35 ,Middleton Gardens ,

Middleton

M24 1AB

May 2021

Heritage Statement

Statements of Heritage Significance

A suggested structure for a statement of heritage significance

• Purpose

To ascertain the importance of the structure of the design and Historical significance and its

Local Importance within the area it was built.

No 33, 35 and 37 Middleton Gardens was designed by Architects E J Wood and

J. Henry Sellers

It was built in 1908 it was the central shop of 3 ,numbers 33 and 35 are adjacent to the property .

(Photo of original frontage attached in the portfolio attached).

They collaborated on many projects between 1901 and 1914 significantly around Middleton where EJ Wood was born and in large areas of West Yorkshire and also Hale in Cheshire.

So there was a major local connection adding to the significance of the property.

E J wood was described as an early modernist and an advocate of the early Art deco design in the 1930,s

The particular features as noted in the listing Grade 2 ,

mention the following ,

The Reinforced concrete roof structure as one of the earliest conceptions in this country

and also the decorative tiled structure to the frontage still visible today 5- light leaded timber mullion windows.

The Nature of the New Proposal

Brief description of the proposal .

Internal changes to provide a modern open plan ground floor area, provide suitable amenities to the beauty saloon with out customers having to climb stairs to use the welfare facilities .

i.e., To meet and comply with disability access arrangements to facilities.

Provide a first floor apartment to make use of the first floor area which is mostly unused at present, and turn into accommodation which is in shortage in todays town Centres

The extra income it would generate could provide enough funds to preserve the character of this property.

(several photos of the inside attached)

These show no internal original features of either panelling, architraves, shirting , internal doors , Cornish or mouldings. Basically to original features , these were probable removed during early

Ley out and re fits through the ages and prior to the building being listed.

The frontage will remain untouched by this proposal, The main roof will also not be touched either.

There is an added timber and plywood construction single storey to the rear that is need of urgent replacement, which was probable added mid 1970's not only is it in a poor state of repair but is has a defective felt flat roof.(picture in the photo portfolio attached)

If we find any hidden features during the refurbishment we will let you know immediately.

Design Change due to Heritage Statement the first floor will only have one apartment due to the fact we cannot change the front window which only has one escape windoe amended drawing layout attached

Designation records for the heritage asset

The address, number and date of listing, schedule entry or equivalent of the designated heritage asset from the National Heritage List for England as well as the description.

District:

Rochdale (Metropolitan Authority)

National Grid Reference:

SD 86928 05796

Details

MIDDLETON ,MIDDLETON GARDENS SD 80 NE (east side) 2/12 Nos. 33, 35and 37

(formerly listed in 17.11.86 Manchester New Road)

Grade II Row of 3 shops. 1908.

Designed by Architects By Edger J Wood and J. Henry Sellers. Who collaborated on many Projects between the years of 1901 and 1914 Not only on Middleton and in the North West and Greater Manchester but also in several towns and cities in West Yorkshire.

The Building itself was designed externally to the frontage with Brick with glazed tile decoration and also one of the first of its kind with reinforced concrete flat roof.

Each of the shops has a replaced shop front and the brickwork of No.33 has been painted.

On the first floor 5- light leaded timber mullion windows are each flanked by tiled pilasters which in turn frame distinctive tiled panels above and below the windows.

The panels incorporate green chevron patterns and each rises above the parapet to be terminated in a parapet with dentil-type motif.

The design is not only extraordinary in its use of the tiled panels but in the early use of a reinforced concrete flat roof.

Listing NGR: SD8692805796

.A note of the extent of the curtilage of listed buildings, if a curtilage building is affected by the proposal.

There are attached two properties within the building curtleadge which will not be affected by our proposals

- Planning History

But the Property has had a couple of Planning Permission over the past 27 years

Had planning permission approved for new frontage in 1994 for Security shutters to the shop window.

Planning for an illuminated Front facia in 1989.

• Approach and Methodology

How the assessment of significance has been carried out.

By checking old records and reading about the Architect in several publications and information from Rochdale archives and listing about the Architect and his numerous designs and also photos of various buildings he designed throughout his career.

Literature There are several book about the Architect Edgar J Wood

An extract from one of them notes:-

In 1922 Edgar E Wood retired to Italy to paint, where died in 1935. With neither students nor family to preserve his reputation, he was quietly forgotten and the modern architecture he had anticipated was taken up by a new generation.

In the 1950s, Edgar Wood was rediscovered by Dr. John H. G. Archer, who has spent a lifetime fostering Wood's architecture and reputation.

Nikolaus Pevsner, the famous art historian and author of the Buildings of England series, subsequently praised Wood as the most progressive of all Edwardian architects whose designs were at the cutting edge of European contemporary architecture.

Brief History of the Asset

The Current Owner purchased the property in 2016

It was Vacant at the time

Previously it was owned by Ryder and Dutton estate agents from the early mid 1990

And prior to that was used as various shops through the years .

Cannot trace any other record as the Land register only covers from 1993

Back in the day the chimneys were removed probable if the 1960's 1970's before the building was listed.

Photographs

Supplied in separate portfolio

Barry Winterbottom FRICS

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