

Aēsop

41 HAMPSTEAD HIGH STREET

16th May 2016 | Design & Access Statement and Planning Drawings

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INTRODUCTION



This document supports the application for planning for the retail unit of number 41 Hampstead High Street.

The new proposed works include:

- installation of new shopfront, projecting signage and cosmetic shopfront alterations
- existing side window exposed internally & refurbished
- minor internal alternations and shopfit

SITE & BUILDING | LOCATION



Number 41 Hampstead High Street is a retail unit that lies within the Hampstead Conservation Area (See adjacent map).

At present, the street is characterised by its mid 19th century elevations with most buildings housing retail units on the ground floor and offices and residences on the upper floors.

SITE & BUILDING | 41 HAMPSTEAD HIGH ST.



No. 41-42 Hampstead High Street



Number 41 Hampstead High Street

The current building on number 41 is a retail unit (A1) dating back to the early 1900s.

The facade of the retail unit has been changed many times and was later refaced with a new shop front installed in the late 1980s.

The ground floor shop front of no.41 consists of a single entrance, with frameless glazing.

03 THE PROPOSALS

PROPOSALS | SHOPFRONT APPROACH



Restrained



Clean



Central



Elegant

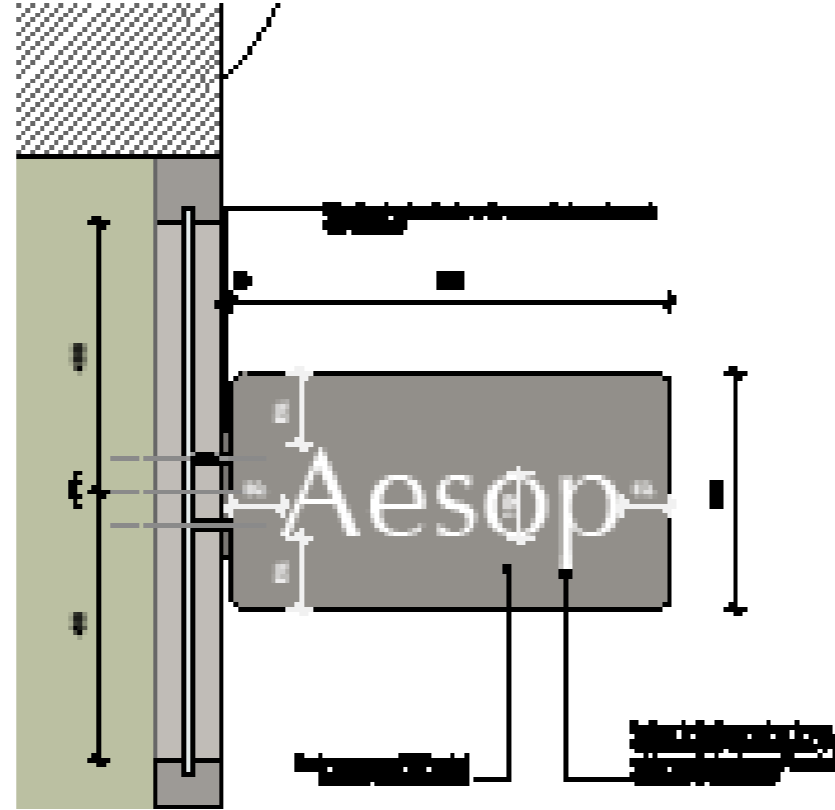
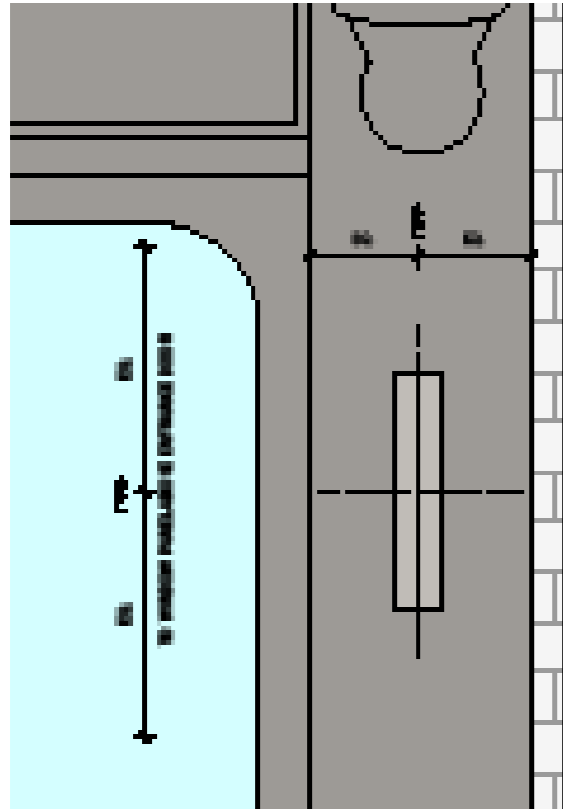
PROPOSALS | SHOPFRONT



Proposed Elevation - 41 Hampstead High Street

Shopfront proposals include:

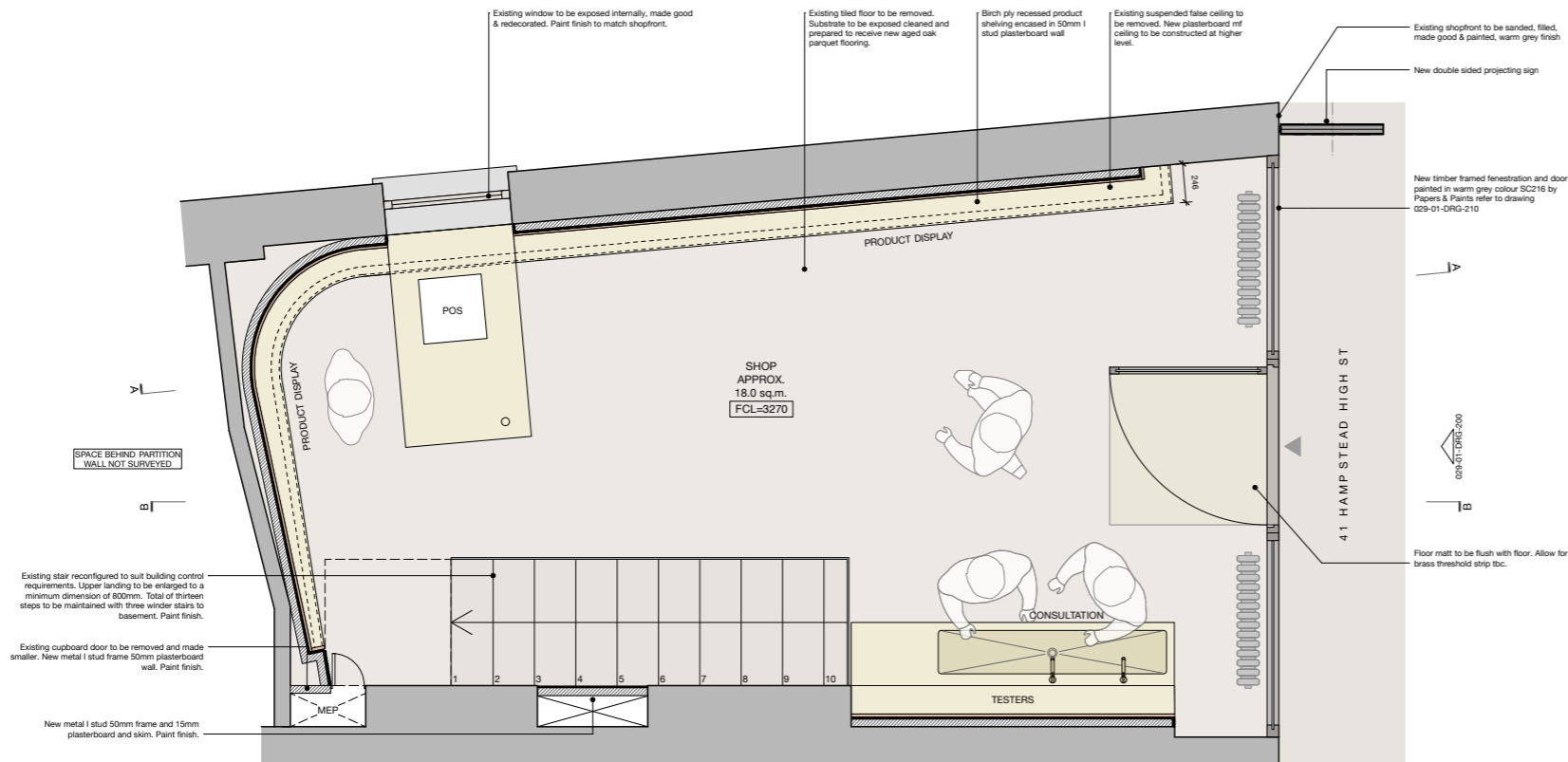
- new double sided projecting signage.
- new shopfront to be installed (including stall risers, doors, windows frames and fascias) to be painted a warm grey. (Colour Ref. Papers & Paints SC216).
- existing door to ground floor retail unit removed and replaced with new.
- existing side window to be revealed internally & refurbished



- new double sided projecting signage.

Proposed Projecting Sign

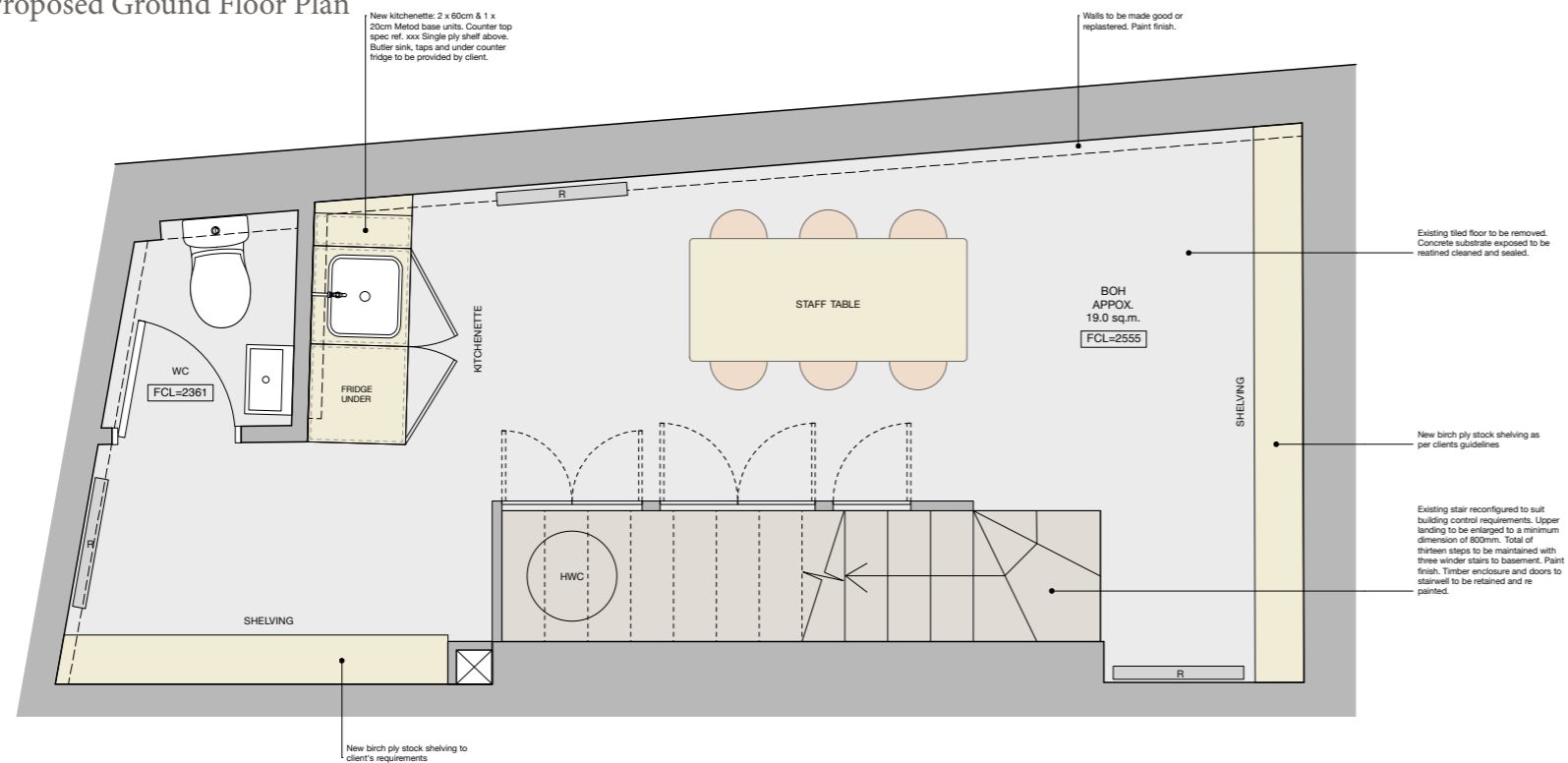
PROPOSALS | INTERNAL WORKS



The drawing below outlines the proposed fit-out works for the new Aesop fit-out. These works are largely cosmetic-decorative;

It is proposed that the basement level is to remain largely as existing and will be utilised as a stock room and staff amenities.

