

23 Montague Street
London
WC1B 5BH

Design, Access & Heritage Statement

In Support of Listed Building Consent for
Conversion of Window to Terrace Doors,
on Rear Elevation



Introduction

This design and access statement is submitted in support of Listed Building Consent for works at 23 Montague Street.

Specifically, it is proposed to convert the existing window at ground floor level, from the closet wing, into a door, in order to provide direct access to the rear garden.

Application History

Applications for Listed Building Consent and Planning Permission were granted in 2016/17, under applications 2017/0044/L and 2016/7061/P.

Consent was granted for external and internal alterations to the properties, in association with the change of use from hotel (Class C1) to 6 x apartments (Class C3).

Site and Building Context

No. 23 Montague Street is located midway along Montague Street on the Eastern side, close to the opening leading to the gardens between Montague Street and Bedford Place. The garden was formed in the early 20th Century, when the original mews buildings that occupied this space, fell into disrepair.

No. 23 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 terrace was built conventionally as separate houses, but nos. 23 and 24 have been co-joined since 1907, when a licence was agreed for alterations to both properties. The works included the formation of openings through the Party Wall between 23 and 24 at basement, ground floor and second floor levels.

Since then the two properties have been in use as hostel/hotel accommodation, and the building is currently listed as 'Ruskin Hotel'.



Site Plan

Existing External Photographs



Rear Elevation of 23 Montague Street



Lightwell and Rear Garden to 23 Montague Street



Rear Elevation of 23 Montague Street

Development Proposals

Architectural Approach

It is proposed to convert the window in the rear closet wing at ground floor level, to a terrace door. This will open onto a bridge, to cross the basement lightwell and to reach the rear garden.

A similar arrangement exists at no. 24 Montague Street, suggesting that this proposal is not out of keeping with the original use or design of the building.

Use

The new doors will provide direct access to the rear garden, the larger part of which is at ground floor level. Access to the basement courtyard was approved under 2017/0044/L and 2016/7061/P, by converting a window into a door at basement level.

Amount

Internal areas will remain unchanged from the design approved under approved under 2017/0044/L and 2016/7061/P.

Design

The existing window is wide enough to allow for the insertion of traditional glazed terrace doors. The structural opening width will not be affected. The window cill will be lowered, and a metal bridge, with railings, to match the black painted railings elsewhere in the garden.



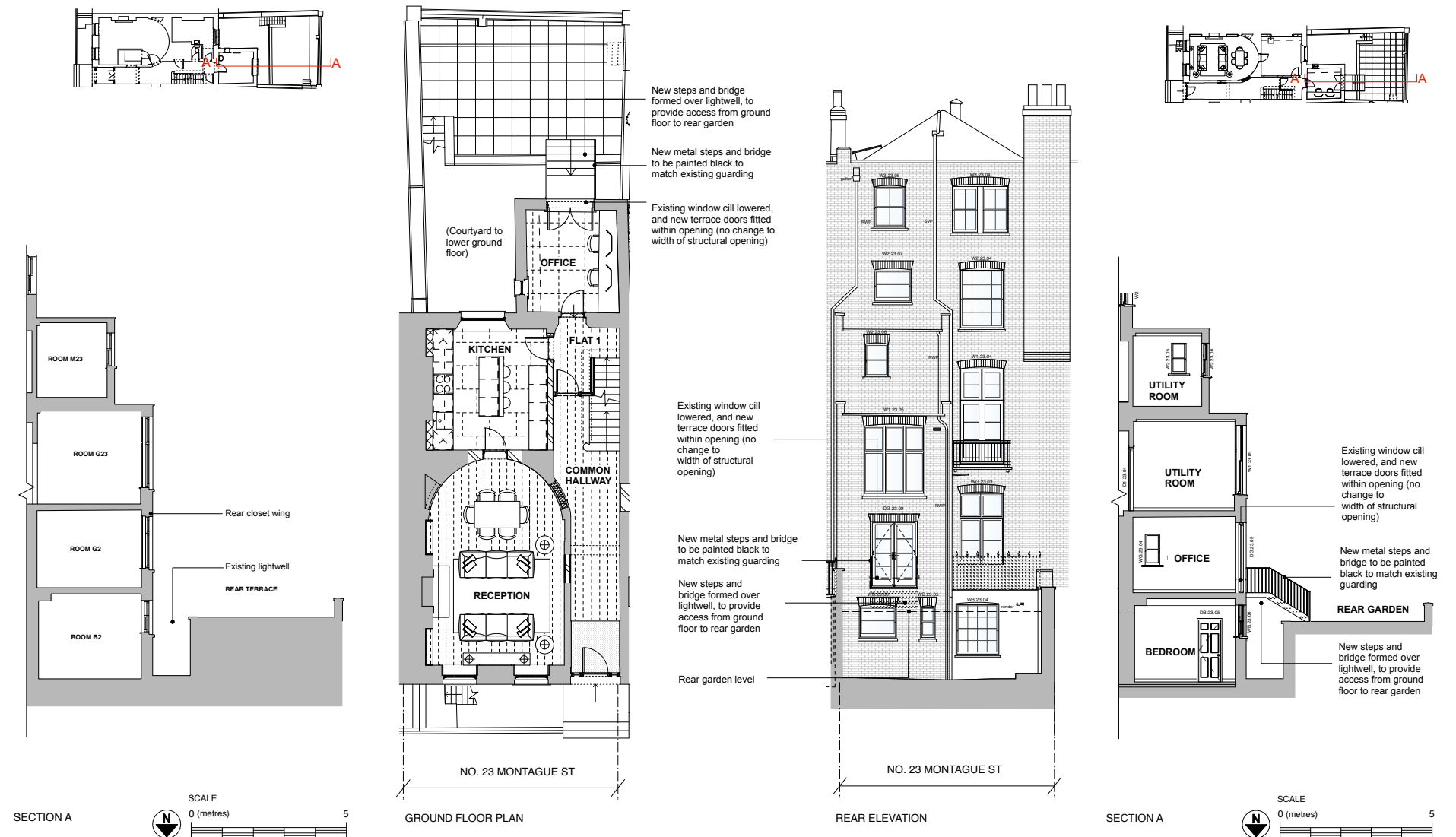
Precedent - Closet Wing, Rear Access to Garden from no. 24 Montague Street

