

DESIGN & ACCESS STATEMENT -
HERITAGE STATEMENT
PLANNING STATEMENT
WOOD STREET, MIDDLETON

Project: Erection of a two storey building to accommodate three commercial units on the ground floor and six residential flats on the first floor

Address: Land on Wood Street,
Middleton,
M24 4DH

Job No. 1230

Document No. WOO-1230-RP-XX-0001

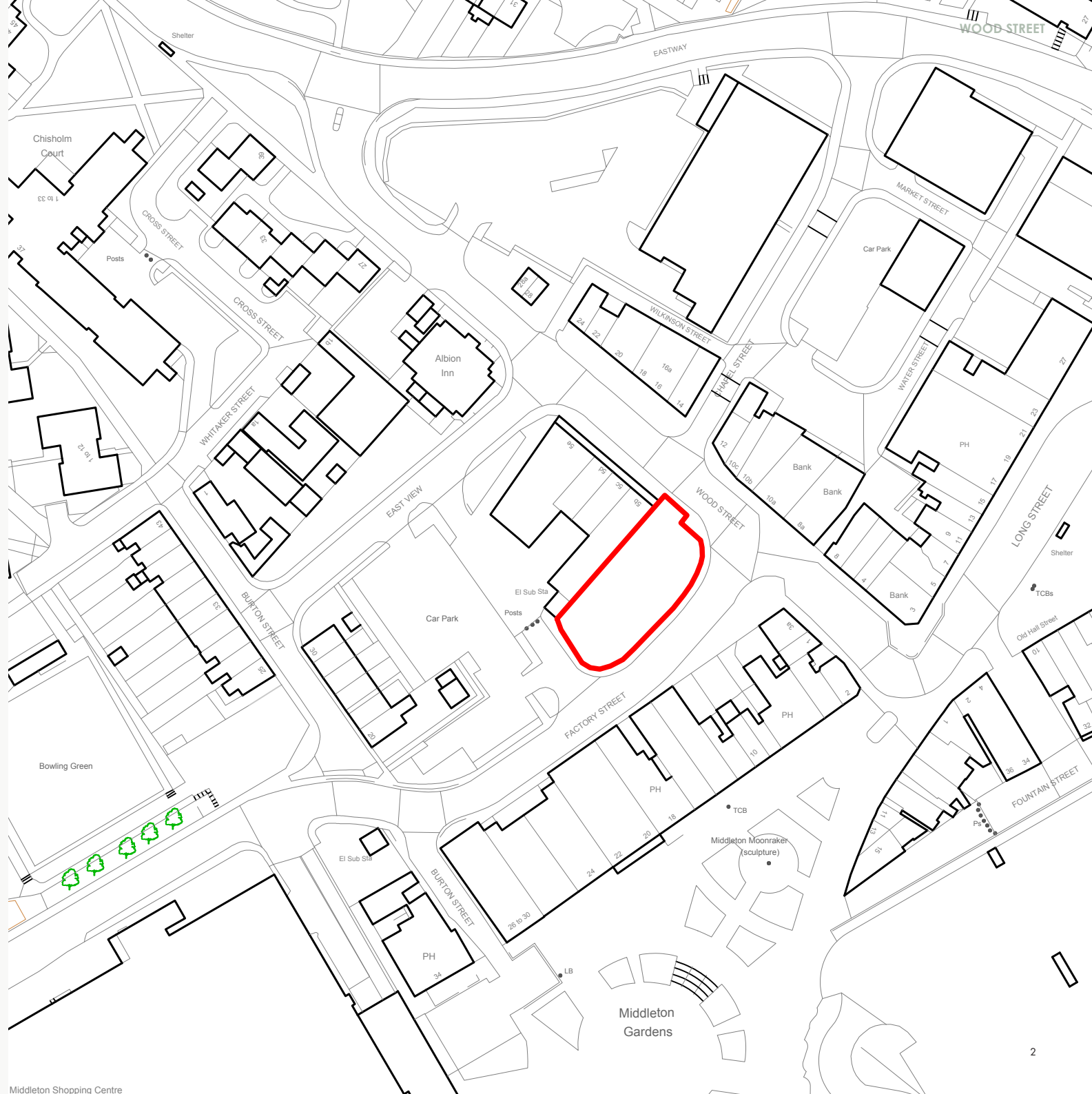
Revision : P01

Date: Jan 2024

Issued For: Planning

Rev	Date	Description
P01	04/01/24	Issued for Planning

WOOD STREET



THE SITE / **Wood Street**

The application site is located on the corner of Wood Street and Factory Street and is an open plot of land that has been empty for many years.

