

24 Montague Street
London
WC1B 5BH

Design, Access & Heritage Statement

In support of Listed Building Consent
For Alterations to Layout Approved Under
2017/0044/L, at 2nd-3rd Floor Levels



Introduction

This design and access statement is submitted in support of Listed Building Consent for works at 23-24 Montague Street.

Specifically, it is proposed to replace the staircase at 2nd-3rd floors, to comply with building control requirements. The layout of the new stair will create an improved lobby entrance to the top floor duplex apartment, that will be formed in the course of the works approved under Listed Building Consent 2017/0044/L.

Application History

Listed Building Consent 2017/0044/L was granted in May 2017 to carry out external and internal alterations to the properties, in association with the change of use from hotel (Class C1) to 6 x apartments (Class C3), as per Planning Consent 2016/7061/P.

Site and Planning Context

The properties are Grade II Listed, and lie within the Bloomsbury Conservation Area. They form part of a terrace of 18 houses, built c 1803-6 by James Burton.

The buildings at nos. 23 and 24 Montague Street have been cojoined since the early 20th Century, when openings were formed in the party wall, and the rooms were subdivided for use as a hotel or hostel.

This use has continued until the present time. The proposals recently approved under 2017/0044/L and 2016/7061/P will strip out the subdivisions, to restore the original historic proportions of the rooms, and the lateral connections will be blocked up.

The two houses will be converted to residential use, with duplex apartments on the ground / basement, a single storey apartment on the 1st floor, and duplex apartments on the 2nd / 3rd floors.



Site Plan

Development Proposals

Layout

The application seeks to change the existing layout of the second floor curved staircase to match the layout of the staircase at 23 Montague Street.

The design of the stairs and balustrade will replicate the features of the existing stair at no. 24, with square cut painted balusters, a simple handrail and newel post design and timber treads and risers.

Any joinery, architraves, cornice and skirting details affected by the proposal will be protected and refurbished.

The front door locations to flats 3 (23-24 Montague Street) are currently not compliant with Part K, as the door swings across the bottom of the staircases and there is not a suitable landing provided at the top of the stairs

Given the constraints of the listed building, the best solution within the existing space will be to provide space between the entrance from the common stair to the new staircase.

Use

It is proposed to return of the building to its original residential use (Class C3) was granted under the application ref. 2017/0044/L. This application relates to the entrance of the second floor flat of 24 Montague Street.

