Urban Design Consultation

Proposal: Restoration of RAF Upwood Guardroom to facilitate change of use as a community building	**Location: Land Between Hart Road and Cann Way Bury**
Case Officer: Hannah Guy	**Application: 24/02065/FUL**

The application relates to the derelict RAF Upwood Guard Room and seeks conversion to create a new mixed use communal facility for Bury Parish Council. Both the Guardroom and HQ Buildings define the arrival space to RAF Upwood and were retained as part of the original outline planning consent (1201274OUT) and the Condition 7 Development Brief for Phase 1 (20/80003/COND).

The scheme was subject to pre-application discussions with the LPA as part of 23/00897/PREAPP, with a meeting held 12/01/2024. Comments relating to the car park and external terrace, cycle parking, boundary treatments, elevations and roof plant / glazed atrium were set out in the Urban Design responses dated 14/06/2023 and 11/01/2024.

The submitted DAS page 3 and floor plans indicate the Guardroom will include an entrance foyer, large community meeting room, covered atrium space, Parish Council officers and PC archive store, housing developers' office, meeting room, studio with bar, shop unit (e.g. hair dresses or health suite), kitchen, kitchenette and WC facilities.

Elevations
The application seeks to introduce additional entrance doors and windows on the side (north and south) and rear (west) elevations, utilising existing window openings (except for the new kitchen windows on the rear and north elevations). The front elevation is largely unchanged except for the introduction of new replacement windows and a glazed door (utilising the existing garage door opening) serving the retail unit.

Following pre-application discussions, the proposed windows and doors have a consistent design approach and comprise Crittall style windows and doors, maintaining the original design and appearance of original windows. Whilst supported, further details of the windows and doors (including the colour, reveal depth and means of opening) should be confirmed by way of condition. Large scale plans should be provided showing the thickness of window frames.

Parapet, roof plant and atrium roof
Submitted elevations indicate the addition of a raised brick parapet (increasing the height of the building by 675mm, from approximately 4.07m to 4.75m above the ground floor finished floor level) which will be inset from the existing parapet by approximately 0.2m. The building sections show the overall height of the existing and proposed raised parapet (approx. 0.85m as measured above the proposed roof level) will screen the PV array and roof mounted ASHPs from ground level views and reduce the perceived height of the asymmetric butterfly roof over the central courtyard. Furthermore, the raised parapet removes the need for any roof access railings, avoiding the proliferation of roof clutter raised as a concern at pre-application stages.

The DAS indicates this parapet will be constructed from pale facing brickwork, reducing its prominence and maintaining the lower shoulder height of the existing parapet. Further details including manufacturer / product name and a sample of this brick should be provided by way of condition.

The proposals introduce a glass roof lantern over the courtyard, creating a covered atrium in the centre of the building. Elevations show this forms an asymmetric 'butterfly' roof and rises from approximately 5.35m in the centre to 6.7m (north) and 6.1m (south) as measured above the ground floor finished floor level. The submitted elevations show this roof lantern will be glazed on the front (east) and side (north and south) elevations but will clad in gold anodised copper standing seam cladding on the rear (west) elevation and the roof. The height of the glass lantern is supported in design terms, internalises the central courtyard space, and forms a prominent feature, enhancing this key civic building.

A sample of the copper cladding should be provided by way of a material condition.

The submitted DAS indicates coloured aluminium downpipes and the RAL colour should be confirmed by way

of a material condition.

Details of the materials and colour of the parapet copings (both the existing parapet and proposed parapet) should be confirmed by way of a materials condition.

Car park / Landscaping
The application includes 30 space car park (including 2 x accessible parking spaces and 3 x EV charging spaces) to the rear of the building. The standard parking spaces each space is 2.5m x 5m, broken up into groups of 3 and 4 spaces by wide landscape beds and are backed by timber knee rails and hedge planting. The design of the car park is acceptable and in accordance with the guidance set out in the HDC Design Guide (page 91) for Employment and Commercial car parks.

The coloured landscape masterplan included within the DAS (page 11) shows the car park will be surfaced in permeable coloured stone with a contrasting permeable coloured stone for the individual parking spaces and permeable block paving for the footpaths. Whilst supported further details of the product and colour of the hard surface finishes (including the means of demarcating and numbering the individual parking spaces) should be confirmed by way of condition.

The landscape beds between parking spaces adjacent to the western boundary are shown containing '26 - modified grassland'. A mixture of trees and shrub planting is required to further break up this row of parking.

The treatment of the garden space including the permeable block paved terrace and footpaths, timber retaining walls, ground level planters, and small urban trees is accepatble. Details of the hard and soft landscaping including planting species should be agreed by way of condition.

Details of the vehicle entrance gate should be conditioned.

Following pre-application discussions, the footpaths immediately to the north of the building has been rationalised from two to one and a footpath connection provided from the kitchen store / entrance to the external refuse store. The refuse store is enclosed by native hedge planting softening its appearance.

As raised at pre-application stages further details of the boundary treatments to the west (with Hart Road) and retained areas of landscaping to the north and south (with the phase 1 development) needed to be confirmed. Continuous hedge planting is recommended to further enclose the car park, particularly along the northern edge of the site, where the site is open to the adjacent open space.

Forecourt
The forecourt includes retained areas of tarmac with proposed hedge planting, modified grassland and a small urban tree flanking the front elevation together with a level access ramp and cycle parking.

Further details of the cycle storage enclosure including the number of spaces should be confirmed by way of condition.

It is noted that CCC Highways (comments received 21/01/2025) have requested that the footway should continue across the site frontage and the vehicular entrance served from a simple dropped access making these accesses subservient to pedestrian traffic. This approach would be supported in design terms.

Highways have also requested that whilst there maybe some type of access to the frontage for occasional use, this should not be able to be used for everyday movement and therefore have some form of control measures to the of the forecourt / rear of the footway (lockable bollards for instance). Whilst urban design agree that access control is needed, there is concern bollards could appear overly engineered and impact the open appearance of the forecourt. Temporary / movable chain link bollards are recommended (see historic photo contained on page 2 of the DAS below) to maintain the open appearance of the forecourt.



Details of these vehicle barriers should be secured by way of condition.

Lighting
The arrangement of proposed lighting shown on dwg SDA 3589/SK5 P2 is accepatble in design terms, details of the column height of lights within the car park and adjacent to the access road should be confirmed.

Suggested conditions

Materials

- Sample panel of the pale facing brick parapet showing bonding and mortar colour.
- Sample of the gold anodised coper cladding for the roof lantern
- Details of the windows and doors (including dimensions of frames, the colour, reveal depth and means of opening)
- Colour of the aluminium downpipes
- Treatment and colour of parapet copings

Other
Cycle storage enclosure
Vehicle entrance gate
Vehicle barriers to the forecourt
Hard and soft landscaping (including boundary treatments to Hart Road and the open space to the north and means of demarcating and numbering individual parking spaces)
Lighting – confirm column height

Recommendations: The application is supported in design terms subject to the above recommended conditions.

Signed: Matthew Paul	**Date: 29/01/2025**