

**23-24 Montague Street
London WC1B 5BH**

Heritage Assessment
**Ground floor links between principal rooms
in 23 and 24 Montague Street**

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Dip arch (dist), grad dip (cons) AA, RIBA



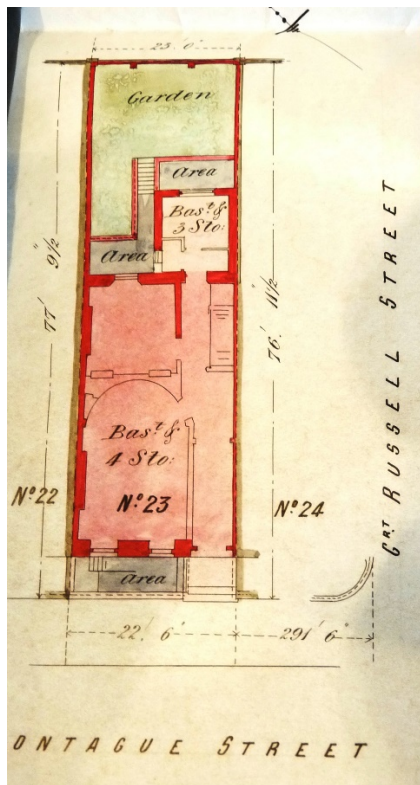
DLG Architects LLP Studio 12.0G.1
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London SE1 3ER
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1 Scope

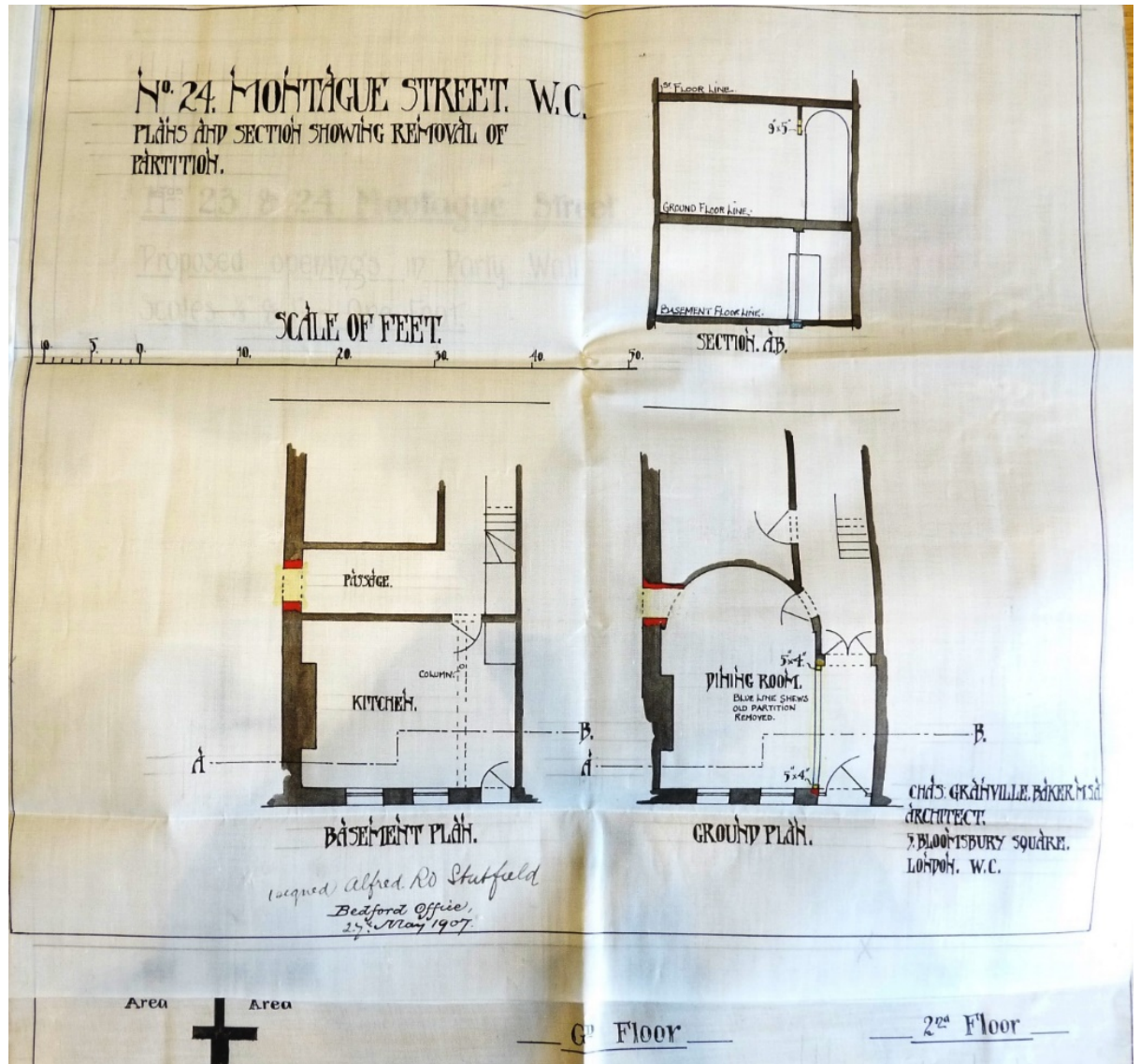
- 1.1 23 and 24 Montague Street were originally designed as two independent houses at the beginning of the nineteenth century, forming part of a terrace of buildings along the eastern side of Montague Street. In 1806 leases were granted for ninety-nine years, following a tripartite agreement between the Duke of Bedford, James Burton and William Allen.
- 1.2 The buildings were used as boarding houses/hotels during the 20th century, and In 2017 consent was granted by The London Borough of Camden for applications 2016/7061/P and 2017/0044/L for works and for change of use from a hotel to six self-contained flats.
- 1.3 The two above applications established the layout of the buildings and in both cases the reinstatement of self-contained use. The current application has been prepared to support a detailed listed-building application for alterations to the walls separating the main front room on the ground floor of each property, and the back room which, in the case of number 23 is a dining room and for 24 is a kitchen, all as shown on plan 333_05_02.

