

HERITAGE IMPACT STATEMENT



Client: Hopwood Hall College
Project: HHC Bike Shelter
Reference: HBS-SEV-ZZ-XX-RP-A-09100



Image courtesy of Hopwood Hall College.

REVISION

PROJECT TITLE	HHC BIKE SHELTER
PROJECT NUMBER	20864
CLIENT	HOPWOOD HALL COLLEGE
DOCUMENT TITLE	HERITAGE IMPACT STATEMENT
DOCUMENT NO.	HBS-SEV-ZZ-XX-RP-A-09100
DATE	02 04 24
AUTHOR	IKJ
REVISION	P01

REV	DESCRIPTION	DATE	AUTHOR	CHCKD
P01	Planning Issue	02 04 24	IKJ	ZH

CONTENTS

1.0 INTRODUCTION

1.1 BACKGROUND TO THE REPORT

2.0 LOCATION

2.1 SITE LOCATION

3.0 HERITAGE ASSETS

3.1 OVERVIEW

3.2 ROCHDALE TOWN CENTRE

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SIGNIFICANCE AND VALUE

4.2 SUMMARY OF SIGNIFICANCE

5.0 DEVELOPMENT PROPOSAL

5.1 PROPOSED WORKS

6.0 HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF IMPACT

6.2 CONCLUSION

1.0 INTRODUCTION

1.1 BACKGROUND TO THE REPORT

This report has been prepared by seven architecture to support a planning application (ref: 23/01229/OUT) for the erection of a bike shelter in the existing car park to the rear of Hopwood Hall College Rochdale Campus.

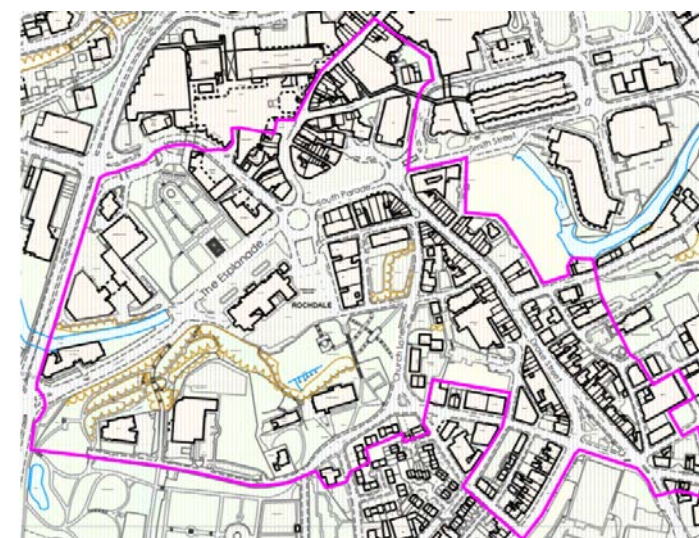
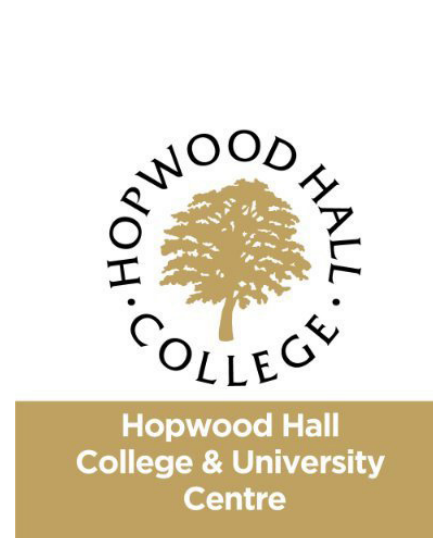
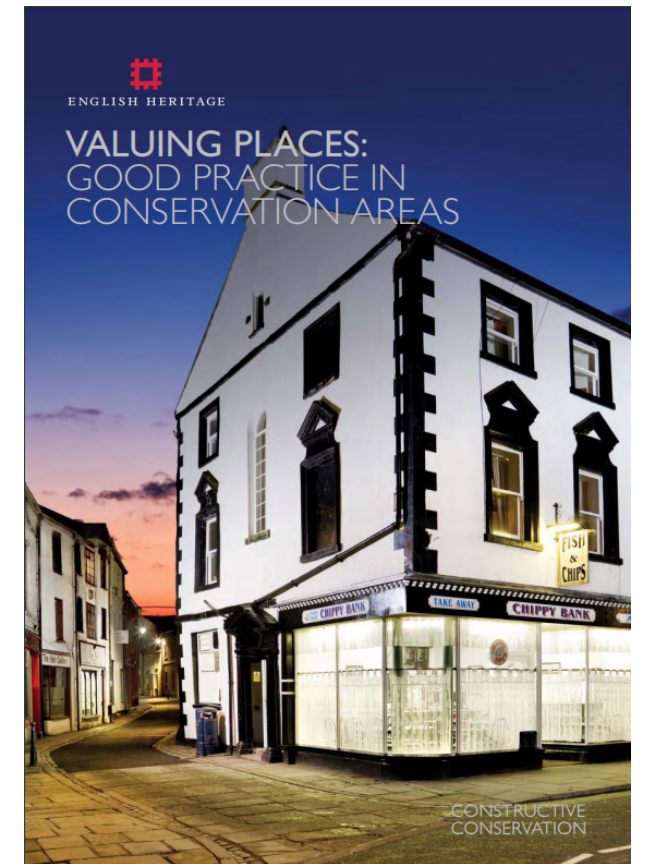
The National Planning Policy Framework (NPPF) 2021 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information required for applications, it states that:

'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 Rochdale Town Centre Conservation Area, the boundary of which is adjacent to the Hopwood Hall College Rochdale Campus, and the proposed development and assesses the impact of one on the other. 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:

- <https://www.rochdaletownhall.co.uk/>. Accessed 21/03/24.
- <https://www.rochdale.gov.uk/sports-leisure/rochdale-town-hall>. Accessed 21/03/24.
- <https://historicengland.org.uk/services-skills/heritage-action-zones/breathe-new-life-into-old-places-through-heritage-action-zones/>. Accessed 21/03/24.
- Central Rochdale, Greater Manchester: Historic Area Assessment, Johanna Roethe and Mike Williams, 2019. Accessed 21/03/24.
- Rochdale Town Centre: Conservation Area Appraisal, Rochdale Borough Council 2011. Accessed 21/03/24.
- Rochdale Town Centre: Conservation Area Appraisal, Rochdale Borough Council 2023. Accessed 21/03/24.
- Google Earth. Accessed 21/03/24.
- Google Images. Accessed 21/03/24.
- <https://www.hopwood.ac.uk/>. Accessed 21/03/24
- Valuing Places: Good Practice In Conservation Areas, English Heritage
- The Parish of Rochdale <https://www.british-history.ac.uk/vch/lancs/vol5/pp187-201>. Accessed 21/03/24.

This report has been prepared by Izzy Kendrick-Jones of seven architecture, under the supervision of Lisa McFarlane, a RIBA-Accredited Specialist Conservation Architect (SCA).



ROCHDALE
BOROUGH COUNCIL

Images courtesy of Google Images.



