



Proposed Conversion of Building on Land Adjacent to 9 Taylors Lane, Bury BL2 6QS

PLANNING AND DESIGN AND ACCESS STATEMENT -PART 2

July 2022

CONTENTS

1. Introduction
2. Proposal
3. Conclusion

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Neil Pike Architects (NPA) for and on behalf of the applicant.
- 1.2 The document has been prepared to provide additional information to demonstrate that the existing building is capable of being converted without major alterations or building work.

2. PROPOSAL

2.1 The existing building has been constructed via two different methods which involved the use of different materials.

2.2 As can be seen from the proposed plans, the existing building is to be split into two different uses. The southern half of the building is to be converted into a dwelling and the northern half is to be converted into stables and a garage to serve the proposed dwelling.

2.3 The southern section of the building, that is to be converted into a dwelling, is currently constructed of predominantly block walls that are timber clad, a corrugated metal sheet roof supported on timber purlins and trusses, which in turn are supported on a series of timber and steel columns.

2.5 The columns and external block walls all sit on an existing concrete slab, which is strong enough to support these structures.

2.6 The existing structure of the building is to remain in-situ. An inner leaf will be formed to the existing walls and roof through the installation of self insulated panels.

2.7 There may be some improvement works required to the existing block walls, which will be undertaken where necessary.

2.8 The existing concrete slab will remain in-situ, but may need small elements of repair work which will be undertaken accordingly. The slab will be covered with a screed and the required levels of insulation to ensure compliance with Building Regulations.

2.8 The external corrugated steel sheeting that forms the outer skin of the building will be left in-situ and will only be affected where the installation of the sky lights are to occur.

2.9 We have also included some sections of the building showing how the internal space is to be utilised. As can be seen from these sections, there is more than sufficient space for the layout as proposed.

2.10 The section of the building which is to be utilised as stables will be upgraded where necessary to ensure the property is wind and water tight and the horses occupying the space are comfortable.

3. CONCLUSION

3.1 The alterations required to this building fall well within the parameters of an acceptable conversion under current planning policy. SPD 9 refers to the suitability of buildings to be converted in the green belt It states as follows:

- Overall, the suitability of buildings for conversion and re-use will only be considered acceptable where: the existing building should be of substantial construction and structurally sound; the proposals would not have a materially greater impact on the openness of the Green Belt; and the building is suitable for the proposed use, including associated use of surrounding land. the building has been inspected for the presence of protected species, and if present, the appropriate action to protect the species taken

It has been demonstrated that the building complies with the above criteria and can be converted without major re-building works or having to be reconstructed. The building works required are predominantly to the interior of the building through the formation of an internal leaf to allow for sufficient insulation and ventilation.

3.2 The external skin of the structure is to remain with the odd area of improvement as required.

3.3 The building works required to this building in order for it to be converted into a dwelling are relatively minor when compared to previously approved applications. The building is sufficiently large enough to serve as a dwelling and will have no impact on the green belt location.

3.4 Paragraph 150 part (d) of the NPPF also refers to the forms of development that are appropriate in the Green Belt, which states:

- The re-use of buildings provided that the buildings are of permanent and substantial construction.

The building is definitively of permanent and substantial construction and conforms to this policy accordingly. The building will have no greater impact on the openness of the green belt as the building envelope is remaining the same.