Design, Access and Heritage Impact Statement

Client: Hopwood DePree

Project: Hopwood Hall Estate

Reference: 20619 | T510

Date: 24/06/2022



REVISION

PROJECT TITLE	Hopwood Hall
PROJECT NUMBER	20661
CLIENT	Hopwood DePree
DOCUMENT TITLE	Design, Access and Heritage Impact Statement
DOCUMENT NO.	20661 | T510
DATE	24/06/2021
AUTHOR	SMG
REVISION	A

Rev	Description	Date	Author	Checked
-	First Issue	24/06/22	SMG	LM
A	First Issue	28/06/22	SMG	LM

CONTENTS

1.0 INTRODUCTION 4

2.0 LOCATION 6

3.0 HISTORICAL DEVELOPMENT 7

4.0 HERITAGE ASSETS 9

5.0 ASSESSMENT OF SIGNIFICANCE 11

6.0 HERITAGE IMPACT AND CHANGE OF USE 14

7.0 CONCLUSION 19

1.0 INTRODUCTION

1.1 BACKGROUND TO THE REPORT

This Statement has been prepared by Seven Architecture on behalf of Hopwood Hall Estate Ltd to support a planning application for a change of use relating to Hopwood Hall in Middleton. The Hall was historically an ancestral country home and is now redundant after becoming surplus to requirements by the training college that now surrounds it. The proposal seeks Planning Permission to undertake a change of use to multi-use class for events and tours allowing for community engagement as a specialty event and hospitality venue with accommodation including a potential training facility for catering and hospitality students (in association with Hopwood Hall College). Reinstatements and refurbishments will be to a standard fit for habitation in accordance with Planning and English Heritage/Historic England approval. This is off the back of emergency remedial fabric repairs that are currently ongoing and to build upon the increased awareness and interest in the Hall since the involvement of Hopwood DePree and the publication of his book 'Downton Shabby'. The ability to open Hopwood Hall to the public is seen as a vital stage and is key to unlocking further opportunities that will benefit Rochdale Borough in general.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that:

'*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'.*[1]

To comply with these NPPF requirements, Section 4 of this document identifies the heritage assets within proximity to the Application Site which may be affected by the proposed change of use.

Section 5 sets out the assessment of significance for the identified heritage assets. This assessment is based upon available published information, archival research and a visual survey undertaken on site.

This report has been prepared by Samantha Gill of Seven Architecture, an RIBA-Accredited Conservation Architect (CA) and checked by Lisa McFarlane an RIBA Accredited Specialist Conservation Architect (SCA) and Full Member of the Institute for Historic Building Conservation (IHBC).

The following sources were accessed in the preparation of this report: -

- https://historicengland.org.uk/ (accessed 15th Dec 2021)
- https://hopwoodxiv.com/hopwood-hall-estate/ (accessed 16th Dec 2021)
- Design and Access Statement incorporating Heritage Statement (Buttress) 2018
- National Planning Policy Framework (NPPF) 2019

[1] DCLG, National Planning Policy Framework (NPPF) 2019, paragraph 189, p55

- Planning (Listed Buildings and Conservation Areas) Act 1990

2.0 LOCATION



Figure 01
Aerial view showing the site of Hopwood Hall (highlighted by yellow dotted circle) and the local context.

The building is located within the Middleton campus of Hopwood Hall College, South-West of Rochdale within a predominantly rural setting. It sits at the north end of the College and has access into the site through the college grounds to the South. The building is a substantial red brick building with stone detailing, including a projecting plinth, stone quoins and segmental archways. Since coming into the ownership of Rochdale Council, and being deemed surplus to requirements by the College, the Hall has remained vacant and without an ongoing use. This, coupled with episodes of vandalism and anti-social behavior, had led to the Hall falling into an increasing and cyclical state of disrepair. The Hall is now surrounded by security fencing with an access gate to the North of the building.

3.0 HISTORICAL DEVELOPMENT

3.1 HISTORICAL FABRIC

Hopwood Hall largely consists of C17th and C18th construction with various later editions and alterations from C19th and C20th. The Hall also has evidence of fabric from the 1420s and incorporates parts of an early C16th open-hall timber-framed structure which was constructed around a quadrangular two-storey plan. Most of the later editions were to the west of this quadrangular plan and date from the C19th and early C20th.

