

DESIGN AND ACCESS STATEMENT - ENABLING WORKS



Client: Hopwood Hall College
Project: Conversion of Former Chapel
Reference: HHC-SEV-XX-XX-RP-A-09004
Date: February | 2024



REVISION

PROJECT TITLE	CONVERSION OF FORMER CHAPEL
PROJECT NUMBER	20765
CLIENT	HOPWOOD HALL COLLEGE
DOCUMENT TITLE	DESIGN AND ACCESS STATEMENT - ENABLING WORKS
DOCUMENT NO.	09004
DATE	15 02 24
AUTHOR	RS
REVISION	P01

REV	DESCRIPTION	DATE	AUTHOR	CHCKD
P01	Issued for Planning	17/02/24	RS	RS

CONTENTS

1.0 INTRODUCTION

2.0 EXISTING SITE AND BUILDING

3.0 PROPOSED SCHEME

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 SCOPE OF REPORT

This document has been prepared to accompany a Listed Building Consent Application for a series of enabling works to the the existing Milnrow Chapel which forms part of the Middleton Campus at Hopwood Hall College.

Milnrow Chapel is Grade II Listed and was constructed in the 1960s as a place of worship for the De La Salle Teacher Training College. It was de-consecrated in the 1990s and has since been used by Hopwood Hall College as a fitness centre and storage facility.

Seven architecture have been commissioned by Hopwood Hall College to develop a scheme to refurbish and re-purpose the existing Chapel to provide much needed general learning classrooms and IT provision for their Engineering and Manufacturing T-Levels curriculum. A Pre-Application submission was made to Rochdale LPA in February 2024 for the repair and conversion of the building for use by the College as a dedicated T-level Engineering and Virtual Reality Learning Centre.

The proposed enabling works included within this application are considered a necessary step in order to help inform tthe future repair and refurbishment works to the Chapel, to bring the building back into meaningful communal use. The works proposed are as follows::

- Ground slab investigation works
- External wall investigation works
- Roof investigation works
- Removal of areas of damaged building fabric
- Asbestos removal works
- New Path to Perimeter of building to allow access to roof and high level glazing



2.0 EXISTING SITE

2.0 EXISTING SITE

2.1 SITE LOCATION

Milnrow Chapel forms part of Hopwood Hall College Middleton Campus, situated on Rochdale Road at the edge of Middleton.

The site is located towards the North-West of the College grounds and elevated on a grassed bank with trees surrounding the site. An existing path leads from the North of the site towards the Grade II* Listed Hopwood Hall.

KEY

- 1 Hopwood Hall College
- 2 Hopwood Hall (Grade II* Listed)
- 3 Manchester Golf Club
- 4 Cardinal Langley Roman Catholic High School
- 5 St Anne's Academy Comprehensive
- 6 Hollin Primary School
- 7 Stakehill Industrial Estate
- 8 Yew Tree Farm
- 9 Hopwood Woods
- Site Boundary (Milnrow Chapel)



Location Plan

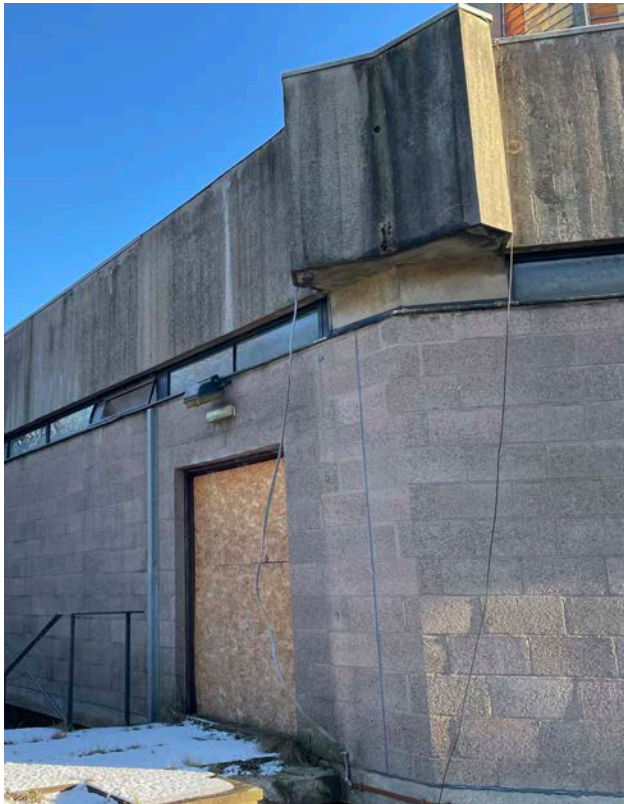
2.0 EXISTING SITE

2.2 SITE SUMMARY

The Milnrow Chapel was constructed in 1965 as a place of worship. It was designed by Fredrick Gibbered as a prototype to Liverpool Catholic Cathedral. It is now Grade II Listed and was previously converted to a fitness centre, used extensively by Skills for Life (LLDD), Sport curriculum (Fitness and Rugby Academies) & Uniform Pre Services curriculum. It is currently in use as a storage facility.

The building comprises a reinforced concrete frame set out in an octagonal configuration with a spire rising from the centre which incorporates a coloured glass lantern. At low level enclosing walls are finished in fair-faced blockwork.

