

BUILT FORM & ARCHITECTURE

5.01 SCALE & MASSING

Manchester Old Road Conservation Area & Adjoining Neighbourhoods Scale & Massing

This plan provides a visual representation as to the scale and massing of the built form both within the CA and the immediate vicinity.

Low rise buildings between single and 2.5 stories dominate the area. The existing Parkfield House contrasts in height at four storey and in mass (compared to other buildings within the CA).

LEGEND

- 1 Storey
- 2 Storey
- 2.5 Storey
- 4 Storey

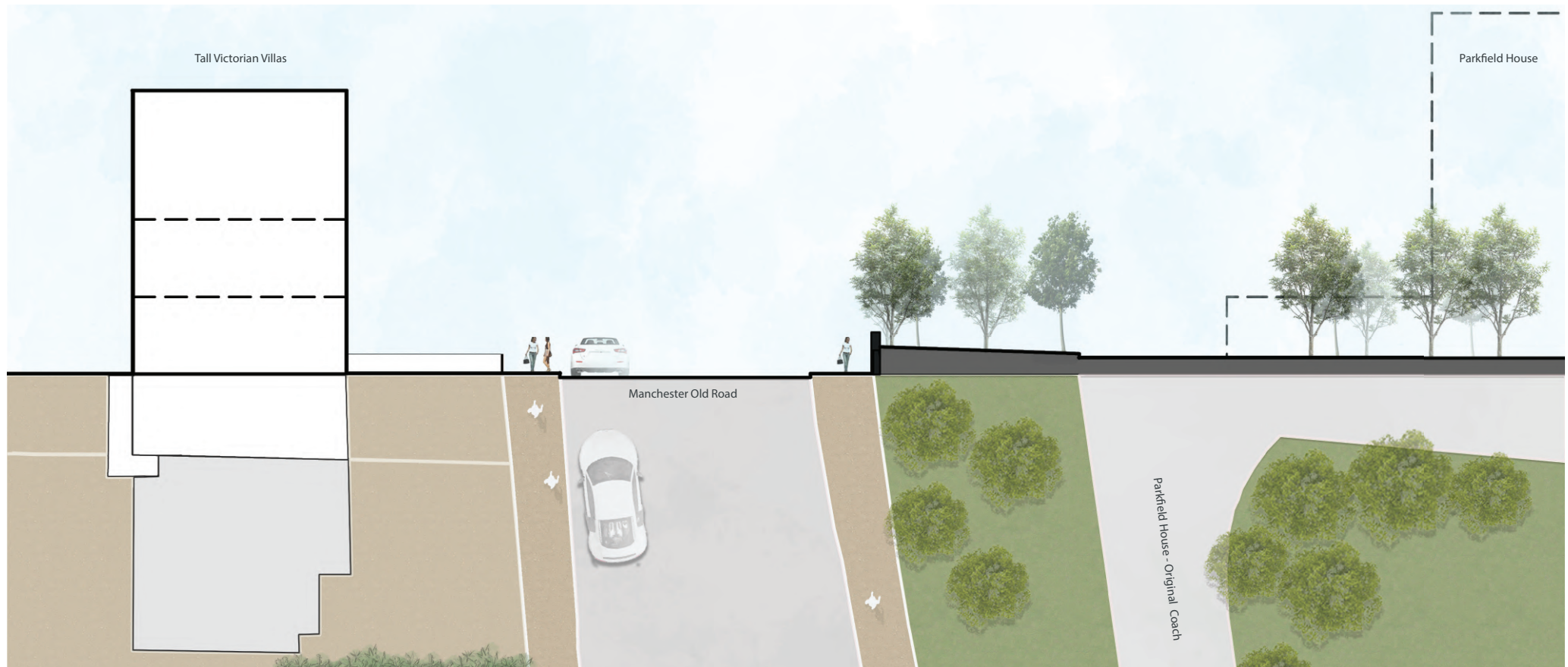


Map illustrating the different building heights in and around the conservation area

5.01 SCALE & MASSING

As previously demonstrated Manchester Old Road is a historic route that runs through the CA. It is lined by mature trees and green spaces but has limited opportunities for meaningful pedestrian activity, other than to walk through, due to the route being a primary street and therefore very busy with vehicular traffic including buses.

The section below aims to illustrate the street characteristics in more detail particularly in regard to the built form and their relationship with Manchester Old Road and the public realm.



Section demonstrating the relationship between built form and Manchester Old Road

5.02 FACADE MATERIALS

Materials

The adjacent plan demonstrates the primary façades material used within the building elevations throughout the CA.

