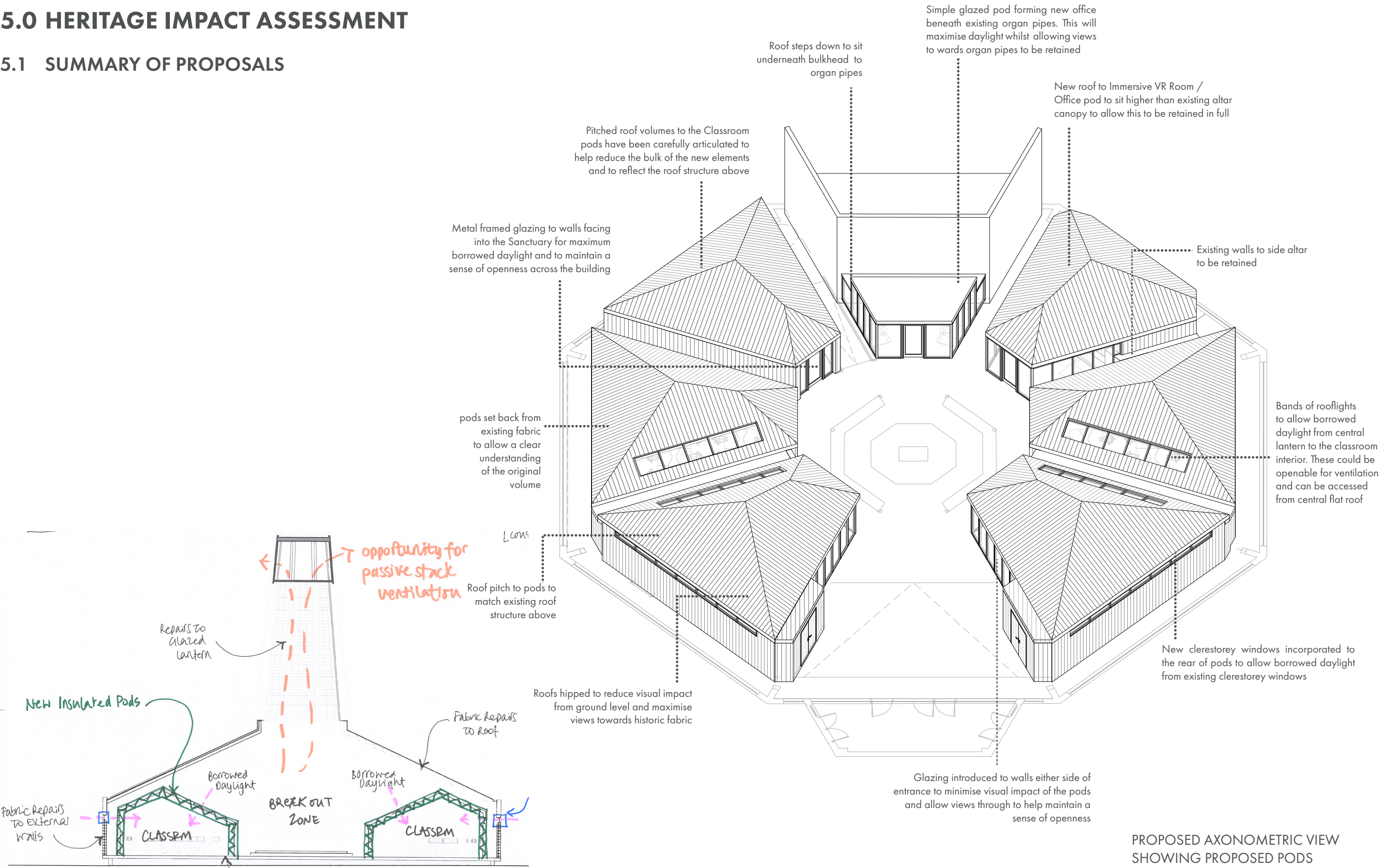


5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS



PROPOSED SECTION SHOWING SUSTAINABILITY STRATEGY

PROPOSED AXONOMETRIC VIEW
SHOWING PROPOSED PODS

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.6 PROPOSED SANCTUARY AREA

It is proposed that the Classrooms, VR Rooms and staff spaces will be thermally insulated and separately heated, cooled and ventilated. The circulation areas are to remain uninsulated with a low level of heating in order to minimise works undertaken to the historic fabric. In the centre of the building it is proposed to use the original Sanctuary to create an independent learning area.

A new lightweight and reversible canopy structure is proposed to define the Sanctuary area, incorporating new work benches as well as task lighting and heating in the form of radiant panels. This will help to create a more use-able and comfortable area within the larger volume of the Chapel.

The design of the Sanctuary area has been developed in response to the existing geometry and the following strategy proposed to help reduce the visual impact on the interior of the Chapel:

