

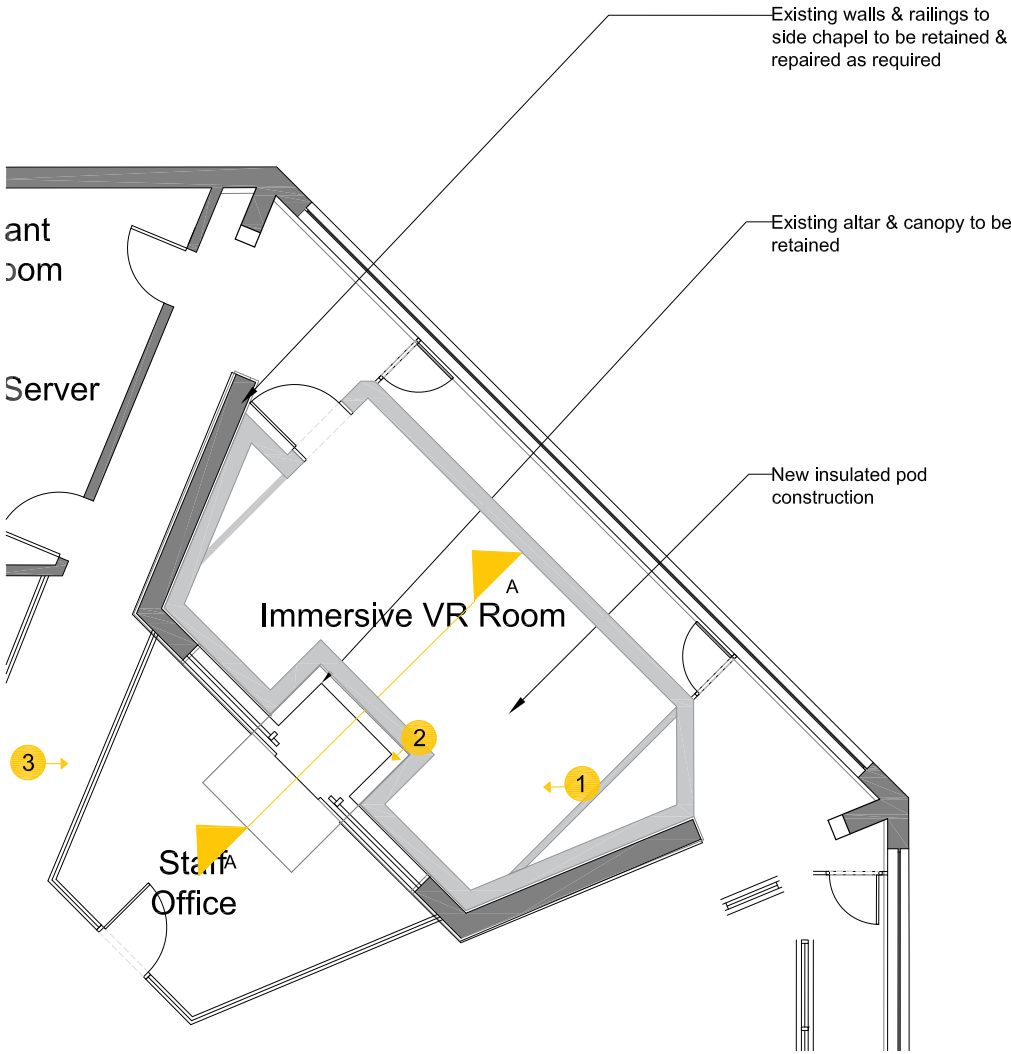
4.0 DESIGN DEVELOPMENT

4.6 WORKS TO EXISTING SIDE CHAPEL

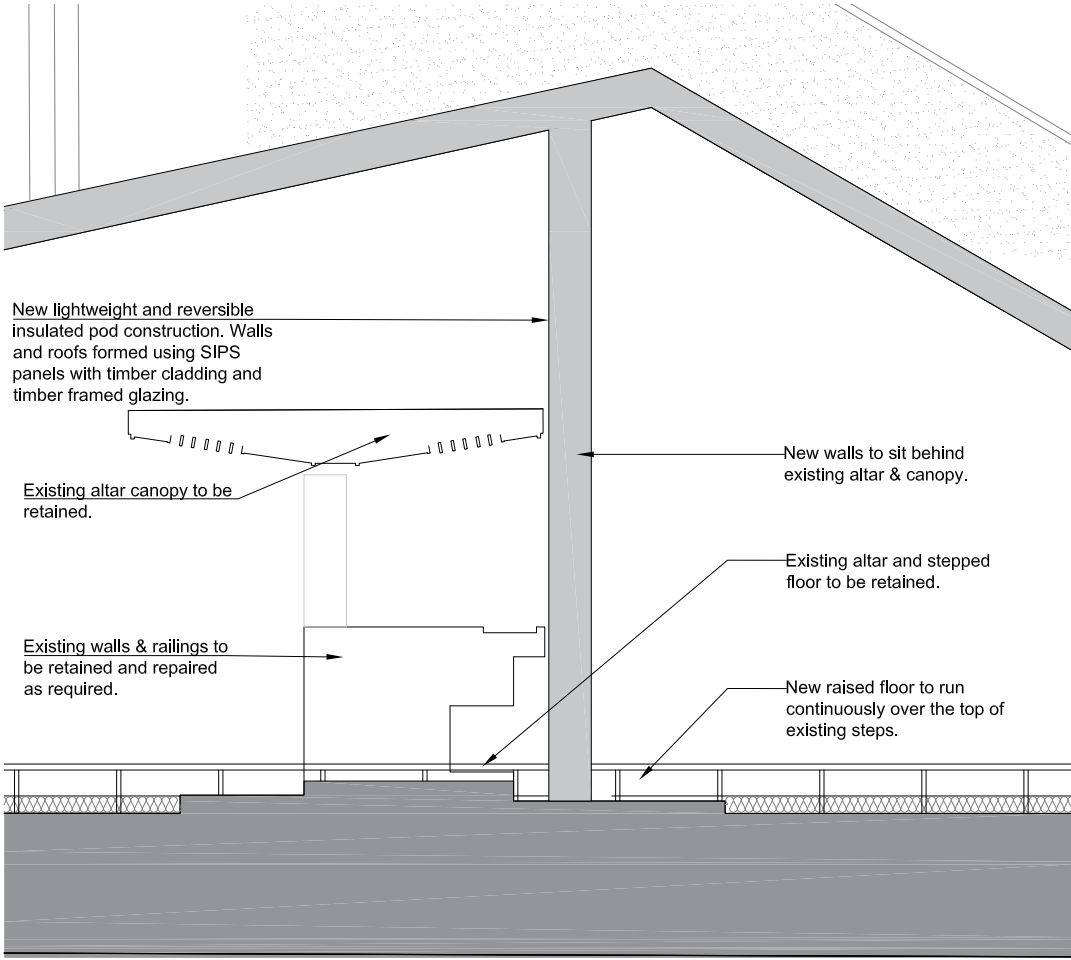
It is proposed that the existing Side Chapel is retained in its current configuration. The altar, canopy and walls will all be retained and restored as part of this project.

It is proposed that the Side Chapel will be incorporated into the design of the new staff office, and will be enclosed by one of the new pods. This work is considered necessary to create the level of accommodation required by the College for the building to perform effectively as a learning environment.

Although the views towards the original features will be impacted by the proposals, they will be retained and protected for the future. The pod construction will be lightweight and reversible to help mitigate the impact on the historic building.



Ground Floor Plan



Section A



Existing Side Chapel Altar and Canopy



4.0 DESIGN DEVELOPMENT

4.7 VESTMENT CUPBOARDS

The existing Sacristy to the rear of the Chapel is currently the only enclosed space within the building. It is proposed that this space is converted for use as new WC provision and plant space to allow these heavily serviced areas to be hidden from view within the primary open plan volume. This location will also allow the use of existing plumbing and drainage locations to minimise works to the historic fabric.

In order to facilitate this work, the existing joinery and fittings will need to be removed. These will be carefully set aside for re-use elsewhere in the building, and across the wider College campus.

Some ideas for where these items could be used are as follows:

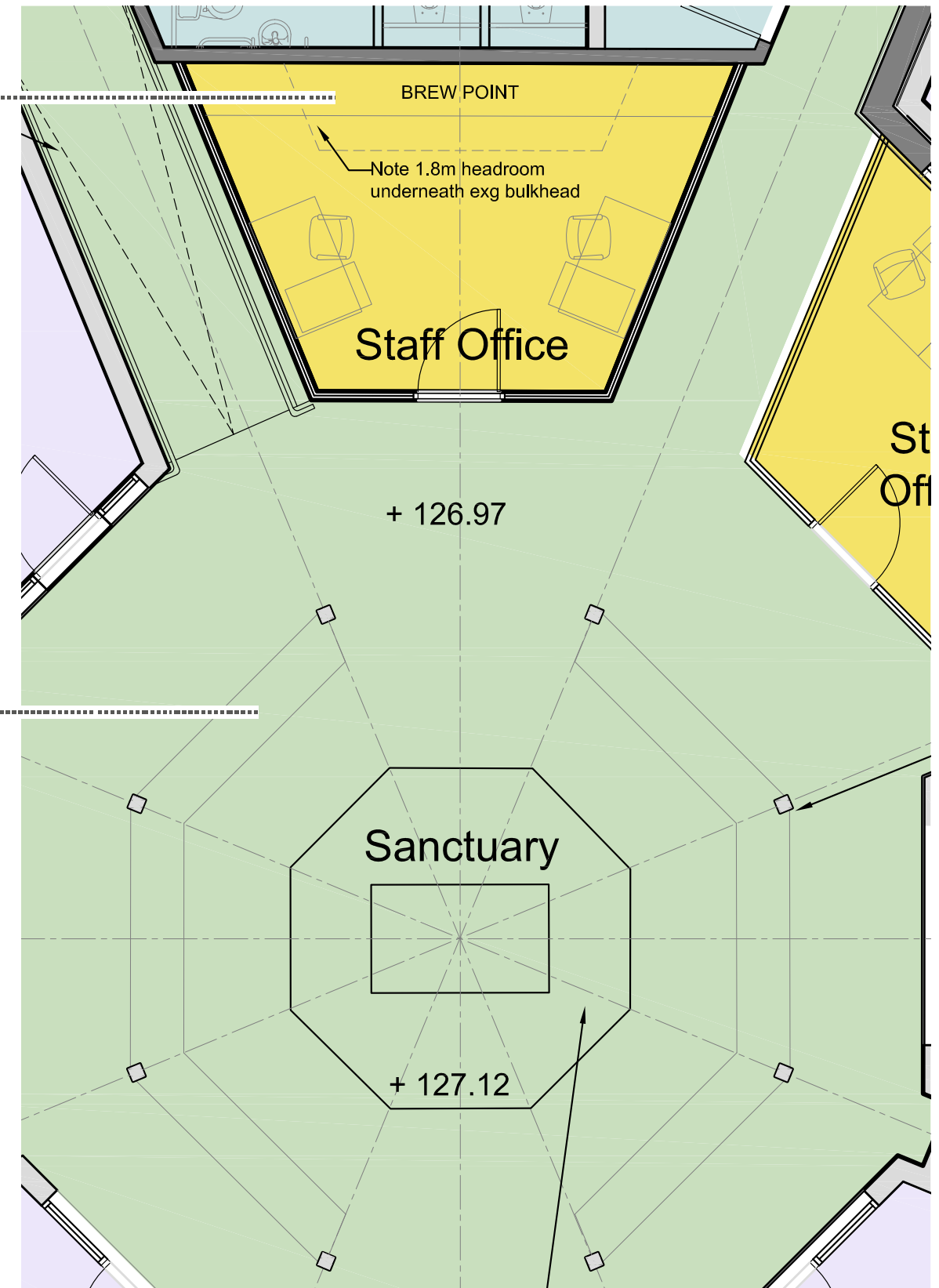
- Kitchen cabinetry and cupboard doors could be utilised within the proposed Brew Area to the Staff Office
- Vestry cupboard doors could be incorporated into the desks to the proposed Sanctuary area



Existing Kitchen Cabinetry and Vestry Cupboards

Kitchen cabinetry and cupboard doors utilised within the Brew Area to the Staff Office

Vestment cupboard doors could be incorporated into the Sanctuary area



GROUND FLOOR PLAN EXTRACT

4.0 DESIGN DEVELOPMENT

4.8 3D VIEWS

The visuals below compare the design submitted as part of the original Pre-Application submission with the revised design.



Indicative View from Entrance towards Sanctuary - Pre-App Submission Feb 2024



Indicative View from Entrance towards Sanctuary - Revised version May 2024

Existing roof structure and soffit to remain exposed

Roofs to pods hipped to reduce overall mass of pods and to allow a greater impression of the volume of space upon entering the Chapel

Pods reduced in size and glazing introduced to allow a sense of openness across the chapel

4.0 DESIGN DEVELOPMENT

4.8 3D VIEWS

The visuals below compare the design submitted as part of the original Pre-Application submission with the revised design.



Indicative View of Sanctuary Area - Pre-App Submission Feb 2024



Indicative View of Sanctuary Area - Revised version May 2024

glazing introduced to allow a sense of openness across the chapel

4.0 DESIGN DEVELOPMENT

4.9 RESPONSE TO PLANNING FEEDBACK

4.9.1 PLANNING FEEDBACK GENERALLY

Feedback has been received from the following consultees:

- Historic England
- Conservation Officer
- C20th Society

The following section sets out our response to the various comments to demonstrate how the design has developed.

4.9.2 HISTORIC ENGLAND FEEDBACK

The feedback received is set out below.

This can be summarised as follows:

- Generally supportive of the repair works
- Generally supportive of bringing the building back into use
- Generally supportive of the new structure to the Sanctuary
- Concerns about the proposed sub-division of the chapel interior and the impact this will have on its significance.
- Encourage the removal or reduction in size of classroom pods to either side of the main entrance to the chapel, to give a greater impression of the volume of the space and to prevent the sanctuary from becoming enclosed. The use of high-quality materials and finishes, with design drawing on the geometric shapes will be vital in sustaining the significance of the listed building.



Ms Rachel Carney
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Direct Dial: +447990339949
Our ref: L01579606
1 August 2024

Dear Ms Carney

Arrangements for Handling Heritage Applications Direction 2021 & T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990

HOPWOOD HALL COLLEGE, MIDDLETON CAMPUS, ROCHDALE ROAD, MIDDLETON, M24 6XH
Application Nos 24/00548/LBC & 24/00547/FUL

Thank you for your letters of 10 July 2024 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

Significance

Milnrow Chapel was built in 1964-65 as a worship space for De La Salle College, now Hopwood Hall College. It was constructed to designs by Frederick Gibberd in association with Reynolds and Scott. The chapel has an octagonal plan, with a raised central sanctuary containing the altar (now removed). The design of the internal space was influenced directly by the Liturgical Movement, where church design moved away from traditional cruciform designs and towards an in-the-round layout. This was so more people could be close to the altar and all the congregation were within direct line of sight of it.

Directly above the sanctuary is a spectacular roof lantern with coloured glass which provides most of the natural light to the interior space. The chapel is constructed from concrete beams and columns, with concrete blockwork walls. The interior roof has exposed Y-shaped concrete beams with infilled areas sprayed white, creating an iconic geometric design which pulls the design of the interior space of the building together as a whole. The chapel is strongly reminiscent of Gibberd's Liverpool Metropolitan Cathedral and is thought to be a precursor to it, echoing much of the



architectural language on a smaller scale.

Milnrow Chapel is listed at Grade II reflecting its significance. It is an excellent example of a small, liturgically inspired Catholic chapel by Gibberd with well-preserved interior features, and consequently has high evidential and historic value. The location chosen for the chapel on top of a hill in the designed landscape surrounding Hopwood Hall (listed Grade II*) emphasises its prominence and its relationship to the Hall, which was the original location of De La Salle College, adding to its significance.

Although deconsecrated, the strong communal value of the chapel is linked to its former use as a place of worship. The whole ethos surrounding the design is one of inclusion and communal activity, and the large, open interior space reflects this. Reuse of places of worship can be beneficial in fostering wellbeing and connectivity as people appreciate the peaceful atmosphere and spiritual aspects of the architecture.

Impacts

The proposals seek to carry out repair works to the interior and exterior of the chapel, and re-order the interior space to create individual teaching and staff spaces in the form of enclosed pods.

We welcome the proposals to repair the building and to secure its sustainable future, however the sub-division the internal space will cause less than substantial harm to the significance of the chapel. The interior space is key to appreciating the architecture of the building, and the proposals will result in interior finishes being obscured and will reduce the legibility of the space. The proposal drawings, especially the view from the entrance towards the sanctuary, show a very different view from that which was originally intended, with the proposed appearance being that of an enclosed corridor leading to the centre of the building.

The lightweight canopy structure in the sanctuary area is effective in defining this space, and we do not consider this to cause a high level of harm. This is in-keeping with the buildings' original function as a place of worship, with the central sanctuary as its focus. However, the enclosed classroom pods change the natural of the internal space drastically, rendering the original volume of the chapel illegible and harming its significance.

As the majority of the proposed works relate to the interior of the chapel, with external works limited to like-for-like repairs, we do not consider that there will be an impact on the setting of the Grade II* listed Hopwood Hall.

Policy

National policy relating to the conservation and enhancement of the historic



environment is articulated in section 16 of the National Planning Policy Framework (NPPF) (2023). These policies state that assets should be conserved in a manner appropriate to their significance (para.195) and that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting, to a level of detail that is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para. 200).

When considering the impact of a proposed development, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be (para. 205). Any harm to significance requires clear and convincing justification (para. 206), which is linked to the requirement for local authorities to seek to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para 201).

In practice that means that less harmful alternative solutions should be explored through the pre-application and application processes. Para. 208 instructs that the Council should eventually weigh harm against the public benefits of proposals in judging the planning balance.

Position

Based on the information provided we have concerns about the proposed sub-division of the chapel interior and the impacts this will have on its significance.

We would encourage the removal or reduction in size of classroom pods to either side of the main entrance to the chapel, to give a greater impression of the volume of the space and to prevent the sanctuary from becoming enclosed. The use of high-quality materials and finishes, with design drawing on the geometric shapes will be vital in sustaining the significance of the listed building.

The chapel is currently the subject of a list entry amendment, along with the Metropolitan Cathedral in Liverpool. The list entry amendment process routinely considers whether the listing grades of buildings being assessed are still considered correct, and this is something the LPA may wish to bear in mind.

Recommendation

Historic England has concerns regarding the applications on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 195 and 206 of the NPPF.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas)



Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Louise Davies
Inspector of Historic Buildings and Areas
E-mail: louise.davies@historicengland.org.uk



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW
Telephone 0161 242 1416
HistoricEngland.org.uk

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.



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4.0 DESIGN DEVELOPMENT

4.9 RESPONSE TO PLANNING FEEDBACK

4.9.3 RESPONSE TO HISTORIC ENGLAND FEEDBACK

Removal of Classroom Pods

Consideration has been given to the removal of the two pods to either side of the entrance as requested.

The Department of Education funding obtained for the repair and upgrading works has been awarded on the basis of a fixed schedule of accommodation which will allow the College to successfully deliver the T-Levels curriculum. This includes four Classrooms and two VR suites as shown, along with the associated staff office and wc accommodation. The classroom pods are therefore considered essential for the building to become operational as a new T-level Engineering and Virtual Reality (VR) learning centre.

