# 163-203 EVERSHOLT STREET

LISTED BUILDING CONSENT + PLANNING APPLICATION
EXTERNAL WORKS | WINDOWS + PLANT REPLACEMENT
OCTOBER 2022

Akoya X ANOMALY

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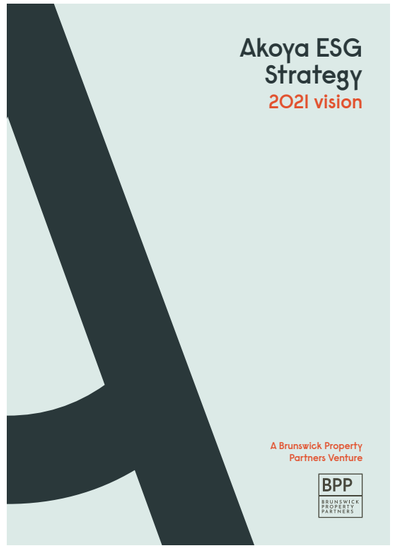
## ABOUT THE APPLICANT + PROJECT AMBITION

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 refubishment 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 targetting 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.

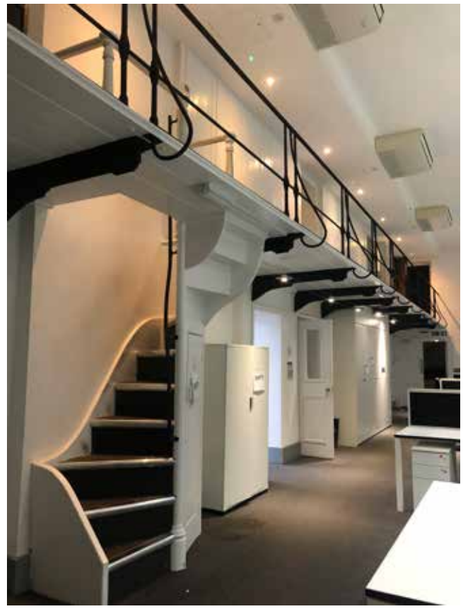
This includes individual Listed Building Consent applications for each property for internal works only with separate Planning and Listed Building Consent for external works. These applications will be submitted in October and November 2022 to allow proposed works to be carried out in early 2023.

# 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

# EXISTING CONDITION

## OVERVIEW

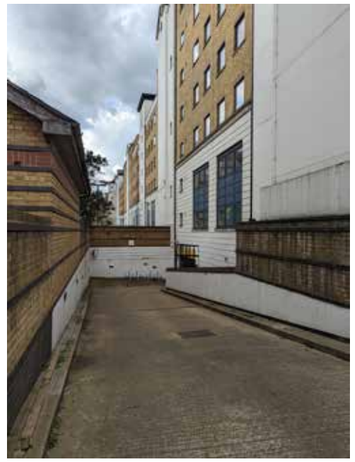
The existing building presents as a series of different conditions, ranging from dated suspended ceiling and poor performing tile lights through to more recently refurbished areas.

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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EXTERNAL WORKS | WINDOWS
OCTOBER 2022