It is proposed that the Hall originates from the Tudor period although little fabric has survived that date back to before the early C17th. The Hall consists of mainly brick construction on a stone base, with sandstone dressings including coat of arms, quoins, crenelations and mullioned windows. Original pitched roofs use slate, as part of the previous recent emergency works some of these stone roof tiles have been removed from certain roofs. The removed slates are stored and remain on site ready to be reused when necessary.

The Gregge-Hopwood family welcomed Lord Byron to stay at Hopwood Hall for around 10 days in 1811. Anne Falloon from the Middleton Archaeological Society discusses this visit in an essay entitled 'Byron's Week in Middleton'. Renowned Art's and Crafts Architect Edgar Wood was involved in carrying out a sensitive programme of restoration within the hall in the early C20th. This restoration complimented earlier works and included an ornate fireplace nicknamed the 'Byron Fireplace' as well as the principle plastered corridor. In circa 1920 the Hopwood family resided at the Hall for a staggering thirty generations until the estate was purchased by the De La Salle Brothers in 1946. This is when a large program of expansion began on the estate and the 'De La Salle Teacher Training College' was established until the 1980s where it was phased out by the government. The Hall and College then came into ownership of Rochdale (Metropolitan Borough) Council.

3.2 CURRENT OWNERSHIP

Currently, Hopwood Hall is in the ownership of Rochdale Council. As stated in the previous section, it sits completely within the grounds of Hopwood Hall College and due to the current situation can only be accessed via the college grounds. While in the ownership of the council the Hall has remained vacant, allowing for the deterioration of the building further increased due to episodes of vandalism and anti-social behaviour. This has led the building into a critical state of decline.

In recent years Hopwood DePree, a descendant of the Hopwood family, has become increasingly involved with efforts to repair and restore the hall. Hopwood, along with around a core 20 volunteers from the Hopwood Foundation Friends group, have made progress in opening the hall up, removing defective materials and have most recently started making sections of windows and plaster mouldings to be fitted into the building. There has been increased interest and media coverage in the building since Hopwood DePree became involved, including the publication of his book 'Downton Shabby' and there is a need to capitalise on this and keep the momentum of interest. The intention is for the Hall to be transferred into the ownership of Hopwood Hall Estate Ltd during 2022 with a long-term lease to the Hopwood Foundation charity.

3.3 CURRENT CONDITION

Hopwood Hall is described by Historic England as being in a 'Very Bad' condition and is on their 'at risk' register.

There are multiple pressing issues contributing to the worsening condition of the Hall which are largely being addressed within the phase 2 works. One of the main substantial issues has been the fact that the Hall is not watertight, with water ingress causing major damage to internal historic detailing as well as effecting the structural stability of the building. The West Wing of the building is currently in a very bad and unsafe condition, with some areas where the structure isn't sound and other areas where the stability of the structure is still unknown. The wing is currently under construction to secure parts of the building fabric. On the South and South-East elevations there is widespread rainwater pipe failure including leaks. Some areas of the brickwork have therefore deteriorated more than others due to water saturation. A key reason for the building's deterioration is the lack of surveillance and presence on the site, with a clear example of this being the lead theft which has led to water ingress which has accelerated the decline of structural members.



Figure 02 Rainwater pipe failure affecting the brickwork to the south-east of the Hall.



Figure 03 West wing of the building which is in a very unsafe condition structurally.

During phase 1 of the emergency works the roof above the Victorian North Wing (Roof L) was made weathertight with a new temporary plywood pitched roof covered in a waterproof membrane. The works also included the replacement of an existing valley gutter above the Medieval, Georgian and Spere Truss rooms with a new stainless steel valley gutter. While this work was imperative to save areas of the building that if left would have been in a state of disrepair, there are still many challenges that need to be addressed in order to secure the structural stability of the building and allow for the building to be watertight. Phase 2 (currently onsite) comprises a series of repairs to the roofs, gutters, rainwater goods, external facades and internal and external alterations including the removal of a concrete step that block the original carriageway entrance and the implementation of internal welfare facilities that will be used by visitors to the site once this phase of works have been completed. It is envisaged that unless works and engagement continue the Hall it could easily and quickly fall into further disrepair.

3.4 DESIGNATED HERITAGE ASSET

In 1957 Hopwood Hall was listed at Grade II* and it is therefore listed on Historic England's National Heritage List for England as a designated heritage asset. These buildings are generally deemed as nationally significant and included within the highest ranked 8% of all listed buildings in the country. Historic England classify buildings of this grading as being of 'more than special interest'.