2.0 LOCATION

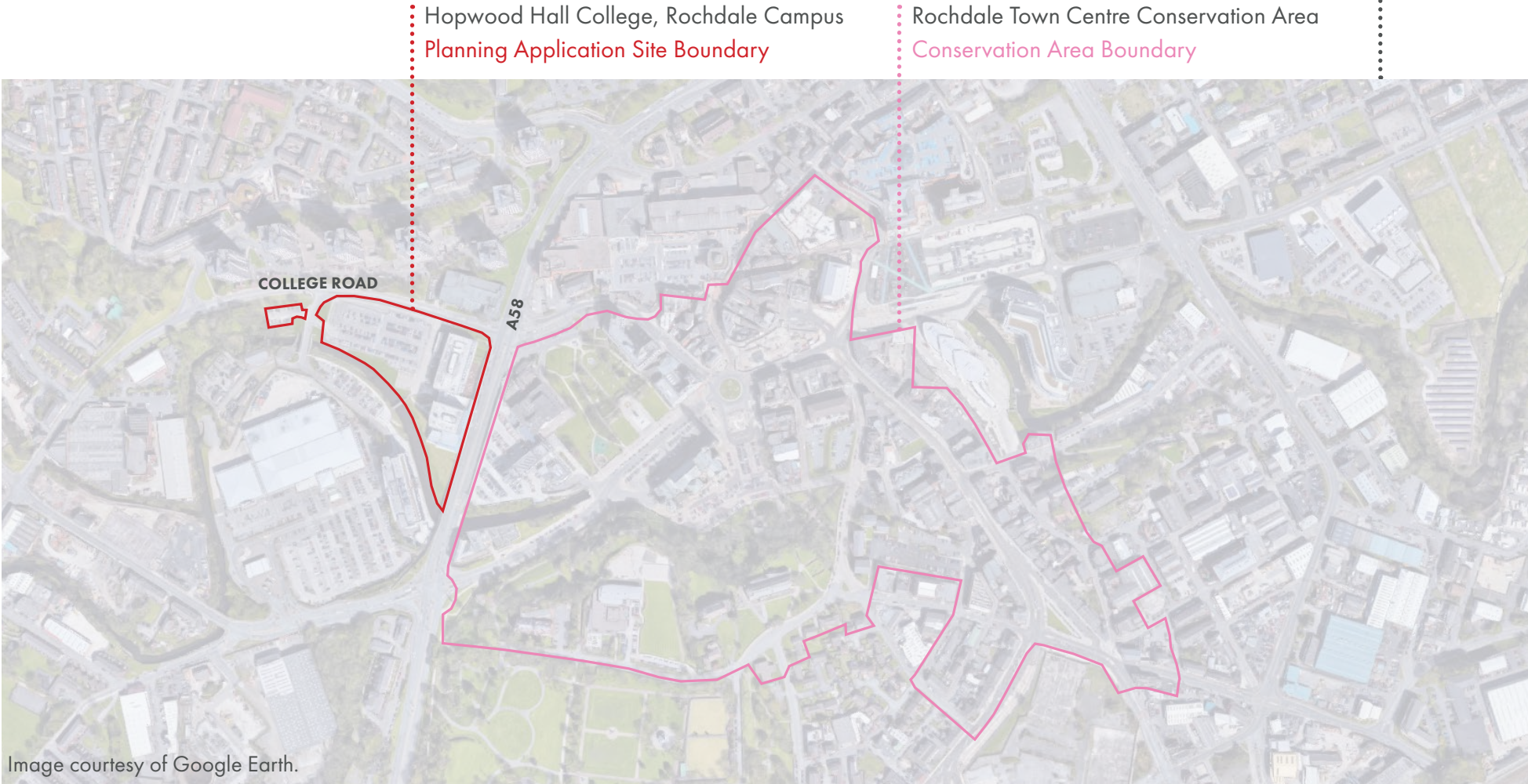
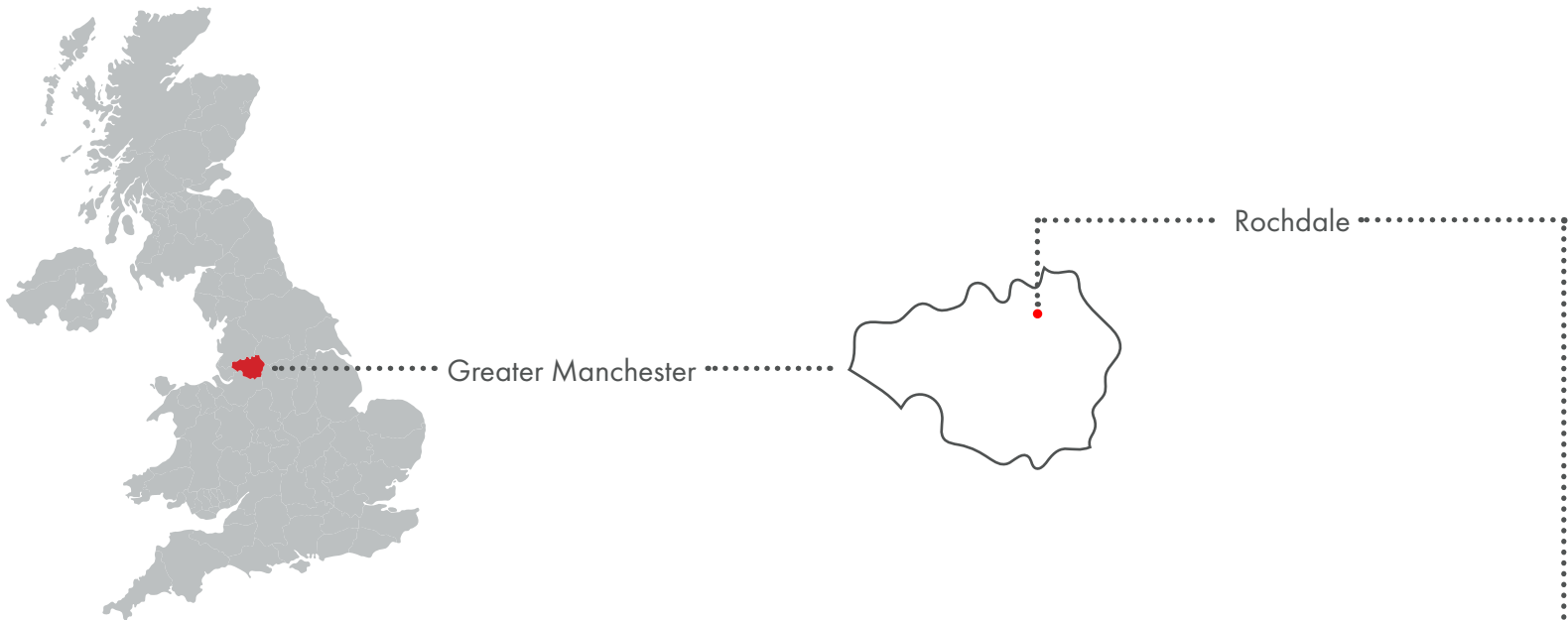
2.1 SITE LOCATION

Rochdale is a borough of Greater Manchester located c. 10 miles to the north-east of Manchester City Centre. It is located in the foothills of the Pennines, which link the town to its historic booming woollen trade.

The Rochdale Town Centre Conservation Area was first designated in 1980, and further extended in 2011 to include built heritage along Drake Street and additional buildings of historic interest along the previous boundary.

(Source: Rochdale Town Centre Conservation Area Appraisal, 2011, pg 8-9)

The Hopwood Hall College Rochdale campus is located to the west of the conservation area boundary, separated by a dual carriageway, the A58 St Mary's Gate. Access to the college is off College Road.



