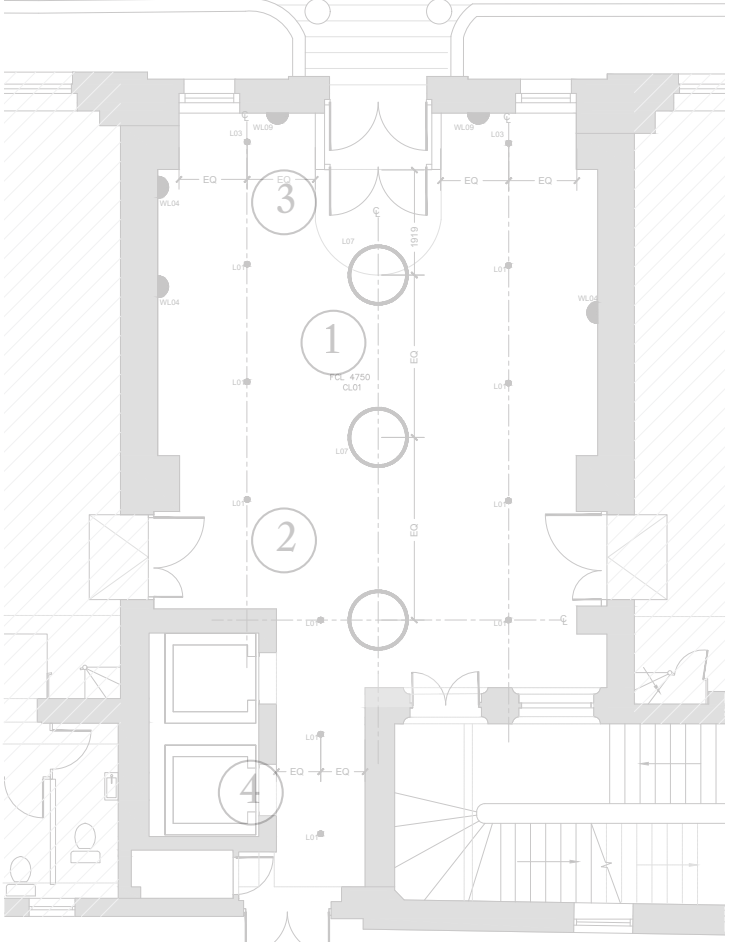
RECEPTION RCP

PROPOSED LIGHTING

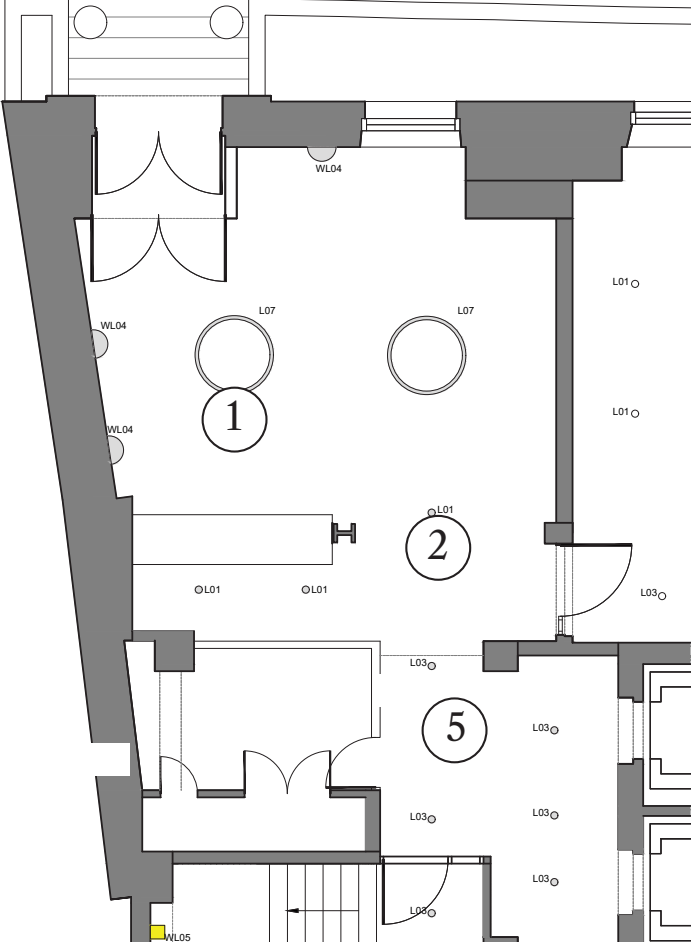
- 1. HALO LIGHT
KAIA - In and out Pendant
- 2. CEILING MOUNTED CAN
XAL Sasso 100
- 3. WALL LIGHT
ARTICOLO - Float
- 4. WALL LIGHT (E)
ORIGINAL BTC- Narrow Pillar Light
- 5. WALL LIGHT
BERT FRANK - Pennon
- 6. SPOTLIGHT
ASTRO - Minima Round



