

Hopwood Hall College, Rochdale, Greater Manchester

Heritage Assessment

March 2025

PREPARED FOR

Rochdale Council



Heritage Assessment

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EXECUTIVE SUMMARY

Willmott Dixon have commissioned Civic Heritage to undertake a Heritage Statement to support a planning application for the part redevelopment of Hopwood Hall College, Greater Manchester. This assessment of the built heritage in close proximity to the Site, was intended to establish, as far as possible, the character of the historic built environment within the vicinity of the proposed development site and to provide a description of significance in order to understand the potential impact of the proposals, including the potential impact on the setting on any nearby designated and non-designated heritage assets.

The proposed development site contains a late 20th-century college building that yields no historic interest. A review of the Historic Environment Record data recorded several designated and non-designated heritage assets within the immediate vicinity of the site. The designated and non-designated heritage assets assessed in order to consider the potential impact of the proposed works upon those assets includes;

- Rochdale Central Library and Art Gallery, Grade II
- Statue of John Bright, Grade II
- Rochdale Town Hall, Grade I
- Rochdale Cenotaph, Grade I
- Lamp posts at each side of War memorial, Grade II
- Old Post Office, Grade II
- St Chad's Church, Grade II*
- Wall to the north-west of St Chad's Church, Grade II
- Rochdale Museum, The Old Vicarage, Grade II
- Broadfield Registered Park and Garden, Grade II
- Rochdale Town Centre Conservation Area
- Toad Lane Conservation Area
- The Roebuck Public House, Yorkshire Street, non-designated heritage asset
- Rochdale Memorial Gardens, The Esplanade, non-designated heritage asset
- Police Headquarters, The Esplanade, non-designated heritage asset

The heritage impact assessment finds that demolition activity will result in slight and neutral (beneficial) impacts upon the significance of the heritage assets. The impact assessment is consistent with recognised criteria as defined within ICOMOS Guidance. Views of (from, within, into and out of) the heritage assets listed above will be very similar to those that currently exist, although the new college building will be repositioned to the south of College Road, and will therefore be less visible. The redevelopment of college building would ultimately result in public benefit, increasing and improving educational facilities for students. The development will result in 'less than substantial harm' to the heritage assets identified within this report - to be *'weighed against the public benefits of the proposal'*.

1. Introduction

1.1. Site context

1.1.1. Purpose and nature of the proposal

This Heritage Statement has been prepared in support of a planning application that comprises *'the development of a new 'Block B' to replace the existing Block B, which is in poor condition and will be demolished upon completion of the new block. The new building will provide accommodation for up to approximately 900 students across subjects including Art & Design, Catering, T-Levels (including Media, Graphic Design & Gaming), Film Design and provision for teaching Higher Education courses such as Teacher Training and Healthcare. In addition, the building will include support and social spaces, including the Student-support Hub and Learning Support spaces'*. Block A and the Gullwing building will be retained.

This Heritage Statement appraises the identified features of the historic built environment within the context of the application site, providing a description of their significance in order to understand the potential impact of the proposals, both positive and negative. The Heritage Assessment includes an impact assessment and visual (indirect) assessment.

1.1.2. Location

The proposed development area lies within Rochdale Town Centre and is bounded by College Road to the north, St Mary's Gate to the east, Block A and the River Roch to the south and an access road to a car park to the west (centred on NGR 389301 413398; herein referred to as the 'Site'). The Site encompasses part of Hopwood Hall College campus comprising a four-storey building referred to as Block B and associated car park to the west.



Plate 1 Recent satellite image of the site, showing the red line development boundary

1.1.3. Site inspection and character

The Site is occupied by a late 20th-century four-storey college building with basement referred to as 'Block B' (Plate 2). Block A is a seven-storey modern building that will be retained as part of the scheme (Plate 3). Blocks A and B are connected by the Gullwing, a single-storey building that currently forms the main entrance to the college. A hard-standing car park occupies the west part of the Site. The Site lies on the north bank of the River Roch and the area was previously occupied by textile mills (HGM22045).

The immediate setting of the Site includes St Mary's Gate (A58), the modified course of the River Roch, Hopwood Hall College buildings, seven 1960s high-rise apartments known as Seven Sisters and a supermarket store. St Mary's Gate separates the Site from Rochdale Town Centre Conservation Area (DGM3129) and the town centre in general, which lies on the opposite side of the road. Rochdale Police Station, a 1960s six-storey concrete-framed structure that was recently refurbished lies opposite the Site, to the east. This building is a non-designated heritage asset and is the most westerly building within Rochdale Town Centre Conservation Area. The scale and massing of the building blocks views into the Conservation Area from the Site.



Plate 2 Block B, Hopwood Hall College, looking north-west



Plate 3 View of car park and Hopwood Hall College buildings, looking east

1.2. Study Area

1.2.1. Determining the Study Area

Due to intervening development and the scale of the proposed development, a c 200m radius Study Area has been chosen in order to assess the impact of the proposed development on the setting of designated and non-designated heritage assets in short-to-long-range views across the town centre. The Study Area is based on professional judgement and was informed by a comprehensive survey of the surrounding area during a Site visit. Factors such as the degree of intervisibility between heritage assets and the proposal Site, the contribution of setting to an asset's significance and historic and functional relationships between the Site and assets has been taken into account (Historic England, 2019).

The Study Area provides a focus for the assessment but is not intended to be prescriptive; designated heritage assets outside of the Study Area which have the potential to be affected by the proposals have also been considered (such as Toad Lane Conservation Area, St Chad's Church, wall to the north-west of the church and Rochdale Museum).

1.2.2. Heritage assets

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens and it does not lie within a Conservation Area. Rochdale Council have established a list of non-designated heritage assets, none of which are within the Site.

Given the nature of the planning application and the intervening urban development, the proposed works may impact the setting of nine Listed Buildings, a Registered Park two Conservation Areas, and three non-designated heritage assets (Table 1; Plate 4). The proposed works will not have a physical impact on these designated heritage assets however, it may have an indirect impact the setting of heritage assets.

Description	Designation	HER No
Touchstones / Rochdale Central Library and Art Gallery	II	11568.1.0
Statue of John Bright	II	11631.1.0
Rochdale Town Hall	I	11543.1.0
Rochdale Cenotaph	I	11559.1.0

Lamp posts at each side of War memorial	II	11559.1.0
Old Post Office	II	11553.1.0
St Chad's Church	II*	2376.1.0
Wall to the north-west of St Chad's Church	II	2376.2.0
Rochdale Museum, The Old Vicarage	II	11593.1.0
Rochdale Town Centre Conservation Area;	Conservation Area	DGM3129
Toad Lane Conservation Area	Conservation Area	DGM3130
Broadfield Registered Park and Garden	II	1001522
The Roebuck Public House, Yorkshire Street	Non-designated Heritage Asset	-
Rochdale Memorial Gardens, The Esplanade	Non-designated Heritage Asset	-
Police Headquarters, The Esplanade	Non-designated Heritage Asset	-

Table 1 Designated and non-designated heritage assets considered within this assessment

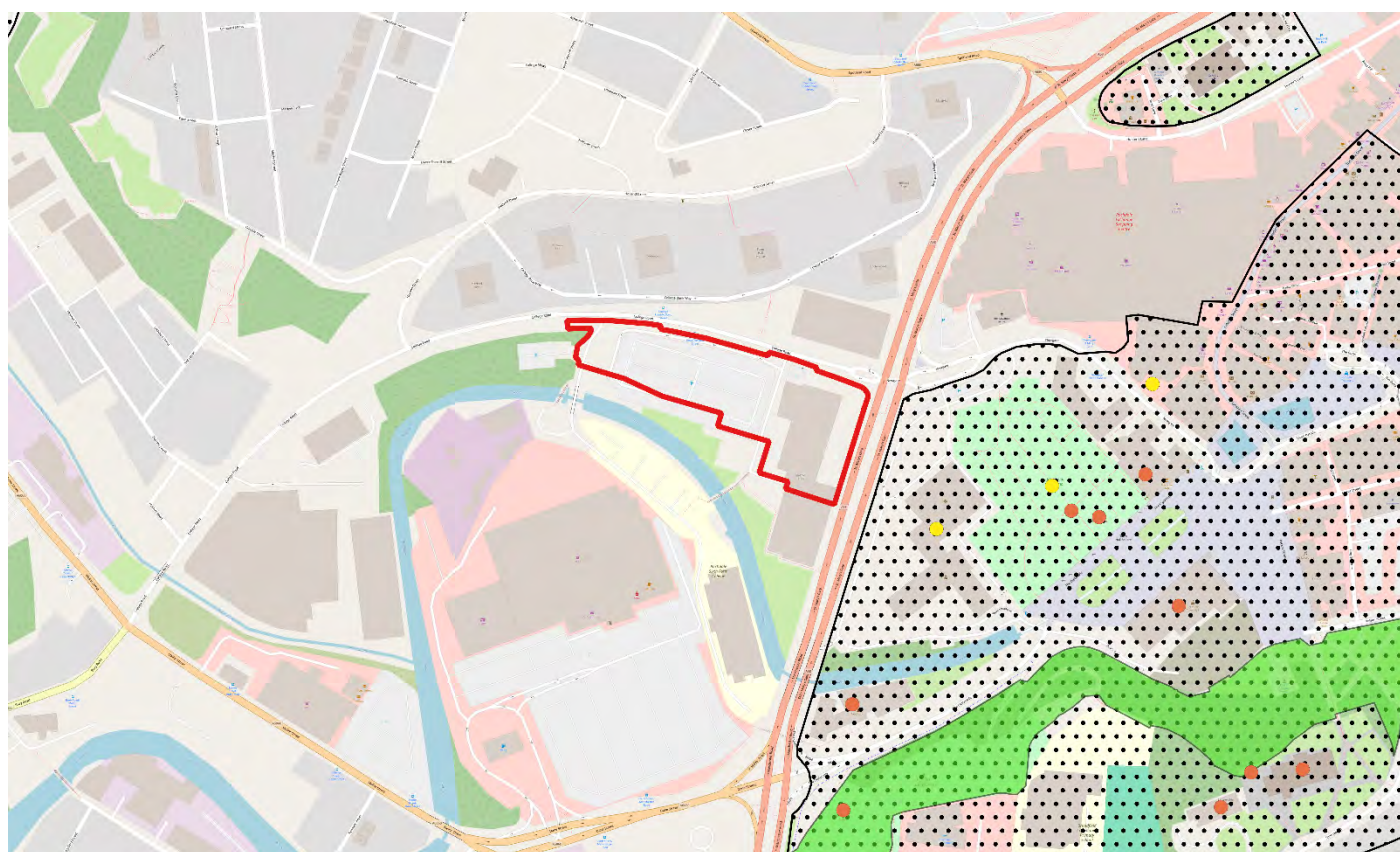


Plate 4 View of the Site, showing the location of non-designated heritage assets (yellow point), designated heritage assets (orange points) and Conservation Areas (black-dotted area) superimposed onto OpenStreetMap

1.2.3. Consultation with Local Planning Authority

Michael Atkinson-Smith, Rochdale Borough Council's Senior Planning Officer (Heritage and Urban Design) provided advice regarding the proposals affecting designated and non-designated heritage assets on 23rd January via a Microsoft Teams call. Discussions with Michael confirmed the scope of the assessment, including heritage assets that should be assessed, which tallied with the pre-application consultation letter dated 1st June 2022 (Reference: PREAPP/00036/22).