KEY

- Site Boundary
- Conservation Area Boundary

3.0 HERITAGE ASSETS

3.1 OVERVIEW

The NPPF defines a heritage asset as:

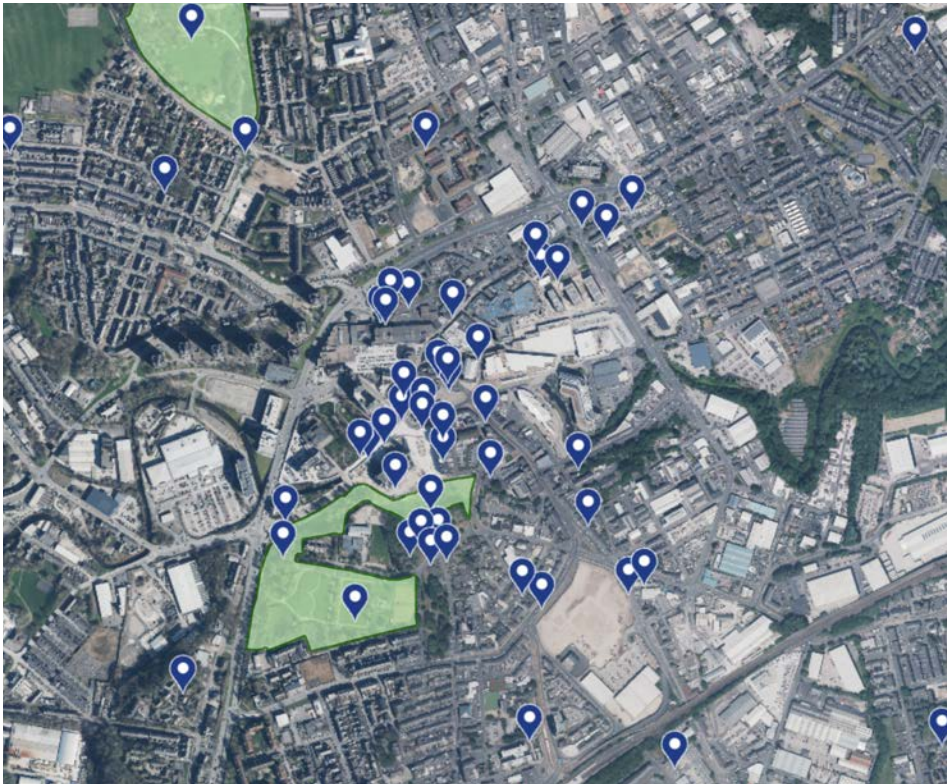
“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”.

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

Rochdale boasts a large number of heritage assets (see figure below). For the purpose of this report, a 500m radius has been plotted to identify the assets within proximity to the site.

KEY

- Site
- Conservation Area
- Location of proposed bike shelter
- Extent of 500m distance zone from bike shelter location



Extract from Historic England Map Search showing the listed assets in Rochdale.

