

HERITAGE STATEMENT



Client: Hopwood Hall College
Project: HHC Middleton Campus Signage
Reference: HCS-SEV-XX-XX-RP-A-09100
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REVISION

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1.0 INTRODUCTION

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1.1 SCOPE OF REPORT

This report has been prepared by seven architecture to support a planning application (ref: 24/00159/ADV) for the new signage to be placed on the Advanced Technology Centre and Henry West buildings.

The National Planning Policy Framework (NPPF) 2021 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information required 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.'

This document provides an overview of the heritage assets, namely the Grade II Listed Former Chapel and Grade II* Listed Hopwood Hall. This assessment is based upon available published information, archival research and a visual survey undertaken on site. Resources accessed to support the research for an preparation of this report include:

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

- <https://www.google.co.uk/maps>
- <https://historicengland.org.uk/listing/the-list/>
- https://en.wikipedia.org/wiki/Liturgical_Movement
- www.oldmaps.co.uk
- 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017.
- Architectural Review, August 1965
- English Heritage, Conservation Principles, 2008
- 'Former Chapel, Hopwood Hall College. Proposed Alterations: Heritage Statement' by Architectural History Practice. March 2012.
- Information from David Morris, Conservation Officer, Rochdale MBC in an email dated 29 March 2012 to Saf Arfan, Hopwood Hall College



2.0 THE SITE AND IT'S CONTEXT

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2.1 SITE LOCATION

The proposed development site is located on Hopwood Hall College's Middleton Campus, 4 miles south of Rochdale town centre.

The proposed development site is on the courtyard space between Henry West and Wardle. The site is level and surrounded on each side by 2 Storey teaching accommodation.

KEY

- 1 Hopwood Hall College
- 2 Hopwood Hall (Grade II* Listed)
- 3 Manchester Golf Club
- 4 Cardinal Langley Roman Catholic High School
- 5 St Anne's Academy Comprehensive
- 6 Hollin Primary School
- 7 Stakehill Industrial Estate
- 8 Yew Tree Farm
- 9 Hopwood Woods
- Site Boundary (Technology Centre + Henry West)



Location Plan

2.0 THE SITE AND IT'S CONTEXT

2.2 SITE SUMMARY

Hopwood Hall College is a Further Education College based in Rochdale operating from 2 campuses, one in the town centre of Rochdale and one at Middleton.

The Middleton campus consists of a range of building ages and conditions, the oldest of which is the Grade II* Listed Hopwood Hall (no. 11), which is situated within close proximity but not within the College Campus, (Listed in 1957) which dates back to the 16th century and has been added to over the centuries. The Hall was once in the ownership of the De Le Salle Brothers, as it was developed into a teacher training college in the 1950s. The Hall and its immediate perimeter is now the ownership of the Local Authority and has fallen into disrepair in the years since incorporation.

The Former Chapel was built in 1964-65, designed by Architect Fredrick Gibbered and is directly related to Gibbered's Liverpool Cathedral in its form and structure, being built around the same time. It is no longer a chapel but has been Grade II listed and is a unique feature for the College.

Ashworth and Littleborough buildings are historic buildings which form part of the College Campus. Ashworth buildings area teaching blocks which span 4 storeys in height and the Milnrow building is a staff block which is 1 storey in height.

Wardle and Hollingworth are 2 storey teaching blocks providing general teaching space and, in Wardle, Animal Care and Science Labs.

Healey is a 1 and 2 storey brick building housing much of the College's administration functions. The 1950s Ashworth and Littleborough are noted as Buildings of Local Importance. They were originally designed as student residences but now used for general teaching space.

Henry West provides the campus reception, refectory, LRC and range of teaching and I.T rooms and was built at a similar time to the Sports Arena which houses a range of large sport and fitness spaces, including an 8 badminton court hall.

The latest new additions to the site are the Technology Centre (built circa 2011) which provides Construction and Engineering facilities over 2 floors and the adjacent Annex (circa 2014) which extends these facilities with plumbing and plastering workshops. Additional extensions to the Technology Centre and cafe buildings completed in circa 2023.