In addition, concerns regarding the impact of the demolition of 'Block B', which would result in the loss of a prominent corner building were raised (also noted in the pre-application letter dated 16th March 2023; Reference: PREAPP/00119/22). The new college building will allow for a future block to be constructed to the east to form a strong corner building as part of long-term plans to replace Block A. A prominent building at the junction would benefit heritage views within the urban setting of Rochdale town centre.

2. Methodology

2.1. Heritage significance and impact assessment methodology

The aim of the Heritage Statement is to assess the heritage interest of the Site and identify nearby designated heritage assets which have the potential to be affected by the development proposals. The analysis of heritage significance and impact within the Heritage Statement follows the guidance set out in Historic England's Good Practice Guides (Historic England, 2020; Historic England, 2015) and Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in heritage Assets' (Historic England, 2019). The conclusion of this initial assessment is outlined in 5 and section 5.5, p37.

The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets. The Historic England guidance states that the assessment should address the attributes of the proposed development in terms of its: location and siting, form and appearance, wider effects and permanence (Historic England, 2019; Historic England, 2017). Chapter 8 is an assessment of how these attributes could potentially affect the significance of the assets assessed.

The Heritage Impact Assessment (also within Chapter 8) also comprises an assessment of both the direct and indirect heritage impacts, defined as follows by ICOMOS in its 2011 guidance contained within '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*' (ICOMOS, 2011).

- Direct heritage impacts are a primary consequence of the proposed development resulting in the physical alterations to the fabric or character of the Site. They result in a degree of change to the Site, or alterations to its setting.
- Indirect impacts occur as a secondary consequence of the proposed development, and can result in physical loss or changes to the setting of a heritage asset beyond the development footprint.

The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. These impacts may be either adverse or beneficial (ICOMOS, 2011) see Appendix 1.

2.2. Research sources

The Heritage Statement has examined a range of existing documentary, cartographic, photographic and electronic information including:

- The National Library of Scotland;
- The Historic Environment Record supplied by Greater Manchester Archaeological Advisory Service;
- Rochdale Council's list of non-designated heritage assets
- Conservation Area Appraisals;
- Existing reports, including an Archaeological Assessment produced by Salford Archaeology in 2023 (Appendix 3), and;
- The National Heritage datasets including the National Heritage List for England (NHLE).

2.3. Site visit

A Site visit was undertaken at the Site and in the surrounding area to identify key heritage views within the locality, particularly those within Conservations Areas, and of Listed Buildings, and to define the study area.

3. Planning Policy

3.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2024).

3.1.1. Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest. The Site is located within the setting of nine Listed Buildings, Broadfield Registered Park and Garden, whilst Rochdale Town Centre Conservation Area lies just beyond the Site boundary. Therefore, two sections of the act are relevant.

Section 66 (1) of the Act requires the Local Planning Authority to “have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses” when considering whether to grant planning permission.

Section 72 (1) states that in relation to Conservation Areas “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

3.1.2. National Planning Policy Framework (NPPF)

The NPPF sets out the Government’s planning policies for England, which aim to achieve sustainable development (Ministry of Housing, Communities and Local Government; Department of Levelling Up, Housing and Communities, Dec 2024). Sustainable development is defined by three overarching objectives: economic, social and environmental. Section 16 deals specifically with Conserving and enhancing the historic environment (paragraphs 202-221). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic importance to World Heritage Sites, that should be conserved ‘in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.

Paragraph 202 states that the Local Planning Authority should consider:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 208 states that “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal”.

Paragraph 212 states that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm”.

Paragraph 215 states that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”.

Paragraph 216 states that “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”.

The significance of the historical resource identified within this report has been assessed as recommended in the revised NPPF.

3.1.3. Local Development Framework

The NPPF states that local planning authorities are required to create local plans and frameworks to implement the NPPF at a local level. Rochdale Council adopted a Core Strategy in 2016, which is scheduled until 2028 and provides an overview of objectives for the borough. The heritage strategy is outlined in *Chapter 9: P2: Protecting and enhancing character, landscape and heritage* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment (Rochdale Borough Council, 2016, p. 82).

Policy P2 states:

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:

a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;

b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;

c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;

d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and

e. Conserving and enhancing townscape character.

2. We will protect the borough's heritage by:

a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings. Key heritage assets of the borough include:

i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit;

ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;

iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;

iv. The Edgar Wood and J. H. Sellers cultural heritage;

v. The heritage of the seventeenth and eighteenth century vernacular tradition; and

vi. The engineering heritage, including mills, canals and railways.

b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;

c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and

d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard' (Rochdale Borough Council, 2016, p. 82).

3.1.4. Historic England Guidance

The Heritage Statement accords with the guidance set out in Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in heritage Assets' (October 2019). The recent guidance calls for a staged approach, which provides relevant and proportionate information sufficient to inform decision-making by the Council.

In addition, Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) (Historic England, 2015), Good Practice Advice Note 3 (The Setting of Heritage Assets) (Historic England, 2017) and Good Practice Advice Note 4 (Enabling Development and Heritage Assets) were considered as part of this assessment (Historic England, 2020). The advice notes do not constitute a statement of Government policy itself, nor do they seek to prescribe a single methodology.

4. Historical background

4.1. Introduction

The historical background provides context for the Site, as well as its significance and contribution to the surrounding historic environment. This chapter (4), including the Development of the Site (4.3) has been reproduced from an Archaeological Desk-based Assessment produced by Civic Heritage (2025).

4.2. Brief history of Rochdale

4.2.1. Prehistoric period (pre-10,000 BC to AD 43)

The upland areas of the southern Pennines were conducive for prehistoric activity, particularly during the Mesolithic period. Archaeological evidence during this period includes small scatters of stone tools, dominated by microliths, which are sometimes associated with hearths, areas of burning, and ephemeral structures (Pearson, et al., 1985, pp. 105-8). Similarly, Bronze Age burial mounds have also been identified in the uplands. Iron Age activity is sparse, although it has been argued that several promontory sites in the Irwell and Roch valleys may represent settlement sites (Hodgson & Brennand, 2006, p. 53).

4.2.2. Medieval period (AD 410 -1540)

Rochdale is first mentioned as 'Recedham' in the Domesday Survey of 1086. The 'ham' element of the placename is Old English in origin referring to a settlement, which was perhaps a product of Anglo-Saxon colonisation dating to the 7th or 8th century (Ekwall, 1922, p. 55). Similarly, although the element 'Reced' might have been the Celtic name for the River Roch, it is also possible that it has Old English origins meaning 'hall' (*ibid*). The presence of an Anglo-Saxon settlement at Rochdale also tallies well with the dedication of its parish church to St Chad, the late 7th -century Anglo-Saxon bishop of Lichfield (Fishwick, 1889, p. 127).

The Site lay within the parish of Rochdale during the medieval period. This parish formed the most extensive of the parishes contained within the Hundred of Salford, an Anglo-Saxon administrative unit. The ancient divisions or townships of the parish were Castleton (in which also stood the parish church), Spotland, Butterworth, and Hundersfield (Farrer & Brownbill, 1911, pp. 187-201). The Site appears to have lay within the ancient parish of Spotland, although it was very close to the Castleton border. The township of Spotland occupied the north-west part of the parish. Its name is allied to Spodden, a valley running from north to south of the parish, down which flows a tributary, the Spodden Brook, to join the river Roch on the western side of Rochdale. The principal landowners in Spotland were the Abbot and convent of Whalley, their lands having been acquired through a large number of different gifts.

The church of St Chad's served an enormous parish, rather than a substantial town. The oldest part of the existing church, which occupies high ground on the south side of the town overlooking the river, dates to the 13th century when it was considerably extended (Hartwell, et al., 2004, p. 588). However, there is evidence to suggest that an earlier church occupied the same site, and fragments of Norman masonry are said to have been discovered during renovation in 1815 (Fishwick, 1889, p. 12). In addition, a stone head sculpture was found on the head of the tower at St Chad's Parish Church (HER 2376.1.1). The irregular stonework suggests that it belonged to the potential previous site of an Anglo-Saxon church. In 1816, it was revealed the church was medieval, although there is no certain date, it is possible that it is a pre-conquest church (HER 2376.1.0). The parish church lies c.350m east of the Site.

The parish of Rochdale may have been co-extensive with the manor of Rochdale, which, according to the Domesday Survey, was held in 1066 by Gamel the thane (Morgan 1978). Gamel held one of the 21 thegns in the Salford Hundred, and was free from all customs except six. His holdings were assessed as two hides or 12 plough-lands. By 1212, the whole manor had been assigned to the Lord of Clitheroe, and was held by Roger de Lacy, and several under tenants. The manor of Rochdale descended like Clitheroe, and thus came

to the Earls and Dukes of Lancaster, who held the manor until the end of the 15th century. The manor was also leased to various stewards during the 15th century, and from 1462 until 1616 these were members of the Byron family, an influential local family with significant land holdings across the Rochdale area.

By 1251, Rochdale had become important enough to have been granted a charter for a weekly market, and an annual fair on the feast of St Simon and St Jude in October. It was probably during this period that a borough was also created, although the town continued to be governed through the manor court until 1825, when a Police Act was finally obtained (Fishwick, 1889).

The original Rochdale Bridge (HER 17239.1.0; c.250m east of the Site) that was built over the river Roch was medieval in date, although an absolute date is unknown. In 1667 the east extension was built. A 'Survey of the Manor' written in 1626 noted that the bridge to the west of the ford was in decay, which seems to suggest that the bridge had already been standing a long time by this date.

4.2.3. Post-medieval period (AD 1540 – c 1750)

The woollen industry defined the post-medieval development of Rochdale, and its success prompted the growth of the town. The manufacture of woollen textiles developed rapidly from c. 1500 as a domestic-based industry. Textiles were generally manufactured in domestic-based workshops or weavers' cottages as part of the putting-out system, whereby merchants employed textile workers and supplied them with raw materials. Domestic-based textile manufacture and mining were increasingly undertaken as a supplementary income to farming in the area.

In 1582, Camden described Rochdale as a 'market town well frequented'. The confiscation of the lands owned by the Whalley Abbey and the general suppression of religious houses following the Dissolution of the Monasteries produced a new quantity of landlords. The number was further increased by the sale of the Byron estates in the early part of the 17th century (Fishwick, 1913).

The hearth-tax returns of 1666 provide an insight into the importance of the parish. In Rochdale and Wardleworth there were 228 hearths liable; the largest houses were those of James Brearley (perhaps an inn), with ten hearths; James Scofield, nine; Gabriel Gartside and Sarah Leach, seven each; Edward Lee, Robert Stringer, John Hamer, Joshua Stansfeld, Judy Roades, Edmund Holme, and Joseph Dearden, six each (Farrer & Brownbill, 1911, pp. 171-3).

Celia Fiennes, writing in c 1700, described Rochdale as 'a pretty neat town, built all of stone', whilst some 25 years later Defoe considered it 'a good market town, and of late much improved in the woollen manufacture, as are also the villages in its neighbourhood' (Furbank, et al., 1991). By the end of the 18th century, Rochdale had developed a formidable reputation as a centre for the production of woollen cloth, and the town benefited from a lucrative export trade in woollen goods to Holland, Portugal, Spain, Italy, Russia and Germany (Aiken, 1795, p. 248). It had also become an important centre for the cross-Pennine trade in woollen cloth, represented by the numerous merchant's houses, warehouses and inns that were established in the town during the late 1700s to service this trade.

A documentary reference dated 1510 describes Rochdale Mill as a water corn mill, which was c.400m south-west of the Site (HER 2407.1.0). A second water corn mill was mentioned in 1532 known as Town Mill (2456.1.0). The exact location of Town Mill is unknown, but it is believed to be around Ton Brow / Town Hill, c 350m to the south-west of the Site.

