

HISTORIC DEVELOPMENT & INTEREST

4.01 HISTORIC DEVELOPMENT

Origins & Settlement development

A review of a selection of 19th and 20th century mapping illustrates the evolution of the area.

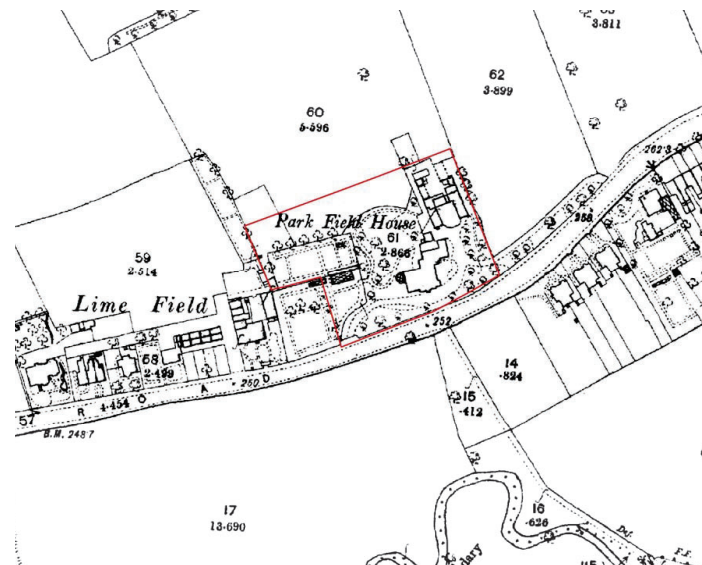
The Conservation Area was historically part of the open countryside between Middleton and Rhodes, a village and chapelry containing the massive calico printing-works.

Parkfield House complex was built during the later part of the 18th century, and comprised of eight individual buildings structures as well as formal gardens to the west.

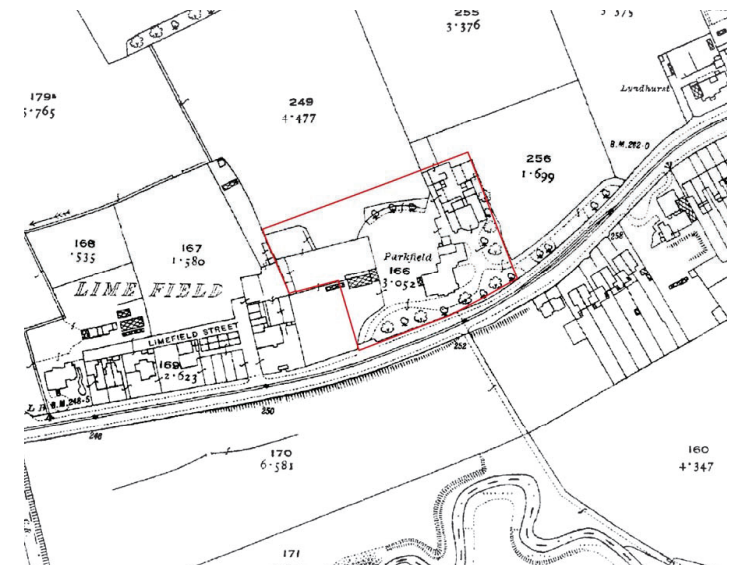
By the late 19th century the suburban expansion of Middleton to the west had encroached into the previously undeveloped land along Manchester Old Road. Interestingly the built form of dwellings included terraced, semi-detached and detached residences and it is this building stock which provides much of the character of the CA.

In contrast to the late 19th and early 20th century houses, the CA went through a major change with the construction of the existing Parkfield House in 1965 as the Municipal Office.

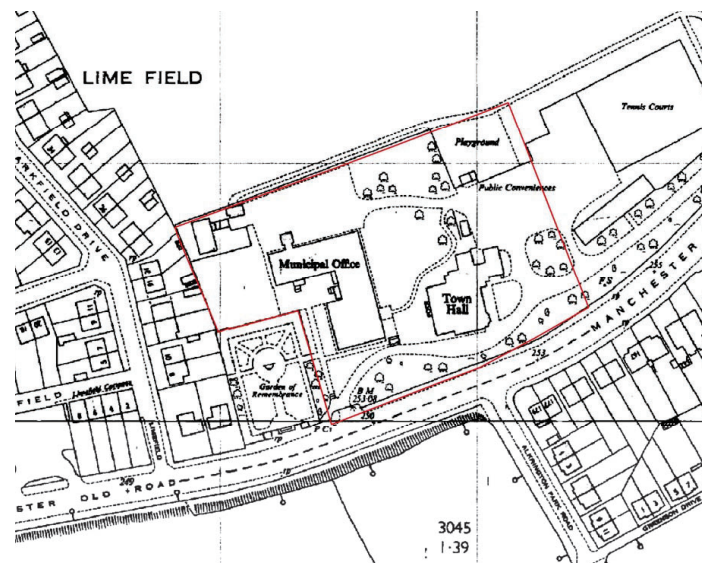
The old parkfield complex was used as Middleton Town Hall for a period before being demolished in 1978.



