

Heritage Statement Parkmount Road

Reference	12191-XX-XX-VS-0102-S3-P1
Date	15.06.2023
REV	P01 (15.06.23)

1. Overview

The Heritage Statement has been commissioned to support the planning application to develop a vacant site in Harpurhey to provide 24 new build dwellings consisting of 3/4 bedroom family homes and one bedroom apartments with dedicated access (no communal areas).

The site has historically been occupied with what appears to be high density terraced housing – the statement will refer to the extents and scale of the previous development. There are also listed buildings adjacent to the site which the statement will identify.

The scope of the Heritage Statement consequently will concentrate on an analysis of the site and surrounding area and the existing heritage assets and the impact that the proposed new housing and landscaping will have on the heritage assets and any mitigations required.

The statement will provide a set of principles in relation to heritage considerations to guide the design and a critique of the design with respect to those principles.

2. Analysis of Locale, Conservation Areas and Heritage Assets

2.1 Description of the site

The site is currently a vacant strip of land fronting Rochdale Road and sandwiched between Shephard Street and Parkmount Road in Harpurhey. It has housing backing onto the rear boundary. The birds eye view below identifies the site boundary (red line) and notes on features and points of interest.



1. Birds eye view of site.

The site is not located within a conservation area. However, there are also several listed buildings in close proximity which are indicated in subsequent sections of the statement. The purpose of this Heritage Statement is to demonstrate that the proposals are consummate with the surrounding area and the past use of the site and do not adversely affect the listed assets.



2. Existing photographs of the vacant site

2.2 Historic Development

Historic maps of the area indicate that in the Victorian period the area was densely packed with 2 storey terraced housing with the building line having non or a marginal set back to the pavement edge. While some of these grids of houses still survive to the rear of the site, much of the area has been cleared and the terraced housing has been replaced with less dense terraced and semi-detached houses, set back from the pavement. The replacement housing appears to have been constructed in the 1950's onwards. Facing the site on the opposite side of Rochdale Road is the medical centre which is likely to be the most recent addition to the area.

