

FULL PLANNING AND LISTED BUILDING
APPLICATION FOR THE CONVERSION OF THE
EXISTING BUILDING, INCLUDING INTERNAL
ALTERATIONS TO FORM 9 RESIDENTIAL
APARTMENTS

PLANNING PORTAL REFERENCE: PP-13081283

Design and Access Statement

FORMER BARCLAYS BANK, 26 SILVER STREET,
BURY, BL9 0DH

22nd May 2024



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Introduction

- 1.1 This Design and Access Statement ("Statement") has been prepared by Addison Planning Consultants Ltd on behalf of Property Investment Complete Limited in support of a full Planning and Listed Building Application for:
- "THE CONVERSION OF THE EXISTING BUILDING, INCLUDING INTERNAL ALTERATIONS TO FORM 9 RESIDENTIAL APARTMENTS"
- 1.2 BACKGROUND
- The site comprises the former Barclays Bank situated on the west side of Silver Street at its junction with Bank Street. The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The property has been vacant since circa 2010.
- 1.3 This report will explain how the scheme design has addressed National and local Planning requirements.
- 1.4 The application comprises the following information:
- S1a: APC Covering Ltr to BC 22-05-2024.
 - S1b: Planning and Listed Building Application Form 22-04-2024.
 - S1c: 23-062-00 Site Location Plan - A4
 - S2: Drawings
 - 23-0062-SK01-Plans As Existing-A1
 - 23-062-SK02-Elevations and Sections As Existing-A1
 - 23-062-SK05A-Plans As Proposed-A1
 - 23-062-SK06-Elevations As Proposed-A1
 - S3: Design and Access Statement 22-05-2024
 - S4: Planning Statement 22-05-2024
 - S5: Built Heritage Statement 22-05-2024.

Site Description and Planning History

LOCATION

- 2.1 The property is within the Metropolitan Borough of Bury and is in a central location in Bury town centre. The site is situated on Silver Street at its junction with Bank Street. The plan below shows the location of the site in context with its surroundings.



- 2.2 To the south of the property are The Library Gardens. To the southeast is the Gallipoli Garden. Silver Street itself has a mixed of commercial and residential properties.
- 2.3 The aerial photograph below shows the Application Site relative to its surroundings.



SITE CONTEXT

- 2.4 The site lies within Bury Town Centre Conservation Area. The map extract below shows the site relative to the Conservation

Area (yellow shading) and the Core Shopping Area (light blue shading) which lies to the north of the property



2.5 The property is a Grade II Listed Building recorded on the NHLE (list entry number SD8029110708) and was added to the statutory list in 1981. The Listing description states:

“1868, by Blackwell and Son and Booth, of Manchester and Bury. Enriched classical style. A substantial corner building of two storeys. Ashlar, with moulded plinth and rusticated bands across ground floor and cornice (on brackets alternation with medallions) across upper floor. Five large windows, the upper ones having shaped hoods on brackets and enriched pseudo-balcony fronts. The middle bay projects slightly; on ground floor it has large arched entry with horizontal ribbing to angled intrados and grotesque head as keystone; on first floor it has paired pilasters supporting segmental pediment enclosing sculpture. Side sections of front are framed by pilasters. Parapet with sections of balustrading; chimneys with bracketed cornices surmount it. 4-bay return front to Bank Street is similar. Recessed quadrant corner. INTERIOR has highly enriched plasterwork.

Built for Bury Banking Co, founded (as Grundy and Wood) before 1836. Upper floor formerly used as Bury Council Chamber and off ices.”

2.6 Adjoining to the west, on a cross plan fronting onto Bank Street, is the Grade II Listed Bank Chambers building (1067279) which was originally an annex to the bank. Added to the list in 1985 the building has the following description:

“1868: by Blackwell and Son and Booth, of Manchester and Bury, being an annexe to the abutting Barclays Bank. Red brick with stone dressings. 3 storeys. 3 windows, arched and with sill band on top storey. The rest tall, and with cornices above, but with wooden transmullioned glazing. Rusticated bands terminating in quoins. Cornice and blocking course.”

- 2.7 Section 3.05 of the submitted Built Heritage Statement identifies heritage assets in proximity to the application site. There are five Listed Buildings/structure in proximity to the Application site. These are shown on the plan below (annotated with blue pins) and include the following buildings:

2-8, BANK STREET: Heritage Category: Listed Building Grade: II

List Entry Number: 1356790

War Memorial to the Lancashire Fusiliers, Gallipoli Gardens: Heritage Category: Listed Building Grade: II*

List Entry Number: 1250814

Bury School of Arts and Crafts, Broad Street

Grade II Listed Building List Entry Number: 1250802

PLANNING HISTORY

- 2.8 A review of the Council's Public Access database has been undertaken in relation to the property, although this does not constitute a Land Search and there may be other older planning history relating to the site. This shows:

- 2.9 Ref. No: 43075: DISABLED ACCESS RAMP TO FRONT OF BUILDING | Status: Withdrawn

Ref. No: 43077: LISTED BUILDING CONSENT - DISABLED ACCESS RAMP TO FRONT ENTRANCE. LOWERING OF ENTRANCE DOOR AND | Status: Withdrawn

Ref. No: 43831: INTERNAL AND EXTERNAL ACCESS RAMP AND RELOCATION OF ATM'S (RESUBMISSION) | Status: Approved February 2005.