163



183



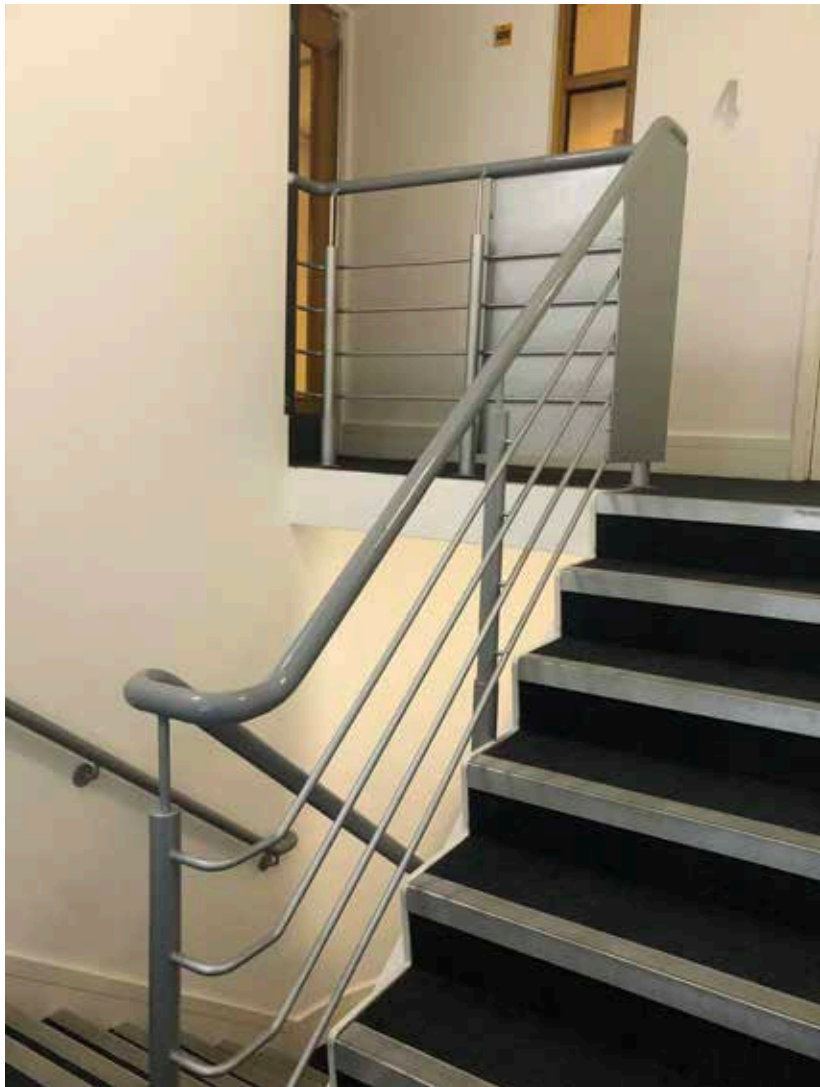
203



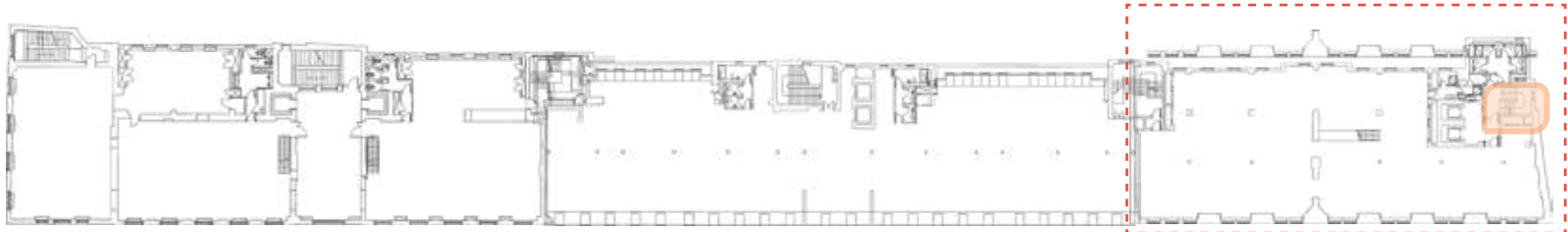
EXISTING STAIRWELLS

The existing stairwell is in a fairly utilitarian state of decoration with aged carpet, cracked paintwork and poor quality contemporary lighting.

Unlike the neighbouring properties of 163 and 183, the staircase in 203 is a contemporary addition introduced as part of the significant reworking of the rear of the building.



CONTEMPORARY MAIN STAIRCASE - 203

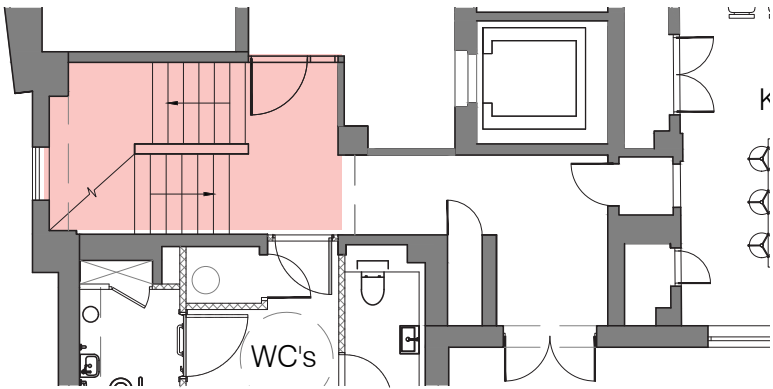


STAIRWELL TREATMENT

PROPOSED SCOPE

The proposed improvements propose a new floor finish to a hardwearing and well designed woven vinyl, complemented by a rich heritage paintwork datum to the walls. The contemporary lights are to be replaced for an appropriate fitting continuing the aesthetic of the reception design intent.

203 STAIRS



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PROPOSED MEZZANINE

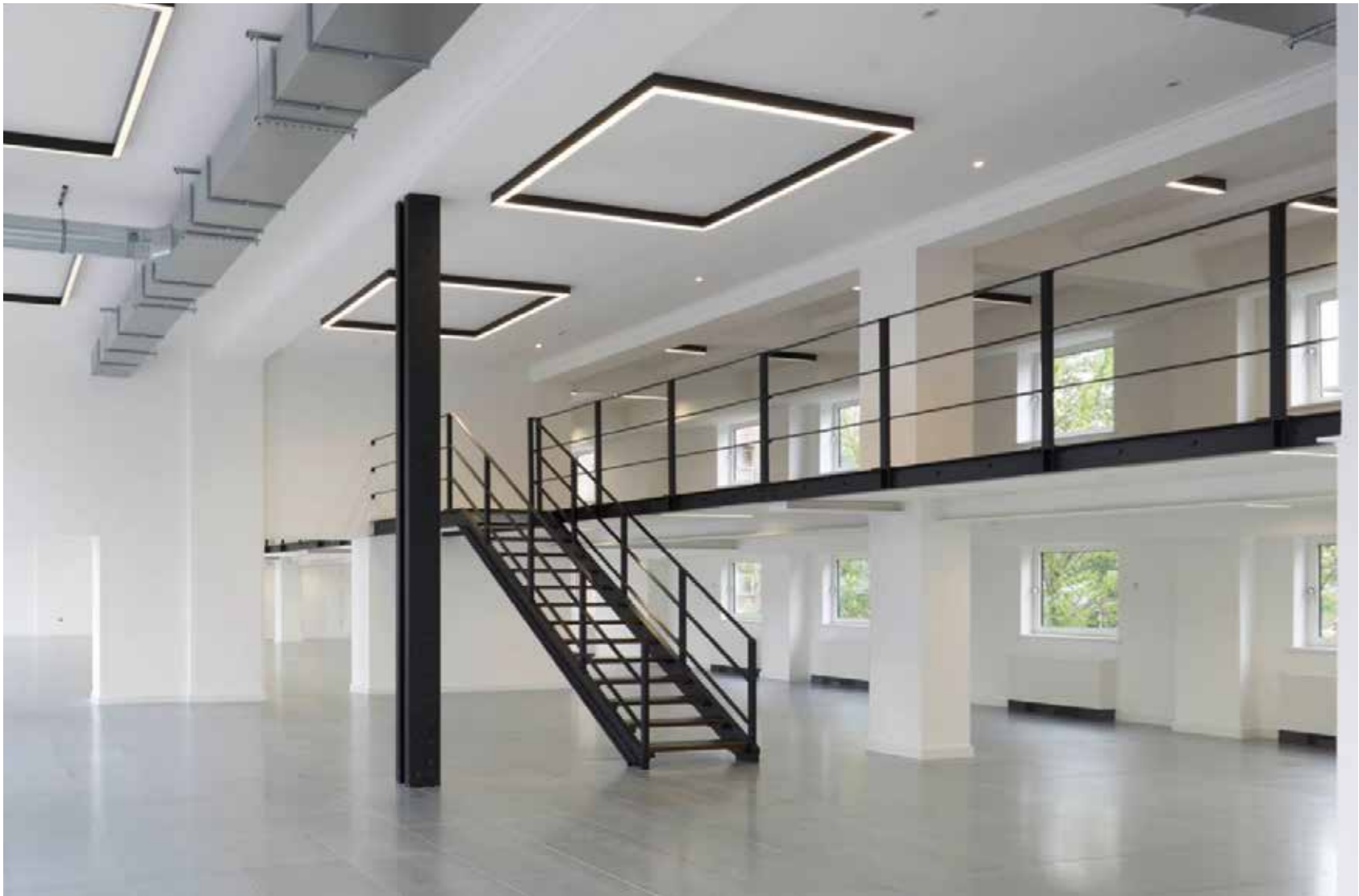
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EXISTING MEZZANINES

ORIGINAL + NEW ADDITIONS

The building benefits from excellent floor to ceiling height on the lower levels with certain areas having existing original mezzanine levels as shown in the facing photo.

Equally, over the course of recent refurbishments across 163, 183 and 203 a number of contemporary mezzanines have been added to the building to enhance and utilise the large volumes as occupied space. This approach equally takes strain off mechanical ventilation equipment by conditioning smaller volumes.



