

Design / Access / Planning and Heritage Statement

for

Flat 3, 16 Northington Street, London, WC1N 2NW



3D VIEW FROM ABOVE WITH CURRENT CONSTRUCTION AND TERRACE

Design Statement

1.0 Location

Flat 3, 16 Northington Street is the top floor flat of a 5 storey building in the London borough of Camden. The property is not listed but is in the Bloomsbury conservation area.

2.0 Use

The existing building falls under planning use class C3. It is not intended that the proposed development would alter the current use of the property.

3.0 Planning History

Planning

2012/4958/P- Change of use lower ground and ground from offices to residential

4.0 Design

The application seeks develop the current terrace by introducing a new timber clad building along-side the current access construction. The roof will be fibre glass with white painted timber doors and windows.

Additionally the applicant wishes to extend the current terrace over the flat roof above their lounge and remove the current redundant water tank enclosure . This would bring it in line with a terrace which is being used below by the occupant of the 4th floor- refer to photographs below.



CURRENT VIEW OVER FLAT ROOF



VIEW OF TERRACE BELOW EXTENDS TO END OF BUILDING TO REAR



VIEW OF EXISTING CONSTRUCTION ON ROOF

Access Statement

As existing

Heritage Statement

The property is not listed but sits within the Bloomsbury conservation area in the London borough of Camden. The area contains a number of listed buildings, including the entity of nearby Great James Street, and the former brewery stables at 25 St John's Mews.

The property was formally known as The Dickens until its conversion into offices. The larger of the buildings two principal facades fronts onto Kirk street, which was almost entirely demolished in the late 1960's to make way for the large primary school. Only a small alleyway remains between the site and 14 Northington street and the property's principal address is now Northington street.