

Heritage Impact Statement



Client: Hopwood Hall College
Project: Animal Management T Level Project
Reference: HAT-SEV-XX-ZZ-RP-A-09100-P01
Date: 30/01/2024



REVISION

PROJECT TITLE	Animal Management T Level Project
PROJECT NUMBER	20847
CLIENT	Hopwood Hall College
DOCUMENT TITLE	Heritage Impact Statement
DOCUMENT NO.	HAT-SEV-XX-ZZ-RP-A-09100-P01
DATE	30/01/2024
AUTHOR	LM
REVISION	01

Rev	Description	Date	Author	Checked
01	Issued for Planning.	30/01/24	LM	ZH

CONTENTS

1.0 INTRODUCTION 4

2.0 LOCATION 6

3.0 HISTORICAL DEVELOPMENT 7

4.0 HERITAGE ASSETS 25

5.0 ASSESSMENT OF SIGNIFICANCE 27

6.0 HERITAGE IMPACT ASSESSMENT 29

7.0 CONCLUSION 36

1.0 INTRODUCTION

1.1 BACKGROUND TO THE REPORT

This Statement has been prepared by Seven Architecture on behalf of Hopwood Hall College to support an application for alterations to the Animal Management facilities of Hopwood Hall College. The Animal Management facilities are located within the proximity of the Grade II* Hopwood Hall and as such all development to these facilities should be assessed within the context of the designated asset and its impact assessed.

Through consultation with Rochdale Borough Council the college are looking to submit a planning application to update and improve the existing Animal Management facilities whilst addressing issues of encroachment on the setting of the Grade II* Listed Hopwood Hall. These plans have been developed in parallel with the Hopwood Masterplan, developed by Seven in collaboration with Hopwood Hall College, Rochdale Borough Council and Hopwood Hall Estate. The Hopwood Masterplan sets out the principles of future development to guide ongoing development at both Hopwood Hall College and Hopwood Hall to provide mutual benefits in supporting growth of the college whilst protecting and enhancing the setting of the heritage assets.

Hopwood Hall is a Grade II* listed building on Historic England's 'At Risk' register. The hall's fabric largely consists of C17th and C18th construction however parts of the building dates back to the 1420s. The building (and its setting) is of national importance and should be protected from any negative impact on its significance. Works are currently ongoing at the Hall to secure the building and reduce the risk of further deterioration of built fabric. Over the last 5 years there have been two phases of repairs works to the hall, making the hall watertight and removing defective fabric. A change of use planning application has been submitted and approved for Hopwood Hall to deliver further engagement and development to the Hall with funding now approved for its implementation.

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) 2023 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.

¹ DCLG, National Planning Policy Framework (NPPF) 2023, paragraph 189

This report has been prepared by Lisa McFarlane an RIBA Accredited Specialist Conservation Architect (SCA) and Full Member of the Institute for Historic Building Conservation (IHBC). Lisa McFarlane has also been responsible for the development of the Hopwood Masterplan with Hopwood Hall College, Hopwood Hall and Rochdale Borough Council and is therefore fully aware of the wider masterplan and future aspirations for the site.

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) 2023
- Planning (Listed Buildings and Conservation Areas) Act 1990

2.0 LOCATION

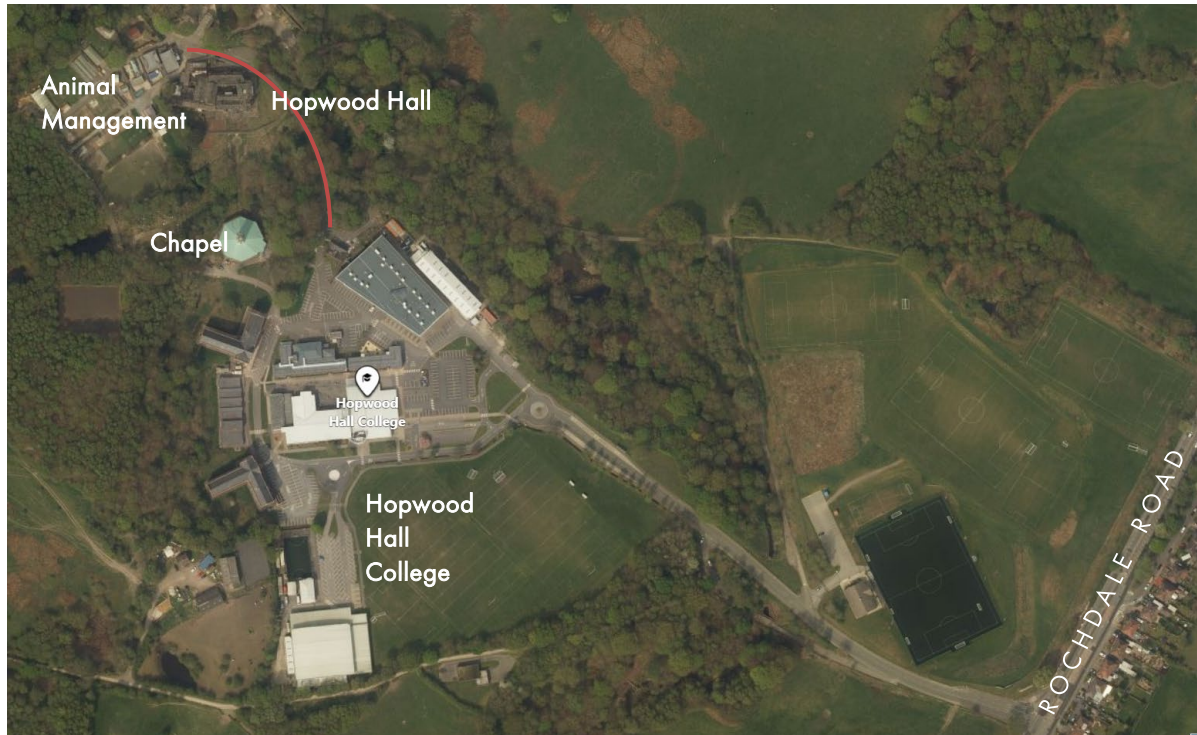


Figure 2.1

Aerial view from 2021 showing the site of Hopwood Hall College Middleton Campus within the local context. (Source www.bingmaps.com, accessed 03/05/21)

Both the Hall and the Animal Management Facilities are 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 animal management facilities are a mixture of permanent brick buildings, timber sheds and polytunnels some of which do not currently have planning permission.

Hopwood Hall 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, have led to the Hall falling into an increasing and cyclical state of disrepair, however recent works to the hall are providing remedial repairs with a view to bring the building back into viable use in the near future. The Hall is now surrounded by security fencing with an access gate to the North of the building. This fencing does not demarcate the property boundary but has been installed to better secure the hall whilst not in use.

The location of the Animal Management Facilities is directly to the west of the main hall with some of the facilities being thought to be on land owned and associated with the Hall. There is currently a shared access to both the hall

and the Animal Management Facilities through the college and up a tarmacked track (indicated on the map with a red line).

