

Ward: Prestwich - St Mary's

Item 01

Applicant: Kensingtons

Location: 509-511 Bury New Road, Prestwich, Manchester, M25 3AJ

Proposal: Change of use from snooker hall (Use Class F2) to cabaret venue/bar - drinking establishment (Sui Generis); installation of bifold doors to front elevation. Upgrading existing steps, installation of access ramp and balustrade to provide level access to the front of the building.

Application Ref: 69971/Full

Target Date: 01/11/2023

Recommendation: Approve with Conditions

Description

The application relates to a building attached to Prestwich Liberal Club which was previously occupied by Riley's Snooker Club and Bar. The building had been vacant since the end of June 2020 and re-opened in December 2023 as 'Icons', a drinking establishment. It is located opposite the M&S Food store. Adjacent to the north of the property is a Solicitors Office and to the rear of the property is a Bowling Green with residents surrounding it.

The site is closely located to the main crossroads of Fairfax Road and Chester Street and fronts onto Bury New Road. There is a small area of hardstanding at the front which is directly accessed off the main road. A narrow area along the northern elevation exists where a first floor external staircase exists.

The site is located on the edge of the area allocated within the adopted Unitary Development Plan as Prestwich Town Centre.

Retrospective planning permission is sought to change the use of the building by opening a Cabaret Club/ Bar (Drinking establishment) on the ground floor of the building, utilise the Basement area to create associated women and men's toilet facilities, and retain a Cellar area. The first floor of the building is proposed to remain vacant.

Retrospective permission is also sought for changes to the front elevation with the insertion of bi-folding doors at ground floor level, the installation of a disabled access ramp along the front elevation, the insertion of a fire escape door at ground floor level in the north facing side elevation of the building, which overlooks the rear yard area of Mann's Solicitors, no. 513 Bury New Road and for a 1.5m high fence to enclose a refuse storage area along the shared boundary with the Liberal Club.

The proposed opening hours for the Cabaret Club/ Bar are:

11:00 hours - 00:00 hours Monday to Friday;

11:00 hours - 02:00 hours Saturday

11:00 hours - 00:00 hours Sunday, Bank and Public Holidays.

Members should note that the proposals initially sought permission for a raised external seating area across the frontage of the property. This aspect has been removed from the

proposals due to concerns raised by the Highway Authority over the loss of the sole loading and servicing area for the property/ business, and the impact this would have on highway safety.

Relevant Planning History

40746 - Halo illuminated fascia signage to front elevation - Approved, 24/06/2003

48928 - Proposed external timber decked smoking area - Refused 20/12/2007

69318 - Prior approval for proposed change of use from Commercial (Class E) to 9 no. Apartments (Class C3) - Prior Approval Required and Refused, 30/03/2023

69311 - External works to change the existing fenestration, including new door and windows, a Balcony at the front and repainting of the building - Received - 11 April 2023
Submitted by a different applicant - Under consideration.

Publicity

The application has been advertised by Site Notice and 58 surrounding properties have been notified by letter.

7 representations have been received primarily from occupiers on Bury New Road and Kingswood Road who raise the following concerns:

Proposed Use

- Feels that a Cabaret venue will not fit in with the village of Prestwich.
- No benefit to public, other than unsubstantiated claim that it would employ 5 full time and 5 part time staff and the ability for up to 250 customers to stay out until 2am.
- Questions whether the Council should be supporting a drinking establishment.
- Asserts this proposal would be more suited in the city centre, not a quiet, nice leafy area like Prestwich.

Amenity concerns

- Concerned about the proposed opening hours - up to 2am on Saturdays.
- Concerned about noise.
- Concerned about building being able to accommodate up to 250 people and the issues that may occur, such as noise, disturbance and taxis parking all over.
- Concerned that customers leaving the application site from midnight to 2am would lead to anti-social behaviour in and around the area and urinating in the streets.
- Asserts the bi-folding doors would create noise pollution into the street.
- Concerned about people smoking, vaping and drinking to the front of the building and the effect this would have on pedestrians using the pavement.
- Asserts that the applicants statement that the Bowling Green will provide a significant buffer" for residents is disingenuous as they consider it is not a credible buffer.

Highway Safety

- Concerned about where taxis would park given the application building is one building down from the traffic lighted crossroads of Fairfax Road and Chester Street and the impact they would have on the safety of the local highway network.
- Raises concerns about the impact on the free-flow of traffic and its proximity to the junction.
- Concerned there is no parking and assert this would take place on Kingswood Road and surrounding roads resulting in dangerous conditions and leave nowhere for local residents to park.

Other

- States the Council is currently planning a wholesale redevelopment of Prestwich with the underlying rationale that they want to make Prestwich an attractive place where the community can work and live and asserting Prestwich does not really need another reason to provide a place to eat and drink into the early hours of the morning.
- Advises a smoking area was refused back in 2007 for the same building, that would have had less of an impact, so it should be refused for those grounds.
- Raised concern that the proposed use is/ was advertising the business would be open on the 01 December, despite this planning application not being determined.

A letter from Christian Wakeford MP has also written in requesting Officers and Planning Committee to particularly consider;

- The bi-folding doors on to a balcony at the front of the building and whether this will generate undue noise pollution to residents in the area,
- The times the business wants to close at the weekend; and,
- The problems that may arise from traffic when the business closes, including noise and parking problems for residents and traffic obstruction for users of Bury New Road.

Statutory/Non-Statutory Consultations

Traffic Section - Initially recommended refusal of the application on highway safety grounds as the proposals initially sought a raised external seating area which would have likely lead to vehicles parking and carrying out manoeuvres on the adjacent A56 Bury New Road, to the detriment of the free flow of traffic and road safety. In addition, they initially objected due to the initially proposed seating area resulting in a narrower pavement area fir pedestrians to use, close to the footway crossing that exists outside the Liberal Club.

Since the external raised seating area has been removed from the application proposal, the Highway Authority has removed its objections to the proposed development and advises it has no objections.

Environmental Health - Pollution Control - No objections in principle, subject to th a condition being imposed requiring any necessary extraction/ ventilation equipment to be approved by the Local Planning Authority prior to any installation.

Colleagues in Pollution Control also initially recommended that the hours of use for the outside seating area - no longer proposed - be restricted.

Waste Management - No objections.

Greater Manchester Police - design for security - No objections, subject to security measures being implemented.

Conservation Officer - No objections.

Pre-start Conditions - No pre-commencement conditions are necessary.

Unitary Development Plan and Policies

S1/2	Shopping in Other Town Centres
S2/4	Control of Non-Retail Uses in All Other Areas
S2/6	Food and Drink
EN1/7	Throughroutes and Gateways
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations, including relevant policies in the emerging Places for Everyone Joint Development Plan.

Principle of Development

The application site is located on Bury New Road on the edge of Prestwich Town Centre, as defined by the Bury Unitary Development Plan (UDP).

The proposal is for a change of use from a snooker hall to a cabaret venue/bar (drinking establishment) which is defined by the National Planning Policy Framework (NPPF) as a main town centre use.

It is considered appropriate to consider paragraph 92 of the NPPF which states that planning authorities should apply a sequential test for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

Paragraph 92 of the NPPF goes on to state that when considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to the town centre.

