

HISTORIC ENVIRONMENT CONSERVATION CONSULTATION RESPONSE

Conservation & Design Team Officer	Michael Atkinson-Smith
Date	14.04.25
Application Reference	24/01002/HOUS and 24/01003/LBC
Address	1 Towncroft Avenue, Middleton, M24 5DA
Proposal	Conversion of existing garage into living space, construction of internal wall behind existing garage door, formation of internal doorway between dining room and converted garage, removal of living room fireplace, removal of games room chimney breast, replacement of sliding door to side of garage with window and application of cream paint to external front elevation doors.

Designated Heritage Assets Affected	Y	Arkholme House by Edgar Wood (application building) - Grade II Nos. 51 & 53 Rochdale Road, Middleton (setting of application building) - Grade II Middleton Town Centre Conservation Area
Non-Designated Heritage Assets Affected	N	

Assessment

Significant work has been undertaken to amend the plans, reduce the level of harm to the historic fabric and appearance of the building, whilst also ensuring its optimum viable use as a residential dwelling. I'm satisfied that the amendments made to the scheme appear to be fair and reasonable in the context of historic environment conservation and reflect the ethos of Edgar Wood in creating high quality homes for Middletonians. I'm aware that the conversation remains ongoing regarding the opening of a new doorway in the internal archway. Ultimately a balanced judgement must be reached so I would be happy to respond further as necessary if any further feedback from the relevant amenity society is received.