3.5 HERITAGE AT RISK REGISTER

Hopwood Hall is included on Historic England's current 'Heritage at Risk' Register. This register highlights the country's most vulnerable/under threat heritage sites. While the phase 1 emergency repair works were being carried out in 2019 the Hall was listed as '*Priority Category E - under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use*).' Since then, the Hall has moved up and is now listed in the 2021 Heritage Risk Register as '*Priority Category A - Immediate risk of further rapid deterioration or loss of fabric; no solution agreed'*.

The proposed works are vital in reducing further loss of fabric within the building. The change of use will increase engagement with the Hall and provide further surveillance of its condition. It is envisaged that by providing increased engagement with the Hall it will allow it to succeed, and fundamentally reduce the risk of deterioration and loss of the building. Without opening the building up to ongoing commercial and charitable activity there is a very real possibility that a future use for the building may not be forthcoming.

4.0 HERITAGE ASSETS

4.1 LISTED BUILDINGS AND DESIGNATED ASSETS

The NPPF defines a heritage asset as: -

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest"[2].

Designated heritage assets are those buildings and sites which are identified as being of a level of heritage interest that justifies protection through designation.

Hopwood Hall is a Grade II* listed building. An extract of the list description prepared by English Heritage[3] (now Historic England) is included below.

List Entry Number: 1068466

Date first listed: 15-Mar-1957

Statutory Address: Hopwood Hall, Rochdale Road,

SD 80 NE 2/21

Grade II House, now part of training college. Largely of the C17 and C18 but incorporating parts of an early C16 open-hall timber-framed structure and various C19 and C20 additions and alterations. Brick with stone dressings and graduated stone slate roof. Quadrangular two-storey plan with later additions to west including a C20 extension which is not of special interest.*

A symmetrical gatehouse (of 1690 but rebuilt in C20) gives access to the courtyard through double studded-oak gates. It has a projecting plinth, stone quoins, a segmental archway, and a flat roof replacing the original pitched roof. Two six-light double-chamfered stone mullion and transom windows on each floor and a C19 oriel window in bay 2 with coat of arms and castellated parapet. The windows, which have leaded lights and hoodmould (with coiled stops on the ground floor), have on the whole been replaced or re-cut. The C19 two bay addition to right repeats similar details. The left return consists of a library of c.1755 with C19 two storey bay window and a dining room of c.1840 with large mullion and transom windows.

The rear (south) elevation has four bays and various later additions which step up the hill to left. The screens-passage door with stone surround remains in its original position adjacent to a two-storey late C16 canted bay window with nine-light mullion and transom windows on each floor. The canted bay windows in bays 3 and 4 are C19 but contribute greatly to the house's distinctive character. Bay 1 has mullioned windows on

[2] DCLG, National Planning Policy Framework (NPPF) 2019, paragraph 189, p55

[3] National Heritage List for England (Historic England) 2021, https://historicengland.org.uk/listing/the-list/list-entry/1068466?section=official-listing

each floor; the later additions have casements. The numerous circular chimney shafts are largely C19 or C20.

INTERIOR: the C16 roof trusses including the spere truss over the original hall are all intact. They have king posts and cusped braces. The floor which was inserted in the late C16 is also complete with its heavily moulded beams. The extent to which the timber frame still exists has not been fully explored. Substantial quantity of carved oak includes doors, door surrounds, fire surrounds, panelling etc. Its age and origins are varied but much dates from the early C17. Tudor-arched fire surround in stone dated 1658 bearing initials FG and a coat of arms. Other features including much C19 work are of interest.

The house is particularly noteworthy as an example of a quadrangular plan which developed around a timber-framed open hall.

Listing NGR: SD8748308299

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 SIGNIFICIANCE AND SPECIAL INTEREST

The NPPF requires the identification of a heritage asset to be:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from it setting". [4]

5.2 SIGNIFICANCE

Hopwood Hall holds a Grade II* designation and as such has been identified as a building worthy of Listed Building status, it is of high evidential and historic value in its contribution to representing how past people, events and aspects of life were in the local area of Middleton.

As mentioned previously the change of use follows on from Phase 1 and 2 remedial works to the building. The assessment of significance has been extracted and referenced below for simplicity and has not deemed to have changed since the statement was written by Buttress in 2019.

3.1 Overview

This section seeks to summarise the heritage significance of Hopwood Hall. It does not purport to be a comprehensive historic record, rather it is intended to provide context to the proposals contained within the application. The assessment of significance is based upon guidance within Historic England's 'Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment' (2008).