RECENT ADDITION MEZZANINE LEVEL WITHIN 183 EVERSOLT STREET



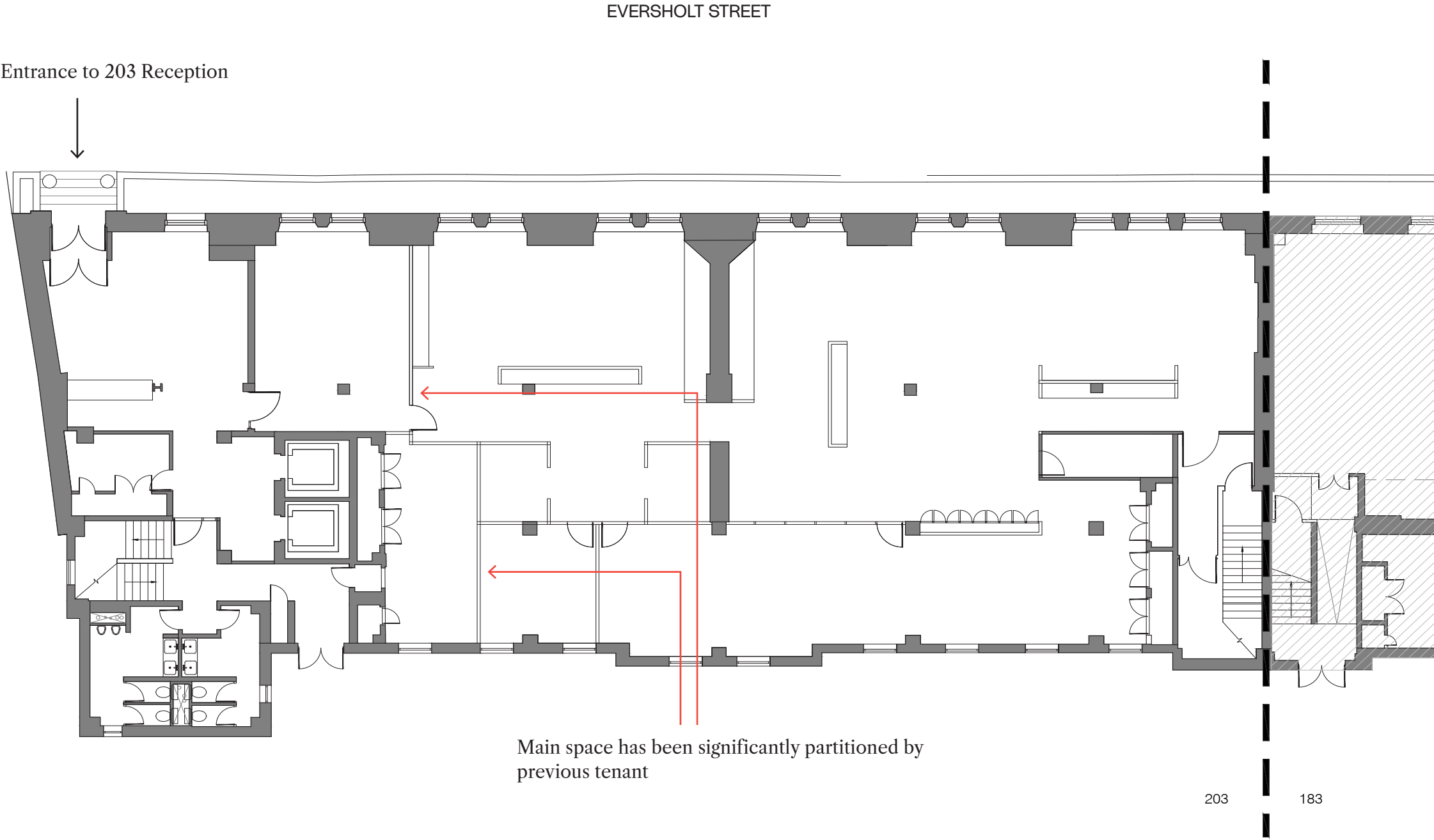
ORIGINAL BALCONY LEVELS WITHIN THE BUILDING

203 EXISTING GROUND FLOOR



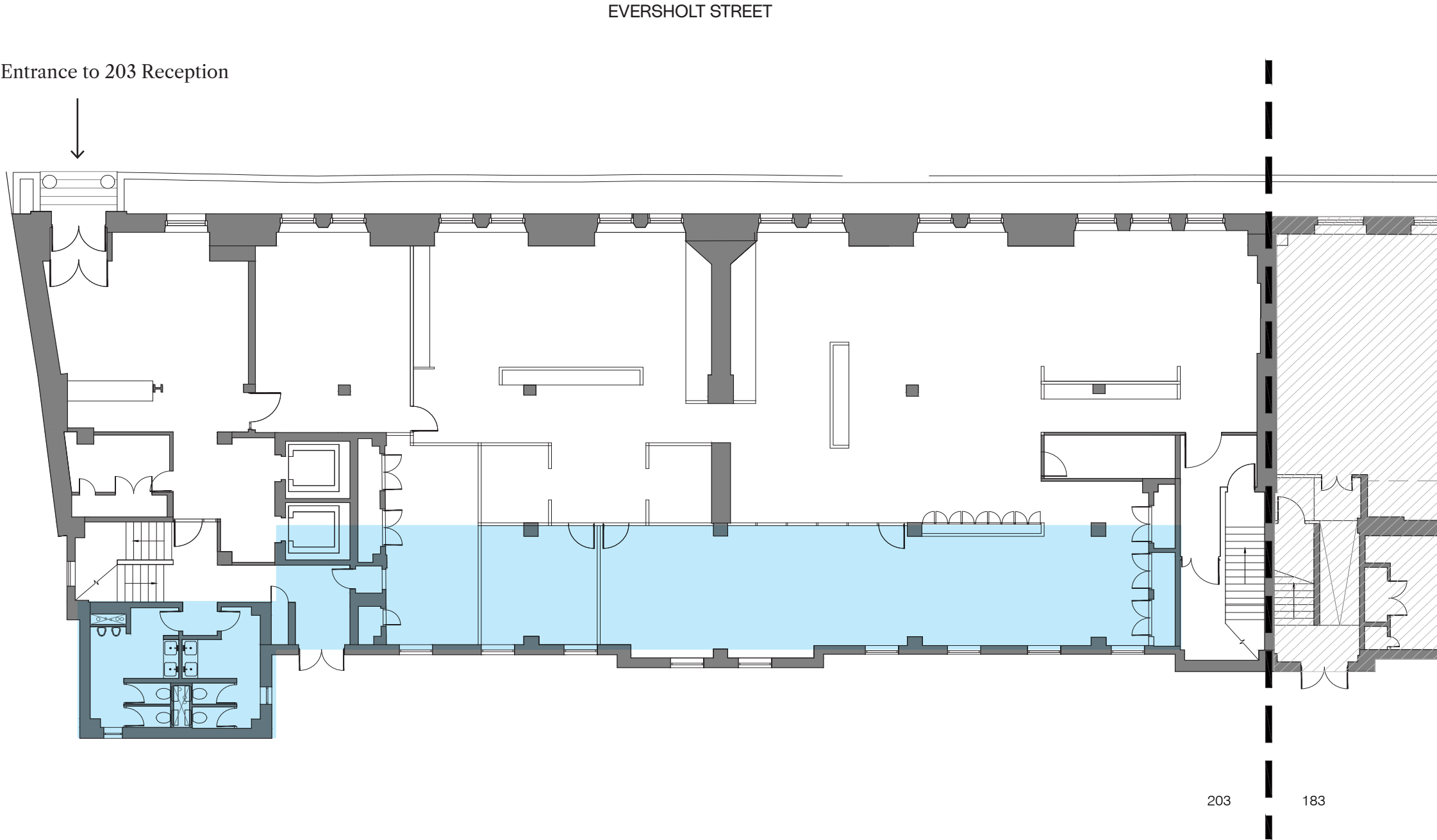
203 - EXISTING GROUND FLOOR

Existing ground floor of 203 currently provides generous floor to ceiling heights, but has been broken up into smaller spaces with dropped suspended ceilings.



203 - 20TH CENTURY EXTENSION

The area highlighted blue demonstrates the contemporary volume to the rear of the site that was added in the late 20th century.



