



Design and Access Statement

February 2022

1 The Rock, Bury, BL9 0JP

Design and Access Statement

Proposed Flat in Basement Level (Class C3) ; Introduction of a Mezzanine Level on the Third Floor Creating an Additional Flat. Totalling 7 Self Contained Flats.

1.0 The Union Club

The Union Club was build around 1874 and is a listed building (grade II). It is on the National Heritage list as entry number 1318009. It was first listed on 26th March 1975 and the description on the National Hermitage list follows:

Dated 1874. Neo-medieval. Red brick with stone dressings and mock timbering with plastered infill (especially to top stages). Corner site. Irregular. Four storeys. Gable front of three bays and 5-bay left-hand return front. Windows generally have straight heads on ground floor, obtusely pointed heads (and ornamental sill-grilles) on first floor, pointed heads and drip moulds on second floor and multiple mullioned lights on top floor (together with small 4-light roundels). Central window on first floor is rectangular oriel, as are two windows on second and third floors of return front, which has elaborate carving over bi-partite entry, incorporating dated coat of arms, surmounted by roundel on first floor under gabled canopy of pierced bargeboards on corbels. Circular corner chimney rising from foliate capital on shaft running towards ground. Steep tiled roof.

1.1 Previous Planning

The building has a previous planning application that was submitted and approved in 2015: (Ref : 59428)

Change of use of 1st/2nd/3rd floors from commercial (Class A2) to 5 no. flats; Repairs and refurbishment of external elevations and windows. The plans for this proposal are shown below:



The previous application successfully identifies the use of the building as residential as opposed to leisure based on the very central location within the shopping and business area with a great deal going on. The need for residential in this location is overwhelming. The current building introduces a large 3 bedroom unit on the third floor. The applicant believes that a 3 bedroom family size unit is not suitable for this area as families require further needs such as family cars, gardens etc. All of which would be difficult to attain in this area as it is accepted that it can be busy and parking will be difficult to achieve.

1.2 Existing Condition of the Building

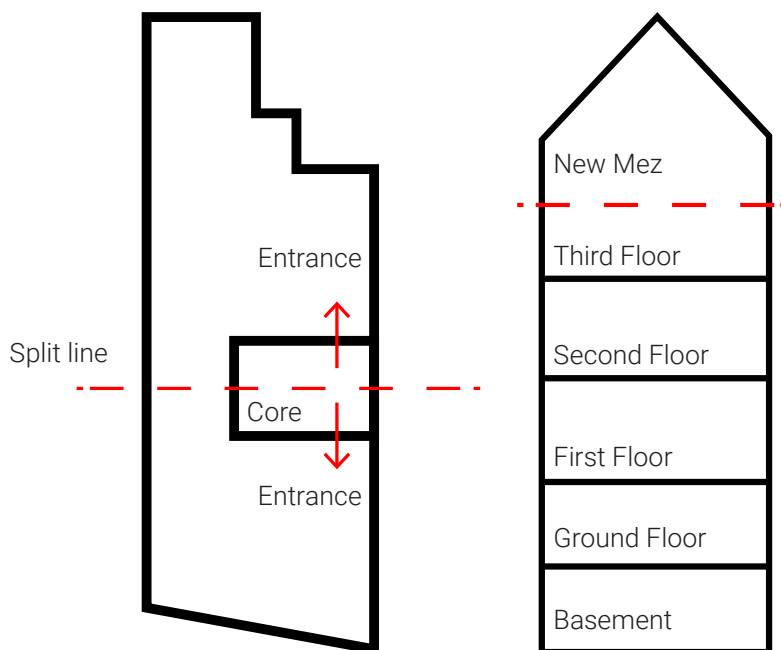
The building has no structural issues and the structure appears to be in good condition. There are some small repairs to the roof lead work and the replacement of a small number of slate and brick walling that will need replacing. The building has only been used for commercial purposes in the past however the approved planning from 2015 for a change of use to residential was implemented by the building owner and works have begun on site.

1.3 Introduction of a Mezzanine Level on the Third Floor and an Additional Flat

As mentioned previously, the current 3 bedroom family unit is not suited to the site as the large footprint suggests a large family to occupy it. The site is extremely close to the shopping, business area and bus/ metro. All of which are within a 5 minute walk of the site. This means that the residents would not require a car to complete their shopping / commutes. The applicant believes that the target audience are young workers or new families who are more likely to live in the town centre. The introduction of city centre living will help to revitalise the town centre, especially aiding local cafés, independent shops, bars and pubs. The location overlooks the Parish Church and the gardens surrounding this. There is a certain quietness and peaceful aura. It allows the creation of a unique living space where the architectural merits of the building, both the exterior and interior can be appreciated by its users.

