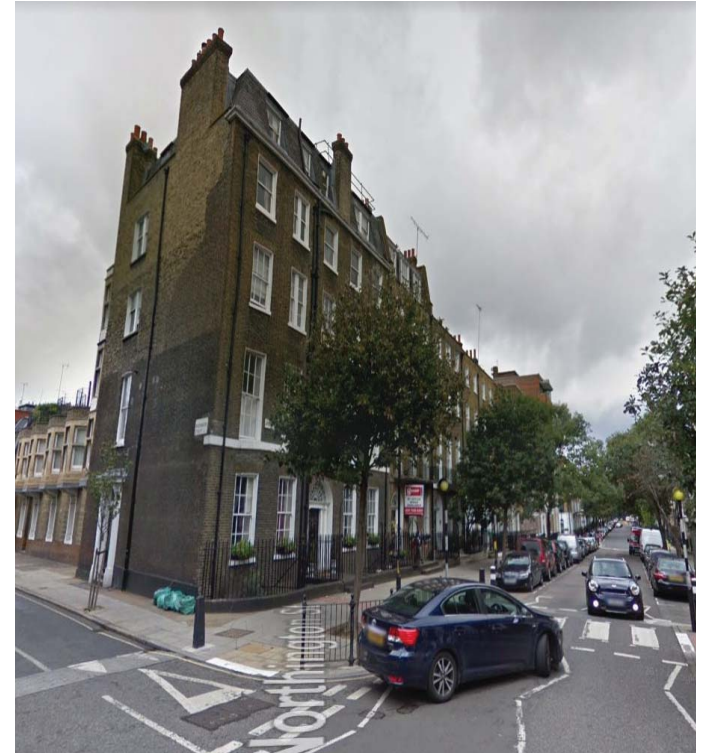


28 John Street, WC1N 2BL, London



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

Contents & Introduction:

Site Location /Proposed Use.....

Site Photographs.....

Proposed Layout/Scale & Accessibility.....

