

Historic Building Record

Level 3

March 2026

Parkfield House,

Manchester Old Road, Middleton, M24 3EB

National Grid Reference: SD 86265 05543

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1 Executive Summary

- 1.1.1 AMS Surveys Ltd has been commissioned to undertake a Level 3 Historic Building Record as part of a planning condition for the proposed demolition of a 1960s office building known as Parkfield House, Manchester Old Road, Middleton. Subsequently, the land will then be developed with a care home facility and residential townhouse developments across the wider site.
- 1.1.2 Parkfield House has been recognised as a Non-Designated Heritage Asset (NDHA) by Rochdale Borough Council and sits within the Manchester Old Road Conservation Area. The survey comprised of the main building now known as Parkfield House, which stands as a 1960s Brutalist-style office block which has been extensively altered beyond its original design and subject to excessive vandalism and arson attacks since being left vacant in around 2020.
- 1.1.3 Historically the land was associated with a late 18th or early 19th century villa, also known as Park Field House. The home was in a typical Georgian style, with later extensions in the mid-19th century. As the estate developed under the ownership of the Ashton family, the outbuildings grew to form a wider estate with a coach house, farm buildings, stables, glasshouses, and a walled garden area. The house was later occupied by the Heywood family, with notable resident Harvey Heywood who became the first Lord Mayor of Middleton. After his death, his widow Harriette, sold Park Field House to Middleton Council, wherein it became the town hall. As the council developed the site, the house was altered, and the ancillary buildings were eventually demolished. Eventually, with the needs of the council growing, a new building was needed and by 1966, the building that remains today was opened as the Middleton Municipal Offices, retaining the original house as the town hall. The new Parkfield House was designed by architects Lyons Israel Ellis in the often-controversial post-war Brutalist style. The building was four storeys tall, with a basement level and featured a concrete skeletal frame clad in pre-cast concrete wall panels and full perimeter glazing to all floors. Internally there was a large entrance hall with higher ceilings and clerestory windows, with a rating hall, offices, and staff spaces throughout the rest of the building. With the creation of Rochdale Borough council in the 1970s, the needs of the council eventually changed again. The original Georgian manor house was demolished in 1978, with wider plans of creating further additional buildings for a council campus development, however these plans never came to fruition and by the 1980s, the council's need for the new Parkfield House dwindled and was subsequently sold.
- 1.1.4 From the 1980s onward the building was used for a variety of companies as an office, including the North West Water Authority, London Scottish Mortgages, and most recently sub-division of spaces used by Chubb Fire Ltd and Otis Elevator Company, among others. Throughout this time, the building has undergone massive change. The original likely metal framed windows have been removed and replaced with white uPVC throughout, internal walls have been removed and changes to suit the successive businesses using the space, external canopies have been replaced with steel and glass and part of the ground floor clad in insulated panels, with external window openings removed entirely. From around 2020 the building was finally

abandoned and has since been subject to excessive vandalization and arson attacks, resulting in a loss of nearly the entire internal fabric in places. Internal walls and ceiling finishes have been destroyed, with parts of the building no longer safe to enter.

- 1.1.5 This study of Parkfield House has allowed for the current structure to be preserved by record and given a broad overview of the history of the site and its association with the history of Middleton as a whole. This research compiles data from a variety of sources and can now be used for further studies into the Middleton area, Parkfield House itself, as well as a once highly regarded example of post-war Brutalist architecture. This record will also supplement further archaeological research at the site, with trial trench excavations undertaken before future development of the land for residential use.

2 Introduction

2.1 Purpose & Methodology

2.1.1 This Historic Building Record has been produced by AMS Surveys in response to a planning application submitted to Rochdale Borough Council to gain planning permission for the demolition of a redundant office building known as Parkfield House and the construction of a new care home facility and 20 residential dwellings within the grounds (Planning Application no. 23/00335/FUL).

2.1.2 Planning permission has been granted for the works with the following condition:

“No soft-strip, alteration, demolition or development works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with appropriate Project Designs (PDs), submitted to and approved in writing by the local planning authority. The PD shall cover the following:

1. *Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:*
 - i. *historic buildings survey of Parkfield House, to Historic England Level 3*
 - ii. *informed by the above, archaeological monitoring and recording (watching brief) during any soft-strip or demolition works which have potential to reveal concealed historic fabric that can further enhance the record.*
 - iii. *archaeological evaluation trenching across the former Park Field House and outbuildings.*
 - iv. *informed by the above, a further phase of more detailed excavation (subject of a separate PD.*
2. *A programme for post investigation assessment to include: - analysis of the site investigation records and finds - production of a final report on the results of the investigations and their significance.*
3. *Deposition of the final report with the Greater Manchester Historic Environment Record.*
4. *Dissemination of the results commensurate with their significance.*
5. *Provision for archive deposition of the report and records of the site investigation.*
6. *Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.*

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible in accordance with Policy P2 of the adopted

Rochdale Core Strategy, Policy JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for pre-commencement condition: Potential archaeological remains can be disturbed, damaged or lost through the clearance of the site."

2.1.3 A site inspection was carried out on Monday 2nd March 2026 to assess the building and area of proposed works in its current configuration internally and externally, as well as its relation to the other areas of the asset. A photographic survey was undertaken to record the building in its present condition, as well as point cloud scans generated with a Leica BLK360 LiDAR scanner to supplement full CAD drawings and thus provide a record of the current layout and form.

2.1.4 As per the planning condition, this record has been prepared according to the guidelines set out in 'Understanding Historic Buildings – A guide to good recording practice', Historic England, 2016, to Level 3 standard.

2.2 Limitations

2.2.1 Whilst every attempt is made to survey all parts of the building to ascertain a general layout and construction form, the site was in a very poor state of repair and has been subject to extensive vandalism, including arson, with widespread damage throughout the building. Additionally, the building contained varying amounts of asbestos in a range of forms and materials, including ceiling finishes and redundant heating elements etc., which further impeded full access. The basement level could not be accessed in any part due to the presence of asbestos and flooding to considerable depth, which we were pre-warned of. Additionally, the roof void was not accessed due to safety concerns.

2.2.2 Due to the nature of the current condition and large-scale damage, it was not possible to fully identify and attain a full internal layout of the building as many features have been lost, however every attempt to include relevant information has been made.

2.3 The Author

2.3.1 This record has been collated and prepared by Andrew Richardson, Assistant Building Surveyor at AMS Surveys. Andrew holds an BSc Honours degree in Building Surveying and MSc degree in Building Conservation and Adaptation. This record has also been quality assured by Jamie Mullin, Chartered Building Surveyor (MRICS) and experienced working with historic buildings.

3 Site Information

3.1 Location

3.1.1 Parkfield House is located approximately 0.9 miles southwest of the town of Middleton, within the Metropolitan Borough of Rochdale, Greater Manchester. The property sits on the historic Manchester Old Road, a historic route with Roman Origins. A location map can be found in Figure 1, with Parkfield House marked in red.

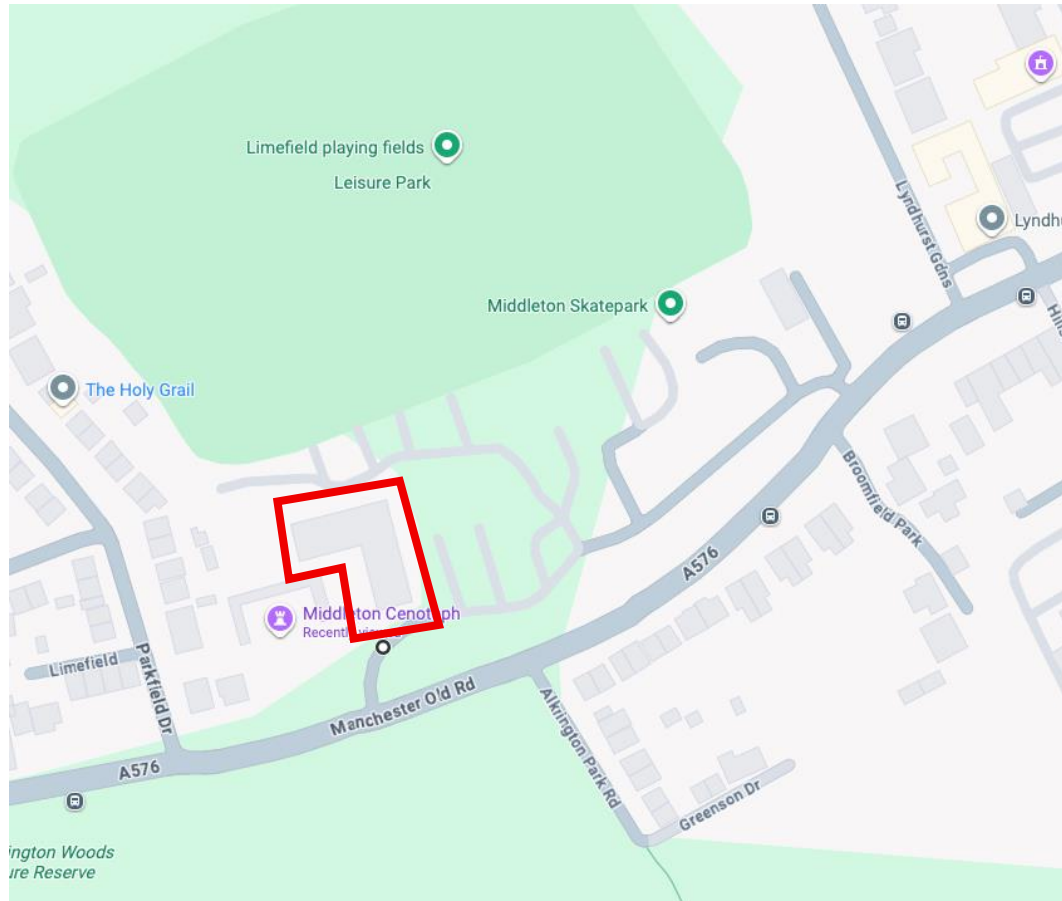


Figure 1 – Location Map: Parkfield House highlighted in red. ©Google Maps, 2026

3.2 Site Description & Topography

3.2.1 The current Parkfield House consists of a Brutalist-style office block in a L-shaped configuration. The building sits toward the western side of the wider site, surrounding the Middleton Cenotaph and Garden of Remembrance, with extensive car parking to the northern and eastern sides. The site is accessed via the original 19th Century sandstone gate posts directly on to Manchester Old Road, with a private driveway sweeping up from west to the east into the car park. There is also gated access onto what is now the Middleton Skatepark and Middleton Lads & Girls Football Club car park to the east. The site is raised from the road level, with a large field to the rear known now as Limefield playing fields, which is relatively flat.