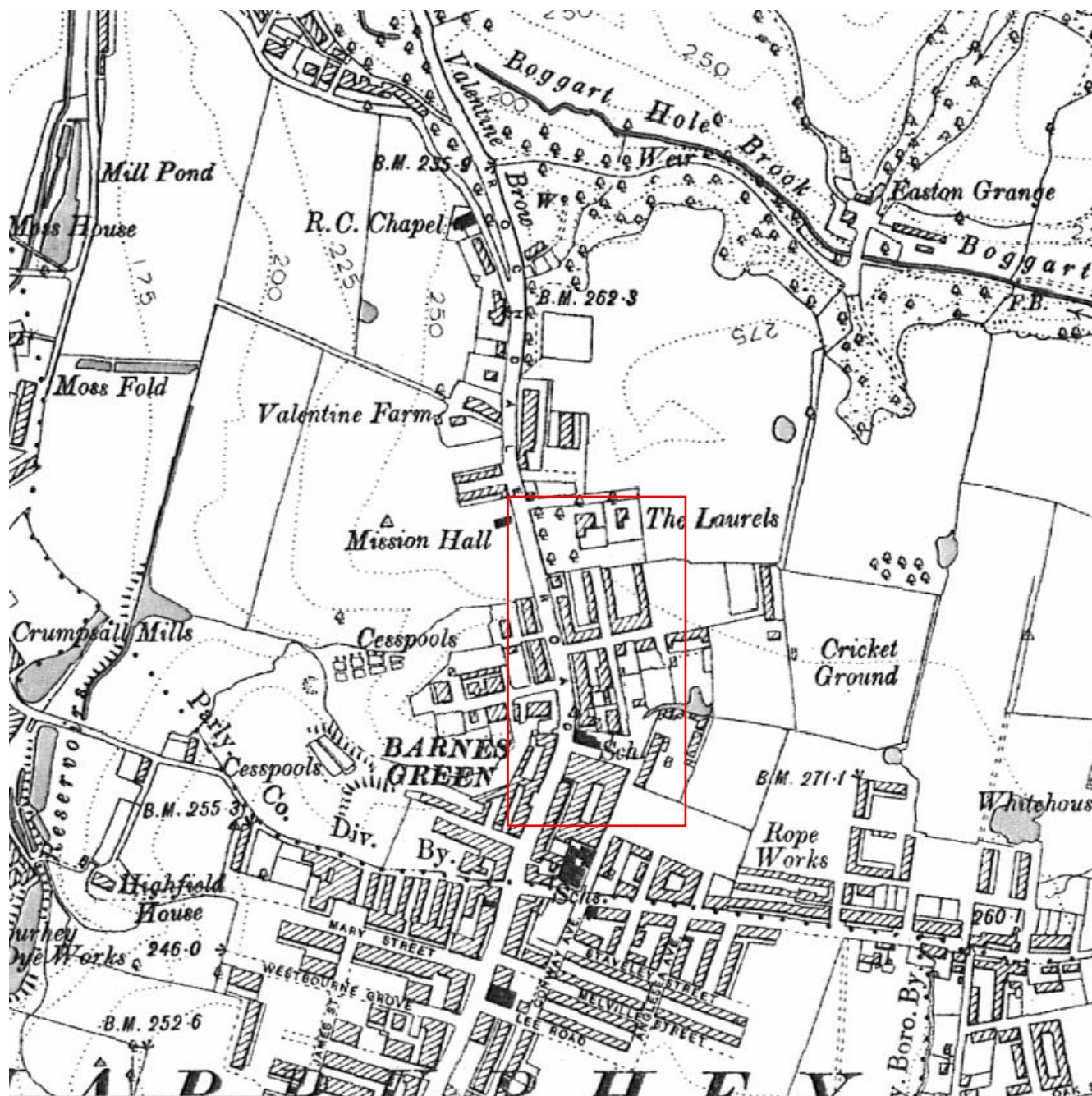
The site itself was lined with 2 long rows of terraced housing fronting Rochdale Road either side of Marfield Street which split the site in two. Towards Shepherd Street is a shorter strip of terraced housing and the corner of Rochdale Road / Shepherd Street was occupied by a school. It appears there were approximately 22 houses and in lieu of limited pictorial evidence would assume them to be 2 storeys.

On analysing the past occupancy of the site which still contained housing up to the 1970's/80's, redeveloping the site for housing would be the appropriate strategy.



3. Historic photograph taken looking northwards up Rochdale Road

2.3 Historic Maps



Historic map dated 1894 – Showing The former school building tightly packed terraced housing which occupied the site.



Historic map dated 1982 – Showing The former school building tightly packed terraced housing demolished

2.4 Heritage Assets

Following a search of Historic England listings, 2 listed assets were identified within close proximity to the site. These are Harpurhey Baths and Laundry and a GPO pillar box. Their locations are noted in the map below.



Their descriptions are as follows:-

1. Harpurhey Baths and Laundry. Grade II. 6.6.94

Heritage Category: Listed Building

Grade: II

List Entry Number: 1270790

Date first listed: 06-Jun-1994

List Entry Name: HARPURHEY BATHS AND LAUNDRY

Statutory Address: HARPURHEY BATHS AND LAUNDRY, ROCHDALE ROAD

SD80SE ROCHDALE ROAD, Harpurhey 698-1/3/711 (East side) Harpurhey Baths and Laundry

Public baths and laundry. 1909-10. Red brick and buff terracotta, slate roofs. Large irregular plan, with entrance / office block at north-west corner, swimming pool to rear of this, and former laundry area to south, with tall chimney. Two-and-a-half storey entrance block in neo-Baroque style, 5 bays, with orange terracotta plinth, buff terracotta pilasters and mutule cornice, the 2nd and 4th bays with keyed round-headed arched doorways, cornices arched over them, and attic storeys with semi-circular open pediments; otherwise, round-headed windows at ground floor (glazing altered), 3-light sashes at 1st floor (except for 1-light sash in centre), and segmental-headed sashes in the 2 attics, all these windows with keyed terracotta surrounds and all the sashes with glazing bars in the upper leaves only. Hipped roof and side-wall chimneys with terracotta bands. Left return wall in similar but simpler style, linked by 3 short lower sections to gable end of swimming hall, which has glazed roof louvre. Interior: much original fitting and decoration in Art Nouveau style, including glazed tiling to entrance hall and staircase, copper commemoration plaque, galleried swimming pool hall with plunge-bath cubicles on gallery, most with original stained glass panels and some with original baths.