3.0 HISTORICAL DEVELOPMENT

3.1 16th – 17th CENTURY

The site at Hopwood Hall dates as far back as the 16th Century with the open-hall timber framed structure of the Hall being the earliest remaining construction on the site.

The site continued to evolve during the 17th Century with the demolition of the medieval kitchens in 1690 and the construction of a new kitchen block. Figure 3.1 illustrates how Hopwood Hall developed during the 16th and 17th Century.

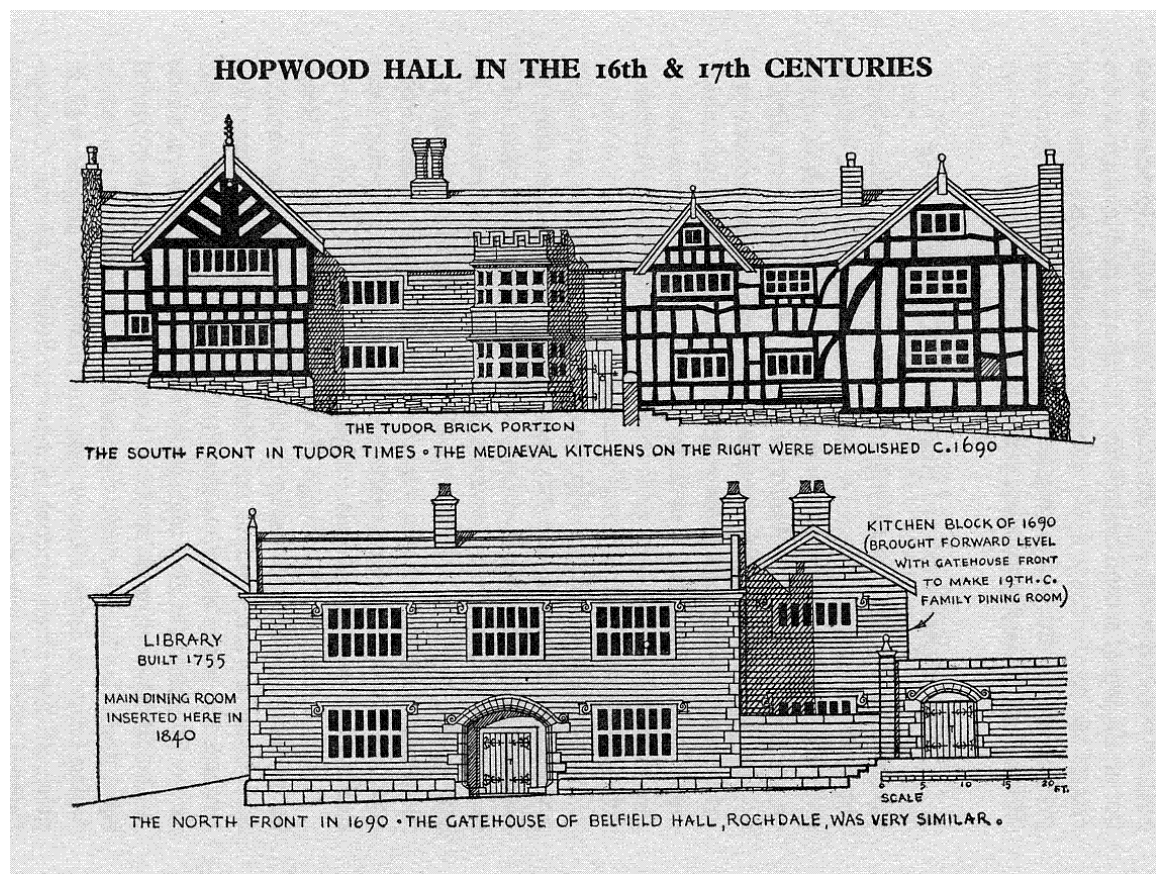


Figure 3.1

Historical Elevational drawings showing how Hopwood Hall evolved over the 16th and 17th Century
(Source : www.google.com)



Figure 3.2
Historical photograph of Hopwood Hall when in use as a Country house
(Source : www.google.com)



Figure 3.3
Historical photograph of Hopwood Hall when in use as a Country house
(Source : www.google.com)



Figure 3.4
Historical photograph of Hopwood Hall when in use as a Country house
(Source : www.google.com)

