

DESIGN AND ACCESS STATEMENT

85 JERMYN STREET, LONDON SW1Y 6JD

Client: Royal London Asset Management
CORE ref: 2020/110/GB/MC
Date: 28 May 2021
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1 Introduction

- 1.1.1 This Design & Access Statement has been prepared to accompany a planning application for the alteration of the ground floor retail unit's shopfront at 85 Jermyn Street. It should be read in conjunction with the other application documents.
- 1.1.2 CORE CBS Limited have been appointed by Royal London Asset Management to provide project management and contract administration services for the works to return the current single retail unit back to the original configuration of two independent retail units. These works include the alteration of the existing shopfront to form a new principal entrance door to serve the left hand unit, Unit 2, once the retail accommodation is sub-divided.

2 Background



85 & 86 Jermyn Street's primary elevation

- 2.1.1 85 Jermyn Street is located opposite the Princes Arcade, on the south side of Jermyn Street within a short walk from Piccadilly Circus and Green Park tube stations. Properties nearby are a mixture of similar retail premises, restaurants, hotels, offices and residential accommodation.

2.1.2 The property is located on the ground floor and until recently was let as a single self-contained retail premises to Thomas Pink. Consequently, the unit is only provided with a fixed glazed timber shopfront to Unit 2 (left hand unit) and matching glazed screens inset with part solid and part glazed timber double doors in Unit 3's entrance (right hand unit).



Current view of 85 Jermyn Street with entrance doors inset within the shopfront to proposed Unit 3



Proposed location of new entrance in Unit 2

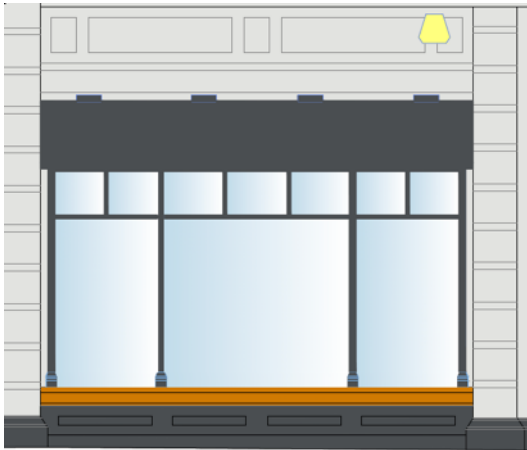


Existing Unit 3 entrance, which will remain unchanged

3 Design Proposals

3.1.1 The proposals contained in the planning application seek to re-introduce a new entrance door within the fixed glazed shopfront to Unit 2, to reinstate the retail accommodation to its original arrangement of 2 separate premises, which we understand was changed circa. 2000.

- 3.1.2 The new doors and alterations to the shopfront will replicate the fenestration arrangement, mouldings, details and timber profiles/components used in the construction of Unit 3's shopfront.
- 3.1.2 Upon completion of the alterations and installation of the new doors, the shop frontages to both Unit's 2 and 3 will be redecorated to match the colour of the office entrance at 86 Jermyn Street. Ironmongery to the doors will be brass pull handles.



Existing shopfront to Unit 2



Proposed shopfront and new entrance door to unit 2

- 3.1.3 The nature of the shopfront alterations does not increase the footprint of the building. It simply looks to sympathetically reinstate the original entrance to Unit 2 to enable the units to be subdivided and reverted to their original configuration as two separate self contained retail units. This will provide the size of accommodation required in the current retail market and prevent the single larger unit from remaining unoccupied.

4 Access

- 4.1.1 Existing vehicular access to the site is from Jermyn Street and the secure loading area Ormond Yard. There is no parking on site. The closest underground stations are Piccadilly Circus and Green Park.
- 4.1.3 The proposals replicate the existing access arrangements to Unit 3 and there are no changes proposed to the building's access arrangements internally.

5 Conclusion

- 5.1.1 The landlord's proposals defined in the application have been carefully designed to suit the character of the St James' area and maintain the historic appearance of the building whilst addressing the current retail markets requirements for smaller self contained premises. This in turn will allow the Units' to be re-let and continue to contribute to the retail scene in Jermyn Street.
- 5.1.2 The new shopfront/shopfront alterations will provide an entrance to each retail unit, which respects the building's history and is commensurate and compliments the existing shop frontages and entrances of the other buildings in the location.