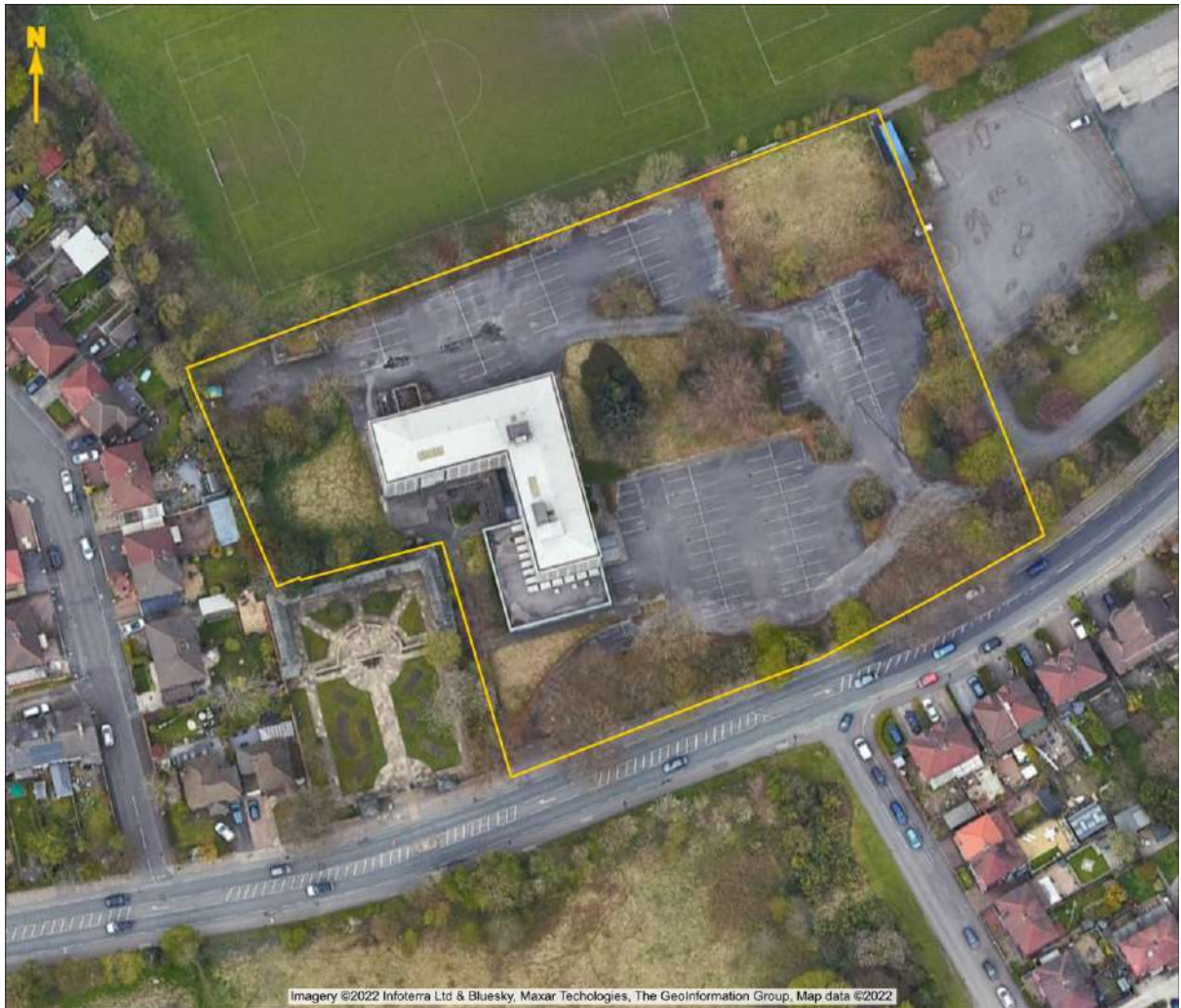


Land at Parkfield House, Manchester Old Road, Middleton

Heritage Statement

March 2023

Proposed Development on Land at Parkfield House, Manchester Old Road, Middleton,



Heritage Statement

Report No: 3600.R01a

March 2022

Nexus Heritage Controlled Document – Commercial-in-Confidence

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	Add front cover	
Rev. a	A. Martin and A. Nash	Date: 28.03.22
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Note on Transcriptions of Historic Maps

Historical mapping, both Ordnance Survey (OS) and individual cartographer's work relies on the accuracy of the data input into it and the projection used to produce a two dimensional image from three dimensional data. Techniques of survey have evolved and improved over the centuries but pre-OS maps are of widely varying quality and their accuracy is limited by the technology used to create them.

Creating an overlay of historic mapping (including 1st and 2nd edition OS Maps) and modern OS data can never be completely accurate. Creating a good approximation relies on using digital technologies to estimate and extrapolate the projection, orientation and scale of original maps by correlating known points on the modern OS grid with the historic mapping. This georeferencing 'distorts' the historic mapping to fit the modern grid using a set of known points chosen by the cartographer/illustrator.

Modern digitally produced OS mapping has a stated accuracy tolerance. The most detailed mapping at 1:1,250 (urban) will have a relative error of $\pm 0.5\text{m}$ up to 60m. On the ground that equates to an error between two points which are 60m apart on the ground. 95% of the time the scaled measurement would be between 59.1m and 60.9m (paraphrased from <https://www.gov.uk/government/publications/land-registry-plans-the-basis-of-land-registryapplications/land-registry-plans-the-basis-of-land-registry-plans-practice-guide-40-supplement-1>.)

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1. PRECIS

Muller Property Group (the Applicant) has commissioned Nexus Heritage to prepare a Heritage Statement (hereafter the Statement) for an area of land at Manchester Old Road, Middleton (hereafter the 'Site') for which planning permission is being sought for residential development.

The Site includes a derelict and unused built structure complex - Parkfield House - areas of tarmac hardstanding previously used for car-parking, landscaping and perimeter boundary treatments in the form of stone-built walls and steel palisade security fencing

It is understood that the Council wishes to understand the implications of the proposed development for the built heritage environment – including designated and non-designated heritage assets. Accordingly, the Applicant has arranged for the preparation of a Heritage Statement in order to inform the relevant parties.

In order to comply with the Applicant's brief (and national and local planning policies) the intent is to ensure that an adequate Statement is prepared.

The Statement is divided into two components:

A Heritage Significance Statement – describing the significance of the heritage asset(s) which would be affected by the proposed development.

A Heritage Impact Assessment – to assist the decision-making process by providing objective and robust assessment of the proposed development in terms of impacts (positive or negative) on the significance of the heritage asset(s).

This Statement has been undertaken in compliance with the English Heritage document *Conservation Principles – Policies and Guidance for the Sustainable Management of the Historic Environment* (2008) and the Historic England documents *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (Second Edition, 2017)* and *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (2019)*

Based on research undertaken for the Statement, this report highlights any potential direct and indirect impacts to the relevant heritage assets.

Nexus Heritage reserves the right to amend, add or remove any elements of this document to respond to the publication of any new evidence, policy, guidance, etc. This report and related materials have been prepared for the sole use of the specified Client in response to an agreed brief, for a stated purpose and at a particular time and its application must be made accordingly. No duty of care extends to any other party who may make use of the information contained herein.

2. INTRODUCTION

Purpose

The aims of the Heritage Statement are to

- Understand the form, materials and history of the relevant heritage asset(s)
- Understand the significance of the relevant asset(s)
- Understand the impact of the proposal on significance
- Explore measures to avoid, minimise and mitigate any negative impact
- Explore opportunities to better reveal or enhance significance (if feasible)
- Present the outputs in a report

3. LOCATION OF THE PROPOSED DEVELOPMENT SITE

Location

The Site is situated to the north of Manchester Old Road in Middleton, in the Borough of Rochdale, Greater Manchester (Fig. 1).

The Site is centred, approximately, at National Grid Reference SD 86276 05572 (Fig. 2) and extends to an area of *c.* 11,279.4m² (1.127ha).



Figure 1: Site Location Plan

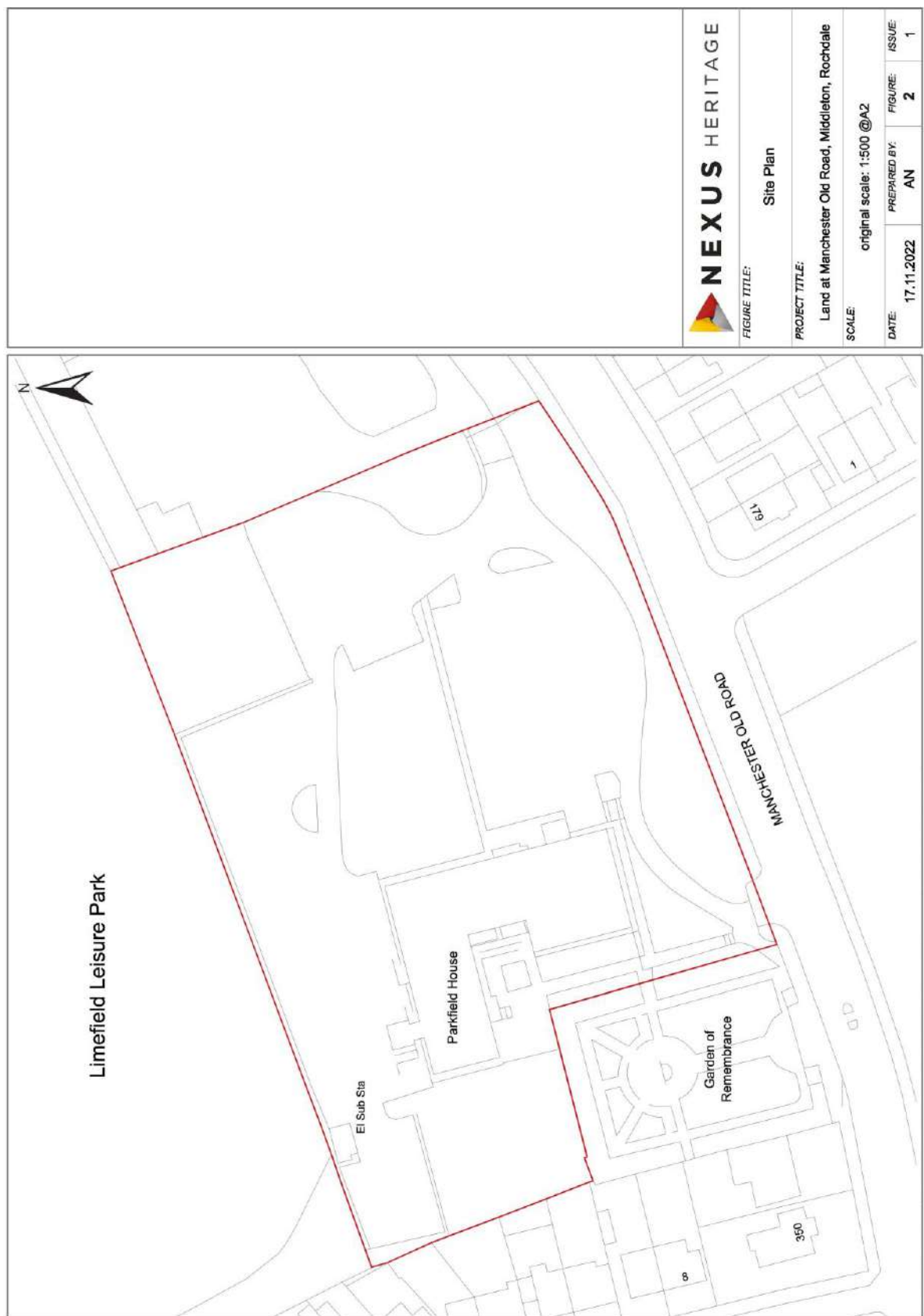


Figure 2: Site Plan

4. LEGISLATIVE AND PLANNING POLICY BACKGROUND

Legislation

At the national level, the principal legislation governing the protection and enhancement of the cultural heritage of the built environment is the *Planning (Conservation Areas and Listed Buildings) Act 1990*.

The Act sets out the legislative framework within which works and development affecting Listed Buildings and Conservation Areas must be considered. This states that:-

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (s66(1))

"In the exercise, with respect to any buildings or other land in a conservation area, of any [functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." (s72(1))

The Site is within the Manchester Old Road Conservation Area and is adjacent to (and within the setting) of a Listed Building - War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton (NHE ref. 1415410). Therefore, s66(1) and s72(1) of the *Planning (Conservation Areas and Listed Buildings) Act 1990* are engaged.

The demolition of certain structures within a Conservation Area which are not Listed Buildings requires planning permission as per the *Enterprise and Regulatory Reform Act, 2013*. A non-Listed Building in a Conservation Area is not to be demolished without the consent of the local planning authority. Schedule 17 –Heritage Planning Regulation, Section 196D confirms it is an offence to fail to obtain planning permission for demolition of unlisted etc. buildings in conservation areas in England. The relevant clauses of Section 196D are:

(1)It is an offence for a person to carry out or cause or permit to be carried out relevant demolition without the required planning permission.

(2)It is also an offence for a person to fail to comply with any condition or limitation subject to which planning permission for relevant demolition is granted.

(3)In this section "relevant demolition" means the demolition of a building that—

(a)is situated in a conservation area in England; and

(b)is not a building to which section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 does not apply by virtue of section 75 of that Act (listed buildings, certain ecclesiastical buildings, scheduled monuments and buildings described in a direction of the Secretary of State under that section).

National Planning Policy

Various principles and policies related to heritage assets are set out in the NPPF (July 2021 edition) which guide local planning authorities with respect to the wider historic environment.

The following paragraphs from the NPPF are particularly relevant and are quoted in full:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

c) an environmental objective – to protect and enhance our natural, built and historic environment;" Para 8.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole." Para. 11

"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". Para. 194.

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation¹ and any aspect of the proposal". Para. 195.

"In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness". Para. 197.

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its

¹ Conservation is the process of managing change (not preventing it) and a formal assessment process and its consideration by the decision taker with respect to impact can contribute to the application of great weight.

significance". Para. 199.

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Para. 200

It should be noted that substantial harm is a high test which has been held to be "tantamount to destruction"²

Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use. Para. 201*

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Para. 202

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Para 203.

Local Planning Policy

With respect to local planning policy the *Rochdale Adopted Core Strategy, 2016*, policy P2 applies, particularly clauses ii and iv of limb 2.

P2 - Protecting and enhancing character, landscape and heritage

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:

- a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;*

² (Bedford v SOS and Nuon [2013] EWHC 2847 (Admin)). However, Planning Practice Guidance (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>) notes that *in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.* It continues to observe that *even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.*

- b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;*
- c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;*
- d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and*
- e. Conserving and enhancing townscape character.*

2. We will protect the borough's heritage by quality

- a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.*

Key heritage assets of the borough include:

- i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;*
- ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;*
- iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;*
- iv. The Edgar Wood and J. H. Sellers cultural heritage;*
- v. The heritage of the seventeenth and eighteenth century vernacular tradition; and*
- vi. The engineering heritage, including mills, canals and railways.*

The Middleton Town Centre Masterplan

The Council published its Town Centre Masterplan in 2022 and identified the Site as a location for proposed changes. Parkfield House and its grounds/car parking provision are identified in the Masterplan as a key opportunity location for development

5. RELEVANT HERITAGE ASSET BASELINE

Assessment Area

The following section is a summary of the built environment heritage evidence within a 500m radius of the Site; this area is referred to as the 'Assessment Area'. A buffer of 500m is considered sufficient to consider not only direct impacts to the built-environment components of the Site arising from the proposed development, but also indirect effects to the significance of designated and non-designated heritage assets beyond the Site's boundaries which may arise due to changes in their settings as a consequence of Site redevelopment.

The data collected is considered to provide a good indication of the location, character, distribution and condition of built environment heritage assets within and in the vicinity of the Site and helps define significance. The locations of the identified designated assets within the Assessment Area are shown in Figure 3 below and are also detailed in a gazetteer (Appendix A). The location of the non-designated heritage assets within the Assessment Area are shown in Figure 4 below and are also detailed in a gazetteer (Appendix B).

Records for the Relevant Heritage Assets

Designated Heritage Assets

- The Manchester Old Road Conservation Area
- War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton (Grade II Listed Building, NHLE ref. 1415410)
- Alkrington Hall (Grade II* Listed Building, NHLE ref. 1068499)
- Church of the Holy Trinity, Archer Park (Grade II Listed Building, NHLE ref. 1417026)
- Lever Bridge, over River Irk (Grade II Listed Building, NHLE ref. 1068500)

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.

In contrast to the late 19th and early 20th century houses, the Conservation Area also contains Parkfield House, completed in 1965 as the new Town Hall. The Council has identified Parkfield House as non-designated heritage asset and further details on it are provided below.

The listing descriptions for the War Memorial (Grade II Listed Building, NHLE ref. 1415410), Alkrington Hall (Grade II* Listed Building, NHLE ref. 1068499), Church of the Holy Trinity, Archer Park (Grade II Listed Building, NHLE ref. 1417026) and Lever Bridge, over River Irk (Grade II Listed Building, NHLE ref. 1068500) are provided at Appendix A.