Proposed Ground Floor Plan



Proposed Basement Plan

04 ACCESS STATEMENT

ACCESS STATEMENT

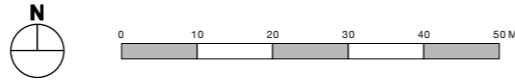
A review of the access provision has been undertaken to the store and upon review it is considered not feasible to provide an access ramp due to the location and the surroundings of the property's demise. As such an assistance bell will be provided to allow for staff to assist customers when required by means of portable ramp.

The proposed alterations will not affect the existing access within the property.


04 APPLICATION DRAWINGS

Application Drawings

029_DRG_01_001	Site Plan
029_DRG_01_100	Existing Ground Floor Plan
029_DRG_01_101	Existing Basement Plan
029_DRG_01_200	Existing Shopfront Elevation
029_DRG_01_205	Existing Side Elevation
029_DRG_01_110	Proposed Ground Floor Plan
029_DRG_01_111	Proposed Basement Plan
029_DRG_01_210	Proposed Shopfront Elevation
029_DRG_01_215	Proposed Side Elevation
029_DRG_01_400	Proposed Signage



Rev	Date	By	Note
00	16.05.16	SL	Issued for planning

 Indicates Application Site

Client
AESOP UK

Title Drawing
SITE PLAN

Project
AESOP HAMPSTEAD
41 HAMPSTEAD HIGH STREET

Scale
1:1000 @ A3

Revision
00

Date
16.05.16

Drawn
SL

Checked
SL

Drawing Status
PLANNING

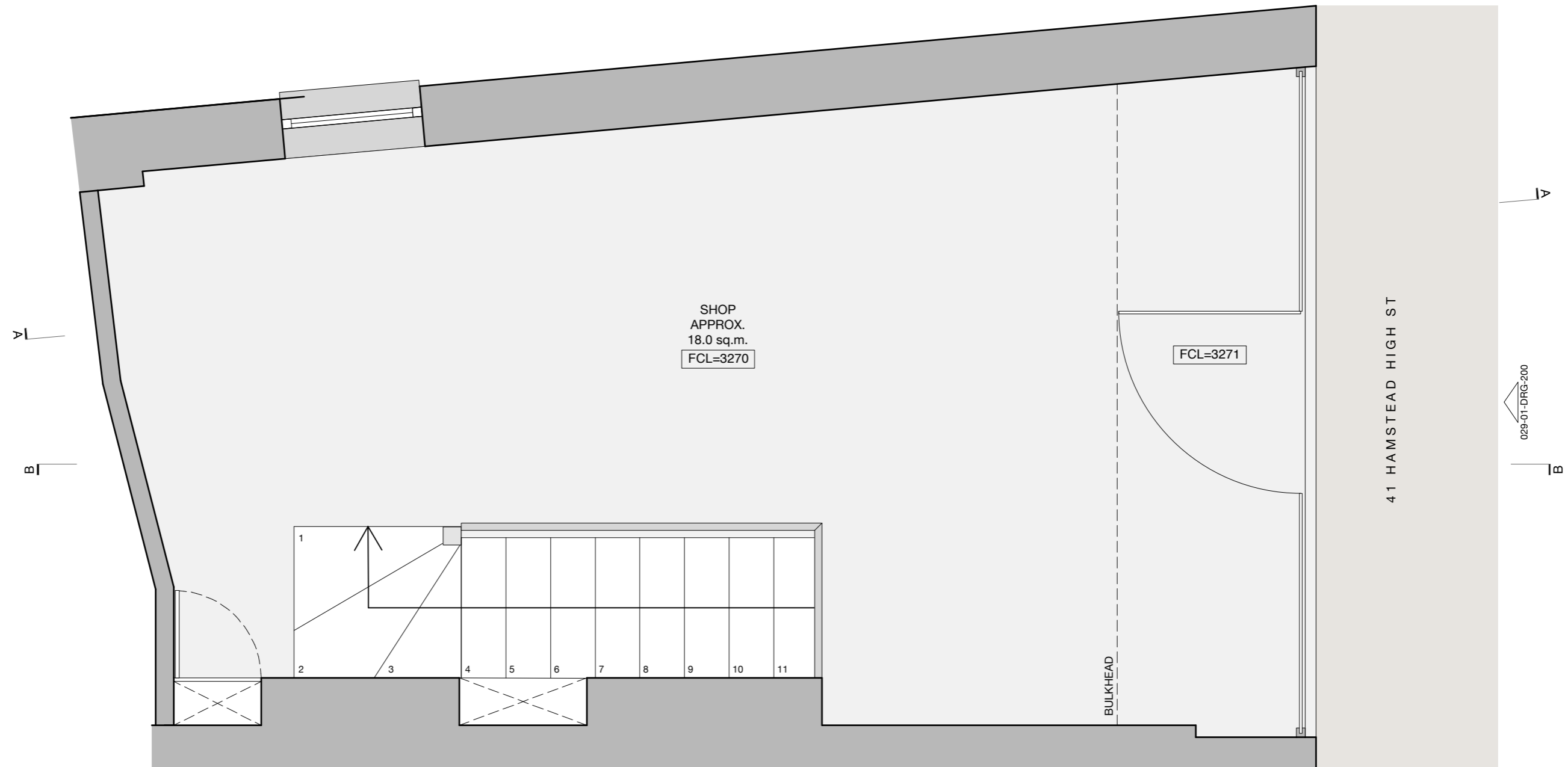
Drawing No
029-01-DRG-001

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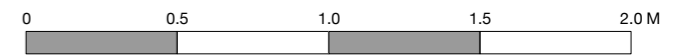
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029-01-DRG-001