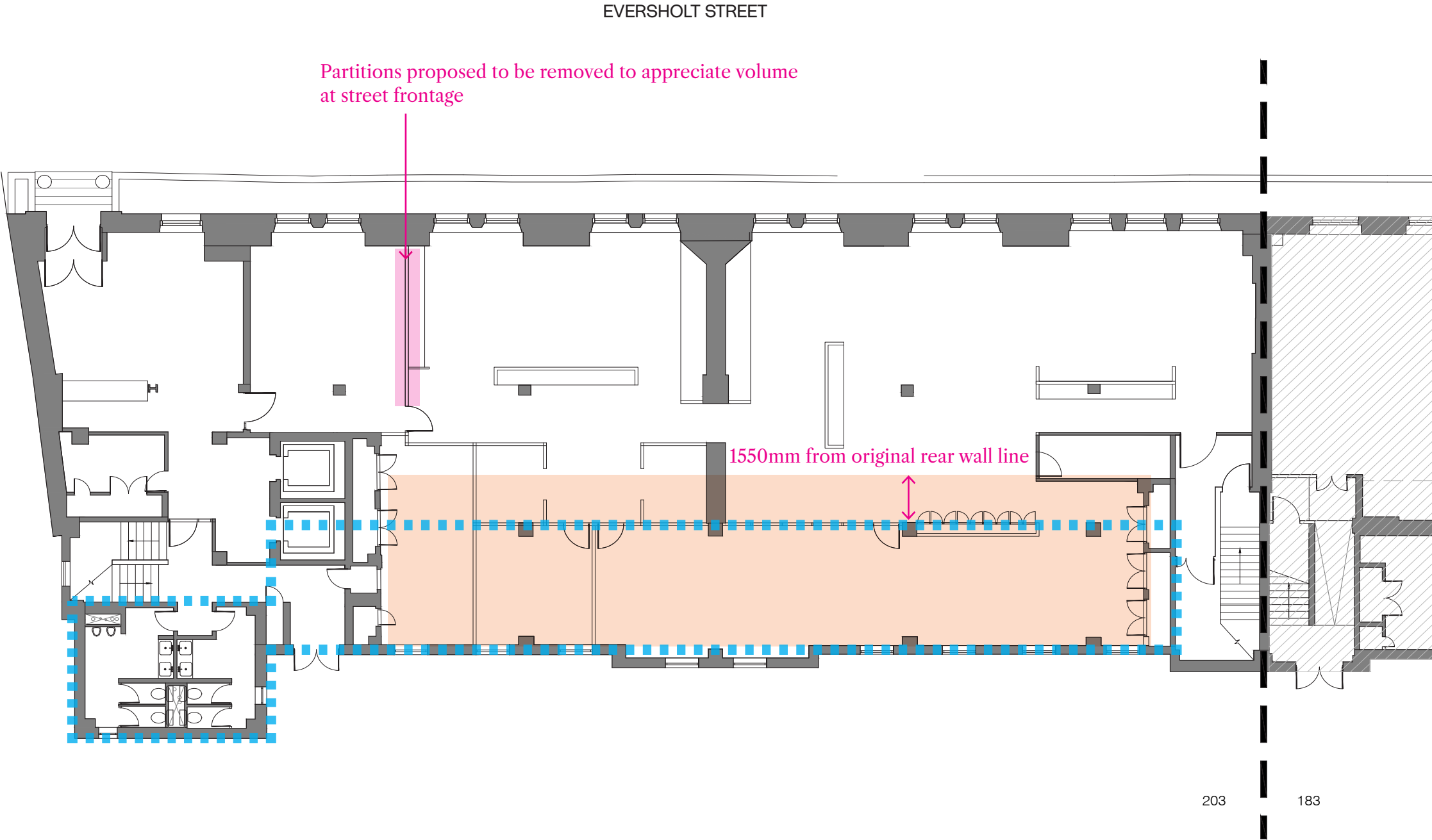
203 - PROPOSED MEZZANINE
APPROACH

The proposal for the mezzanine within 203 ground floor looks to utilise the existing structural arrangement to transfer load as to not introduce additional structural columns where not needed. (orange fill shown facing)

Through structural analysis, the engineers have determined the maximum allowable cantilever from the previous rear wall of the building to be 1550mm.

This level of mezzanine is inline with other approaches throughout the entire building where a gallery style walkway is positioned to the rear of the space and the majority of occupied rooms sit within the latter extension area.

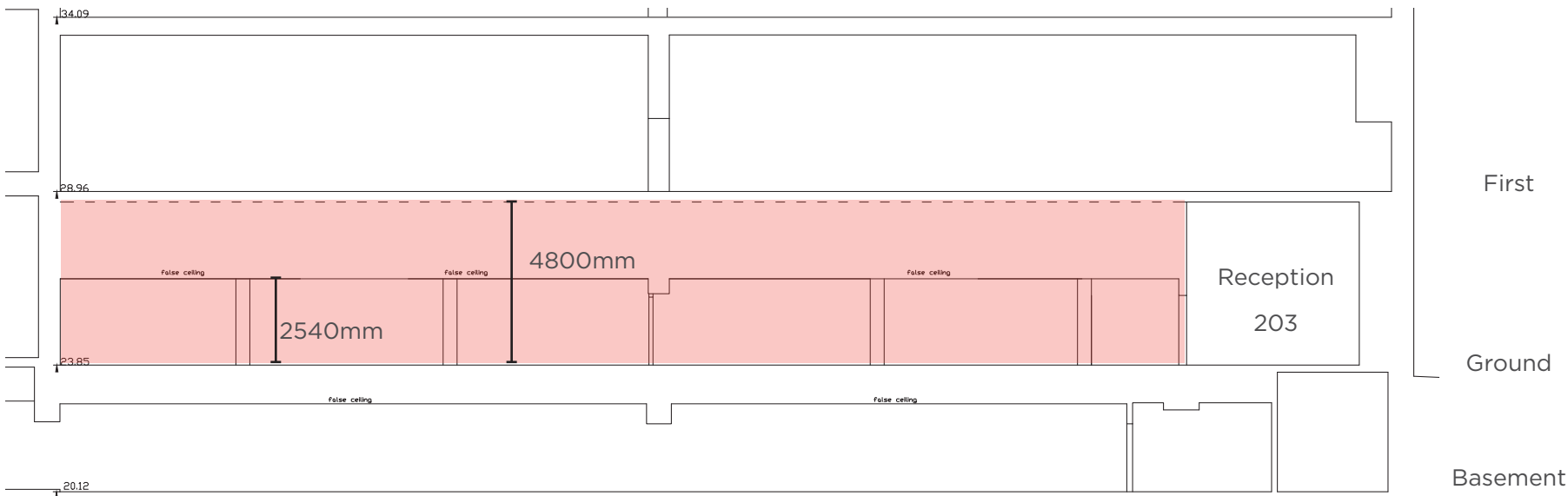
(dashed blue line shows 20th century extension zone from previous slide)



