

27 Montague Street  
London  
WC1B 5BH

## Design & Access Statement

In support of a Planning Application  
and a Listed Building Consent  
Application

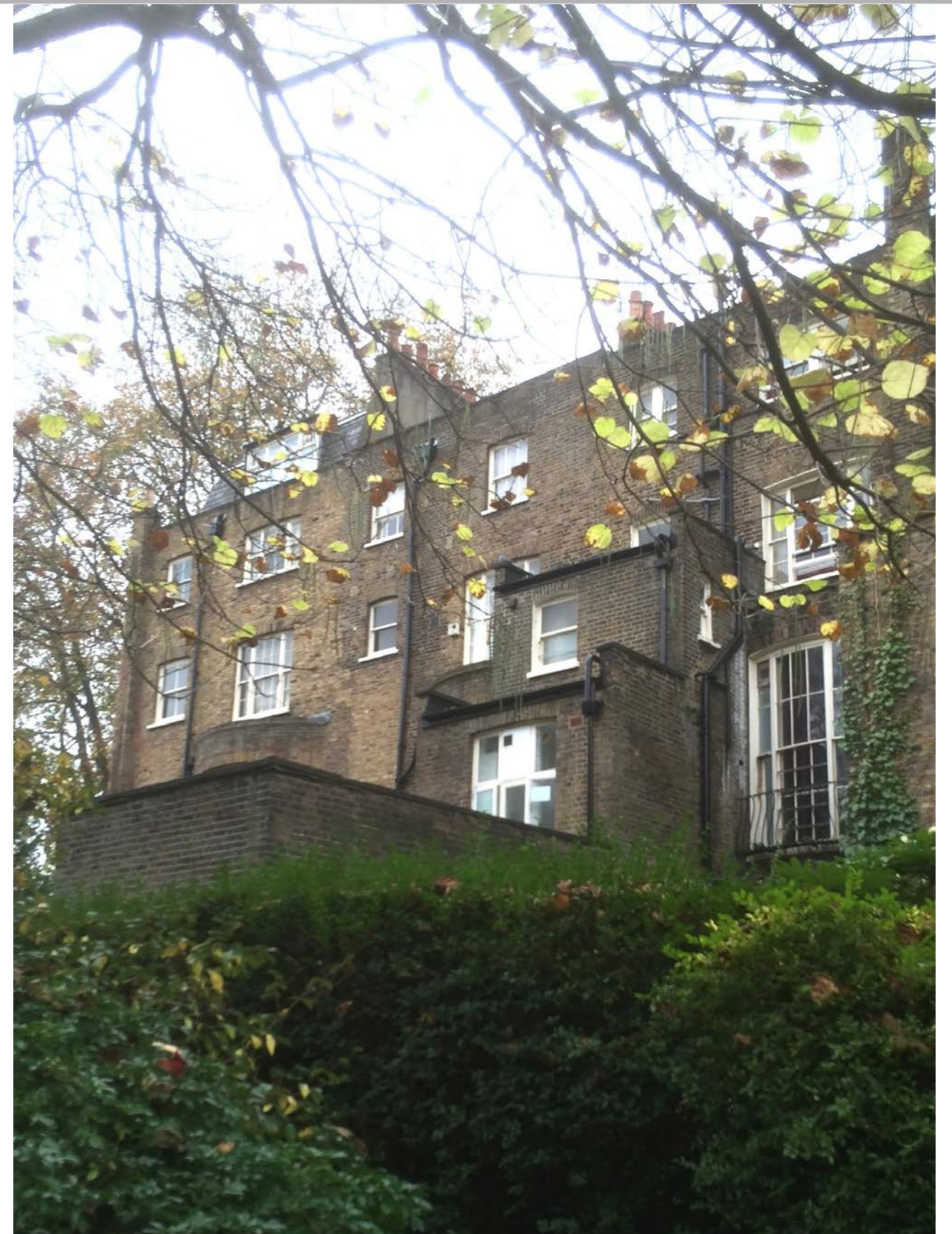


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Front Cover: Existing Front Elevation

Opposite: Existing Back Elevation (Taken from the courtyard situated at Rear Extension)



