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## Introduction:

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

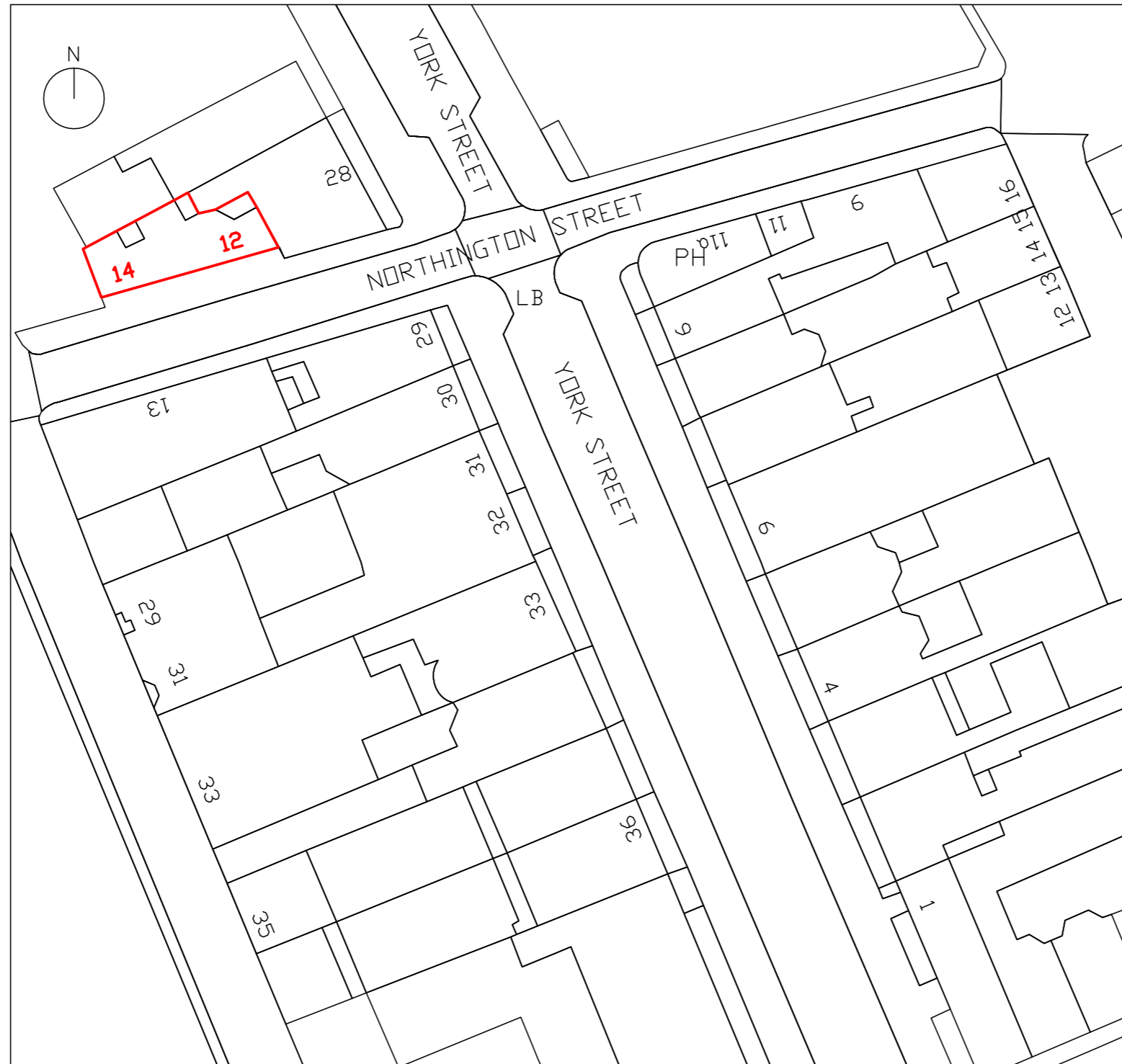
### Note:

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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 incl 28 John Street which is a listed building.

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



View from Roof Terrace onto  
28 John Street



House Opposite 12 Northington Street



Layout and Scale:

A Mansard Roof extension has been granted under REF 2016/7064/L and 2016/6499/P for both houses.

In addition the previously approved applications- this proposal entails the demolition of the front facade and re- building it with new Bay windows, new fenestration and Juliet balconies on both Ground and First Floor.

