HERITAGE STATEMENT - STATEMENT OF SIGNIFICANCE

PLANNING APPLICATION – 39/41 MIDDLETON GARDENS MIDDLETON MANCHESTER M24 1AB

Application by Messrs W, P & J Jeffries

BACKGROUND

1.1 The subject premises comprise the ground floor of 2 storey building situated in the shopping area and the Middleton Town Centre Conservation Area.

1.2 The Conservation Area is an extensive one covering Middleton Gardens (by way of an extension in 2009) and the area to the north and north east centred on St Leonards Church and its extensive churchyard.

1.3 This section has a range of retail and retail related uses reflecting its present function as a secondary part of the town centre.

1.4 This building is an undistinguished late 19th/early 20th century building consisting of an amusement centre which has traded from the site since the 1980s.

1.5 The application premises consisted of 2 shops originally, both extended at the rear with a modern shopfront.

1.6 The Conservation Area Character Appraisal pre-dates the inclusion of this area in the conservation area so makes no reference to Middleton Gardens. They have undergone a paving/landscape scheme in recent years around the 'Middleton Moonraker' and houses the Middleton market (Friday and Saturday).

1.7 The proposal would retain all the physical features of the present building and would, therefore, not alter the appearance of the conservation area. It is to be noted that it involves a relocation of the business to 20 Middleton Gardens on the opposite side of the 'square'.

1.8 The heritage assets of the building and its effect on the conservation area are not significant and their sensitivity to the proposals, given no change is proposed to the exterior is limited. In the circumstances I do not consider that any additional specialist consideration or advice is required in this case.

2. ASSESSMENT OF IMPACT

2.1 No physical alterations are proposed to the exterior as part of this application.

2.2 The use will have an appearance similar to its last use with a shop window display. Like the current use the proposed use would, no doubt, be mainly used by shoppers. It is an appearance and function which is and would be appropriate to the Conservation Area and the building.

2.3 The proposal would preserve the character and appearance of the conservation area consistent with the statutory test.

2.4 I conclude that there will be no adverse impact to the heritage assets.

3. POLICY

3.1 The relevant local plan conservation policies are in the UDP (2001-2016) adopted in 2006. The proposal is consistent with strategic policy G/BE/9.

3.2 There is no conflict with policy BE/11, with BE/15 in that it would *'preserve the character and appearance of the conservation area'.* It is a use that would be compatible with the adjoining uses consistent with policy BE/18.

4. SOURCES

4.1 The following sources have been considered:-

NPPF

Rochdale Borough UDP 2006

Core Strategy for Rochdale borough (adopted 19 October 2016)

Statutory List (EH)

Middleton Town Centre Conservation Area Appraisal (January 2008)

London Plan (GLA)

Roger Etchells

February 2021