

DESIGN AND ACCESS STATEMENT

RESIDENTIAL CONVERSION OF PREMISES AT 5-9 THE ROCK, BURY, BL9 0GE

APPLICATION FOR VARIATION OF CONDITION 5



MARCH 2026

APPROVAL REFERENCE: 67503

CONDITION 5

The external finishing materials for the proposal hereby approved shall match those of the existing building.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

INTRODUCTION

This application seeks approval to vary condition 5 and specifically the application of the condition related to materials for the windows.

PLANNING CONTEXT

Planning approval was granted for the residential conversion under application reference 67503 on 30 March 2022. Works started on site in January 2025 and has been progressing inside the building. The contract works have now accelerated to a completion in December 2026. The works to date have been internal but works to repair external features are due to commence this spring and the windows are one of those elements of works.

THE EXISTING PLANNING APPROVAL

When the existing planning approval is reviewed it contains conflicting information. The approved design and access statement and heritage statement discuss the existing windows being replaced with uPVC framed double glazed units. The planning approval notice includes the condition detailed above which states that all materials used externally are to match existing. Clearly nobody is proposing changing the external walling or roofing materials. However, it is proposed that the current single glazed timber windows are replaced with uPVC framed units as detailed in the approved submission documents.

WHY IS THE WORKS CONSIDERED NECESSARY

It is proposed that the existing windows are replaced with new to provide high quality residential accommodation of a standard that will comply with both building regulations and resident aspirations. The existing building has single glazed timber framed windows which do not comply with current standards. It is proposed to replace these with thin frame, heritage uPVC frames. These new windows would provide a draft free environment

to improve residents comfort levels whilst meeting building regulation thermal performance standards to reduce heat loss and energy used.

The site is located within the Town Centre with the street outside carrying typical levels of vehicle noise and pedestrian sounds. The new uPVC frames will significantly reduce sound transmission through the windows to improve internal conditions for residents. The nature of the town centre site is that they also have a medium density air pollution environment, and the application of modern uPVC window frames significantly improves the internal environment of the dwellings to the benefit of residents due to the air tightness levels provided by the frames.

STREETSCAPE & HERITAGE CONTEXT

The site sits within the Bury Town Centre Conservation area, and the building is not listed. The Rock follows a traditional street pattern although none of the earliest Pre Victorian Building have survived. The streetscape comprises a series of buildings of varied ages from Victorian to relatively modern structures. The streetscape is interesting, varied but of average architectural character.





Many of the buildings in the street have uPVC or aluminium windows. An example can be seen in the photo above which is adjacent to the site. The image demonstrated the use of a thin frame, uPVC window which does not look out of place in the area. This is a better example than some of the other buildings nearby which use a more domestic, thicker uPVC sections.

uPVC windows are common in the area as can be seen on the photo of the opposite side of the street to the site below.



The heritage statement and design and access statement proposed the use of uPVC heritage windows. Only in the approval notice is there any mention of all materials to match existing. We believe that the use of heritage uPVC window frames in uPVC would not negatively impact the character of the conservation area.

CONCLUSION

The proposed use of double-glazed units in Heritage uPVC, thin frames would provide significant improvements in the quality of the internal environment for future residents, over the planning approval condition that requires the use of single glazed, timber framed units. We have detailed above how the advantages of this approach would benefit the lives of residents whilst not having a negative impact on the streetscape or character of the conservation area.

We confirm that the windows design and form would remain as the approved drawings. We would also confirm that all other materials on the outside of the building would remain the same as existing and it is purely the wording of the condition in relation to the windows that we are seeking to alter.