Removing the classroom pods would render the building unsuitable for the proposed use in which case the College would not be able to draw down the DFE funding and the project would become unviable.

Size of Classroom Pods

The size of the Classroom pods has been based upon the minimum areas required to facilitate a class size of 20 learners. This is based upon 20 desks each incorporating a PC with dual monitors which has been identified by the College as the minimum requirement for the successful delivery of the T-Levels curriculum. Guidance has been sought from a desk manufacturer in order to ensure that the classroom sizes are appropriate for the required equipment and detailed layouts are included within this document.

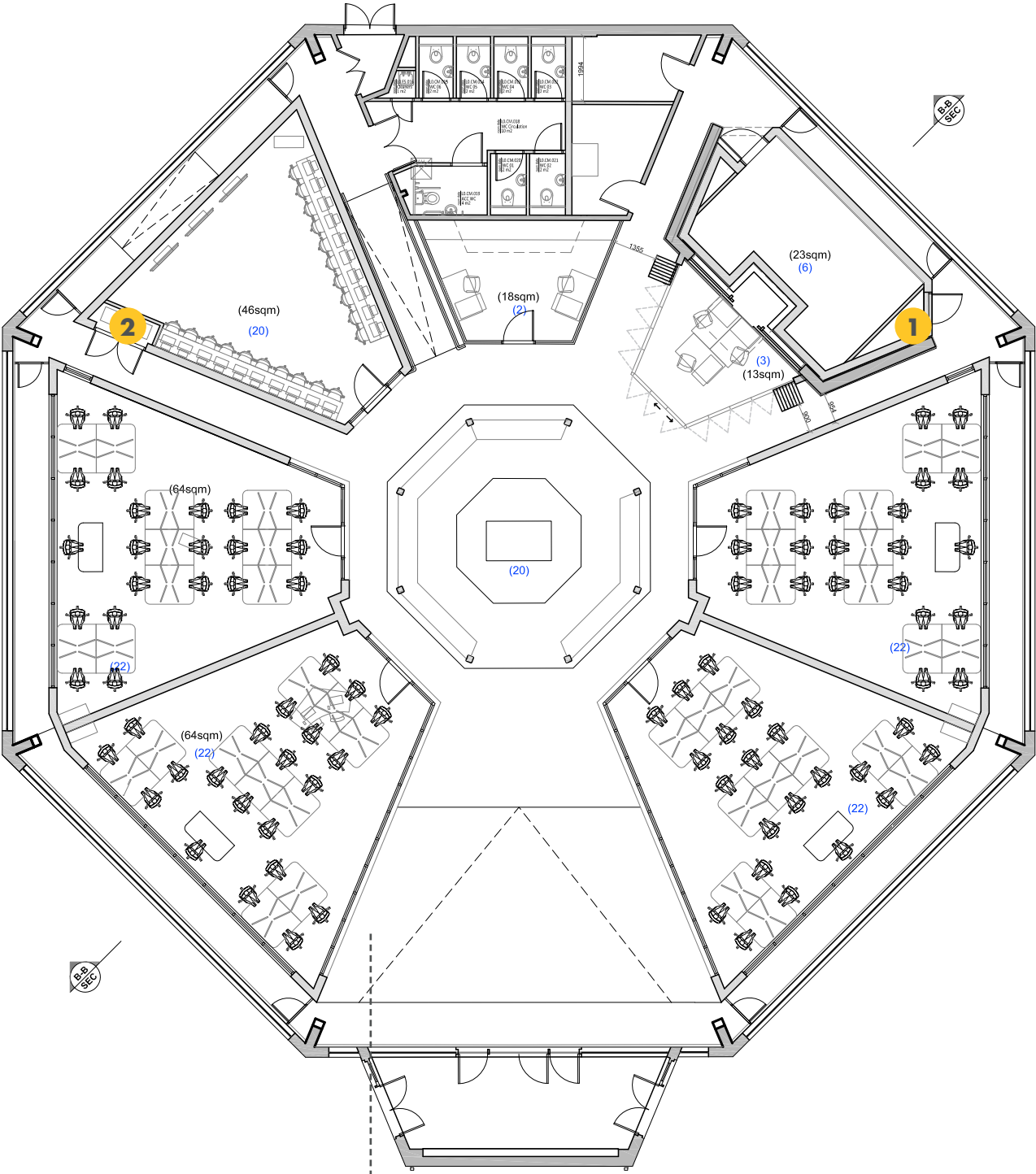
Whilst there is no statutory guidance for classroom sizes in Further Education Colleges, the latest EFA Schedule of Accommodation for Secondary Schools recommends an area of 62sqm for a standard ICT Classroom. The proposed classroom pods measure 64sqm. This is slightly larger than the EFA guidance but is considered reasonable given the unusual shape of the classrooms which have been designed in response to the geometry of the Chapel.

Position of New Stores

The new stores proposed adjoining the classroom pods either side of the entrance have been shown as re-positioned to help to open up the space as much as possible upon entering the Chapel.

KEY

- 1 Cleaner Store relocated
- 2 Laptop Store relocated



PROPOSED PLAN

4.0 DESIGN DEVELOPMENT

4.9 RESPONSE TO PLANNING FEEDBACK

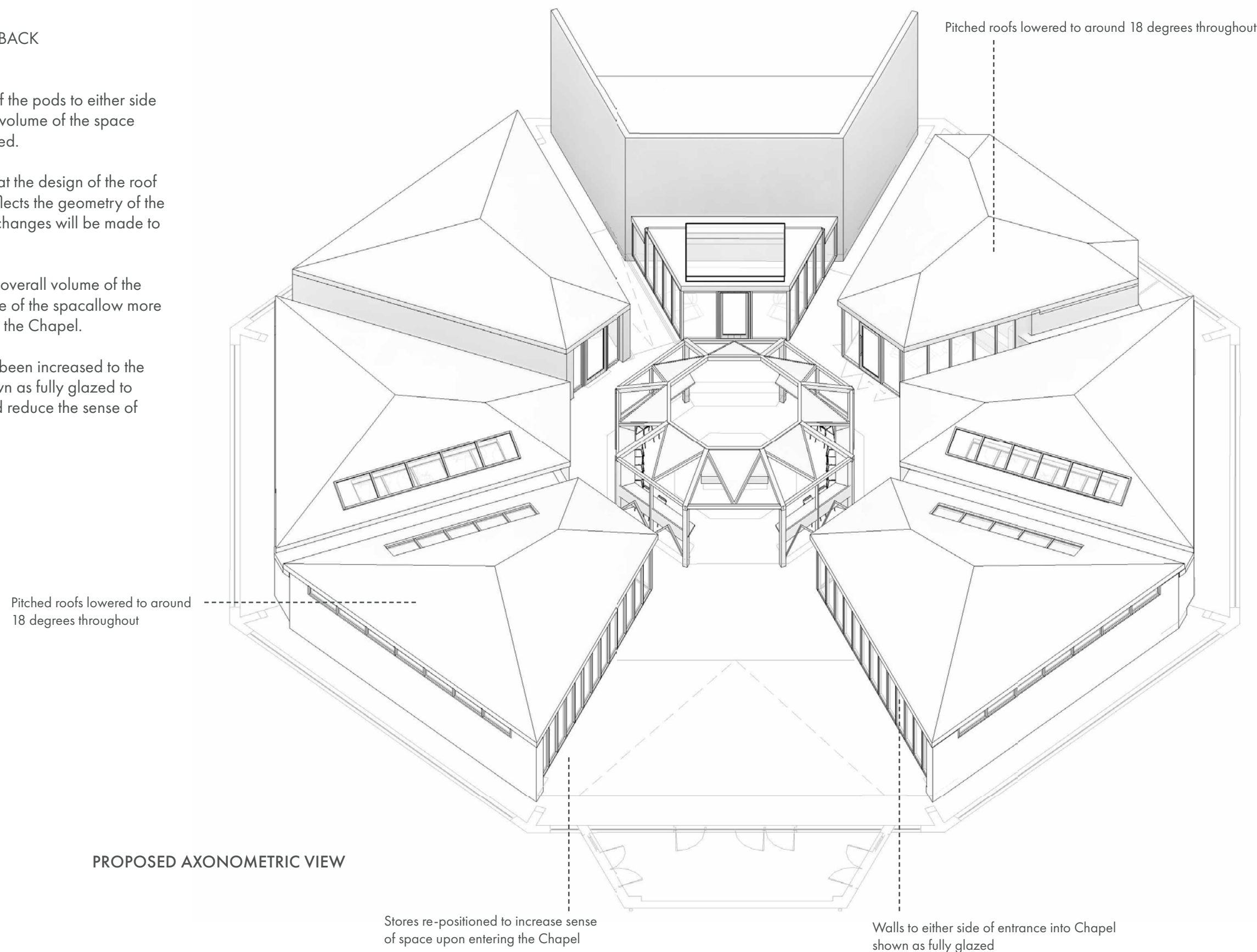
4.9.3 RESPONSE TO HISTORIC ENGLAND FEEDBACK

Design of Classroom pods

Further consideration has been given to the design of the pods to either side of the entrance, to allow a greater impression of the volume of the space and to prevent the sanctuary from feeling too enclosed.

Having considered several options, it is proposed that the design of the roof remains as a pitched roof system in order that this reflects the geometry of the existing roofscape. It is proposed that the following changes will be made to the design of the pods:

1. The pitch of the roof is reduced to help reduce the overall volume of the pods and to allow a greater impression of the volume of the space allow more of the original fabric to be visible upon entrance into the Chapel.
2. The amount of glazing to the classrooms has also been increased to the walls either side of the entrance. These are now shown as fully glazed to help increase the visual permeability of the pods and reduce the sense of enclosure upon entrance into the Chapel.



4.0 DESIGN DEVELOPMENT

4.9 RESPONSE TO PLANNING FEEDBACK

4.9.3 RESPONSE TO HISTORIC ENGLAND FEEDBACK

The two images opposite compare the originally submitted proposal and the revised design.

These are intended to illustrate the impact of the revised pod design to allow a greater impression of the volume of the space, revealing more of the original fabric in the view from the entrance into the Chapel.



INDICATIVE VIEW FROM ENTRANCE TOWARDS SANCTUARY - AS PER PLANNING SUBMISSION

Pitched roofs lowered to around 18 degrees to allow increased views towards the original roof structure

Increased glazing to improve visual permeability



INDICATIVE VIEW FROM ENTRANCE TOWARDS SANCTUARY - REVISED PROPOSAL WITH LOWER ROOF PITCH AND ADDITIONAL GLAZING

4.0 DESIGN DEVELOPMENT

4.9 RESPONSE TO PLANNING FEEDBACK

4.9.4 CONSERVATION OFFICER FEEDBACK

The feedback received is set out below. This can be summarised as follows:

- New long term use for the Chapel is welcomed.
- Overall they consider that the proposals would result in less than substantial harm to its significance. This harm needs to be thoroughly justified and weighed against the public benefits arising from the scheme.
- Requested that we make changes to the scheme / provide further justification to satisfy Historic England Comments regarding the pods near the entrance
- Requested further information / justification for the removal and replacement of the copper roof and cladding

CONSERVATION CONSULTATION RESPONSE		
Conservation Officer	Catherine Fenghour	
Date	2 August 2024	
Application Reference	24/00547/FUL and 24/00548/LBC	
Address	Hopwood Hall College, Rochdale Road, Middleton, M24 6XH	
Proposal	Conversion of former chapel to provide education/teaching facility including internal and external repairs and internal works to provide classrooms and associated facilities, alongside external landscaping and the addition of one accessible parking space	

Heritage Assets Impacted

Designated Heritage Assets	☒	- Hopwood Hall Chapel (grade II) - Hopwood Hall (grade II*)
Non-Designated Heritage Assets	☒	- Ashworth and Littleborough Buildings

Summary

The proposal would result in less than substantial harm to the significance of the heritage asset, and this should be weighed against any public benefits. However, there are a couple of matters, which require further justification / amendment and this needs to be provided prior to determination.

Significance Assessment

Description of site

In 1946 the De La Salle brothers purchased Hopwood Hall to establish a teacher training college for Catholic men. The De La Salle College opened in 1947. By the 1950s a need for a purpose built chapel was recognised. Fredrick Gibberd designed the Chapel and it can be seen as a prototype to Liverpool Catholic Cathedral. It was opened in 1965.

The building is constructed of a reinforced concrete frame, set out in an octagonal configuration with a central, glazed spire. The roof is felted with a copper coating. The building is predominately open plan with an entrance lobby. The building was deconsecrated in the 1990s, and the cross and pews were removed. The building is currently used for storage, but has previously been used as a Fitness Centre and Skills for Life accommodation for the college. The Chapel is also within the grounds of the Grade II* listed Hopwood Hall. There are important visual links between the two buildings, including a path leading from the Hall to the Chapel. The Chapel is currently listed at grade II for its special architectural and historic interest. That being said, Historic England are currently undergoing a listing review of the Chapel along with the grade II* listed Liverpool Cathedral, also by Gibberd. This reassessment needs to be taken into account, when processing the current applications. <u>Proposal</u> As noted above, the Chapel is now used for informal storage associated with the College. The proposal seeks to refurbish the building and subdivide the space to create learning spaces. The supporting statement advises that the building is largely underutilised due to issues of accessibility, thermal performance, the presence of asbestos and the need for significant investment to bring the building back into use. The proposal seeks to use convert the chapel into a T-level Engineering and Virtual Reality learning centre. To achieve this, a number of internal changes are proposed. These include: - The subdivision of the space through the insertion of individual classroom pods, - Raising of the floor levels throughout - The installation of an open-timber framed structure within the sanctuary - Conversion of the sacristy into toilets - New access path around the Chapel, including new railings, ramp and steps. - Repairs and replacement of railings and paving - New external plant enclosure - New accessible parking bay - New lighting and signage - New doors - Repairs to existing fabric and replacement of roof on like-for-like basis Initial discussions took place on the scheme as part of the Council’s pre-application advice service and it understood that the applicant also engaged with Historic England and Amenity Societies, prior to submitting this application. The supporting heritage statement outlines the comments received and states that the scheme has been revised to take on board the advice given. <u>Relevant policy and legislation</u> Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “<i>in considering whether to grant listed building consent for any works the local planning authority or Secretary of State shall 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.</i>”

NPPF paragraph 205 states that “<i>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 [...] This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.</i>” In accordance with NPPF paragraph 206, any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. NPPF paragraph 208 states that “<i>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</i>” <u>Assessment of proposals</u> The Chapel is currently used for storage and is not open to the public or college students. There are also areas of concern in terms of the condition of historic fabric, as noted within the heritage statement. The proposed T-Level teaching space would bring the building back into an active use, would address the condition issues and would also enable a degree of access, for students of the college. The principle of using the building as a learning centre is therefore supported in heritage terms. The proposal includes a number of repairs to the existing building. These include repairs to the windows, lantern structure and blockwork. Subject to appropriate details, these repairs would help to restore the structure and prevent its further deterioration. Repairs to the roof and the replacement of the existing copper cladding are also proposed. I The schedule of works notes that the roof and cladding have progressed have exceeded their serviceable life and are beyond economic repair. Generally speaking, copper roofs, when laid properly can last for 80 to 100 years and in heritage terms. Repair (or where not possible replacement of individual sheets) is almost always preferable to wholesale replacement. Replacement copper is unlikely to achieve the same patination as the existing, as this depends on climatic conditions, which have changed over time. This could affect the aesthetics of the building. The copper roof is highly significant and makes the building a landmark within the vicinity. With this in mind, the survey works carried out should be provided, so that the extent of maintenance issues can be properly understood. The wholesale replacement of the roof and cladding will only be acceptable if it is demonstrated that the roof is beyond repair. In this case, large scale details, samples and a methodology for the works should be requested by condition. Internally, the scheme proposes to subdivide the space into classrooms. These would take the form of individually serviced pods, which would not extend up to ceiling height. The Chapel was originally devised as a largely open space, with the Sanctuary as the centrepiece. The insertion of pods into this space would undermine the legibility of the space, and little would remain of its open plan character at ground floor level. It would no longer read as the originally devised open plan space, although it is acknowledged that the relatively low height of the pods, would still enable the volume of the building above the pods to be appreciated. It is considered that the insertion of the pods would result in less than substantial harm to the significance of the heritage asset. The heritage statement outlines why the subdivision of the space is required and why the pod solution has been chosen. It also sets out the challenges with the existing space why this does not readily lend itself to an active use. The reversibility of the pods is also acknowledged.

However, the concerns of Historic England must be highlighted and taken on board particularly with the concerns around the pods at the entrance to the Chapel. It is agreed that these are the most harmful to significance, as they limit the legibility of the open space on entering the Chapel. The supporting statement states that these are smaller in plan form, but this doesn’t seem apparent from the plans? Opportunities should be taken to mitigate harm wherever possible and it needs to be thoroughly justified. Has the applicant looked at removing or reducing these pods so that they are less prominent on entry, as this would help to address the level of harm? If this option has been considered but discounted, the reasons should be set out as part of the justification, so that the impact can be fully assessed. The proposal includes the installation of a wooden structure within the Sanctuary. This would be relatively lightweight, but nevertheless, would also result in some less than substantial harm, although the proposals to reinstate the altar slab, are welcomed. The enclosure of the small Chapel would also result in some harm to significance. However, the plans indicate that the existing features would be retained and incorporated into the design. Large scale details of the new enclosure and its interactions with the retained features should be required by condition. The proposals include the creation of new toilets within the Sacristy. It is acknowledged that this space is currently the only enclosed space within the Chapel. Within the Sacristy there are original dark wood fixtures and fittings. The heritage statement assesses this space to be of medium significance. The subdivision of the space and the loss of the original fixtures would result in less than substantial harm to the significance of the asset. This harm would be partially mitigated by the reuse of existing joinery where possible. A photographic record of the Chapel should be carried out prior to commencement and a schedule of joinery and its reuse should also be provided. The raising of the floor level would also result in some harm to the significance of the building. The raised level of the Sanctuary and its central position mark it as the most important space within the building. The plans indicate that this would remain the case in terms of floor levels. It is also confirmed that existing floors would be protected and retained beneath the new finishes. It is accepted that the raising of the floor levels would enable servicing to be screened from view. Externally a new path is proposed along the exterior. Original steps and railings are proposed to be retained and refurbished, while heavily altered elements would be replaced. A schedule for these works and large scale details should be required by condition. Subject to these details, it is considered that this element would have a neutral impact on significance. There would be some harm from the plant room, but this would be mitigated by its position to the rear of the building. Its positioning external to the building would also minimise the need for intrusive plant to be sited internally. Details of the cladding should be required by condition. I would suggest a dark coloured timber, perhaps echoing the woodwork internally, which would appear more recessive when viewed in the context of the Chapel. The plans indicate new signage and lighting, but no details have been provided. Details of lighting should be required by condition. A separate application for advertisement consent and listed building consent would need to be made for the signage, once the details are known. Conclusions
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The proposal would provide a new long term use for the Chapel and this is welcomed. However, overall it would result in less than substantial harm to its significance. This harm needs to be thoroughly justified and weighed against the public benefits arising from the scheme. Nevertheless, there are a couple of matters which need to be resolved prior to determination. These are: - The roofing and cladding works – more information /justification is needed if wholesale replacement continues to be proposed - Historic England have raised concerns with the pods at the entrance. These comments need to be taken on board and either the plans amended or further justification provided.