3.2 The evolution of Hopwood Hall and its surrounding context.

1848-1851

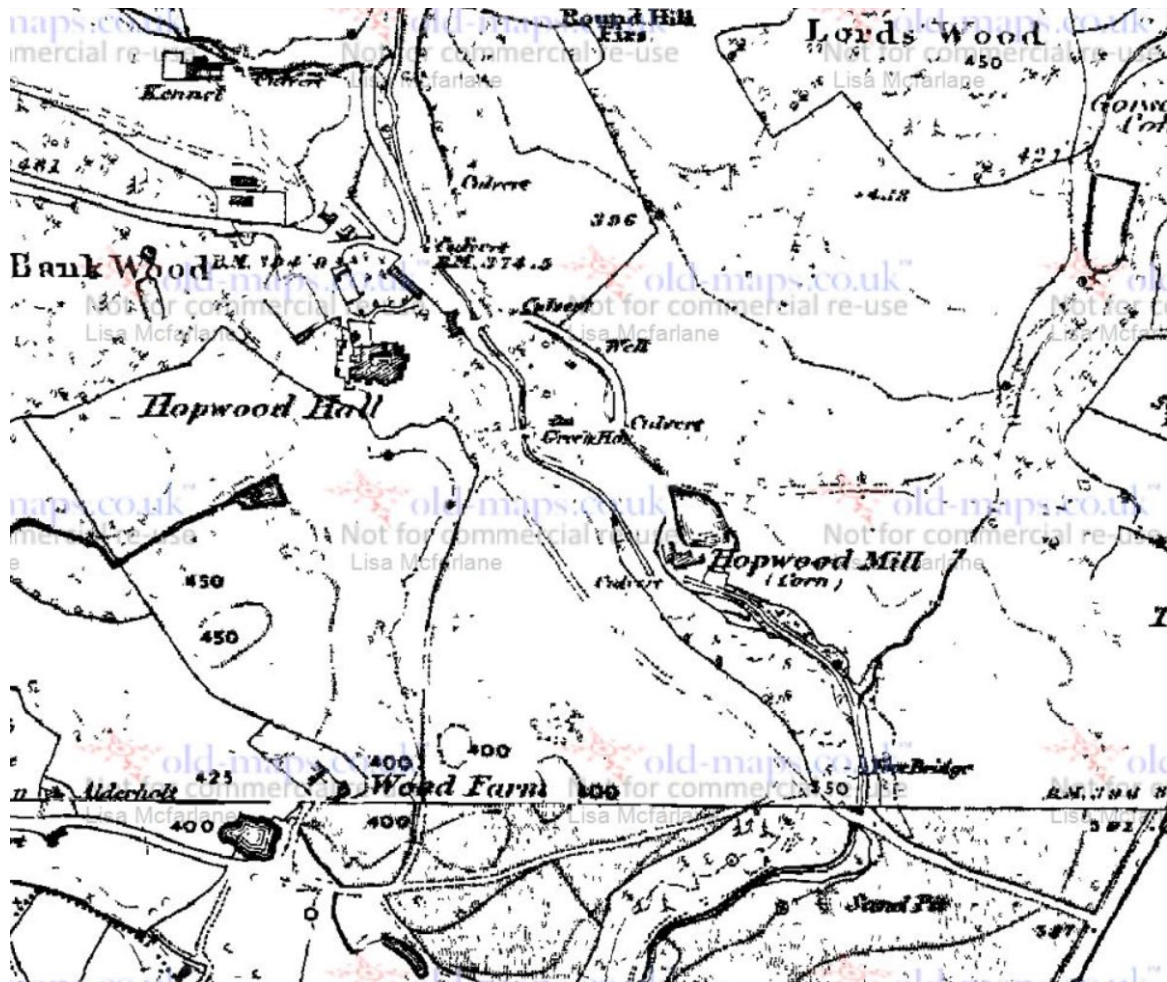


Figure 3.5

OS Map dating from 1848-1851

(Source: www.oldmaps.co.uk, accessed 04th May 21)

The earliest OS Map dating from the mid 1800's illustrates how the site had developed up to this period. The map shows how the Hall had expanded during the 18th and early 19th Century to the plan form that is evident today in 2022. The map also identifies the location of Hopwood Corn Mill which dates from as early as 1307 and continued to operate at this time. Wood Farm directly to the south of Hopwood Hall is also identified. The site at this time was surrounded by woodland with Lord Wood to the north-east and Oaken Bank Wood to the west of the Hall.



Figure 3.6
Photograph of Hopwood Corn Mill
(Source: www.middletonas.com, accessed 04th May 21)



Figure 3.7
Photograph of Hopwood Corn Mill
(Source: www.middletonas.com, accessed 04th May 21)

3.3 1893

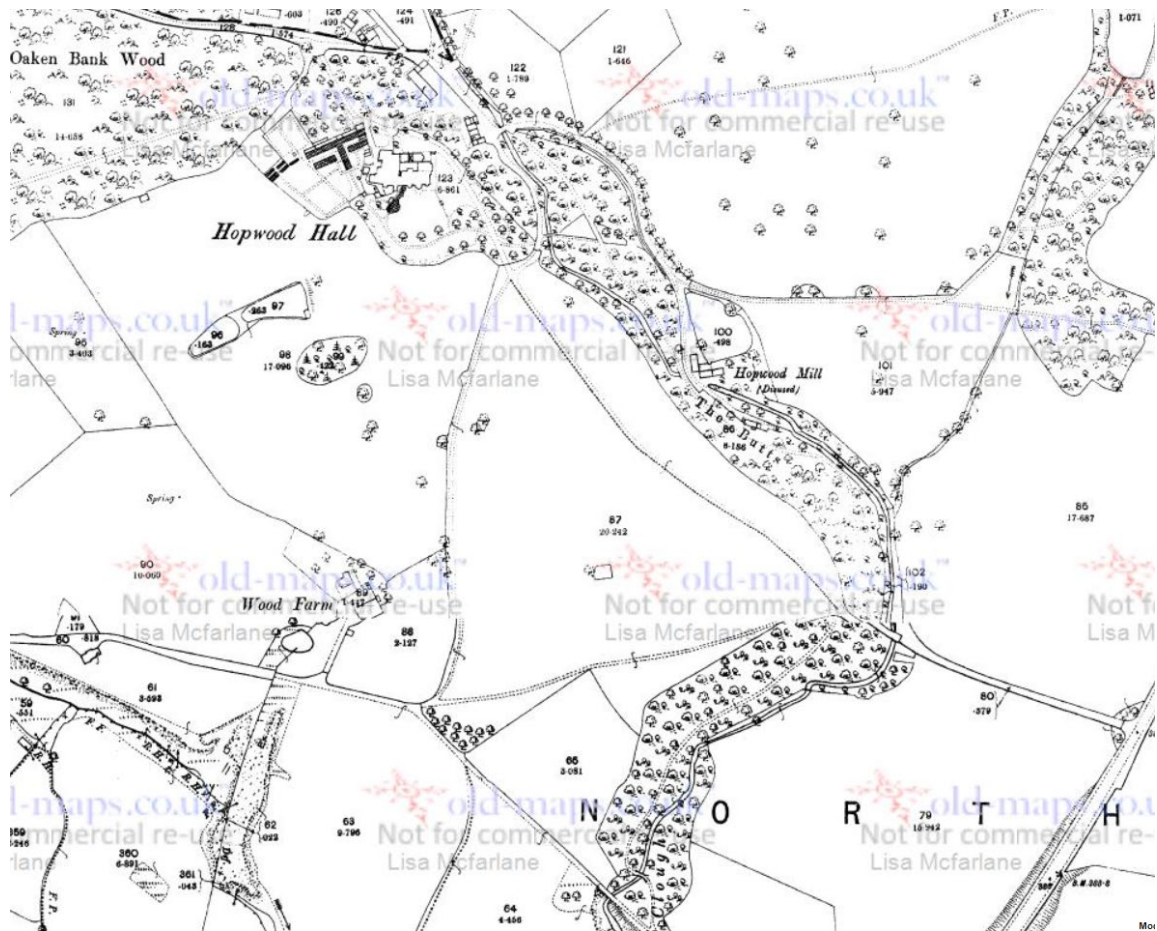


Figure 3.8

OS Map dating from 1893

(Source: www.oldmaps.co.uk, accessed 04th May 21)

The 1893 map illustrates how development had occurred during the late 1800's towards the north-west corner of Hopwood Hall. Although the Hall during this period hadn't undergone substantial change, single storey buildings were developed to the north-west of the Hall to support the growing Hall.

Hopwood Corn Mill and the associated Mill Pond is, at this time identified as being disused, after ceasing operation in the 1870's.

