

# Design & Access Statement

BoConcept 158 Tottenham Ct Rd, London W1T 7NH

Ref:3409/DAS/01

## 1. SITE LOCATION

The site subject to this application is referred to as 158 Tottenham Ct Rd, London W1T 7NH and consists of part ground floor and basement of a larger property. The property is not listed but sits within the Bloomsbury conservation area.

## 2. PROPOSAL

The existing shopfront will be removed including the power coated aluminium fascia panels, uncovering the rendered finish beneath which extends across the front of the main building. As part of the works the existing entrance ingo will be omitted, and the entrance doors brought forward onto the pavement line.

A new false column will be introduced to the left-hand side of the entrance to mirror the existing column to the right-hand side, with a new set of frameless glass door installed with overhead glass panel.

New window frames will be installed, omitting the existing transoms and mullions which divide the current glazing. The remainder of the shopfront will be rendered to match the fascia panel, with all render painted Coal Grey.

The new entrance will have a level threshold, and doors will be opened inwards during trading hours.

Adjacent shopfront within the same building are a mixture of styles and colours, with no continuity of design. The proposal will simplify the shopfront design, use high-end materials, and better reflect the Scandinavian brand of BoConcept.