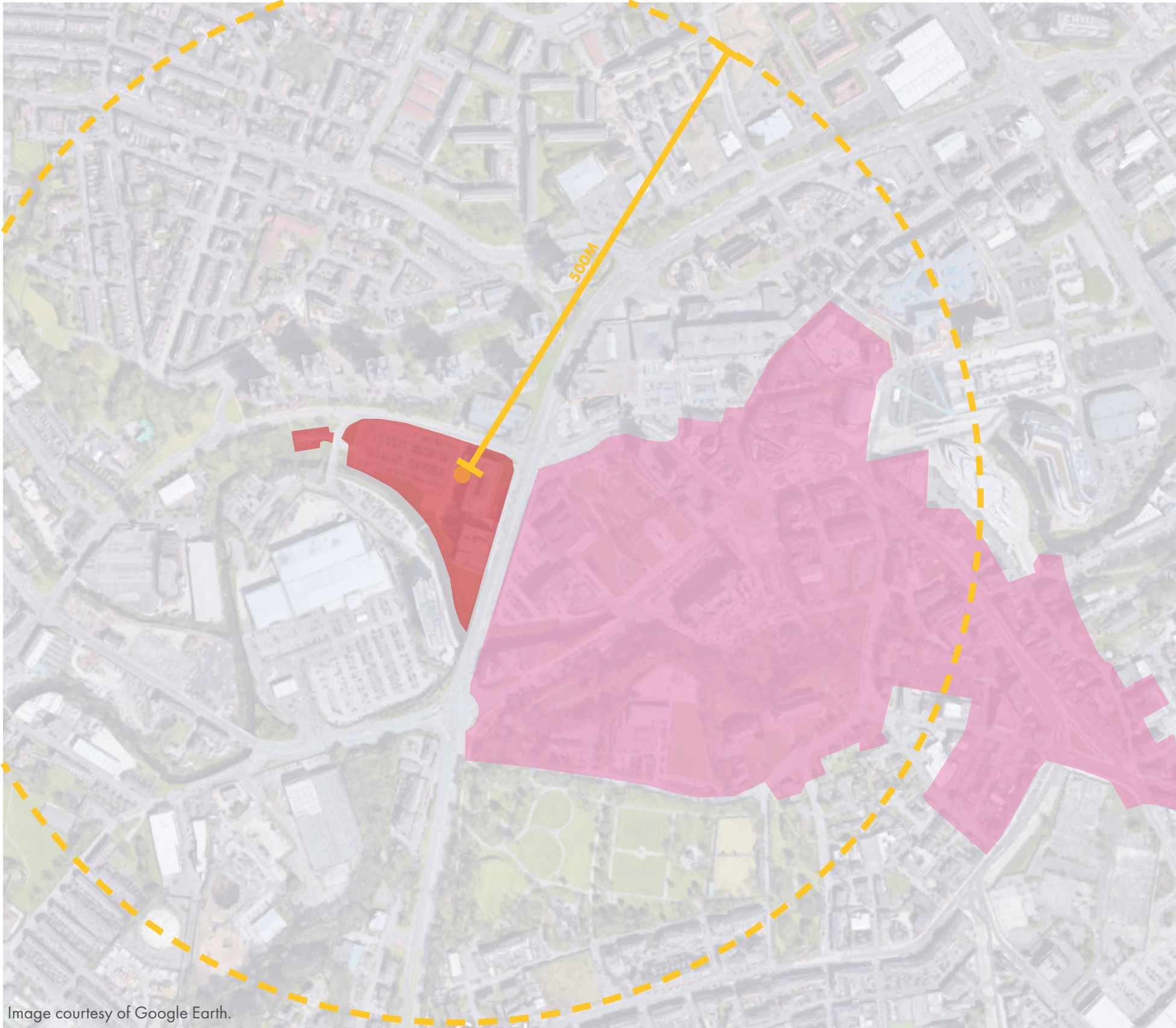


Image courtesy of Google Earth.

3.0 HERITAGE ASSETS

3.2 ROCHDALE TOWN CENTRE

The following summary of the town’s historical significance has been taken from the Historic England Central Rochdale, Greater Manchester: Historic Area Assessment 2019:

First mentioned in Domesday Book, Rochdale started as a medieval market town and developed into an industrial town. The Industrial Revolution brought the Rochdale Canal and the expansion of the woollen and cotton industries, but also hardships which prompted in 1844 the opening of the world’s first modern co-operative shop by the Rochdale Society of Equitable Pioneers. The decline and loss of industry in the 20th century provided challenges and opportunities for enhancing the historic fabric of the town centre. This historic area assessment provides an overview of the history, development, character and significance of central Rochdale in order to inform future decisions about the enhancement of the two conservation areas and to underpin their value and role in the regeneration of the town centre.

The Rochdale Town Centre Conservation Area encompasses the history of the town from medieval to modern times in five distinct historical character areas:

- Rochdale Parish Church of St Chad
- The Old Town
- Regency Drake Street
- Rochdale Town Hall, Square & Esplanade
- Cenotaph & Memorial Gardens

(Source: Rochdale Town Centre Conservation Area Appraisal, 2011, pg 11)

The area around the town hall is rich with listed buildings, monuments and parks. Some of these are identified in the diagram opposite.

(Source: Historic England Listing: Map Search, accessed 21 March 24)



Aerial view of area of Rochdale around the Town Hall. Image courtesy of Google Earth.

KEY

- Site
- Location of proposed bike shelter
- Identified Heritage Assets

- | | | | |
|---|--|----|---|
| 1 | Former Union Bank of Manchester, 5 South Parade
Grade II Listed | 6 | Former Blue Bell Inn
Grade II Listed |
| 2 | Former Post Office, corner of Packer Street and Fleece Street
Grade II Listed | 7 | The Old Post Office
Grade II Listed |
| 3 | The Former Oldham Joint Stock Bank, now HSBC
Grade II Listed | 8 | Rochdale Cenotaph, and Lamp posts at each corner of War Memorial
Grade I and Grade II Listed, respectively |
| 4 | 17, Yorkshire Street
Grade II Listed | 9 | Town Hall
Grade I Listed |
| 5 | Rochdale Bridge, at the junction of The Esplanade, Yorkshire Street
Grade II Listed | 10 | Rochdale Central Library, Museum and Art Gallery
Grade II Listed |

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SIGNIFICANCE AND VALUE

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.

4.2 SUMMARY OF SIGNIFICANCE

4.2.1 SETTING

The Hopwood Hall College Rochdale Campus sits within the context of a Conservation Area (Rochdale Town Centre Conservation Area) and several Grade I and II Listed buildings (see page 6).

It is recognised that adjacent to the site lies a great wealth of heritage assets demonstrating different values. The location of the wider site of the college is significant in relation to the heritage assets, and has the potential to impact positively or negatively upon them.

4.2.2 ASSESSMENT OF SIGNIFICANCE PROPORTIONATE TO THE PROPOSAL

The site is separated from the assets and the conservation area by a dual carriageway, and the bike shelter is proposed behind the 5 storey college building facing the conservation area. This setting suggests there is a lack of connection between the heritage assets and the specific intended bike shelter location.

Whilst the value attributed to the various heritage assets adjacent to the site is respected, full analyses of significance is deemed disproportionate to the scale and setting of the proposal.

The following pages investigate the visual link between the site in order to determine relevance of assessment of significance, and establish the impact of the proposed development.