The applicant has submitted a 'retail sequential test' to determine whether there are any alternative sites within Prestwich Town Centre, as defined within the UDP. The applicant has demonstrated that there are no alternative suitable sites within Prestwich Town Centre.

The application site is located on the edge of the defined Town Centre, where similar drinking establishments exist, between a Solicitors Office and Prestwich Liberal Club and is located directly opposite the M&S Food store, and is therefore considered to be in an accessible location adjacent to Prestwich Town Centre.

The proposal to use the ground and basement floors of the building for the proposed Cabaret Club/ drinking establishment would support the vibrancy and vitality of Prestwich Town Centre and accordingly the proposal accords with the requirements of paragraph 92 of the NPPF and the locational requirements of UDP policies S1/2 - Shopping in Other Town Centres, S2/4 - Control of Non-Retail Uses in All Other Areas and policy S2/6 - Food and Drink. The principle of this proposal also does not give rise to any conflict with the emerging Places for Everyone Joint Development Plan (PfE) policies and is therefore acceptable in principle.

The effect on the amenity of nearby residents and businesses

UDP Policy S2/6 - Food and Drink - states the Council will consider the amenity of nearby residents by reason of noise, smell, litter and opening hours in the assessment of planning proposals.

There are residential properties to the north, west and southwest of the application site. The proposal sits between two commercial properties and backs on to a bowling green.

The proposed hours of opening are:

11:00 hours - 00:00 hours Monday to Friday;
11:00 hours - 02:00 hours Saturday
11:00 hours - 00:00 hours Sunday, Bank and Public Holidays.

Noise and disturbance have been raised as a concern by nearby residents. A Noise Impact Assessment (NIA) has been submitted during the course of this application, which has considered the noise from the proposed development, including:

- Noise break-out from dance/performance space;
- Noise break-in to the adjacent attached property through the party wall;
- Noise egress from the external seating area; which is no longer proposed, and,
- Noise from patrons and taxis attending the venue;

The existing ambient noise climate was noted within the NIA to be dominated by traffic to Bury New Road.

Noise break-out from dance/ performance space

The NIA states that the external walls of the building are constructed from brick (likely to be double brick) and the room would be insulated using timber studs supporting a plasterboard layer with mineral wool in the cavity, which would prevent any significant noise break out. The applicant has confirmed the above has been carried out.

Notwithstanding the insulation, there is a concern that noise would escape through the fire escape doors, which are located on the north elevation facing the land to the rear of the Solicitors at 513 Bury New Road. The NIA considers any noise breakout from this fire door would be predominantly in-audible at the nearest residential property.

Noise Impact on the adjoining Liberal Club

Paragraph 193 of the NPPF states planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs) and also states, existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. It states that where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

The bar and snooker lounge within the adjoining Liberal Club are located next to the proposed dance/performance space. The two would be separated by the party wall.

Based on measurements conducted within a live music venue with a full band playing (overall noise level of 101 dBA), it has been calculated within the NIA an equivalent noise level of 48 dBA within the Liberal Clubs snooker lounge. At 48 dBA, noise through the party wall would be expected to be masked either by the playing of moderate background music or by the ambient atmosphere caused by patrons talking. The Noise Report submitted also considers noise levels within the proposed dance/performance area.

The existing separating wall construction of brick with plasterboard and mineral wool is considered to prevent any significant harm to the existing Liberal Club and is thus considered to be acceptable by Officers.

Noise and disturbance from patrons & taxis attending the venue

The application site is located on Bury New Road, principal highway within the borough,

which is a busy through route, and the existing ambient noise is dominated by road traffic. As such, the noise generated by taxis driving to and from the proposed development would be insignificant when compared to existing noise levels and would be indistinguishable from general traffic noise passing the application site.

In regards to noise from patrons, it is noted from the noise survey results that the ambient noise climate to the front of the application site (where the entrance to the development is) is typically LAeq,T 70 dBA during the opening times of the development. The background noise level is typically circa LA90 60 dB. Officers consider this level would not be significant in this location, and it is therefore considered, noise from individuals talking as they walk to and from the venue would be predominantly masked by traffic noise.

In relation to the disturbance and anti-social concerns raised within the representations, Greater Manchester Police has reviewed the proposals and have raised no objections to the proposals. Moreover, since the business started operating at the beginning of December only a single complaint has been received by the Council's Environmental Health, Public Protection team regarding noise disturbance and anti-social behaviour. On this basis, it would be unreasonable of Officers to recommend the application be refused due to this one incident, particularly as the Alcohol Licence granted by the Council can be reviewed if the need arises.

Extraction Facilities

No extraction facilities are proposed as part of this application, however, the submitted NIA suggests that an extraction facility may be likely. As extraction and ventilation facilities can generate noise and odours, and this site is in close proximity to nearby residents, a planning condition is recommended, requiring details of the noise and odour impact of any extraction facilities, as well as its/ their visual appearance, to be submitted and approved in writing prior to any extraction facilities being installed.

Opening Hours

The proposal seeks to open from 11:00 - 00:00 Sunday to Friday and from 11:00 - 02:00 on Saturdays. Officers are satisfied that the conclusions of the Noise Impact Assessment can be relied upon and therefore noise from the venue would not cause harm to the amenity of nearby residents. The proposed opening hours are therefore considered to be acceptable.

To conclude all of the above, it is considered that any noise generated from the proposed use would not cause significant harm to the amenity of nearby residential occupiers. The proposal therefore accords with this aspect of Policy S2/6 of the UDP. It is also clear that the proposal would integrate with the existing Liberal Club, an existing business and community facility, without the Liberal Club having unreasonable restrictions placed on them as a result of the development proposed. The proposal is therefore considered to accord with paragraph 193 of the NPPF and Policy S2/6 of the Unitary Development Plan.

Design and Visual Amenity

UDP Policy EN1/1 - Visual Amenity, and UDP Policy EN1/2 - Townscape and Built Design, both consider the impact proposals have on visual amenity. The NPPF and National Design Guide also emphasis the importance of seeking well-designed proposals.

A smoking area and raised decked area at the front of the building was refused back in 2007 on visual amenity grounds and due to the proposal not providing satisfactory disabled access. One of the representations received asserts the proposal should be refused for those grounds. This previous refusal is a material planning consideration so will be taken into account in the assessment of this proposal.

Since the previous planning refusal, the National Planning Policy Framework has been

introduced. The NPPF supports well connected Town Centre uses which would contribute to the vitality and vibrancy of Prestwich Town Centre.

This proposal seeks to change the ground floor portion of the front of the building by inserting bi-folding doors. This will provide a modern frontage to the building whilst retaining the double doors present at either end of the front elevation. This would be viewed as a modern, yet sympathetic addition to the building, which would sit in the street scene comfortably.

The proposal also seeks to install a disabled access ramp that is proposed along the frontage of the building. This is considered to be suitably designed for its intended purpose and would not appear intrusive within the street scene. These amended retrospective proposals also seek to erect a 1.5m high fence to screen the refuse storage area. This amendments are considered to be acceptable visually.

As part of these proposals, a 1.8m high boundary fence located on the shared boundary with Manns Solicitors which would reduce in height from the front of the application building and the back edge of the pavement is proposed. This height is also considered to be acceptable within the street scene. However, when recently visiting the site it was apparent that the area of the boundary fence located between the edge of the front elevation and the rear boundary of the site exceeded 1.8 metres in height. This length of fence is approximately 2.4 - 2.6 metres in height. The height of the current fence feels overbearing and as part of this fence is visible in views from the street scene it also appears visually dominant within the street scene. As a result, Officers have contacted the applicant to advise the current fence needs to be reduced in height to that shown on the submitted plans - 1.8 metres, within 3 months of the date of decision of this application. A condition is therefore recommended to secure this.

