



CHARTERED
SURVEYORS

Heritage Statement

Property:

45 Warwick Avenue
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1.0 PROJECT DESCRIPTION

Fire safety remedial works to the Communal areas within 45 Warwick Avenue.

2.0 INTRODUCTION

Following a recent Fire Risk Assessment at the above property, a number of fire safety remedial works are required to the Communal Areas.

3.0 LOCATION AND DESCRIPTION OF THE SITE

45 Warwick Avenue is 5 storey Mid C19 terrace property, brick, stuccoed with channelled ground floor. There are 4 storeys and a basement, each house 3 bays. Projecting dentilled Ionic porches containing double doors with overlights. Round-arched sashes to side walls of porches. Segment-arched keyed sashes. 1st floor iron balcony. Tripartite sashes in pilaster surrounds with central segmental pediment. Ionic capitals to projecting bays. To 2nd floor keyed segment-arched sashes with pierced stucco parapet to outer bays. Sashes in plain surrounds to 3rd floor. Cornice. Iron basement railings.

4.0 THE BUILDING HISTORY

The property has a Grade II listing, having first been listed in 1987, and is currently listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest, List Entry Number: 1238936.

5.0 ASSESSMENT OF IMPACT

Following recent Fire Risk Assessments, several areas of risk have been identified to the Communal Areas of this property that require remediation.

6.0 INTERNAL WORKS

The following fire safety remedial works are proposed:

- The replacement of Ground Floor intake cupboard doors.
- The replacement of select flat entrance doors with new flush panel doors.
- Overhauling of select communal doors.

- Installation of overhead closers to select communal doors.
- Installation of new fire signage to select communal doors.
- Installation of fire rated partition and door to replace existing doorless partitions under staircase down to Basement level.

8.0 CONCLUSION

Following recent Fire Risk Assessments, several areas of risk have been identified to the Communal Areas of this property that require remediation.

The aim is to carry out these remedial works to bring the properties up to the expected levels of fire safety for their residents.

APPENDIX A - Photographs



1. Front entrance of 45 Warwick Avenue



2. Ground floor intake door



3. Basement partition to 45 Warwick Avenue