Existing Aerial View

- | | |
|----------------------|-----------------------------------|
| 1. Hopwood Hall | 6. Henry West |
| 2. Former Chapel | 7. Ashworth & Littleborough |
| 3. Technology Centre | 8. Healey |
| 4. Annex | 9. Sports Arena |
| 5. Wardle & Rochdale | 10. Vehicular & pedestrian access |

The Existing Site - External Photographs

2.0 THE SITE AND IT'S CONTEXT

2.3 KEY VIEWS OF THE SITE



1 View towards the Chapel from the main entrance to the Hopwood Hall College Campus



2 View towards the Chapel from the footpath from Hopwood Hall College



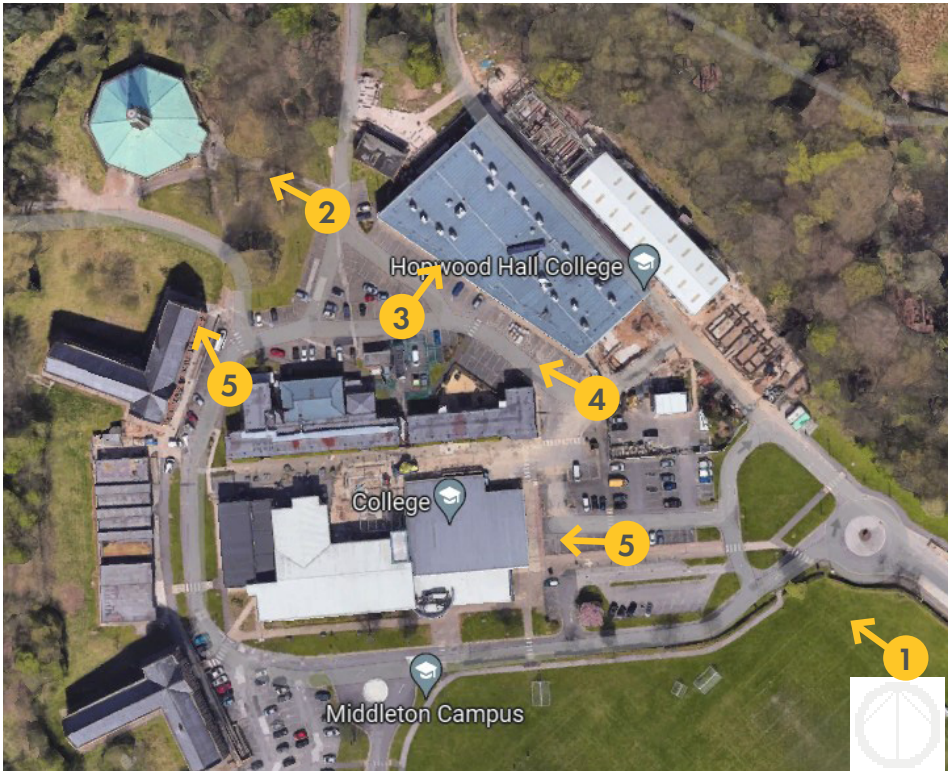
3 View towards the Advanced Technology Centre building



4 View from Advanced Technology Centre towards the chapel



5 View towards the Henry West building from the main car park



Key Plan

3.0 HERITAGE ASSETS

3.0 HERITAGE ASSETS

3.1 CONSERVATION AREAS / LISTED BUILDINGS

CONSERVATION AREAS

The site does not site within any of the Rochdale Conservation Areas.

LISTED BUILDINGS

There are two heritage assets protected by Historic England within proximity to the site as follows:

- A** Hopwood Hall
Grade: II*
List ID: 1068466
- B** Formal Gardens to Hopwood Hall
Curtilage Listed associated with Hopwood Hall
- C** Pleasure Gardens, Former Mill Boundary and Wall
Curtilage Listed associated with Hopwood Hall
- D** Hopwood Hall Ice House
Grade: II
List ID: 1356255
- E** The two teaching buildings to the south of the chapel (Ashworth and Littleborough) were previolusy included within the Rochdale LPA list of non-designated heritage assets.
- F** Grade II chapel

Any future development within the site should therefore consider the impact on the setting of the heritage asset and ensure that any modifications to the built form or landscape features has a neutral or positive impact on the setting of the various heritage assets.