Taking the above into account, combined with the proposals resulting in the re-occupation of a vacant building and would provide an active frontage to the building, the visual impact of the proposals would not cause demonstrable harm to either the host building or the street scene. The proposals are therefore considered to accord with UDP Policies EN1/1 and EN1/2 and the NPPF.

Highway Safety

UDP Policy HT4 requires new development to have a satisfactory level of parking and servicing provision.

The site is located on the A56 Bury New Road, close to the crossroad junction with Chester Street and Fairfax Road. Bury New Road is one of the boroughs priority roads which provides a direct route to the M60.

There are pedestrian control barriers across part of the frontage of the application site, which are located close to a pedestrian crossing. There is a hardstanding at the front of the property, which slopes upwards towards the entrance. The area of the frontage closest to no. 513 Bury New Road is served by a dropped kerb.

On the existing area of hardstanding at the frontage of the property, the proposed development seeks to provide a disabled access ramp and an enlarge the enclosed refuse storage area.

It is evident from aerial imagery, street scene photography and Officer site visits to Prestwich that refuse storage areas have been sited at either end of the property's frontage over the years. Most recently, the refuse storage area was contained within a fenced enclosure against the shared boundary of the Liberal Club. This proposal seeks to extend

the current storage area and therefore refuse storage is still to be along the shared boundary of the site with the Liberal Club.

It is also evident that vehicles accessing the site have either entered the site in a forward gear or reversed onto the site from the highway. The existing hardstanding offers insufficient space for drivers to enter and leave the site in a forward gear without undertaking a number of vehicular movements.

The proposed access ramp would provide access for those who need a level route of access into the building and would thus accord with UDP Policy HT5/1 - Access for those with special needs.

In terms of the refuse storage area, both Highways and the Council's Waste Management team has raised no objections to the proposal as the authorised use also stored their waste to the front of the property and serviced the building from the same frontage.

Overall, due to the property already having an authorised use as a Snooker Club and Bar, the proposed use would not be materially different in terms of how the building is serviced and deliveries are dropped off. On this basis, there are no reasons which would justify refusal of this proposal on highway safety grounds.

Waste Management and Servicing

This property has a severely constrained curtilage and the previous business occupying the building had their refuse storage area in the same place it is evident on photographic imagery and from visiting this site prior to submission of this application, that the proposed refuse storage area is in the same place as the previous use, albeit, it will occupy a larger area. There is sufficient space along the shared boundary to accommodate the needs of the business. The applicants have confirmed they will utilise a private waste collection firm to service the proposed use.

The property has an authorised commercial use which contained a bar. Furthermore, the site is also within a highly accessible location on a main bus route and within walking distance of the Metrolink stop. In addition, amendments submitted have sought to address the original concerns raised by the Highway Authority and accordingly deliveries and servicing to the business would remain as it was when Rileys Snooker Club was in operation. On this basis, Officers consider it would be unreasonable to refuse this application on highway safety grounds.

Conclusion

The commercial use of this building as a Snooker Club and Bar could re-commence at any time without the need for planning permission and this is a strong fallback position that weighs in favour of these proposals. The proposal seeks to create a drinking establishment/ Cabaret Club that is well connected to Prestwich Town Centre and the public transport network available in Prestwich. The proposal is considered to be a main town centre use, as defined within the NPPF, and therefore the principle of development is acceptable.

Neighbouring residents have raised particular concern about noise and disturbance. The mitigation measures identified within the Noise Impact Assessment would minimise any impacts the proposed development would have on the amenity of nearby residents. It is also noted that the Council's Environmental Protection team have received only one objection to noise from customers standing at the side of the property, since the opened at the beginning of December.

Turning to highway safety, the property has an established commercial use that could

re-commence at any time. It is clear that Riley's was a bar as well as a Snooker Club so the bar element of Riley's would have resulted in supplies and servicing taking place at the site. The permitted authorised is a strong fallback position that should not be ignored. Combined with the application site also being positioned in a highly accessible location, it is considered that there are no justifiable reasons to resist the application on highway safety grounds.

Given all of the above, subject to the recommended planning conditions, the proposal is considered to be acceptable. The proposal would thus comply with the above policies of the Local Plan, the emerging Places for Everyone Plan and the NPPF. Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval and it is thus recommended that the application be conditionally approved.

Response to objectors

- The principle of the proposed use has been addressed in the report above.
- The issues relating to noise, disturbance, taxis, highway safety, and parking have been addressed in the report above.
- The issue that the proposed development would not fit in with the village of Prestwich has been addressed in the report above.
- It is clear that the proposed development would provide employment opportunities.
- The concern relating to smoking and vaping causing harm to pedestrians using the pavement is not a material planning consideration.
- The issue that the application site was advertising that it would open on the 01 December is not material consideration as retrospective planning permission enables applicants to apply retrospectively for proposals.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development hereby approved shall be carried out strictly in accordance with the following approved plans and documents, but only in respect of those matters not reserved for later approval, as listed below and at the end of this decision notice unless required otherwise by this decision or its attached conditions:

This permission relates to the following plans:

Drawing no. 547 - 400: Location Plan;

Drawing no. 547 - 401: Block Plan;
Drawing no. 547-402 Rev. G: Proposed Ground Floor and Site Plan;
Drawing no. 547-402 Rev. A: Proposed Basement Plan;
Drawing no. 547-403: Proposed First Floor Plan;
Drawing no. 547-403 Rev. G: Proposed Elevations; and,
Drawing no. 547-404 Rev. D: Proposed Fence Elevation & Bin Store Detail

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan and the National Planning Policy Framework.

2. The premises shall only be open for trade or business between 11:00 hours and 00:00 hours Monday to Friday, 11:00 hours - 02:00 hours on Saturday and between 11:00 hours and 00:00 hours on Sundays, Bank Holidays and Public Holidays.

Reason: To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with Policies S2/4 – Control of Non-Retail Uses in All Other Areas, and S2/6 – Food and Drink of the Bury Unitary Development Plan and the National Planning Policy Framework.

3. The noise attenuation measures identified in the Noise Assessment Impact Assessment, dated 03 November 2023, carried out by Philip Dunbavin Acoustics Ltd, Report Reference Number J004657-7404-TD-01 shall be implemented in accordance with the details in the report before the approved use commences. The duly implemented attenuation measures shall be retained as such thereafter as long as the site is in operation.

Reason: To ensure the implementation of appropriate noise attenuation measures to safeguard the amenities of the occupiers of nearby properties, in accordance with Policies EN7/1 - Noise Pollution and S2/6 - Food and Drink of the Bury Unitary Development Plan and the National Planning Policy Framework.

4. Notwithstanding any approved details, any system required for the extraction and filtration of odours shall only be installed in accordance with a scheme which has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) details the siting, design and finish of any external plant and/or flue(s);
- (ii) (ii) manufacturer's operating instructions; and
- (iii) (iii) a programme of equipment servicing/maintenance. The system shall thereafter be installed in accordance with the duly approved scheme and the extraction/ventilation equipment shall be operated, maintained and where necessary repaired in accordance with the manufacturer's instructions and programme of equipment servicing/maintenance.

