

Supporting Statement

For

**Change of Use Application from
Light Industrial with offices B1 to 3no apartments
at**

29-31 Market Place, Middleton

On Behalf of

Mr Alfredo Moghimi



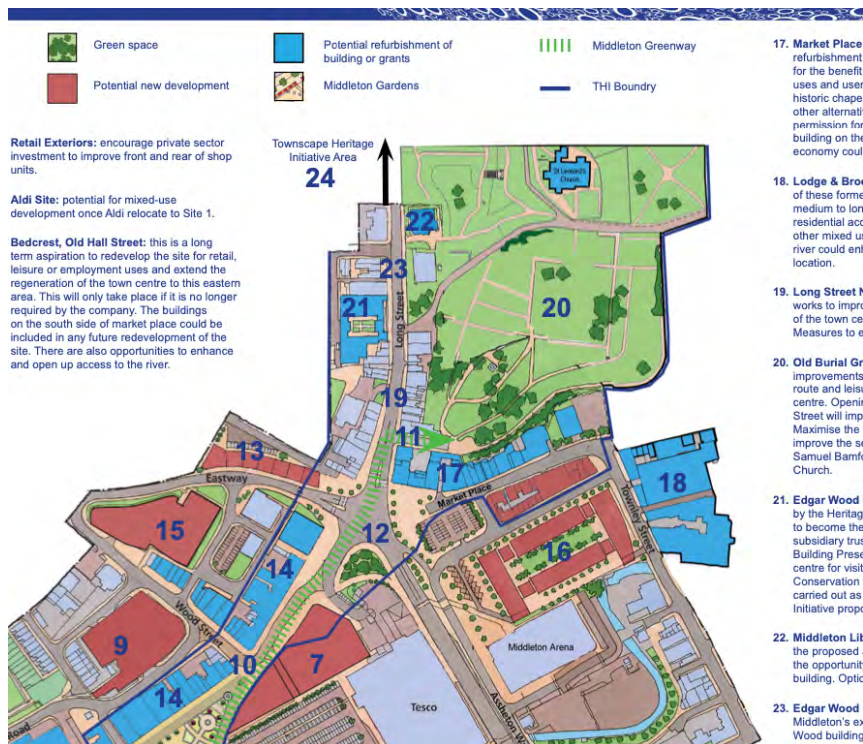
Application Site

The application site is located centrally to Middleton Town Centre. The main road is Market Place. The building and the immediate surrounding area is made up of commercial properties, characterised by large terraces rising to 3 storeys, set within a tight streetscene. It can be noted that the properties in the area have little or no frontage or rear amenity spaces. The use of the building is previously that of industrial and thus, reflects the historical commercial nature of the immediate surrounding area.

This site is highlighted in the Middleton town centre renewal plan as a site that has 'potential for refurbishment and grants' (Blue 17).

It states:-

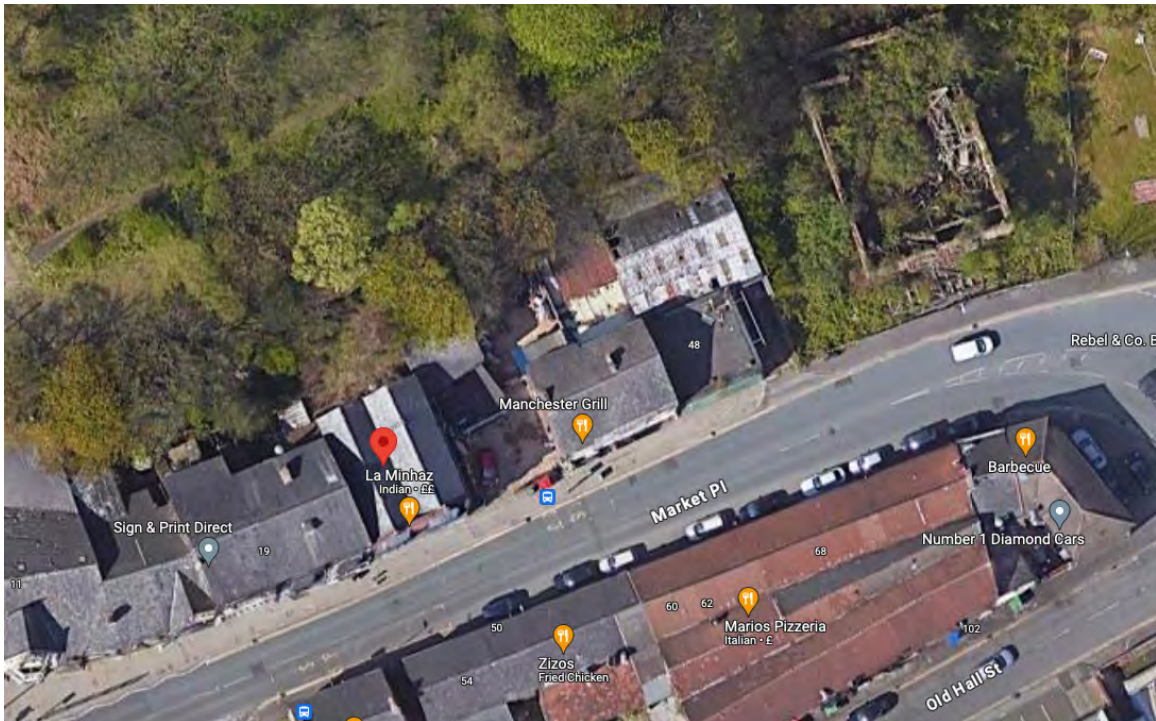
Market Place and Providence Chapel: refurbishment of properties on Market Place for the benefit of existing and potential new uses and users. Conversion of the fine historic chapel building for residential or other alternative uses. There is a planning permission for residential including a new building on the adjacent site. The night time economy could be developed in this area.