4.0 DESIGN DEVELOPMENT

4.9 RESPONSE TO PLANNING FEEDBACK

4.9.5 RESPONSE TO CONSERVATION OFFICER FEEDBACK

Historic England Comments

Refer to section 1 for response to Historic England Comments.

Copper Roof and Cladding

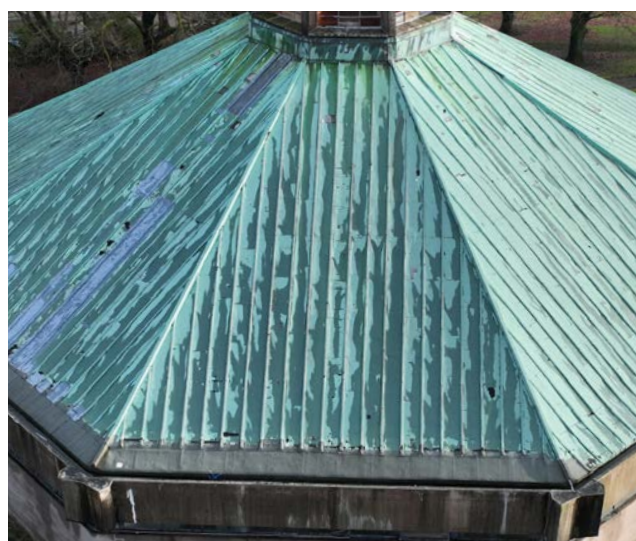
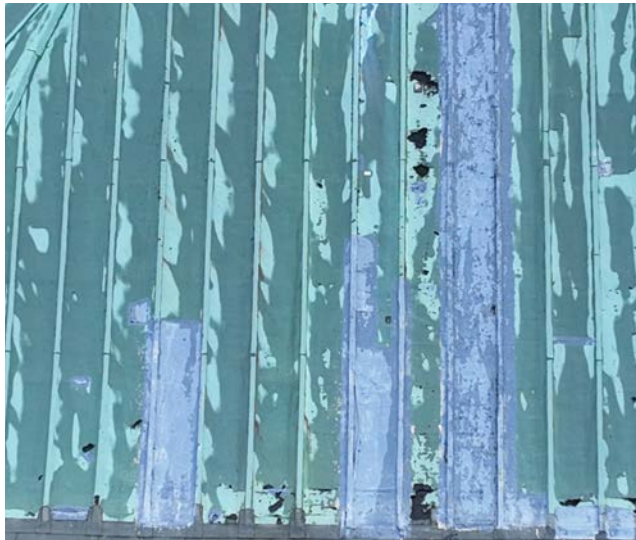
Our preference from a heritage and cost perspective would be to retain and repair the existing copper roof and cladding. However, it is proposed to replace the existing copper roof covering as this is considered to be beyond economic repair.

Advice has been sought from two independent roofing contractors with experience of working with copper roofing. Their comments have been summarised below:

- *Reviewing the images we think the copper has passed its sell by date and would not be suitable for reuse.*
- *There are a number of failures and repairs over the sheets and this would indicate there would be little benefit in trying to save some sheets.*
- *In addition the removal process is likely to cause some further damage if the material has hardened and splits as it is lifted.*
- *Its not clear if it has been fitted correctly in the first place which could lead to some wear underneath from either condensation of inadequate/incorrect fixings.*
- *Looking at the photo's there are dozens of patches all over the roof and there are also large areas that have been coated with liquid roofing products.*
- *This indicates to me that the copper is split in many places and has reached the end of its serviceable life. I can't see the laps so the copper may have been installed in far too long lengths and if I had to hazard a guess, I would saying the fixing method utilised does not allow for expansion.*
- *It is my opinion that the roof is in need of complete replacement.*

Consideration has been given to the retention of the existing copper and overlaying this using a new copper roof in order that the historic fabric is preserved. However, it is felt that the retention of the copper in it's current condition could potentially cover up ongoing issues with moisture ingress which would be detrimental to the building fabric going forwards.

A series of images are included opposite which illustrate the current condition of the roof, taken from Drone Survey footage in January 2024.



4.0 DESIGN DEVELOPMENT

4.9 RESPONSE TO PLANNING FEEDBACK

4.9.6 C20TH SOCIETY FEEDBACK

The feedback received is set out opposite. This can be summarised as follows:

- Proposals are considered acceptable in principle and they are in support of the repair and re-use of the building
- Accept the need to sub-divide the building and are in support of the design of the pods
- Support the raised floor to provide level access to the Sanctuary but would like further information on the fixing of the floor to minimise damage to the historic concrete and tiled floor
- Concern regarding the enclosure of the Side Chapel Altar and Canopy (Blessed Sacrament Chapel) to form the Staff Office and Immersive VR Room. Prefer for this to remain open to the front of the altar to maintain the relationship to the central Altar. Seven to consider whether the office can be re-positioned to allow this. Discussion held around the potential for the office to be retained but design amended to incorporate more glazing to increase views towards side chapel altar



Emailed to: ruth.sienkiewicz@sevenarchitecture.co.uk

12 June 2024

Dear Ruth Sienkiewicz

SITE: Chapel at Hopwood Hall College, Greater Manchester

Thank you for consulting the Twentieth Century Society on the pre-application proposals to convert the Grade II listed chapel at Hopwood College into a T-level engineering and virtual reality learning centre. This case was reviewed by the Society's advisory Casework Committee at their meeting on 10 June and the comments below reflect the committee's response.

Built in 1964-65, the chapel was designed by Frederick Gibberd (in association with Reynolds and Scott) as a place of worship for the De La Salle order's teacher training college at Middleton. Gibberd was commissioned on the back of his winning the competition to design the Liverpool Metropolitan Cathedral in 1960 (which was then built in 1962-67). Reflecting changing liturgical practices, the chapel has an octagonal plan with a central sanctuary top-lit by a lantern with colourful glass by the artist David Atkins, an arrangement intended to bring the clergy and laity closer together. The Middleton chapel was Grade II listed in 1996 in recognition of the building's historic and architectural significance.

The Twentieth Century Society welcomes proposals to bring this important building back into proper use. We also welcome the proposed repair work to the building's fabric, which is much needed. While we would prefer to see the building's interior retained as an open and unobstructed space, we accept that some subdivision is needed to create the required staff and teaching spaces. We also appreciate the consideration that has gone into the design of the proposed 'pods' to make these respond as much as possible to the spatial qualities and character of the chapel's interior. We therefore do not object to the proposed 'pods' in principle. We also have no objections to the proposed canopy to the central sanctuary.

We do however have concerns about proposals to enclose the Blessed Sacrament chapel to create an immersive VR space and staff office. We feel that this chapel should be left unenclosed and remain

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Registered Charity no 1110244

visible from the centre. The section of the new canopy around the altar could be opened up to that side too. This would allow the interesting existing canopy feature over the Blessed Sacrament altar to appear in its intended relationship with the main altar.

Committee members also discussed the proposed raising and covering over of the floor. Members appreciated the desire to achieve level access and had no objections to the proposal in principle. Members asked for reassurance however that the raised floor would be fixed in a way which does not cause damage to existing original floor finishes.

Overall, the Twentieth Century Society has no objections to the proposed work but encourages the applicant to revise their proposals for the Blessed Sacrament chapel.

I hope that these comments are of use to you. Please do not hesitate to get in touch if you have any questions.

Yours sincerely,

Coco Whittaker

Head of Casework

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Remit: The Twentieth Century Society was founded in 1979 and is the national amenity society concerned with the protection, appreciation, and study of post-1914 architecture, townscape and design. The Society is acknowledged in national planning guidance as the key organisation concerned with the modern period and is a constituent

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4.0 DESIGN DEVELOPMENT

4.9 RESPONSE TO PLANNING FEEDBACK

4.9.7 RESPONSE TO C20TH SOCIETY FEEDBACK

Side Chapel Altar and Canopy (Blessed Sacrament Chapel)

Consideration has been given to the relocation of the office as requested to allow the pod enclosing the Blessed Sacrament Chapel to be removed.

Consideration has been given to the relocation of the office, however given the constrained nature of the plan, and the curriculum needs which require four classrooms and two VR suites, we do not feel that there is any alternative location for this.

The two offices are required to provide facilities for the staff who will be managing the building and overseeing the learners. Office accommodation is required for the following staff members:

2no. members of staff to manage the Immersive VR Room

3no. Engineering Lecturers

The Department of Education funding obtained for the repair and upgrading works has been awarded on the basis of a fixed schedule of accommodation which will allow the College to successfully deliver the T-Levels curriculum. Removing either of the offices would render the building unsuitable for the proposed use in which case the College would not be able to draw down the DFE funding and the project would become unviable.

It is therefore proposed that this pod is retained but that the design is amended to increase views towards the Blessed Sacrament Chapel and to help preserve the relationship between this and the central altar. The following amendments are proposed:

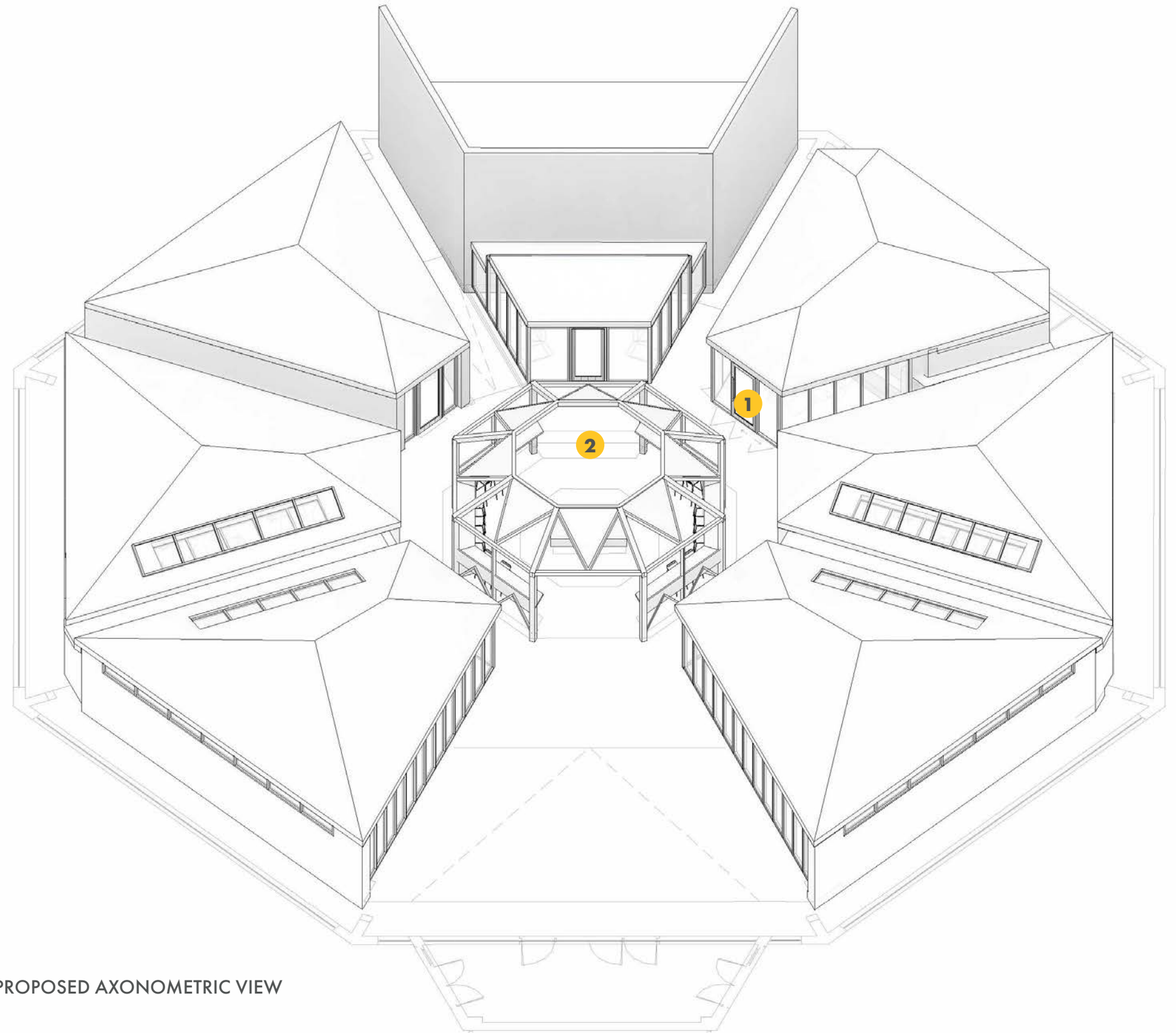
1. Glazed walls to the office pod are amended to bi-folding doors system to allow these to be fully opened up to minimise the enclosure of the altar and canopy.

2. Sanctuary area amended to re-position the entrance into the Sanctuary area to sit opposite the side chapel - helping to reinforce the historic relationship between the central Altar and the Blessed Sacrament Chapel.

KEY

1 Bi-folding doors to Office to reduce the sense of enclosure to the Blessed Sacrament Chapel

2 Amendments to Sanctuary area to reinforce the relationship between the central altar and the Blessed Sacrament Chapel



PROPOSED AXONOMETRIC VIEW

4.0 DESIGN DEVELOPMENT

4.9 RESPONSE TO PLANNING FEEDBACK

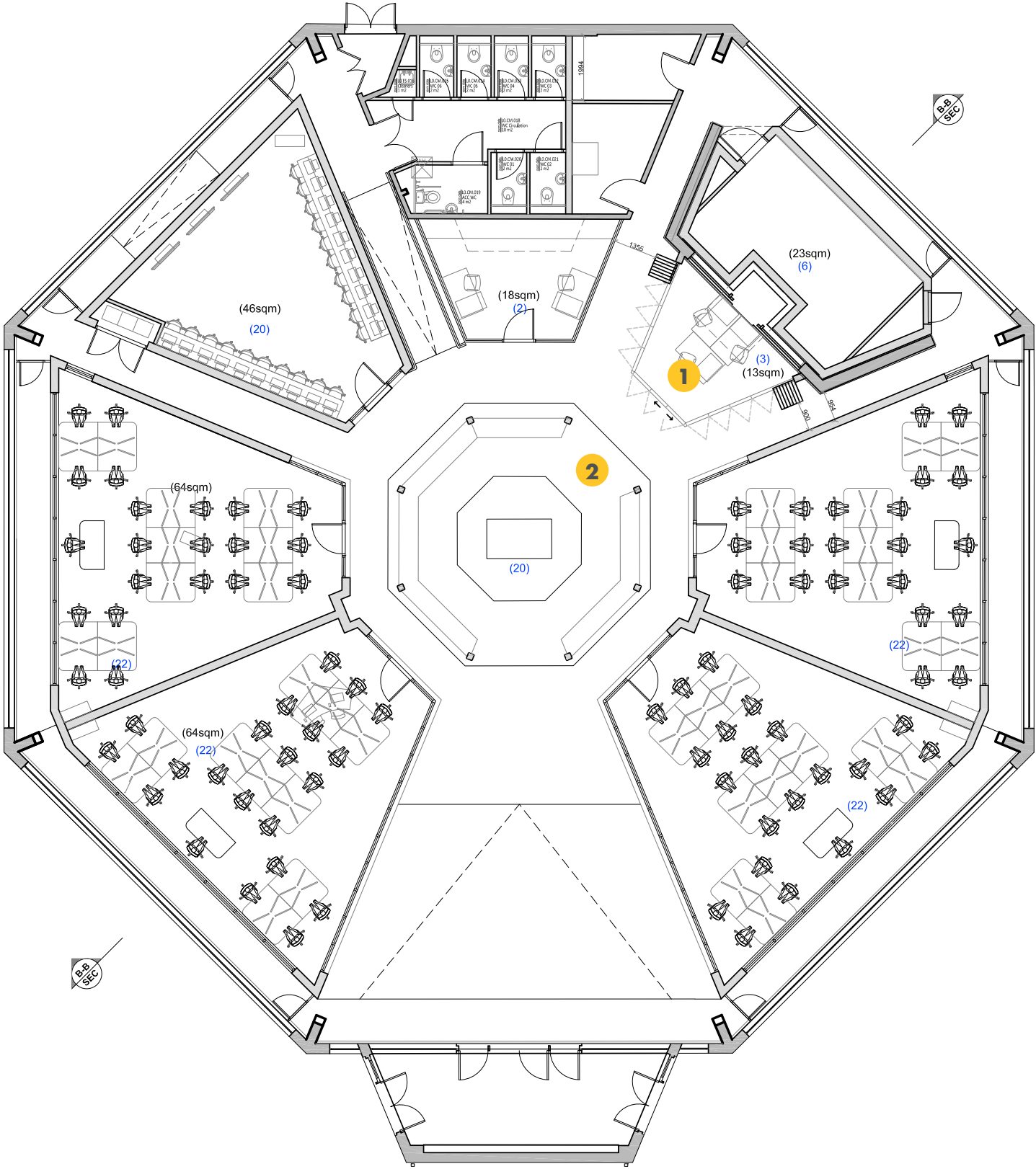
4.9.7 RESPONSE TO C20TH SOCIETY FEEDBACK

Raised Access Flooring

Detailed consideration has been given to the method of fixing the raised access flooring and advice has been sought from a number of raised access flooring manufacturers.

The majority of manufacturers will only provide a warranty for a floor which is either mechanically fixed or adhered to a suitable sub-floor.

It is proposed that the new raised access floor will be adhered to the existing sub-floor on the basis that this will result in less damage to the historic fabric when compared to mechanical fixings.



