

PLANNING STATEMENT



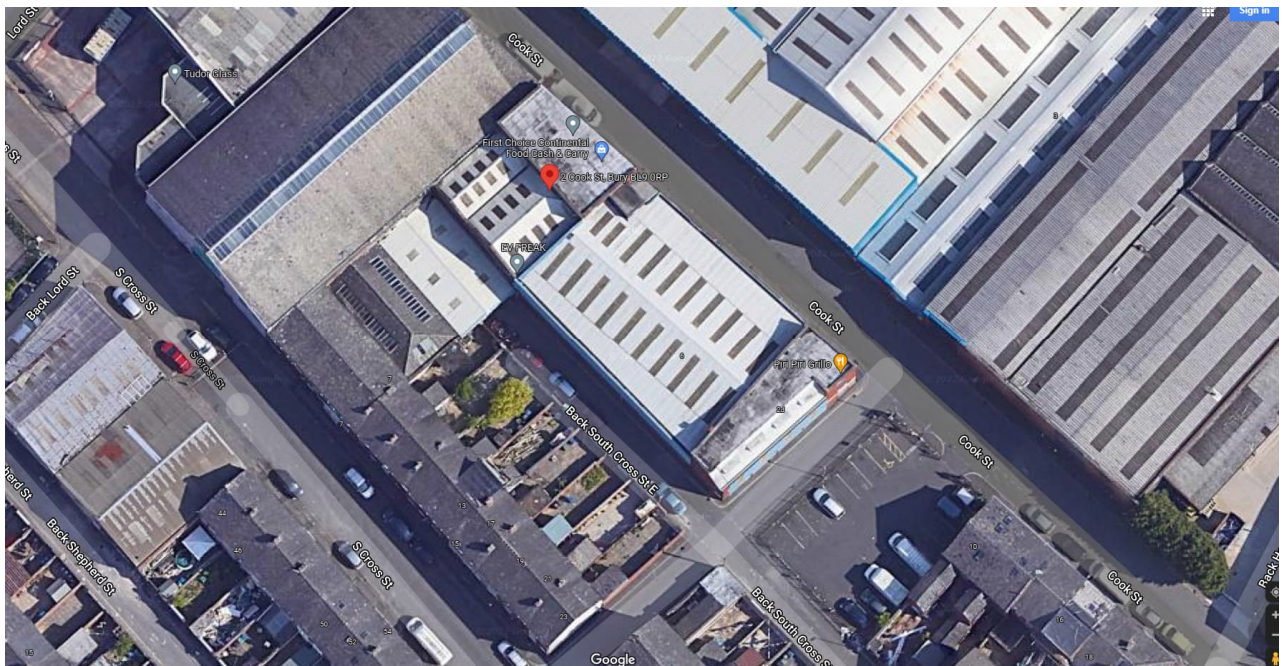
2 Cook Street, Bury BL9 0RP

Conversion of first & second floor to 8 No Apartments including front & rear façade alterations

Site Context and Background

This development comprises of a large rectangular building which sits over three storeys and situated along Cook St and its rear facing onto South St. It is located predominantly within residential dwellings and industrial units nearby. The existing frame is a structural steel portal arrangement which spans approx. 6 metres c/c. The building currently houses the First Choice Cash & Carry which is situated on the ground floor and serves as a grocery store. Previously this building has been used for industrial purposes and has now been left dormant and used as spare storage.

The main frontage of the building is accessible from the front of Cook St and also a rear entry into the main site which faces south onto a row terraced residential houses inc gardens along South Cross St. Current parking for the existing cash and carry is situated to the east of the site which has accessible road link running in between the gable end of 2 Cook St / back of South Cross St.



Planning History

The site has previously been granted permission for conversion of Class A1 Shop into takeaway Class A5 including a canopy at the rear. Furthermore, a change of use from shop Class E to hot food take away (Sui Generis) was approved in 2020. In 2015 the existing second floor had been submitted for approval to convert into residential use which was also granted (Application 59333). Other material amendments from previous years have also been submitted which includes façade alterations thus creating new shop fronts and a retrospective illuminated sign being installed.

The previous application (reference 60788) which comprised of the same proposals as this submission replicates the same design intent & number of apartments which was submitted in 2016 and approved with conditions by Bury Council.

