

Outline Planning Statement for Proposed Over Cladding of Existing Roof at Vecom (Sillavan Works), Wood Street, Bury, BL8 2SL

This planning application is for the over cladding of an existing mono pitch asbestos roof to the rear of the building and replacement of the existing slated roof slopes to the front of the building.

The existing, mid-twentieth century building is constructed in facing brickwork, with contemporary style window openings, stone features, including string banding, parapets and keystones – all typical of a factory building constructed during this period. There have been new facing materials fixed to front elevation of the building (and facing on to Waterloo Street) including vertical, metal profiled cladding – to protect the building from the elements to the front, outer workshop bay.

The building is located just off the busy Crostons Road and faces directly onto Wood Street, Waterloo Street and Victoria Street – all busy roads providing access to the nearby Aldi and Lidl supermarkets with Victoria Street fronting on to the former gasometer site. The busy junction in front of the building faces directly on to a yard area, with the other 2 elevations being located to the rear of footpaths to the side and rear.

The main industrial building (comprising 3 bays) houses heavy engineering processes for Vecom – a metal surface treatment company who has been established at the site for many years and who wish to remain there, with the 3 storey section of the building (facing onto Wood Street and Victoria Street), housing a variety of small business uses, including a gymnasium, karate club, as well as some space used by Vecom.

The building has been well maintained over the recent years, (in order to ensure the tenants can undertake their own processes safely and under suitable, environmental conditions), however, a considerable number of roof leaks over the last few years has created problems for the tenant, as well as the applicant / building owner who appears to be continuously patching up the roof to prevent any further deterioration of the building. The slated, dual pitched roofs (hipped at the Wood Street end of the building) and valley gutters are nearing the end of their serviceable life and are creating significant leakage problems – with the roof slopes being at an inaccessible height for routine maintenance. The asbestos clad, mono pitch roof to the rear section of the building has also reached the end of its serviceable life and where roof leaks are commonplace.

The applicant now wishes to overclad the existing asbestos covered, mono pitched roof with insulated, grey coloured, metal profiled cladding, to ensure that the rear section of the building does not deteriorate any further. The 2 No dual pitched, slated roofs are to be stripped back to timber rafters, with insulated, slate grey coloured, metal profiled cladding, fixed to the existing roof structure with the existing roof format being maintained with its current hipped roof arrangement. The existing valley and abutment gutters will be replaced using pressed aluminium – to ensure minimum maintenance longevity of the roof perimeters. Roof lights will be inserted within the roof slopes – to ensure natural daylighting is maintained to the inner, industrial spaces. The new, insulated roof coverings will provide additional levels of thermal insulation – reducing heat losses and reducing the carbon footprint of the buildings.

From the adjacent roads the roofs will hardly be noticeable to passers by and with a number of the nearby adjacent roofs already being clad in profiled metal sheeting – which is consistent with many of the nearby buildings, including the Lidl and Aldi supermarket stores, to the rear and side of the application site, as well as to the car dealership buildings on the other side of Crostons Road.

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