**Design and Access Statement**

**Flat B, 3 Highgate Road**

**NW5 1JY**

I would like to apply for Listed Building Consent for the replacement of two windows to the rear of Flat B, 3 Highgate Road.

I believe the replacement is a matter of urgency because the current windows – which are not original – are rotten and pose a safety hazard to the occupants of the flat below. They are also detrimental to the tenants of Flat B being able to live in their accommodation comfortably.

The windows were discovered in a poor state of repair after a post-lockdown visit to the flat last week. They have been secured as best as possible as a temporary measure.

We have found a company that can replace them with sash style upvc windows within two to three weeks. They will be able to gain access and work from the inside of the flat. They do not need outside access to fit the new windows.

As the current kitchen and bathroom windows are not original and do not in any way mimic the original design we do not believe the replacements we are suggesting cause any detriment to the look or character of the property.

Our first concern is safety, but in fact, we believe the sash design of the replacements will enhance the look of the rear of the property as well as making it more comfortable to live in for the tenants.

In addition, they are to the rear of the property, so not visible from any public road, so this is also not detrimental to the look or character of the property, or of the flats above or below, or the listed terrace in general.