KEY

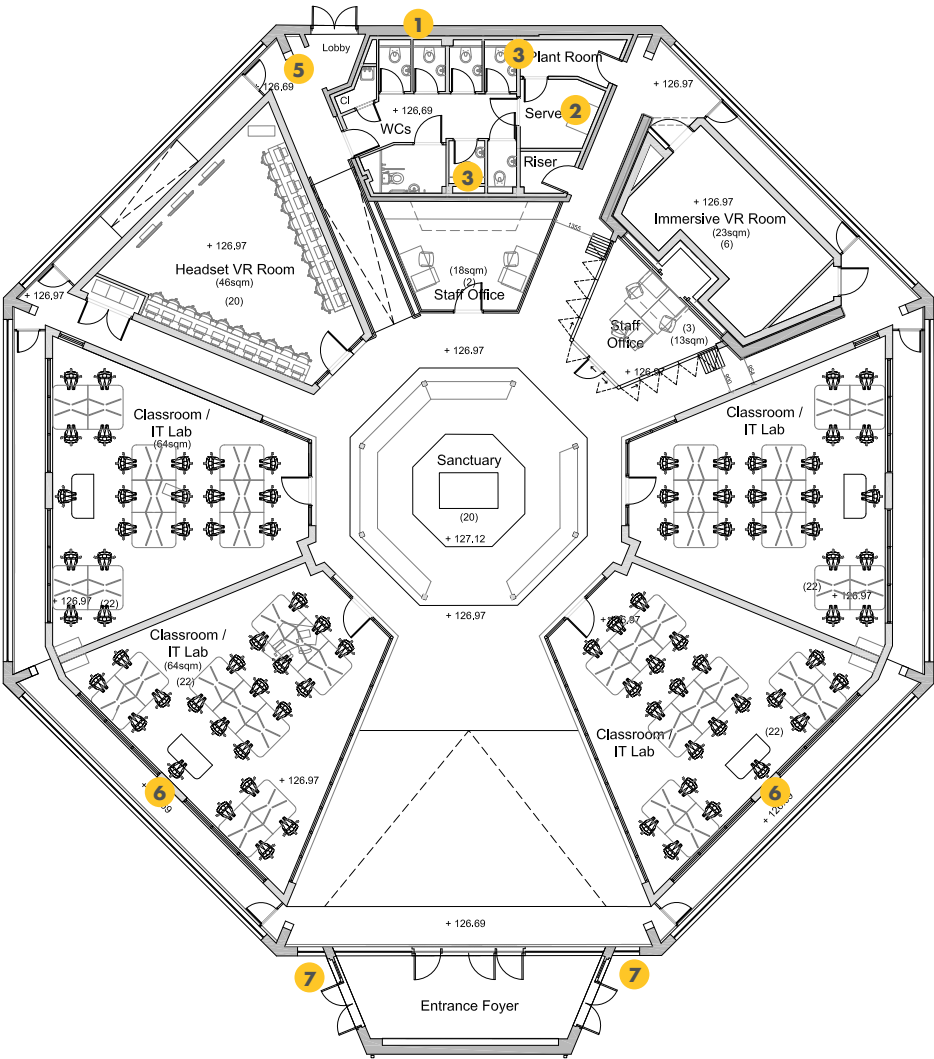
- 1 Bi-folding doors to Office
- 2 Sanctuary area amended

PROPOSED PLAN

4.0 DESIGN DEVELOPMENT

4.10 AMENDMENTS FOLLOWING DETAILED DESIGN DEVELOPMENT

	PROPOSED CHANGE/ JUSTIFICATION	IMPACT/MITIGATION
1	LOUVRES The previous approval included 3no. louvres to replace clerestorey windows at the rear of the building. It is now proposed to install an additional 2no. louvres (5no. louvres in total). This has resulted from MEP design development to allow for sufficient ventilation to the building to meet current Building Regulations requirements. Alternative options reviewed involved the creation of openings through the rear blockwork walls to the building but these were discounted on the basis of the damage that would be caused to historic fabric	The installation of the new louvres within the clerestorey zone will prevent the need for other new penetrations through the building fabric. The new louvres will be positioned at the rear of the building adjacent to 3no. previously approved louvres to help minimise impact upon the appearance.
2	RECONFIGURATION TO NEW PLANT ROOM/ SERVER ROOM/ RISER Reconfiguration to new Plant Room / Server Room / Riser. This is to allow for compliant fire escape in accordance with current Building Regulations following review with Building Control. This will also allow sufficient space for services installation to the rear of the Chapel, helping to retain the original character of the open volume.	Works have been planned so as to have minimal impact upon existing fabric – new walls to be amended only.
3	INSULATED WALL LINING New insulated internal wall lining to rear sacristy area. This is considered necessary to thermally upgrade this area following completion of thermal model and will reduce energy consumption within the building in accordance with current Building Regulations requirements.	Minimal change from approved scheme. Wall linings will cover up existing exposed blockwork in Sacristy area but these would already be covered using new IPS units within WC cubicles. New wall linings will be reversible and are only proposed in the rear Sacristy area which is not on view to the remainder of the Chapel. C
4	TIMBER FLOOR TO MEZZANINE New timber floor construction to mezzanine area to allow installation of plant equipment within existing mezzanine area. If feasible following further site investigation, the existing floor construction will be retained and upgraded but this may not be possible owing to the need for fire rated construction. This change is considered necessary to accommodate new plant equipment. The use of this location will help to minimise exposed services installation within the main Chapel area, helping to retain the original character of the open volume.	The utilisation of existing concealed area to house plant equipment will help to reduce visual impact upon character of Chapel.
5	OMIT DOUBLE DOORS Omit double doors to rear lobby altogether. To comply with current Building Regulations requirements - lobby is not sufficient size to comply with ADM and the doors will impede the fire escape route. Retaining and holding open of doors is not considered feasible owing to their location.	The doors are utilitarian in appearance with no decorative features and so overall impact is considered to be neutral.
6	OMIT THE CENTRAL WINDOWS TO REAR OF EACH POD It is proposed to omit 1 no. new clerestorey window to rear of each pod, resulting in 6no. clerestorey windows per pod. This is considered necessary to allow for a column to be placed within the centre of the wall which will aid the efficiency of the structural framing, helping to keep the overall height of the pods to a minimum within the Chapel space.	The proposed change will only be visible from within the classroom spaces and will not impact any views within the main Chapel space.
7	ADDITION OF NEW DOOR PROTECTION RAILS EXTERNALLY Building Control have requested that the new entrance doors open outwards to allow fire escape in line with current Building Regulations, and that the doors should have a protection rail to prevent injury via clashes with the doors.	Design of new barriers will match the design of surrounding metal handrails and balustrades.



5.0 PROPOSED SCHEME

5.0 PROPOSED SCHEME

5.1 LAYOUT

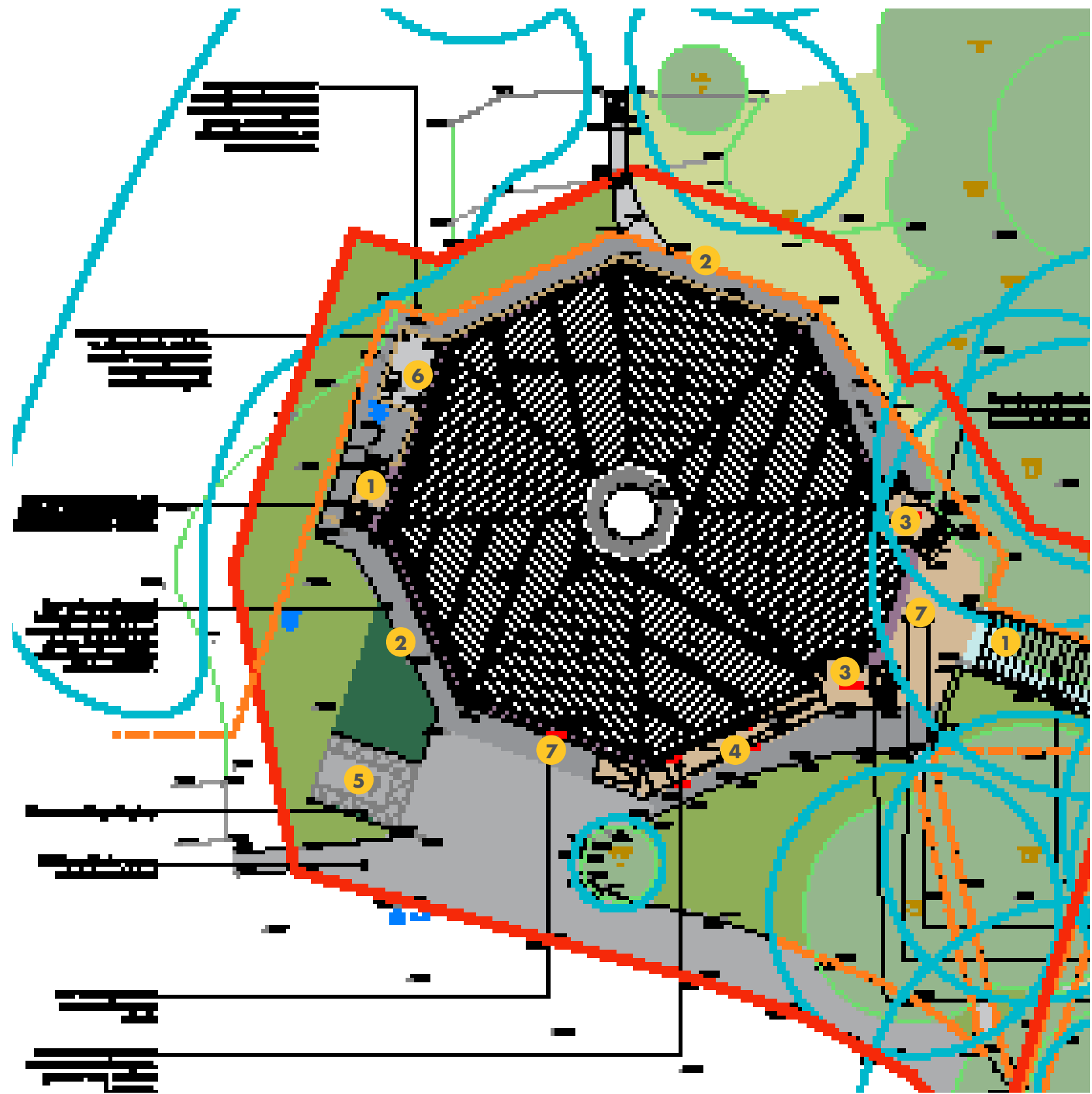
5.1.1 SITE LAYOUT

The following works are proposed externally in order to facilitate the use of the Chapel as a learning environment:

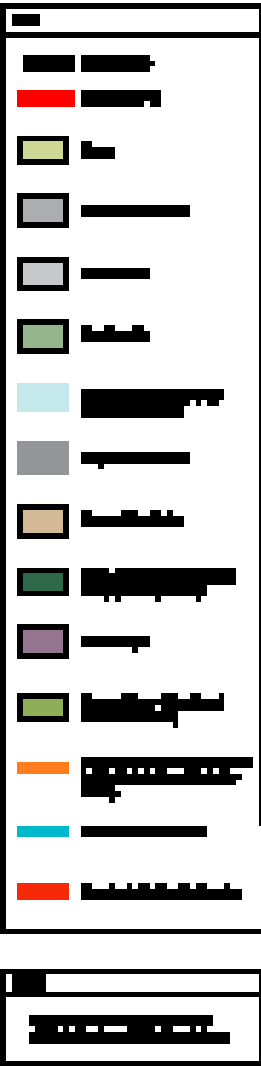
- Renewal of existing steps and handrails leading from the main College site
- Front entrance steps to be replaced with new steps which are more in keeping with the original design
- New sloping access route to the front entrance to allow an accessible route into the building
- Addition of new accessible car parking space
- Rear steps to be repaired in order to prevent further deterioration and allow these to be used as a means of escape
- New path to the perimeter of the building to facilitate access for future cleaning and maintenance
- New plant enclosure to the rear of the building

KEY

- 1 Renewal of Existing Steps
- 2 New Path to Perimeter
- 3 New Steps to Entrance
- 4 New Accessible Path
- 5 New Accessible Parking Space
- 6 New Plant Enclosure
- 7 New free standing signage



PROPOSED SITE PLAN



5.0 PROPOSED SCHEME

5.2 USE, AMOUNT, LAYOUT

5.2.1 USE

Milnrow Chapel was originally designed as a place of worship but was de-consecrated in the 1990s. It was previously converted by the College for use as a fitness centre, and used extensively by the College for their Skills for Life programme (LLDD), Sport curriculum (Fitness and Rugby Academies) & Uniform Pre-Services curriculum. It is currently in use as a storage facility.

The College wish to undertake works to convert the building into a dedicated T-level Engineering and Virtual Reality (VR) learning centre.

5.2.2 AMOUNT

The College have obtained DfE funding for the project based upon the creation of the following new accommodation to support the Engineering and Manufacturing T-Levels curriculum:

- 4no. New Classrooms / IT Labs (20 learners per classroom)
- Immersive VR Suite
- VR Headset Suite
- 2no. Staff Officers
- Independent Learning Area
- WCs
- Plant and Server Rooms

5.2.3 LAYOUT

The Classrooms, VR Suites and Staff Offices are formed via a series of pods. These will be accessed via the central Sanctuary area, retaining the open character of this space and allowing views up into the coloured glass lantern above. It is proposed to install a new lightweight and reversible timber frame within the Sanctuary area to incorporate some work benching for independent study.

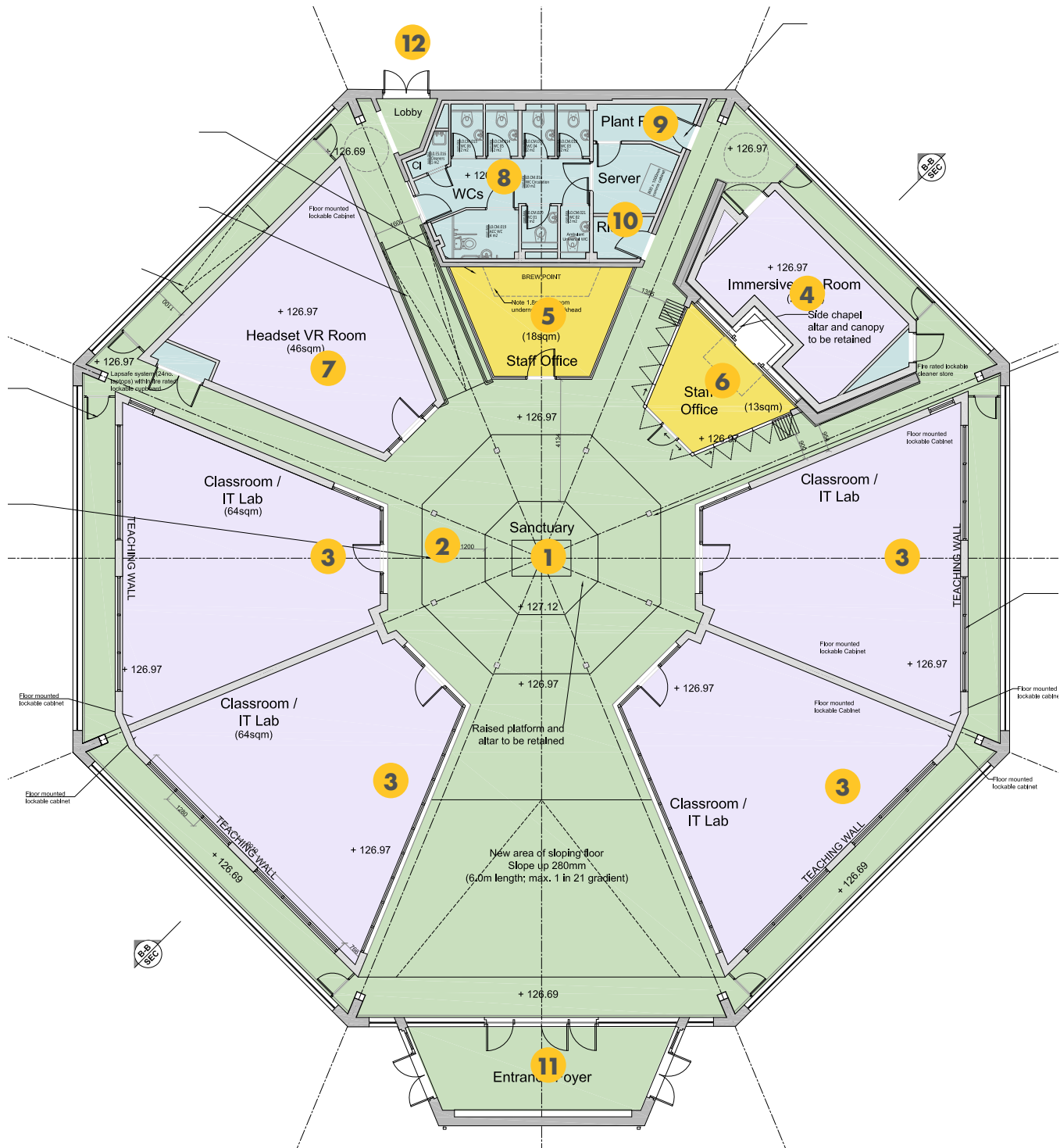
The existing Sacristy to the rear of the building is currently the only enclosed space within the building. It is proposed that this space is converted for use as new WC provision and plant space to allow these heavily serviced areas to be hidden from view within the primary open plan volume. This location will also allow the use of existing plumbing and drainage locations to minimise works to the historic fabric.

A new glazed box underneath the existing organ pipes will be used as a Staff Room and will allow views up to the organ pipes above to be retained. Further accommodation is proposed to each of the adjacent segments, a new VR suite within the existing side Chapel with a meeting space in a glass box to the front and a new Immersive VR suite to the opposite side.

The proposal will retain the existing circulation and entrance routes to and from the building, including the existing fire escape. A new ADM compliant access ramp and steps to the main entrance will be provided in order to ensure safe access to the building. The fire escape stairs will also be renewed with the addition of a external refuge area.

KEY

- 1 Sanctuary (flexible study area)
- 2 Individual Study Areas
- 3 Classroom / IT Lab
- 4 Immersive VR suite
- 5 Staff Office 1
- 6 Staff Office 2
- 7 VR Headset Suite
- 8 WC's
- 9 Server Room
- 10 Plant Room
- 11 Entrance Lobby
- 12 Fire Escape

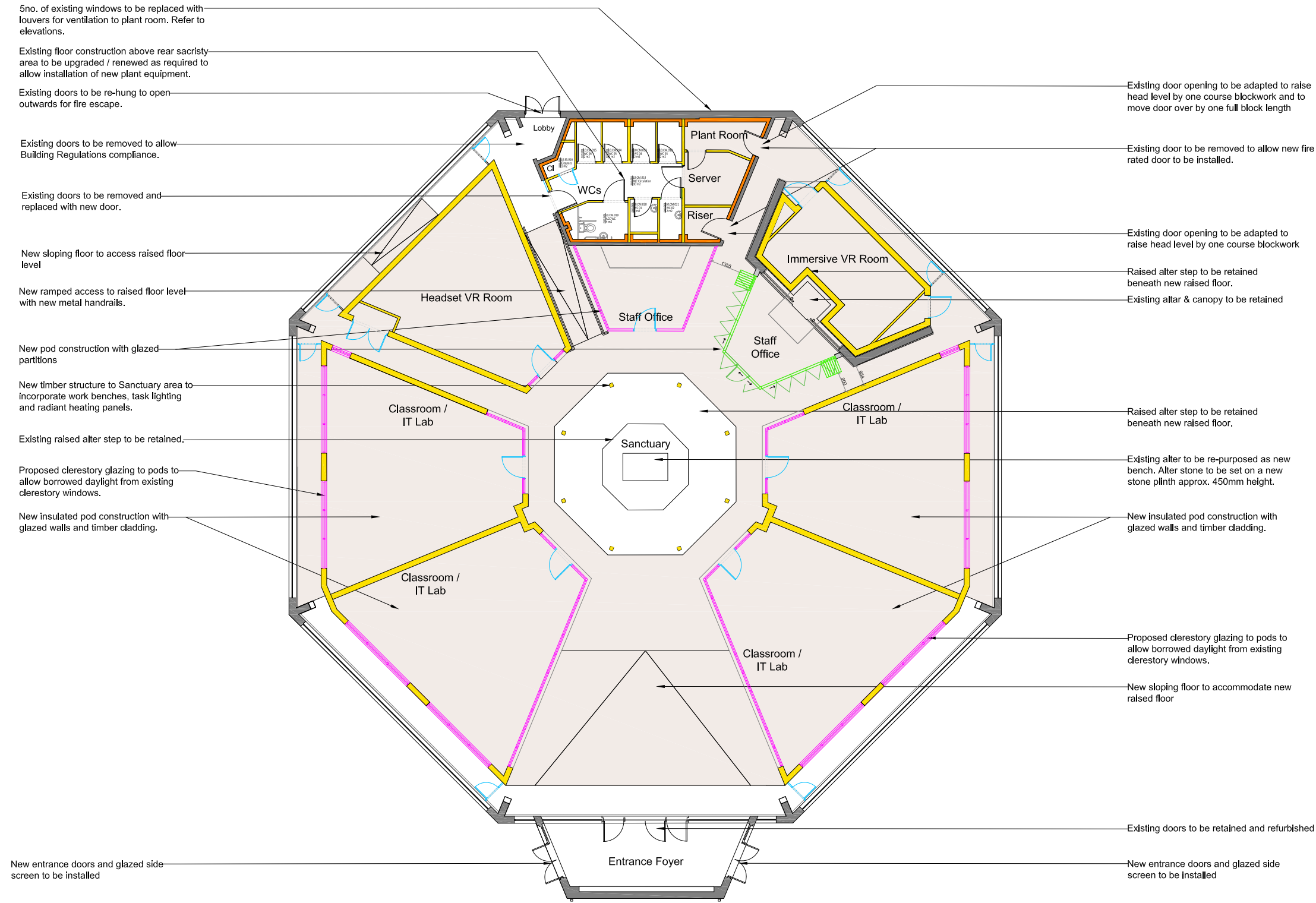


PROPOSED GROUND FLOOR PLAN

5.0 PROPOSED SCHEME

5.2 USE, AMOUNT, LAYOUT

5.2.4 SCOPE OF WORKS



WALL TYPES LEGEND	
	Extent of new raised floor
	Existing floor
	Existing walls
	Proposed new partition/structure
	Proposed new glazed partitions
	Proposed new glazed bi-folding partitions
	Proposed new insulated wall lining
	Proposed new doors