2 Development of the buildings

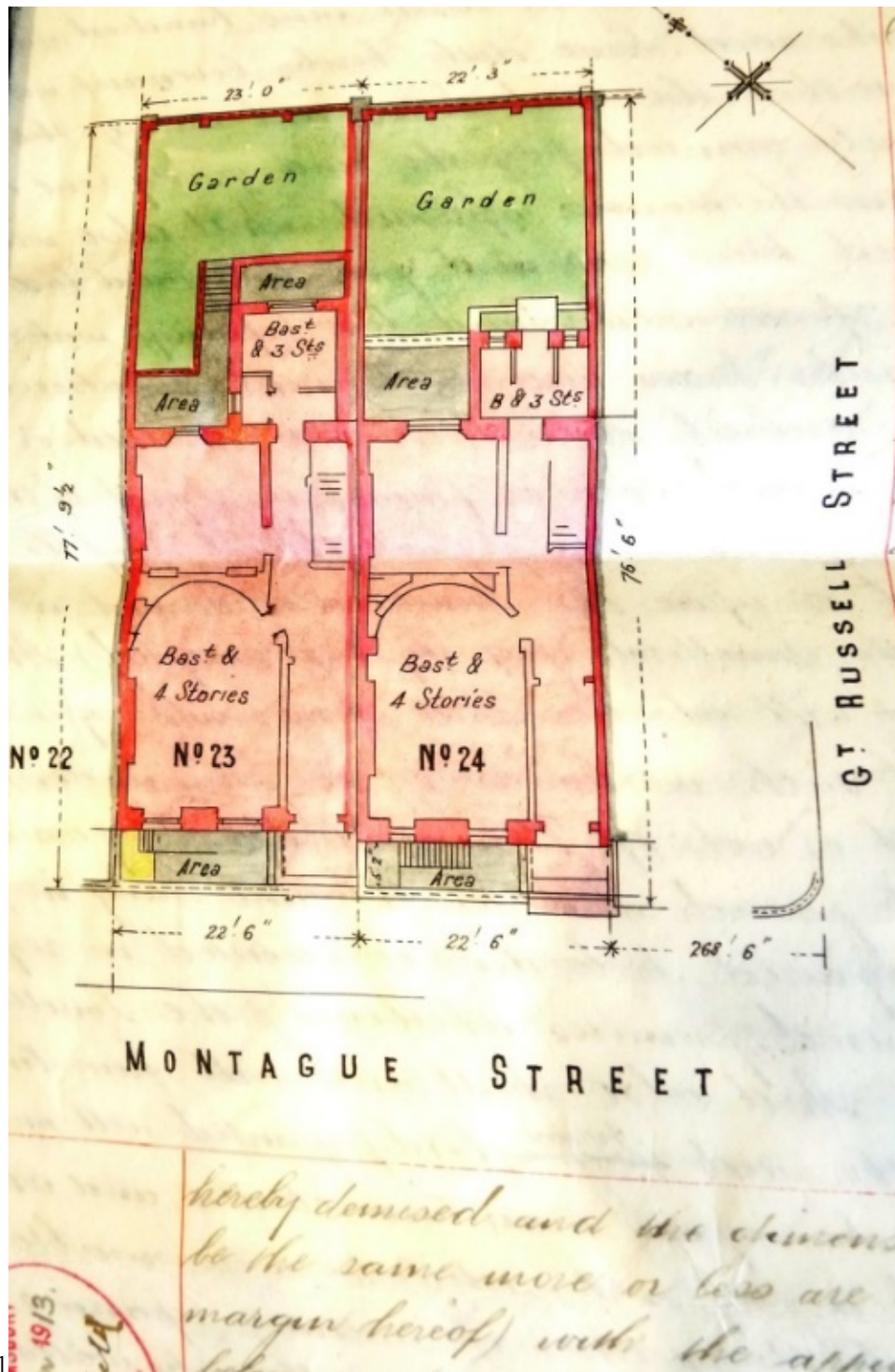
- 2.1 New leases for thirty years were granted in 1899 to J W Coade and Mrs Jones respectively, with regard to numbers 23 and 24 Montague Street.
- 2.2 In 1907 a lease was granted by Mr Coade to Mr Kenyon with the two buildings still separated by the Party Wall.



