



**DESIGN & ACCESS STATEMENT
and HERITAGE STATEMENT**

In respect of

**COMMON PARTS
REFURBISHMENT AND
REPLACEMENT STONE STEPS**

at

45 Eaton Square, London SW1W 9BD

Prepared on behalf of

Grosvenor Property UK
70 Grosvenor Street
London W1K 3JP

Ref: 23.268
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1.00 **Assessment of Site & Its Context**

1.1 **Introduction**

1.1.1 The application for Listed Building Consent in which this document forms part of is for the common parts refurbishment and stone replacement to the entrance steps, as detailed below.

- Replacement of internal doors (including two flat entrance doors and associated ironmongery) and floor coverings.
- Installation of new wall paneling.
- Removal of non-historic boxing and suspended ceilings.
- Installation of new lift surrounds.
- Installation of coffered ceilings.
- New small power and lighting.
- Replacement intercom faceplate.
- Replacement stone entrance steps.

1.1.2 The Design and Access Statement has been prepared in accordance with the guidance provided by Westminster City Council for Design and Access Statements by Murray Birrell on behalf of Grosvenor Property UK.

1.2 **Setting**

1.2.1 24 - 48 Eaton Square forms part of a terrace of similar period properties built circa early 19th Century.

1.2.2 Access to the front elevation of the property is via a main entrance from the public highway.

1.2.3 The property is arranged over six storeys and split into residential flats.

1.3 **The Belgravia Conservation Area**

1.3.1 The Belgravia Conservation Area was first designated as a conservation area in 1968 and extended in 1990. It lies within an area bordered by Knightsbridge, Victoria, Pimlico and in the west by the Royal Borough of Kensington and Chelsea.

1.3.2 There are approximately 500 Grade II listed buildings and a handful of Grade I and Grade II* listed buildings within the conservation area. The key features of the area are:

- The highly disciplined and formal layout of the squares and streets
- There is a high degree of townscape uniformity and a formal layout based on a grid pattern running southeast to northwest of related squares and crescents enclosing central gardens linked by terraced streets.
- The grander areas are characterised by long stuccoed terraces of uniform mass, height and classical architectural treatment with a variety of detailing.
- Short entrance streets lead to the main squares and boulevards. These streets consist mainly of brick houses with stuccoed ground floors which retain their original character, scale and unity.
- The area is predominantly residential with some shops on the periphery. There are also significant numbers of embassies, diplomatic buildings and institutional headquarters, especially around Belgrave Square.

2.00 Design & Appearance

2.1 Purpose of Proposal

Common parts refurbishment

- 2.1.1 The internal common parts of the subject property are currently dated, therefore is proposed to refurbish to bring the property to a modern standard whilst also retaining and enhancing the historical interest of the property.
- 2.1.2 The internal sub lobby doors are proposed to be replaced, allowing for the removal of existing timber doors, glazing and subframe back to the existing aperture, whilst retaining all historical features of interest. The new units will be Crittall style to match the existing fenestration.
- 2.1.3 It has been raised in the fire risk assessment that 2no. flat entrance doors are not sufficient for fire purposes and therefore it is proposed to replace these doors.
- 2.1.4 At lower ground floors, various services have been boxed in with a timber MDF at high level and the inclusion of suspended ceiling to conceal existing services. At its current state, the boxing and suspended ceiling detracts from the historical listing of the property therefore it is proposed to remove these items.
- 2.1.5 The existing lift surrounds are dated, and it has been proposed to install new surrounds to enhance the aesthetics in relation to the wider scheme of refurbishment, and to ensure longevity.
- 2.1.6 The existing lift lobbies do not contain any cornice details therefore it has been proposed to install false coffered ceilings, with recessed lighting within the cornicing, to enhance the aesthetics of the lobby and offer increased levels of lighting.
- 2.1.7 The replacement of existing small power units and lighting is proposed to improve the energy efficiency of the building and improve the internal environment for building users. The proposals include the replacement of the existing system with new faceplates, fire alarm system, lighting etc., which will consolidate and improve the utilities within the common parts.
- 2.1.8 The proposals will include a new face plate to the intercom system adjacent to the front door as the existing is outdated and can be replaced with a modern, sleeker, alternative.