5.0 DEVELOPMENT PROPOSAL

5.1 PROPOSED WORKS

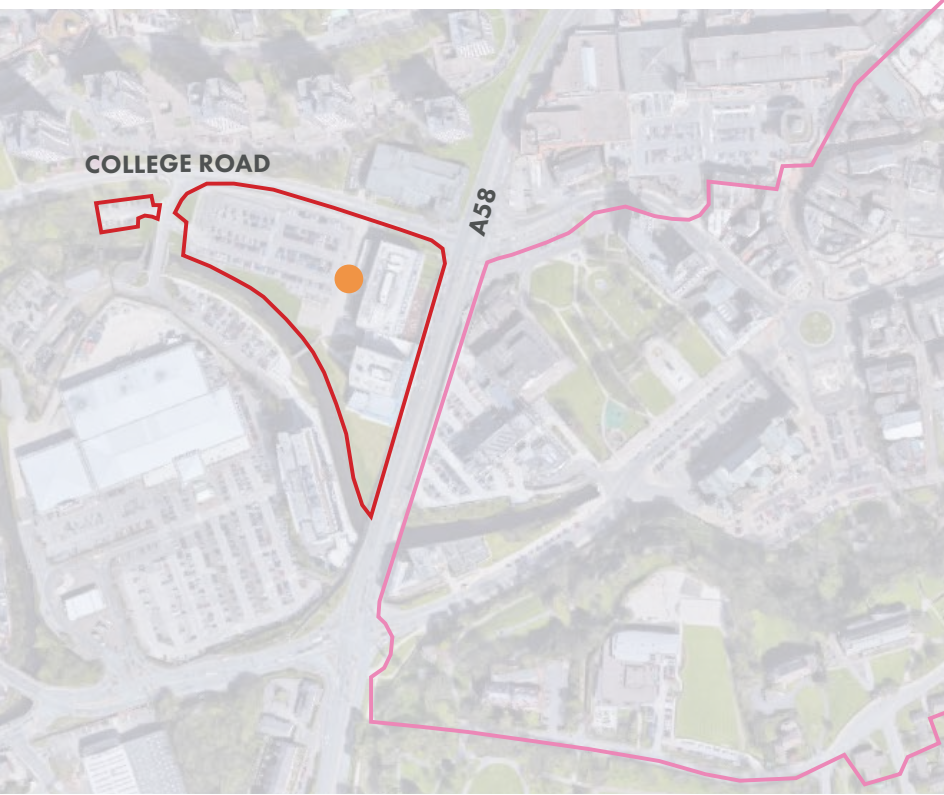
The proposal is seeking permission to install a bespoke lockable cycle shelter measuring 8.2m by 2.1m in area, and 2.1m in height. It will have sliding gates on the front that can be locked and clad in clear plastic on the top and sides.

There is currently limited secure bike storage on site for visitors to the college. As the college encourages staff and students to reduce the environmental impact of their commute, there is an increasing need for bike storage.