3.4 1930-1950

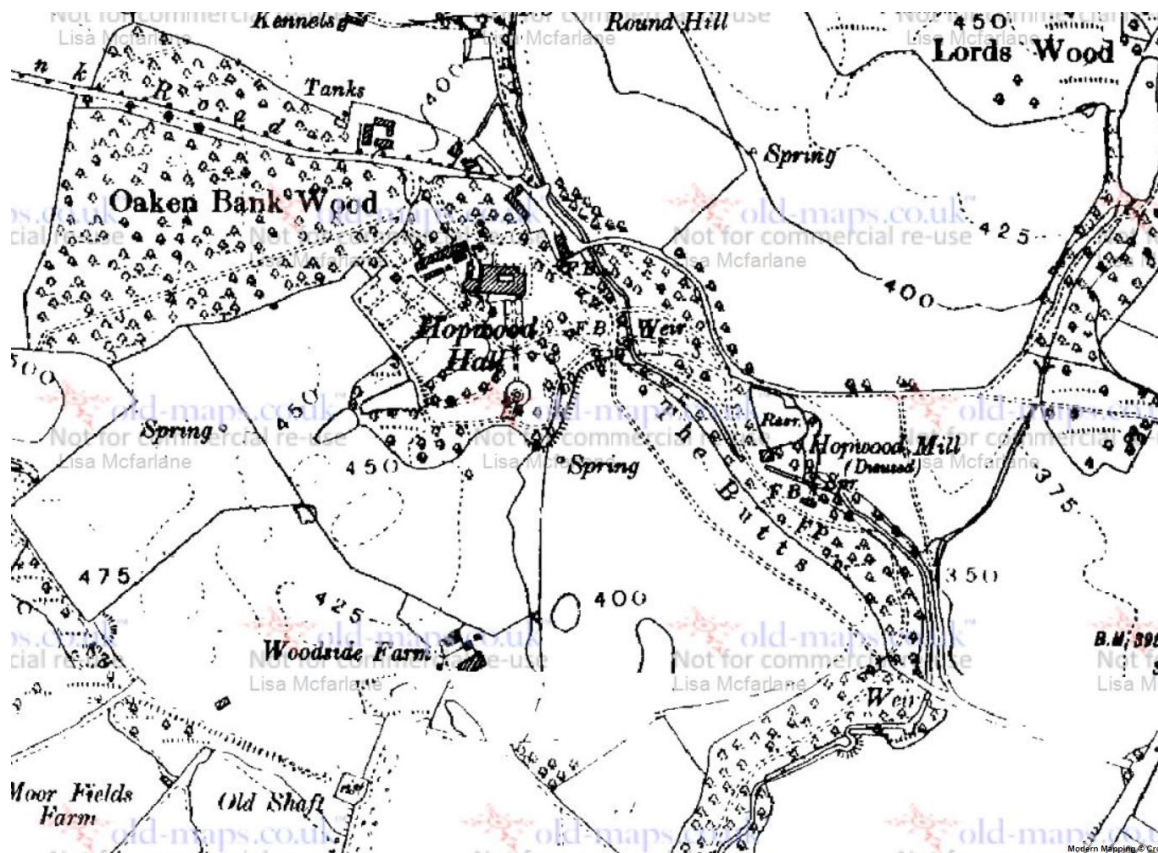


Figure 3.9
 OS Map dating from 1932
 (Source: www.oldmaps.co.uk, accessed 04th May 21)

The 1932 Map illustrates that very little development had occurred during the early 1900's. The development of further buildings serving the Hall to the north and north-east edge of the Hall are notable in 1932.

Hopwood Mill was at this stage considered unsafe and was partially demolished for safety reason in 1940.

In 1946 The De Salle Brothers purchased Hopwood Hall to establish a teacher training college for Catholic men. The De La Sale College opened in October 1947, initially housed within Hopwood Hall. Following the opening of the college, new development was planned on the land located south of the Hall. Later in the 1950's accommodation blocks were designed by Manchester based practice Reynolds & Scott.

3.5 1950-1965

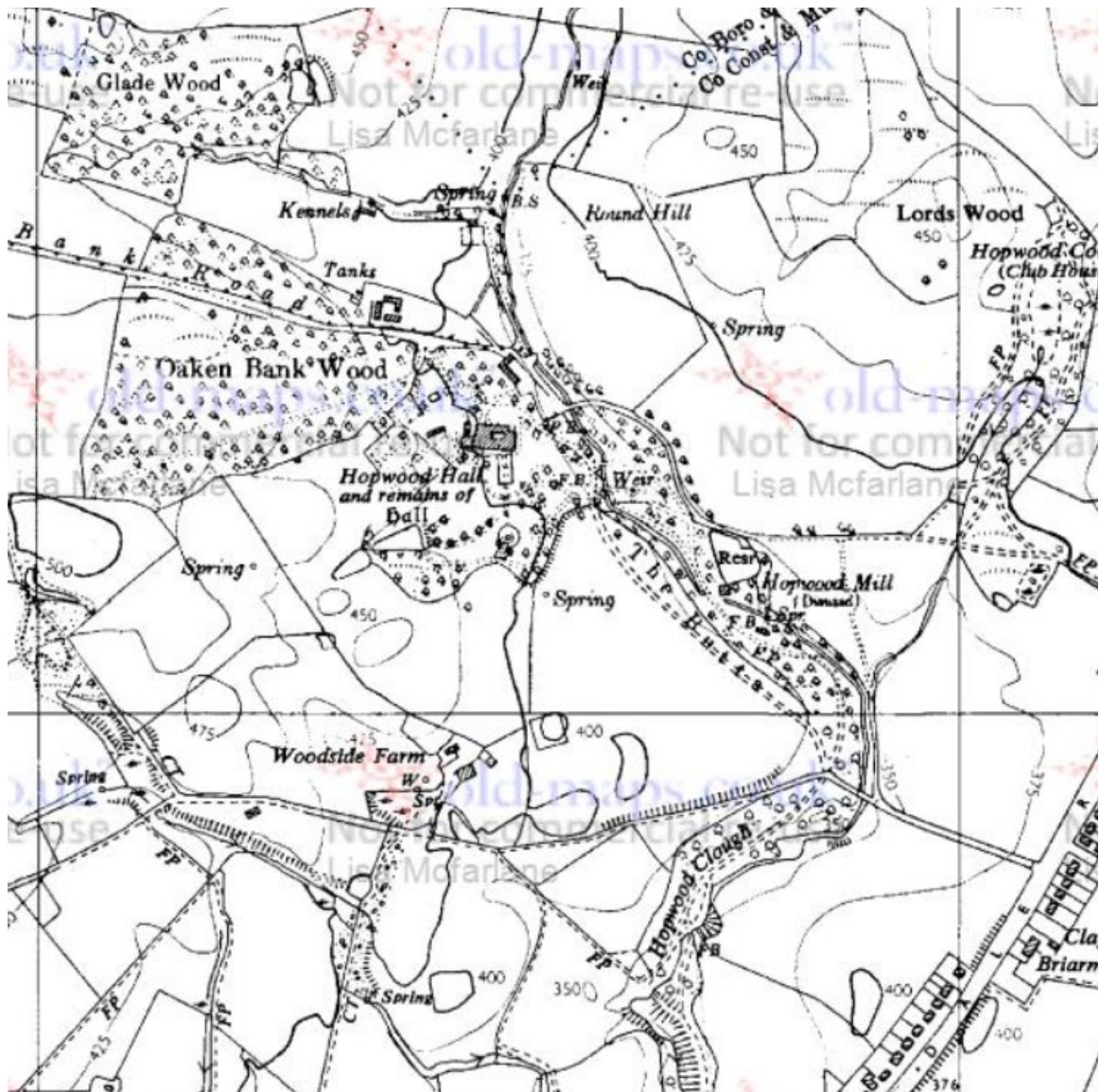


Figure 3.10
 OS Map dating from 1956
 (Source: www.oldmaps.co.uk, accessed 04th May 21)

The Chapel for the College was originally located within the Cardinal Griffin accommodation block built between 1955-1957. However, due to the growing popularity of the College, the need for a purpose-built Chapel was recognised. The college had previously worked with architects Reynolds and Scott but through a relationship between the College Principal and engineer James N. Lowe who was working with Gibberd on Liverpool Roman Catholic Cathedral, Frederick Gibberd was introduced to the College who went on to become the architect for the new Chapel.