PROPOSED SCOPE OF WORKS PLAN



5.0 PROPOSED SCHEME

5.2 USE, AMOUNT,LAYOUT

5.2.4 SCOPE OF WORKS

- KEY
- 1

Sanctuary
- 2

Individual Study Area
- 3

IT Lab (20 Students)
- 4

Immersive VR Suite with ceiling
- 5

Staff Room
- 6

Glazed Meeting Pod with ceiling
- 7

VR Headset Suite
- 8

WC's
- 9

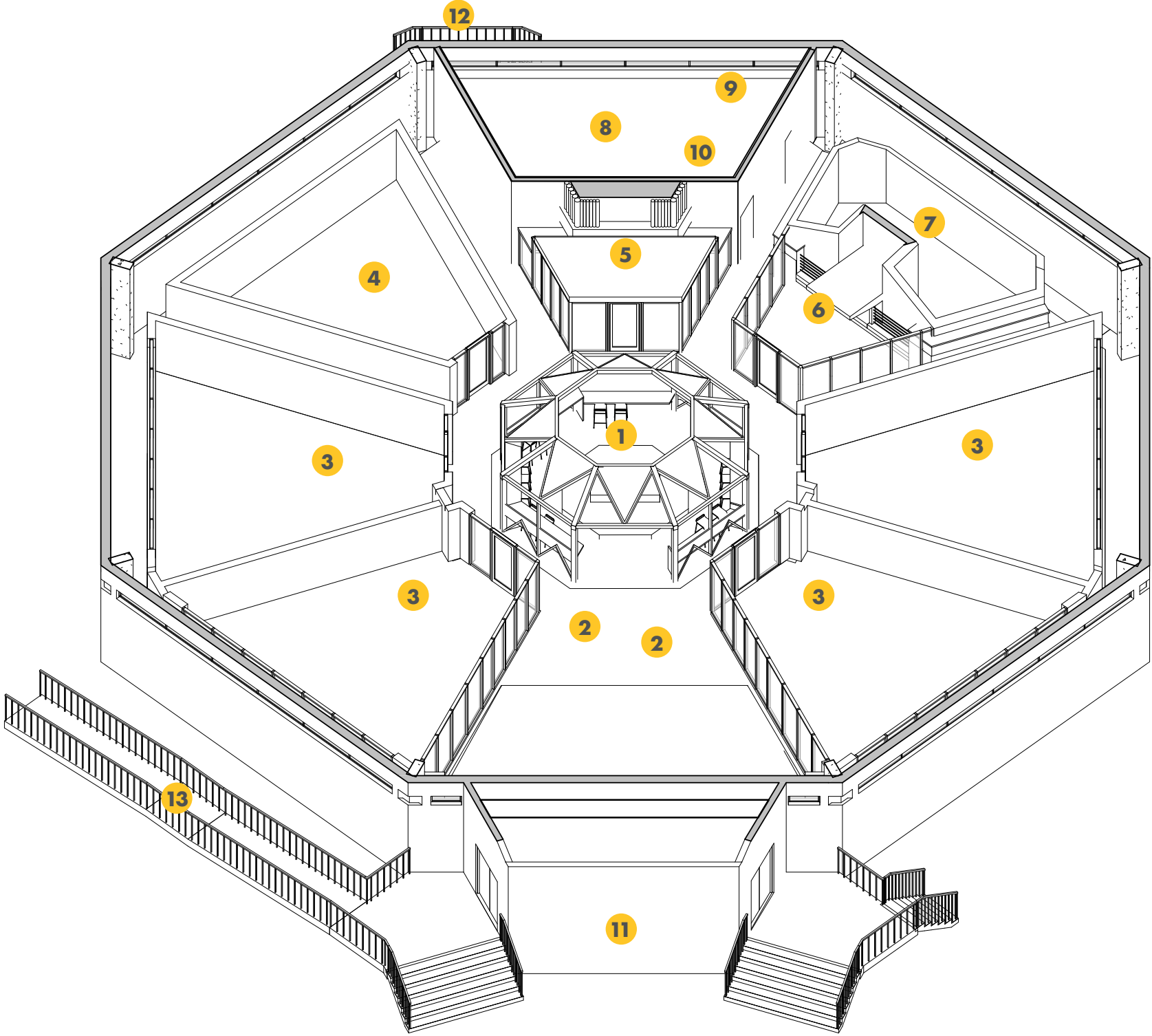
Server Room
- 10

Plant Room
- 11

Entrance Lobby
- 12

Fire Escape
- 13

ADM Compliant Sloping Access Path



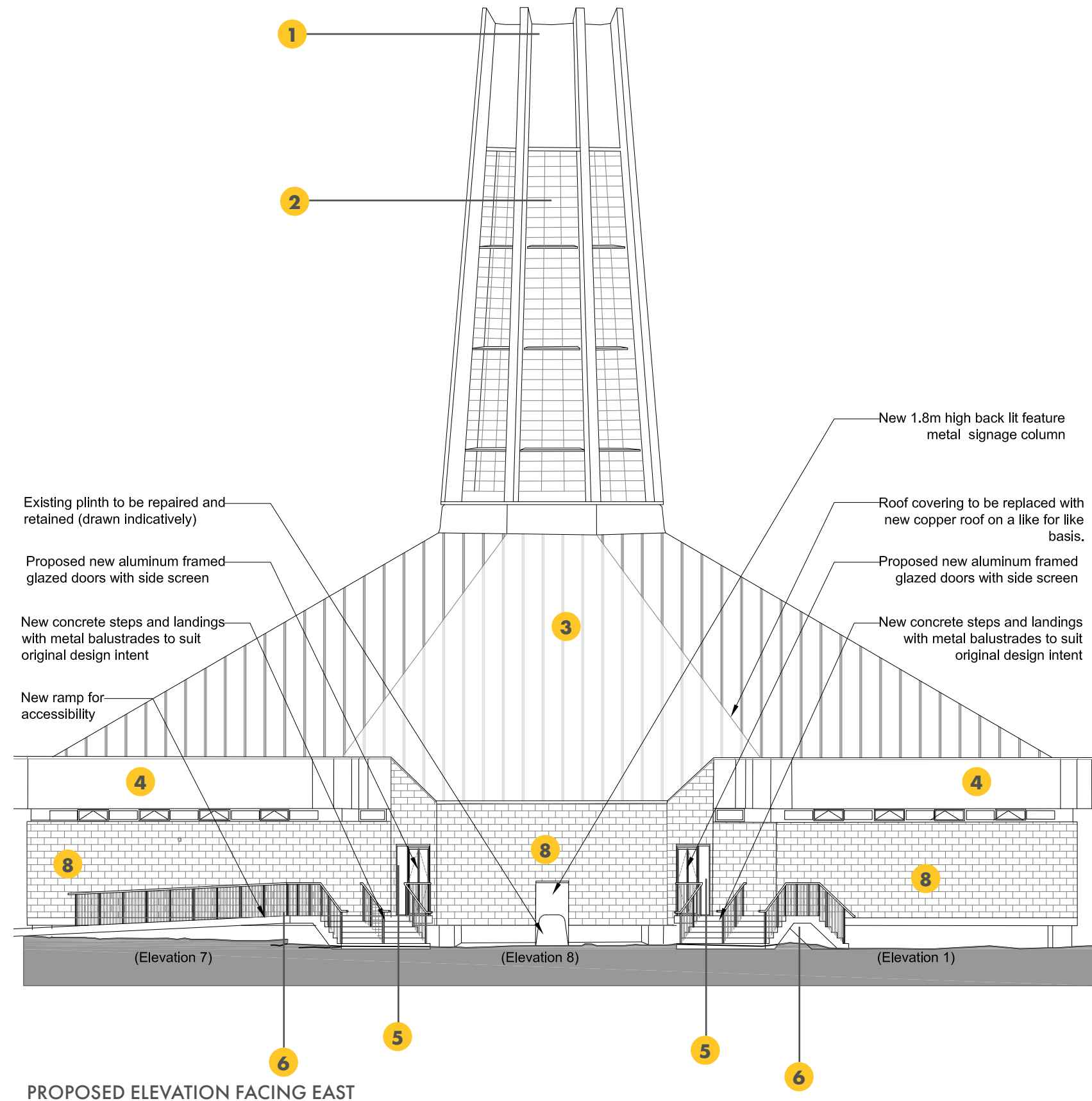
PROPOSED AXONOMETRIC VIEW

5.0 PROPOSED SCHEME

5.3 SCALE & APPEARANCE

5.3.1 PROPOSED ELEVATIONS

- 1** RENEW EXISTING TURRET ROOF CAP
Remove existing roof covering to structural deck to allow further investigation. To be replaced with new like for like flat roof covering and lead flashings.
- 2** REPAIR / REFURBISHMENT TO GLAZED LANTERN
Specialist repair / refurbishment of existing glazed lantern including repairs to stained glass and lead-work as required.
- 3** RENEW EXISTING COPPER ROOF
The existing roof is in poor condition and is considered to be beyond economic repair. This is to be replaced with a new like for like copper roof to incorporate thermal insulation where possible and new rainwater goods to match existing. A new extended drip is to be formed to the parapet to help shed water away from the existing concrete frame.
- 4** REPAIRS TO EXISTING CONCRETE FRAME
Specialist repairs, cleaning and sealing of existing concrete frame To SE design and specification.
- 5** NEW ENTRANCE / LOBBY DOORS
New power assisted metal framed double glazed entrance doors.
- 6** NEW ENTRANCE STEPS AND SLOPING PATH
New reinforced concrete steps to match original design with inset texture strips at head and foot. New metal handrails to both sides and landing. New accessible path to meet Part M requirements.
- 7** EXISTING STEPS TO BE REPAIRED AND REFURBISHED
Fire escape steps to include external refuge area.
- 8** EXISTING BLOCKWORK REPAIRS AND REPOINTING
Existing blockwork to be cleaned and re-pointed to external face with new movement joints provided where required.

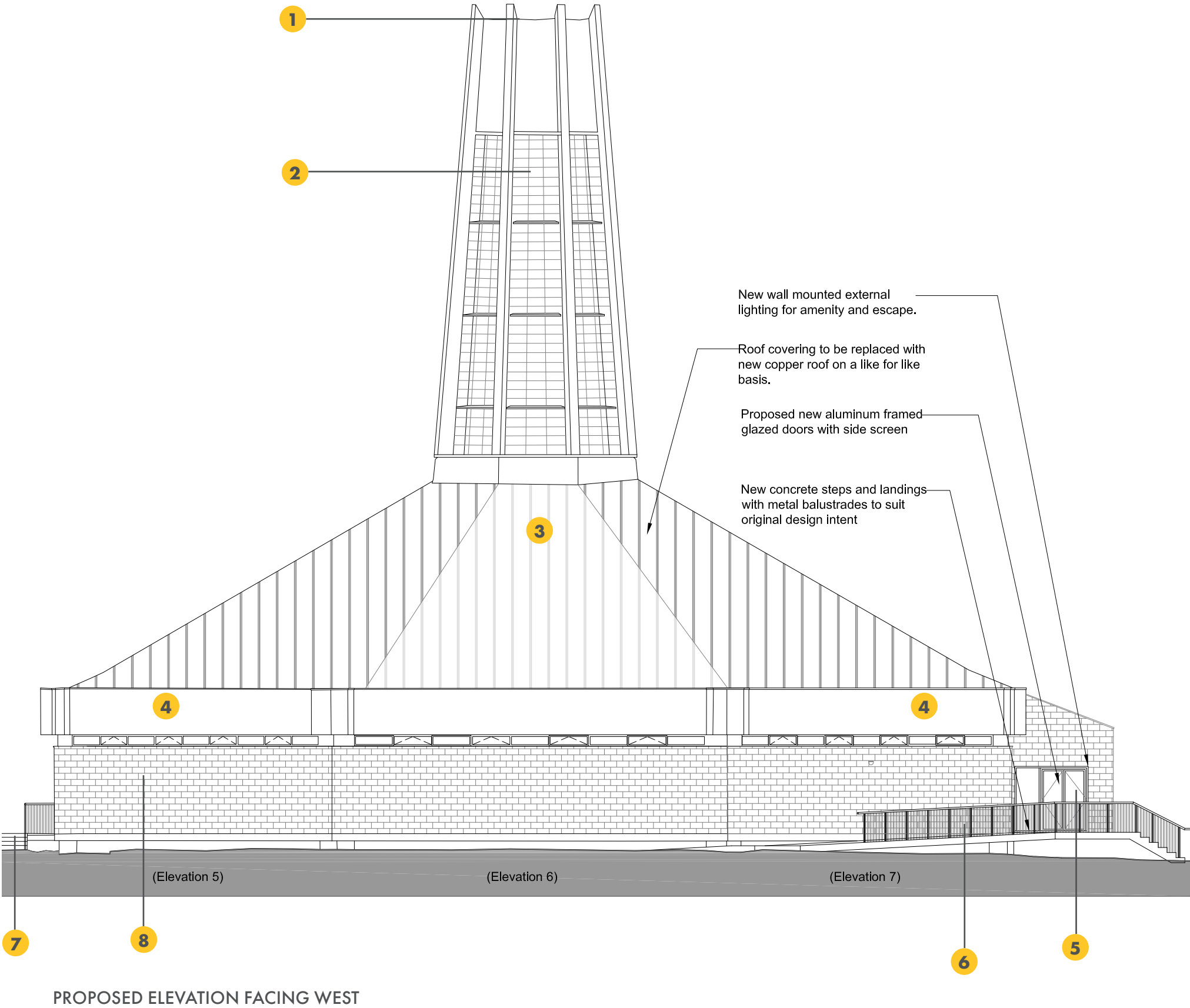


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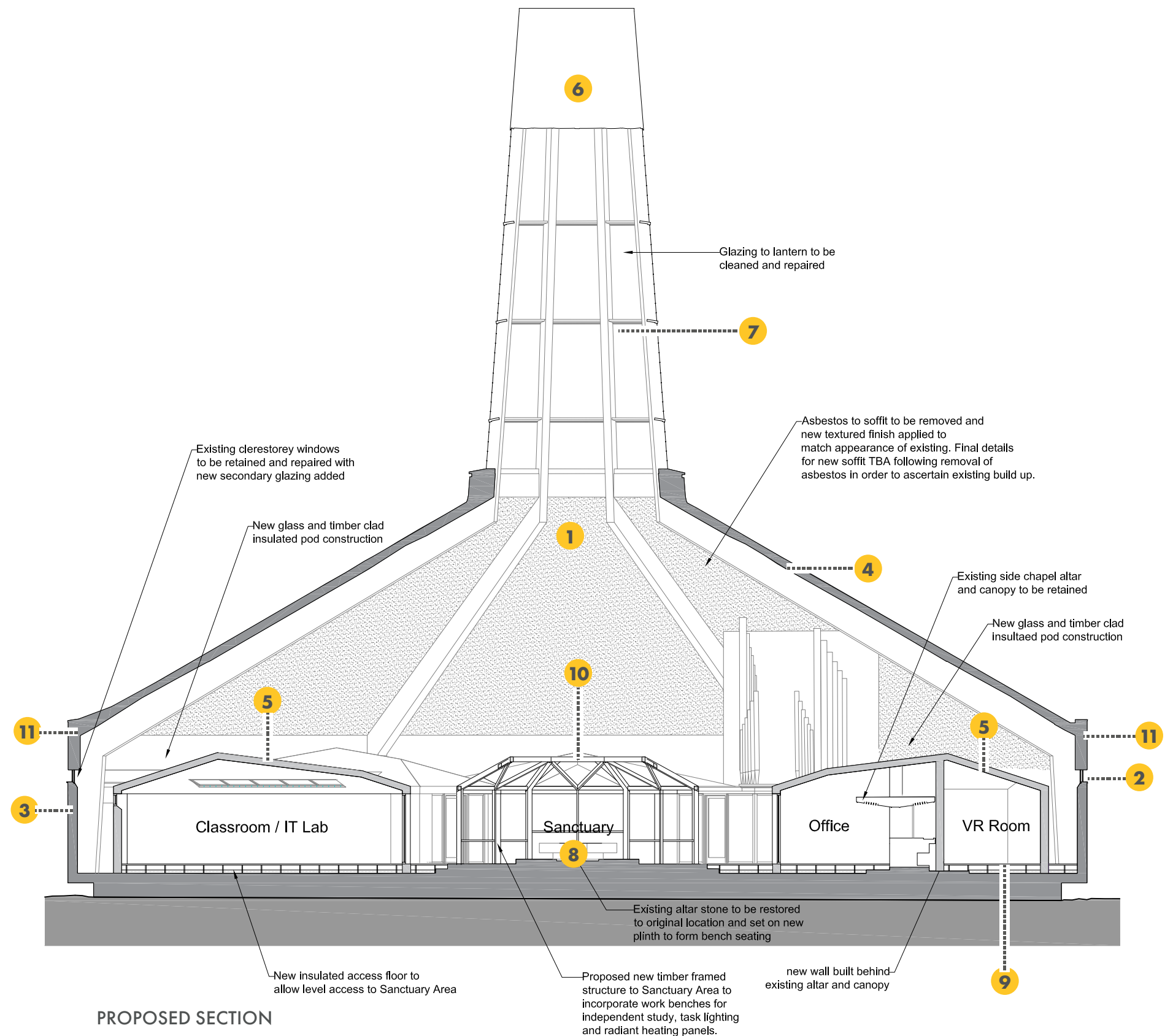


5.0 PROPOSED SCHEME

5.3 SCALE & APPEARANCE

5.3.2 PROPOSED SECTION

- 1** Asbestos soffits to be carefully removed by Specialist Asbestos Sub-Contractor. New ceiling finish to match existing appearance. Existing concrete roof beams to be retained and left exposed.
- 2** Existing metal framed windows to be retained and refurbished. New secondary glazing to be added internally to help reduce heat loss.
- 3** Existing blockwork to be cleaned and re-pointed to external face with new movement joints provided where required.
- 4** Existing roof to be replaced with new like for like copper roof with new rainwater goods to match existing.
- 5** Teaching spaces formed via the creation of new lightweight and reversible pods to incorporate glazing to allow borrowed light into teaching spaces.
- 6** High level ventilation to prevent overheating of the chimney in summer
- 7** Lantern glazing to be cleaned by specialist. Repairs to glass and lead-work as required.
- 8** Raised Altar platform retained
- 9** New raised floor throughout to allow accessible route to central raised Heart Space (existing finishes are to be retained underneath)
- 10** New reversible canopy structure to Sanctuary to allow localised heating and task lighting
- 11** Fabric repairs to existing concrete frame by specialist sub-contractor



5.0 PROPOSED SCHEME

5.3 SCALE & APPEARANCE

5.3.3 OVERALL LOOK AND FEEL

The interior design concept has been developed in response to the geometry and design of the original Chapel.