KEY

-  Advertisement Location
-  Grade II* Listed Building
-  Grade II Listed Building

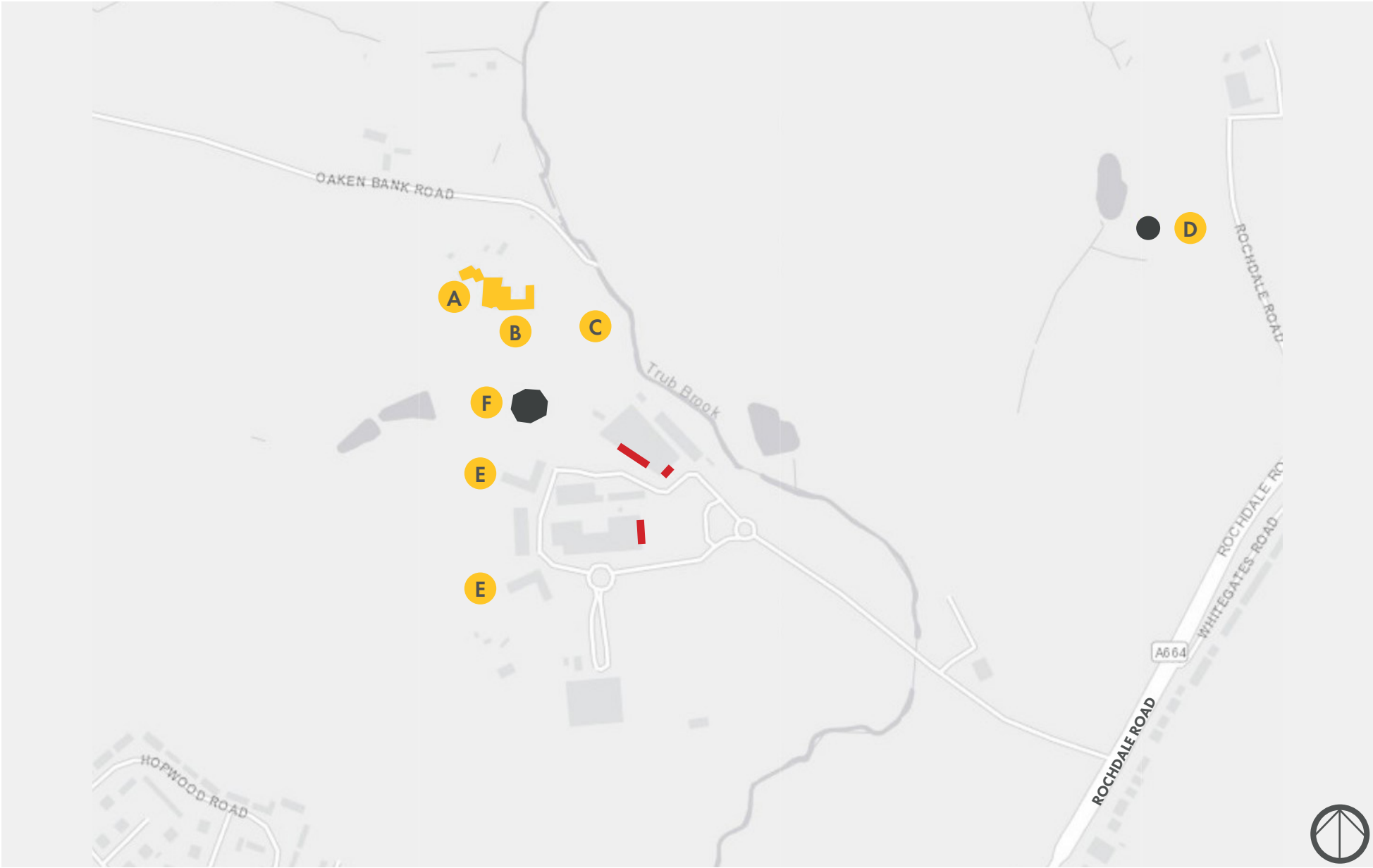


Figure 2.1
Plan showing the location of Listed Buildings in the surrounding Area Source: <https://magic.defra.gov.uk/magicmap.aspx>
Accessed 11 January 2024)

4.0 THE HERITAGE ASSET AND IT'S SIGNIFICANCE

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

The Significance Appraisal is established to provide a benchmark for the objective assessment of any proposed alterations to the building and is structured to enable the scale of harm to be balanced with the wider benefits to be assessed in a considered and methodical manner.

