

Heritage Impact Statement



Client: Hopwood Hall College
Project: Middleton Campus Temporary Classrooms
Reference: MTC-SEV-XX-ZZ-RP-A-09100-P01-Heritage Impact Statement
Date: 12/06/2025

REVISION

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1.0 INTRODUCTION

This Heritage Impact Statement has been prepared by Seven Architecture on behalf of Hopwood Hall College to support a full planning application for the introduction of temporary classrooms at Hopwood Hall College Middleton Campus (the 'Application site').

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.¹

To comply with these NPPF requirements, Section 4 of this document identifies the heritage assets within proximity to the Application Site which may be affected by the Proposed Development.

This report has been prepared by Seven Architecture, with input from Samantha Gill a AABC and RIBA Registered Specialist Conservation Architect.

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

- www.historicengland.org.uk (accessed 05th May 2021)
- www.public.access.rochdale.gov.uk (accessed 05th May 2021)
- www.architecture.com/image-library (accessed 05th May 2021)
- www.pastscape.org.uk (accessed 05th May 2021)
- www.gibberd.com/history (accessed 05th May 2021)
- www.bing.com/maps (accessed 05th May 2021)
- www.localhistories.org/rochdale (accessed 05th May 2021)
- www.middletonas.com (accessed 04th May 21)
- *Frederick Gibberd*, Christine Hui Lan Manley, published 1988 by Historic England, Swindon

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

2.0 APPLICATION SITE

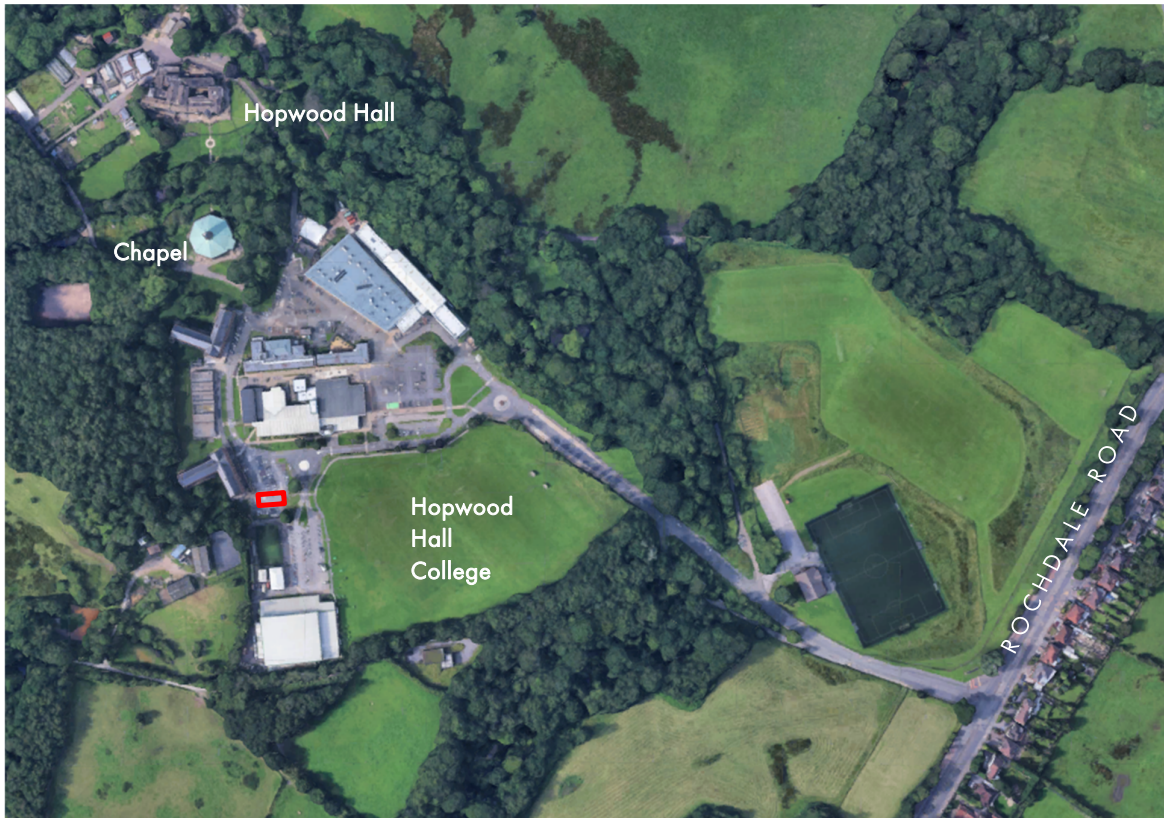


Figure 2.1

Aerial view from 2021 showing the site of Hopwood Hall College Middleton Campus within the local context.
(Source google earth accessed 13/06/25)

The Hopwood Hall Middleton Campus is located within the town of Middleton and sits on the northern edge of the town centre.

The campus is accessed from Rochdale Road to the southeast which provides direct access to the A627 (M) and M62 towards the east and the town centre to the southwest.

The site sits within a predominantly rural setting with Manchester Golf Club located to the north and Hopwood Clough Nature Reserve running along the east and south of the site. The educational site was developed within the grounds of the Grade II* Listed Hopwood Hall which is located to the north of the site. The Chapel, located to the north of the campus, is also Grade II Listed.

The proposal involves the introduction of temporary classrooms, over 2 storeys, location indicated on the plans, along with a toilet block. The classrooms shall be situated within the existing car park area adjacent to the Ashworth building.

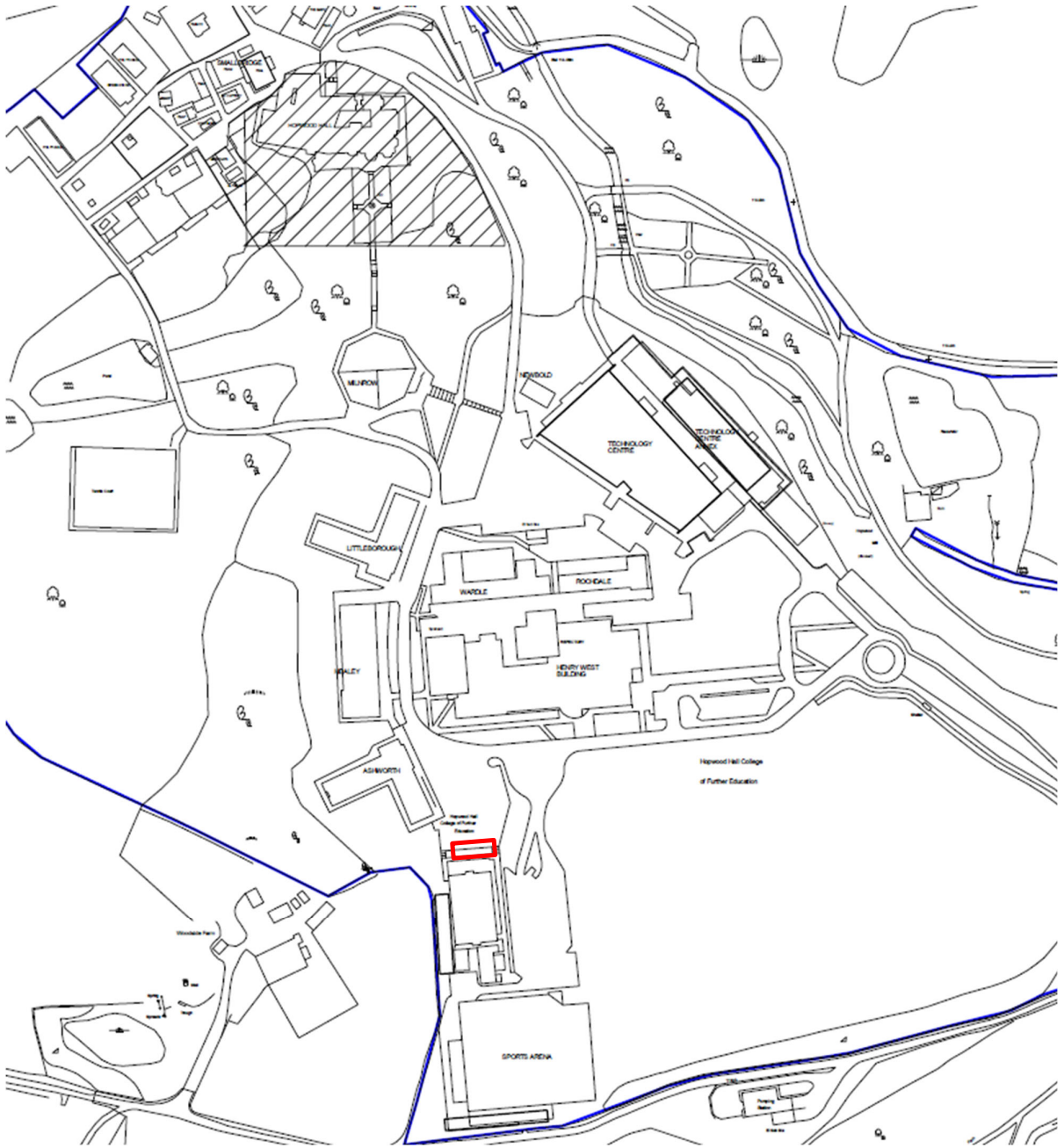


Figure 2.2
 Site location Plan as existing
 (Source : Prepared by Seven Architecture)