The property is well positioned within a main road with convenient access to public transport connections. There are a number of bus stops short distance away from the property. There are also a number of large car parks in close proximity.

There are also a number of amenities in very close proximity with the site within a mix of residential and commercial frontages.



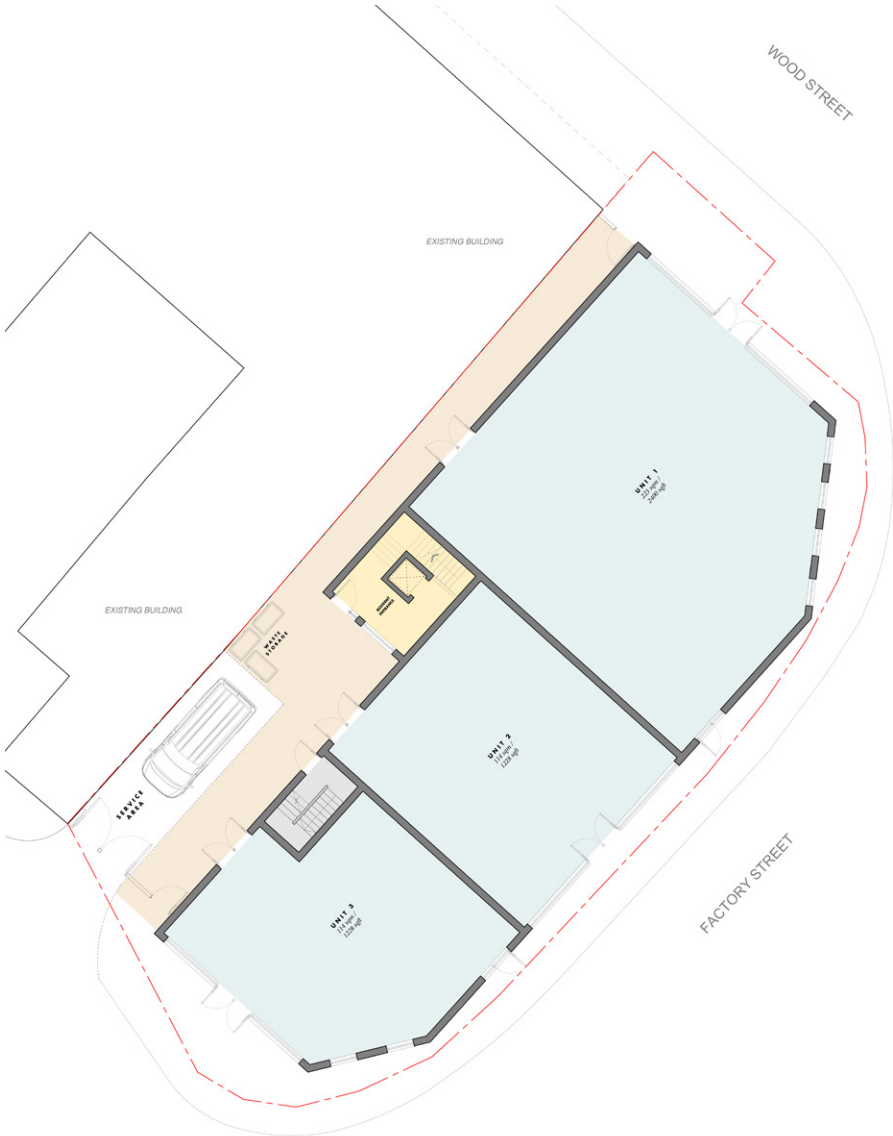
THE SITE / **EMPTY LAND**

The application site is an empty plot of private land which has been vacant for many years.

Although the site has often seen cars parked there, it is strictly private land and has never been designated as a car parking space. Users have parked at their own risk.

As it is situated on a key junction that has an active frontage onto the main roads.





Proposed Ground Floor



Proposed First Floor



PROPOSED WOOD STREET ELEVATION



PROPOSED FACTORY STREET ELEVATION



PROPOSED REAR STREET ELEVATION



PROPOSED SIDE STREET ELEVATION

PLANNING STATEMENT/

Proposed Commercial Use

The application proposes three commercial Units.