Reason: In order to ensure the efficient dispersal of any odours emanating from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to the character and appearance of the host building and surrounding area in accordance with the requirements of EN7/1 – Atmospheric Pollution, EN7/2 –

Noise Pollution and S2/6- Food and Drink of the Bury Unitary Development Plan and the National Planning Policy Framework.

5. No seating shall occur outside the premises.

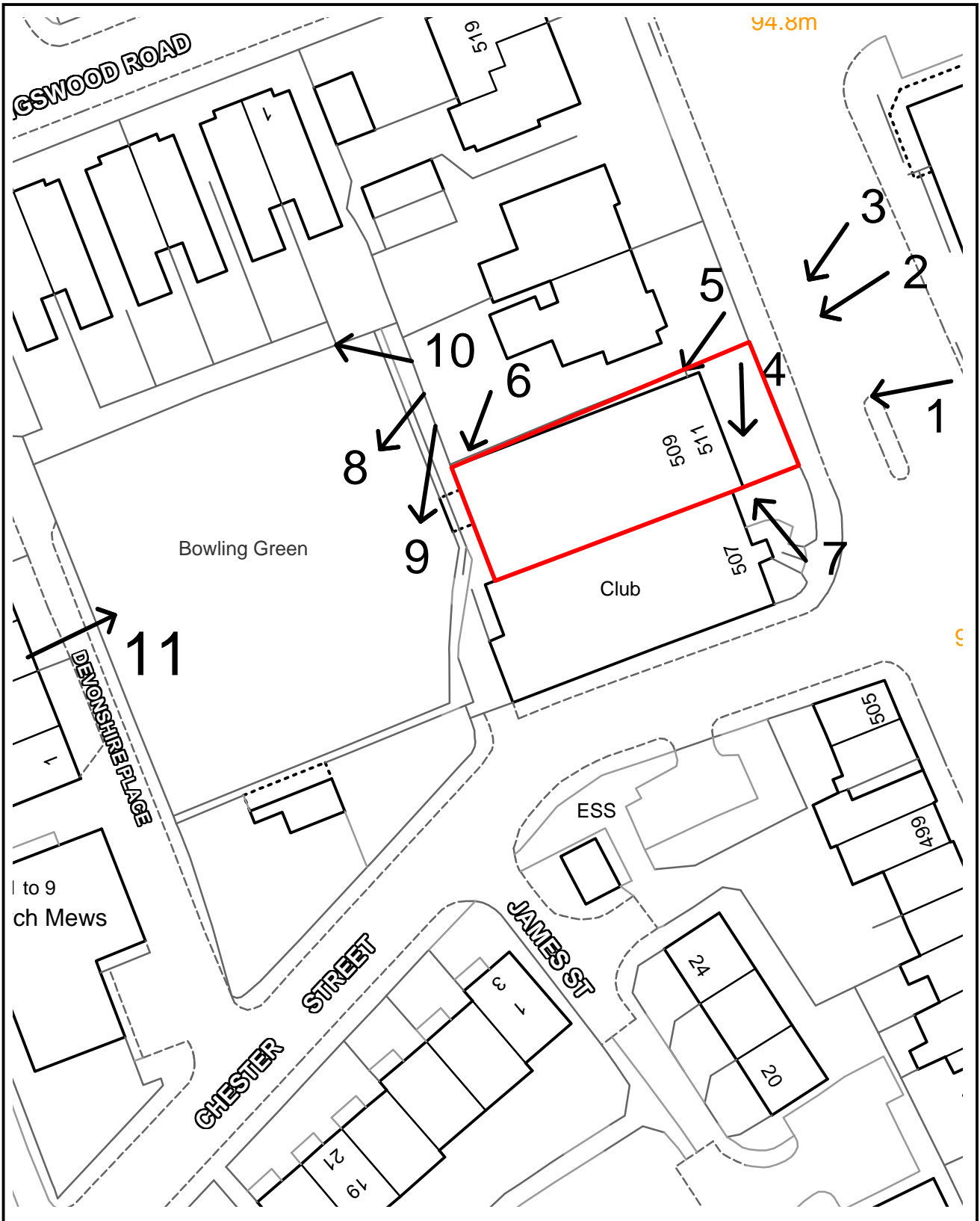
Reason: To ensure the servicing area at the front of the property remains free of obstructions to allow services and deliveries to be made off the adopted highway, in the interests of highway safety.

6. Within 3 months of the date of this decision, the part of the fence on the shared boundary with no. 135 Bury New Road located from the front elevation of the application site which extends towards the rear of the site shall be reduced in height to 1.8 metres.

Reason: In the interests of visual amenity and the street scene, in accordance with Policy EN1/2 - Townscape and Built Design - of the Bury Unitary Development Plan and the National Planning Policy Framework.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 69971

ADDRESS: 509-511 Bury New Road,
Prestwich

Planning, Environmental and Regulatory Services

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Bury
Council

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Photo 1: Before



Photo 2



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Photo 3



Photo 4



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Photo 5



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Photo 6



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Photo 7



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Photo 8



Photo 9



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Photo 10



Photo 11



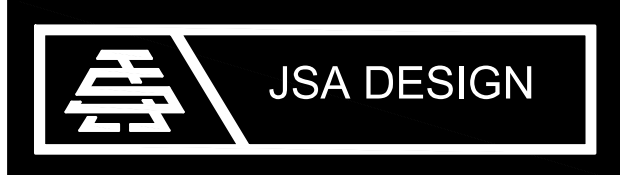
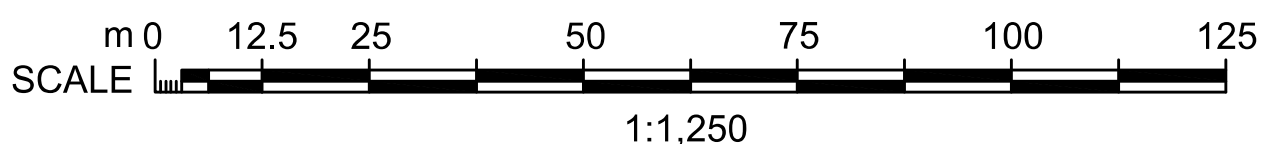
All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to JSA Design. All information hereon in is the copyright of JSA Design. Copying in full or in part is forbidden without the written permission from JSA Design.