Appearance

Refer to Submitted Drawings for Full Details



Existing Plan, Section and Elevation



Proposed Plan, Section and Elevation
(Including Works Previously Approved Under 2017/0044/L and 2016/7061/P)

Heritage Statement

The approved scheme, to convert the existing hotel accommodation to residential use, was supported by Council, for a number of reasons:

- The removal of lateral connections - thus restoring the hierarchal significance of the scheme, with main rooms being clearly preserved at ground and 1st floors
- The removal of inappropriate subdivisions, to reinstate the significance of individual rooms
- The retention and repair of original architectural features
- The creation of a viable and sustainable residential use in accordance with the original buildings and objectives, of the NPPF.

The addition of a new rear door and the bridge are minor alterations to the approved scheme, and will enhance the connection between inside and outside. This will improve the quality of the residential accommodation, and is likely to lead to a better use of the garden space.

The precedent of window conversion to doors, and the reverse, in inconspicuous locations, has been established. The new terrace doors and the bridge will be sympathetic in design, and will be in keeping with the materials and design of the original building.

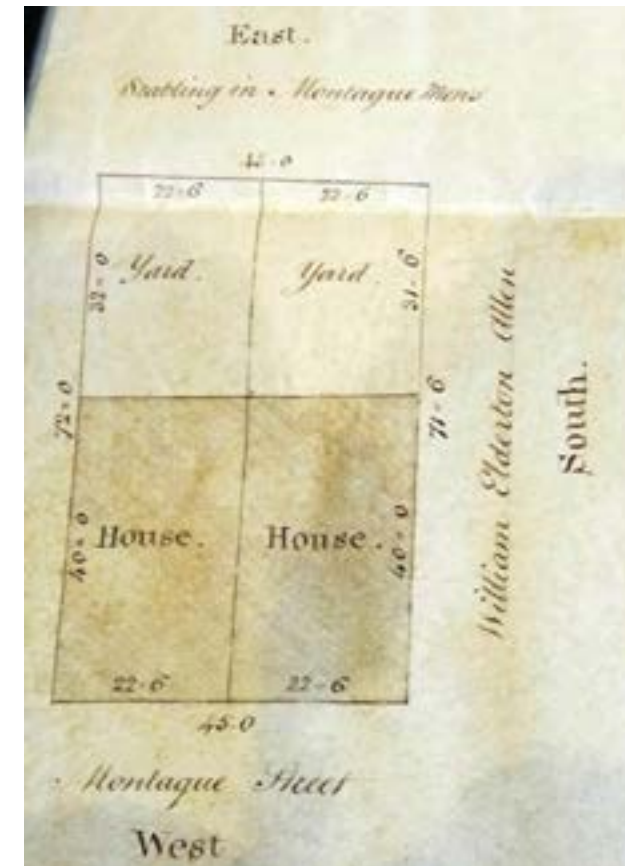
The main role of the buildings in the conservation area is as part of one of the terraces designed by Burton. This minor alteration to the rear, is not visible from the street or the rear garden and will be well concealed. There is a precedent of doors to the rear closet wing within the area, we therefore consider that there is no harm to the character or appearance of the Conservation Area.

Conclusion

This application is for Listed Building Consent to convert an existing window to a set of traditional timber, white painted terrace doors.

There is a precedent of forming door openings from window openings, as established in the most recent planning applications for this site, where consent was granted for new doors at basement level. This established that sympathetic alterations, in keeping with the host building, were acceptable. The proposals will support the creation of viable and sustainable residential use, and will improve the quality of accommodation for the residents of the building.

We believe that these changes accord with the NPPF and Policies CS14 and DP25, and trust that Listed Building Consent will be granted.



Original Plans, Dating from c. 1806 - Showing Simple Rectangular Plots (No Closet Wings)



Historic Plans, Dating from c. 1907 - Showing Rear Door to No. 24, but not to No. 23