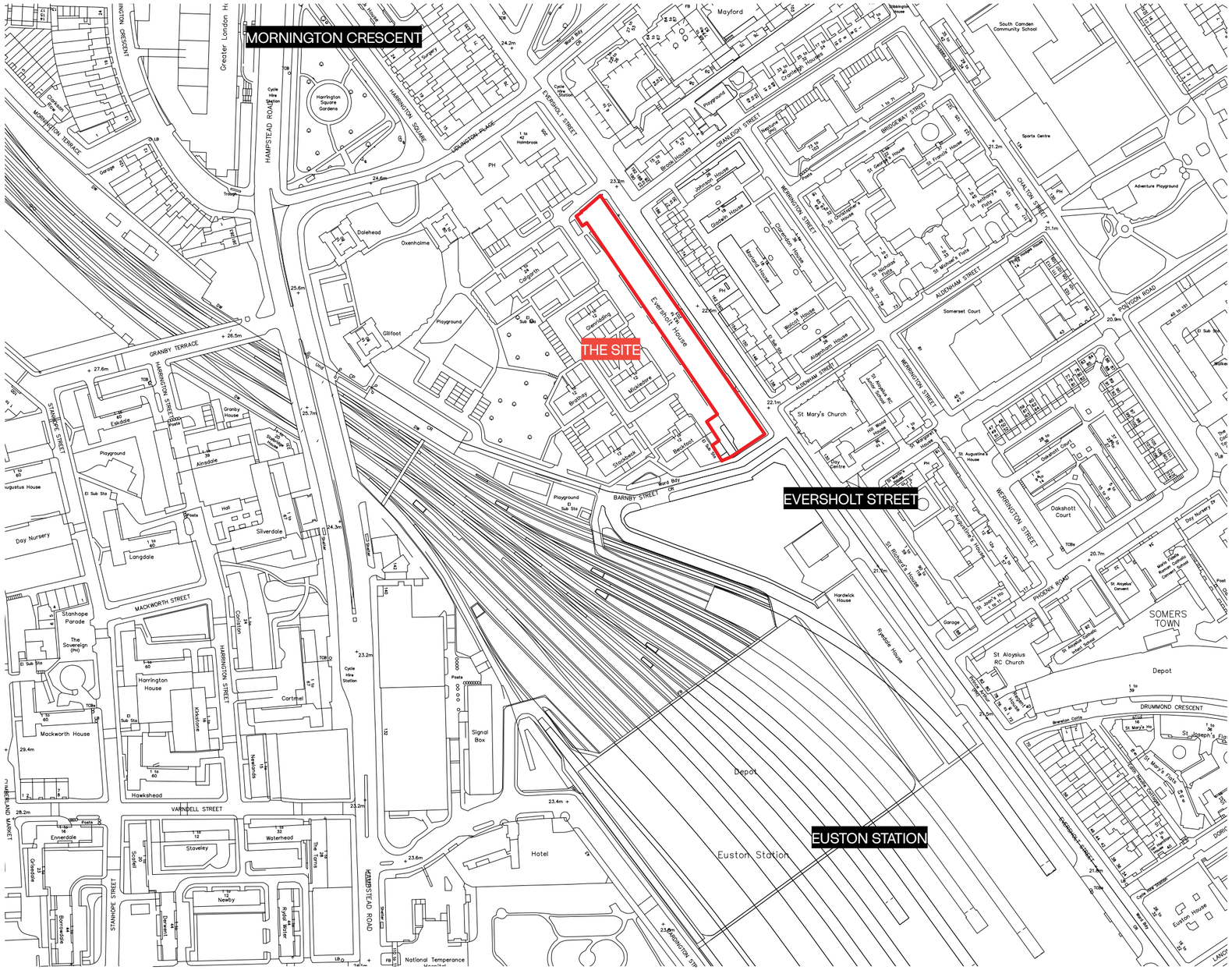

## CONTEXT

ANOMALY X Akoya

# SITE LOCATION

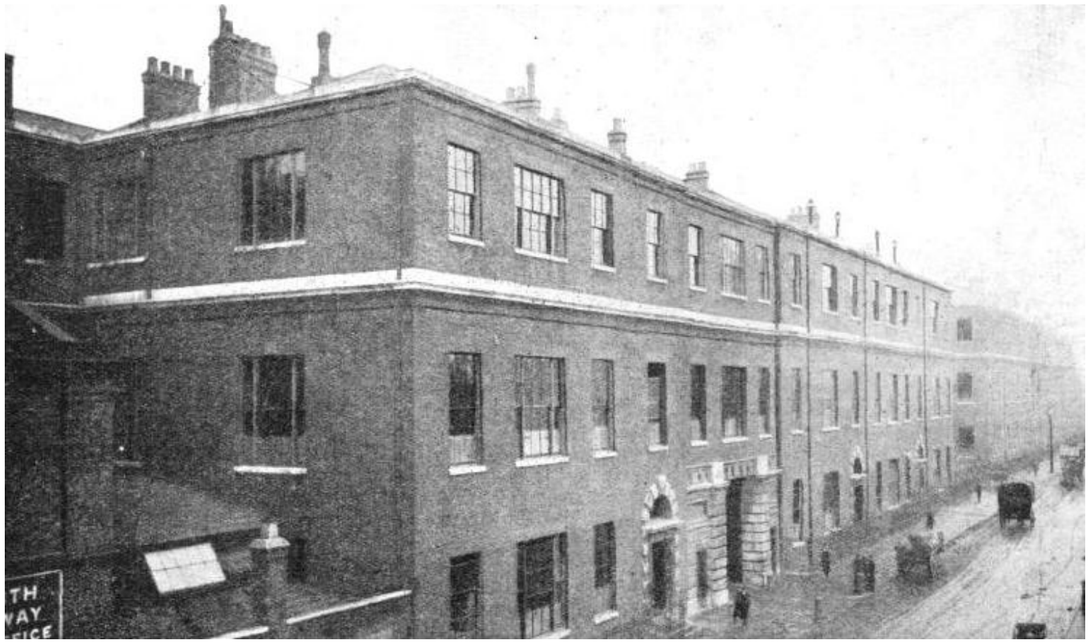
The site is located on the western side of Eversholt Street, close to both Euston Station (0.3 miles) and Mornington Crescent (0.3 miles)

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

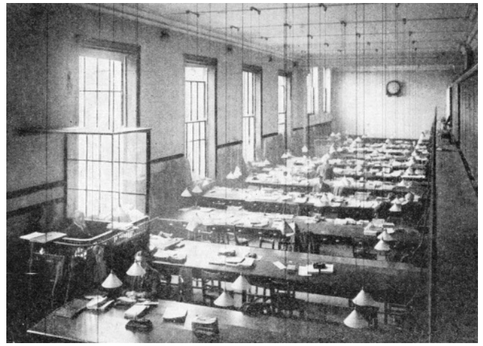
The site was initially built as the headquarters for The Railway Clearing House in 1849. The purpose of the RCH was to manage the allocation of revenue collected by the private railway companies for the conveyance of passengers and goods over the lines (or using the rolling stock) of other companies. 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.*



# REAR EXTENSION

The original building was extended in the late 20th century and presents in an entirely different aesthetic to the entire western elevation.

Top | Eastern (front) elevation to Eversholt Street
Bottom | Western (rear) elevation

# EXISTING CONDITION

The windows across the site can be characterised by their association to either the historic element of the building (front elevation) or the 20th century rear extension (rear elevation)

The front elevation has predominantly large sash windows to principal levels, with smaller installations to the roof levels where present. There are a number of locations where previous applications have amended the basement level openings within the lightwell to the street to include louvred panels where adjacent to plant rooms or the car park.

The rear elevation has hinged metal frames that bear no design similarity with the front elevation.

Left | Front elevation

Right | Rear elevation

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EXTERNAL WORKS | WINDOWS
OCTOBER 2022