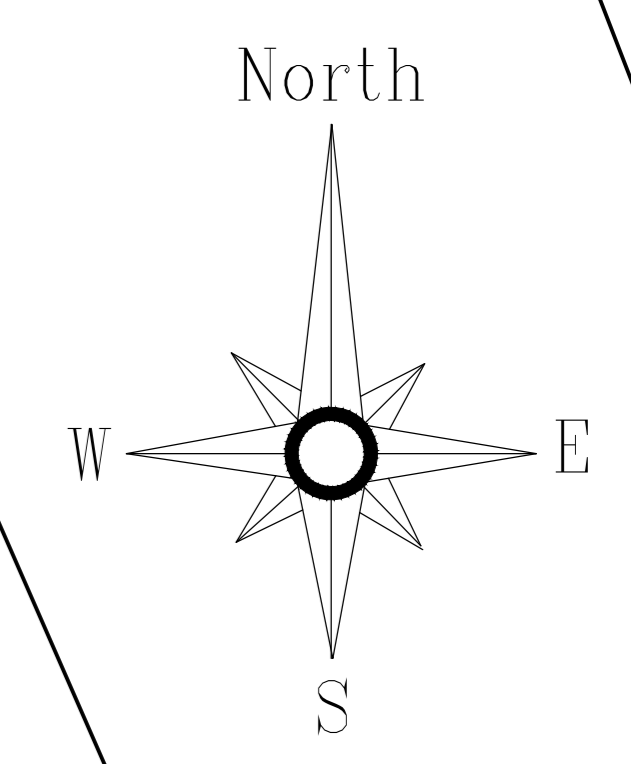
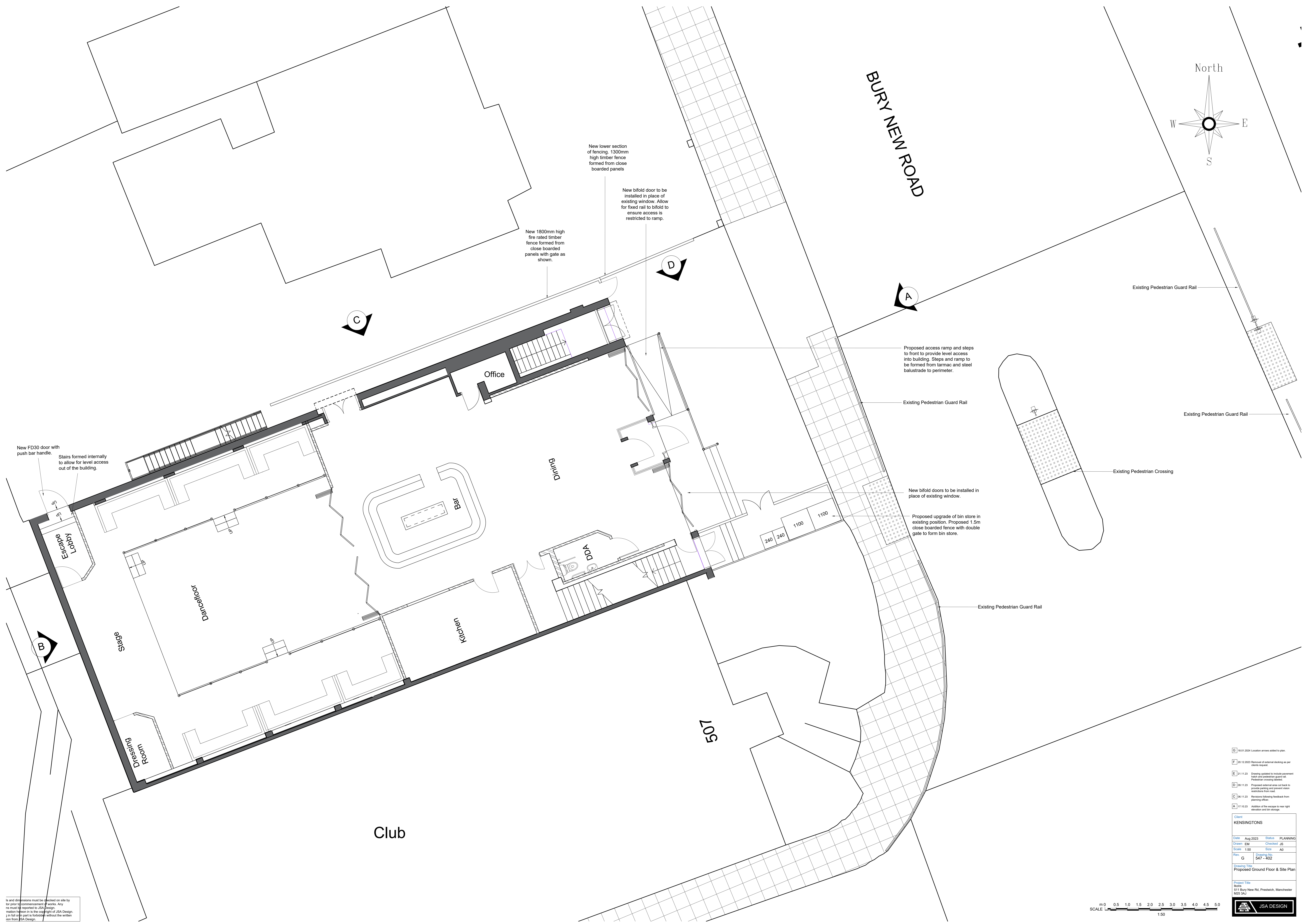


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Client KENSINGTONS			
Date	Aug 2023	Status	PLANNING
Drawn	RR	Checked	-
Scale	1:1250	Size	A4
Rev.		Drawing No.	547 - 400
Drawing Title Location Plan			
Project Title Ikons 511 Bury New Rd, Prestwich, Manchester M25 3AJ			





BURY NEW ROAD

507

Club

New FD30 door with push bar handle.
Stairs formed internally to allow for level access out of the building.

New 1800mm high fire rated timber fence formed from close boarded panels with gate as shown.

New lower section of fencing. 1300mm high timber fence formed from close boarded panels

New bifold door to be installed in place of existing window. Allow for fixed rail to bifold to ensure access is restricted to ramp.

Proposed access ramp and steps to front to provide level access into building. Steps and ramp to be formed from tarmac and steel balustrade to perimeter.

Existing Pedestrian Guard Rail

New bifold doors to be installed in place of existing window.

Proposed upgrade of bin store in existing position. Proposed 1.5m close boarded fence with double gate to form bin store.

