

PICK EVERARD

Design and Access Statement
Replacement of existing chimney flues
at Castle Lesiure Centre, Bolton
Street, Bury, BL9 0EZ
For
Bury Metropolitan Borough Council



Issue Number 01
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Document History

Issue	Date	Comment	Author	Chk'd
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1.0 Introduction

We are acting on behalf of Bury Council and have been instructed to obtain Planning Consent for the erection of 2 new flues associated with boiler replacements at the subject property.

The subject property is known as Castle Leisure Centre and is located on Bolton Street in the centre of Bury. The location of the Application Site can be seen on the satellite image within the photograph document in Section 8.

2.0 Use

The building is currently used as a wet and dry leisure centre including gym, swimming pools and fitness centre together with supporting ancillary uses.

The existing building is circa 50 years old with the existing flues understood to be approximately 25 years old. The use of the building will remain the same as a consequence of this application.

3.0 Amount of Development, Layout and Scale

The replacement of the boiler flues has been brought about by the failure of the existing plant that has been replaced with new modern and efficient heating systems. This new heating equipment requires a new flue system that discharges safely into the atmosphere without causing undue effect on any adjacent areas, uses or users.

There are 2 new boilers and therefore 2 flues are required. Each flue is 400mm diameter and is minimal in length to ensure efficiency of the equipment, energy use and to also reduce the visual impact of the new equipment. The existing flue diameter matches the existing flues.

A balance of these factors has helped to inform and decide the location of the flue to the location shown on the application drawings.

The height of the flues are determined by the efficiency and regulations for the discipation of the gasses from the flue and is required to extend 1 metre above the roof edge.

There is no increase or decrease in the floor area of the property.

4.0 Appearance

No material changes are proposed to the fabric of the existing building.

The appearance of the flue will be polished stainless steel which is consistent with the existing flue materials. It is also considered that this treatment will create the minimal impact on visibility of the flue by nature that the reflective surface will contribute better and compliment with the skyline and maintain a more neutral appearance for a longer time period. A paint coloured flue has been discounted because these can discolour and require maintenance upkeep on their appearance.

Small cantilever gallows brackets will be used to support the flues at three vertical position and these brackets are manufactured from galvanised steel in a neutral silver finish.



5.0 Access

No changes are proposed to the access into the existing building as a consequence of the works.

6.0 Landscaping

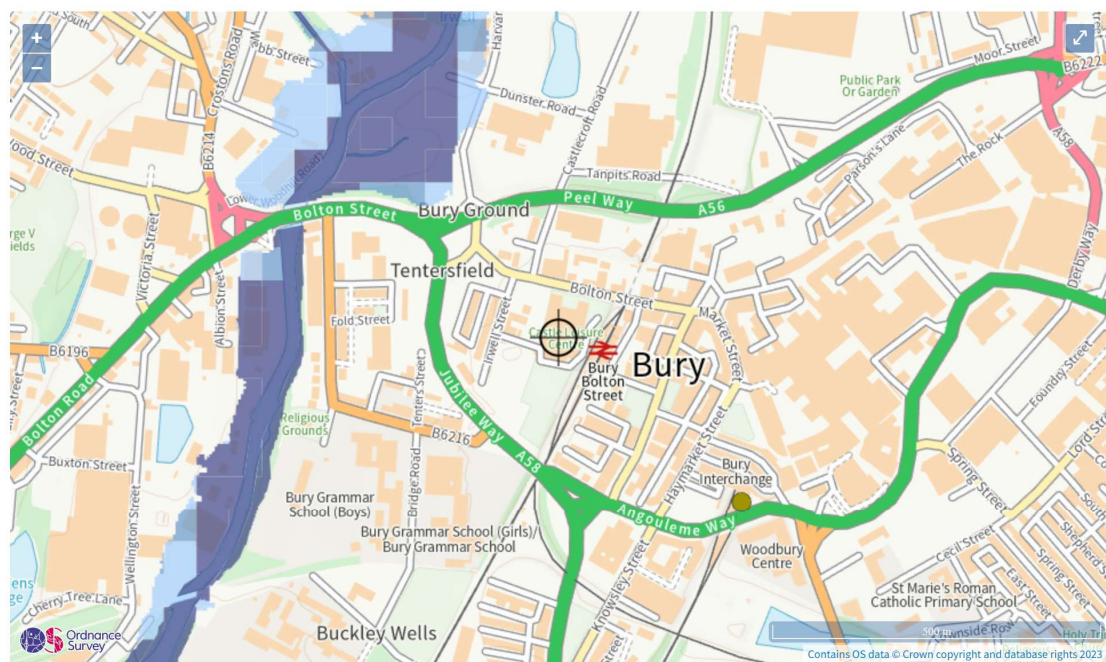
Landscaping changes are not proposed as part of this Application.