3.3 Heritage Designations

- 3.3.1 Parkfield House does not feature a statutory listing, however it has been marked as a Non-Designated Heritage Asset (NDHA) by Rochdale Borough Council. The site also sits within the western boundary of the Manchester Old Road Conservation Area, which was designated in 2010 and extended in 2011. The site is also neighbouring the Middle Garden of Remembrance, which is Grade II listed.

4 Historic Development

4.1 Local History & Context

4.1.1 Middleton's origins are believed to trace to the 12th century, forming part of the agricultural estate of the Montbegon fee of Tottington, with the lands later held by the Lacy family and the Earls and Dukes of Lancaster. Quite common place for the time, the land tenants later adopted the name of the area, with the earliest on record being Roger de Middleton. Historic documents acquired by Manchester Library and Archives in 2023 concerning the Assheton of Middleton Estate Archive detail the dividing of lands between Roger de Middleton and William de Radcliffe in 1197, witnessed at the time by 'Adam, parson of Middleton', so it is also early evidence of the presence of a church at Middleton. The name of Middleton is believed to derive from the town's location somewhat central between Manchester and Rochdale, with the Old English 'middel-tūn', meaning middle farm or settlement. Much of the lands were typically let by tenant farmers up until the Industrial Revolution which gave way to new kinds of industries, particularly cotton mills. Like much of the rest of Greater Manchester, cotton mills began to dominate the local landscape and other associative businesses including bleach and dye works. This also resulted in some changes to the landscape, with small reservoirs and mill ponds created to feed the mills, with water usually sourced from the River Irk which flows through the town. Part of the success of the town was due to the work of Harbord Harbord, first Baron Suffield who married Mary Assheton in 1760. Harbord, at his own expense, constructed a market house and associated warehouses and obtained a Royal Charter from King George III to hold a weekly market and annual fair, which vastly improved the fortunes of the town.

4.1.2 Manchester Old Road which, as the name suggests, was a historic route that is believed to have some Roman origins, having been used to link Chester and York. Together with nearby Long Street, the roads were turnpiked in 1754, after the Manchester and Rochdale Turnpike Act. The immediate area around the site was initially slow to develop and still features parcels of open land, possibly due to the historic ownership under the nearby Alkrington Hall estate and the presence of the historic reservoirs across the road. The land opposite the side to the south is now part of the Alkrington Woods Nature Reserve, which has prevented further development in the area and also preserved a sense of the historic landscape.

4.2 Site Development

4.2.1 Despite its present initial appearance of a Brutalist-style office block of the 1960s, small hints of the site's history are still present today. The site is entered via a gate to Manchester Old Road, with two flanking sandstone gateposts inscribed with 'Parkfield'. The gates and wall along the main road are the only surviving elements of what was once a grand Georgian manor house, also known as Park Field House.

4.2.2 Historically also appearing as Park Field, it is difficult to pinpoint the exact date of construction of the house. However, Yates' map of 1786 does not appear to show a building on the site, with possibly the first map evidence of the house appearing in the Tithe Map: '*Plan of the Township of Middleton, in the Parish of Middleton in the County of Lancaster*' of 1839, meaning the house likely dated between 1786 and

1839. Information from the Archaeology Data Service (Entry ID ref: 2134427) describes the house as a three-bay Georgian block, with a canted bay to the east and a porch with Tuscan pilasters. The house was greatly enlarged in the mid-19th century with the addition of a long wing to the north-east side, with another wing of three-storeys at the end. A conservatory was also added to the Drawing Room. The house was later extended by two bays to the west, with a pediment to the gable end. Eventually the house became part of a prominent country estate with descriptions of extensive outbuildings comprising of a gardener's cottage, stables, coach house, and farm buildings, and the development of more formal gardens with lawns, kitchen garden, glasshouses, and fields.



Figure 2 – OS Map: Lancashire Sheet XCVI, published in 1848, showing Park Field House with walled garden to the west (left) and extensions to the northeast. Image from National Library of Scotland.

4.2.3 The 1841 Lancashire Census is possibly the first time a name is attributed to Park Field House, being that of Thomas Ashton and his wife Mary, with the house presumed to have been originally commissioned by Thomas at some time previous. Thomas Ashton was a local magistrate, with his principal occupation in the 1841 census recorded as 'Merchant'. Thomas and Mary lived at Park Field with their son, John (b.1840), as well as at least four servants. By the time of the 1861 Census Thomas and Mary were joined by sons Howarth Ashton (b.1841), Edmund (b.1848), Alfred (b.1856), and their daughter Emily Ashton (b.1846). The family were also joined by the couple's nephew, Percy Slater (b.1841), with an occupation listed as 'Solicitor Clerk'. The family were also joined at Park Field by approximately 7 live-in servants, with more possibly living on the estate in separate dwellings. Thomas' occupation at this point is listed as 'Landed Proprietor', suggesting he now made his means from the ownership of various properties and enterprises. The house is thought to have

been extended in the mid-19th century, which would put the alterations under the ownership of the Ashton family.

- 4.2.4 Thomas went on to become a Justice of the Peace for the area and resided at Park Field until his death. A death record for Thomas could not be located, but his wife Mary went on to live at Park Field into the 1890s, recorded on the 1891 census at the property residing with her servants, notably a butler, two maids, and a cook to the main house and with Coachman William Mason presumably residing in one of the ancillary properties on the estate with his wife and children. Records indicate Mary died in 1892, after which the estate was to be sold.

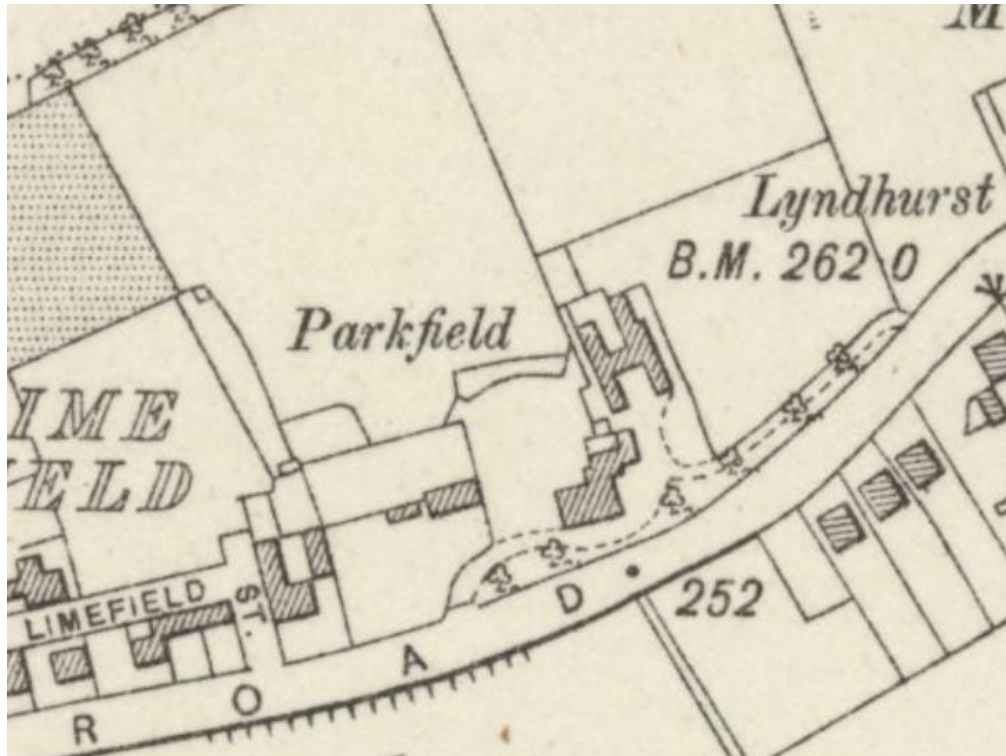


Figure 3 – OS Map: Lancashire Sheet XCVI.NE, published in 1910, showing Park Field House with walled garden to the west (left) and extensions to the northeast. Stables, coach house and farm buildings as one block to the north. Image from National Library of Scotland.

- 4.2.5 Following the death of Mary Ashton, the Parkfield estate was purchased by Harvey Heywood, who was the first Mayor of Middleton in 1886. The Heywood's originally resided at nearby Spring Vale House, Tong, traced via the 1881 census. Spring Vale became a hub of activity, with numerous mills and dye works in the immediate area, so the leafier surroundings at Parkfield must have been a much more tempting address for the family. Harvey's occupation is listed in 1881 as 'Manufacturer Silk & Cotton Dyer', so it's likely his business was situated nearby, possibly the Spring Vale Works. It is unknown exactly when the family took up residence at Parkfield but is thought likely to not be long after Mary Ashton's death in 1892. For a currently unknown reason, online research puts the Heywood's as taking ownership in around 1870, however this cannot be correct due to the presence of Mary Ashton on the 1891 census at the house. The Heywood's are listed in residence at the time of the 1911 census, consisting of: Harvey and his wife, Harriette (nee Jacobs of the Isle of Wight, b.1846) and their daughter Emily Marjorie (b.1885). The family are listed are also

having a Cook, Housemaid, and Waitress Domestic at the house at this time. Harvey Heywood's occupation also changes, now recorded as '*Manufacturer of Dyed & Mercerized Yarns*'. Parkfield was described in 1896 as consisting of stables, coach house, farm buildings and several closes of land.

- 4.2.6 Parkfield House has the benefit of a number of archival photographs of the site, some stored at the Rochdale Local Studies Collection, while some can be seen online (Available at: <https://www.parksandgardens.org/places/parkfield-house>). These photographs help illustrate the design of the original house, which has previously been described as having ashlar stone finish, however the photographs appear to show a pebble-dashed exterior which may have been a later addition during the Heywood years as it grew in popularity toward the 1920s but also could have been earlier. Overall, the house appears typical of Georgian design to the front, with a smooth façade, string course between ground and first floors, as large timber sash windows. A pedimented gable was added to the west elevation at some stage, with a high-level cornice detail to the perimeter. The rear extensions appear more Victorian in design and are of three-storeys as mentioned previously. The stables, coach house and farm buildings are shown in Figures 3 & 4 in a 'H' formation, creating two courtyard areas with the agricultural uses presumably at the rear open to the fields. Figure 5 in of 1956 shows this block was demolished some time previous.



