

LAND AT HOPWOOD HALL COLLEGE, MIDDLETON

ADDENDUM TO CURTILAGE ASSESSMENT REPORT

1.0 Introduction

- 1.1 This statement forms an addendum to the Curtilage Assessment report (November 2025) prepared by Walsingham Planning on behalf of Hopwood Hall College.
- 1.2 The purpose of this addendum is to provide a further review of the extent of the curtilage associated with Hopwood Hall, following the submission of a Lawful Development Certificate application to Rochdale Council and to report on the findings of a subsequent site walkover with the Council's Conservation and Planning Officers on 18 June 2026.

2.0 Background

- 2.1 Hopwood Hall, a Grade II* listed building, is encapsulated by the present-day boundary of Hopwood Hall College. Although Hopwood Hall and the college campus are now in separate ownership, the two formed part of a single landholding at the time of listing in 1956, and an understanding of the historic curtilage is therefore important in determining whether the proposed development as shown within the college grounds falls within the curtilage of the listed building.
- 2.2 A site walkover was undertaken on 18 June 2026 with the Council's Planning and Conservation Officers to review the possible extent of the curtilage associated with Hopwood Hall and its relationship with the Site.
- 2.3 The site walkover identified a number of surviving historic landscape features which, when considered alongside historic mapping, provide clear evidence of the relationship between Hopwood Hall and its surrounding grounds. An inventory of the identified features is included within Appendix I of this addendum and they are also shown on Figure 001 Rev B.
- 2.4 These features have been used to inform the review of the extent of the curtilage and to assist in assessing whether the Site falls within it.
- 2.5 The review of the curtilage boundary has been informed principally by two considerations:
 - 1. the extent of the land held in common ownership with Hopwood Hall at the time of listing; and



2. the presence of surviving historic features which demonstrate the physical layout of the land and any functional, ancillary or designed relationship between the hall and the surrounding land.
- 2.6 The first consideration has been informed by a Land Registry title plan dating from 1942, when Hopwood Hall and part of its historic estate were transferred to the De La Salle Teacher Training College. This provides the best available evidence for the extent of ownership within the years prior to listing and establishes the maximum potential area within which curtilage could reasonably be considered. A copy of this 1942 Title Plan is included as Annex 7 to the original Curtilage Assessment report.
 - 2.7 Although the extent of ownership at the date of listing provides an important starting point, it does not in itself determine the extent of a listed building's curtilage. As previously set out in the Curtilage Assessment report, established case law has consistently held that curtilage is assessed having regard to the circumstances existing at the date of listing, taking into account factors including the physical layout of the land, its ownership, and the functional or ancillary relationship between the principal building and the land or structures in question. Consequently, while the 1942 title plan defines the maximum extent of land that could potentially be considered, a further examination of the surviving historic landscape notably extant physical boundaries against available documentary evidence has been undertaken to establish whether individual areas formed part of the land which was ancillary to the use and enjoyment of Hopwood Hall both historically and at the time of listing.
 - 2.8 This updated assessment therefore considers not only historic ownership but also the physical layout of the landscape, surviving boundary features and historic land use in determining the likely extent of the hall's curtilage.

3.0 Assessment

- 3.1 The primary area of focus is the land to the east and southeast of the hall. Here historic mapping indicates that the landscape had been formally laid out as gardens by the mid-20th century, with organised paths radiating from a central circular feature. Earlier OS mapping also records a network of paths and trackways crossing this area, including footbridges over Trub Brook from the mid-19th century onwards. Surviving stone and brick edging associated with these former pathways provides tangible evidence of the earlier formal garden layout and demonstrates that this landscape formed part of the designed setting of the hall.
- 3.2 The surviving boundary treatment also provides important evidence for defining the extent of the historic curtilage. Along the eastern and northeastern edge of the present college campus, substantial lengths of historic red brick boundary wall survive. This wall enclosed the historic estate from Oaken Bank Road and forms a clear and deliberate physical boundary separating the designed parkland from adjoining land. Evidence of a former gateway, now infilled, survives to the northwest of Hopwood Mill and indicates a controlled access point into the parkland, probably serving the mill.
- 3.3 The boundary wall continues eastwards along Oaken Bank Road, enclosing Hopwood Mill Pond and Hopwood Mill to the north, before turning southwards through the woodland to the east of the mill. Although sections of this boundary wall have been lost, sufficient remains survive to establish its historic alignment with confidence. The surviving sections demonstrate



