

From: Ste Phillips <s.phillips@bricksandmotor.co.uk>
Sent: 01 March 2022 10:55
To: Beirne, Thomas
Subject: RE: Planning Application 67619 - 82 Bolton Street Bury
Attachments: Screenshot_20220301-104904_Photos.jpg

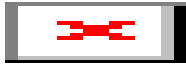
Ok Tom thanks, I had a good walk around the Town Centre over the weekend to study the various shutter examples and I have to say that the good quality perforated shutters look far more aesthetically pleasing than the much smaller number of open brick cut shutters, many of which have been damaged/bent due to their lack of structural strength. The open brick cut also almost give a prison look to the shops that have them.

I strongly believe that if we go for the larger lath size and incorporate good internal lighting into the window reveals then the perforated shutters will look really good by comparison to open brick type and, as I say they, will be completely invisible when open during the day

Kind regards

Steve

Steve Phillips
B&M Insurance Brokers



Commercial Insurance Brokers

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From: Beirne, Thomas <T.Beirne@bury.gov.uk>
Sent: 01 March 2022 09:08
To: Ste Phillips <s.phillips@bricksandmotor.co.uk>
Subject: RE: Planning Application 67619 - 82 Bolton Street Bury

I'll run it past my manager....contact you later..

Tom

From: Ste Phillips [<mailto:s.phillips@bricksandmotor.co.uk>]
Sent: 24 February 2022 13:07
To: Beirne, Thomas <T.Beirne@bury.gov.uk>
Subject: RE: Planning Application 67619 - 82 Bolton Street Bury

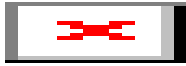
Hi Tom, something like that simply wouldn't afford sufficient security to protect the glazing which is the whole point my wanting shutters.

The perforated shutters are obviously best in this regard but if you really won't consider these (and personally I feel they are aesthetically more pleasing) then I will reluctantly go with the open brick bond example I sent to you 23 February

Kind regards

Steve

Steve Phillips
B&M Insurance Brokers



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From: Beirne, Thomas <T.Beirne@bury.gov.uk>
Sent: 23 February 2022 16:45
To: Ste Phillips <s.phillips@bricksandmotor.co.uk>
Subject: RE: Planning Application 67619 - 82 Bolton Street Bury

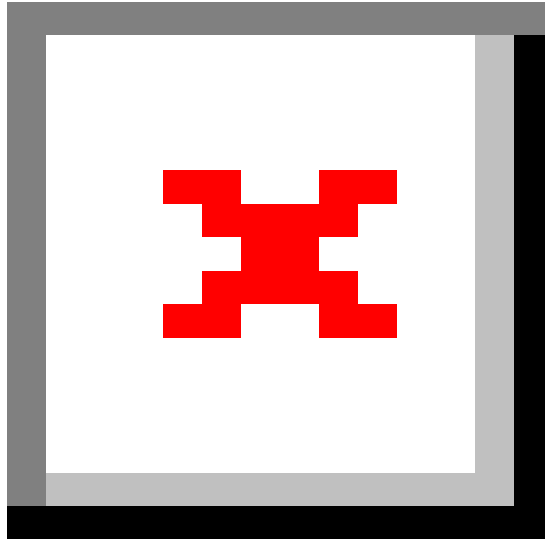
Steve,

We were thinking of something a little more open brick bond....see attached eg...If this is ok, please confirm.

Tom

From: Ste Phillips <s.phillips@bricksandmotor.co.uk>
Sent: 23 February 2022 14:42
To: Beirne, Thomas <T.Beirne@bury.gov.uk>
Subject: RE: Planning Application 67619 - 82 Bolton Street Bury

Hi Tom I would prefer to agree the roller shutters now if possible.
I've attached below an image of an open brick bond roller shutter with 76mm laths. I assume this is what you want
I can accommodate this type of roller shutter integrally installed, with internal, hidden including shutter boxes.



Kind Regards
Steve

Steve Phillips
B&M Insurance Brokers



Commercial Insurance Brokers

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From: Beirne, Thomas <T.Beirne@bury.gov.uk>
Sent: 16 February 2022 15:34
To: Ste Phillips <s.phillips@bricksandmotor.co.uk>
Subject: RE: Planning Application 67619 - 82 Bolton Street Bury

Steve,

Thanks for your thoughts.....

