

**SETTING,
GATEWAYS
& VIEWS**

9.01 GATEWAYS & KEY VIEWS

Gateways serve as an important role in creating an initial impression and a sense of arrival into a place. The western gateway into the CA is made unique and distinctive by the prominent landmark walls and entrance into the Garden of Remembrance and backdrop of lush vegetation. Parkfield House also dominates the landscape in this area due to its height and mass. The eastern gateway entry is defined by the Pavilion (Lyndhurst Care Assisted Living Residence) projecting turret-like aspect and roof form, again with a backdrop of mature vegetation.

Various other key views from within the CA are available which add to the uniqueness of the place and CA townscape in general including:

- Alkrington Hall;
- Alkrington Nature Reserve and Woods;
- Parkfield House from various aspects throughout.



1. Gateway entry into the CA from the east - Middleton Town centre



2. Gateway entry into the CA arriving from the west



3. View from the Garden of Remembrance



4. View from Limefield Leisure Park



Gateway & view locator plan



5. View of Alkrington Hall from the elevated grounds of Parkfield House



6. View of the Alkrington Nature Reserve and Woods from Manchester Old Road

9.02 NEIGHBOURING CHARACTER AREAS

The neighbourhoods adjoining the CA have also been investigated in terms of urban form, building typology and height, building age and materiality, public realm and landscape as well as access and movement to determine their respective character traits and therefore provide a well informed overview of the entire area.

The areas in question are marked on the adjacent map and listed below:

Character Area 01

- Sefton Road;
- Sunny Brow Road;
- Archer Park;
- Streets leading off the above.

Character Area 02

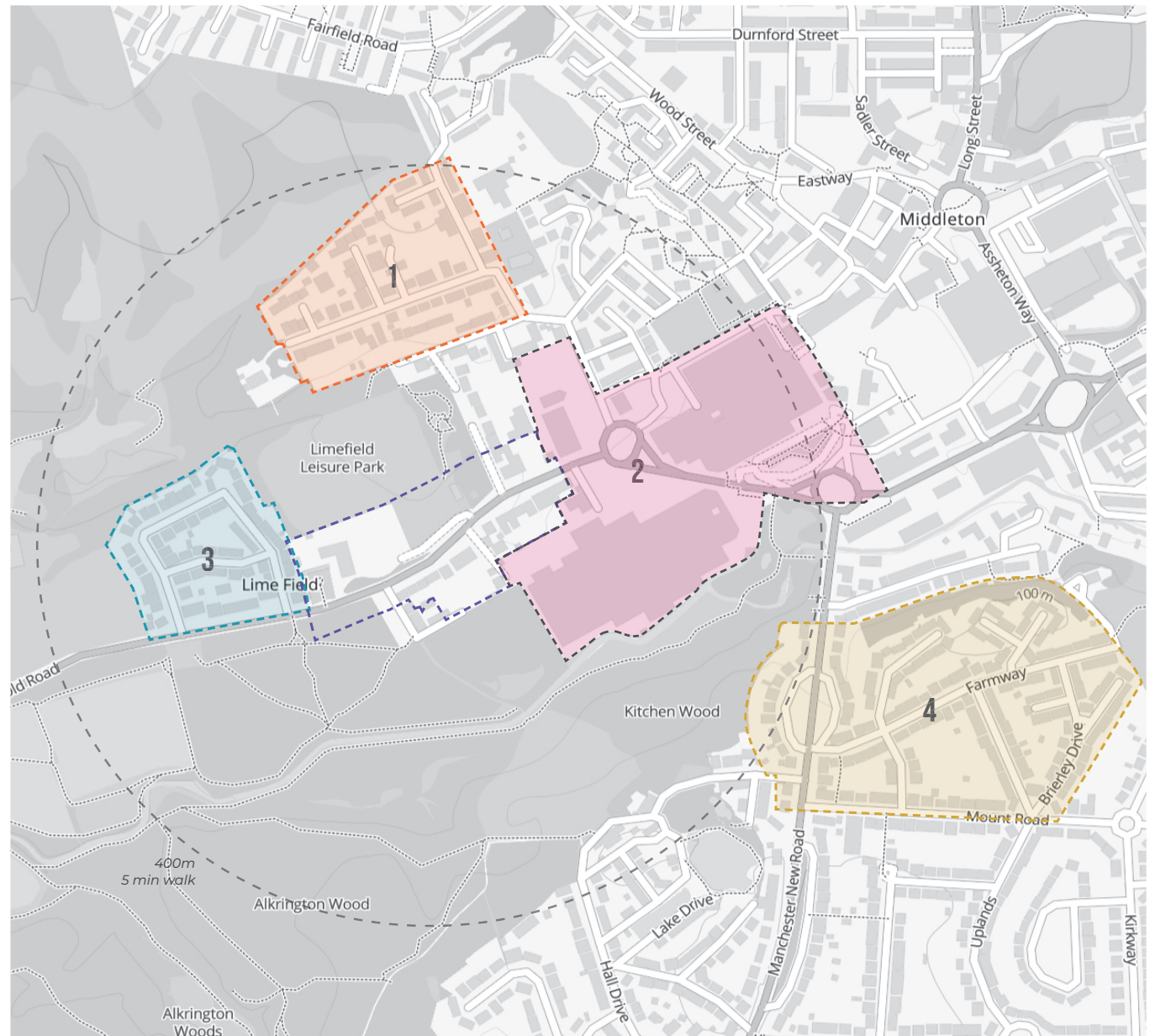
- A576;
- Kemp Street;
- Streets leading off the above.