Non-Designated Heritage Assets

The Council maintains a list of Non-Designated Heritage Assets which it believes have some significance to local heritage by making important contributions to local distinctiveness, settlement formation, traditional character or history of the borough but do not meet the criteria for designation. Assets are assigned non-designated status in line with selection criteria - architectural significance, historical significance, positive contribution and designed landscape.

The Council's list of non-designated heritage assets includes the following:

114 Manchester Old Road (Clever Cloggs Nursery)

The Pavilion, 120 Manchester Old Road, (Lyndhurst Care Assisted Living Residence)

Limefield Leisure Park Utility Building

Parkfield House

127 Manchester Old Road

127a Manchester Old Road

129 Manchester Old Road

131 Manchester Old Road

131a Manchester Old Road

133-137 Manchester Old Road, (Peterloo Medical Centre)

139 Manchester Old Road

141 Manchester Old Road
143 Manchester Old Road
145 Manchester Old Road
147 Manchester Old Road
149 Manchester Old Road
151 Manchester Old Road
153 Manchester Old Road
155 Manchester Old Road
157 Manchester Old Road
159 Manchester Old Road
161 Manchester Old Road
163 Manchester Old Road
165 Manchester Old Road
167 Manchester Old Road
169 Manchester Old Road
171 Manchester Old Road
173 Manchester Old Road
175 Manchester Old Road
177 Manchester Old Road
179 Manchester Old Road
2 Broomfield Park
3 Broomfield Park
4 Broomfield Park

As Parkfield House is on the Site it merits some detailed consideration.

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. A structural appraisal (Betts Associates S1/MPG/02/CSB/LM/1.0/104/R1) provides some photographs of the interior and structural details.

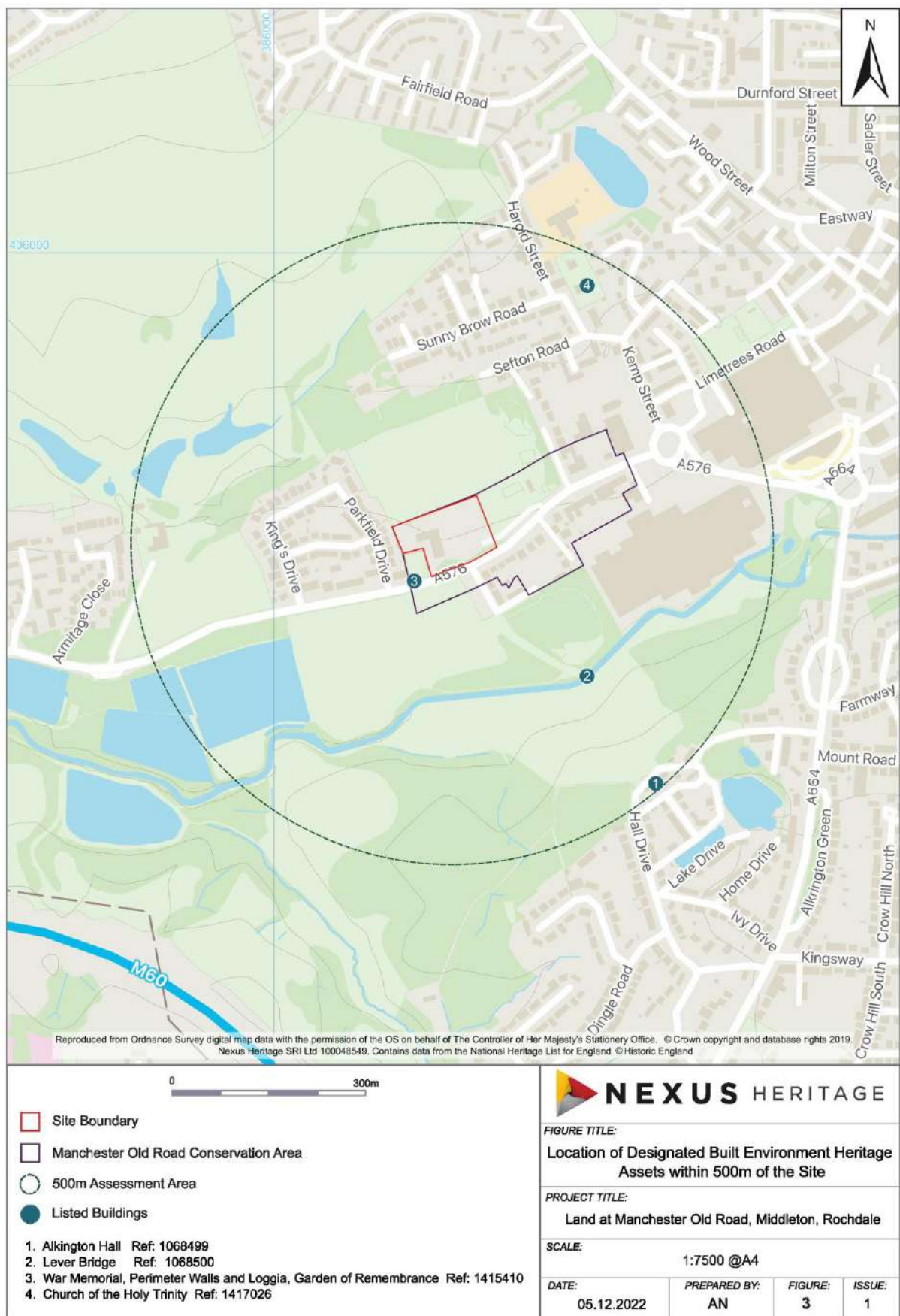


Figure 3: Location of Designated Built Environment Heritage Assets with 500m of the Site.

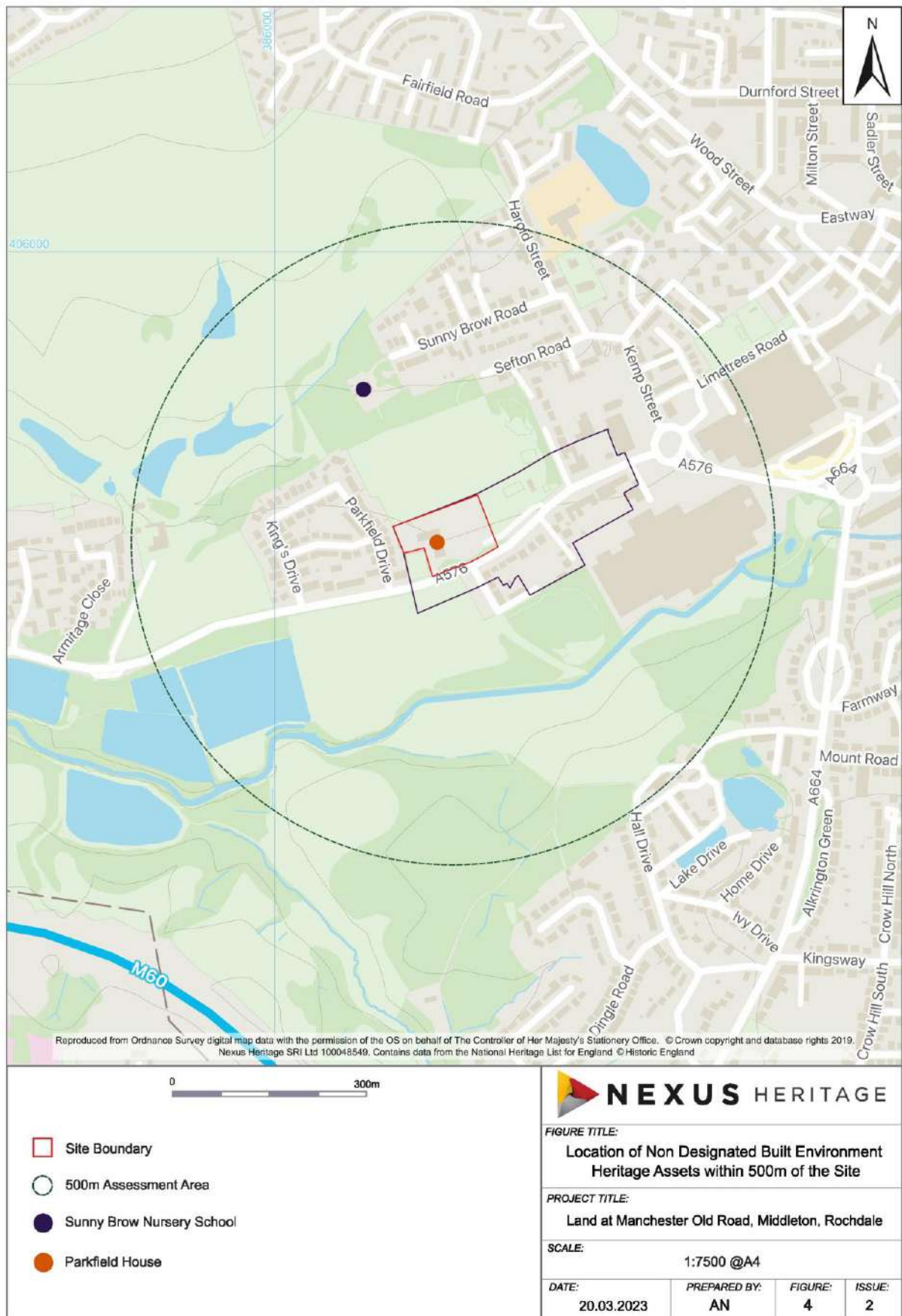


Fig 4: Location of Non-Designated Built Environment Heritage Assets within 500m of the Site

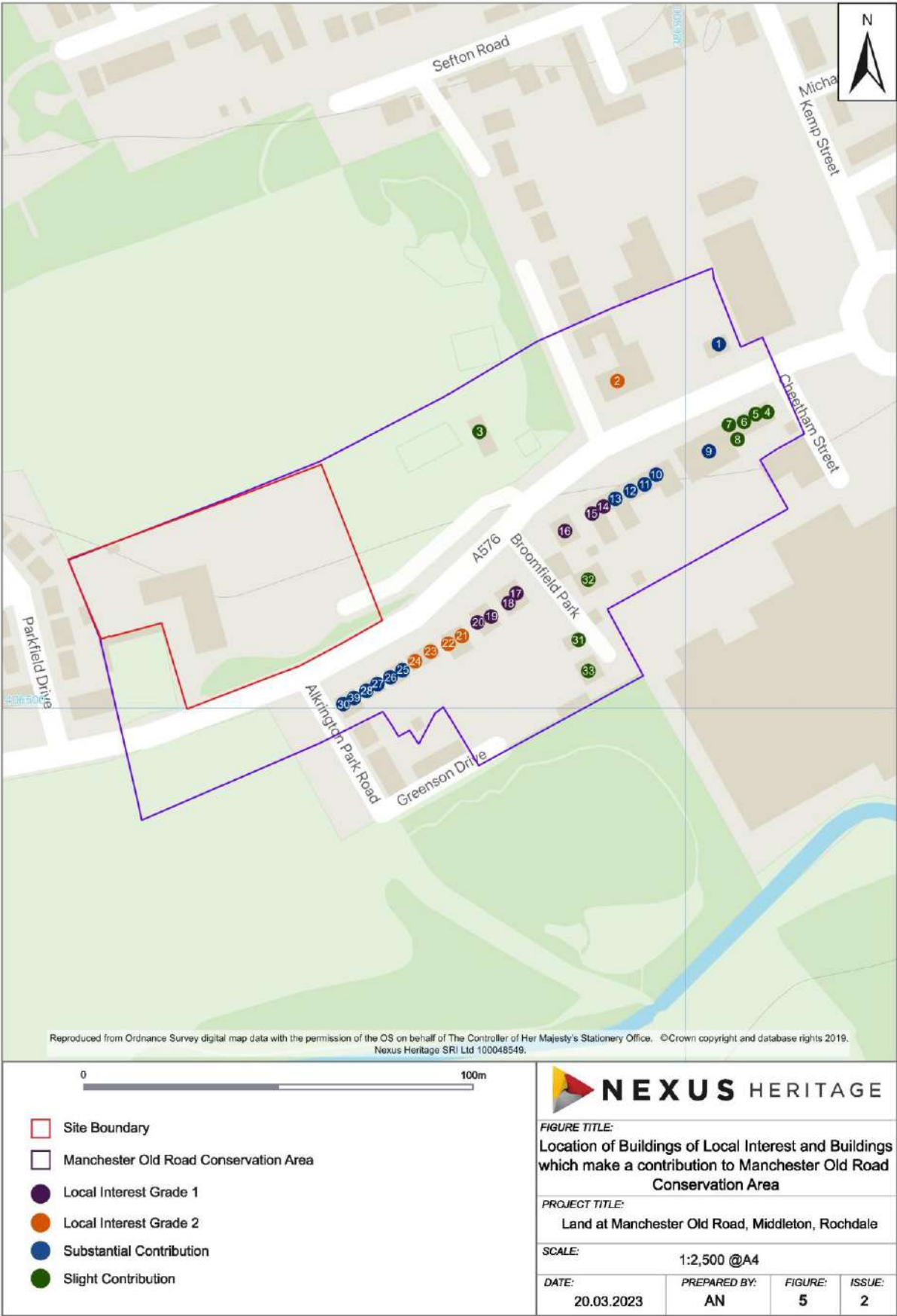


Fig 5: Location of Buildings of Local Interest and Building which Make a Contribution to the Manchester Old Road Conservation Area

Map Regression Analysis

A rapid review of a selection of 19th and 20th century mapping shows the evolution of the Site and its broader landscape over a period of some 145 years.

One of the first available cartographic sources for the area is the Tithe Map, more formally titled Plan of the Township of Middleton, in the Parish of Middleton in the County of Lancaster, 1839 (Fig. 6) which shows the Site ranging over three individual land parcels, one of which contains Parkfield House, a smaller and separate range to the north and a third, small structure a distance to the north-east.

The Ordnance Survey Map, Lancashire, Sheet XCVI, 6 inches to 1 mile, Surveyed 1844-1845, Published 1848 (Fig. 7) shows the Parkfield House complex comprising eight individual buildings structures and what appears to be formal gardens to the west.

Ordnance Survey Map, Lancashire, Sheet XCVI.7, 25 inch to the mile, Surveyed 1889 to 1891, Published 1893 (Fig. 8) shows changes to the Parkfield House complex. The large structure to the north and close to Parkfield House has been demolished and what appears to be a large stable and coach house block arranged in H-shaped plan - from has been built to the north-east of the House. The orthogonally laid formal gardens remain to the west and include glass-houses. On the south side of Manchester Road semi-detached and detached villas of the late Victorian period (including the Edgar Wood designed 161-163 Manchester Old Road) have been built showing the expansion of suburban Middleton westwards.

The Ordnance Survey Map, Lancashire, Sheet XCVI.7, 25 inch to the mile, Surveyed 1907, Published 1909 (Fig. 9) is a less sophisticated projection and shows no changes to the Site, but the dwelling Lyndhurst (now known as the Pavilion, 120 Manchester Old Road) has been constructed to the east of the Site.

Ordnance Survey Map, Lancashire, Sheet XCVI.7, 6 inches to the mile, Surveyed 1915, Published 1923 (Fig. 10) shows no changes to the Site, and the surroundings appear to have remained static since 1909.

Ordnance Survey Map, Lancashire, Sheet XCVI.7, 25 inch to the mile, Surveyed 1932, Published 1934 (Fig. 11) shows no changes to the Site and few changes to the surroundings but the Edgar Wood designed 165-167 Manchester Old Road has been constructed.

The Ordnance Survey Map, 1:2,500, 1968 (Fig. 12) highlights fundamental changes to the Site and the surroundings. Within the Site, Parkfield House has been constructed and is labelled as Municipal Office. To the north of the Municipal Office there are two buildings in the north-western corner of the Site. One of these is an electricity sub-station which remains on Site. Parkfield House is identified as the Town Hall. The Parkfield House gardens have been swept away for Parkfield House and the earlier construction of the War Memorial/Garden of Remembering. To the north of Parkfield House, in the north-eastern corner of the Site a playground complete with Public Conveniences has been laid out. To the west the Parkfield Drive residential estate has been constructed and to the south Alkrington Park Road has been established and dwellings constructed on its eastern side. To the west of 165-167 Manchester Old Road three pairs of semi-detached houses have been built.

The Ordnance Survey Map, 1:10,000, 1984 (Fig. 13) confirms the demolition (in 1978) of Parkfield House.