Roofs are felt finished with a copper coating and drain into perimeter gutters behind parapet upstands. These discharge via hopper heads to the lobby elevations. Windows at low level are single glazed in steel frames with opening casements. Internally the building is open to the main hall which is accessed off an entrance lobby.



The Existing Site - External Photographs

2.0 EXISTING SITE

2.3 EXTERNAL PHOTOGRAPHS



6 Steps into one of two mirroring main entrances.



7 View from approach via existing road to the South.



8 View looking at the existing rear access to the building.



9 View from the existing stepped access up the hill towards the building from the South-West



10 View onto the existing parking area to the south.



Key Plan

2.0 EXISTING SITE

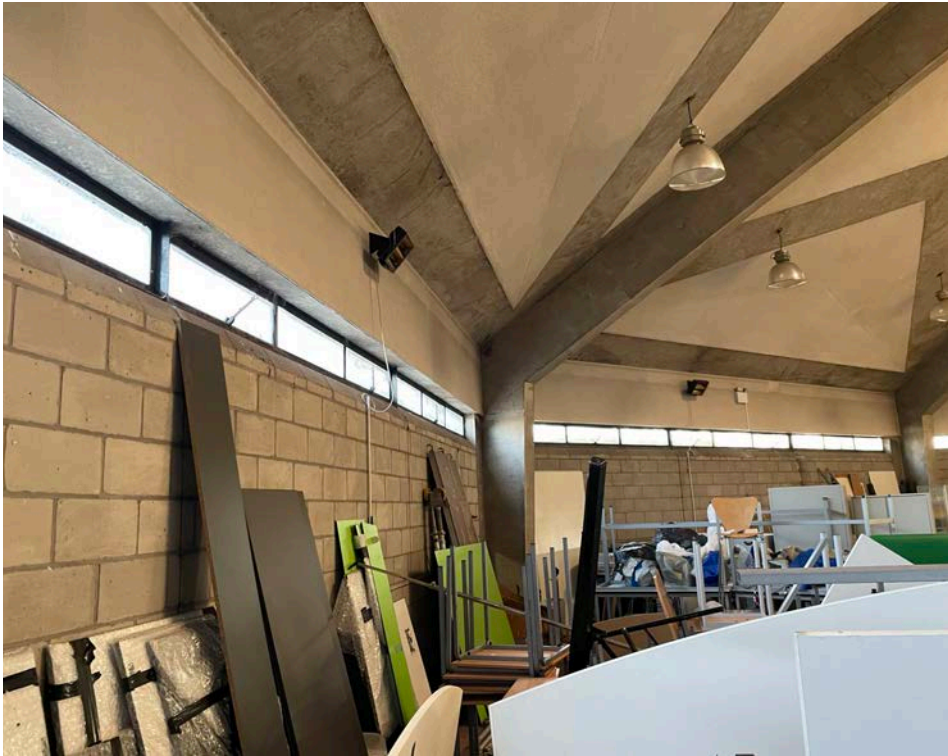
2.4 INTERNAL PHOTOGRAPHS



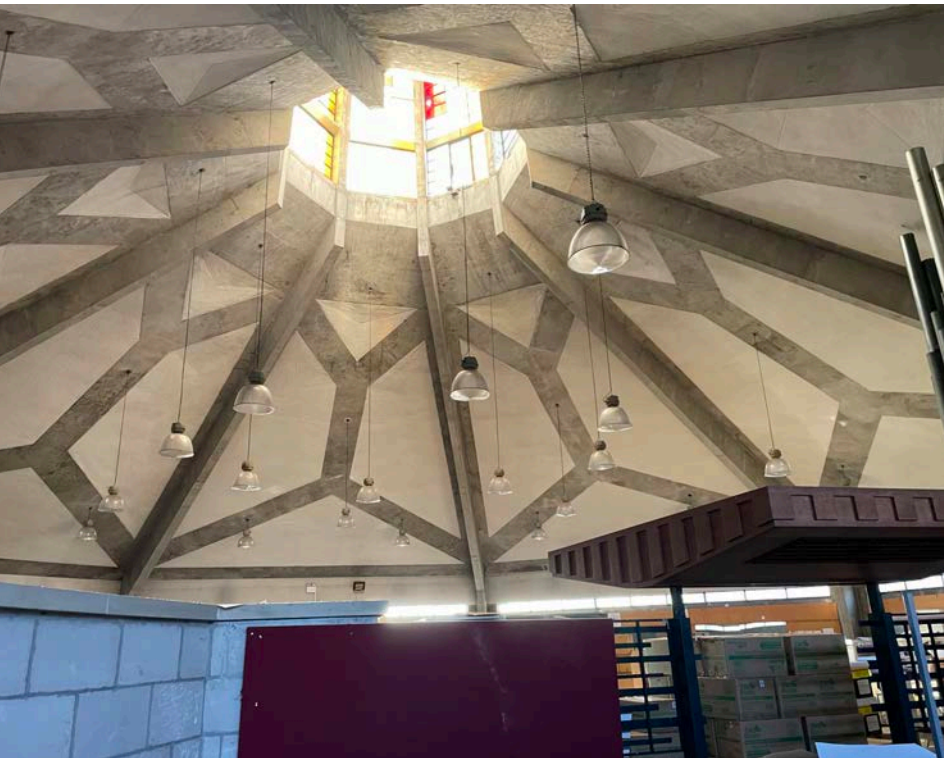
1 View looking up towards stain glass window.



