

## Design and access statement - Flat 8, 30 Gloucester Crescent

The current bathroom window is a 3 panel, timber framed single glazed window, featuring a plastic air vent (which is discoloured and impractical). It is not in keeping with the victorian-esque style of the exterior of the property and is impractical in the context of the bathroom due to tendency to absorb moisture. The bathroom, having two external walls and being just under the roof, will be susceptible to damp due to the lack of insulation on external walls and the moist environment created by the bathroom appliances. A UPVC window, which is an impermeable material, would mitigate risks of moisture being trapped within the window frame, whilst also providing ventilation, therefore minimising chances of damp related issues.

The proposed window is a UPVC sash window, custom made to fit the current dimensions of the opening. Its panels are split in a victorian style configuration. The sash style of the frame is more in keeping with windows on the front of the property and those in adjacent properties, therefore a more appropriate choice.

The current window is single paned and an unfortunate choice in terms of insulation and efficiency. The property, in which nearly all windows are single glazed, is currently rated at an epc level E, with the potential to reach D. The proposed window would be the most eco conscious choice and aid in the insulation of the property, whilst also pushing the EPC rating slightly higher.