

395-399 Bury New Road, Planning Report

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Historic Fabric, Design and Access Report

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1. Introduction

This report is provided in support of an planning application for change of use of the second floor of 395-399 Bury New Road from office to a residential flat and the installation of a free-standing retractable canopy for the external seating area to the rear of the properties. It also covers conservation area consent for the replacement of existing windows. The report incorporates Design, Access and Historic Fabric elements. The proposed works are detailed in the planning application.

2. Site Description

Numbers 395-399 form part of an existing terrace situated at the junction of Bury New Road and Church Lane, Prestwich. The terrace comprises 12 properties, with 7 properties having street frontage on Bury New Road, whilst the remaining properties are located on Church Lane. Properties on Bury New Road are generally in commercial use, with some flats above with the properties fronting Church Lane in residential use. It is thought that the upper floors were originally used as living accommodation related to the business uses below.

At present the second floor of 395-399 Bury New Road is unused and in a dilapidated condition, having been vacant for many years. Although considerable work has been done to the fabric of the building, a significant amount of repair work remains to the second floor. The use of the second floor as an apartment for the owner of the commercial premises below will make these essential repairs economically viable.

To the rear of the site is a small enclosed space which is currently used as an external seating space for Cuckoo cafe / restaurant.

3. Statement of Need

The applicant and proprietor of the successful Cuckoo Bar in Prestwich has, as a result of coronavirus and the resultant restrictions on customer capacity and public health advice, has had to explore methods to fully utilise the external area of the cafe and restaurant. At present the use of the external seating area to the rear of the property is restricted by weather conditions. The installation of a retractable temporary free-standing canopy will mean the external area can be used during inclement weather and will ensure a viable financial future for this much loved independent local restaurant.

4. Design & Description of Works

The proposed works are to install a free standing retractable canopy in the external area to the rear of the property and traditional style retractable awnings to the street frontage in

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order to facilitate social distancing measures and the use of the external space throughout the year.

Rotten single glazed windows to the front elevation and rear are to be replaced with double or triple glazed Upvc sash windows to match the existing in appearance. A new crittal style window is to be installed to the rear elevation at second floor level.

The second floor structural elements will be repaired and new conservation style roof lights will be installed to the rear roof elevation. The existing structural sub-division or layout will be retained.

5. Access

Access to the second floor flat is via the existing street entrance adjacent to 399 Bury New Road.

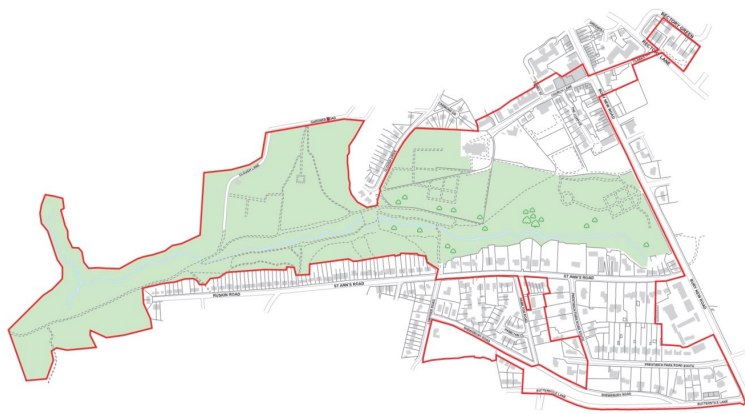
Although the site's constraints and location does not allow for a designated parking space to be provided, Prestwich Village is well served by public transport, public transport and on street parking. The applicants consider the proposal will not have a material impact on parking availability in the town centre in general nor the adjoining streets.

Refuse would be stored in, and removed from the existing internal ground floor passage.

6. Heritage and Planning Context

The use of the second floor as a residential flat would not only be consistent with the original organisation and use of the buildings but is also aligned with The Council's Planning Strategy and the vision of Prestwich as 'a sustainable village'. Amongst the "Love Prestwich Village Strategy", key aims is:-

To diversify the town centre by promoting opportunities for living and working by encouraging the introduction of higher density residential uses and office space in the more central areas.



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The site sits within St. Mary's Prestwich Conservation Area. The Council's Appraisal and Management Plan was approved in 2009. This included a series of policies to protect the conservation area's character.

Of relevance to this proposal are the following policies:-

Policy 3 (inappropriate shop/office frontages, shutters and signs) The planning application proposes the installation of a traditional style awning canopy to the front street frontage consistent with the high quality of materials and design utilised by Cuckoo.

Policy 4 (the intention to take a consistent line to achieve improvements more in keeping with the area's traditional character). The traditional style canopy to the street frontage will not only enhance the street vitality but is consistent with the heritage shop front of Cuckoo. Replacement windows and new rooflights are to be sash windows and conservation style roof lights which will facilitate the external repair and restoration works, enhancing the appearance and ensuring the future use of the buildings.

Policy 9 (the overlap of the conservation area management plan's proposals and the regeneration plan proposals and the regeneration for the town centre) The proposed change of use and refurbishment of the Bury New road premises is consistent with both the conservation area and the town centre planning policies.

7. Conclusions

During the coronavirus pandemic Cuckoo has shown itself to be not only a valued neighbourhood restaurant but also a vital community hub and asset. The proposals not only secure the full restoration and reuse of this visually important building but also provide a viable operational and financial strategy for Cuckoo and the business owner to continue to support the local community, and the investment and regeneration in Prestwich Village.