

Planning Heritage Statement

93 Penny Meadow is located within Ashton Town Centre

: Planning Application 23/01066/FUL - 93 Penny Meadow

Project Change Of use to upper floors for residential purposes

Ground Floor area take away as existing,

Back Ground to the Property

Received Planning for a change of use to a take away in May 1997

No previous usages listed but possible various small shops ,with accommodation above,

There are street maps from 1900 showing a similar layout as today

93 Penny Meadow is not a listed buildings.

Many of the original buildings built by the Victorians within the town centre have survived and therefore, the area has been given its special designation to preserve the heritage.

Penny Meadow is a street located in the town of Ashton-under-Lyne. The street has a length of approximately 660 metres.

Although the original use of the buildings are unknown, the traditional street-facing shopfront timber windows, suggest that they operated as retail/shop units.

The immediate context is characterised by the Penny Meadow high street formed by a row of densely packed terraces with various shop units on the ground floor and residential accommodation generally above. There is residential accommodation south of the site formed by terraces, whilst the town centre is located west of the site.

The works outlined in this application have been designed and considered to minimise harm to the existing building, preserve its heritage and enable tenant occupation.

All materials will be re cycled roofing and restoration of the brick work will match the existing all other finishes will match the existing building as required,

The works do involve changes to the roof line to accommodate the greater area of Accommodation to the upper floors

At some point there has been a rear extension added. The flue is located to the rear of the building therefore, it is not visible from the high street of Penny Meadow. Both these additions are reversible.

The proposal looks to maintain the look of the building and bring it functionality up to modern living standards

Originally designed with shops below and accommodation above the property will continue this usage to fit in with adjoining properties

With rows of terraces with various shop units on the ground floor and residential accommodation generally above. There is residential accommodation south of the site formed by terraces, whilst the town centre is located west of the site.

The works outlined in this application have been considered to minimise harm to the existing building, preserve its heritage and enable tenant occupation.

#The works do involve any minor roof and wall amendments .

The proposed external signage will be located along the original shopfront and as per the previous

The shopfront has previously been refitted by the previous owners .

To make the first floor a viable proposition, windows along the side Street is proposed to be sensitively reconfigured with a new door to allow access to a set of stairs to the floor above. A new door will be created within the opening of an existing window to the rear which has been sympathetically designed to suit the external aesthetics of the building and neighbouring residential doors with minimal alterations. To form the opening, bricks will be carefully removed and safely stored for re-use. The alterations to the façade will occur along a side road and away from the main high street.

#New conservation roof lights will be fitted to replace the standard roof lights fitted to the existing structure within the street scene place

Internally, the works involve the removal of many of the non-original partitions and stairs being relocated to the rear of the building installed by the previous tenants, looked to use existing openings where possible. Overall, the internal alterations are considered low harm to the existing building.

For the above reasons, the proposed works in this application will have a low impact to the heritage of the building. The building has been vacant for some time and the proposed works would bring the heritage asset back into a sustainable new use and have a positive impact to the Conservation area which is in need of heritage investment.

Barry Winterbottom FRICS

Plans Drawn January 2023