Amount

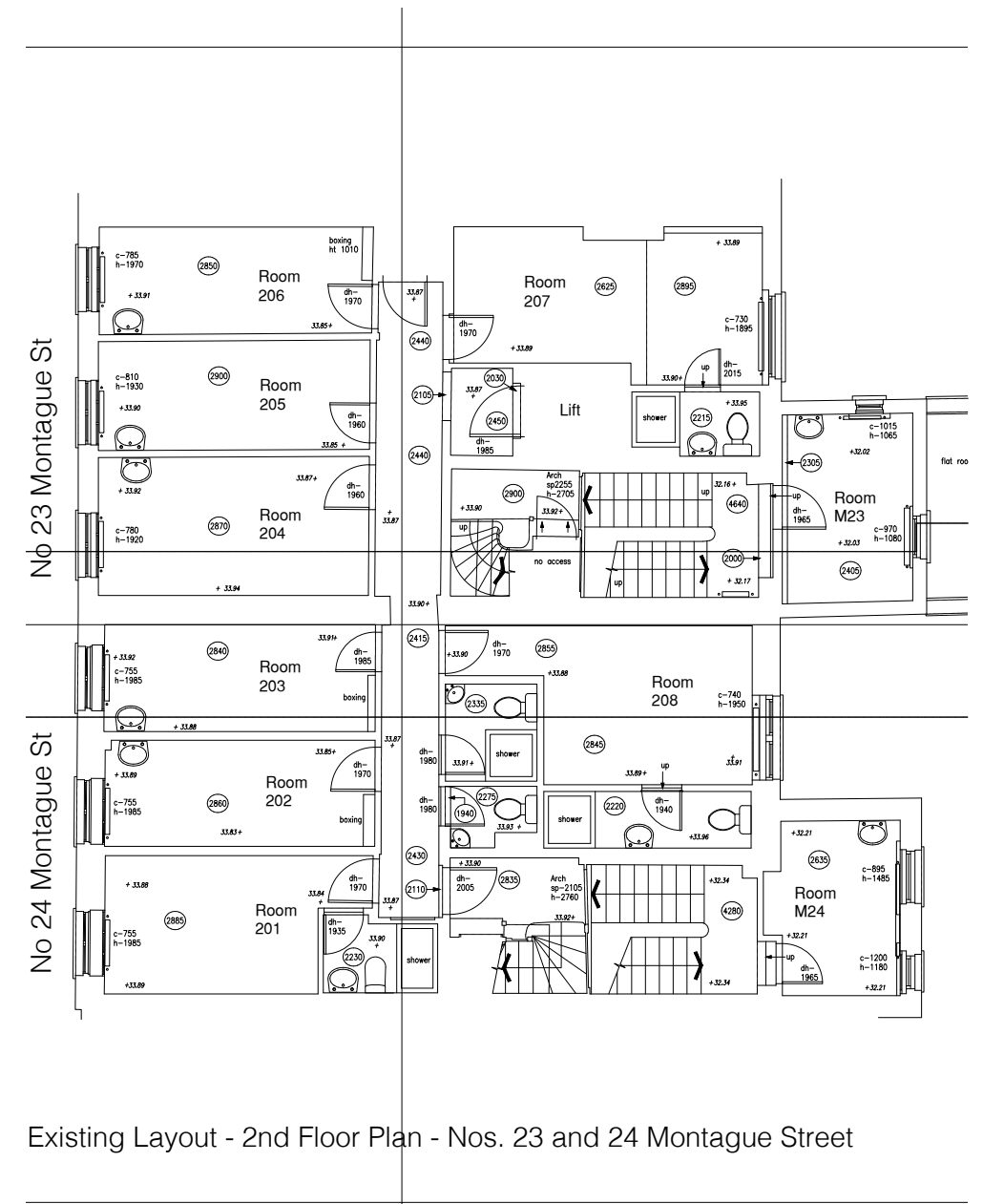
The existing total GEA 24 Montague Street will remain unaltered in the new proposals.