The most prominent facade material is brick. Other materials such as stone and render are also present.

The existing Parkfield House Building contrasts with the other buildings within the CA by being the only building to exhibit concrete façades.



Brick elevation



Stone elevation



Render elevation

LEGEND

- Brick façades
- Render façades
- Stone façades
- Concrete façades



Map illustrating the primary facade materials

5.03 ARCHITECTURAL DETAILING

Architectural Details

The array of prominent architectural details and materials exhibited within the CA are displayed in this page.

WALL MATERIALS



ROOF MATERIALS



WINDOW FENESTRATION



DOORS & ENTRANCES



EAVES, VERGES & ROOF SCAPE



BOUNDARY TREATMENTS



5.04 PROMINENT CONTRIBUTORS

The CA comprises a number of prominent contributors which together form the characteristics of the CA. This page identifies the most salient aspects of the CA and reasons as to why in accordance with assessment guidance provided by Historic England outlined below:

A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded.

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?
- Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?
- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

Historic England



1. The Pavilion - A landmark building reflecting unique style, material and the historic period of the area. Being a care-home it contributes to the residential character of the area and associates with the historic road layout.



3. 153 to 159 Manchester Old Road - Semi detached houses with materials and characteristics of the historic period of the area and associates with the historic road layout.



6. Boundary Treatments - High quality boundary treatments delineate the boundary between public and private spaces.



2. 139 to 149 Manchester Old Road - A row of mews houses reflecting a linear settlement style, brick elevations and the historic period of the area. It relates to the adjacent heritage assets and associates with the historic road layout.



4. 161-163 Manchester Old Road - Semi detached houses which stands out as a landmark due its material composition and form, also aligns with the building line along Manchester Old Road.



7. Middleton Cenotaph and Garden of Remembrance Public space built upon the former Parkfield House gardens associating local people with past events.



Positive Contributor Locator Plan



5. Mature Landscape - The mature trees lining Manchester Old Road enhance the tranquillity of the CA.



8. Parkfield House - The Modernist/Brutalist building offers a contrast in architectural style from the other buildings within the CA.

5.05 NEUTRAL & NEGATIVE CONTRIBUTORS

In accordance with the above checklist, from Historic England, some of the buildings and spaces present within the CA, make little contribution or have a negative effect on it's character.

The structures indicated on this page could be described as making very little contribution to the streetscape in terms of architectural quality or the enhancement of place.

NEUTRAL CONTRIBUTORS



1. 114 Manchester Old Road - A nursery stands as an isolated rendered building in contrast to the dominant brick and stone elevations, which is also in need of general maintenance.



2. 3 Broomfield Park - Newly developed residential buildings which blend with the dominant brick elevations of the context but fails to reference or acknowledge the architectural styles of the historic context.



3. Limefield Leisure Park Utility Building - Showing signs of anti-social behaviour and a form (largely) through the hipped roof) at odds with the historic context.

NEGATIVE CONTRIBUTORS



4. Large expanses of hard standing - The tarmac car park serving Parkfield House creates dead space within the CA and detracts from the adjacent heritage assets. This space, with its historic past and elevated position, could be better utilised as a quality piece of public realm whilst also improving pedestrian experiences and connections to Limefield Leisure Park.

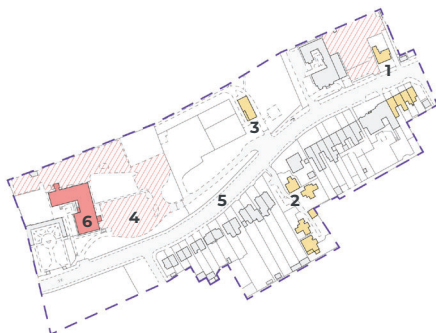


5. Manchester Old Road - Fast moving and wide vehicular road resulting in car dominance over pedestrians, negatively impacting adjacent heritage assets. The stone retaining wall bounding Parkfield House, whilst being visually attractive, exaggerates the feeling of being 'hemmed in' and not wanting to stop, due to it's height.

Slowing traffic, creating a more balanced environment and improved hard landscape materials could significantly improve the experience of CA for pedestrians.



6. Parkfield House - Whilst the locally listed building itself has been deemed to have architectural merit, having been designed by Lyons Israel and Ellis, the unoccupied office block is now rapidly deteriorating and therefore having a negative impact upon the quality CA. This situation is compounded by it's prominence within the CA.



Key Map for Neutral and Negative Contributors



The Pavilion, 120 Manchester Old Road