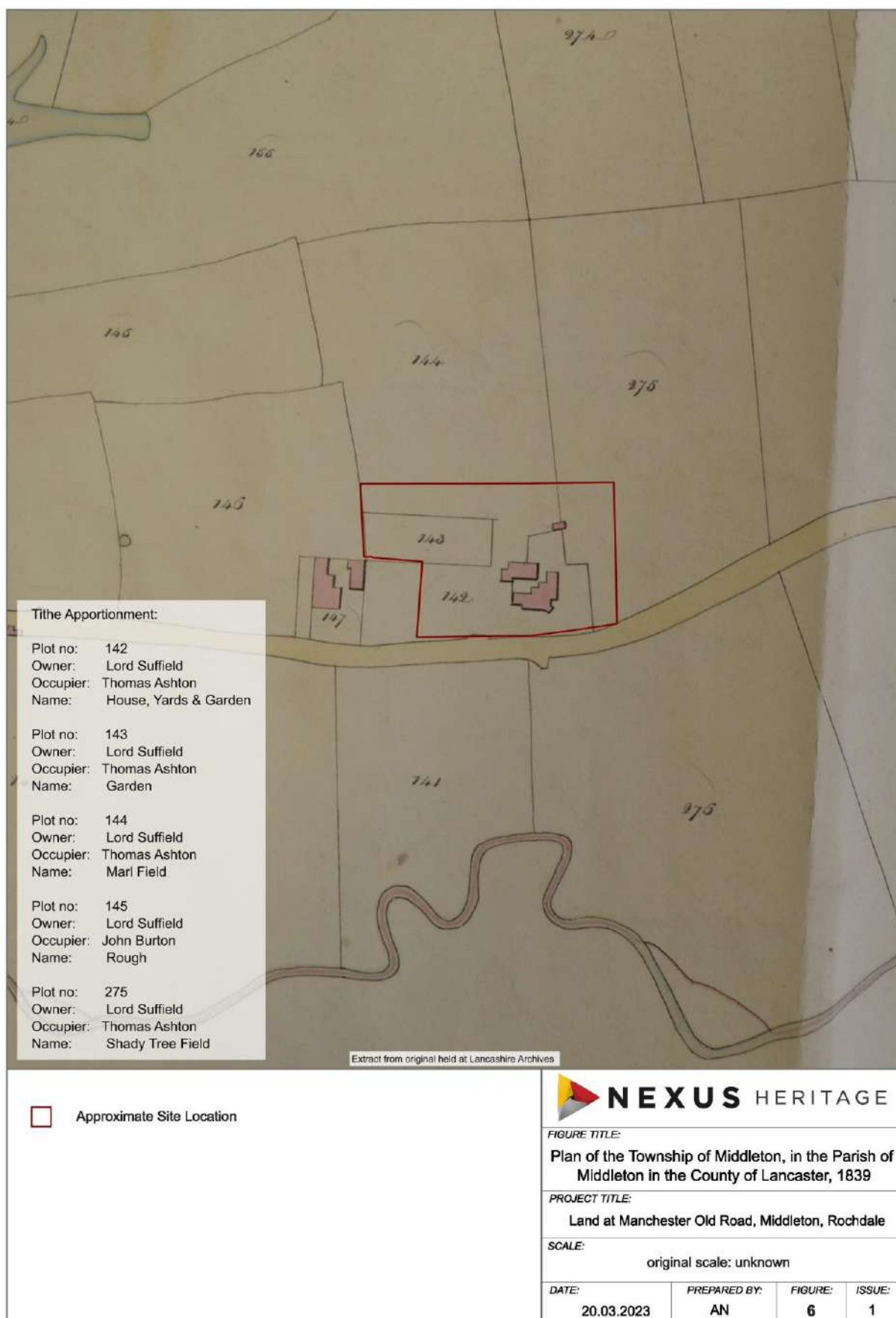


Fig 6: Plan of the Township of Middleton, in the Parish of Middleton in the County of Lancaster, 1839 (Tithe Map)



Approximate Site Location

NEXUS HERITAGE

FIGURE TITLE:

Ordnance Survey Map, Lancashire, sheet XCVI
surveyed: 1844-1845, published: 1848

PROJECT TITLE:

Land at Manchester Old Road, Middleton, Rochdale

SCALE:

original scale: 1:10,560

DATE:

20.03.2023

PREPARED BY:

AN

FIGURE:

7

ISSUE:

1

Fig 7: Ordnance Survey Map, Lancashire, Sheet XCVI, 6 inches to 1 mile, Surveyed 1844-1845, Published 1848

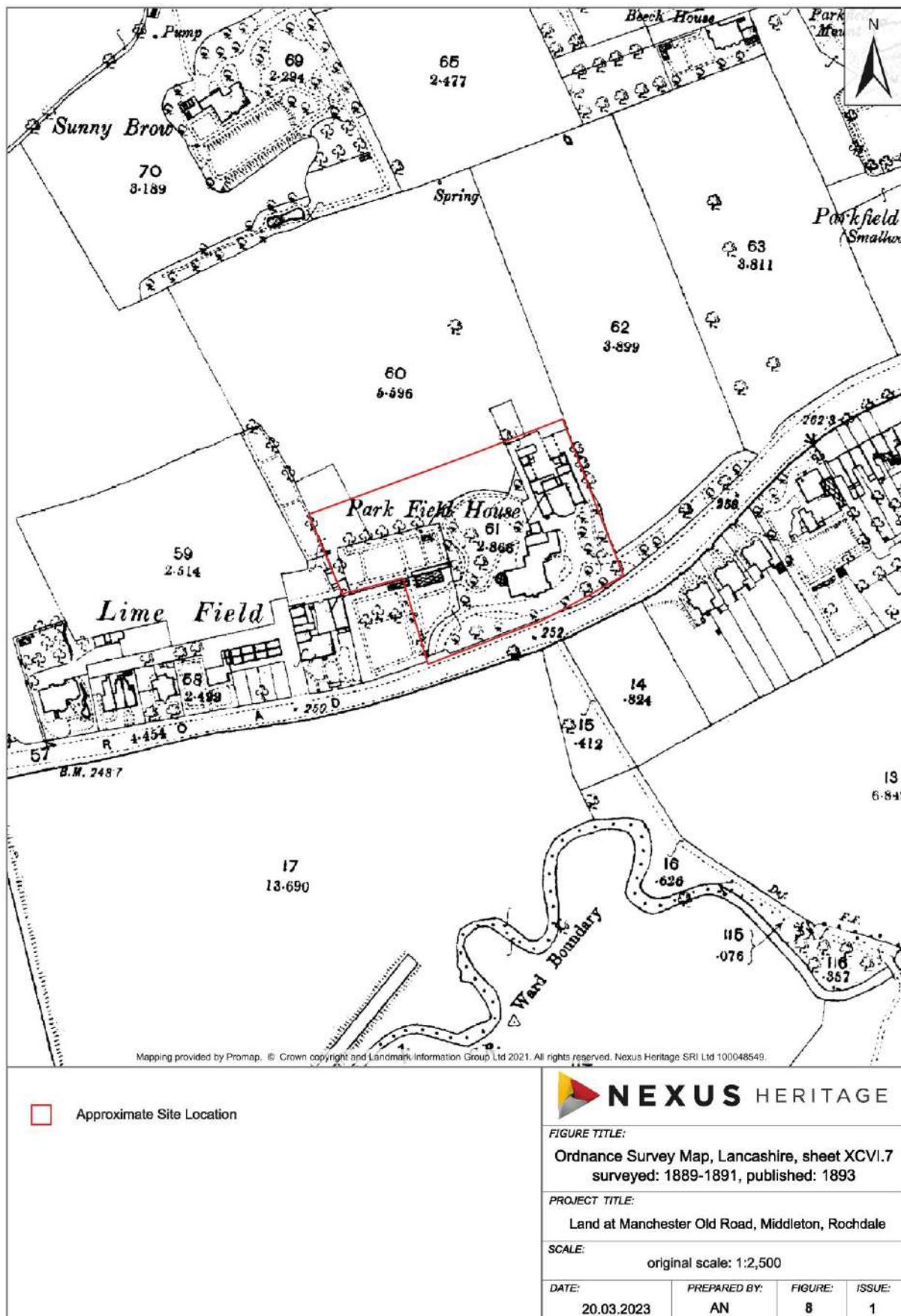


Fig 8: Ordnance Survey Map, Lancashire, Sheet XCVI.7, 25 inch to the mile, Surveyed 1889 to 1891, Published 1893

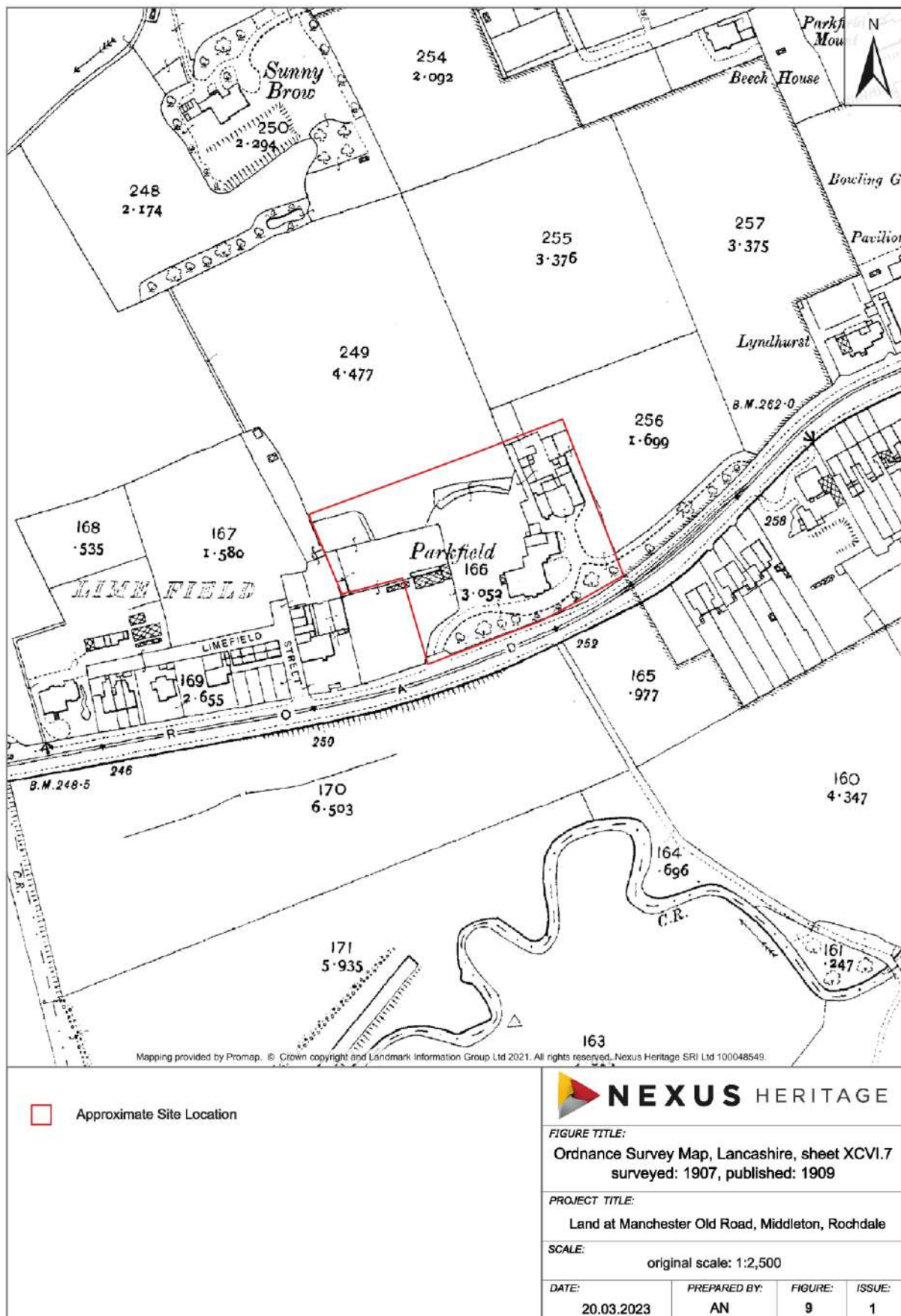


Fig 9: Ordnance Survey Map, Lancashire, Sheet XCVI.7, 25 inch to the mile, Surveyed 1907, Published 1909



Fig 10: Ordnance Survey Map, Lancashire, Sheet XCVI.7, 6 inches to the mile, Surveyed 1915, Published 1923

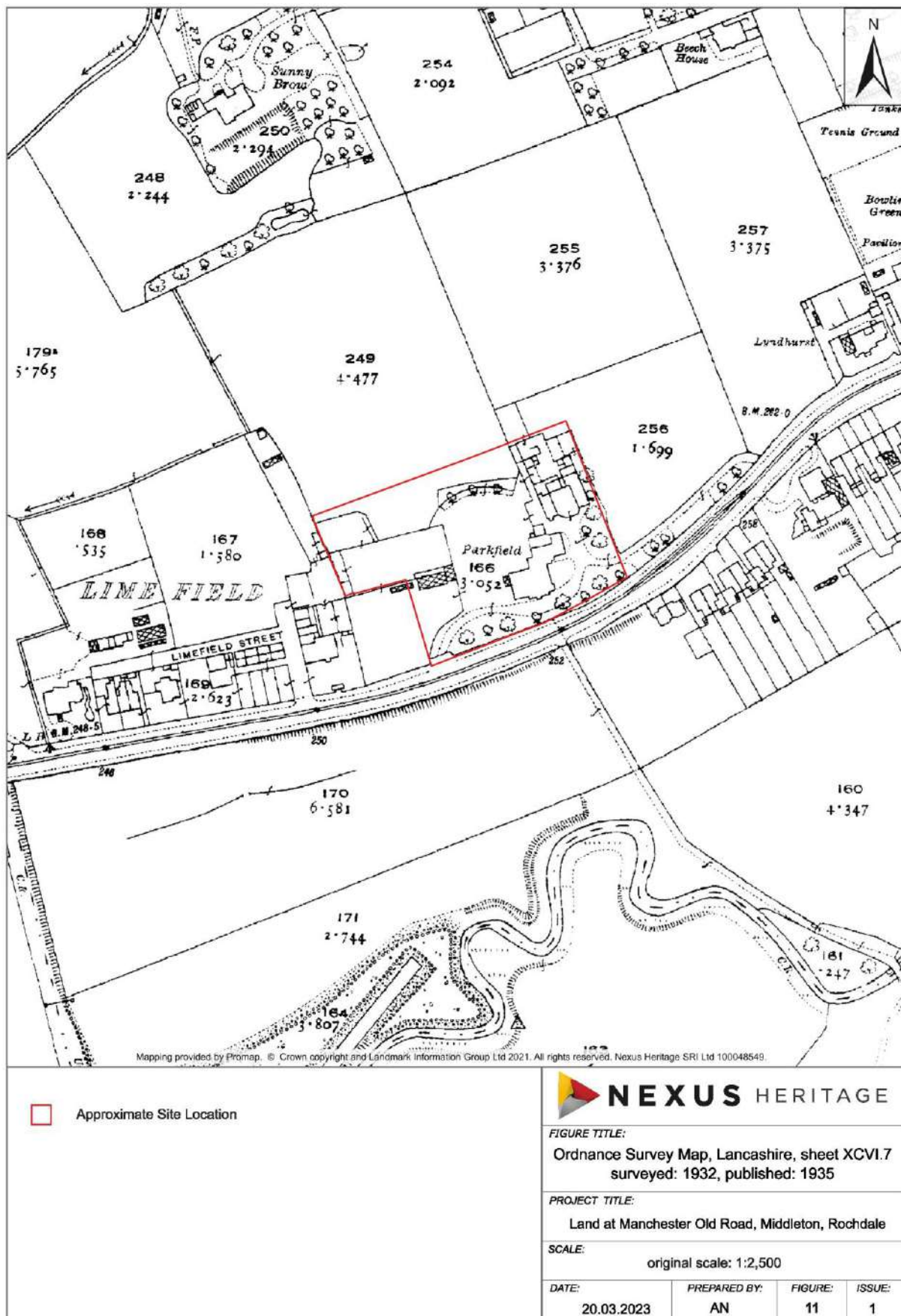


Fig 11: Ordnance Survey Map, Lancashire, Sheet XCVI.7, 25 inch to the mile, Surveyed 1932, Published 1934