The requirement for a Statement of Significance is set out in the Planning (Listed Building & Conservation Area) Act 1990, and the NPPF 2012 which require any intervention to an existing building or structure to have due regard to the level of harm caused by the intervention. This methodology is also set out in Historic England’s 2008 publication, ‘Conservation Principles and Guidance’ which identifies the following values that can be attributed to heritage assets :-

- Evidential Value – the potential of a place to yield primary evidence about past human activity
- Historical Value – ways in which past people, events and aspects of life can be connected through a place to the present, either illustrative or associative
- Aesthetic Value – the ways in which people draw sensory and intellectual stimulation from a place.
- Communal Value – the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The assessment of significance is based on a desktop assessment of available archive information including primary and secondary resources along with site visual surveys undertaken by the author.

- High significance – elements deemed to be of particularly special interest.
- Considerable significance – elements deemed to be of special interest.
- Low significance – elements deemed to be of more modest interest.
- None/detrimental – elements that do not contain any special interest or detract from the significance of the building.

The following sets out the initial assessment of significance for the site and the local historical context and will provide a benchmark against which development can be assessed.

As the proposed works included within this application do not impact on the fabric of the Listed buildings and are limited to the potential impact on the setting of the heritage assets, the scope of assessment has been limited as such.

4.1.1 SETTING

The Hopwood Hall College Middleton Campus sits within the context of Grade II* Listed building (Hopwood Hall) and a Grade II Listed building (Hopwood Hall College Chapel). Although the site itself is not a designated asset, it has the potential to impact positively or negatively on the setting of the nationally recognised heritage assets. Although the College campus itself has limited historical significance it is an important factor in the setting of these designated heritage assets.

The campus is not located within a Conservation Area or within close proximity to the Middleton Conservation Area as designated by Rochdale Council. The development therefore does not have the potential to impact on the setting or character of the Middleton Conservation Area.

The Hopwood Hall College Middleton Campus has operated as an education establishment since 1945 initially as the De La Salle College and more recently as Hopwood Hall College from the mid 1990s. The college continues to adapt to meet the evolving educational needs of the local community and changes in the technology and educational methods. The campus is therefore considered to have a considerable communal value in its contribution to serving the educational needs of the local community and the quantity of people who can relate to it and have been impacted by its existence.

4.1.2 FORMER CHAPEL

The Chapel was designed to provide a central role in enhancing the sense of community on the De La Salle campus. The building therefore yields considerable communal significance in its central role as a Chapel for the De La Salle college. Although the building is no longer in use, any development should have a positive or neutral impact on its communal significance.

The Chapel is located on the top of the hillside providing a prominent focal point at the centre of the campus and is deemed to be of considerable aesthetic significance. Any development within the campus should respect the aesthetic value and ensure that key views towards the Chapel are maintained and enhanced where possible.

Evidential Value

The building was designed and built at the early stages in the evolution of De La Salle College when the college was based within Hopwood Hall. The Chapel was therefore designed to respond directly to Hopwood Hall in its geometric set-out and through the connected landscape design. Following the continued growth of the College, further development was undertaken on what is now the main Hopwood Hall College campus and Hopwood Hall vacated as it no longer served the needs of the College. The building is considered to have a MEDIUM level of evidential value in its ability to describe how the site has evolved over time and the intrinsic historical connection between Hopwood Hall and Milnrow Chapel.

Historical Value

The building retains many of the original design features including the exposed concrete frame, exposed blockwork walls with the metal framed windows above and striking coloured glass lantern. The building therefore has a MEDIUM level of historical value in the completeness of the original design intent and historical fabric.