MATERIALS PALETTE

High quality and robust materials will be used throughout the Chapel to reflect the quality of interior of the Chapel and create a hard-wearing environment suitable for learning.

The existing materials palette is based around exposed raw materials - concrete, blockwork and tiled floors.

New materials are intended to reflect this approach of honest expression of material, but will provide a visual contrast to allow a clear reading of the original building and new elements.

The interior will incorporate natural materials where possible to create a healthy and comfortable learning environment and to provide a warm materials palette to contrast with the existing interior:

- Timber - natural and sustainable material (Pod cladding, Sanctuary structure)
- Glass - to maximise daylight and views across the space (Pods)
- Black metalwork - to reflect the existing clerestory windows (ironmongery)

SIMPLE COLOUR PALETTE

The proposed colour palette will be kept very simple and will be based around the muted tones of timber with black, white and grey to suit the original interior.

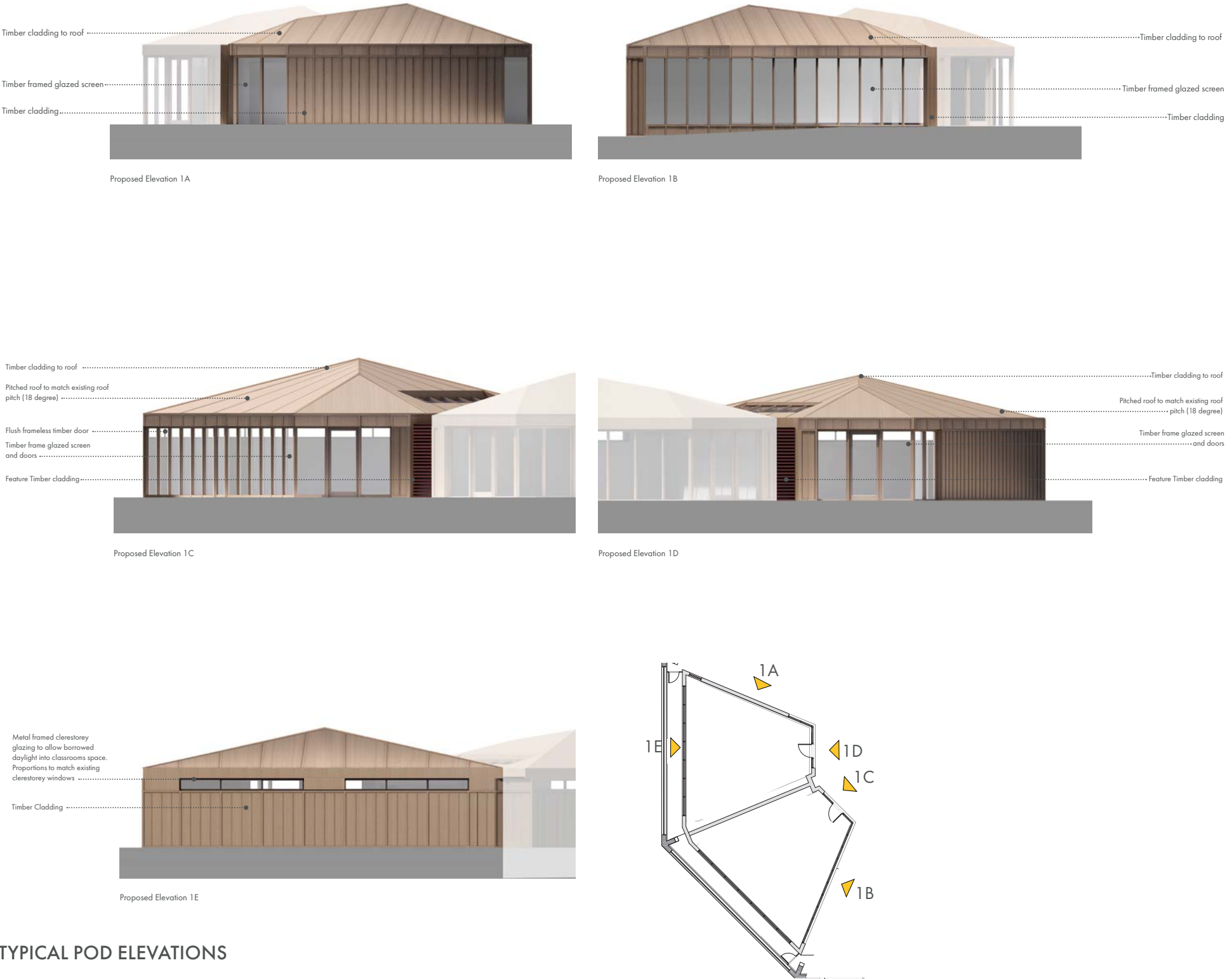
DETAILING

Details will be carefully crafted to create a high quality interior within the historic environment.

SERVICING STRATEGY

The conversion of the Chapel will involve a new services installation throughout. New services will be carefully designed to minimise impact upon the historic fabric:

- New works will avoid chasing into historic fabric wherever possible
- New services are to be routed through the new raised access floor wherever possible Where above ground services are required, these will be accommodated in designed cable trays suspended from structural frame and surface mounted conduits
- Fixings and small penetrations for pipes and cables will be made through existing mortar joints to minimise damage to historic fabric
- The colour of any exposed cables/grilles etc will be matched to the surrounding surfaces



TYPICAL POD ELEVATIONS

5.0 PROPOSED SCHEME

5.3 SCALE & APPEARANCE

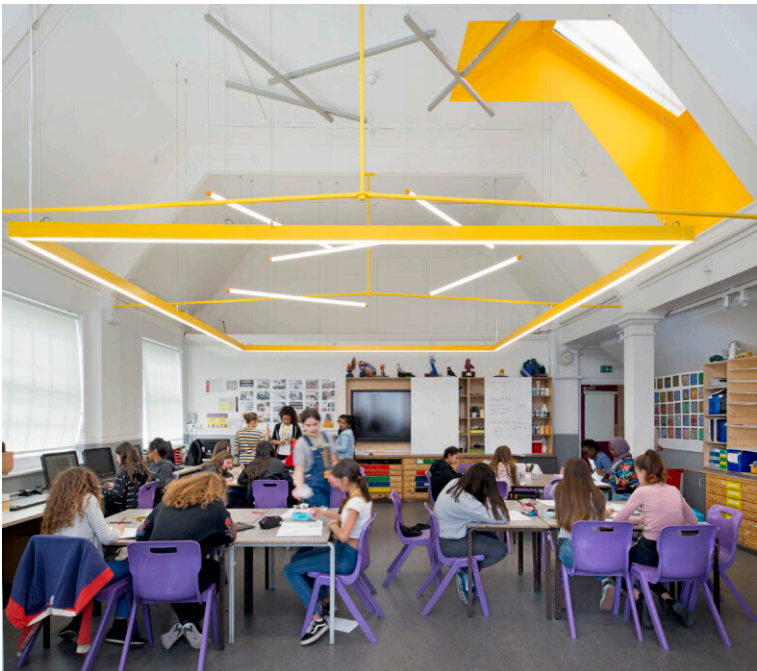
5.3.3 OVERALL LOOK AND FEEL



Examples of timber cladding



Examples of high quality timber framed glazing



Examples of classrooms with exposed soffit to maximise internal volume and create sense of space

5.0 PROPOSED SCHEME

5.3 SCALE & APPEARANCE

5.3.4 INTERNAL VIEWS

Existing roof structure and soffit to remain exposed

Key views upwards towards glazed lantern remain in tact

Formation of new classrooms using pods will allow the historic roof structure to remain visible to enable a reading of the original volume



INDICATIVE VIEW FROM ENTRANCE TOWARDS SANCTUARY

Area of sloping floor to facilitate access to raised altar platform

Pods walls incorporate glazing where possible

5.0 PROPOSED SCHEME

5.3 SCALE & APPEARANCE

5.3.4 INTERNAL VIEWS

Formation of new classrooms using pods will allow the historic roof structure to remain visible to enable a reading of the original volume



INDICATIVE VIEW OF SANCTUARY INCORPORATING
RAISED ALTAR PLATFORM

Existing steps with radial tiling ot be
retained

New lightweight reversible structure
to create flexible working area

Pods walls incorporate glazing where possible

5.0 PROPOSED SCHEME

5.4 REPAIR WORKS

The building is currently in a poor state of repair. The funding obtained for the works to convert the Chapel for educational use will also allow repair works to be undertaken to safeguard the fabric of the building for the future. These are set out on the following pages:

1 RENEWAL OF ROOF AND TURRET CAPPING

Renewal of copper roof which is beyond economic repair and associated lead flashings using like-for-like materials

2 RENEWAL OF EXISTING RAINWATER GOODS

Renewal of existing rainwater goods and parapet gutters using like-for-like materials

3 REPAIR / REFURBISHMENT TO EXISTING WINDOWS

Specialist repair / refurbishment of existing metal framed windows and easing of ironmongery

4 REPAIR / REFURBISHMENT TO GLAZED LANTERN

Specialist repair / refurbishment of existing glazed lantern including repairs to stained glass and lead-work as required.

5 REPAIRS TO EXISTING CONCRETE FRAME

Specialist repairs, cleaning and sealing of existing concrete frame To SE design and specification.

6 BLOCKWORK REPAIRS

Specialist repairs, cleaning and re-pointing to existing internal and external blockwork including re-pointing using suitable mortar.

7 INTERNAL JOINERY REPAIRS

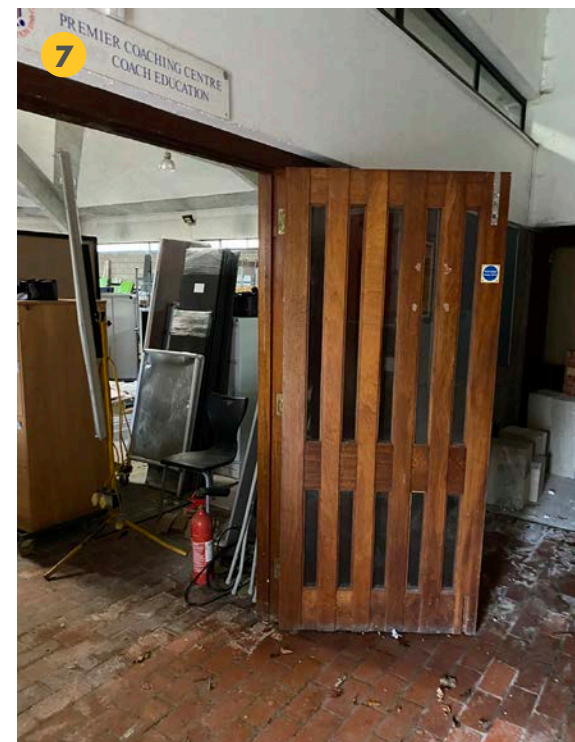
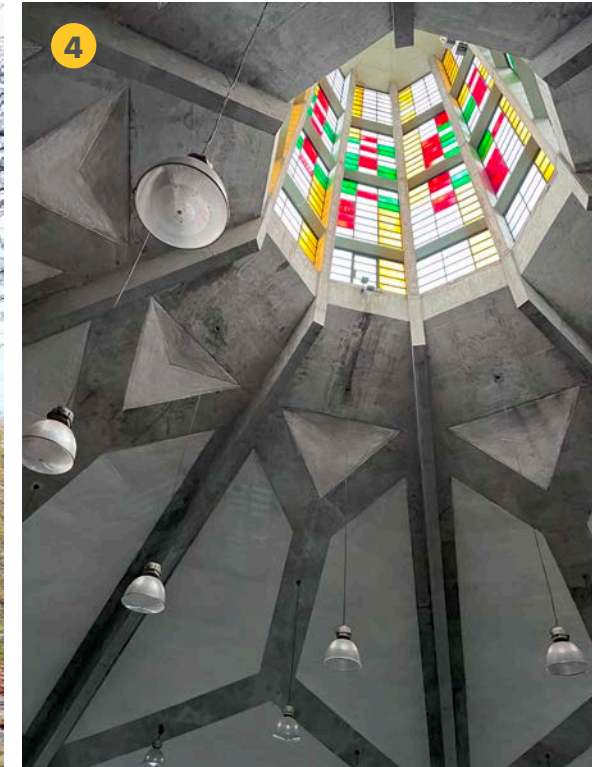
Like-for-like repairs to existing doors, frames and joinery items as appropriate

8 REMOVAL OF RECENT INTERNAL WALL PANELLING

To allow historic fabric to be revealed

9 STRUCTURAL AND DRAINAGE REPAIRS

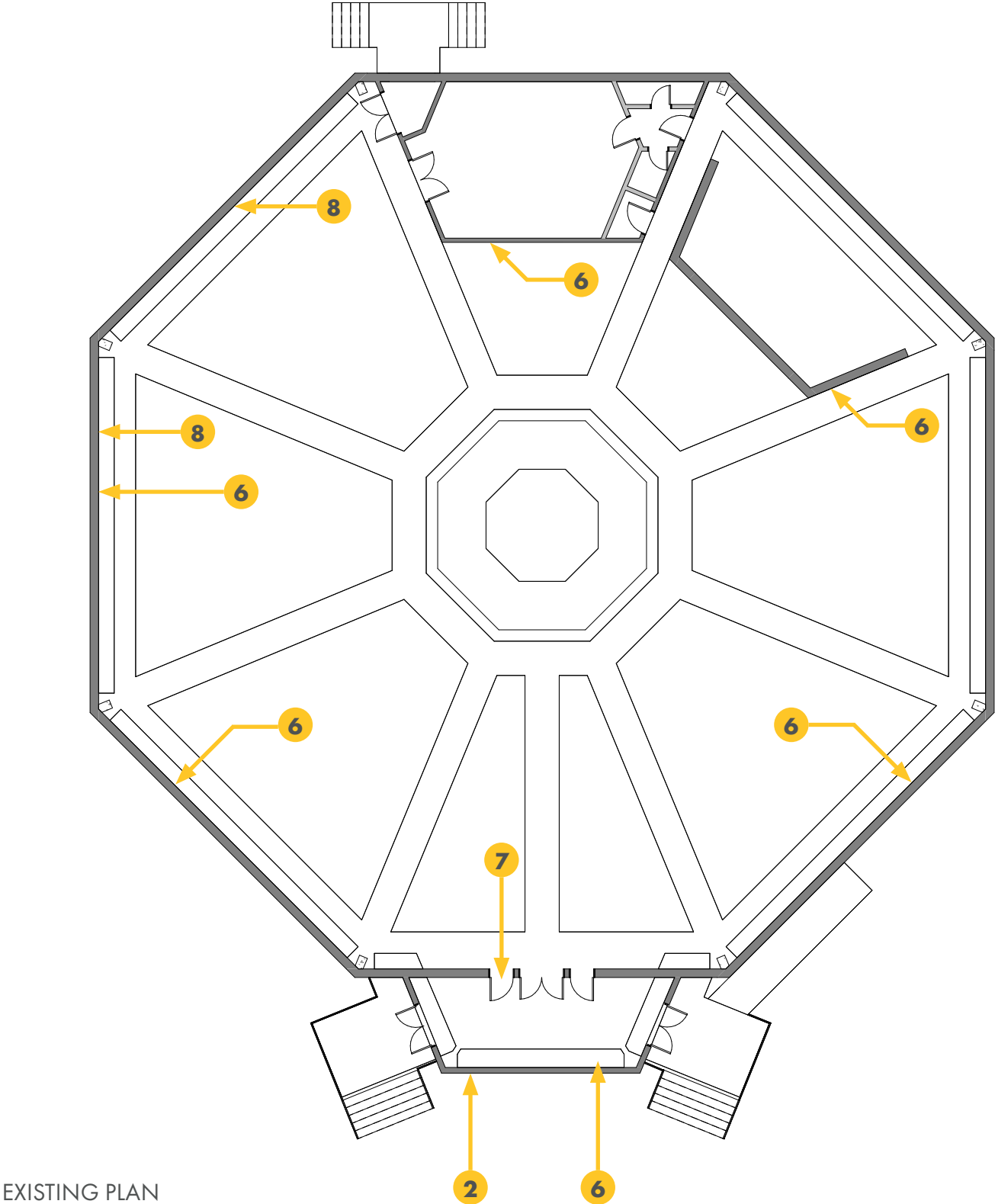
To SE design and specification



5.0 PROPOSED SCHEME

5.4 REPAIR WORKS

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- 5 REPAIRS TO EXISTING CONCRETE FRAME**
Specialist repairs, cleaning and sealing of existing concrete frame To SE design and specification.
- 6 BLOCKWORK REPAIRS**
Specialist repairs, cleaning and re-pointing to existing internal and external blockwork including re-pointing using suitable mortar.
- 7 INTERNAL JOINERY REPAIRS**
Like-for-like repairs to existing doors, frames and joinery items as appropriate
- 8 REMOVAL OF RECENT INTERNAL WALL PANELLING**
To allow historic fabric to be revealed
- 9 STRUCTURAL AND DRAINAGE REPAIRS**
To SE design and specification



5.0 PROPOSED SCHEME

5.4 REPAIR WORKS

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Specialist repairs, cleaning and sealing of existing concrete frame To SE design and specification.

6 BLOCKWORK REPAIRS

Specialist repairs, cleaning and re-pointing to existing internal and external blockwork including re-pointing using suitable mortar.