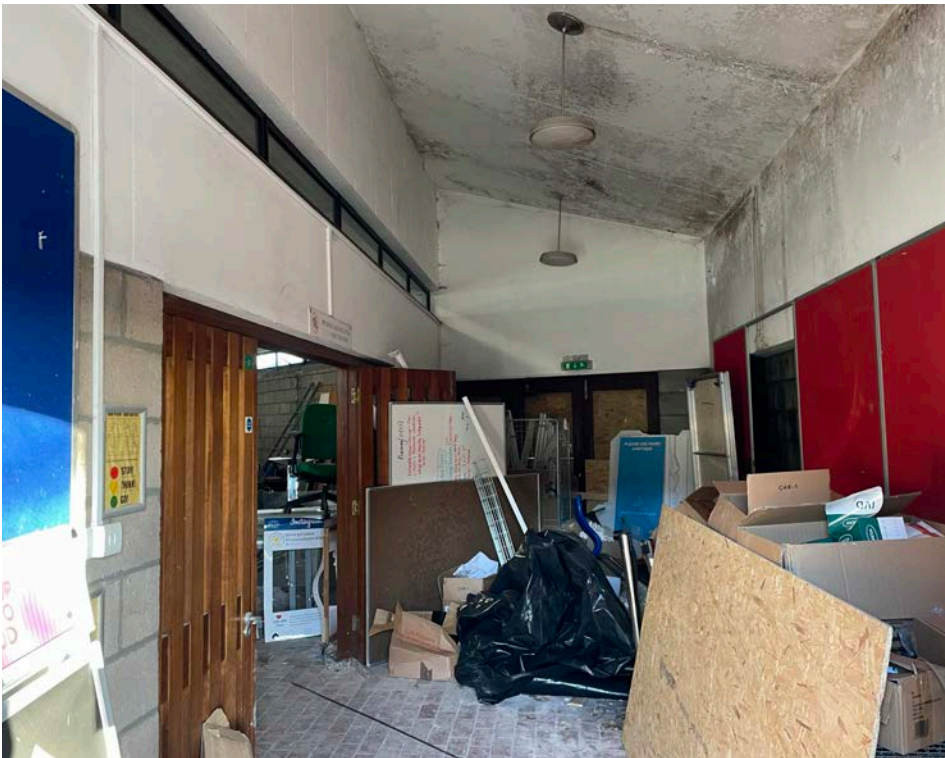
2 View into the main hall, currently being used for storage.



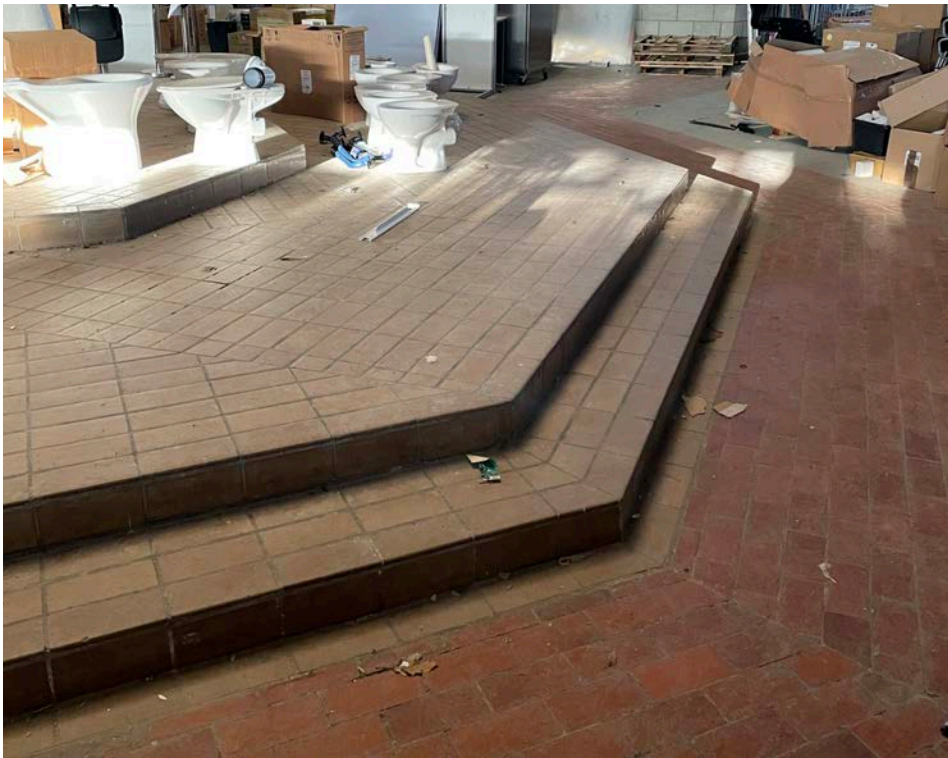
3 High level glazing above exposed blockwork walls.



4 Internal view of octagonal roof structure.



5 View into the entrance lobby.



6 Central steps in the hall.

2.0 EXISTING SITE

2.5 EXISTING SITE PLAN

2.5.1 SITE PLAN

The site is located towards the North-West of the College grounds and elevated on a grassed bank with trees surrounding the site. The Chapel is accessed from an existing external stair leading from the main College campus. There are two existing sets of steps which take you to two separate main entrances into a lobby area.

