

LF Architecture Ltd
architectural consultants

Heritage Statement

S. Wellens & Sons, 121 Long Street, Middleton, M24 6DL

Single storey extension to existing workshop building, and replacement roof cladding, rooflights and external modifications to back of house accommodation

1. Scheduled Ancient Monument (SAM):

The proposals do not affect a scheduled ancient monument or its setting.

2. Archaeologically Sensitive Area (ASM):

The site is not located within an Archaeologically Sensitive Area

3. Historic Parks and Gardens:

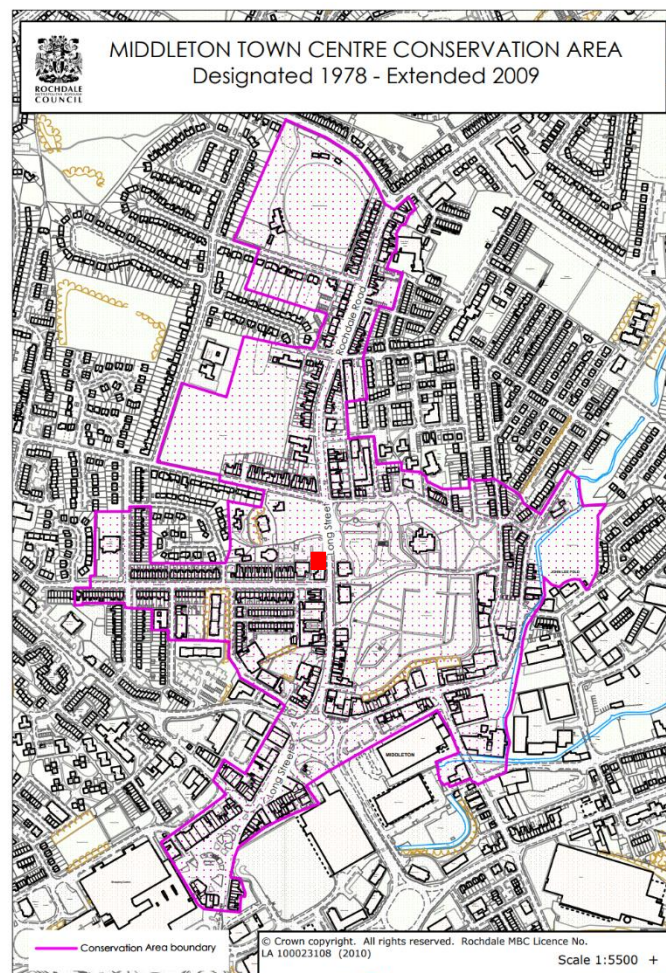
The site does not form part of a historic park or garden.

4. Listed Buildings:

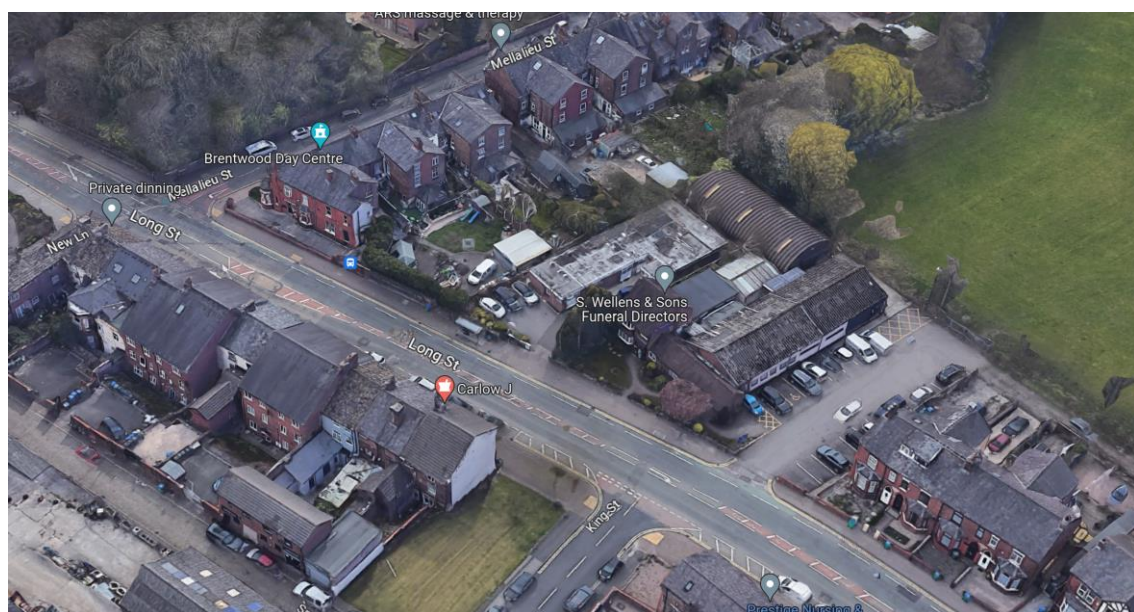
The proposals do not affect a Listed Building nor its setting.

5. Conservation Area:

The site is located within the Middleton Town Centre Conservation Area. As shown in red on the map below.



Middleton Town Conservation Area has a number of elements of special interest, character and appearance. 121 Long street is located at the junction of Mellalieu Street and New lane as seen from the map below. Mellalieu Street is significant for the late Victorian buildings and Grade Two listed property at the end of the street. New Lane is located to the west of 121 Long Street and has a mixture of Georgian and mid-Victorian properties which integrate into a mixture of commercial and private property's.



Arial View of 121 Long street

6. *Assessment of Significance:*

The proposed extension is sited on previously developed land and there is no change of use proposed. The application is for a single storey side extension to an existing outbuilding, with a proposed external footprint of 16m². The image below shows the footprint for the proposed extension in blue located adjacent to the Southern edge of the property. The proposed extension, due to its location within the site, will not be visible from the street. The application also seeks approval for the replacement of existing asbestos roofing sheets for the entire Northern wing of the building which has been outlined in red on the image below. Both roofs will be clad with Goosewing Grey profiled sheet roof panels to colour match the existing grey asbestos roofs.



In addition, the proposals also seek approval to amend the north elevation of the rear building outlined in red above. As can be seen from the photo below the existing north elevation has a somewhat cluttered feel to it and it is proposed to infill four windows and the roller shutter door with painted render walls to match the existing. This will improve the overall appearance of the building and subsequently its impact on the street scene and the wider conservation area.