The earliest drawings of the Chapel found in the Rochdale Council Archives collection from 1961 onwards illustrate how the buildings design evolved. The drawings for the chapel were produced by Reynolds & Scott 'in consultation with Frederick Gibberd'.

The building was to be constructed using an in-situ concrete frame of concrete columns and pre-stressed concrete ring beams. The exterior walls were to be faced in functional concrete block, with a narrow clerestory window between the columns and below the eaves ring beam. The majority of the internal natural light was achieved through the dramatic coloured glass lantern at the centre of the structure. Glazed with clear, red, yellow and green glass, the lantern was designed by David Atkins. The design also incorporated underfloor heating.

The building was entered by a simple lean-to section to the south side of the building and was reached by a dramatic set of flying concrete steps.

The building opened in 1965 after a four year construction programme.



Figure 3.11

Photograph from 1965 towards the main entrance showing the overall building form and materials. (Source: www.architecture.com/ribapix, Ref RIBA11310, accessed 07th May 21)



Figure 3.12

Photograph from 1965 towards the main entrance showing the entrance lobby and stepped approach. (Source: www.architecture.com/ribapix, Ref RIBA74990, accessed 07th May 21)

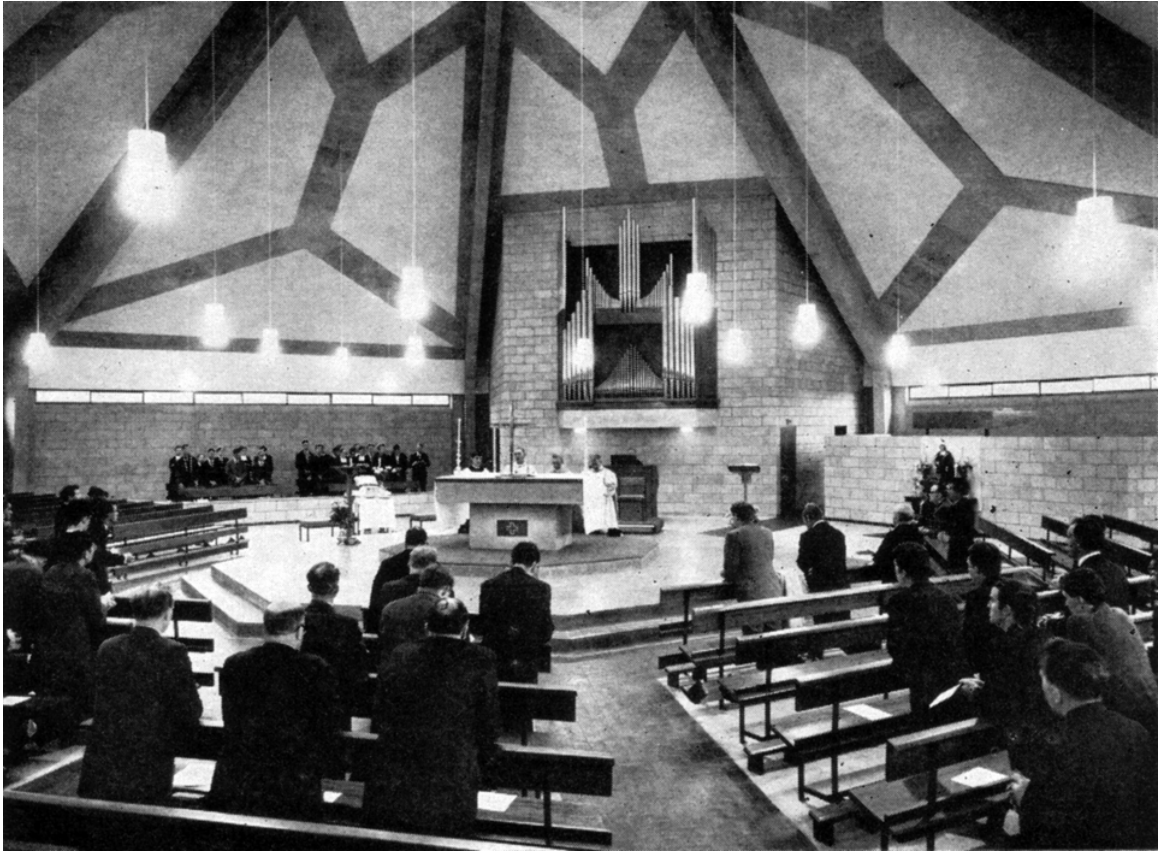


Figure 3.13

Photograph from 1965 showing the interior of the Chapel.

(Source: www.architecture.com/ribapix, Ref RIBA74993, accessed 07th May 21)



Figure 3.14

Photograph from 1965 showing the interior of the Chapel and the exposed materials.

(Source: www.architecture.com/ribapix, Ref RIBA48836, accessed 07th May 21)



Figure 3.15

Photograph from 1965 showing the interior of the Chapel and the stained-glass lantern.

(Source: www.architecture.com/ribapix, Ref RIBA48838, accessed 07th May 21)

