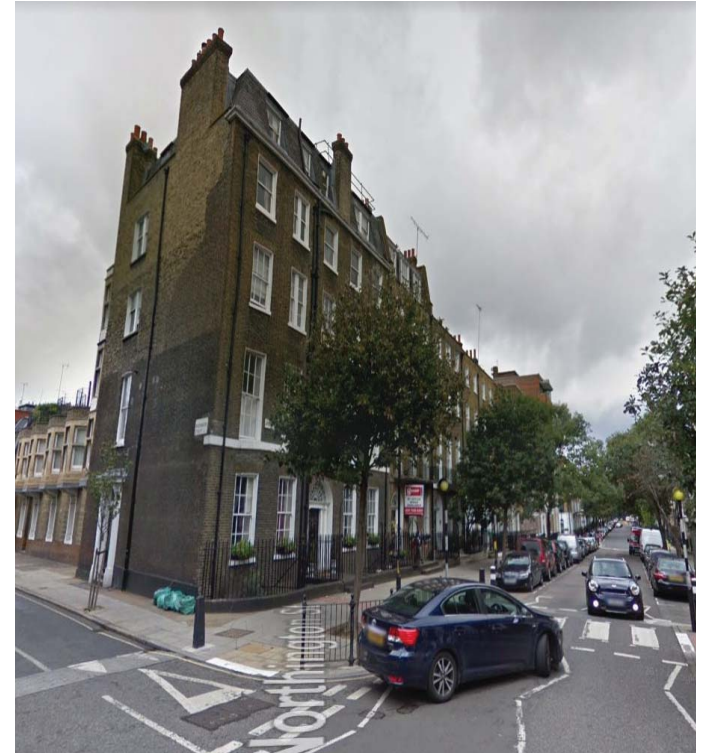


28 John Street, WC1N 2BL, London

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Design and Access Statement  
Flat 1  
(Ground Floor & Lower Ground Floor)

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## Contents & Introduction:

Site Location /Proposed Use.....	
Site Photographs.....	
Proposed Layout/Scale & Accessibility.....	
Vizualisation/CGIs .....	

## Introduction:

This Design and Access Statement should be read in conjunction with all other application drawings.

### Note:

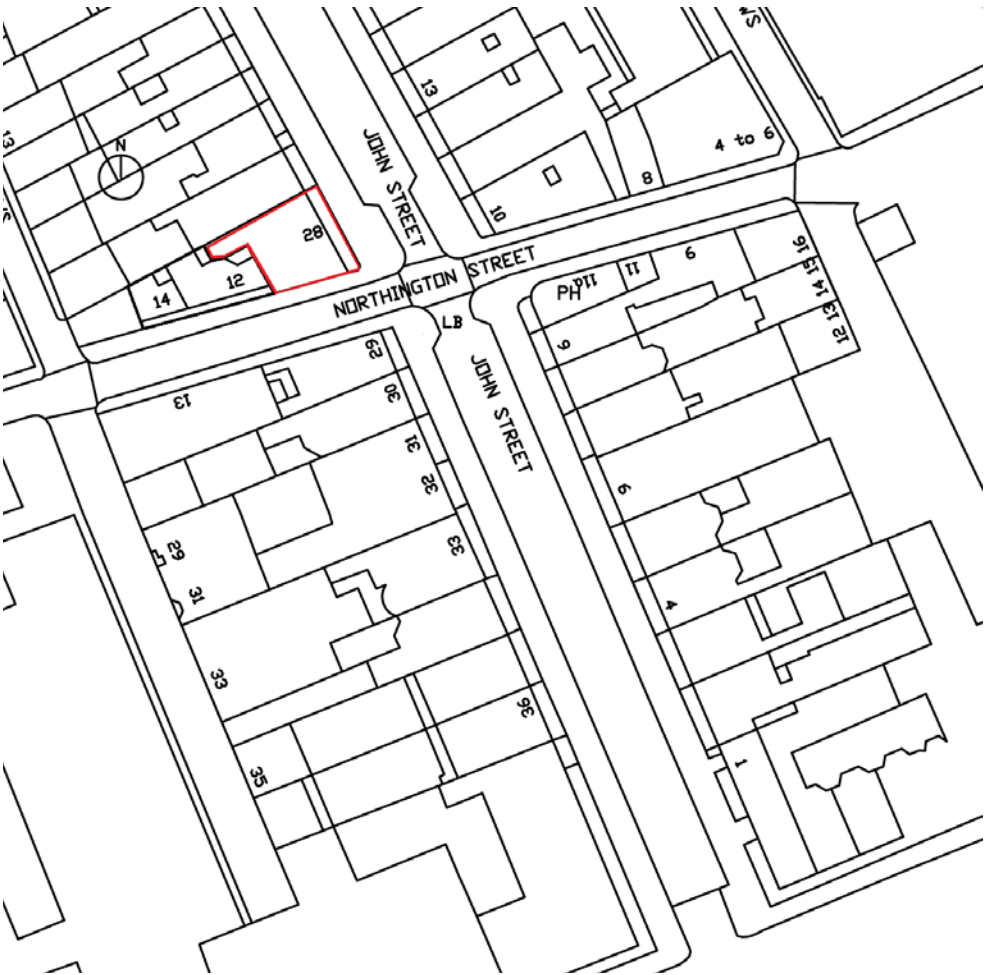
This report has been prepared by PURA Ltd for Camden Council, London and the owner of flat 1 and is solely intended for their use and benefit.