During the 18th century, a fulling mill named Town Mill had been erected within the west of the Site and may have been named after the earlier corn mill. There is some potential that the corn mill may have been within the Site. Town Mill fulling mill occupied the western half of the Site during the post-medieval period.

4.2.4. Industrial period (c 1750 to 1914)

In 1771, Samuel Curwen visited Rochdale and noted that it was 'remarkable for (its) many wool merchants; it has a large woollen market'. He also noted that 'every considerable house is a manufactory, and is supplied with a rivulet or little stream, without which the business cannot be carried on' (Fishwick, 1889, pp. 57-7). The River Roch was exploited as a source of power during this period, although it was subject to sudden flooding (Robertson, 1875, pp. 265-6).

By the 1780s, the national demand for textiles, particularly cotton, had begun to rise, resulting in a dramatic increase in mill building that transformed the Greater Manchester region into a centre for factory-based textile manufacturing (Baines, 1835). Initially, the mills were water-powered, but by the end of the 18th century, mills were being converted to steam. In Rochdale, the woollen trade was the staple industry. A well-known woollen manufacturer was the Butts Factory which first appeared in directories in 1822 (HER 16713.1.0; c. 330m east of the Site).

The introduction of canals was an important factor in the growth of Rochdale's textile trade. Rochdale Canal was conceived in 1776 and was authorised by an Act of Parliament in 1794. The canal stretched across the Pennines linking Manchester with the ports of the East Coast via the rivers Aire and Trent and also to Liverpool via the Ashton to Bridgewater Canal. The railways eventually replaced the canal network, with the Manchester to Leeds Railway opening in 1836.

By the 19th century, cotton had replaced wool as the main industry in Rochdale. New cotton mills were established along the River Roch. Nearby cotton mills included Michael Hey Mills (HER 5050.1.0) which lay c.300m west of the Site and contained two spinning mills (named Spodden Mill on maps), built for the local Co-operative society. Another nearby mill included Oak Mill (HER 5052.1.0), which consisted of a cotton spinning mill, with an engine house, office block and weaving shed located c. 350m south-west of the Site.

4.3. Development of the Site

The layout of the town on the southern side of the river Roch is depicted on a Plan of the Rochdale Glebe, which was produced in 1754-7 and is the earliest available map to capture the Site (Plate 5). This shows the core of the town to have been focused on the parish church, around Packer Street, King Street and what is now Drake Street. Rochdale Bridge is annotated as 'A Stone Bridge', with a second river crossing a short distance to the west named 'Cap Ogden Bridge', which was a wooden footbridge.

The land surrounding the parish church was divided into a patchwork of fields owned by various landowners, that are listed in the top right corner of the plan. The Site appears to have been roughly within a parcel of land that lay north of the river Roch, which was labelled 'Dyehouse Holme', potentially indicating that a dyehouse had been established within the Site or its immediate vicinity by the mid-18th century. The land opposite the Site was named Sparrow Hill, which is commemorated in the street named 'Sparrow Hill' that currently lies to the south and west of the parish church. A parcel of land in the bend of the river to the west of the Site was labelled 'Sunny Holme'. Sunny Bank Mill was established by the mid-19th century on land to the south-west of the Site, and may have taken its name from the former field.



Plate 5 Extract from the Rochdale Glebe Map of 1754-7

William Yates' map of Lancashire in 1786 shows the extent of the town during the late 18th century, albeit published at a small scale (Plate 6). Yates' map shows that development had expanded beyond the medieval core that was concentrated to the south of the river on the Glebe map (Plate 5). Ribbon development is shown along three routes north of the river, with a denser concentration of buildings at the meeting point of the three routes. The Site was likely located on the edge on the growing town, on a bend in the river Roch (Plate 6).

According to a newspaper article, dated 1799, a parcel of land containing messuages, tenements, a fulling mill, dyehouses, warehouses, buildings and croft was to be sold by auction (Manchester Mercury, 30th June 1799). The industrial complex mentioned in the newspaper could be associated with 'Dyehouse Holme' labelled on the Glebe map (Plate 5). The newspaper mentions that the 'fulling mill was commonly known as 'Town Mill'. The article describes that the mill also had associated dyehouses, warehouses and other buildings that were standing upon and worked by the 'River Roach' (now referred to as River Roch). The mill was supplied by water from the river and was furnished with 'excellent Scouring Water'. It was capable of working machinery to a great extent.

The HER data, refers to a water corn mill called 'Town Mill' that dates to 1532 (HER 2456.1.0). The exact location of it is unknown but the HER pinpoints it to a location 350m downstream of the Site.



Plate 6 Extract from Yates' 1786 Map of Lancashire

The next available map that captures the Site is the Ordnance Survey map of 1851 (Plate 7; Figure 3), which is the first accurate plan that details the Site. The map shows that two mills fell within the Site, including Holland Street Mill in the east and Town Mill in the west. Town Mill consisted of a rectangular building that operated as a fulling mill. In addition, a dyeworks was housed in a small square building to the west of the fulling mill and may have been associated with Town Mill. The dyeworks and main mill building both had external staircases, indicating that the buildings contained cellars.

The map also shows that the River Roch runs through the centre of the Site and to the south of the Site boundary. A weir had been built within the western half of the Site. This controlled the levels of the river, potentially built to assist with powering waterwheels at the mills, or to prevent flooding. In total, two wooden bridges had also been built over the river. The bridge in the centre of the Site connected Sunny Bank Mill to the south of the Site to Sunny Bank House that lay within the Site.

The earliest reference to Sunny Bank Mill is in a newspaper from 1829, implying that the mill had been erected by at least the 1820s. The newspaper informs of a dissolved partnership with the owners of the Sunny Bank Mills (Manchester Courier, 9th May 1829). In 1852 the mill was owned by George Ashworth and sons (Morning Advertiser, 13th March 1852). The census returns of 1841 lists the Ashworth family as residing at Sunny Bank House, which was situated along Holland Street, within the Site. The property was likely the residence of the owners of Sunny Bank Mills. The mill was extended across the Site by the end of the century.

The earliest reference to Holland Street mills was in 1859 and was in relation to a job advert for a head warehouseman. The newspaper advertisement states that the owner of the mill was James Pilling and Sons

(Rochdale Observer, 23rd April 1859). Holland Bank Mill consisted of a rectangular range that lay at the Manchester Road and Holland Street junction. A second rectangular range, with square building to the south lay to the west. The two buildings were adjoined by a covered entrance that permitted access into a yard between the two buildings. A syphon is labelled next to a chimney to the south of Holland Street Mills which would have been used to draw water up from the river, for use in the mill.

The Ordnance Survey map of 1851 also shows that several plots of workers' houses had been erected within the Site (Plate 7). Back-to-back houses had been erected on both sides of Holland Street, though those on the northern side of the Site only partly fell within the Site boundary. A block of six back-to-back houses occupied the southern side of the street and may have had access to what appear to be garden plots that bordered the north bank of the river. Further workers' houses lay to the east, backing onto Sunny Bank (later known as Sunny Bank House), and to the west abutting Holland Street Mill. A parcel of land that contained gardens lay to the south and east of Sunny Bank House. A path provided access from the mill, over a wooden bridge that crossed the river to Holland Street. A ward boundary ran just beyond the east and south Site boundary.



Plate 7 Extract from the Ordnance Survey map of 1851 showing the Site boundary

A newspaper from 1868 advertised the sale of Town Mill, following the death of John Holt. The mill building and the woollen machinery was advertised for sale (Rochdale Observer 16th May 1868). The Rochdale Improvement Act of 1854 aimed to improve the drainage of the town and the cleansing of the river Roch. In 1870, the owners of Town Mill were prohibited from making any new sewers into the river. They were instructed to construct a floodgate to improve the state of the river. They had also enlarged a sewer called the York Street that flowed into the river above the weir (Exeter and Plymouth Gazette Daily Telegrams, 7th June 1870). The article also suggests that the weir in the Site was associated with Town Mill and was known as 'Town Mill weir' (*ibid*).

In 1871, a large fire broke out within Sunny Bank Mills (Northwich Guardian, 28th January 1871). A 'new end', which was six-windows in length and four-storeys high had been built a few years earlier (*ibid*). The flames

passed from the scutching room to the mixing room above and spread rapidly. The roving and the spinning room were eventually engulfed by the fire. The new part of the mill was gutted, except for the basement room. In 1883 George Ashworth and Sons faced bankruptcy (Manchester Evening News, 15th June 1883).

A newspaper from 1867 advertises the sale of the Holland Street Mills (Manchester Courier, 26th March 1867). It gives a thorough description of the complex which was described as:

“Cotton Spinning Mills and Weaving Shed, known as Holland-Street Mills, in Rochdale...contains upwards of 9,000 square yards. The mills and other buildings comprise one mill of six storeys and an attic, one mill of three storeys and an attic, another mill of three storeys and a warehouse: also warping house, mule, and loom sheds, with sizing and drying houses. Two cottages and other buildings. Most of the buildings are fireproof. Nine steam engines, with suitable boilers; 30,000 throstle spindles, 17,000 patent self-acting mule spindles, 327 looms; also winding frames, warping mills and sizing and drying machines and all mill furniture and stores complete for immediate working of the mills.”

The next available map that captures the Site is the Ordnance Survey Map of 1892 (Plate 8; Fig 4). The plan shows that Sunny Bank Mill had been expanded, covering land within the south of the Site, on the south bank of the river. In addition, a rectangular building at the east end of Sunny Bank House had been extended and converted into part of the Sunny Bank Mill complex, annotated ‘Sunny Bank Mill, ‘cotton & woollen’ on the plan. The building had paving lights indicating that the building had a basement. The north-east end of a Sunday School also fell within the Site.

Holland Street Mill had been extended to the south by the time of the Ordnance Survey map of 1892 (Plate 8; Fig. 4), consisting of a broadly rectangular structure. The octagonal chimney remained *in-situ*, bordered by several smaller buildings, which could represent the mill’s steam power plant.

The footprint of buildings at Town Mill remained unchanged, though the dyeworks to the west had been incorporated into Town Mills. The mill no longer functioned as a fulling mill and was instead operating as a dye works.

A block of four double-depth houses, two of which were blind-backs, had been built to the south of the court of back-to-backs. The court had been named Sunny Bank on the Ordnance Survey map of 1892 (Plate 8). The 1891 census returns revealed many of the residents were employed in the woollen or cotton industry. Other occupations include caretaker, joiner, hall keeper and property master at a theatre, tobacco maker, grocers’ assistant, and a solicitor’s clerk.

The Ordnance Survey map of 1910 (Fig 5) replicates the 1892 plan, showing that no development took place within the Site.



Plate 8 Extract from the Ordnance Survey map of 1892 showing the Site boundary

By 1904 Sunny Bank Mills was under new management from H.W. Whitworth, however, Whitworth had received orders from the court (Western Daily Press, 28th September 1904). Shortly after, Whitworth was declared bankrupt, due to over-buying cotton and a decline in the cotton trade (Manchester Evening News, 18th October 1904). By the following December, the mills had been purchased by a man called Henry Holland, who intended to restart the mill at once (Cotton Factory Times, 23rd December 1904).

In the early 20th century, Holland Street Mill was owned by Abraham Brierley and Sons Ltd. They also owned College Street, Brimrod and Lowerhey Mills. According to the 1921 census returns, multiple occupants from No. 1 to 3 Sunny Bank worked in Holland Street Mills and the nearby Michel Hey Mills (HER 5050.1.0). Other occupations listed within the census returns included a tobacco spinner and a painter and decorator.