3.0 HISTORICAL DEVELOPMENT OF THE SITE

3.1 16th – 17th CENTURY

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

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

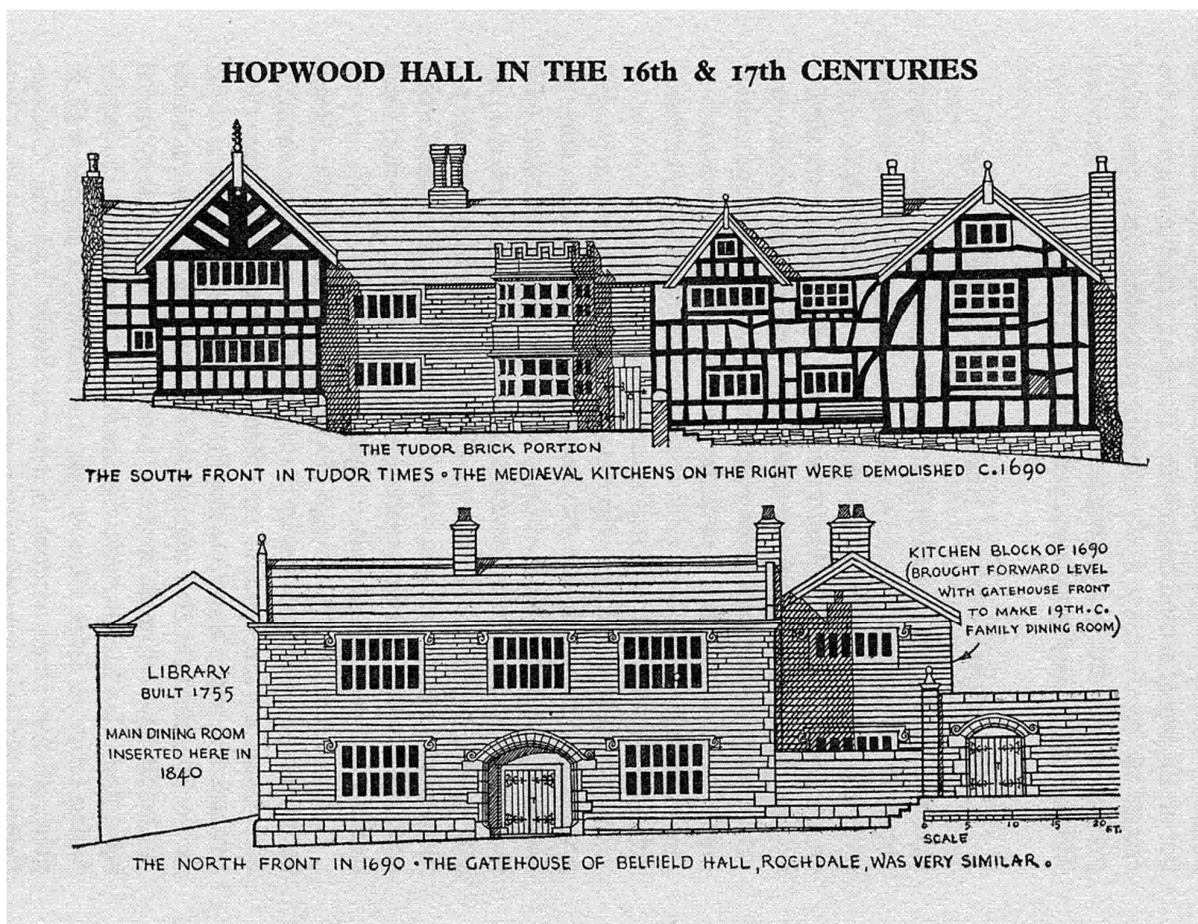


Figure 3.1

Historical Elevational drawings showing how Hopwood Hall evolved over the 16th and 17th Century

(Source : www.google.com)



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



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



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

3.2 1848-1851

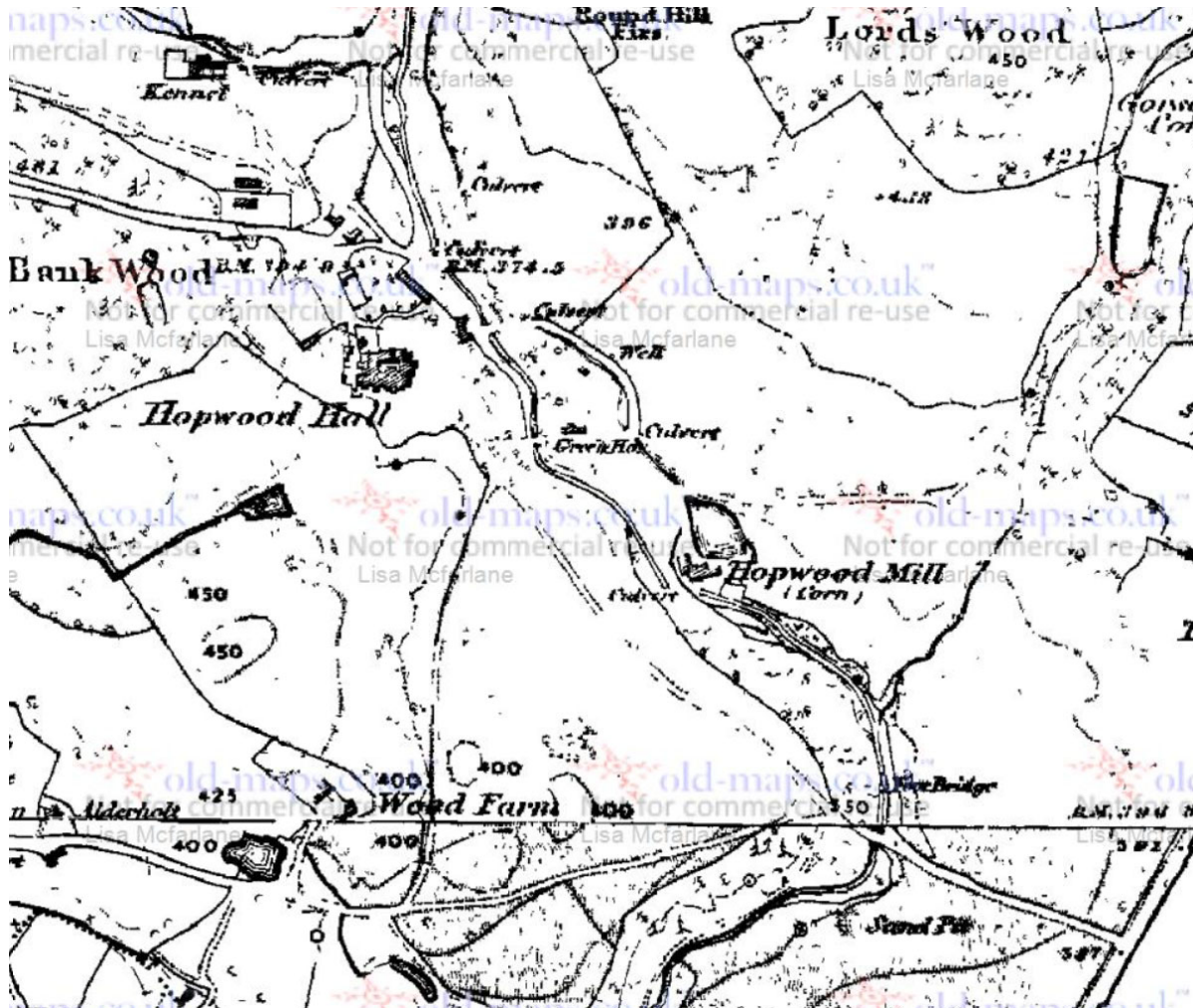


Figure 3.5

OS Map dating from 1848-1851

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

The earliest OS Map dating from the mid 1800's illustrates how the site had developed up to this period. The map shows how the Hall had expanded during the 18th and early 19th Century to the plan form that is evident today in 2021. The map also identifies the location of Hopwood Corn Mill which dates from as early as 1307 and continued to operate at this time. Wood Farm directly to the south of Hopwood Hall is also identified. The site at this time was surrounded by woodland with Lord Wood to the north-east and Oaken Bank Wood to the west of the Hall.