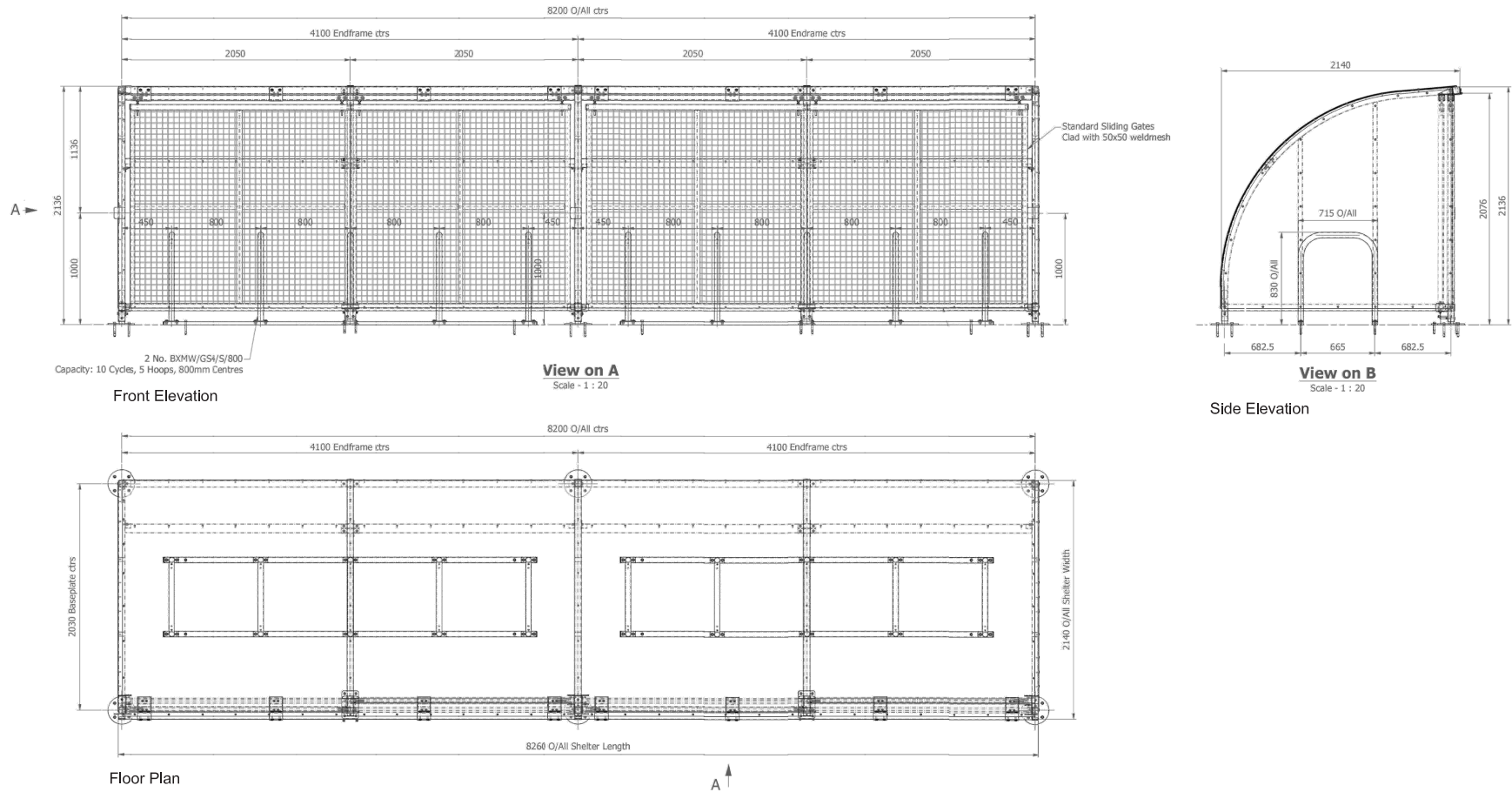
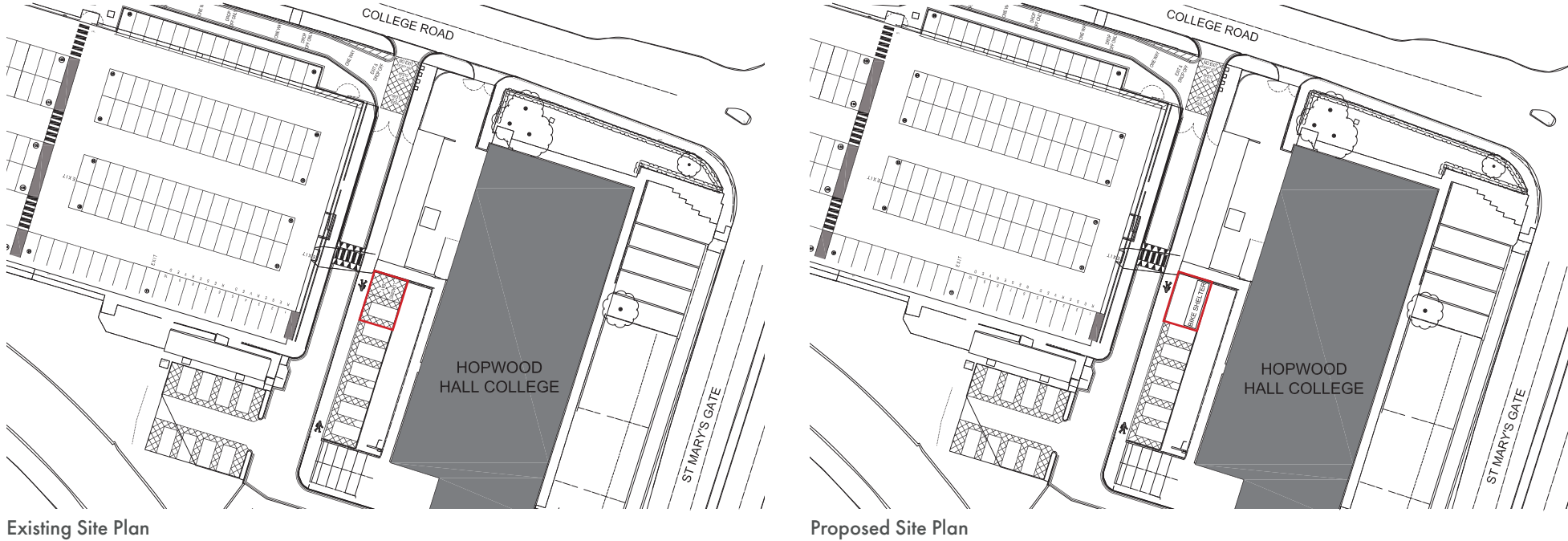
The bike shelter will occupy an area of the car park to the west of the building currently designated as a loading bay and 1 no. parking space. It is proposed to be located as such due to the proximity to an entrance to the college, creating a convenient parking spot for those travelling to site by bike. Additionally, the setting is discreet as it is set back from the public highways.

KEY

- Site Boundary
- Conservation Area Boundary
- Location of proposed bike shelter



Key Plan. Image courtesy of Google Earth.



Details of proposed bike shelter

6.0 HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF IMPACT

6.1.1 DEVELOPMENT LOCATION

As can be seen from the image opposite, the bike shelter's proposed location is set in the shadow of the existing college building. The clock tower of the town hall can be seen in the background of the image. This existing college building acts as a visual and physical barrier between the setting and the conservation area and the heritage assets.



Proposed location of the bike shelter. Image provided by college.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF IMPACT

6.1.2 BUILDING HEIGHTS

The bike shelter, measuring 2.1 m in height, sits behind a 5 storey building. The building it sits behind sits within the ground, with one subterranean storey. The dual carriage way adjacent to the site therefore sits in line with the first storey of the building.

The bike shelter would be installed at ground level on the opposite side to the dual carriageway, on the same level as the building's ground floor/subterranean storey. This would put the bike shelter a storey below the road level.