a deliberate enclosure of the parkland and associated estate buildings and establish a clear distinction between land forming part of the designed estate and land beyond.

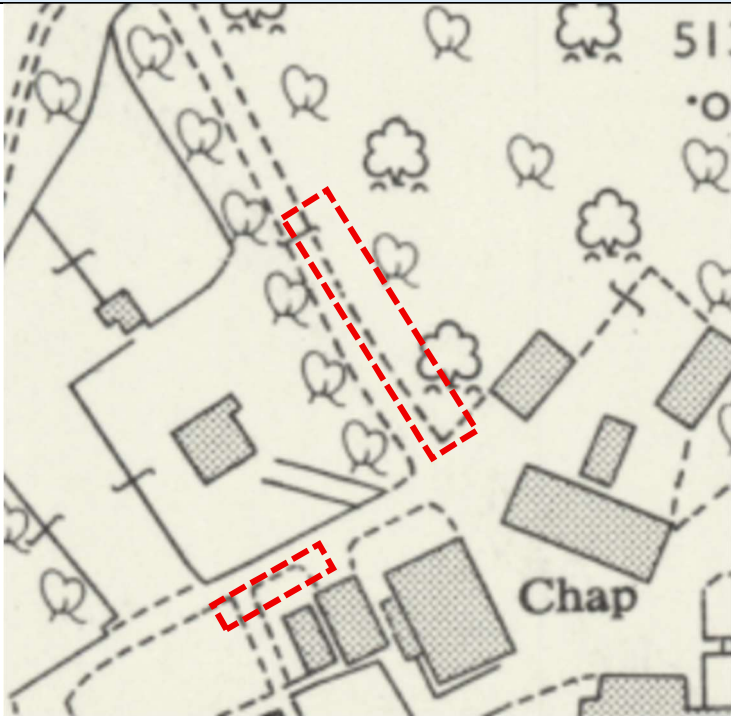
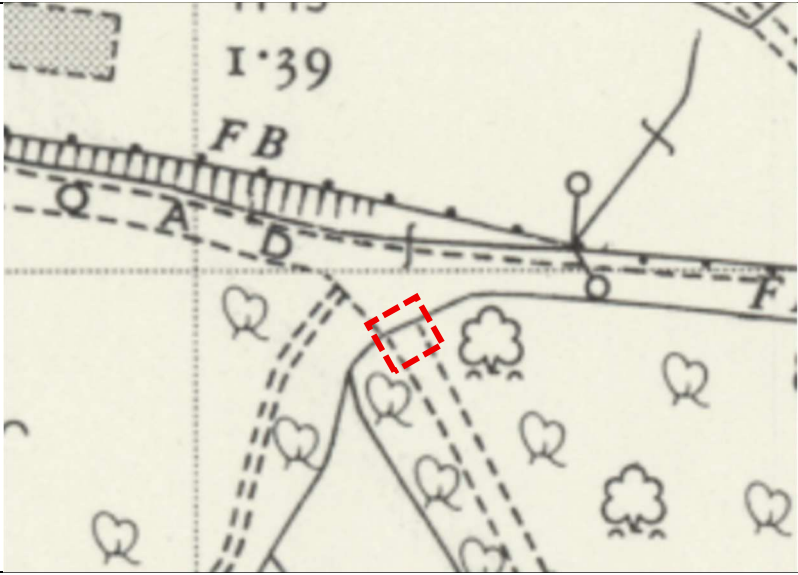
- 3.4 The Site under consideration lies beyond both this historic boundary wall and Oaken Bank Road to the southeast. While it formed part of the wider landholding associated with Hopwood Hall at the time of listing, the available evidence does not support the conclusion that it formed part of the hall's curtilage.
- 3.5 As previously set out in the submitted report, documentary evidence reinforces this conclusion. The 1839 Tithe Apportionment records the site as tenanted agricultural land, distinct from the land occupied by Robert Gregge Hopwood (of Hopwood Hall) and directly serving the hall. Similarly, late 19th OS mapping shows the site lying outside the defined parkland surrounding Hopwood Hall (Annex 4). Aerial photography from the mid-1940s further confirms that the land remained in agricultural use immediately following its acquisition by the De La Salle Teacher Training College.
- 3.6 Taken together, the documentary, cartographic and physical evidence indicates that although the site fell within the same ownership as Hopwood Hall at the time of listing, it did not possess the functional or ancillary relationship necessary to form part of the hall's curtilage. Instead, the surviving landscape features consistently define the extent of the historic parkland and gardens associated with Hopwood Hall, with the red brick boundary wall providing a particularly strong physical expression of this distinction.