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



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

3.3 1893

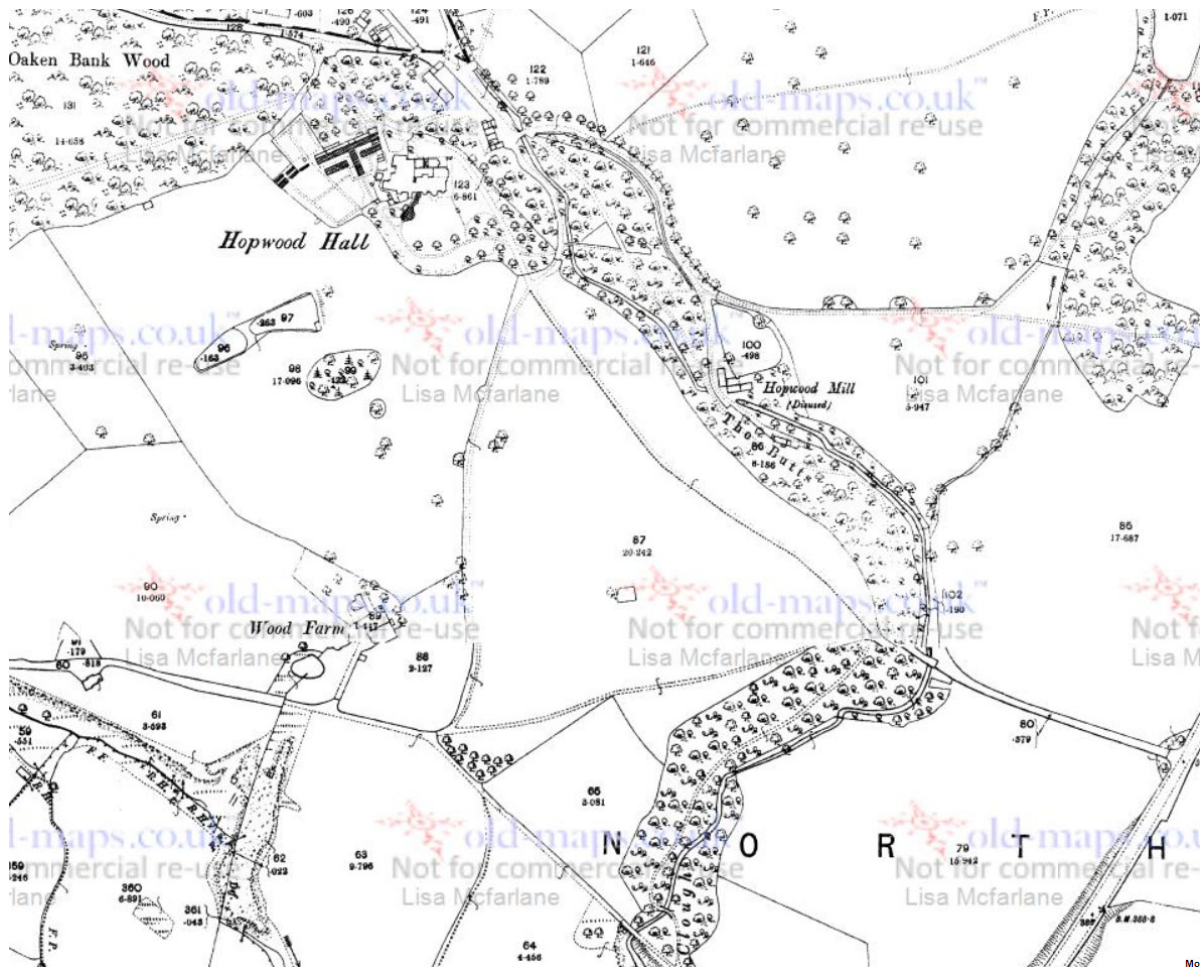


Figure 3.8

OS Map dating from 1893

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

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

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

3.4 1930-1950

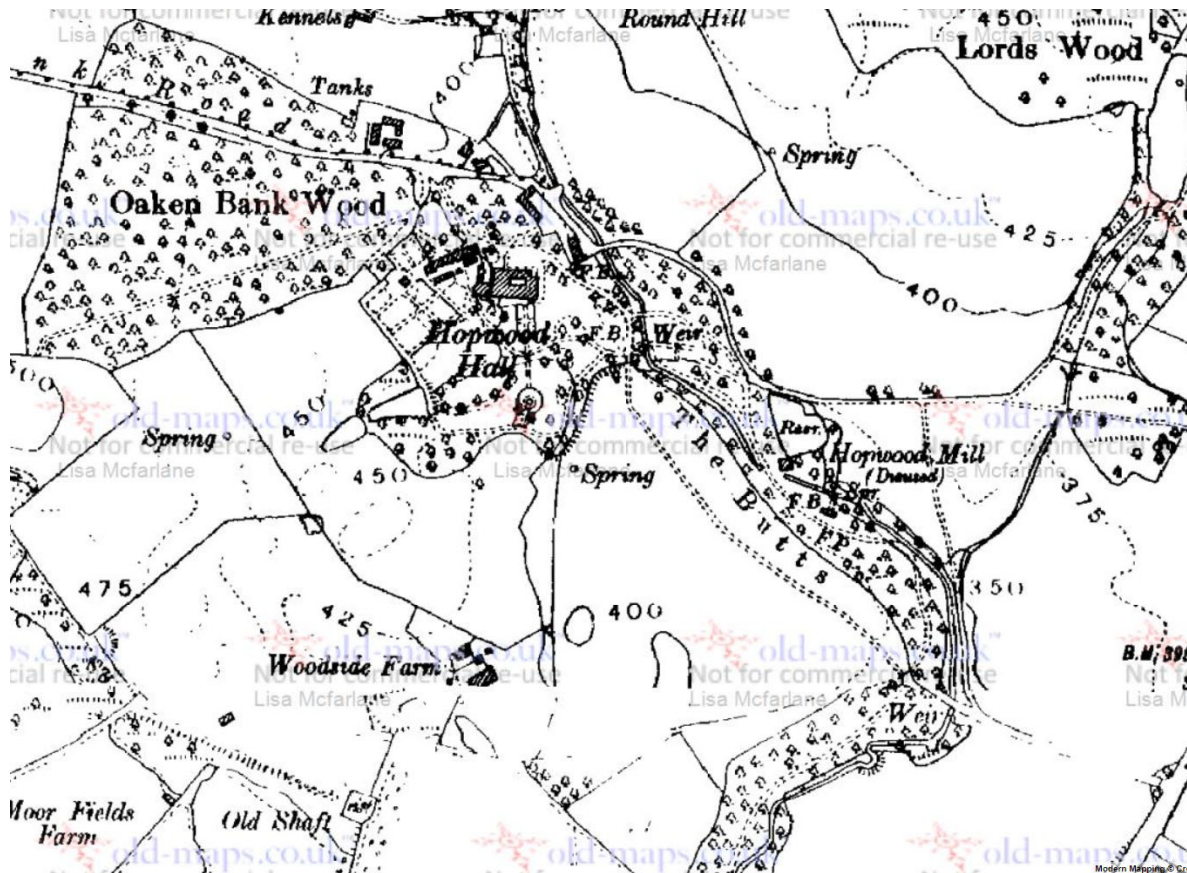


Figure 3.9

OS Map dating from 1932

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

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

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

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

3.5 1950-1965

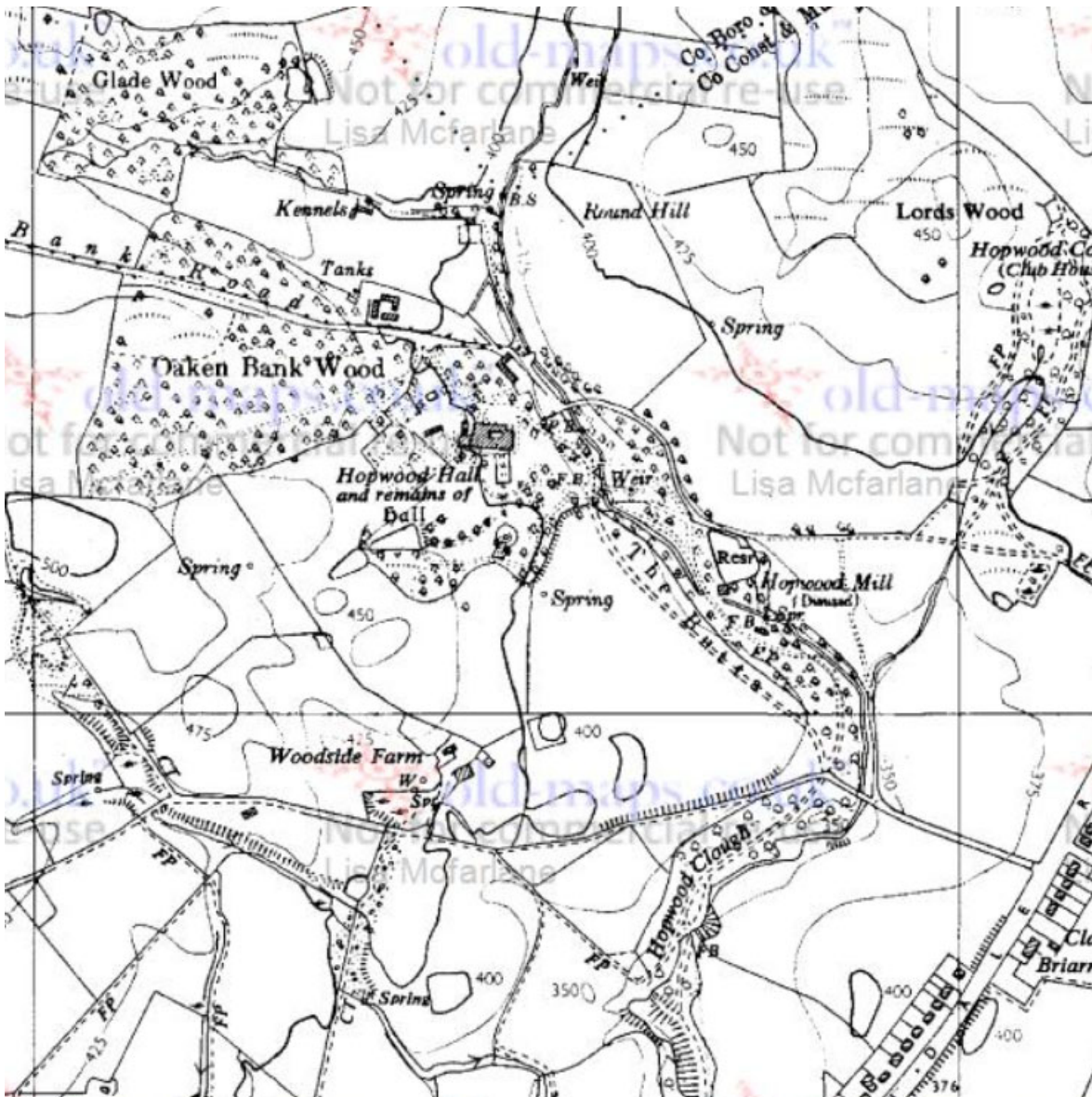


Figure 3.10

OS Map dating from 1956

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

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

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

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

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

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



Figure 3.11

Photograph from 1965 towards the main entrance showing the overall building form and materials.