LAYOUT

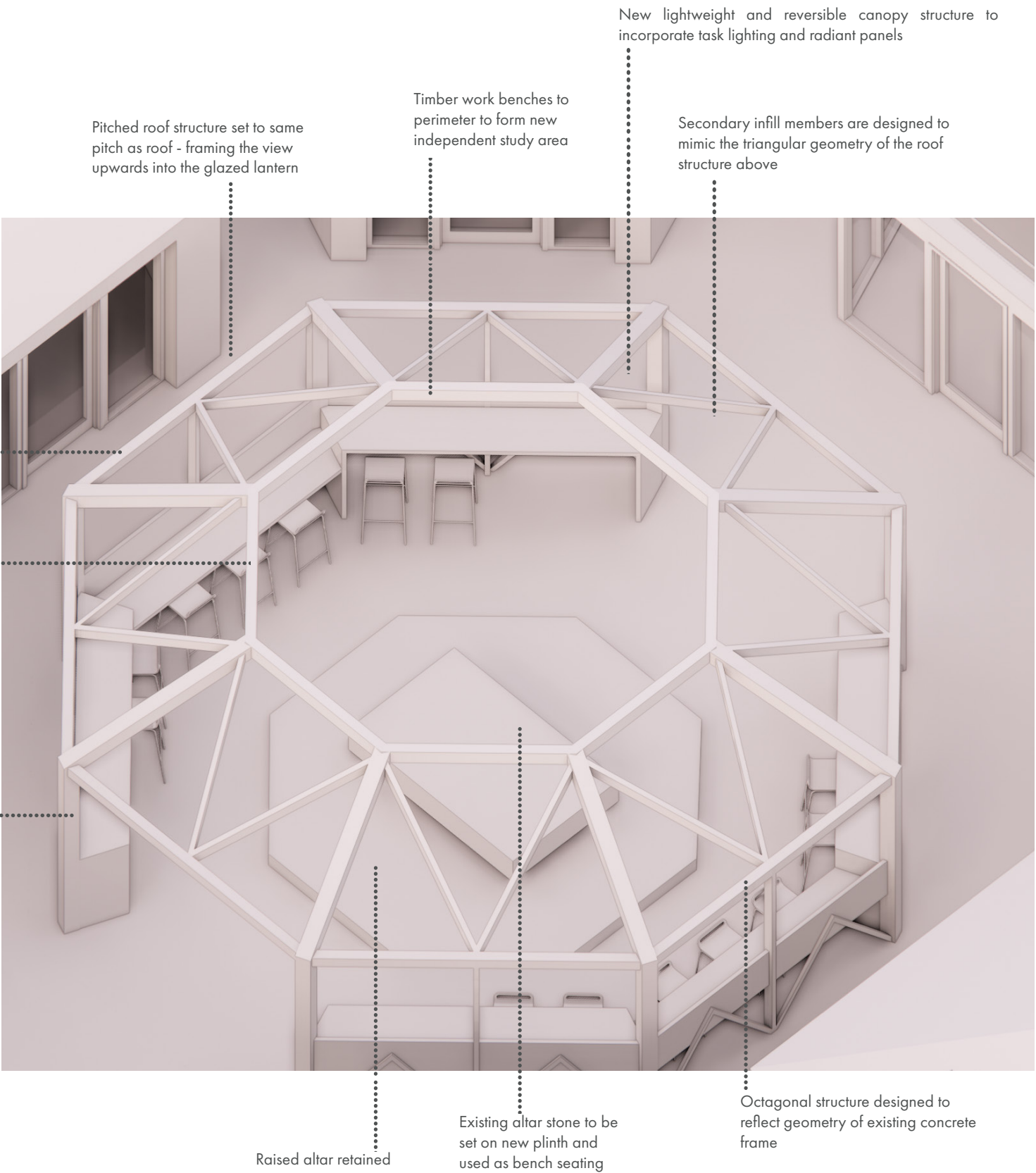
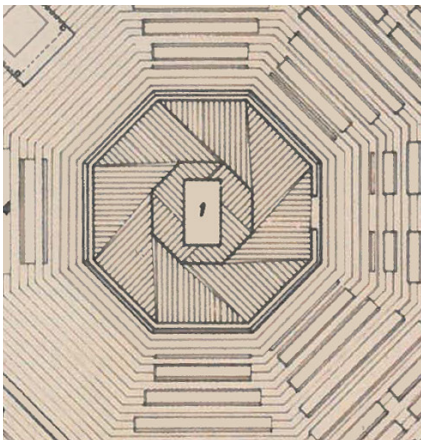
- New structure reflects the extent of the raised altar step beneath to celebrate the importance of this space within the original Chapel
- Work benches positioned symmetrically to the space to retain the symmetry of the existing Chapel

FORM AND MASSING

- The new structure has been designed in response to the roof geometry above, with the central ring beam positioned directly beneath the concrete ring beam above, helping to draw the eye upwards towards the glazed lantern as per the original design intent
- Primary structural members are emphasised in response to the original concrete frame
- Framing members have been designed as minimal as possible and adopted triangular geometry to reflect the existing concrete frame

MATERIALITY

- Lightweight timber structure - natural material to contrast with the concrete structure
- Floor finishes will be hard wearing and will be designed to reflect the radial floor pattern to the raised altar beneath



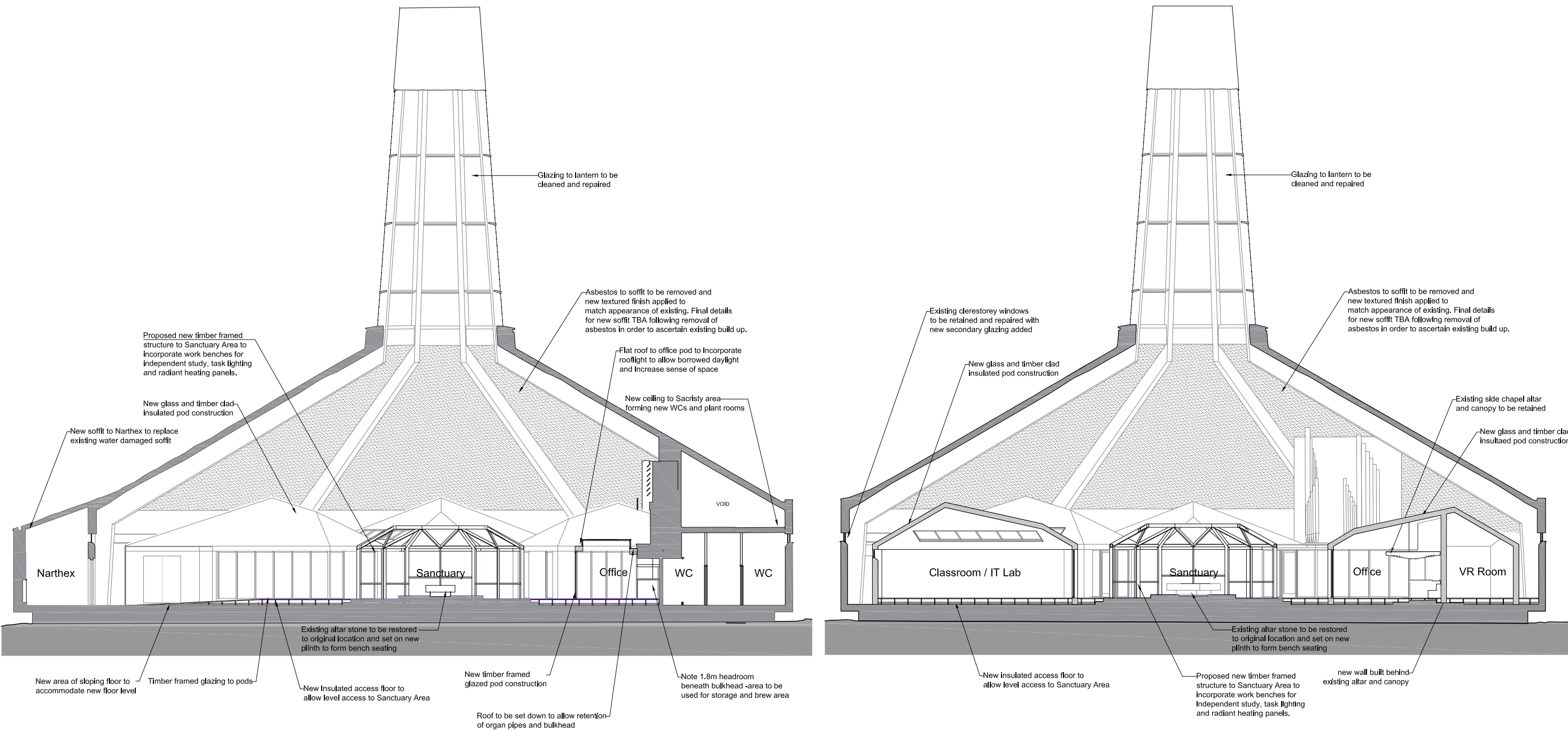
PROPOSED VIEW OF SANCTUARY AREA

Figure 5.2
Extract from Hopwood Hall Chapel, plan, 1963
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.7 PROPOSED SECTIONS