External Appearance

The proposal will not affect the external appearance of the property



Existing Staircase at no. 24 Montague Street



Existing Layout - 2nd Floor Plan - Nos. 23 and 24 Montague Street

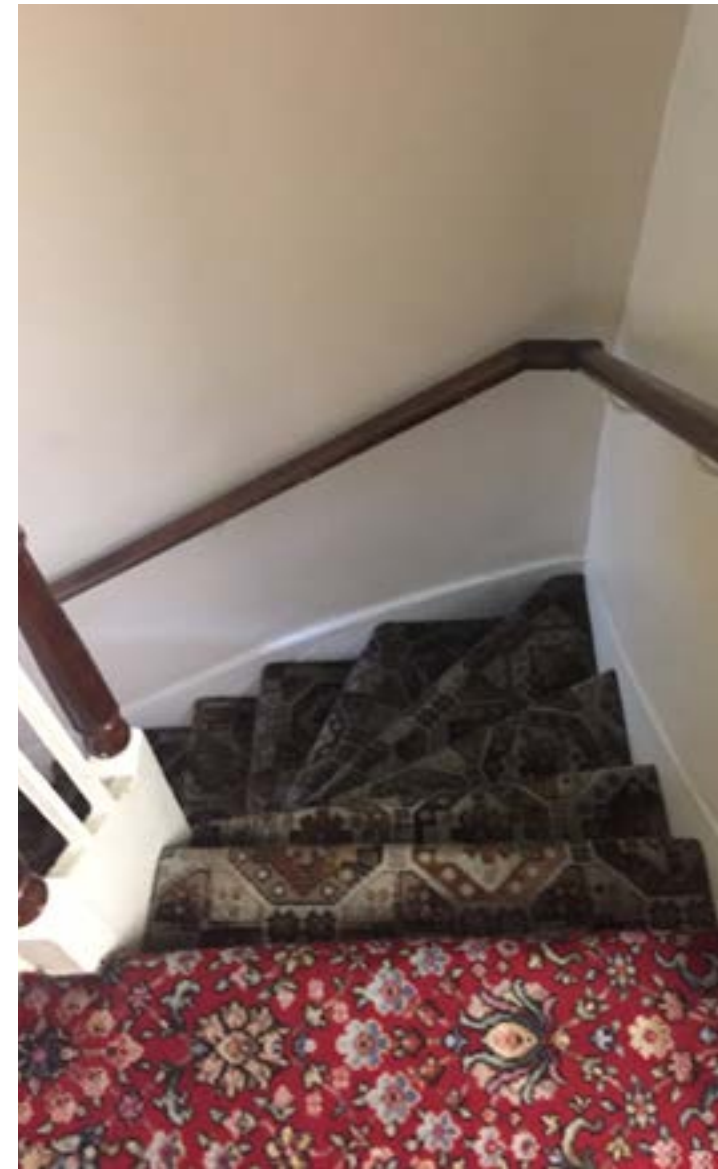
Existing Photographs



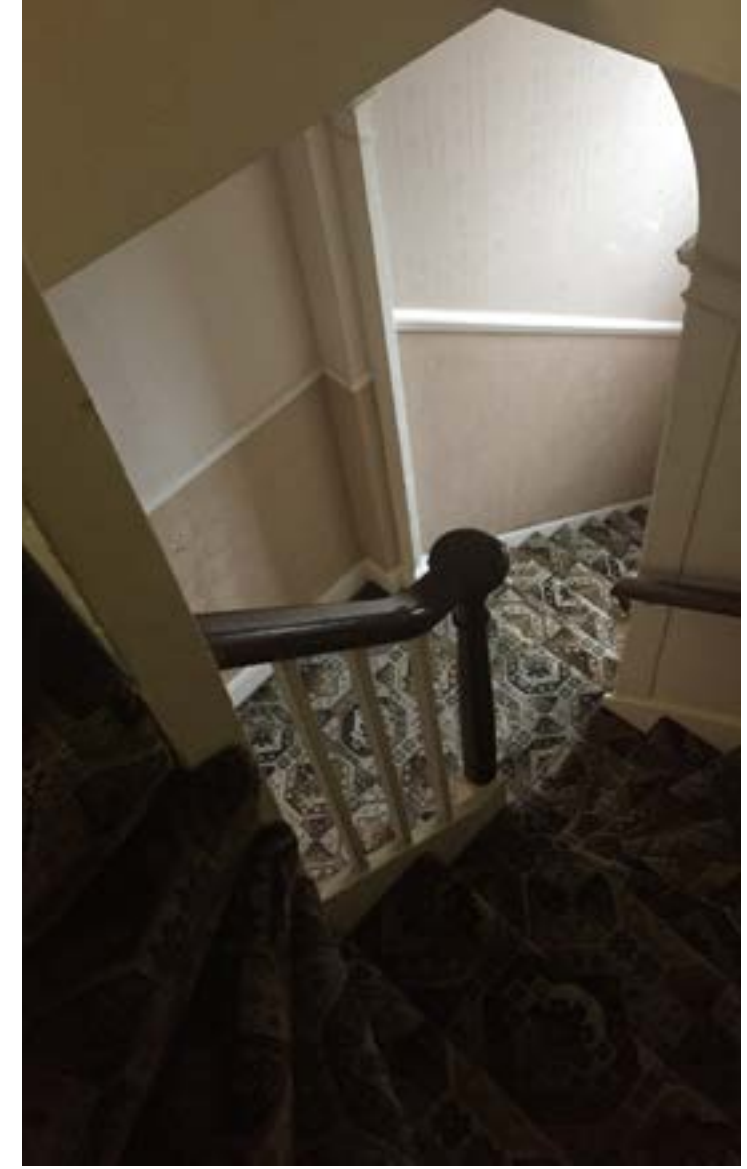
Existing 3rd floor landing at no. 24 Montague Street