Aesthetic Value

The position of Milnrow Chapel on the crest of the hill overlooking the main Hopwood Hall College campus has real prominence in the wider setting of the college estate, Hopwood Hall and the wider woodlands and countryside. The buildings overall form and design when viewed from the surrounding areas is therefore considered to be of MEDIUM aesthetic value in the contribution it makes as a landmark building in the local area.

Communal Value

The building was originally designed as a Place of Worship for the De La Salle College in the 1960’s to support the college community as the site continued to grow. The building is therefore considered to be of MEDIUM level of communal value in its contribution to the worship and beliefs of many generations who attended the College since the 1960’s.

4.1.3 HOPWOOD HALL

The setting of Hopwood Hall is impacted by the College campus owing to its close proximity.

The proposed signage is located in an area of the College campus which is remote from Hopwood Hall. As such the signage will not be seen from Hopwood Hall and will not be visible in any views from the Campus towards the Hall.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET



1 View towards the Animal Management facilities from the Hopwood Hall entrance area



2 View from lower level potential car park towards Hopwood Hall.



3 View from existing access road towards Hopwood Hall.



4 View towards Hopwood Hall from the Animal Management facilities



5 View towards the main entrance to Hopwood Hall from existing access road



5.0 HERITAGE IMPACT ASSESSMENT

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

The application is seeking permission to install new signage to the existing Advanced Technology Centre and Henry West Building.

The purpose of the new signage is to provide a refresh to existing buildings where there is a lack of signage or where existing signage is to be removed. As the College campus has many buildings on site, new signage proposed is to assist with wayfinding and accessibility. This shall greatly improve accessibility / inclusive access and movement through the site for students and visitors alike, this also takes into account evening and weekend classes during hours of darkness where people attend who do not regularly visit the campus.

It should be noted the scale of signage is relative to the size of the building and the need for this to be clear to all users. On page 17 we have provided visuals towards the Former Chapel of both a Autumn / Winter shot and a Spring / Summer view to showcase the limited impact during half the year. It should also be noted, as the Chapel is not well lit it is not entirely visible during the darker hours, this shall have greater affect on evening events or during term time in the Winter period.

Upon review, it is identified that the elements which create a visual impact to the heritage assets are the College building themselves. The new signage proposed shall have minimal affect as the worst case scenario to not undermine the historic significance of the Chapel building.



Henry West - Proposed New Signage



Advanced Technology Centre - Proposed New Signage

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS



Advanced Technology Centre - Proposed New Signage (Winter)



Advanced Technology Centre - Proposed New Signage (Summer)

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

The Technology Centre building is to remove existing signage, which is situated closer towards the Chapel building and new signage to be placed above the main entrance of the building.

Note - "ADVANCED TECHNOLOGY CENTRE" signge has been reduced to 80% of the original size from the initial application to reduce any impact towards the Chapel.