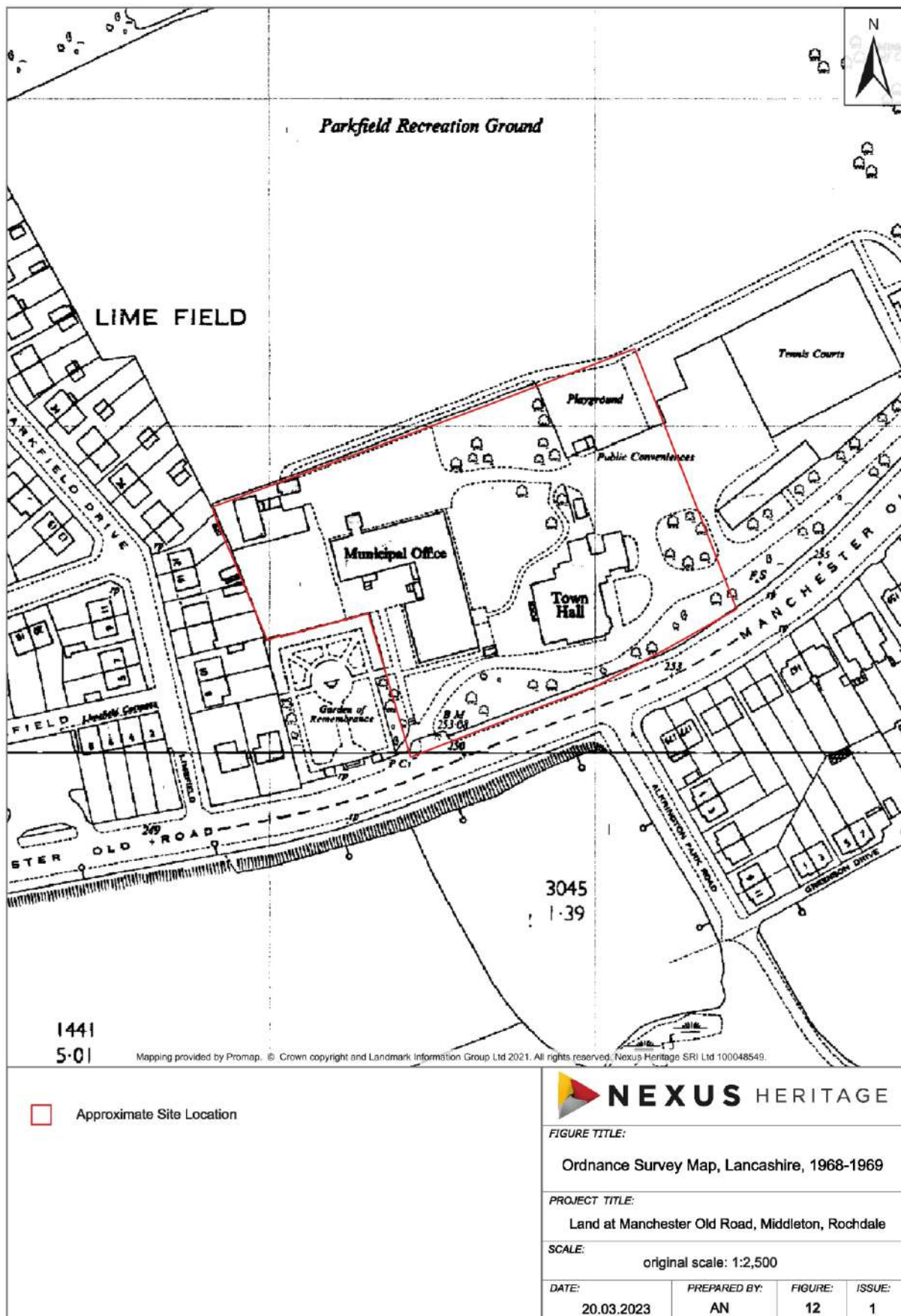


Fig 12: Ordnance Survey Map, 1:2,500, 1968-1968

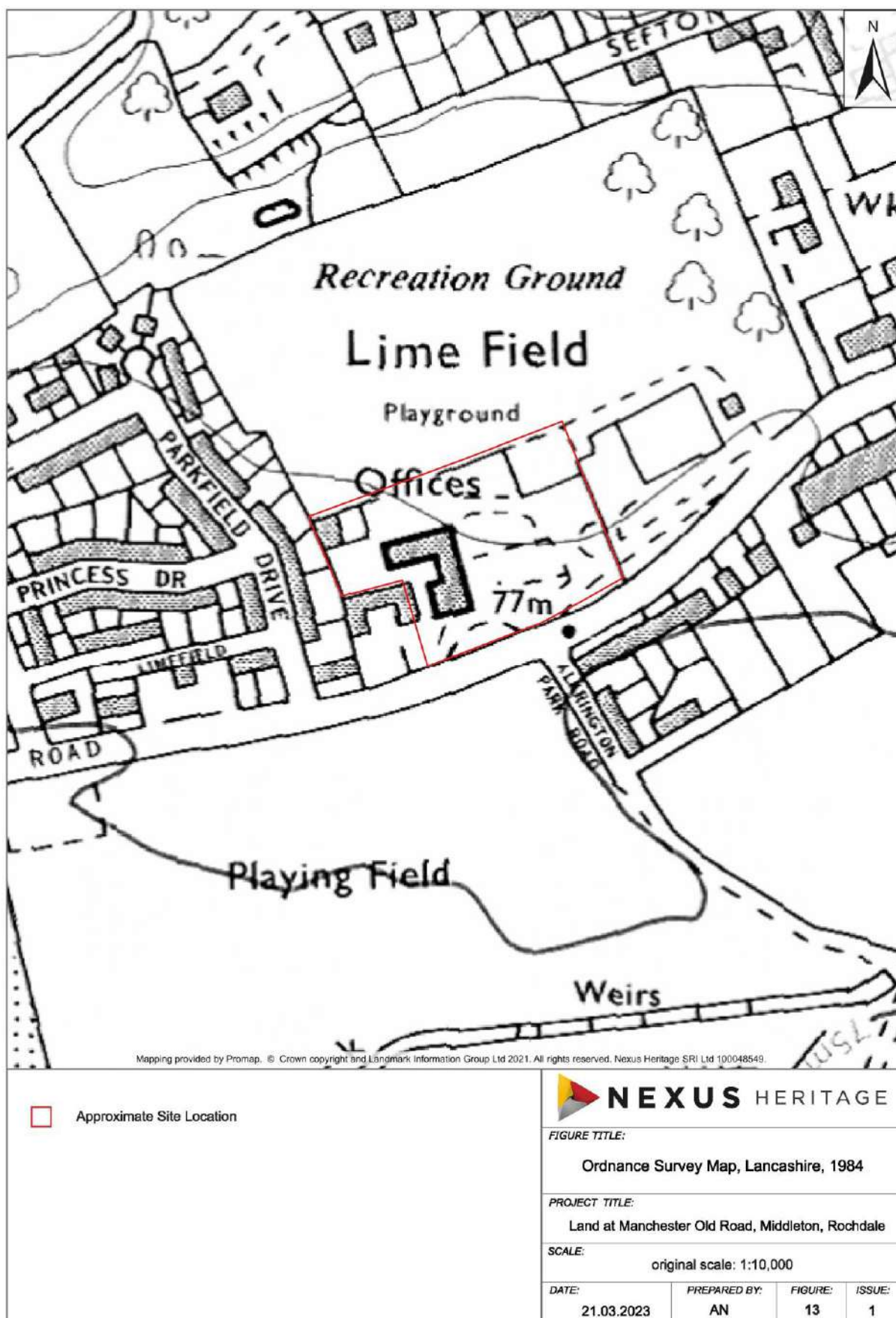


Fig 13: Ordnance Survey Map, 1:10,000, 1984

6. SITE CONDITIONS

A walk-over survey of the Site's context and approaches and a walk-over of the Site were undertaken on the 4 Nov. 2022 in bright weather conditions with moderate visibility.

The locations from which the photographs were taken and directions of view are shown in Figures 14 and 15. Supplementary photographs have been added from Google StreetView.

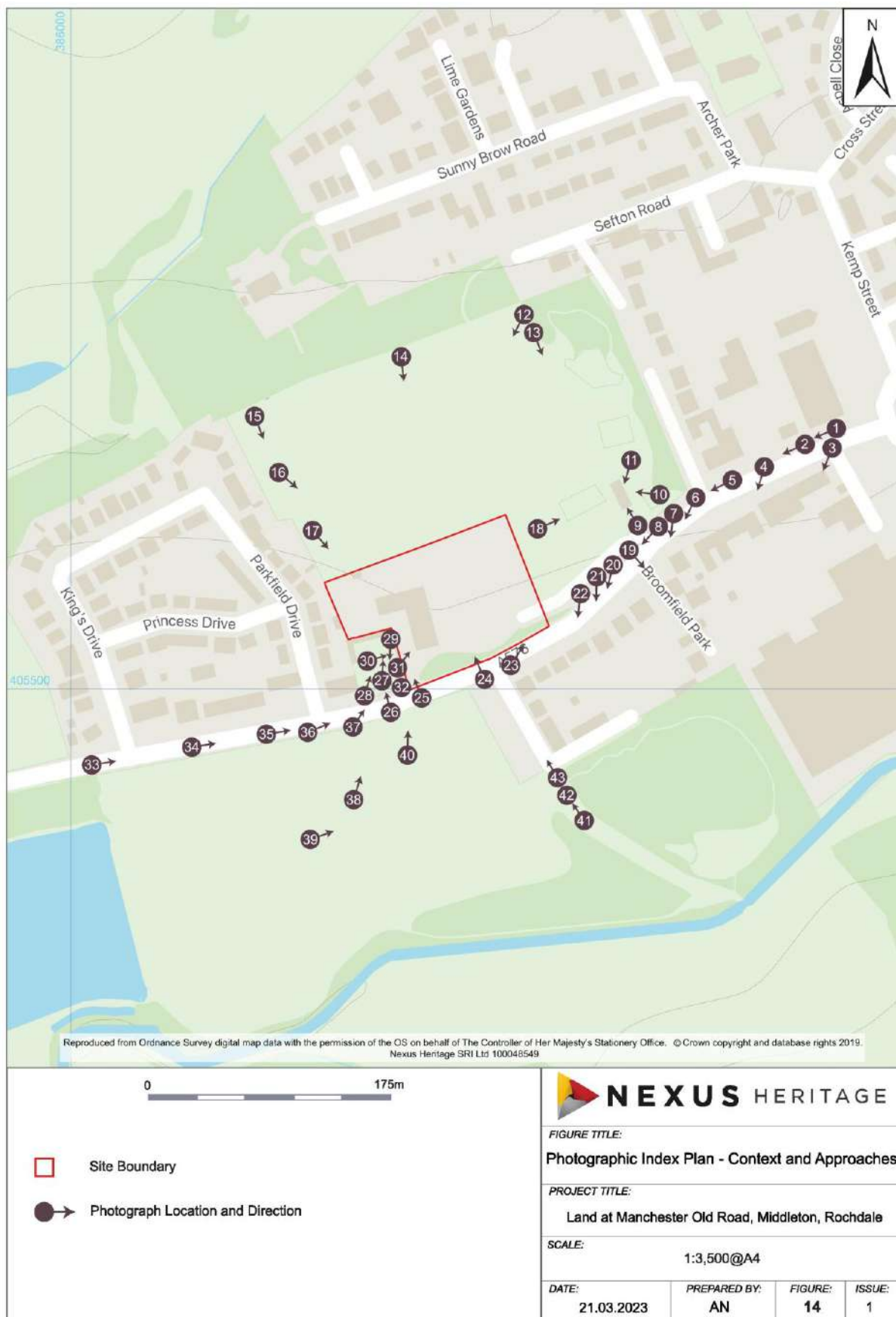


Fig 14: Photograph Index Plan (Approaches and Context)



Plate 1: Sightline to the west along Manchester Old Road from the eastern boundary of the Manchester Old Road Conservation Area. The Site is not visible from this location within the approaches



Plate 2: Sightline to the west along Manchester Old Road within the Manchester Old Road Conservation Area. The Site is not visible from this location within the approaches. The double fronted white-rendered building to the right is 114 Manchester Old Road (a non-designated heritage asset) which makes a substantial contribution to the Conservation Area.



Plate 3: Sightline to the south-west from Manchester Old Road towards a residential terrace comprising. 127 Manchester Old Road, 127a Manchester Old Road, 129 Manchester Old Road, 131 Manchester Old Road and 131a Manchester Old Road. All of these dwellings are non-designated heritage assets which make a substantial contribution to the Conservation Area.



Plate 4: Sightline to the south-west from Manchester Old Road showing 133-137 Manchester Old Road, (Peterloo Medical Centre) all of which are non-designated heritage assets which make a substantial contribution to the Conservation Area.



Plate 5: Sightline to the west along Manchester Old Road. The sylvan margins and stone boundary wall of the Site's southern boundary are just visible in the far distance. The dwellings of 139 Manchester Old Road, 141 Manchester Old Road, 143 Manchester Old Road, 145 Manchester Old Road, 147 Manchester Old Road and 149 Manchester Old Road are all non-designated heritage assets and are glimpsed behind their boundary walls, hedges and shrubs.



Plate 6: Sightline to the west along Manchester Old Road. The sylvan margins and stone boundary wall of the Site's southern boundary are visible in the mid-ground to the right. The double-fronted detached dwelling of 151 Manchester Old Road (Broomfield) is glimpsed behind its boundary wall and hedge.



Plate 7: Sightline to the south- west from Manchester Old Road highlighting 149 Manchester Old Road and the double-fronted detached dwelling of 151 Manchester Old Road (Broomfield) is glimpsed behind its boundary wall and hedge.



Plate 8: Sightline to the west along Manchester Old Road. The curve of the road prevents sight of the Site's boundary wall but the dwellings of 153 Manchester Old Road, 155 Manchester Old Road, 157 Manchester Old Road, 159 Manchester Old Road, 161 Manchester Old Road, 163 Manchester Old Road, 165 Manchester Old Road, 167 Manchester Old Road, 169 Manchester Old Road and 171 Manchester Old Road are visible on the southern side of the thoroughfare. All of these are non-designated heritage assets.



Plate 9: Sightline to the north showing the south-facing and east-facing elevations of the Limefield Leisure Park utility building (non-designate heritage asset).



Plate 10: Sightline to the north-west showing the south-facing and east-facing elevations of the Limefield Leisure Park utility building (non-designate heritage asset) and also highlighting the jerkinhead roof.



Plate 11: Sightline to the south –west showing the north-facing and east-facing elevations of the Limefield Leisure Park utility building (non-designate heritage asset). The northern elevation comprises a gable-ended single-storey extension with pitched roof.



Plate 12: Sightline to the south-west across the Limefield Leisure Park towards the Site. The edifice of Parkfield House (non-designated heritage asset) is skylined.



Plate 13: Sightline to the south across the Limefield Leisure Park towards the Site. The edifice of Parkfield House (non-designated heritage asset) is skylined.



Plate 14: Sightline to the south across the Limefield Leisure Park towards the Site. The edifice of Parkfield House (non-designated heritage asset) is skylined.



Plate 15: Sightline to the south-south-east across the Limefield Leisure Park towards the Site. The edifice of Parkfield House (non-designated heritage asset) is skylined.



Plate 16: Sightline to the south- east across the Limefield Leisure Park towards the Site. The edifice of Parkfield House (non-designated heritage asset) is skylined.



Plate 17: Sightline to the south- east across the Limefield Leisure Park towards the Site. The edifice of Parkfield House (non-designated heritage asset) is skylined.



Plate 18: Sightline to the east from Manchester Old Road towards the double-fronted detached dwelling of 151 Manchester Old Road (Broomfield)



Plate 19: Sightline to the south into Broomfield Park in which the non-designated heritage assets of 2, 3 and 4 Broomfield Park can be found.



Plate 20: Sightline to the south-west along Manchester Old Road showing the dwellings of 153 Manchester Old Road, 155 Manchester Old Road, 157 Manchester Old Road, 159 Manchester Old Road, 161 Manchester Old Road, 163 Manchester Old Road, 165 Manchester Old Road and 167 Manchester Old Road all of which are non-designated heritage assets.



Plate 21: Sightline to the south-west along Manchester Old Road showing the dwellings of 161 Manchester Old Road, 163 Manchester Old Road, 165 Manchester Old Road and 167 Manchester Old Road (non-designated heritage assets) which were designed by Edgar Wood. 161-163 Manchester Old Road dates to 1887 and the adjacent 165-167 dates to c. 1912 and the two pairs of semi-detached dwellings appear to bookend his career.



Plate 22: Sightline to the south-west from Manchester Old Road highlighting 165 Manchester Old Road and 167 Manchester Old Road (non-designated heritage asset) which was designed by Edgar Wood and built c. 1912



Plate 23: Sightline to the north-east from the intersection of Alkrington Park Road and Manchester Old Road. The Site's sylvan margins and stone-built boundary wall are visible to the left. The frontages of dwellings 169 Manchester Old Road, 171 Manchester Old Road, 173 Manchester Old Road, 175 Manchester Old Road, 177 Manchester Old Road and 179 Manchester Old Road which are all non-designated heritage assets, are also visible.



Plate 24: Sightline to the north from Manchester Old Road showing the Site's sylvan margins and the discontinuity in the boundary wall treatment along the northern side of Manchester Old Road. There are six courses of ashlar blocks (of variable depths) surmounted by pitched stone coping to the Site and, to the east, sneck-built construction with flat concrete coping slabs.



Plate 25: Sightline to the north from Manchester Old Road highlighting the relict bell-mouth entrance to Parkfield House from which the carriage drive extended towards the dwelling and stables/coach house. There are four pillars, the gap between the central pair of which provides affordance to the Site. The south-facing elevation of Parkfield House is skylined behind.



Plate 26: Sightline to the north from Manchester Old Road highlighting the pedestrian entrance to the War Memorial, including Perimeter Walls and Loggia, Garden of Remembrance (Grade II Listed Building, NHLE ref. 1415410). Parkfield House is skylined behind.



Plate 27: Sightline to the north within the War Memorial (Listed Building). Parkfield House is skylined behind.



Plate 28: Sightline to the north-east within the War Memorial (Listed Building). Parkfield House is skylined behind.



Plate 29: Sightline to the south within the War Memorial (Listed Building).