# GLAZING IMPROVEMENT SCOPING

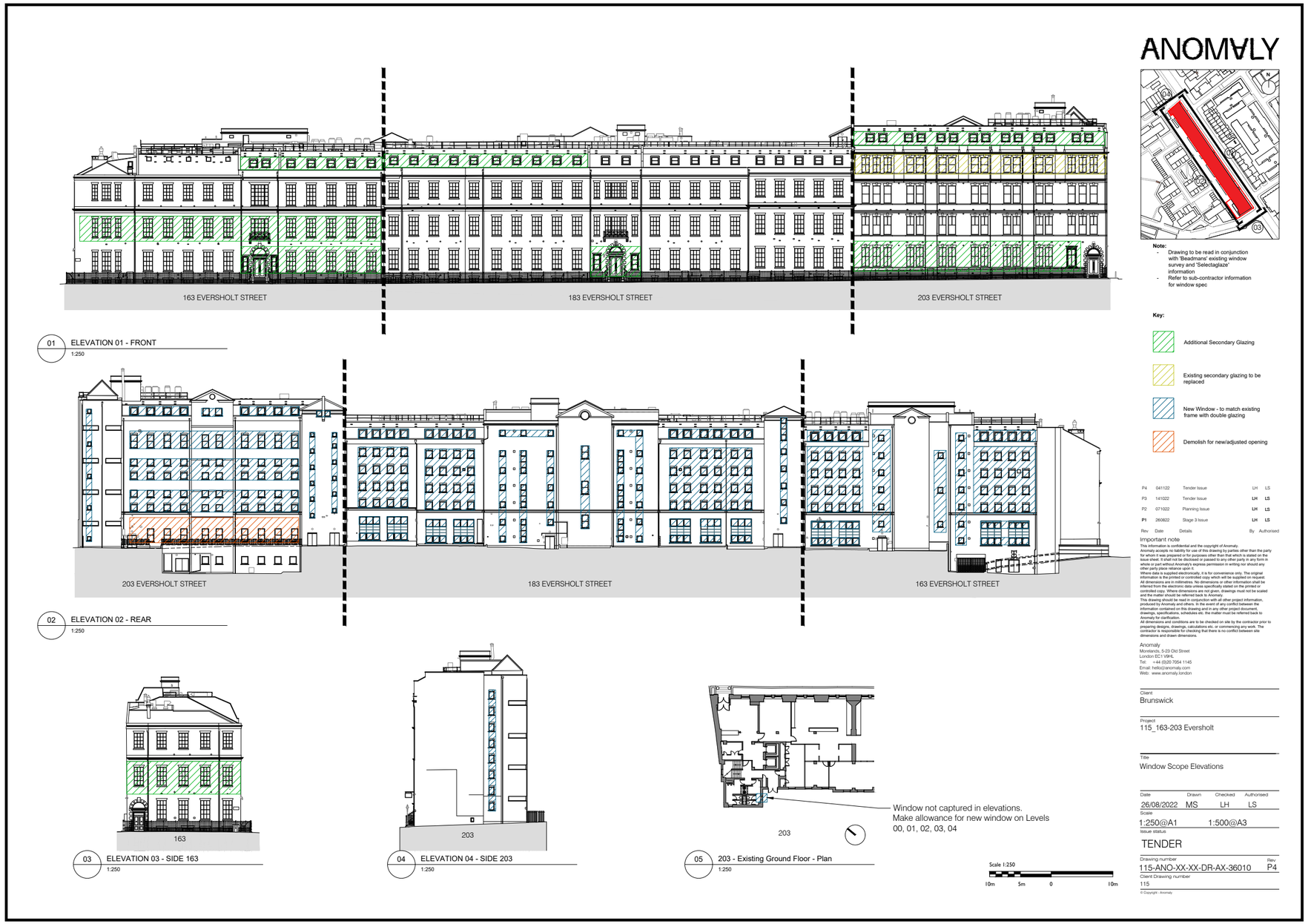
## IMPROVED THERMAL PERFORMANCE

The scoping drawing facing illustrates the approaches to be taken to improving the thermal performance of the building.

Similar to other areas of the building as existing, the green hatch demonstrates areas where secondary glazing is to be introduced to the heritage windows of the primary elevations.

To the rear of the building and the modern extension, the windows are now at the end of their viable life in performance terms and will be replaced.

The red hatched area denotes where the windows will be split into two separate frames once the internal mezzanine is approved and installed.



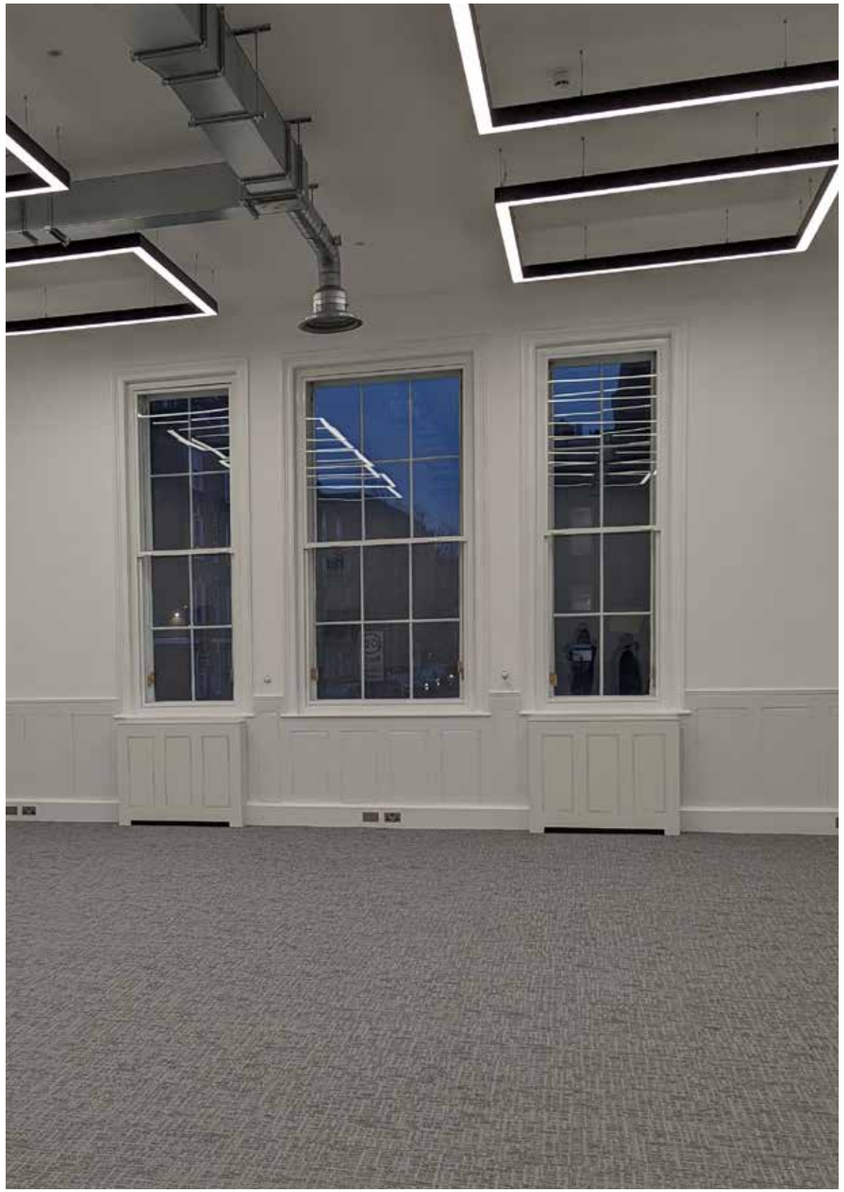
# GLAZING IMPROVEMENT SCOPING

LEFT

Approved and installed secondary glazing to Eversholt Street facade in 163 Ground. (Additional installations will follow same approach of aligning with external detailing in simple white frame - see following page)

RIGHT

Existing rear modern windows now in need of replacing. Replacement windows will be of similar single pane nature with metal frame. (reference of style below)

