

PLACES FOR EVERYONE STATEMENT

TO ACCOMPANY
APPLICATION FOR PLANNING PERMISSION

FOR
NEW STAFF FACILITIES

AT
THE ART PICTURE HOUSE
36 HAYMARKET STREET
BURY
BL9 0AY

Document Revision

REVISION	DESCRIPTION	DATE	BY
-	FIRST ISSUE	29.04.2024	CG

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1.0 Introduction

1.1 Purpose and Format

This Places for Everyone Statement has been prepared on behalf of JD Wetherspoon PLC in support of the application for planning permission at: The Art Picture House, Bury. The statement evaluates the proposal against the relevant sections of the Places for Everyone Joint Development Plan.

It provides a description of the proposals and explains the principals and concepts that have informed the design development.

2.0 Proposal Overview

2.1 Location

Bury is a large town around 8 miles north-west of Manchester, and is the centre of the Metropolitan Borough of Bury. It is famous for its open-air market, which has a history stretching back to King Henry VI, and Bury black pudding. During the industrial revolution, the town produced textiles, though this industry no longer exists in the town. Bury was also the birthplace of Sir Robert Peel, Prime Minister of the United Kingdom 1834-1835 and 1841-1846. It is serviced by the Manchester Metrolink system, the M66 motorway, and the A58 and A56 roads.

2.2 Building History

The building itself was originally built in 1922 and was designed by Albert Winstanley. The building replaced a former Baptist church which had been converted into a theatre/cinema at this location. It continued as a theatre and cinema until 1964, when it became a theatre only. Sometime after this, the site became a Bingo Hall and then a Chicago Rock restaurant, and in 2010 JD Wetherspoon PLC took the site over and converted it into a Public House.

Internally, many of the original features of the theatre/cinema remain – the main customer area retains the original proscenium, along with intricate neo-baroque mouldings around the balcony front, on the ceiling and on the cornice.



The Art Picture House from Haymarket Street/Bury Interchange.

2.3 Amount

This proposal aims to provide staff members with appropriate rest, changing and toilet facilities which are separate to those available to customers. The proposed work to achieve this includes:

- a) The formation of four cubicles (two WC and two changing) in an undeveloped space on the first floor. The (non-original) lobby to the stairwell will be demolished. A new stud wall will be erected in front of the original wall to form the back of the cubicles, along with another parallel stud wall and three dividing stud walls. The back stud wall protects the decorative plasterwork on the original wall.
- b) The refurbishment of the existing staff room. The existing sink will be removed and replaced, no original walls will be impacted, and no new walls will be erected.
- c) An additional condenser will be required, which will be positioned on the rear elevation, facing Back Knowsley Street alongside the existing units. This is not the principal façade of the building, and as part of a larger existing array, it will not have a detrimental impact on the façade.



The back of The Art Picture House, from the corner of Moss Street and Back Knowsley Street.



The undeveloped space which will become the staff WC and changing area.

3.0 Carbon and Energy

3.1 JP-S2 Section 5a

A/C units allow a singular space to be heated, meaning no energy is wasted heating the other uninhabited, undeveloped areas of the pub whilst allowing the staff to be comfortable in their new staff room. Due to the listed nature of the building, the only ways to heat the concerned area without damaging the historic fabric are through electric heaters or air conditioning. Installing an A/C unit (and the associated condenser) is the more energy efficient option, so this is what has been chosen for the staff room. This meets the first two aims of the energy hierarchy set out in the policy.

The policy states that “From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund.”. As the project will be completed in 2024, this clause does not apply to this project.

The project will get building regulations sign-off, ensuring that the works will be compliant with Part L, Volume 2.

4.0 Net Enhancement of Biodiversity and Geodiversity

4.1 JP-G8

The Art Picture House is not within a site of biological importance, a special protection area, a special area of conservation, or a nature improvement area. There is no existing habitat on site, which has been occupied by this building for over 100 years.

The proposal involves no increase in footprint, only the conversion of currently undeveloped internal areas and the installation of a wall-mounted condenser. Therefore, it will have no impact on any local habitat or soils, avoiding any harm to biodiversity.

4.2 Biodiversity Net Gain Statutory Framework

This proposal is exempt from the mandatory BNG requirements, as it is below the threshold (impacting less than 25 square meters of on-site habitat and 5 meters of on-site linear habitat, none of it high priority).

5.0 Digital Connectivity

5.1 JP-C2 Section 2

The Art Picture House is currently on DSL. There is a plan to move the venue to the new fibre network within the next 12 months, as part of a nationwide rollout across all J D Wetherspoon pubs.

5.2 JP-C2 Section 3

Free, secure, high speed wi-fi connections are present in all J D Wetherspoon pubs, including The Art Picture House, available to all customers.

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