Figure 4 – Extract of aerial photography from 1926 from Britain from Above collection, Ref: EWP016441 – Showing Parkfield House and rear ancillary buildings. ©Historic England.

- 4.2.7 Harvey and Harriette remained at Parkfield for the rest of his life, with him passing away in 1920. His wife Harriette continued to live at the house for another five years, before she decided to sell the property and moved to be with her daughter at Onston Hall, Cheshire.
- 4.2.8 Following the sale, the house was acquired by Middleton Borough Council and its new life as Middleton Town Hall began. The house underwent further modifications in this time, but the details of this cannot currently be determined, presumably largely internal in nature. In 1927, part of the estate's gardens was given to create the Middleton Garden of Remembrance, dedicated to the 647 men from Middleton who lost their lives in the First World War and is now Grade II listed. The garden was laid with formal paths, a high boundary wall and an open loggia to the rear. Later additions include a memorial to the Second World War and iron gates to the main entrance added in 1949. The site appears to have retained the glasshouse from the former walled garden for some time after, appearing attached to the walls of the memorial garden (see Figure 4). Following the Second World War, the council's needs meant they were soon outgrowing the historic 19th century villa, so new, more-substantial accommodations were commissioned for the site and would sit between the original house and the Garden of Remembrance, on top of what was the walled garden.

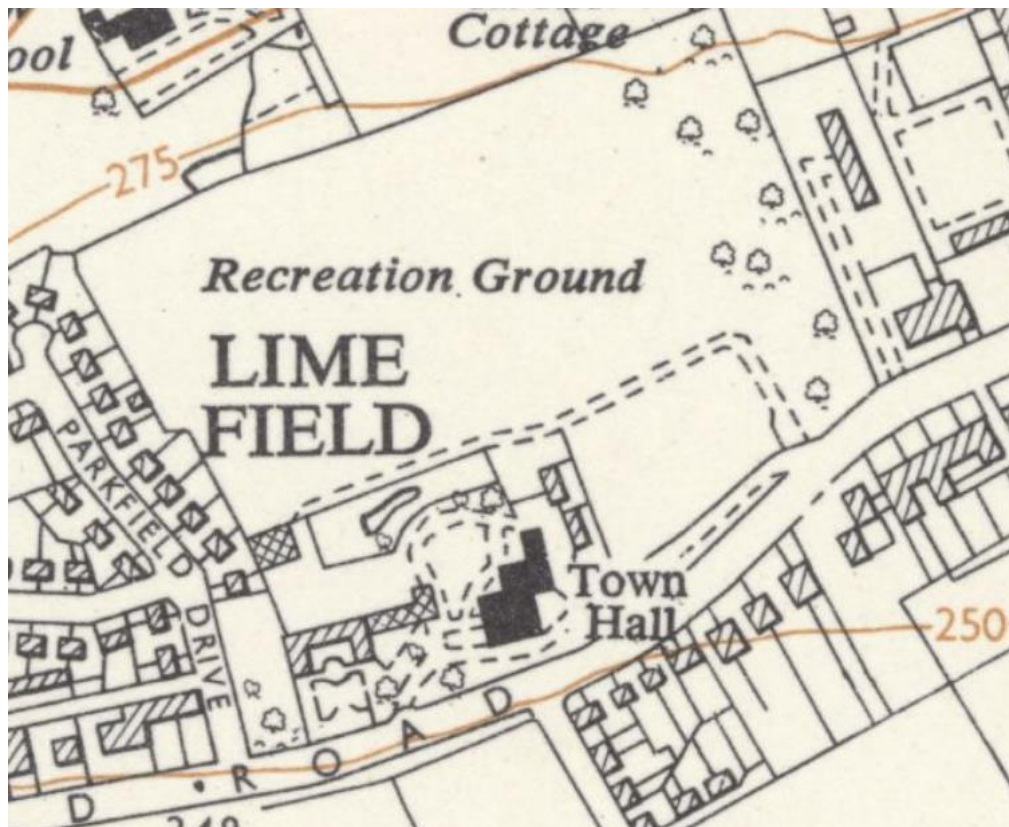


Figure 5 – OS Map: SD80NE, published in 1956, showing Park Field House as a Town Hall, retaining the glass house which formed part of the walled garden, but now attached to the Middleton Garden of Remembrance. Rear ancillary buildings have been demolished. Image from National Library of Scotland.

4.2.9 The new municipal offices comprised of the building seen today, a four-storey office of concrete and glass very much in the Brutalist style. The building is attributed to Tom Ellis of Lyons Israel Ellis and was constructed in 1965-6. The building, alongside the original Parkfield House, was used as the headquarters of the borough council until 1974 when the now enlarged Rochdale Borough Council was formed and the council at Middleton ceased to be the local seat of the government. Eventually it is said the sash windows of the original house were removed and it fell into decline, eventually up for demolition by 1978.

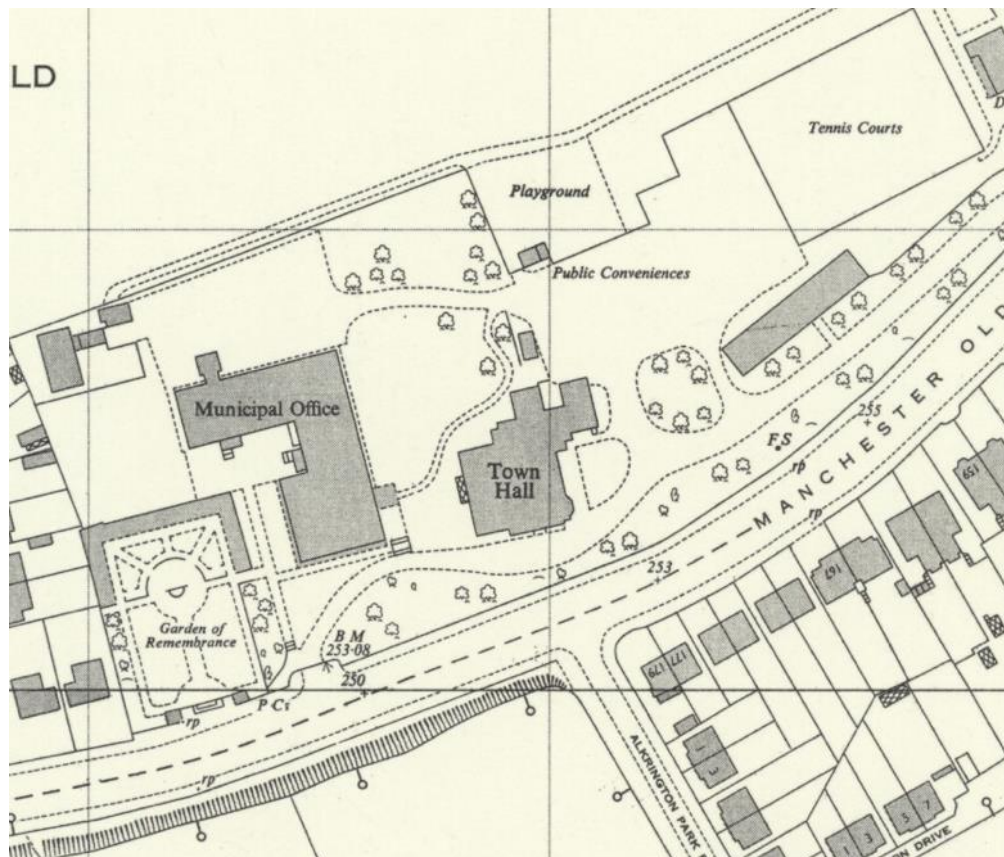


Figure 6 – OS Map: SD8605-SD8705 - BB, published in 1968, showing Park Field House as a Town Hall, retaining the conservatory to what was the drawing room on the left of the house. The Parklands have been altered considerably. Image from National Library of Scotland.

- 4.2.10 Lyons, Israel & Ellis are known across Britain as major players in post-war architecture, having been established first by Lyons and Israel in 1934, before Tom Ellis joined in 1947. The designers were possibly more well known for their educational and civic projects, with other key designs including the early Brutalist Royal National Theatre Studio (Old Vic Annexe), London (1957-58) and Wyndham Court, Southampton (1966-1969), both now Grade II listed.
- 4.2.11 An OS map published in 1968 (Figure 6) evidences the large-scale changes at the site. The original 19th century house is still shown, retaining details like the conservatory mentioned in depictions and attached to what was the Drawing Room. The new Municipal Office is shown around the Garden of Remembrance, and the grounds have been altered to include a playground, public conveniences, tennis

courts with pavilion, and an additional building to the east (right) of unknown purpose which has since also been demolished.

- 4.2.12 Parkfield House is also recorded in *The Buildings of England, Lancashire: Manchester and the South-East* (2004) by Hartwell, Hyde, and Pevsner. The building was reportedly originally designed to include a rating hall (taken to mean spaces for public assessment and engagement) and provisions for staff working in the building, including incorporated staff dining halls and separate entrances for staff and the public. A high entrance hall was created and combined with the rating hall, although this is very difficult to appreciate at present due to the extensive damage and rubble. Wider plans for the site were said to have included additional assembly halls and a council suite to accompany the office block, while the original villa was “*to continue use in the meantime*” as a town hall (Architectural Review, 1966). These plans of course never came to fruition, possibly due to the change in the council structure with the expansion of Rochdale Council in 1974. Both publications specify the design of the building was to accommodate the Garden of Remembrance to the west, evidenced through the shape which envelopes the site while providing a courtyard space/garden and gated pedestrian access directly into the memorial garden.
- 4.2.13 By design the building features pre-cast concrete panels with a sloped design to an expanse of glazing to the full perimeter at each floor level. The pre-cast panels are fixed to an in-situ concrete frame, enveloping the building and creating a faceted design which reflects light and almost creates a slight illusion of floating floors between dense concrete. The building reflects New Brutalism design which placed more emphasis on raw materials and textures. Looking closer at Parkfield we see evidence of this through the surface texture of the concrete, which still retains the texture of the rough timber shuttering used during the pouring process. This was further highlighted by the use of white cement, creating a lighter appearance which better displayed finer details like the wood grain. Photographs of the site nearing completion in 1966 are available via the RIBA Archives and accessible online (Available [here](#) or via RIBA reference nos. between: RIBA78190 – RIBA78200). These photographs better illustrate the original form of the building, with its protruding heavy concrete ground floor and original window design. The window originally featured expanses of metal-framed glazing in a mix of large centre-pivoted opening casements to the and unique protruding slimline bay sections, fixed between protruding concrete blocks at regular intervals, almost imitating structural columns up through the façade. The building was originally entered beneath large concrete canopies, consistent with the design creating the appearance of large, dense concrete blocks.
- 4.2.14 Internally, not much precise information can be ascertained at present. However, two photographs in the RIBA Archives show the original stairwell configuration, with floor to ceiling internal windows to the offices/corridors, which appear to flood the space with natural light. The staircases themselves are present, with their stained timber block-style handrails and steel supports. The staircases were designed to sit centrally within the stairwell, with skylights at the top to illuminate the through the lightwell to the bottom. The high entrance hall was designed with timber panelling details, with high-level clerestory windows above the ground floor extensions to the southwest providing natural light into an otherwise dark lobby. The layout of the upper floors is currently unknown but presumed to be open plan like that of today,

likely with central corridor spaces. Toilets are located toward the central core and are consistent on all floors. There are two staircases, located somewhat centrally to the rear walls facing the inner courtyard area, denoted by their solid concrete walls and narrow floor to ceiling windows at either end. The building featured little ornamentation as is reasonably typical for the style of architecture, which places greater emphasis on the materials and form.