- 3.7 Whilst the focus of this assessment is on the land to the southeast of the hall in proximity to the site of the proposed new college building, it is apparent that, to the southwest of the hall, there are remains of a former designed lake system within an extant area of woodland. The lake is recorded on the 1839 Tithe Map and Apportionment, where it formed part of land owned and occupied by Robert Gregge Hopwood, and is subsequently shown within the area identified as "parkland" on the 1889–1890 Ordnance Survey (OS) mapping. Despite naturalisation of the surrounding landscape, the lake retains substantial evidence of its original engineered form, including stone-lined banks, a stone cascade and a stone-lined feeder channel. Such features are characteristic components of 18th- and early 19th-century picturesque parkland design and clearly demonstrate an intentional designed relationship with Hopwood Hall. As such, the curtilage associated with Hopwood Hall has been extended to include the lake and the surrounding land, as shown to be in the same ownership as Hopwood Hall in 1942.
- 3.8 Accordingly, it is considered that the indicative curtilage shown on Figure 001 Rev B represents the most likely extent of the land which demonstrates a physical layout and ancillary association with Hopwood Hall. The boundary drawn takes in the walled gardens to the northwest of the hall, the gardens and woodland to the northeast, east and southeast which are enclosed from Oaken Bank Road and the adjacent by red brick boundary wall, the area of the former stables to the east of the hall, the lake and former parkland which lie to the south and southwest of the of the hall. At the southeast extent, the boundary follows the alignment of the remaining section of red brick wall to the east of the former mill and then follows the alignment of the Trub Brook.

