

GENERAL CHARACTER & USE

3.01 LAND USE

Built & Unbuilt Relationship

The adjacent figure ground diagram has been assembled to illustrate the relationship between developed areas and the adjoining verdant areas.

The CA is sandwiched between large green spaces with Limefield Leisure Park and North Manchester Golf Course beyond to the north as well as Alkrington Woods and Nature Reserve to the south. Developed areas flanking the CA comprise the urban edge of Middleton to the east and low rise residential dwellings to the west.



Figure ground diagram illustrating the relationship between built and unbuilt environments

3.02 BUILDING USE

Mixed Use Environment

The diagram to the right offers a visual insight as to the existing uses for the surrounding built environment.

What is clear is the somewhat sporadic relationship between residential areas and certain other uses in close proximity to the CA, particularly to the south eastern fringes. There is also evidence of residential dwellings being converted into other uses as the area has evolved over time, such as Lyndhurst Care Home and Peterloo Medical Centre.

The CA itself on the whole is residential with Parkfield House being the anomaly.

The area as a whole is considered highly sustainable in terms of the level of amenities available.

LEGEND

- B2 General Industrial
- C2 Residential Institutions
- C3 & C4 Houses
- E(a & b) Retail
- E(c) Offices & Services
- E(d) Recreation
- E(e) Medical services
- F1 Learning & Non - residential institutions
- F2 Local Community
- Sui Generis



Map illustrating the different types of building usage around the conservation area

3.03 ROUTE HIERARCHY

Street Network

The network of streets surrounding the conservation area has been classified into the following categories:

- **Primary Streets** (Local Distributor Roads, Major Collector Road) Providing inter-city connectivity to nearby towns, settlements and the arterial route through the CA (Manchester Old Road);
- **Secondary Streets** (Minor Collector Road, Access Road) Linking to primary streets to provide access to lower trafficked areas;
- **Tertiary streets** (Access ways) To provide what is often the final connection within the street hierarchy.



3.04 PUBLIC REALM & OPEN SPACES

The conservation area is surrounded by significant public and green spaces. These spaces introduce a wide and open character and play a crucial role in modifying the visual aspect of the conservation area.

Limefield Leisure Park and Alkrington Woods add a verdant element to the conservation area, sandwiching it from the north and south.

The Middleton Cenotaph offers a 'harder, manicured' public remembrance space. Public amenity spaces in the form of exercise equipment, play and a skate park are also contained within a maturely landscaped part of the CA.



Map illustrating the different public realm and green spaces around the conservation area



Mews buildings along Manchester Old Road