1x Wholesale Cash and Carry Unit (Unit 1)

2x Class E retail unit (Unit 2 & 3)

&

Six residential dwellings on first floor

The site is situated on a commercial Street with a variety of commercial front-ages. The application site has been through a variety of clean ups and has always been seen as a site of wasted space that can add value to the area.

Although there have been cars parked on the site, it has always been private land. A variety of planning applications have been submitted over the years.

Some of the key features of the site :

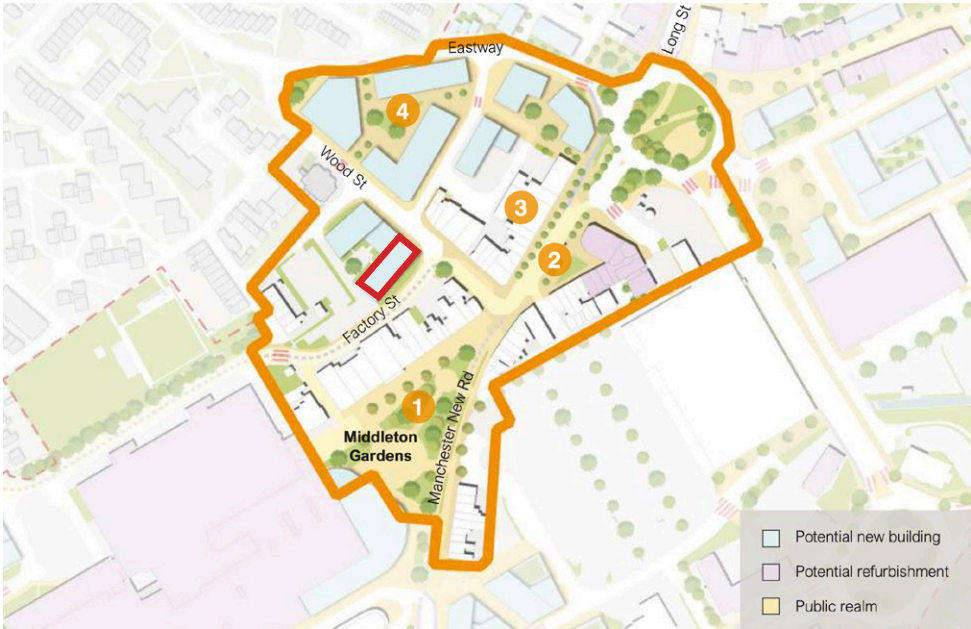
- Site is part of the 2022 Middleton Town Centre Masterplan
- Application site is within Town Centre
- Undeveloped land at a key junction on the edge of Conservation Zone
- Provides an active frontage alongside two busy streets
- In close proximity to local amenities & parking
- Enhance pedestrian experience with active frontages.

The site has been marked as potential development site in the master plan.

The site (Part of Plot 1.2) has also been marked as ground floor commercial with residential mixed use above.

Estimated Number of trips

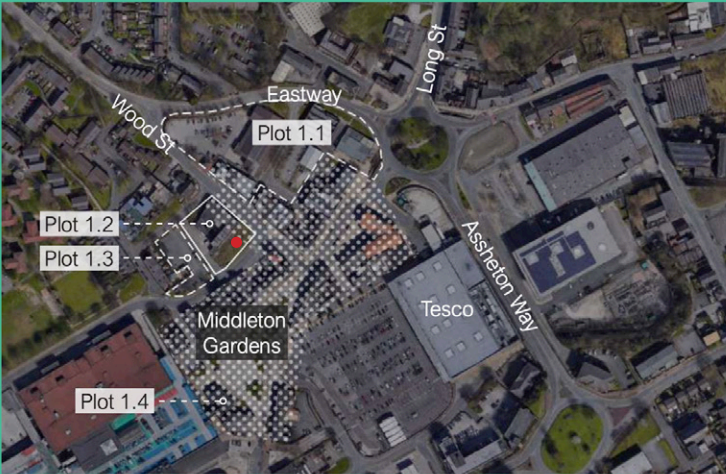
The existing site is in close proximity to many car parks. As the building is within the town centre, car ownership is unlikely and will be not be aimed for. There are many car parking spaces available near the site.