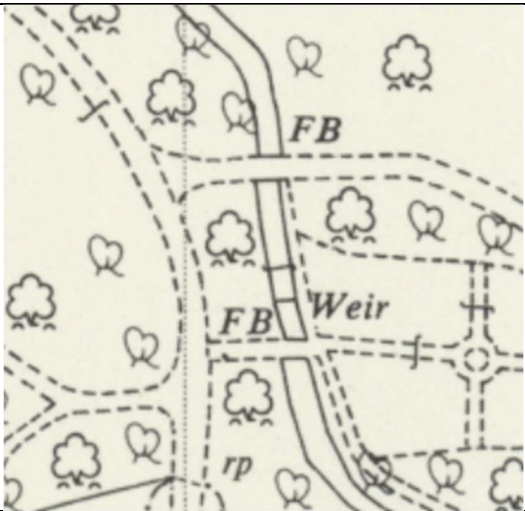


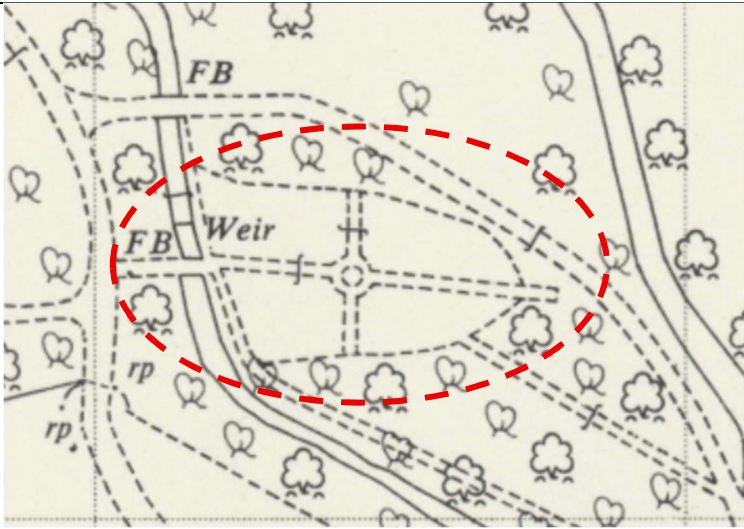
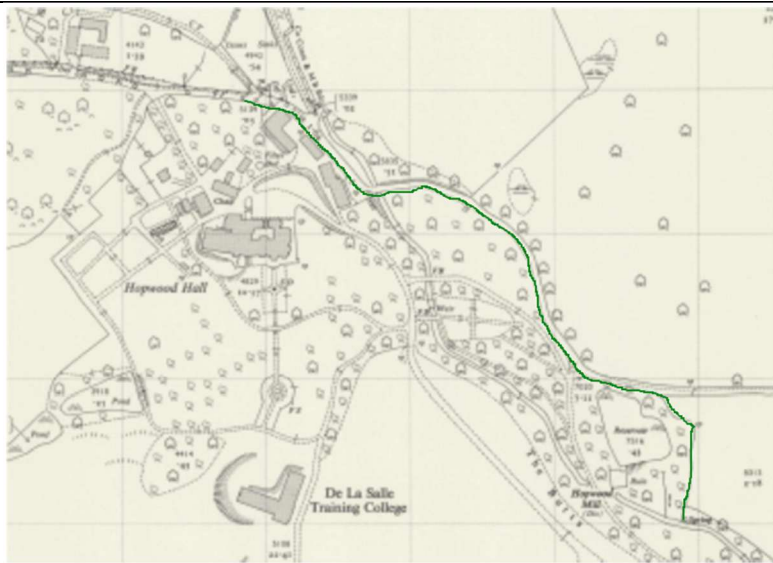
4.0 Conclusion