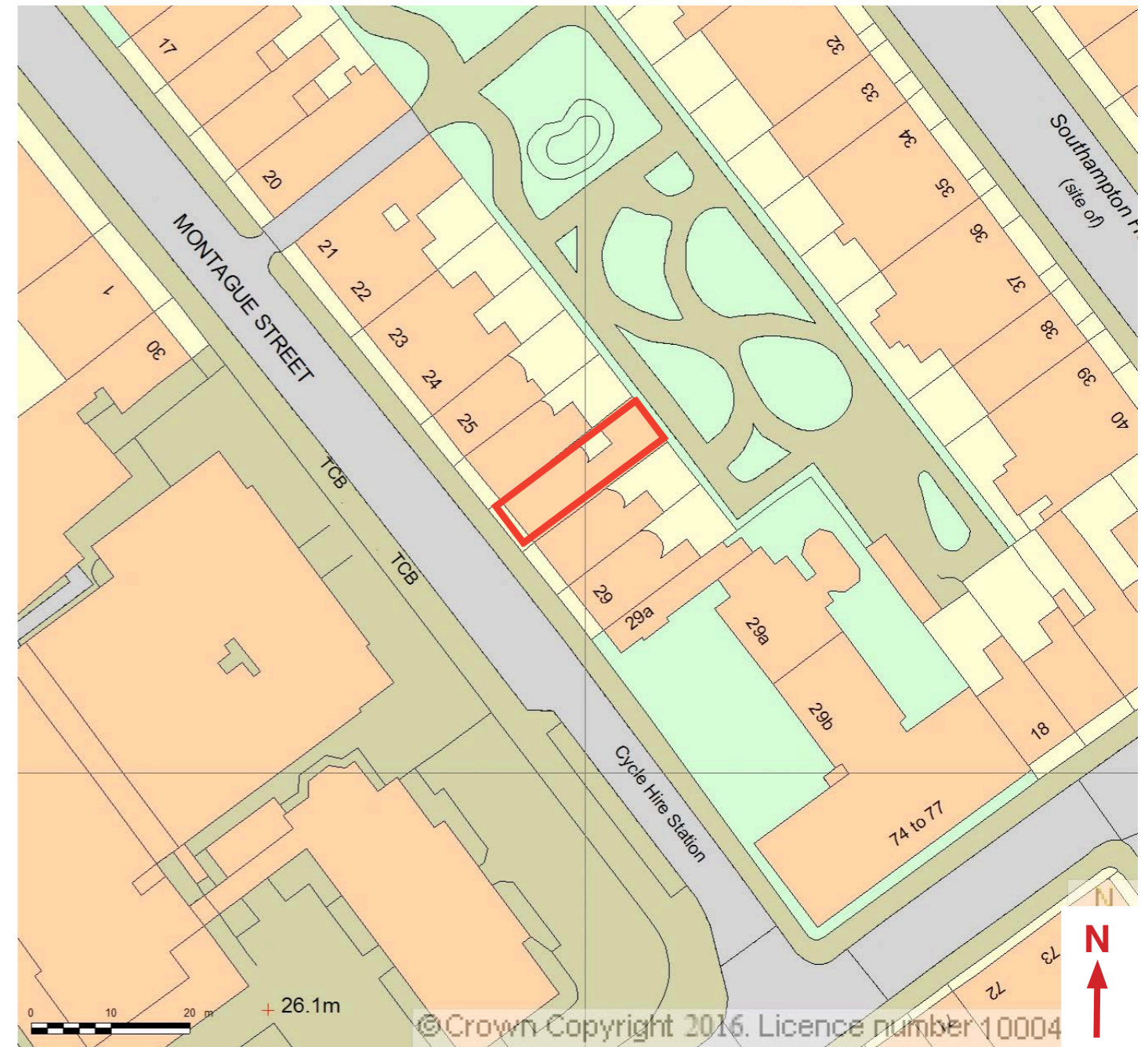
### 1.0 Introduction

This Design and Access Statement is submitted in support of planning and listed building consent applications for works at 27 Montague Street.

It is proposed to convert the property from an existing hostel (sui generis) to residential use (Class C3). The work will create 2 no. maisonettes over the lower/raised ground floors and the 2nd/3rd floors, plus 1 no. self contained flat on the 1st floor.

It is also proposed to refurbish the single-storey extension to the rear, and to carry out the sensitive restoration of missing or damaged historic fabric. The mechanical and electrical services will be renewed throughout.

The work will restore the building fabric and help ensure the long-term preservation of the property by returning the building to its original residential use.



Site Plan

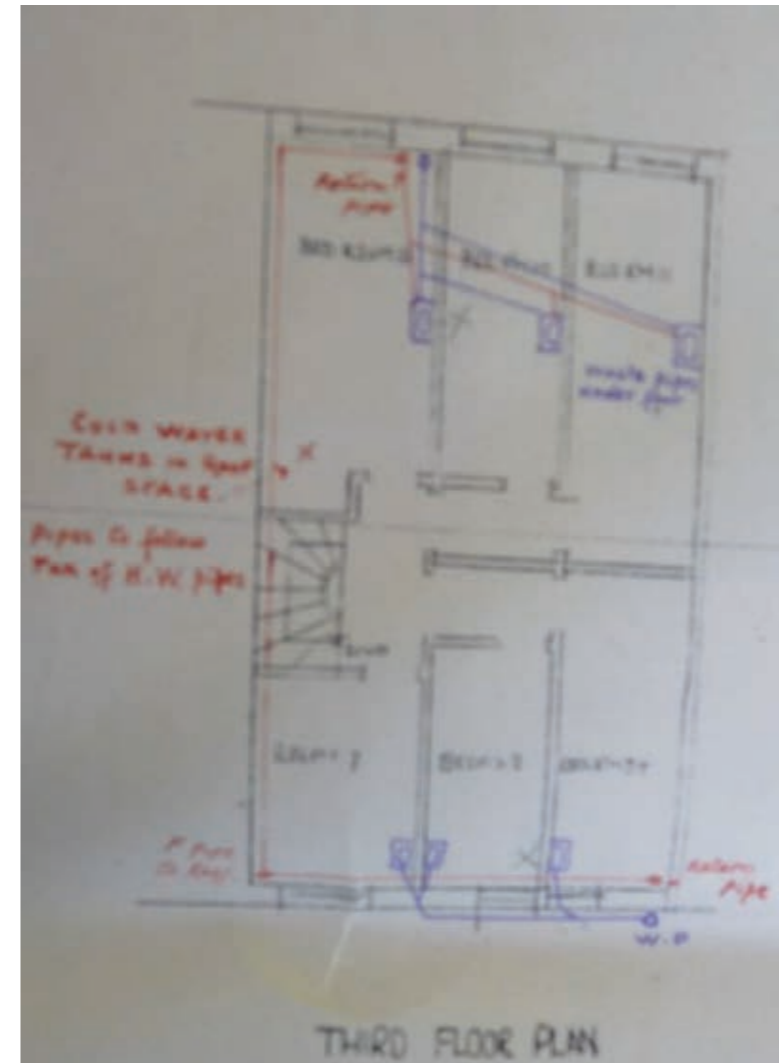
## 2.0 Existing Building and Site Context

The property is Grade II Listed, and lies within the Bloomsbury Conservation Area. It forms part of a terrace of 18 houses, built c 1803-6 by James Burton.

