

Proposed first floor extension to existing commercial building creating an additional unit

5a to 5e Wood Street, Middleton, Rochdale, M24 4DH, Heritage Statement

Heritage Statement

On Behalf Of

Middleton Investments (NW) Ltd

Prepared by



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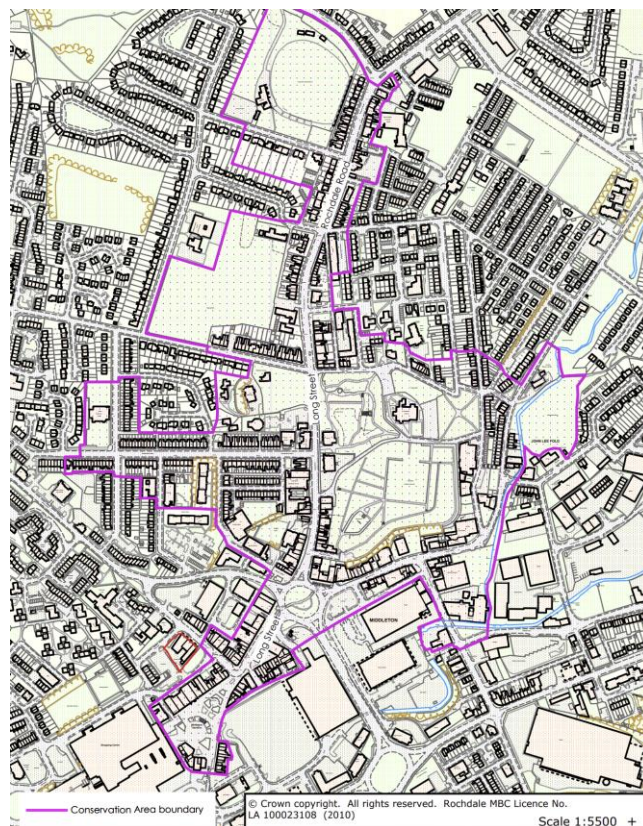
This Statement accompanies the full planning application for the proposal.

Introduction

This brief report is written to provide a professional heritage opinion on a proposed planning application for the extension of the existing building located 5a to 5e Wood Street, Middleton, M24 4DH.



The application site is located centrally to Middleton Town Centre, it sits on the edge of the Middleton Conservation area. The Purple reflects the conservation area whilst the red line illustrates the site location.



The building is set within an urban setting and is detached from any other buildings. To the front of the building is Woods Street which is a busy road giving access around the town centre and to the shopping centres. To the rear is a private carpark and then a public carpark.

The building and the immediate surrounding area is made up primarily of commercial properties. The build has been turned from a derelict building into a positive town centre contribution whilst under the current ownership.

Whilst the image at the start of this document shows how the building now looks, the photo below is from 5 years ago when the owners took over the building.



The building itself is 2 storeys constructed in brick and concrete, its principal façade is designed in a more monolithic style and is rendered in white, while the rear is built from brick with the structural elements running through.



The building is not typical to the style of the buildings within the conservation area, and given the dates for when the most recent boundary was drawn, its little surprise this building was excluded from the conservation area.

The building is individual in its size, age, materials and form and further, and provides a stark contrast to the majority of the buildings set within the conservation area, across the road however 8-10 Wood Street is more similar in style to this building.



The application building's main feature of distinction is its front façade. Internally the building is both architecturally and historically unremarkable with no elements, fixtures or fitting of interest.

The Middleton Conservation Area

The site is located just outside the Middleton Conservation Area. An appraisal was prepared for the conservation area in January 2008. The appraisal identifies: the special character of Middleton, the elements that should be retained or enhanced and the detracting elements. It also outlines practical proposals for enhancement of the conservation area. The property is not recognised within the appraisal as a locally listed building or considered to be a contributory building to the character of the conservation area.

The conservation area appraisal provides an understanding of the areas special interest from an agricultural background Middleton's population grew extensively over 100 years as a result of first, Georgian period cottage industry (cotton, wool and silk) and secondly, Victorian large scale factory development (cotton and silk) . Middleton, today, has a mixture of retail and manufacturing concerns. It was during the latter half of the eighteenth century that textile manufacturing began to take root as a cottage industry. Yet the form of the area remained largely unchanged and rural.

Building

Appraisal: Heritage Category: Not Listed Building.

Proposal Amount:

The building has been in its current form for a number of years, the owners should be commended for their contribution to the town with the work they have carried out to the building to give it life. This building is in a prominent central location alongside other businesses within an established town centre community.

Proposed Use.

The proposed use is office. The client has been approached by a CCTV monitoring company that wish to occupy this space, the staff numbers are minimal but they require the space for the computer equipment, I hope this clarifies the use better. It is likely the number of staff will not exceed 5 persons.

The physical proposal

Extended the rear element of the building which is furthest from the conservation area, this extension is to facilitate demand for space in this location.

How the proposed works relate to the existing building

The work being proposed would make little to no difference to the character of the building.

How the proposed works relate to the conservation area

As the work is situated to the far side of the building away from the conservation area, the impact on the conservation area should be seen as neutral.

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

No change is proposed that affects public routes.

Landscaping treatment or other treatment to enhance and protect existing amenities

No changes are currently proposed.

Materials proposed, their use, and maintenance where applicable

Proposed materials are to match those existing materials to the rear of the building to minimise impact.

Street impact

No change is proposed that affects the street scene

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

No change is proposed that affects the existing storage of waste.