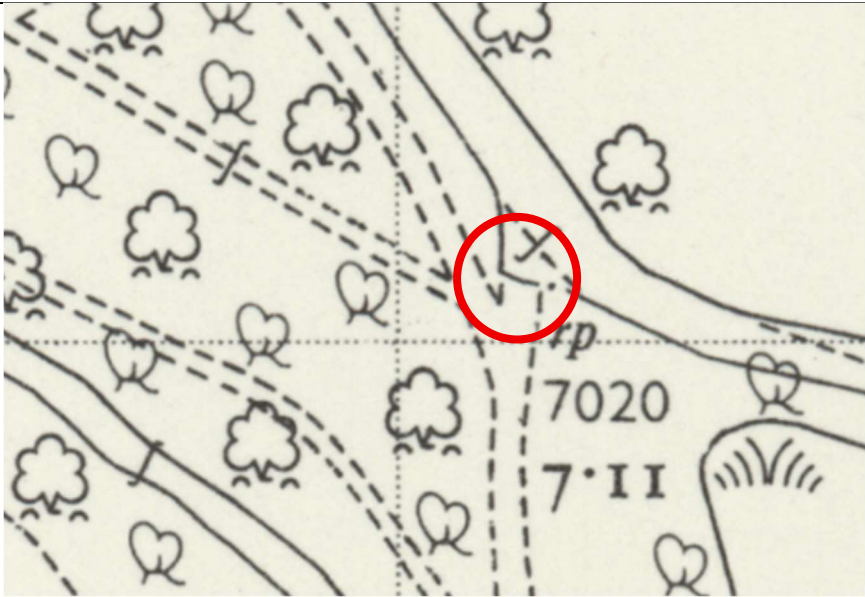
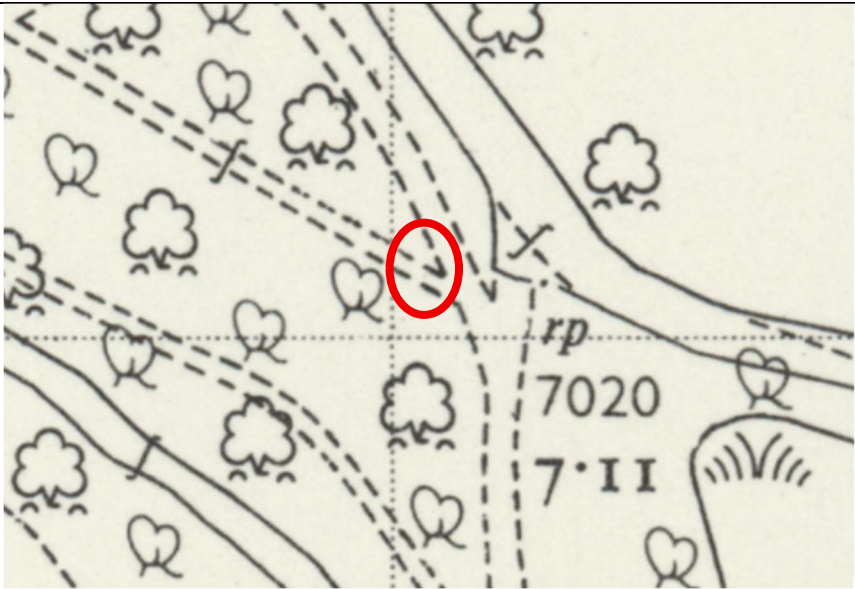
- 4.1 The additional assessment undertaken through this addendum, including the site walkover with the Council's Planning and Conservation Officers and the further review of surviving historic landscape features, reinforces the conclusions previously reached. In particular, the evidence now identified on site provides a clearer physical basis for distinguishing between land which formed part of the designed parkland, gardens and ancillary landscape of Hopwood Hall, and land which, although historically within the same wider ownership, did not share that functional or ancillary relationship.
- 4.2 The presence and alignment of the surviving red brick boundary wall, together with the identified remains of formal garden paths, associated edging, the former lake system and other designed landscape features, supports the interpretation that the historic curtilage of Hopwood Hall was concentrated around the hall, its gardens, parkland and associated estate features. These elements provide positive evidence for the extent of land historically laid out for, and ancillary to, the hall and which were in the same ownership at the time of listing.
- 4.3 By contrast, the Site lies beyond the surviving historic boundary treatment and beyond Oaken Bank Road, and the documentary and cartographic evidence continues to show it as land in agricultural use and in separate occupation from the hall. The additional assessment therefore does not identify any new evidence to suggest that the Site was functionally connected with, or ancillary to, Hopwood Hall at the date of listing.
- 4.4 Accordingly, the further assessment strengthens the previous conclusion that common ownership alone is insufficient to bring the Site within the curtilage of the listed building. When the physical layout, historic use, occupation, ownership and ancillary relationship are considered together, the balance of evidence continues to indicate that the Site falls outside the curtilage of Hopwood Hall.