Replacement Entrance Steps

- 2.1.9 The replacement of the entrance steps is proposed for aesthetic reasons and to better match the existing street scene of Eaton Square by reinstating Portland stone.

2.2 Proposed Relationship to the Existing Building

Common parts refurbishment

- 2.2.1 The proposed internal refurbishment has been specified by an Interior Designer, detailing the proposed decorations, floor coverings, wall paneling, light fittings, door furniture etc., to enhance the aesthetics to improve the internal environment for the occupiers and ensure the longevity of the historical interest in the property. The door furniture will be replaced throughout with modern brass units.
- 2.2.2 The doors, sidelights and fanlights to the sub lobby doors are proposed to be replaced with new Crittall style doors, to include for sidelights and fanlights matching the existing fenestration. The new units will match the existing Crittall doors and windows to the rear elevation of the property. The installation will ensure that all dado rails, skirting, and cornices are not damaged, altered or removed.
- 2.2.3 The replacement of the two flat entrance doors is required to ensure that there is sufficient fire separation between the flats and common parts. The existing doors and frames will be carefully removed and replaced to match the existing doors in the common parts for continuity.
- 2.2.4 The internal works to the flooring are minimal and look to reduce the impact on any existing features in the building.
- 2.2.5 It has been proposed to remove the existing boxing and the dated suspended ceiling to the lower ground floor as it currently detracts from the listing and architectural style of the property. All concealed services currently within the void will be tidied and clipped back within a new suspended plasterboard ceiling. The ceiling will be suspended from the existing slab and then finished to create a level ceiling throughout. The new proposed ceilings will upgrade the common parts to meet modern fire safety regulations.
- 2.2.6 The existing lift surrounds are formed of timber with an architrave detail however not original to the property. It is proposed to carefully remove the existing surrounds and install new a timber subframe and wire mesh detail as seen in the proposed drawings. The installation will ensure easy removal in the future without significant disruption to the surrounding surfaces.
- 2.2.7 The lift lobbies currently do not have any architectural details and it has therefore been proposed to create a plasterboard bulkhead and install a false cornice detail to include for uplighting, providing additional lighting in the area and enhancing the architectural details within the property. The installation will ensure easy removal in the future without significant disruption to the surrounding surfaces. Furthermore, the false coffered ceilings will prevent significant works required to increase/decrease the existing ceiling levels.
- 2.2.8 The proposed small power and lighting has been designed to ensure cabling is hidden within the floor or ceiling voids, which will reduce the visual impact of services within the property. Where existing chases cannot be reused, they will be filled and decorated to match surrounding surfaces, new chases within the masonry / plasterwork may be required for the new installations.
- 2.2.9 The work to the entrance intercom system will comprise of replacing the faceplate of the intercom panel, with minor decorations to the surrounding painted finishes. The new faceplate will be inline with others that have been installed on Eaton Square, with the same brass finish.

Replacement Entrance Steps

- 2.2.10 The existing terrazzo stair coverings will be carefully removed and replaced with new Portland stone to match others on Eaton Square, also being what would have been the original material used on the stairs.

2.3 Neighbourly Issues

- 2.3.1 The proposed works will have no detrimental visual impact on the surrounding properties.
- 2.3.2 All residents within the buildings are tenants of Grosvenor Property UK.

2.4 Consideration of Appearance and Alterations

- 2.4.1 The nature of surrounding buildings in the Belgravia Conservation area has been a fundamental consideration in the design of the proposals and all materials and methods of construction proposed are sensitive to the nature of the property and surrounding area.
- 2.4.2 The common parts refurbishment will enhance and improve the aesthetics of the internal areas, ensuring longevity and bringing the property up to a modern standard.
- 2.4.3 The replacement steps and entrance from terrazzo to Portland stone will improve the aesthetic of the property by using an in keeping material with Eaton Square and the Belgravia Conservation Area.
- 2.4.4 The proposed alterations and works will respect the 'listed' nature of the building and surrounding area. All materials and methods of construction proposed are sensitive to the nature of the property and surrounding area.

2.5 Accessibility

- 2.5.1 Access to the building will remain as existing for the duration of the works.
- 2.5.2 The proposals will not alter the existing use of the building.

2.6 Impact on Public Routes

- 2.6.1 There will be no impact on public routes.

2.7 Landscaping

- 2.7.1 The proposal does not include any landscaping works.

