

**PARKFIELD HOUSE,
MANCHESTER OLD ROAD
MIDDLETON**

**ADDENDUM TO THE HERITAGE
STATEMENT**



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Section 1 Introduction

This Addendum Heritage Statement accompanies documents in support of amendments to the proposed scheme for Parkfield House. Parkfield House lies within the Manchester Old Road Conservation Area and adjoins the east and north boundaries of the Grade II listed War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton.

Pre-application planning advice was requested (PREAPP /00116/22) for the proposed demolition of the existing buildings and structures on site and the erection of a three storey 80-bed care home (Use Class C2) in the western part of the site and the circa 20 townhouses (use Class C3) in the eastern part of the site, along with associated access, car parking and landscaping.

A Heritage Statement was prepared by Nexus Heritage in March 2023 to support the submitted Planning Permission application (23/00335/FUL) for a residential development comprising of 20 dwellings (Use Class C3) and an 80 bed care home development (Use Class C2) including creation of new access, car parking, landscaping, open space and other associated works following demolition of Parkfield House.

The proposed scheme has since been amended for which this Addendum has been prepared. This Addendum considers only the additional information and assessments particular to the amended scheme. The history of the site and the assessments of significance within the original Heritage Statement are relied upon within this Addendum. The document has been prepared by Kathryn Sather of Kathryn Sather & Associates, Heritage Conservation Consultants. This addendum should be read in conjunction with the additional submitted documents and plans.

This Addendum has been prepared following the guidance in the National Planning Policy Framework which states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Section 2 Contribution of the Proposal Site to the Significance and Setting of the Heritage Assets

2.1 Introduction

A Heritage Statement was prepared by Nexus Heritage in March 2023 to support the submitted Planning Permission application (23/00335/FUL) for a residential development comprising of 20 dwellings (Use Class C3) and an 80 bed care home development (Use Class C2) including creation of new access, car parking, landscaping, open space and other associated works following demolition of Parkfield House. The Heritage Statement assessed the significance of the locally listed building Parkfield House, the nationally listed War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton and their contribution to the Manchester Old Road Conservation Area. The revisions to the submitted proposed works are discussed in section 3.

2.2 Description of the Heritage Assets

2.2.1 Parkfield House

Parkfield House is described in the Heritage Statement prepared by Nexus Heritage:

It is an incongruous, imposing four storey block on a symmetrical and proportional Γ-shaped footprint. It has a retro-fitted pitched and hipped steel roof, not visible from ground level, additional rainwater downpipes and replacement window frames. It brings some urban drama to the Site and gains further height with roof-top structures in the form of the projecting lift shaft over-run, water tank room, and sky-lights to stairwells. The elevation to the roof is 92.72m AoD.

It was designed by Lyons Israel and Ellis, an architectural practice renowned for favouring the brutalist style for its commissions. Three of their most lauded works are the School of Engineering & Science, London, the annex to the Old Vic Theatre, London and Wyndham Court, Southampton – all three of which are Listed Buildings. A They are nationally recognised practice which embraced Brutalism, a particular sub-set of modernism which employed industrial philosophy and techniques to provide social infrastructure. As its name suggests, the style is ‘brutal’ in its lack of decoration and stark expression of material, often large amounts of concrete. Whilst it is unpopular with some, others believe that “it takes a degree of sophistication to see the humanism in poured concrete, in spite of the very substantial amount of handicraft involved in sawn board shuttering.” It is this sawn board shuttering technique which is used on the former town hall, where the concrete is given an imprint from the timber boards used in its construction. Tom Ellis had a reputation as an accomplished exponent of this technique, creating a ‘white concrete’ finish. Although the windows have been replaced, the building maintains some architectural interest, but its original floor plan has been amended by the construction of a single-storey, part wrap-around extension, which extends the Γ-shaped footprint.

Parkfield House was last occupied by Chubb Alarms, but has been vacant for several years and has been vandalised internally.



South and East Elevations



East and North Elevations



North Elevation



West Elevation

2.2.2 War Memorial, Perimeter Walls and Loggia, Garden of Remembrance

The listing description for the War memorial sets out a short history for the monument:

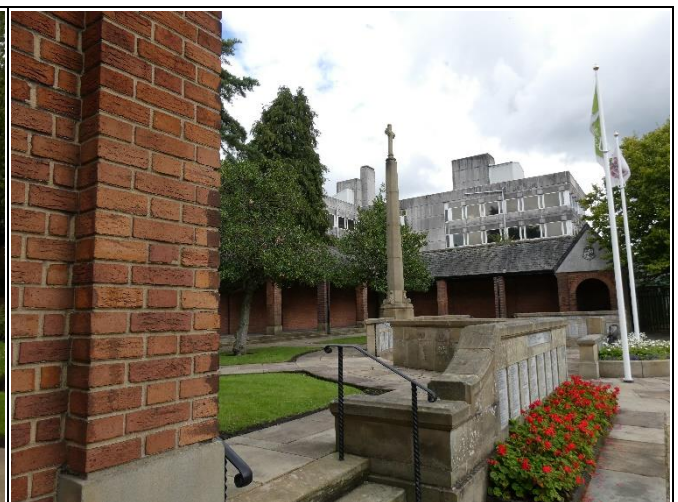
In 1927 part of the grounds of Park Field House, a C19 villa on the north side of Manchester Old Road, was formally presented to the Borough of Middleton. The land was used to lay out a Garden of Remembrance to commemorate the 647 men from Middleton who had lost their lives serving during the First World War. The rectangular Garden is believed to have been designed by the Borough Surveyor of Middleton. It was laid out with formal paths, high boundary walls and an open loggia to the rear flanking the war memorial. The memorial was unveiled in October 1927 by Lt Col R L Lees with a dedication by Richard Godfrey Parsons, then suffragan bishop of Middleton. After the Second World War the names of a further 286 local men who had lost their lives were added to low curved walls on both sides of the original cenotaph.

The decorative iron gates to the main entrance were presented in 1949.

In 2000 renovation work was undertaken to reinstate a dolphin fountain on the south side of the memorial which had been lost over thirty years previously. At an unknown date a memorial commemorating Holocaust Memorial Day was set on the left-hand side of the Garden.



Looking North



Looking Northeast

2.2.3 Manchester Old Road Conservation Area

The Heritage Statement prepared by Nexus Heritage describes the conservation area:

There is no readily available Conservation Area Appraisal or Conservation Area Management Plan for Manchester Old Road Conservation Area but it is understood that 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, bringing the Site within the Conservation Area.

The compact Conservation Area occupies an area of c. 54,354.9m² (5.436ha), either side of Manchester Old Road. An analysis of the Conservation Area has been prepared in order to inform the application (Archiscape 2023a - Manchester Old Road Conservation Area & Adjoining Neighbourhoods - Character Study) and this Heritage Statement should be read in conjunction with the Character Study.

Historically, Manchester Old Road was the Manchester and Oldham Turnpike and provided a communication route between Manchester and Oldham, via Middleton. The Conservation Area was, historically part of the open countryside between Middleton and Rhodes –a village and chapelry containing the massive calico printing-works. The only built form in the Conservation Area in the mid-19th century were the two mansions of Parkfield House and Lime Field.

Parkfield House was probably built during the later 18th century and by 1848 was the residence of Thomas Ashton JP in 1848. It was a country house in a formal garden with lawns, kitchen garden, glasshouses, parkland, stables, coach-house, utility buildings and fields. The complex was used as Middleton Town Hall for a period but was demolished in 1978. The boundary wall and entrance gate posts to Manchester Old Road survived the demolition process and remain extant. It should be noted that the boundary wall, for much of its length is in generally good condition. However, there is evidence of deformation, joint separation and stone displacement in the wall opposite 177 Manchester Old Road. These problems (Betts Associates S1/MPG/02/CSB/LM/1.0/104/R2).

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 includes terraced, semi-detached and detached residences and it is this building stock which provides much of the character of the Conservation Area.



Looking North Along Manchester Old Road



Broomfield, 151 Manchester Old Road



Bryn Estyn, 149 Manchester Old Road



Lyndhurst, The Pavilion, 120 Manchester Old Road



114 Manchester Old Road



137 Manchester Old Road



135 Manchester Old Road



West Lea, 161-163 Manchester Old Road



165-167 Manchester Old Road

2.3 Overall Significance of the Heritage Assets

The significance of the affected Heritage Assets is summarised in the Heritage Statement prepared by Nexus Heritage as:

Listed Buildings - Overall Significance (Component Value Integration) – *The Listed Buildings of War Memorial, Lever Bridge and Church of the Holy Trinity are of medium significance with component values of varying, but moderated strengths commensurate with special interest. In terms of ranking, the evidential historic, aesthetic and communal values all contribute something to the significance, reflected in the designated status (Grade II). Alkrington Hall is of high interest, exhibiting more than special interest as a result of a strong suite of component values.*

Conservation Area - Overall Significance (Component Value Integration) – *the Conservation Area is an asset of considerable architectural and historic interest and contains buildings that contribute significantly to its historic character. In terms of ranking, the component values have degrees of strength and are augmented by structures and buildings of a variety of dates and styles. All the component interests are reflected in the designated rank bestowed by Conservation Area status and the assets significance is Medium (Regional).*

Locally Listed Building - Overall Significance – *the structures express effective heritage values sufficiently compelling to qualify them as a historic building of Low (Local) Significance.*

2.4 Contribution of the Setting to the Significance of the Heritage Assets

The setting of the affected Heritage Asset War Memorial, Perimeter Walls and Loggia, Garden of Remembrance is summarised in the Heritage Statement prepared by Nexus Heritage as:

Setting Description

The War Memorial faces south onto the dynamic thoroughfare of Manchester Old Road (A576) beyond which is the informal open space of Lime Field and in the distance, over the Irk valley, Alkrington Woods. To the west are gardens and dwellings of Parkfield Drive. To the north and east are Parkfield House which is set within a landscape of tarmac surfaces and some (un-managed) lawns and shrub planting. This element of the setting is the proposed development site.