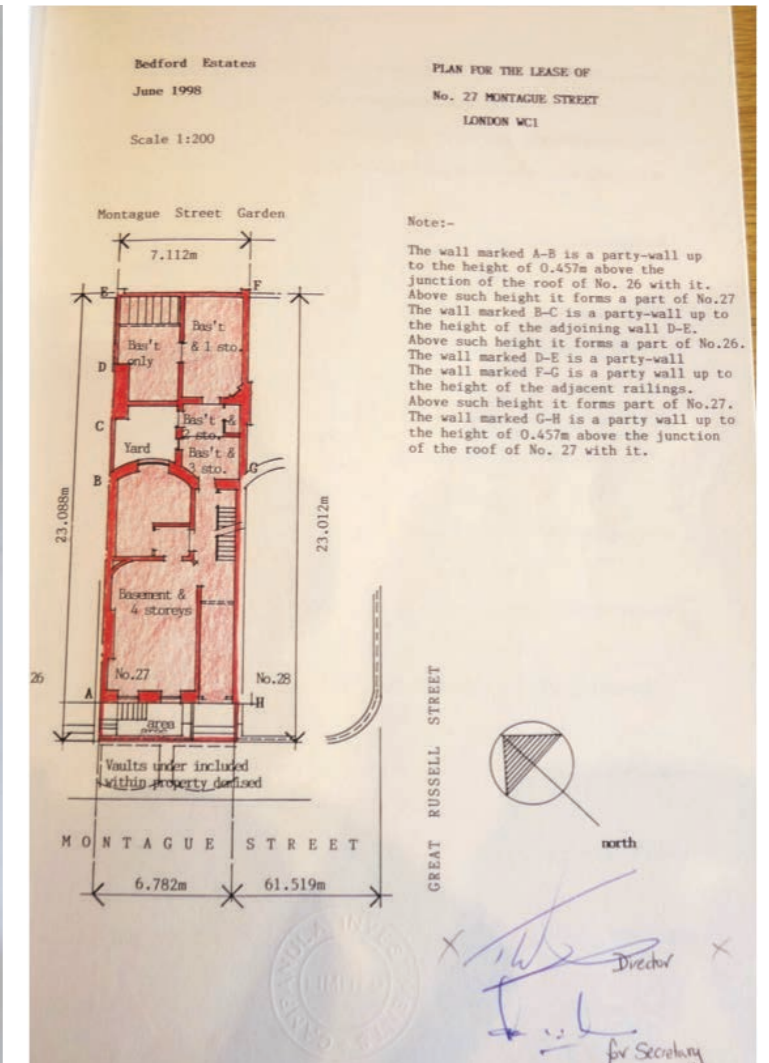
The house consists of 4 storeys over a basement with a balcony at first floor level, reflecting the typical London terrace plan of this period. The rear extension provides kitchen and social spaces for the hostel.

Alterations carried out in the 1970s have meant the loss of much of the decorative detail on the upper floors although 'painted shut' shutters and fragments of the original skirtings, cornices and architraves remain. The back closet wing has been converted to provide bathroom facilities, and all original detailing has been lost in this area.

Please refer to the Heritage Statement by DLG Architects for full details of the extent and condition of original fabric.



Lease Plan, 1949



Lease Plan, 1999

### 3.0 Existing External Photographs (Overview)



Existing Front Entrance



Existing Rear Elevation with Basement Rear Extension



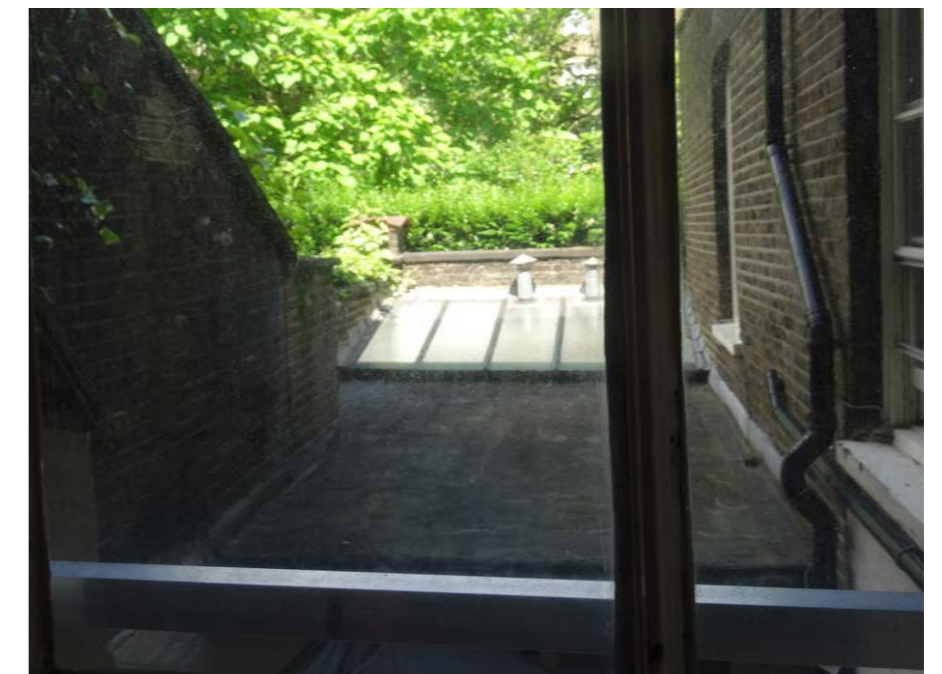
Outlook from Rear window of Second floor over Rear Extension