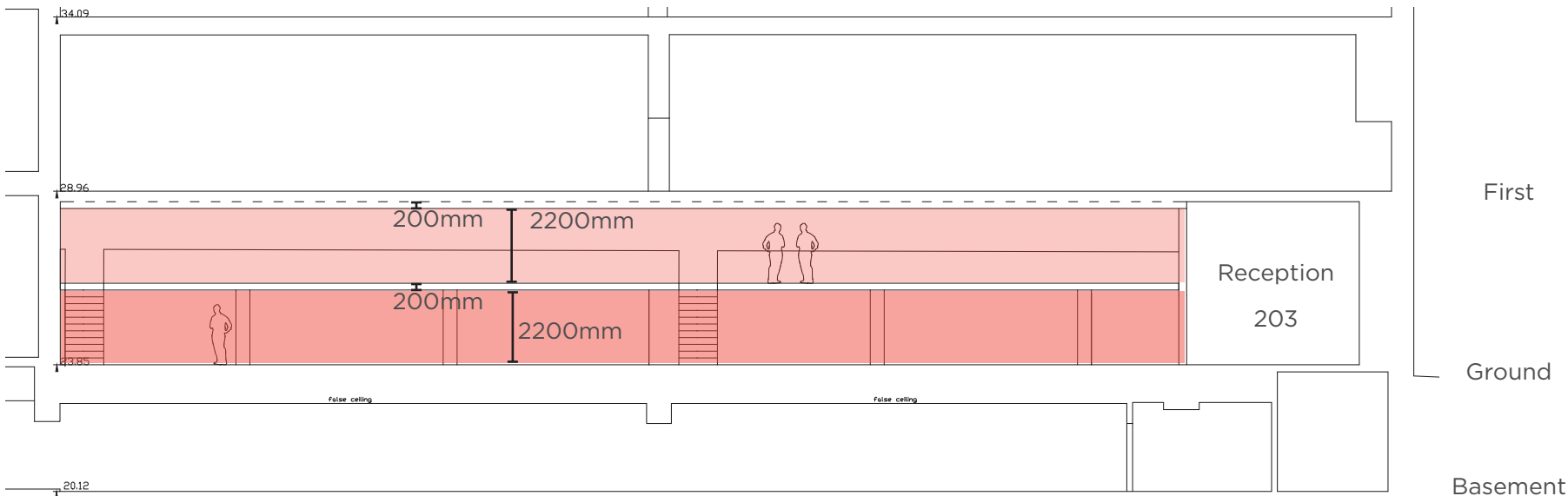
203 GROUND FLOOR
MEZZANINE

PROPOSED - SKETCH SECTION

Within the current condition there is a false ceiling dropped to 2540mm, with a slab level of 4800mm. This creates opportunity for a split level with 2200mm to each area of the mezzanine.



203 SECTION - GROUND FLOOR EXISTING CONDITION

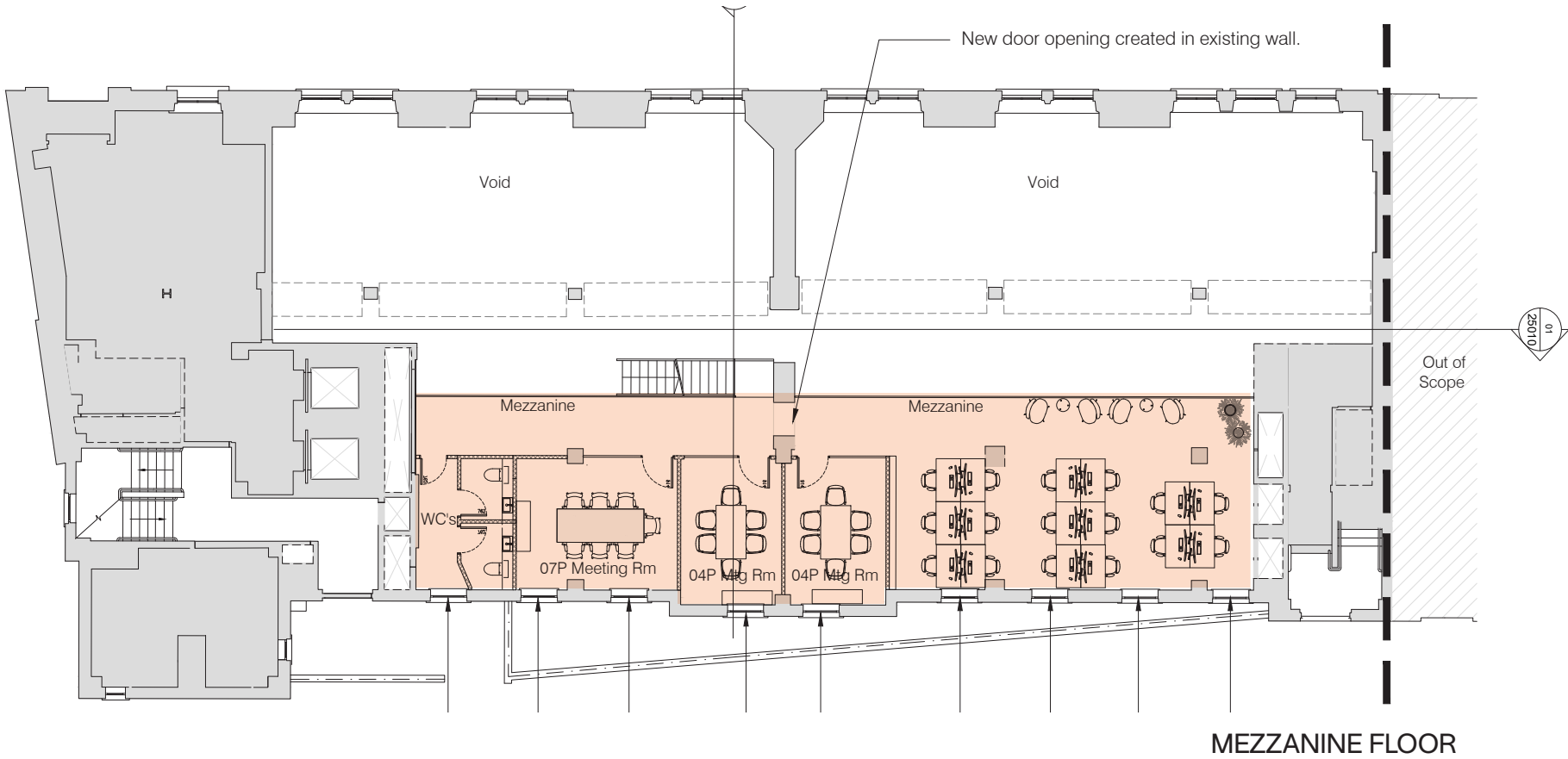
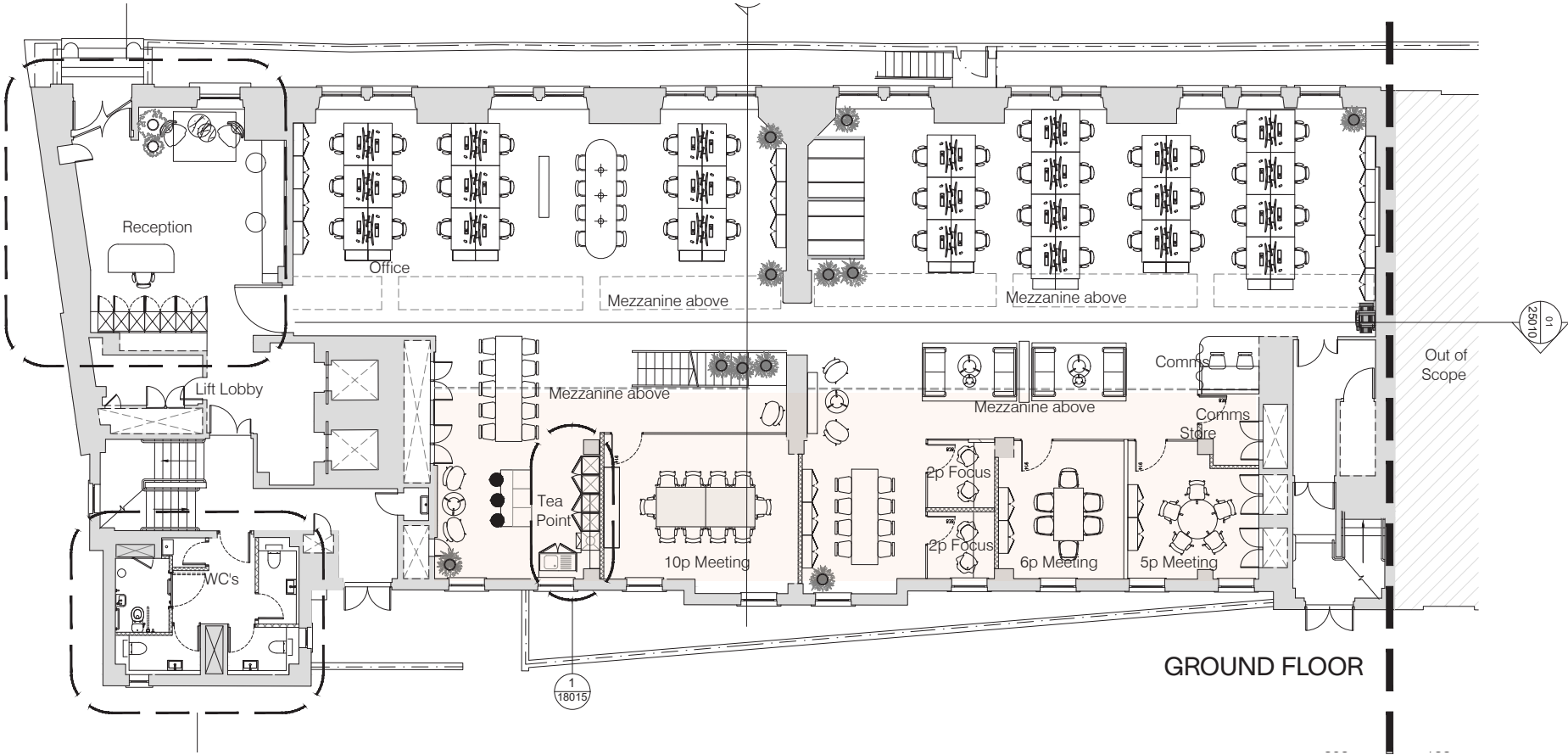