3.2 Evidential Value

Evidential Value is derived from the potential of a place to yield evidence about past human activity. Hopwood Hall, even in its current condition with the loss of some fabric, still comprises material and building phases spanning several centuries and periods. There are some areas of modern construction which offer little in the way of evidential value, however the majority of the building presents a considerable insight into the construction methods and fashions of previous centuries, while date marks/inscriptions and motifs within the building present an array of opportunities to interpret the construction and development of Hopwood Hall going back to the C15th and perhaps further.

The Evidential Value of Hopwood Hall would be regarded as Medium/High.

[4] DCLG, National Planning Policy Framework (NPPF) 2019, p.73)

3.3 Historical Value

Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Hopwood Hall is illustrative of its past status as the seat of the prominent Hopwood family of Middleton, and despite its current condition it is evidently a residence of some status, with its surroundings giving some idea to the scale of the estate. The grandeur and ornate nature of particular elements denote the Hall's stature and reflect the wealth of its historic inhabitants. In addition the styles and approaches of particular historic periods are also illustrated, such as the mullioned windows, crenelated parapets and interior features. Some modern interventions and recent repairs of a temporary nature arguably dilute the illustrative value of the Hall, although this could be addressed by appropriate long-term repair.

The associative value of Hopwood Hall is high, given its prominence within the local and regional context, as the seat of the prominent Hopwood family of Middleton. In addition to this, the associations with notable historic figures such as Lord Byron and Edgar Wood further supplement this value by adding to the stories and various layers of interest in the building and its history.

Overall the Historical value of Hopwood Hall is High.

3.4 Aesthetic Value

Aesthetic Value derives from the ways in which people draw sensory and intellectual stimulation from a place. It is certainly the case that there are other more architecturally distinctive historic houses in the country and even within a regional context. Indeed, the setting of the Hall has been somewhat compromised from an aesthetic perspective due to the landlocked nature of the site and the College's facilities located in close proximity, which will contrast with the original setting of rolling meadows and woodland around the Hall. However, despite this, the Hall retains an element of aesthetic grandeur in the form of its dressings and ornamental features, with full height windows giving an increased sense of scale. This is reflected internally also, with the detailing and ornamentation of the historic plasterwork and joinery reflecting a grand residence, despite the current condition. Even with the Hall sitting within a College campus and behind steel railings, it is still possible to look beyond this and appreciate the presence and prominence that the building would have had in its days as a residence.

The Aesthetic Value of Hopwood Hall is Medium/High.

3.5 Communal Value

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 generally be either social or commemorative/symbolic in nature.

In its current dangerous state, it is not possible for the general public to interact with Hopwood Hall unless under controlled and supervised conditions. Only a limited number of people have therefore been able to briefly glimpse its interiors. This would normally impact on the Communal Value of a place as it limits the interaction and sense of identity within it. However, in the case of Hopwood Hall there is a thriving Friends group, while large numbers of volunteers regularly participate in events at the site, which reinforces the connections between the Hall and the wider Middleton setting, while also strengthening a sense of identity and connection towards the building. This has been supplemented by recent publicity, increasing the visibility of the Hall, while encouraging a wider base to enhance social value.

The symbolic value of Hopwood Hall may be different depending on the individual, given its recent history. For some, it may always have stood as the ancestral home of the Hopwoods and one of the principal heritage assets of Middleton, set within its wooded grounds. For others, there may be an identification of the place stemming from its C20th use as an educational facility, and indeed there will be a more recent demographic who will see Hopwood Hall as an ongoing project played out in the national media. In any case, the Hall represents one of the most significant historic buildings in Middleton and indeed the wider Rochdale borough.

The overall Communal Value of the Hall is Medium. It is envisaged that should the building be conserved and repurposed to facilitate an ongoing interaction with the wider public, that this value would likely increase.

3.6 Summary of Significance

It can be argued that the current condition of Hopwood Hall, with its temporary holding repairs, decayed elements and lack of public access etc, has a diluting effect on the overall heritage significance of the building. However, this diluting is marginal, as with an addressing of these issues there are opportunities to better reveal the significance of Hopwood Hall. Indeed, the embodied significance of the Hall which transcends the current condition will likely be retained so long as the building remains extant; for example, the Hall will be associated with Lord Byron regardless of whether an element is ultimately fully restored or its historic scarring is presented. With this in mind, it would perhaps be inappropriate to downgrade the significance of the building based on its current presentation, when its wider importance is considerable. The overall significance of Hopwood Hall would therefore be deemed High.