7 INTERNAL JOINERY REPAIRS

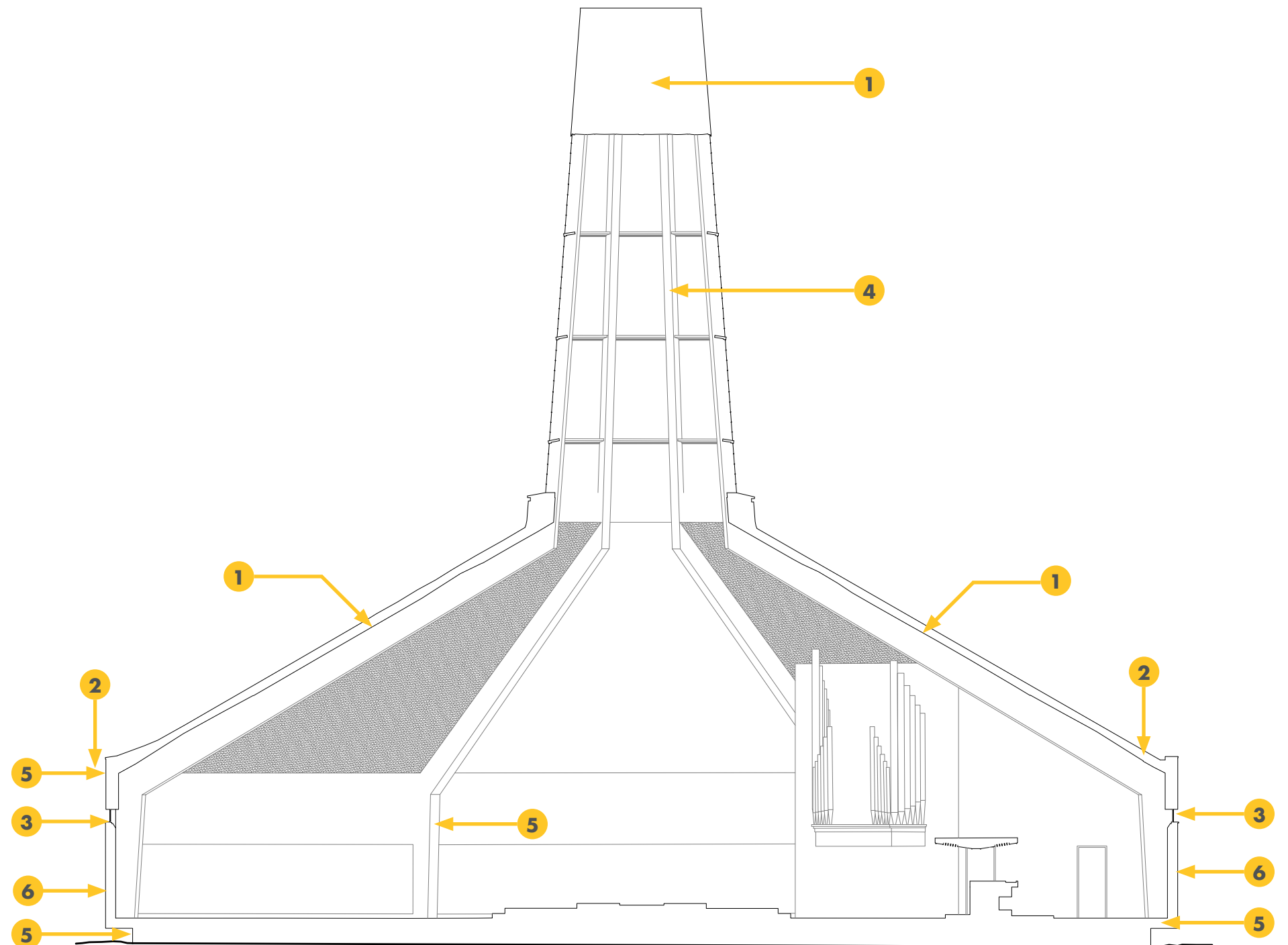
Like-for-like repairs to existing doors, frames and joinery items as appropriate

8 REMOVAL OF RECENT INTERNAL WALL PANELLING

To allow historic fabric to be revealed

9 STRUCTURAL AND DRAINAGE REPAIRS

To SE design and specification

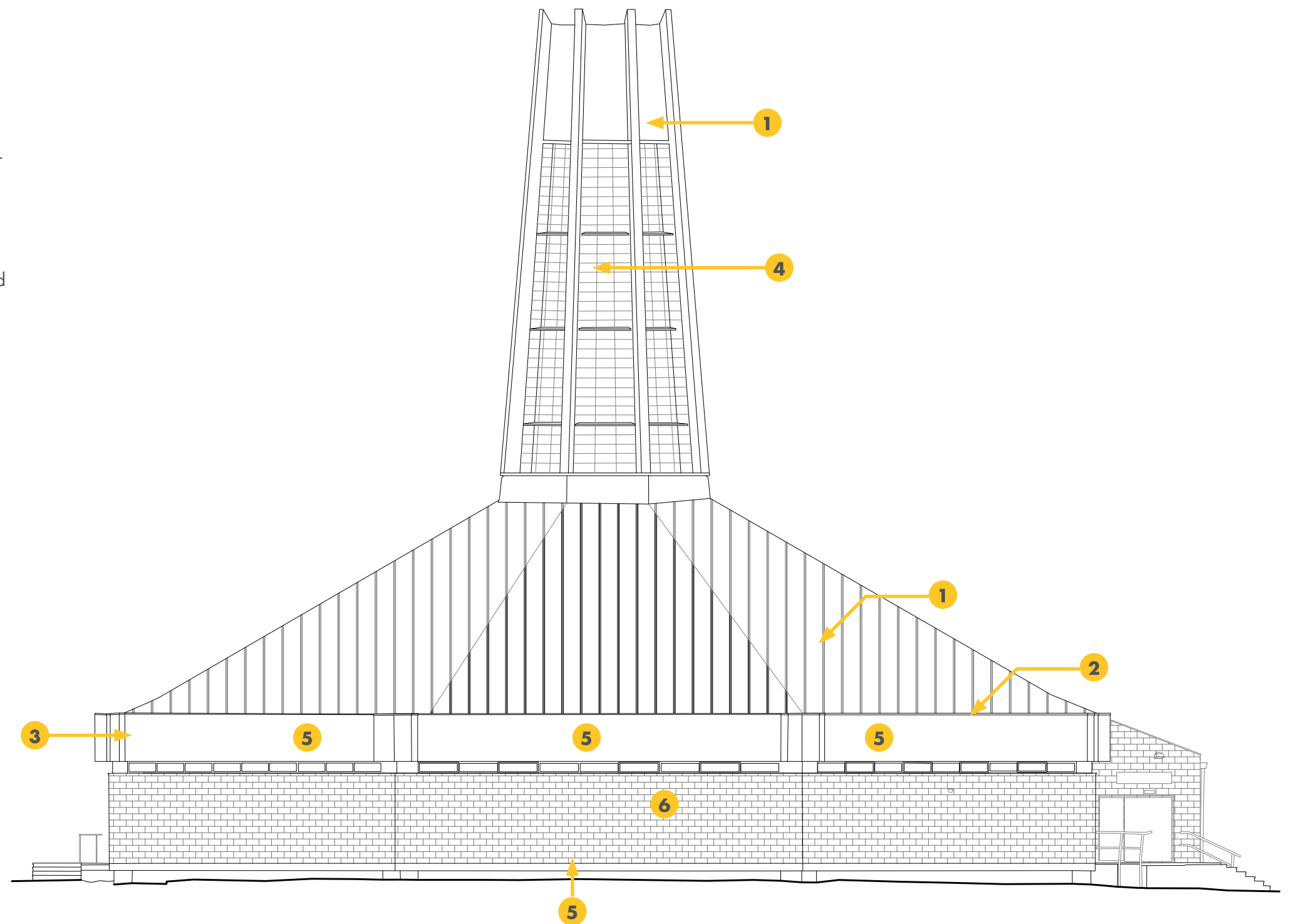


EXISTING SECTION

5.0 PROPOSED SCHEME

5.4 REPAIR WORKS

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Specialist repair / refurbishment of existing metal framed windows and easing of ironmongery
- 4 REPAIR / REFURBISHMENT TO GLAZED LANTERN**
Specialist repair / refurbishment of existing glazed lantern including repairs to stained glass and lead-work as required.
- 5 REPAIRS TO EXISTING CONCRETE FRAME**
Specialist repairs, cleaning and sealing of existing concrete frame To SE design and specification.
- 6 BLOCKWORK REPAIRS**
Specialist repairs, cleaning and re-pointing to existing internal and external blockwork including re-pointing using suitable mortar.
- 7 INTERNAL JOINERY REPAIRS**
Like-for-like repairs to existing doors, frames and joinery items as appropriate
- 8 REMOVAL OF RECENT INTERNAL WALL PANELLING**
To allow historic fabric to be revealed
- 9 STRUCTURAL AND DRAINAGE REPAIRS**
To SE design and specification



EXISTING ELEVATION

6.0 SUSTAINABILITY STRATEGY

6.0 SUSTAINABILITY STRATEGY

6.1 SUSTAINABILITY STATEMENT

This project has been developed to align with the government's net zero carbon emissions by 2050 target, as set out in the Climate Change Act 2008. The design development has considered environmental sustainability, carbon reduction and adaption measures, in line with the Government's targets and objectives. The scheme will also follow the guidance set out in the DfE's Further Education Output Specification Technical Annex 2J: Sustainability.

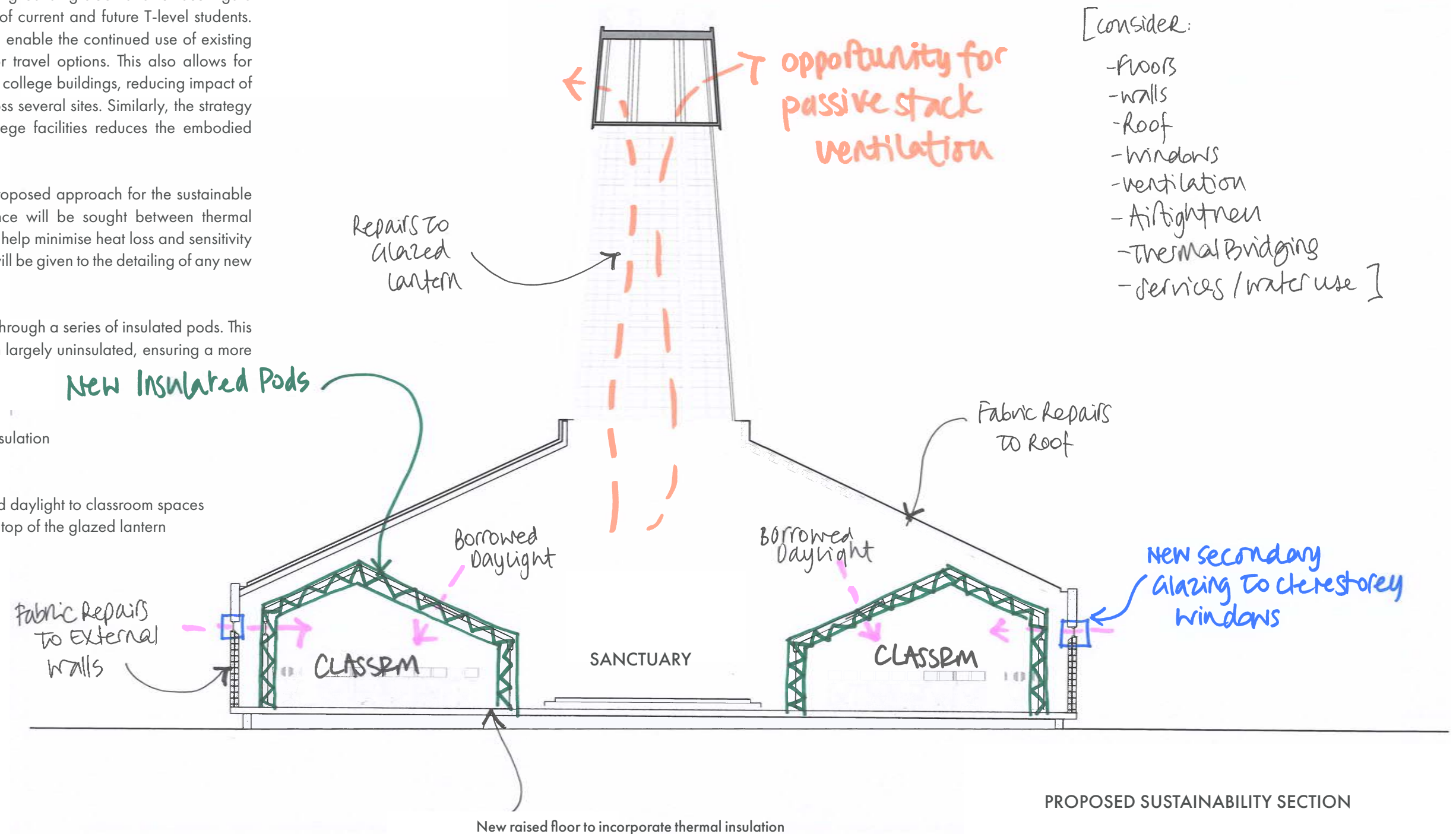
The project seeks to reuse the college's existing building stock and to reconfigure and refurbish the facilities to meet the needs of current and future T-level students. The siting of the project within the college will enable the continued use of existing college infrastructure, creating efficiencies for travel options. This also allows for opportunities to share resources with adjacent college buildings, reducing impact of inefficient but repeated resources spread across several sites. Similarly, the strategy for re-use and re-purposing of existing college facilities reduces the embodied carbon of the project.

The following sketch diagram illustrates the proposed approach for the sustainable adaptation of the existing Chapel. A balance will be sought between thermal upgrading of existing fabric, new insertions to help minimise heat loss and sensitivity to the historic building. Careful consideration will be given to the detailing of any new thermal elements to avoid thermal bridging.

New teaching and staff areas will be formed through a series of insulated pods. This strategy will allow the historic fabric to remain largely uninsulated, ensuring a more sympathetic approach to the Chapel.

The proposed works include:

- New raised floor incorporating thermal insulation
- New insulated pod construction
- Secondary Glazing to existing windows
- Internal glazing to help increase borrowed daylight to classroom spaces
- Automatically controlled ventilation to the top of the glazed lantern
- Low water use fittings
- Carefully considered servicing strategy



7.0 ACCESS STRATEGY

7.0 ACCESS STRATEGY

7.1 SITE PLAN

An important part of the creation of any new learning facilities at the College is inclusivity.

The Site Plan and Floor Plan shown opposite demonstrate how accessibility has been considered in the design of the proposals to enable all users to share equitable spaces.

The constraints of the listed building will provide some constraints but wherever possible the scheme has been designed to be fully accessible in accordance with the Equality Act 2010, Approved Document M and British Standards including BS 8300:2018.

7.1.1 HIGHWAYS ACCESS TO THE SITE

The building forms a part of the overall college campus and the proposed works are intended to provide an improved learner experience. No increase in staff or student numbers are anticipated as a result of the proposals and therefore no changes in vehicular traffic are expected.

7.1.2 ACCESS TO THE BUILDING

The Chapel is positioned on a hill and so access to the building is via a series of steps and a steeply sloping access road. This existing situation does not provide for a fully accessible approach, and access for anyone requiring assistance will be managed via the College’s management strategy.

In order to help mitigate the lack of accessible approach, a new accessible parking space has also been provided adjacent to the building.

A new path is proposed to the perimeter of the building to allow MEWP access to the building fabric for future cleaning and maintenance.

7.1.3 ACCESS INTO THE BUILDING

The main entrance is currently accessed via two sets of steps. These are in poor condition and will be re-built as part of the works with new steps constructed in line with current regulations.

An accessible route will also be provided from the accessible parking space to the main entrance. This includes the provision of a new sloping path to the entrance. This will be set at a maximum gradient of 1 in 21. This will help to minimise the requirement for new handrails, keeping the visual impact of the new route to a minimum in the context of the Listed Building.

KEY

- Planning Boundary
- Accessible route
- Pedestrian route
- 1 Existing Steps
- 2 Existing Access Road
- 3 New Accessible parking space
- 4 New path to perimeter
- 5 New steps to main entrance



7.0 ACCESS STRATEGY

7.2 GROUND FLOOR PLAN

7.2.1 ACCESS WITHIN THE BUILDING

The accommodation is all provided at ground floor level.

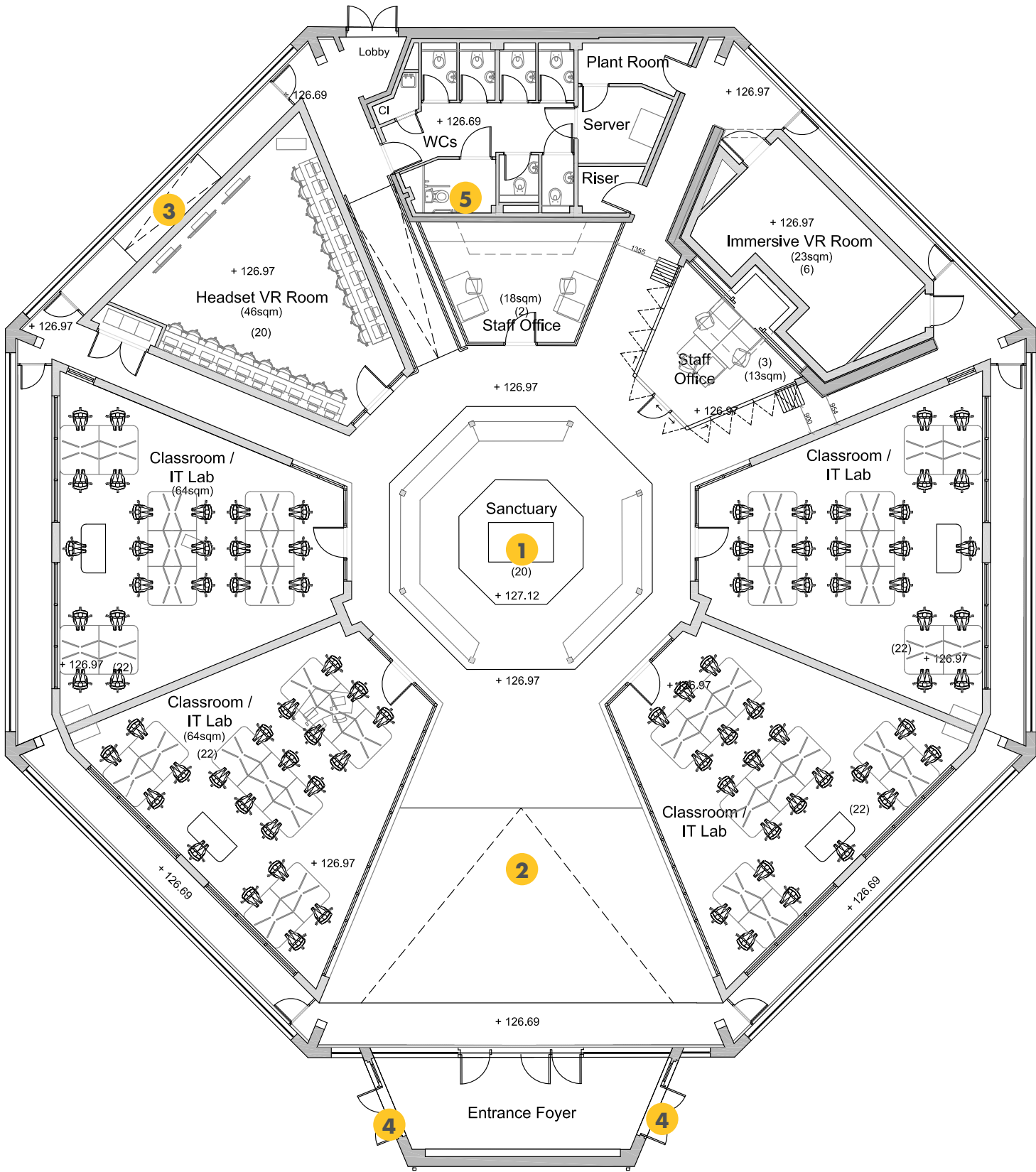
A key feature of the historic building is the central raised altar. It is proposed that this space will be re-purposed as a new independent study area - the 'Sanctuary'. In order to allow the existing steps to be retained, it is proposed that a new raised access floor is installed to the majority of the ground floor. This will encompass the lower step, allowing the Sanctuary area to be accessible to all users independently.