Ref. No: 43832: LISTED BUILDING CONSENT - ACCESS RAMP (INTERNAL & EXTERNAL) AND RELOCATION OF ATM'S IN RESPECT OF | Status: Approved February 2005.

Ref. No: 43932: INSTALLATION OF 7 NO. AIR CONDITIONING SYSTEMS, 7 NO. CONDENSING UNITS TO BE LOCATED ON THE REAR | Status: Approved March 2005.

Ref. No: 43933: LISTED BUILDING CONSENT - INSTALLATION OF 7 NO. AIR CONDITIONING UNITS, 7 NO. CONDENSING UNITS TO | Status: Approved March 2005

Ref. No: 53396: Change of use from (Class A2 Bank) to A3 (Restaurants and Cafes) and A4 (Drinking Establishments) | Status: Approved January 2011. This Permission does not appear to have been implemented and lapsed in January 2014.

Ref. No: 53530: Listed Building Consent - Re-paint all window frames, front door (and frame) and hand railings on | Status: Approved February 2011.

Ref. No: 57636: Change of use of ground floor and part of first floor to restaurant (Class C3); Subdivision of building to form offices at ground, first and second floors (Class B1); New entrances formed on Bank Street and Silver Street; Internal alterations | Status: Approved July 2014. This Permission does not appear to have been implemented and lapsed in July 2017.

Ref. No: 57645: Listed building consent for change of use of ground floor and part of first floor to restaurant (Class C3); Subdivision of building to form offices at ground, first and

second floors (Class B1); New entrances formed on Bank Street and Silver Street; Internal alterations | Status: Approved July 2014. This Permission does not appear to have been implemented and lapsed in July 2017.

The Proposed Development and Supporting Documents

3.1 USE:

The proposed use is residential.

3.2 AMOUNT

The total existing GIA Floorspace is approximately 856 sq. m. This comprises space last used as a Bank.

3.3 In contrast the proposed habitable room floorspace is approximately 955 m2. The change of use results in 9 no apartments comprising:

5 one-bed apartments

4 two-bed apartments.

3.4 The proposed redevelopment of the site comprises the following elements:

- The adaptive conversion of the building to form 9 no. apartments providing 1 and 2-bed accommodation.
- The outbuildings to the rear, formerly bank vaults and servicing spaces, will be adapted to provide bin/recycling store and cycle storage space with access to Bank Street via an existing passage to the west side of the Bank Chambers building.
- No significant external works are proposed although a blanking panel will be inserted within ground floor windows to mask the new and existing mezzanine floor installations internally.
- Existing timber framed windows will be replaced with new units, to matching patterns, installed subject to agreement with the Local Planning Authority.
- Internally, the ground floor space will be sub-divided to provide 3 no. apartments. The works will include the removal of a later side stair and lift shaft to the north of the building, installation of a new stair and lift and installation of a new mezzanine floor within the former banking hall space to the south side of the building. Access will be retained off Silver Street. Room space will be sub-divided by new stud-wall partitions to provide living, bedroom, kitchen, and bathroom spaces.
- The three ground floor mezzanine apartments will be accommodated within a new floor installation to the south side

of the building (sub-dividing the vertical space within the former banking hall) and within an existing mezzanine level to the north. Original masonry division walls will be retained with later partition divisions removed and replaced.

- The first-floor space will be sub-divided to form three apartments with original structural divisions walls remained and later partitions removed. New stud-walling will be introduced to define the new apartment spaces.
- Sections of masonry walling will be removed in several areas to accommodate the new stairs to the central, rear, of the building and to provide new door openings into the apartment spaces. A number of existing openings will also be blocked off.
- Sections of the existing ceiling at ground and mezzanine levels will be removed to allow for the insertion of the new lift shaft.
- Cycle and bin storage will be accommodated within the outbuildings to the west, rear, of the building within an existing passage link retained.

3.5 SCALE

The scale, height, massing, and form of the building will remain as existing.

3.6 LANDSCAPING

The property has no external landscaped areas.

3.7 APPEARANCE

The appearance of the building will remain as existing.

3.8 ACCESS

The site has good pedestrian access given its location within the town centre. Cycling accessibility will be enhanced through the provision of a cycle store for residents.