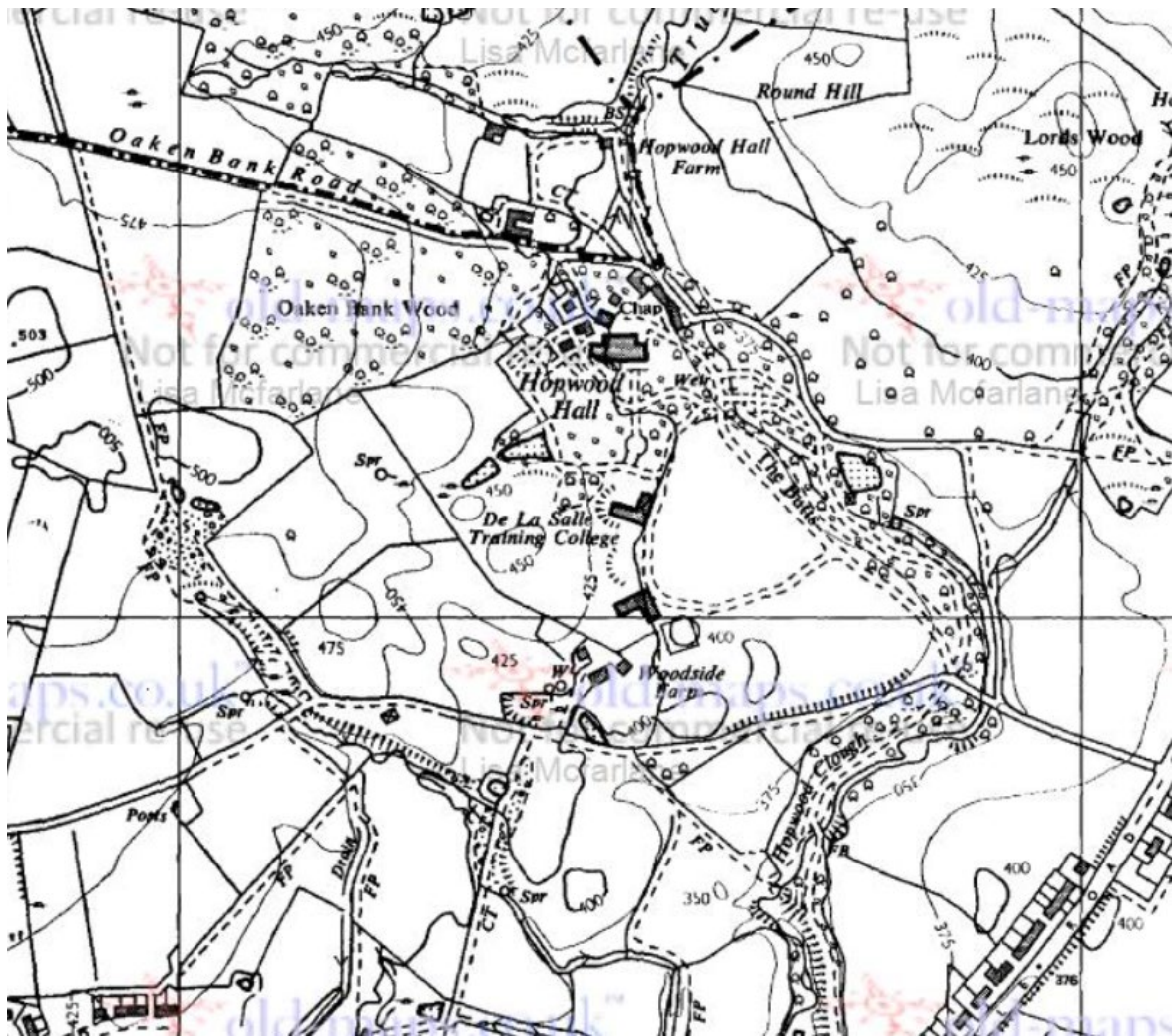


Figure 3.16

OS Map dating from 1965

(Source: www.oldmaps.co.uk, accessed 04th May 21)

The 1965 OS map shows the location of the two De Salle L-shaped residential blocks built in the late 1950's but does not yet illustrate the location of the new Chapel. Prior to this period, development was focused predominantly on the north-west edge of the site adjacent to Hopwood Hall. The below photograph (Figure 3.17) shows the development of buildings to the north-west of Hopwood Hall to serve the needs of the growing De La Salle College based at Hopwood Hall.



The Ancient Manor House of Hopwood

Figure 3.17

Historical photograph of Hopwood Hall when in use as a College with the expansion of the site towards the north with a series of single storey buildings.

(Source : www.google.com)

3.6 1984



Figure 3.18

OS Map dating from 1984

(Source: www.oldmaps.co.uk, accessed 04th May 21)

The 1984 OS map illustrates how the College Campus rapidly expanded during the early 1980's with the creation of the courtyard of two storey teaching accommodation centred around the De La Salle Accommodation blocks on an east-west axis and the two-storey residential accommodation developed on a north-west/south-east axis alongside the Reservoir and woodland to the north-east boundary. The Chapel is located at the highest point of the hill overlooking the campus and creating a focal point to the site.

The De la Salle College later closed in 1989. In the mid 1990's the site was purchased by Rochdale Council for redevelopment for Further Education use and the site was renamed Hopwood Hall College. The Chapel was deconsecrated and the cross from the lantern removed in 1994.

The Chapel was utilised for examinations, exhibitions and events during the late 1990's with the seating and some liturgical fittings removed to provide flexibility of use. The alter and side chapels were however still intact when the building was Listed by Historic England in 1997. More recently the building has been utilised for sports training although this has been somewhat hampered by the lack of changing accommodation within the space and the environmental conditions within the building.

3.7 THE SITE TODAY IN 2024



Figure 3.19

Aerial view of the site in 2024.

(Source: www.bingmaps.com, accessed 04th May 24)



Figure 3.20

Aerial view of the site in 2023.

(Source: www.googlemaps.com, accessed 04th May 24)

The Hopwood Hall College Middleton Campus has continued to evolve since the 1990's in order to meet the changing educational needs of the local community. A new Sports Hall was developed to the south of the site, the Henry West building was constructed to replace the 1950's two storey buildings running east-west across the site, and the two storey residential accommodation blocks to the north-east corner of the site have been demolished to provide a new Technology Centre, providing dedicated training for vocational skills including brick laying, plumbing, plastering, mechanics and motor engineering workshops.

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 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 over the coming years to support its restoration and long-term use.

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 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. It is assumed that the deterioration of the roof and chimneys over time, with the addition of lead being removed due to theft, has allowed for water ingress which has accelerated the decline of structural members. The west wing has been propped however there are still areas deemed unsafe to access without guidance from the onsite maintenance team due to the precarious nature of the structure. 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. 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 led to the growth of vegetation from elevations and chimneys.



Figure 3.21 Rainwater pipe failure affecting the brickwork to the south-east of the Hall.



Figure 3.22 West wing of the building which is in a very unsafe condition structurally.

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 countries most vulnerable/under threat heritage sites. The building is currently listed as '*Priority Category A - Immediate risk of further rapid deterioration or loss of fabric; no solution agreed*'.

3.6 CURRENT SETTING OF THE HERITAGE ASSET

Since the expansion of the area to the north /north-west of Hopwood Hall in the 1960's, this area of land has continued to evolve to expand, in more recent years, the Animal Management curriculum at Hopwood Hall College. This has led to incremental growth to meet the changing needs of the curriculum which has resulted in an ad-hoc expansion of animal enclosures, Shelters, barns and buildings to house the various species of animals and birds, all of which require tailored environments to meet their needs. A lack of an overall masterplan for the Animal

Management and a lack of consistency in the building design and style, choice of materials and colours as led to a disparate collection of relatively low quality buildings. Hopwood Hall College have acknowledged the need to improve the quality of the facilities within Animal Management to better support the needs of the students, provide appropriate accommodation to meet the needs of the animals and to improve the setting of Hopwood Hall. In recognising this, Hopwood Hall College have been successful in securing T Level grant funding to support the works included in this application.



Figure 3.23 Photograph of the Animal Management buildings in relation to Hopwood Hall

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.

The proposed development has the potential to impact the setting of the following buildings :-

- Hopwood Hall (Grade II* Listed)
- Former Chapel at Hopwood Hall College (Grade II Listed)

A copy of the List Descriptions is provided below.