The applicant believes that the best use of the third floor is to change the 3 bedroom large family room to create two, 2 flats, one 2 bedroom and a smaller 3 bedroom. This would cater to young works and new families to better suit the criteria of town centre living.

The building layout has a split access from the stair core that allows the building to be easily split into two sides. This aid in creating two flats as opposed to one. The floor to ceiling height can also be better utilised to introduce a mez level.



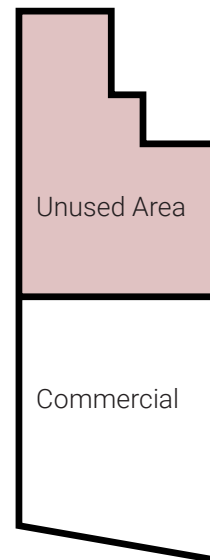
The diagram illustrates the key concept of the proposal.

1. The applicant seeks to use the existing split entrance from the core to create two self contained flats.
2. The proposal also seeks to introduce a new mezzanine level in order to create two duplex units. It is argued that a duplex flat is more suited on the top level due to the large windows and openings as well as allowing the best views of the town.

1.4 Change of Use of Basement Level from Commercial to Residential

The basement level was is currently an unpurposed space and it is struggling to be used for anything other than storage. The front half is allocated to commercial and is used by the ground floor shop. The rear half of the basement shown on the diagram is currently not used. It has an existing light well and two light wells that have previously been blocked off. The basement also has a private access towards the rear which could be used for residential purposes. This allows a separation from the Commercial uses.

Due the need of residential living within the city centre and the location, this space could be used to create a self contained flat.



Basement level plan

1.5 Building Changes

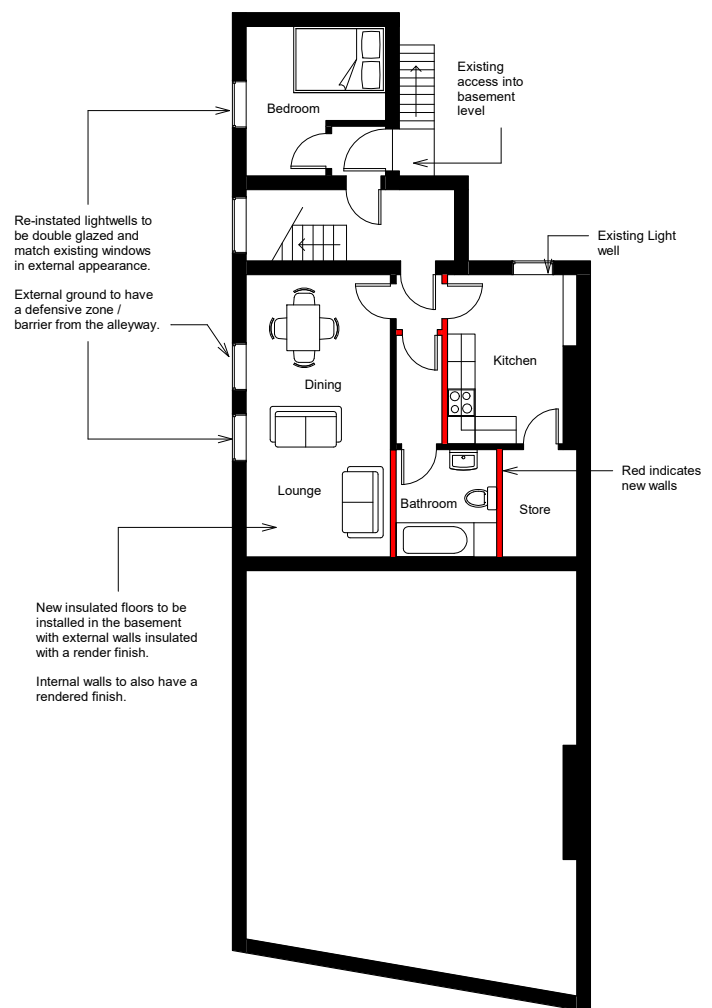
PREVIOUS PLANNING (2015)

As part of the approval in 2015, the building would undergo a number of changes to the rear windows which would be replaced by double glazing units in a timber frame. There is also a small amount of brickwork on the rear elevation that requires repair.