203 SECTION - GROUND FLOOR PROPOSED MEZZANINE LEVELS

203 - PROPOSED GROUND FLOOR
+ NEW MEZZANINE

In the layouts shown facing, the mezzanine level has a very positive effect on the overall operation of the office floor - as evidenced in other areas of the building where a mezzanine has been installed to the rear of the building.

The double height volume retained to the front of the space allows for open place workspace to be appreciated within the original height. While meeting areas, a communal tea point and focus booths are situated under and atop the mezzanine structure.



CONCEPT EXPLORATION
AND OMITTED APPROACHES

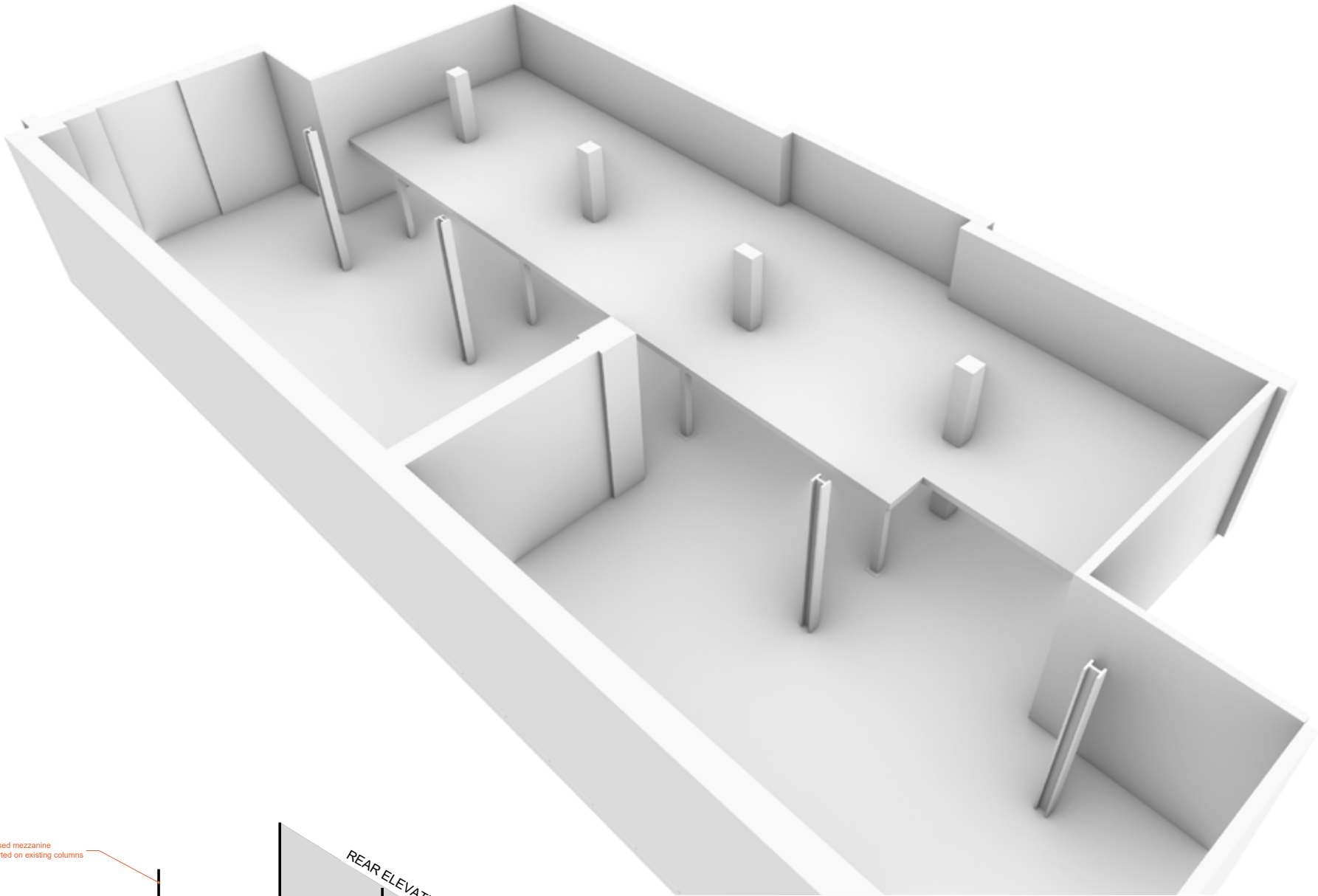
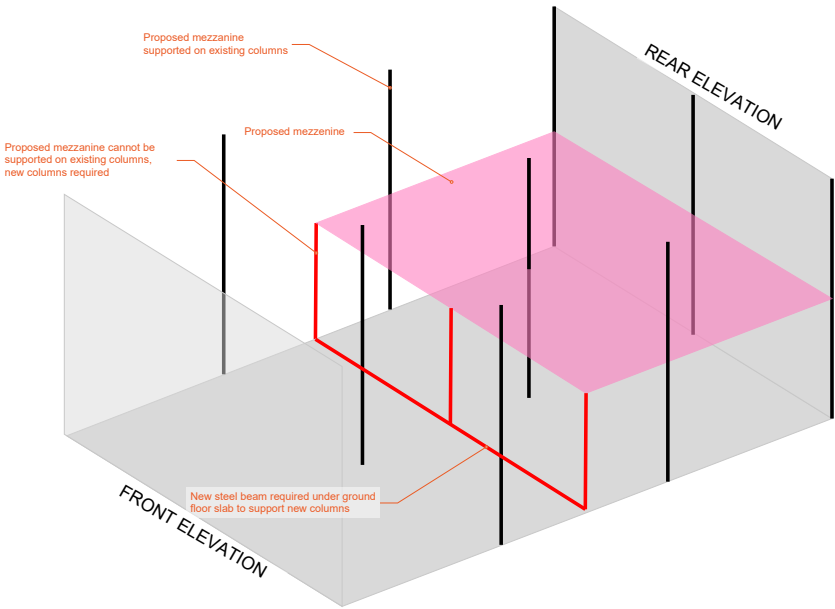
During the design development phase a number of exercises were undertaken to assess the best approach for installing a mezzanine into the space.