Existing Basement Access from Street

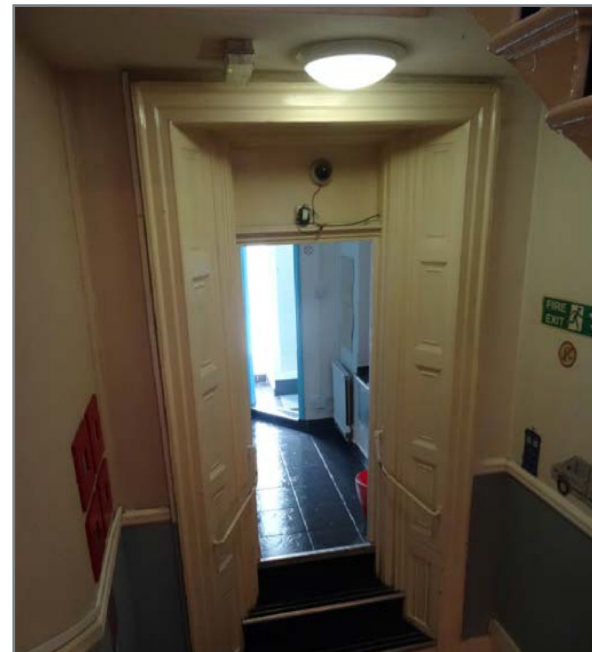


Existing Basement Courtyard looking into Laundry Room Entrance



Outlook from Rear window from Ground floor over Rear Extension

#### 4.0 Existing Internal Photographs (Overview)



Architraved Door at 1st Floor Half-Landing



Typical Bedroom



Curved Door Arrangement at Ground Floor



Missing Console Decoration



Existing Wine Cellar



Sealed Decorative Doorway at 1st Floor

## 5.0 Planning Status

The application site is located within sub-area 6 of the Bloomsbury Conservation Area, Russell Square and Tavistock Square. The building is clearly of significance both as part of a surviving early 19th century terrace and for its role as part of the Burton master plan and the historical background which led to its production.

The conservation assessment for Bedford Estate goes on to state that:

*'The building has retained its original layout to a large degree and is of interest on that account although there is nothing of particular significance in that the layout follows that of many houses from this period and location.'*

No. 27 Montague Street was Listed in 1969, together with nos. 21-26 and 28-29 Montague Street. The list description mentions the round-arched entrance doors with reeded door frames or sidelights with patterned fanlights, cast iron railings and cast iron balconies to first floor windows.

Within the terrace, each house is 3-windows wide, with a strong rhythm of window and door openings, which create a sense of homogeneity despite slight variations in detailing. The existing windows to the front elevation appear to be original.

The area was historically associated with the legal & publishing profession, but there is an increasing trend to revert the townhouses back to their original residential use.

Several properties on Montague Street and also Bedford Place have been converted in this way.



Montague Street, View of terrace with No. 27 outlined in red.

## 6.0 Development Proposals

### Architectural Approach

The proposed works seek to minimise the disturbance of historic fabric, while creating high quality living spaces.

In summary, we propose to:

- Restore damaged or lost features to match surviving original details, to include cornice and skirting details
- Restore the proportions in the main house by removing C20th partitions
- Refurbish the rear extensions
- Existing radiators will be replaced with new traditional column radiator
- Secondary glazing will be added to lower ground front and third floor bedroom windows

### Amount

The existing total GEA area is 604 sq m and the existing total GIA area is 440 sqm. These areas will remain unaltered in the new proposals.

### Layout

The ground and 1st floors are distinguished by taller ceiling heights and more embellished joinery. The front rooms of these floors will be used as living spaces. Bedrooms will be located on the top floor, lower ground floor, and back room on the 1st floor.

The existing pavement vaults will accommodate storage space for the property's residential units. The wine cellar will also be acting as storage space for the proposed Flat 1 unit.

### Landscaping

The existing courtyard to the rear will be provided with York stone paving and planted beds. Flat 1 will have exclusive use of this external amenity space.

Access to the private garden in Bedford Square to be made available to residents of the flats, subject to the standard Estate terms.

The existing stone to the front vaults and lightwell will be cleaned and relaid.

### Use

The current lawful use of the property is hostel use (sui generis).

There are existing communal amenity spaces located near the property such as The British Museum, Bloomsbury Square Gardens and Russell Square.

It is proposed to return the building to its original residential use (Class C3).



Aerial Photograph





**External Appearance**

Other than the refurbishment of the existing windows, front door and metalwork, no changes will be made to the front elevation to preserve the existing fabric.

The modern rear extension will be refurbished. New services (extract fans, boiler flues etc) will generally terminate through the rear elevation.

**Internal Appearance**

Joinery, architraves, cornice and skirting details will be retained and restored where damaged. Missing features will be reinstated to match.

We propose the removal of all modern surface fixed conduit and cabling, removal of artex finishes and the removal of the wash handbasins in the bedrooms.