The Contribution of Setting to the Significance of the Asset

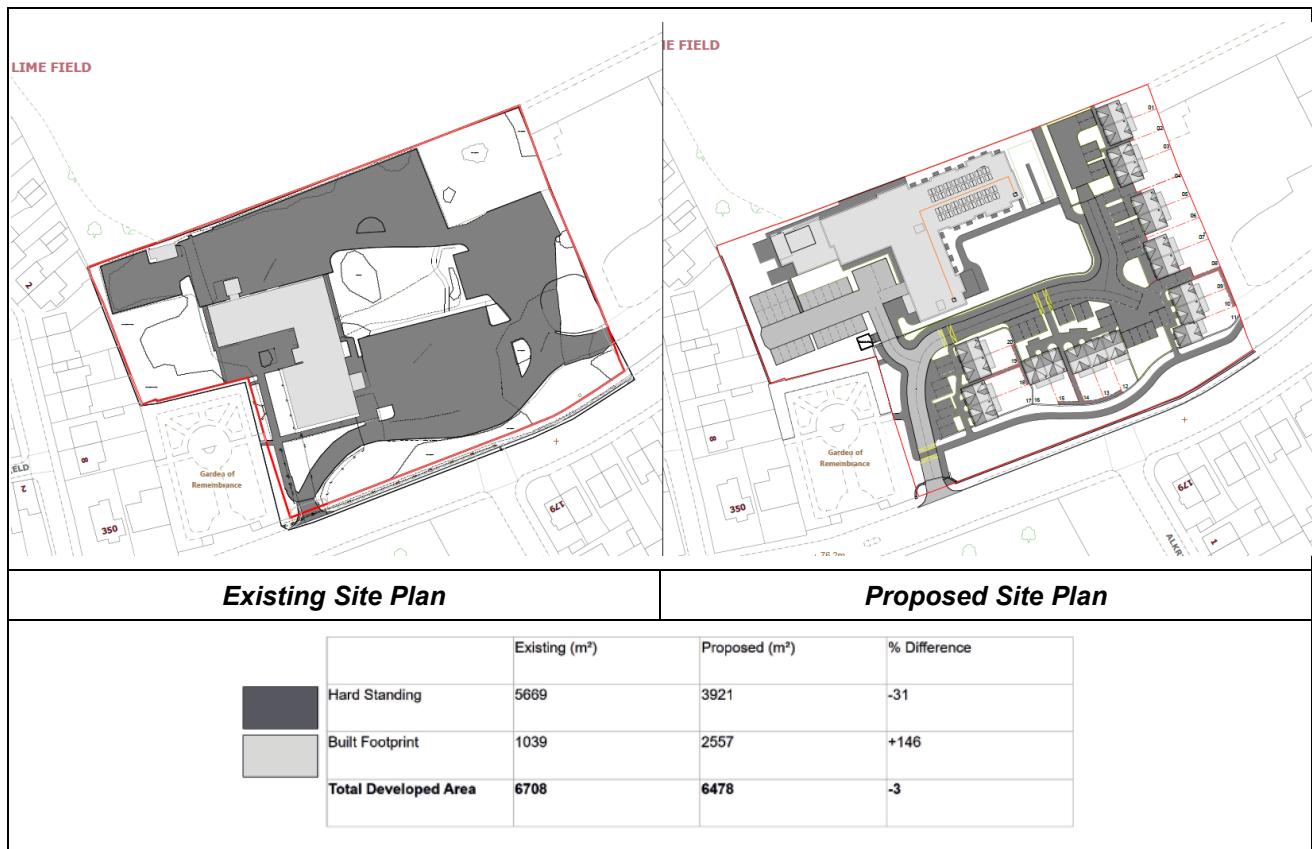
The setting to the east, north and west has changed fundamentally since construction of the War Memorial, but the roadside setting and south-looking focus, which must have been deliberate sting and design choices, remains as contributors. The mass of Parkfield House is an untenable facet of the setting, which, by means of style and materials is not in harmony with the War Memorial. As with many heritage assets the setting contains elements which make a positive, neutral and negative contribution to significance so assigning a single contributory descriptor to the setting is unhelpful.

Section 3 Summary of Proposed Works

3.1 Overview

Planning Permission application (23/00335/FUL) has been submitted for a residential development comprising of 20 dwellings (Use Class C3) and an 80 bed care home development (Use Class C2) including creation of new access, car parking, landscaping, open space and other associated works following demolition of Parkfield House. A Heritage Statement was prepared by Nexus Heritage in March 2023 to support the submitted Planning Permission application. The scheme has since been amended following comments from the Local Authority Conservation Officer and also comments were received from Historic England and the 20th Century Society, for which this Addendum has been prepared. This summary of proposed works only considers the recent amendments.





3.2 Proposed New Care Home

The proposed new care home will be of smaller mass and of a similar form to the c.1965 building. The part two and part three storey, 80 bedroom care home will feature a flat roof with detailing to the window surrounds. Light grey lbstock brickwork will be used which will provide a softer appearance and reflect the traditional materials found elsewhere in the Conservation Area.

The proposed new care home has been designed to respond to the architecture of Parkfield House and to increase the separation of the building from the Garden of Remembrance. The materials have been chosen to match the character of Parkfield House and the surrounding area. The changes to the previously submitted scheme include: the elevations have been revised to provide stronger references to the existing Parkfield House; the height of the new care home has been reduced to 3 storeys; the elevations have been redesigned to create greater articulation of the facade through detailing to the window surrounds and material composition to resemble the existing Parkfield House. The height has been further reduced to two storeys nearest to the memorial gardens. The proposed materials have been chosen to provide a softer appearance and reflect the traditional materials found elsewhere in the Conservation Area, with the use of light grey lbstock brickwork. The details below set out the comparisons of the existing and proposed elevations and windows, documenting the design references taken from the existing building.





Proposed Rear (North) Elevation, Rear Field View



Ibstock Brick, Light Grey



Existing Elevational Details



***Proposed Window
Surround Detailing***



3.3 Proposed New Housing

The design of the new scheme has been redesigned in response to the CO comments. The proposed townhouses will be grouped together in groups of two or three units and be located to the south and east of the care home. The roof pitches will be of a bold design and feature visually strong gables, reflecting the Arts and Crafts design detail found elsewhere in the Conservation Area. The use of articulate brickwork with detailing aims to reflect the work of Edgar Wood. The brickwork will feature corbelled brickwork which will support slightly projecting piers/bays in the front elevations. The division of the facades will create clear verticality similar to the local villas. The proposed positioning of the townhouses will provide continuity of the street scene as well provide a clear sense of enclosure.

Proposed Type M

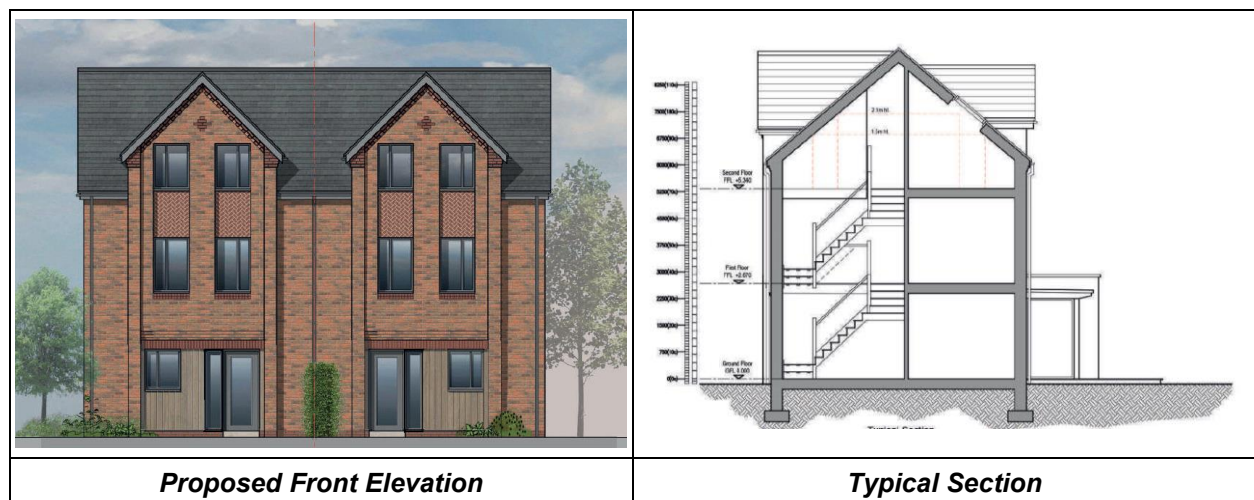
Type M villa will be a three storey, 4 bedroom, semi-detached dwelling with gables to the front façade, smaller rear gables.





