

24 Montague Street  
London  
WC1B 5BH

## Design, Access & Heritage Statement

In support of Listed Building Consent  
For Alterations to details Approved Under  
2017/0044/L, to Ground Floor Reception  
Rooms



**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 install a traditional panelled door between the reception rooms and kitchen of both 23 & 24 Montague street. The new door opening has been approved under planning ref. 2017/0044 to accommodate a jib door.

**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.

Subsequent planning consents have been granted for works to the property, for variations of the layout approved under 2017/0044.

Planning ref. 2018/4885/P & 2018/5254/L were granted for new french doors and staircase to the rear of 23 Montague Street.

Planning ref. 2019/1519/L was granted for alterations to the first floor layout to both properties

Planning ref. 2019/0721/P & 2019/0138 were granted for the installation of two new rooflights to the properties

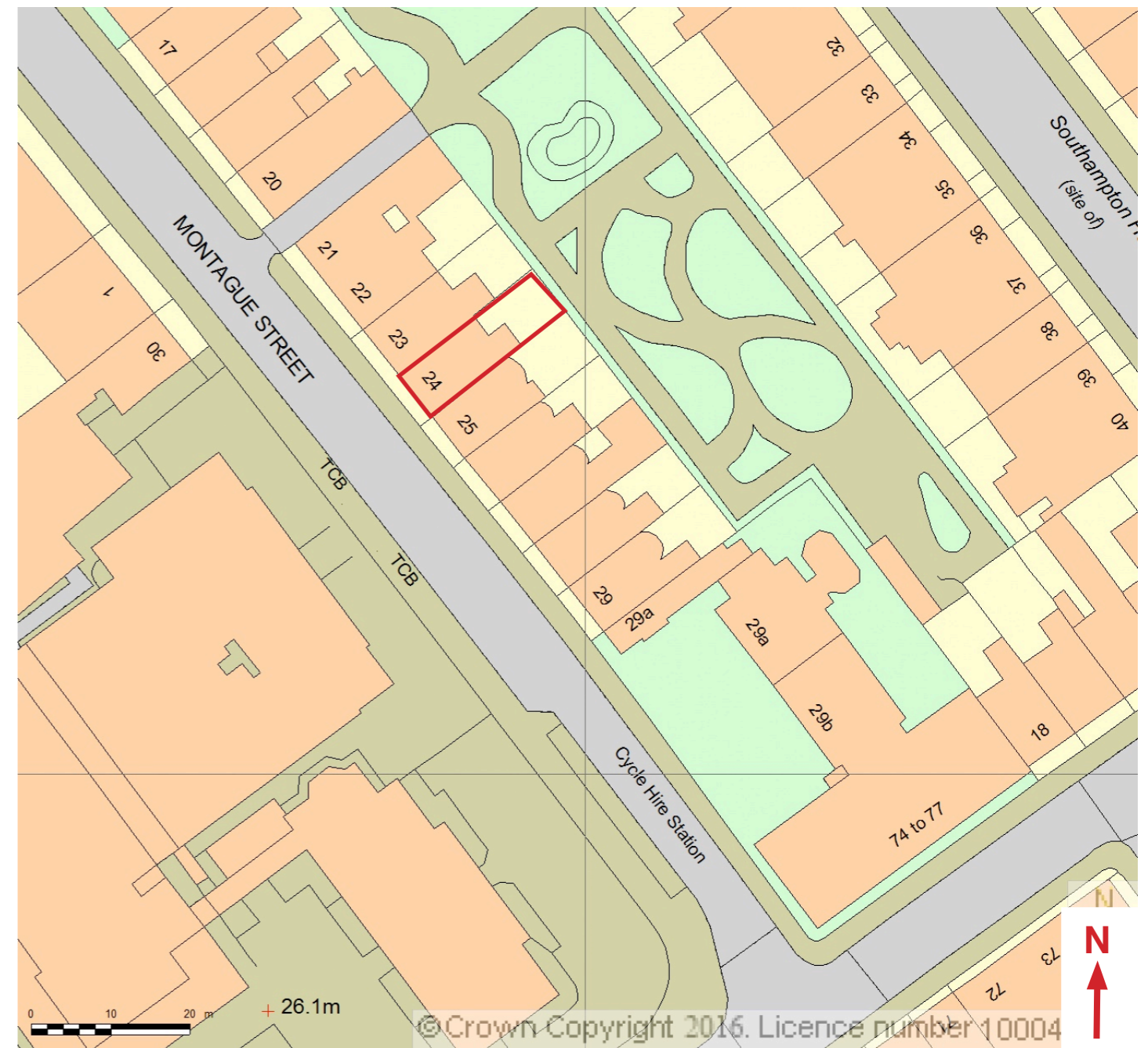
**Site and Planning Context**

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 layout will not change from the approved layout under planning ref. 2017/0044. The planning application seeks to install a traditional door to the opening between the reception room and the kitchen.

