



**DESIGN & ACCESS STATEMENT
and HERITAGE STATEMENT**

In respect of

**REPLACEMENT PORTICO
STEPS**

at

45 Eaton Square, London SW1W 9BD

Prepared on behalf of

Grosvenor Property UK
70 Grosvenor Street
London W1K 3JP

Ref: 23.268
Date: March 2024



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1.00 Assessment of Site & Its Context

1.1 Introduction

1.1.1 The application for Planning Permission in which this document forms part of is for replacing the portico entrance steps to Portland Stone.

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**Replacement Entrance Steps

- 2.1.1 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 BuildingReplacement Entrance Steps

- 2.2.1 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 property however it will enhance the external appearance of the steps.

- 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 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.

- 2.4.3 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 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.

- 2.8.2 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

Replacement Entrance Steps

3.4 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

3.5 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 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 however it enhances the entrance by using more a sympathetic and historic material.
- 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 – Existing Terrazzo / Tiled finish to front entrance steps.