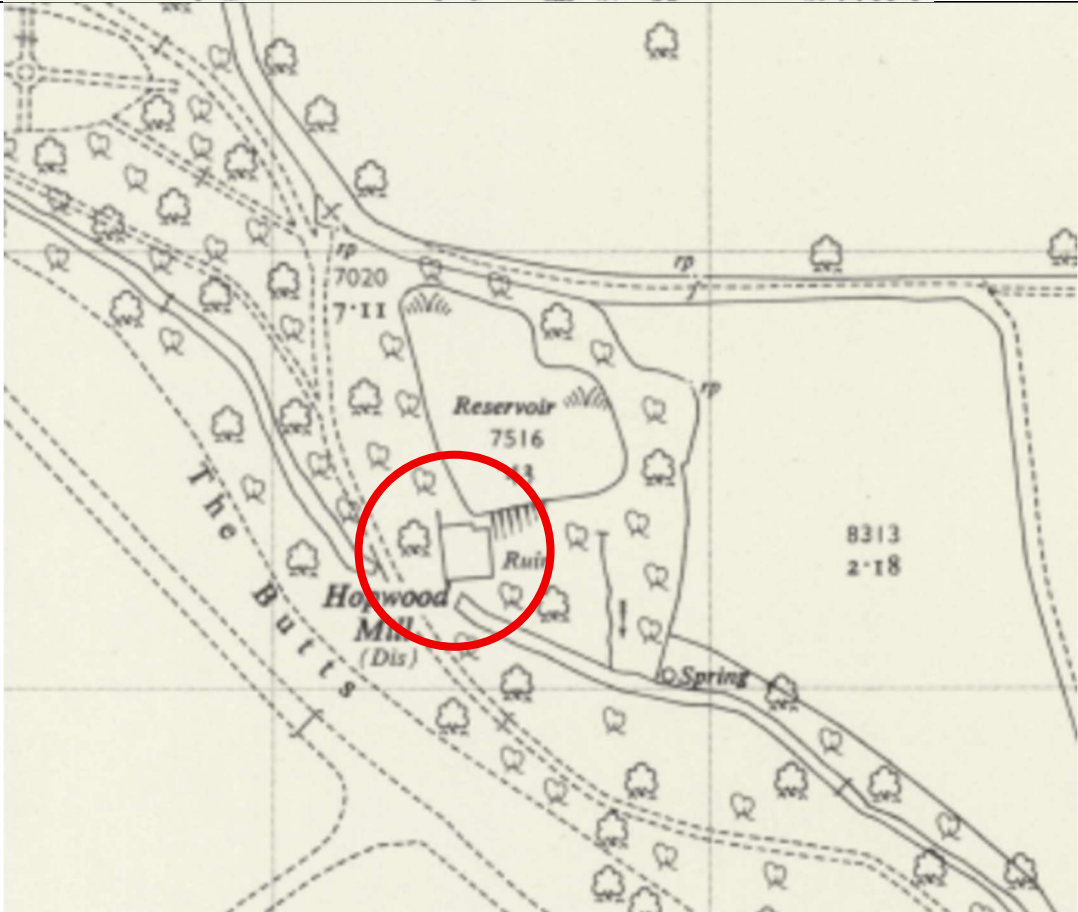


APPENDIX 1: INVENTORY OF IDENTIFIED REMAINING FEATURES				
REF ON FIGURE 001 REV B	FEATURE	DESCRIPTION	EXTRACT OF HISTORIC MAPPING (EXTRACTS FROM THE ORDNANCE SURVEY (1954 (PUBLISHED 1955), 1955 (PUBLISHED 1956) AND 1964 (PUBLISHED 1965) ORDNANCE SURVEY MAP REFS SD8708, SD8707NE-A AND SD8707NW-A (REPRODUCED WITH THE PERMISSION OF THE NATIONAL LIBRARY OF SCOTLAND)).	PHOTO
1	Remains of standing stones to trackway through the former walled garden and along the east side of the north driveway	Remaining standing stones have been placed to line a trackway to the northwest of the hall into the former walled garden. A second section is also present to the east side of the north driveway; however, these stones appear to have been reduced in height to kerb size only.		-
2	Gate piers to the north driveway entrance from Oaken Bank Road enclosing the college to the north.	Two coursed, rock-faced finished stone gate piers with stone pyramidal cappings. Renewed timber gates.		