Listing NGR: SD8603202018



6. Harpurhey Baths – Rochdale Road Elevation



7. Harpurhey Baths – View from rear of site – Shepherd Street elevation

2. GPO pillar Box. Grade II. 3.10.74

Heritage Category: Listed Building

Grade: II

List Entry Number: 1247606

Date first listed: 03-Oct-1974

List Entry Name: GPO PILLAR BOX TO WEST OF JUNCTION WITH BLACKLEY PARK ROAD

Statutory Address:

GPO PILLAR BOX TO WEST OF JUNCTION WITH BLACKLEY PARK ROAD, ROCHDALE ROAD
MANCHESTER

SD80SE ROCHDALE ROAD, Harpurhey 698-1/3/710 (West side) 03/10/74 GPO pillar box to west of junction with Blackley Park Road

GPO pillar box. Of type dating from 1859-79, known as "Hexagonal Penfold". Cast-iron. Hexagonal section, approx. 2m high, with moulded base lettered "COCHRANE / & CO / DUDLEY", semi-hexagonal door with ornamental monogram "VR", band with posting slot in front and "POST" on sides, frieze with Royal Arms, moulded cornice with band of large beads, and shallow ogee cap of acanthus leaves with ball-flower finial. The only surviving free-standing Victorian pillar box in the city.

Listing NGR: SD8595602274



8. GPO Pillar Box – view from Rochdale Road

2.5 Assessment of Heritage Assets & Design Implications

Following items were noted:-

- The architecturally significant elevations of the Harpurhey Baths are those associated with the entrance / office block at north-west corner, fronting Rochdale Road and Shepherd Street.
- The scale of the Baths entrance / office block is 2 ½ storeys taking into account the Dutch gable detail.
- The element of the building to the rear accommodated the swimming pools and appear to be double storey height spaces originally. The elevations of this part of the building are plainer and less significant than the entrance / office block. This has also been subjected to alterations including what appears to be a rooftop conversion / extension in a contemporary style. It would appear that the double height space has been split to create additional floor space and the usage has changed.
- An assessment of the interior of the building hasn't been undertaken and is not necessary as the building is outside of the scope of works of the project.
- The GPO pillar box is considered to be sufficiently remote from the site to be affected by the proposals.



9. Harpurhey Baths – view along Rochdale Road of prominent corner

The following principles have been laid down to guide the design of the new houses: -

- The proposed layout of the houses to be aligned to maintain sightlines of the prominent corner of the Harpurhey Baths where the significant elevations are located on the approach along Rochdale Road.
- The elevational treatments of the facades should be restrained and not over-elaborated in detail so as not to compete and consequently detract from the Harpurhey Baths neo baroque styled façade.
- The materials used in the proposed external walls and roofs to compliment / match the external materials of the Harpurhey Baths building.
- The scale of the new buildings needs to relate to the Harpurhey Baths entrance / office block. The height of the new building's elevations should be no greater than 2 to 2 ½ storeys.

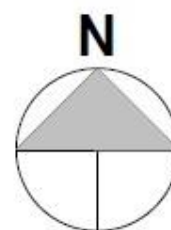
3. Proposals

3.1 Site as Proposed

The Client is proposing to develop the site as housing with 24 new build dwellings consisting of 3/4 bedroom family homes fronting Rochdale Road and one bedroom apartments fronting Shepherd Street. The houses vehicle access is via a drive running parallel to Rochdale Road off which parking spaces are served while the flats have front parking. The dwellings are laid out in terraces of 4 and 5 and set back from the pavement.