(Source: www.architecture.com/ribapix, Ref RIBA11310, accessed 07th May 21)



Figure 3.12

Photograph from 1965 towards the main entrance showing the entrance lobby and stepped approach.

(Source: www.architecture.com/ribapix, Ref RIBA74990, accessed 07th May 21)

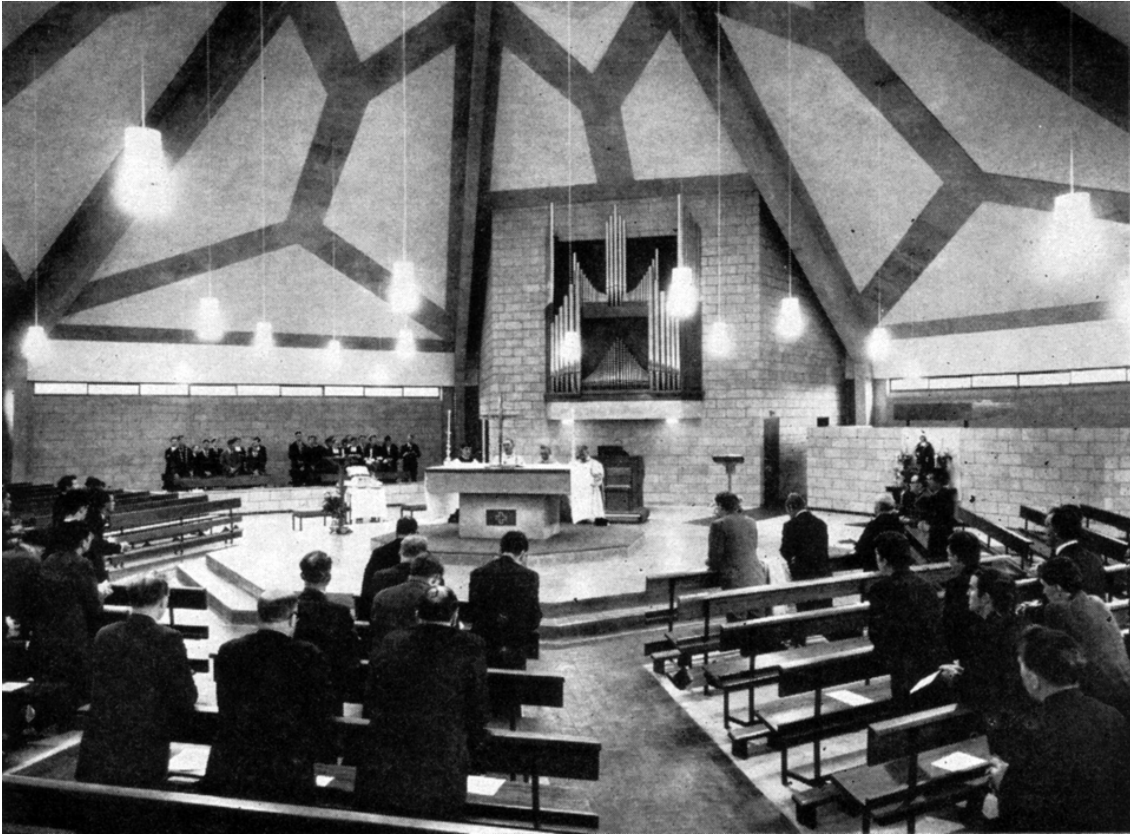


Figure 3.13

Photograph from 1965 showing the interior of the Chapel.

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



Figure 3.14

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

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



Figure 3.15

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

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

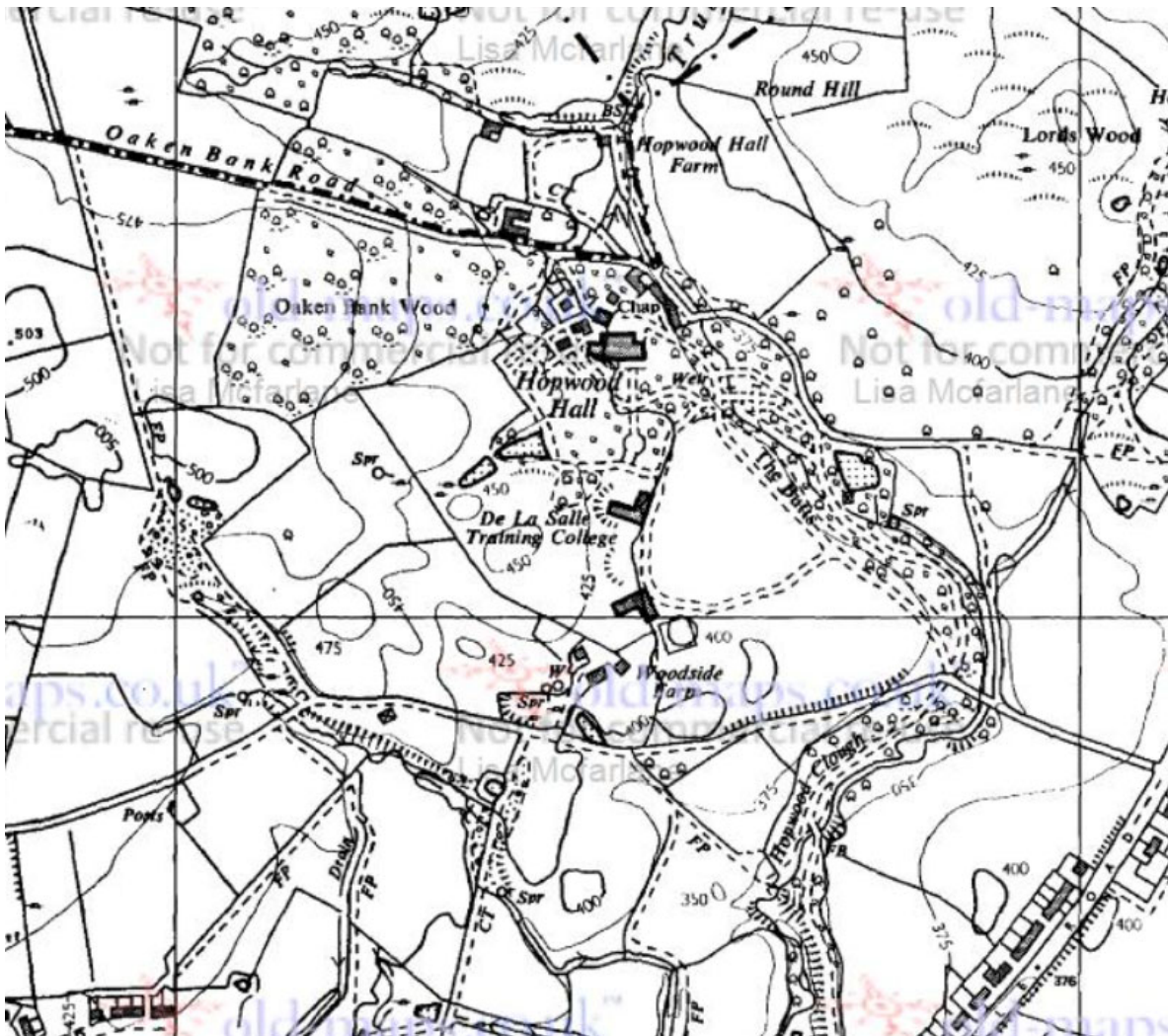


Figure 3.16

OS Map dating from 1965

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

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



The Ancient Manor House of Hopwood

Figure 3.17

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

(Source : www.google.com)

