

24 Montague Street WC1B 5BH Entrance Hall

Heritage Assessment of reinstatement of early 20th century alterations

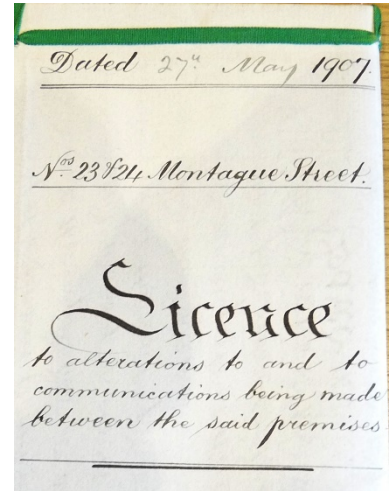
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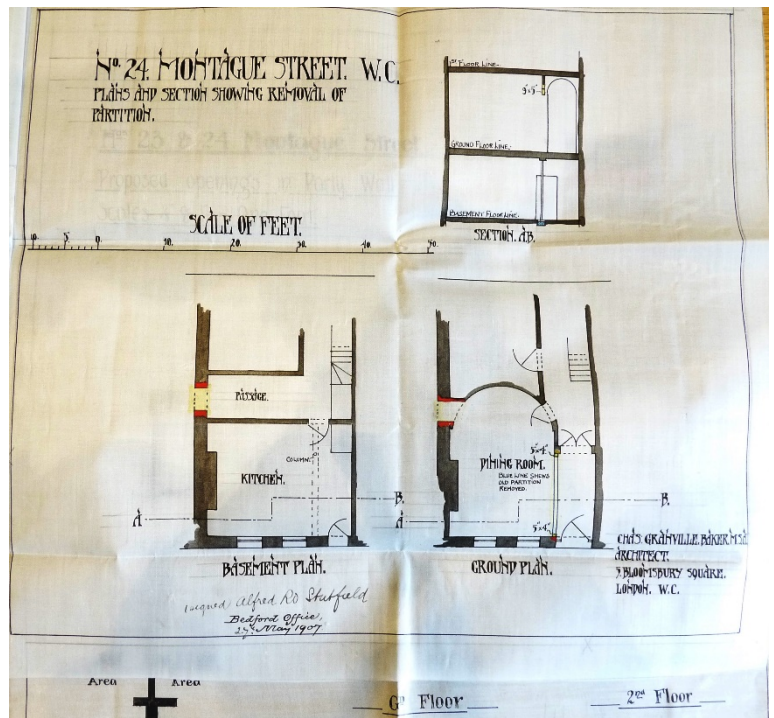
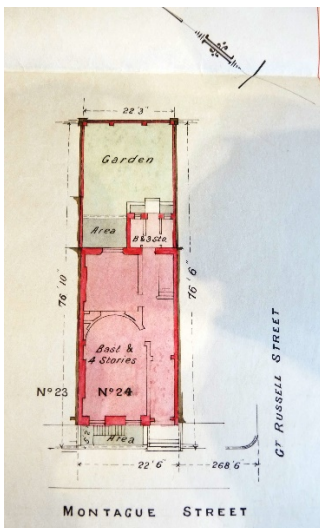
1 Scope

- 1.1 This Heritage Assessment has been prepared by Anthony Walker dip arch, grad dip conservation, AA, RIBA to assess the significance of the framework built into the wall of the entrance hall to 24 Montague Street.
- 1.2 Numbers 23 and 24 Montague were united in the early years of the twentieth century to form a small hotel with links between the two buildings at several levels.



