

# Design and Access Statement

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## ESCP Europe Business School

### Proposed Works: Replacement windows

### DS 132357

#### 1.0 Introduction

- 1.1 This design and access statement is prepared in respect of the proposal to replace the existing single glazed timber and steel windows to a number of adjoining buildings on the site of the ESCP European Business School, 527 Finchley Road, NW3 7BG.

This design and access statement should be read in the conjunction with the Location Plan and submitted drawings.

The following areas have been assessed:-

- Use
- Amount
- Appearance
- Access

#### 2.0 Brief Description of the Property

- 2.1 The ESCP European Business School is a prestigious business school with campuses in London, Paris, Berlin, Madrid and Turin. The ESCP London campus has been based at the site on Finchley Road for some years.

The ESCP London Campus encompasses over 4,000 square metres and is divided into educational and residential areas, with various student amenities. The buildings on the campus are prominently brick built buildings with pitched roofs. The main block at the front of the site was constructed in 1887. Later additions have been added at various stages over the years.

The majority of the buildings on the site have solid walls and either a slate or tiled pitched or hipped roof. There is some decorative stonework providing detail around windows, to gable copings, arches and decorative wall band courses.

The windows are predominantly single glazed units, either single glazed painted timber casements, single glazed painted steel casements in a timber sub-frame, or single glazed painted steel casements. There are some units to the front elevation of the main building that incorporate decorative stained glass panes.

### 3.0 Principal Design and Access Statement

#### 3.1 Use

3.1.1 The buildings are currently being used predominantly for educational purposes. The rooms within the buildings are used for teaching, seminars, offices, IT rooms, and various student amenities.

3.1.2 Many of the windows are in poor condition, with paint failure, timber decay, defective putty, missing mortar externally and defective mechanisms. They are all single glazed and offer poor thermal performance.

#### 3.2 Amount

3.2.1 The proposed scheme involves windows to the ground floor, first floor, second floor and third floor. All windows are marked up on the included elevation drawings.

#### 3.3 Appearance

3.3.1 Although the buildings on the site are not listed or within a conservation area, they have a certain character of the period of construction. It is our intention that the proposed replacement windows should appear in keeping with the era as much as is possible whilst at the same time improving the environment and comfort of the users of the building.

It is proposed to replace the existing single glazed steel window units with bespoke double glazed units. The profiles of the proposed windows will be as close as is possible to the original windows, whilst being able to incorporate two panes, with a cavity, to provide improved thermal performance. The stained glass units to the ground floor front elevation will not be replaced, but just repaired.

It is proposed to replace the existing single glazed timber windows and the existing single glazed metal windows within timber sub-frames with double glazed timber windows. It is proposed that the timber windows be conservation type casements in keeping with the period.

It is proposed that the replacement steel and timber windows will be without glazing bars. This will reduce future maintenance and enable an improved thermal performance, whilst at the time providing a more streamlined appearance.

#### 3.4 Access

3.4.1 Access to the proposed development to the site will remain unchanged.

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## ESCP Europe Business School

### 4.0 Summary and Conclusions

- 4.1.1 The proposed works are intended to improve the thermal performance of the building and as a result the environment and comfort of the building users. They will also improve the appearance of the building, which is an important factor in attracting high calibre students to a prestigious institution.
- 4.1.2 The intention is to retain as far as possible the existing character of the building and it is our view that replacement of the existing windows with the proposed units will not only preserve the existing character, but enhance the appearance as the condition of the windows will be improved.

### 4.0 Photographs



PHOTO 1 CONDITION OF EXISTING SINGLE GLAZED TIMBER WINDOW



PHOTO 2 CONDITION OF EXISTING SINGLE GLAZED STEEL WINDOW.