Plate 30: Sightline to the east within the War Memorial (Listed Building) showing a gate within the security fencing separating the War Memorial from the Site.



Plate 31: Sightline to the north-east from the War memorial (Listed Building). Parkfield House is skylined behind.



Plate 32: Sightline to the north from the War memorial (Listed Building). Parkfield House is skylined behind.



Plate 33: Sightline to the east along Manchester Old Road on the approach to the western limits of the Manchester Old Road Conservation Area. The Site (and Parkfield House) are not visible.



Plate 34: Sightline to the east along Manchester Old Road on the approach to the western limits of the Manchester Old Road Conservation Area. The Site (and Parkfield House) are not visible.



Plate 35: Sightline to the east along Manchester Old Road on the approach to the western limits of the Manchester Old Road Conservation Area. The Site (and Parkfield House) are not visible.



Plate 36: Sightline to the east along Manchester Old Road on the approach to the western limits of the Manchester Old Road Conservation Area. The Site is not visible but the upper portions of Parkfield House are visible.



Plate 37: Sightline to the east along Manchester Old Road on the approach to the western limits of the Manchester Old Road Conservation Area. The Site is not visible but the upper portions of Parkfield House are visible. The boundary wall and entrance to the War memorial are prominent and mark the western boundary of the Conservation Area.



Plate 38: Sightline to the north-east towards the Site from the Lime Field. The tree-cover partially obscures Parkfield House



Plate 39: Sightline to the east the Site from the Lime Field. The tree-cover partially obscures Parkfield House



Plate 40: Sightline to the north-east towards the Site from the Lime Field. The tree-cover partially obscures Parkfield House.



Plate 41: Sightline to the north from the PRoW leading into Alkington Park Road. The boundary wall and sylvan margins to the Site's southern boundary are visible.



Plate 42: Sightline to the north from the PRoW leading into Alkington Park Road. The boundary wall and sylvan margins to the Site's southern boundary are visible.



Plate 43: Sightline to the north from the PRoW leading into Alkrington Park Road. The boundary wall and sylvan margins to the Site's southern boundary are visible.

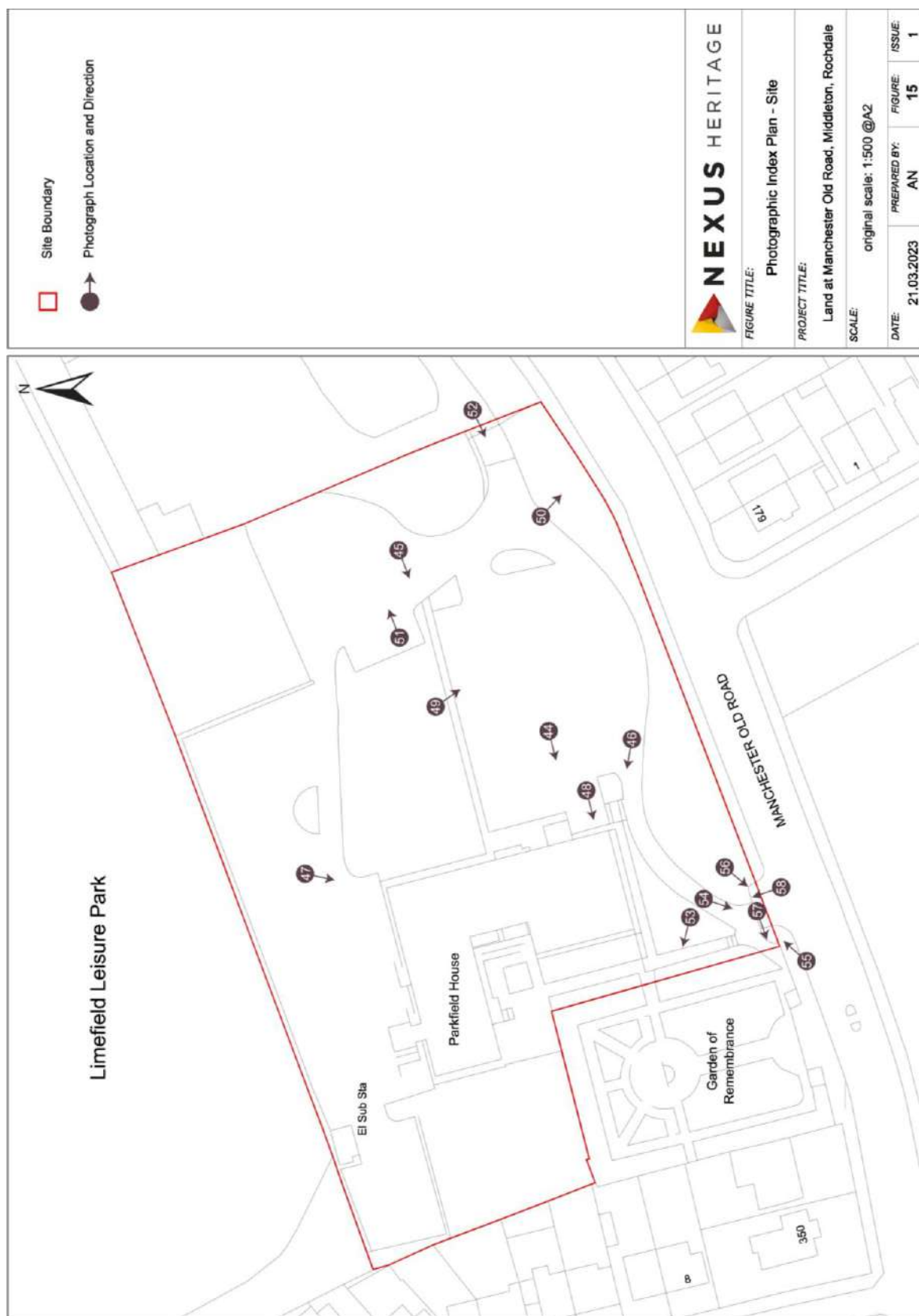


Fig 15: Photograph Index Plan (Site)



Plate 44: Sightline to the west showing the east-facing elevation of the four-storey Parkfield House (non-designated heritage asset)



Plate 45: Sightline to the west showing the east-facing elevation of the four-storey Parkfield House (non-designated heritage asset) through the on-Site landscaping.



Plate 46: Sightline to the north-west showing the east-facing and south-facing elevations (and the single-storey, flat roof extension) of Parkfield House (non-designated heritage asset).



Plate 47: Sightline to the south-west towards the east-facing and north-facing elevations (and flat roof extension) of Parkfield House (non-designated heritage asset).

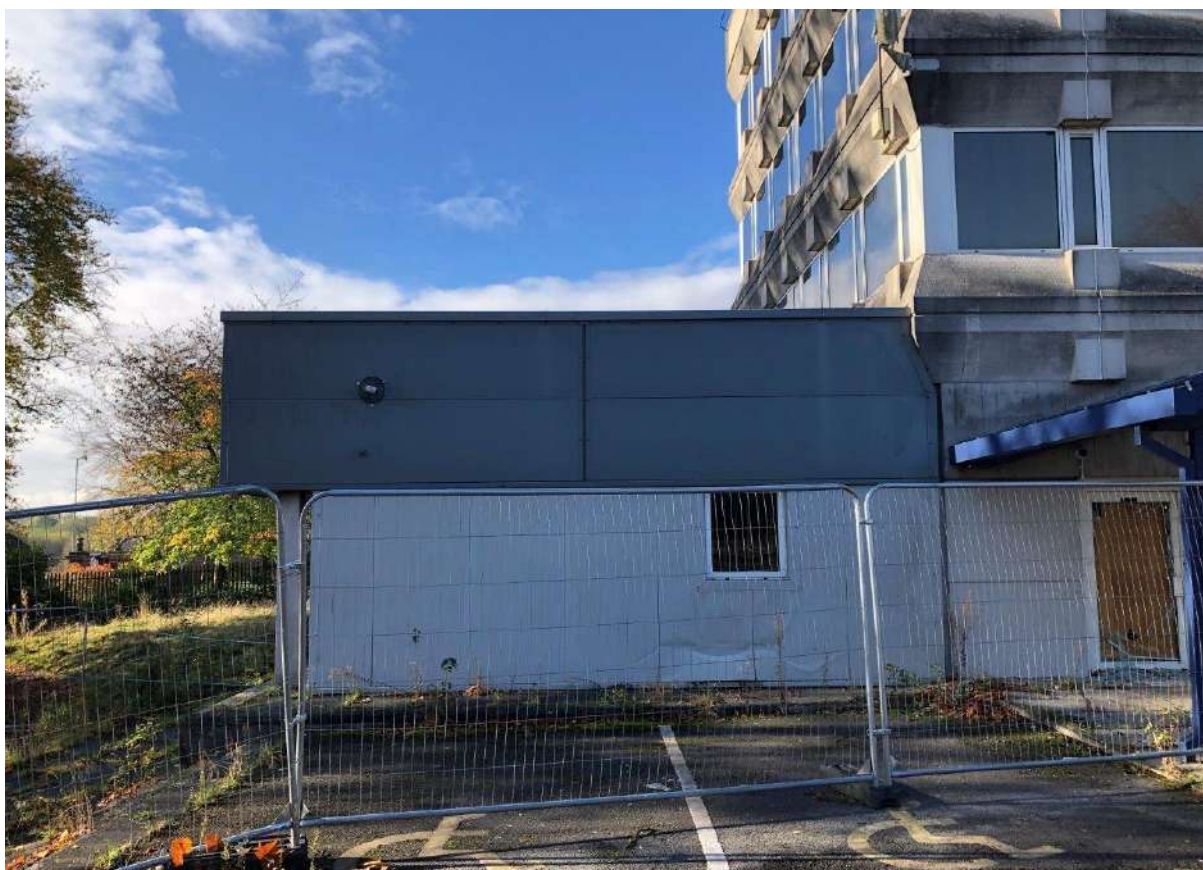


Plate 48: Sightline to the west showing the single-storey flat roof extension to the south-facing elevation of Parkfield House (non-designated heritage asset).



Plate 49: Sightline to the south-west across the Parkfield House car park. Dwellings (non-designated heritage assets) on the southern side of Manchester Old Road are back-clothed in the mid-ground and on the horizon line the north-facing elevation of Alkrington Hall (Grade II* Listed Building, NHLE ref. 1068499) is skylined.



Plate 50: Sightline to the south-west across the Parkfield House sylvan margins towards dwellings (non-designated heritage assets) on the southern side of Manchester Old Road which are back-clothed in the mid-ground.



Plate 51: Sightline to the east across areas of hardstanding car-parking and landscaping at Parkfield House



Plate 52: Sightline to the west into the vehicle and pedestrian entrance to the Site



Plate 53: Sightline to the north-east across the Site's boundary fence towards the War Memorial (Grade II Listed Building, NHLE ref. 1415410).



Plate 54: Sightline to the south-west towards the relict entrance to Parkfield House from which the carriage drive extended towards the dwelling and stables/coach house. There are four pillars, the gap between the central pair of which provides affordance to the Site.



Plate 55: Sightline to the north-east showing the detail of the western-most pillar and its articulation with the boundary wall of the War memorial (Grade I* Listed Building, NHLE ref. 1415410)



Plate 56: Sightline to the south-west showing detail of the finely tooled and chamfered eastern gate pillar with cast-iron gate post with surviving pintle affixed to the ashlar stonework. Brick-backing to the boundary wall also visible.



Plate 57: Sightline to the west showing detail of the finely tooled and chamfered western gate pillar Note rough-tooling to panels of the ashlar faces of wall behind to provide a rusticated effect.



Plate 58: Sightline to the inscribed name 'Parkfield' on the eastern gate pillar.

7. SIGNIFICANCE OF THE RELEVANT HERITAGE ASSETS

Not every heritage asset is provided with a detailed record of significance by local or national heritage agencies. In the absence of formal Statements of Significance for the identified assets an attempt will be made to estimate the significance of the assets. The assets will be treated to detailed examination as there is a potential for the proposed development to harm to the significance of the assets.

There are a number of different methodological approaches that can be used to estimate the significance of heritage assets, and the one used here proceeds on the basis that the significance is the sum of the cultural heritage value ascribed to the asset. The cultural heritage value is, in turn the sum of four component interests - evidential, historical, archaeological, aesthetic and communal (English Heritage 2008).

In the first instance it is prudent to define categories of significance:

Asset Grade (Significance)	Description/ Threshold for Built Heritage Assets
International (Very High)	Structures of acknowledged international importance inscribed as of universal importance as a World Heritage Site Individual attributes that convey outstanding universal value of a World heritage Site Buildings of recognised international importance.
National (High)	Designated structures (Grade I and II* Listed Buildings) Other buildings/structures that can be shown to have exceptional interest or more than special interest in their fabric or historic associations not adequately reflected in the listing grade. Undesignated structures of clear national importance.
Regional/County (Medium)	Designated structures (Grade II Listed Buildings) Undesignated structures that can be shown to have special interest in their fabric or historic associations not adequately reflected in the listing grade.
Local (Low)	"Locally Listed Buildings" Historic (undesignated) buildings of modest interest in their fabric or historic associations.
Negligible/None	Buildings of no architectural or historic merit.
Unknown	Buildings with inaccessible parts which may contain hidden or as yet undiscovered interest in their fabric or historic associations such that the heritage significance of which cannot be determined with the information currently at hand.

The cultural heritage values of the individual archaeological assets can then be assessed and their significances tested against the significance thresholds.

Heritage Asset	Values and Significance
Listed Buildings War Memorial (Grade II Listed Building, NHLE ref. 1415410) Alkrington Hall (Grade II* Listed Building, NHLE ref. 1068499) Lever Bridge (Grade II Listed Building, NHLE ref. 1068500) Church of the Holy Trinity (Grade II Listed Building, NHLE ref. 1417026)	The significance of the Listed Building is recognised by designation and each building is provided with a brief portrayal in the designation description. It is acknowledged that summary descriptions and any reasons for designation as provided in the designation description records are primarily a perfunctory narrative and an aid to identification, not a complete statement on the heritage significance of any given designated asset. However, the designation descriptions provide a useful launching point for an emanation of significance. <u>Component Values</u> <u>Evidential</u> – the Listed Buildings have high potential to yield evidence about past human activity and this reservoir of evidence, in the main, resides in the fabric and visual characteristics - the function, materials, design, built form and continuity of purpose. The ability to understand and interpret the evidential value of the assets is similarly high as the identification of them as, respectively, a commemorative structure, a dwelling, a means of crossing a watercourse and a place of worship is secure and functions are readily appreciable. There are some barriers to understanding and interpretation of the evidential value as there is no public right of access to Alkrington Hall and sightlines from the public rights of way any PR^oW are limited. All the Listed Buildings have high evidential values. <u>Historical</u> – the Listed Buildings have moderate/high historic interests as they illustrates the story of past events, people and aspects of life closely related with the provision of domestic accommodation, communication networks, Christian assembly and commemoration of war dead. There are opportunities for historic connection to be directly encountered and experienced, (especially at the War Memorial). The historical values are demonstrable and the Listed Buildings contribute to the historic built environment of Middleton. <u>Aesthetic</u> - Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place and in this respect the War Memorial, Alkrington Hall and the Church of the Holy Trinity score strongly. The Lever Bridge scores less strongly. There is facility for sensory stimulation and intellectual engagement as the structures embody specific architectural and construction approaches using the media of timber, stone, brick and plaster. The aesthetic value is broadly high. <u>Communal</u> - Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory and can be commemorative and/or symbolic. Few would draw elements of their identity from the Lever Bridge or Alkrington Hall but the War Memorial and the Church have storing commemorative and symbolic reverberations. The associative value for the Bridge is non-existent, but Alkrington Hall is associated with the Italian Architect Giacomo Leoni (1686/8-1746) who designed the Hall for Darcy Lever Sir Darcy Lever (1703–1742). The Church of the Holy Trinity was designed by the architect George Shaw (1810-1876), an English architect specialising in Gothic revival churches. The War Memorial, of course, has immense associative value with many local families. <u>Overall Significance (Component Value Integration)</u> – 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.

Manchester Old Road Conservation Area	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. <u>Evidential</u> - 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. <u>Historical</u> - 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 <u>Aesthetic</u> - 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. <u>Communal</u> - 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. <u>Overall Significance (Component Value Integration)</u> – 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).
Non-Designated Heritage Assets 114 Manchester Old Road (Clever Cloggs Nursery) The Pavilion, 120 Manchester Old Road, (Lyndhurst Care Assisted Living Residence) Limefield Leisure Park Utility Building Parkfield House 127 Manchester Old Road 127a Manchester Old Road 129 Manchester Old Road	<u>Component Values</u> <u>Evidential</u> – 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 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. <u>Historic</u> – 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

131 Manchester Old Road	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. <u>Aesthetic</u> – 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. <u>Communal</u> - 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. <u>Overall Significance</u> – the structures express effective heritage values sufficiently compelling to qualify them as a historic building of Low (Local) Significance.
131a Manchester Old Road	
133-137 Manchester Old Road (Peterloo Medical Centre)	
139 Manchester Old Road	
141 Manchester Old Road	
143 Manchester Old Road	
145 Manchester Old Road	
147 Manchester Old Road	
149 Manchester Old Road	
151 Manchester Old Road	
153 Manchester Old Road	
155 Manchester Old Road	
157 Manchester Old Road	
159 Manchester Old Road	
161 Manchester Old Road	
163 Manchester Old Road	
165 Manchester Old Road	
167 Manchester Old Road	
169 Manchester Old Road	
171 Manchester Old Road	
173 Manchester Old Road	
175 Manchester Old Road	
177 Manchester Old Road	
179 Manchester Old Road	
2 Broomfield Park	
3 Broomfield Park	
4 Broomfield Park	

8. PROPOSED DEVELOPMENT AND POTENTIAL HERITAGE IMPACTS

Planning consent is being sought for development of a three-storey care home and up to 19 town houses. The general characteristics of the proposed development are provided at Figs. 16 to 35.