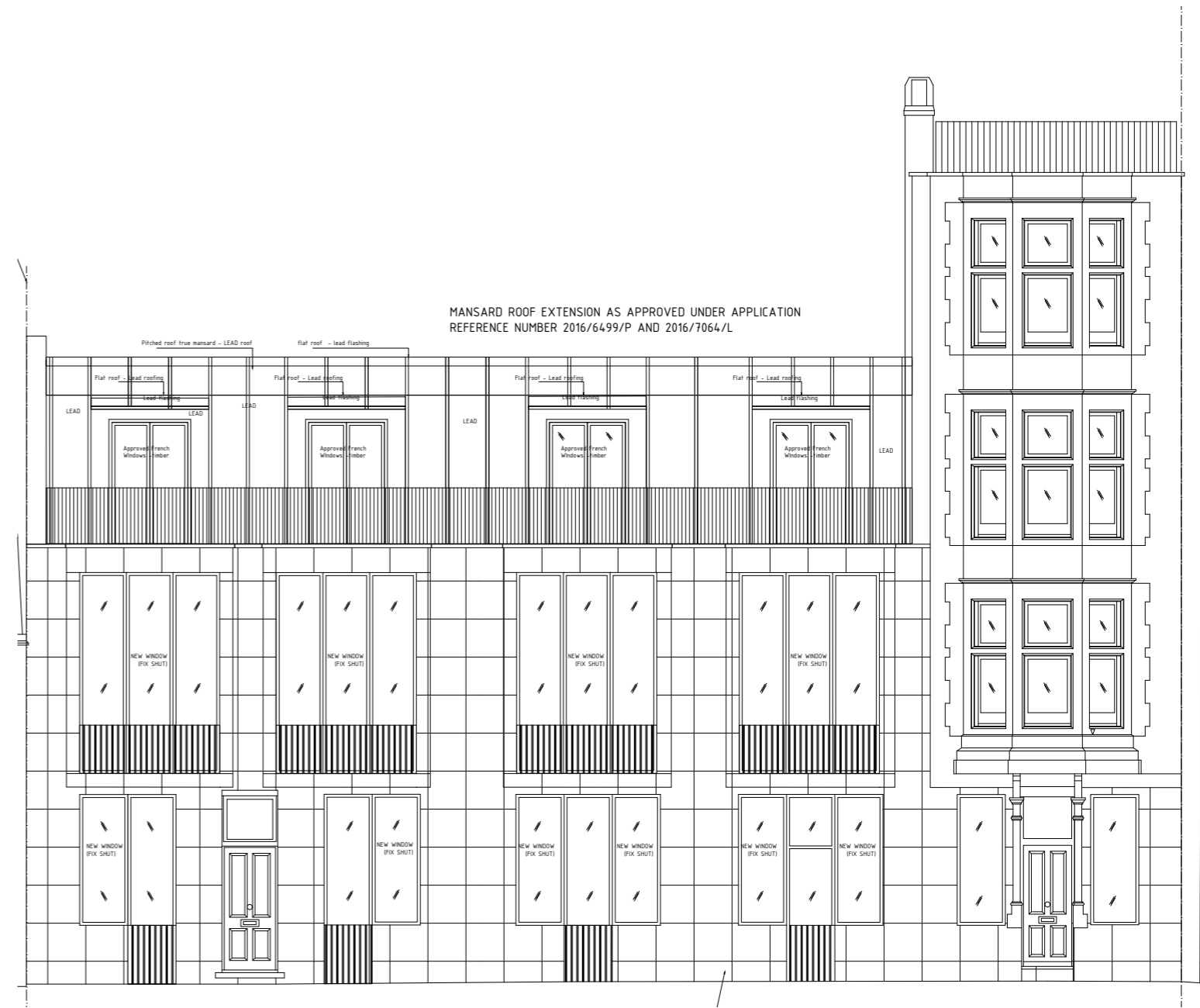
The new construction of the front Elevation included cantelivered bays of the new Bay windows and a new construction from ground up.

The external wall adjacent to No 28 John Street is to be retained but cladded in the same panelling material.

Access and Accessibility (Access Statement):  
The proposal will not affect any of the existing building entrances.



FRONT ELEVATION AS EXISTING ( & APPROVED PREVIOUSLY)



FRONT ELEVATION AS PROPOSED



NEW CLADDING TO FRONT FACADE  
Metallic Cladding by Trespa Medeon or similar approved  
mechanically fixed to new wall construction

ARTIST IMPRESSION  
New metallic cladding on front Elevation (as proposed).





ARTIST IMPRESSIONS FRONT ELEVATIONS



There seem to be large window openings on the rear facade on both sides of John Street which can be seen from Northington Street looking towards the east.

The proposed new opening would therefore be considered as being sympathetic to the surrounding areas and the conservation area in general.

## CONTACT

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