APPLICATION SITE

MIDDLETON TOWN CENTRE MASTERPLAN

Development Opportunities



Plot 1.2	Existing buildings and land on corner of Wood Street and Factory Street	Demolition and rebuild - Infill development	Residential mixed-use (GF commercial)	2,500
----------	---	---	---------------------------------------	-------

HERITAGE STATEMENT/

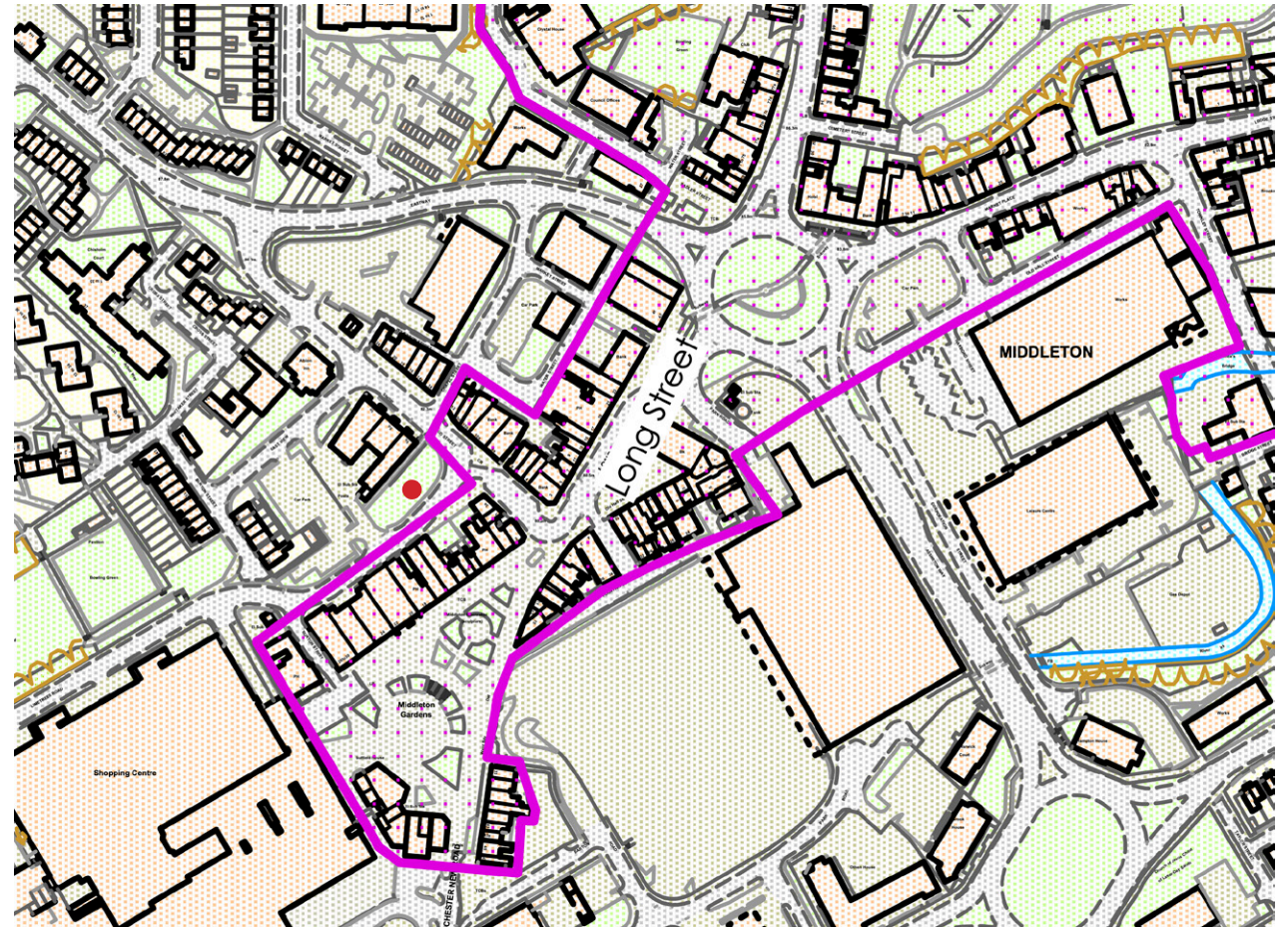
The applicant is fully aware of the heritage status of the area and its history. The site lies just outside the edge of the Middleton Town Centre Conservation Area.

The council would like to transform the properties in the conservation town centre into a vibrant mixed use development that acknowledges and celebrates heritage.

The application site is currently vacant and has been for a long time that doesn't provide any benefit to the local context.

It has also been marked for potential development in the 2022 Middleton Masterplan.

Sensitive materials have been chosen to respect the local context and material palette. Building heights have also been respected.



● THE SITE

— Middleton Town Centre Conservation Area