To the south of the site there is an existing road which takes you to a small parking area. A footpath follows around the full external envelope of the building, although this is in a poor state and has been partially blocked by overgrown vegetation. External access from the rear fire escape is via a set of flying concrete landing and steps with metal handrails to the perimeter.

An existing path leads from the North of the site towards the Grade II* Listed Hopwood Hall.



View taken from Google Earth



Site Plan

2.0 EXISTING SITE

2.6 EXISTING BUILDINGS PLANS

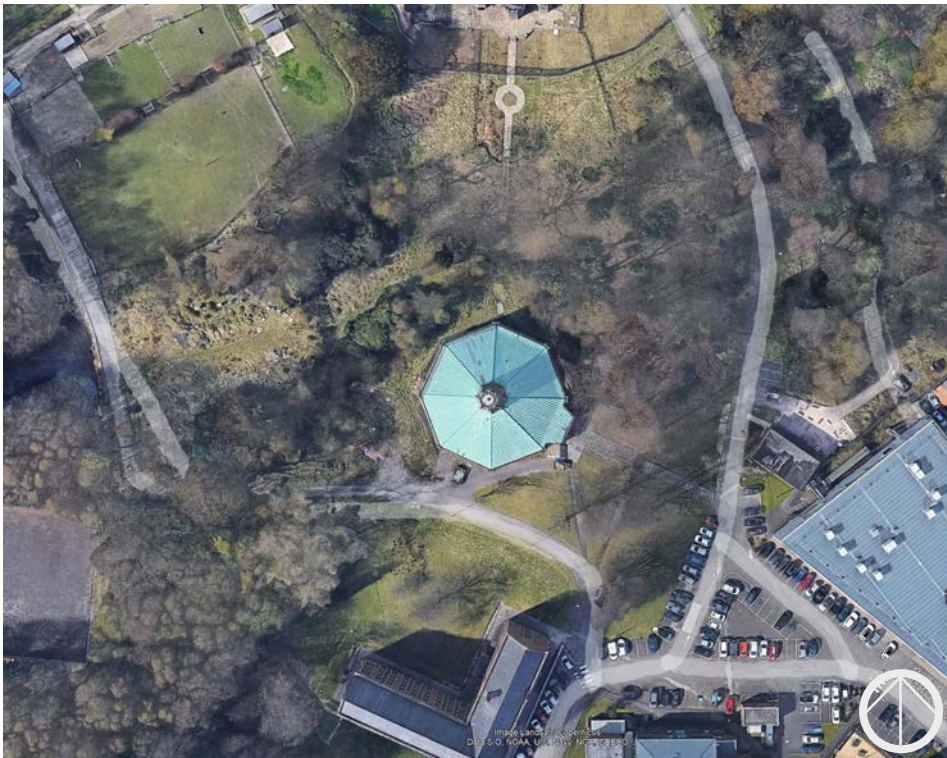
2.6.1 GROUND FLOOR PLAN

The building has an octagonal plan form. A small entrance vestibule leads into the open plan Chapel which has a central raised altar platform and a small enclosed area to the north which was originally designed as a sacristy. Low walls to the north western segment form a side chapel with it's own altar and canopy in tact.

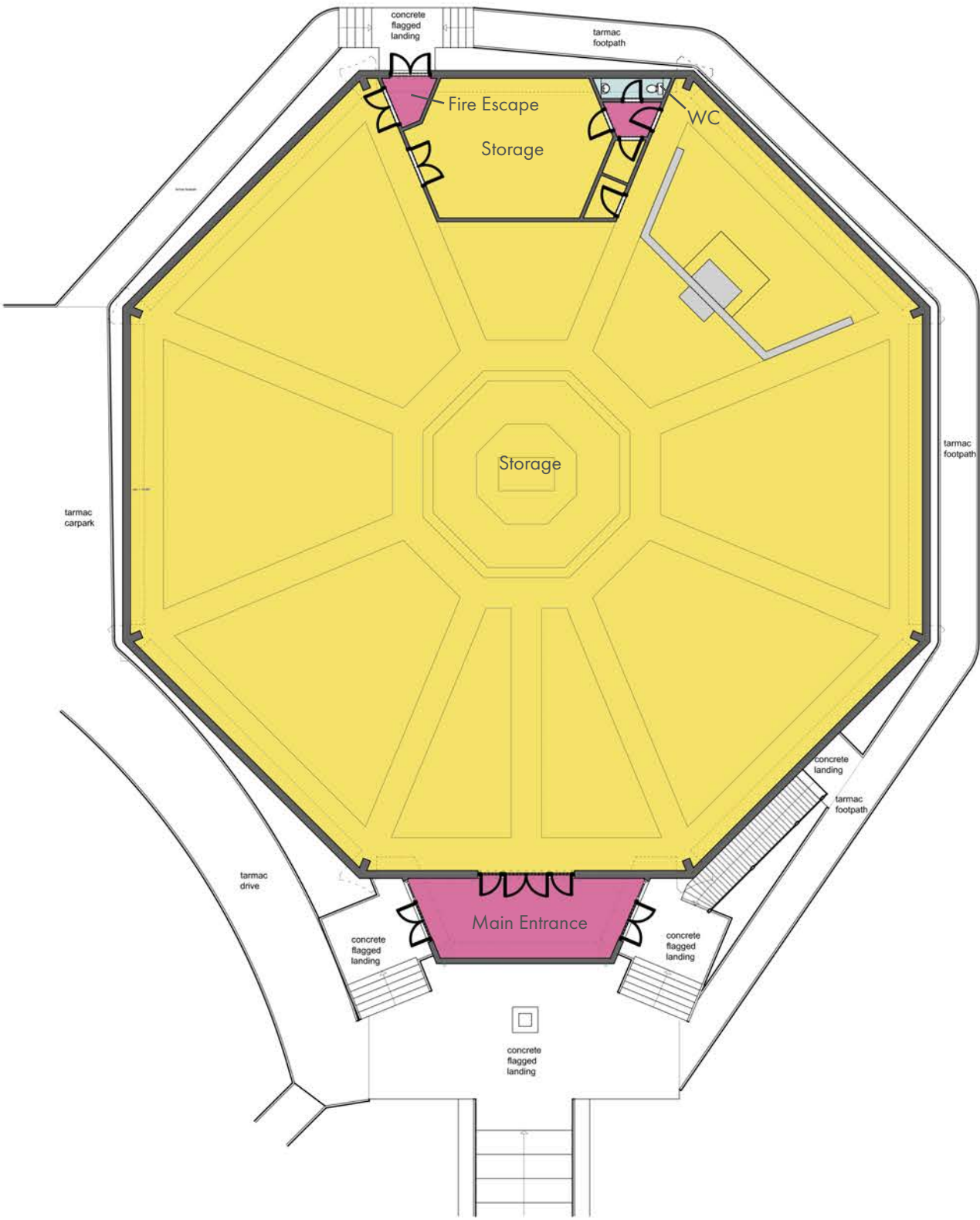
The building is lit via the dramatic coloured glass lantern which rises above the central altar, and there is a narrow band of clerestory windows to the perimeter.