There are windows on the front and side façades that will require refurbishment, some windows do not open and close properly and in order to comply with building regulations, these windows must be refurbished so that at least one window in each upper floor room can have an opening window. Some of the window sills are rotten and will require replacement and some of the timbering will require refurbishment. Secondary glazing was also introduced on the interior face of the windows and set back as far as possible to avoid any deleterious effects on the outside view.

PROPOSED CHANGES

The proposal aims to make sure that all the external refurbishment work that was outlined in the 2015 planning submission was completed. The major external changes will be to reintroduce the basement level windows. It is apparent from the site visit that in the past, these windows were blocked up. We are proposing to reinstate them and match the existing windows along the west facade.



Proposed Basement Level

PROPOSED CHANGES CONTINUE

Approximately a third of the basement windows are above ground level, when reinstating these, minor excavation will be required in order to get maximum light into these. It is apparent that this could have been what the original building was like as the ground is already excavated. There are various ways to achieve a buffer zone from the pavement level. Below are examples of cast iron pavement lights which is commonly used for basement levels. These can be bespoke design to match the character of the existing building.



Existing basement windows that are to be reinstated.



Examples of Cast Iron pavement lights



Existing basement windows that are to be reinstated.

SKYLIGHTS

Other changes to the external will be the introduction of skylights for the mezzanine level. In the third floor ceiling there is a large patch that would have previously contained a skylight.

The proposal seeks to introduce new skylights to the roof level that match the character of the building. An example of this would be the Velux Conservation Roof lights shown in the image below.



Example of Velux Conservation window to match roof tiles.



The introduction of the roof skylights will have very little visual impact as it is located towards the rear of the site.

The two key views on the site are from street level and the view from the Parish Church gardens.

1) The view from the street level has very minimal impact as the Parish Garden wall obstructs the view of the basement windows and due to the height of the building the skylights will have very minimal impact as it will not be visible from street level due to the protruding bay windows.

2) The new windows also have minimal impact from the Parish Church Garden as the garden is raised and the basement level cannot be seen in this view. The skylights are also not within the view .

There is no mention of the rear facade on the National English Heritage listing.

View 1: Street Level view



View 2 : From the Parish Church Gardens

The purpose of this proposal is to keep the building as it is for all to appreciate, particularly the tenants. The aim is to make as little impact as possible to the facade a restore the architectural elements where possible. There is a need to add insulation to the interior face of the external walls to comply with building regulations, which was done as part of the 2015 planning approval. The drainage systems added as part of the 2015 will be used for the new accommodation and are located towards the rear of the building. The kitchens and bathrooms will require air extraction. This could be carried out through the passing vents on the rear all or using the existing chimney which is outlined as part of the 2015 application.

1.6 Planning Policy

The proposal to introduction of more self contained flats complies with the Bury UDP plan and various clauses SPD7, 13 , 15 and SPG5 all contained in the UPD part 2 Housing. The flats would all be self contained with no shared communal activities. The street scene and general character would not be affected as the group of people who would occupy this residence would most likely be young workers who will walk/ cycle and use the public transport. The location means that the local amenities would be all within a walking distance and there will be no need for a vehicle/ parking spaces.

1.7 Access

The building was never constructed to give access to the less abled although the stairs do comply with the ambulant access requirements. The building in its nature will not be fully accessible. Although access is limited, the requirements for electrical switches etc outlined in part M would be complied with.

There is also a cycle store located in the ground floor lobby level, indicated on proposed plans.

1.8 Refuse

There is a yard located along N back which contains the space for bins. This would then be brought onto N Back alongside the commercial bins for collection by the refuse department. Space is allowed in the rear yard for bins if it is required for the additional 2 flats.

1.9 Conclusion

It is clear that the site suits residential due to its prime location, however the large family flat on the third level does not fit the audience that would occupy this type of accommodation. By replacing this with two smaller self contained flats, it would increase the occupancy of the building.

The proposal accepts and welcomes the responsibility of ownership of a listed building. Indeed it is suggested that the most important factor is to preserve this building is to find an appropriate use that will ensure it is fully used. This would stop the building from deteriorating quickly. The proposal identifies wasted space such as the basement level and proposes an additional self contained flat within this space. The proposed designed has very little alterations to the exterior and the front and side façades that are mentioned in the English Heritage description are maintained.