- 4.2.15 Following the changes in council seats in the 1970s and the demolition of the original house in 1978, the Parkfield site was believed to have been sold again and would become the home of the North West Water Authority for the next two decades. During this time, some planning applications were submitted for works including the creation of a 'Gas Meter House' in 1982 (ref: 82/D13812), the erection of a double garage in 1984 (ref 84/D16255), and the further two double garages in 1985 (ref: 85/D18115). It is unknown if these projects came to fruition and later demolished, but it is difficult to trace at this time. In 1991 a Building Control Application was made including for the 'Extension to Day Nursery' (ref: 91/083112), which may have formed part of the office amenities. A sign to the carpark entrance denotes the "*London Scottish Mortgages*", however it is currently unknown if/when the company operated in the building at Parkfield, or if they just owned the parking spaces to the eastern side where the sign is located, with offices based nearby. By 2000 the building was leased by Chubb Fire Ltd, and a Building Control Application was made for 'Internal Alterations' in 2001 (ref: 010909), the details of which are unknown, but likely involved layout changes. Another alteration traced to this time includes the addition of a new pitched floor over the original flat roof. The application was made in 2001 (ref: 01/D38717) with the applicant listed as Clarke/Foy Partnership. Signs internally evidence the presence of other tenants such as Otis Elevator Company, which may mean different areas of the building were sublet to other businesses. The office was used by Chubb Fire Ltd. for another 20 years before ending the lease in 2020, leaving the site vacant since.

5 Descriptive Record

5.1 Access and General Layout

5.1.1 The site is accessed via two key points, specifically the historic entrance directly on to Manchester Old Road and an additional vehicular and pedestrian access points toward the Middleton Lads & Girls Football Club car park. The historic entrance features two pillars of sandstone, with the right side inscribed with the name 'PARKFIELD'. The perimeter wall to the front is presumed to be the original 19th century ashlar stone retaining wall and extends to much of the front perimeter, before transitioning into a later stone wall presumed to date to the 20th century. The side access to the site is via a sloped pathway extending from the east up to the asphalt car park but would have originally been an alternate point of access for the original Parkfield House and rear stables/coach house, indicated by its existence on the historic OS maps (Figure 2). This road now turns sharply into the Middleton Lads & Girls Football Club car park, with a steel palisade fence and gates into the Parkfield House car park.

5.1.2 The current Parkfield House is located toward the western boundary of the site, in a L-shaped configuration loosely around the Middleton Memorial Garden. The building featured multiple entrances, with the main entrance to the eastern elevation under a glass canopy. To the west side of the site sits a courtyard area with some mature trees and a rear entrance, with external basement access. The ground floor extends outward at the southern end of the building, which could be where the rating hall sat.

5.2 External

5.2.1 **North Elevation:** features one of the two longer runs of the 'L' shape and faces the play fields to the rear which once formed part of the house's estate, with extensive asphalt car parking within the current site boundary at present. All elevations to this building follow the same design and thus are incredibly similar in description. The elevation is consistent with the original design with the pre-cast concrete panels fixed to the concrete frame. All windows have been replaced with modern uPVC and the original metal frames narrow bays have been removed, replaced with narrow opening uPVC casement windows. The larger windows between are now largely broken and no longer feature the operable window as per the original design with its side-hung pivot style. All windows to the ground floor and some to the first floor are boarded with OSB boards and scrap timber to secure the site due to extensive vandalism. Three rainwater downpipes are present spread evenly along the elevation, protruding from the parapet wall to the top down to first floor level, with the bottom sections now removed. The RIBA Archival photographs unfortunately do not cover this elevation, so it is unknown if these downpipes follow the original design, but it is presumed these would have originally been internal to keep a smoother appearance to the external elevation and consistent with other elevations originally. A central single doorway provides access to the ground floor office spaces with an external concrete ramp but is now secured to prevent entry. Overall, the elevation appears to feature 7 vertical columns, denoted externally by solid white uPVC cover panels. What is unique to this elevation is a ground floor protruding extension to the right side as facing the elevation. Connected to the main structure via a narrower corridor with its own entrance door and ramped access. The purpose of the extension is currently unknown as it was not accessible at the time of survey

but is believed to have been a substation judging by photos obtained by a structural engineer in 2023 which show the double vented doors to the north wall and a louvered wall vent which is now boarded. The extension does seem to have its own external door to the western side, so could be an entrance vestibule of some sort. The extension features clerestory style windows to the side elevation, while the roof is flat, with a low parapet wall to the perimeter of the main section.

5.2.2 East Elevation: offers the current principal entrance and was likely the entrance used by the public during the building's operation as a municipal office. The design is similar to the previous elevation as the other longest run of the 'L' shape design and features an extensive asphalt car park area. The entrance canopy, which archival photograph RIBA78195 tell us was originally a concrete slab-style with a parapet wall has been replaced with a glass and steel canopy, possibly during the 2001 roofing works, but could be later. The steel frame features a glossy blue finish, with laminated glazing to the roof, much of which was smashed. The double entrance doors below have been severely damaged and covered with OSB board replacement doors but appear to have been metal framed glazed doors. The windows follow the same style as the north elevation, having been replaced at the same time with white uPVC windows, with narrow opening casements replacing the original small bay designs. Some of the elevation is obscured by small trees and large shrubs. Again, there are three rainwater downpipes spread across the elevation and are not original which is proven via the archival photographs. The original design likely featured more discreet internal downpipes hidden from view. These are likely a result of the 2001 roof replacement and is often done for ease of maintenance. To the left side of this elevation is the single-story extension area of the ground floor and, while is original in shape, has been clad in modern insulated sandwich panels with a matt grey powder-coated finish which may conceal some original windows. The parapet wall around has also been cladded in similar materials and completely obscures the original concrete finish. The elevation is furnished with redundant equipment, including CCTV cameras and flood lighting which are not original and many of the walls now feature graffiti.

5.2.3 South Elevation: consists of the main approach to the site from the front gate on to Manchester Old Road. Again, the design follows the same as the previous with the pre-cast concrete panels and later replacement white uPVC windows. This elevation features a ground floor extension of four bays, divided by five original concrete columns. This area has been incorrectly marked as a later addition in other research conducted for the site, but evidence from the RIBA archival photographs shows the extension in the original construction. This is an understandable mistake due to the form of the original design, which featured a small external 'arcade' divided by the five concrete structural columns, which gives the appearance that it could have previously been a covered pavilion later infilled. Nonetheless, its finish has been heavily altered with the addition of insulated cladding to the main walls and the parapet wall, covering most of the original concrete finish. The original design had featured a consistent row of small square windows in what appears in the archival photos to be a kind of block and beam wall panel design, set back from the edge of the foundation plinth. These appear to now be lost and only three window openings can be found, all boarded with OSB board. The extension returns round the western side of the building to the inner courtyard area, which is now accessed via steel palisade fencing and gate but was historically open to the front with a simple lawned

area. Moving left to the portion of the south elevation within the inner courtyard area, the pre-cast panel design follows through but is now interrupted to the centre with a solid concrete section, with narrow floor to ceiling windows which denotes the location of one of the stairwells. The location of the floor to ceiling windows are consistent to the location of the landings and half landings of the pre-cast concrete staircase which runs from ground floor to third floor. The blind concrete section has a banding detail between the pre-cast panels which gives the appearance of large concrete blocks and slabs. Two rainwater downpipes are present from the parapet wall at roof level, extending down to first floor level and are not original. A stepped ground floor entrance provides access/egress to this stairwell and originally featured a concrete canopy like that of the east elevation, with a key difference being the presence of a single central supporting column. This has also since been removed like that of the east elevation.

- 5.2.4 **West Elevation:** follows that of the south with the remainder of the ground floor extension to the right side of this elevation. The pre-cast concrete panels are consistent and many still evidence the wood grain of the timber boards used during their casting. The windows are consistent white uPVC to the full perimeter as per the other elevations, with the ground floor boarded to prevent entry, with all windows smashed. As the land in this area rises toward the rear of the site, the stepped concrete floor slab detail can be seen externally, with stepped cladding detail to follow suit. Moving right to the main block, the other internal stairwell can be ascertained by the same design as that of the south elevation with blank central wall and flanking floor to ceiling uPVC replacement windows. The blind concrete section has a banding detail between the pre-cast panels which gives the appearance of large concrete blocks and slabs. Steps and ramps provide access to another entry/egress point into this southern most stairwell. Again, the once concrete block-style canopy has been replaced with a steel glazed canopy with a central supporting column and overall blue finish.