The building is currently in use as a storage facility.

- KEY
- Storage
- Lobby
- WC Facilities



Key Plan



Existing Ground Floor Plan



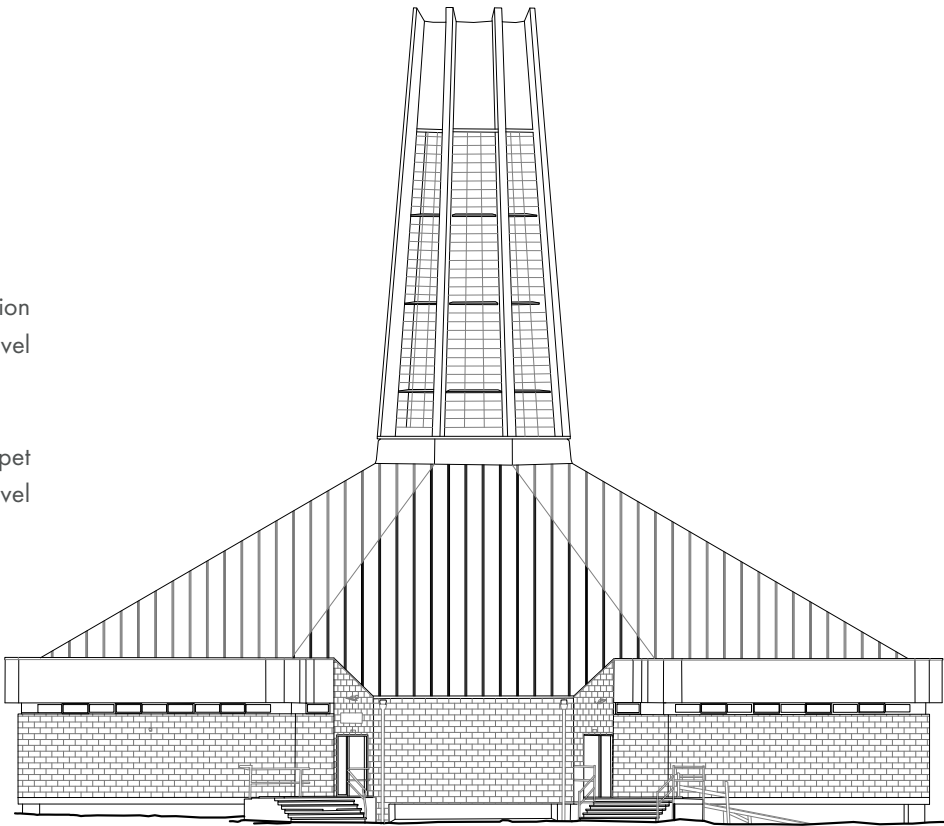
2.0 EXISTING SITE

2.6 EXISTING BUILDINGS PLANS

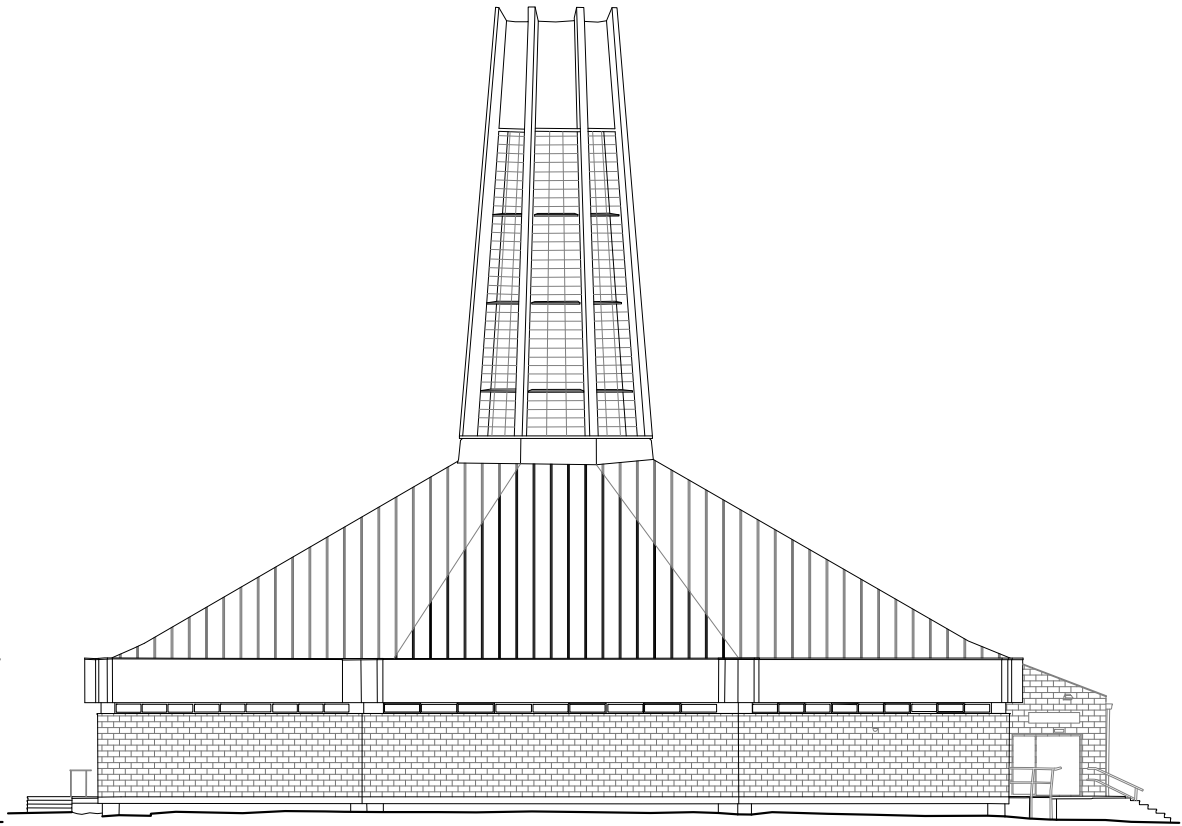
2.6.2 ELEVATIONS

The building comprises of a reinforced concrete frame set out in an octagonal configuration with a spire rising