The only hurdle now seems to be the shutters and whilst we have concerns about perforated ones – we would prefer open brick bond – this could be addressed by a condition that requires you to submit shutter details at a letter date – with the proviso that they should be ‘open brick bond’ type.....The may be ‘kicking the tin along the road’ but at least it gives you an approval with time then to sort something more appropriate for this property.

I appreciate your proposal would improve this part of the town centre but we have tried to resist the solid (and small perforated) shutters.

Hoping you are agreeable to the condition....look fwd to hearing from you....

Tom

From: Ste Phillips [<mailto:s.phillips@bricksandmotor.co.uk>]
Sent: 10 February 2022 14:19
To: Beirne, Thomas <T.Beirne@bury.gov.uk>
Subject: RE: Planning Application 67619 - 82 Bolton Street Bury

Good afternoon Tom I hope you're keeping well.

My apologies for the length of time taken to reply but I have been liaising with several shutter providers/manufacturers/installers regarding this project and quite frankly it's a nightmare getting anyone to respond these days!

The Transparoll shutters referred to simply aren't suitable and they are also near impossible to source because there is no longer a UK supplier. The open grill type shutters aren't appropriate for safety reasons and also aren't suitable for external use.

The best solution are the perforated shutters which can be integrally installed, completely hidden including the shutter boxes and provide decent transparency with appropriate internal lighting. I have attached some emails I recently sent to the architect the contents of which are self-explanatory

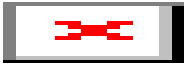
Attached also are sample images of the brick cladding I have in mind in view of your preference for dark grey. I'm waiting for the suppliers to confirm suitability and to provide samples which I'm happy to show to you once received.

Kind Regards

Steve

Steve Phillips

B&M Insurance Brokers



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From: Beirne, Thomas <T.Beirne@bury.gov.uk>
Sent: 13 January 2022 15:46
To: Ste Phillips <s.phillips@bricksandmotor.co.uk>
Cc: 'adam@mcdcltd.co.uk' <adam@mcdcltd.co.uk>; Kilby, Mark D. <M.D.Kilby@bury.gov.uk>
Subject: RE: Planning Application 67619 - 82 Bolton Street Bury

Steve

Thank you for your comments and I have discussed the points raised with the Conservation officer.

We accept your point re the brick cladding but think that an alternative colour may be more appropriate –maybe more of a dark grey?

Soffit/facia – agreement to reduce as stated.

Shutters – We take your point re the need for security but there does need to be a recognition towards improving this part of the town centre. Solid shutters with incongruous boxes are not acceptable but open grill type shutters with integral boxes would be acceptable. I have attached an image of shutters (Transparoll) on a bank at the foot of The Rock within the town centre that we have approved previously.

You have mentioned replacing the windows at first floor. This is not a problem but I would suggest to reflect the more traditional 'sash and case' proportions/design and have them split in a 50/50 pattern as opposed to the top opening style.

We would support the scheme with the above amends and I trust you can address these and submit the revised plans within the next week or so.

Regards

Tom

From: Ste Phillips <s.phillips@bricksandmotor.co.uk>
Sent: 12 January 2022 13:23
To: Beirne, Thomas <T.Beirne@bury.gov.uk>
Subject: RE: Planning Application 67619 - 82 Bolton Street Bury

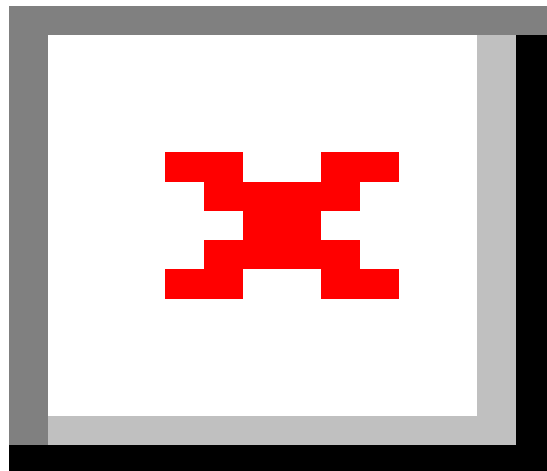
Hi Tom, yes the architect mentioned the suggested amendments.