5.3 Internal

Ground Floor

- 5.3.1 Entering via the east main entrance, a small vestibule area sits immediately inside what appears to have been largely glazed doors originally. The area has been subject to extensive vandalism and arson attacks, so it is difficult to distinguish original features of note, if any survive from previous alterations. The floor was largely covered with debris, so was not visible and many of the internal wall finishes have been destroyed. The original form of the room can still be ascertained, with a feature of note being the high ceiling level to the centre of the space, with wide clerestory windows above the projecting extension, spanning the width of the western end of the room between concrete columns. The ceiling appears to have previously finished with ceiling tiles secured via dot and dab adhesive; however, the majority of the tiles are missing and what remains is mostly destroyed. Some timber panelling remains around the entrance vestibule but is largely charred by fire and smoke damaged. The walls appear to have been largely plain plaster with a possibly white painted finish with timber skirting boards. A small office area sits to the immediate right on entry, accessed via a wide timber archway. A built-in timber desk remains to evidence the former use and is assumed to once have sat behind a reception desk; however, this

is now gone. To the immediate left of the entrance sits a toilet blocks, with plain white ceramic wall tiles. The fittings have largely been damaged but are likely not original. To the left of the main space sits two doorways, one with a timber hollow-core casement door which is plain in style and appears contemporary. To the northern wall sits central double timber doors with glazing panels. The doors are possibly original to the 1960s but are extensively fire damaged and charred. The doors provide access to a central internal corridor with stepped access up to the corridor beyond consistent with the ascending ground level externally. The wall to the western side into the rear extension area has largely collapsed on to the floor, so previous door openings are difficult to ascertain. The space with the extension to the south and west is largely open plan at present and could have possibly been open office or where the former rating hall was located. Originally the external walls featured extensive glazing panels to the perimeter, however these have been lost through alterations and are currently plastered over, presumably for energy efficiency reasons, however the alteration has inherently changed from the original form.

5.3.2 Through the doors to the corridor, a smaller ancillary corridor provides further access to the west extension, with the remaining space occupied by a small office. The office is accessed via a 21st century hollow-core door and has a modern suspended ceiling above. The stud partition walls are a mix of timber and metal studs, which also bisect the clerestory windows above, which suggests this office is a later addition. The small staircase to the corridor is of five steps with a carpet-tile finish and metal nosing details to the steps, both finishes are not original. The area to the top of the stairs provides access to the first stairwell to the left-hand side, through glazed timber double doors. The stairwell originally featured internal glazing panels to the corridor, evidenced in archival photographs, however these have now been lost and the wall covered with a smooth plasterboard finish. A single timber door to the right provides access to an office space, with no features of note. The floor throughout the area is also covered with debris from the ceilings and vandalised walls. The concrete slabs of the upper floor are visible in areas where the ceiling has collapsed, with areas rendered with an Artex finish containing asbestos. The corridor runs toward the northern end of the building where it opens up into a large open-plan officer space. There is an extensive pile of rubble to the majority of the space, making access extremely difficult. The windows are boarded with plywood and chipboard to prevent access. The internal corner of the 'L' shape plan features a small, enclosed room, which was presumably a storeroom as it does not feature any windows. Some surviving parts of the stud walls in the rubble suggest they were modern metal and timber stud partitions, some featuring glazed panels denoted by the venetian blinds in the rubble piles. The exact location of these internal windows cannot be determined at present. The southern side of the north wing features a section of smaller individual rooms with some remaining metal stud walls and a block of male and female toilets. The toilets were not fully accessible due to rubble in the main space but were heavily vandalised and sanitary fittings smashed beyond repair. The small extension to the northern side which is believed to be a plant room or substation features a small entrance vestibule, however the doors have been heavily vandalised and are now secured to prevent access. To the centre of the southern wall in this wing sits the other stairwell, accessed through a small corridor with timber fire doors in a 'leaf and a half' style.

5.3.3 Both stairwells follow the same design style and appear pre-cast to be concrete with a carpeted finish and commercial metallic nosing to each step. The handrails are the original timber-block style and are consistent to all floors. The stairs are set away from the side walls and appear to be supported from the various landings and half landings consistent to all floors. This allows for a lightwell to the side of the stairs, illuminated by a skylight to the roof level. The windows in the stairwells are uPVC replacements and are floor to ceiling height to all landings and half landings. Both ground floor stairwells formerly featured a covered access/egress door, however these are now heavily boarded so cannot be views to determine their design. The vast majority of the windows to the floor are smashed, but none were original to the 1960s construction. The building was furnished with a single lift to the southern stairwell, however it was in a dilapidated condition and could not be accessed at the time of survey. The area next to the lift to the southern stairwell featured a small storage cupboard to each landing level.

First Floor

5.3.4 Consists of a largely open floor plate, with some 'core' rooms including toilet blocks and one of the stairwells to the southern wall of the west side. There is little evidence of a former layout, and it is presumed to have always largely been open plan for the most part. Some remaining internal walls are visible, clustered predominantly to the northern corner, as well as the south and west ends, with some individual office or meeting room spaces. The remaining evidence of the walls all appear modern studs, so are likely not original. The open plan layout allows the original structure to be traced, with a central line of structural concrete columns to the centre of the floor space, supplementing the concrete frame to the external walls with attached concrete panels. The windows are largely broken white uPVC, and none are original. The windows above the ground floor flat roofs have been boarded for security purposes. The ceilings are now exposed plaster Artex finish, with some remanning hangers that once supported a suspended ceiling system, however this is also believed to have been a modern intervention. Mounted tracks to some areas of the ceilings could illustrate the location of some removed partition walls, which if correct would indicate the layout formerly consisted of a long central corridor to the fill floor plan, following the line of the central supporting columns. These tracks could have also supported services above the ceiling, so this cannot currently be confirmed from the remaining evidence.

Second Floor

5.3.5 Follows a very similar floorplan to the first floor. Again, the superstructure of the building is distinguishable through the central supporting columns, which are finished in a plaster covering. Some metal stud partitions remain but are extensively damaged. More rooms survive along the western edge facing the inner courtyard but are not obvious as to what their purpose was beyond offices and storerooms. The ceilings are similar to the first floor, with large areas of render with some areas of remaining suspended ceiling tiles and hangers. Any remaining decorative finishes appear to be modern, including plasterboard internal walls, carpet tiles, and skirting details. Little detail beyond the structural skeleton can be traced to the original design having suffered successive extensive renovations over the last 60 years or so. Consistent to other floors, the expansive glazing to the full perimeter provides long,

deep window cills to the external walls, though again the windows have been replaced with white uPVC.

Third Floor

- 5.3.6 Largely consistent to the other floors and now predominantly appears open plan, with some remaining modern stud partition walls mainly to the south and west end, with some evidence of more rooms to the centre courtyard wall. Aside from a purple painted finish, the floor is largely the same form as the previous, with no apparent detail that could be easily traced to the original design. The stairwells terminate at this level and the former rooflight openings can be seen, but the glass has been broken and is largely missing. One detail that can now be seen is the replacement roof from the 2001 works, which appears to have been installed above the existing flat roof. The pitched roof features partially translucent panels above the skylight areas but provides a much lower level of light than the original glazing would have due to the choice of materials and lower opacity. A fixed metal ladder to the inner corner of the 'L' shape layout on this floor provides access to the roof void and presumably the tank room at roof level, however this space was not accessed during the survey due to safety concerns and possible presence of asbestos.

6 Photographic Record

All photographs are the author's own unless otherwise specified. The access to the site was severely restricted due to its condition and the presence of asbestos to some areas. These images are intended to give to overall view of the site in its current configuration, where safe to do so. The site also featured heavy graffiti throughout, some of which may cause offense.



Image 1 – View of Parkfield House from historic entrance from Manchester Old Road.



Image 2 – Curved stone wall detail to historic entrance gates, left hand side.



Image 3 – Stone gate post to right hand side, with engraving 'PARKFIELD'.



Image 4 – Closer view of southern approach from pedestrian walkway.



Image 5 – Overall view of southern side, from driveway approach.



Image 6 – Overall view of southeast corner from driveway approach.



Image 7 – Overall view of east elevation from car park.



Image 8 – Closer view of main entrance point, with metal and glass canopy.



Image 9 – Wider overall view of east elevation from car park.



Image 10 – View from neighbouring site at Middleton Lads and Girls Football Club.



Image 11 – Wide view from vehicle & pedestrian gates to east access road.



Image 12 – Sign on entrance to east gate, reads “London Scottish Mortgages Parking Spaces – 35” highlighting a former occupier to part of the building.



Image 13 – View from eastern road approach. Original Park Field House would have sat in the foreground.



Image 14 – Closer view of east elevation, some vegetation obscures a full view.



Image 15 – Closer view of northeast corner, access restricted by extensive vegetation.



Image 16 – View looking up at the northeast corner.



Image 17 – Overall view of north elevation.



Image 18 – View along the length of north elevation.



Image 19 – View of northwest corner. Ground floor extension believed to be a plant room or substation.



Image 20 – Closer view of northwest corner, showing connection of extension to main building.



Image 21 – Overall view of west elevation, access restricted by mature trees and site boundary.



Image 22 – Closer view of west elevation, with some wood grain imprints to pre-cast concrete panels.



Image 23 – Close-up view of wood grain detail to pre-cast concrete panels, a design feature of the original Brutalist style.



Image 24 – Overall view of south elevation left hand side. Photo taken from inner courtyard, access restricted by vegetation growth.



Image 25 – View of inner corner of building, looking at south elevation to left and west elevation to right of image. Restricted viewpoint due to Garden of Remembrance to immediate right.



Image 26 – Closer view of access stairs and ramp to south elevation, doors have been boarded but once provided access to stairwell. Original concrete block canopy removed and not replaced.



Image 27 – View of access/egress point to west elevation. Original concrete block canopy replaced by metal and glass canopy.



Image 28 – Closer view of entrance to west elevation, with ramped and stepped access.



Image 29 – Entry point from Middleton Garden of Remembrance to southwest of site.



Image 30 – View of west elevation of ground floor extension. Courtyard garden area now heavily overgrown. Original glazing to length of extension has been removed and overclad.



Image 31 – View of inner corner of south and west elevations.



Image 32 – View of southwest corner of ground floor extension, with steel palisade fencing to inner courtyard area.



Image 33 – View of Parkfield House through gates of Middleton Garden of Remembrance.



Image 34 – View of Parkfield House inside Middleton Garden of Remembrance.



Image 35 – View back to Manchester Old Road from Parkfield House car park. Original C19th villa was in this approximate location.



Image 36 – View of car park from main entrance area looking toward Middleton Lads and Girls Football Club beyond the treeline.



Image 37 – View toward Limefield Playfield beyond treeline to rear.



Image 38 – View of east car park area, approximate location of former Park Field House stable block and coach house/ancillary buildings.



Image 39 – Closer view of glass canopy to main entrance, heavily vandalised. Original concrete block canopy lost at some stage.



Image 40 – View of main entrance area, with doors boarded to prevent entry.



Image 41 – Internal view of main entrance lobby, small office space to left through archway. Extensive damage from arson and vandalism.



