

Heritage Statement - for 12 Northington Street and 28 John Street

Date 20/12/2013

The proposal includes the creation of a Utility Area at 12 Northington Street including external works at the Courtyard towards 28 John Street. The external works foresee the wall from 12 Northington Street to be pushed outwards in order to create a Utility Area. It means also the change of a window /made slightly smaller at basement level.

The House of 28 John Street – will hardly be affected by the works –purely a small part of the lightwell will be covered by the Utility Area. Also the floor will be constructed from 12 Northington Street and therefore the façade of 28 John Street remains untouched.

A separate Planning Application/Conservation Area Consent for the works is being submitted together with the Listed Building Consent.

12 Northington Street is not listed yet located in the heart of Bloomsbury Conservation Area. Refer to separate Design and Access Statement/ Conservation Area Consent.

28 John Street, GV II, Bloomsbury Conservation Area:

Research amongst databases of Listed Building in the UK show that 28 John Street is considered of special heritage including the following features:

"No.28: round-arched doorway with attached Doric columns carrying entablature; patterned radial fanlight and panelled door. Cornice and blocking course. Wrought-iron overthrow lamp-holder. Return to Northington Street with 1 window and mid C19 entrance with stucco surround and console-bracketed cornice. Dentilled cornices.

SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas".

Source: British Listed Buildings

<http://www.britishlistedbuildings.co.uk/en-478524-numbers-22-to-28-and-attached-railings-g>

No particular interior features seem to be noted.

External works /West Façade 28 John Street:

Brickwork: The House of 28 John Street – will hardly be affected by the works –purely a small part of the lightwell will be covered by the Utility Area. Also the floor will be constructed from 12 Northington Street and therefore the façade of 28 John Street remains untouched.

Internal circulation

n/a

Photos Courtyard/Lightwell