to the middle which incorporates a coloured glass lantern. At low level enclosing walls are finished in blockwork.

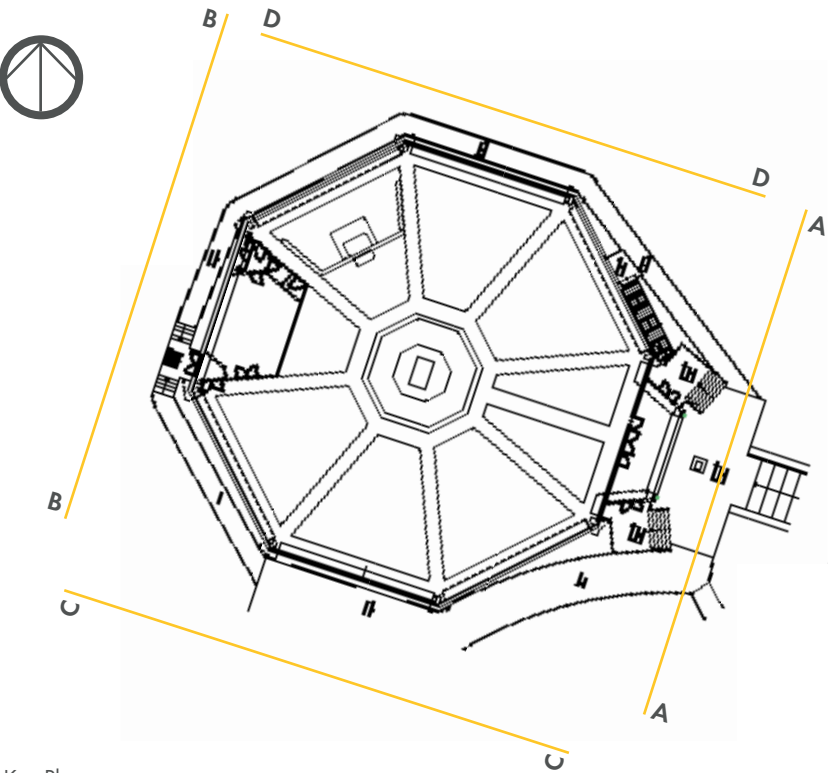
Roofs are felt finished (with a copper coating) and drain into perimeter gutters behind parapet upstands. These discharge via hopper heads to the lobby elevations. Windows at low level are single glazed in steel frames with opening casements.