3.6 1984



Figure 3.18

OS Map dating from 1984

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

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

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

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

3.7 THE SITE TODAY

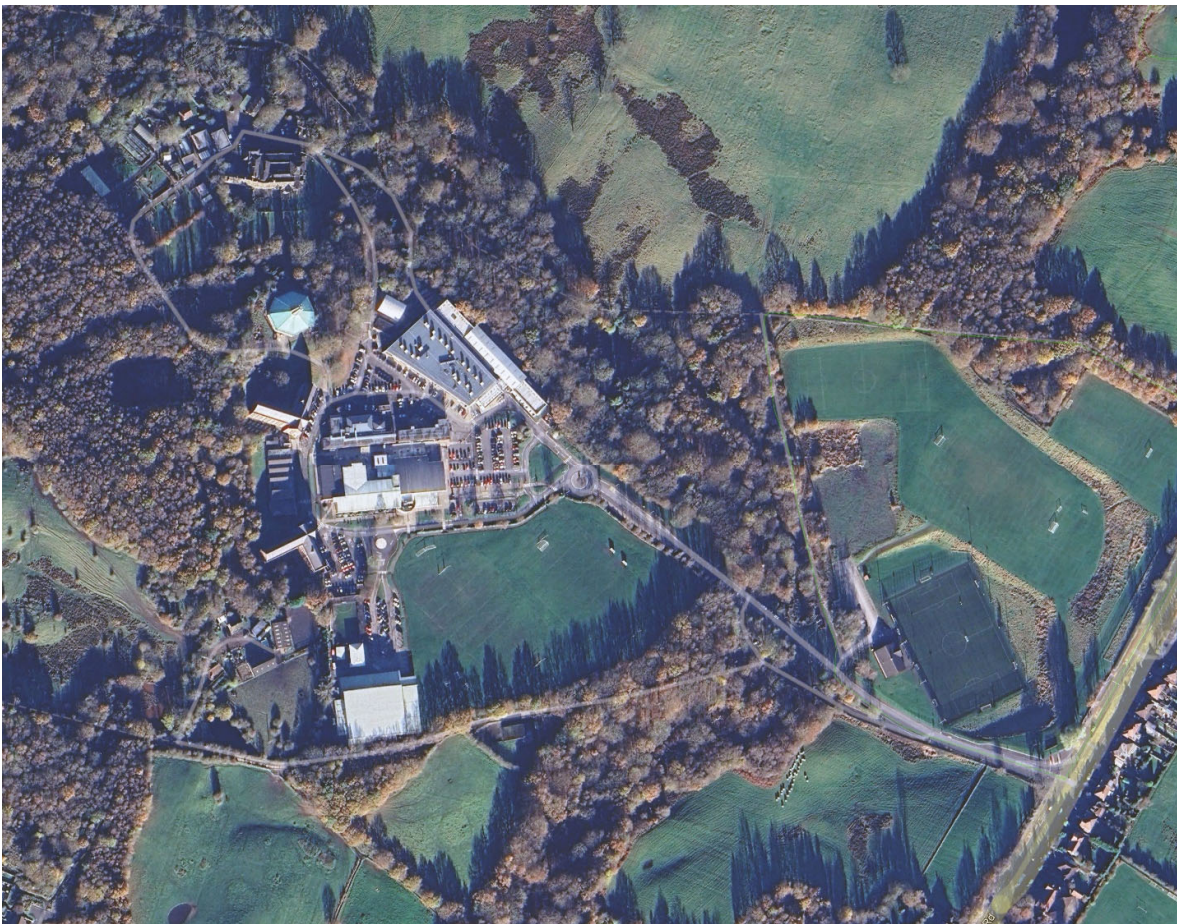


Figure 3.19

Aerial view of the site as of 2023

(Source: Google Earth (Imagery Date – 24/11/2023))



Figure 3.20

Latest 3D Aerial view of the site in 2023.

(Source: Google Earth (Imagery – Approximately 2023))

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

3.8 FREDERICK GIBBERD

Frederick Gibberd is one of the UK's most noted Twentieth Century architects and has a catalogue of 100 buildings completed during his career which spanned from 1933-1980 before he died in 1984. Gibberd was knighted in 1967 for his service to architecture and his buildings are testament to the architectural style and rigour that he applied to every project. Heavily influenced by the work of Le Corbusier and Mies Van Der Rohe, Gibberd established a practice in 1930 which is still in practice today.

His work includes projects across many sectors including residential, educational, civic and ecclesiastical and later in his career he undertook major masterplanning roles including the design of Harlow New Town which was regarded as his greatest achievement.

A number of Gibberds buildings have now been registered as Grade II* and Grade II Listed Buildings by Historic England. His most noted works include London Central Mosque (Grade II* Listed), Liverpool Metropolitan Cathedral (Grade II* Listed), Didcot Power Station and Harlow New Town (See figures 3.21-3.26).



Figure 3.21
External photograph of the London Central Mosque
(Source: www.bing.com, accessed 11th February 21)

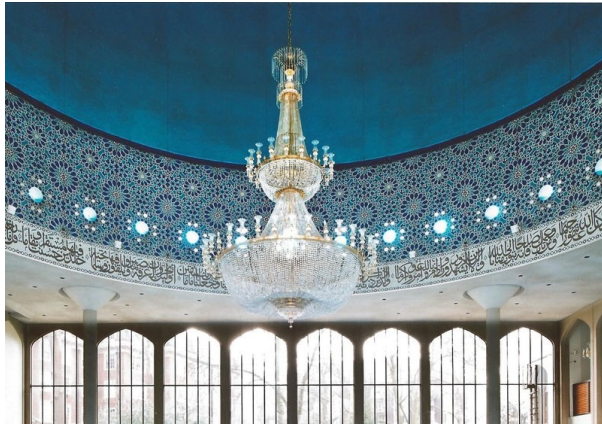


Figure 3.22
Internal photograph of the London Central Mosque
(Source: www.bing.com, accessed 11th February 21)



Figure 3.23
External photograph of the Liverpool Metropolitan Cathedral
(Source: www.placenorthwest.co.uk, accessed 11th February 21)



Figure 3.24
Internal photograph of the Liverpool Metropolitan Cathedral
(Source: www.wikimedia.org, accessed 11th February 21)



Figure 3.25
Photograph of the Harlow New Town
(Source: www.iwm.org.uk, accessed 11th February 21)

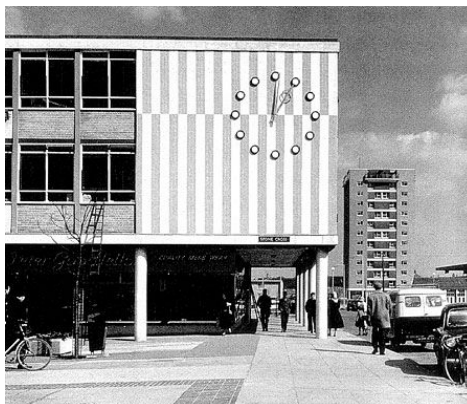


Figure 3.26
Photograph of the Harlow New Town (Source : www.pinterest.com, accessed 11th February 21)

4.0 HERITAGE ASSETS

4.1 LISTED BUILDINGS AND DESIGNATED ASSETS

The NPPF defines a heritage asset as :-

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest"².

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

The adjacent college buildings and hardscape area within the proposals is not a designated Listed Building, however, the building does sit within the context of several heritage assets within close proximity to the building within the Hopwood Hall College Middleton site.

Any development within the Hopwood Hall College campus will need to have due regard to the impact on the setting of the heritage assets and ideally have a neutral or positive impact on the setting of these heritage assets.

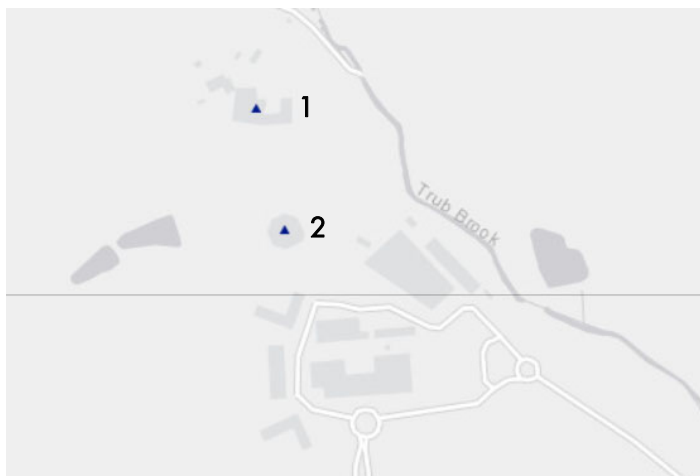


Figure 4.1

Extract from Historic England map showing Listed Buildings within 250m of the development site.

(Source: www.historicengland/listing/the-list/map, accessed 04th May 2021)

LIST OF LISTED BUILDINGS WITHIN 250M OF THE DEVELOPMENT SITE

Plan Ref No:	Description:	List UID:	Grade:
1	Hopwood Hall	1068466	II*

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

2	Former Chapel at Hopwood Hall College	1247260	II
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4.2 CONSERVATION AREAS

Conservation Areas are identified as “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”.³

Although Middleton Town Centre is a designated Conservation Area, the site is located outside the Town Centre Conservation Area boundary. The proposed development will therefore have no impact on the Middleton Conservation Area.

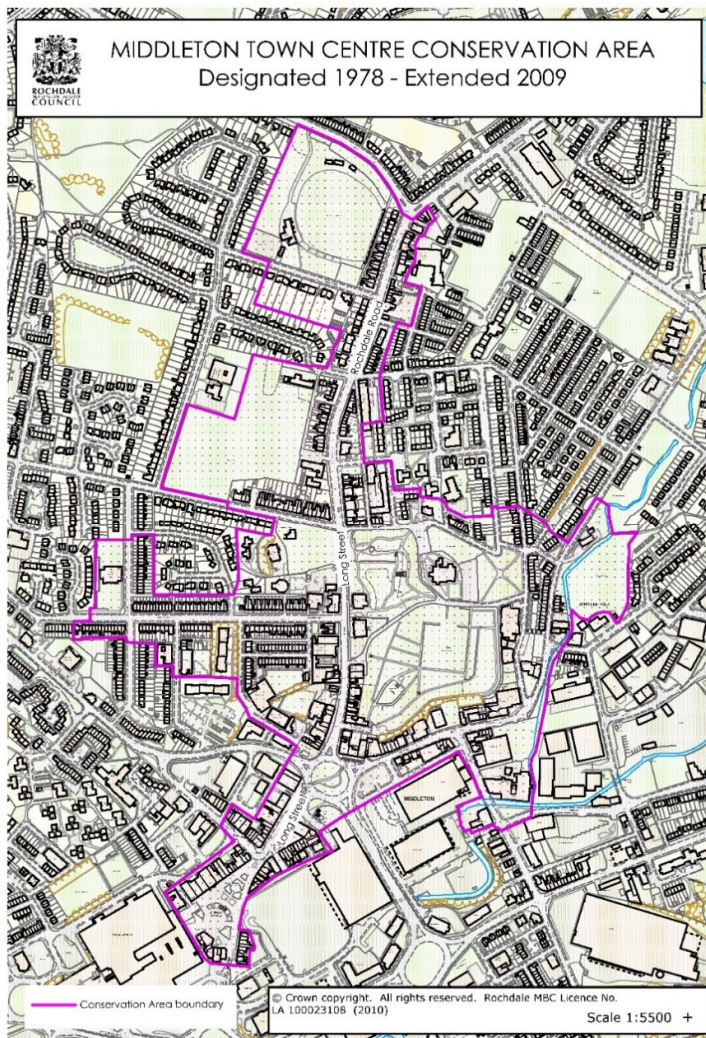


Figure 4.2
Middleton Conservation Area Boundary Plan.
(www.rochdale.gov.uk, accessed 04th May 2021)

³ S69(1) Planning (Listed Buildings and Conservation Areas) Act 1990

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 SIGNIFICANCE AND SPECIAL INTEREST

The NPPF requires the identification of a heritage asset to be:-

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.⁴

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

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

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

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

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

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

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

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

5.2 SUMMARY OF SIGNIFICANCE

The Hopwood Hall College campus sits within the context of a Grade II* Listed building (Hopwood Hall) and a Grade II Listed building (Hopwood Hall College Chapel). Although the site itself is not a designated asset, it has the potential to impact positively or negatively on the setting of the nationally recognised heritage assets. The site is therefore considered to be of no historical significance in itself, but of considerable historical significance in its contribution to the setting of these designated heritage assets.

