

Impact Statement

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Project: Hopwood Hall,

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1.0 INTRODUCTION

1.1 BACKGROUND TO THE REPORT

This Statement has been prepared by Seven Architecture on behalf of Rochdale Borough Council to support a listed building application for the fabric repairs 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 looks to undertake emergency remedial fabric repairs to the roof, gutters, chimneys and elevations towards the south-east and south-west of the building, structural stabilisation works in the west wing while also creating welfare facilities within the building. This work is to be undertaken as a part of the ongoing restoration of the Hall. Phase 1 of the remedial works were concluded 2019/2020 by Buttress Architects and references to their Heritage Statement are made within this document.

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 Development.

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, a RIBA-Accredited Conservation Architect (CA) and checked by Lisa McFarlane, a 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
- Planning (Listed Buildings and Conservation Areas) Act 1990

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

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 Arts and Crafts Architect Edgar Wood was involved in carrying out a sensitive programmed 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 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 Friends of Hopwood Hall 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. The intension is for the Hall to be transferred into the ownership of the Hopwood Trust during 2023.

3.3 CURRENT CONDITION

Hopwood Hall is described by Historic England as being in a 'Very Bad' condition.

There are multiple pressing issues contributing to the worsening condition of the Hall. One of the main substantial issues is 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 Hall has recently undergone remedial works to part of

its roof and the west wing, internally upgrading unsafe structural elements and externally reroofing large sections of the hall, upgrading valley and parapet gutters and rainwater goods and repointing the elevations and chimneys.

Due to budget limitations not all the remedial works could be undertaken and as such some of the most historically important sections of the hall remain extremely vulnerable. Across the elevations there is widespread rainwater pipe failure including staining and algal growth to the external brickwork. Some areas of the brickwork have therefore deteriorated more than others due to water saturation. The inability to shed water effectively has led to the general decline of the structure. The lack of access to the roof has rendered maintenance troublesome and over time has also led to the deterioration of the elevations and chimney structures.



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



Figure 03 Degradation to the roofs throughout.

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. Phase 2 works undertook half of the roof works whilst repointing and internal works focused on the west wing. Although this work was imperative to save areas of the building that if left would have continued to exist 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. Without phase 3 of these works, the building would slip into further decline.

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 has been 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 in phase 2 have improved this and the register now registers Hopwood Hall as a category F, although still has the hall listed as in a bad condition.

'F - Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented.'

Without the interventions proposed in phase three there could be a substantial deterioration throughout the most significant parts of the hall. It is therefore critical that the proposed work in phase 3 is completed.

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 Heritage³ (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 SIGNIFICANCE 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 its 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 this work is to be undertaken as a part of an ongoing restoration of the Hall for which these works are phase 2. Phase 1 proposals were delivered in January 2019 by Buttress Architects and during this time they produced a detailed assessment of the significance of Hopwood Hall in their Heritage statement. This assessment has been extracted and referenced below for simplicity; the full Heritage Statement from Phase 1 produced by Buttress⁵ can also be found in the appendices at the end of this document.

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.

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

⁵ Design and Access Statement incorporating Heritage Statement (Buttress) 2018, p.4-6)

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

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 Architecture 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 ASSESSMENT

6.1 INTRODUCTION

When local authorities determine applications affecting listed buildings and their settings 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...’⁶

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’⁷

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’⁸

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

The proposed work for this application comprises a series of repairs to the roofs, gutters, rainwater goods, external repointing. The aim of these repairs is to conserve the heritage asset and make good any defects or harmful repairs that have been undertaken previously.

⁶ Section 66 1990 Planning (Listed Buildings and Conservation Areas) Act

⁷ National Planning Policy Framework (NPPF) 2019, paragraph 131.

⁸ National Planning Policy Framework (NPPF) 2019, paragraph 129.

6.2.1 ROOF WORKS

As part of previous phase 1 consented 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. Phase 2 works included more extensive repairs and proposed to re-roof the pitched roofs and bay window flat roofs towards the South and South-East of the building weathertight. The roofs included within the phase 2 consented scheme are as follows: Roof C, D, E, F, G, H, M and S.

The proposal for phase 3 is to undertake the works to roof C and H (which was unachievable within the budget for phase 2) and undertake the same works to roofs B, K and J. This would include carefully stripping the existing stone slate roof coverings and set aside salvaged slates for re-use, removing the existing battens, felt, lead lined gutters and gutter structures. Once these have been removed the existing roof slopes will be re-felted, battened and counter battened to make weathertight. Reclaimed stone slates (50% new) will be supplied and relayed, including reclaimed hip tiles (25% new), all fixed with stainless steel fixings. This work will also allow for the installation of Insulated Sarking Board. Whilst this may result in the height of the roof increasing by c20mm it will allow for an increased stability to the roof while also upgrading its thermal performance. Unlike previous emergency work these roof works aren't intended to be a temporary solution and therefore the proposal ensures the appearance and character of the Hall has minimal change and is complete. Whilst relaying the roof there is likely to be the need to replace some of the rafters due to the general dilapidation of timber throughout the hall. This is envisaged to be 25% of the overall structure and will be replaced on a like for like basis.