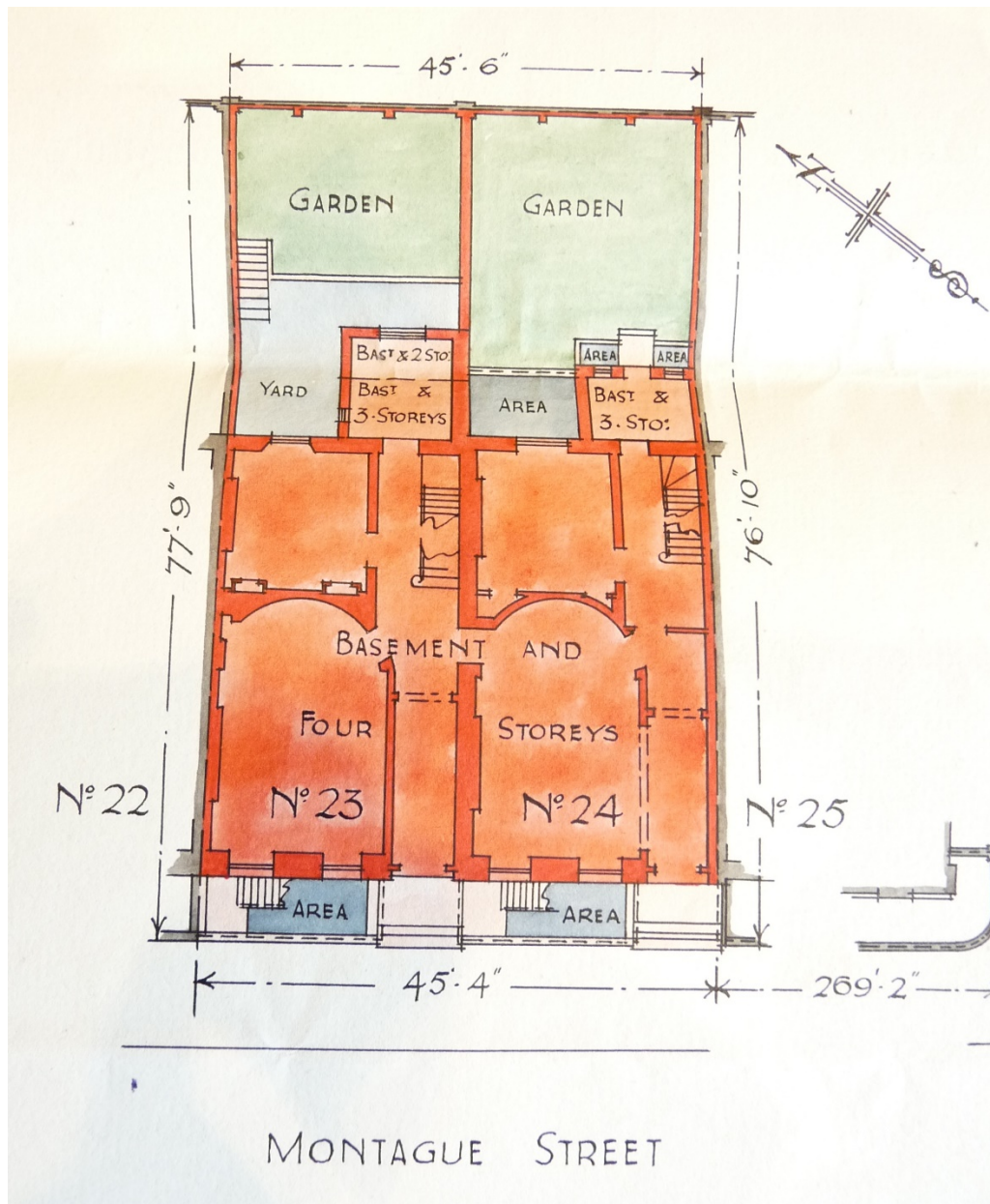
2 Background

- 2.1 23 and 24 were built in the early nineteenth century as part of the terrace of buildings on the eastern side of Montague Street all constructed to a similar layout as shown below for number 23.



- 2.2 A lease was granted for the two buildings for 99 years from 1800.

- 2.3 In 1907 a licence was granted for alterations to unite the two buildings as a boarding house/ small hotel.
- 2.4 There were links formed between the two buildings at several levels including the ground floor as shown above in the right hand drawing where the front room in 24 had the wall between the hall and the principle front room removed to create a larger dining room. A route was also formed across the back of the room so that the main entrance to the hotel was into number 23 with access to the staircases in both buildings from the hall to number 23.
- 2.5 On the 1927 lease the drawing of the demise showed both 23 and 24 with the link agreed in 1907 at ground floor level.



- 2.6 The lease plan from 1949 retains the layout for the small hotel. Drawings from 1933 showed basins installed in every room but there were no other substantial alterations'

2.7 In the early 21st century it was decided to restore to the buildings to provide a number flats for which planning consent was obtained in 2017 for conversion into six self contained flats.

3.0 Requirements consequent on conversion into self contained flats.

3.1 A principle feature of the consented scheme was the reinstatement of the principle front room to 24 as part of a single self contained maisonette linked to the room behind and making use of the existing historic stair to the basement where bedrooms and bathrooms were provided.

3.2 The opening in the wall between that front room and the hall was no longer appropriate nor was the timber framing defining the earlier opening. The various openings which were created to link 23 and 24 are no longer needed and have been removed as part of the reinstatement as self contained flats.

3.3 It is therefore considered more appropriate as part of the implementation of the 2017 Planning consent to remove the decorative mouldings and reinstate the wall to the hall in 24 with a plaster finish to both sides.

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