Key consideration was given to:

- maximising the appreciation of the double height volume to the Eversholt Street facade
- minimising the requirement for structural intervention
- minimising the implication of mechanical servicing on the areas of lower headheight

As part of this activity, two key approaches were considered - one that utilised the existing column line as structural support and the current proposal that utilises cantilevers.

It is considered that the proposal is more appropriate due to allowing the appreciation of more double height volume as well as minimising structural intervention. It is also aligned with other consented approaches to new mezzanines within 183 Eversholt Street.



Concept image from studies demonstrating how a mid-sized mezzanine would require additional structure and would therefore be inappropriate in design terms.

VISUAL | GROUND FLOOR 203 WITH NEW MEZZANINE



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INTERNAL FITOUT

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SECOND FLOOR
THIRD FLOOR
FOURTH FLOOR

- Cat-A Office refurbishment

GROUND FLOOR

- Cat-B Office refurbishment
- Addition of mezzanine level



203

PROPOSED REFURBISHMENT FLOORS

The proposed refurbishment applies to ground, second, third and fourth floors.

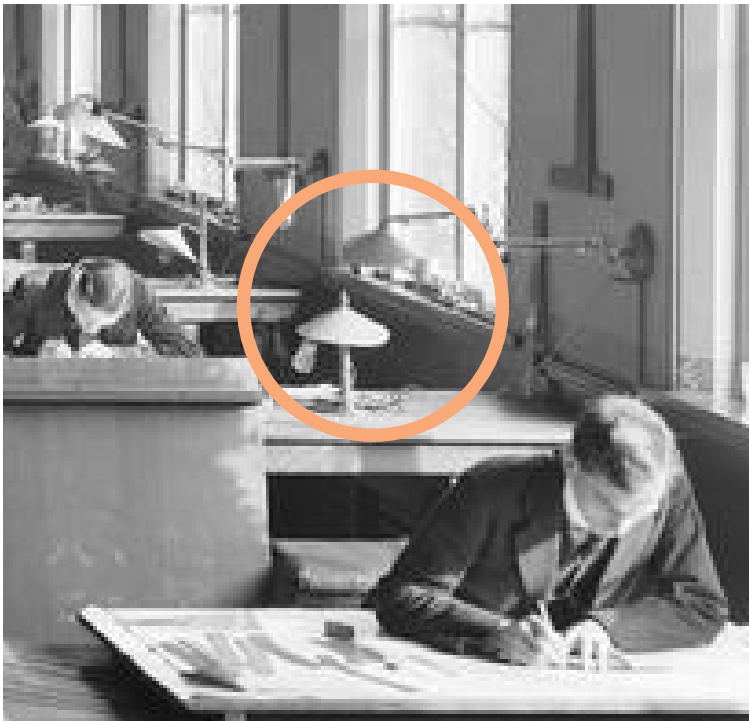
LEARNING LESSONS

KEY TAKEAWAYS

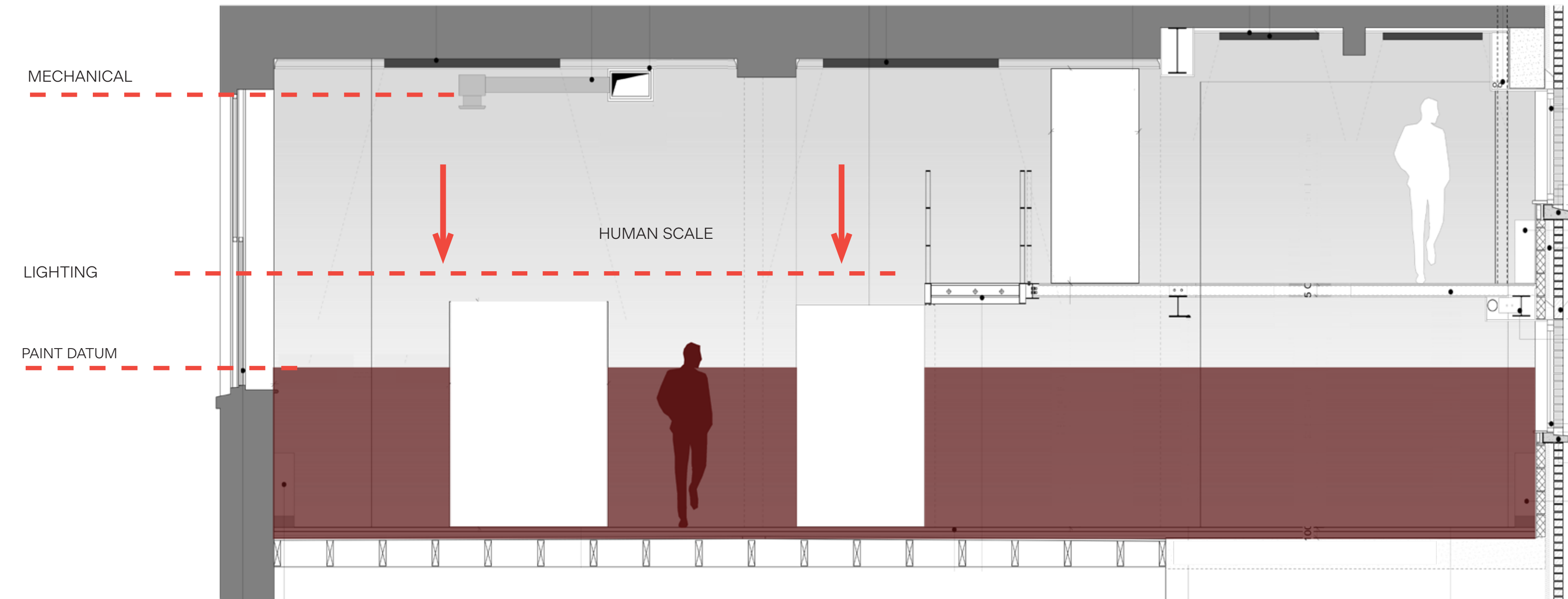
During early concept development we explored a number of historic references, relating specifically to the Railway Clearing House as well as other work settings of the period.

We took away some key lessons such as:

- setting and height of key lighting
- material qualities
- human level datum lines