The Ordnance Survey map of 1930 (Plate 9; Fig 6) shows that a few small changes had taken place within the Site. The former fulling mill had been demolished. In addition, two of the buildings that lay on the southern boundary of the Site associated with Sunny Bank Mills had been demolished.

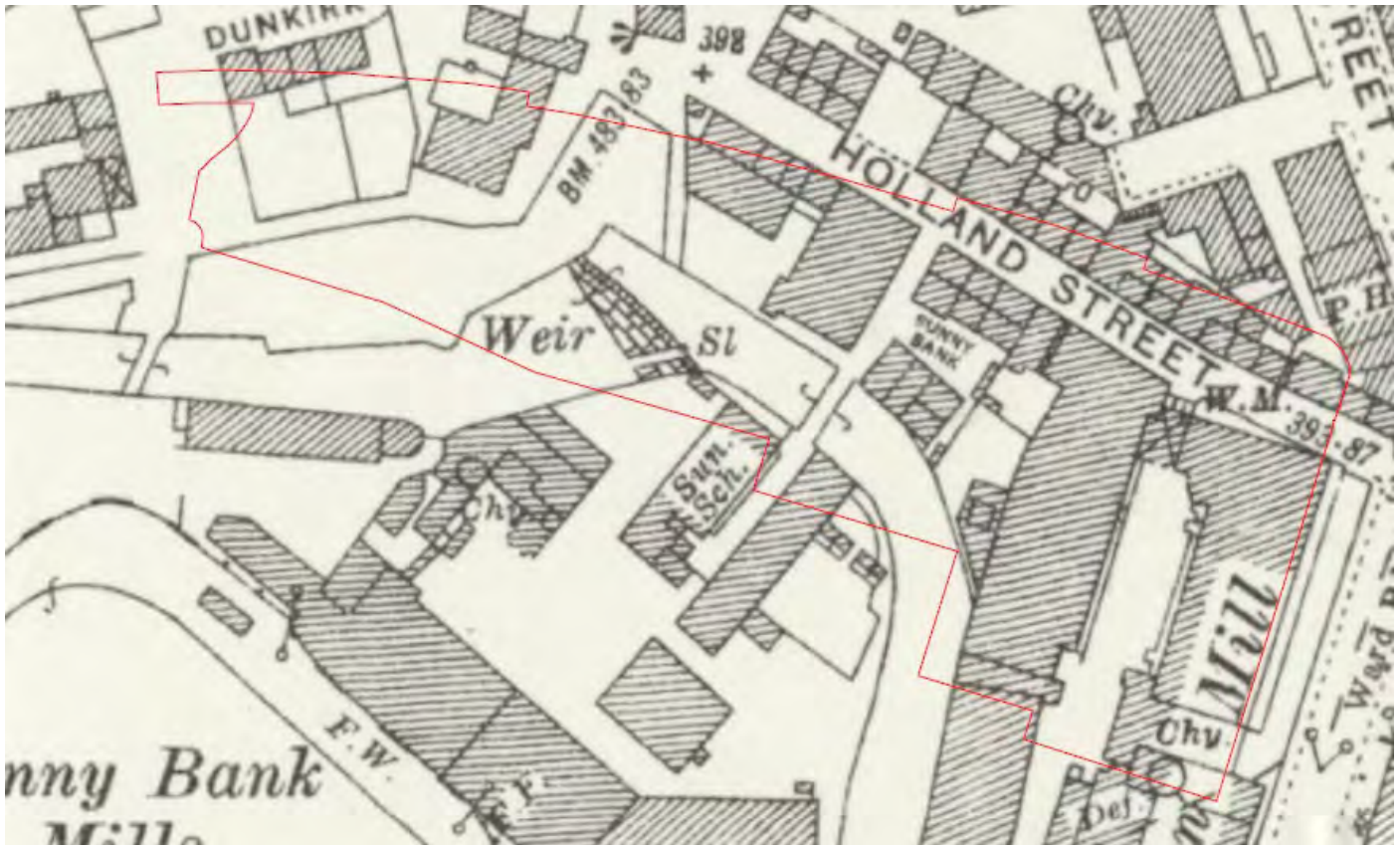


Plate 9 Extract from the Ordnance Survey map of 1930 showing the Site boundary

An aerial photograph taken in 1949 shows the Site and its environs (available to view at Britanfromabove.org ref: EAW022018). The photograph shows the river Roch running through the Site, with the former area of Town Mill as flat brownfield land. Holland Street Mills can be seen on the north side of the river. The photograph replicates the mills layout showing the chimney to the south of the main spinning block with single- or double-storey buildings to the north and south of the chimney, potentially marking the location of the steam engine and associated boilers.

Between the 1930 and 1960, several buildings within the Site were demolished, including all the workers' housing. The Ordnance Survey map of 1959 (Plate 10; Fig 7) shows that all the buildings associated with Town Mill had also been demolished and some of the land on the north side of Town Mill Brow was used as allotments. The former Sunday School had been converted into a mill, whilst the rectangular block on the north side of the river also continued to operate as a mill. The other buildings that were associated with Sunny Bank Mill to the south of the Site were either demolished or reused as a 'works' or warehouses. Holland Street Mill remained standing but had been repurposed as a 'Technical College'.

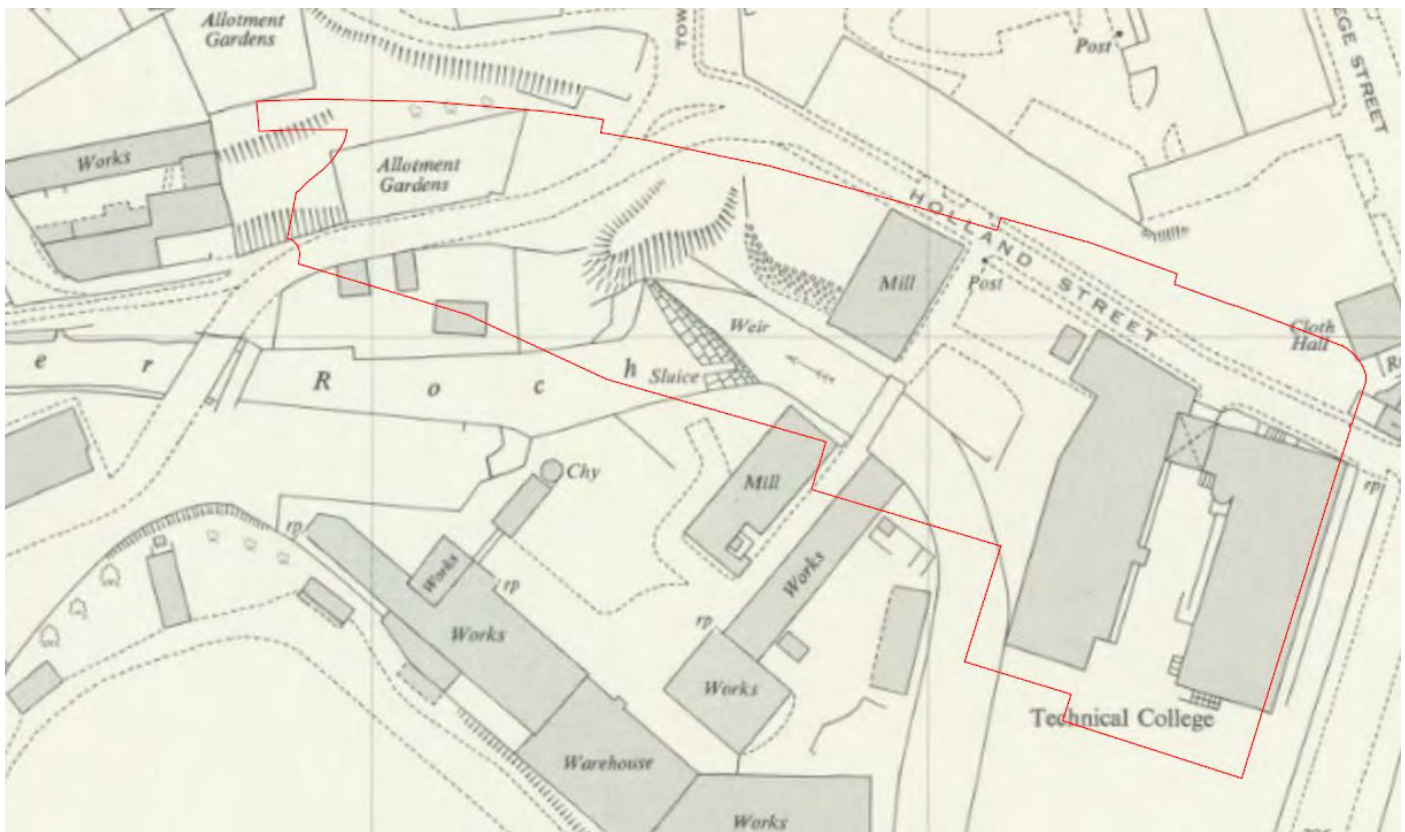


Plate 10 Extract from the National Grid Map of 1959, showing the Site boundary

During the 1960s the weir was demolished, and the course of the river was altered to follow its current course. This is shown on the Ordnance Survey National Grid map of 1967 (Plate 11; Fig 8), with the river now bordering the south Site boundary. In total, two former mill buildings associated with Holland Street Mill remained extant. An aerial photograph shows the two mill buildings in 1966 (Plate 14). College buildings (Block A) were erected to the south of the Site in 1964, and a large rectangular building was erected within the centre of the Site, covering most of the area that is currently occupied by the car park. A photograph shows 'Block A' under construction in 1964. The photograph also captures part of the west-facing elevation of the former mill building, potentially showing the location of part of the engine or boiler house (Plate 12).

The two mill buildings were demolished in the 1970s and replaced by a college building. The college buildings were reclad in 2012 to their current appearance. At some point during the late 20th or early 21st century, the large rectangular building in the west of the Site was demolished and redeveloped into a car park.