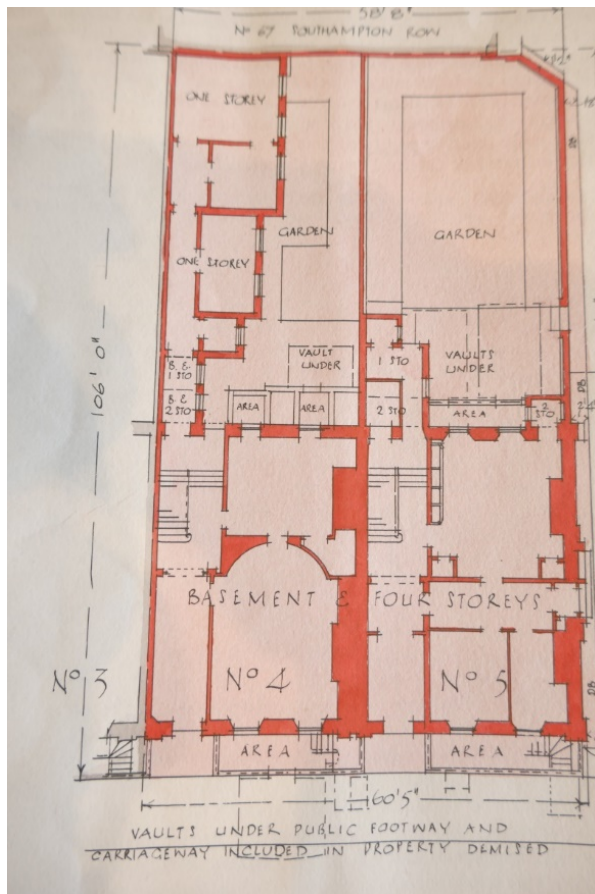
- 2.3 A licence was also granted in 1907 for alterations including openings through the Party Wall between 23 and 24, and the opening up of the wall between the hall and front room of 24 to make a large dining room, with a route across the middle of 24 linking the two buildings.



- 3.1 It was not unusual for the internal partitions to be laid out to suit the specific requirements of the owner, while the external design followed standard drawings prepared for the landlord by his architect, and creating a uniform appearance,.



3.1.5 In 1917 the leaseholds of numbers 23 and 24 were assigned by Mr Kenyon to Mrs EW White, and in 1927 a new lease was granted by the Duke of Bedford to Mrs Edith Weston White for seventeen and three-quarter years until Lady Day, 1943.