Image 42 – Internal view of entrance hall looking south toward toilet block.



Image 43 – Internal view looking southwest. Clerestory windows above a notable feature.



Image 44 – View of west wall of entrance hall. Wall finish largely collapsed onto floor, but some concrete panels visible.



Image 45 – Internal view through ruined partition walls in extension to west side.



Image 46 – View of corridor area to west extension.

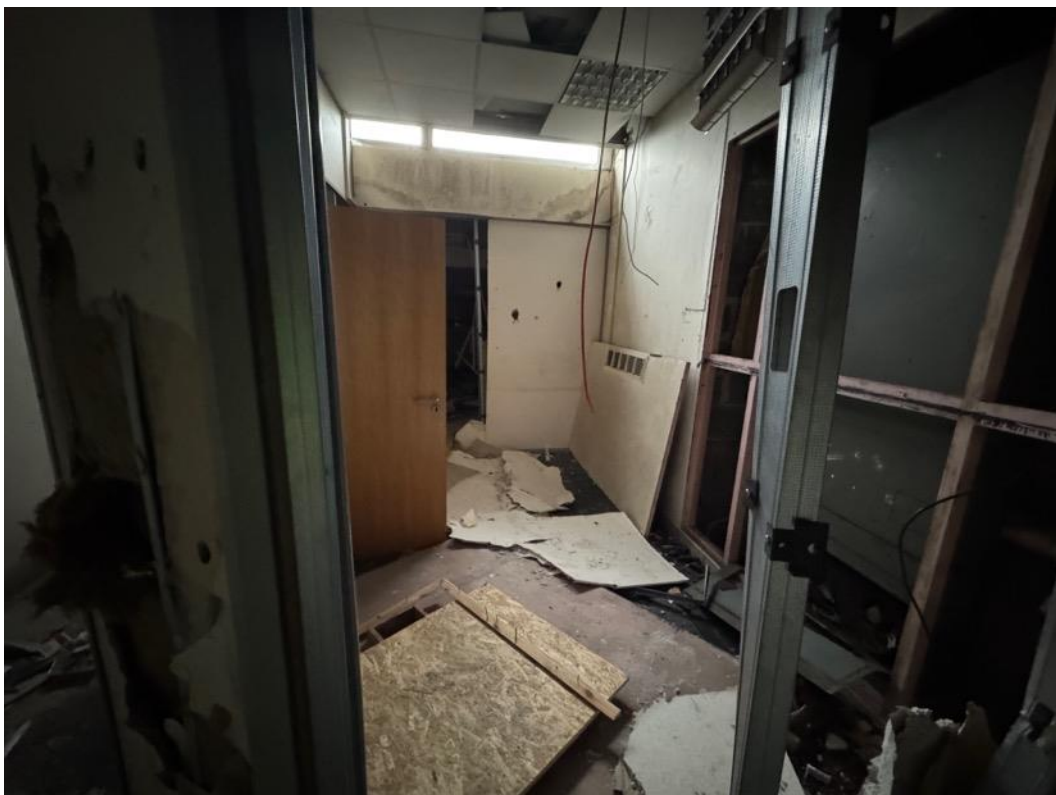


Image 47 – View of small office or storeroom to ground floor, north of entrance hall. Clerestory windows visible above. Partitions are modern stud in timber and metal.



Image 48 – View of internal staircase to main corridor to ground floor.



Image 49 – View of stairwell to west elevation. External door boarded to left side.



Image 50 – View down length of ground floor corridor.



Image 51 – View of internal office spaces to eastern side ground floor.



Image 52 – Office space to ground floor east side, small modern kitchenette to corner.



Image 53 – Office space to ground floor from central corridor.



Image 54 – Internal view of northeast corner of ground floor.



Image 55 – Office space to ground floor. Internal glazing missing and walls destroyed.



Image 56 – Internal view of northeast corner, ground floor.



Image 57.- internal view of entrance point to north elevation, into ground floor north extension.



Image 58 – View to length of northern side of the ground floor, heavy piles of debris made access difficult.



Image 59 – Access point to service duct in floor.



Image 60 – View of doors to stairwell to northwest.



Image 61 – View from half landing down to ground floor from northwest stairwell.



Image 62 – Northwest stairwell, first floor level.



Image 63 – Lobby area to first floor stairwell, northern side.



Image 64 – View of west end of first floor. Suspended tile ceiling remains in part.



Image 65 – Internal view, first floor looking to northwest.



Image 66 – View to length of northern end of first floor.



Image 67 – View to centre of north side of first floor.



Image 68 – View into separate office, first floor, walls largely destroyed.



Image 69 – Dark room to centre corner, presumably a storeroom.



Image 70 – First floor view looking back toward the west end.



Image 71 – View to central corridor space, first floor. All partitions heavily damaged.



Image 72 – First floor internal view looking north.



Image 73 – Former separate room to western edge first floor, partition wall now lost.



Image 74 - View of first floor looking north.



Image 75 – First floor view of southwest corner. Windows boarded above ground floor flat roof.



Image 76 - First floor view of southeast corner.



Image 77 – View into southern stairwell doors, sealed shut at time of survey.



Image 78 – Second floor view into northern stairwell.



Image 79 – Second floor entrance from northern stairwell looking south.



Image 80 – First floor view looking back toward the west end.



Image 81 – Second floor view looking southeast



Image 82 – Second floor view of windows to north elevation.



Image 83 – Long view of second floor looking east.



Image 84 – View of second floor office looking at northwest corner.



Image 85 – View of second floor offices at western end, looking south.



Image 86 – Second floor view looking east.



Image 87 – Second floor, view of central area with sub-divided offices.



Image 88 – Fire damaged to central storeroom, looking toward the north.



Image 89 – Second floor view looking north.



Image 90 – View looking south from the central inner corner.



Image 91 – View of office to west side of southern section.



Image 92 – View of south side second floor, looking to southeast corner.



Image 93 – View of southern stairwell, second floor. Doors sealed shut preventing access.



Image 94 – Second floor view looking at southern end.



Image 95 – View of former enclosed offices to southern end, looking toward the west.



Image 96 – Sub-divided offices, second floor southern end, looking north.



Image 97 – Overall internal view looking toward the north, second floor.



Image 98 – Rooms to centre of second floor, presumably storerooms due to lack of windows.

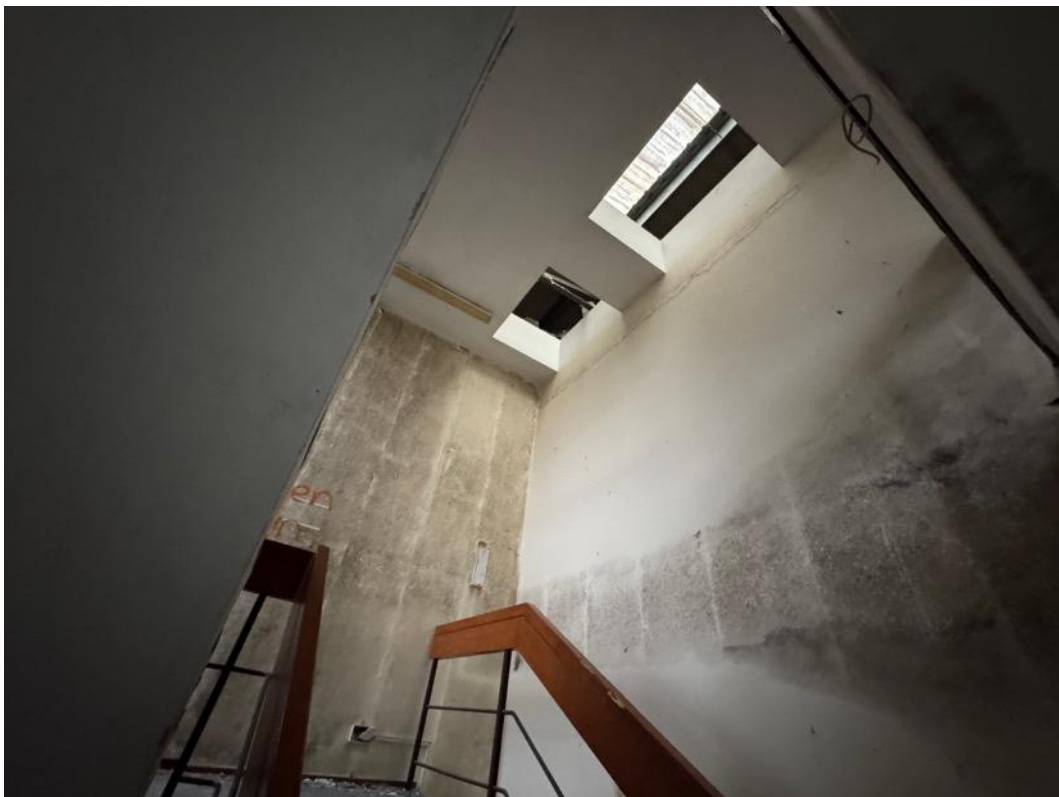


Image 99 – View of third floor to southern stairwell taken from second floor landing. Skylights to the top of stairwell.



Image 100 – Southern stairwell third floor level, showing skylights and lift doors. Door to right is for a small store cupboard.



Image 101 – Third floor view of western end, looking west.



Image 102 – Third floor view toward toilet blocks at western end, looking south.



Image 103 – Third floor centre of western end, looking south.



Image 104 – Third floor, northeast corner looking south.



Image 105 – Third floor northeast corner looking west.



Image 106 – Former server room to centre of third floor looking north.



Image 107 – Southern end of third floor looking north.



Image 108 – Third floor southern end, looking to southwest corner.