Existing staircase at 24 Montague Street

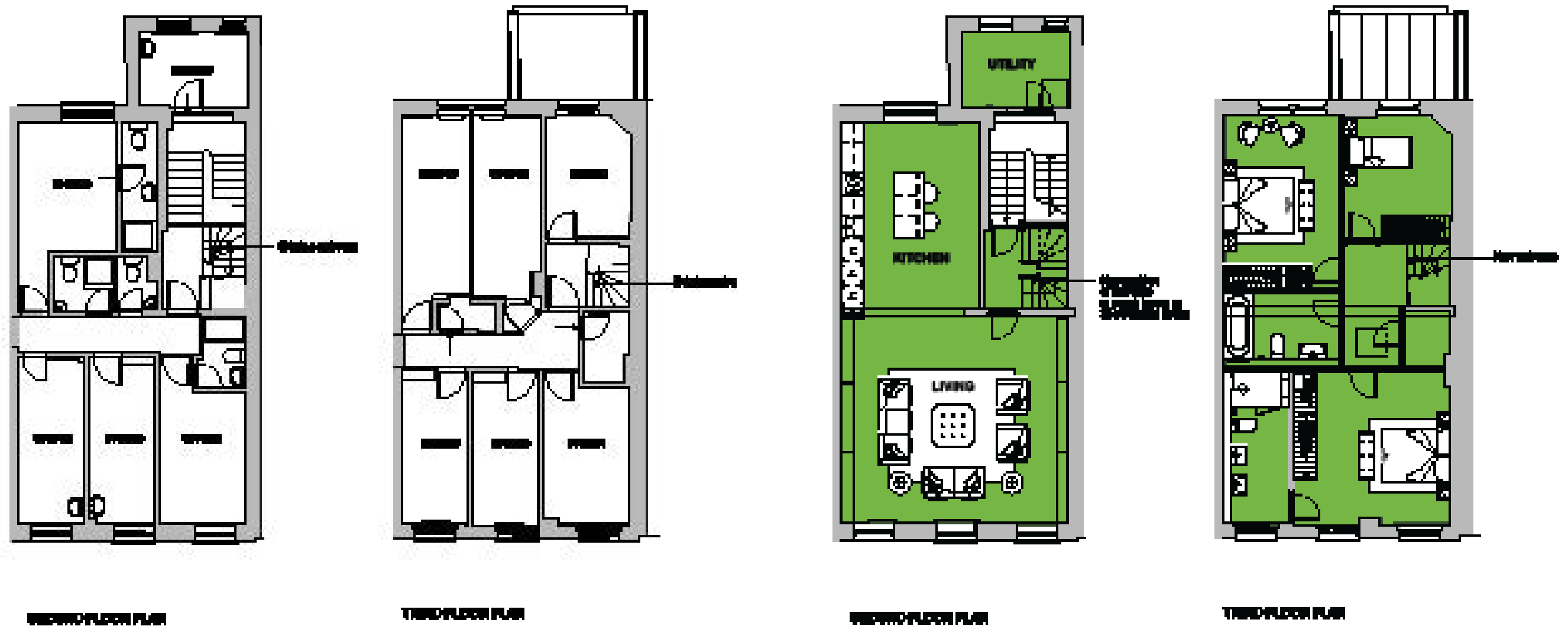


Existing staircase at 24 Montague Street