Proposed Type N

Type N will be a two and a half storey, 4 bedroom semi-detached dwelling with gables to the front façade, smaller rear gabled dormer windows.



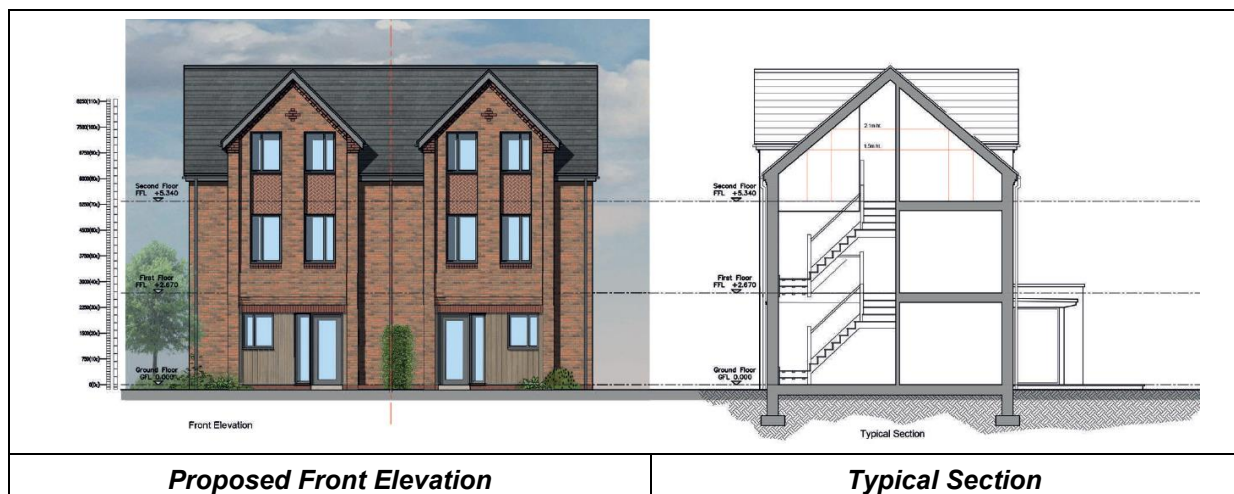
Proposed Type O

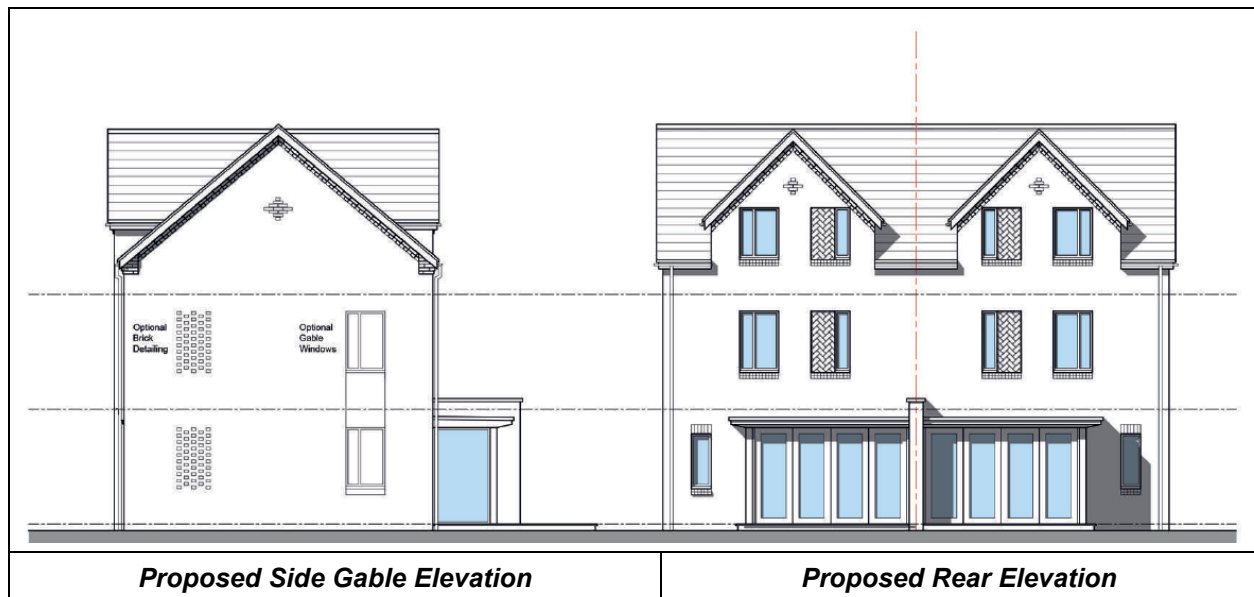
Type O villa will be a three storey, 4 bedroom, semi-detached dwelling with gables to the front façade and also rear gables to compliment the front elevation.



Proposed Type P

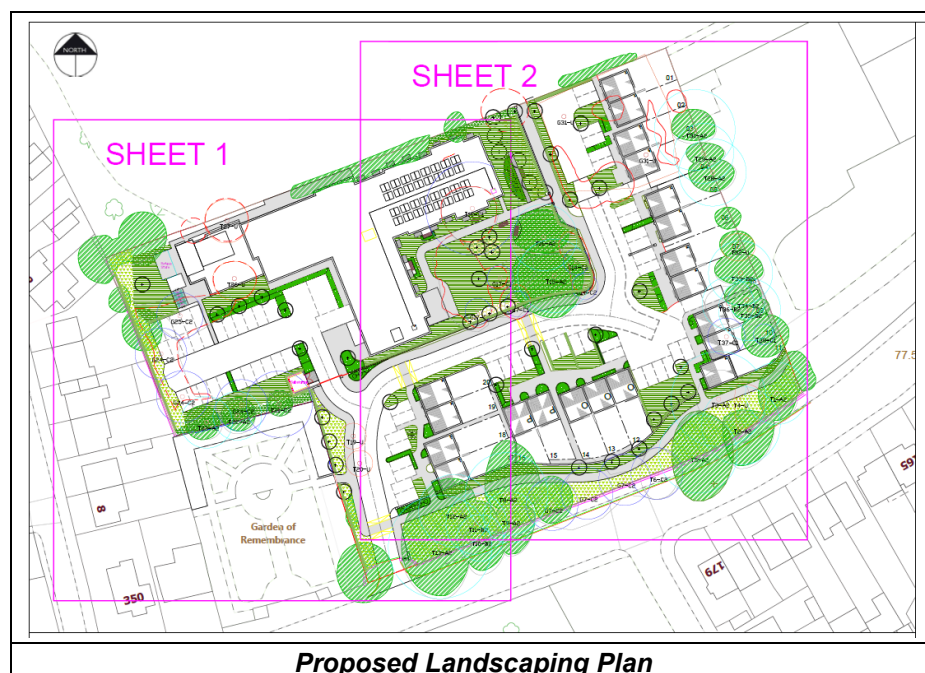
Type P will be a two and a half storey, 4 bedroom semi-detached dwelling with gables to the front façade and also rear gabled dormer windows to compliment the front elevation.