2.8 Materials

- 2.8.1 All proposed materials to be used as part of the common parts refurbishment will be sympathetic and in keeping with the nature of the properties listing.
- 2.8.2 The replacement steps and entrance from terrazzo to Portland stone will improve the aesthetic of the property by using an in keeping material with Eaton Square and the Belgravia Conservation Area.
- 2.8.3 Decorative features will not be altered or affected by the proposals.

2.9 Impact on Street Scene

- 2.9.1 The proposals will not impact the existing street scene and have been designed so as

not to be visible from pavement level.

2.10 Sustainability of Proposal

2.10.1 The proposed refurbishment will have no impact on the energy efficiency of the building.

2.11 Storage of Waste and Recyclable Materials

2.11.1 The proposal does not impact the existing facilities in respect of storage of waste and recyclable materials.

3.00 Heritage Statement

3.1 **45 Eaton Square, London** forms part of a larger block 24 - 48. The properties were built in the early 19th Century and were first listed on the 24th February 1958 with a minor amendment 17th January 2020.

3.2 The proposals have taken into account the contents of the following listing and the works will not affect or damage the elements listed. The building's historic character, internal elements, decorative fabric and external appearance have been considered as fundamentally important to ensure no detrimental impact is made on the existing building.

3.3 The aforementioned listing is as follows and is taken from Historic England:

CITY OF WESTMINSTER EATON SQUARE, SW1 (south-east side) Nos 24 and 24a to 48 (consecutive) including Nos 72 and 72a Elizabeth Street

[Formerly listed as Nos 24 to 48 (consec) including Nos 72 and 72a Elizabeth Street]

24.2.58

GV

II*

Grand terrace of houses circa 1825. Part of development laid out and largely designed by T. and L. Cubitt. Stucco. Slate mansards. Each house has three windows wide. Three storeys, attic, attic mansard and basement. Centre and end pairs of houses set forward slightly with giant fluted Corinthian columns. Pedimented attic to centre. Channelling to ground floor. Some projecting Greek Doric porches. Some segmental headed entrances. Round headed ground floor windows. Upper windows square headed, mostly architraved, sashes, glazing bars; French casements and continuous cast iron balconies to first floor. Cornice above second floor, subsidiary cornice above third. Cast iron area railings. Pilastered returns.

Listing NGR: TQ2836778924

Common parts refurbishment

3.4 The proposed internal refurbishment has been specified by an Interior Designer, detailing the proposed decorations, floor coverings, wall paneling, light fittings, new door furniture etc., to enhance the aesthetics to improve the internal environment for the occupiers and ensure the longevity of the historical interest in the property.

3.5 All new installations have been specified to ensure that the existing historical features are retained in place and not altered as part of the works.

Replacement Entrance Steps

3.6 The existing terrazzo stair coverings will be carefully removed and replaced with new Portland stone to match others on Eaton Square, also being what would have been the

original material used on the stairs.

Summary

3.7 In assessing the requirements of the National Planning Policy Framework, it is considered that the proposals do not conflict with the requirements and have indeed been designed with careful consideration of the significance of the heritage asset.

4.00 Conclusion

4.1 The common parts refurbishment and replacement entrance steps are proposed to bring the property into a good state of repair for longevity and to ensure modern standards are adhered to. The proposals have carefully considered the historic signature and character of the building and Belgravia Conservation Area.

4.2 The proposals do not affect the building's external appearance due to the use of sympathetic materials.

4.3 Furthermore, the asset listing has been carefully considered in designing the proposal to ensure the buildings' significance is not affected.

4.4 The proposals ensure there will be no change in the external appearance of the property therefore supporting the significance and character of the Belgravia Conservation area.

Appendix A

Photograph 1 – Ground floor entrance lobby doors



Photograph 2 – Lift surrounds and lobbies



Photograph 3 – Existing boxing at lower ground level.



Photograph 4 – Suspended ceiling at lower ground level



Photograph 5 – Suspended ceiling at lower ground level



Photograph 6 – Example image of the common parts staircase.



Photograph 7 – Existing Crittall door to rear elevation



Photograph 8 – Timber stud wall at fourth floor



Photograph 9 – Timber stud wall at fourth floor



Photograph 10 – Existing Terrazzo / Tiled finish to front entrance steps.