1 Existing Plan - Ground Floor
Scale 1:25 @ A3



Rev	Date	By	Note
00	16.05.16	SL	Issued for planning



Client
AESOP UK

Project
AESOP HAMPSTEAD
41 HAMPSTEAD HIGH STREET

Drawing Status
PLANNING

Title Drawing
EXISTING PLAN
GROUND FLOOR

Scale
1:25 @ A3

Date
16.05.16

Drawing No
029-01-DRG-100

Revision
00

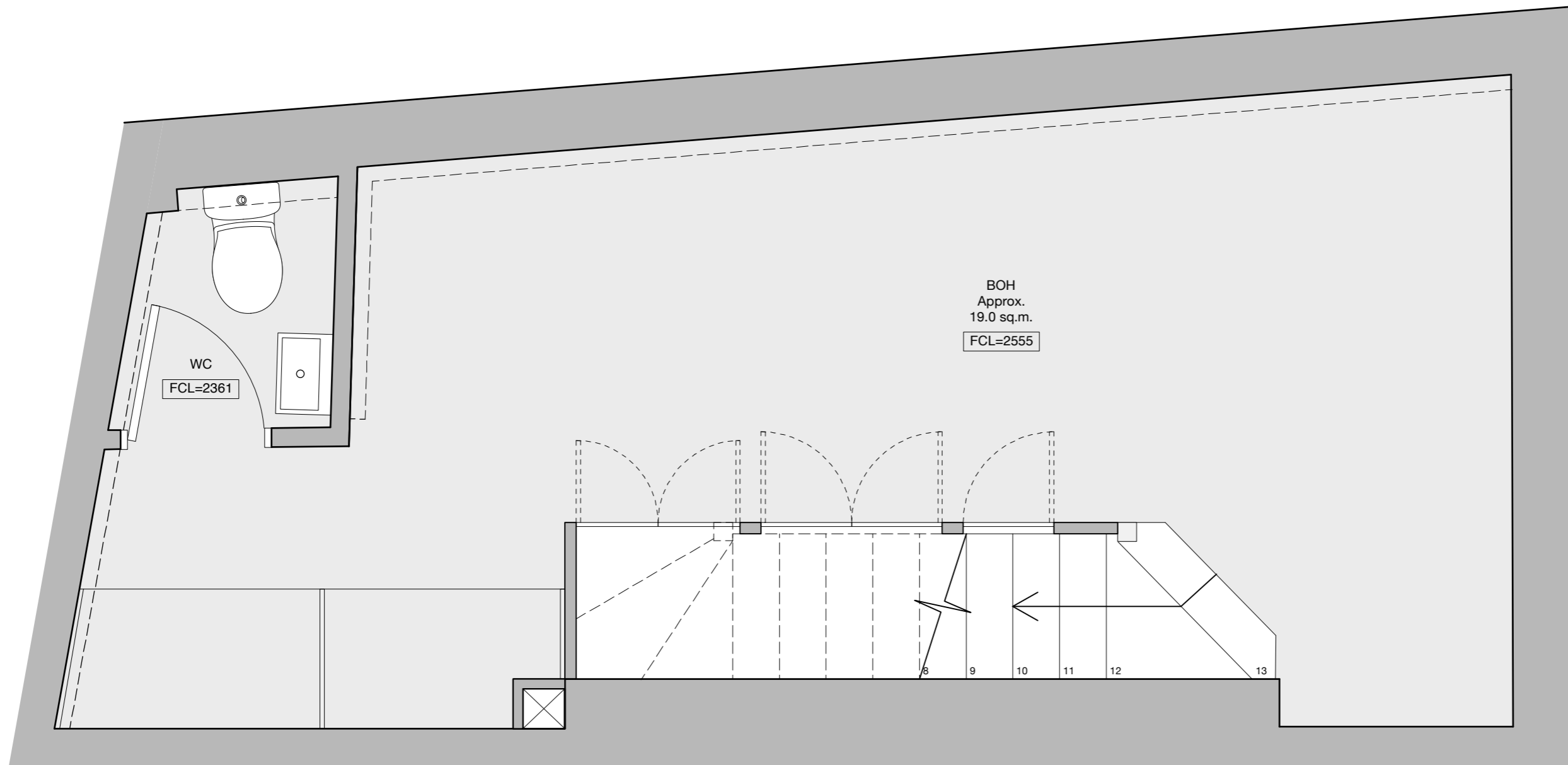
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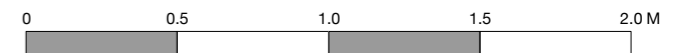
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1 Existing Plan - Basement
Scale 1:25 @A3



Rev	Date	By	Note
00	16.05.16	SL	Issued for planning



Client
AESOP UK

Project
AESOP HAMPSTEAD
41 HAMPSTEAD HIGH STREET

Drawing Status
PLANNING

Title Drawing
EXISTING PLAN
BASEMENT

Scale
1:25 @ A3

Date
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Drawing No
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1 Existing Shopfront Elevation
Scale 1:25 @ A3

Rev	Date	By	Note
00	16.05.16	SL	Issued for planning



Client
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Project
AESOP HAMPSTEAD
41 HAMPSTEAD HIGH STREET

Drawing Status
PLANNING

Title Drawing
EXISTING
SHOPFRONT ELEVATION

Scale
1:25 @ A3

Date
16.05.16

Drawn
SL

Revision
00

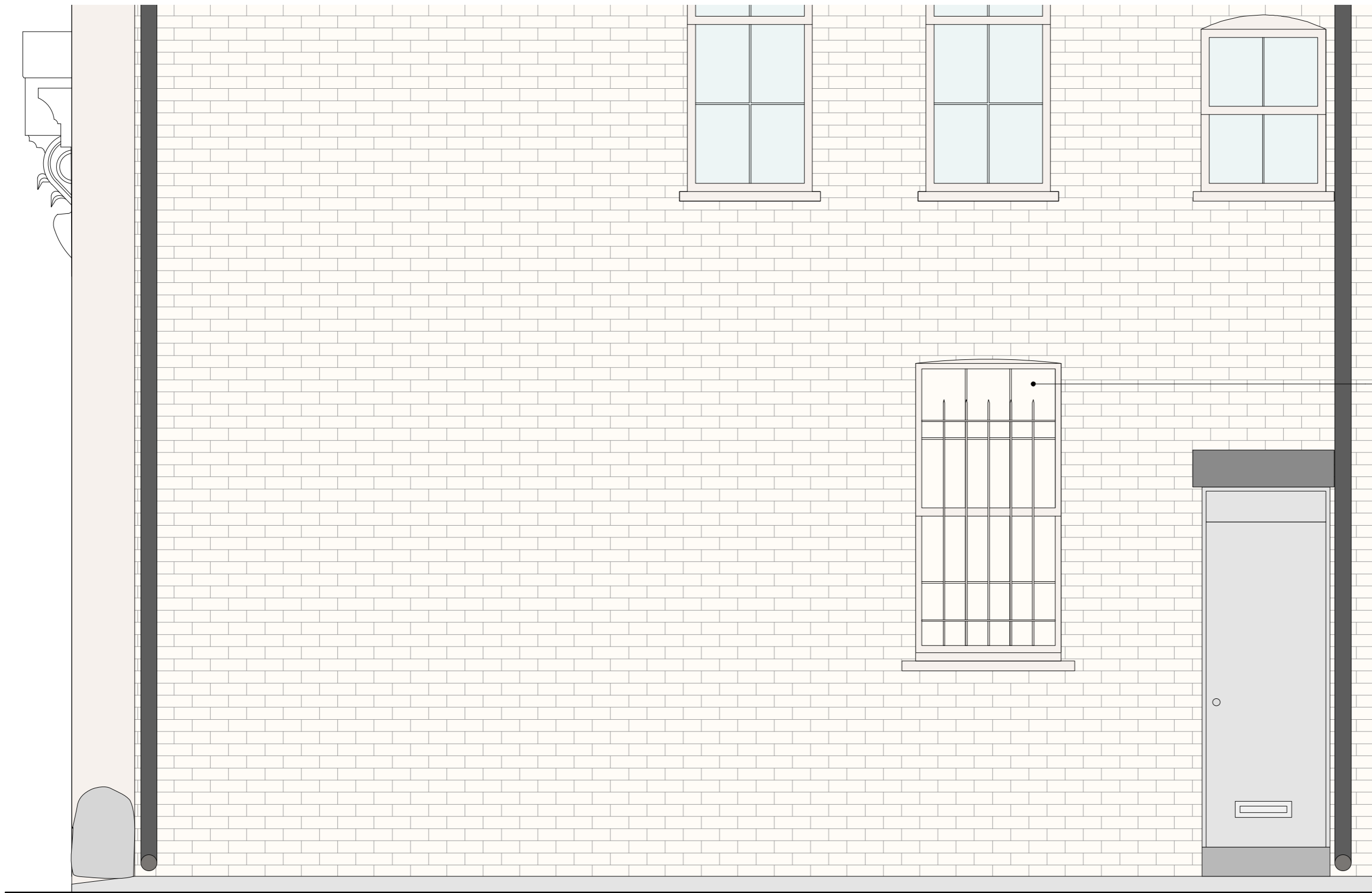
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Back painted glass to existing window