Schedule Of Accommodation

Type	Area	Count
3B5P 2 Storey Townhouse	95.7m ²	9
4B7P 3 Storey Townhouse	123.2m ²	9
1B1P Walk Up Apartments	41m ² GF	3
	51m ² 1F	3
Total		24



Site Boundary

HARPURHEY BATHS AND LAUNDRY

Heritage Category: **Listed Building**
Grade: **II**

List Entry Number: **1270790**

3.2 Elevations as Proposed

The terraced houses are designed to read as a cohesive 2 storey row despite the mix of 2 and 3 storey town houses of varying occupancy. This is achieved by expressing the street facing façade as serried gables and utilising the roof spaces of the larger units. The elevations have a simple composition and the facing material is red brick while the roofs are clad in grey coloured tiles.



Street Elevation -
Rochdale Road



Street Elevation –
Rochdale Road at prominent
corner with Shepherd Street



Street Elevation –
Shepherd Street



3D view of proposed housing along Rochdale Road

3.3 Critique of the design

The design has been developed with the principles outlined in section 2.4 in mind: -

- *The proposed layout of the houses aligned to maintain sightlines of the prominent corner of the Harpurhey Baths where the significant elevations are located on the approach along Rochdale Road.* The site layout of the proposed new houses takes advantage of the kink in Rochdale Road to allow a good sightline towards the prominent corner of the Harpurhey Baths building. The new buildings are also set back from the back of pavement to further enable this. The boundaries to Rochdale Road are low brick walls.
- *The elevational treatments of the facades should be restrained and not over-elaborated in detail so as not to compete and consequently detract from the Harpurhey Baths neo baroque styled façade.* The elevations are comparatively plain in detail.
- *The materials used in the proposed external walls and roofs to compliment / match the external materials of the Harpurhey Baths building.* The elevations are clad with red facing brick and the roofs with a dark grey tile. This has picked out the red brick of the Baths building leaving the buff terracotta as unique detail elements and the grey slate roof.
- *The scale of the new buildings needs to relate to the Harpurhey Baths entrance / office block. The height of the new building's elevations should be no greater than 2 to 2 ½ storeys.* The houses are outwardly 2 storeys in appearance with the roof spaces being used where required for the larger units. This has created a serried gabled elevation fronting Rochdale Road which is further analysed in the paragraph below.



3D view of proposed housing along Rochdale Road with Harpurhey Baths in the foreground

Although the serried gabled main elevation differs from the traditional appearance of terraces within this locale and the assumed former buildings on the site, it provides the following advantages which mitigate any negative connotations: -

- This provides a rhythm and identity to the development.
- It enables the desired mix of housing to be achieved for the site to be financially viable.
- It provides a social premium by providing greatly needed social housing.
- There is an environmental benefit as this enables each house to have southern facing roof planes where solar panels can be accommodated should they be required.
- It allows the creation of a room in the roof solution for the 4-bedroom homes enabling a reduced scale. Otherwise, 3 storey massing might be required.

4. Conclusion

From the analysis provided in the report, we have concluded that the new development will not have a negative impact on the listed assets. The following supporting observations are as follows:-

- The site has not been over developed. Compared to the previous development on site, the density on site has decreased as a similar number of units minus the school have been proposed to provide parking and access to modern standards.
- The houses fronting Rochdale Road are set back from the pavement as the previous houses on the site were. They also reconstitute the historic street frontage and provide a defined edge where it is necessitated.
- The corner of Rochdale Road and Shepherd Street is less densely developed than when occupied by the school building which was not set back from the pavement, respecting and maintaining the oncoming aspect views of the principle and higher quality elevations of the Baths from Rochdale Road.
- The simple composition of the new houses is nicely juxtaposed to the more elaborate detail of the baths as the original terraced houses would probably have been.
- Careful selection of materials. The elevations are clad with red facing brick and the roofs with a dark grey tile to match that of the baths.