5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.8 PROPOSED 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



Area of sloping floor to facilitate access to raised altar platform

Pods walls incorporate glazing wherever possible

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.8 PROPOSED 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



Existing steps with radial tiling to be retained

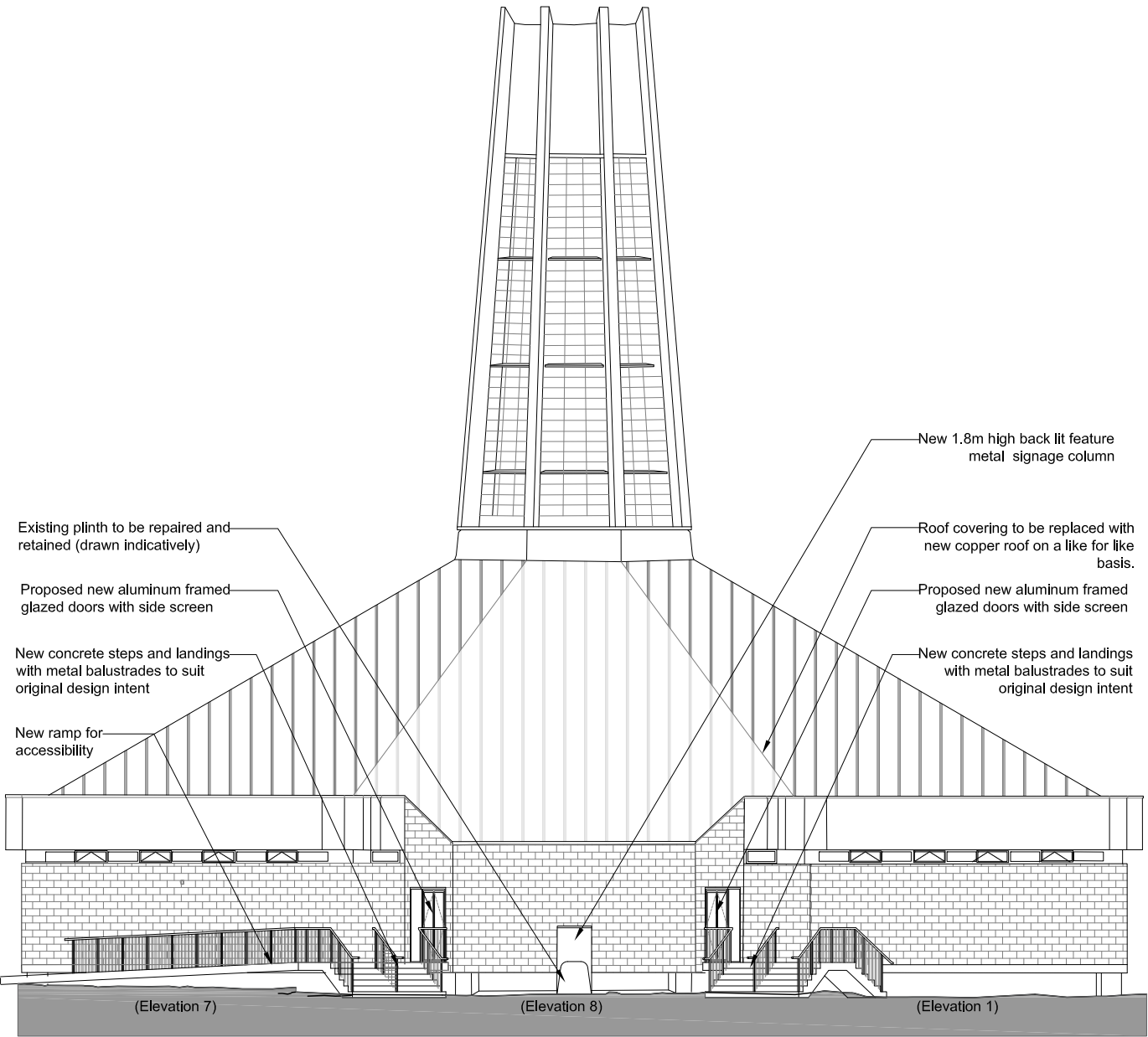
New lightweight reversible structure to create flexible working area

Pods walls incorporate glazing where possible

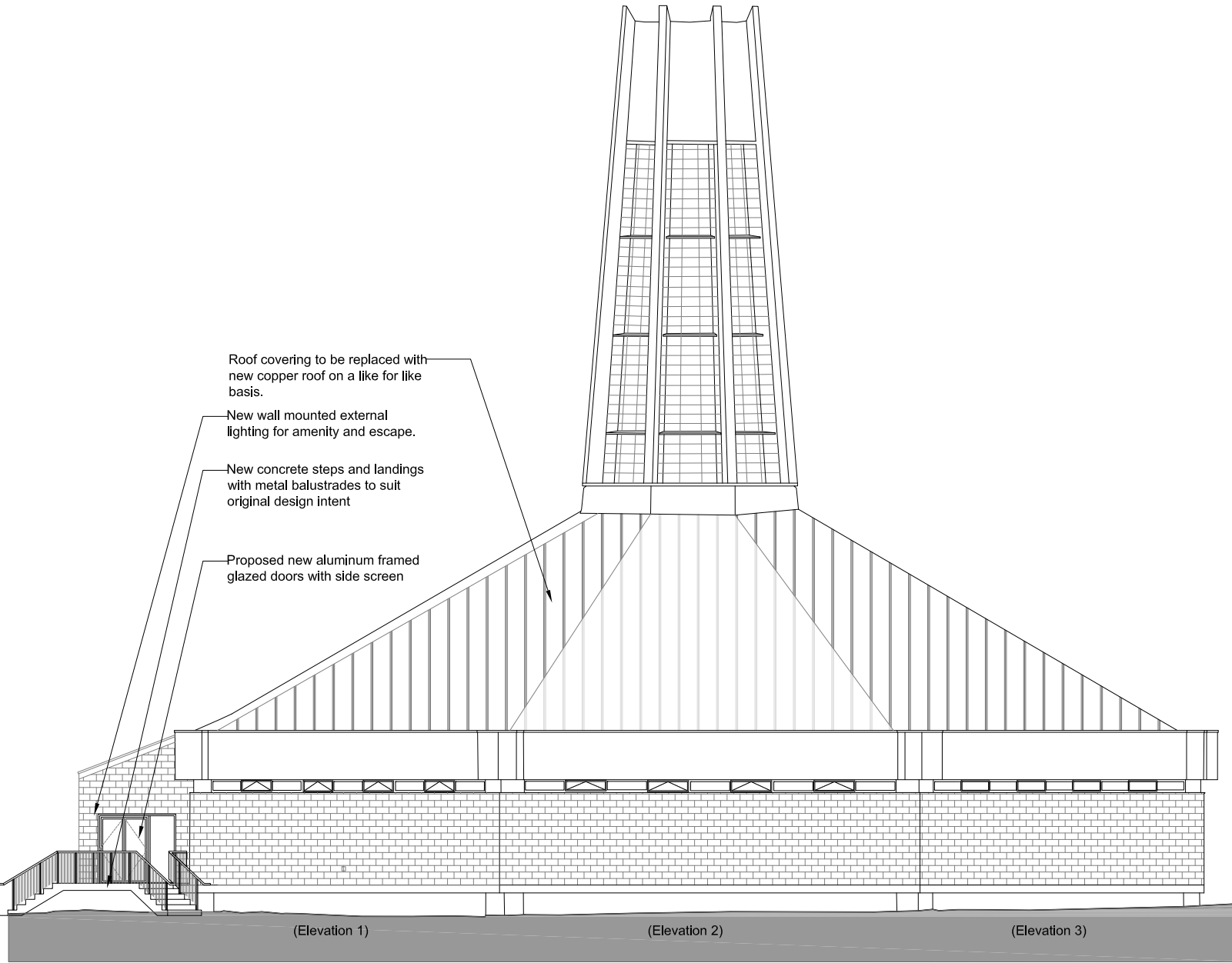
5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.9 PROPOSED ELEVATIONS