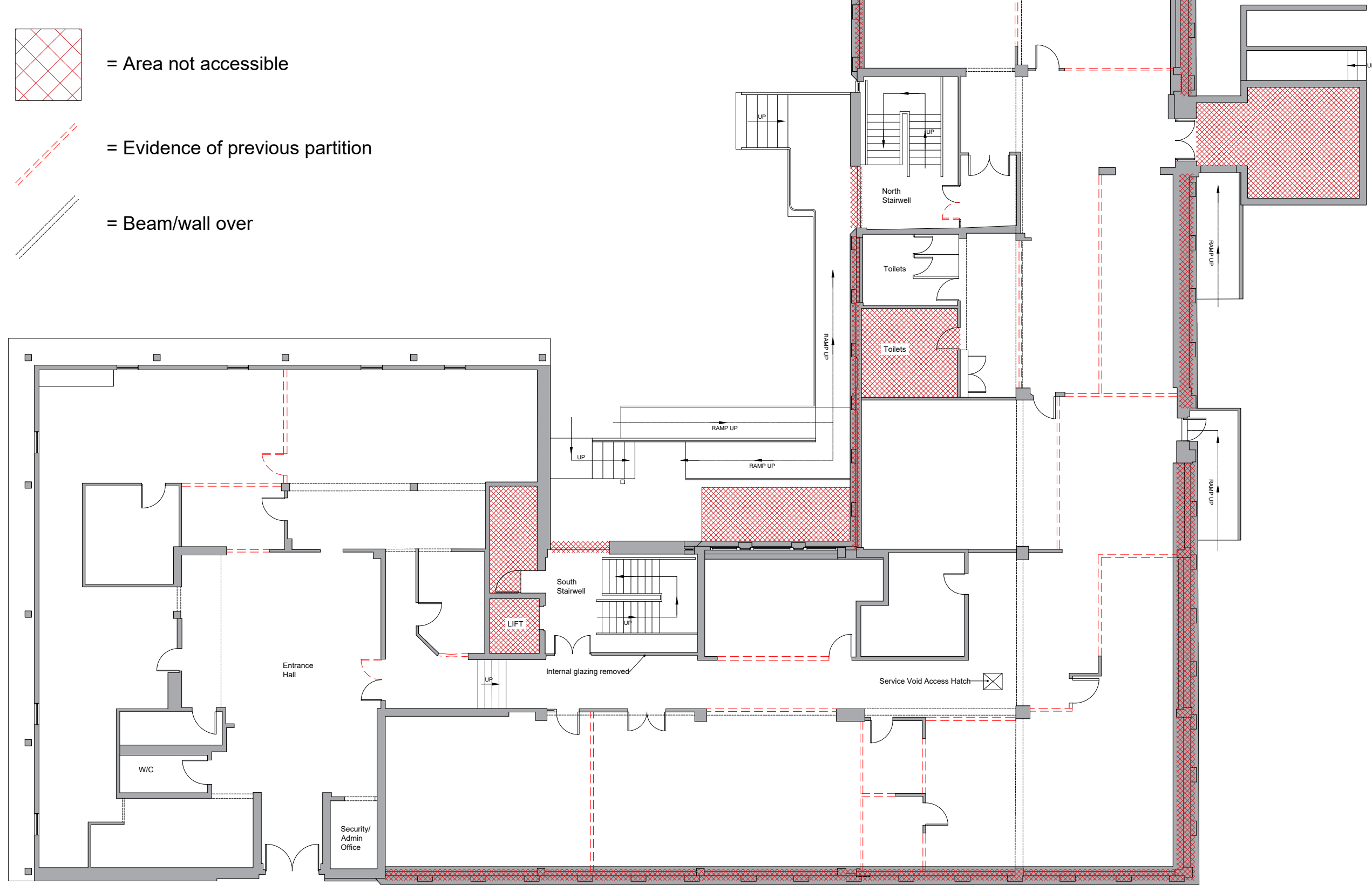
Image 109 – Third floor looking south at southern end.

7 Drawn Record

The drawings provided below were prepared by AMS Surveys Ltd and are for the purpose of this record only. The drawings aim to provide an overall layout and form of the building as it stands currently through what can reasonably be determined by the present condition of the building. Areas of the building were not safe to access, so have not been included as their present form could not be determined.

Ground Floor

Scale: 1:150



AMS
SURVEYS
CHARTERED BUILDING SURVEYORS

DATE: 20/03/2026

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Parkfield House -
Historic Building Record
Level 3

DRAWING TITLE:
Ground Floor Plan

DRAWING NUMBER:
1

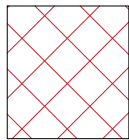
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A

SCALE:
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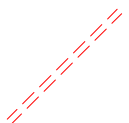
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AR

First Floor

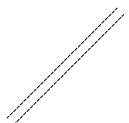
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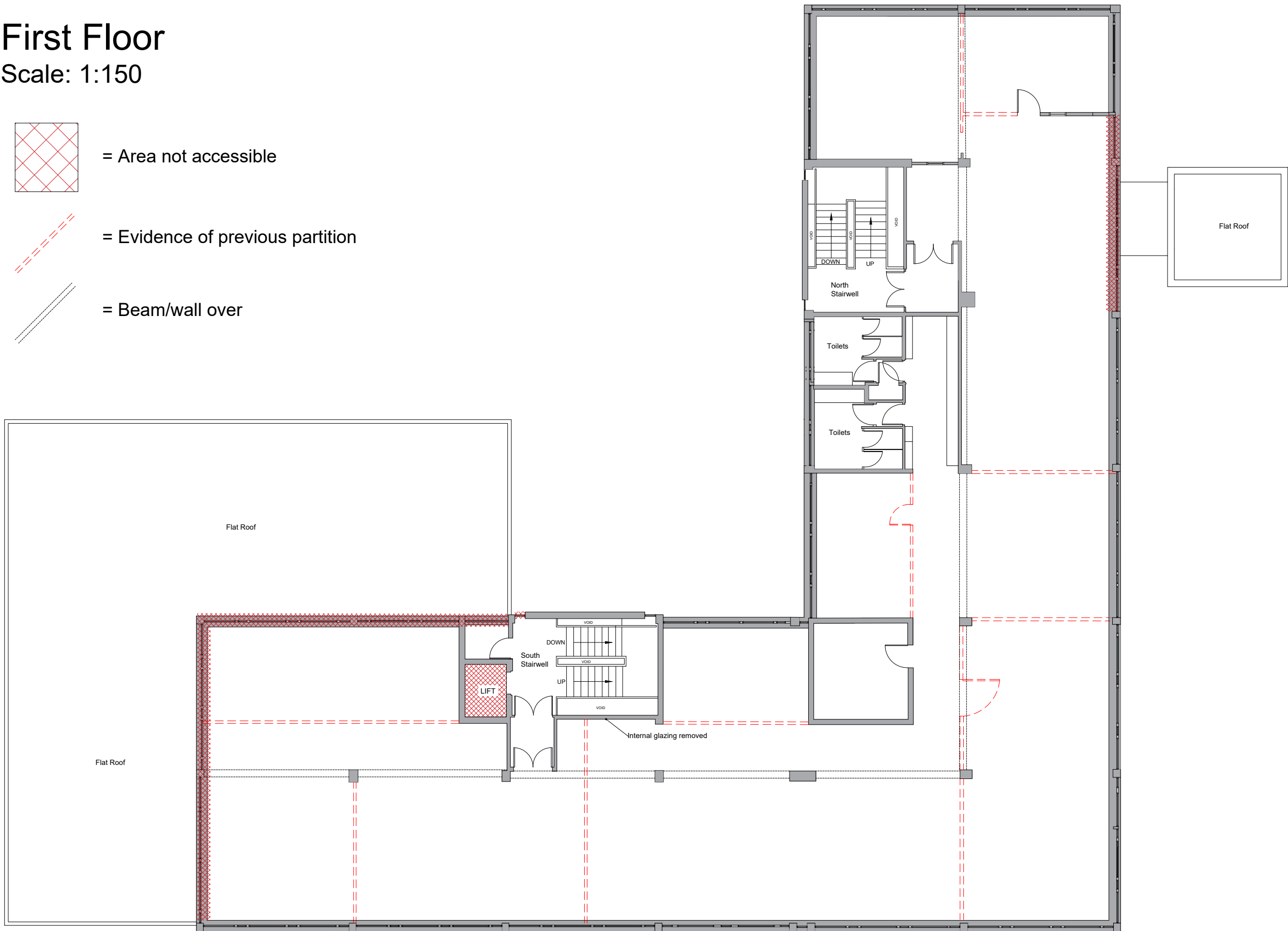
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= Evidence of previous partition

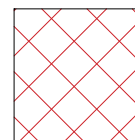
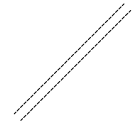


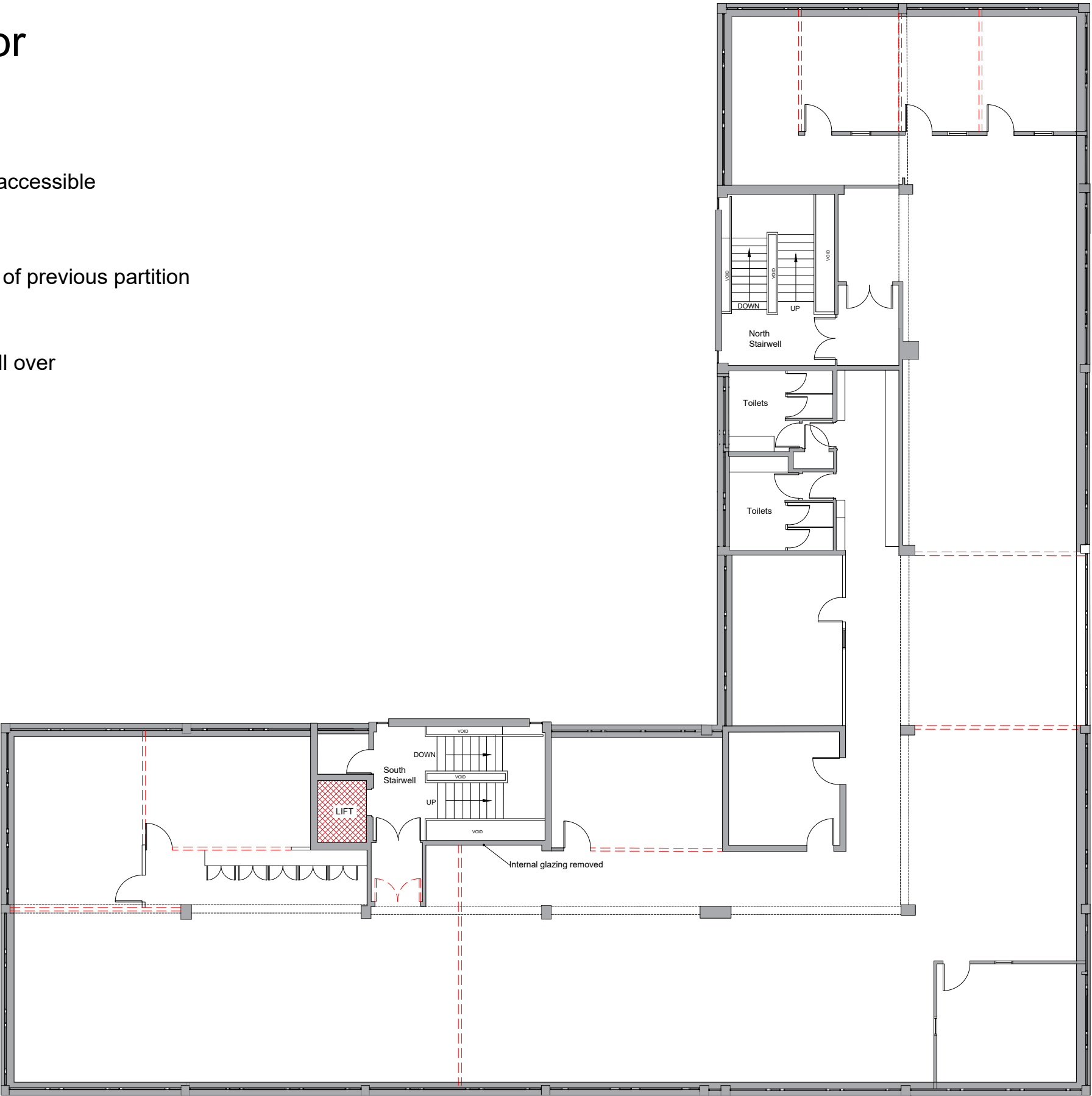
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Second Floor