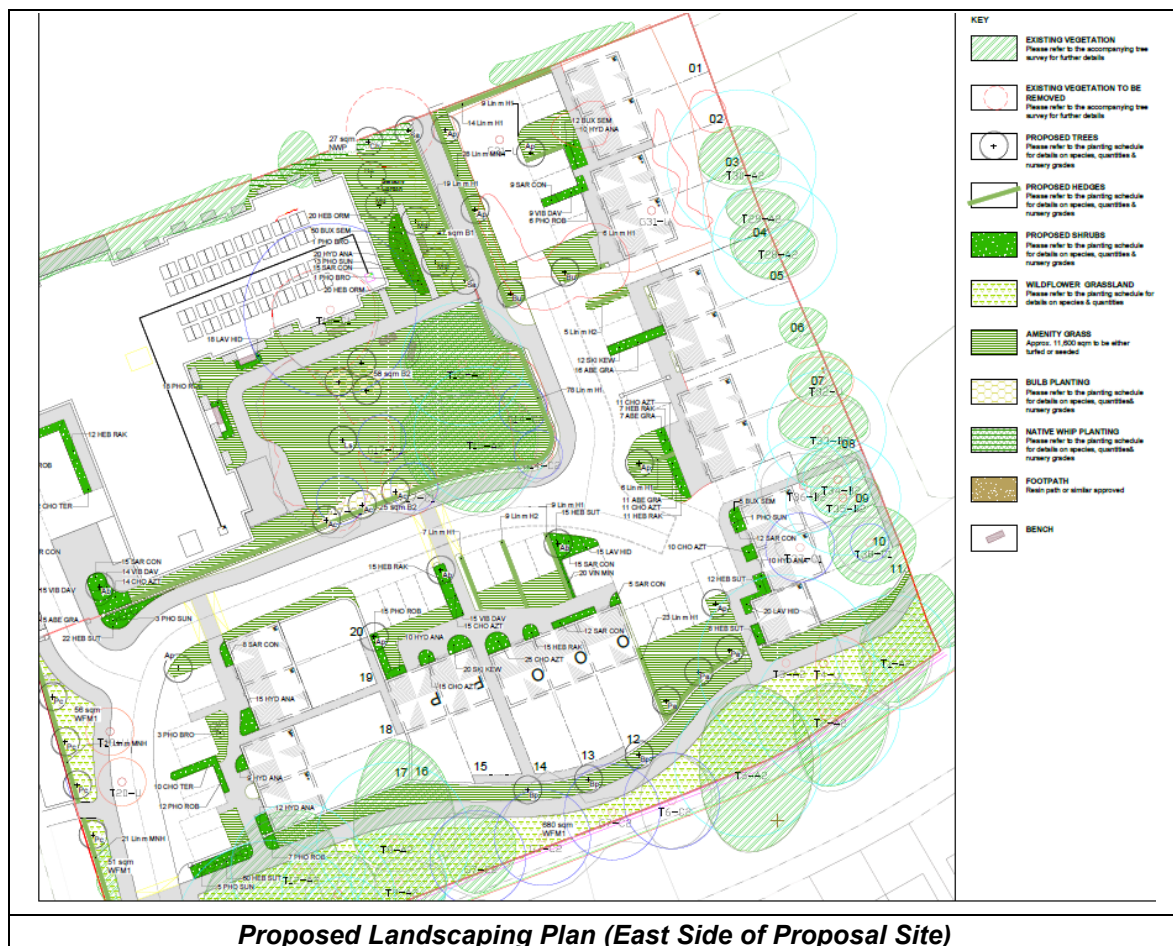
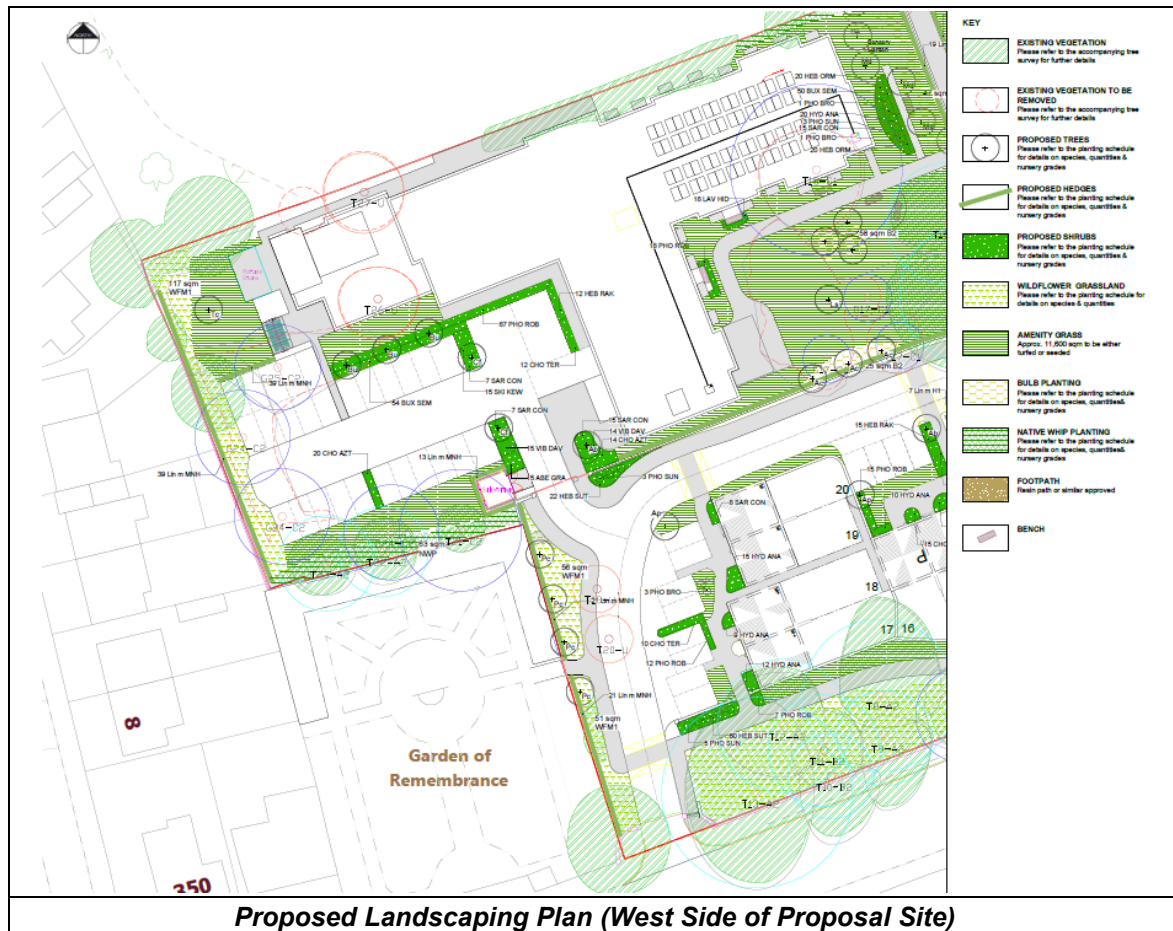


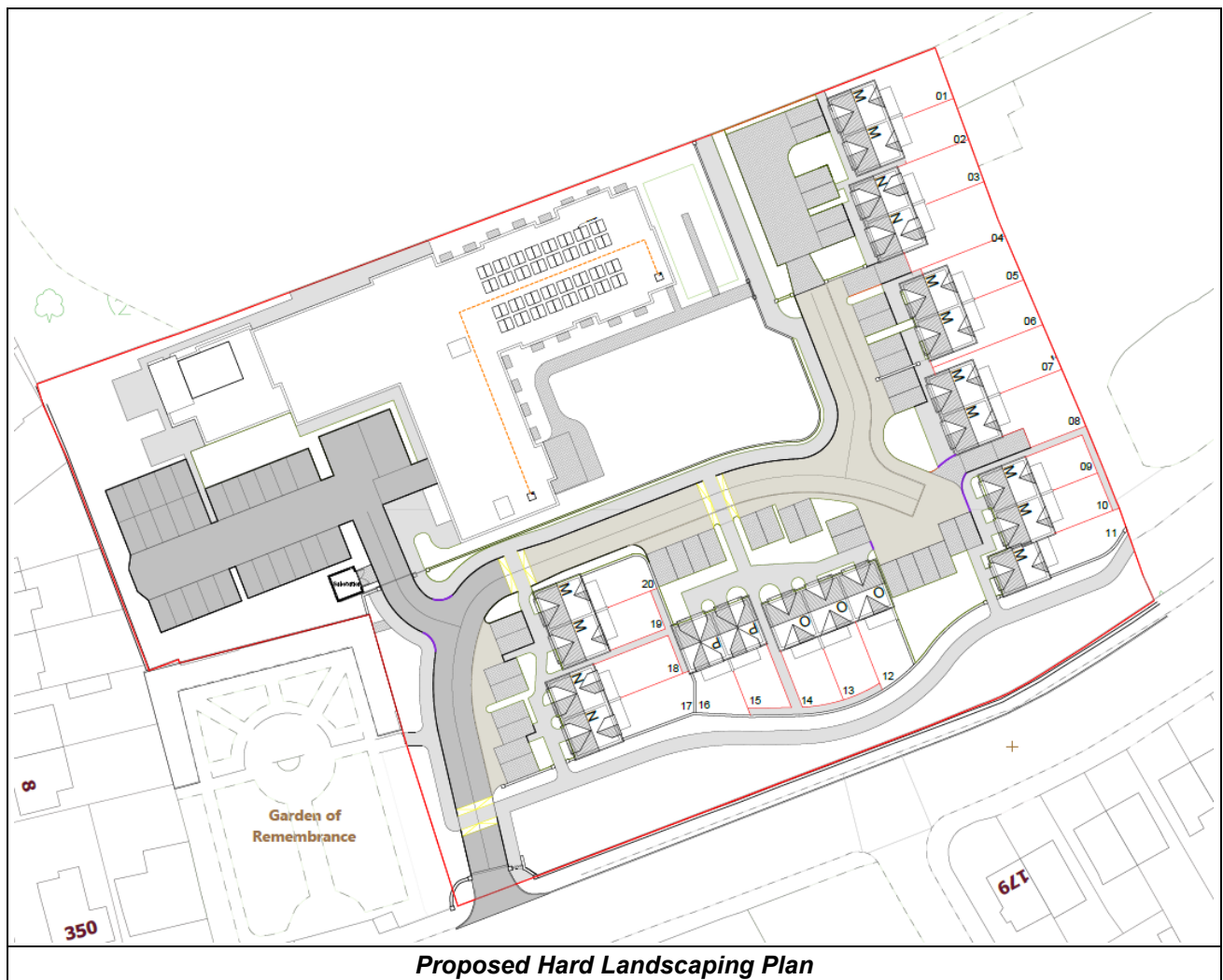


3.4 Proposed Landscaping

The proposed landscaping for the proposal site includes the retention of the central tree group on the site. The boundary wall and trees adjacent to Manchester Old Road will also be retained. Some other trees onsite will be removed, but over 40 new trees will be planted. The main green space between the care home and the new housing has been designed visually to form a square with the position of plot 20 creating a 'gateway' between the care home and the residential housing. Hard landscaping will consist of small scale materials to support the feel of a shared surface when entering the green space. Overall, the proposed development will result in a 3% decrease in hard landscaping and built footprint compared with the existing areas. Boundary walls will be of brick similar to those on the Garden of Remembrance. Softer hedging is proposed to the rear gardens and the boundary facing the park. This provides a better visual link between the proposal site and the park and is not visually oppressive. This will also add a more biodiverse habitat. There will be an opening in the hedgerow along the northern edge to the rear of the care home to allow residents to enjoy unbroken views of the park. A sensory garden is proposed to the northeast of the care home with a footpath to give residents access to this area.







