

23-24 Montague Street  
London  
WC1B 5BH

## Heritage Statement

In Support of Advertisement Consent for  
Hoarding to Front of Site



## Heritage Statement

The application site is located within sub-area 6 of the Bloomsbury Conservation Area, Russell Square and Tavistock Square. The building is clearly of significance both as part of a surviving early 19th century terrace and for its role as part of the Burton master plan and the historical background which led to its production.

Nos. 23-24 Montague Street were Listed in 1969, together with nos. 21-22, 25-27 and 28-29 Montague Street. The list description mentions the round-arched entrance doors with reeded door frames or sidelights with patterned fanlights (No.24), cast iron railings and cast iron balconies to first floor windows.

Within the terrace, each house is 3-windows wide, with a strong rhythm of window and door openings, which create a sense of homogeneity despite slight variations in detailing.

The area was historically associated with the legal & publishing profession, but there is an increasing trend to revert the townhouses back to their original residential use.

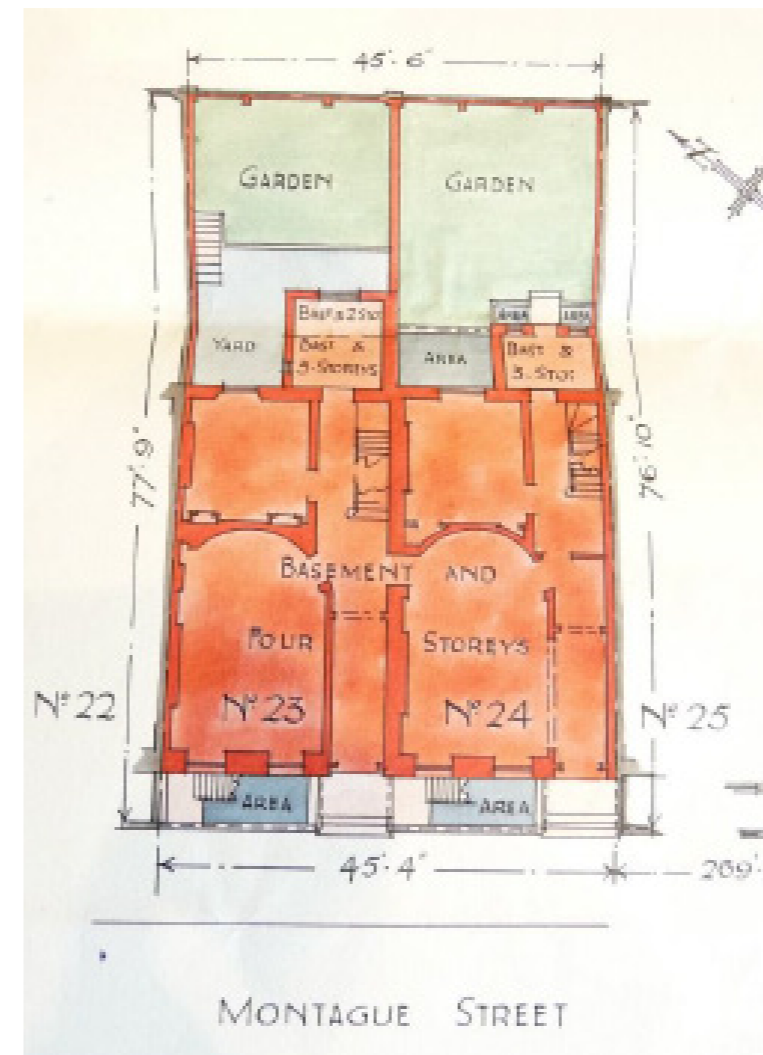
Several properties on Montague Street and also Bedford Place have been converted in this way. Of these, the most relevant and recent examples are at:

- 8,9,10 Montague Street (Planning reference 2016/1886/L)
- 1 - 3 Bedford Place (Planning reference 2011/0494/P)

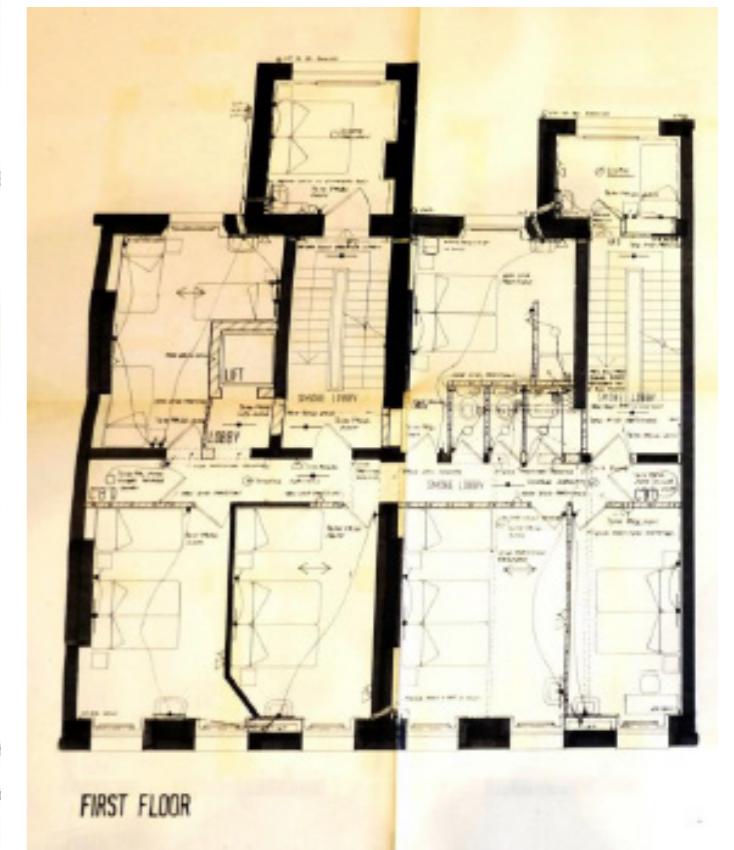
The approved scheme, to convert the existing hotel accommodation to residential use, was supported by Council, for a number of reasons:

- 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 erection of the temporary hoarding is required to carry out the works to the two properties. We consider that the hoarding will have a minimal bearing on the heritage value of the property, and that it will the design will be in suborindate to the street elevation.



Lease Plan, 1927



Lease Plan, 1976