

Proposed Change of Use to Café (Class E)
1 Market Place
Middleton
M24 6QU

Design and Access Statement + Heritage Statement



1. Introduction

- a. This planning application is submitted on behalf of Tariq Aziz who is the owner of the site and adjacent properties.
- b. The site was last operated as a shop, however it is believed that its last lawful planning use is that of a public house (sui generis) as part of the “formerly” adjacent Assheton Arms. This section of the Assheton Arms became separated from the public house when planning permission was granted to form a Launderette that now occupies a unit to the South of the application site.
- c. This application seeks permission to change the current use to that of a Café (use class E)



View from rear

2. Site and Context

- a. The occupies the ground floor of part of 1 Market Place.
- b. The site entrance is located off Long Lane and the rear of the site borders onto the communal car park owned by the applicant.
- c. There are commercial units adjacent, with a Launderette to the South and a retail unit to the North, with hotel accommodation above.

- d. All vehicle servicing / staff parking will take place on the applicants adjacent private car park.

3. Amount

- a. The site extends to approximately 68m² (including the refuse storage bin area to the rear).
- b. The public area is arranged with fixed seating and stools to accommodate 20 customers.

4. Scale

- a. The proposed use is contained within the existing footprint.

5. Appearance

- a. The only external alteration proposed is the change of a window to a door at the rear of the premises.
- b. No flues are proposed in this application, the café will prepare snacks and use microwave / steam ovens to prepare food for customers.
- c. The applicant will apply separately for Advertisement Consent for signage on the Long Lane elevation once planning permission is granted.

6. Landscaping

- a. There is no landscaping proposed.

7. Access and Security

- a. The rear of the premises is secured behind palisade fences / gates adjacent to Cemetery Street + CCTV is already in operation to cover this area.
- b. The main entrance off Long Lane will retain the concealed security shutters.
- c. A CCTV system will monitor the interior of the premises at all times.

8. Sustainable Development

- a. The proposal makes efficient use of an underutilised area and will provide a benefit to the commercial centre of Middleton serving local customers.

9. Heritage Statement

- a. The application site is located centrally to Middleton Town Centre, with a postal address of 1 Market Street however the entrance to the site is located directly off Long Street. The application site was formerly part of the Assheton Arms public house, however that property was internally sub-divided some years ago creating 2 No. self contained ground floor units one being the application site and the second operating as a launderette. The Assheton Arms is a is predominantly operated as a hotel which is on the corner of Long Lane and Market Place. The building is set within an urban setting with adjoining buildings and its outlook is upon a busy road. The building and the immediate surrounding area is made up of commercial properties, characterised by large terraces rising to 2/3 storeys, set within a tight urban grain with little or no frontage or rear amenity spaces. The use of the building is previously that of a retail unit however it is believed that its lawful planning use still remains that of a public house
- b. The building within which the application site is located itself is 2 storeys constructed in brick to its principal façade, with a single storey annex to the rear, however the application site only occupies the ground floor. The building is architecturally and historically unremarkable.. The building dates from very late 19th to early 20th century.
- c. The building is a contributor to the overall character of the Middleton Conservation area and the building reflects the general character of its area with a substantial number of properties set within.
- d. The building has no features of distinction is its façade. Internally the building is both architecturally and historically unremarkable with no elements, fixtures or fitting of interest.

The Middleton Conservation Area

- e. The site is located in 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. However, whilst I believe the building may have been overlooked in terms of its frontal appearance contributing to the CA, all but the façade has been completely rebuilt and internally reordered in the late 1980s. The building with its distinctive stone façade responds positively to the townscape of the area. The building is adjacent to the listed building - former Manchester and Salford Bank, Grade II by Edgar Wood.
- f. 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. Middeltons industrialisation evolved from the weavers handloom workers workshop adapted to work in either cotton or silk. The practice of weaving originated in the local farms and cottages (largely for woollen goods). As small cotton factories sprang up around the south of the town, speculative plots were purpose built to bring production closer to the main factories, which still operated under the “putting out” system. This was the process whereby factory spun yarn was handed out to local weavers.

- g. The Conservation area appraisal provides the following commentary in relation to Market Place. The south-eastern boundary of the conservation area of Market Place and Lodge Street has an imposing mix of Victorian and Edwardian commercial properties which, from a distance, form an asymmetrical skyline of chimneys and gables against a rugged backdrop of the Old Burial Ground. Moving towards Lodge Street, the space opens up and is dominated by the now derelict Providence Congregational Chapel. It is bounded by a strikingly decorative iron fence. The only such survival of this period in the conservation area. The rear is again dominated by the rising scarp of the Old Burial Ground, which is the highest vantage point in the area. From the top, the views are very good, especially towards the east. On a clear day the distant hills of Bleaklow and Kinder Scout can be seen. Another view is to Tandle Hills, a meeting point in the nineteenth century for militant workers, including the Peterloo demonstrations of 1819, to which Middleton sent a significant contingent.

Description off Proposed Works and Conclusion

- h. The proposal comprises the change of use of the site to be operated as a café. There are no proposals to alter the front elevation (an Advertising Consent application will be submitted separately for approval by the applicant at a future date). The proposal will require the removal of a window on the ear elevation, adjacent the private car park, and same will be replaced with a steel security door to provide a convenient access to the refuse / recycling bin storage locations and for servicing. In addition there will be an extract fan introduced to ventilate the internal area and the grille serving same will be installed on the rear elevation.
- i. The proposal comprises the change of use from what is believed to be the lawful planning use of a public house to that of a café. A café serving the local community will contribute to the viability and sustainability of the Conservation Area.
- j. The only physical alterations to the exterior of the property relate to the removal of a window on the rear elevation and introduction of a door to afford direct access to the servicing area / private car park, plus the installation of a 200x200mm square extract grille on the rear elevation to provide background ventilation to the prep area. These alterations will have no adverse impact on the host building or the Conservation Area.