BIRD IN HAND YARD

1 Existing Side Elevation
Scale 1:25 @ A3

Rev	Date	By	Note
00	16.05.16	SL	Issued for planning



Client
AESOP UK

Project
**AESOP HAMPSTEAD
41 HAMSTEAD HIGH STREET**

Drawing Status
PLANNING

Title Drawing
**EXISTING
SIDE ELEVATION**

Scale
1:25 @ A3

Date
16.05.16

Drawing No
029-01-DRG-205

Revision
00

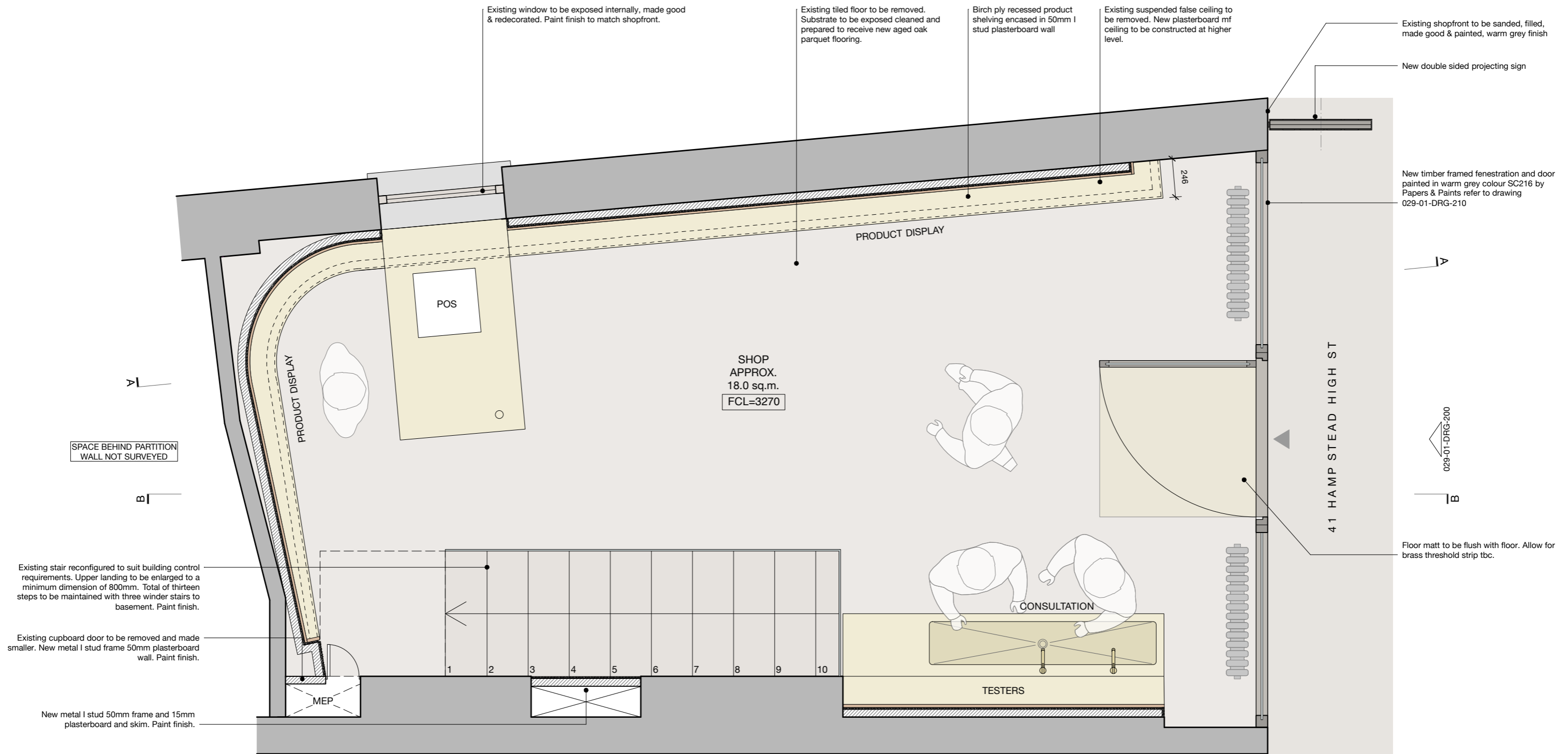
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1 Proposed Plan- Ground Floor
Scale 1:25 @ A3