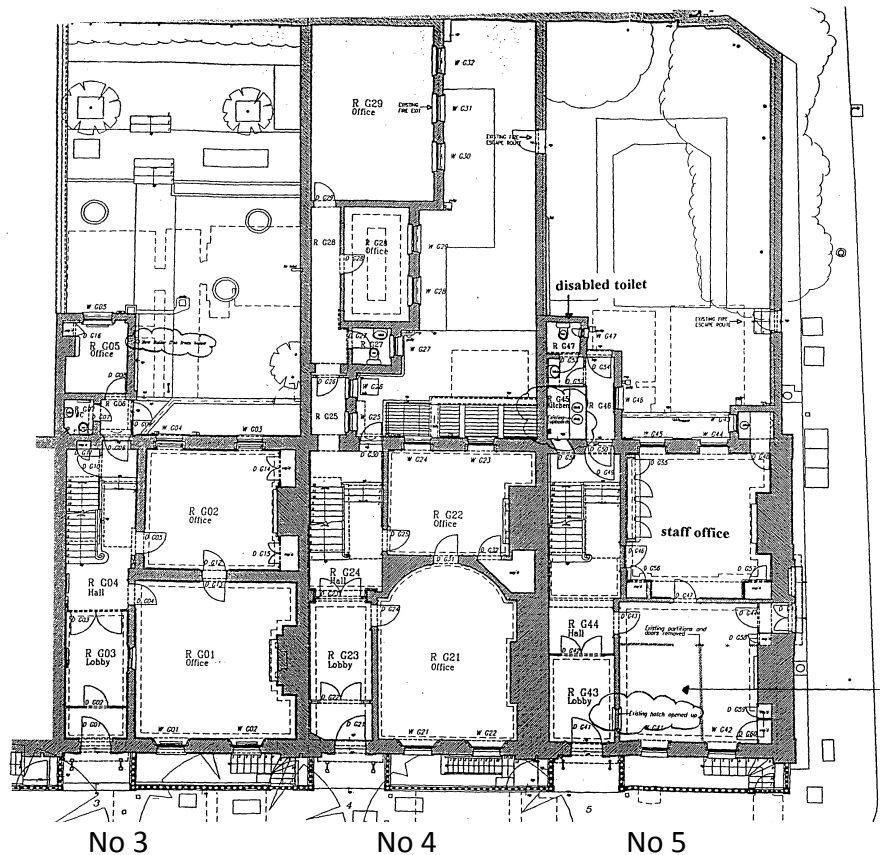
3.1.6 Another variation is shown in the lease plan for 24 above, where the entrance hall to the hotel was provided in 23, and the entrance hall for 24 was added to the front room to provide a larger dining room, probably in 1927. This was confirmed in plans dated 1933 in which hand basins were shown for each individual bedroom.

4 Variations in internal layouts.

4.1 Bloomsbury is renowned for its regular squares and terraces. The area between Bloomsbury and Russell Square was based on James Burton's layout of the area. As landlord the Bedford Estate has exercised considerable control over the external appearance of the buildings but while this resulted in regular patterns of windows and doorways externally and internally, much of the internal layout was allowed to vary to suit individual clients' requirements.

4.2 The ground floor of these properties generally followed a regular pattern with two large rooms, one at the front and one at the back, with an entrance hall

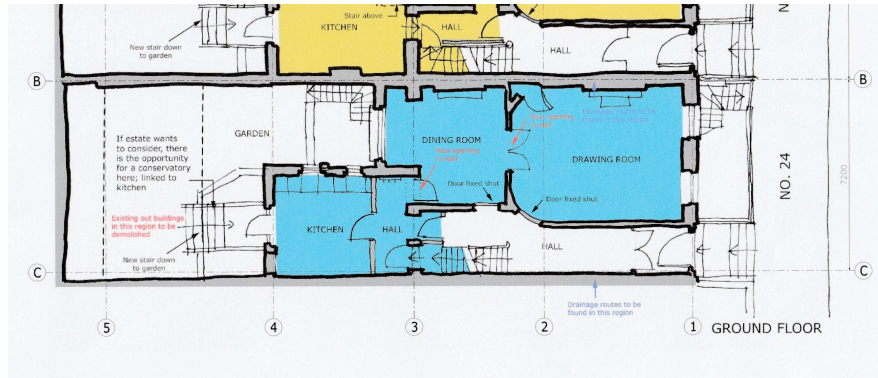
leading in from the front door to a staircase behind. These could vary substantially within the general layout, for example three terraced houses at 3, 4 and 5 Bloomsbury Place, all have the same façade but internally the room layout varies for each one. Number 4 has a bay to the back wall of the main front room, with a central single door to the room behind while number 5 has a wall straight across the building again with a central doorway.



