

Design and Access Statement

For

Remedial work to rear walls and roof construction.

Replacement window for

WHN Solicitors.

12 – 14 Manchester Road, Bury. BL9 0DX.

This Design and Access Statement has been prepared in support of a full planning and listed building application for the proposed remedial work at 12 – 14 Manchester Road, Bury.

The existing main roof construction is in a poor state of repair and requires re-slating and new lead flashing to the box gutters and around the existing roof windows. A schedule of works has been provided with the application.

Along with the main roof construction the lower flat roofs are also in need of repair along with the glazed roof section.

The existing window to the second-floor storage area has rotted through and we would like this to be replaced with a new double glazed white UPVC window unit as access to the rear of the window is limited due to the position over lower roof construction. The window is on the rear and does not affect the street view of the overall outlook of the Listed building.

The existing rear brickwork walls also need re-pointing due to water ingress.

All materials used in the repairs will be like for like except the flat roofs which will be finished with a better waterproofing product and the window from timber to PVC due to the position on the property.

We believe that the work is essential for the upkeep of the property and all the work undertaken will provide materials like for like unless stated above.