The key drivers in the design of the proposal (Archiscape 2023b) include:

The Manchester Old Road Conservation Area (existing urban grain and vernacular);

The proximity and relationship of the Site to the Memorial Garden (Listed Building).

The relevant design objectives (Archiscape 2023b) are as follows:

To sensitively design new buildings to celebrate the existing contemporary style of Parkfield House and retain the extant unique modern character of the site;

To use the redevelopment of the site as a vehicle to enhance the Conservation Area, whilst protecting the setting of the adjacent Grade II listed Memorial Garden;

To make elements of the historic grounds accessible to the general public by offering an alternative pedestrian route;

To safeguard and enhance the existing mature vegetation where possible

The layout at ground floor level is shown in the detailed site layout (Fig. 16). This is complemented by the colour site layout (Fig. 17) which highlights the building footprints, but also shows areas of green space and hardstanding, circulation routes and vehicle parking.

Figs. 18 to 27 highlight the elevations of the three proposed house types and show the subtle architectural detailing such as the string courses, inflected render detail, accent timber cladding and feature brick detailing in the form of delicate projections.

Figs. 28 and 29 highlight the care home elevations and show the subtle architectural detailing such as the string courses, inflected render detail, accent timber cladding, feature brick detailing in the form of delicate projections, understated signage and green-wall surround to the principal entrance.

Visualisation 1 - Private Amenity Space (Fig. 30) shows the unifying theme across the care home and townhouse design concept, the human scale of the proposed development and permeability of circulation.

Visualisation 2 – Entrance Road highlights the axis through the Site to the open space of Limefield Playing Fields (Fig. 31).

Visualisation 3 – Rear Row of Houses (Fig. 32) focusses on the elevation and articulation of the proposed dwellings and provides an oblique impression of the subtleties of the design such as the recessed fenestration, decorative panels and accent render.

Visualisation 4 – Care Home Garden (Fig. 33) shows the Care Home and its garden at the rear of the War Memorial. The stepped profile of the Care Home provides both relief and interest and the design cues of the elevations pick up on the broad stylistic manner of Parkfield House.

Figs. 34 and 35 detail the landscaping proposals which show the considerable attention paid to the green character of the Site. The proposals allow for considerable retention of existing boundary hedges and trees, new hedge planting and new birch and standard tree planting (26 new trees in total). Fig. 34 also shows the hardstanding route from Manchester Old Road to the wheelchair friendly access to the War Memorial Gardens, an access route which does not, as yet, exist.



Drawing provided by the client © Archiscape

Fig 16: Parkfield House, Middleton – Detailed Site Layout (Archiscape)



Fig 18: House Type 1A – Front Elevation (Archiscape)



Fig 19: House Type 1A – Side Elevation (Archiscope)

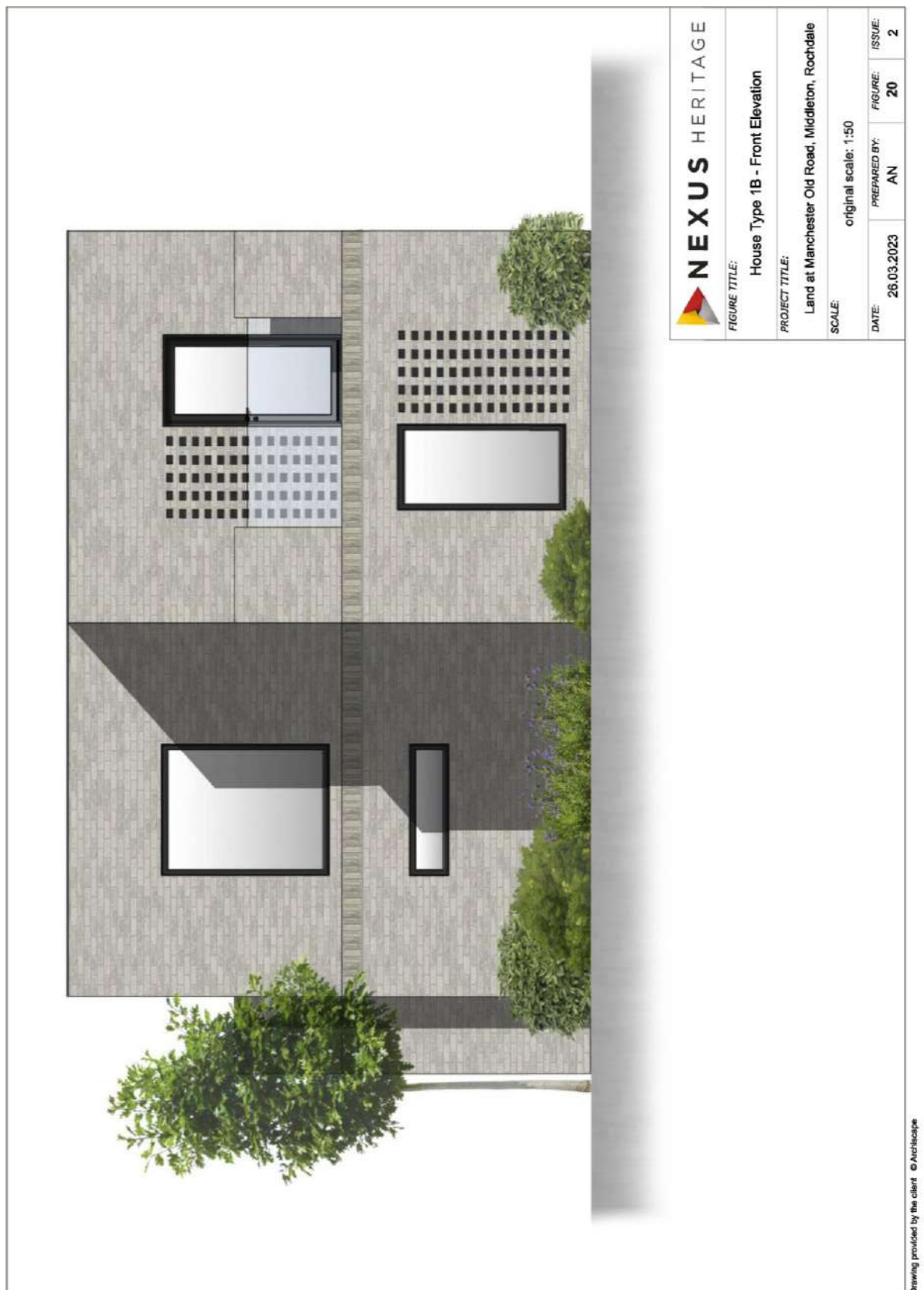


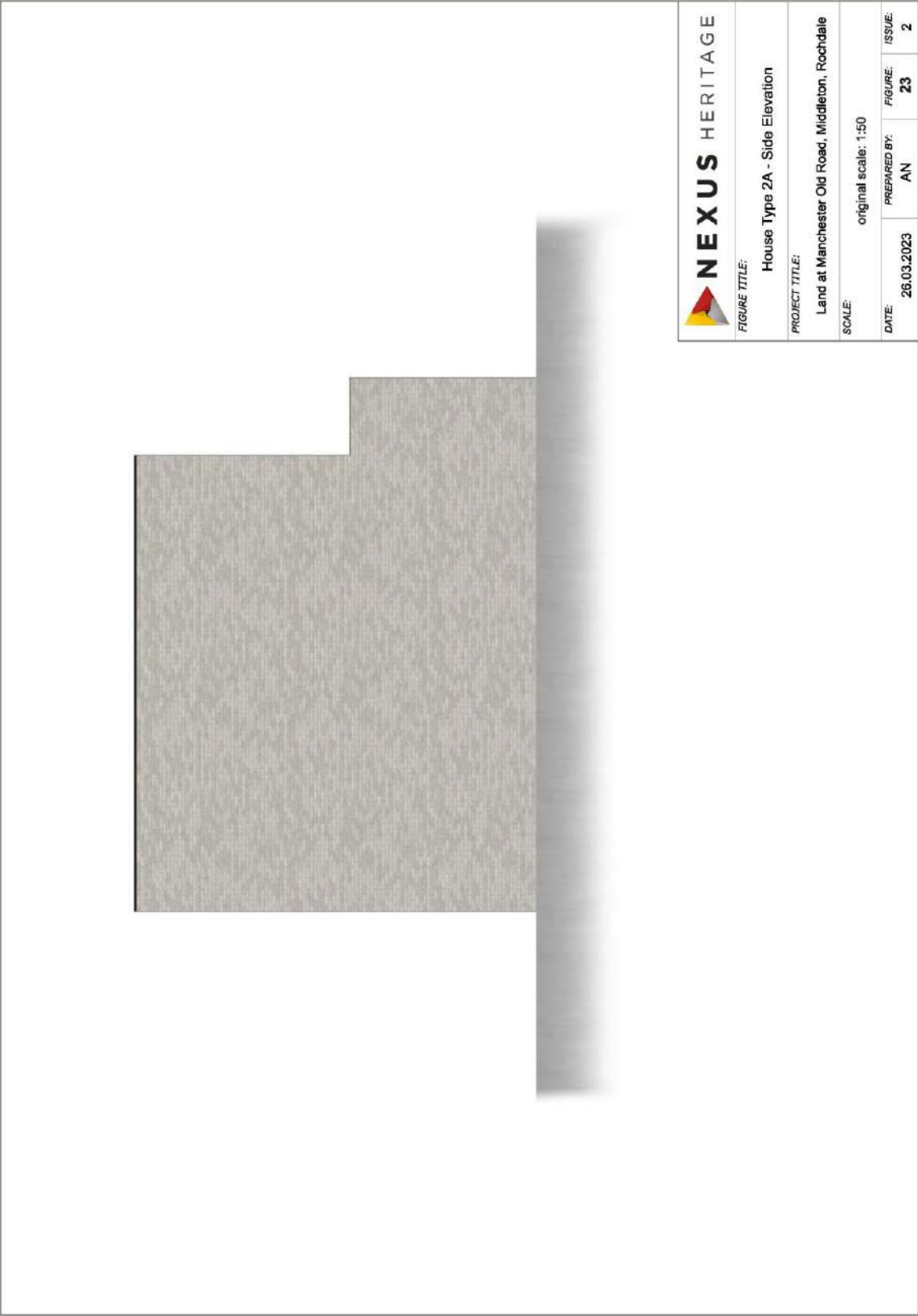
Fig 20: House Type 1B – Front Elevation (Archiscape)



Fig 21: House Type 1B – Side Elevation (Archiscape)



Fig 22: House Type 2A –Front and Rear Elevations (Archiscape)



Drawing provided by the client. © Archiscape

Fig 23: House Type 2A – Side Elevations (Archiscape)

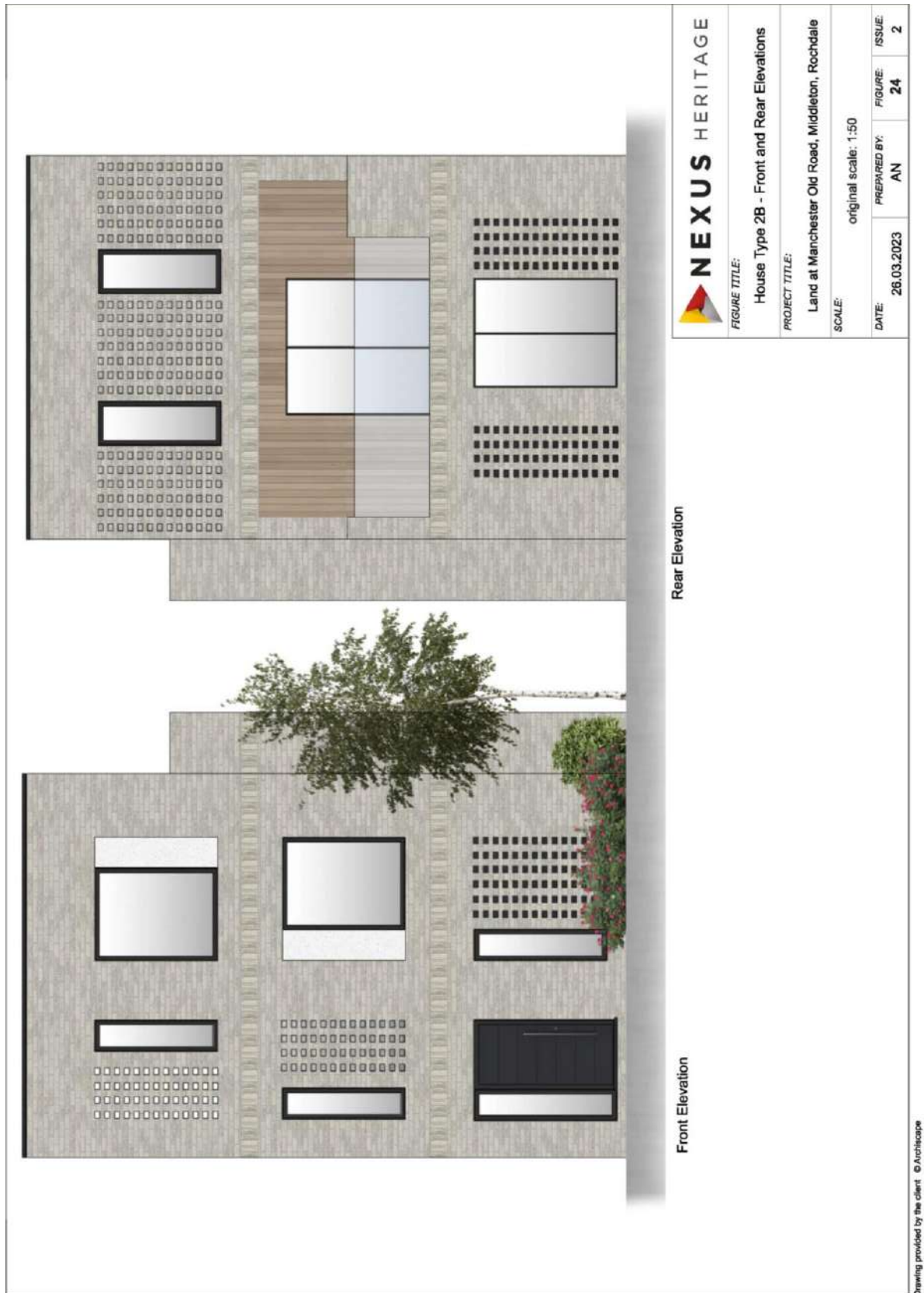
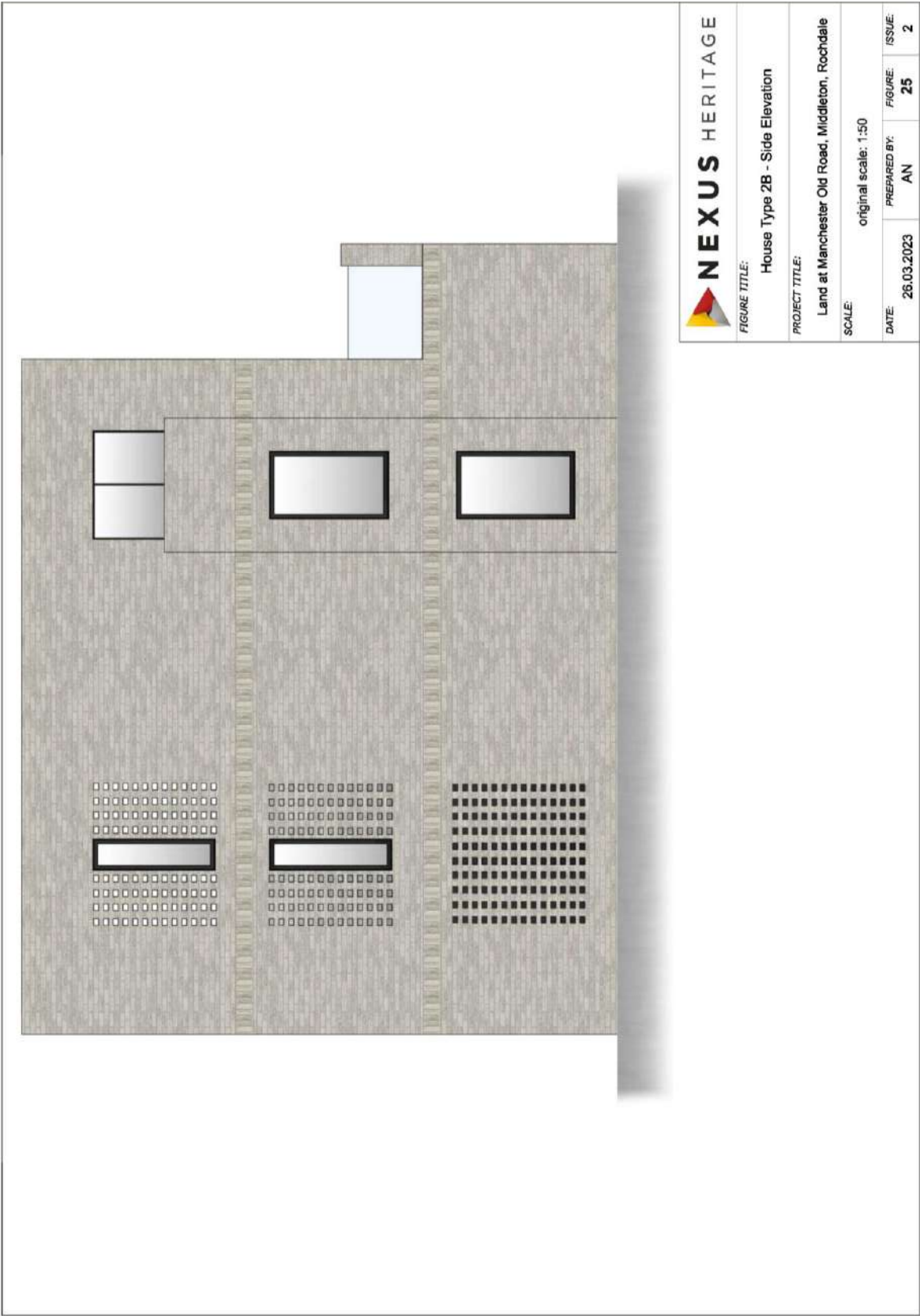


