
DESIGN STATEMENT (FINAL)

JOB / FILE REF.
DATE

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SUBJECT

**Design Statement for Change of Use Application and External Alterations
Former Capita Call Centre, Dumers Lane, Bury BL9 9QL**

Introduction

This Design Statement has been prepared by RGP Architects on behalf of Dumers Lane Ltd/co Dwyer Asset Management Ltd to support a change of use application including alterations to the appearance of the building and associated external works, at the former Capita Call Centre, Dumers Lane Bury.

The premises were originally built as a Distribution Centre, developed by Ron Wood Developments Ltd for Birthdays Greeting Cards Ltd and completed in May 1999. Prior to completion of the new build, planning permission was granted for a change of use to B1 Use Class (ref 99/35273) in April 1999 to adapt the premises to become a Call Centre. Other works included the construction of a two-storey car park (ref 99/35284), erection of five free standing plant room buildings (ref 99/35579) and later introduced large-glazed windows to north and south elevations (ref 07/47739).

The implementation of these subsequent planning decision notices to the Distribution Centre development, completed the alterations to adapt the premises to become a call centre. The centre has been vacant since summer 2021.

A Prior Notice of Demolition Application [ref no 68468] has been submitted to Bury MBC (to demolish and dismantle the two-storey car park structure, four of the five external plant buildings and an internal spine mezzanine floor inside the call centre hall). In anticipation of the existing building being re-purposed to become a distribution centre with retained offices, as originally designed for this purpose.

Use

The application comprises a change of use to a flexible B2 and B8 use with ancillary Class E office space. This involves alterations to the appearance of the building together with associated external works to provide a secure service yard with car parking.

The former Call Centre Hall will revert to a distribution warehouse with the existing three storey offices retained, following a targeted strip out of the premises eg staff canteen restaurant, external recessed fire escape landings and steps.

Amount

The existing call centre hall is 5,500 sq m with 1,774 sq m of office accommodation over three levels (refer to application drawings). The existing offices, on the east elevation, will remain unaltered by the proposed adaptation works.

Layout

Since the original intended use of the building was for a distribution centre with associated offices, the proposed adaptation works to the warehouse involves re-introducing the principle of loading docks (4 number) and delivery doors (2 number) to the north elevation.

Post demolition works of the two-storey car park and four external plant buildings, releases land opposite the north elevation to re-create a secure service yard for heavy goods vehicles and surface car park. Vehicle movements (cars and HGVs) through the yard will be managed by a one-way system, re-introducing an in-only vehicle cross-over off the estate road to the western end of the

yard. To the eastern end of the yard, the existing site access will be re-positioned further north along the estate road with an exit only.

The dock levellers are positioned to the western end of the service yard.

The fifth plant building (Energy Centre) houses HV/LV substation, standby generator and electrical switch gear adjacent the west elevation and will continue to provide electricity services to the premises.

An existing barrier controlled 21 bay car park opposite the offices together with a 24 bay car park arrangement on the opposite side of the estate road to the east will be retained.

The proposed service yard, bounded by the estate road and perimeter landscaping, together with additional parking will be secured with a palisade fence.

A covered staff cycle shelter will be provided within the secure compound for staff and cycle hoops for visitors within the existing car park to the offices.

Staff changing room with shower facility will be provided at ground floor.

Access (Staff and Deliveries/despatch)

Staff access will be via the existing perimeter pedestrian walkway to the staff car park opposite the offices.

A walkway route will be defined for staff parking spaces within the secure yard to the existing side entrance of the offices.

Warehouse deliveries and despatch will be through the dedicated service yard with a west in-only and an east out-only access points on the estate road. The existing site access will be stopped up as part of the reconfiguration of the external areas.

Scale

The mass of the main building will not change by these proposals.

Appearance

Following the removal of the four plant buildings, the north elevation will be adapted to accommodate four loading docks, two delivery doors and fire exit/personnel doors. The siting of the delivery/dispatch doors are replacing the large, glazed window openings, including making good the external recessed fire exit doors, landings and steps removed as part of the demolition works.

Apertures revealed from the plant buildings being removed will be made good in materials to match existing i.e. low level facing brickwork and vertical profiled metal cladding above the brickwork.

The redundant large glazed windows on the south elevation will be overclad in vertical profiled metal cladding including infilling the redundant external recessed fire escape doors and landings. All materials to match existing as the north elevation. The existing cladding will be decorated in a combination of goosewing grey and charcoal grey. All existing aluminium frames [windows, entrance curtain walling] will be decorated charcoal grey including trims and cappings to existing wall claddings.

New fire exit doors will be installed in compliance with Part B Approved Document (Building Regulations).

Along the estate road to the proposed service yard and residual land, a 2.4m high galvanised, triple spiked palisade fence is proposed set behind the existing landscaped strip.

The existing car park lighting to the two-storey car park and adjacent surface car will be replaced with a new service yard lighting scheme.

The staff car park lighting, fixed to the west elevation parapet will be retained as existing together with the perimeter column mounted light fittings overlooking the service yard.

Landscaping

The perimeter strip of soft landscaping alongside the estate road will be retained and where disturbed by forming the new in-only access and re-positioned out-only access the soft landscaping will be made good, including replacement tree planting.

No further landscaping works are proposed as part of the application.