Nothing in this report shall confer any liability duty or benefit to any other party unless agreed in writing beforehand.

All intellectual material remain the property of PURA Ltd otherwise expressly agreed in writing.

Date : 29.08.2023

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Site Location

Location Plan



Side and Rear elevation from No 12 Northington Street



Side Entrance 28 John Street ( access to upper flats)



28 John Street, access flat 1 from front/John Street

The site is located on John Street on the corner with Northington Street which belongs to Bloomsbury Conservation Area.

28 John Street has 2 entrances, one from the front to Flat 1, all other flats have a side entrance on Northington Street.

The site is of residential use.  
The neighbouring properties seem to be of similar use.

The rear Basement of Flat 1 is situated under No 12 Northington Street -the adjacent building.  
No 12 Northington Street is not a listed building.

## Site Location

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28 John Street, WC1N 2BL, London



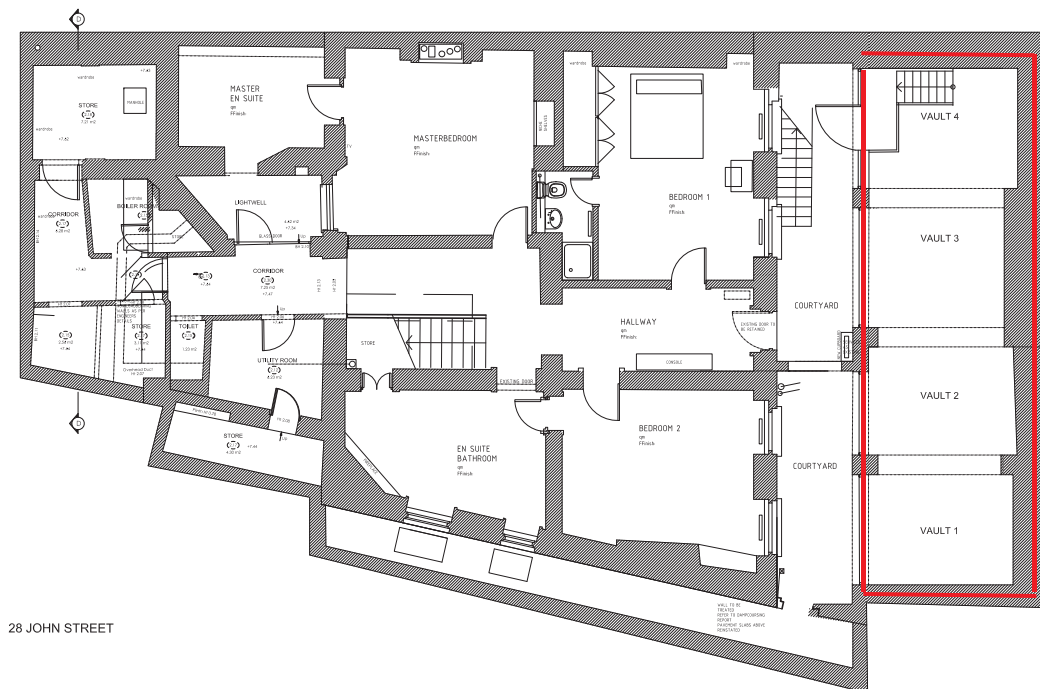
Site Photographs-FRONT COURTYARD



Site Photographs - VAULTS AS EXISTING

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LOWER GROUND FLOOR - VAULTS



B

A

Layout and Scale:

Existing vaults to be restored and refurbished including the lowering of the floor to make the space habitable and liveable.

New openings to be created for new timber doors and windows towards the courtyard



PROPOSED MATERIALS

WHITE RENDER TO BE USED IN THE COURTYARD  
NEW WHITE TIMBER FRAME WINDOWS & DOORS



EXPOSED BRICKWORK ON THE INSIDE OF THE VAULTS





ARTIST IMPRESSION/CGI of proposed interiors & new glazing



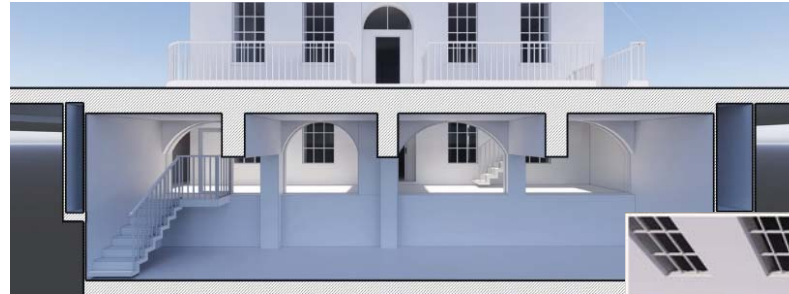
ARTIST IMPRESSION COURTYARD SHOWING NEW GLAZING



ARTIST IMPRESSION INTERIORS OF VAULTS INCL NEW GLAZING



SCHEMATIC SECTION THROUGH COURTYARD



SCHEMATIC SECTION THROUGH COURTYARD



VIEW COURTYARD FROM ABOVE

28 John Street, WC1N 2BL, London

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Chartered Practice

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