Primary Road Dark Grey Asphalt	Parking/Secondary Footpath Light Buff Block Pavers
Secondary Road Light Buff Asphalt	Granite Setts Between Road and Shared Surfaces
Pavement/Footpath Light Grey Asphalt	100mm Kerb
Speed Bump/Crossing Painted Yellow	Drop Kerb

Proposed Hard Landscaping Key

3.5 Proposed Access and Parking

The revised scheme provides one point of access at the southwest corner of the proposal site utilising the existing access point off Manchester Old Road. The existing stone gateposts will be retained and the stonework altered to the right of the pier to allow pedestrian access. The access point at the east boundary will be retained for pedestrian use. There is also a pedestrian access between the main green space on the proposal site at its northeast corner and the Limefield Playing Fields to the north. The carparking will be integrated into the plot by breaking the areas of parking into small landscaped groups.

Section 4 Heritage Impact Assessment of the Amended Proposals to the Significance of the Heritage Assets

4.1 Method of Assessment

The following assessment identifies the impact of the amended proposals on the significance and setting of the affected heritage assets. For the purposes of this Heritage Statement Addendum, the impact of the proposals are assessed on the Conservation Area and the locally listed building Parkfield House, as these are direct impacts, and the impact of the proposals are also assessed on the setting of the War Memorial, which is adjacent to the proposal site. The potential impact of the new proposals are assessed differently depending on the type of heritage assets affected. The potential impact on the Conservation Area is assessed following Historic England guidance on Conservation Areas. The impact on the locally listed Parkfield House is assessed using Historic England guidance as well including *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. The impact on the setting of the listed heritage asset is assessed following Historic England guidance on the setting of heritage assets.

The impact of the proposed works has also been assessed using a cultural heritage impact assessment methodology based upon the ClfA/ IHBC/ IEMA guidance, Principles of Cultural Heritage Impact Assessment in the UK of July 2021, a methodology commonly used to assess heritage impact which is endorsed by several professional heritage organisations. This methodology sets out three stages of evaluating the consequences of change:

- Understanding change (a factual statement of how a proposal would change a cultural heritage asset or its setting, including how it is experienced).
- Assessing impact (an assessment of the degree to which any change would impact cultural significance).
- Weighting the effect (a conclusion regarding whether an impact matters, reflecting the importance of the affected cultural heritage asset).

A brief explanation of the HIA methodology is set out in Appendix 4.

Relevant case law is also considered in assessing the impact of the proposals.

4.2 Impact of the Proposed Works on the Conservation Area

Manchester Old Road Conservation Area was designated in 2010 and extended in 2011. There is no conservation area appraisal prepared by the local authority to identify the positive contributors or key views within the Conservation Area. A Conservation Area Character Study has been carried out on behalf of Muller Properties and is included in the planning application submission.

The proposed demolition of Parkfield House, which is considered to make a positive contribution to the Conservation Area, could be assessed as having a moderate adverse impact on the character and appearance of the Conservation Area. However, it must be acknowledged that the former office building makes at most a low level contribution to the Conservation Area and it is in poor condition and derelict after sitting vacant for years and incapable of viable new use. Additionally, in mitigation, the new care home has been designed to reflect some of the character of the existing office building, in colour, in the form of the flat roof and other design characteristics. The design allows the retention of the role that Parkfield House currently plays, as a counterpoint to the more historic character of the structures in the Conservation Area. Following the comments on the previous scheme, the care home has been reduced to three storeys and the design has been revised to provide stronger references to the existing Parkfield House. The proposed design details of the façade have also been revised in consideration of the comments.

The proposals will also not affect the significance or the elements of the Conservation Area that contribute to the special historic interest of the area. The proposals will cause no harm to the significant views into or within the Conservation Area.

Impact on General Character and Uses

The proposed development will not alter the general character and uses of the Conservation Area, as the dominant use in the Conservation Area will remain residential as existing.

Impact on Historic Interest

The proposed development will have no impact upon the historic character of the Conservation Area as the historic listed buildings in the vicinity will remain unaffected.

Impact on Architectural Interest and Built Form

The height, appropriate style and materials of the proposed care home and townhouses ensures that the development is contextual to the built form and architectural interest of the Conservation Area. The proposed buildings will not be seen from any important views within or into the Conservation Area and will have a neutral impact on the overall architectural interest of the area.

Impact on Spatial Analysis

At present the existing Parkfield House provides a counterpoint to the rest of the Conservation Area with a large flat roofed office building. The proposed care home has been designed to be reflective of the existing office block, although one floor lower. The proposed townhouses are similar to other existing dwellings in the Conservation Area. Therefore the proposed development will have a neutral impact on the spatial qualities of the Conservation Area.

Impact on Streets and Trees

The existing tree cover to Manchester Old Road and other mature trees will also be retained. In addition, a significant number of other trees will be planted on site. Due to the number of new trees and the importance of trees within the Conservation Area, the proposal will have a slight beneficial impact on the street scene and trees.

Impact on Setting and Views

The proposal site is situated within the Conservation Area, on the border of the area. As the proposed development is of an appropriate height, style and materials, with the new care home designed to reflect the existing Parkfield House, and as the development retains the significant mature trees, with new hedges and a significant number of new trees planted, the proposals will have no impact upon the setting of the Conservation Area. The development will have a neutral impact on the important views within, into or out of the Conservation Area.

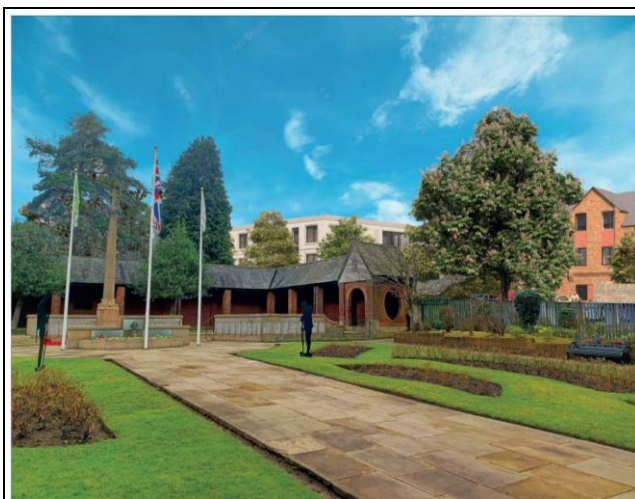
The High Court Judgement *Dorothy Bohm vs SSCLG* [2017] EWHC 3217 concerns the proposed demolition of a dwelling identified as a positive contributor to a Conservation Area, and the replacement with a new dwelling. The High Court provides a clear judgement regarding the proposed demolition of a structure which is identified as a positive contributor within a Conservation Area. The judgement clarified that demolition of a positive contributor does not inevitably cause harm to a Conservation Area. Unless it is a designated asset in its own right, the demolition of a building identified as a positive contributor cannot be assessed as harmful in isolation; the entire proposal must be considered. In para 36, the High Court Judgement states that the Inspectors decision that 'the existing building made a limited positive contribution to the CA, and the net effect of the new building would at worst be neutral and that the CA would not be harmed' was 'an entirely correct approach.' The High Court Judgement supported the earlier Inspectors decision that no harm arises if the replacement dwelling is of an acceptable design which preserves the character and appearance of the Conservation Area. This is the case with Parkfield House. The net effect of the proposals in their entirety is neutral; the development provides benefits to the Conservation Area, as the derelict and unusable 1965 structure is demolished but several types of mitigation is offered and the proposed replacement care home and townhouses are well designed and contextual, whilst there are other heritage benefits and public benefits.



