

Design and Access Statement

Ref - J201
Address - 61 Kershaw Street
BL9 7HH
Bury
Date 22/04/2026

Proposal

The proposal is for full planning application to raise the roof line and form 2no rooflights

421	Sq/m	Site area
N/A	Sq/m	Existing floor space
0	Sq/m	Floor space lost by demolition
N/A	Sq/m	Proposed total internal floor space
N/A	Sq/m	Proposed total gross (external) floor space
N/A		Existing employees
N/A		Proposed employees

Provision for refuse and cycle storage is not applicable

Status of the Site

Currently in use

Design

Raising of the ridge line will be in keeping with the original building as its intended that the proposed ridge line matches the main roof ridge.

The raised roof will improve headroom and increase internal natural light levels.

This will lead to no detrimental effect on the surrounding area.

Materials

Walls	Red Brick to match existing
Roof	Grey Slate to match existing
Windows	Roof Lights – aluminium with grey finish
Doors - Front	N/A
Rear	N/A

Rainwater Goods	Plastic with black finish
Facias & Soffits	N/A

Access and Parking

Access and parking is not affected.

Trees

There are not any trees or hedges on the site or adjoining properties which are within falling distance of the development.

Drainage

Surface water drainage are unaffected by the proposal and the roof will utilise existing downpipes.

Waste Management / Refuse Bins

The proposal does not affect existing waste management.

Crime Prevention Strategy – Commercial and Residential

Crime prevention is not applicable to this proposal.

Sustainability

Sustainability is not applicable to this proposal.