

LS Tutoring is a tuition business which will be located and trade from the **middle (first floor)** office at 18 Bolton Street, Bury. This was previously erroneously referred to as the second floor by the last tenants as their postal address but is in fact the first floor which is the middle of three. The hours of operation will be 4pm-8pm, weekdays only, and there would be a maximum of 9 pax on site at any one time, therefore not unduly increasing the local footfall. Most of the students will walk in from schools in the immediate area and parents dropping their children will be able to use the existing short and long stay car parks as well as using the local amenities whilst their children have lessons in the centre thus contributing to the local economy. The planning permission request reflects the need for the first-floor office (middle of the three floors) to be changed in usage class from E (Office use) to F1 (Education)

Attached to this document is a document from CA & D Architects which include the following appendices:

- 1:100/1:200 existing site plan (Appendix 1)
- 1:50/1:100 existing first floor plans (Appendix 2)
- 1:50/1:100 existing ground floor plans to demarcate the ground floor office (MPs Office), stairwell and route to the first floor and second floor. Also included are the floor plans for the second-floor office (Two Souls Tattoo Parlour) (Appendix 1 & Appendix 3)
- 1:50 /1:100 existing front, side, and rear elevations (Appendix 4, 5 & 6)
- Proposed Ground Floor Plan with no proposed changes (Appendix 7)
- Proposed First Floor Plan with no proposed changes to layout – proposed change of use to class F1 (Appendix 8)
- Proposed Second Floor Plan with no proposed changes (Appendix 9)
- Proposed Front Elevation with no proposed changes (Appendix 10)
- Proposed Side Elevation with no proposed changes (Appendix 11)
- Proposed Rear Elevation with no proposed changes (Appendix 12)
- Location and Block Plan (Appendix 13)

The above have been requested in order to supplement the initial planning request for a change of usage from Class E (office use) to F1 (Education) for the first-floor office, the middle of the three floors.

### **Conservation Area Appraisal/Statement of Impact (Heritage Statement)**

18 Bolton Street, Bury is a 20<sup>th</sup> Century Building situated in the Bury Town Centre Conservation Area as classified by Historic England. The proposed changes are for change of use from business class E to Education Class F1 for one floor of the building. As such there will be no external or internal changes to the structure of the building.

The change of usage class applies to one existing floor situated in the three floor building, with the other two floors remaining unaffected. There will be no or minimal impact on the Heritage

site itself. Footfall and traffic will not increase from previous amounts and vehicle access will not be altered in anyway, therefore there will be minimal, if any, impact whatsoever on the Historical Site/Conservation Area.

As far as is possible, the business will be paperless and will aim to make minimal increase in waste contributions. As part of the service charge included in the lease, commercial waste management is provided for as part of the tenancy agreement by the landlord. As such, there will be no additional need for any further bins or collections other than those currently in place on site, which are based at the back of the building and marked on the site plan. Therefore, the impact on the conservation area, further to what is already in place, is negligible.

With regards to signage, it is our intention to replace the signage at the front of the building which is currently in place with a like for like sign so there will be no additional changes and, as such, minimal impact on the conservation area.

### **Carbon & Energy (JP-S2)**

This proposal outlines strategies to minimise energy demand and maximise energy efficiency for the proposed Tuition Business in 18 Bolton Street, Bury, including consultation and agreement with the current landlord.

The Centre will only operate between the hours of 3pm and 8pm, for four weekdays (Monday, Tuesday, Thursday and Friday) and we will aim to implement the following to reduce energy consumption during operational hours:

1. LED lighting – replace traditional lighting with energy efficient LED fixtures that consume less power and have a longer life span.
2. Daylight harvesting – use and maximise natural light, reducing the need for artificial lighting during operation hours.
3. Ensure all equipment and lighting is turned off at the end of each working day.
4. Conduct regular maintenance of equipment and facilities
5. Educate staff and clients about energy saving practises that are used on site and the importance of minimising energy use.

### **Digital Connectivity (JP-C2)**

We have already researched full fibre broadband options with a number of providers and will ensure that the chosen final option complies with the digital connectivity requirements of full fibre connections. From the quotes obtained, this does not appear to be a problem as the providers have confirmed that the current connectivity of the existing network supports the full fibre option as required by JP-C2. Numerous providers were able to quote for full fibre broadband technology, which would fully support our needs as a tuition business and provide the required business quality broadband for future companies if and when the lease changes hands.