

**Design and Access Statement to support the Planning Application**

**for**

**ESCP Business School  
London Campus**

**for**

**Proposed Temporary Single Storey Portakabin Unit**

**at**

**527 Finchley Road  
London  
NW3 7BG**

The logo for Portakabin, featuring the word "Portakabin" in white, bold, sans-serif font with a registered trademark symbol (®) to the upper right, set against a solid red rectangular background.

architecture2interior design Ltd

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P235-DAS

Revision: A

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## **1 - Introduction**

This Design and Access Statement (DAS) has been prepared by architecture 2 interior design Ltd in support of a planning application for ESCP Europe Business School, London Campus at 527 Finchley Road, London, NW3 7BG.

The planning permission seeks full planning permission for a temporary single storey Portakabin unit to provide a short-term solution for lack of existing teaching space.

The statement provides an overview of the site, its context and the proposed development.

The following documents are submitted as part of this application:

- Application Form
- P235-DAS - Design and Access Statement (a2i design Ltd)
- P235-PL01 - Location Plan and Existing Block Plan (a2i design Ltd)
- P235-PL02 - Proposed Block Plan (a2i design Ltd)
- ESCP Business School 03KT - Proposed Plan and Elevations (Portakabin)

The Client, ESCP Europe is both a leading school of international management and a major European institution. ESCP Europe was founded in Paris in 1819 and since then has educated generations of leaders, contributing to the fine reputation it enjoys today. With six campuses across Europe – located in Paris, London, Berlin, Madrid, Warsaw and Turin – and 60 academic alliances in 43 countries, ESCP Europe Business School prides itself on providing an international education with its heart in Europe.

The purpose of the new Portakabin unit is a temporary solution for ESCP London campus to address to short-term lack of teaching space. The modular building will also be used for exams occasionally.

## **2 – Site Information and Location**

ESCP's London campus is accommodated within the former Parsifal College buildings at 527 Finchley Road, NW3 7BG. This site is situated on the south western side of Finchley Road, and the north western side of Parsifal Road.

The application site for the purposes of this planning application is situated to the south western corner of ESCP's London campus and currently comprises an open section of hardstanding and a tarmac carpark.