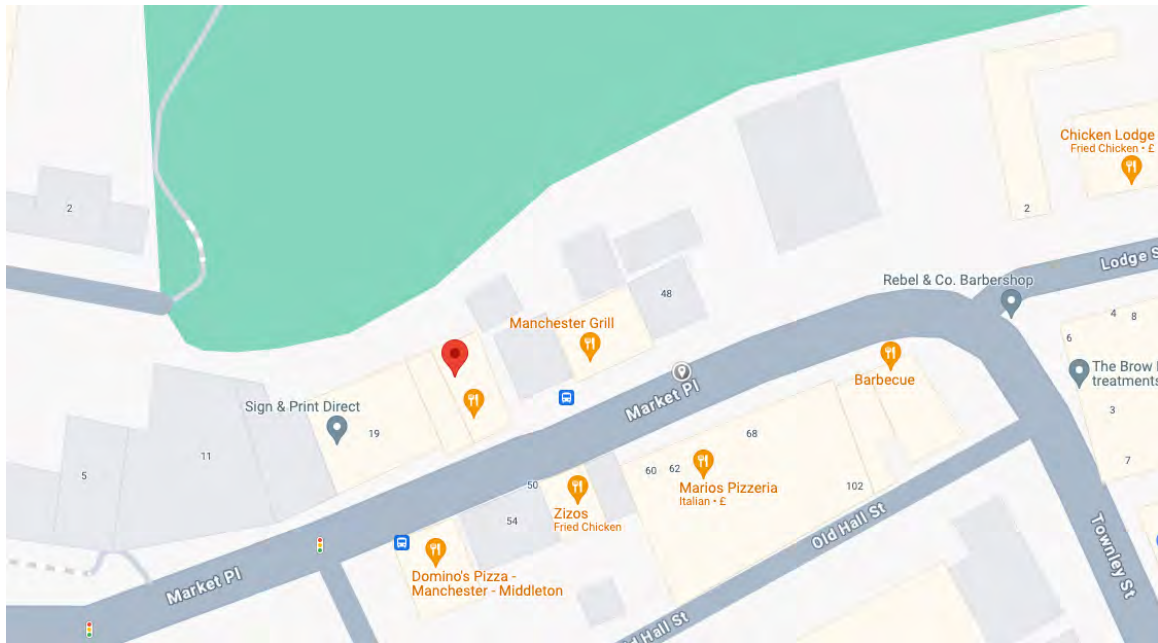
The building takes the form of a three storey, concrete framed building, infilled with brickwork and render. It is a terraced property, located in a street frontage with a mix of commercial shops and financial institutions.

The site is situated in a predominantly commercial area, interweaved with residential apartments and the like, at first floor. The local area consists of a variety of small business and drinking / eating establishments.

The property is of brick render construction with a slate roof. The property is spread over 3 floors (ground, first and second) with access to the property via main entrance from Market Place. The ground floor units are self-contained, accessed from the main road.



Ariel photograph of site



Location Plan Extract NTS

Planning History

Upon checking Rochdale planning dept. history of the site, an application was made to change the use of the property from Light industrial to Restaurant / hot food takeaway (planning ref: 99/D36136). It is assumed that this refers to the ground floor make-up of the building.