Seven Architects believe that the significance of the building has not changed since this was written and as such the statement of significance also remains unchanged

6.0 HERITAGE IMPACT AND CHANGE OF USE

6.1 INTRODUCTION

When local authorities determine applications affecting listed buildings and their setting's they reference the Planning (Listed Buildings and Conservation Areas) Act (1990):

'the desirability of preserving the building or its setting or any features of special architectural or historic interest...' [5]

Local authorities need to have an understanding of a building's significance and its special interest and be able to see how proposals will affect this. The National Planning Policy Framework (NPPF) strengthens the 1990 Planning Act referencing listed buildings as heritage assets, protected for their significance:

'the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation'[6]

The local authority is compelled by the NPPF to 'identify and assess the particular significance of heritage assets', and 'take account of available evidence and necessary expertise'. The purpose of this report is to furnish the local authority to consider 'the impact of a proposal on a heritage asset, to avoid or minimise the conflict between the heritage asset's conservation and any aspect of the proposal'[7]

Nationally important heritage assets, such as listed buildings, should be given substantial value, when the impact of development is considered. Proposals can affect a heritage asset by either enhancing it, having a neutral impact or be harmful. Harm to the heritage asset should be avoided. The local authority has to balance whether the public benefits of a proposal outweigh any levels of harm that are caused.

As Hopwood Hall is a Grade II* Listed Building, any proposals will need to have a positive impact on the designated heritage asset and any conservation works should be sensitively undertaken.

6.2 SUMMARY OF THE PROPOSALS

No physical changes to the building are proposed at this stage. There is a Listed Building Consent currently with the council for the addition of welfare facilities and the removal of modern walls in order to open up the space and allow further visits. This application looks to enable further engagement to take place at Hopwood Hall and is a vital step in securing a better future for the heritage asset.

6.2.1 PLANNED USE OF SPACE

Currently the building is not in use and is occupied on an adhoc basis by volunteers and visitors to the building. It is envisaged that the whole hall would provide the backdrop for further tours, and it is understood that if any works were needed in order to facilitate this the necessary applications would be required.

[5] Section 66 1990 Planning (Listed Buildings and Conservation Areas) Act

[6] National Planning Policy Framework (NPPF) 2019, paragraph 131.

[7] National Planning Policy Framework (NPPF) 2019, paragraph 129.

It is envisaged that the principal rooms would be used (as it is currently) for visitors to have talks, events and meetings as part of the engagement and hospitality process. The proposals look to use the welfare facilities, currently in for Listed Building Consent to provide possible caretaker accommodation and to restore the doorway from the current meeting room to allow for a free-standing café and small retail unit in order that visitors can purchase hot or cold drinks, a cake or snack, or small gifts/books.

This is outlined on drawing HOH-SEV-XX-00-DR-A-02100-P01 Proposed Ground Floor Plan

6.3 COMMENTARY ON THE IMPACT ON HERITAGE SIGNIFICANCE

As discussed in the sections above, the building has been subject to a lack of continued use, maintenance and appropriate repairs until its very recent past. Over time this has had a harmful impact on the building and in-turn of the general condition of the heritage asset.

The addition of welfare facilities including disabled provisions for volunteers and visitors to the site is proposed in a later and less sensitive area of the building. It looks to renew redundant and dilapidated WC provisions and is seen as doing very little to harm the heritage asset. The extra provision is deemed necessary in order to provide compliant and appropriate welfare facilities in order to restore the Hall.

It is hoped that additional engagement in the Hall will increase the communal value of the Hall; something that has been largely lost until the last few years. The increased engagement and activity at the Hall is seen a vital step in securing the building's future which will in turn have a positive impact on its significance and hopefully it's removal from Historic England's At Risk register.

7.0 CONCLUSION

The proposals involve a change of use for the building and are considered to be essential for the protection of the Hall. Its designation as a Grade II* listed building coupled with its placement on the Historic England At Risk register requires a careful and considered approach to its conservation. These works look to provide that, opening the building for further engagement and protecting the fabric from slipping into further disrepair and ultimately collapse.

On the whole the proposed works will have a **positive impact on the significance** and are not seen to have a detrimental effect on the significance of the Grade II* listed building. More frequent use of the building will not only increase engagement it will also increase onsite monitoring of the building repaired and protected for future use and this in turn will bring a positive impact to the Hall, hopefully allowing the building to be more actively used and celebrated in the future.