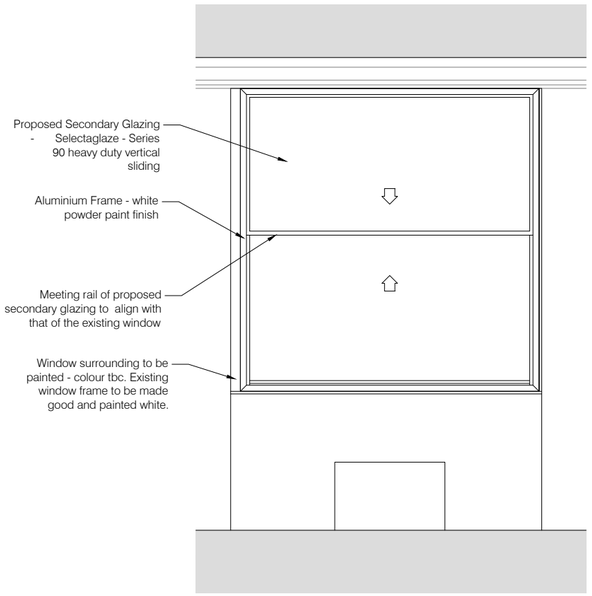


# INTERNAL SECONDARY GLAZING CONDITION 01

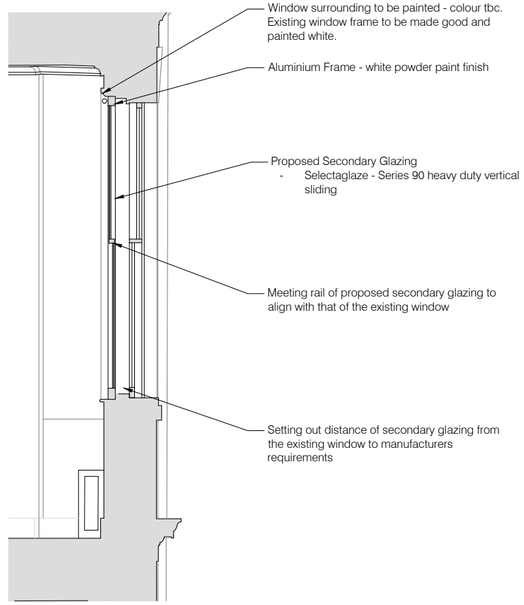
The proposed secondary glazing is to match with existing window dimensions, ensuring meeting rail in centre is aligned.

The secondary glazing has been introduced to significantly improve the thermal and sustainable performance of the existing building while respecting and acknowledging the heritage importance of the facade.

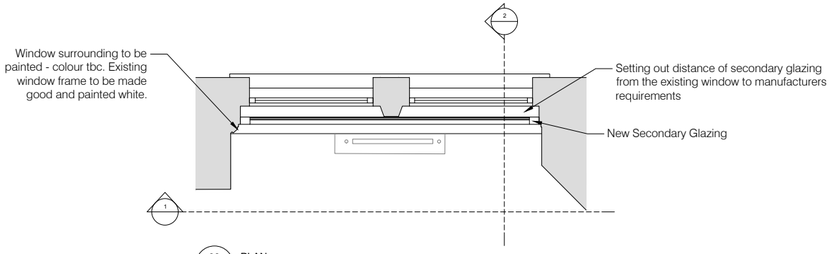
As such, as per previous installations across the asset, the framing mirrors the external framing to avoid any clashing while significantly reducing the energy consumption of the building.




01 INTERNAL ELEVATION
1:20

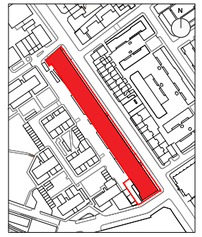



02 SECTION
1:20




03 PLAN
1:20

ANOMALY



Note:
- Drawing to be read in conjunction with 'Beadmans' existing window survey and 'Selectaglaze' information
- Refer to sub-contractor information for window spec
- Drawings illustrate design intent and are not to be used as construction drawings

| Rev | Date | Details | By | Authorised |
|---|---|---|---|---|
| P1 | 071022 | Planning Issue | LH | LS |



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Client
Brunswick

Project
115_163-203 Eversholt

Title
Proposed Typical Secondary Glazing Type 01

| Date | Drawn | Checked | Authorised |
|---|---|---|---|
| 26/08/2022 | MS | LH | LS |

Scale
VAR

Issue status
PLANNING

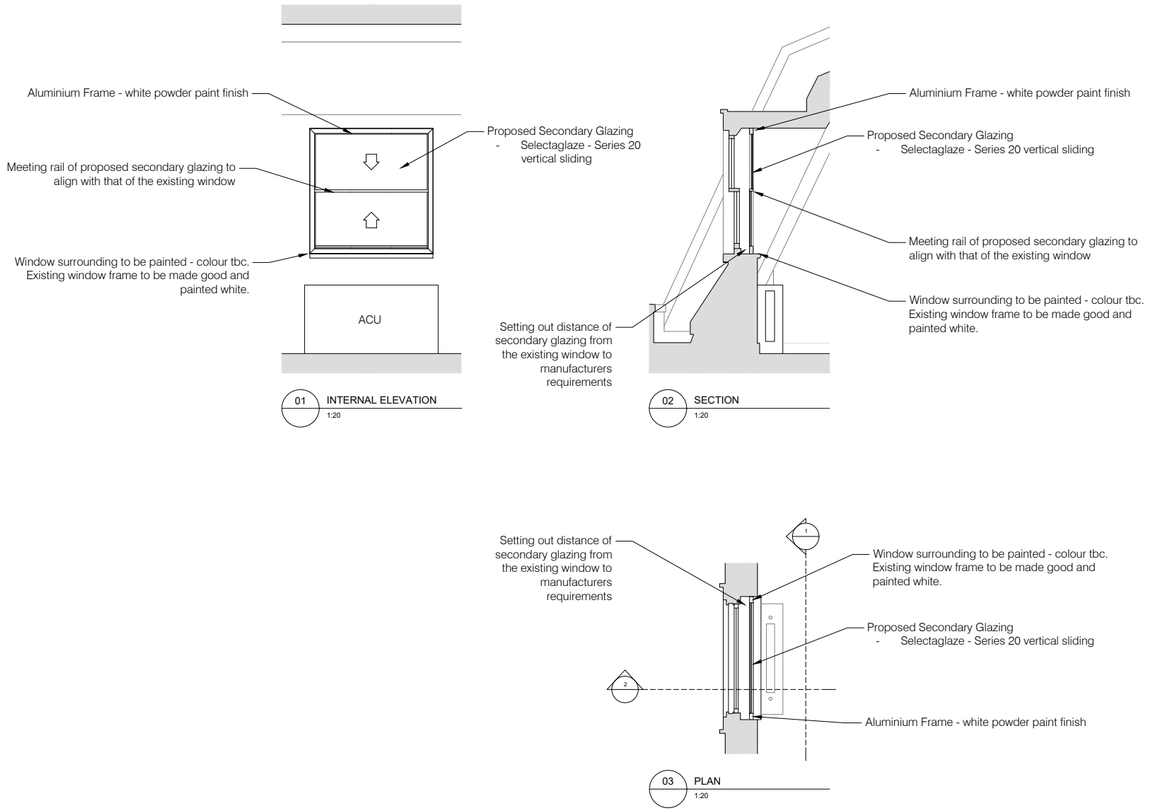
Drawing number
115-ANO-XX-XX-DR-AX-36100

Rev
P1

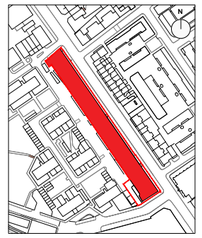
Client Drawing number
115

# INTERNAL SECONDARY GLAZING CONDITION 02

The proposed secondary glazing is to match with existing window dimensions, ensuring meeting rail in centre is aligned.