Rev	Date	By	Note
00	16.05.16	SL	First Issue
01	23.05.16	SL	Note revised



Client
AESOP UK

Project
**AESOP HAMPSTEAD
41 HAMPSTEAD HIGH STREET**

Drawing Status
PLANNING

Title Drawing
**PROPOSED PLAN
GROUND FLOOR**

Scale
1:25 @ A3

Date
16.05.16

Drawing No
029-01-DRG-110

Revision
01

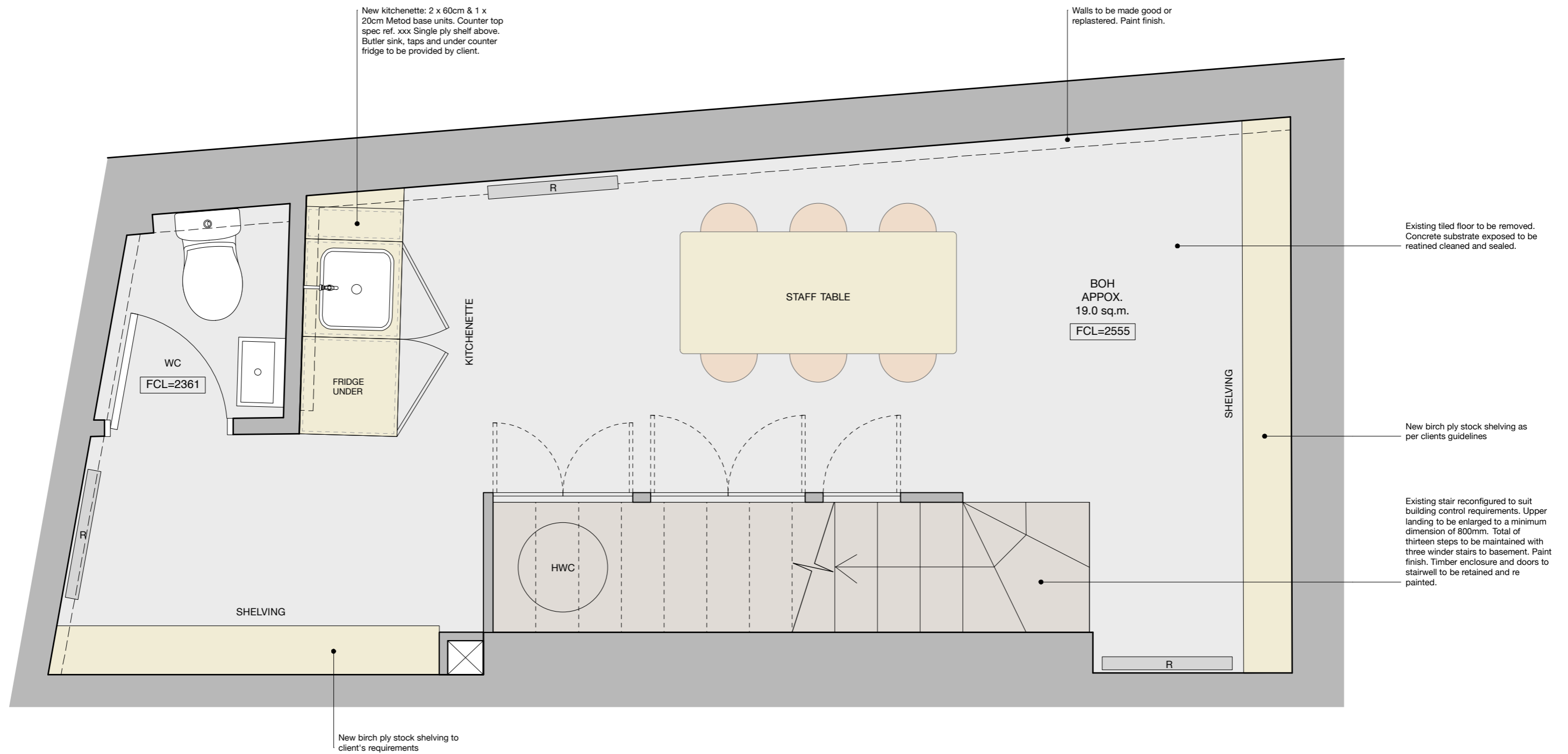
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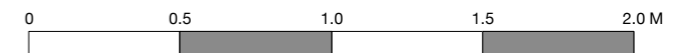
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1 Proposed Plan - Basement
Scale 1:25 @A3



Rev	Date	By	Note
00	12.05.16	SL	First Issue



Client
AESOP UK

Project
AESOP HAMPSTEAD
41 HAMPSTEAD HIGH STREET

Drawing Status
PLANNING

Title Drawing
PROPOSED PLAN
BASEMENT

Scale
1:25 @ A3

Date
12.05.16

Drawing No
029-01-DRG-111

Revision
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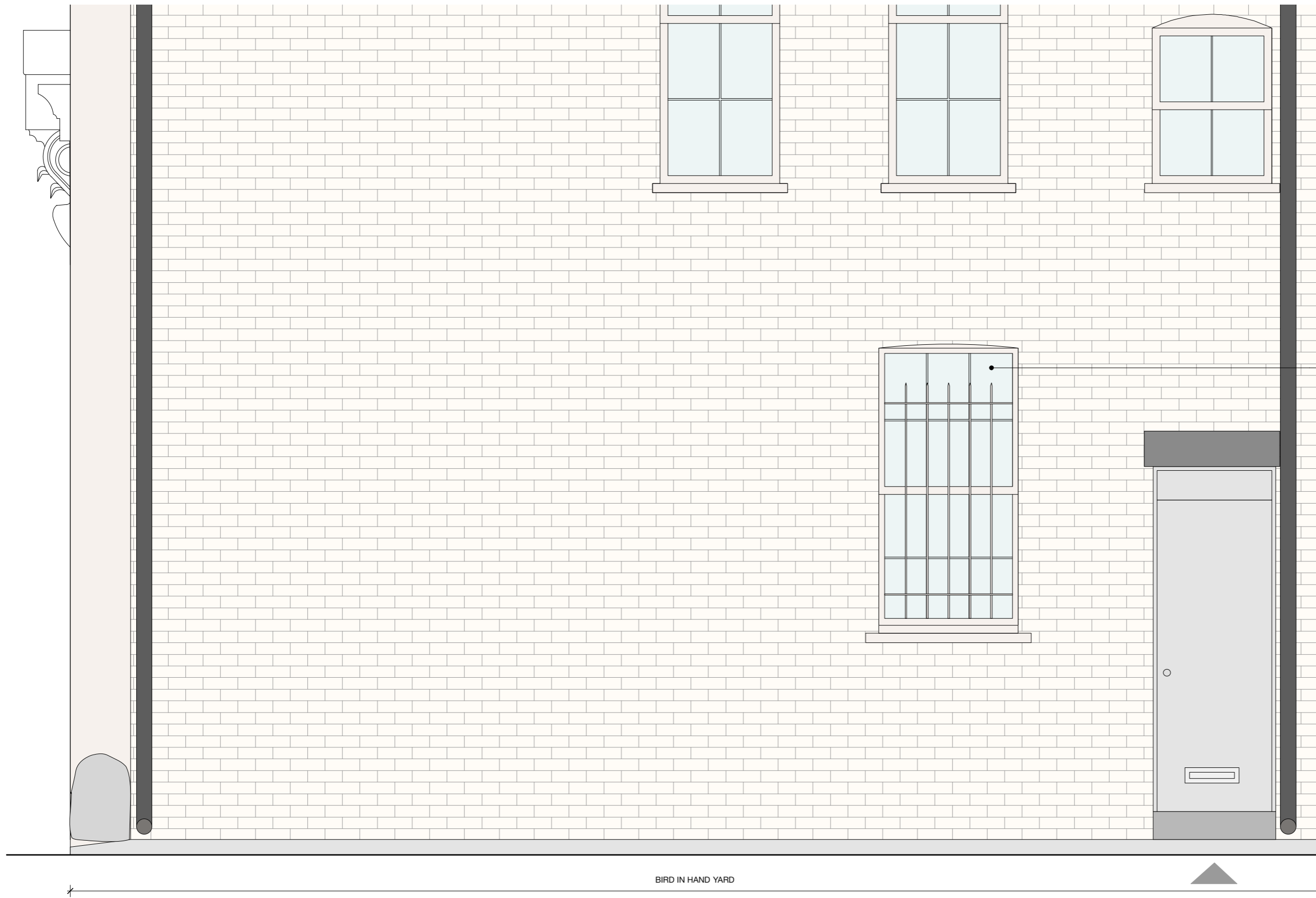