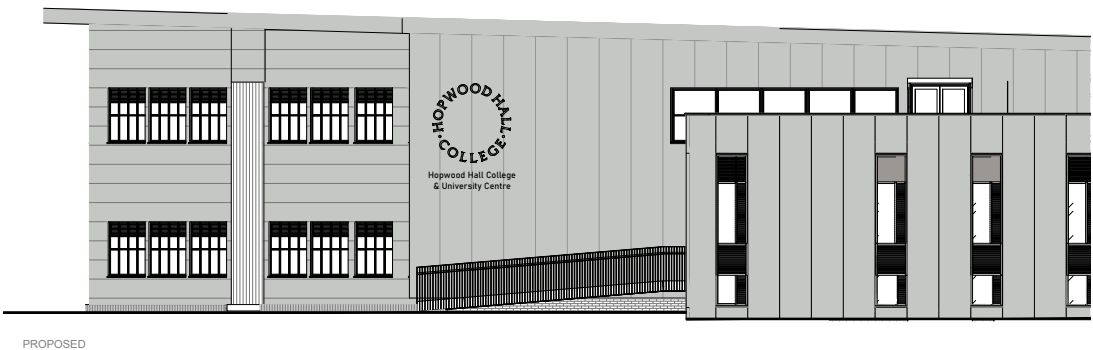
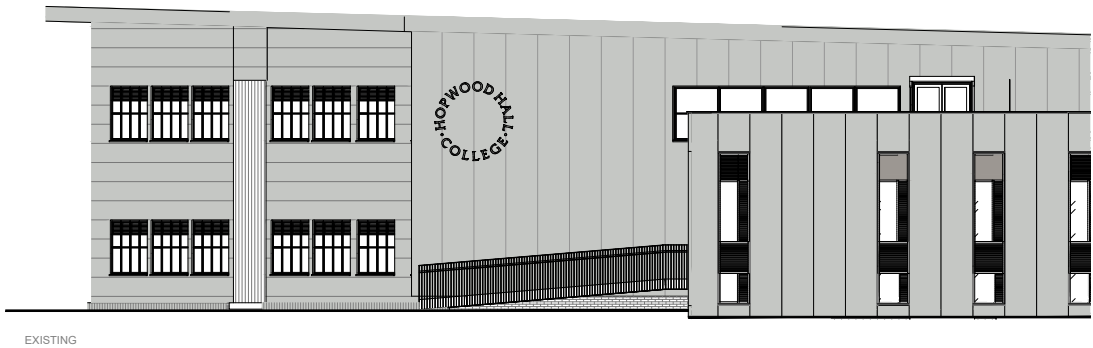
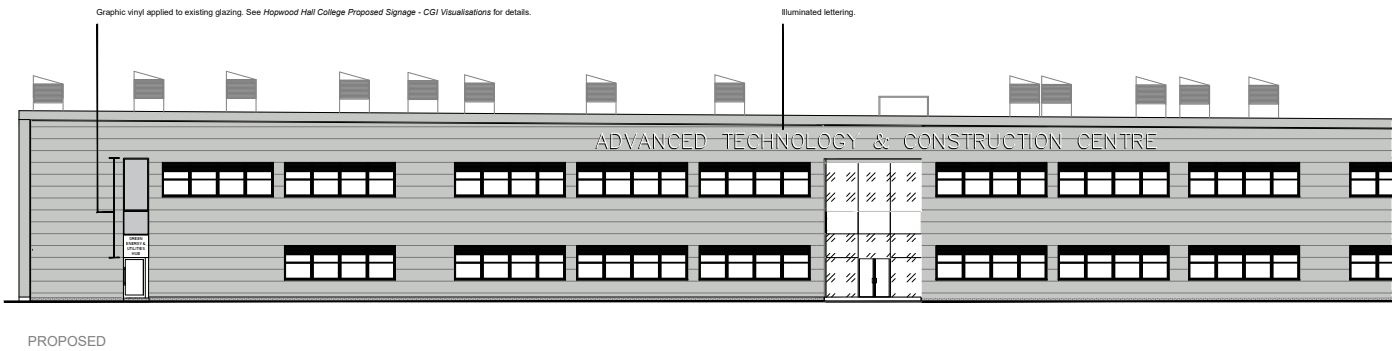
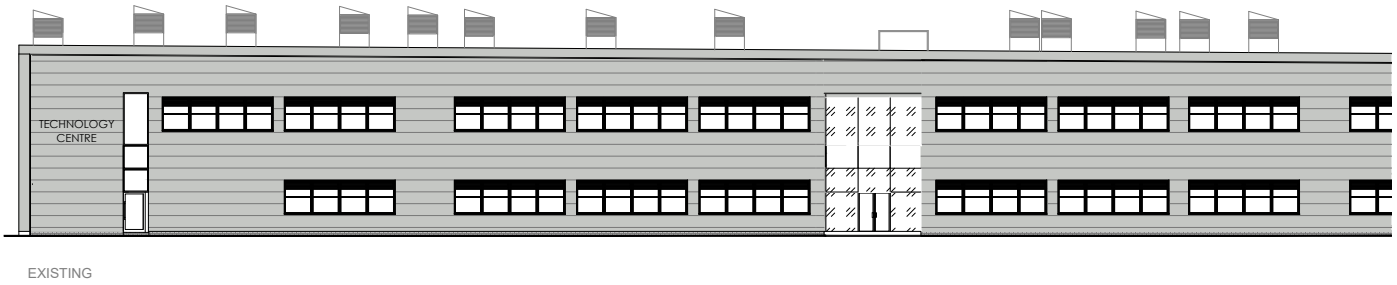
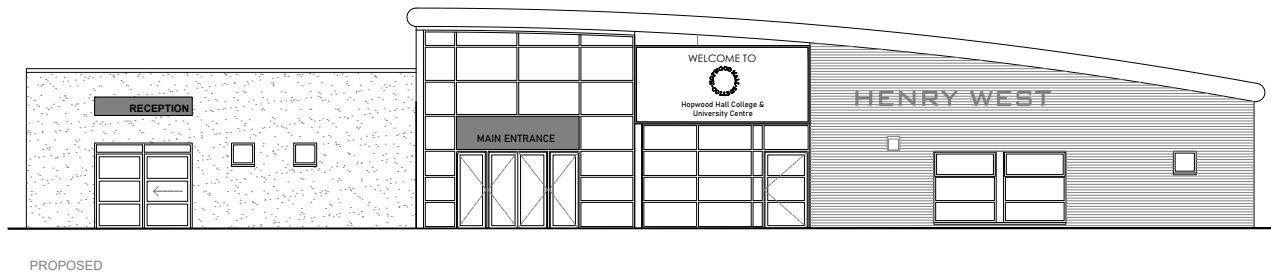
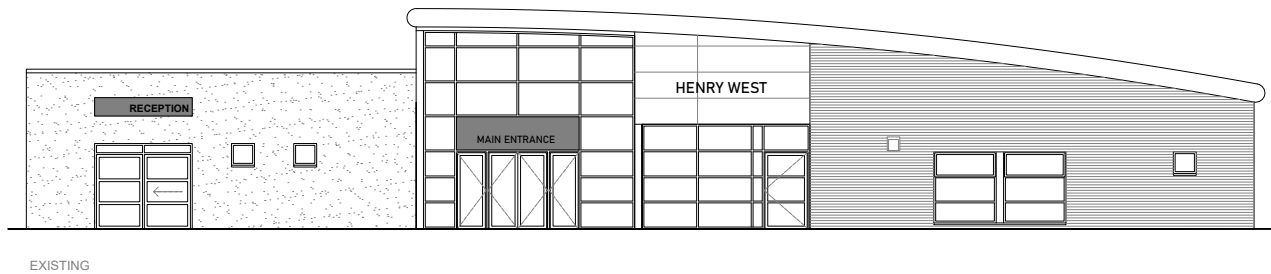
Illuminated signage locations:

ADVANCED TECHNOLOGY CENTRE

HENRY WEST SIGNAGE

For full details, refer to the following drawings:

- HCS-SEV-XX-XX-DR-A-03001-P01 - Elevation 1 - Existing and Proposed
- HCS-SEV-XX-XX-DR-A-03002-P01 - Elevation 2 - Existing and Proposed
- HCS-SEV-XX-XX-DR-A-03003-P02 - Elevation 3 - Existing and Proposed



5.0 HERITAGE IMPACT ASSESSMENT

5.2 SIGNAGE LOCATION

Image 1:
Image 1 displays the view from the Chapel towards the Technology Centre which shall remove an existing set of metal signage and replace with new illuminated signage above the main entrance. It should be noted, the image shown is during the winter period due to no vegetation present. During summer periods, the vegetation shall be fully grown out limiting / removing any visibility towards the Technology Centre building.

Image 2:
Image 2 is a drone shot from above the Chapel looking towards the College Campus. This showcases the location for the signage towards the side of the Technology block and signage to the entrance of Henry West building.



- KEY
- Advertisement Location
 - A Chapel
 - B Hopwood Hall

5.0 HERITAGE IMPACT ASSESSMENT

5.3 IMPACT OF SIGNIFICANCE

5.3.1 HOPWOOD HALL

The setting of Hopwood Hall is impacted by the existing College campus but is not considered to be affected as a result of the signage proposals since these will not be visible in the views to or from Hopwood Hall.