Elevation A

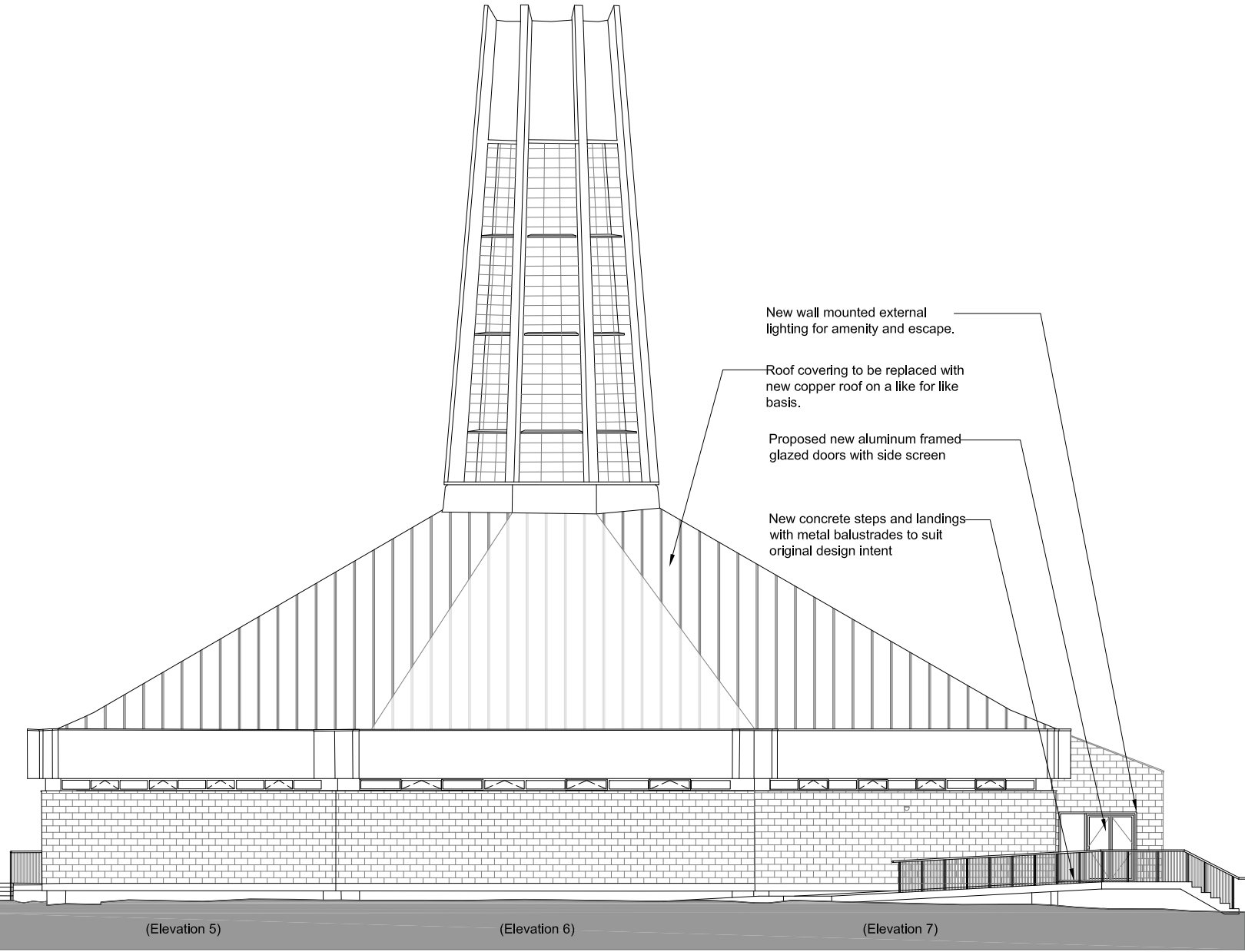


Elevation B

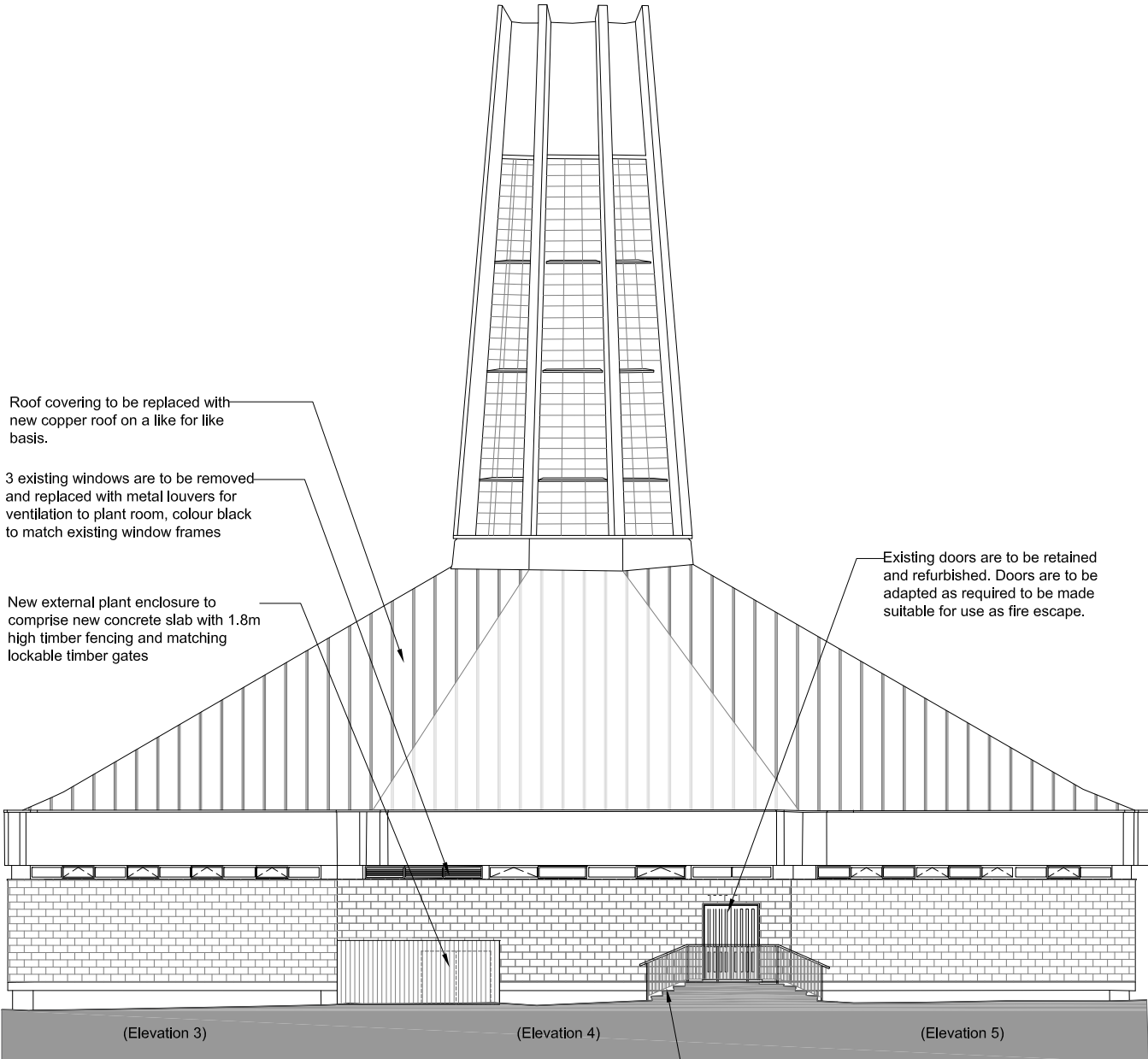
5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.9 PROPOSED ELEVATIONS



Elevation C



Elevation D

Existing steps to be retained and refurbished. New paving slabs are to be laid following remedial works. New metal handrails and balustrades to be installed to both sides to suit original