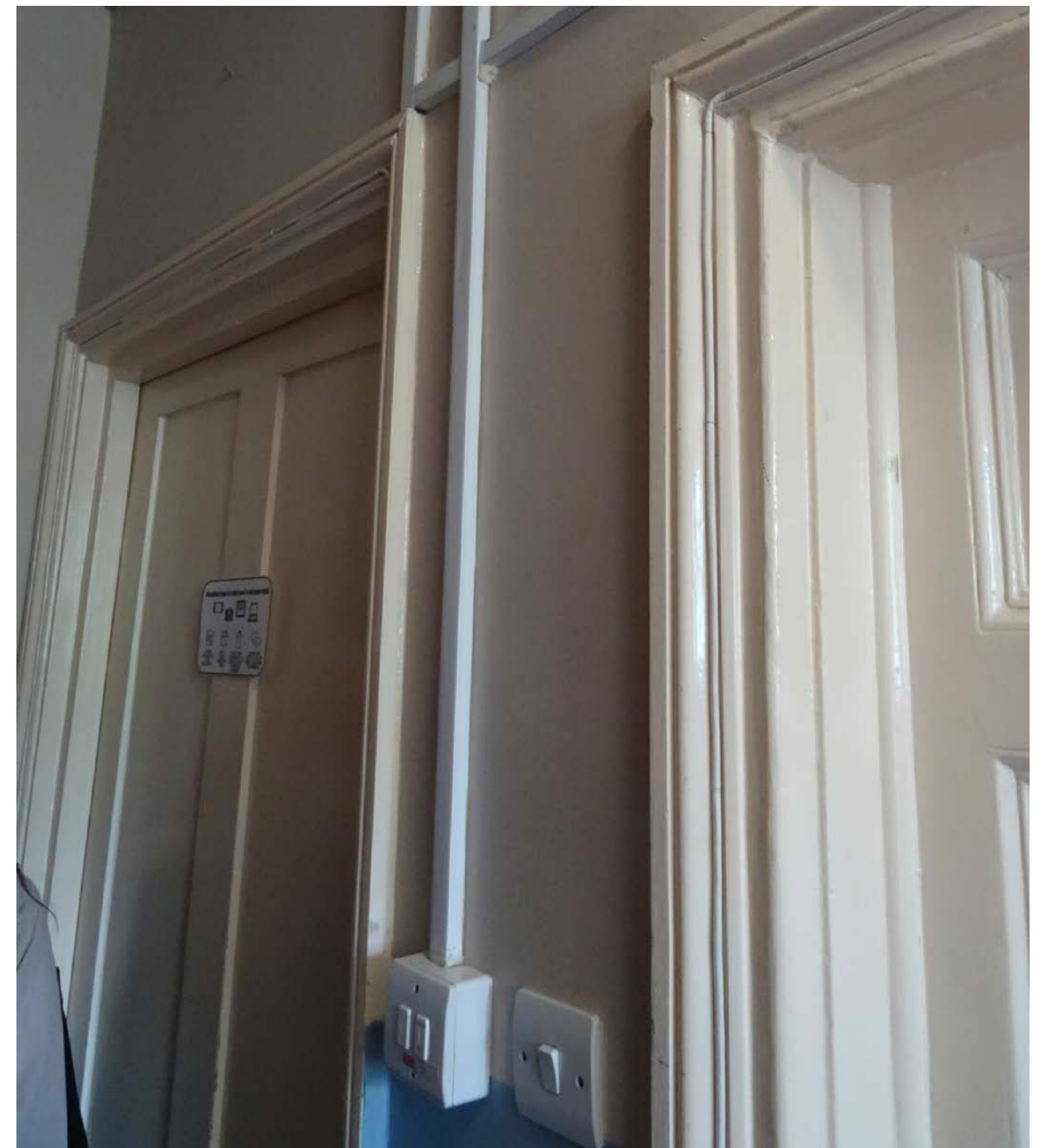
The existing shutters and sash windows will be overhauled and repaired where necessary. We also propose to open up the boarded fireplaces to enhance the internal spaces, and original historic features of the building.

**Services**

Services throughout will be entirely renewed and energy-efficient lights and boilers installed.