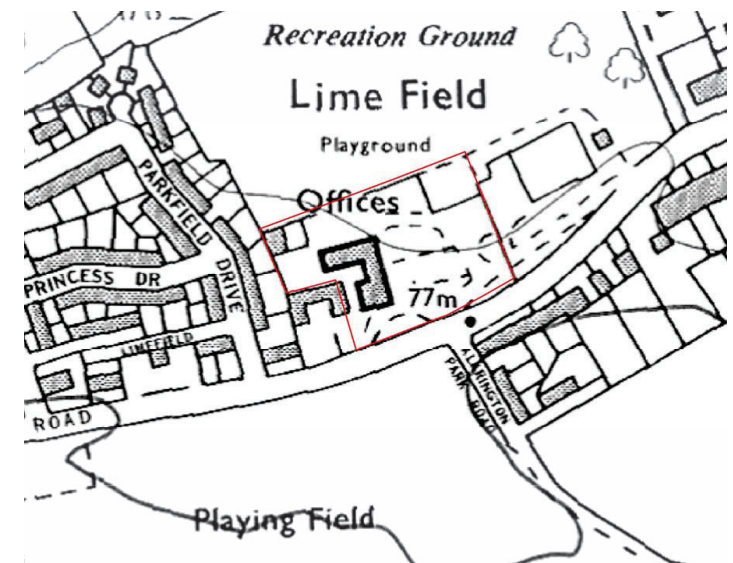
1889 - Parkfield house built within the 18th century



1932 - Suburban expansion of Middleton to the west leading to development along Manchester Old Road



1968 - New Parkfield house constructed within the site (in 1965) and labelled as Municipal Office while previous Parkfield house identified as Town Hall



1984 - Demolition of Parkfield house in 1978

4.02 BUILDING AGE

Historic structures within the adjoining neighbourhoods blend with the later development and frequently serve as landmarks in the local vernacular.

The CA contains buildings from pre 1890 and post 1970 as demonstrated to the right on the map.



Map illustrating buildings built during various periods of time around the conservation area

4.03 DESIGNATED & NON DESIGNATED HERITAGE ASSETS

Integral Assets

The adjacent plan highlights the surviving designated and non designated heritage assets within both the CA and surrounding area.

Further assessment of the designated and non-designated heritage assets is contained within the Heritage Statement, prepared by Nexus Heritage which should be read in conjunction with this document.



Map illustrating designated and non designated heritage assets

4.04 HISTORY OF THE CONSERVATION AREA

History of Manchester Old Road Conservation Area

The Conservation Area, was designated through an urgent designation procedure in 2010 (in response to the threat of demolition of a Victorian villa, Broomfield, no. 151 Manchester Old Road). The boundary of the Conservation Area was expanded in 2011.

General character and plan form

A Conservation Area Appraisal or Conservation Area Management Plan for the CA does not currently exist. However, the *Manchester Old Road, Middleton Conservation Area* document (pictured to the right), produced by Rochdale Metropolitan Borough Council, describes the CA as per the following:

The conservation area is principally concerned with the series of fine Victorian and Edwardian villas and terraced houses that line the southern side of Manchester Old Road. When built they catered for the managerial classes of Middleton. The quality of the buildings is good and there is variety and interest in the architectural styles while the building materials impart a consistency of colour and texture. Good examples of houses include Broomfield and Lyndhurst, 120 Manchester Old Road.

Two pairs of semi-detached houses were designed by Edgar Wood. West Lea, 161-163 Manchester Old Road (1887) were the first houses he designed and the adjacent 165-167 (1912) were his last in Middleton. West Lea is a restrained symmetrical design in stone with only its tall Jacobean chimneys signalling the romantic styling that would dominate his work of the 1890s. They contrast with 165-167 which are unique examples of early modern architecture and show Wood as a master of design. Wood was careful to shape the appearance of the new to complement the old, so its large triangular gable matches the double gable of the earlier design.

Manchester Old Road also contains the Garden of Remembrance and former Town Hall which are important civic monuments of Middleton and attractively designed. The tall perimeter walls, shrubs and trees are important components in attractively enclosing the road and the overall effect is a strong high quality street scene at the entrance to the town centre.

Rochdale Metropolitan Borough Council



Manchester Old Road conservation area boundary



Manchester Old Road conservation area

LEGEND

- Manchester Old Road Conservation Area Boundary
- Application site boundary

4.05 ALTERATIONS

Lost Assets & Significant Alterations

Middleton has changed significantly over time, but does still retain significant aspects of its original fabric in the form of buildings and movement corridors. The CA is one such area which contains a number of preserved historic buildings as well as the original alignment of Manchester Old Road.