design intent and to comply with current Building Regulations.

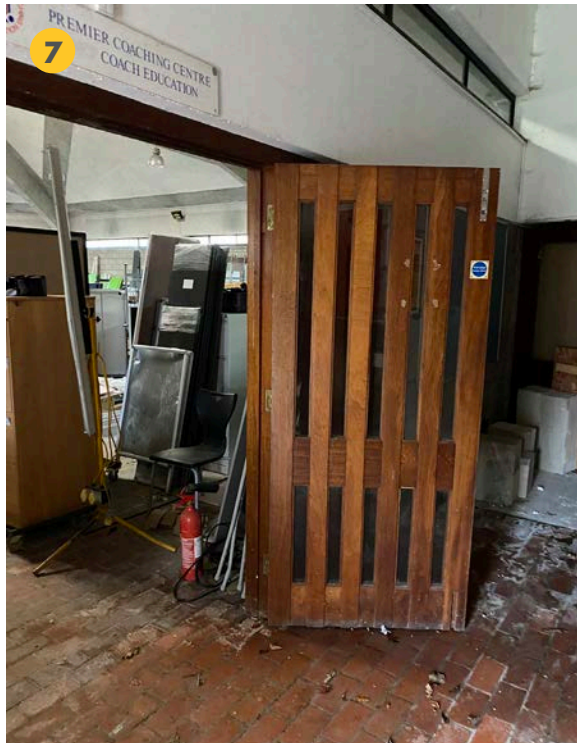
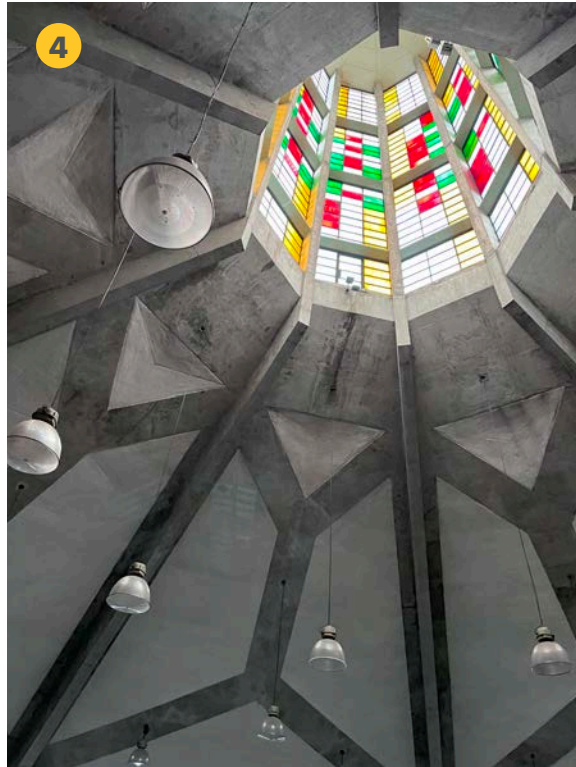
5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.10 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
- 10 REMOVAL OF ASBESTOS TO SOFFIT**
To remove associated Health and Safety risk. Works are included in previous LBC Application ref. 24/00169/LBC