Character Area 03

- Parkfield Drive;
- Princess Drive;
- Kings Drive;
- Streets leading off the above.

Character Area 04

- A664;
- Farmway;
- Streets leading off the above.



LEGEND

Character Area 01 - Manchester Old Road Conservation Area

Character Area 01

Character Area 02

Character Area 03

Character Area 04

Neighbouring investigated character area map

9.02 NEIGHBOURING CHARACTER AREAS

Character Area	Urban Form	Building Typology & Height	Building Age & Material	Public Realm & Landscape	Access & Movement
Character Area-1 	Fine grain development with typical medium suburban density. Formed by variety of settlement patterns as development has spread.	Residential buildings with variety of building typologies. Buildings typically two storey with occasional increase of height depending on age of construction.	Combination of buildings from different periods of development. Predominated by Victorian and post-war buildings. Majority brick elevations with some stone and render elevations.	Mature soft landscaping, generally within front gardens and incidental 'greens' along the streets.	Direct Access from the street with parking predominantly on street and to the front of dwellings.
Character Area-2 	Various sized blocks with predominantly larger footprints in a poorly defined fragmented pattern.	Combination of large commercial stores as well as retail and office buildings. Building height varying between two to four storey.	Buildings generally post-war. Elevation materials vary from steel-glass to brick elevations.	Predominantly hard landscape with dominance of large surface car parks and tarmac roads.	Access to units generally from associated car parks and hard standing areas.
Character Area-3 	Fine grain development formed by linear settlement pattern and consistent building line along the roads.	Residential buildings with repetitive building typologies. Buildings typically two and single storey.	Buildings from similar mid-1900 periods consisting of brick and render elevations. Limefield properties noted as being earliest.	Minimal planting within front gardens and along the streets.	Direct access from the main road with parking predominantly on front drives and along the street.
Character Area-4 	Fine grain development formed with some 'Garden City Movement' principles reflected within aspects of axial and picturesque patterns.	Residential buildings dominated by semi-detached and detached houses. Building height is two storey.	Buildings from similar mid-1900 periods constructed from brick and brick with half height render.	Aspects are inspired by the 'Garden City Movement' where vegetation provides a prominent feature of the townscape through neighbourhood greens, tree-lined streets and generous front gardens.	Direct access from the main road with parking predominantly via side, front drives and on street.



Garden of Remembrance and Parkfield House



ASSESSMENT OF CHARACTER

10.01 CHARACTER ASSESSMENT

This section has been provided by the accompanying Heritage Statement.

