



DESIGN AND ACCESS STATEMENT

82 St. John's Wood High Street, London NW8 7SH

09/07/21

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Introduction

The Design and Access Statement is written in support of the Full Planning Application on behalf of LONDON CRYO, for a new shopfront at 82 St. John's Wood High Street, London NW8 7SH.

The proposal involves replacing the existing shop front window and door with a new shopfront set on the front of the facade with toughened glazed shop window and door, including adjusting the size of the existing fascia and removal of the existing sign and lighting.

This statement should be read in conjunction with the following documents submitted with the Planning Application listed below:

Architectural drawings by Studio Octopi, which includes:

- Site location plan PL01
- Existing drawing no. PL02
- Proposed drawings no. PL10

Site and Surrounding Area

(Historical Context Appraisal)

82 St John's Wood High Street is an unlisted four storey building within the St John's Wood Conservation Area. The property forms part of an Edwardian block comprising of residential accommodation to the upper floors and a retail unit occupying the ground floor. The block is situated on the east side of St John's Wood High Street. This application relates to the ground floor retail unit only.

No. 82 St John's Wood High Street

The property is a four storey building. A retail unit occupies the ground floor, while the upper floors are residential accommodation.

The shop front comprises of unconventional timber shop window and part glazed entrance door to the left. To the left of the shop entrance is the entrance door leading to the upper floors.

Above the shop window is a timber fascia that extends across the front of the building between the main pilasters separating the buildings in the block. Above the fascia are cantilevered bay windows to the first and second floors and a dormer window at the third floor/ roof level.

The pilasters and shop front are painted black and the fascia painted black.



82 St John's Wood High Street



84 St John's Wood High Street



80 St John's Wood High Street

Design & Access Statement

Planning permission is sought to change the unconventional timber framed shop front, to a new full height glazed shop front, similar to no. 84.

a) Shopfront: The existing shop window does not allow enough daylight into the shop floor, as well as providing a reduced window display area, it is our Client's intention to enlarge the size of the glazed window and bring the window in line with the front facade to increase the floor area and allow more daylighting in.

The glazing to the shop window and entrance door would be full height to the bottom of the timber fascia similar to 84 St John's Wood High Street and made of 12mm toughened glass with a letter flap installed on the bottom panel of the entrance door. The entrance door moves to the left side of the elevation. The former roller shutter concealed within the current elevation will be removed.

b) Timber Fascia: The existing timber fascia will be retained and reduced to a similar size as no 84.

Decorations to the front elevation will be more in keeping with the street than the existing black.

Signage for the timber fascia will be applied for under a separate application.

In designing the new shopfront, key architectural features have been maintained where possible and respect has been paid to the scale, proportions and architectural style. It is our view that the design would preserve and enhance the character, appearance and appreciation of the building and wider surroundings within St. John's Wood Conservation Area. The removal of the existing overbearing and unconventional design will bring continuity to the street that is currently disrupted.

To the rear of the property that faces Southcott Mews the two existing AC condensers on fixed to the rear elevation will be removed and replaced by one condenser at low level.

Two new fresh air vents will be added at high level and will be powder coated in dark grey.

Two nitrogen tanks secured within a steel security cage will be located at low level. These are required for the operation of our client's business.

Access

No changes have been made to the external and internal access of the property.

Sustainability

We are committed to designing into the scheme a high level of sustainability wherever possible. The reduction in AC to the rear elevation should be noted.

We intend to avoid the specification of ozone depleting materials and ensure that all natural materials are from sustainable sources.

Summary

Due consideration has been given to improving the preservation and enhancement of the character and appearance of the building and conservation area as a whole.

The proposed works will be in-line all the relevant Westminster Council's Conservation Area and National policies. The key points are listed below:

- The proposal will not have an adverse impact on the setting, appearance and special character of the building
- All original feature of the building have been retained where applicable
- The proposal will not affect the appreciation of the building and the wider surroundings, within St. John's Wood High Street and the St. John's Wood Conservation Area.
- A high level of sustainability has been considered in the proposal and designed into the scheme wherever possible.
- By replacing the unconventional and out of character shopfront we are positively contributing to the improvement of the Conservation Area.