ANOMALY



**Note:**
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- Refer to sub-contractor information for window spec
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| Rev | Date | Details | By | Authorised |
|---|---|---|---|---|
| P3 | 041122 | Tender Issue | LH | LS |
| P2 | 141022 | Tender Issue | LH | LS |
| P1 | 071022 | Planning Issue | LH | LS |



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Client
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Project
115_163-203 Eversholt

Title
Proposed Typical Secondary Glazing Type 02

| Date | Drawn | Checked | Authorised |
|---|---|---|---|
| 26/08/2022 | MS | LH | LS |

Scale
1:20@A1 1:20@A3

Issue status
TENDER

Drawing number
115-ANO-XX-XX-DR-AX-36110

Rev
P3

Client Drawing number
115

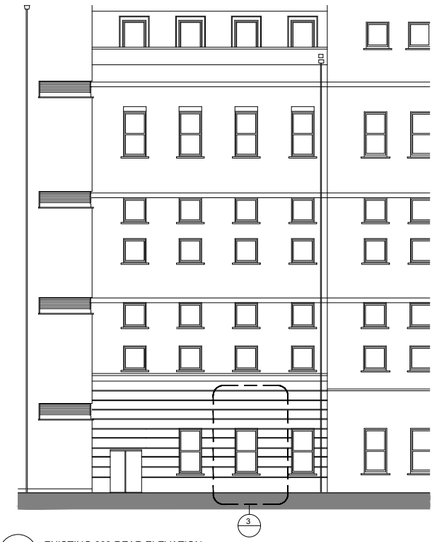


Scale 1:20
1m 0 1m

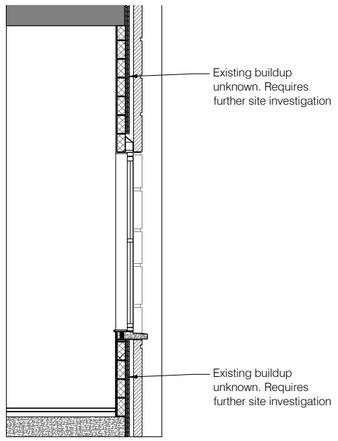
# REPLACEMENT GLAZING AROUND MEZZANINE

Where the proposed mezzanine is to be installed and have impact to the rear of the building, a similar approach to the existing is to be taken in splitting the window into two smaller panes. As shown below in a site photo from the existing 163 Ground floor mezzanine area.

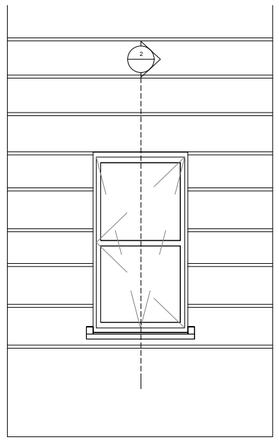
This approach has previously been approved under application 2017/3600/L.



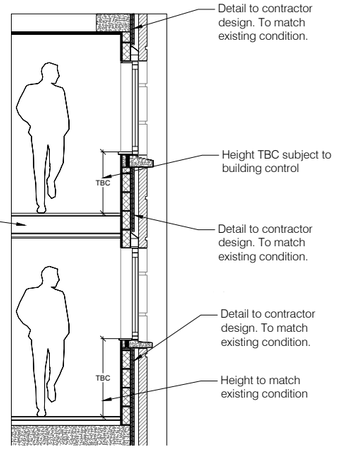
01 EXISTING 203 REAR ELEVATION
1:100




02 EXISTING SECTION DETAIL
1:25

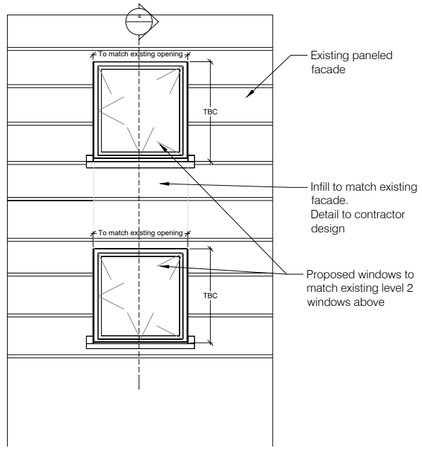


03 EXISTING ELEVATION
1:25




Refer to Structural engineer drawings for proposed mezzanine build up and connection details

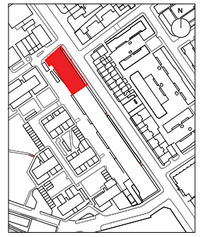
04 PROPOSED SECTION DETAIL
1:25




05 PROPOSED ELEVATION
1:25

Scale 1:25
1m 0 1m

ANOMALY



Note:
- Drawing to be read in conjunction with 'Beadmans' existing window survey
- Refer to sub-contractor information for window spec
- Drawings illustrate design intent and are not to be used as construction drawings
- Refer to whitby wood structural engineer drawings

| Rev | Date | Details | By | Authorised |
|---|---|---|---|---|
| P4 | 041122 | Tender Issue | LH | LS |
| P3 | 141022 | Tender Issue | LH | LS |
| P2 | 071022 | Planning Issue | LH | LS |
| P1 | 260822 | Stage 3 Issue | LH | LS |



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Project
115_203 Eversholt

Title
Proposed Rear Window Section

| Date | Drawn | Checked | Authorised |
|---|---|---|---|
| 26/08/2022 | MS | LHR | LS |