View on to 2nd floor landing

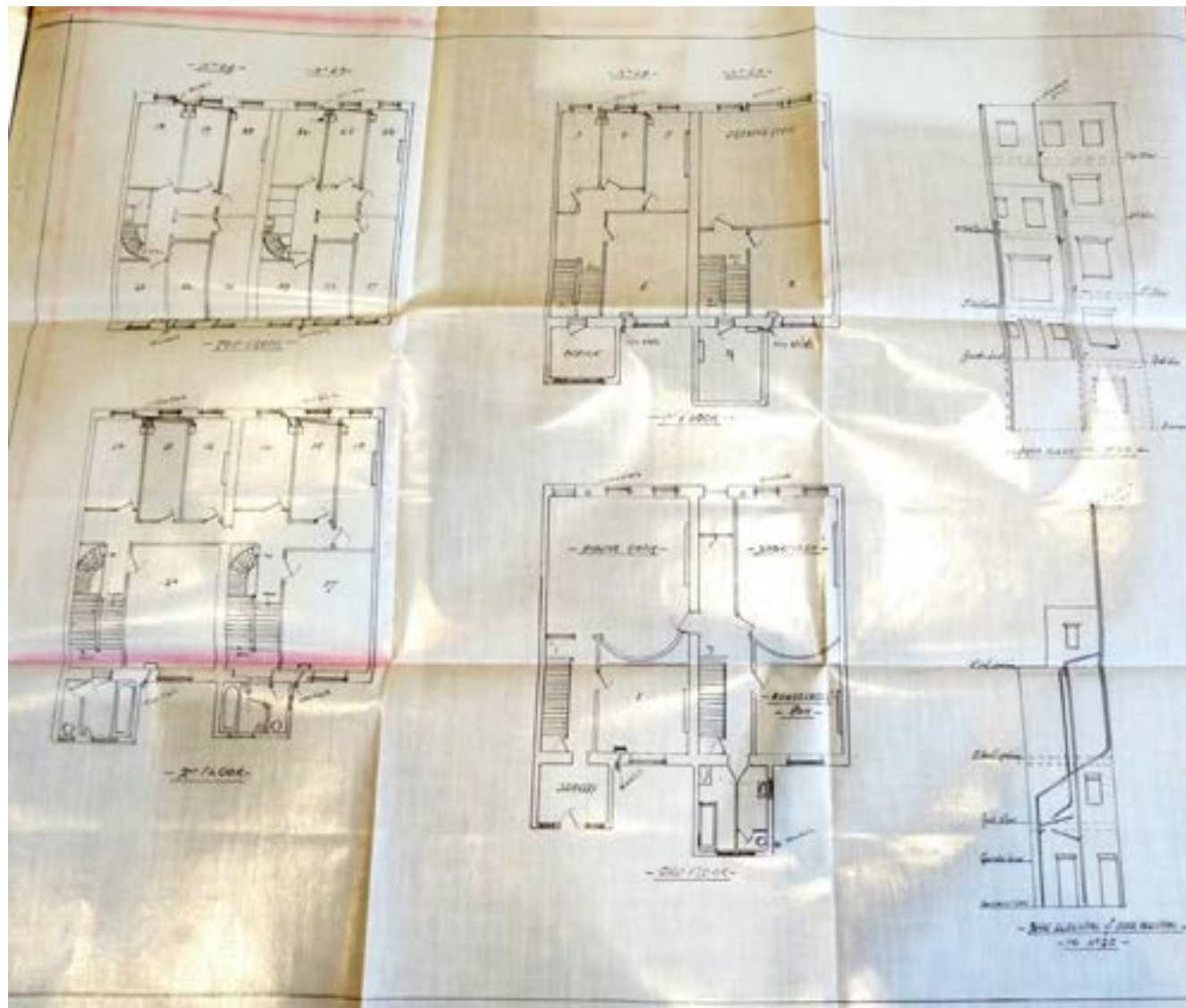
Existing and Proposed Plans - No. 24 Montague Street



