

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 Hallway



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 remove the decorative mouldings and reinstate the wall to the hall of 24 Montague Street in masonry with a plaster finish to both sides.

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



Existing Entrance Hallway



Existing Ground Floor Reception

Development Proposals

Layout

The layout will not change from the approved layout under planning ref. 2017/0044. The planning application seeks to infill the panelled recess between the hallway and the reception room of 24 Montague Street.

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 wall between the reception room and the hallway.

Amount

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

Design

The internal wall will be filled out on the side of the reception room, up until the height of the decorative moulding, restoring its thickness to that seen in earlier, historical plans of the building.

This alteration is approved under planning ref. 2017/0044.

Appearance

The proposal will not affect the external appearance of the property.

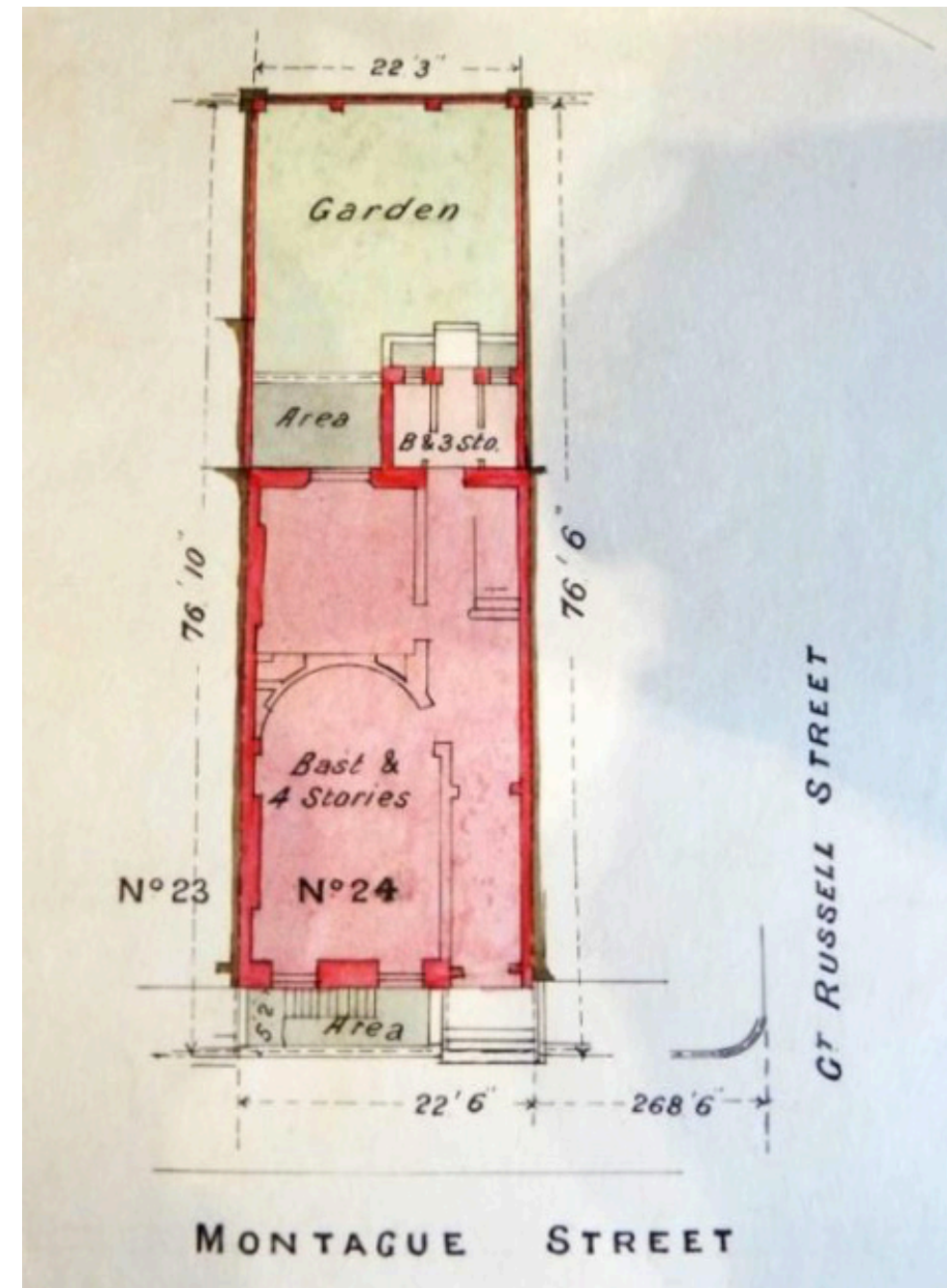
The panel infill will be in keeping with the existing walls of the hallway and reception room.

Conclusion

This application is for Listed Building Consent to infill the panelled recess and finish each side with a painted finish to match the existing rooms/spaces.

The new design will be in keeping with the character of the principal room and will match the design of the existing walls. 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.



Historic ground floor plan indicating thickness of the wall between the reception room of 24 Montague Street and the hallway before the wall was removed in 1907.