



Contents & Introduction:

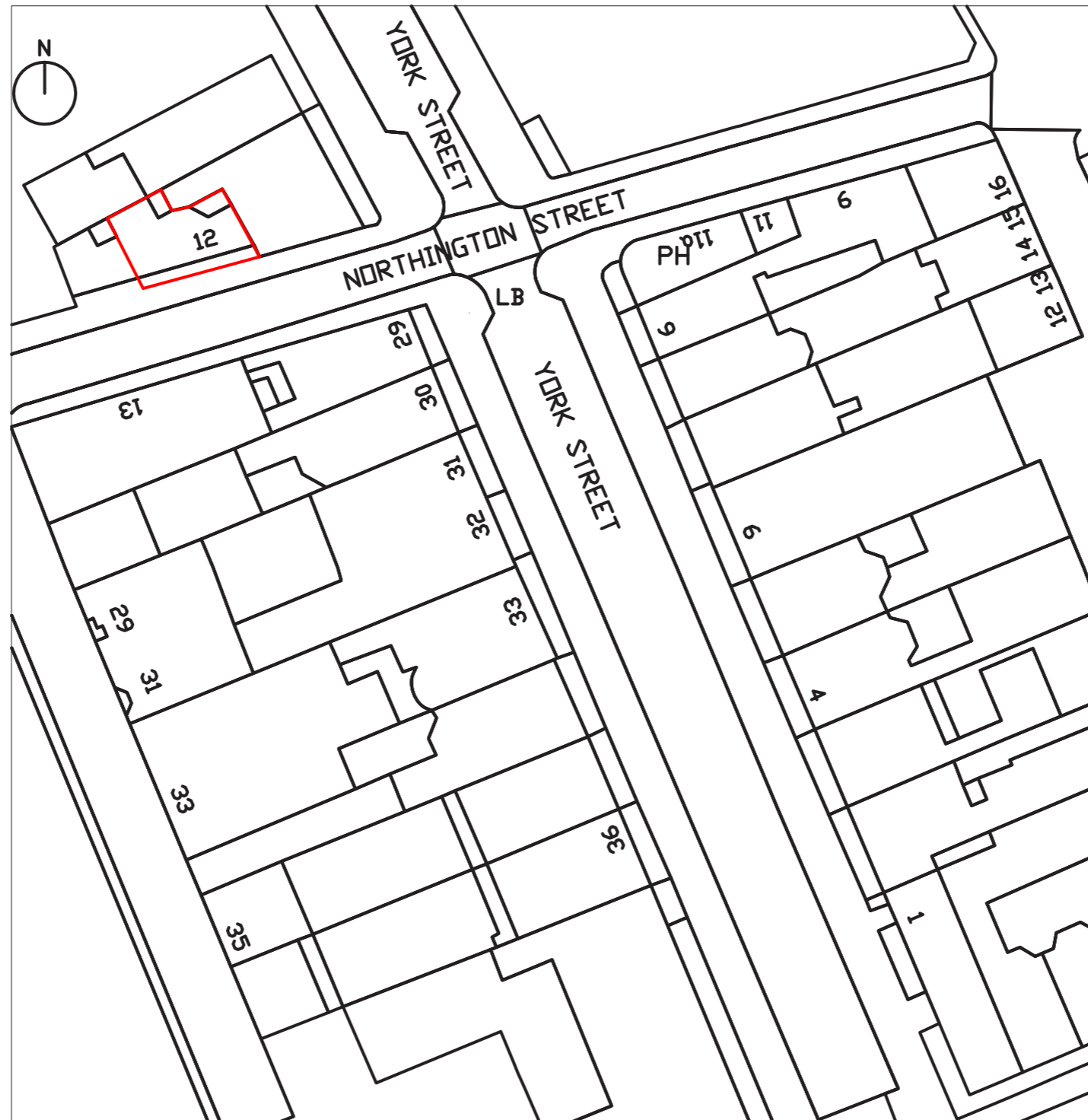
| | |
|--|-----|
| Site Location /Proposed Use..... | 3-4 |
| Site Photoraphs..... | 5 |
| Proposed Layout/Scale & Accessibility..... | 6-7 |
| Landscape & Appearance..... | 8 |

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 Spencer Barnett 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.





Front elevation 12 Northington Street



Front elevation 14, 12 Northington Street
and 28 John Street



NORTH elevation Northington Street
towards house numbers 16 etc.