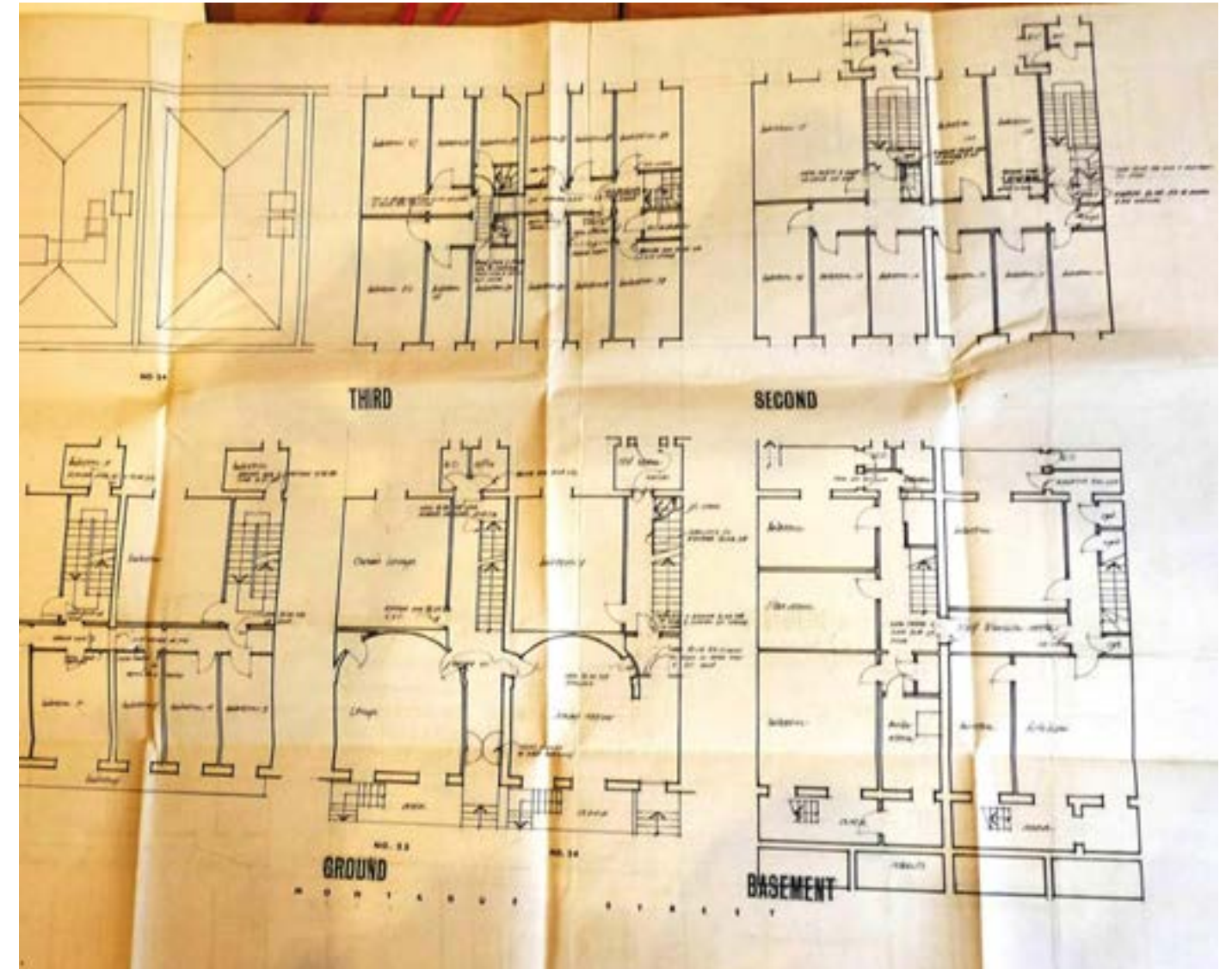
Existing Layout

Proposed Layout

Historic Plans



Historic Plans, Dating from c. 1933 - Showing Same Stair on No 23 and 24



Historic Plans, Dating from c. 1971 - Showing Different Stair Layouts

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 hierachial 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 achitectural features
- The creation of a viable and sustainable residential use in accordance with the original buildings and objectives, of the NPPF.

The replacement of the stair layout in no. 24, to match the layout of the stair at no. 23, is necessary to comply with this last point. There is no other position for the entrance to the top floor duplex apartment, other than at the top of the main staircase. Unfortunately, this presents a problem in no. 24, where the bottom of the duplex staircase and entrance door will collide.

Whether or not the stair in no. 24 is original is difficult to determine. A layout from 1933 shows the same design of the stair occuring in both properties. This could suggest that the current stair is non-original. Alternatively, the drawing could be inaccurate. Both staircase designs can be seem across the estate, winding left-right and right-left.

We consider that the alteration will have a minimal bearing on the heritage value of the property, and that it will enhance the future quality of the building, thereby extending it's use as a sustainable asset, for future generations.

