



PLANNING & DESIGN STATEMENT

58A Long Street, Middleton, M24 6UQ

Proposed Prior Approval (Class MA): Change of Use from Class E to Class C3

First Floor – 5 Apartments (3 x 1-bed, 2 x 2-bed)

1.0 Introduction

This statement relates to the proposed **Change of Use** of the **first-floor office** at **58A Long Street, Middleton** from **Class E (commercial)** to **Class C3 (residential)**. The application is submitted as a **Class MA Prior Approval** submission.

The building is located within the **Middleton Town Centre Conservation Area**. The proposals relate to the **internal conversion of existing upper-floor accommodation** and are designed to be sympathetic to the host building and wider town-centre setting.

The purpose of this statement is to explain the design rationale and confirm how the proposals respond to the site context and the Prior Approval considerations.

2.0 Site Analysis

Site Context

The property sits at the end of a row of terraced town-centre units on Long Street. The immediate character of the area is mixed, reflecting a range of building ages and uses typical of a town centre, with commercial uses at lower level and a mixture of office/residential uses above.

The location is highly sustainable with easy access to local services, public transport links, and town-centre amenities.

Existing Use

The building currently accommodates commercial use at ground floor level, with offices above (including the first floor). The proposal focuses on the **first-floor office accommodation** only, converting this area to residential apartments.



Planning History (Summary)

The previous statement identifies historical permissions and earlier conversion proposals for upper floor levels, including earlier applications relating to office-to-residential conversion and an earlier prior approval refusal which referenced **noise** and **missing refuse information**. This submission addresses those typical prior approval considerations by ensuring the supporting package includes the necessary technical information (including noise and refuse arrangements).

An application was submitted and approved by Rochdale council for 58B Long st (second floor) Ref: **24/01220/PRA56**. For Conversion from offices to 5x Apartment.

Planning Policy Context (High Level)

The proposals support efficient reuse of existing floorspace in a sustainable town-centre location, contributing to housing delivery through the conversion of existing commercial accommodation to residential use, consistent with the principles set out in national planning objectives to increase housing supply and make effective use of previously developed land.

3.0 Design Process

Use

The proposal comprises the **change of use of first-floor offices to 5 self-contained apartments** under **Class MA** (Class E to Class C3).

Amount

A total of **5 units** are proposed at **first floor**, comprising:

- **3 no. 1-bedroom apartments**
- **2 no. 2-bedroom apartments**

This unit mix provides a balanced range of smaller homes appropriate to the town-centre location and is consistent with the pattern of upper-floor residential accommodation commonly found above commercial premises.

Layout

Access is taken via the **existing entrance and internal circulation**, utilising the established access arrangement to the upper floors. The design approach minimises intervention and makes efficient use of the existing building form.

Each apartment has been arranged to provide functional internal layouts with appropriate separation between habitable rooms and bathrooms/utility spaces. The submitted floor plan demonstrates that each unit includes the expected range of accommodation for its size (living/kitchen area, bedroom(s), and bathroom facilities).



Daylight / Natural Light and Ventilation

The apartments have been designed to ensure **adequate natural light and ventilation to habitable rooms**, with mechanical extract ventilation provided where required (e.g., bathrooms) to ensure good internal environmental quality.

Noise Considerations

Given the town-centre position and mixed-use context, **noise is a key Prior Approval consideration**. The earlier statement notes a prior refusal on noise / missing information, and confirms that a **Noise Impact Assessment** was commissioned (E3P) to establish internal noise environments and identify any necessary mitigation measures (e.g., glazing specification and acoustically-rated ventilation where needed). This updated application is supported by an equivalent noise submission addressing property, with mitigation incorporated as required to achieve suitable internal conditions.

Scale

No increase in scale is proposed. The development is contained entirely within the existing building envelope and relates to internal conversion works only.

Appearance

The proposals do not seek to alter the character of the host building. External works are limited to minor building-service items where required (for example soil vent pipe routing as indicated on the proposed drawings) and do not materially change the building's appearance in the street scene.

Refuse Storage and Cycle Provision

The previous statement identifies a rear yard area to accommodate **refuse storage** and **secure cycle storage**, managed so bins are presented for collection and returned after pick-up. This approach remains appropriate and should be retained for the first-floor residential use, with adequate capacity provided for the proposed number of units and clear management arrangements.

Access and Highways

The site benefits from proximity to town-centre facilities and public transport connections. Existing access arrangements are retained, and the proposals re-use existing upper-floor space without generating a level of traffic that would cause severe highway impacts. Car parking is available in the vicinity, consistent with a town-centre location and the nature of Class MA conversions.



4.0 Conclusions

This Prior Approval application relates to the **change of use of first-floor office accommodation** at **58A Long Street, Middleton** from **Class E** to **Class C3**, to create **5 self-contained apartments** (3 x 1-bed and 2 x 2-bed).

The proposals make effective use of existing floorspace in a sustainable town-centre location, retain the host building's character, and provide new residential accommodation without materially harmful impacts. Key prior approval matters, particularly **noise, living conditions/natural light**, and **refuse/cycle storage** are addressed through the design and should be supported by the relevant technical documents with the submission.

Written and prepared by DS Design & Planning