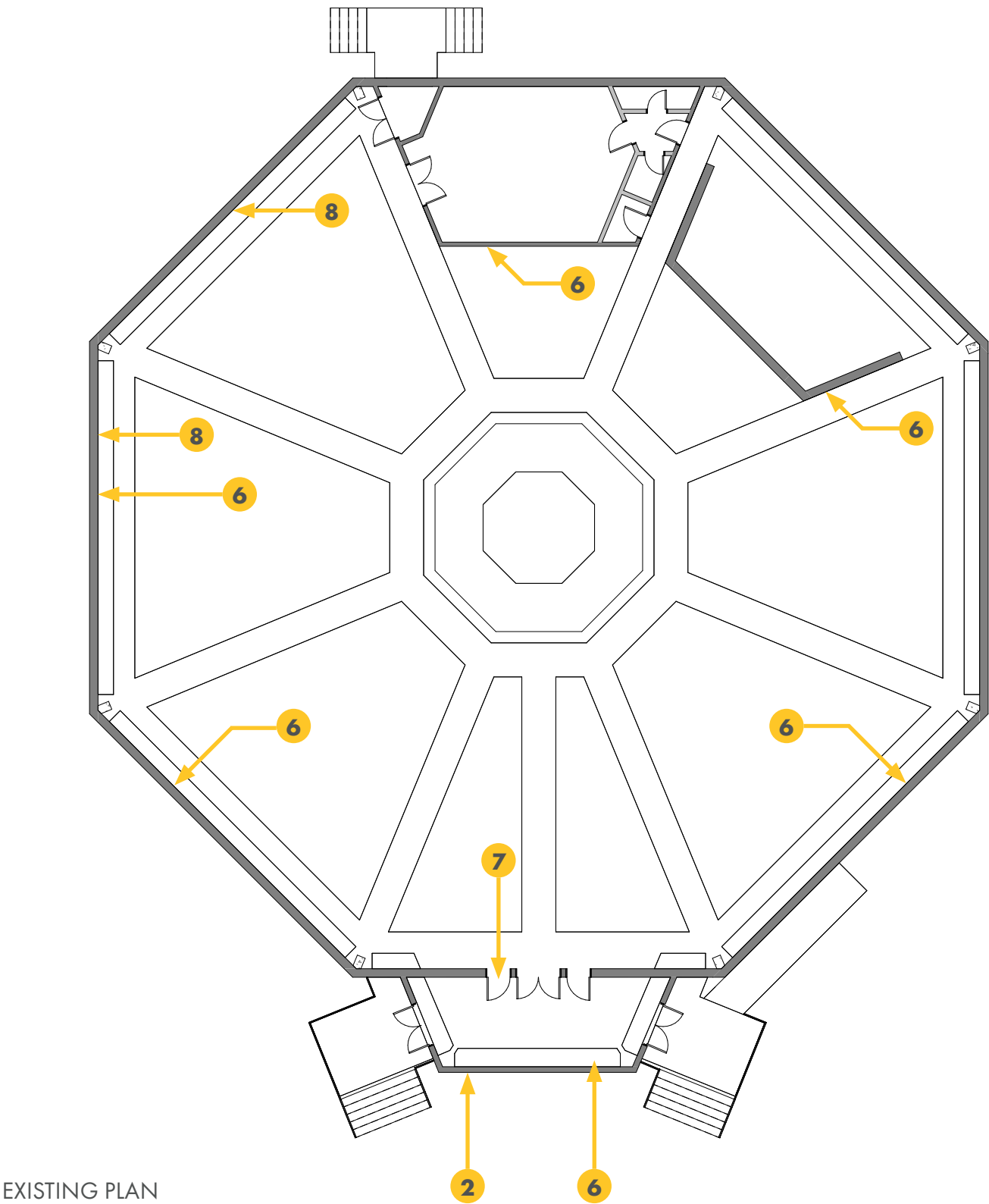


5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.10 REPAIR WORKS

- 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**
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5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.10 REPAIR WORKS

- 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

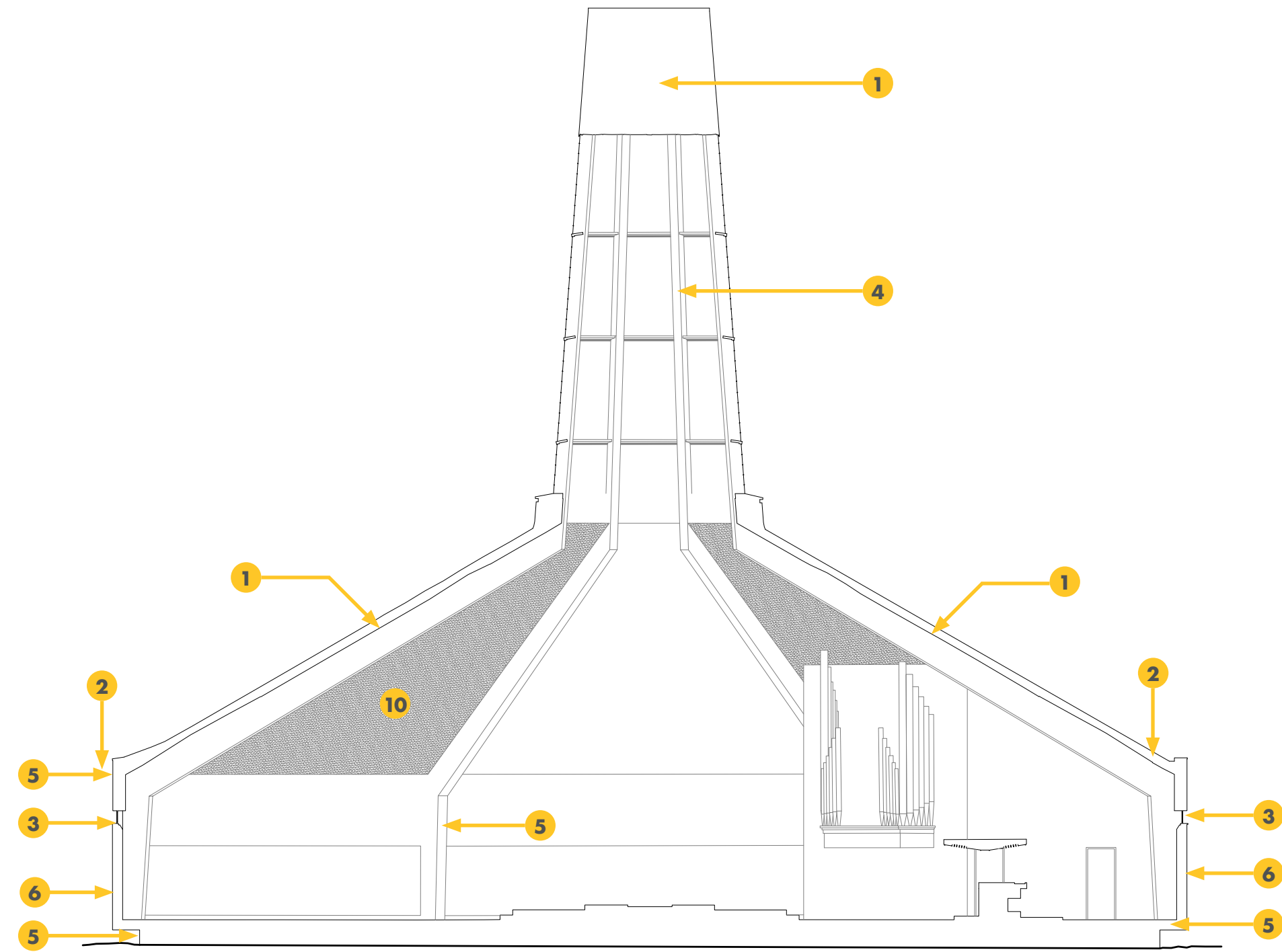
To allow historic fabric to be revealed
- 9