Proposed Development

Apartments

The proposed development comprises the change of use of the existing Office space Class E to residential dwellings Class C. The building itself will include a total number of 8nr new dwellings which will sit as a duplex formation between the first floor and second floor where the bedrooms are located. These 8nr apartments will comprise of the following mixed tenure use:

2Nr x 2 bed apartments

5Nr x 1 bed apartments

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1Nr x 4 bed apartments

Below is a summary table identifying the GIFA for each of the apartments which conform to the national space minimum standards:

	2 nd floor	1 st floor	Total GIFA
Apartment 1 (4b)	109m ²	75m ²	184m ²
Apartment 2 (1b)	55m ²	55m ²	110m ²
Apartment 3 (2b)	52m ²	52m ²	104m ²
Apartment 4 (1b)	48m ²	48m ²	94m ²
Apartment 5 (1b)	49m ²	49m ²	98m ²
Apartment 6 (1b)	47m ²	47m ²	94m ²
Apartment 7 (2b)	62m ²	62m ²	124m ²
Apartment 8 (1b)	56m ²	56m ²	114m ²

The main circulation points of the building will incorporate two main points of access / egress on both sets of the floor and the existing replaced

Facade

The façade will incorporate new banding of windows to both front & rear of the property thus ensuring adequate daylighting factors and increasing the buildings energy and performance efficiencies. Windows south facing onto adjacent housing shall have applied obscured filming which will ensure loss of privacy is prevented. The front facing elevation along Cook St will incorporate new windows matched into existing façade and comprise of triple glazing.

The rear windows to the first floor are set back as detailed within the drawings to avoid the direct line view overlooking the rear gardens along South Cross St houses.

Parking

Car parking allocation has been provided within the existing parking facilities that will consist of mixed use for both cash & carry customers & residents; remaining parking can be situated along Cook St including for visitor use also. A detailed analysis of the design of the proposed building is provided within the design and access statement.

Roof

The second-floor main roof shall be adapted to ensure the minimum head clearance is provided from floor to ceiling therefore flat roofs shall be introduced where clearances are required, this shall be detailed out further in stages 3-4 of the RIBA design.

MEP Servicing

Services through the building are yet to be defined further however the main points of discharge for Surface and foul shall be through the central zone of the existing void between the first and second floor which will discharge into the existing manhole point serving the building. Electrical distribution shall also be fed via this main central point of the building as shown on the typical cross section drawings.

Fire Strategy

As part of the fire strategy, the main cores to both ends of the building serve as an attendance point and means of escape in emergencies. Side windows on the second-floor apartments shall be openable and clear glass which shall provide another means of escape along the hallway in the event of an emergency. There will be escape windows also situated on the first-floor windows.

Main points for appliances approaching this development can be easily access via Cook St. via the B6219.

Planning Policy Assessment

National Planning Policy Framework

The NPPF provides an overarching framework for the production of policy and the consideration of applications. In particular to the extent that development plan policies are material to an application for planning permission, the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. This is set out in section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the planning and Compulsory Purchase Act 2004.

The following policies are considered to be of relevant to the application proposals which are listed below and an assessment of the application proposals against the requirements of these policies, and other material considerations, is contained in the architect details which shall be developed during the pre-commencement stages of construction.

Although the building is currently vacant, the previous use of the site was for industrial use. Under the changes to the Town and Country Planning (use Classes) Order 1987 (as amended), the building currently falls under the new Use Class E to Class C4. As such, a new application for this development is to be submitted.

Relevant Planning Policies

Adopted Bury Unitary Development Plan

EN1/2 - Townscape and Built Design

EN1/5 - Crime Prevention

H1/2 - Further Housing Development

H2/1 - The Form of New Residential Development

H2/2 - The Layout of New Residential Development

H2/4 - Conversions

HT2/4 - Car Parking and New Development

EN7/2 - Noise Pollution

SPD15 Development Control Policy Guidance Note 15 - Residential Conversions

SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury

SPD16 Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury

NPPF National Planning Policy Framework H2/3 H2/3 - Extensions and Alterations

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.

H3/2 - Existing Incompatible Uses

EN1/2 - Townscape and Built Design

In keeping with the traditional external treatments to this location, the external appearance of this scheme blends within its local surroundings and retains the same material on the existing façade without breaking contrasting breakages. Most of the façade will be matched up to the traditional appearance. The new windows shall be of upvc and samples offered for approval prior to commencing the works where the council deem it necessary.

EN1/5 - Crime Prevention

The main front elevation of Cook St has existing lighting columns which are situated at regular intervals across the development which provides ample light towards the street and cornering areas. We shall liaise with the local crime prevention team to negate and reduce risks where they may exist to the rear of South Cross Street. Where new areas of the external access points are being formed, intercom and security footage will be proposed as part of the requirements where deemed necessary.

Housing Standards (H2 – H1)

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The proposed development does not alter the footprint of the building and is well positioned to be in a residential neighbouring area which blends into the characteristics of adjacent dwellings. The overall height and general massing keep constraints with H2/1 policy and not encroaching beyond the boundary lines of existing areas therefore any over-shadowing will not prevail from such proposals.