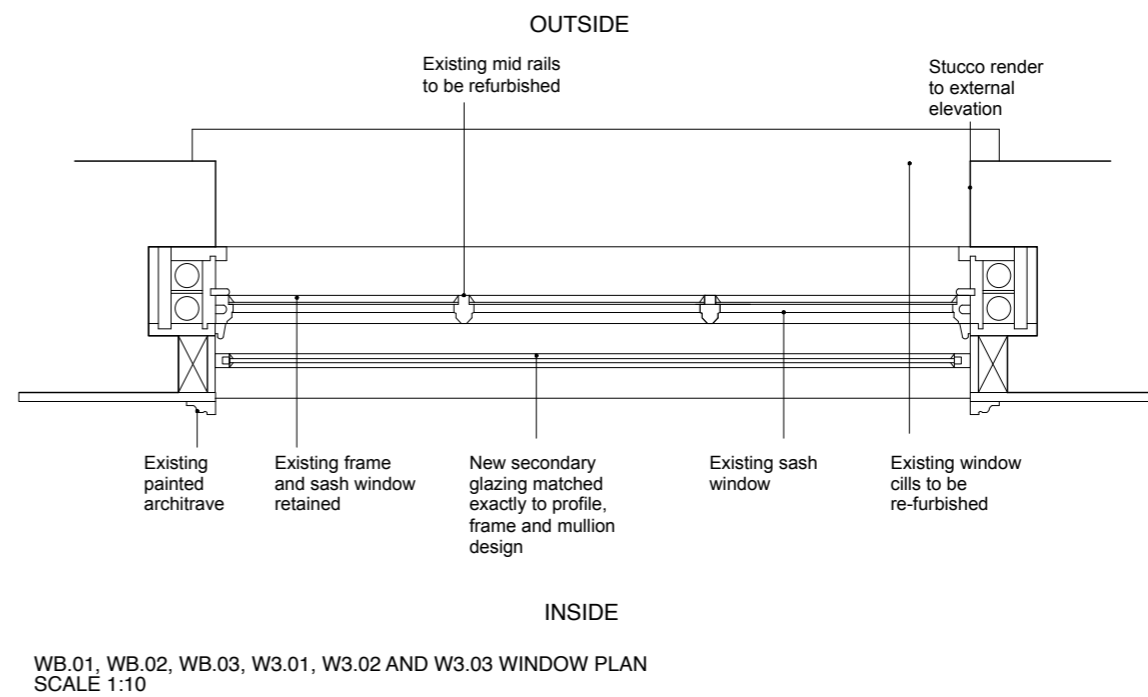
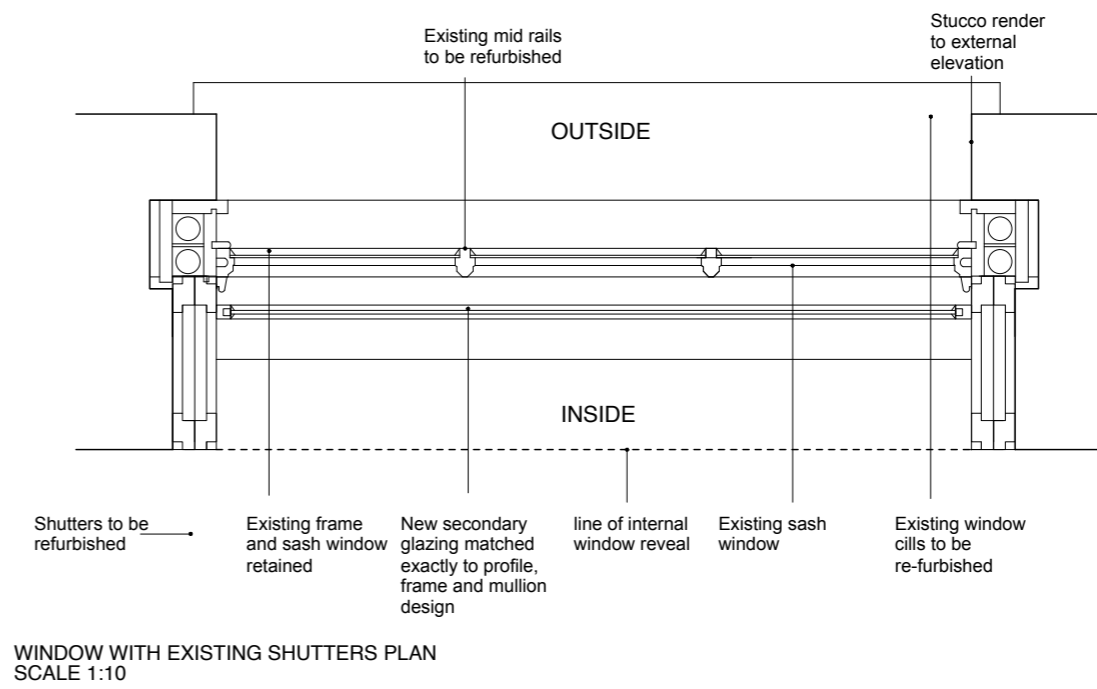
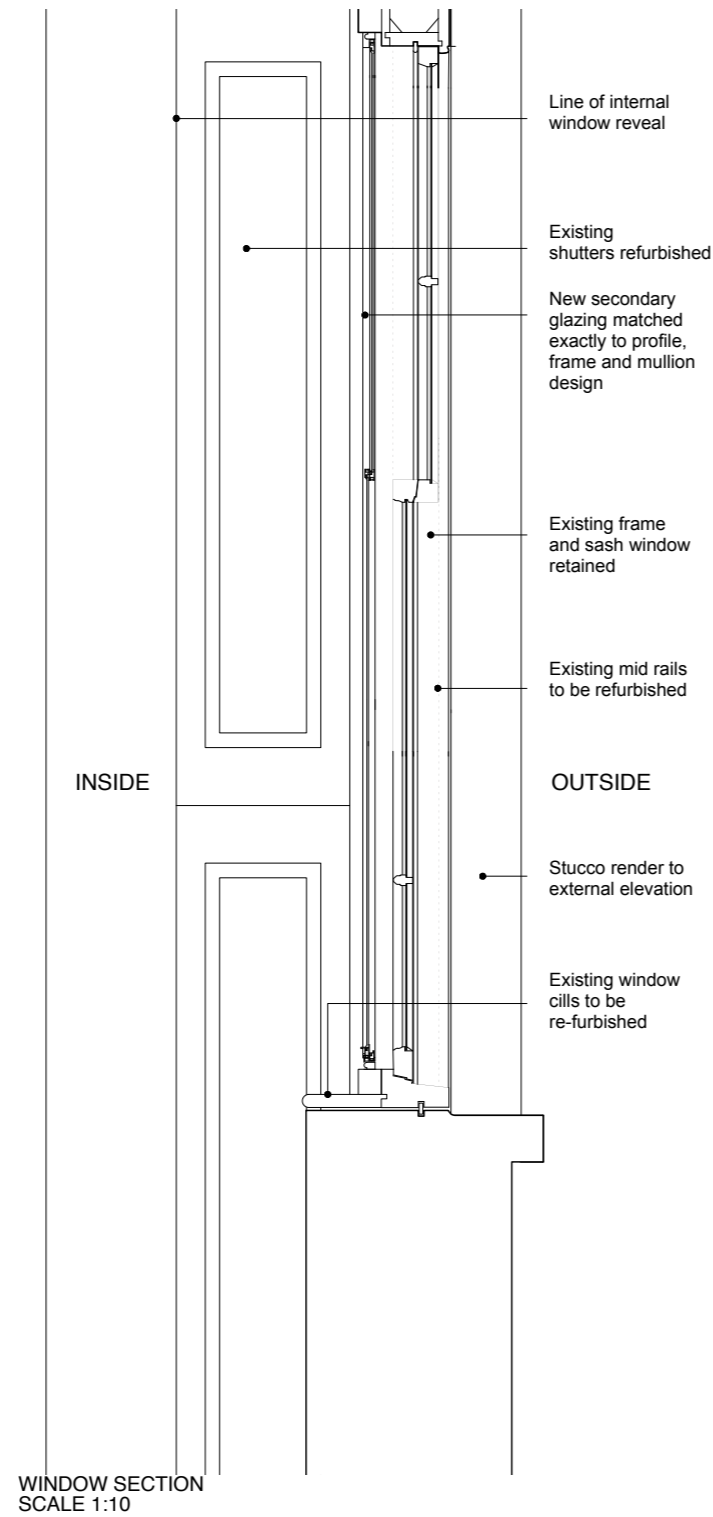
New traditional column radiators will be installed in place of the existing radiators.