7.0 Conservation Area

According to the designated Conservation Area maps published on the Bury Council website, the building is not within a Conservation Area.

8.0 Flood Map

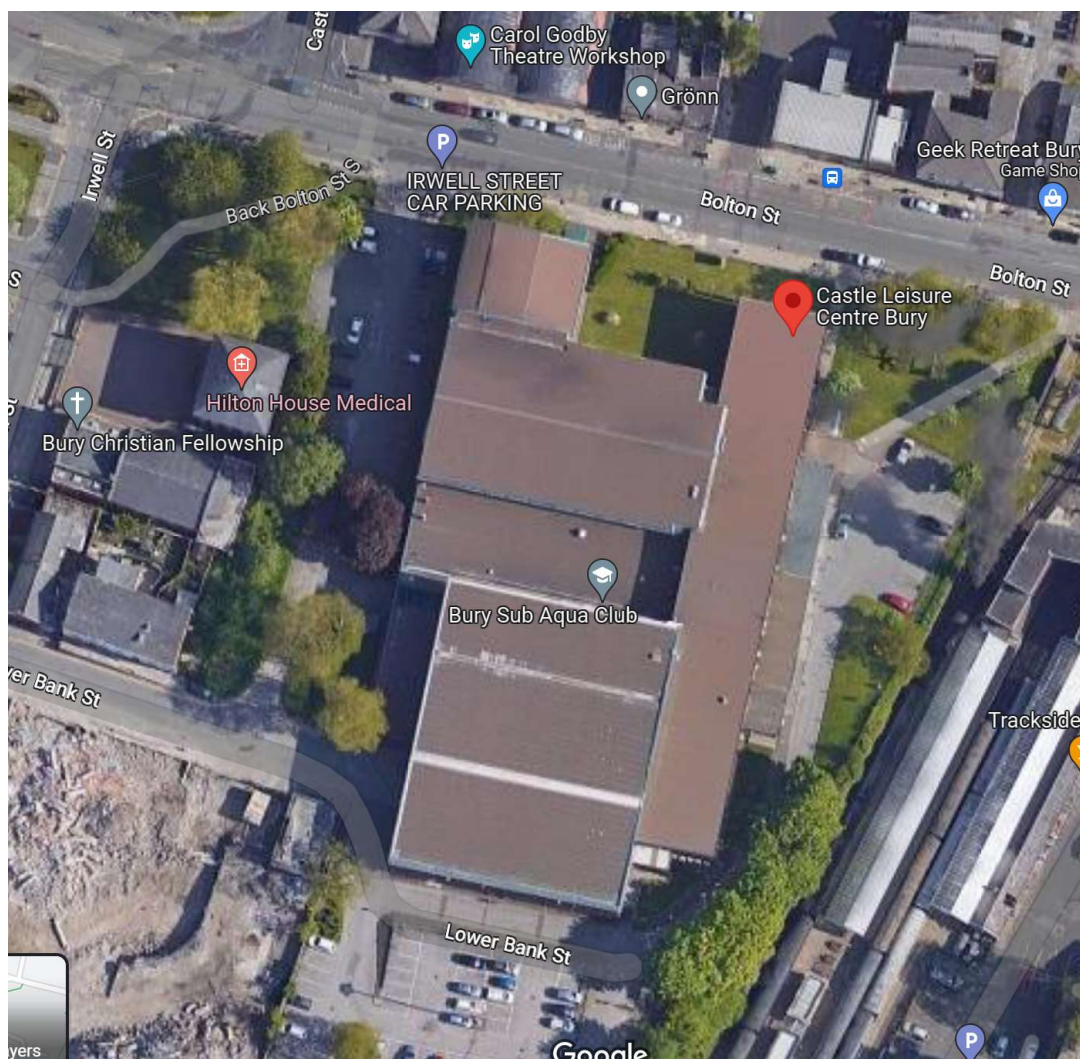
According to the Environment Agency Flood Map, the Application site is within flood zone 1, an area of low probability of flooding. As the application site is less than 1 hectare, a flood risk assessment is not required as part of this application.