Plate 11 Extract from the National Grid Map of 1967 showing the Site boundary

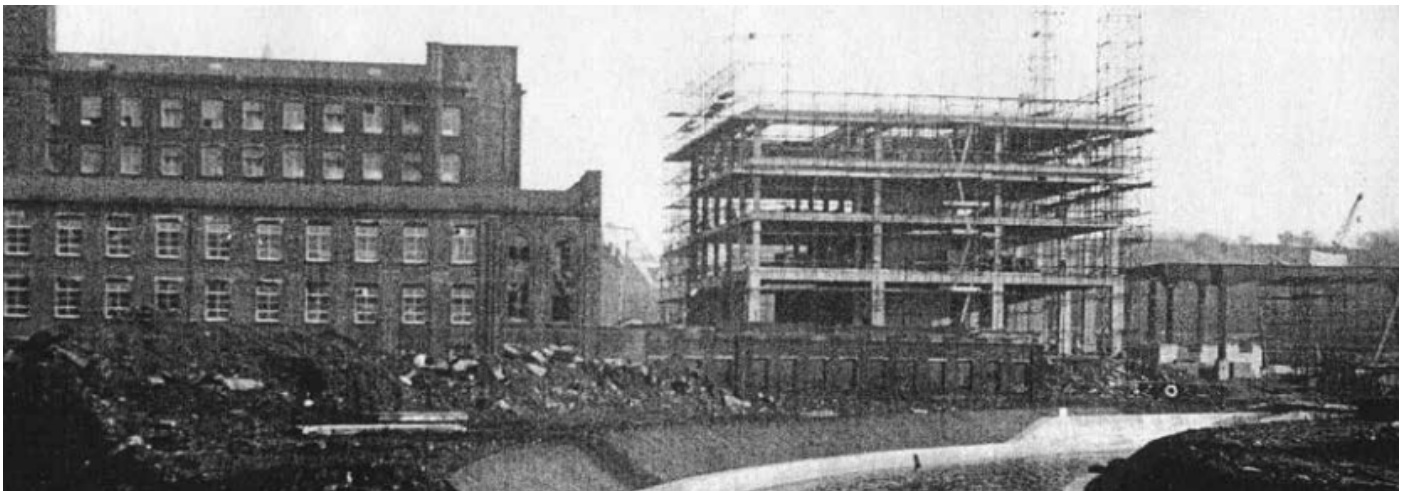


Plate 12 Photograph taken in 1964 showing the construction of 'Block A', the diverted course of the river Roch and Holland Street Mill building, possibly showing the remnants of the engine or boiler house



Plate 13 Aerial view of Hopwood Hall College taken in 1966, showing repurposed former mill buildings

5. Assessment of Significance

5.1. Introduction

The purpose of an assessment of significance is to use recognised criteria to assess the heritage significance of designated and non-designated heritage assets which may be affected by the proposed development, including their setting. Significance is defined as the value of a heritage asset to this and future generations because of its heritage interest. That interest may be of archaeological, architectural, artistic or historic. The Site will also be assessed, regarding its contribution to understanding and appreciating the heritage significance and setting of any surrounding heritage assets. This will provide a baseline for the relative 'magnitude of change' and 'scale of impact' which is to be assessed within Section 6.5.1.

This allows for the extent of "harm" upon any heritage asset incurred by the proposals to be established within the terms defined by the NPPF. In particular, the assessment of significance of setting informs the choice of heritage views which form a key part of the following Visual Impact Assessment.

5.1.1. Identification of Heritage Assets within the Study Area

The Study Area is defined in Section 1.2, followed by a list of heritage assets that may be impacted by the proposed development (1.2.2, listed in Table 1). In total, three non-designated heritage asset, nine Listed Buildings, Broadfield Registered Park and Garden, and two Conservation Areas have been reviewed, in the first instance, to see if they needed to be considered further. The most significant views of these assets, the ways in which the assets are experienced and appreciated, and the contribution made by their setting were assessed. The significance of heritage assets beyond the Study Area is unlikely to be affected as a result of intervening built form and topography.

5.1.2. Methodology

This assessment of significance follows guidance outlined within Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) (Historic England, 2019), *Conservation Principles, Policies and Guidance* (2008) (Historic England, 2008) and *Setting of Heritage Assets* (Historic England, 2017). The framework for assessing the level of significance of the structures was taken from the ICOMOS guidance on Heritage Impact Assessments (Appendix 1). The criteria for the assessment of significance as outlined in the 2019 Historic England guidance is as follows (Table 2):

Criteria for the assessment of significance	
Interest	Description
Archaeological Interest	<i>There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'</i>
Architectural and Artistic Interest	<i>'These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.'</i>
Historic Interest	<i>'An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'</i>

Table 2 Criteria for the assessment of significance taken from HE 2019

The heritage assets which have the potential to be impacted by the proposed development of the Site have been identified in Table 1 (p5). The scope of potential impact upon heritage assets can involve impacts upon their setting as well as any physical impact. The importance of 'setting' lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The significance assessment allows for the consideration of the Site and its contribution to the settings of nearby designated heritage assets. The contribution of setting to the significance of any given heritage asset is considered to be either **high**, **medium**, **low**, **negligible**, or **neutral** (Appendix 1).

5.2. Built Heritage

5.2.1. The Roebuck Public House (non-designated heritage asset)

Summary of architectural and historic interest:

The Roebuck is a non-designated heritage asset (<https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/3>) and should be assigned **low** (local) level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building lies within Rochdale Town Centre Conservation Area, within the Old Town character area (HPA Architects, 2023, p. 30). The overall contribution of the setting to the significance of the heritage asset is considered to be **medium**. The building is principally viewed from Newgate in short views that look east in the opposite direction of the Site. The location of single-storey modern buildings in front of the building makes a negative contribution to the setting and views of the building along Newgate (Plate 14).

The proposed application area is situated c 200m to the west of the public house, within the wider setting of the heritage asset. The proposed development will not be visible within views of or from the heritage asset due to distance and intervening development, therefore, the asset has been scoped out of the Heritage Impact Assessment (Chapter 6, p39) and is not considered further within this report.



Plate 14 View of the Roebuck Public House, looking east away from the proposed development site

5.2.2. Rochdale Memorial Gardens, The Esplanade (non-designated heritage asset)

Summary of architectural and historic interest:

Rochdale Memorial Gardens is a non-designated heritage asset (<https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/3>). The memorial gardens form the immediate setting of the Grade I Rochdale Cenotaph and create a tranquil space of remembrance. The cenotaph occupies a prominent position opposite the Town Hall with the sunken memorial garden to the north. The original landscape design for the cenotaph had included two neo-classical buildings either side of the memorial to frame its position. The Old Post Office, built of Portland Stone, was completed in 1927 and is the only building which was constructed to this design (HPA Architects, 2023). The memorial garden was extended northwards to create a Garden of Remembrance after the Second World War. It is one of the key areas within the town centre that provides an open space. The garden should be assigned **low** (high local) level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The memorial gardens lie within Rochdale Town Centre Conservation Area, directly opposite the Town Hall. The memorial gardens contain two designated heritage assets (including Rochdale Cenotaph and the lamp posts that border the cenotaph) and is bounded by the Grade II Old Post Office to the east, which all positively contribute to the garden's setting (Plate 15). Key views include those from the Town Hall, in kinetic views along The Esplanade and from within the gardens. The setting is negatively impacted by the scale and massing of the Police Headquarters, Coroner Officer, St Mary's Gate, and the blank frontage of the Rochdale Exchange Shopping Centre to the north of the gardens. The overall contribution of the setting to the significance of the heritage asset is considered to be **medium**.

The proposed application area is situated c 75m to the west of the memorial gardens, within the setting of the heritage asset and will, therefore, be visible within views of or from the heritage asset (Plate 16).



Plate 15 View of Memorial Gardens showing intervisibility with designated and non-designated heritage assets, looking north-west towards the Site



Plate 16 View of Rochdale Memorial Gardens from St Mary's Gate, near the Site, looking east

5.2.3. Police Headquarters, The Esplanade (non-designated heritage asset)

Summary of architectural and historic interest from list description:

Rochdale Police Head Quarters is a 1970s brutalist structure that has been identified as a non-designated heritage asset. Brutalist structures commonly feature the use of concrete (or other natural materials, such as brick or glass) repeated angles and no decorative details. This style has popularly come to be associated with large public building projects of the 1960s and 1970s. The Police Headquarters includes concrete, glass, brick and limestone materials within its design. Whilst the Police Headquarters is of modern design, the inclusion of limestone helps aid continuity in materiality with the Old Post Office. The building should be assigned a **low** (high local) level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building lies within the Rochdale Town Centre Conservation Area, set back from The Esplanade. The adjacent memorial gardens and intervisibility with heritage assets within the Conservation Area complement the setting and views of the building. The building lies immediately to the south-east of the Site, on the opposite side of St Mary's Gate, where the concrete boundary wall, concrete undercroft car park and angular form of the three-storey concrete and brick structure is visible. Key views from which to appreciate the asset look north along the Esplanade, west from memorial gardens and east from St Mary's Gate. The setting makes a positive **medium** contribution to the significance of the structure.

The proposed application area is situated c 75m to the west of the Police Headquarters, within the setting of the heritage asset and will, therefore, will be visible within views from the heritage asset.

5.2.4. Touchstones / Rochdale Central Library, Museum and Art Gallery (Grade II; HER 11568.1.0)

Summary of architectural and historic interest from list description:

The Grade II Listed Building was initially built in 1883 to a design by local architect, Jesse Horsall, as a library. The original building is a single-storey high with three gables, a central porch and entrance, and built is of Yorkshire stone. The building was extended to the west of the original 'Free Public Library' in 1903 and 1913. The 1903 extension included a linking passage, porch, hall and stairway to the left of the original building, together with a two-storey range with art gallery on the upper floor. The linking passage has elliptical headed three and four-light mullioned windows with Art Nouveau-stained glass. The 1913 extension involved further rooms to the west and a diagonal wing on two storeys, housing the museum and art gallery. This comprises a four-bay central section with a three-bay gable to the right and diagonally set gable to the left. Each gable includes three panels of carved figures, one representing science art and literature designed by CJ Allan and carved by JJ Millson. The museum was requisitioned in the war and has since been used as part of the library. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The library is within the Rochdale Town Centre Conservation Area and is principally appreciated from The Esplanade, looking north in broadly the direction of the Site (Plate 17). It is also appreciated from Broadfield Park and St Mary's Gate in short, long, far-reaching and kinetic views. It has group value and some intervisibility with the Town Hall, and Broadfield Park, which make a positive contribution to the setting of the Listed Building. The setting of the library is negatively impacted by St Mary's Gate and the Seven Sisters Towers. The setting makes a positive **medium** contribution to the significance of the structure.

The proposed application Site lies c 145m to the north-west of the Listed Building and may be visible within views from the heritage asset.



Plate 17 View of the library taken from opposite the building on The Esplanade, showing the 1913 extension in the foreground, looking north, towards the Site

5.2.5. Statue of John Bright (Grade II; HER 11631.1.0)

Summary of architectural and historic interest from list description:

The Grade II Listed Building is a stone statue of the MP John Bright, who died in 1889. The statue was erected in 1891 and was designed by William Hamor Thornycroft. Stone. The statue stands on a tapering square pedestal with cornice and moulded base, on stylobate. The base is inscribed on all sides with various quotes and insignia including "Rochdale's greatest townsman". The statue was originally located on the Town Hall Square. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The statue falls within both Broadfield Registered Park and Garden and Rochdale Town Centre Conservation Area, which positively contribute to the setting of the statue. The statue is principally viewed from The Esplanade, where the façade of the statue can be appreciated (Plate 18Plate 17). This view also looks into the Grade II Broadfield Registered Park and Garden. The statue has group value with Broadfield Park which makes a positive contribution to the setting of the Listed Building. The setting makes a positive **medium** contribution to the significance of the structure.

The proposed application Site lies c 165m to the north-west of the Listed Building and will be visible within views from the heritage asset.



Plate 18 Statue of John Bright with invisibility with Broadfield Hotel non-designated heritage asset, looking south-east, away from the Site

5.2.6. Rochdale Town Hall (Grade I; HER 11543.1.0)

Summary of architectural and historic interest from list description:

The Gothic revival Grade I Listed Building is of an elaborate form with continental antecedents. The design was selected by competition in 1864 and is an important early departure from High Victorian heaviness. The building was constructed between 1866–71, designed by William Henry Crossland. The clock tower was added in 1883 by Alfred Waterhouse and is a version of that at Manchester Town Hall. The whole façade is richly carved with naturalistic foliage in the style of Southwell Minster. The main building is three-storeys high and is built of Ashlar with a Westmorland slate roof. The façade is of 14 bays and is asymmetrical but balanced with linking bay and tower added to the left. The central seven bays are flanked to the left by a slim octagonal stair turret with stone spirelet, and to the right by an octagonal stair tower with tall two-light pointed windows and a steep pyramidal slate roof with cresting (HER 11543.1.0). The Town Hall is a landmark building and should be assigned **high** level of significance when assessed against the framework outlined by

ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The Town Hall is principally appreciated from Town Hall Square, The Esplanade and Rochdale Bridge in short, long and kinetic views (Plate 19 and Plate 20). It has group value and intervisibility with several designated heritage assets, including the St Chad's Church, Broadfield Registered Park and Gardens, Rochdale Memorial Gardens, Rochdale Cenotaph, the lamp posts that bound the Cenotaph and Old Post Office as well as various buildings along Packer Steet, at the junction of Newgate and Yorkshire Street, which all make a positive contribution to the setting of the Listed Building. The setting makes a positive **high** contribution to the significance of the structure.

