

Planning and Design Statement

58B LONG STREET

Middleton

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WALKER ARCHITECTURAL
DESIGN

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1.0 Introduction



Introduction

This statement relates to the proposed Change Of Use of 58B Long Street, Middleton from Class E (commercial) to Class C3 (residential). This will take the form of a Class MA Prior Approval application.

The site is located at 58B Long Street and is within the Middleton Town Centre Conservation Area, the building is not listed and there are no protected trees within the site area. The works are to the upper floor and therefore has no adverse impact on the conservation area.

The second floor unit was previously used as office space and the proposals will change the use of this floor into apartments.

The following pages highlight the design rationale and planning principles.

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2.0 Site Analysis



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2.0 Site Analysis



1. Middleton Methodist Church



2. Fisherfield Childcare

The aerial image on the previous page identifies the property at 58B Long Street, Middleton. The property sits at the end of a row of terraced units in Middleton Town Centre. The vernacular of the street is varied, with a mix of styles and periods represented along its length. See photographs 1 and 2 for examples of adjacent properties.

It is a very short walk from the property to the town centre transport links and local amenities.

The property is currently an Estate Agency to the ground floor frontage and office accommodation to the first and second floors. The property utilises car parking spaces immediately adjacent off Leonard's Street.

Planning History

The existing building sits on the site that was occupied by The Suffield Arms which was granted permission for demolition in 1990 (90/D25887).

The current building was granted permission in July 1990 (90/D25479) for the 'Redevelopment of site to provide retail and office units at Ground floor and Office units at first and second floor levels'

There have been various applications in the past for the conversion of the first or second floor levels; a small selection are noted below:-

- 92/D28204 Alteration and change of use 2nd floor to 6no self contained flats . Refused (parking).
- 93/D29441 Change of use First Floor office to 3No flats. Granted.
- 22/01518/PRA56 Prior approval for change of use from office (class E) to apartments (class C3). Refused (acoustics and refuse missing information).

Planning Policy

The National Planning Policy Framework (NPPF) has several paragraphs relevant to these proposals.

Paragraph 60 makes clear that in order to 'support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.'

Paragraph 65 states that the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas. To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount³¹.

Paragraph 109 is specifically relevant which advises that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

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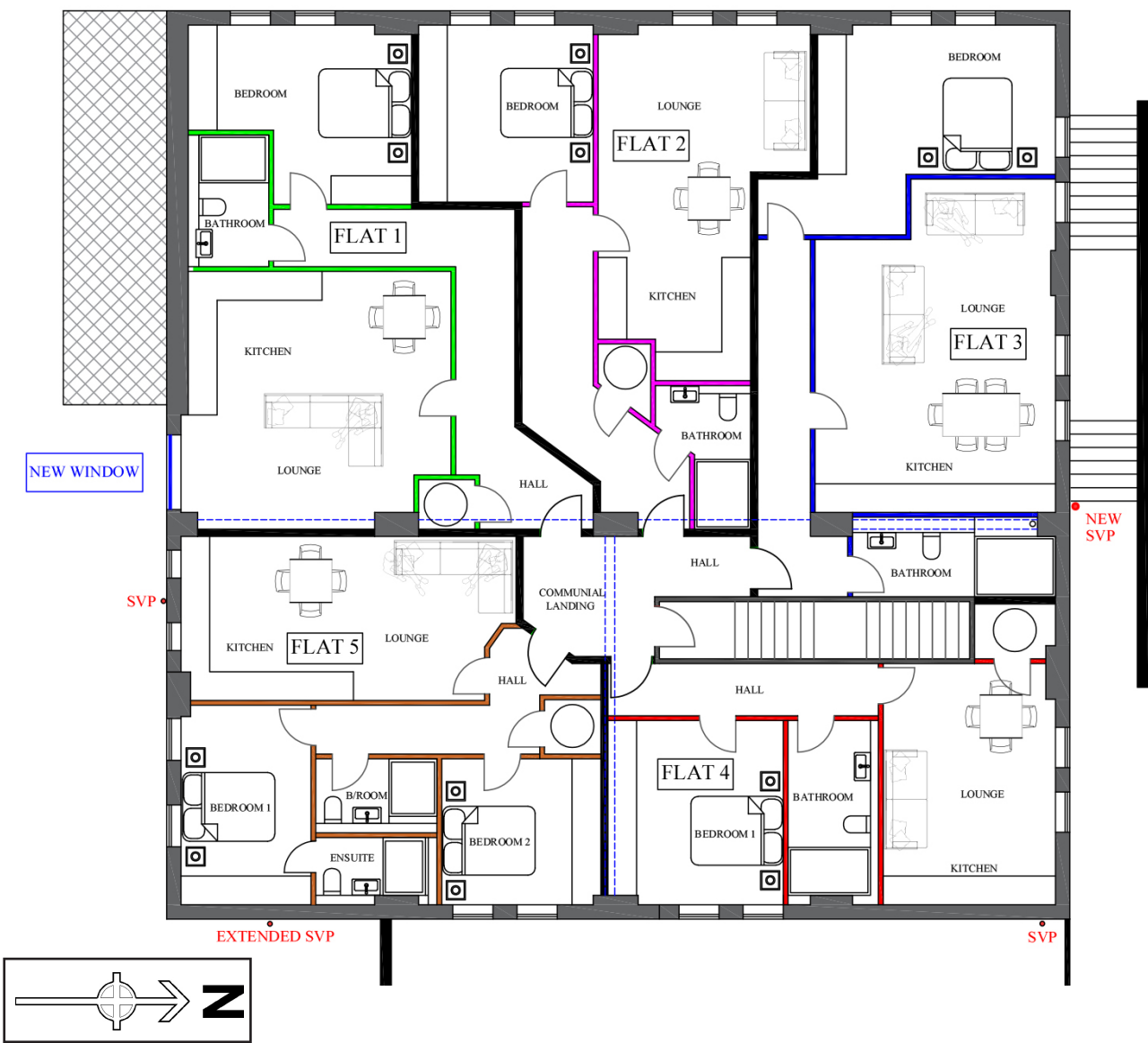