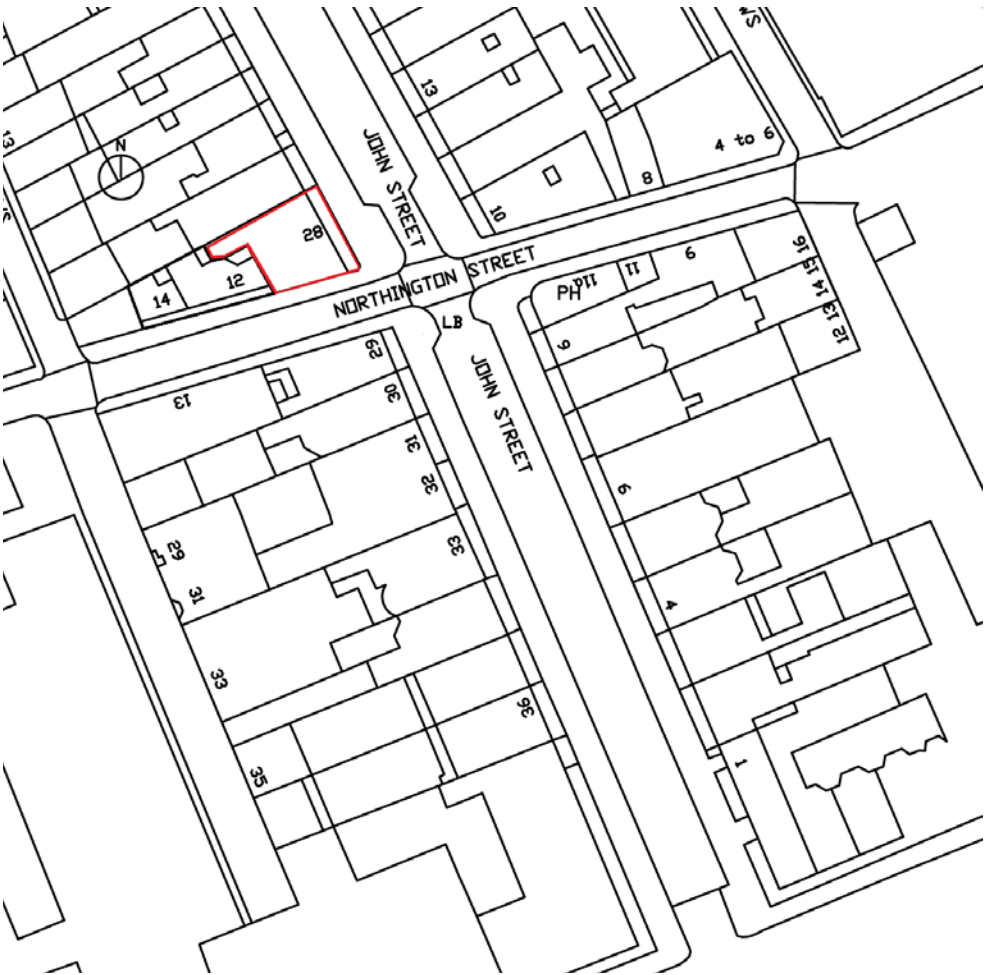
Vizualisation/CGIs

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 : 01.04.2025



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

28 John Street, WC1N 2BL, London

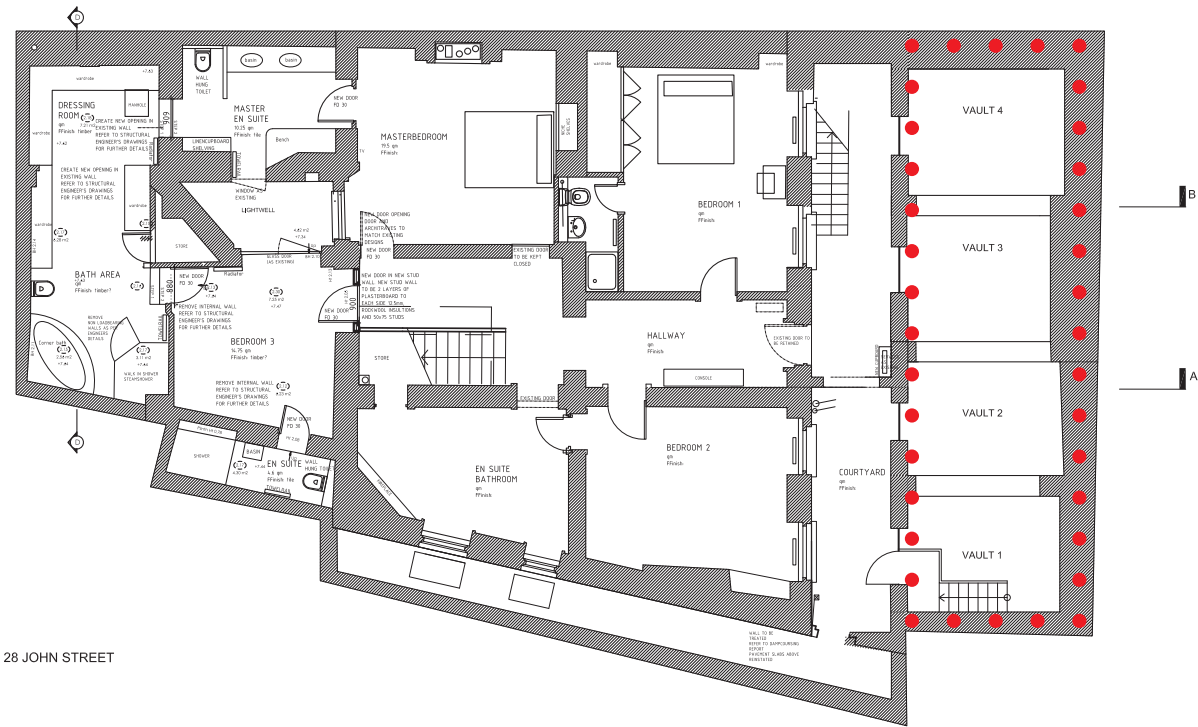


Site Photographs-FRONT COURTYARD



Site Photographs - VAULTS AS EXISTING

LOWER GROUND FLOOR - VAULTS



28 JOHN STREET

Layout and Scale:

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

The existing openings will be infilled with Glass windows (fixed shut) and Glass doors.

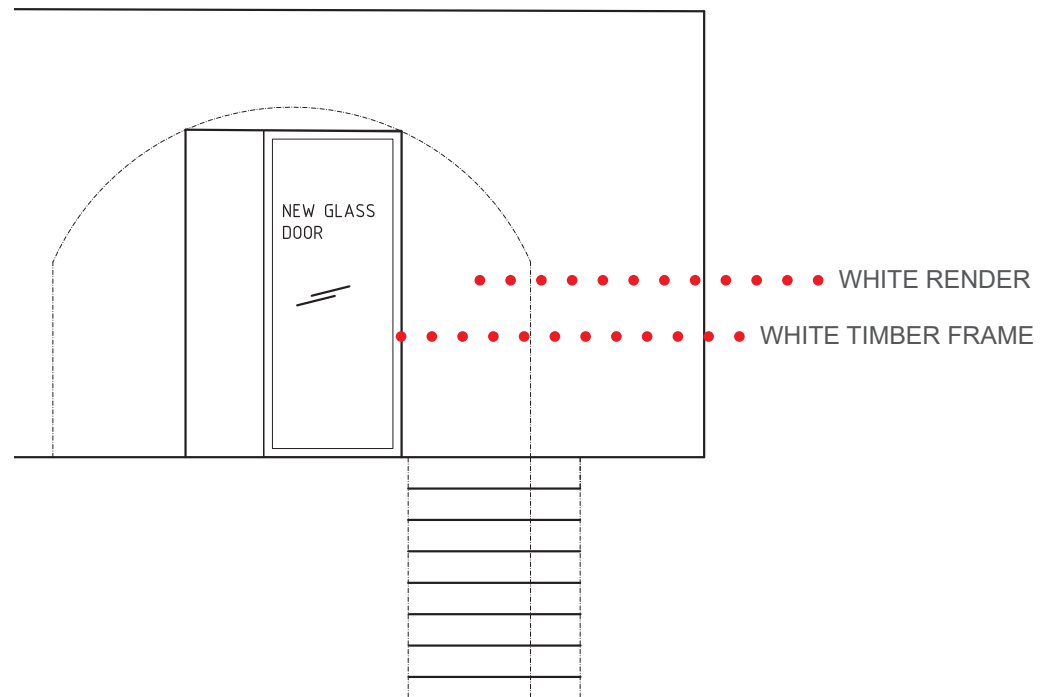
Proposes layout, Scale & Accessibility

PROPOSED MATERIALS

EXPOSED BRICKWORK ON THE INSIDE OF THE VAULTS



NEW WHITE TIMBER FRAME WINDOWS (FIXED SHUT) & DOORS



28 John Street, WC1N 2BL, London



Chartered Practice

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