Existing Pedestrian Guard Rail

Existing Pedestrian Crossing

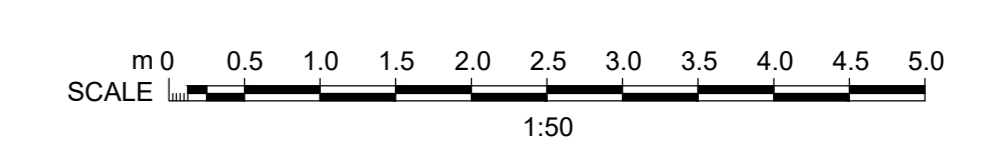
Existing Pedestrian Guard Rail

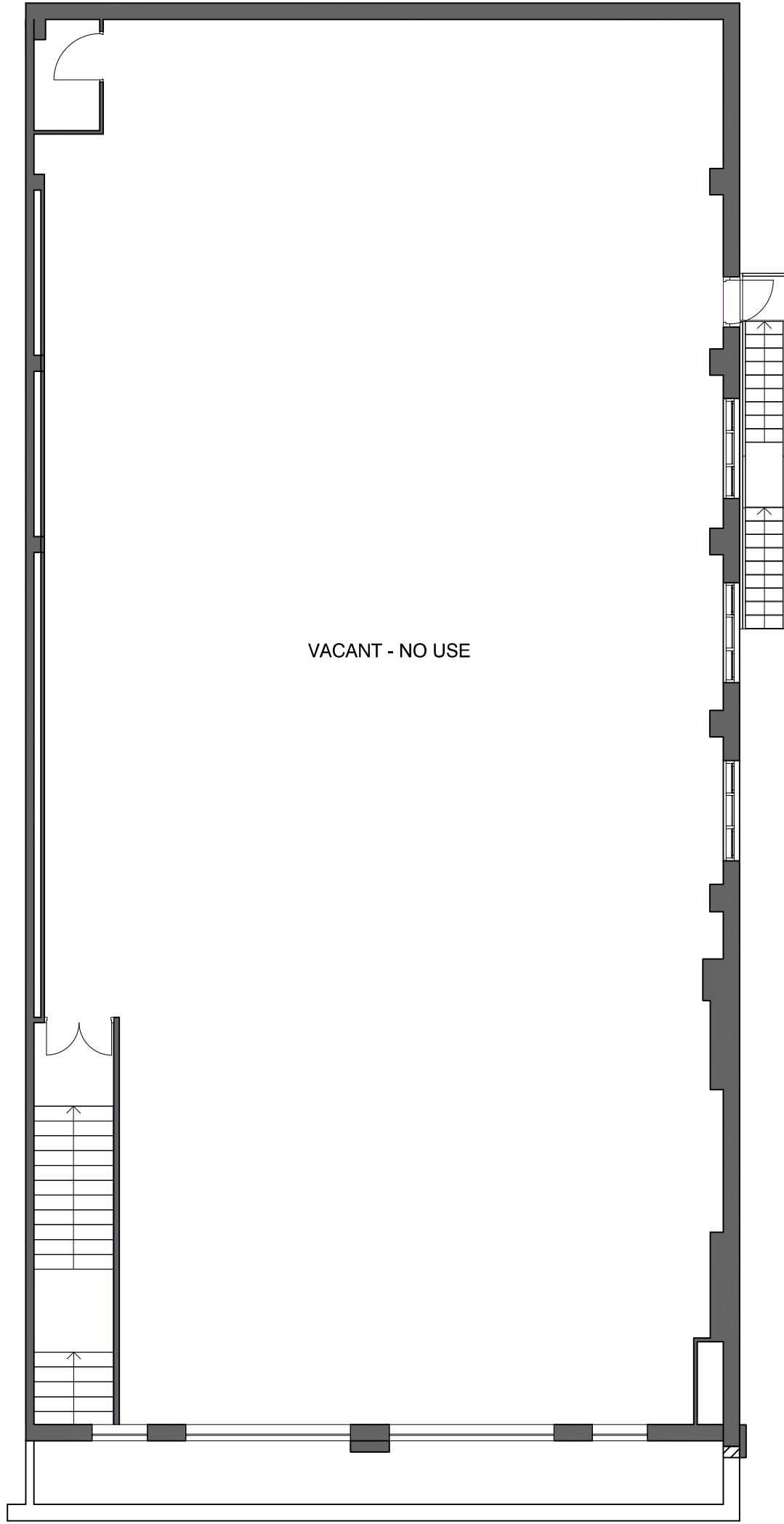
Existing Pedestrian Guard Rail

All work and dimensions must be checked on site by the contractor prior to commencement of work. Any errors must be reported to JSA Design immediately. It is the responsibility of the contractor to ensure that the work is carried out in accordance with the drawings. No part of this drawing is to be reproduced without the written consent of JSA Design.

- G 18.01.2024 Location arrows added to plan.
- F 20.12.2023 Removal of external decking as per clients request.
- E 21.11.23 Drawing updated to include pavement rails and pedestrian guard rail. Pedestrian crossing labelled.
- D 08.11.23 Proposed external area out back to provide parking and prevent water run-off into road.
- C 06.11.23 Revisions following feedback from planning officer.
- A 17.10.23 Addition of the awings to rear right elevation and bin storage.

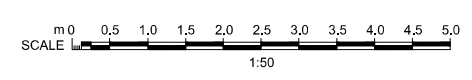
Client	
KENSINGTONS	
Date	Aug 2023
Drawn	EM
Scale	1:50
Rev	G
Drawing Title	Proposed Ground Floor & Site Plan
Project Title	511 Bury New Rd, Prestwich, Manchester M25 3AJ






VACANT - NO USE

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Client KENSINGTONS	
Date	April 2023
Drawn	EM
Scale	1:50
Rev.	547 - 203
Drawing Title Proposed First Floor Plan	
Project Title Ikons 511 Bury New Rd, Prestwich, Manchester M25 3AJ	
	

