

MH1434/E

Proposed Change of Use

Midway House

27-29 Long Street

Middleton

M24 6TE

Heritage Statement

October 2024

Heritage Statement

(Formerly) Barclays Bank – 27-29 Long Street, Middleton, M24 6TE.

Introduction

This statement has been prepared in support of an application for a Change of Use for the former Bank premises, 27-29 Long Street, Middleton.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.

The building is not listed but is situated within the Middleton Town Centre Conservation Area. It is also situated within Section 14 of the THI Boundary Area of the Town Centre Spatial Masterplan. There are no works for this building externally or internally.

Appraisal:

Heritage Category: Not Listed Building.

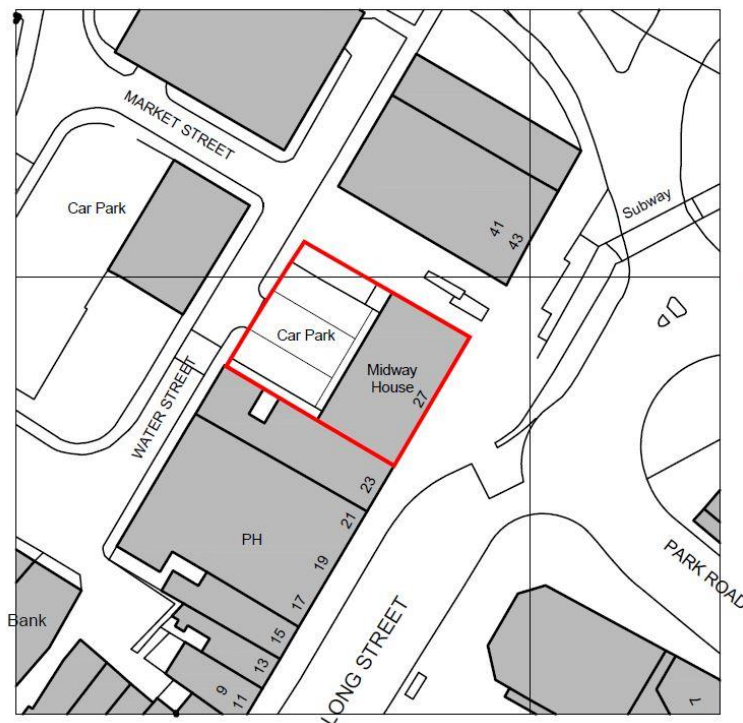


Fig. 1: Site Location.

1. Proposal Amount:

The building has served as a Bank for many years, providing financial services to residents of the area. This building sits in a prominent location within Middleton town centre alongside other businesses and financial institutions.

The intention internally is to repurpose some existing rooms to suit new use to both levels. Refer to GA Floor Plans for confirmation of layout which remains as existing.

2. How the proposed works relate to the existing building

The original building fabric will not be altered, removed or concealed. All existing original features will not be affected by the Change of Use.

3. Discussions with neighbours and measures considering shadowing, lighting, visibility, proximity, overbearing and noise issues

No discussions have been made with neighbours in relation to the proposals. The Change of Use is not considered to have any adverse impact on neighbours.



Fig. 2: East Elevation of the Building facing Long Street.

4. Explanation of the scale, height, width and length of the proposal and its relationship to the existing building

The building will not be subject to any external alterations, and the footprint and internals will not be subject to any changes of configuration.

5. Consideration given to accessibility to and between parts of the proposed works including disabled access

The existing main entrance benefits from a level threshold. No changes are proposed that will affect the access arrangements as far as DDA is concerned.

6. Relationship between the proposed works and public routes and impact if any

No changes are proposed that will affect public routes, either vehicular or pedestrian.

7. Landscaping treatment or other treatment to enhance and protect existing amenities

No Landscaping changes are proposed as part of this application. However, as the site has been vacant the external car park to the rear is subject to unauthorized parking, fly-tipping and litter. This area will be secured and managed by the new occupants with the repair of the existing low level vehicle barrier.



Fig. 3: West Elevation of the building and adjacent Car Park.

8. Materials proposed, their use, and maintenance where applicable

No change is proposed that will affect building materials, their use or maintenance.

9. Street impact

No changes are proposed that will affect the street scene.

10. Sustainability of the proposal and energy efficiency

No changes are proposed for the existing ventilation systems or heating systems.

11. What provision has been made for the storage of waste and recyclable material?

Waste to be collected in large waste bins at the back of the building/car parking area and disposed of by a privately arranged waste disposal company.



Fig. 4: North Elevation of the building.