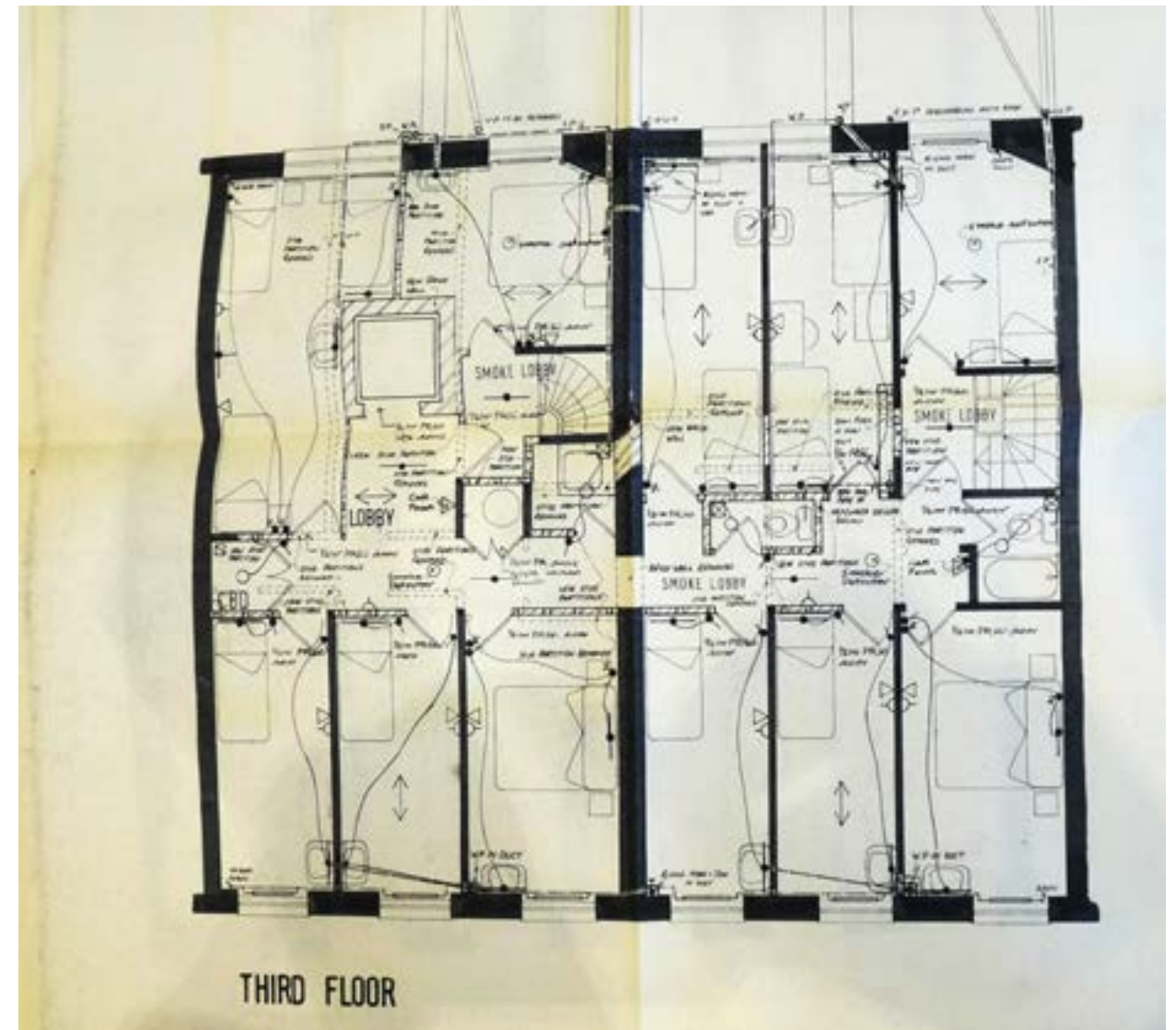
The main role of the buildings in the conservation area is as part of one of the terraces designed by Burton. These works will not be visible from the street and thus will have no impact on the surrounding Conservation Area.

Conclusion

This application is for Listed Building Consent to replace the staircase on the 2nd-3rd floors.

There is a precedent for the proposed stair layout throughout the area, so the new design will be in keeping with this context. The architectural features of the existing stair will be replicated. The proposals will support the creation of viable and sustainable residential use.

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



Historic Plans, Dating from c. 1977 - Showing Different Stair Layouts