



Design and Access Statement
City Of Westminster Council

1814-2020-A1-Rev A
January 2021

35, 41, 45 & 53, Warwick Avenue, London W9 2PR

Upgrade of Rear External Lighting

1.0 Introduction

- 1.1 35, 41, 45, & 53 Warwick Avenue are Grade II listed properties located on the south-western side of the road. They are located north of the A404 and A40 Westway.
- 1.2 The properties have been converted into residential flats accessed from a central access core with direct access from Warwick Avenue.
- 1.3 Our client Westminster City Council is looking to Install a replacement wall mounted external entrance light fitting to rear accessed flat units to the respective buildings. No 35 also incorporates an additional side access light fitting to replace the existing defective unit..

2.0 Proposed Works

- 2.1 For proposed works please refer to: Drawings 1814-500-102, 105, 106 & 118-S1 Heritage Statement 1814-2020-A2
- 2.2 Prior to this application, consultation has taken place by representatives of Westminster City Council Mechanical and Electrical Services Department and Tom Burke [Head of Design and Conservation North Area Planning] of Westminster City Council to agree principles of the proposed lighting upgrade works to listed properties in the ownership of Westminster City Council, including the current application site.
- 2.3 The proposed new external replacement light fittings are to be LED and of heritage compatible style, re-using the existing electrical supply.
- 2.4 The application encompasses the replacement of the existing wall mounted external light fittings with a new 'state of the art' LED fitting of similar size and appearance.

The proposed replacement units will incorporate a hooded (eyelid) top section to minimise glare to upper level flats and surrounding buildings, directing the principal point of illumination downwards.



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The works constitute required maintenance to the existing building to meet current statutory safety standards for tenanted property and have no significant impact on the structure, fabric or aesthetic appearance of the building and present no contravention to the parameters of the current grade 2 listing.

The fitting will incorporate concealed fixings and re-use the existing electrical supply conduits, or new to match if the existing is found to be defective.



35 Warwick Avenue entrance light



35 Warwick Avenue side access light

Existing light Fittings to no 35 Warwick Avenue



41 Warwick Avenue



45 Warwick Avenue



53 Warwick Avenue



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Existing light Fittings to nos 41, 45 and 53 Warwick Avenue

The Proposed Replacement Fitting Specification (To replace the existing fittings as indicated above)

Saxby Lighting: Casing colour specification- Matt Black

LUIK EYELID CASING IP65 18W COOL WHITE



The Luik is a robust, slimline bulkhead. Surface mounted and constructed from aluminium alloy & polycarbonate, the Luik benefits from the latest LED technology and improved lumen output. Options include plain, eyelid or louvre designs, with black, white or grey finishes.

Textured grey & opal pc

Constructed from die cast aluminium alloy & polycarbonate