Scale
VAR

Issue status
TENDER

Drawing number
115-ANO-XX-XX-DR-AX-36020

Rev
P4

Client Drawing number
115

# REPLACEMENT PLANT TO 203 ROOF

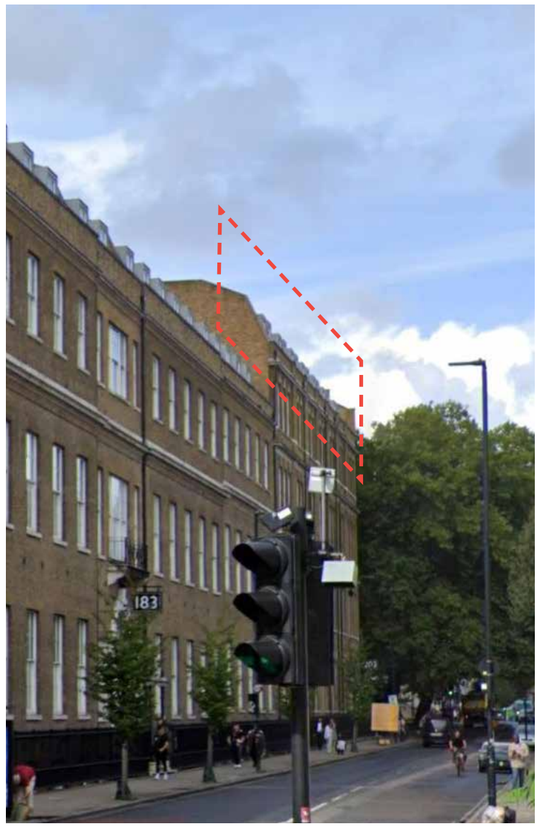
The proposal seeks to make the following changes to the rooftop plant of 203.
4 existing condensers will be removed and replaced with two new models of a similar size.
1 new condenser will be added in order to serve the ground floor and ground floor mezzanine.
This strategy reduces the number of total condensers on the roof.

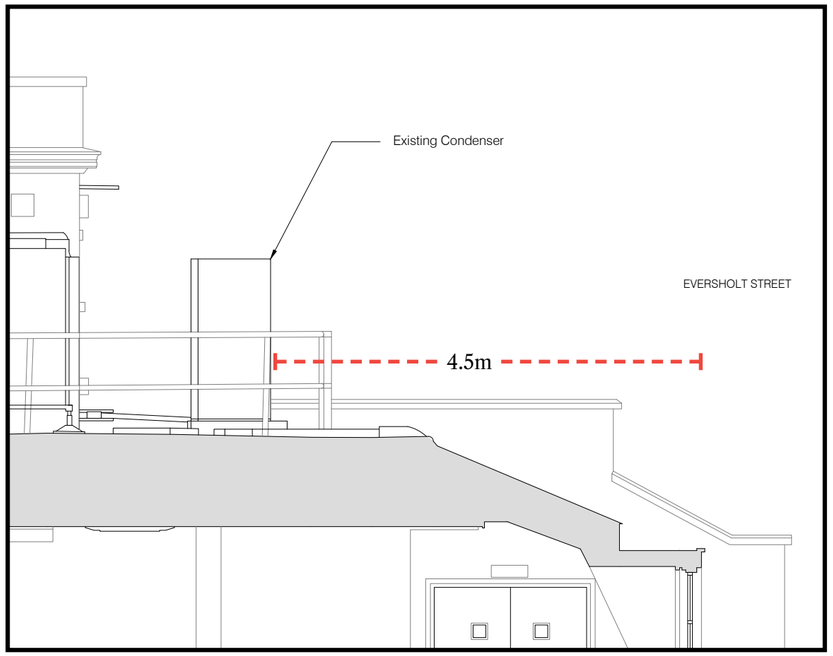
Facing left| Existing site photos showing the existing plant isn't viable from the street.
Facing middle | drawing showing the existing condition of 203 front elevation.
Facing right | drawing showing the changes to 203 rooftop plant