STRUCTURAL AND DRAINAGE REPAIRS

To SE design and specification
- 10

REMOVAL OF ASBESTOS TO SOFFIT

To remove associated Health and Safety risk. Works are included in previous LBC Application ref. 24/00169/LBC



EXISTING SECTION

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.10 REPAIR WORKS

- 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
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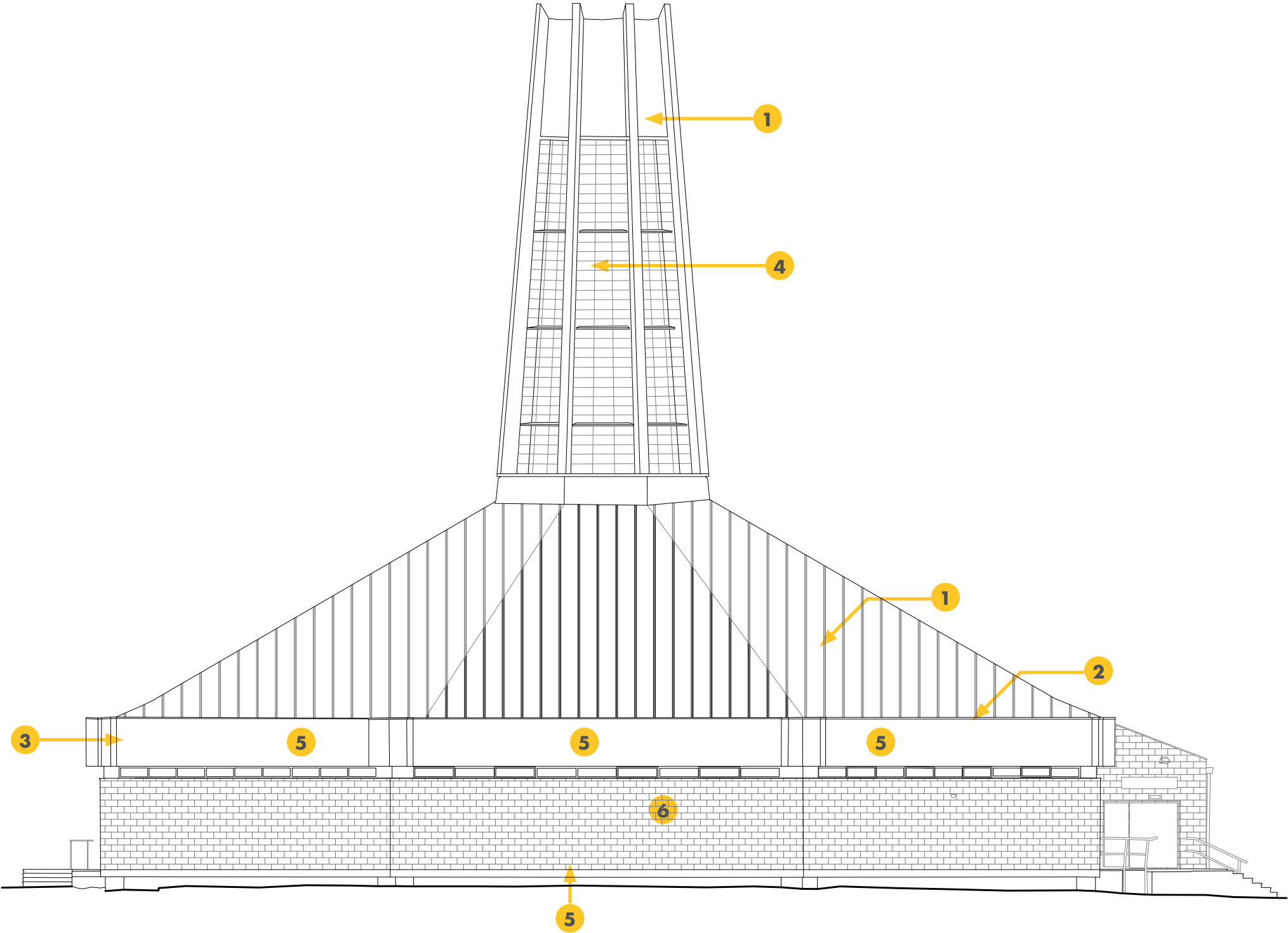
BLOCKWORK REPAIRS
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- 7

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Like-for-like repairs to existing doors, frames and joinery items as appropriate
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REMOVAL OF RECENT INTERNAL WALL PANELLING
To allow historic fabric to be revealed
- 9

STRUCTURAL AND DRAINAGE REPAIRS
To SE design and specification
- 10

REMOVAL OF ASBESTOS TO SOFFIT
To remove associated Health and Safety risk. Works are included in previous LBC Application ref. 24/00169/LBC



EXISTING ELEVATION

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

The proposed development of Milnrow Chapel will bring the building back into meaningful communal use for Hopwood Hall College by providing a variety of Teaching spaces and ancillary areas to facilitate the use of the building as a new Engineering and VR Learning Hub. The proposed works will also involve the restoration and upgrades to the existing building fabric including improvements to the thermal performance and accessibility, repair works to the concrete frame, roof and external walls and improvements to the single glazed metal framed window systems. The internal soffit to the roof was also sprayed using an asbestos coating, creating a potential health and safety risk.

The following assesses the proposals against the statement of significance noted earlier as a benchmark against which the impact of the development on significance can be made.

5.2.1 EVIDENTIAL VALUE

The building was designed by Modernist Architect, Frederick Gibberd and is considered to be the precursor project to the Grade II* Metropolitan Cathedral in Liverpool, albeit at a much smaller scale. The geometric concrete frame design with the perimeter concrete ring beam, the central Cupola, the extensive use of concrete and exposed blockwork have many similarities to the Metropolitan Cathedral. The design of the Chapel is also reflective of the impact of the liturgical movement on the Catholic Church during this period. The Chapel is therefore considered to be of HIGH evidential value in its connections with the design of the Liverpool Metropolitan Cathedral, its reference to liturgical change in the Catholic church, the Brutalist Modernist architecture of the 1960's and of the design evolution of the work of Fredrick Gibberd.

The proposals will retain the existing building fabric in-situ and will include works to repair and restore original fabric and features which will have a POSITIVE impact on the evidential value of the Chapel.

The proposed internal works will partially conceal the historical structure from view, impacting upon the open volume of the Chapel. This is considered to have a NEGATIVE impact on the evidential value.