- 1

The Old Post Office
Grade II Listed
- 2

Rochdale Cenotaph, and Lamp posts at each corner of War Memorial
Grade I and Grade II Listed, respectively
- 3

Town Hall
Grade I Listed

KEY

Site Boundary

Location of proposed bike shelter

1 Storey

2 Storeys

3 Storeys

4 Storeys

5 Storeys

6+ Storeys



Aerial view of the site demonstrating building heights. Image courtesy of Google Earth.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF IMPACT

6.1.3 KEY VIEWS

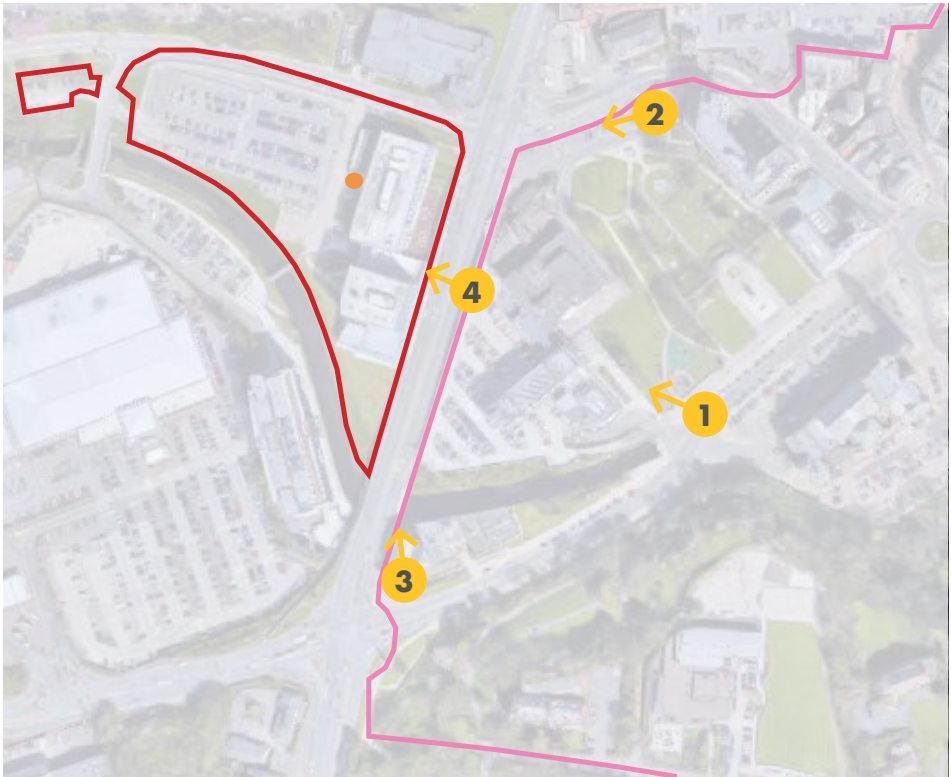
Due to the built context surrounding the site, the single storey bike shelter would not be visible from the Conservation Area. Similarly, the Conservation Area would not be visible from the bike shelter.

As can be seen from the views towards the site, the setting of the proposed bike shelter is visually disconnected from the conservation area and heritage assets.

All images are taken from Google Maps.

KEY

- Site Boundary
- Conservation Area Boundary
- Location of proposed bike shelter



Views Key Plan



View from The Esplanade



View from Vicar's Gate



View from St Mary's Gate



View from opposite the site on the A58 dual carriageway

6.0 HERITAGE IMPACT ASSESSMENT

6.2 CONCLUSION

This report has reviewed the proposed development and considered its scale and setting in the context of the heritage assets.

Due to the bike shelter's proposed location within a site populated with a 5- and 6 storey building, behind which the proposal would sit, it is understood that it would not be visible from the conservation area nor from any of the heritage assets. This drastically reduces eliminates the proposal's potential to impact upon the neighbouring heritage assets and conservation area.

The intention behind the proposed bike shelter is recognised as adding value to the college campus, by providing required secure storage for bicycles in support of the college's impetus to encourage staff and students to travel to the site by bicycle.

As the structure will be entirely shielded from sight from the assets, and the assets themselves shielded from views from the bike shelter, the demonstration of their significance in order to determine the bike shelter's impact upon them is deemed disproportionate to the application.

Based on the above, it is understood that the proposal would have **no impact** on the surrounding heritage assets and conservation area.

improving lives | inspiring learning | enriching heritage

seven.

RIBA  RIBA 
Chartered Practice Conservation
Register



IHBC INSTITUTE • OF • HISTORIC •
BUILDING • CONSERVATION

Seven Harrogate

Clarendon House
Victoria Avenue
Harrogate
North Yorkshire
HG1 1JD

01423 709 807

Seven Manchester

Unit 1.3 Waulk Mill
51 Bengal Street
Ancoats
Manchester
M4 6LN

0161 236 5655

Seven North Wales

Y Neuadd Lwyd
Church Street
Dolwyddelan
Conwy
LL25 0SJ

01286 875120

Company Registration No. 5804088

Website: www.sevenarchitecture.co.uk