CGI View of Proposed Site Entrance



CGI Proposed View from Rear Field



CGI Proposed View from Cenotaph

4.3 Impact of the Proposed Works on the Significance of the Locally Listed Building

The locally listed building, Parkfield House, is assessed as having a very low value, as it is a non-designated heritage asset, very altered and in very poor condition. The proposed demolition of Parkfield House is clearly an adverse impact on the significance of the building. However, recording of the building prior to demolition is considered a mitigation to the total loss of the structure. Additionally, in mitigation, the new care home has been designed to reflect some of the character of the existing office building, in colour, in the form of the flat roof and other design characteristics. Following the comments on the previous scheme, the care home has been reduced to three storeys and the design has been revised to provide stronger references to the existing Parkfield House. The proposed design details of the façade have also been revised in consideration of the comments. However, even considering the proposed mitigation, the demolition of Parkfield House will have an adverse impact on Parkfield House.

4.4 Impact of the Proposed Works on the Setting of the Listed Heritage Asset

Introduction

There is one Grade II listed structure sited to the south and west of the proposal site; the War Memorial, Perimeter Walls and Loggia, and Garden of Remembrance. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets.

As the proposed development is within the setting of the listed structures, the proposed development could potentially impact on the setting of this site. The following assessment identifies the impact of the proposals on the setting and significance of the listed structures that have been discussed above. This assessment will consider the siting and location of the proposed development in relation to the setting of the listed structures, and consider the potential impact upon how this site is experienced and understood.

The Location and Siting of the Development

The proposed development is located to the north and east of the listed structures; the War Memorial, Perimeter Walls and Loggia, and Garden of Remembrance. There are views of the War Memorial from the proposal site, although as the structures are quite self-contained and single storey, the listed structures are not readily visible generally. Due to the intended design, the key views of the War Memorial are from the road, and from the interior of the Garden of Remembrance. The proposed development site will not physically or visually isolate the heritage asset and will have no impact on the key views.

The Form and Appearance of the Development

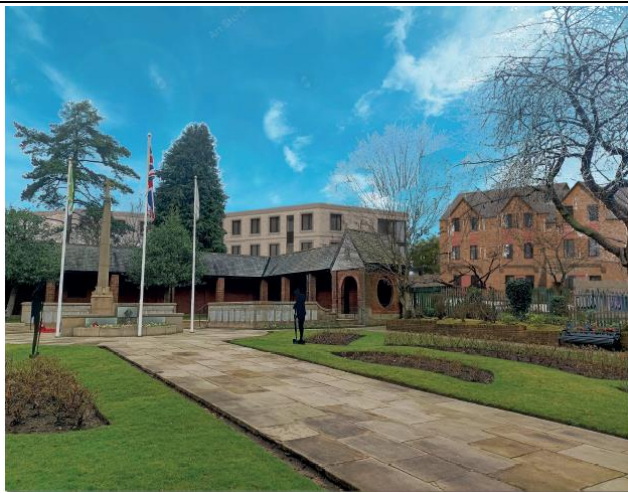
The proposed development will not affect the significance of the listed War Memorial and will not distract or compete with the heritage asset. The proposed care home is one storey lower than the existing office block, and both the care home and townhouses will be a similar scale and proportion to the houses in the area. In addition the height of the proposed care home has been reduced further to two storeys adjacent to the memorial gardens. The materials proposed are sympathetic and appropriate to the local area. Therefore, the new development will not appear prominent or dominant within the setting of the heritage asset.

Wider Effects of the Development

The proposed development will slightly alter the general character of the application site, from a derelict office use to a residential use. The new use will create additional movement of people and interaction with the environment, particularly through the accessibility to the park. The significance of the War Memorial and associated structures is not dependent on the land use of the application site. The proposal retains the existing pedestrian side access to the development site, and creates pedestrian access to the road and through the residential development to the park to the rear thus increasing accessibility and amenity in the wider area. The construction period may temporarily create noise, odour, vibration and dust near the heritage assets, however planning conditions should be able to keep these temporary disturbances to an acceptable level.

The Permanence of the Development

The proposed new development will become a permanent feature within the area.



View of the Proposed Care Home from the Garden of Remembrance



View of the Existing Parkfield House from the Garden of Remembrance



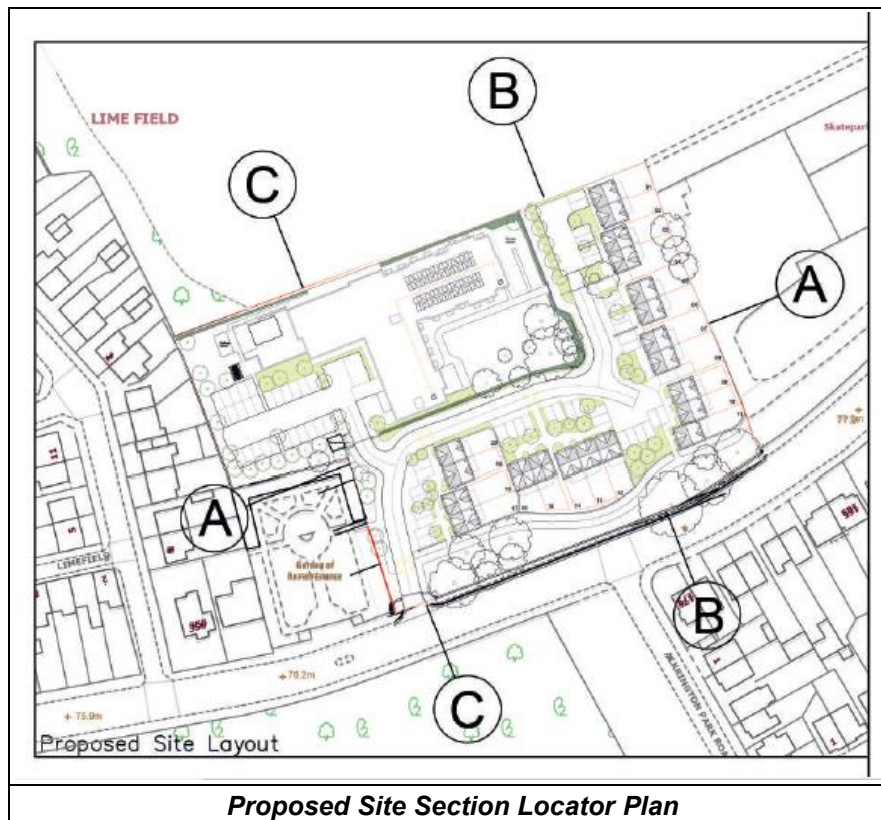
Proposed Site Section A-A



Proposed Site Section B-B



Proposed Site Section C-C



4.5 Summary of Impact of the Proposed Works on the Heritage Assets

Overall, the proposed development will have no impact on the setting of the listed War Memorial and associated structures. The proposed demolition of Parkfield House is clearly an adverse impact on the significance of the building. However, recording of the building prior to demolition is considered a mitigation to the total loss of the structure. Additionally, in mitigation, the new care home has been designed to reflect some of the character of the existing office building.

Overall, the proposed works will have no impact on the historic significance, architectural quality or built form of the Conservation Area. The proposed development will have no impact upon any significant views within the Conservation Area. Manchester Old Road Conservation Area is assessed as having a medium value in line with the heritage impact assessment guidance, as it is a Conservation Area containing buildings that contribute significantly to its historic character. The proposed development will overall have a negligible magnitude of change upon the Conservation Area, as the current building will be replaced with a well-designed structure of appropriate materials that will preserve the architectural quality and built form of the Conservation Area. This assessment is in accordance with the definition of 'preserving' as summarised by Lord Justice Lewison in *Palmer v Herefordshire Council & Anr* [2016] EWCA Civ 1061: 'In this context the concept of "preserving" the building or its setting means "doing no harm"'. Following the heritage impact assessment methodology, the significance of a change of a negligible magnitude to a heritage asset of medium value would constitute a neutral impact. As the proposed demolition and replacement dwelling will not cause harm to the Conservation Area, paras 213 to 216 of the NPPF, which discuss substantial harm or less than substantial harm do not apply here.

Relevant case law (High Court Judgement *Dorothy Bohm vs SSCLG* [2017] EWHC 3217) supports this assessment of impact. The High Court Judgement *Bohm vs SSCLG* provides a clear judgement regarding the proposed demolition of a structure which is identified as a positive contributor within a Conservation Area. The High Court Judgement clarified that unless it is a designated asset in its own right, the demolition of a building identified as a positive contributor cannot be assessed as harmful in isolation; the entire proposal must be considered. Demolition of a positive contributor does not

inevitably cause harm to a Conservation Area. The High Court Judgement supports the earlier Inspectors decision that no harm arises if the replacement dwelling is of an acceptable design which preserves the character and appearance of the Conservation Area. In para 36, the High Court Judgement states that the Inspectors decision that 'the existing building made a limited positive contribution to the CA, and the net effect of the new building would at worst be neutral and that the CA would not be harmed' was 'an entirely correct approach.' This is the same situation as the proposals for Parkfield House. Although identified as a positive building in the Conservation Area Appraisal, nevertheless, this Heritage Statement has assessed that the existing office building makes a very limited and low positive contribution to the Conservation Area, specifically identified as a low positive contribution predominantly limited to the obvious difference of the concrete flat roofed 4 storey office building compared with the more traditional uses and materials of the other historic buildings in the Conservation Area. The net effect of the demolition of the existing office building and replacement new care home and townhouses, together with the proposed landscaping, will be a neutral impact as the new structures are built of appropriate contextual materials and to appropriate heights which reflects the character and appearance of the buildings in the Conservation Area. Additionally, the perimeter planting will not be altered, so that views will not be adversely impacted. Therefore, the Conservation Area will not be harmed by the proposals.