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3.0 Design Process



3. 58B Long Street



Use
The scheme proposals comprise the change of use of second floor offices to 5 No. apartments. This will take the form of a Class MA Prior Approval application from Class E to Class C3.

Amount
The existing property currently has a commercial unit at its ground floor frontage. The site slopes up to the rear therefore 3 storeys at the front become 2 storeys to the rear of the building. The first and second floors of the building are currently used as offices.

The second floor of the building will be changed from office use to residential, with 5 No. apartments proposed. These will be split into 4 No. 1 bedroom apartments and 1 No. 2 bedroom apartment. This is in keeping with the other properties in the row, which have retail to the ground floor and either office or residential accommodation above.

Layout
The proposed access will be through the existing entrance to the north side of the building, utilising the existing stairwell. This is highlighted on photograph 3.

Each unit has been designed to ensure adequate natural light and ventilation in to all habitable rooms, this will be supplemented by the introduction of mechanical extract systems where necessary.

The application 22/01518/PRA56 was refused on the grounds of noise and the lack of information due to the sites location. E3P have carried out a Noise Impact Assessment which has been submitted as part of the application.

The submitted Noise Impact Assessment determined that certain noise sensitive rooms would require higher specification glazing due to the predicted noise levels. It was found that all north and east facing rooms would experience sufficiently low levels of noise to not warrant any mitigation measures.

In terms of ventilation, in order to not downgrade the performance of the external envelope, a through-the-wall vent or through window ventilator with a sound insulation performance of at least 35 dB Dn,e,w +Ct,r should be installed.

Scale
The property is currently 3 storeys at the front and 2 storeys to the rear due to the slope up St Leonard's Street to the side of the property.

Appearance
The existing property is red brickwork. No works are proposed to the external elevations apart from the widening of an existing window which is to the rear southern hidden elevation.

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3.0 Design Process



4. Side Entrance

Landscaping

The property benefits from a small yard to the rear of the building. This area will be gated and will house the refuse bins for both the commercial and the residential use, along with secure cycle stands. This is identified on the Proposed Site Plan drawing. The building management will take the bins out to the road side on collection day and return them back to this area.

The site is entirely covered by either the structure or hard standing which gives the site a zero biodiversity rating. As the proposals are for the conversion of the upper floor, there is no adverse impact on the sites rating.

Access

Due to the topography, there is a flight of steps up to the existing side entrance door. These will need to remain. Car parking is located close to the entrance. Secure cycle storage will be provided to the rear yard.

The sites location is within walking distance to Middleton Town centre where there are transport links to Manchester / Rochdale and beyond. There are a number of supermarkets that are close as well as restaurants / fast food outlets.

There are public parks within the vicinity, Jubilee Park, being to the north of the site and within 500m. Middleton Parish Primary school is less than 1km to the north.

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4.0 Conclusions



This prior approval application relates to the proposed Change Of Use of 58B Long Street, Middleton from Class E (commercial) to Class C3 (residential).

The proposals are for the second floor office space to be converted to 5 No. residential apartments.

58B Long Street is in a very sustainable location, close to shops and schools and with good transport links.

The proposed development is with the permitted development rights of the property as we believe there aren't any exceptions or Article 4 implications on the site.

As demonstrated above the proposed development is within the guidelines as set out by the Town and country Planning Act and its supplements, as permitted development under Class MA. The proposed development is to create 4No. 1 bedroom and 1No 2bedroom apartments which will be self-contained with a dedicated entrance that is away from the commercial element.

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