

Cuckoo Restaurant, 395-399 Bury New Road, Planning Report

395-399 Bury New Road, Prestwich



Historic Fabric, Design and Access Report
in support of Application for New Extract Flue
27/08/2024

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1. Introduction

This report is provided in support of an planning application for the installation of a kitchen extract flue to the rear of Cuckoo Restaurant at 395-399 Bury New Road. The extract flue is to span from first floor level to 1 metre above existing eaves level. 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). Cuckoo Restaurant operates at basement, ground and first floor level, with a residential apartment with separate entrance occupying the second floor. 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

Cuckoo restaurant is located in St. Mary's conservation area, and received planning approval and conservation area consent for change of use of the upper floor, from office to residential in 2022. This resulted in considerable work to restore the buildings upper floor from a near derelict state.

Bury planning department have confirmed that conservation area consent is not required for the application to install an extract flue to the rear of the property.

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.

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Cuckoo Restaurant recently complete significant renovation works including structural repairs to secure the main facade and bring the upper two floor back in to use having been in a state of near dereliction for a number of years.

To the rear of the site is an small enclosed space which is currently used as an external seating space for Cuckoo cafe / restaurant. At present an extract fan with latticed grille vents to the rear of the property at first floor level.

Following a number of complaints from neighbouring residents regarding odours and noise from this vent to Bury Council environmental protections team, the client seeks to remedy any nuisance through the installation of a new extract with an extract flue to extend to 1 metre above eaves level. The flue is to be in a heritage black colour.

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 recent refurbishment of the upper floors have made a considerable contribution to safeguarding the heritage and character of the the building, allowing for work to ensure the structural safety and therefore continued use of the building. The refurbished building has vastly improved the appearance and vitality of the corner block and the conservation area.

3. Statement of Need

Bury Council environmental protection officers informed the applicant and proprietor of Cuckoo Restaurant in Prestwich, of a complaint in relation to 'nuisance' noise and odours emanating from a kitchen extract to the rear facade of Cuckoo Restaurant. Bury Council environmental protection officers highlighted that an external extract flue spanning from the first floor to 1 metre above eaves level is required. This extended flue is also to be fitted with acoustic dampeners. Bury Council environmental protections officers have been consulted about the specification, performance and installation of the work.

4. Design & Description of Works

The proposed works are to install an extract flue to the rear elevation of 395-399 Bury New Road in order to provide kitchen extract ventilation and eliminate noise and odour disturbance. Flue and cowl are to painted in a 'heritage' black colour. Existing windows to the rear elevation are dark grey and the flue will therefore harmonise with the overall appearance of the rear facade . The flue will be 500mm diameter, exit the the building at first floor ceiling level and extend to 1 metre above existing eaves level.

5. Access

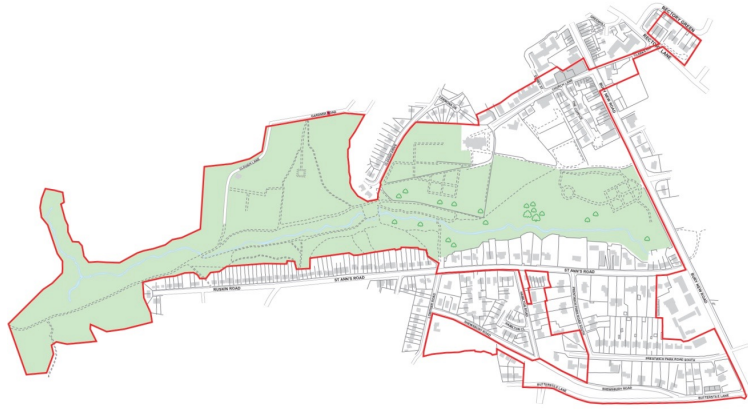
Access to the work will be from the rear courtyard with a service area accessed via Church Lane. The application will not result in increased traffic or access issues during installation or use.

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6. Heritage and Planning Context

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.

The use of a heritage black painted extract flue and cowl is consistent with the appearance of the building and the stated preferences of the planning department.



7. Conclusions

As the application seeks to replace an existing surface mounted vent, at first floor level with a heritage style flue in order to eliminate odours and dampen noise during use. The proposed vent flue will provide a considerable improvement to neighbours and the use of the black painted flue will accommodate the planners wishes for the use of a 'heritage colour' and also blend harmoniously with the existing window colour and the slate roof.

The proposals will allow Cuckoo to operate whilst minimising nuisance to adjoining owners and the business owner to continue to support the local community, and the investment and regeneration in Prestwich Village.