

Design & Access Statement



DESIGN & ACCESS STATEMENT FOR:

HULT INTERNATIONAL BUSINESS SCHOOL

Report Compiled For:

Hult International Business School
37-38 St John's Street
London
WC1N 2AT

Report Date

24th April 2014

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1.0 Introduction

This statement was commissioned in April 2014 to accompany a planning application for new roof plant and reconfigured acoustic louvres serving lecture theatres.

2.0 Design Approach

The existing air conditioning plant situated on the roof received planning permission in 2008 and was designed for open plan accommodation with occupancy of 1 person per 10m². This is not able to provide sufficient fresh air within the extg lecture theatres to meet CIBSE guidelines. The new plant is therefore necessary to enable Hult to provide a safe and healthy working environment for both students and lecturers.

The new plant has been designed to be as minimal as feasibly possible to present minimal visual impact on both elevations and to meet the perceived design criteria adopted by the previous applicant. To this end, Jha have indicated a site line on the drawings to demonstrate that the visual appearance will remain unaltered from Gray's Inn Gardens from the previous set point determined by Camden Planning.

Accompanying the application is a noise assessment which demonstrates that the noise emission from the new plant will meet criteria set out by the local authority.

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3.0 Access

There are no proposals to alter any means of access to the site.

4.0 Planning Context

The building is situated on the junction of St John's Street and Theobalds Road and is within the Bloomsbury conservation area. It is a four storey building with the main elevations facing Gray's Inn Gardens and St John's Street. The elevations are primarily faced in stone with a mansard roof faced in grey slates. The building is flanked on the Theobalds Road elevation by a language school and office buildings and residential dwellings on St John's Street. Both are of a similar height.

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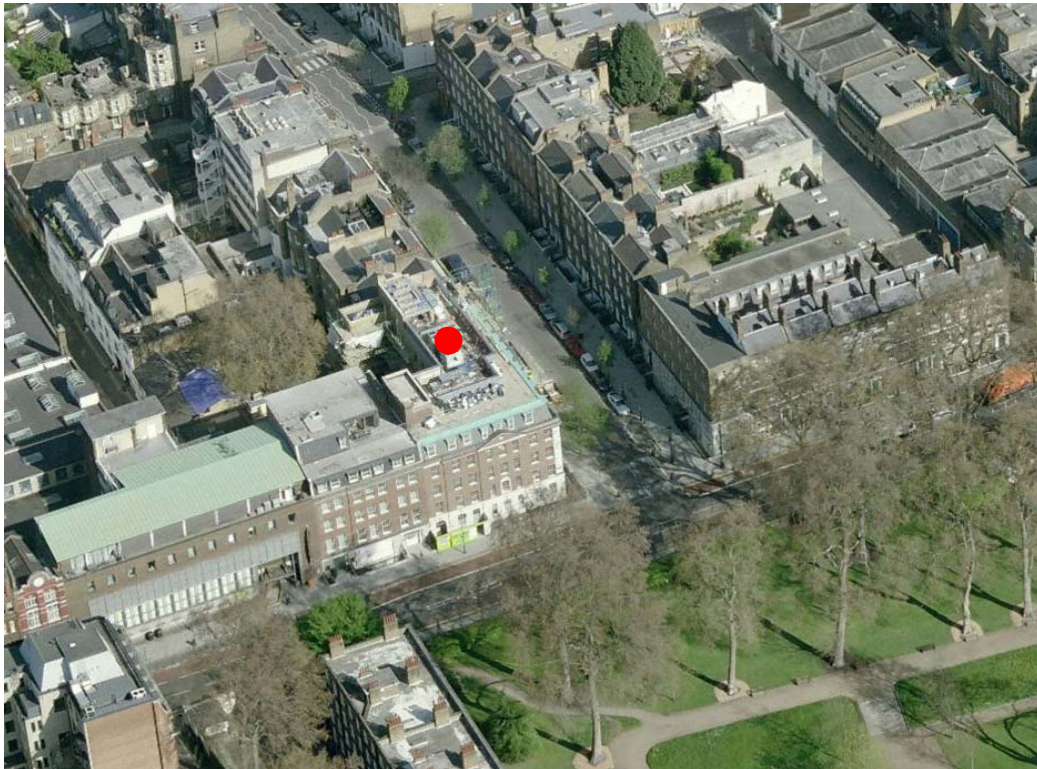


5.0 Summary

Hult International Business School is an important academic institution within the London Borough of Camden attracting student from around the world to this highly regarded institution. The proposed new plant and louvres are essential to provide the required fresh air to meet CIBSE guidelines within the lecture theatre.

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Aerial Shots Courtesy of Bing Maps:-



South East Elevation – 37-38 John Street (Red Dot)

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North East Elevation – 37-38 John Street (Red Dot)