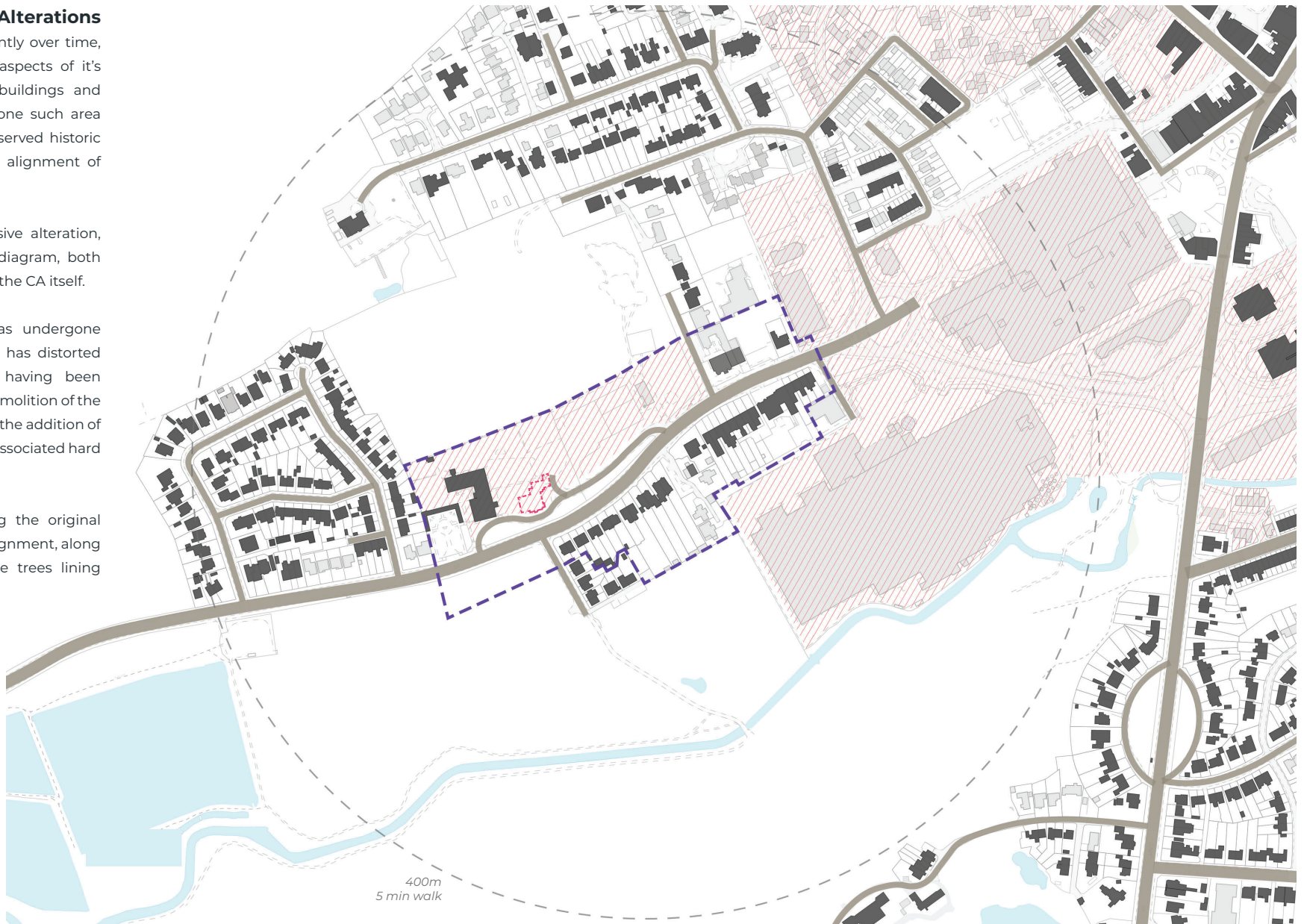
There is also evidence of extensive alteration, which is demonstrated on this diagram, both immediately adjacent and within the CA itself.

Notably, the application site has undergone significant fragmentation, which has distorted its original identity and use, having been extensively altered through the demolition of the original Parkfield House complex, the addition of the existing Parkfield House and associated hard standing areas for parking.

The coach road formally serving the original Parkfield House does retain its alignment, along with the stone wall and mature trees lining Manchester Old Road.

LEGEND

- Existing former building
- Existing former road layout
- Demolished former building
- Area of extensive alteration or fragmentation



Map illustrating former buildings and areas of alterations or fragmentations around the conservation area

4.06 LOST ASSETS



Parkfield house - Demolished in 1978



Pictures of the former Parkfield house and its surrounding grounds

4.07 FRAGMENTED ASPECTS

Existing Parkfield House Fragmentation

This page visually demonstrates the extensive alterations which has resulted in the significant departure from the original identity.



Pictures of existing Parkfield house and its surrounding landscape