Above | *Existing 203 Front Elevation*

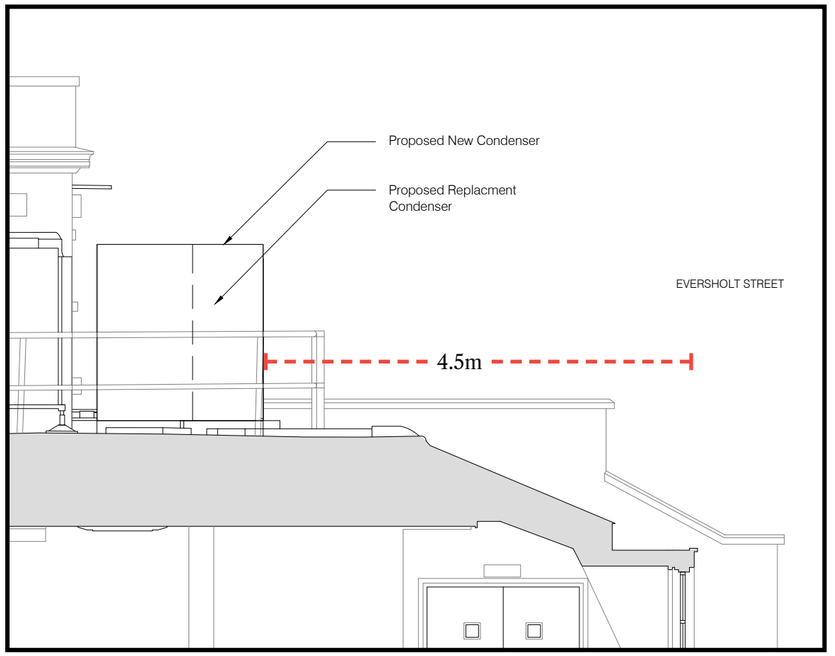

Above | *Proposed 203 Front Elevation*

# REPLACEMENT PLANT TO 203 ROOF




Above | *Existing 203 Rooftop Plant Section*

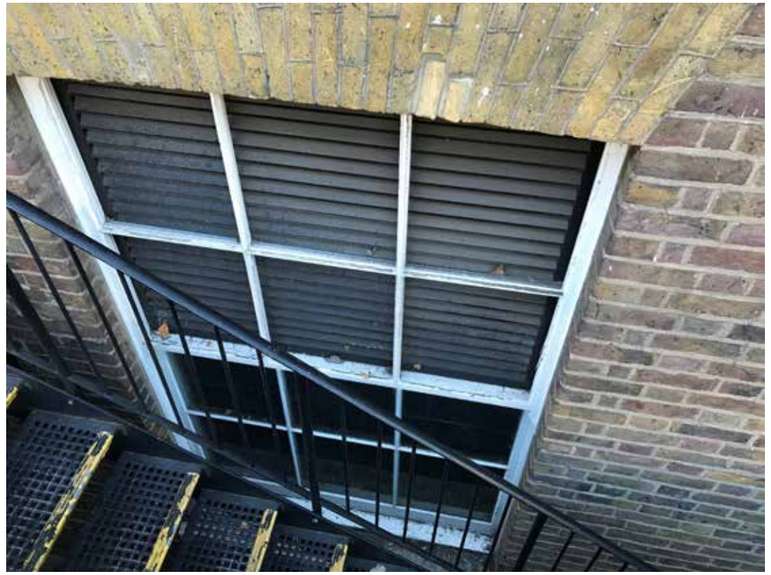


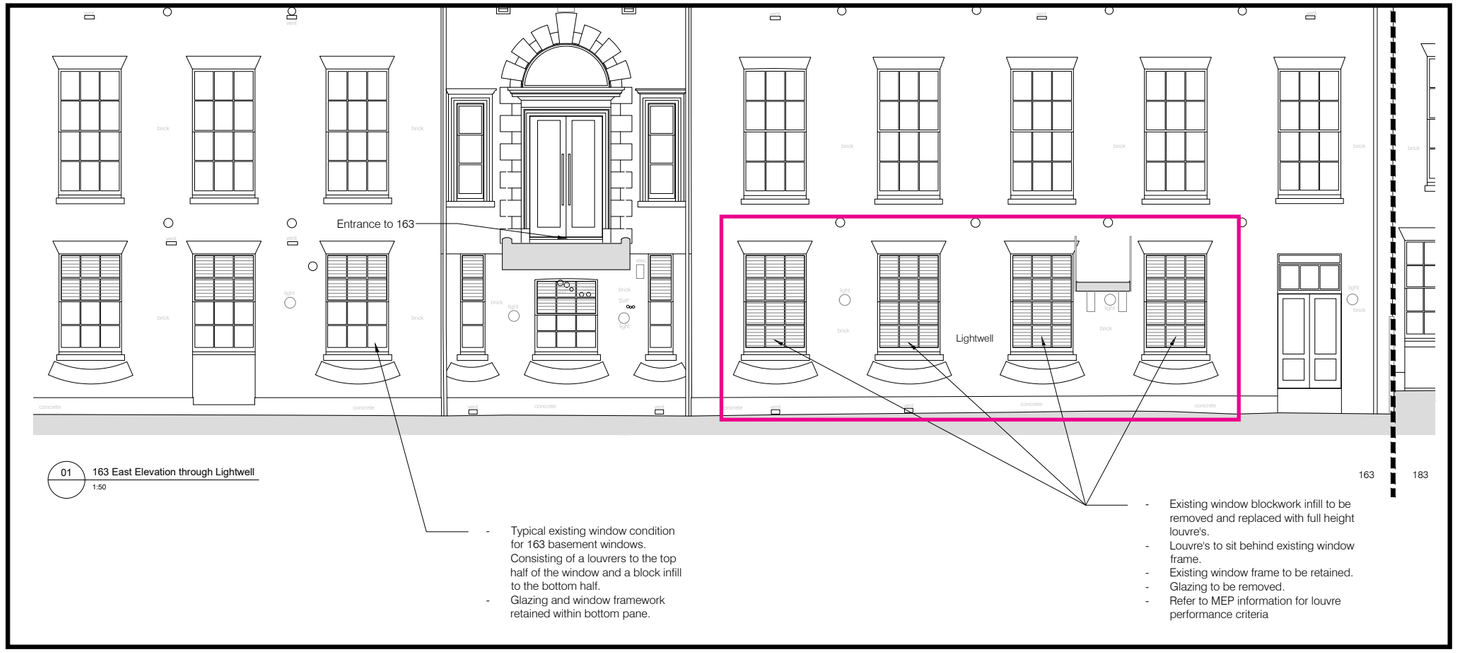

Above | *Proposed 203 Rooftop Plant Section*

# REPLACEMENT LOUVRES

In the basement lightwell to 163, adjacent and connected to the car park area, louvre systems have been installed. As part of the ventilation strategy we are proposing to extend the louvre system to the bottom panels of the window in locations highlighted.

Facing top | Existing site photos
Facing bottom | drawing showing replacement louvre system





# REPLACEMENT LOUVRES - REAR

As part of the ventilation strategy External louvres are required to the rear of 163 and 203 to service the WCs and Teapoints.
As indicated in the adjacent drawing a number of similar louvres already existing on the rear facades of 163 and 183 which this strategy seeks to replicate.


01 ELEVATION 01 - REAR
1:250

Scale 1:250
10m 5m 0 10m

ANOMALY

PLEASE REFER TO MEP CONSULTANTS DOCUMENTS FOR FURTHER DETAILS

PROPOSED LOUVRE LOCATION

EXISTING LOUVRE/GRILL LOCATION

| Rev | Date | Details | By | Authorised |
|---|---|---|---|---|
| P2 | 041122 | Tender Issue | LH | LS |
| P1 | 141022 | Tender Issue | LH | LS |

Important note



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Project
115_163-203 Eversholt

Title
Rear Elevation - Proposed Louvre

| Date | Drawn | Checked | Authorised |
|---|---|---|---|
| 26/08/2022 | LH | LH | LS |