4.2 HOPWOOD HALL

List Entry Number: 1068466

Grade : II*

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

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

and 4 are C19 but contribute greatly to the house's distinctive character. Bay 1 has mullioned windows on 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

4.3 FORMER CHAPEL AT HOPWOOD HALL COLLEGE

List Entry Number: 1247260

Grade : II

Date first listed: 22-Jan-1996

Statutory Address: Hopwood Hall, Rochdale Road, SD 87509 08191

Chapel (now deconsecrated). 1964-65. Designed by Frederick Gibberd in association with Reynolds and Scott. Reinforced concrete frame with mauve-coloured concrete block infill. Ring beam exposed at eaves has counterweights for the roof at the corners and is of board-marked, unpainted reinforced concrete; lantern ribs are of exposed, unpainted precast concrete. Copper low-pitched roof; coloured glass to lantern. Narrow, horizontal band of glazing separates the wall from the ring beam above on each side, except the entrance side and the facet opposite. Octagonal plan with low, projecting lean-to entrance to one angle, reached by a pair of flying staircases. Central altar, raised on several steps. Projecting organ gallery with organ facing the entrance (and containing former sacristy behind). Polygonal side chapel with metal railings to right of this. Ceiling has double 'Y' shaped expressed framing, with white triangular infill panels between. Original benches have been removed. Coloured glass in lantern comprises simple rectangles of red, yellow and green and was designed by D Atkins. This centralised chapel reflects the influence of the Liturgical Movement and is related to Gibberd's Liverpool Cathedral in its design. This building was formerly included in 12th Rochdale list.

Listing NGR: SD8750808194

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”.³

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.

The Hopwood Hall College campus sits within the context of the Grade II* Listed building (Hopwood Hall) and a Grade II Listed building (Hopwood Hall College Chapel) with the animal management facilities to the north-east of the Hall. 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.

The Former Chapel at Hopwood Hall College is located a significant distance away from the Animal Management area, in an elevated position and is heavily screened by dense trees and planting. It is therefore considered that any works within the Animal Management Area will have no impact on the setting of the Former Chapel. This statement of significance therefore focusses on the significance on Hopwood Hall which is in close proximity to the Animal Management area and any works within this area can have positive or negative impact on its setting.

The Hopwood Hall College Middleton campus has operated as an educational establishment since 1945 initially as the De La Salle College and more recently as Hopwood Hall College from the mid 1990’s. The college continues to adapt to meet the evolving educational needs of the local community and changes in technology and educational methods.

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

Evidential Value

Evidential Value is derived from the potential of a place to yield evidence about past human activity.

Hopwood Hall comprises material and building phases spanning several centuries and periods. There are some areas of modern construction that do not offer much in regards to evidential value, however the majority of the building presents 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.*

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 the surrounding countryside, woodland and associated buildings alluding to the scale and wealth 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, extensions 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.*

Aesthetic Value

Aesthetic Value derives from the ways in which people draw sensory and intellectual stimulation from a place.

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.*

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 which reinforces the connections between the Hall and the wider Middleton setting, while also strengthening a sense of identity and connection towards the building. The close proximity of the college buildings, although arguable detract from the setting of the hall, provides further passing engagement with the Hall with interest from the students and college staff.

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.⁴

6.0 HERITAGE IMPACT ASSESSMENT

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) 2023 strengthens the 1990 Planning Act referencing listed buildings as heritage assets, protected for their significance:

⁴ Buttress, Heritage Statement, 2019.

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

‘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 to it or that could affect its significance 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 proposals are for a planning application to improve and enhance the Animal Management facilities and the consolidation of the buildings within the area below.

The following Existing Site Plan (Figure 6.1) and Proposed Demolition Plan (Figure 6.2) illustrates the buildings affected by the proposals within this application.

The buildings to be demolished as part of this application are listed as follows :-

- Demolition of the single storey timber barn to the north of Hopwood Hall (FEAS)
- Removal of the canopy adjacent to the double height barn to the north of Hopwood Hall (BARN)
- Removal of the temporary shelter the north of Smallbridge (WC)
- Demolition of the Cattery building to the west of Hopwood Hall (CATTERY)
- Removal of the Meerkat building to the west of Hopwood Hall (MEERKATS)
- Removal of the Alpaca Sheds to the west of Hopwood Hall (ALPACA SHEDS)

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

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



Figure 6.1
Existing Site Plan
(Seven Architecture, 2024)



Figure 6.2
Proposed Demolition Plan
(Seven Architecture, 2024)



Figure 6.3
Proposed Site Plan
(Seven Architecture, 2024)

The above Proposed Site Plan (Figure 6.3), illustrates the proposed works to improve the quality and facilities within the existing buildings.

The buildings to be modified as part of this application are listed as follows :-

- Refurbishment and extension to the north of the double height barn to the north of Hopwood Hall (BARN)
- Single storey extension to the north of the Smallbridge building (FEAR) to provide WC and Locker storage for students.
- The refurbishment of the Smallbridge buildings (FEAM and FEAR)
- New Meerkat enclosure built to the south of Smallbridge (MEARKAT)
- Installation of a new Cattery building to the north-west of the existing two storey barn (CATTERY)
- Upgrade of the existing Polytunnel to reduce its visual impact
- Relocation of the Alpaca Shed and associated enclosure towards the far south-west of Hopwood Hall (ALPACA).

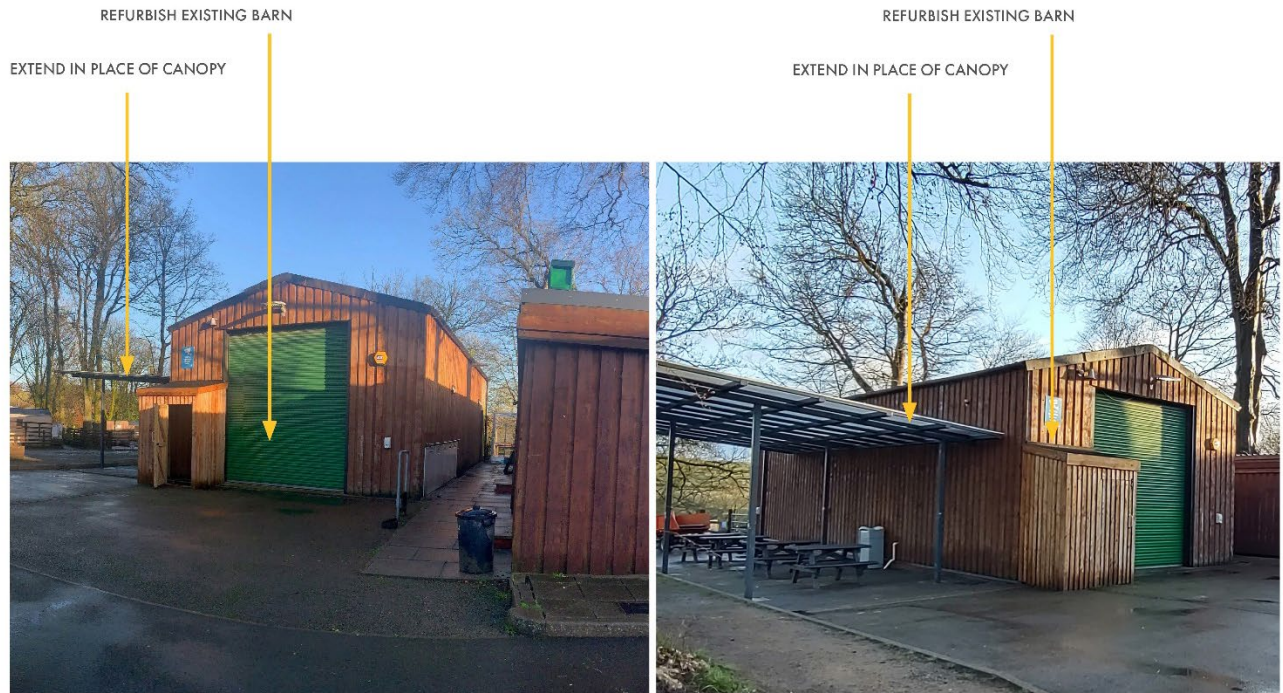


Figure 6.4
Existing photographs of the double height barn to be retained and refurbished and the canopy to be removed
(Seven Architecture, 2024)