LEARNING LESSONS



CONCEPT SECTION DEMONSTRATING HOW TO 'HUMANISE' THE LARGER VOLUMES OF SPACE

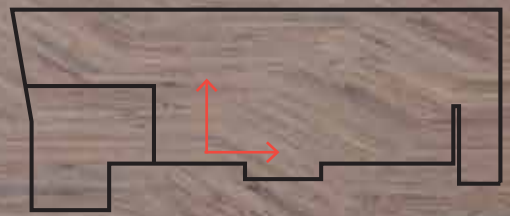
203 EXISTING SECOND FLOOR



203 EXISTING THIRD FLOOR



INDICATIVE CGI -THIRD FLOOR 203



203 EXISTING FOURTH FLOOR



INDICATIVE CGI - FOURTH FLOOR 203



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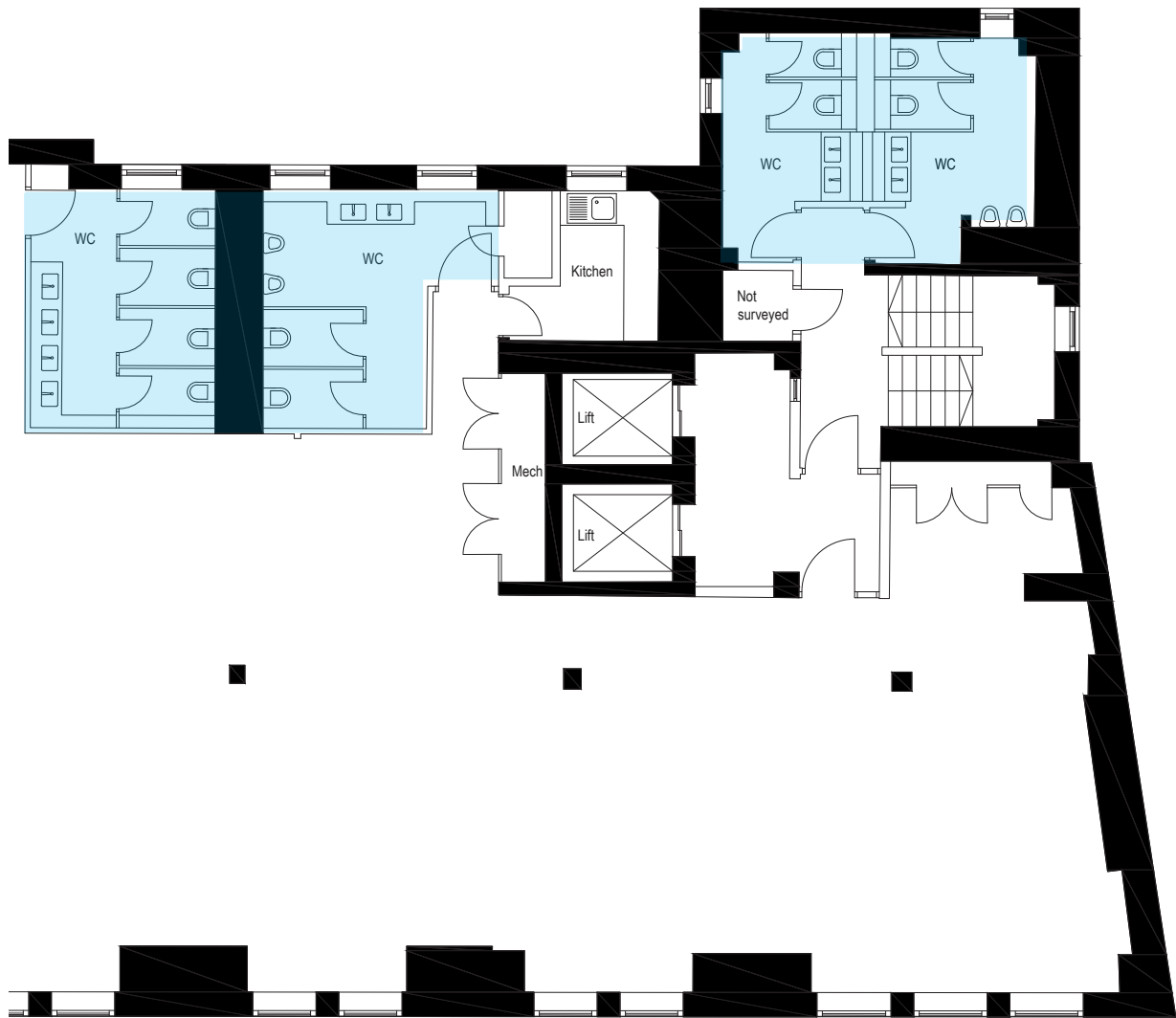
BATHROOMS

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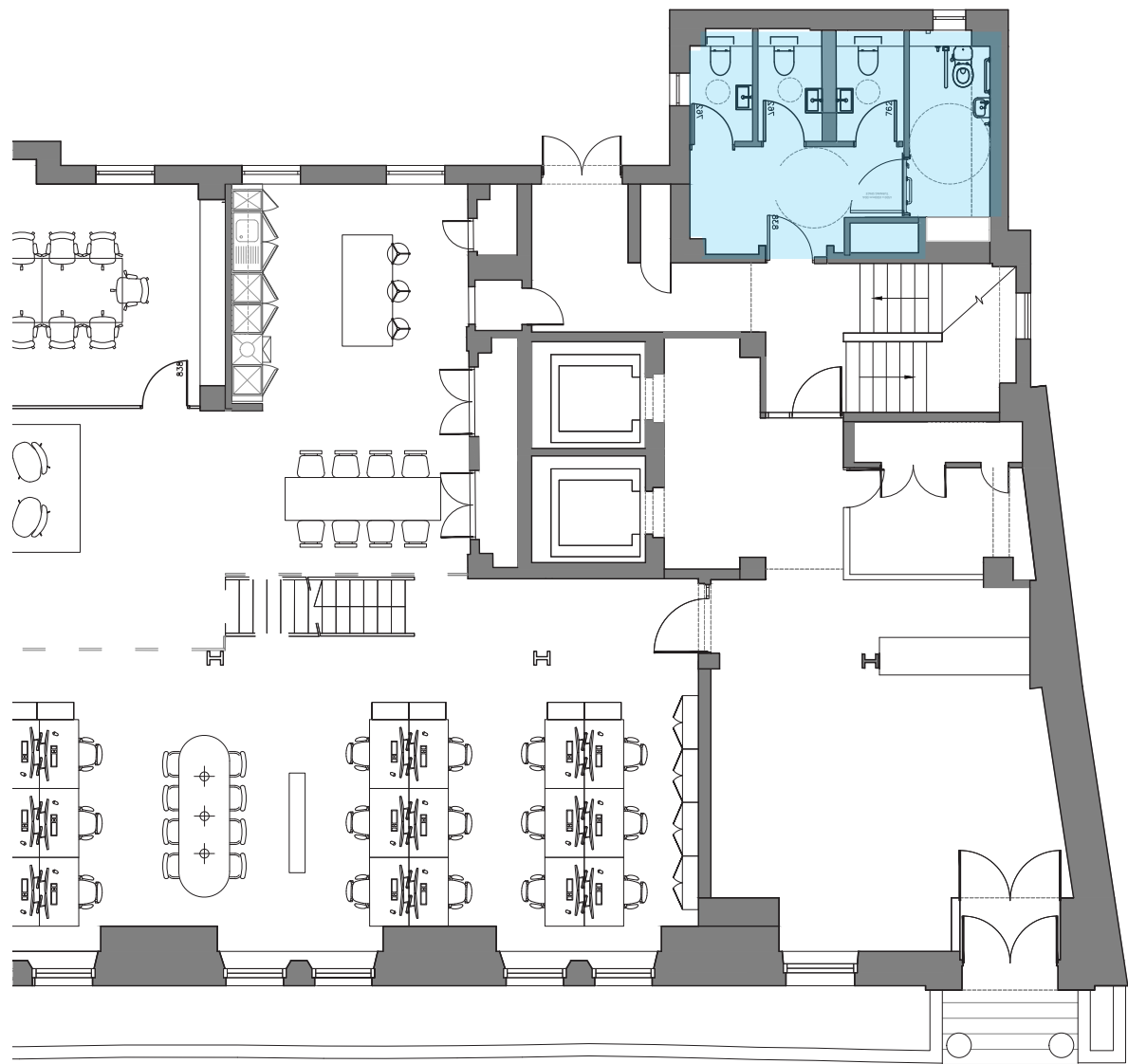
203 ARRANGEMENT

The WC arrangement within 203 sits within the rear of the building and mainly within the later extension to the building.

Our proposal is to consolidate previous ad hoc arrangements and tenant installations to provide a dedicated WC core.



203 THIRD FLOOR - EXISTING MALE FEMALE SPLIT TOILETS



203 THIRD FLOOR - PROPOSED SUPERLOO'S TYPICAL WC CONFIGURATION FOR 203

203 TYPICAL WC'S

BATHROOM TREATMENT

Continuity of finishes between the existing recently refitted bathrooms of 163 and these within 203 will help unite the feel of The Eversholt.

Finishes are modern with touch of heritage. The paint colours and metro tiling speaking to the train line history of the building and allowing each bathroom to be modified slightly to suit.



INTERNAL CUBICLE

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SUMMARY

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SUMMARY

In summary, the design approach presented within this pre-application document seeks to:

- enhance the current condition of the entire asset to align with contemporary office standards
- significantly enhance the heritage design aesthetic of common parts
- introduce new, well designed and considered mezzanine space to the large volume of Ground Floor





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