

395-399 Bury New Road, Planning Report

395-399 Bury New Road, Prestwich



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 3 properties; 2 located on Bury New Road (nos. 395-397) with a third, adjoining property forming the corner of the junction of Church Lane. (No. 1 Church Lane). The internal sub-division of the ground floor retail units may have originally been different. The terrace sits within St. Mary's conservation area and the properties identified as part of the Commercial Gateway in conservation area documentation assessment of Architecture and Environment (section 5).

2.1 Conservation Area Context & Heritage Evaluation

St. Mary's conservation area is located to the south boundary of Prestwich Village and primarily located around and to the south of Church Lane. The urban fabric is largely low rise with a large proportion of late 19th century and early 20th century housing. The Grade I listed St. Mary's church lies at the heart of the conservation area and all of the conservation area's listed structures are located either within the church precincts or it's immediate environs. The church was significantly rebuild and remodelled during the late 19th century although architectural evidence of a 14th century church exists, with the church being founded in 1231. The large churchyard contains 17th, 18th & 18th century gravestones, tombs and monuments. Church Lane retains a 17th century coaching inn next to the church and a number of brick 18th and 19th century dwellings. The two storey terrace abutting the planning application block date from this period and are in the late Georgian style.

No's 395-399 and including No. 1 Church lane form three storey a curved block on Bury New Road and Church Lane and originally housed a bank and a hansom cab office.

The building on the opposite corner of Church Lane and Bury New Road, is a late Georgian block now in use as a bar.

Clauses 189 of the National Planning Policy Framework require an assessment of the significance of the conservation area. The conservation area contains a number of areas of

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listing architectural from united by St. Mary's Park, incorporating Church Lane in the north and extending to the edge of Butterstile Lane. St. Mary's Church and its environs for the core of the heritage assets.

The change of use of the second floor of 395-399 Bury New Road, will result in the refurbishment of the derelict upper floors of the building and the installation of new sliding sash windows re-instating the original character and returning the neglected parts of the building to use. Within this context the proposed change of use application will enhance the conservation area.

2.2 Heritage Asset Evaluation

The conservation area documents identifies the the terrace and the the adjoining building on Bury New Road as primarily late 19th and early 20th century, (Victorian and Edwardian). These buildings are not listed and the conservation documents describes their character as, *'Jumble of roofs, ridge lines, elevations and shop fronts. Much altered but important in scale and grouping to Bury New Road.'*

The properties which form the block on Bury New Road are in commercial use at ground floor, with some residential use over the upper floors. The use of the upper floors may originally have been 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 structural work has been done to the fabric of the building, a significant amount of repair work remains to be completed 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.

The main structural floor joist run parallel to the facade, resulting in inadequate structural bonding of the facade to the main body of the building, leading to the front brick elevation to progressively move away from the building. This is evident in the extent of the 'bulging' to the brickwork. There have been a number of historic attempt to rectify this problem, most recently through the installation of steel props and horizontal ties at floor and ceiling level to the first floor. This work is to be continued at second floor level.

All internal finished and service have at some time been removed From the upper floor exposing the brick fabric. The existing (replacement) timber top hung casement windows are rotten and require complete replacement. The internal gable dividing wall are in a dilapidated state and show considerable evidence of structural 'bowing' and require require re-building to ensure the structural safety of the building. An area of the second floor to the rear of the property is affected by dry rot and the timber joists and floor finish require replacement.

Internally and externally the brickwork will require the installation of structural ties to ensure sufficient bonding between the front and rear elevations, and the laterally dividing cross-walls.

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

Clauses 190 of the National Planning Policy Framework requires an assessment of the significance of the effect of a development on heritage assets, including affecting the setting of a heritage asset.

The refurbishment of the upper floors will make a considerable contribution to safeguarding the heritage and character of the the building, currently in a derelict state on the upper floors and will allow for work to ensure the structural safety and therefore continued use of the building. A refurbished building will therefore vastly improve the appearance and vitality of the corner block and the conservation area.

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

Rotten double glazed top hung casements 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. The existing setback from the front face of the brickwork is to me maintained 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.

The design philosophy internally is a repair strategy with minimum intervention: Internal finishes will be to retain much of the current exposed brickwork, with surface mounted services.

5. Access

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

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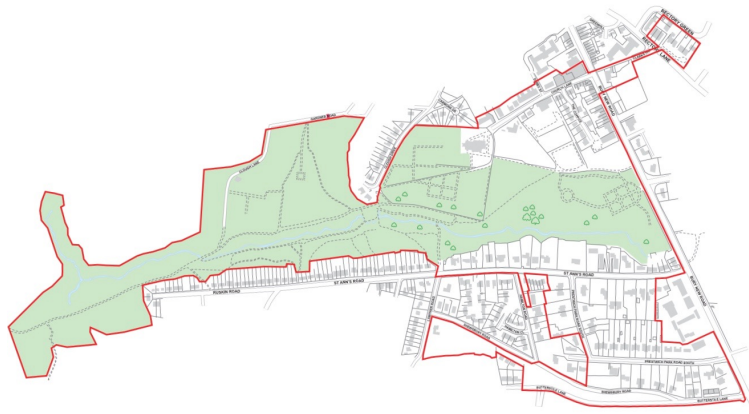
Although the site's constraints and location does not allow for a designated parking space to be provided, Prestwich Village is well served by public transport, public transport and on street parking. The applicants consider the proposal will not have a material impact on parking availability in the 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.



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.

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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.