Figure 6.5
Proposed indicative visuals showing the removal of the single storey barn and the extension of the retained barn
(Seven Architecture, 2024)

6.3 COMMENTARY ON THE IMPACT ON HERITAGE SIGNIFICANCE

Hopwood Hall is a Grade II* listed building giving particular importance to the building itself but also its setting. Historic maps show that Hopwood Hall has rarely sat in isolation, often with subsidiary structures being present to the north west of the site and at one point a greenhouse/ orangery to the south.

A change in land ownership over the 20th century saw the growth of Hopwood Hall college around the hall, largely cut off from its once large setting with the emergence of the Animal Management facility within recent years in close proximity to the dilapidating Hall.

The application seeks to undertake the demolition of buildings and structures and alterations to existing buildings within close proximity to Hopwood Hall. The need for the modifications and demolition is to improve the facilities offered to students, to consolidate the various uses to reduce the number of buildings and to improve the appearance and longevity of the buildings.

The current buildings on the Animal Management site sit within close proximity to the hall and do not follow any historic mapping in terms of placement or orientation. It seems likely that the facility has grown organically due to need or demand rather than following a structured plan for expansion. This has meant that structures generally have been built with little attention to the designated asset and the impact on it and its setting. Generally the structures are of brick or timber construction, that are functional and low in budget. The standard of construction and aesthetic value of these building does have a negative impact on the setting of the hall however many of these have already been granted planning permission.

Barns to the north of the hall (FEAS and BARN)

The single storey barn directly to the north of Hopwood Hall encroaches on the main approach to the hall. This single storey vertically laid timber clad building is of relatively low quality and has a negative impact on the setting of the hall. The larger double height barn is set back from the single storey barn frontage and is therefore less imposing on the setting of the hall. The existing canopy towards the north-west of the barn is large in scale and seems out of scale with the rest of the building. The canopy looks to slope towards to building which could end up having a negative impact on the building it is attached to. In relation to the Hall the canopy is largely shielded from the building by the double height barn and so arguably has minimal impact on the significance of the Hall in isolation however you can see most of the buildings from the upper floors of the Hall which may become problematic if the Hall is bought back into viable use.

The demolition of the single storey barn will considerably improve the setting of the hall being in close proximity to the main hall entrance on approach. Its removal will therefore have a **positive impact on aesthetic value** and will enable additional planting to be installed in its place, providing screening to the double height barn. The proposals include the removal of the large canopy which will also have a positive impact on the setting.

In order to meet the Animal Management accommodation needs, the existing double height barn is to be refurbished and extended towards the north-west. This works will improve the appearance of the building and the dark recessive colour further reduces its visual dominance in the setting of the hall. The proposed elevational modifications will considerably improve the buildings appearance, accommodating all of the area requirements within one cohesive building. The extensions and external envelope improvements are considered to have a **positive impact on the setting and aesthetic value** of the hall by reducing the visual dominance of the building and creating a cohesive building.

Smallbridge works

Smallbridge is located towards the north-east corner of Hopwood Hall and is within close proximity of the hall. It comprises of a two storey brickwork building dating from the 1950s/1960's with a later additional timber framed stair core to the east elevation. The building has been refurbished in recent years with upgrades to windows and doors and brickwork repointing. The two storey scale of Smallbridge, when compared to the other low rise Animal Management buildings, dominates the view when entering the site from Hopwood Hall. It is within close proximity to the hall boundary fence. This work will provide a consolidated building that enables the removal of various later addition buildings and structures. The proposed works to remove the existing temporary extension and extend the Smallbridge building to accommodate permanent WC's and locker facilities for all students centrally within the Animal Management area is considered to have a **positive impact on the aesthetic value and setting** of Hopwood Hall. The planting of shrubs and climbing plants between the hall and Smallbridge would help to visually screen the building from the main entrance approach of the hall.

Meerkat and Alpaca enclosures

The Meerkat and Alpaca enclosures are the closest structures to the Hall and there is some speculation over whether some of the land is legally part of the Hall's estate. The structures are a mixture of brick and timber with mesh fencing a corrugated tin roof. The rustic nature of the buildings are visually unfortunate and are not seen as appropriate structures to sit next to a Grade II* listed building. The buildings serves no benefit to the Hall and are deemed to have a negative impact on the Hall and its setting. The proposals set out in this application include the removal of the Meerkat and Alpaca buildings and enclosures and their relocation elsewhere on the site.

A new Meerkat building is proposed towards the south of the existing Smallbridge building on the site former site of the Cattery. The Alpaca buildings and enclosures are to be relocated towards the south-west of Hopwood Hall adjacent to the existing westerly access road. The relocation of these buildings and uses is considered to have a **positive impact on the setting of the hall** and will be much less visible both in the context of the hall in its setting but will also protect views from the hall out into the wider landscaped setting.

The polytunnel is a barrel tunnel with open sides, presumably used to store food and bedding for the animals. The polytunnel is not overly visible from the Hall and arguable provides much needed storage space for the running of the facility. The building is again located away from the Hall and is seen to have a **neutral impact** on the Hall and its setting.

7.0 CONCLUSION

Hopwood Hall was originally designed as a Country House and estate and underwent extensive expansion during the C16, C17 and C18. Although the building has been left in a derelict condition for many years and features on the Historic England Heritage at Risk Register, Hopwood Hall is currently undergoing essential restoration works to protect it for the future. The building yields a **high level of significance** in its primary evidence of building construction techniques from various ages and styles and in the evolution of the country house.

The long-term plan for Hopwood Hall is to continue with this investment to restore the building and ensure its long-term survival. Any works within the HHC Middleton Campus should enable and support this long-term investment in Hopwood Hall. Long-term access to the Hall and the Animal Management facility should be carefully considered in any plans for development to ensure that access to Hopwood Hall is maintained and its end use is not compromised.

In assessing the overall impact of the proposals in the context of Hopwood Hall, it is considered that the removal of buildings within close proximity to the hall and the upgrade of facilities elsewhere on the site will have an overall **positive impact on the setting and aesthetic, communal, historic and evidential value** of Hopwood Hall. The proposed modifications are also in line with the aspirations set out in the emerging Hopwood Masterplan.