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

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

Hopwood Hall was originally designed as a Country House and estate and underwent extensive expansion during the C16, C17 and C18. Although the building has been left in a derelict condition for many years and features on the Historic England Heritage at Risk Register, Hopwood Hall is currently undergoing essential restoration works to protect it for the future. The building yields a high level of evidential value in its primary evidence of building construction techniques from various ages and styles and in the evolution of the country house. The long-term plan for Hopwood Hall is to continue with this investment to restore the building and ensure its long-term survival. Any works within the HHC Middleton Campus should enable and support this long-term investment in Hopwood Hall. Long-term access to the Hall should be carefully considered in any new development to ensure that access to Hopwood Hall is maintained and not compromised. Any development should also have a neutral impact on the site security to ensure that the risk to vandalism and security breach is minimised.

The chapel is an important Grade II Listed building by noted 20C architect Frederick Gibberd. The buildings design has strong associations with the design of the Grade II* Listed Metropolitan Cathedral in Liverpool. The building has been retained in its original form although it has been subjected to vandalism and lack of maintenance over the years and has been mothballed due to access issues and the lack of flexibility of the space. The building therefore yields a considerable level of aesthetic and evidential significance in its contribution to the remaining portfolio of Frederick Gibberds work. Any development within the context of the Chapel should have a neutral or positive impact on its setting, maintain its role as a key focal point within the wider context of the campus and should maintain access routes to enable its long-term maintenance and protection.

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

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

The approach route to the Chapel is consistent with the original design, plays an important role in the arrival experience and contributes to the **considerable level of aesthetic significance** of the Chapel. Any development that impacts the approach route should maintain the existing approach.

The location of Hopwood Hall within the wider campus, the extensive formal gardens and mature trees to the boundary of Hopwood Hall play an important role in establishing the setting. Any development within the campus should have a neutral or positive impact on the **considerable aesthetic significance** and setting and should ensure that the development is not visible from panoramic views on the approach to the Hall.

6.0 PROPOSED WORKS

6.1 PROPOSED TEMPORARY CLASSROOMS

Hopwood Hall College is a Further Education Establishment serving the Rochdale and wider Northwest area from its campuses in Rochdale Town Centre and Middleton.

The College provides a wide range of learning opportunities through its specialist facilities, including the Arts, IT, Catering, Hair & Beauty, Animal Care, Sports, Public Services, Sciences and so forth.

Works are currently underway within the Chapel, providing much needed classroom space. This work has been delayed thus there is not sufficient space for teaching for the next academic year.

The proposed area for the temporary classrooms is within the existing carparking space adjacent to the Ashworth building. This was deemed to be the best suited position following a site walkaround between the client and member of the Local Authority.

To address the parking demand the college have provided the following statement:

to accommodate the increased parking demand, we will utilise our existing overspill car park. It has sufficient capacity, is well-maintained, and readily accessible during peak times, avoiding the need for new parking infrastructure. Student safety will be maintained through clear pedestrian routes, signage and barriers some staff supervision and speed restriction in the car park will ensure safe movement around the classroom block.



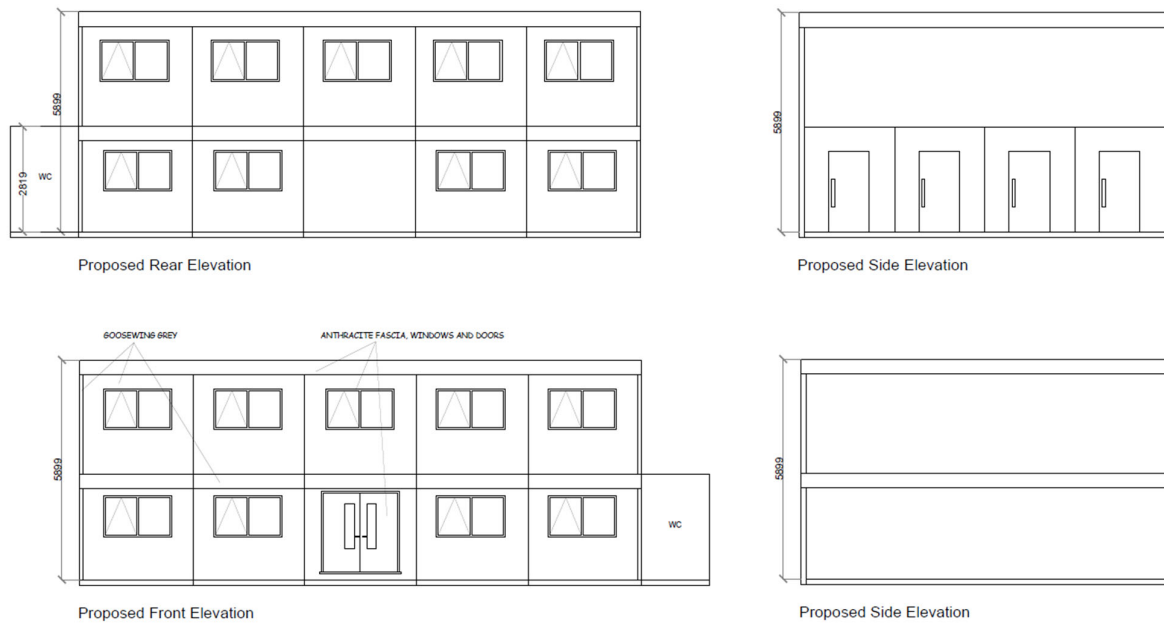
Figure 6.1

Existing aerial view showing the site and surrounding buildings.
 (Source : Base plan from www.google.maps.com, prepared by Seven Architecture)

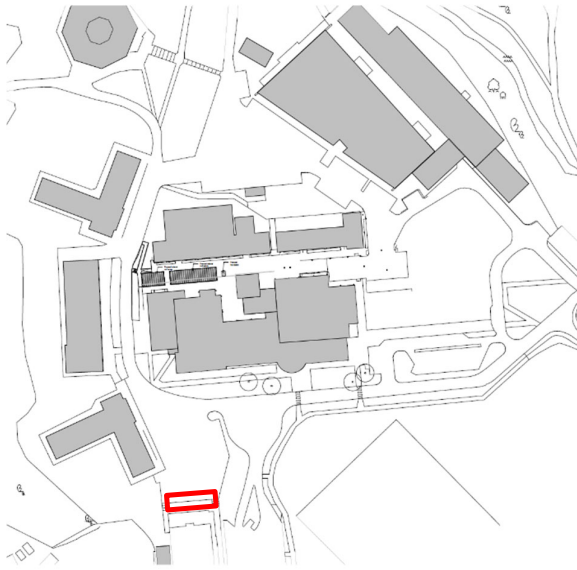


Figure 6.2

Proposed plans showing the temporary classrooms as per information provided by the manufacturer
 (Source: Prepared by Seven Architecture)

**Figure 6.3**

Proposed elevations showing the temporary classrooms as per information provided by the manufacturer
(Source: Prepared by Seven Architecture)



The proposed development consists a temporary classroom block which spans two-storeys in height along with a toilet block. The proposal is located within the carpark just adjacent to the Ashworth building as outlined in red on the snippet to the left. The proposals introduces additional teaching space to meet the College's demand whilst other projects to ensure they can meet their curriculum demands as other projects, namely the chapel scheme which the Local Authority are aware of, has been delayed.

The temporary structure is anticipated to be on site for approx.. 2/3 years.

Figure 6.4 Proposed Site (Source: Prepared by Seven Architecture)

6.2 IMPACT ON THE SETTING OF THE CHAPEL

The Grade II Listed Chapel is located to the northwest of the proposal at the top of the hillside overlooking the campus.

The proposed temporary classroom block sits adjacent to the Ashworth building, therefore the proposal will not be visible from the Chapel and only be visible when within the car park area or outside the Ashworth building itself.

The positioning of the temporary structure will not be visible in the context of the key views towards from the Chapel from the wider campus or vice versa.