4.3 There are many other examples in the area showing a central doorway linking the two main ground floor rooms. These include:

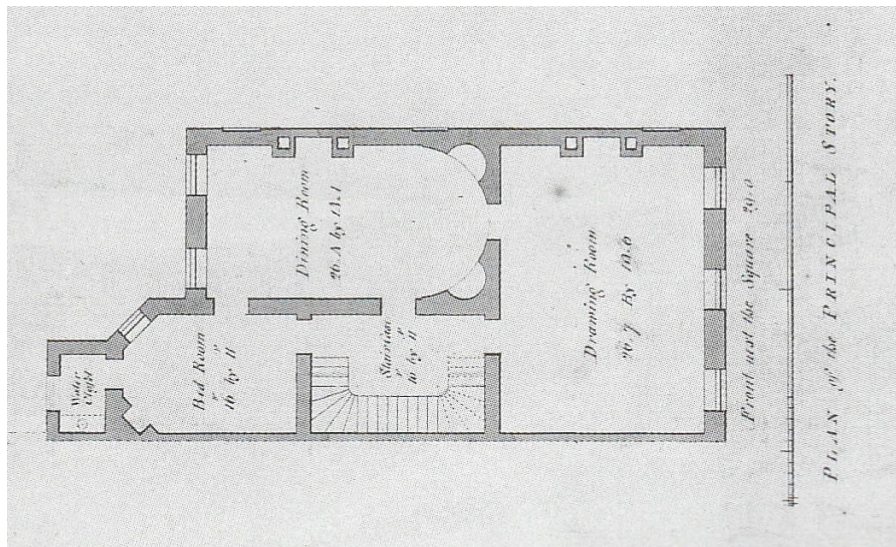
24-25 Bloomsbury Square

Two buildings which were designed as individual houses. The requirements had changed and the need was for self-contained flats/maisonettes. To provide access through the ground floors, making use of all the rooms, it was necessary to provide a link between the main front room and the room behind.



28 Soho Square

Unsigned designs for this house are to be found in the library of the Royal Institute of British Architects. In 1862 it was purchased from the Crown for the rector of St. Anne's as a 'parsonage house', and it remained in this use until 1935. In 1937 No. 28 and the adjoining house to the east, No. 27, were demolished to make way for the erection Nascreno House.



Each of the principal floors had a large front room, a medium sized back room, and a small room beyond the staircase. The plan forms are interesting and show that the interior was architecturally attractive. The dining-room (ground floor front) had a sideboard recess flanked by segmental-curved walls containing doors; the second drawing-room (first-floor back) ended with an apse, with niches flanking the door to the front room, and even the small room ended with a bay.

- 5.1 The listing description refers to a terrace of 18 houses on the western side of Montague Street, by James Burton c1803-6. Numbers 22 and 23 are described as slightly projecting; front doorways mainly have round-arched heads but interiors were not inspected. Pevsner states that Bedford Place and Montague Street are characteristic of the new developments built at this time for the Duke of Bedford by his builder James Burton, being absolutely plain but decently proportioned with stuccoed ground floors.
- 5.2 There are many different doors within the Bedford Estate and the example below shows a typical bay-ended room at 24 Montague Street, with a six-panel door leading in from the inner section of the hall.



- 5.3 The terrace of houses in Bloomsbury Place, numbers 3, 4 and 5 shown in 4.2 above, have three different ground floor plans all with linking doorways between the main rooms and including straight dividing walls, and an apse-ended room in number 4.

6 Summary

- 6.1 Many of the properties in this part of Bloomsbury while originally individual houses, have been subdivided, sometimes from a very early stage, including before being listed, to provide a group of self-contained flats and maisonettes to serve the community. This generally protects the most viable use of the building and one for which in principle the houses were originally built.

- 6.2 The proposals approved in principle as part of the 2016 application preserve the principles of the main rooms.
- 6.3 It is considered that key features of the listed property have been protected and retain the significance of the buildings and their context.

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