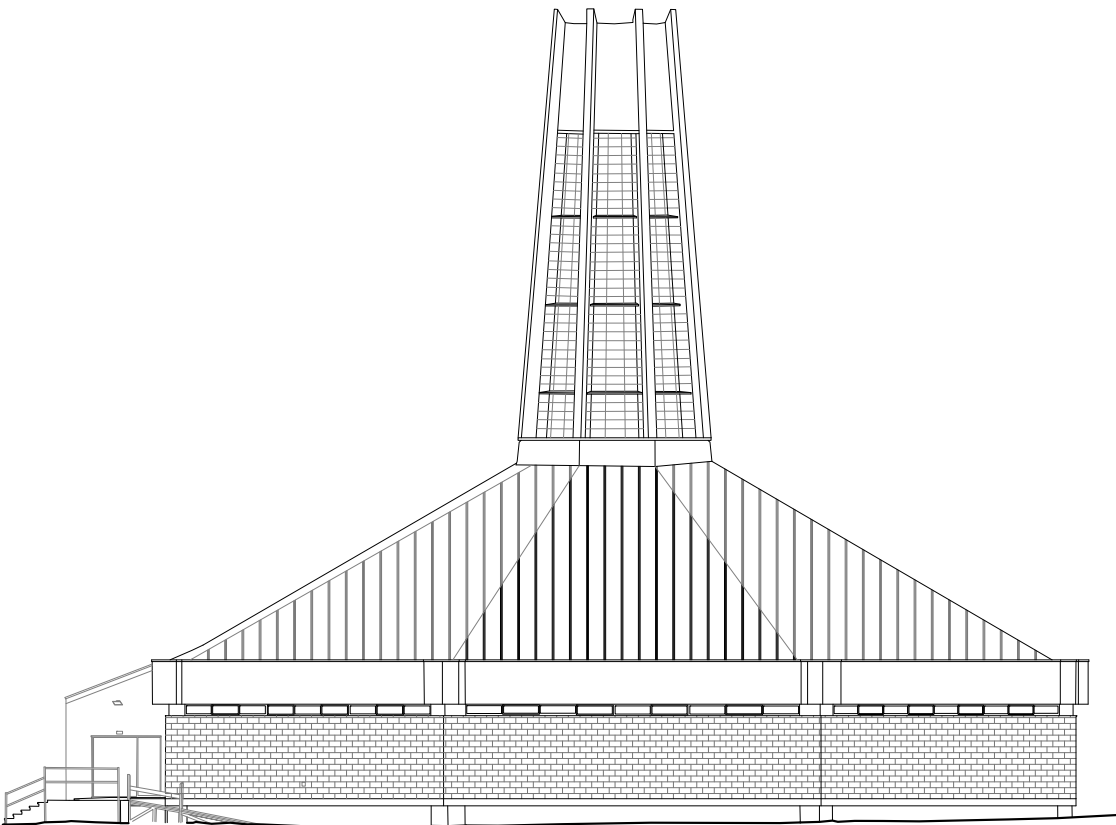
AA Elevation Facing South-East



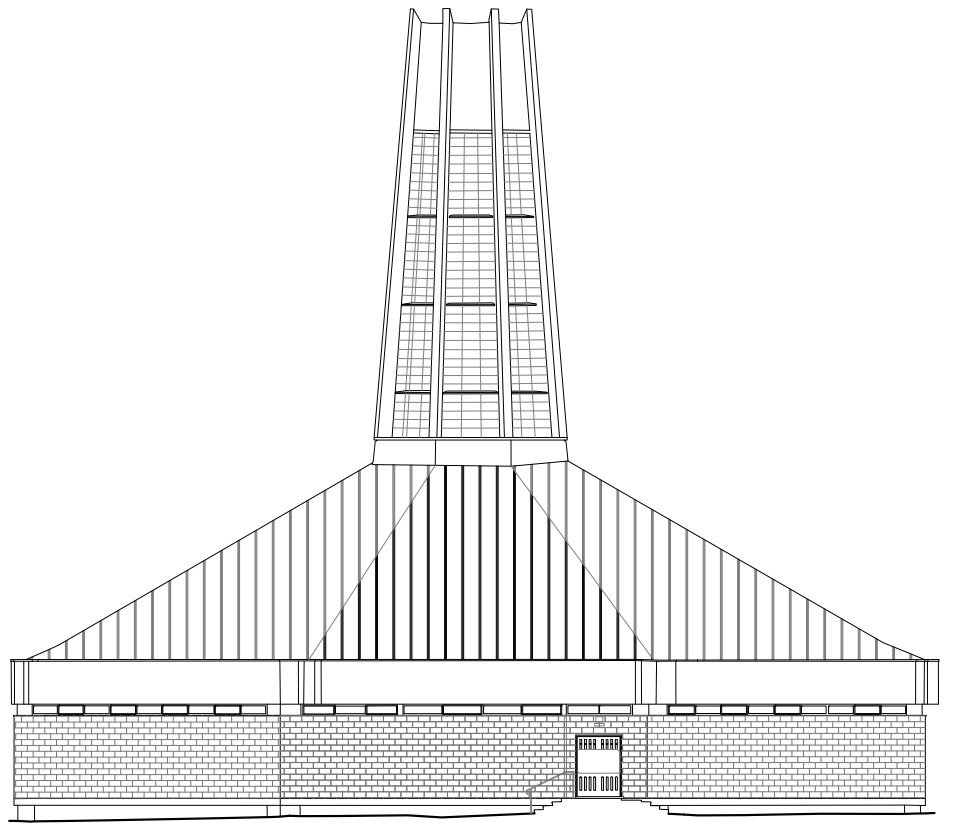
CC Elevation Facing South-West



Key Plan



BB Elevation Facing North-West



DD Elevation Facing North-East

3.0 PROPOSED SCHEME

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3.1 OVERVIEW

The enabling works proposed are considered a necessary step in order to help inform a series of future repair and refurbishment works to the Chapel, to bring the building back into meaningful communal use.