My own initial preference was a more traditional brick cladding however I have searched extensively and it is not possible to match the existing brickwork and so, rather than the ground floor looking like a

poor and failed attempt to match the first floor elevation I feel that something wholly different yet in keeping with the current town centre theme was a better solution (the proposed façade has been used on The Rock development). I am happy to discuss alternate options to the Brick cladding proposed but I do not feel that a poorly matched brick is appropriate just because it is traditional.

As you know, all of the buildings along Bolton Street have what would be described as incongruous features in that they are very much a mismatch of their ground floor and first floor elevations and also the present ground floor of 82 Bolton Street is very ugly indeed in comparison to the proposed improvements – it isn't as if the current ground floor in any way matches the upper floor and isn't already an incongruous feature

Here is a picture of the existing façade lest we forget how ugly the building façade actually is.

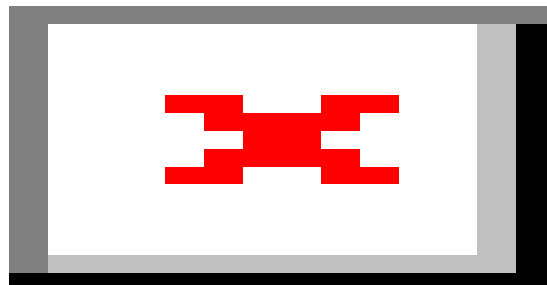
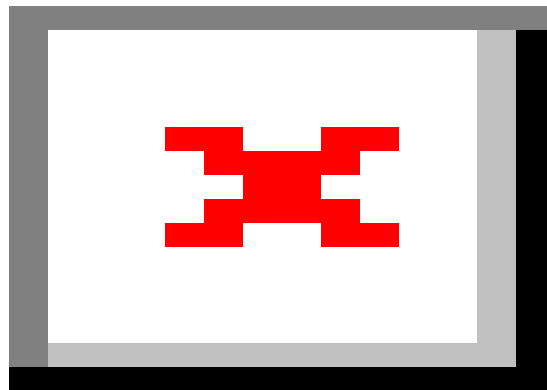


Personally I feel the better solution, rather than try to poorly match the first floor brickwork, is to have a different façade on the ground floor covering the whole ground floor elevation and separated from the first floor elevation by the fascia/soffits and then to additionally improve and enhance the first floor elevation by cleaning the existing brickwork and stone detailing and then “tying in” the first and ground floor to each other by replacing the windows on the first floor elevation to match the new ground floor windows. I am happy for the architect to amend with a small reduction in the size of the fascia/soffit as suggested.

So far as shutters are concerned as you probably know there is a huge problem on Bolton Street in particular with shop front vandalism/break-ins. In the past few weeks alone, my premises, and at least two others have been victims of this. I'm sure you can appreciate that this is extremely costly and

aesthetically ugly when windows are boarded up, often for several months at a time. My last bill was in excess of £2000 and it was just one of five such invoices in 2021!!

This is simply not sustainable hence the need for shutter protection. Given your concern I have begun making some enquiries on the viability of using integral roller shutters on each window individually where the roller shutter box is hidden away in the façade making it much more aesthetically pleasing. We will likely need to reduce the size of the windows to facilitate this and so I have asked the Architect to tweak the design.



I am passionate that, once fully refurbished, the whole building should be visually stunning and that it remains so as opposed to being boarded up every few weeks/months as is currently the case despite the installation of CCTV & Floodlights. As I say it is simply not viable to factor in invoices of £2000 every month or two because of a lack of physical security protection not to mention the insurance requirements

I am very happy to work with you on this refurbishment to ensure we are all happy with the end product (and it's practicalities) and I am happy to meet and discuss things further in person if necessary - whenever suits.

Kind Regards

Steve Phillips

From: Beirne, Thomas [<mailto:T.Beirne@bury.gov.uk>]

Sent: 11 January 2022 08:34

To: Ste Phillips

Subject: RE: Planning Application 67619 - 82 Bolton Street Bury

Hi ,

Did the architect discuss the suggested amendments.....these were based on initial comments from our Conservation Officer (as the site is with the town centre conservation area) see attached emails.

Regards

Tom

From: Ste Phillips [<mailto:s.phillips@bricksandmotor.co.uk>]

Sent: 07 January 2022 15:28

To: Beirne, Thomas <T.Beirne@bury.gov.uk>

Subject: Planning Application 67619 - 82 Bolton Street Bury

Hi Tom can you let me know when would be convenient to chat through this application please. I understand from the architect that you would like some amendments

Kind Regards

Steve