Fig 24: House Type 2B – Front and Rear Elevations (Archiscape)



Drawing provided by the client © Archiscape

Fig 25: House Type 2B – Side Elevation (Archiscape)



Fig 26: House Type 3 – Front and Rear Elevations (Archiscape)

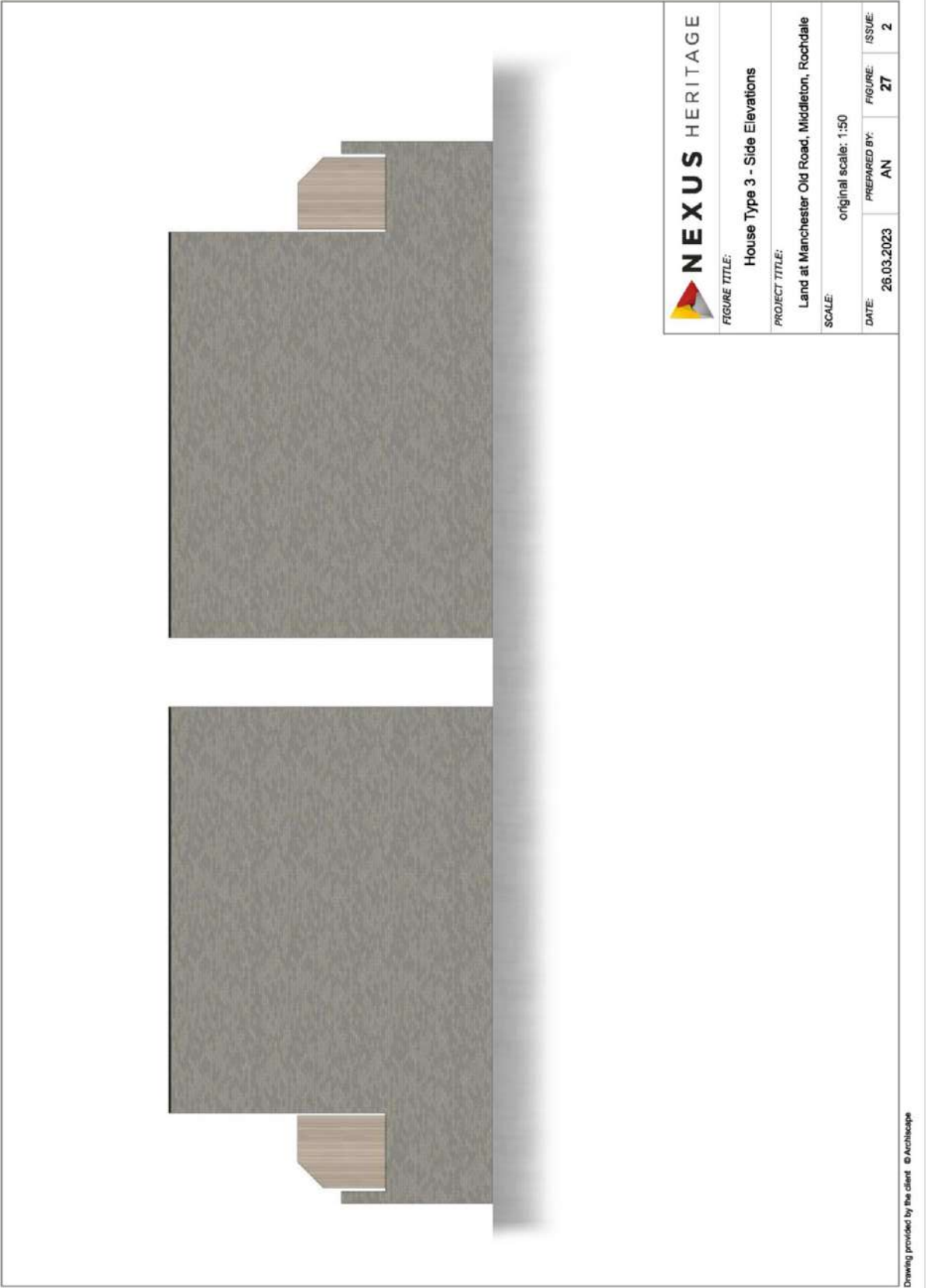


Fig 27: House Type 3 – Side Elevations (Archiscape)

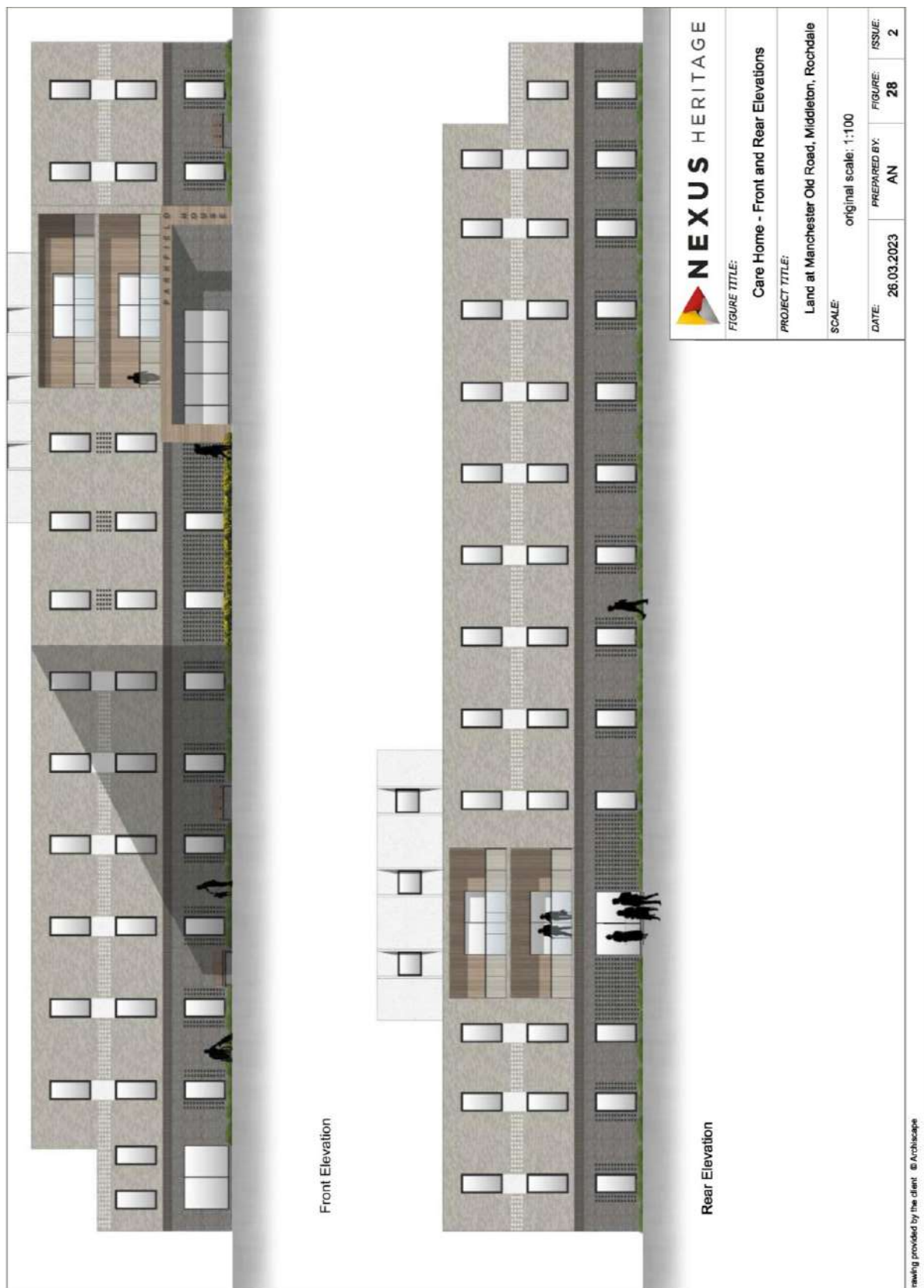


Fig 28: Care Home – Front and Rear Elevations (Archiscape)

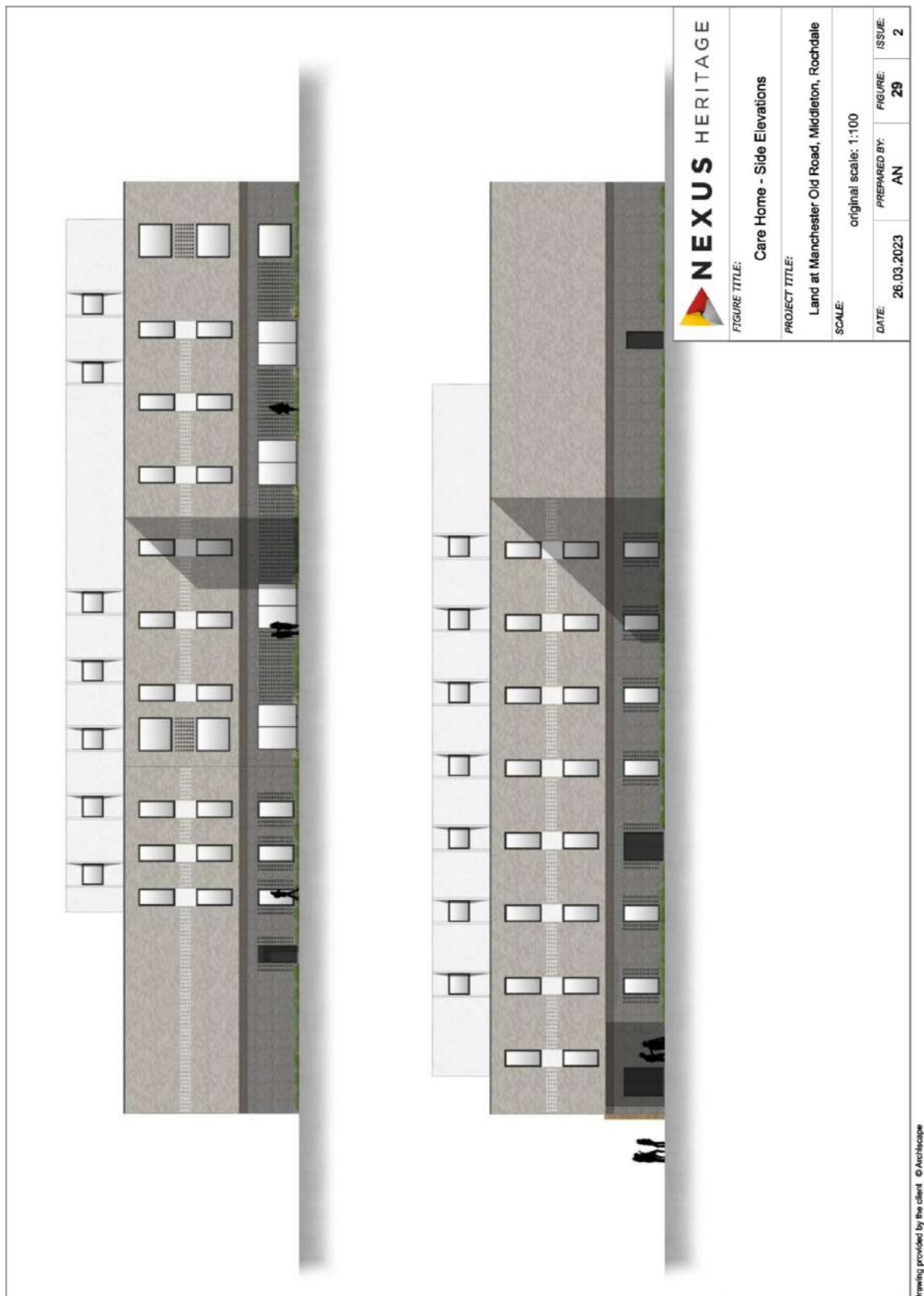


Fig 29: Care Home – Side Elevations (Archiscape)



Fig 30: Visualisation 1 – Private Amenity Space (Archiscape)



 NEXUS HERITAGE			
FIGURE TITLE: Visualisation 2 - Entrance Road			
PROJECT TITLE: Land at Manchester Old Road, Middleton, Rochdale			
SCALE: original scale: unknown			
DATE: 26.03.2023	PREPARED BY: AN	FIGURE: 31	ISSUE: 2

Drawing provided by the client © Archiscape

Fig 31: Visualisation 2 – Entrance Road (Archiscape)



				
FIGURE TITLE:				
Visualisation 3 - Rear Row of Houses				
PROJECT TITLE:				
Land at Manchester Old Road, Middleton, Rochdale				
SCALE:				
original scale: unknown				
DATE:	26.03.2023	PREPARED BY:	AN	FIGURE: 32
				ISSUE: 2

Drawing provided by the client © Archiscape

Fig 32: Visualisation 3 – Rear Row of Houses (Archiscape)



 NEXUS HERITAGE				
FIGURE TITLE:				
Visualisation 4 - Care Home Garden				
PROJECT TITLE:				
Land at Manchester Old Road, Middleton, Rochdale				
SCALE:				
original scale: unknown				
DATE:	26.03.2023	PREPARED BY:	AN	FIGURE:
				33
				ISSUE:
				2

Drawing provided by the client © Archiscape

Fig 33: Visualisation 4 – Care Home Garden (Archiscape)



Fig 34: Landscape Proposals – Sheet 1 of 2 (Trevor Bridge Associates Ltd.)



Fig 35: Landscape Proposals – Sheet 1 of 2 (Trevor Bridge Associates Ltd.)

Direct Impacts

The proposed development would result in direct impact to two heritage assets. The proposed development would require the demolition of Parkfield House – a non-designated heritage asset and would result in a spatial layout and new structures within the Manchester Old Road Conservation Area. The degree of harm arising from the demolition of Parkfield House is elementary to establish – the harm would be substantial – equating to the loss of the building. This harm would accrue to a non-designated heritage asset.

Harm to the Conservation Area (a designated heritage asset) is less straightforward to quantify and qualify as the changes include both the removal of a non-designated heritage asset within the Conservation Area and the construction of new structures. The harm arising from the removal of Parkfield House could be set at a less than substantial level but the changes to the character and appearance of the Conservation Area arising from a new care home facility and a number of townhouses introduce some complexity. The fact and quantum of change would be indisputable, and would also include the driving through of a new vehicle entrance from Manchester Old Road through the stone boundary wall, but any consideration of whether the changes are harmful or not, invite subjective opinions about a proposal's design and appearance and the potential for an inter-subjective consensus, whilst not irresolvable can be challenging. Notwithstanding this, the care home would be built, approximately, on the footprint of Parkfield House so in terms of massing a lower building (91.45m AoD to roof line) would replace a higher building (92.72m AoD to roof line). The proposed care home would be about 65% larger in terms of footprint compared to Parkfield House. The reduction in the height of the built form, especially given the adjacency of the War Memorial to the Site, may be considered to be a net betterment, or least a neutral outcome. Be that as it may, there is a subjective element to this and it may be that there would be as many would find the care home a poor substitute for Parkfield House which they may cherish for architectural reasons as would be happy to see Parkfield House, to them an uncherished block, demolished and replaced with a smaller structure. The townhouses would represent an increase in built form. However, in terms of the historic arc, the townhouses would be erected in a place where, historically, there was residential built form. Thus, the proposed development could be said to be re-introducing structure to an area in which there was structure from the early 19th century through until 1978. In addition, the existing boundary wall to Manchester Old Road would be required to support another vehicle entrance (as the location and character of the existing gateway is unsuitable). The creation of a vehicle entrance would lead to a direct impact to the boundary wall (and by logical extension to the Conservation Area).