### 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 internal door between the reception room and kitchen.

### Amount

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

### Design

The new door will be a 6 panel timber door with a decorative architrave fitted to both sides and painted to match the existing doors. A section of the existing dado rail and skirting will be cut out to accommodate the new door opening approved under planning ref. 2017/0044.

### Appearance

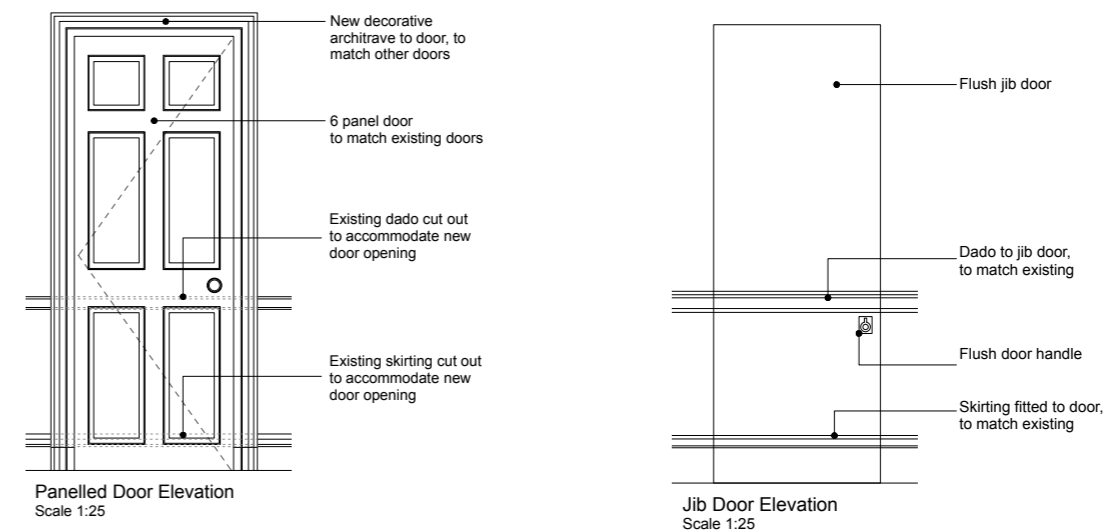
The proposal will not affect the external appearance of the property. The new 6 panel door will be in keeping with the existing traditional doors within the rooms,

### Conclusion

This application is for Listed Building Consent to install a traditional 6 panel door to the reception rooms of 23 & 24 Montague Street.

The new design will be in keeping with the character of the principal room and will match the design of the existing doors. The architectural features of the existing doors will be replicated. The proposals will support the creation of viable and sustainable residential use, conserving the character of the Listed Building.

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



Above: Approved and Proposed drawings taken from dwgs: 333\_500\_21 & 333\_500\_22  
 Bottom: Existing Reception room to 24 Montague Street