

BURY COUNCIL
DEPARTMENT FOR RESOURCES AND REGULATION
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

25 February 2016

SUPPLEMENTARY INFORMATION

**Item:01 Site of Civic Centre, Thomas Street/New Church Street, Radcliffe, M26
2UD Application No. 59600**

Demolition of existing Civic Centre and erection of 40 no. dwellings with associated car parking and landscaping

Consultations

GM Archaeology Advisory Service - No objections.

Statement from applicant

Lifetime Homes - We've prepared the attached checklists which show where the development doesn't achieve the relevant standard, although a couple of things may be upgraded to comply during detailed design stages if possible. We have used best endeavours to comply with the majority of LTH criteria but can't achieve them all due to size of the downstairs WC and certain space requirements/ minimum access widths.

Design - Stone was considered during the design stages but the project team felt that this would be detrimental to the Listed Church adjacent if used extensively. It would be extremely difficult to choose a stone product that would be in keeping with the quality and workmanship of the church, potentially resulting in a housing development that appears as ill-considered imitation and pastiche. The aim of this development is to preserve and enhance the character of the church; even if new stone to match the existing was sourced, it would be a lot brighter/ newer than the weathered appearance of the church stone, potentially detracting from the church's appearance. The team felt that we could achieve a more sympathetic approach by picking up on the colour and tones of the stone, but in a more muted brick that wouldn't be detrimental to the churches appearance. This approach complimented the process of picking up on key details of the church and representing them within the house designs in a more contemporary way.

As for the end properties, the design team looked at numerous options to bookend the development and the chosen vertical cladding was felt to be an approach that worked well with the church. We were keen not to draw people's eyeline away from the church, but to define the edge of Thomas Street with wide frontage properties that focus the view on the church. Making more of a statement with these bookend properties would detract the line-of-sight from the church. However, it is understood from the local planning Authority that there is a strong feeling that an element of stone is introduced on plots 1, 2, 19 and 20 that provides an architectural nod of stone to the Listed Building. As such, The applicant has asked for the architect to do this and through the discharging of condition 3 (materials condition), an element of stone can be positively introduced into the designs of these plots.

Sustainability - The development uses a "fabric-first" approach to energy efficiency, meaning the building does the work, rather than relying on bolt-on renewable energy devices like solar panels and ground-source heat-pumps. Based on the principles of high insulation, air-tightness, and harvesting the sun's energy through large south-facing windows (building alignment is with 25 degrees of due south), the development aims to keep as much heat as possible inside the home. This works best with the proposed masonry construction, which provides good thermal mass to absorb and store the sun's heat.

This approach is more effective than generating small amounts of energy towards less efficient buildings, as fabric-first measures require no ongoing maintenance and

provide benefits throughout the lifetime of the buildings. Renewable technologies are unfortunately more expensive, more difficult to operate and maintain, and they generally have a service life that is shorter than the buildings lifespan. Keeping the approach simple through a fabric-first approach prioritises passive design principles over technology. A similar approach is used to water in the development, with low flow-rate fittings in the houses to reduce water usage.

Great Places have completed numerous schemes and trials with solar panels, ground source heat pumps, district heating solutions and the use of water harvesting where we worked closely with the residents and monitored energy usage. They have found that residents in the majority of instances struggle to use the technologies as required to efficiently gain from them. The addition of extra technologies which require very regular maintenance, are prone to failing and have components that need replacing regularly can in reality add to the carbon footprint of a scheme through the manufacturing process and the necessity for operatives to drive to the site to maintain the parts regularly. Great Places have found that building new homes with a fabric first approach to minimising energy usage is the most practical for the residents and produces the overall lowest carbon footprint for their homes.

Conditions

Therefore, conditions 3 and 14 should be amended to read as follows:

3. No development, other than demolition, shall commence unless or until details/samples of the (materials/bricks/stone) to be used in the external elevations and an element of stone in plots 1, 2, 19, 20), together with details of their manufacturer, type/colour and size, have been submitted to and approved in writing by the Local Planning Authority. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

14. Notwithstanding the details indicated on approved plan reference 14-009 02 Revision A, no development, other than the demolition of the Civic Centre, shall commence unless and until full details of the following have been submitted to and agreed with the Local Planning Authority:

- A pre-condition survey of all highways (Thomas Street, New Church Street, Seymour Street);
- Reconstruction of the existing and widened section of New Church Street abutting the site to a specification to be agreed, incorporating the provision of a 1.8m min. wide southerly footway, revised adoptable turning head arrangements adjacent to Plot 18, works to improve the pedestrian link from New Church Street to Cross Street and all associated highway and highway drainage remedial works, which shall be informed by the pre-condition survey;
- Formation of the proposed site access onto Thomas Street and residential estate road to an agreed specification incorporating adoptable turning head arrangements and service margins;
- A scheme of traffic calming measures on Cross Street and Thomas Street to a scope to be agreed including details of proposed materials, road markings and signage as required;
- Revised footway arrangements at the interface between the site and Seymour Street incorporating the provision of bollards to a specification to be agreed;
- Provision of a street lighting scheme for the proposed residential development to include the section of New Church Street abutting the site, the pedestrian link from New Church Street to Cross Street, Thomas Street in the vicinity of the site

- access and the cul-de-sac end of Seymour Street;
- Provision of long sections and cross sections at positions to be agreed through the proposed estate roads and turning heads to ensure adoptable gradients and minimum 1 in 3 batters can be achieved along and adjacent to the proposed adopted highways;
- Swept path analysis of the proposed estate roads to ensure a refuse collection vehicle can pass a private car and manoeuvre at both turning heads

The details subsequently approved shall be implemented to a programme, which shall be agreed in writing by the Local Planning Authority.

Reason. To ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Policy H2/2 - The Layout of New Residential Development of the Bury Unitary Development Plan.