Taking all the above into account the proposed development would lead to direct impacts resulting in substantial harm (loss) to a non-designated heritage asset and less than substantial harm to a designated heritage asset.

In terms of ameliorating the harms the loss of Parkfield House could be mitigated by a programme of historic building recording (to an appropriate level as defined by Historic England). The loss of Parkfield House is also compensated for by the quality of the replacement structure, which takes its design cues from Parkfield House and, as such, makes a positive contribution to the Conservation Area. The proposed wheelchair/mobility scooter-friendly access to the War Memorial Gardens is also a public benefit and heritage benefit

which promotes inclusive access to the War Memorial Gardens. This less than substantial harm to the boundary wall would be offset by the repair and consolidation of the wall, particularly at the location where an existing tree is causing deformation to and cracking of the wall. None of the mitigation responses reduce the quantum of harm *sensu stricto*, so residual harm remains, but in the broad sense these responses act as suitable compensatory extenuation.

Indirect Impacts on Settings

Indirect Impacts by Means of Changes to the Settings of Heritage Assets

The effect of development on the significance of the setting of heritage assets is a material consideration in determining a planning application and NPPF advises Local Planning Authorities that they should require an applicant to provide assess the contribution of the setting of heritage assets to their significances.

Setting is defined as the surroundings in which a heritage asset is experienced and all heritage assets have a setting. Therefore Scowcroft Farmhouse and Soudan Mills have settings and it is right and proper for this assessment to identify the key attributes of these assets and their settings and the potential impact upon the settings occasioned by proposed development within the Site. In order to identify these key attributes it is necessary to consider the physical surroundings of the assets, including relationships with other heritage assets, including the way the assets are appreciated and the assets' associations and patterns of use.

A consideration of these attributes allows an estimation to be made of whether, how and to what degree setting makes a contribution to the heritage assets.

Development is capable of affecting the settings of heritage assets and the ability to understand experience and appreciate them. An assessment of the scope of the magnitude and effect of any impact on settings has been undertaken with reference to the Historic England document *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (second edition). It is noted that setting is not a heritage asset or a heritage designation and the matter at issue is the contribution that the setting makes to the significance of the assets. .

The value of a heritage asset can be harmed or lost through alteration within or destruction of its setting. Current policy states that the extent of a setting is not fixed and may change as the asset and its surroundings evolve. It is acknowledged that a setting may make a positive or negative contribution to the value of a heritage asset, it may affect the ability to appreciate that value or it may be neutral.

Setting is most commonly framed with reference to visual considerations and so lines of sight to or from an asset will play an important part in considerations of setting. However, non-visual considerations also apply, such as spatial associations and an understanding of the historic relationship between places. There is no overwhelming reason to establish the need for a level of physical and visual connection between a heritage asset and its setting in order for any land to be deemed to be within the setting. To adopt an artificially narrow approach to the issue of setting would be an error. Therefore, to ensure that any assessment does not treat visual connections between any land and an asset as essential and determinative for

the purposes of considerations of setting and wide-ranging approach is adopted.

In order to undertake an assessment of significance of the settings to a level of thoroughness proportionate to the relative importance of the assets, the settings of which may be affected by development on the Site, this assessment has sought to examine and consider the setting for each relevant heritage asset and provide a measure of the contribution that the setting plays in the value of the asset.

Many heritage assets within any given landscape may be visible from a number of locations – publically accessible areas such as footpaths, streets and the open countryside and also private spaces such as dwellings and private land. The majority of sightlines from to, into and across heritage assets are, therefore, incidental and are not intrinsically or intimately associated with the significances assigned to any given asset. However, there are instances where the characteristics of sightlines may have been intentionally designed and as part of the setting are integral to the significance. Alternatively, the landscape forming the setting may have evolved serendipitously to impact a contribution to the significance of the asset. Taking into account these considerations, any absence of meaningful sight lines between some assets, their settings and the Site does not necessarily justify exclusion. However, and fully cognisant of the non-physical and non-visual connections between the heritage assets and their settings the many of the identified assets can be excluded from the formal setting assessment: The following assets, by means of proximity do however, deserve a setting assessment:

The War Memorial and 161-179 Manchester Old Road.

The methodological approach to be adopted for the assessment of setting is provided by Historic England and takes the form of a five-step process (Historic England 2017):

Step 1: Identify which heritage assets and their settings are likely to be affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Please note that the assessment has been advanced without the benefit of any landscape and visual assessment outputs such as the definition of a Zone of Visual Influence or a Zone of Theoretical Visibility.

ID Refs.	Name	Status	Setting Description	The Contribution of Setting to the Significance of the Asset	Effects of the proposed development on significance	Maximising enhancement and minimising harm (Mitigation)	Residual Effects
STEP 1				STEP 2	STEP 3	Step 4	Step 5
NHLE ref. 1415410	War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton	Designated Heritage Asset (Listed Building)	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 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 styling 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.	The proposed development would remove a structure (Parkfield House) from the immediate setting and replace it with a new structure. On the face of it and, in simplistic terms it would be a like-for-like change. However, the new structure would be different in terms of height and material finish. As Parkfield House is part of the setting which makes no positive contribution to the significance of the War Memorial the change would not be not inherently harmful. The construction of townhouses in areas of relict car parking and unmanaged landscaping would take place in an area which plays no active role in contributing to the significance of the War Memorial. The townhouses would be	As no harm would arise there is no scope for mitigation to minimise it (other than the inherent mitigation of the proposal's design). No enhancement proposal other than general environmental improvement and bringing into use a derelict site.	No harm

					screened from the War memorial with sensitive planting and so no harm would arise.		
-	161-179 Manchester Old Road	Non-Designated Heritage Assets	These 10 semi-detached dwellings are located on the southern side of Manchester Old Road onto which they front. The dwellings have relatively short front gardens and so the road-side character of the setting is emphasised. Each pair of dwellings, in effect, forms part of the setting of for its neighbours and so a domestic, residential character applies in a shared nested, setting context. . To the north, the setting is characterised by a boundary wall beyond which is a permeable sylvan margin fringing the proposed development site.	The dwellings are arranged on the southern side of Manchester Old Road and as such, their history as part of the expansion of Middleton west, along Manchester Old Road, in intimately associated with the thoroughfare and, as such the road-side setting makes a positive contribution to significance. The space to the north of Manchester Road, defined by the stone boundary wall and sylvan edge of the grounds to Parkfield House, is pleasing visually and has formed a spatial modulation since before the dwellings were constructed. These features therefore have always been part of the setting and also make a positive contribution to the setting.	The construction of the proposed development would be sufficiently screened from all but 169-179 Manchester Old Road so as to avoid harm to the significance of these dwellings. The proposed vehicle entrance would be directly opposite 177-179 Manchester Old Road and distinctly visible from 169-175 Manchester Old Road. This change to the setting would result in a modification to the setting but no adjustment would be required to experience and appreciate 177-179 and 169-175 Manchester Old Road and no harm would accrue to the significances of any non-designated heritage asset.	As no harm would arise there is no scope for mitigation to minimise it (other than the inherent mitigation of the proposal's design). No enhancement proposed other than general environmental improvement and bringing into use a derelict site.	No harm

9. CONCLUSIONS

The proposed development on the Site takes the form of a care home and dwelling houses with access from Manchester Old Road.

This document has carefully considered the potential for the proposed development to impact directly and/or indirectly on heritage assets by means of physical impacts and/or changes within their settings and whether any such impacts and/or changes would harm the significances of the identified assets.

The consideration has explored the evidential, historic, aesthetic and communal values of historic assets which may be impacted upon as a consequence of the development. It has identified historic assets and their settings, the nature of any impact and therefore the harm or otherwise that may befall the significances of the assets.

The main issues have been identified in a manner proportionate to the characteristics of the development and in a manner relevant to the characteristics and distribution of designated historic assets. The document is therefore limited by sensible bounds and it is not necessary to identify any further assets simply to confirm that there would be no material impact upon them.

The document has addressed the aims and objectives adequately.

Statutory provision for heritage and both national and local planning policy establish a series of tests and obligations which can be applied to proposed development and planning applications. It is useful to work through these tests and establish their applicability to and outcome with respect to the specific planning application for the Site.

There are no Listed Buildings within the Site, but the Site is within the settings of several Listed Buildings, most pertinently a War Memorial. Therefore, the provisions of the *Planning (Listed Buildings and Conservation Areas) Act 1990* for Listed Buildings are engaged. With respect to statutory duties the Council is obliged to:

...have special regard to the desirability of preserving the [listed] building or its setting or any features of special architectural or historic interest which it possesses (s66(1))

The changes to the settings of the Listed Building represented by the proposed development have been considered and assessed using a formal and accepted method and it is concluded that the change to the setting represented by the proposed development would lead to changes to the setting. In having special regard to the desirability of preserving the settings of any Listed Building the Council is obliged to have special regard to the preservation of the setting. To preserve means to do no harm and the changes would represent no harm to the setting. The Council may resolve that the proposed development would lead no harm to the setting of a Listed Building and no consequential harm to the special architectural or historic interest of the War Memorial. In considering the results of a professionally competent heritage impact assessment and consulting with its heritage advisors the Council can demonstrate that it has addressed its statutory duty.

The proposed development would cause no harm to the settings of or special interest/more than special interest of Alkrington Hall (Grade II* Listed Building, NHLE ref. 1068499), Church of the Holy Trinity, Archer Park (Grade II Listed Building, NHLE ref. 1417026) or the Lever

Bridge, over River Irk (Grade II Listed Building, NHLE ref. 1068500).

The Site is within a Conservation Area therefore the provisions of the *Planning (Listed Buildings and Conservation Areas) Act* 1990 for Conservation Areas are engaged. With respect to statutory duties the Council is obliged to:

pay special attention ... to the desirability of preserving or enhancing the character or appearance of that area." (s72(1))

The proposed development would result in direct impact to the Conservation Area leading to changes to the character and appearance. Whether or not the changes are harmful is a complex question to address but taking into account the current and historic disposition of the Site and the range and type of buildings present both historically and at present it can be argued that the proposed development would not be harmful either by quantum of structure or historic location. However, the construction of the vehicle entrance onto Manchester Old Road would lead to direct loss of part of a structure which makes a contribution to the character and appearance of the Conservation Area. Therefore, some less than substantial harm would arise.

The potential for a proposed development to harm heritage significance of designated heritage assets is catered for in paras. 199-202 of NPPF.

Para. 199 invites decision makers to give great weight to the conservation of heritage assets (regardless of level of significance) when considering impacts to them. The weight to be given is independent of the degree of harm and is to be read alongside the whole of paragraphs paras 200 and 201. In following a considered, sequential approach to assessment, in which the proposed development is tested against paras. 199-202 of NPPF a mechanism is provided to the decision-maker within this document to give great weight to the conservation of heritage assets by means of a demonstrable compliance with the NPPF policy steps. The changes to the Site represented by the proposed development have been considered and assessed using a formal and accepted method and it is concluded that the changes to Site represented by the proposed development would lead to some less than substantial harm to significance of the Manchester Old Road Conservation Area by means of physical changes to its appearance in the form of the creation of a new vehicle entrance. PPG (para 018 of 18a) expects harm to be articulated, but does not ask for a spectrum. Therefore, while conscious of harm which may be limited or negligible, it nevertheless goes to weight under NPPF para 199 and the decision-taker is invited to consider carefully the articulation and scale of the harm with the less than substantial range. Para. 202 of the NPPF notes that *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.* The direct and indirect economic, social and environmental benefits of the proposed development are detailed under separate cover and include the provision of a care facility for the elderly and new housing (contributing to housing need), increased spending in the local economy, creation of construction jobs; the redevelopment of a brownfield site; and heritage benefits in the form of the repair and consolidation of the stone-built boundary wall to Manchester Old Road and facility to link in to a heritage route as prompted in the Council's *Middleton Town Centre Masterplan 2022*.

The potential for a proposed development to harm heritage significance of non-designated heritage assets is catered for in para. 203 of NPPF. As decision-taker, the Council is bound by para. 203 to take into account *the effect of an application on the significance of a non-designated heritage asset*. As demonstrated above the proposed development would have no harm on the significance of one non-designated heritage asset – Parkfield House. The harm equates to total loss of an asset of low significance.

The *Rochdale Adopted Core Strategy, 2016*, applies, specifically policy particularly clauses ii, v and iv of limb 2. Clause ii imposes a duty on the Council to protect designated assets such as Listed Buildings and Conservation Areas. This does not so much establish a test for an applicant to address, but does inform the applicant that the Council enjoys authority within the planning process to offer protection to Listed Buildings and Conservation Areas. Clause iv imposes a duty on the Council to protect the key *Edgar Wood ... cultural heritage*. This does not so much establish a test for an applicant to address, but does inform the applicant that the Council enjoys authority within the planning process to offer protection the architectural legacy of Edgar Wood.

This Assessment enables an informed, sustainable and responsible approach to the promotion of development of land at the Site. The information provided meets the expectations of NPPF in that the applicant has arranged for the identification of heritage assets, and their significances and settings, which may be affected by the proposed development. It is considered that the level of detail provided is proportionate to the assets' importance and is sufficient to allow the Council to estimate the potential impact of the proposal on the significance of the assets.

10. SOURCES

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APPENDICES

APPENDIX A

National Heritage List Entry for War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton (NHLE ref. 1415410)

National Heritage List Entry for Alkrington Hall (Grade II* Listed Building, NHLE ref. 1068499)

National Heritage List Entry for Church of the Holy Trinity, Archer Park (Grade II Listed Building, NHLE ref. 1417026)

National Heritage List Entry for Lever Bridge, over River Irk (Grade II Listed Building, NHLE ref. 1068500)

Official list entry

Heritage Category: Listed Building

Grade: III

List Entry Number: 1415410

Date first listed: 21-Aug-2013

Statutory Address 1: War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

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

The building or site itself may lie within the boundary of more than one authority.

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD8622105517

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 complementing 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 pilinths 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 bicoloured 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 pilinths and blind brick external walls supporting double-pitched, slate roofs. Within the loggia the roof is celled 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.war memorials online.org.uk/memorial/150829>

(<https://www.war memorials online.org.uk/memorial/150829>)

War Memorials Register, accessed 30 January 2017 from

<http://www.lwm.org.uk/memorials/item/memorial/13080>

(<http://www.lwm.org.uk/memorials/item/memorial/13080>)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The listed building is shown coloured blue on the attached map. Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’), structures attached to or within the curtilage of the listed building (save those coloured blue on the map) are not to be treated as part of the listed building for the purposes of the Act.



Map

This map is for quick reference purposes only and may not be to scale.
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Appendix B

Index of Non-Designated Heritage Assets

Figure 4: Location of Non-Designated Built Environment Heritage Assets in the Conservation Area

Number	Name	Contribution		
1	114 Manchester Old Road (Clever Cloggs Nursery)	Substantial		
2	The Pavilion, 120 Manchester Old Road, (Lyndhurst Care Assisted Living Residence)	Local Interest Grade 1		
3	Limefield Leisure Park Utility Building	Slight		
4	Parkfield House	Local Interest Grade 2		
5	127 Manchester Old Road	Slight		
6	127a Manchester Old Road	Slight		
7	129 Manchester Old Road	Slight		
8	131 Manchester Old Road	Slight		
9	131a Manchester Old Road	Slight		
10	133-137 Manchester Old Rd, Middleton, Manchester M24 4DZ (Peterloo Medical Centre)	Substantial		
11	139 Manchester Old Road	Substantial		
12	141 Manchester Old Road	Substantial		
13	143 Manchester Old Road	Substantial		
14	145 Manchester Old Road	Substantial		
15	147 Manchester Old Road	Local Interest Grade 2		
16	149 Manchester Old Road	Local Interest Grade 2		
17	151 Manchester Old Road	Local Interest Grade 2		
18	153 Manchester Old Road	Local Interest Grade 2		
19	155 Manchester Old Road	Local Interest Grade 2		
20	157 Manchester Old Road	Local Interest Grade 2		
21	159 Manchester Old Road	Local Interest Grade 2		
22	161 Manchester Old Road	Local Interest Grade 1		
23	163 Manchester Old Road	Local Interest Grade 1		
24	165 Manchester Old Road	Local Interest Grade 1		
25	167 Manchester Old Road	Local Interest Grade 1		
26	169 Manchester Old Road	Substantial		
27	171 Manchester Old Road	Substantial		
28	173 Manchester Old Road	Substantial		
29	175 Manchester Old Road	Substantial		
30	177 Manchester Old Road	Substantial		
31	179 Manchester Old Road	Substantial		
32	2 Broomfield Park	Slight		
33	3 Broomfield Park	Slight		
34	4 Broomfield Park	Slight		