Planning – Application Summary

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99/D36136 | Change Of Use Of Retail/ Light Industrial Premises To Restaurant And Hot Food Take-Away. | 27-31, Market Place, Middleton, Manchester, M24 6AE

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Summary [Further Information](#) [Important Dates](#)

Reference	99/D36136
Application Validated	Thu 21 Jan 1999
Address	27-31, Market Place, Middleton, Manchester, M24 6AE
Proposal	Change Of Use Of Retail/ Light Industrial Premises To Restaurant And Hot Food Take-Away.
Status	Decided
Decision	Grant subject to conditions
Decision Issued Date	Sun 21 Mar 1999
Appeal Status	Unknown
Appeal Decision	Not Available

There are 0 cases associated with this application.

There are 0 properties associated with this application.

Design Considerations

The building is currently unused as light industrial / office over the upper floors.

The proposal is for a change of use of the first and second floors from B1 to form 3no self-contained apartments.

The existing layout of the building suggests that it was previously used as light industrial to the ground floor with associated offices and welfare facilities at first and second floors.

Given the location of the proposed, there will be no contamination at upper levels

The current space is no longer used, and the area is too big for the current owners of the building for its use at ground floor. They are to utilise the ground floor only. This will also allow for any future expansion, due to the floor space available on these levels. Given its use, the owners feel its impractical to provide all-inclusive access over the upper floors.

On approval, this will help to supply a high demand for domestic rentals in the thriving community of Middleton and surrounding areas. By increasing residential units close to the town centre, increases footfall and thus, a knock-on effect for the requirement of services in and around the town centre business infrastructure.

The existing building layout at ground floor, will allow a separate self-contained entrance to the apartments, taken off the main frontage. The upper floor will be remodelled and internal renovated to modern standards whilst, retaining the external features of the building.

The area to the north, is currently un-used. This will be fenced, gated and a bin storage area will be created for both the ground floor use and the residential units. There is no parking onsite given its prominent location in the high street.

Access

The building was never constructed to give access to the less abled although the stairs do comply with the ambulant access requirements. The building in its nature will not be fully accessible. Although access is limited, the requirements for electrical switches etc outlined in part M would be complied with.

Access to the proposal is via the existing entrance in the existing frontage, taken from the main road.

This communal entrance will provide a separate entrance to the existing stairs to the proposed first and second floor residential accommodation.

Refuse

The proposal will relandscaped the area to the rear to provide green space and to provide a secure yard located to the rear which contains the space for bins. This would then be brought onto Market Place alongside the commercial bins for collection by the refuse department.

Privacy

Due to the site location and building orientation, there are no privacy issues associated with the application.

To minimise any possible implications to the neighbours, construction will be carried out to the satisfaction of the local authority building control inspectors and will be sound tested to ensure sound leakage is reduced to a minimum.

Traffic

Given the existing approved use and its opening times, it is anticipated that footfall will be substantially higher during peak travel periods i.e. morning, lunch time and early evening than the proposed use.

However, as you will note, the property is located in the town Centre with access to buses and trins services, thus reducing the need for private cars.

Given the change in usage, the reduction of traffic in the change of planning class is clear to see.

Flood Risk

upon checking the government data for the site, the site is located in a very low risk for flooding the site a low risk for issues with surface water.

All dwellings are located to first and second floors.

Surface water and foul water will be connected to the existing system. As part of the proposal, the drainage will be cleaned and maintained (it currently is overgrown and damaged).

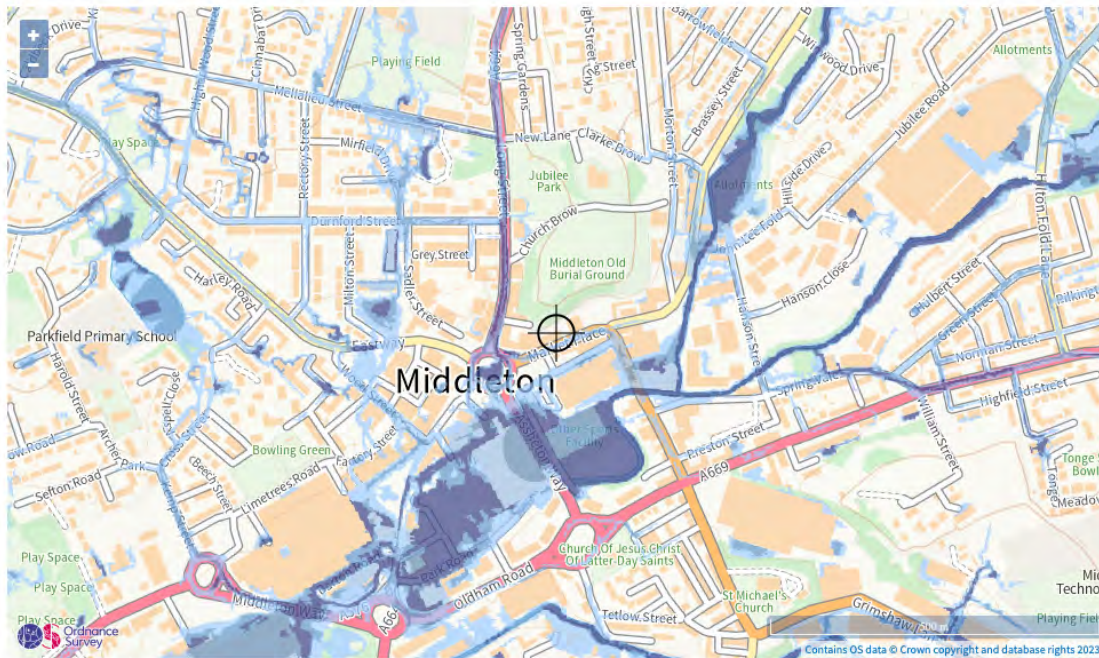
Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Extent of flooding