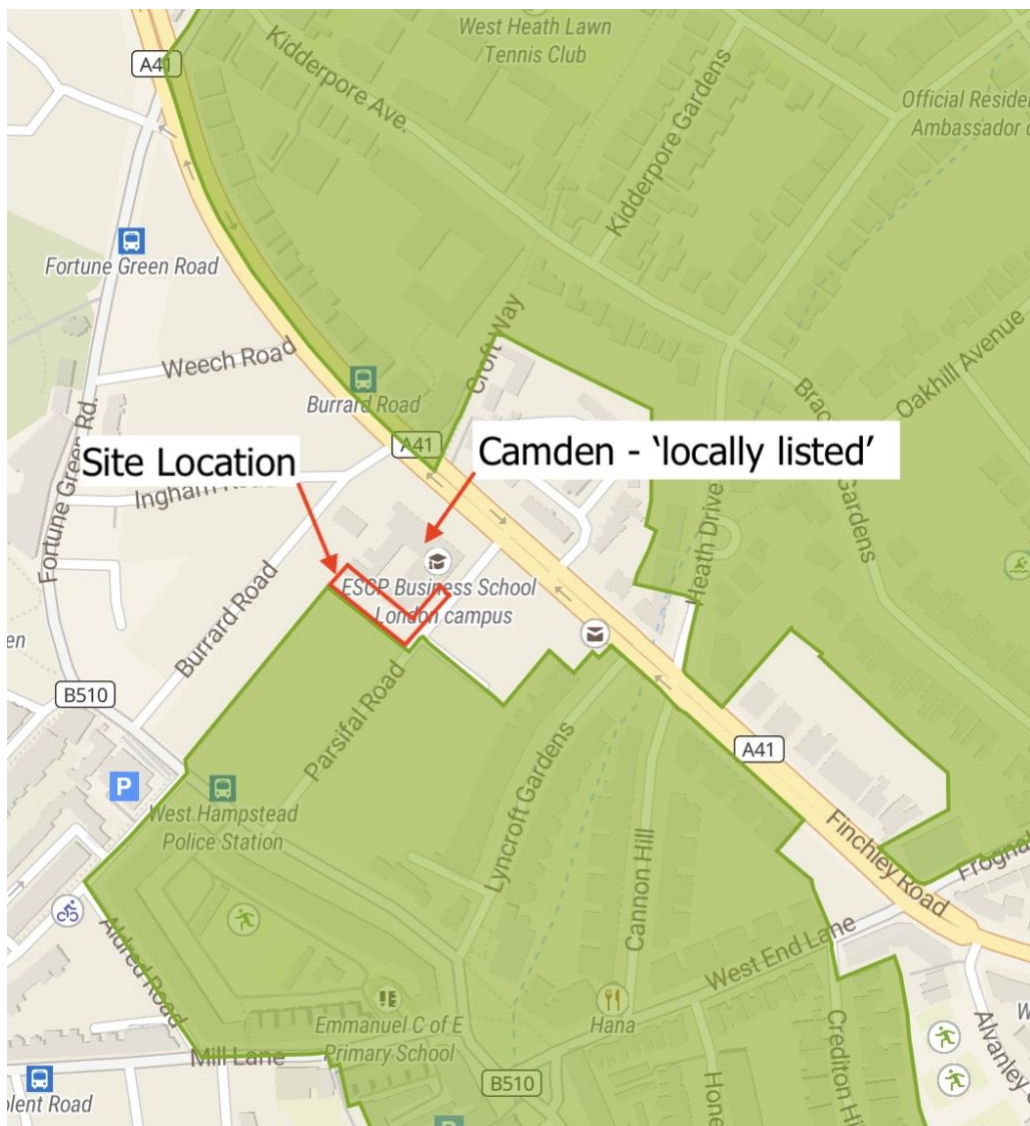
Aerial View of the Site

Neither Parsifal College, nor the adjoining congregational church, have a statutory "listing". However, Camden has recognised the architectural and townscape significance of these buildings which are "locally listed". Camden's draft Local List October 2013 identifies the college and former church

adjoining it (527a Finchley Road) as being Locally Listed. The subject site is described as being:-

*Late 19th century college building built for the Hackney Theological College, which organised the construction of the congregational church, at 527a adjacent. Closed in 1977, it has since been occupied by other academic institutions.*

Most of the houses in Parsifal Road, including 2/2a, are situated within the West End Green Conservation Area. ESCP is outside, but adjoining, the conservation area.



Conservation Area highlighted in green

### **3 – Background and Planning History**

#### **3.1 – Planning applications**

A schedule of the planning history from Camden Borough's records.

PL/9201258 (1992). – Permission refused for the change of use of part of the second floor of Parsifal College from hostel accommodation within Use Class C1 to offices for use by the Open University. The reason for the decision was because the Council's policy at that time sought to resist the loss of hostel accommodation.

PL/9401718 (1995) – Planning granted for change of use of part of the second floor from hostel accommodation to offices. Additional Condition 01 made the approval personal to the Open University. The condition states that "On their (the Open University's) vacating the premises the use shall revert to the lawful use for hostel accommodation purposes".

2003/0504/P – Erection of a part three storey, part four storey lift enclosure within internal courtyard.

2003/0504/P - Planning permission granted for the erection of a two- storey lecture theatre and a single storey student lounge within the existing internal courtyard area, along with a fire escape, a cycle shed and a bin store, and an improvement to the existing residential accommodation.

2003/1077/P – Details of roof plant pursuant to planning permission PWX 0202946, Condition 2.

2004/4505/P. – Retention of four condenser units and surrounding brick wall enclosure with timber gate to rear of the building at ground floor level approved.

2006/1922/P - Planning permission granted for a single storey building for use as an extension to the staff room.

2010/3259/T - Council approved works to a tree in a Conservation Area.

2014/23059 – Planning granted for use of 1st and 2nd floor student bedrooms as offices and print room.

2014/3965 – Planning application for replacement of single glazed metal windows with double glazed units - application withdrawn.

2020/0508 - application for double storey Portakabin - application withdrawn.

### 3.2 – Pre-application Discussions

The main planning history of relevance to this application is the pre-application meeting with Nora Andreea and Alfie Stroud in May 2018 to discuss ESCP's London campus extension proposals to allow for the colleges continued growth.

Below is an outline of ESCP's London campus extension proposals that were presented at the pre-application meeting:

PHASE I – back building extension would be made of two sub-phases:

PHASE I.1 - erection of a temporary modular structure.

PHASE I.2.a - to replace the temporary structure by a permanent structure with no basement (West Wing – back extension + student glasshouse + recreational area)

PHASE I.2.b - to be replace the temporary structure by a permanent structure with basement (West Wing – back extension)

PHASE II – side building extension / Burrard Road Wing by erecting two functional raked lecture theatres which could be joined and used as flat rooms for exam sitting and potential conference centre.

PHASE III – upgrade of the internal garden and catering facilities would rationalise the existing outdoor space and allow for improved catering service to a growing clientele (students, staff and visiting guests).

The proposed temporary single storey Portakabin unit is Phase I.1

## **4 – Development Site Photographs**

The following images show the proposed position for the temporary single storey Portakabin unit and the existing access to the site.



View from carpark.



View looking back towards the carpark.





View from Parsifal Road, looking towards the carpark.



View from Parsifal Road, looking towards the existing access.



Red Line – Application site boundary  
 Blue Line – Area owned by the client but not in application.

## **5 - Design Principles and Concepts**

### **5.1 – Use**

The proposed temporary Portakabin unit will be hired by ESCP London Campus for a period of two years.

The two new classrooms will be used by the college providing much needed additional teaching space. These will also be used as quiet study space and collaborative working areas, and for exams.

The proposed new classrooms will be kept closed over the weekends to minimise any noise disruption to the neighbours.