The proposed application Site is situated c 250m to the north-west of the Town Hall, within the wider setting of the heritage asset and will not be visible within views of or from the heritage asset.



Plate 19 Key view of the Town Hall looking south, away from the Site



Plate 20 Key view showing intervisibility with St Chad's Church, looking south, away from the Site

5.2.7. Rochdale Cenotaph (Grade I; HER 11560.1.0)

Summary of architectural and historic interest from list description:

Rochdale Cenotaph is a Grade I Listed Building designed by Sir Edwin Landseer Lutyens and erected in 1922. The Historic England List Entry (1084274) notes the building's interest stating 'Historic interest: as an eloquent witness to the tragic impacts of world events on this community, and the sacrifices it made in the conflicts of the 20th century. Architect: by the nationally renowned architect Sir Edwin Landseer Lutyens (1869-1944), who designed 58 memorials at home and abroad including the Cenotaph in Whitehall; Design quality: an elegant complex of a monumental cenotaph - one of Lutyens' most ambitious - with stone flags and the Stone of Remembrance'. The building should be assigned **high** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The memorial is within Rochdale Town Centre Conservation Area, which makes a positive contribution to the setting of the Listed Building. The cenotaph has group value with the adjacent Town Hall, the Old Post Office, lamp posts and memorial gardens. The heritage asset is principally viewed from The Esplanade (Town Hall Square) and memorial gardens (Plate 21). The setting makes a positive **medium** contribution to the significance of the structure.

The proposed application Site is situated c 160m to the north-west of Rochdale Cenotaph, within the wider setting of the heritage asset and will not be visible within views of or from the heritage asset.



Plate 21 View of Rochdale Cenotaph looking north from The Esplanade, opposite the Town Hall

5.2.8. Lamp posts at each side of war memorial (Grade II, HER 11559.1.0)

Summary of architectural and historic interest from list description:

In total, there are four Grade II lamp posts that bound Rochdale Cenotaph. The lamp posts date to c 1920 and comprise fluted cast-iron pylon with lattice detail and central cartouche that rest on weathered granite plinths. Each post has two spherical white lampshades which hang off baluster-like drops from two moulded arms attached to either side of the cuboidal box. The box is surmounted by a small, festooned pedestal with cornice and classical finial (HER 11559.1.0). The lamps form part of the setting of Rochdale Cenotaph, set at 45 degrees to the memorial. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The lamp posts fall within Rochdale Town Centre Conservation Area, which makes a positive contribution to the setting of the Listed Building. The lamp posts have group value with Rochdale Cenotaph and the memorial gardens. The heritage asset is principally viewed from The Esplanade (Town Hall Square) and memorial gardens (Plate 22). The setting makes a positive **medium** contribution to the significance of the structure.

The proposed application Site is situated c 160m to the north-west of the four lamp posts, within the wider setting of the heritage asset and will not be visible within views of or from the heritage asset.



Plate 22 detailed view of one of the lamp posts adjacent to the Cenotaph, looking broadly north-west

5.2.9. Old Post Office (Grade II; HER 11553.1.0)

Summary of architectural and historic interest from list description:

The Grade II Former Post Office was designed in 1911 by Charles P Wilkinson and opened in 1927 (Plate 23). The building is constructed of Portland stone with Westmorland slate roof. It is two-storeys high, plus an attic with a nine-bay façade, the central seven being brought forward. The ground floor is rusticated, has a projecting plinth, semi-circular-headed openings with coved surrounds and large 'S'-shaped scroll keystones. The first-floor sash windows have architraves, and sills and cornices supported by console brackets. The building has a steeply pitched roof with pedimented dormer windows. A similar building was meant to be erected on the other side of Rochdale Cenotaph but was never executed. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building falls within Rochdale Town Centre Conservation Area, which makes a positive contribution to the setting of the Listed Building. The Old Post Office has group value with Rochdale Cenotaph, the lamps, Rochdale Town Hall, K6 telephone box and memorial gardens. The heritage asset is principally viewed from The Esplanade (Town Hall Square), memorial gardens, Rochdale Bridge and South Parade. The Coroner

Office building that is situated on Newgate negatively impacts the setting of the building. The setting makes a positive **medium** contribution to the significance of the structure.

The proposed application Site is situated c 200m to the north-west of the Old Post Office, within the wider setting of the heritage asset and will not be visible within views of or from the heritage asset.



Plate 23 Old Post Office, looking north

5.2.10. St Chad's Church (Grade II*; HER 2376.1.0)

Summary of architectural and historic interest from list description:

The Grade II* Listed Building is a possible pre-Conquest church built here from dedication. Medieval remains were discovered during repair work and remodelling in 1816. The tower is of 13th-century date, the nave arcade columns are partly of 14th-century date, and the Clerestory dates to 1557. The interior South aisle, porch and belfry were designed by William Henry Crossland, whilst the chancel and chapels were designed by Joseph Strehl Crowther, built in 1883–88 (HER 2376.1.0). The church is constructed of Rossendale and Yorkshire stone and has a slate with copper roof. The building should be assigned **high** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The building is within the Rochdale Town Centre Conservation Area and also lies within the setting of Broadfield Registered Park and Gardens. The building occupies a high, prominent position overlooking the Town Centre (particularly the Town Hall) where there is intervisibility with the Town Hall. The building can also be appreciated from Packer Street in long views, where the building provides a focus when moving south long the street and from Church Lane and Church Street.

The church has group value and intervisibility with several surrounding Listed Buildings, including the wall to the west, the stocks, the sundial and the vicarage, which makes a positive contribution to the setting of the

Listed Building. The burial ground which contains non-designated heritage assets in the form of gravestones also positively enhances the setting of the Listed Building. The setting of the building is negatively impacted by unattractive 20th-century development that lies immediately to the south of the church. The setting makes a positive **medium** contribution to the significance of the structure.

The proposed application site is situated c 370m to the north of the church, within the wider setting of the heritage asset. The proposed application site may be visible within far reaching views from the heritage asset. These views already include mixed development, therefore, the asset has been scoped out of the Heritage Impact Assessment (Chapter 6, p39) and is not considered further within this report.

5.2.11. Wall north-west of the Church of St Chad (Grade II; HER 2376.2.0)

Summary of architectural and historic interest from list description:

The Grade II Listed wall is of uncertain date, constructed of Whitworth stone flags. The wall measures approximately 24m x 1m high, consisting of 23 vertical stone posts, grooved on either side to accommodate 22 inserted flags. The wall was discovered partially buried in 1903 and re-erected by Dr Wilson, who considered it to be of Anglo-Saxon origin. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The wall is within the Rochdale Town Centre Conservation Area and also lies within the setting of Broadfield Registered Park and Gardens. The wall is principally viewed from the churchyard, in short views. The wall has group value with the church, the stocks, the sundial and the vicarage, which also make a positive contribution to the setting of the Listed Building. There is intervisibility with St Chad's Church. The burial ground which contains non-designated heritage assets in the form of gravestones, memorials and tombs also positively enhances the setting of the Listed Building (HPA Architects, 2023, p. 24). The setting of the building is negatively impacted by unattractive 20th-century development that lies immediately to the south of the wall. The setting makes a positive **medium** contribution to the significance of the structure.

The proposed application site is situated c 370m to the north of the wall, within the wider setting of the heritage asset. The proposed application site may be visible within far reaching views from the heritage asset that include mixed development. Therefore, the asset has been scoped out of the Heritage Impact Assessment (Chapter 6, p39) and is not considered further within this report.

5.2.12. Rochdale Museum, The Old Vicarage (Grade II; HER 11593.1.0)

Summary of architectural and historic interest from list description:

The Grade II Listed Vicarage was built in phases, potentially dating to c 1724 and c 1820, and is said to be built for Samuel Dunster DD (faculty applied for 1724) who "adopted the plan of his house in Marlborough Street, London," (Robertson, Rochdale Social and Economic History, 1889). The building is of brick construction with a stone basement, stone features and a 20th-century tile and stone slate roof. The building has five bays with a two-bay addition to the left and gabled single-storey addition to the right. Windows are eight-pane sashes with flat gauged brick arches, stone sills and keystones. Square bay windows are present within the left addition. The building has a six-panel fielded door, overlight and segmental hood with carved shell and cherub, on enriched console brackets. The building currently appears vacant. The building should be assigned **medium** level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The vicarage is within the Rochdale Town Centre Conservation Area and also lies within the setting of

Broadfield Registered Park and Gardens. The vicarage is principally viewed from Church Street, in relatively short views. The vicarage has group value and intervisibility with the church, the stocks, the sundial and the wall, which also make a positive contribution to the setting of the Listed Building. The setting of the building is negatively impacted by unattractive 20th-century development that lies immediately to the south of the vicarage and the unmaintained garden. The setting makes a positive **medium** contribution to the significance of the structure.

The proposed application site is situated c 330m to the north-west of the vicarage, within the wider setting of the heritage asset. The proposed application site may be visible within far reaching views from the heritage asset that includes mixed development. Therefore, the heritage asset has been scoped out of the Heritage Impact Assessment (Chapter 6, p39) and is not considered further within this report.

5.2.13. Broadfield Registered Park and Garden (Grade II; HER 1001522)

Summary of architectural and historic interest:

The public park was designed by Messrs Stansfield and Sons, and opened in successive phases between 1870 and 1874 to form a setting for Rochdale Town Hall and was extended in the 1930s. The HER states that the park encompasses 'Broadfield Park and Sparrow Hill Slopes, which were laid out on former glebe land acquired by the Rochdale Corporation in 1860. By 1910 Broadfield Slopes had been extensively remodelled, with a new entrance from the Manchester Road (Derek Lovejoy Partnership 1998). The site of Packer Spout and St Chad's Gardens was presented to the town in 1893 but was not laid out until 1925 to a design by the Borough Surveyors Department (ibid). Parts of the western sides of Sparrow Hill Slopes and Broadfield Slopes were destroyed as a result of the widening of the Manchester Road in the 1970s'.

The park contains several designated including the Grade II Statue of John Bright, the Grade II Statue of Ashworth, the Grade II Market Cross and is bounded by the non-designated Broadfield Hotel on Sparrow Hill. The park should be assigned **medium** (regional) level of significance when assessed against the framework outlined by ICOMOS (Appendix 1).

Contribution of setting to significance and relationship to the Site:

The Registered Park or Garden lies within the Rochdale Town Centre Conservation Area, designed to complement the setting of the Town Hall. Manchester Road has a negative impact on the setting and views of and from the park. The overall contribution of the setting to significance of the heritage asset is considered to be **medium**.

The proposed application area is situated c 200m to the north-west of Broadfield Park, within the wider setting of the heritage asset and may will be visible within views from the heritage asset, mainly from the Broadfield Slopes (Plate 24). These views include a mixture of heritage assets and modern development.



