



## Heritage Statement

**Project:** Conversion of an existing 2 storey bank premises, into 2 self-contained commercial units on the ground floor and 4 self-contained residential units on the first floor.

**Location:** 27 Long Street, Middleton, Manchester, M24 4TE

**Date:** February 2026

### 1. Introduction

- **Property:** 27-29 Long Street, Middleton, Manchester, M24 6TE.
- **Heritage Status:** The property is located within the **Middleton Town Centre Conservation Area**.
- **Adjacency:** It is situated near high-significance assets, including the *Grade II listed Olde Boar's Head\** and the **Grade I listed St Leonard's Parish Church**.

### 2. Assessment of Significance

- **Architectural Interest:** The building is a retail/commercial property, notably dating to approx. 1987. While a modern insertion, its significance lies in how its scale, materials, and massing affect the "Golden Cluster" of historic buildings nearby.
- **Contribution to Conservation Area:** Long Street is the historic north-south axis of Middleton. This property forms part of the street-scene that connects the modern commercial centre with the medieval and Arts & Crafts heritage sites.
- **Historical Context:** The area is defined by the work of **Edgar Wood** and Middleton's industrial heritage (silk and cotton manufacturing).

### 3. Proposed Works & Justification

- The proposal does not seek to make discernible changes to the existing building; it does however seek to find a viable use for this key town centre site. The building has been vacant since Barclays bank moved out from there.
- Since then, the building has been marketed as office accommodation, however, post covid, there appear to be little to no demand for new office accommodation in Middleton Town Centre.
- The proposal will create 2 commercial units on the ground floor, circa 1,000 square foot each; having spoken with local agents, this size appear to be more lettable than larger commercial units.
- The first floor will be converted into 4 residential units, 3 one-bedroom units and 1 two-bedroom unit.
- The residential units have been designed to the National Housing Standards for Space. The 4 units will be able to accommodate 7 occupants.
- **Justification:** We feel providing a viable use of the vacant building is justified, as an empty building can quickly fall into disrepair and become an eyesore, or worse, a place for illegal squatters or drug misuse.

### 4. Impact Assessment

- **Impact on the Conservation Area:** We believe the proposal will have a positive impact on the conservation area, as it would provide a viable town centre use, creating activity from to and from the proposal site, even after business hours, due the residential element of the proposal.
- The ground floor commercial units will provide commerce within the conservation area. We believe the proposal will provide social and economic benefits to Middleton Town Centre.

### 5. Conclusion

We believe the proposal preserves or enhances the character of the Middleton Town Centre Conservation Area in accordance with local and national planning policies.



*View of the existing vacant bank building.*