The building has suffered from water ingress over a prolonged period, which has caused areas of historic fabric to become deteriorated. The investigative / opening up works proposed as part of this Application will allow for the correct specification of sensitive and appropriate repair works.

PROPOSALS

The enabling works proposed are as follows::

- Concrete testing to frame
- External wall investigation works
- Ground slab investigation works
- Removal of damaged Ceiling to Narthex
- Asbestos removal works
- New Path to Perimeter to allow access for construction, cleaning and maintenance to roof and high level glazing

USE

The Chapel was deconsecrated in the 1990s and the current use is as an educational facility. These enabling works proposals do not involve any change of use to the building.

LAYOUT

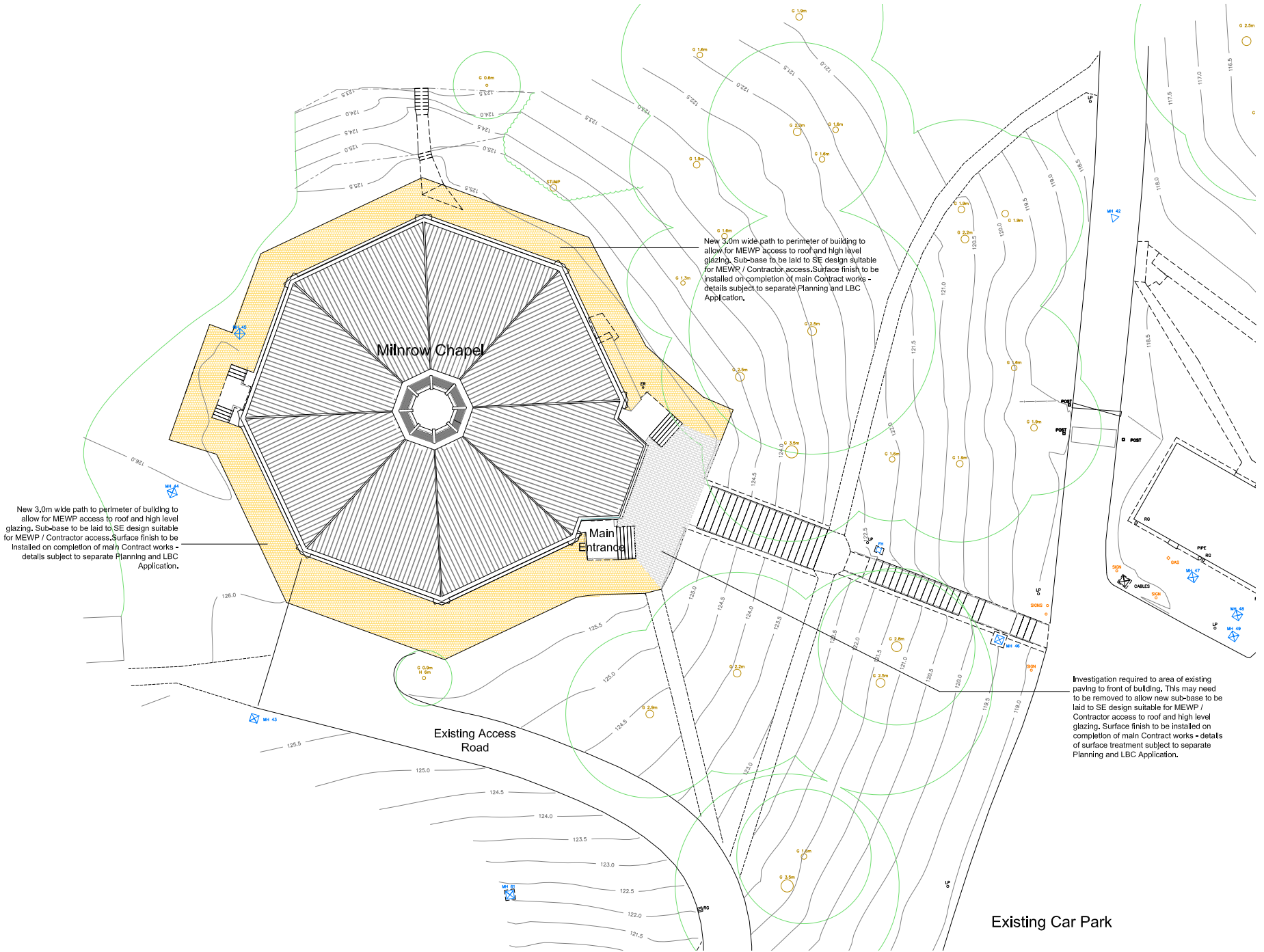
No change to the building layout is proposed as part of these works. The only change externally to the layout will be the introduction of a new path to the perimeter of the building to improve access to the roof and high level glazing.

SCALE

No change to the scale of the building is proposed as part of these works.

ACCESS

A new path is proposed to the perimeter of the building to improve access for construction, cleaning and maintenance to the roof and high level glazing. Proposals for accessibility to and within the building itself will be dealt with under a separate Planning and Listed Building Consent for the refurbishment works.



Proposed Site Plan - Enabling Works

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seven.

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