

DESIGN AND ACCESS STATEMENT

Proposal: CHANGE OF USE FROM SHOPS (A1 – RETAIL WAREHOUSE) TO 15 No. DWELLINGS FLATS, AND SINGLE-STOREY VERTICAL EXTENSION.

Address: 18 Sadler St, Manchester M24 5UJ

Date: 30/01/2022

The Property

The building is a warehouse situated on Sadler Street. The site lies within Middleton Town Centre Conservation Area, within the defined urban area. The application building is recorded as a Non-Designated Heritage Asset, and is formally included on the Council's list of Non-Designated Heritage Assets.

The current use of the building is a retail warehouse, but the applicant intends to change the use to a fifteen (15) apartment block of flats by adding another storey to the existing structure. The extent of works is as shown in the Architectural drawings submitted with this application.



Figure 1: Existing aerial view (Front)

Layout

The internal floor layout shall be changed to create the floor layout as seen in the attached proposed designs and to integrate the new extension.

Materials

The materials to be used on the extension shall match the existing building's materials – red brick and Flemish bond. The external walls shall be made from red clay bricks as it is in the existing building. Windows and doors to be UPVC framed.

Access

The front external access shall remain the same and unchanged.

Parking

Parking will be on street parking for residents



Figure 2: Existing aerial view (Rear)

Landscaping

No landscaping is required.

Effect on, and appearance of the property:

The proposed development seeks to improve and enhance the street and location. All work will be undertaken to a high standard with attention to detail and with the aim to ensure original features are maintained and enhanced.

HERITAGE STATEMENT

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
CHANGE OF USE FROM SHOPS (A1 – RETAIL WAREHOUSE) TO 15 No. DWELLINGS FLATS, AND SINGLE-STOREY VERTICAL EXTENSION.	<i>The property is located within the designated Middleton Town Centre Conservation Area, within the defined urban area. The application building is recorded as a Non-Designated Heritage Asset, and is formally included on the Council's list of Non-Designated Heritage Assets</i>	<i>Upon a visual and physical examination of the property within the context of the street scene as well as the activities/functions on the street, the proposed roof terrace is in keeping with the street scene and would NOT cause harm to the appearance of the conservation area. It will also enhance non-designated heritage asset within a Conservation Area as well as other designated heritage assets on the street.</i>



The building is amidst other retail businesses, warehouses, and shops. There is a warehouse to the left of the building, and an office building to the right. Beyond this building is a residential estate. The new development will fit right in with the residential complexes in the area.

The National Planning Policy Framework (NPPF) (2021), States that, Heritage assets offer outstanding, irreplaceable, universal value, hence, they must be “be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

The existing building is a two-storey retail warehouse. The proposed development relates to the conversion of the building into a 15-apartment block by adding another storey (vertical extension).

The design and architecture is sympathetic to the existing building’s design as well as the wider Middleton Town Centre. The Character of the conservation asset in which 18 Sadler St. is situated, is currently being preserved and the proposed development will continue to preserve the character, and historic architectural significance of the building, and other non-designated assets on the street.



MIDDLETON TOWN CENTRE CONSERVATION AREA

Designated 1978 - Extended 2009

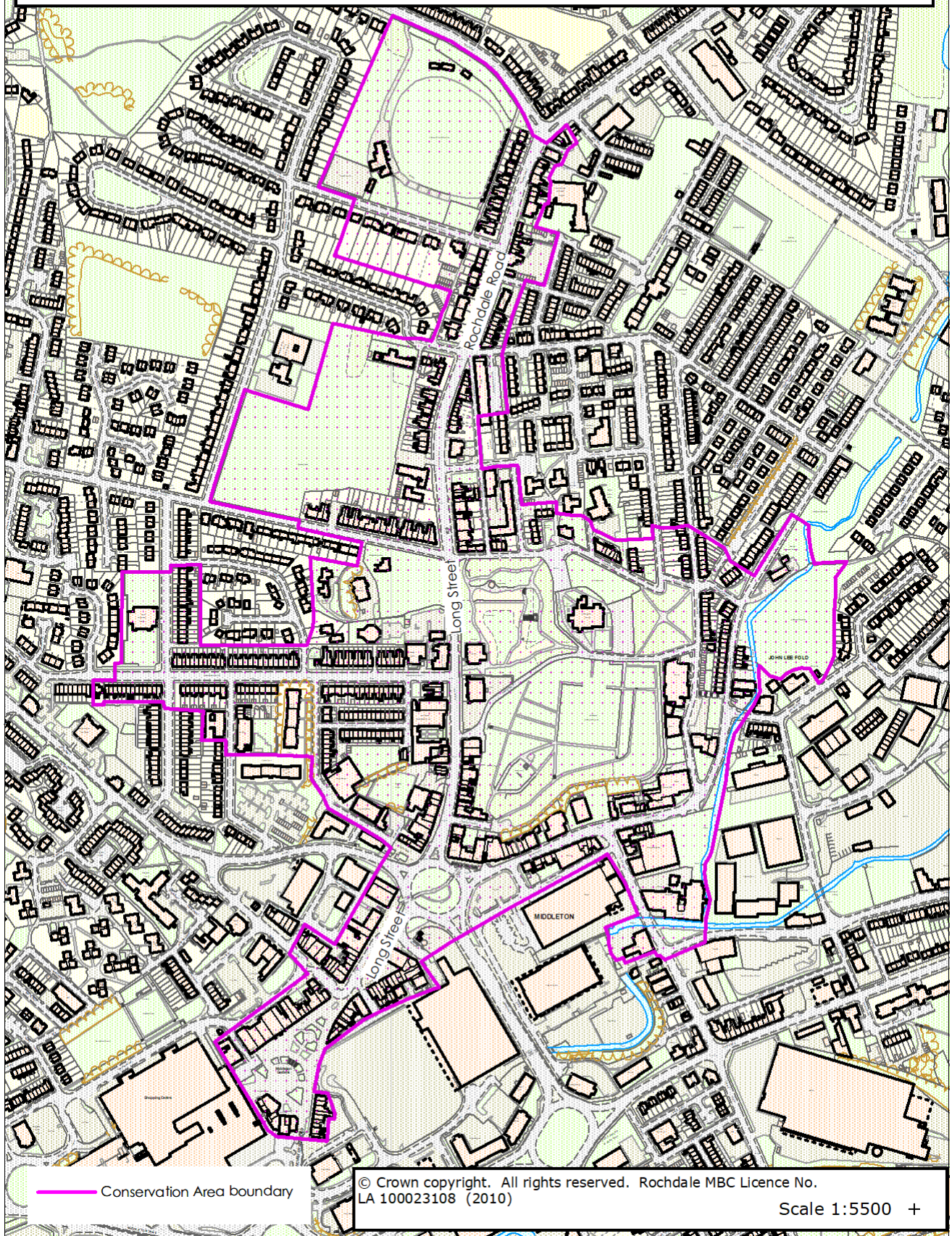


Figure 6: Middleton Town Centre Conservation Area.

If you require further information or clarification, please do not hesitate to contact me.

I look forward to hearing from you.

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