4.6 Heritage Impact Assessment Table

The following table sets out the proposed works which could impact on the character, appearance and significance of the Conservation Area, the locally listed building, and the setting of the listed building, identifying the significance, magnitude of the change, the weighted impact of the proposed alterations and proposed mitigation if required.

PROPOSED WORK	SIGNIFICANCE OF AFFECTED HERITAGE ASSETS	MAGNITUDE OF IMPACT/ CHANGE	WEIGHT OF EFFECT/ IMPACT OF WORK & PROPOSED MITIGATION
Proposed demolition of Parkfield House, construction of part 2 and part 3 storey 80-bed care home (use Class C2) (reduced no. of storeys) and construction of 20 dwellings (use Class C3) in the south and eastern part of the site.	Grade II listed War Memorial, Perimeter Walls and Loggia, Garden of Remembrance: Medium	Negligible: Slight changes to building setting that hardly affect it.	Neutral Impact: The proposed new care home has similar visual qualities, but is lower in height than the existing Parkfield House, reduced from 4 to 3 storeys, and reduced further to two storeys closest to the gardens of remembrance, thus improving the setting of the memorial gardens. The townhouses are constructed in brick and appropriate to the setting of the War Memorial. The development will not have any impact on the significance or setting of the listed War Memorial.
	Manchester Old Road Conservation Area: Medium	Negligible: Slight changes to building elements that hardly affect it.	Neutral Impact: The existing Parkfield House makes only a limited low positive contribution to the Conservation Area, mainly due to acting as a counterpoint due to the design, materials, height and use, which are not contextual to the Conservation Area. The new care home has been designed to reflect the architectural quality and built form of existing office block, but lower in height and using bricks which are more contextual materials for the Conservation Area. The proposed townhouses are also appropriate in design and materials.
	Parkfield House: Low	Major: Change to key historic building elements, such that the resource is totally altered.	Adverse Impact: Although the structure is not of listable quality, the demolition of the existing Parkfield House will have an adverse impact. A building recording could be offered as mitigation.

PROPOSED WORK	SIGNIFICANCE OF AFFECTED HERITAGE ASSETS	MAGNITUDE OF IMPACT/ CHANGE	WEIGHT OF EFFECT/ IMPACT OF WORK & PROPOSED MITIGATION
Creation of new car parking, landscaping, open space and other associated works.	Grade II listed War Memorial, Perimeter Walls and Loggia, Garden of Remembrance: Medium Manchester Old Road Conservation Area: Medium	Negligible: Slight changes to building setting that hardly affect it. Negligible: Slight changes to building elements that hardly affect it.	Neutral: The landscaping will not have any impact on the setting of the War Memorial as the large trees within the immediate vicinity will be retained. Slight Beneficial Impact: The existing hard landscaping dates to c.1970s and is of low quality. The proposals result in a decrease of 31% of hard landscaping and a decrease of 3% of total developed area on the site. The proposed soft and hard landscaping is of higher quality and of better design. The proposed new planting is also of high quality and appropriate to the Conservation Area.
Alteration of existing access along Manchester Old Road to create new dedicated pedestrian access, existing stone gateposts to be retained in situ.	Grade II listed War Memorial, Perimeter Walls and Loggia, Garden of Remembrance: Medium Manchester Old Road Conservation Area: Medium Parkfield House: Low	Negligible: Slight changes to building setting that hardly affect it. Negligible: Slight changes to building elements that hardly affect it. Negligible: Slight changes to building setting that hardly affect it.	Neutral: The stone wall and gate posts are not historically associated with the Garden of Remembrance and the widened access will have no impact on the significance of the War Memorial and associated structures. Neutral: The additional pedestrian access and retention of the gate posts will have no impact on the character and appearance of the Conservation Area. Neutral: The stone wall is associated with the previous house on the site, nor the existing late 20 th C office building. Altering the stone wall to allow a pedestrian entrance, the access will not have any impact on the interest of the office building.

PROPOSED WORK	SIGNIFICANCE OF AFFECTED HERITAGE ASSETS	MAGNITUDE OF IMPACT/ CHANGE	WEIGHT OF EFFECT/ IMPACT OF WORK & PROPOSED MITIGATION
Open access to residential parcel allowed to provide permeability for pedestrians through the layout to and from Limefield Leisure Park via a new link to the northern boundary.	Grade II listed War Memorial, Perimeter Walls and Loggia, Garden of Remembrance: Medium Manchester Old Road Conservation Area: Medium	Negligible: Slight changes to building setting that hardly affect it.	Neutral: The new access will have no impact on the significance of the War Memorial. Slight Beneficial Impact: The new access through to Limefield Leisure Park will increase movement and connectivity through the Conservation Area.

Section 5 Conclusions

5.1 The Proposed Works

Planning Permission application (23/00335/FUL) has been submitted for a residential development comprising of 20 dwellings (Use Class C3) and an 80 bed care home development (Use Class C2) including widening the existing access, car parking, landscaping, open space and other associated works following demolition of Parkfield House. A Heritage Statement was prepared by Nexus Heritage in March 2023 to support the submitted Planning Permission application. The scheme has since been amended following comments from the local authority conservation officer and also comments were received from Historic England and the 20th Century Society, for which this Addendum has been prepared. This Heritage Addendum only considers the recent amendments to the submitted proposed works.

5.2 Heritage Impact of the Amendment to the Proposed Scheme

5.2.1 Impact of the Proposed Works on the Significance of the Locally Listed Building and the Setting of the Listed Building

Overall, the proposed development will have no impact on the setting of the listed War Memorial and associated structures. The proposed new care home has similar visual qualities as the existing office block, but is lower in height than the existing Parkfield House. The townhouses are constructed in brick and appropriate to the setting of the War Memorial. The development will not have any impact on the significance or setting of the listed War Memorial.

The proposed demolition of Parkfield House is clearly an adverse impact on the significance of the building. However, recording of the building prior to demolition is considered a mitigation to the total loss of the structure. Additionally, in mitigation, the new care home has been designed to reflect some of the character of the existing office building. Overall, the demolition of the locally listed building will have an adverse impact on the building.

5.2.2 Impact of the Proposed Works on the Character of the Conservation Area

Overall, the proposed demolition of the existing Parkfield House and proposed replacement care home and new dwellings will preserve the historic significance, architectural quality, built form and significant views of the Conservation Area. The proposed landscaping is of higher quality than that existing, with areas of the existing car park turned over to lawn and new trees planted. Manchester Old Road Conservation Area is assessed as having a medium value. Overall, the proposed alterations will have a negligible magnitude of change upon the Conservation Area, as the current building will be replaced with a well-designed structure that will preserve the architectural quality, the built form and the character of the Conservation Area. The significance of a change of a negligible magnitude to a heritage asset of medium value would constitute a neutral impact. As the proposed demolition and replacement dwelling will not cause harm to the Conservation Area, paras 213 to 216 of the NPPF, which discuss substantial harm or less than substantial harm, do not apply here. This assessment is in accordance with the definition of 'preserving' as summarised by Lord Justice Lewison in *Palmer v Herefordshire Council & Anr* [2016] EWCA Civ 1061: 'In this context the concept of "preserving" the building or its setting means "doing no harm"'. Relevant case law (High Court Judgement *Bohm vs SSCLG* [2017] EWHC 3217) also supports this assessment of impact. The conclusion of this Heritage Statement is that there are no heritage impacts which would prevent the proposed development to Parkfield House.

Section 6: Sources

- Greater Manchester Combined Authority. *Places for Everyone – Joint Development Plan, Submission Plan*. August 2021.
- Historic England. *Conservation Area Designation, Appraisal and Management*. London: Historic England. 2019.
- Historic England. *Historic Environment Good Practice Advice Note 3 – The Setting of Heritage Assets*. London: Historic England, 2017.
- Historic England. *Local Heritage Listing: Identifying and Conserving Local Heritage, Historic England Advice Note 7 2nd Edition*. London: Historic England, 2021.
- Historic England. *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note: 2*. London: Historic England, 2015.
- Historic England. *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12. Historic England. 2019.*
- IEMA, IHBC & ClfA. *Principles of Cultural Heritage Impact Assessment in the UK*. Lincoln: July 2021.
- Ministry of Housing, Communities and Local Government. *National Planning Policy Framework*. London: Ministry of Housing, Communities and Local Government. Dec 2024.
- Nexus Heritage. *Land at Parkfield House, Manchester Old Road, Middleton: Heritage Statement*. May 2020.

Appendix 1: Heritage Impact Assessment Methodology

The impact of the proposed works has been assessed using a cultural heritage impact assessment methodology based upon the ClfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021, a methodology commonly used to assess heritage impact which is endorsed by several professional heritage organisations. Relevant paragraphs are extracted below.

