

PLACES FOR EVERYONE STATEMENT

TO ACCOMPANY
APPLICATION FOR PLANNING PERMISSION
FOR
REFURBISHMENT AND HVAC UPGRADE
AT
THE ART PICTURE HOUSE
36 HAYMARKET STREET
BURY
BL9 0AY

Document Revision

REVISION	DESCRIPTION	DATE	BY
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1.0 Introduction

1.1 Purpose and Format

This Places for Everyone Statement has been prepared on behalf of JD Wetherspoon PLC in support of the application for planning permission at: The Art Picture House, Bury. The statement evaluates the proposal against the relevant sections of the Places for Everyone Joint Development Plan.

The Places for Everyone (PfE) is a joint development plan for 9 districts within Greater Manchester. The PfE focuses on new jobs, new homes, and promoting sustainable growth. The plan and supporting planning documents align with the National Planning Policy Framework principles for sustainable growth. Please find our assessments against JP-S2: Carbon and Energy and JP-C2: Digital Connectivity.

2.0 Carbon and Energy

One of the key goals of the PfE, and supported by JP-S2, is achieving carbon neutrality by 2038.

2.1 JP-S2

The following statements are described in JP-S2:

- i. Minimise energy demand;
- ii. Maximise energy efficiency;
- iii. Use renewable energy;
- iv. Use low carbon energy;
- and v. Utilise other energy sources

The proposed works are to an existing Grade II listed Picture House. Renovation and retrofit are keyways a development can reduce its carbon impact by removing the need for new building fabric and structure. It does prove challenging at times when looking at operation energy requirements as many of the historic buildings were not designed with this in mind.

The proposed development will address points i. & ii. Points iii., iv., and v. are not deemed practical within the limits of the project scope or budget. The development includes spatial alterations and decorative works to rationalise the layout of the venue and improve spatial efficiency. The HVAC works are to upgrade the existing system, which currently does not provide adequate heating and cooling to the venue.

Given the historic nature of the venue incorporating heating and cooling elements is quite difficult and requires significant investment. The proposal is to upgrade the existing equipment in line with Building Regulations and ensure the venue achieves adequate heating and cooling. This new equipment will improve the energy efficiency of the outdated HVAC system, and improved operation costs for the occupant.

The refurbishment portion of the scope is not deemed to add energy demand. The NPPF defines sustainable development as having social objectives. Currently the central bar divides the space and is unsympathetic to the original spatial planning of the building. The proposed alterations rationalise the levels within the customer area, providing a more usable space for the current users and future occupants. Please refer to the Heritage Statement for further justification on the heritage benefits of the scheme.

2.2 Part L (Building Regulations)

Part L of the Building Regulations: Conservation of Fuel and Power dictates energy efficiency requirements for dwellings and buildings other than dwellings. Given the historic nature of the building, there are limitations on improvements to the energy efficiency of the building, especially if alterations compromise the listed elements. The proposed works to the internal spatial arrangement of the customer area will have a neutral impact on the energy performance.

The project includes the upgrade of the HVAC and kitchen extract system, which will comply with sections 9.9-9.11 of Approved Document K.

2.3 Part S (Building Regulations)

Part S of the Building Regulations outlines the requirement for an EV charge point. This requirement is limited to dwellings and, therefore, not incorporated in the proposed works.

3.0 Digital Connectivity

3.1 JP-C2

The site has existing fibre connections. New Wi-Fi network infrastructure was installed in 2024 to ensure the Listed Building has high-quality digital infrastructure. The development is not deemed to compromise the digital infrastructure.

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