2 Eaton Terrace
Design and Access, Heritage Statement
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2 - 14 Eaton Terrace, number 2 is on the right
Introduction

This document has been prepared for Mr and Mrs David, owners of 2 Eaton Terrace, in support of the Planning Application and Listed Building Consent Application for a mansard roof extension to the property.

2 Eaton Terrace forms the end of a Grade II listed row of terraced houses (2-14 Eaton Terrace) in the Sloane Square Conservation Area of the Royal Borough of Kensington and Chelsea.

The property consists of a single residential dwelling arranged over 5 storeys from lower-ground to third floor.

Planning History
Planning Permission was granted in January 2010 [PP/09/02806] for the “Creation of new lower ground floor rear infill extension and internal alterations.”
2 Eaton Terrace
Listing and Sloane Square Conservation Area Proposals

Listing
The English Heritage website Images of England states:


2 Eaton Terrace is the only property in the terrace without a mansard roof.

Sloane Square Conservation Area Proposals
RBKC’s Sloane Square Conservation Area Proposals Statement already highlights 2 Eaton Terrace as a site where completion of the roofline would benefit the Conservation Area:

“There is a general presumption against proposals for additional storeys throughout the Conservation Area because of the effect these would have on the townscape character of the Area.

However, there are very few exceptions where an additional storey would improve the appearance of the area by reunifying an altered skyline. The gap at third floor level at 30 Cliveden Place is the most obvious and, subject to investigation of daylighting considerations, 2 and 22 Eaton Terrace may be others.” [Sloane Square Conservation Area Proposals Statement, 1991, p. 24]
2 Eaton Terrace
Core Strategy policy CL1 - Context and Character
The development will respect the existing context, character and appearance of neighbouring buildings and the area, improving it by completing the roofline of the existing terrace.

Core Strategy policy CL2 - New Buildings, Extensions and Modifications to Existing Buildings
The proposal will fulfil the council’s requirement for it to be of the highest architectural quality by being sympathetic to the architectural style and character of the existing building and it will also assist in unifying the existing group of buildings.

Core Strategy policy CL3 - Heritage Assets - Conservation Areas and Historic Spaces
Architecturally, this is an opportunity to enhance the character and appearance of the conservation area by completing the composition of the facade of the terrace - providing a more formal termination to the terrace where it abuts West Eaton Place.

Core Strategy policy CL4 - Heritage Assets - Listed Buildings, Scheduled Ancient Monuments and Archaeology
The development will be carried out in a style appropriate the existing terrace and to a design which replicates the appearance of its immediate neighbours.

UDP CD44 & 45 - Additional storeys and roof level alterations
As the UDP states, the council’s policies on additional storeys and roof level alterations are generally restrictive however CD45 states that additional storeys and roof level alterations can be permitted “where infilling between them would help to re-unite the group” and “the alterations are architecturally sympathetic to the age and character of the building and would not harm its appearance.
Left, balustrade and chimneys to be removed. Right, roof hatch, paving and water tank enclosure to be removed.
Schedule of Works to the Listed Building

Elements to be removed
- Black painted metal balustrade around the perimeter of the existing roof
- Concrete pavers and waterproofing to the existing roof
- White painted timber water tank enclosure with slate roof
- Access hatch to the existing flat roof
- Ceiling and roof construction over the stairwell at the fourth floor level

Elements to be constructed
- Staircase from fourth to fifth floor
- New gable wall at roof level
- Rear wall extended to continue the rear parapet line of the terrace
- Mansard roof
- Sash windows
- Chimney pots
Left, view along neighbouring mansards, 4-14 Eaton Terrace. Right, rear of 2-14 Eaton Terrace showing the exposed brick wall and parapet level. Below, Diagram extracted from RBKC’s UDP extant policies.
Design Proposal and Materials

The proposal is to create a new mansard roof similar in appearance and materials to the adjacent mansard roofs at 4-14 Eaton Terrace.

The new mansard roof will provide an additional bedroom and bathroom to the property.

Mansard Roof
The roof will be constructed as a True Mansard with all changes in pitch and roof faces designed to align with the rest of the terrace. Comparison of the photo view along the neighbouring mansards shows that the design varies from the guidance set out in clause 13.2.26 of the Extant UDP Policies regarding the Design of Additional Storeys - particularly in the position of the window relative to the roofline.

The appearance and materials of the proposed extension will match the neighbouring mansard roofs in the terrace as closely as possible. The roof will be clad in blue/black Welsh slate tiles to match the adjacent roofs, changes in pitch and gutters will be waterproofed with lead as on the adjacent properties.

Windows
Two new white painted timber-framed sash windows at the front of the property will provide light to, and views from, the bedroom - they will be aligned with the windows on levels below.

One new rear window to the bathroom. Also to be a white painted timber sash window. Aligned horizontally with the windows below and vertically with the fourth floor windows on 4-14 Eaton Terrace.

Rear facade
The rear facade will be built from yellow London stock bricks to match the adjoining properties in the terrace. The parapet level will also be lifted to match the other buildings in the terrace.

Gable end wall
We propose ending the terrace with a gable wall at roof level as this is similar to other ends of terraces in the vicinity (for example at 12 West Eaton Place opposite). The end wall will be rendered and painted. The five existing chimney pots will be replaced to match the chimney pots on the rest of the terrace.
Left, access to the basement kitchen via the lightwell Right, main entrance from West Eaton Place.
Access

Access to the property will remain unchanged with the main entrance from West Eaton Place and a secondary entrance via the front light-well on Eaton Terrace.
Photo montage of the proposed mansard extension