3	Stone steps	Series of stone steps in vegetative bank between the existing lower trackway and upper road to the hall. The steps are partially concealed by vegetation and are not captured on historic mapping but sited adjacent to an area shown to be banked on historic mapping.		
4	Gate piers and flanking walls located to north of the modern college building on original south driveway towards the hall.	Red brick gate piers with rock-faced stone quoins, stone capping and stone ball finials. Red brick, curved flanking screen walls connect to two outer piers with matching stone ball finials. Flanking screen walls are capped with rounded stone copings. Some evidence of localised rebuilding to the gate piers which appears to have resulted in evidence of former gates (e.g pintles / lead pockets).		
5	Footbridges over Trub Brook	Two footbridges remain over the Trub Brook to the southeast of the hall. Both appear to have been subject to phases of rebuilding but retain earlier brickwork to the base. A stone weir remains between the rebuilt bridges. Sections of the Trub Brook are stone-lined in proximity to the bridges and to the north, where the Trub Brook passes under Oaken Bank Road and out of the college grounds.		

6	Former garden to southeast	There remains evidence of a former, planned garden shown on historic mapping. This garden lies to the southeast of the hall. A central area of brick remains enclosing a tree which corresponds to the circular feature shown on historic mapping. Other remnants of the pathways and a possible glass house (shown on earlier mapping) are visible as small kerb stones.		
7	Red brick boundary wall to Oaken Bank Road and within grounds to east of former mill.	Significant sections of a red brick wall remain to the northeast, east and southeast of the hall. The wall encloses the college grounds from Oaken Bank Road and forms a defined boundary to the college and areas of the historic parkland associated with Hopwood Hall. The wall survives in varying condition, with evidence of repair and rebuilding noted to the section close to the former stables as well as other sections further south. The wall continues to the southeast and east of Hopwood Mill, terminating adjacent to the northeast bank of Trub Brook. At this point, a former building appears to have been built into, or immediately adjacent to, the wall.		   

8	Former Entrance	Evidence within the red brick boundary wall enclosing the estate to the east of a former entrance into the parkland survives to the northwest of the former mill pond. The opening is visible on historic mapping and was accessed from Oaken Bank Road. The opening has been infilled with modern material and is now partially concealed behind vegetation.		
9	Gate piers to trackway	Close to the infilled former opening are two tall, slim stone gate piers, which are set either side of a former trackway shown on historic mapping. Evidence of gates remains in the form of pintles and lead pockets. The northeast pier retains a square stone capping, while that to the southwest has been removed.		

10	Mill Pond	The former mill pond to the immediate north of the site of Hopwood Mill remains. The pond is shown on historic mapping (recorded as reservoir) and is located within the area of parkland which is enclosed by the extant red brick boundary wall to Oaken Bank Road.	 A historical map of a parkland area. A red circle highlights a 'Reservoir' labeled '7516' and '43'. Below the reservoir is a 'Ruin' and further down is 'Hopwood Mill (Dis)'. The map also shows 'The Butts' and 'Oaken Bank Road'.	-
11	Ruins of Hopwood Mill	Upstanding remains of Hopwood Mill are visible within the wooded grounds around the Trub Brook. The remains reveal that the mill was built of random-coursed stone with rubble infill. The wheel housing remains visible to the east of the ruins.	 A historical map of the same parkland area. A red circle highlights the 'Ruin' of 'Hopwood Mill (Dis)'. The map also shows the 'Reservoir' (7516) and 'Oaken Bank Road'.	 Two photographs showing the upstanding remains of Hopwood Mill. The left photo shows a stone structure partially obscured by green foliage. The right photo shows a stone structure with a large opening, also surrounded by green foliage.