Scale
1:250@A1 1:500@A3

Issue status
TENDER

Drawing number
115-ANO-XX-XX-DR-AX-36150

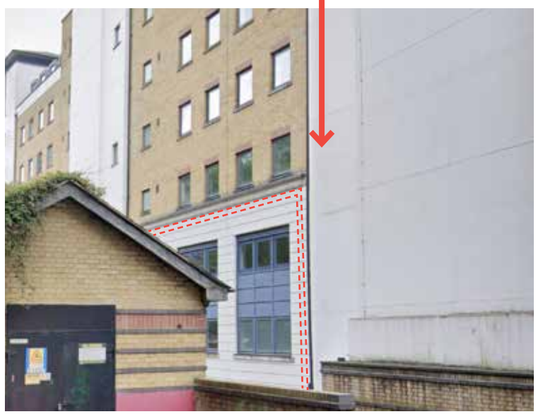
Rev
P2

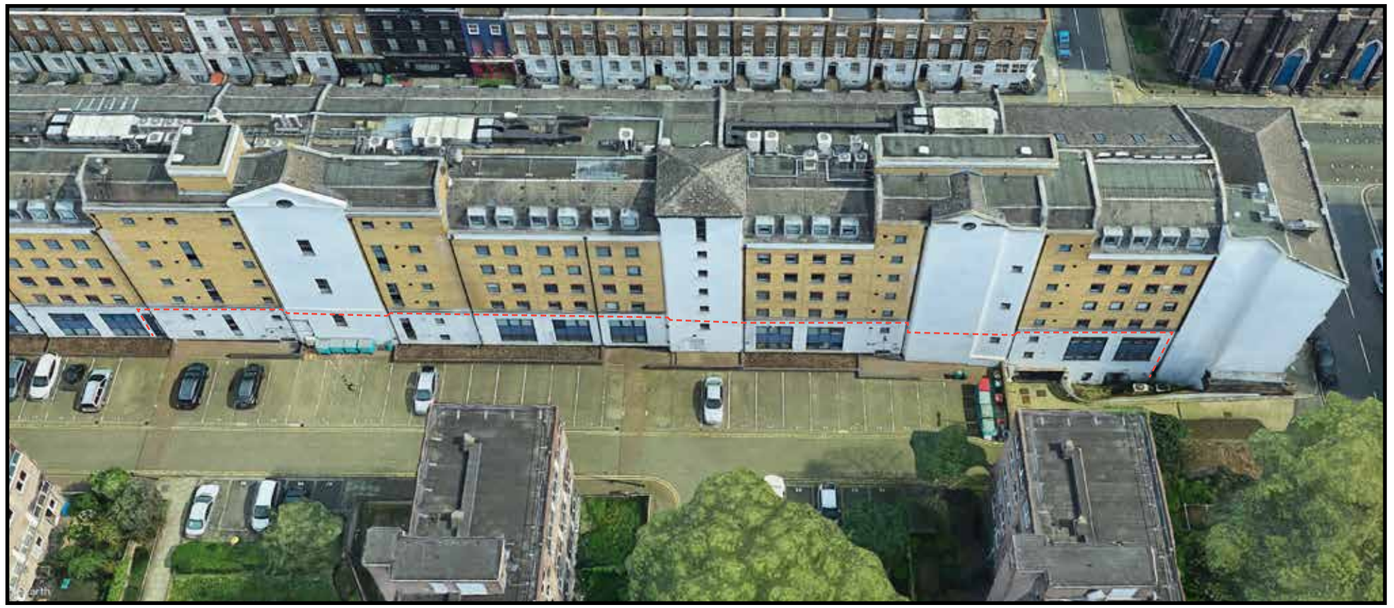
Client Drawing number
115

# EXTERNAL MEP

The proposal requires two new additional pipe runs to the rear elevation of 163 and 183. The route traces existing material and finish breaks in the facade to minimize visual impact. The pipes will be finished to match the existing facade colour behind them.

Two new ASHP units will be added to the lightwell at the rear of 163 adjacent to the basement plant room. The existing condenser will be relocated within the lightwell to allow for the insulation of the new ASHPs

# 163-203 EVERSHOLT STREET

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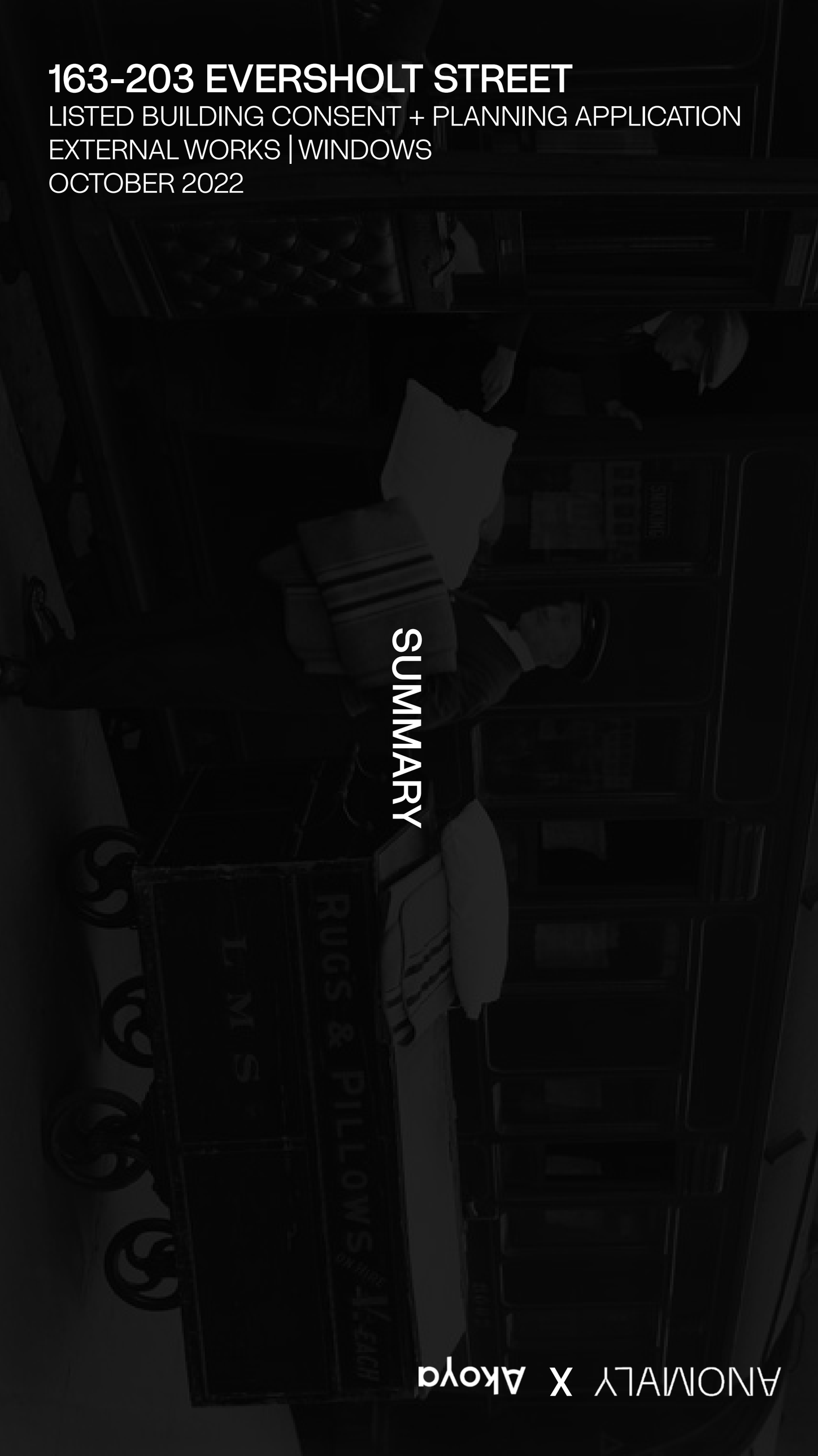
EXTERNAL WORKS | WINDOWS
OCTOBER 2022



## SUMMARY

ANOMALY X Akoya

# SUMMARY

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

- enhance the current environmental performance of the building by introducing internal secondary glazing to the primary elevation of Eversholt Street, where they have not already been installed.

- replace the rear windows that were installed as part of the contemporary extension as they are now at the end of their performance life cycle to further enhance the environmental credentials of the building.

- replace the existing louvred window to the basement lightwell with a higher performing replacement to allow cross ventilation.


WAY OUT
WAY OUT
ANOMALY X Akoya