The proposals retain the very central raised step as this is considered important in retaining the legibility of the central altar as the primary feature within the Chapel. This central step would not be accessible to wheelchair users, but since this is a small area and includes only a bench seat it is considered that this would have a minimal impact for anyone using the space.

Routes throughout the ground floor are designed with level access and incorporate sloped / ramped access to accommodate the raised floor level.

Door widths and circulation routes are appropriately sized throughout for wheelchair access.

Signage and colour schemes will also make due regard for visually impaired users.



KEY

- 1 Central raised altar - Sanctuary Area
- 2 Sloping floor (max 1 in 21 radient)
- 3 Ramped floor (max 1 in 13 gradient)
- 4 Level threshold at entrance
- 5 Accessible WC

8.0 EXTERNAL WORKS

8.0 EXTERNAL WORKS

8.1 LANDSCAPING PROPOSALS

Hard and soft landscaping around the site will be improved to:

- Improve the appearance of the surrounding area to help enhance the setting of the listed building
- Create safe and accessible routes to the building entrance via new steps and handrails designed to reflect the original design intent
- Remove later inappropriate tarmac paving and replace this with a new high quality paving
- Allow access to the perimeter of the building for MEWP access for future cleaning and maintenance of the building
- Improve connectivity to the College site

KEY

- 1 Renewal of Existing Steps
- 2 New Path to Perimeter
- 3 New Steps to Entrance
- 4 New Accessible Path
- 5 New Accessible Parking Space
- 6 New Plant Enclosure
- 7 New free standing signage

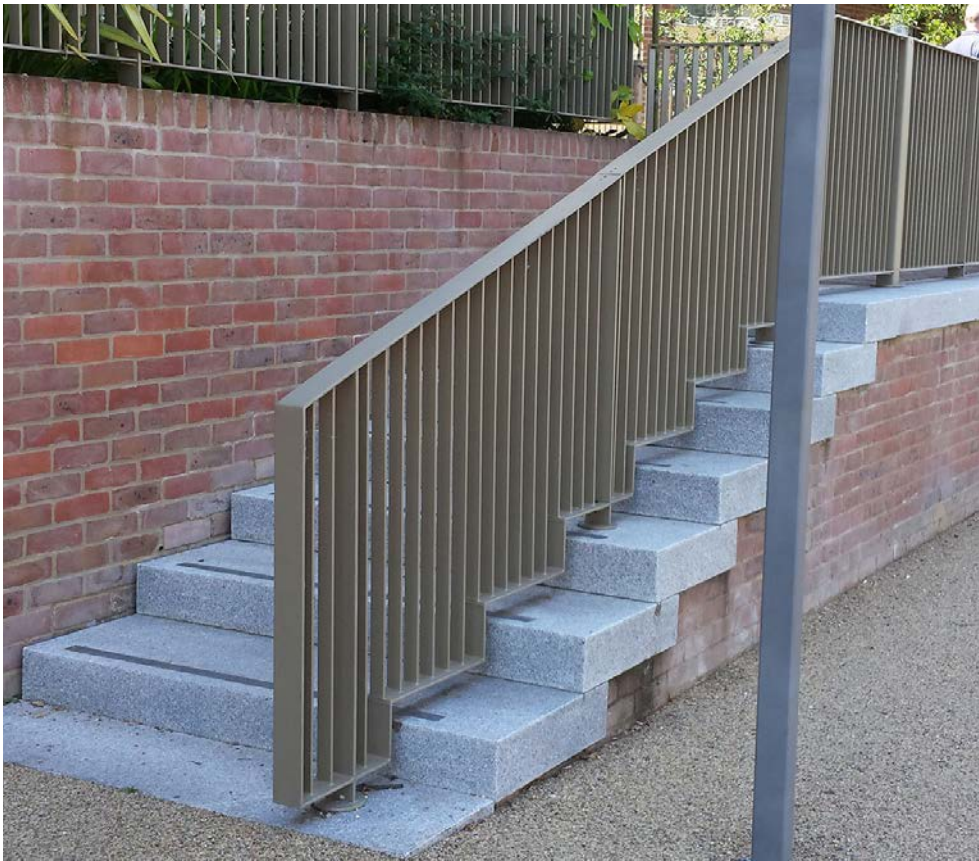


8.0 EXTERNAL WORKS

8.2 NEW STEPS AND BALUSTRADES

The existing steps to the front of the building have been adapted over time and are in a poor condition. It is proposed that new concrete steps will be formed to the front of the building to reflect the original design intent and to match the rear steps.

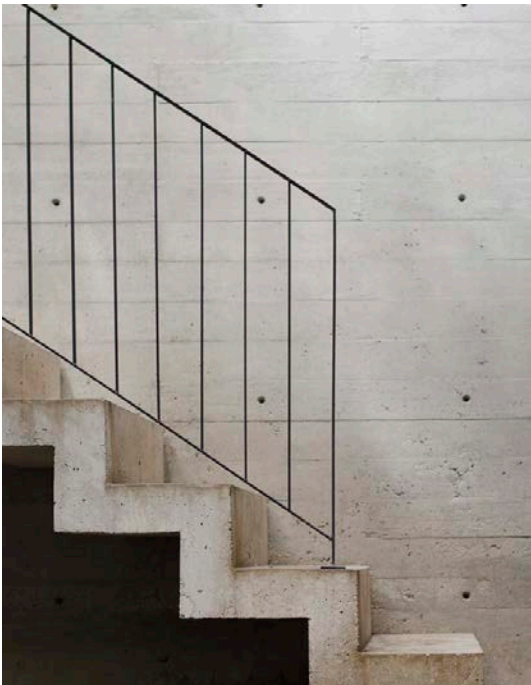
New balustrades will be required throughout to comply with current Building Regulations. These will be designed as metal balustrades to suit the original simple design but will also incorporate vertical uprights to comply with current regulations. The design will be contemporary in order that this will read as a new element and the design will be very minimal using flat metal sections to keep the overall appearance very simple.



Existing Front Steps to be replaced with new



Rear steps to be retained and repaired

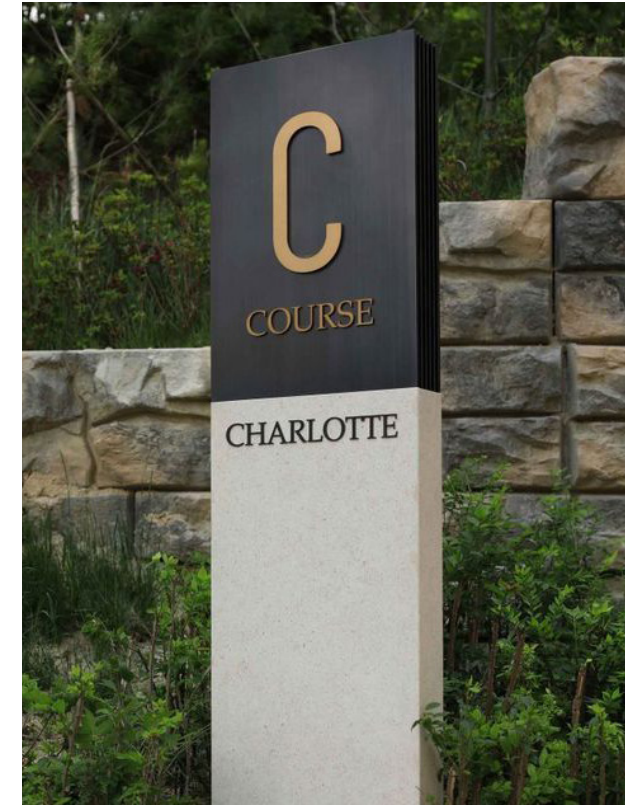


Precedent imagery showing simple metal balustrades with contemporary design

8.0 EXTERNAL WORKS

8.3 SIGNAGE AND WAYFINDING

New external signage is proposed to improve way finding to the building entrance. The new signage will be ground mounted in order to keep this separate to the listed building.

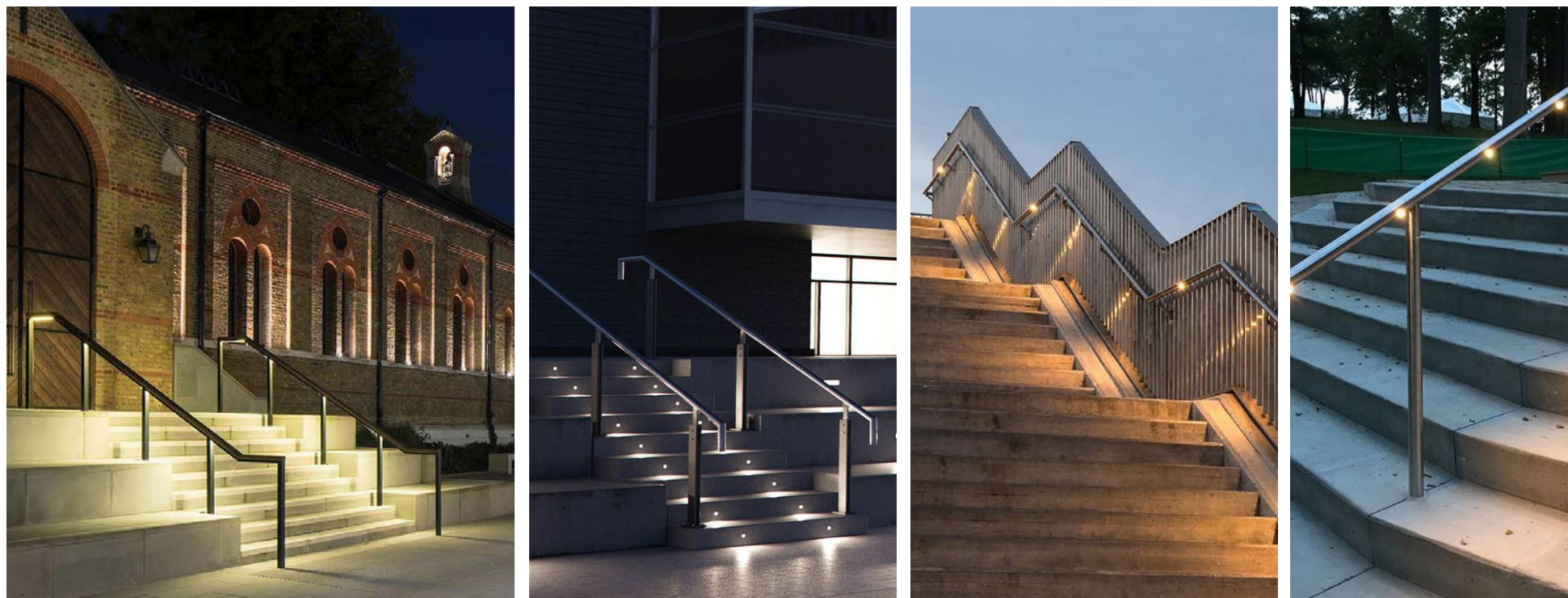


Precedent imagery showing ground mounted signage columns

8.0 EXTERNAL WORKS

8.4 EXTERNAL LIGHTING STRATEGY

A new scheme of sensitively designed lighting is proposed to improve safety and access around the building exterior, as well as highlighting key architectural features of the original building. Where possible new lighting will be ground mounted in order to minimise any new fittings attached to the historic fabric. Final proposals will be developed with specialist lighting designer.



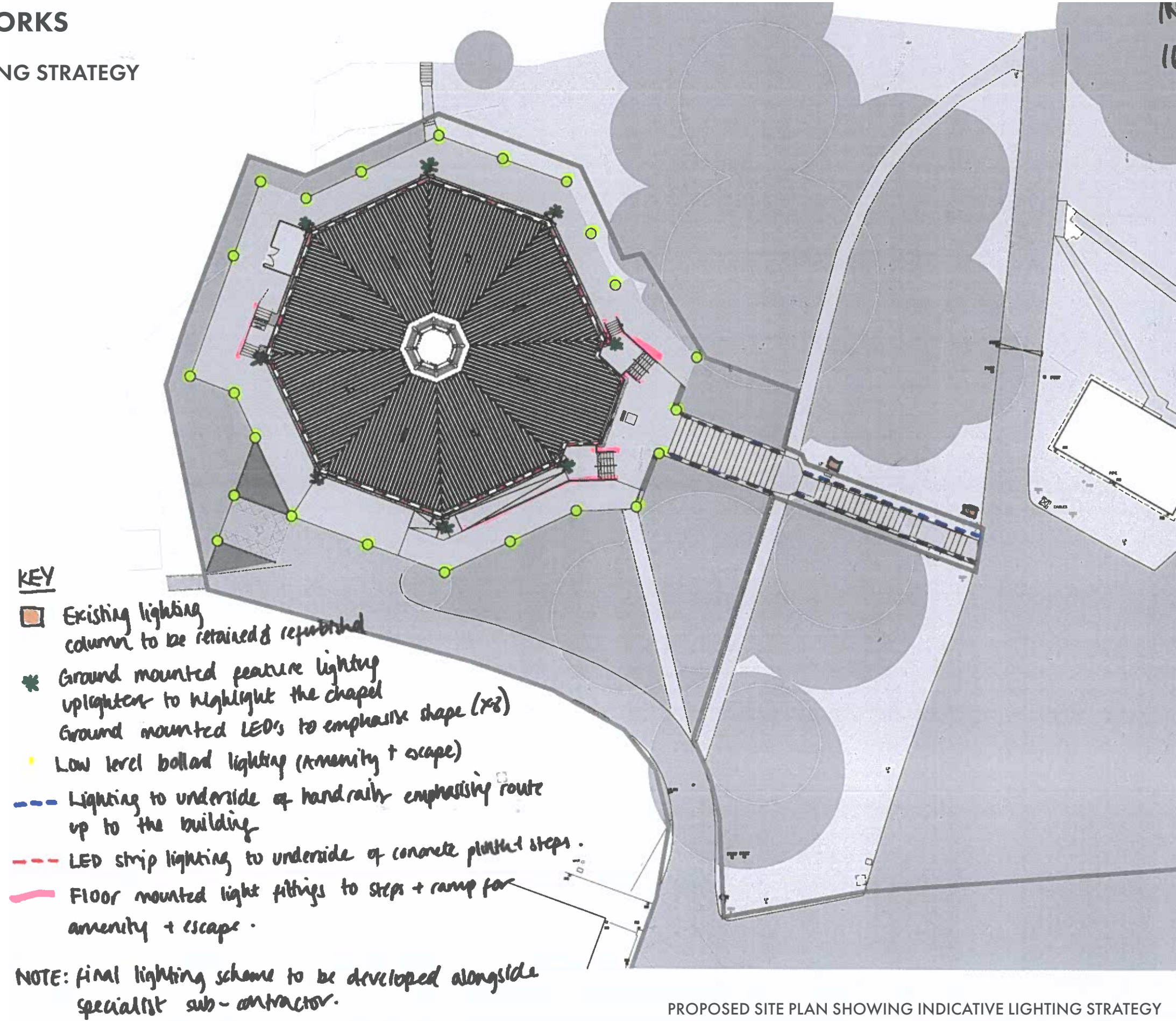
Precedent image showing how lighting could be incorporated into new balustrade design



Precedent image showing low level bollard lighting for amenity

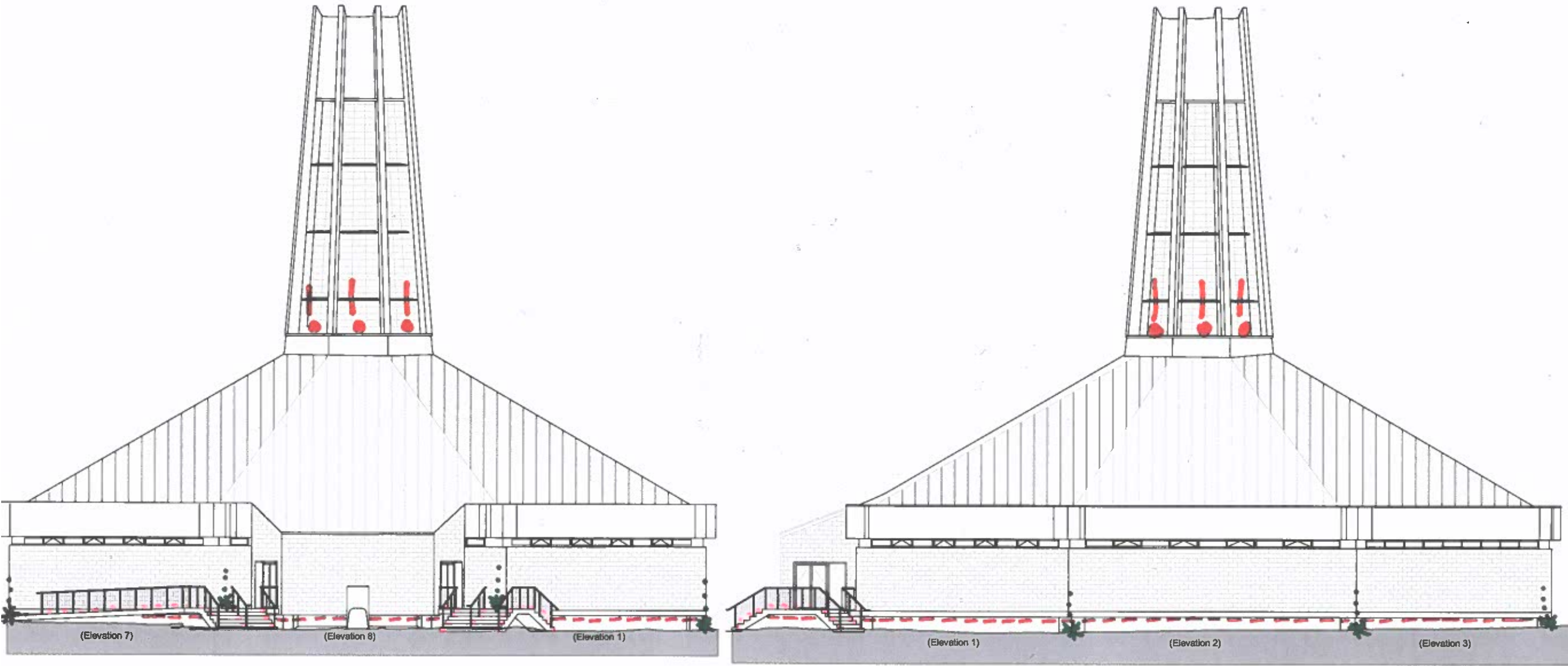
8.0 EXTERNAL WORKS

8.4 EXTERNAL LIGHTING STRATEGY



8.0 EXTERNAL WORKS

8.4 EXTERNAL LIGHTING STRATEGY



Elevation A

key

- - - = LED strip lighting to underside of plinth
- * = ground mounted uplighters to emphasise structure. (x8)
- ! = uplighters to emphasise lantern (x8)
- ... = Floor mounted light fittings to stair + lamp.

emphasising original design
concept as 'floating'.
Elevation B

NOTE: final lighting scheme to be developed
alongside specialist sub-contractor &
M+E consultant.

PROPOSED ELEVATIONS SHOWING INDICATIVE LIGHTING STRATEGY

improving lives | inspiring learning | enriching heritage

seven.

RIBA  RIBA 
Chartered Practice Conservation
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