Cultural Heritage Impact Assessment

1.4 Cultural Heritage Impact Assessment ('CHIA') is concerned with understanding the consequences of change to cultural significance. At a fundamental level, CHIA is used to make informed decisions about the sustainable management of cultural heritage assets.

1.7 This document provides guidance for cultural heritage practitioners in regard to the principles of CHIA. These are:

- A. understanding cultural heritage assets; and
- B. evaluating the consequences of change.

A. UNDERSTANDING CULTURAL HERITAGE ASSETS

A.2 The process of gaining this understanding is split into three stages:

- Description: Research and investigations leading to a factual statement that establishes the nature of the asset.
- Cultural significance: Analysis of what is valued about the asset, leading to a statement of cultural significance.
- Importance: A conclusion regarding the level of protection that the asset merits in planning policy and cultural heritage legislation.

Attributing importance

A.17 Importance is scaled (unlike cultural significance) and requires the competent practitioner to make a judgement regarding the merits of different cultural heritage assets. It is therefore appropriate to refer to 'high', 'medium' or 'low' importance or any other simple scale that offers a form of gradation.

B. EVALUATING THE CONSEQUENCES OF CHANGE

B.3 The process of evaluating the consequences of change falls into three stages:

- Understanding change: A factual statement of how a proposal would change a cultural heritage asset or its setting (including how it is experienced).
- Assessing impact: An assessment of the degree to which any change would impact cultural significance.
- Weighting the effect: A conclusion regarding whether an impact matters, reflecting the importance of the affected cultural heritage asset.

Assessing impact

B.7 An impact is a change in a cultural heritage asset or the experience of an asset in its setting that affects its cultural significance. This impact could be a positive or negative outcome. It is not a measure of the reach or extent of the proposal. Therefore, it is essential that the CHIA presents an understanding of how the proposed change relates to cultural significance and not the cultural heritage asset in its entirety.

B.9 The magnitude of the impact on cultural significance needs to be assessed. A distinction needs to be drawn as to whether the change will result in only a 'small' impact on, say, just one component of cultural significance or whether the change would have a greater impact on the totality of cultural

significance. The terms 'large', 'medium' or 'small' are acceptable or any other simple scale that offers a form of gradation easily articulated in a written report.

Weighting the effect

B.10 The effect is the measure that brings together the magnitude of the impact and the cultural heritage asset's importance. This is a critical stage of the assessment process as this determines the weight that should be given to the matter in either influencing the design of the proposal or, ultimately, in the test as to whether the proposal will be acceptable and permitted.

B.12 In relative terms, impacts on the cultural significance of assets of higher importance will be given greater weight than those of lower importance. For instance, a proposal that results in the total loss (i.e. the largest magnitude of adverse impact) of a cultural heritage asset of low importance would be an effect that should be given considerably less weight by the decisionmaker than the total loss of an asset of high importance.

B.13 A simple graded scale of effects should be defined and applied (as recommended for impact magnitude, above). However, decisions regarding the acceptability of a proposal will often require the effect to also be articulated within the parameters of the relevant legislative or policy tests that use their own specific language and terminology. For instance, in Environmental Impact Assessment ('EIA') an impact can result in significant or nonsignificant effects.

Appendix 2: Listing Description

Name: War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton

List Entry Number: 1415410

Location: War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton

Grade: II

Date first listed: 21-Aug-2013

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

Summary

War memorial and perimeter walls and loggia of Garden of Remembrance. 1927 and c1945. Sandstone, orange brick, slate.

Reasons for Designation

The war memorial, perimeter walls and loggia of the Middleton Garden of Remembrance of 1927 and c1945 are listed at Grade II for the following principal reasons: * Historic Interest: as a poignant reminder of the tragic impact of world events upon an individual community, commemorating the men from the Borough of Middleton who lost their lives fighting in the First and Second World Wars; * Architectural Interest: as a formal Garden of Remembrance with well-designed and detailed perimeter walls and loggia of warm orange brick with stone dressings complimenting the tall war memorial of fine ashlar stone; * Design: as a sensitively designed ensemble which successfully creates an attractive and contemplative space; an oasis of calm in which the local population could reflect upon the sacrifice of those who fought for the country's liberty.

History

In 1927 part of the grounds of Park Field House, a C19 villa on the north side of Manchester Old Road, was formally presented to the Borough of Middleton. The land was used to lay out a Garden of Remembrance to commemorate the 647 men from Middleton who had lost their lives serving during the First World War. The rectangular Garden is believed to have been designed by the Borough Surveyor of Middleton. It was laid out with formal paths, high boundary walls and an open loggia to the rear flanking the war memorial. The memorial was unveiled in October 1927 by Lt Col R L Lees with a dedication by Richard Godfrey Parsons, then suffragan bishop of Middleton. After the Second World War the names of a further 286 local men who had lost their lives were added to low curved walls on both sides of the original cenotaph.

The decorative iron gates to the main entrance were presented in 1949.

In 2000 renovation work was undertaken to reinstate a dolphin fountain on the south side of the memorial which had been lost over thirty years previously. At an unknown date a memorial commemorating Holocaust Memorial Day was set on the left-hand side of the Garden.

Details

War memorial and perimeter walls and loggia of Garden of Remembrance. 1927 and c1945. Sandstone, orange brick, slate.

PLAN: a rectangular garden with a brick wall forming the south and west perimeters, a U-shaped loggia forming the northern perimeter and wrapping round to terminate in east and west pavilions (a modern metal fence forming the east perimeter). The enclosed area is grassed with geometric flowerbeds and formal, symmetrical walkways. An axial path leads from the main, south entrance to the war memorial set towards the rear and flanked by the loggia.

DESCRIPTION: the south and west boundary walls are brick in Flemish bond with sandstone plinths and copings. The south wall faces onto the road and has moulded coping, while the west wall coping

is square-cut. In the centre of the south wall is a grand entrance gateway. Two small, rectangular pavilions flank the gateway. Both have pyramidal, slate roofs and blocked window openings in their external south walls, which are built as a continuation of the boundary wall. The wall containing the gateway is set back against the inner north corners of the pavilions. The two square, brick gate piers have moulded stone caps surmounted by swagged urns. Four shallow stone steps rise to the iron double gates, which are decorated with poppy symbols, picked out in red paint. On the east elevation of the left-hand pavilion is a T-shaped granite plaque with an enamelled coat of arms, a cast-metal ribbon with the motto FORTIS IN ARDUIS and in metal lettering beneath THE GARDEN OF REMEMBRANCE. The west wall is ramped in the south-west corner and where it adjoins the left-hand wing of the loggia. The U-shaped loggia is raised slightly above the ground level with shallow stone flag steps and is open into the garden with square brick piers on sandstone plinths and blind brick external walls supporting double-pitched, slate roofs. Within the loggia the roof is ceiled and plastered with squared timber framing. Closing the loggia are two identical pavilions with gabled walls facing the war memorial. The inner gabled faces contain wide round-headed openings, originally with gates, flanked by slightly-projecting corner piers with angled capitals of narrow bricks supporting the gable. The gables are rendered with timber bargeboards and an enamelled coat of arms and motto. The south-facing side elevations both have a large oval window opening (believed to have originally been glazed). In the north corner of the east rear wall is a round-headed doorway with an original geometrical iron gate.

The war memorial stands on the northern side of a circular path which is linked to the main gateway by an axial pathway. The memorial is a tall, slightly tapering octagonal sandstone column topped by a cross and set on a deep octagonal plinth with a square base. The octagonal plinth is inscribed 1914-1918 and 1939-1945 below. Four inverted consoles support the column. Set on the square base is a small inscribed chamfered granite plaque TO ALL THOSE / WHO DIED IN THE SERVICE / OF / THEIR COUNTRY. Attached to both sides of the octagonal plinth is a low wall which follows the curve of the circular path, with a break to accommodate stone steps which rise to diagonal paths linking with a pathway round the edge of the loggia. The curved walls then return as straight walls with ramped outer edges which line up with the south, side elevations of the loggia pavilions. On both sides a flight of stone steps rise between the wall and the pavilion, also linking with the pathway around the edge of the loggia. The sandstone memorial wall has a plinth and moulded coping. The curved part has a grey granite frieze with metal lettering HERE IN THIS GARDEN OF PEACE WE / GRATEFULLY REMEMBER THOSE / WHO BY THEIR GREAT SACRIFICES / MADE POSSIBLE THIS FREEDOM. Beneath the frieze are inset grey granite panels with the names of the fallen from the First World War picked out in metal lettering. The two straight walls both have an inset grey granite panel with the date 1939-1945. Beneath are similar inset grey granite panels with the names of the fallen from the Second World War. Set inside the circular path is a fountain. A stone sculpture of a dolphin (modern replacement) is set within a semi-circular pond, now planted as a flowerbed, with deep stone edging and a low stone wall to the rear which is similarly detailed to the memorial wall.

The metal fence forming the east perimeter is not of special interest and is excluded from the listing.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 30 January 2017.

Sources

Websites;

War Memorials Online, accessed 30 January 2017 from
<https://www.warmemorialsonline.org.uk/memorial/150829>
War Memorials Register, accessed 30 January 2017 from
<http://www.iwm.org.uk/memorials/item/memorial/13080>

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