Plate 24 View from within Broadfield Park, looking north-west, towards the Site

5.3. Conservation Areas

The Site is adjacent to Rochdale Town Centre Conservation Area, and lies within the wider setting of the Toad Lane Conservation Area. The Conservation Areas are of **high** significance. To help inform the design process and mitigate any potential impact of the proposed development, the character and special interest of the Conservation Areas has been assessed with reference to the Historic England Guidance, 2019 Conservation Area Appraisal, Designation and Management Second edition, Historic England Advice Note 1. Elements such as the historic interest of the area, the architectural quality and built form, spatial analysis (including open spaces), and setting and views have been considered.

5.3.1. Rochdale Town Centre Conservation Area

The historic interest of the Conservation Area

The Rochdale Town Centre Conservation Area is focused on Drake Street, the historic route from the railway station to the Town Hall. The Conservation Area includes St Chad's Church, which may have Anglo-Saxon origins and served the parish. Rochdale is mentioned in the Domesday book of 1086 and the town began as one of the largest parishes in England. The growth of the woollen industry developed rapidly in the 1500s and, being the primary market town for the agricultural area, Rochdale became one of the principal wool towns of Lancashire. The town developed further during the 18th and 19th centuries during the industrial revolution. In 1856 a charter of incorporation under the Municipal Corporations Act constituted Rochdale as a Municipal Borough. In celebration of this momentous achievement, Rochdale Town Hall, was commissioned, with the tower added in 1883. The setting of the Town Hall also formed part of major improvements, which included the creation of Broadfield Park.

Architectural Quality and Built Form

The scale of the majority of buildings in the Conservation Area is fairly uniform, with buildings generally no more than three- or four-storeys high, allowing the clock tower of the Town Hall to visually dominate the area. There is, however, a couple of late 20th-century buildings that are taller, including the Police Headquarters and the Coroner Office, Newgate. There are a variety of architectural styles from various periods, with many examples dating to the 18th and 19th centuries. Buildings tend to be built up to the street frontage within the Town Centre, whilst the Town Hall square is open, with further open spaces at the memorial gardens and

Broadfield Park.

Spatial analysis (including streets, open spaces etc)

Town Hall Square is the focal point of the Conservation Area, representing the town's most significant buildings, monuments and public park. The Town Hall, its associated square and memorial gardens were recently renovated and pedestrianised. In addition, a section of the River Roch was recently revealed as part of improvement works. The historic street surfaces and street furniture are important to the character of the Conservation Area.

Settings and views

The setting of the Conservation Area, especially within Town Hall Square is enhanced by Broadfield Park. Rochdale Exchange Shopping Centre and the Wheatsheaf Shopping Centre have a negative impact on the setting of the Conservation Area, as does 20th-century development off Church Street.

Key views of the Conservation Area can be appreciated from within the Conservation Area, especially from Town Hall Square, The Esplanade, Packer Street and South Parade. Long and far-reaching views can be appreciated from St Chad's Church and Broadfield Park.

Contribution of the proposal site to the Special Interest of the Conservation Area

The Site is situated c 25m to the west of Rochdale Town Centre Conservation Area. The Site is cut off from the Conservation Area by St Mary's Gate. The Police Headquarters building also blocks views into the Conservation Area from the Site. The Site currently makes a **neutral** contribution to the area's special character and appearance.

The proposed development is unlikely to impact views of, from, across, or into the Conservation Area, however it may be visible within views out of the Conservation Area in far-reaching views from St Chad's Church and Broadfield Park. These views include a mixed development including a variety of architectural styles from various periods. although into and out of, and within the designated area.



Plate 25 Key view of the Old Post Office

5.3.2. Toad Lane Conservation Area

The historic interest of the Conservation Area

The Toad Lane Conservation Area is focused on a small group of heritage assets centred on the Grade I

Listed Church of St Mary-in-the-Baum, which dates to 1909-11 and was designed by Ninian Comper, a leading Anglo-Catholic designer and architect in the late 19th and early 20th centuries. The historic interest of the Conservation Area is also focused on the Rochdale Pioneers, who introduced a system for pooling resources and bulk buying to allow people basic goods at lower prices, establishing the worldwide cooperative movement. The new system also allowed members to gain ownership of the business, in turn generating profits for them. The first shop of the Co-operative Movement by Rochdale Equitable Pioneers Society was opened in 1844 and currently functions as a museum within the Conservation Area.

Architectural Quality and Built Form

Buildings within the Conservation Area display a wide variety of building types and forms and tend to date from the early 19th century onwards. The materiality of the buildings predominantly consist of brick, sometimes rendered. Some of the buildings within the Conservation Area were built as houses, although all now have ground floor shops or pubs. There are no tall buildings in the Conservation Area, with no buildings exceeding four storeys.

Spatial analysis (including streets, open spaces etc)

The Conservation Area is centred on St Mary-in-the-Baum, off Toad Lane (Plate 30). Small open spaces include the churchyard to the north and south-west of the Church. Toad Lane and the driveway up to the church seem to retain their original cobble setts and flagstone pavements. Gas lamps are found throughout Toad Lane as well as a designated pillar box surmounted by a gas lamp.

Settings and views

Key views within the Conservation Area look north and south along Toad Lane in relatively short views. Views east and west along St Mary's Gate are less impressive but include some of the designated heritage assets within the Conservation Area.

Contribution of the proposal site to the Special Interest of the Conservation Area

The Site is situated c c 230m to the south-west of the Conservation Area. The Site is within the wider setting of the Conservation Area, separated by distance, intervening development and St Mary's Gate. The Site currently makes a **neutral** contribution to the area's special character and appearance.

The proposed development is unlikely to will impact views of, from, across, into or out of the Conservation Area.



Plate 26 View of Toad Lane Conservation Area from the junction of Toad Lane and Hunter's Lane, looking north-east

5.4. Statement of Significance

The statement of significance provides a summary of the Site's relative architectural and historic interest.

- The Site comprises a building currently occupied by Hopwood Hall College and associated hard-standing car park. The building was built during the late 20th century and yields **no heritage interest**.
- The Site is within the setting of three non-designated heritage assets, nine Listed Buildings, a Registered Park or Garden and two Conservation Areas.
- The Roebuck Public House, St Chad's Church (2376.1.0), Wall to the north-west of St Chad's Church (HER 2376.2.0) and the Rochdale Museum, The Old Vicarage (11593.1.0) have been scoped out of the Heritage Impact Assessment due to distance, intervening development and topography, agreed with the Senior Planning Officer (Heritage)
- The Site lies within the immediate setting of Rochdale Town Centre Conservation Area and within the wider setting of the Toad Lane Conservation Area. The Site has a **neutral** contribution to the Conservation Areas' special character and appearance, and to the setting and views of the Listed Buildings.
- The Site was previously occupied by the River Roch, textile mills, a dyeworks and workers' housing.

6. Historic Impact Assessment

6.1. Summary of significance

The proposed demolition scheme has the potential to affect the setting of the heritage assets assessed above. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets. The Historic England guidance states that the assessment should address the attributes of the proposed development in terms of its: location and siting, form and appearance, wider effects and permanence. Below is an assessment of how these attributes could potentially affect the significance of the assets assessed above.

6.2. Location and Siting of the New Development

6.2.1. Rochdale Memorial Gardens

Key views of the memorial gardens can be appreciated from opposite the Town Hall, in kinetic views along The Esplanade and from within the gardens. These views include intervisibility with the surrounding heritage assets, cenotaph and lampposts. The Site is situated c 75m to the west of the memorial gardens, within the setting of the heritage asset. The proposed development is unlikely be visible within views of or from the heritage asset.

6.2.2. Police Headquarters

The Police Headquarters lies c 75m east of the proposed development. The principal view of the heritage asset looks north-west from The Esplanade. The building is also visible in kinetic views when moving around memorial gardens, and when travelling along St Mary's Gate. The proposed development will be visible within views from the heritage asset. These views already include missed development.

6.2.3. Rochdale Central Library and Art Gallery

The proposed application Site lies c 145m to the north-west of the Listed Building. The library is principally appreciated from The Esplanade, Broadfield Park and St Mary's Gate in short, long, far-reaching and kinetic views (see Plate 5, p6). There is some intervisibility with the Town Hall, and Broadfield Park when moving along The Esplanade. The proposed development may be partly visible within views from the heritage asset. These views already include missed development.

6.2.4. Statue of John Bright

The proposed application Site lies c 145m to the north-west of the Listed Building. The heritage asset is principally appreciated from The Esplanade and Broadfield Park, looking south-east, in the opposite direction to the proposed development Site. The proposed application Site will be visible within views from the heritage asset.

6.2.5. Rochdale Town Hall

The proposed application Site is situated c 250m to the north-west of the Town Hall, within the wider setting of the heritage asset and will not be visible within views of or from the heritage asset. The Town Hall is principally appreciated from Town Hall Square, The Esplanade and Rochdale Bridge in short, long and kinetic views. It has group value and intervisibility with several designated heritage assets, including the St Chad's Church, Broadfield Registered Park and Gardens, Rochdale Memorial Gardens, Rochdale Cenotaph, the lamp posts that bound the Cenotaph and Old Post Office as well as various buildings along Packer Steet, at the junction of Newgate and Yorkshire Street, which all make a positive contribution to the setting of the Listed Building. The proposed development will not be visible within views of, from or across the heritage

asset.

6.2.6. Rochdale Cenotaph

The proposed application Site is situated c 160m to the north-west of Rochdale Cenotaph, within the wider setting of the heritage asset. The heritage asset is principally viewed from The Esplanade (Town Hall Square) and memorial gardens. The proposed development will not be visible within views of or from the heritage asset.

6.2.7. Lamp posts at each side of war memorial

The proposed application Site is situated c 160m to the north-west of the four lamp posts, within the wider setting of the heritage asset. The heritage asset is principally viewed from The Esplanade (Town Hall Square) and memorial gardens. The proposed development will not be visible within views of or from the heritage asset.

6.2.8. Old Post Office

The proposed development Site is situated c 200m to the north-west of the Old Post Office, within the wider setting of the heritage asset. The heritage asset is principally viewed from opposite the building along The Esplanade (Town Hall Square), looking north. Other views include those from the memorial gardens, Rochdale Bridge and South Parade. The proposed development will not be visible within views of or from the heritage asset due to distance and intervening development.

6.2.9. Broadfield Registered Park and Gardens

The proposed development area is situated c 200m to the north-west of Broadfield Park, within the wider setting of the heritage asset. The Park is appreciated from Town Hall Square, when looking south-west. The park is also visible to the south when moving along The Esplanade. The proposed development may be visible within views from the heritage asset, from the Broadfield Slopes.

6.2.10. Rochdale Town Centre Conservation Area

The proposed development is situated c 25m to the west of Rochdale Town Centre Conservation Area. The proposed development will not isolate or impair views of the Conservation Area. It is unlikely to impact views of, from, across, or into the Conservation Area, however it may be visible within views out of the Conservation Area, in far-reaching views from St Chad's Church and Broadfield Park. These views include mixed development including a variety of architectural styles from various periods.

6.2.11. Toad Lane Conservation Area

The proposed development is situated c c 230m to the south-west of the Conservation Area. The Site is within the wider setting of Conservation Area, separated by distance, intervening development and St Mary's Gate. The proposed development will not isolate or impair views of, from, across, into or out of the Conservation Area.