The site is located in Northington Street which belongs to Bloomsbury Conservation Area.

The site exists of a 2 storey building with a roof terrace. There are several neighbours 14 Northington Street as well as 28 John Street.

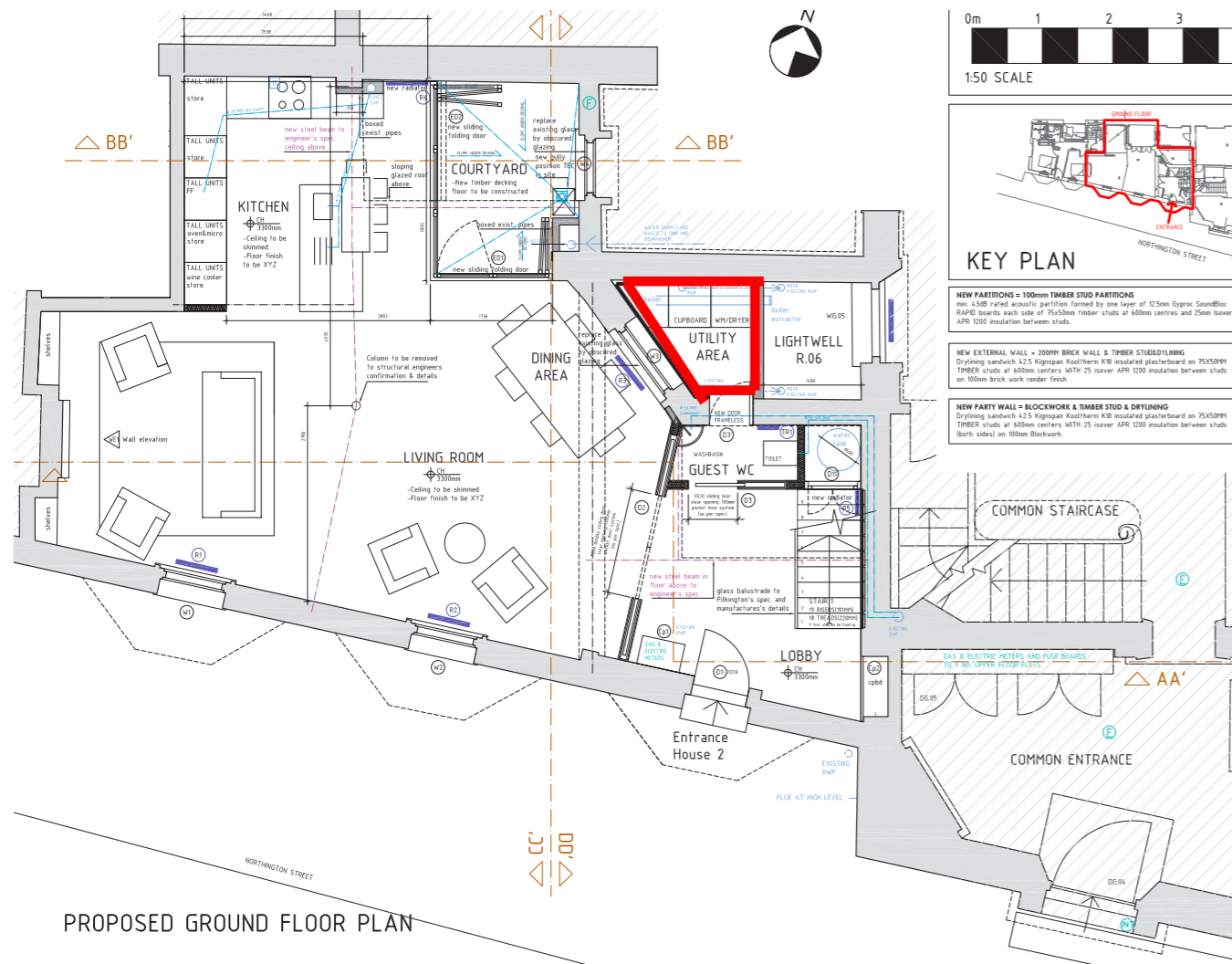
The site is of residential use. The neighbouring properties seem to be of similar use.