Scale: 1:150

-  = Area not accessible
-  = Evidence of previous partition
-  = Beam/wall over



AMS
SURVEYS
CHARTERED BUILDING SURVEYORS

DATE: 20/03/2026

PROJECT TITLE:

Parkfield House -
Historic Building Record
Level 3

DRAWING TITLE:
Second Floor Plan

DRAWING NUMBER:
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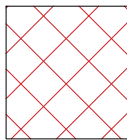
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SCALE:
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Third Floor

Scale: 1:150



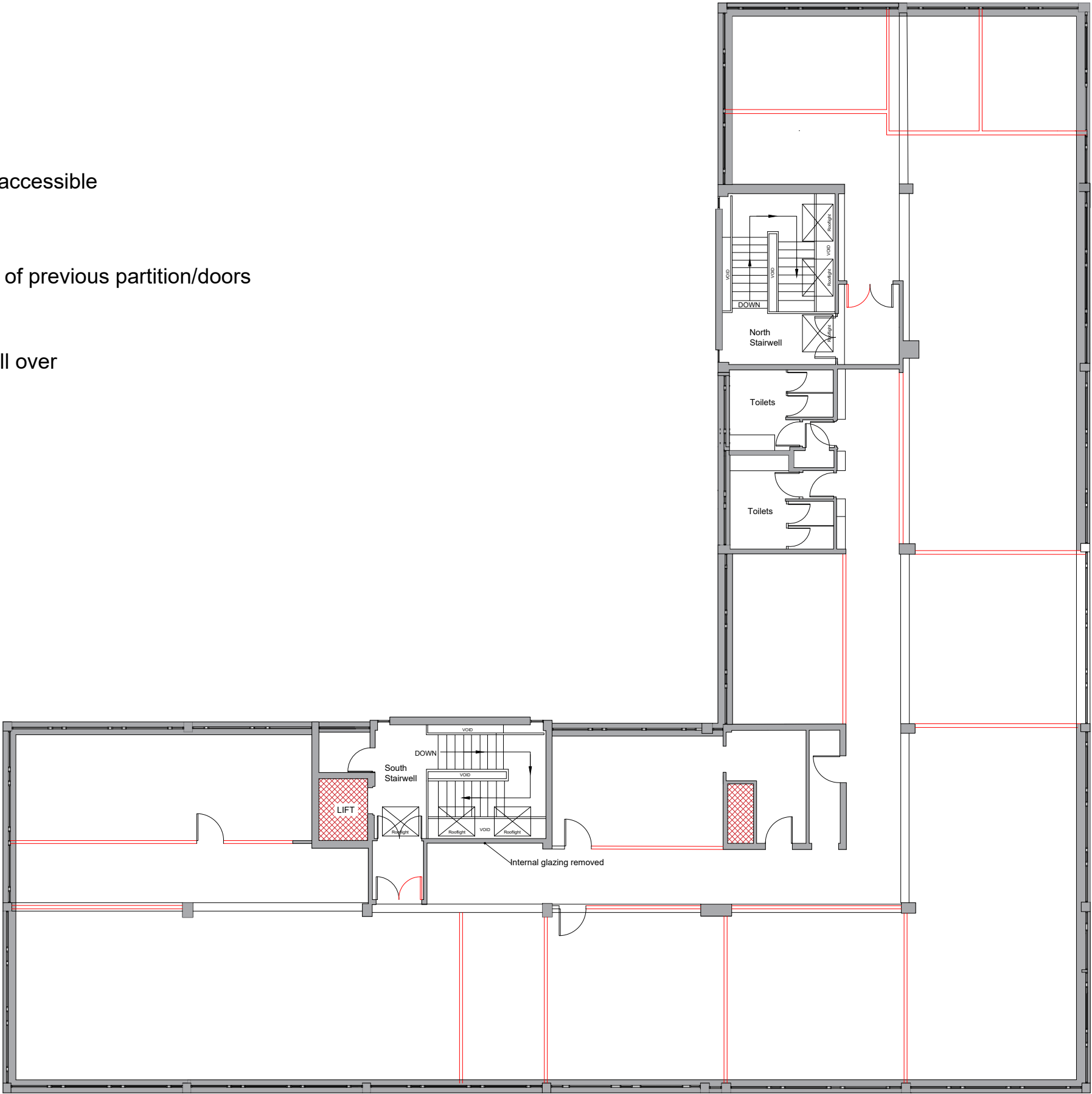
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= Evidence of previous partition/doors



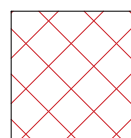
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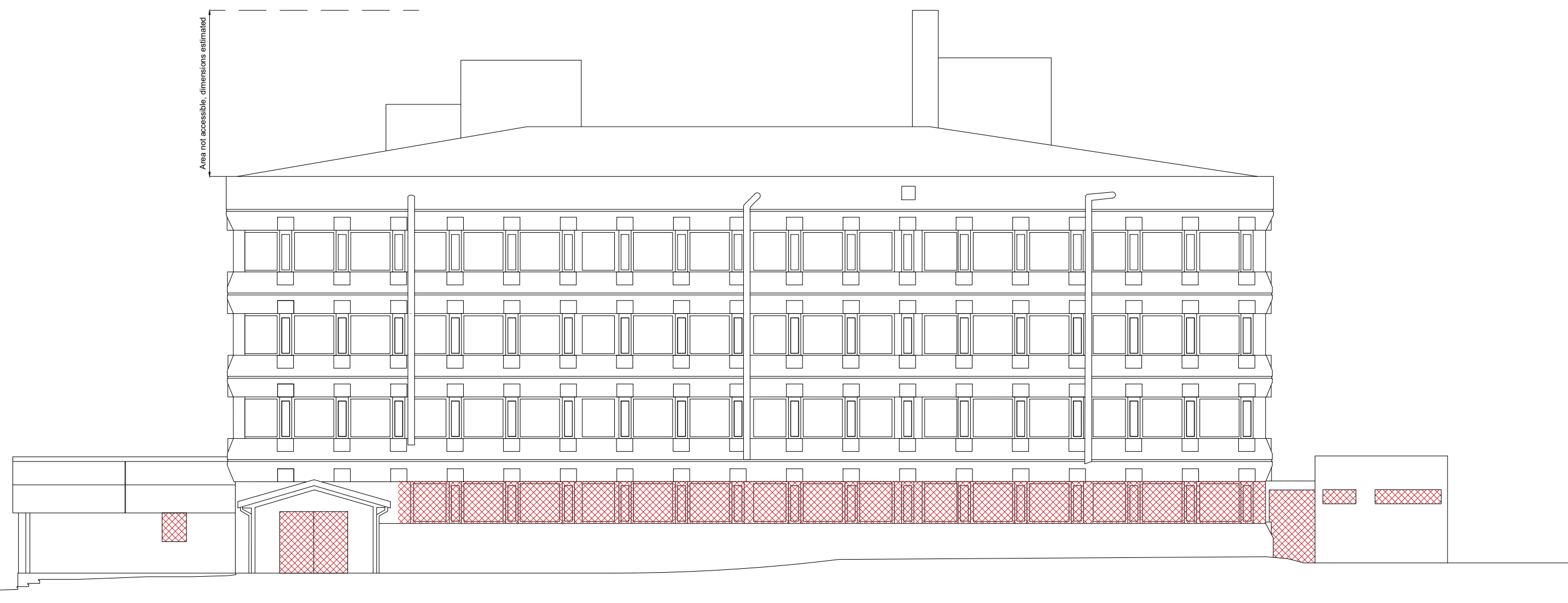
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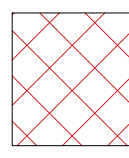
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Parkfield House - Historic Building Record Level 3	
DRAWING TITLE:	
North Elevation	
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East Elevation

Scale: 1:150

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AMS
SURVEYS
CHARTERED BUILDING SURVEYORS

DATE: 21/03/2026

PROJECT TITLE:

Parkfield House -
Historic Building Record
Level 3

DRAWING TITLE:
East Elevation

DRAWING NUMBER:
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REVISION:
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SCALE:

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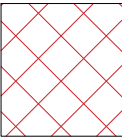
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South Elevation

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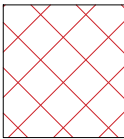
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AMS SURVEYS CHARTERED BUILDING SURVEYORS	
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Parkfield House - Historic Building Record Level 3	
DRAWING TITLE:	
South Elevation	
DRAWING NUMBER:	REVISION:
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SCALE:	1:150@A3
DRAWN BY:	AR



West Elevation

Scale: 1:150



= Area not accessible

AMS SURVEYS CHARTERED BUILDING SURVEYORS	
DATE: 21/03/2026	
PROJECT TITLE: Parkfield House - Historic Building Record Level 3	
DRAWING TITLE: West Elevation	
DRAWING NUMBER: 8	REVISION: A
SCALE:	1:150@A3
DRAWN BY:	AR

8 References & Further Reading

'Townships: Middleton', in *A History of the County of Lancaster: Volume 5*, ed. William Farrer, J Brownbill (London, 1911), *British History Online*

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