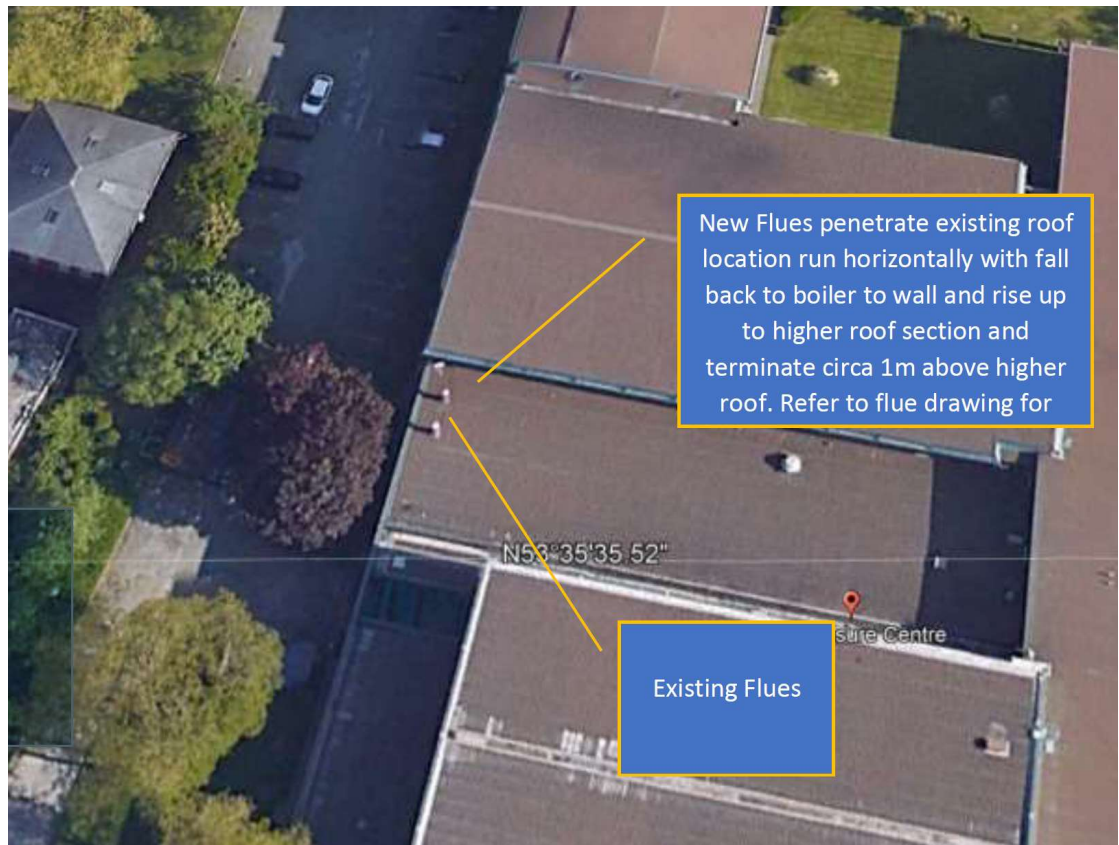
Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

9.0 Photographs



Aerial image showing Building in relation to the surround area



Aerial image showing location of both existing and new flues



Photograph showing location of both existing and new flues