Location

Enter a place or postcode



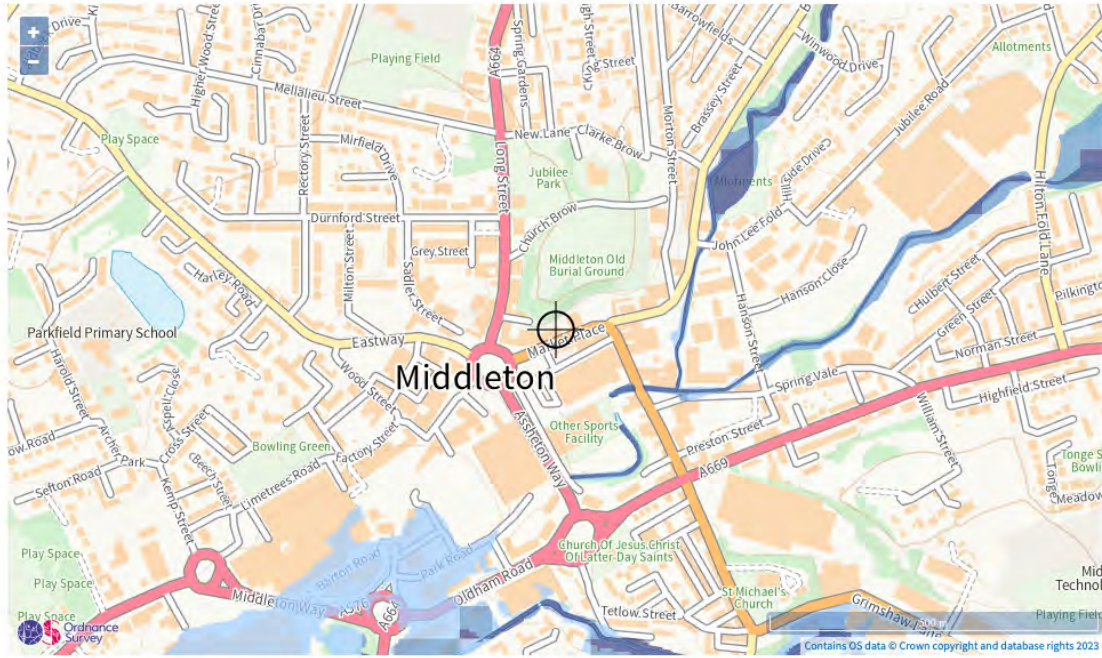
Extent of flooding from surface water

Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

Conclusion

- It is clear that the site suits residential due to its prime location., however the large space on the upper floor levels and it lack desirability, the current use does not fit the audience that would occupy this type of accommodation (lack of lifts, access, parking and the like for offices). By replacing this with three self-contained flats, it would increase the occupancy of the building.
- The proposal accepts and welcomes the responsibility of ownership of a building in the Middleton Town Centre Plan and is highlighted as a potential for refurbishment.
- Indeed it is suggested that the most important factor is to preserve this building is to find an appropriate use that will ensure it is fully used. This would stop the building from deteriorating quickly.
- The proposal identifies wasted space and the proposal allows for reuse of an existing building.
- The proposed designed has very little alterations to the exterior and thus minimal impact on the town centre area. Indeed, it will revitalise the streetscene
- The development of the upper floors will allow the remaining ground floor to be brough back into use

Internal photographs





