Please refer to the indicative service drawings for details of service routes and terminals.



Example of Existing Services, Against Original Door Architraves

Secondary Glazing Details



Extract from FT Architects' Drawing 310\_50\_01 Showing Works to Windows with shutters, Basement and 3rd Floor Windows

## 7.0 Sustainability Strategy

It is intended that the new dwellings will include sustainable and energy efficient measures, within the envelope of the Listed building. The 3 step energy hierarchy of 'Be Lean, Be Clean, Be Green' will be followed, as recommended in Camden's CPG3.

To ensure the hierarchy is followed, the following measures will be implemented:

### 1.0 Lighting:

Low energy lighting will be specified throughout.  
All principal living rooms will be well lit by natural daylight.

### 2.0 Ventilation:

Rooms will generally be ventilated by means of opening windows. The kitchens and bathrooms will be provided with mechanical ventilation.

### 3.0 Heating and Hot Water:

A Green Tariff energy source will be selected, and boilers with min. NOx4 rating will be specified. Thermostats will be provided to each new radiator and towel rail.

### 4.0 Internal Water Usage:

The proposal has followed the government's national calculation methodology for assessing water efficiency for each individual Flat unit. The calculations in the following page are used to assess compliance against the water performance targets in the Code for Sustainable Homes Levels 3 and 4 to reach a maximum consumption of 105 (litres/person/day) of potable water.

White goods with 'A' ratings will be specified.  
All sanitary fittings will be specified to minimise water consumption, including aerator taps and shower heads, and efficient dual flush toilets.

### 5.0 Recycling:

Household refuse and recycling storage will be accommodated within the utility rooms and kitchens.  
Waste and recycling will be collected by the Local Authority's roadside refuse collection service.

### 6.0 Biodiversity:

The existing rear garden will be provided with planted containers. The upper floors will benefit from views onto the mature landscape of Montague Street Garden.

### 7.0 Thermal Insulation

The roof void of the main house will be insulated, and the flat roofs to the rear will also be upgraded. It is not proposed to insulate the external walls or windows as to do so would detrimentally impact the character and features of the historic building.

### 8.0 Sound Insulation:

The intermediate floors will be upgraded to meet current Part E requirements. It will not be possible to upgrade the party walls without impacting or altering features such as the fireplaces, skirtings and cornices.

### 9.0 Construction:

The contractor will be required to comply with the Considerate Contractor's Scheme, and will be expected to demonstrate a commitment and strategy to monitor, sort and recycle construction waste.

### 10.0 Flooding

Environmental Agency maps indicate that the development is not located in a flood risk zone. Neither volume nor rate of surface runoff will increase beyond predevelopment conditions.

### 11.0 Pollution:

All measures will be taken to minimise local pollution during the building works.

### 12.0 Materials:

All new materials will be min. B-rated in accordance with BRE Green Guide to Specification. Where possible, any timber used in the scheme will be FSC, sourced from sustainable forests. Transportation distances will be considered when specifying materials.