In reference to accessibility, the building will have two means of access / egress which is situated toward the front of Cook Street, one being the main entrance of the apartments and the other to egress from apartments for emergency and also refuse disposal.

Parking provision is provided as detailed on the plans with a secure perimeter and secluded line between cash & carry customers and residents. There are no existing Arboricultural impacts to the site which would require any further investigation works / surveys. The general servicing of the building will still be maintained without any restrictions or limitations being imposed to the roads or adjacent properties.

HT2/4 – Car Parking Provision

The existing spaces located in the car park are shared between service provisions and visitors of the Cash & Carry however the loading & unloading of any HGV's etc will be done along the main frontage of Cook St, this particular area is not within a built-up dense area and the current risks of such proposals are minimal.

Parking spaces shall be a minimum dimension of 2.4m x 4.8m with sufficient width aisles between rows. Further details will be provided to the Borough engineer as the design detailing is progressed further. The boroughs car parking standards for development states parking provision be made within or close to the site however we will need to agree with the council the minimum space requirements given the parking provision for both visitors / residents may require commuted payment to be made to the council subject to minimum requirements.

In light of the newly updated SPD 6 re electric charging points within new development, we will review the opportunity to detail out facilities for electrical vehicle charging should the council see this as a viable opportunity.

EN7/2 - Noise Pollution

As part of the limitation of noise being permeable, we have proposed triple glazed window system to the apartments which will mitigate noise pollution and also prevent noise ingress from the main road being Cook St.

Amenity

Visual Privacy and overlooking (Rear of South Street East)

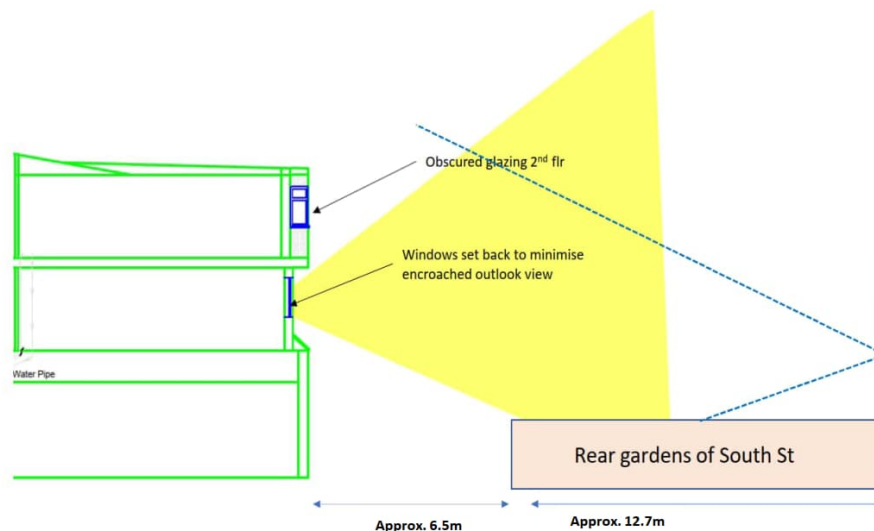
During concept design stage of the proposals, it was noted that the maintaining the privacy of neighbours was of paramount consideration. The same is true for those who work and use the industrial units along Cook St also.

In this respect, it is necessary to provide windows to the southern elevation of the proposed buildings in order to achieve a satisfactory environment within the building in addition to two new bandings across the main frontage also.

In order to reduce the amount of overlooking which could potentially occur from the apartments towards the properties on South St and vice versa, a manifestation to the second-floor windows has been chosen. This results in a lower proportion of glazing above the existing boundary wall, minimising the opportunity for views. Furthermore, a mixture of obscure glazing and clear glass will be included on the windows themselves to ensure privacy for all as indicated within the application documents.

As shown in the site section below, the topography of the land, the presence of a brick wall along

the southern boundary and the design of the extension means that only the ground floor will be visible from the first floor of these apartments. Given the many constraints facing the development this is considered to be an appropriate response.



Beyond the wall, most properties enjoy amenity space providing a total separation distance of 12-13 metres between the southern elevation of the extension and the outriggers/ extensions to these properties. This is considered an acceptable distance between residential and non-residential uses (non-habitable rooms)

Cook St (Industrial Units)

The industrial units situated along Cook St which front onto the development has very limited overlook from the first-floor offices, given these windows are of small nature and limited inward view from the apartments, it is considered that there will be no impact upon the existing properties fronting Cook St in respect of visual privacy, overshadowing nor sunlight daylight.