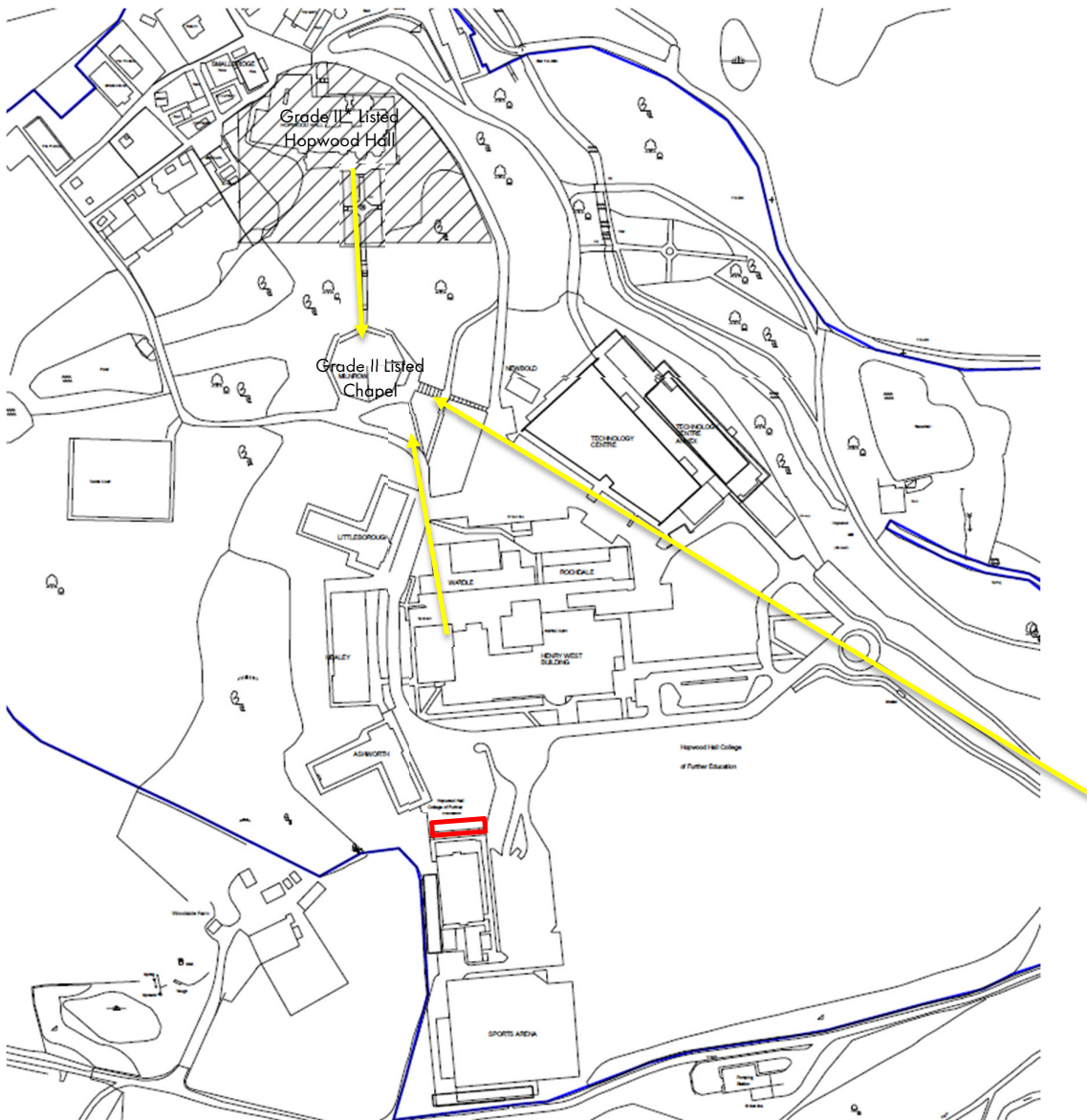


Figure 6.5

Proposed Site Plan shows the relationship of the proposed temporary classrooms in relation to the Heritage Assets. (Source: Prepared by Seven Architecture)

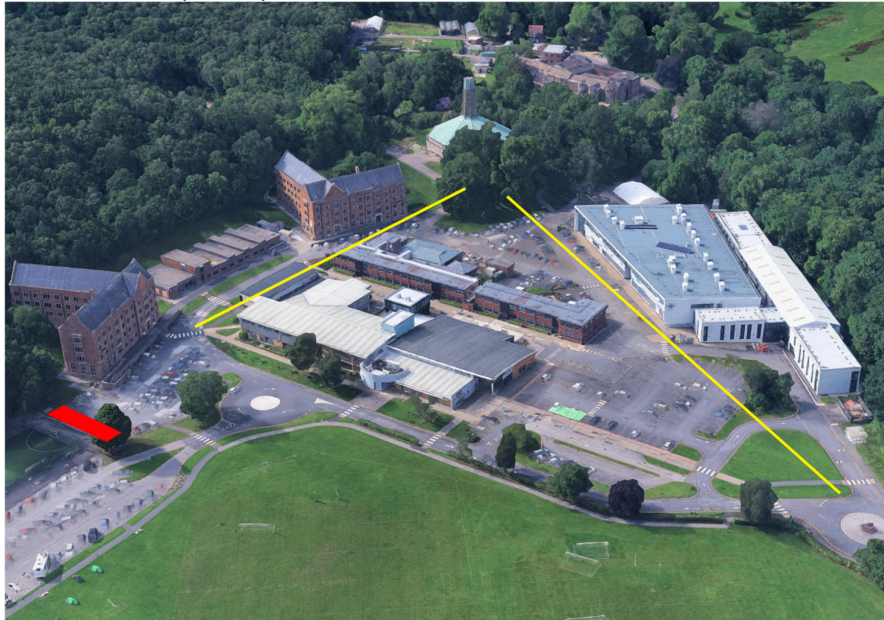


Figure 6.6
Existing elevated view
towards Hopwood Hall in
the wider setting of the
College Campus
(Source :
www.earth.google.com)



Figure 6.7
Drone image from the
chapel grounds. This
image highlights that

6.3 IMPACT ON THE SETTING OF HOPWOOD HALL

The Grade II* Listed Hopwood Hall is located to the northwest of the proposal at the top of the hillside overlooking the campus and sits behind the Chapel.

The proposed temporary classroom block sits adjacent to the Ashworth building, therefore the proposal will not be visible from the Hall.

The positioning of the new development will therefore not be visible in the context of the key views towards Hopwood Hall, will have no impact on the key view towards Hopwood Hall from the wider campus and will not be visible in the background setting of Hopwood Hall.



Figure 6.8

Existing elevated view towards Hopwood Hall in the wider setting of the College Campus
(Source : www.earth.google.com)



Figure 6.9

Existing elevated view towards Hopwood Hall in the wider setting of the College Campus
(Source : www.earth.google.com)



Figure 6.10

Proposed Site Plan shows the relationship of the proposed building in relation to the Heritage Assets. (Source : Prepared by Seven Architecture)

7.0 IMPACT ON SIGNIFICANCE

7.1 ASSESSMENT OF IMPACT

This report has set out the significance of the heritage assets within close proximity to the development site to provide a benchmark against which the proposals can be assessed and any harm to the heritage asset can be measured in accordance with Historic England Guidance and the NPPF (2012).

As the development does not directly impact the fabric of either the Grade II Listed Chapel or the Grade II* Listed Hopwood Hall, this report is limited to the assessment of the impact on the setting of the heritage assets that may be affected by the proposal.

The following sets out the impact of the proposals on the heritage assets referring to their existing significance as a benchmark against which the harm can be measured.

7.2 ASSESSMENT OF IMPACT

The Hopwood Hall College campus sits within the context of a Grade II* Listed building (Hopwood Hall) and a Grade II Listed building (Hopwood Hall College Chapel). The site itself is not a designated asset but has the potential to impact positively or negatively on the setting of the nationally recognised heritage assets. As the site itself is of no historical significance, the proposed development is considered to have a neutral impact on the historical significance of the buildings within the development site.

The location of the proposal has been identified to minimise harm to the setting of the heritage assets by locating the temporary block adjacent to the Ashworth building within the existing car park. This ensures that the field of view toward the Chapel when approaching from the main site entrance is not affected. This is therefore considered to have a neutral impact on the evidential and historical significance heritage assets.

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

By increasing capacity on site the proposal will increase the communal value of the campus itself. The proposal is therefore considered to have a minor beneficial impact on the communal value of the site and increases the exposure of the heritage assets to the public.

Hopwood Hall was originally designed as a Country House and estate and underwent extensive expansion during the C16, C17 and C18. Although the building has been left in a derelict condition for many years and features on the Historic England Heritage at Risk Register, Hopwood Hall is currently undergoing essential restoration works to protect it for the future. The building yields a high level of evidential value in its primary evidence of building construction techniques from various ages and styles and in the evolution of the country house. The long-term plan for Hopwood Hall is to continue with this investment to restore the building and ensure its long-term survival. The proposed works to complement the recently built cafe and support

this long-term investment in Hopwood Hall by maintaining access routes to the building. This proposal is considered to have a **neutral impact on the evidential significance**.

The location of Hopwood Hall within the wider campus, the extensive formal gardens and mature trees to the boundary of Hopwood Hall play an important role in establishing the setting and is deemed to be of **considerable aesthetic significance**.

The proposed development is positioned within the existing car park adjacent to the Ashworth building and is therefore predominantly screened by the existing Littleborough and Ashworth buildings. The existing mature tree planting to the gardens of Hopwood Hall also provide a dense screen to the rear of the hall to ensure that when it is viewed from the primary front elevation, Hopwood Hall sit against a backdrop of woodland tree planting. The development will therefore have a **neutral impact** on the setting of the Hopwood Hall.

The chapel is an important Grade II Listed building by noted 20C architect Frederick Gibberd. The building's design has strong associations with the design of the Grade II* Listed Metropolitan Cathedral in Liverpool. The building has been retained in its original form although it has been subjected to vandalism and lack of maintenance over the years and has been mothballed due to access issues and the lack of flexibility of the space. The building therefore yields a **considerable level of aesthetic and evidential significance** in its contribution to the remaining portfolio of Frederick Gibberds work. The proposed development is considered to have a **neutral impact** on its setting, does not impact the key views towards the Chapel from the wider campus, maintains its role as a key focal point within the wider context of the campus and maintains access routes to enable its long-term maintenance and protection.