Photo existing Lightwell towards
12 Northington Street



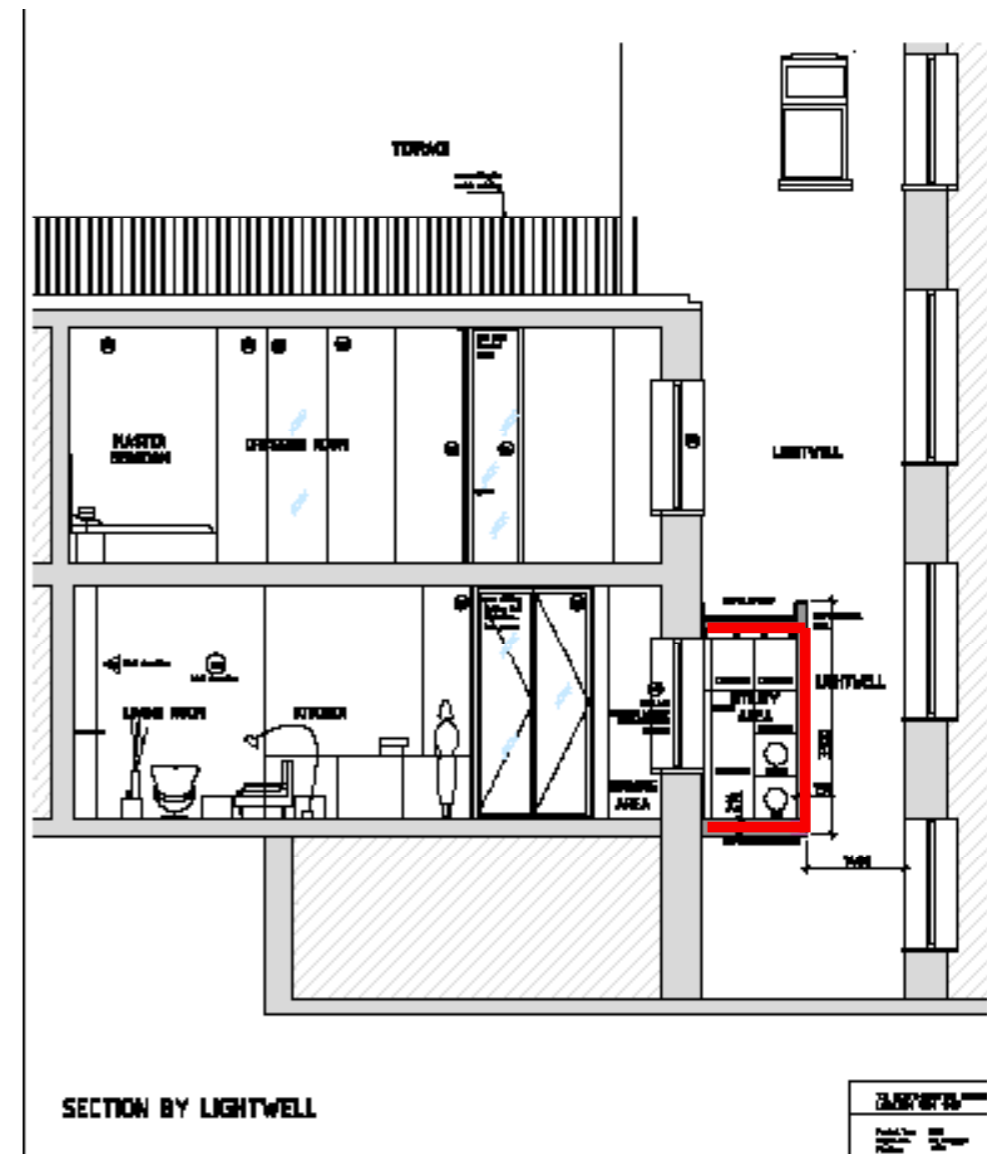
Photo existing Lightwell towards
12 Northington Street



