



CHARTERED
SURVEYORS

Design and Access Statement

Property:

45 Warwick Avenue
London
W9 2PR

Prepared by:

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1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of an application for Listed Building Consent in order to carry out necessary fire safety remedial works to the Communal areas at 45 Warwick Avenue, London, W9 2PR. The application is being submitted on behalf of Morgan Sindall Property Services Ltd.

2.0 SITE AND CONTEXT

The site is located on Warwick Avenue within the City of Westminster. 45 Warwick Avenue was built in the Mid-19th Century.

3.0 PLANNING HISTORY

The sites, in whole or in part, have been subject to only one planning application over the last 20 years. This is of limited relevance to the application but is included here for completeness. The details below are taken from the information available via the Local Authorities Planning online database.

Reference no.	Description of Development	Year Determined	Decision
19/05341/COLBC	Installation of the fire alarm and emergency lighting to circulation areas to properties 35, 41, 45, 51, 53 and 59 Warwick Avenue.	N/A	Pending

4.0 PRE-APPLICATION DISCUSSIONS

No pre-application advice has been sought with regards to these proposed works.

5.0 DEVELOPMENT PARAMETERS

The fire safety remedial works at 45 Warwick Avenue are proposed to improve the building in terms of:

- Performance – The proposed works will bring the properties up to the expected levels of fire safety.



6.0 SUMMARY AND PLANNING CONSIDERATIONS

Following recent Fire Risk Assessments, several areas of risk have been identified to the Communal Areas of each 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.

We are of the opinion that this proposal complies with relevant Local Plan and National Planning Policy Framework.

APPENDIX A – Photographs