5.3.2 FORMER CHAPEL

Evidential Value
The building was designed and built at the early stages in the evolution of De La Salle College when the college was based within Hopwood Hall. The Chapel was therefore designed to respond directly to Hopwood Hall in its geometric set-out and through the connected landscape design. Following the continued growth of the College, further development was undertaken on what is now the main Hopwood Hall College campus and Hopwood Hall vacated as it no longer served the needs of the College. The building is considered to have a MEDIUM level of evidential value in its ability to describe how the site has evolved over time and the intrinsic historical connection between Hopwood Hall and Milnrow Chapel.

The new signage to the Technology Centre shall be visible to an extent in the views from the front of the Chapel, but views of the signage will be within the context of the modern college campus. The signage will not be visible within views between the Chapel and Hopwood Hall and are therefore considered to have a NEUTRAL impact upon the evidential value attributed to the setting of the Chapel.

Historical Value
The building retains many of the original design features including the exposed concrete frame, exposed blockwork walls with the metal framed windows above and striking coloured glass lantern. The building therefore has a MEDIUM level of historical value in the completeness of the original design intent and historical fabric.

The proposed signage to both the Henry West building and Technology Centre will be visible within some of the long and short range views towards the Chapel. In both cases, the signage will be seen within the context of the wider College campus in the foreground so are considered to have a minimal impact upon the historical value of the Chapel.

The illumination to the signs will result in these being the dominant feature within the night time views towards the chapel which could potentially detract from historic views. However, the Chapel is not lit and so is not particularly visible during hours of darkness. The signage will also be viewed against the backdrop of the existing lighting across the College campus. For these reasons it is considered that the signage will have a minimal impact upon the historic

Aesthetic Value
The position of Milnrow Chapel on the crest of the hill overlooking the main Hopwood Hall College campus has real prominence in the wider setting of the college estate, Hopwood Hall and the wider woodlands and countryside. The buildings overall form and design when viewed from the surrounding areas is therefore considered to be of MEDIUM aesthetic value in the contribution it makes as a landmark building in the local area.

The signage to the Technology Centre is quite prominent in the direct views leading to the towards the main entrance to the Chapel. This has the potential to impact negatively upon the setting of the Chapel. However, the signage is a relatively simple design and the size has been minimised to help mitigate the visual impact. The use of building mounted signage also reduces the need for totem signage to the Technology Centre which could have a greater impact on the views towards the Chapel.

The illumination to the signs will result in these being the dominant feature within the night time views towards the chapel which could potentially detract from historic views. However, the Chapel is not lit and so is not particularly visible during hours of darkness. The signage will also be viewed against the backdrop of the existing lighting across the College campus.

On balance, although the new signage will have a NEGATIVE impact owing to its illumination, size and proximity to the Chapel, it is felt that since this is viewed within the context of the existing contemporary college buildings this impact is minor.

Communal Value
The building was originally designed as a Place of Worship for the De La Salle College in the 1960's to support the college community as the site continued to grow. The building is therefore considered to be of MEDIUM level of communal value in its contribution to the worship and beliefs of many generations who attended the College since the 1960's.

The proposed signage is not considered to impact upon the communal value associated with the Chapel.

6.0 CONCLUSION

6.0 CONCLUSION

The report has set out the new signage proposals to the Henry West and Technology Centre buildings within the Hopwood Hall Campus, and assessed the impact upon the setting of the adjacent heritage assets.

In summary:

The new signage will not be visible in either views to or from Hopwood Hall and so the proposals are considered to have a NEUTRAL effect on the setting of the heritage asset.

The signage will be visible within long and short range views towards the former chapel and also the signage to the Technology Centre will be visible within views from the Chapel.

Although the Technology Centre signage will be visible in views to and from the Chapel, the size of the signage has been reduced and the minimal design of the signage helps to mitigate this visual impact. The signage will be viewed within the context of the existing campus and the Chapel is not particularly visible at night as this is not well lit. For these reasons it is considered on balance that the impact upon the setting for the Chapel will be NEUTRAL.



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