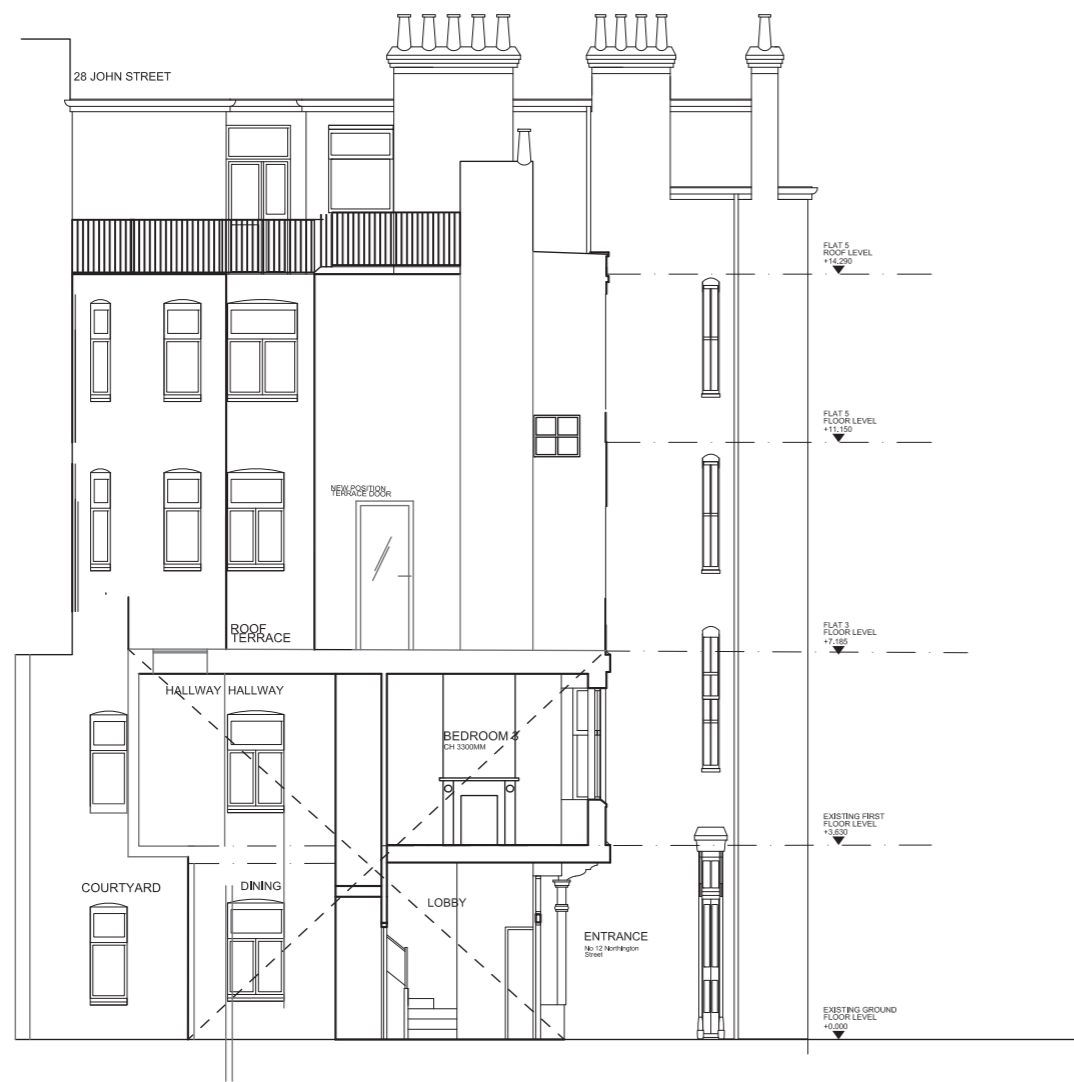
Layout and Scale:

The proposal is for a new Utility Area for 12 Northington Street. This includes for an existing wall to be pushed out into the lightwell on Ground Floor Level.

Also the opening at roof level shall be enlarged - see page 7.



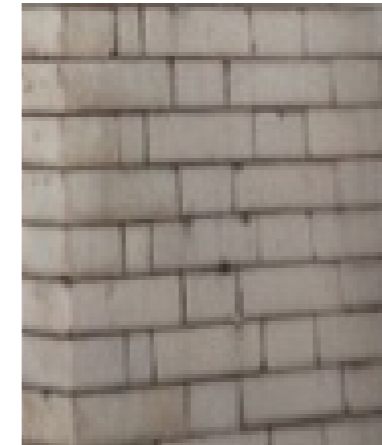
Proposes layout, Scale & Accessibility



Side elevation 28 John Street
as approved



Side elevation 28 John Street
as proposed



Brickwork

Proposed: existing wall to be moved out only at ground floor
to be built in brick work to match current look of lightwell