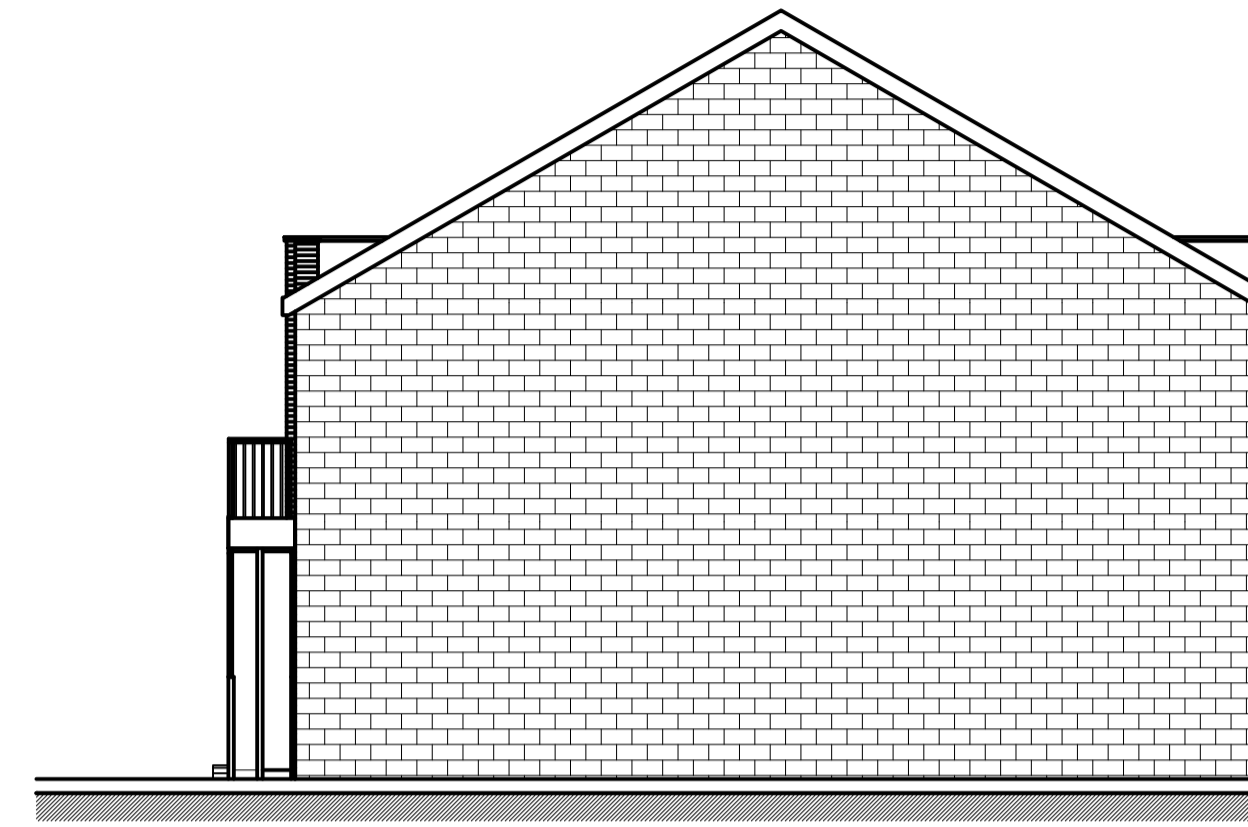


PROPOSED FRONT ELEVATION A

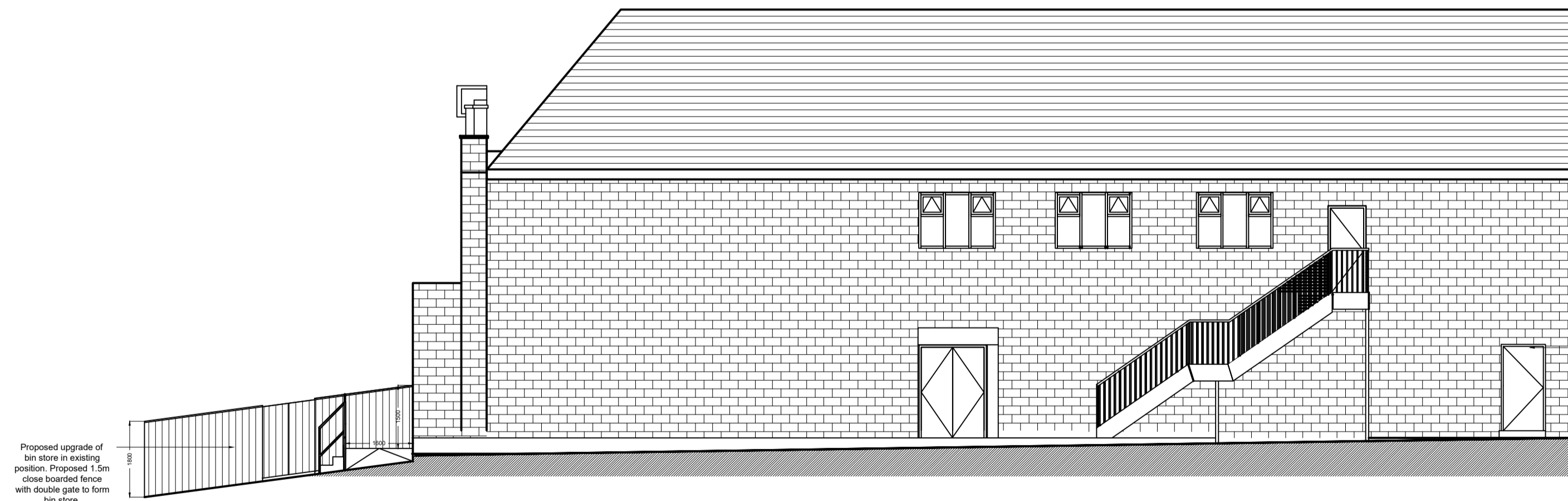
New bifold doors to be installed to each side of existing entrance door in place of existing windows. Allow for fixed rail to bifold on RHS to ensure access is restricted to ramp.

New 1.8m close boarded fence to boundary with a lower 1.3m section to front.

Proposed access ramp and steps to front to provide level access into building. Steps and ramp to be formed from tarmac and steel balustrade to perimeter.



PROPOSED REAR ELEVATION B

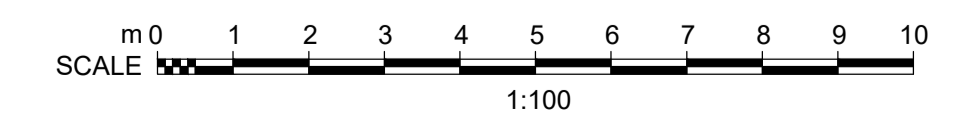


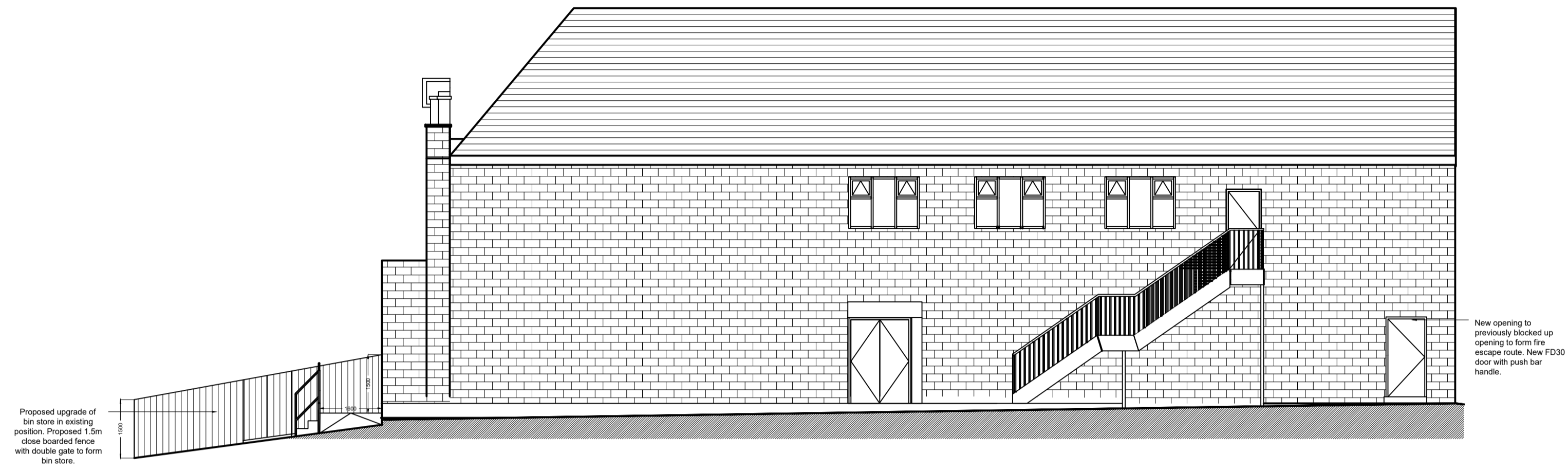
PROPOSED SIDE ELEVATION C

- G | 18.01.2024 Dimension added to the bin store fence
- F | 18.01.2024 Amendments to drawing titles.
- E | 20.12.2023 Amendments following clients request to remove external decking
- D | 09.11.23 Alterations to title block.
- C | 09.11.23 Proposed external area cut back to provide parking and prevent vision restrictions from road.
- B | 08.11.23 External fire escape staircase removed from elevation.
- A | 17.10.23 Addition of fire escape to rear right elevation.