Chimney stacks C8-C16 are to be repointed using an NHL3.5. The proposal is to carefully take down the chimney courses and rebuild. Defective lead work on the chimneys will also be replaced. The scope of repair is unknown until access is provided to assess in full, however the works to this application are based on the worst-case scenario.

Existing fascias and soffits are likely not original and have degraded over time, these are to be replaced with new Douglas fir and will be decorated using linseed paint as per the specification and agreed samples during the phase 2 works.

6.2.2 GUTTER AND RAINWATER GOODS

The existing parapet gutters to roof B are to be replaced with terne coated stainless steel which will also be lapped over the copings to match the existing profiles. All external gutters on roofs B, K and J of the building are to be replaced or upgrading to 4-inch cast iron circular downpipes in order to cope with the change in climate now that heavier rainfall is commonplace. All remaining existing components and elements are to be grit-blasted to remove paint priming decoration. Hoppers will be replaced where necessary to match the remaining historical design while allowing wide enough outlets for the proposed 4-inch downpipes. All new and refurbished downpipes and hoppers will then be reinstalled within the original location on hardwood bobbins.

6.2.3 FAÇADE WORKS

The Hall is typically brick built with stone detailing, including a projecting plinth, stone quoins, segmental archways. Windows towards the east are typically mullioned of varying bays and sizes. Windows have typically been infilled

with mesh to improve security and provide ventilation. Some areas of the brickwork have deteriorated more than others due to failing rainwater pipes, gutters and the general decline of the structure. The lack of general maintenance and access over time has also led to the growth of vegetation from elevations and chimneys.

In order to preserve the existing brick and stone window surrounds the proposal is to remove the existing cement mortar to all elevations noted in drawing 03001. The process of removing the cement mortar is to be done carefully using hand tools to prevent damage to the masonry, after this the elevations are to be re-pointed using a Hot Lime Mix ensuring that the faces of the bricks are cleared of any excess mortar. Where bricks are spalled with their faces delaminating, the proposal is for the careful cutting out using hand tools only and inserting new bricks to be re-bedded and re-pointed using a hot lime mix. During these works to the elevations the removal of vegetation growth is vital to avoid further damage to the structure and visual appearance of the elevations. Where bricks are damaged and need replacing due to the removal of vegetation, the careful cutting out and replacing is proposed using the same careful technique stated above. This also applies to the replacement of identifiably defective airbricks which will be replaced to match existing. The same careful method is proposed for the existing stone copings, finials and crenulations, which are to be taken up, re-bedded and re-pointed.

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 elevations and in-turn of the general condition of the heritage asset.

Removing defective cementitious mortar and plaster from the external elevations and replacing it with hot lime mortar will protect the brickwork from further degradation, allowing the mortar to become subservient to the brickwork, and allows the building to breathe, removing the risk of trapped water and further brick spalling.

Replacing the defective valley gutters and rainwater goods will add further protection to the heritage asset. Allowing the building to successfully shed water away from its structure will remove the risk of water ingress and water related damp and rot. Increasing the sizes of the downpipes reacts to the changing climate in the UK and although it could be argued that any change to a heritage asset is harmful this is seen as a necessary change in order to protect the asset from climate change into the future.

Removing and relaying the roof finishes across many of the roofs is seen as necessary work in order to structurally secure the building and protect the building from further degradation. The installation of sarking board above the rafters is seen as an addition to this however by adding in a layer of rigidity and an additional thermal barrier it aims to positively impact the thermal performance of the building and thus help sustainably protect its future. Whilst relaying the roof there is likely to be the need to replace some of the rafters due to the general dilapidation of timber throughout the hall. This is envisaged to be 25% of the overall structure and will be replaced on a like for like basis.

Materials used will be sensitive to the historic structure and materials will only be replaced where they are now defective. The proposed works will ensure the long-term protection of the heritage asset by minimising future degradation of the historical fabric. For the works outlined above the benefits of the works outweigh the harm they have on the heritage asset.

7.0 CONCLUSION

The proposals involve external remedial works to external elevations, including repointing and roof repairs. The proposed works 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, 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 the works are not seen to have a detrimental effect on the significance of the Grade II* listed building. The building will be 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.