6.3. The Form and Appearance of the Proposed Works

The details of the proposed development is for *'the development of a new 'Block B' to replace the existing Block B, which is in poor condition and will be demolished upon completion of the new block. The new building will provide accommodation for up to approximately 900 students across subjects including Art & Design, Catering, T-Levels (including Media, Graphic Design & Gaming), Film Design and provision for teaching Higher Education courses such as Teacher Training and Healthcare. In addition, the building will include support and social spaces, including the Student-support Hub and Learning Support spaces.*

The proposed four-storey teaching block replaces the existing Block B, which is also four-storeys. The new building has a slightly smaller footprint and is set back into the site with a frontage along College Road. The four-storey block is in keeping with the local context, which features a number of mid-rise offices, commercial and educational buildings and high-rise residential buildings. The new block provides a clear frontage to the college site along College Road and helps to define the campus along the route, with the car park masked to the rear. However, demolition of the present 'Block B' building will create a missed frontage along St Mary's Gate. This will be replaced by an external student social space resulting in an absence of building at the junction of St Mary's Gate and College Road.

The building is a simple linear block however the mass of the block is broken up with a slightly larger volume to the east and an articulation at the west end of the building creating two subtle 'bookends'.

The west end of the new building has a setback footprint creating the entrance zone for the nursery with a new canopy and also connects visually with the setback south-east corner of the building creating two 'strong' ends to the long new block.

Typically, Rochdale's historic buildings comprise red brick and Yorkshire stone, whilst the nearby brutalist, non-designated heritage assets comprise concrete, grey brick and large areas of glazing (Police Headquarters).

Grey brick has been chosen on ground floor to match the colour palette of nearby buildings (such as Rochdale Sixth Form College, which has grey brick, whilst 'Block A' has grey cladding). The Police Station, Seven Sisters tower blocks and the two-storey building to the north of the site also have elements of grey cladding, grey brick and concrete. The red cladding on the upper levels contrasts with the grey brick on the ground floor and nearby buildings. This colour has been chosen to connect with the existing historic red brick buildings that characterise Rochdale and the textile mills that formerly occupied the Site.

6.4. Wider Effects

The main entrance sits within a three-storey recess at the east end of the block, at the junction of College Road and St Mary's Gate. The proposed development will, therefore, result in a change of pedestrian access. The relocation of the main entrance will draw pedestrian movement / activity further along College Road from St Mary's Gate, including access to cycle storage facilities.

The car park would be located between the two college blocks in roughly the same location as it is currently but partly masked from view along College Road by the adjacent buildings.

The demolition of Block B will create a missed frontage along St Mary's Gate. This area would include the planting of trees, potential for horticulture area, and potential for outside gym.

The new building is set back from the St Mary's Gate and College Road junction, which will allow for the potential future replacement of Block A with a new landmark building at the junction of College Road and St Mary's Gate.

There may be temporary adverse effects during the construction and demolition phase, including noise, dust and vibrations.

6.5. The Permanence, Longer Term or Consequential Effects of the Development

The proposed application constitutes a permanent alteration to the Hopwood Hall College campus. The redevelopment of the college building would ultimately result in significant public benefits, increasing and improving educational facilities for students.

Following the construction of the new college building, 'Block B' will be demolished and will result in a loss of frontage along St Mary's Gate. The new college building will allow for a future block to be constructed to the east to form a strong corner building as part of long-term plans to replace Block A.

6.5.1. Visual (indirect) Assessment Summary

In line with the ICOMOS guidance, the assets have been assessed at varying gradings of value (See Appendix 1). The works to the Site are mainly classed as being of **Minor, Negligible and No change** magnitude of impact, as they constitute 'Changes to the setting of an historic building, such that it is noticeably changed and 'Change to historic building elements or setting that hardly affect it (Table 3).

Asset	Value of the asset	Magnitude of change/ Impact	Significance of the Impact (either adverse or beneficial)
Rochdale Central Library and Art Gallery	Medium	Negligible	Neutral (beneficial)
Statue of John Bright	Medium	Negligible	Neutral (beneficial)
Rochdale Town Hall	High	Negligible	Slight (beneficial)
Rochdale Cenotaph	High	Negligible	Slight (beneficial)
Lamp posts at each side of War memorial	Medium	Negligible	Neutral (beneficial)
Old Post Office	Medium	No change	Neutral (beneficial)
Rochdale Town Centre Conservation Area;	High	Minor	Slight (beneficial)
Toad Lane Conservation Area	High	No change	Neutral (beneficial)
Broadfield Registered Park and Garden	Medium	Negligible	Neutral (beneficial)
Rochdale Memorial Gardens, The Esplanade	Low	Negligible	Neutral (beneficial)
Police Headquarters, The Esplanade	Low	Minor	Slight (beneficial)

Table 3 Predicted impacts of proposed development upon significance of setting to Heritage Assets

7. Conclusions

The heritage impact assessment finds that the proposed development will result in Slight and Neutral (beneficial) impacts upon the significance of the heritage assets. The impact assessment is consistent with recognised criteria as defined within ICOMOS Guidance.

The proposed scheme will result in slight changes within the setting of heritage assets and key views of, from, within, into and out of the Conservation Areas. These views will be very similar to those that currently exist, although the new college building will be repositioned so that it is further away from all of the heritage assets discussed within this assessment and will therefore be less visible. The development will result in 'less than substantial harm' to the heritage assets identified within this report - to be '*weighed against the public benefits of the proposal*'.

7.1.1. Mitigation included within the proposals to maximise enhancement of heritage assets

Mitigatory recommendations were proposed for the client to consider and review.

The new college building will allow for a future block to be constructed to the east to form a strong corner building as part of long-term plans to replace Block A. A prominent building at the junction would benefit heritage views within the urban setting of Rochdale town centre.

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Appendix 1 – ICOMOS

The impact of the proposed development has been assessed using a cultural heritage impact assessment methodology based upon the International Council on Monuments and Site (ICOMOS) Guidance on Heritage Impact Assessments, a methodology commonly used to assess heritage impact. The significance of the impact of the proposed development is based on the value or sensitivity of the heritage asset and on the magnitude of the impact on that heritage asset. The criteria used for assessing value, magnitude of impact and significance of impact are set out in three tables below. These impacts may be either adverse or beneficial. These tables consider differing types of heritage assets: archaeological attributes, built heritage or historic urban landscapes, historic landscapes and intangible cultural heritage or associations.

Assessing Value of Heritage Assets

The value (significance) or sensitivity of a heritage asset is assessed based on existing national and local statutory designations, guidance such as the Historic England Listing and Scheduling Selection Guides and professional judgement based on research and site surveys (Table 4).

Asset Grading	Archaeological Attribute	Built Heritage or Historic Urban Landscape	Historic Landscape	Intangible Cultural Heritage or Associations
Very High	Sites of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Assets that can contribute significantly to acknowledged international research objectives.	Sites or structures of acknowledged international importance inscribed as of universal importance as WH property. Individual attributes that convey OUV of the WH property. Other buildings or urban landscapes of recognised International importance.	Landscapes of acknowledged international importance inscribed as WH property. Individual attributes that convey OUV of the WH property. Historic landscapes of international value, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time depth, or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by the national register. Associations with particular innovations, technical or scientific developments or movements of global significance. Associations with particular individuals of global importance.

High	Nationally-designated Archaeological Monuments protected by the State Party's laws. Undesignated sites of the quality and importance to be designated. Assets that can contribute significantly to acknowledged national research objectives.	Nationally-designated structures with standing remains. Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very Important buildings. Undesignated structures of clear national importance.	Nationally-designated historic landscape of outstanding interest. Undesignated landscapes of outstanding interest. Undesignated landscapes of high quality and importance, and of demonstrable national value. Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factors.	Nationally-designated areas or activities associated with globally-important Intangible Cultural Heritage activities. Associations with particular innovations, technical or scientific developments or movements of national significance. Associations with particular individuals of national importance.
Medium	Designated or undesignated assets that can contribute significantly to regional research objectives.	Designated buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings.	Designated special historic landscapes. Undesignated historic landscapes that would justify special historic landscape designation. Landscapes of regional value. Averagely well preserved historic landscapes with reasonable coherence, time-depth or other critical factors.	Areas associated with Intangible Cultural heritage activities as evidenced by local registers. Associations with particular innovations or developments of regional or local significance. Associations with particular individuals of regional importance.

Low	Designated or undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.	“Locally Listed” buildings. Historic (unlisted) buildings of modest quality in their fabric or historical associations. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings.	Robust undesignated historic landscapes. Historic landscapes with importance to local interest groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.	Intangible Cultural heritage activities of local significance. Associations with particular individuals of local importance. Poor survival of physical areas in which activities occur or are associated.
Negligible	Assets with little or no surviving archaeological interest.	Buildings or urban landscapes of no architectural or historical merit; buildings of an intrusive character.	Landscapes little or no significant historical interest.	Few associations or ICH vestiges surviving.
Unknown potential	The importance of the asset has not been ascertained.	Buildings with some hidden (or inaccessible) potential for historic significance.	n/a	Little is known or recorded about ICH of the area.

Table 4 Assessing Value of Heritage Assets, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the specific type of heritage involved (Table 5). It is necessary to have an understanding of the contribution of the setting to the value of the heritage asset as well as an understanding of the key elements or components which contribute to the value or significance of the asset to be able to determine the magnitude of impact.

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.	Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.	Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Negligible	Very minor changes to key archaeological materials, or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to areas that affect the ICH activities or associations or visual links and cultural appreciation.

No change	No change.	No change to fabric or setting.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No change.

Table 5 Assessing Magnitude of Change or Impact, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact (Table 6). This significance of impact can be either adverse or beneficial. An impact of major adverse would equate to an assessment of substantial harm, as defined in the NPPF paragraphs 199-200. Other assessments of adverse impact would equate to less than substantial harm as defined in the NPPF paragraph 202.

Value of Heritage Asset	Scale and Severity of Change/Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/Moderate	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Table 6 Assessing the Significance of Impact, adapted from ICOMOS Guidance on Heritage Impact Assessments (2011)

Appendix 2 – Figures

Figure 1 Site Location

Figure 2 Site boundary superimposed onto modern mapping

Figure 3 Site boundary superimposed on the 1851 Ordnance Survey town plan

Figure 4 Site boundary superimposed on the 1892 Ordnance Survey town plan

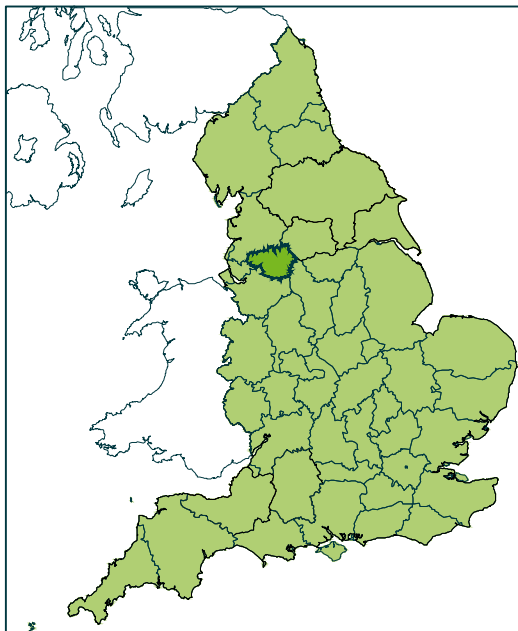
Figure 5 Site boundary superimposed on the 1910 Ordnance Survey 25-inch to 1-mile plan

Figure 6 Site boundary superimposed on the 1930 Ordnance Survey 25-inch to 1-mile plan

Figure 7 Site boundary superimposed on the 1959 Ordnance Survey National Grid 1:1250 plan

Figure 8 Site boundary superimposed on the 1967 Ordnance Survey National Grid 1:1250 plan

CIVIC



Hopwood Hall College, Rochdale
Project Code: 61082
Figure 1: site location

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