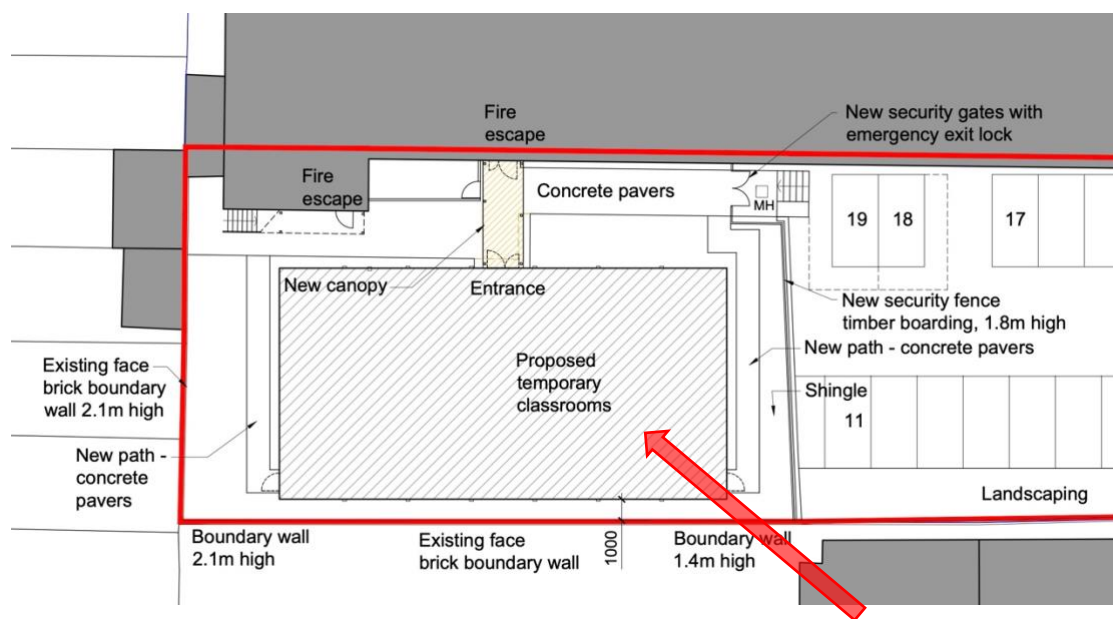
## 5.2 – Amount

The area of each classroom is 133m sq, providing a combined new floor area of 273m sq.

## 5.3 – Layout

The proposed temporary Portakabin unit will be sited on a vacant area of hardstanding to the south-west of the main college building as shown on the proposed site plan.

Access to the new classrooms will be via the main building from an existing set of fire escape doors. There is an existing paved walkway that will link the Portakabin unit to the main building.



Proposed site Plan

**See Photo – View 1**

A proposed new 1.8m high timber fence will be installed along the line of the carpark retaining wall for security, and new security gates with an emergency exit lock will be provided at the stairs to the carpark.

The existing fire escape route, escaping out into the existing carpark will remain as is.



View 1

#### 5.4 – Scale

The proposed Portakabin unit is single storey, the size and dimensions can be seen on the proposed plans and elevations, drawing number Portakabin-03KT.

#### 5.5 – Landscaping

The Portakabin unit will be sited in an open area and no changes will be made to the existing landscaping.

#### 5.6 – Appearance

The proposed single story Portakabin unit will be finished with a cedar cladding vinyl wrap, with a contrasting Merlin Grey roof fascia.

The windows will be white double glazed upvc and the entrance doors will be Merlin Grey to match the fascia. The proposed colour scheme fits in with the existing school buildings.

The external walls are of a durable one-piece construction with high performance, low maintenance plastisol-coated galvanised steel cladding, offering protection against fire, extreme weather and accidental damage. The roof deck is of one-piece construction and is impact resistant and is finished with Firestone ER EPDM black roof membrane.

Internally the walls are of vinyl-faced plasterboard, providing a wipe clean finish ideal for a college facility.

## **6 – Highways, Parking and Access**

### **6.1 – Vehicular and Transport Links**

The existing car park has 17 no. parking spaces and 2 no. disabled parking spaces, this will remain as is.

There will be no changes to the number of employees. The additional temporary classrooms are merely addressing an existing shortage of teaching space.

The college is easily accessible via public transport, the following bus routes pass near the college, 113 and 13. The underground, the Jubilee and Metropolitan lines have stations in the vicinity and there is Finchley Road overground train.

### **6.2 – Access**

Access to the new classrooms will be via the main building from an existing set of fire escape doors. There is an existing paved walkway that will link the Portakabin unit to the main building. The Portakabin unit will be set into the ground.

## **7 – Conclusion**

The Portakabin unit will provide a temporary solution for the college allowing them to address the short-term lack of teaching space. The building will also be used for exams.

It is considered as a temporary solution aiming at increasing the teaching space until extension plans (Burrard Road wing and Car Park) are finalised and submitted to the Borough planners.

The proposed single storey unit will result in a minimal impact on the environment in terms of both construction and scale.

On the basis of this statement, it is requested that planning permission is granted, subject to appropriate conditions as necessary.

## **Caveat**

This Design and Access Statement (DAS) has been prepared for the exclusive use of the commissioning party and unless otherwise agreed in writing by architecture 2 interior design Ltd, no other party may use or rely on the contents of this report.