

## **DESIGN AND ACCESS STATEMENT FOR FLAT 7 CEDAR PLACE, 14 BRUCE GROVE N17 6YT**

Proposal: Replace like-for-like bedroom sash window

### **Context**

The bedroom window is currently damaged with mould and cannot be opened by residents causing a fire hazard. The window was assessed by traditional sash window contractors, who recommended replacement.

### **Design**

New sash window openings using existing frames & profile. Sash opening will be removed & made to measure in the exact style as existing with single glazing panes.

### **Impact on the public and local residents**

The property backs onto a car park that services the adjoining building, Hamilton Mews, and nearby Hamilton Place. Residents accessing the car park will be able to see the window and residents of Hamilton Place may be able to see the windows. Residents in the upper levels of properties on the adjacent Woodside Gardens and The Avenue may also be able to see the window. The replaced sash window will appear the same to public and local residents, therefore has little to no impact.

### **Access**

The proposed development is to replace a sash window and access for works can be done from within the flat via the main door. Access within and around the site will not be altered.