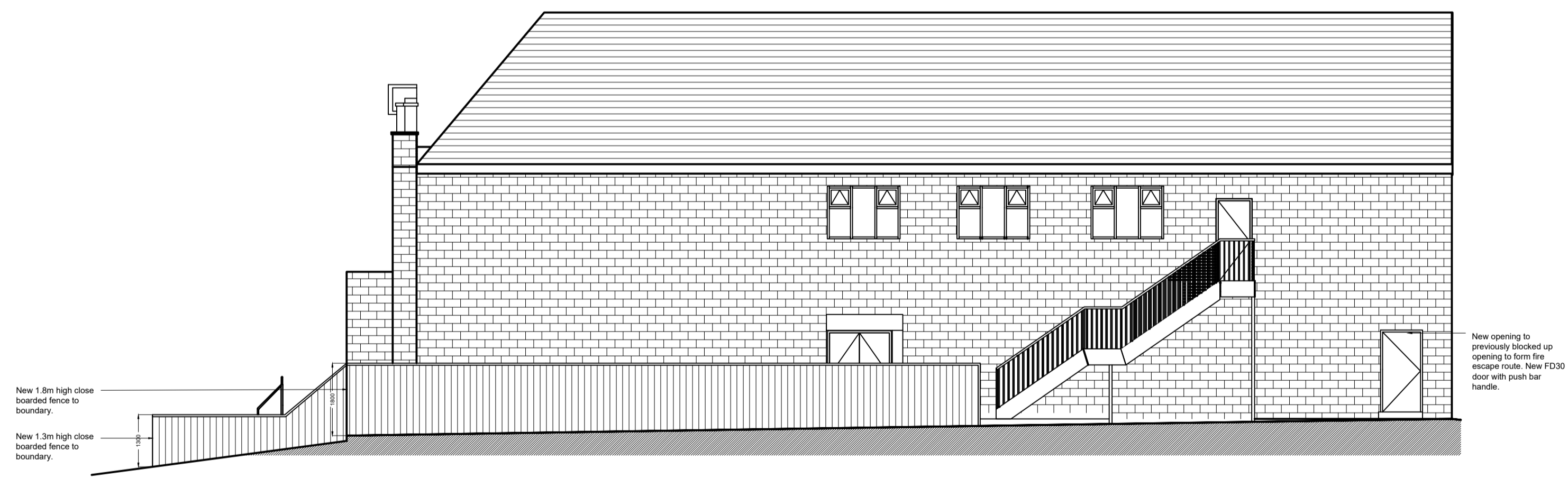
Client KENISINGTONS			
Date	Aug 2023	Status	PLANNING
Drawn	RR	Checked	JS
Scale	1:100	Size	A1
Rev.	G	Drawing No.	547 - 403
Drawing Title Proposed Elevations			
Project Title Ikons 511 Bury New Rd, Prestwich, Manchester M25 3AJ			

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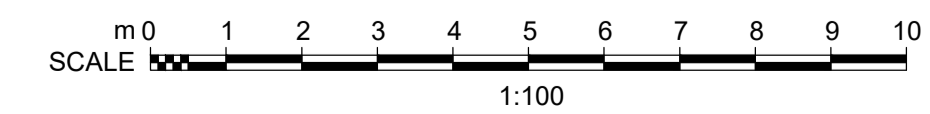


PROPOSED SIDE ELEVATION C



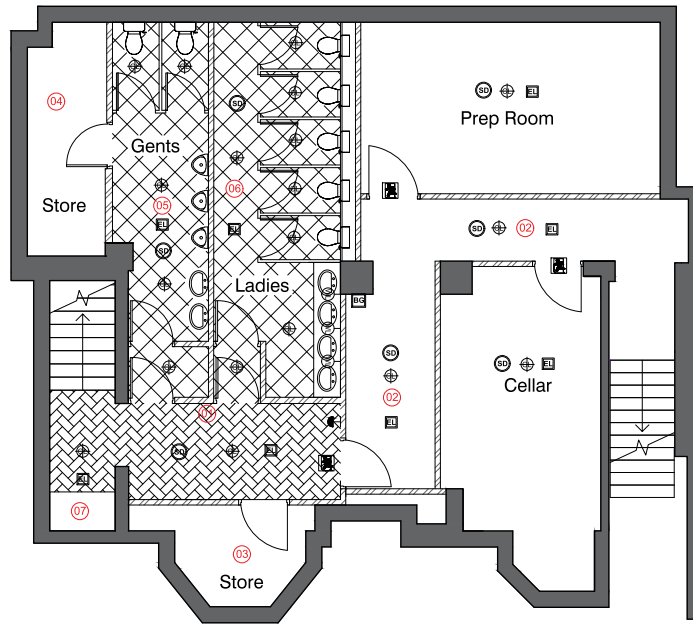
PROPOSED SIDE ELEVATION D

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- D | 19.01.2024 Proposed fence sizes amended
- C | 18.01.2024 Proposed fence sizes amended and drawing titles.
- B | 20.12.2023 Amendments following clients request
- A | 09.11.23 Proposed fence cut back to provide prevent vision restrictions to road

Client	
KENISINGTONS	
Date	Aug 2023
Drawn	EM
Scale	1:100
Rev.	D
Drawing No.	547 - 404
Drawing Title	
Proposed Fence Elevation & Bin Store Detail	
Project Title	
Ikons 511 Bury New Rd, Prestwich, Manchester M25 3AJ	



PROPOSED BASEMENT FLOOR PLAN
Scale 1:50

BASEMENT SCHEMATIC NOTES

General

1. Allow to form new ladies and gents toilet block from 100mm stud walls. Allow for necessary services.
2. Allow to form new fire escape corridor through cellar with FR doors and walls.
3. Allow to form new electric cupboard
4. Allow to form new store.

Gents

5. Allow for:
 - Full decorations
 - Form new soft wood cubical system to receive paint finish.
 - New sanitaryware including urinals and pedestal washbasins.
 - New full height wall tiling behind urinals
 - New 1/2 height wall tiling.
 - New non-slip decorative tile flooring.
 - New accessories
 - New extract
 - New antique brass wall lights
 - New lighting on PIR sensors
 - New bric a brac to toilets to include mirrors above vanity.

Ladies

6. Allow for:
 - Full decorations
 - Form new soft wood cubical system to receive paint finish.
 - New T&G IPS system with painted finish.
 - Form new vanity unit constructed of s/w framework to receive a marble effect Versital countertop. To be further detailed.
 - New sanitaryware:
 - New 1/2 height wall tiling.
 - New non-slip decorative tile flooring.
 - New accessories
 - New extract
 - New antique brass wall lights
 - New lighting on PIR sensors
- New bric a brac to toilets to include mirrors above vanity.

REV B

7. Allow to install new photobooth.

General Notes

Allow for full internal redecoration to walls, ceiling, radiators and wood work including doors and frames.
 Allow for new internal doors and ironmongery.
 Allow for new decorative lighting throughout.
 Allow for new bric a brac scheme.
 Allow nominal fee for feature wallpapers.
 Allow for specialist sign writer to apply text and mural designs internally.
 Check both gas and electric meters are efficient and suitable, may need upgrade.
 Allow for R&D asbestos survey and allowance for removals if required.
 Allow for new fire alarm and emergency lighting system.
 Allow for new radiators/heating where required.
 Allow for new intruder alarm system.

Proposed Floor Finishes



PROPOSED NEW ENTRANCE MATTING

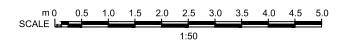


NEW DECORATIVE FLOOR TILES



PROPOSED NEW PARQUET FLOORING

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27/06/23 Amendments following site meeting
 07/06/23 Updated fire escape route as per clients request.

Client
 KENISINGTONS

Date	Sept 2023	Status	SCHEME
Drawn	EM	Checked	
Scale	1:50	Size	A1
Rev	A	Drawing No.	547 - 202

Drawing Title
 Proposed Basement Plan

Project Title
 511 Bury New Rd, Prestwich, Manchester
 M25 3AJ

JSA DESIGN