There is no Conservation Area Appraisal available for this Area and so its architectural and historic interests have not been formally published by the Council and the key attributes leading to the Conservation Area designation are not known for certain.

	Conservation Area	Non Designated Heritage Assets
Evidential	The Area has a high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in its character and appearance – the built form, the open space, the communication routes, green spaces and individual keynote buildings. The ability to understand and interpret the evidential value of the Area is similarly high as the identification of the Area as historic and characterful is secure and its functions are easily appreciable.	The non-designated heritage assets have a high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in their fabric, spatial layout, use of space and visual characteristics - the function, materials, design, built form, and group association with each other. The ability to understand and interpret the evidential value of the assets is similarly high as the identification of them as, broadly dwellings, or re-purposed dwellings is secure. The identification of Parkfield House as a civic/commercial office is also easily arrived at and the use of the Lime Field Leisure Park utility building is also straightforward. There are some barriers to understanding and interpretation of the evidential value as there is no public right of access to private buildings.
Historical	This asset has a major historic interest as demonstrated by Conservation Area status as it illustrates the story of past events, people and aspects of life intimately bound up with the identity of Middleton. The Area – its topography, the street pattern, the open spaces, the types of buildings, their period origins and variety of architectural types, the named architects, the density, massing and style and the material palette and its history all provide insights into the evolution of this part of Middleton.	The buildings have some historic interest as they illustrate the story of past events, people and aspects of life related to the sub-urban aspect of Middleton. The buildings have a high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in their fabric and relationships to each other. The historic interest is well-represented and although some original fabric has been lost and new buildings constructed, the relationship between design and function is well-orientated. The buildings illustrate regionally important historical events – the expansion of small towns during the late 19th century and the post-War confidence of society and the enlargement of the public sector serving that society.
Aesthetic	The Area scores positively against aesthetic interest. The Area is broadly pleasing to be in and the manipulation of the landscape generates a positive response. Its evolution contains both planned and fortuitous elements, responding and adapting to a number of social, political and economic motivations.	The structures provide diverse and high interest related to design, construction, craftsmanship and decoration of buildings. With respect to authenticity most of the buildings are intact and provide a clear exposition of a residential buildings. Parkfield House is also intact. The aesthetic value - the sensory and intellectual stimulation derived from the buildings appreciation of conscious design, siting, form, materials, proportion, massing and technical necessity.

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Communal	The communal value is high as any essential connection between the community and the history of the Area is directly accessible. The associative value is low with no known notable individuals born or resident in this part of Middleton but Alkrington Hall was the seat of the Lever family. No historic events of renown are known to have taken place in this part of Middleton.	Communal - the meaning of the buildings within the Assessment Area, individually and collectively, and whether or not any constituents of the community draw part of their identity from them or have emotional links to them is tricky to establish. The vast majority of the buildings are dwellings and provide some binding for the community with past and the score in the collective memory and identity of Middleton is favourable. Parkfield House no doubt provided employment locally and has some resonance in this direction. There are few barriers to understanding and meaning is broadly appreciable as the houses are easily-recognisable historic buildings. Parkfield House is an easily recognisable 'office block' but its specific architectural pedigree would not necessarily be apparent to the casual observer. The communal value is low-moderate as the building are, by and large, inaccessible to the public and any essential connection between the community and the history of the buildings is only available from visual experience of the exterior elevations. The associative value is moderate, with known architects – Lyons Israel and Ellis/Tom Ellis and Edgar Wood. Nothing especially momentous is known to have happened at any of the buildings and there some facility, to promote further understanding through a link between the buildings and historical accounts of their function– the structures do retain a strong semblance of their appearance and tangible testimony to historic function (and in the case of the dwellings a continuation of that function). The Edgar Wood legacy is strongly promoted (https://edgarwoodsociety.org/edgar-wood-and-middleton/, https://manchesterhistory.net/edgarwood/middletonguide.html). There are some social, associative and illustrative historic values.
Overall Significance	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).	The structures express effective heritage values sufficiently compelling to qualify them as a historic building of Low (Local) Significance..

