

5 June 2023
Savills Cover Letter



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Dear [REDACTED]

29B MONTAGU STREET, WC1B 3DA

On behalf of the freeholder, Bedford Estates, I submit an application for planning permission for replacement windows and reconfiguration of the front garden with seating areas, planting areas, new steps and a new ramp entirely within the curtilage of 29B Montague Street.

The application comprises as well as this Cover Letter:

- Application form with Certificate A.
- Site Plan and Location Plan.
- Existing, Demolition and Proposed Plans.
- Design and Access Statement.

1. 29B MONTAGUE STREET

Planning permission and listed building consent were granted in 1973 for the renovation and part reconstruction of Nos. 74-77 Great Russell Street and 29A Montague Street and the erection of a four storey block for office use at 29B Montague Street.

This application is entirely within the curtilage of 29B.

2. THE PROPOSALS

The application consists of the replacement of the existing windows and the reconfiguration of the front garden.

Replacement Windows

All windows will be replaced with new ones in the same format as the existing to improve the thermal performance and create more pleasant internal conditions by making the upper part of the windows openable instead of the bottom part as at present.

All existing curtain walls will be replaced to match existing.

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Reconfiguration of the Garden

The front garden will be reconfigured to create tiered seating areas, planting areas, new steps and a new ramp. This will create a much more attractive environment for employees and visitors.

An additional benefit of the new garden design is the introduction of a ramp and regular sized steps that will make the site more accessible for ambulant and wheelchair user people.

Yours sincerely



John Dyke
Director