The Chapel was designed to provide a central role in enhancing the sense of community on the De La Salle campus. The building therefore yields **considerable communal significance** in its central role as a Chapel for De La Salle College. Although the building is no longer in use, the proposed development is considered to have a **neutral impact on its communal significance** as the proposals have no impact on the future use and access to the Chapel.

The Chapel is located on the top of the hillside providing a prominent focal point at the centre of the campus and is deemed to be of **considerable aesthetic significance**. The proposed development respects the aesthetic value of the Chapel and ensures that the key views towards the Chapel are maintained and is considered to have a **neutral impact** on the key view towards the Chapel.

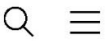
The approach route to the Chapel is consistent with the original design, plays an important role in the arrival experience and contributes to the **considerable level of aesthetic significance** of the Chapel. The proposed development has a **neutral impact** on the approach route, maintaining the existing approach.

7.3 CONCLUSION

In conclusion, the development is considered to have a neutral impact on the setting of the heritage assets by :-

- Having neutral impact on the key views towards the Grade II Listed Chapel
- Having neutral impact on the setting of Hopwood Hall due to its location within the existing car park area and being screened by trees / buildings
- Enhancing the communal value by increasing opportunity for the social interaction of students and provision of external spaces increasing student wellbeing.

APPENDIX A – HISTORIC ENGLAND LIST ENTRIES



Hopwood Hall

Overview

Heritage Category:
Listed Building

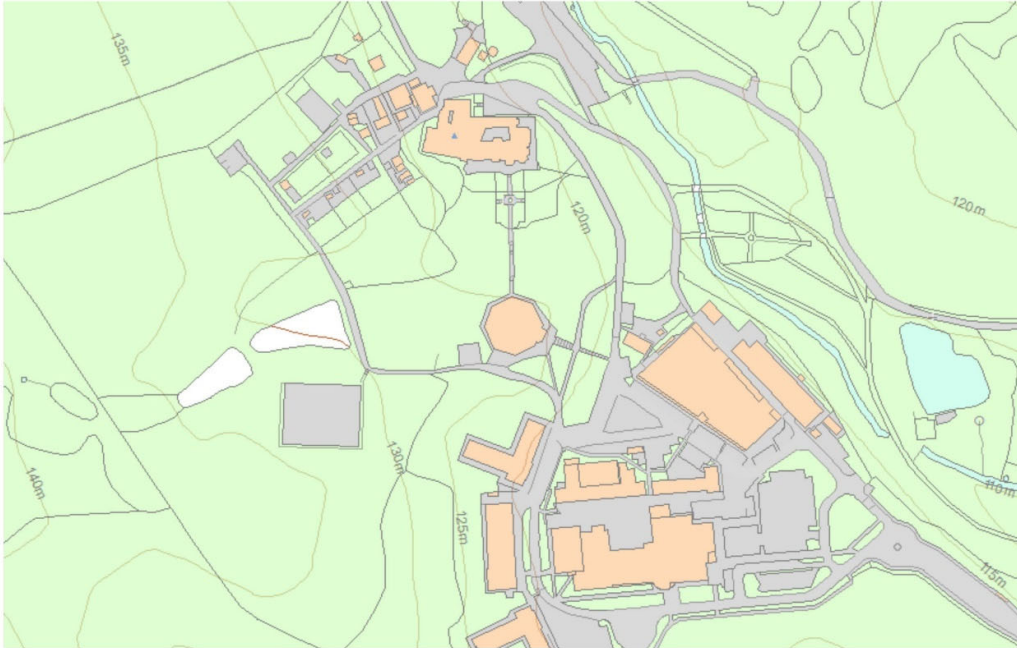
Grade:
II*

List Entry Number:
1068466

Date first listed:
15-Mar-1957

Statutory Address:
Hopwood Hall, Rochdale Road

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1068466.pdf](#)

(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/70518/HLE_A4L_Grade|HLE_A3L_Gr)

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Location

Statutory Address:

Hopwood Hall, Rochdale Road

The building or site itself may lie within the boundary of more than one authority.

District:

Rochdale (Metropolitan Authority)

National Grid Reference:
SD 87483 08299

Details

SD 80 NE 2/24

MIDDLETON ROCHDALE ROAD (north west side), Hopwood Hall

15/03/57

II* House, now part of training college. Largely of the C17 and C18 but incorporating parts of an early C16 open-hall timber-framed structure and various C19 and C20 additions and alterations. Brick with stone dressings and graduated stone slate roof. Quadrangular two-storey plan with later additions to west including a C20 extension which is not of special interest.

A symmetrical gatehouse (of 1690 but rebuilt in C20) gives access to the courtyard through double studded-oak gates. It has a projecting plinth, stone quoins, a segmental archway, and a flat roof replacing the original pitched roof. Two six-light double-chamfered stone mullion and transom windows on each floor and a C19 oriel window in bay 2 with coat of arms and castellated parapet. The windows, which have leaded lights and hoodmould (with coiled stops on the ground floor), have on the whole been replaced or re-cut. The C19 two bay addition to right repeats similar details. The left return consists of a library of c.1755 with C19 two storey bay window and a dining room of c.1840 with large mullion and transom windows.

The rear (south) elevation has four bays and various later additions which step up the hill to left. The screens-passage door with stone surround remains in its original position adjacent to a two storey late C16 canted bay window with nine-light mullion and transom windows on each floor. The canted bay windows in bays 3 and 4 are C19 but contribute greatly to the house's distinctive character. Bay 1 has mullioned windows on each floor; the later additions have casements. The numerous circular chimney shafts are largely C19 or C20.

INTERIOR: the C16 roof trusses including the spere truss over the original hall are all intact. They have king posts and cusped braces. The floor which was inserted in the late C16 is also complete with its heavily moulded beams. The extent to which the timber frame still exists has not been fully explored. Substantial quantity of carved oak includes doors, door surrounds, fire surrounds, panelling etc. Its age and origins are varied but much dates from the early C17. Tudor-arched fire surround in stone dated 1658 bearing initials FG and a coat of arms. Other features including much C19 work are of interest.

The house is particularly noteworthy as an example of a quadrangular plan which developed around a timber-framed open hall.

Listing NGR: SD8748308299

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
213464

Legacy System:
LBS



FORMER CHAPEL AT HOPWOOD HALL COLLEGE

Overview

Heritage Category:
Listed Building

Grade:
II

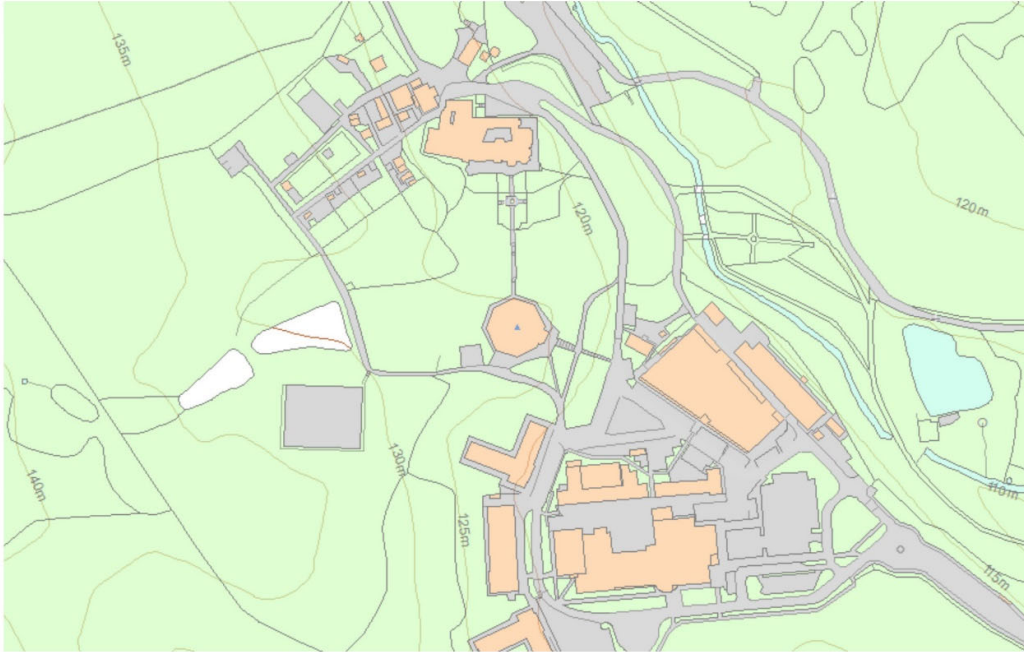
List Entry Number:
1247260

Date first listed:
22-Jan-1996

Date of most recent amendment:
16-Feb-1996

Statutory Address:
FORMER CHAPEL AT HOPWOOD HALL COLLEGE, ROCHDALE ROAD

Map



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Location

Statutory Address:

FORMER CHAPEL AT HOPWOOD HALL COLLEGE, ROCHDALE ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Rochdale (Metropolitan Authority)

National Grid Reference:

SD 87509 08191

Details

SD 80 NE MIDDLETON ROCHDALE ROAD (north-west side) 335-/2/10013 Former chapel at 22/01/1996 Hopwood Hall College

GV II

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

Listing NGR: SD8750808194

Legacy

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Legacy System number:

456600

Legacy System:

LBS

Legal

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End of official listing

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