Rev	Date	By	Note
00	16.05.16	SL	Issued for planning
01	27.05.16	SL	Strip lighting across fascia omitted Projecting sign revised to non illuminated
02	23.06.16	SL	Fixed fanlight above entrance door



Client AESOP UK	Title Drawing PROPOSED SHOPFRONT ELEVATION	Studioprototype 020 3648 6826 info@studioprototype.com 26 Exmouth Market London EC1R 4QE studioprototype.com
Project AESOP HAMPSTEAD 41 HAMPSTEAD HIGH STREET	Scale 1:25 @ A3	
Drawing Status PLANNING	Date 16.05.16	Revision 02
	Drawn SL	Checked SL
	Drawing No 029-01-DRG-210	<small>Copyright Studioprototype. All dimensions to be checked on site by contractor. DO NOT SCALE.</small>

029-01-DRG-210



Existing window exposed internally, made good and refurbished as necessary. Paint finish to match shopfront. Colour ref. SC216 by Papers & Paint

1 Proposed Side Elevation
Scale 1:25 @ A3

Rev	Date	By	Note
00	16.05.16	SL	Issued for planning



Client
AESOP UK

Project
AESOP HAMPSTEAD
41 HAMSTEAD HIGH STREET

Drawing Status
PLANNING

Title Drawing
EXISTING
SIDE ELEVATION

Scale
1:25 @ A3

Date
16.05.16

Drawn
SL

Revision
00

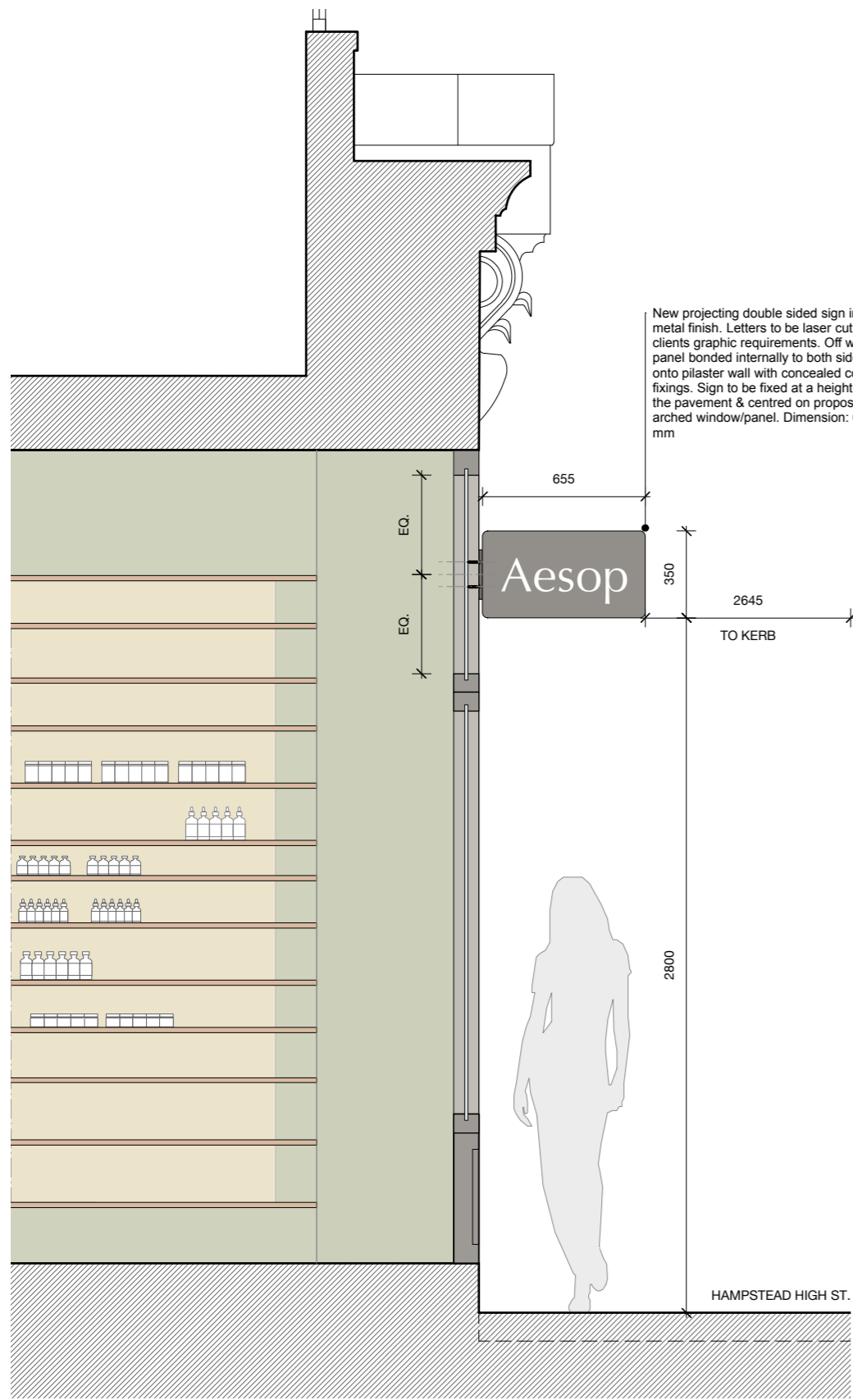
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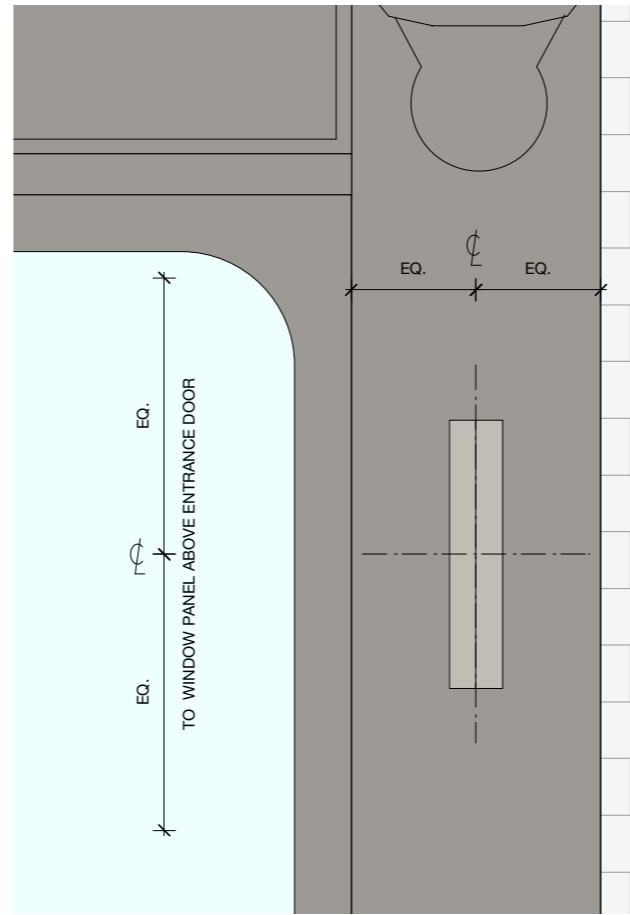
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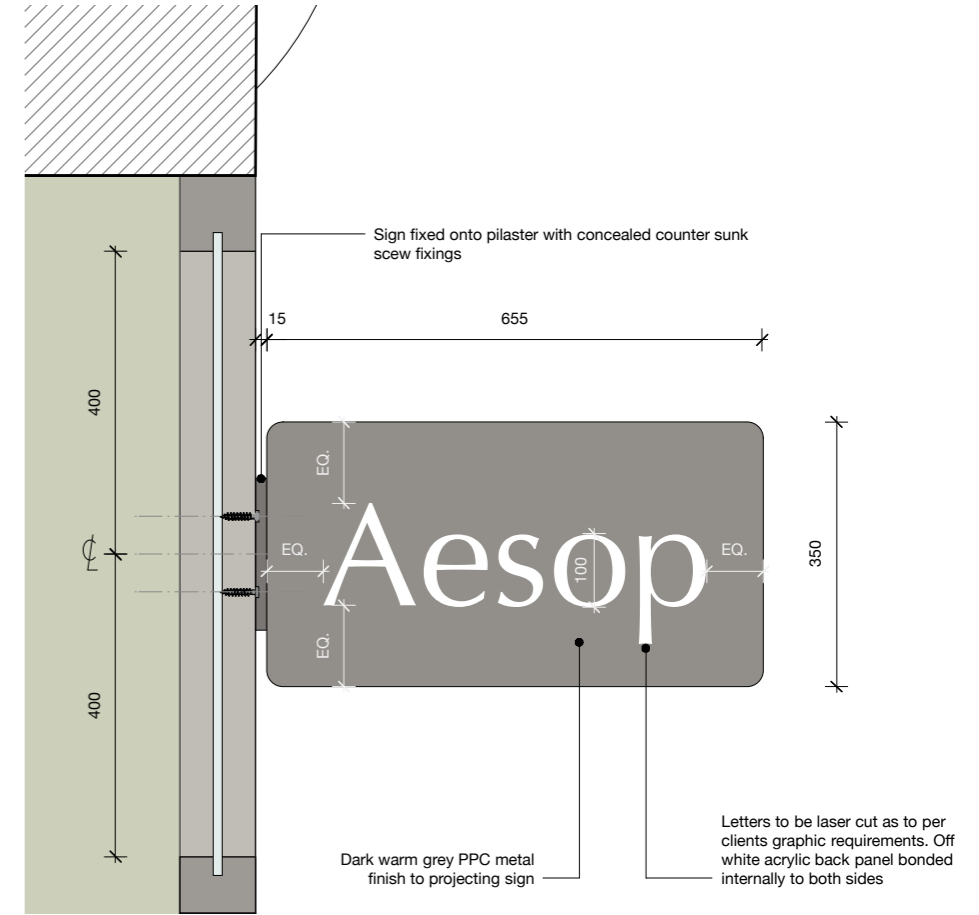
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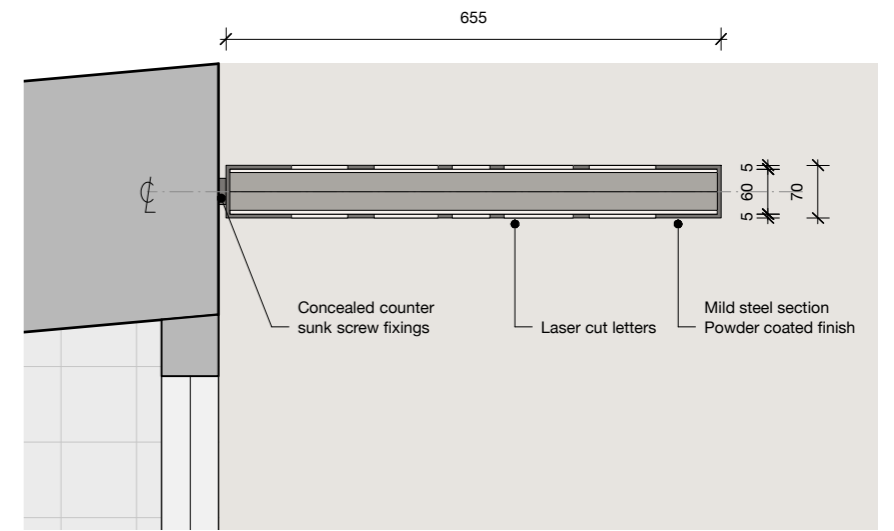
1 Proposed Shopfront Section
Scale 1:25 @A3



2 Projecting Sign I Front Elevation
Scale 1:10 @A3



3 Projecting Sign I Side Elevation
Scale 1:10 @A3



4 Projecting Sign I Plan View
Scale 1:10 @A3

Rev	Date	By	Note
00	16.05.16	SL	First Issue
01	27.05.16	SL	Projecting sign revised



Client
AESOP UK

Project
**AESOP HAMPSTEAD
41 HAMPSTEAD HIGH STREET**

Drawing Status
PLANNING

Title Drawing
**PROPOSED
PROJECTING SIGN**

Scale
1:25 @ A3

Date
16.05.16

Drawing No
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