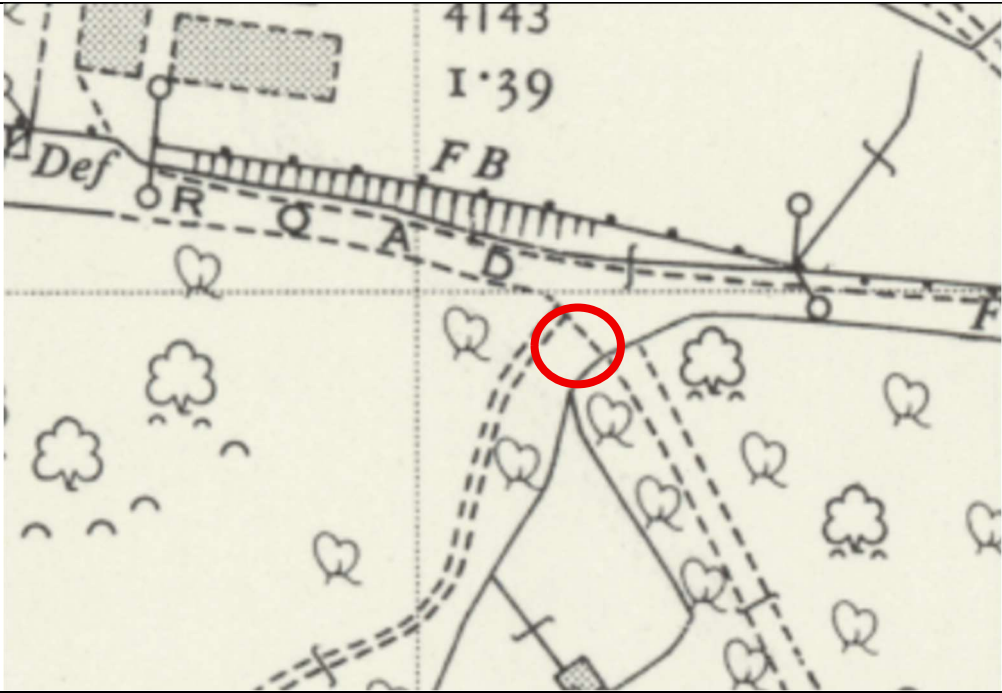
12	Lake and associated cascade and stone-lined feed channel	To the southeast of the hall, within current woodland, are the remains of a lake/pond feature which is shown on historic mapping from 1839 (Tithe Survey). The lake is divided into upper and lower sections, with water fed into the lower section from the upper section by a stone cascade. Feeding the upper lake is a stone-lined channel which leads from a 'Spring' recorded on later OS mapping. The lake is characteristic of planned 'picturesque' parks of the 18th and early 19th centuries. The feature is clearly engineered through the stone-lined channel, cascade and stone-lined banks which remain to the upper lake.		 
13	Stone drainage feature	A stone-lined drainage channel remains to the west of the northern gate piers. The feature appears to fall just outside of the college ownership boundary but may be related to the wider historic drainage arrangement which served the estate.		

Figure 1: Indicative extent of curtilage associated at Hopwood and remaining features of interest

Key

- Indicative Site Boundary
- Anticipated extent of Curtilage of Hopwood
- 1 Standing stones
- 2 & 9 Stone gatepiers
- 3 Stone steps
- 4 Brick and Stone gatepiers
- 5 Footbridge
- 6 Planned garden
- 7 Red brick boundary
- 8 Former entrance in brick boundary wall to Oakden Bank Road
- 10 Mill pond
- 11 Ruins of Hopwood Mill
- 12 Former lakes and associated features
- 13 Stone drainage feature

PROJECT	KN0152-25
CLIENT	Hopwood Hall College
FIGURE REF	001
REV	B
DRAWN BY	LG
CHECKED BY	MK
SCALE	1:3000

This Figure has been produced for information purposes only and should not be taken as a definite identification of the curtilage associated with Hopwood Hall. The Figure should be read alongside the associated assessment report and addendum.