7.1 The Water Calculator Tables

Installation Type	Capacity/flow rate (1)	Use Factor (2)	Fixed Use (litres/Person/day) (3)	Litres/Person/day = [(1) x (2)] + (3) (4)
<b>FLAT 1</b>				
WC (single flush)	-	4.42	0.00	-
	-	1.46	0.00	-
WC (dual flush)	-	2.96	0.00	-
WCs (multiple fittings)	5	4.42	0.00	22.10
Taps (excluding kitchen/utility room taps)	5	1.58	1.58	9.480
Bath (where shower also present)	5	0.11	0.00	0.55
Shower (where bath also present)	5	4.37	0.00	21.85
Bath only	0	0.50	0.00	-
Shower only	0	5.60	0.00	-
Kitchen/utility room sink taps	5	0.44	10.36	12.56
Washing Machine	5.5	2.1	0.00	11.55
Dishwasher	6.5	3.6	0.00	23.40
Waste disposal unit	-	3.08	0	-
Water Softener	-	1.00	0.00	-
	(5)	<b>Total calculated use (litres/person/day) = (Sum column 4)</b>		<b>101.49</b>
	(6)	Contribution from grey water (litres/person/day)		-
	(7)	Contribution from rainwater (litres/person/day)		-
	(8)	Normalisation factor		0.910
	(9)	<b>Total water consumption (Code for Sustainable Homes) = [(5) - (6) - (7)] x (8) (Litres/person/day)</b>		<b>92.35</b>

Table 1. Proposed Flat 1 Calculator

Installation Type	Capacity/flow rate (1)	Use Factor (2)	Fixed Use (litres/Person/day) (3)	Litres/Person/day = [(1) x (2)] + (3) (4)
<b>FLAT 2</b>				
WC (single flush)	-	4.42	0.00	-
	-	1.46	0.00	-
WC (dual flush)	-	2.96	0.00	-
WCs (multiple fittings)	5	4.42	0.00	22.10
Taps (excluding kitchen/utility room taps)	5	1.58	1.58	9.480
Bath (where shower also present)	-	0.11	0.00	-
Shower (where bath also present)	-	4.37	0.00	-
Bath only	5	0.50	0.00	2.5
Shower only	5	5.60	0.00	28
Kitchen/utility room sink taps	5	0.44	10.36	12.56
Washing Machine	5.5	2.1	0.00	11.55
Dishwasher	6.5	3.6	0.00	23.40
Waste disposal unit	-	3.08	0	-
Water Softener	-	1.00	0.00	-
	(5)	<b>Total calculated use (litres/person/day) = (Sum column 4)</b>		<b>109.59</b>
	(6)	Contribution from grey water (litres/person/day)		-
	(7)	Contribution from rainwater (litres/person/day)		-
	(8)	Normalisation factor		0.910
	(9)	<b>Total water consumption (Code for Sustainable Homes) = [(5) - (6) - (7)] x (8) (Litres/person/day)</b>		<b>99.72</b>

Table 2. Proposed Flat 2 Calculator

Installation Type	Capacity/flow rate (1)	Use Factor (2)	Fixed Use (litres/Person/day) (3)	Litres/Person/day = [(1) x (2)] + (3) (4)
<b>FLAT 3</b>				
WC (single flush)	-	4.42	0.00	-
	-	1.46	0.00	-
WC (dual flush)	-	2.96	0.00	-
WCs (multiple fittings)	5	4.42	0.00	22.10
Taps (excluding kitchen/utility room taps)	5	1.58	1.58	9.480
Bath (where shower also present)	5	0.11	0.00	0.55
Shower (where bath also present)	5	4.37	0.00	21.85
Bath only	5	0.50	0.00	2.5
Shower only	0	5.60	0.00	-
Kitchen/utility room sink taps	5	0.44	10.36	12.56
Washing Machine	5.5	2.1	0.00	11.55
Dishwasher	6.5	3.6	0.00	23.40
Waste disposal unit	-	3.08	0	-
Water Softener	-	1.00	0.00	-
	(5)	<b>Total calculated use (litres/person/day) = (Sum column 4)</b>		<b>103.99</b>
	(6)	Contribution from grey water (litres/person/day)		-
	(7)	Contribution from rainwater (litres/person/day)		-
	(8)	Normalisation factor		0.910
	(9)	<b>Total water consumption (Code for Sustainable Homes) = [(5) - (6) - (7)] x (8) (Litres/person/day)</b>		<b>94.63</b>

Table 3. Proposed Flat 3 Calculator

## 8.0 Transport and Access

### 1.0 Public Transport:

The site is within a short walk of Holborn and Russell Square tube stations (7 and 6 minutes walk respectively). It is also well connected in terms of local bus routes, with several bus stops within 5 minute walking distance.

The PTAL rating for the site is 6b (highest possible rating).

### 2.0 Parking:

There is no provision for private parking on site.

Cycles may be stored on the street or storage can be provided in the basement vaults.

### 3.0 Pedestrian Access:

The historic nature of the property with it's front entrance steps and many internal steps make inclusive access problematic.

Making the property entirely wheelchair accessible will be difficult to achieve, and is not required under Building Regulations in this context, or proposed in this application.



Local Road Map

## 9.0 Conclusion

This application seeks permission for the conversion of 27 Montague Street, from a hostel use, (sui generis) to a residential use, (Class C3). We believe that the proposed scheme will be positive and upgrade the property significantly. Reviving the property's historic plan form through the removal of its current unsympathetic modern partitions will allow for its existing historic elements, such as the traditional cornice details to be restored and tribute to the overall appearance of the property.

The demolition works are limited, but include the removal of many later inappropriate non-loadbearing subdivisions.

In addition, existing historic decorative details will be restored or, where appropriate reinstated, with a more elaborate scheme on the main floors and simpler sections on the upper floors, consistent with their historic significance.

Returning the building to its original residential use will help to ensure the long-term preservation of the building, while providing 3 new residential units, which is the priority use within the Borough.

The new flats will provide high quality, well designed and secure living spaces within the borough. The flats will achieve an appropriate mix of units including provision of a family sized unit with private amenity space.

We therefore consider that the application proposals comply with the aims and objectives of the relevant LDF, National Planning Policy Framework and national planning guidance.



Opposite: Existing Elevation showing original windows and Ground Floor Entrance