The formation of the new teaching spaces through the introduction of small scale pods will help to mitigate this impact through allowing an appreciation of the overall volume and roof structure, retaining legibility of the single volume of space within the Chapel. The pods have been carefully crafted to read as a new insertion, reflecting the existing geometry and to help retain views towards the original fabric. The design will enable the future removal of the pods and the reversibility of these works, allowing the building to be brought back into use as a single assembly space should the needs of the college change. Overall, the formation of new accommodation pods

internally is considered to have a NEUTRAL / NEGATIVE impact on the evidential value.

The raised altar is the key focal point within the original Chapel, with the intention that this should be visible to the entire congregation. In the proposed scheme, the Sanctuary area is celebrated as the primary communal space at the heart of the building, albeit slightly altered through the introduction of a new raised floor and lightweight canopy structure. The works will change the appearance of the area which will have a NEGATIVE impact on the evidential value. However, this is mitigated in part by the design of the new elements as lightweight and fully reversible, allowing the space to be re-instated to it's original form in the future. The design will re-use the altar stone which is currently set aside and will also retain the existing terracotta floor tiles with radial pattern. The works will reinforce the primacy of the altar at the heart of the building, with a new simple structure which responds to the existing geometry and allows for permeability through the space. On balance, the change to the Sanctuary area is considered to have a NEUTRAL / NEGATIVE impact on the evidential value associated with the raised altar.

The building in its current condition has retained all of its design features which are still legible, albeit in its current use as a storage area has a NEGATIVE impact on the evidential value by limiting visibility of historic features, impacting on the legibility of the space as a whole and failing to celebrate the quality and character of the internal space.

The proposed works will have a POSITIVE impact on the evidential value by enabling access to the building and through the use of the building for communal college use. The loss of some legibility of the single volume of space will have a NEGATIVE impact on the evidential value.

The building has been subject to vandalism in the past with damage caused to the roof and gutters following the removal of lead work. This combined with the lack of meaningful long-term use of the building will inevitably lead to the ongoing deterioration of the historical fabric. There is a risk that, without extensive investment and works to bring the building back into appropriate use, the lack of use could have a long-term NEGATIVE impact on the evidential value.

The project will however, ensure the long term investment, repair, restoration and protection of the heritage asset which will have a long-term POSITIVE impact on the evidential value by protecting it for the future.

The building was designed and built at the early stages in the evolution of De La Salle College when the college was based within Hopwood Hall. The Chapel was therefore designed to respond directly to Hopwood Hall in its geometric set-out and through the connected landscape design. Following the continued growth of the

College, further development was undertaken on what is now the main Hopwood Hall College campus and Hopwood Hall vacated as it no longer served the needs of the College. The building is therefore considered to have a MEDIUM level of evidential value in its ability to describe how the site has evolved over time and the intrinsic historical connection between Hopwood Hall and Milnrow Chapel.

The proposed development will repair the building and provide much needed investment in the building fabric whilst retaining the geometrical relationship with Hopwood Hall. The development is therefore considered to have a POSITIVE impact on the relationship between The Chapel and Hopwood Hall and the ability to understand the historical evolution of the site.

5.2.2 HISTORICAL VALUE

The building retains many of the original design features (with the exception of the pews which were removed some time ago) including the exposed concrete frame, exposed blockwork walls with the metal framed windows above, the terracotta floor finishes and coloured glass lantern. Many of the original liturgical features are also in tact, including the central raised altar platform, the side chapel and altar and the pipe organ. The building therefore has a MEDIUM level of historical value in the completeness of the original design intent and historical fabric.

The proposed works will retain and restore the original historical features whilst bringing the building back into meaningful use. This will have a POSITIVE impact upon the historical value.

The project will however conceal some of the historical features from view, including the floor coverings and outer step to the raised altar platform. The views towards the historic fabric, Sanctuary and side chapel will also be partially obscured as a result of the proposals. Although these works will have a negative impact on the visibility of the fabric and appreciation of the overall form of the Chapel, the works proposed are designed to be fully reversible. The project will ensure the retention and restoration of historical features and ongoing investment that will enable the protection of the heritage asset for the future. On balance it is therefore considered that the proposals will have a NEUTRAL impact on the historical value.

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

5.2.3 AESTHETIC VALUE

The position of Milnrow Chapel on the crest of the hill overlooking the main Hopwood Hall College campus has real prominence in the wider setting of the college estate, Hopwood Hall and the wider woodlands and countryside. The buildings overall form and design when viewed from the surrounding areas is therefore considered to be of MEDIUM aesthetic value in the contribution it makes as a landmark building in the local area.

The project does not involve major intervention to the building externally with the exception of the replacement of the front steps, provision of an accessible sloping path to improve accessibility, and a new path to the perimeter of the building to facilitate the future cleaning and maintenance of the roof and high level glazing. The overall appearance of the Chapel will be enhanced through repair works to the historic fabric and improvements to the existing landscaped setting. The development will therefore have a POSITIVE impact on the ability to view Milnrow Chapel from long distance views within the local area or short distance views from within the Hopwood Hall College campus and Hopwood Hall.

The buildings brutalist design with the exposed concrete frame, exposed concrete block walls and the expression of the central lantern bringing colour changing light deep into the building clearly express the buildings form and construction and are believed to have a MEDIUM aesthetic value externally and internally in the honesty of the materials and design.

Although the building fabric will be repaired and restored which will have a POSITIVE impact on the aesthetic value, the installation of contemporary pods and new central structure within the former Chapel space is considered to have a NEGATIVE impact on the appreciation of the overall building volume. However, the pods have been designed so as to be clearly distinguishable from the historic fabric, and to allow much of the original volume to remain visible in order that the legibility of the Chapel interior remains. These pods will also be fixed in such a way as to minimise harm to the historical fabric, enabling these to be removed in the future and the space reverted back to a single volume should this suit the future educational needs.

The existing use of the building as a storage area detracts from the visibility, clarity and understanding of the buildings central volume and has a NEGATIVE impact on the aesthetic value.

The proposed use of the building as a building for shared communal use across the College campus is considered to have a POSITIVE impact on the aesthetic value by enabling the internal area of the building to be visible to the wider College community.

5.2.4 COMMUNAL VALUE

The building was originally designed as a Place of Worship for the De La Salle College in the 1960's to support the college community as the site continued to grow. The building is therefore considered to be of MEDIUM level of communal value in its contribution to the worship and beliefs of many generations who attended the College since the 1960's.

The building is no longer in use as a Chapel and is now deconsecrated. The building was later used as a Fitness Centre and Skills for Life accommodation for the college but has more latterly been used as a storage area due to the issues with accessibility, thermal performance and the presence of asbestos within the building. The recent use of the Chapel as a Fitness Centre meant that, although the building was not open to the public, it did continue its use in supporting the College in providing a communal use. In its current use as a storage space however, the building is no longer open to the College community and has therefore lost its potential communal value. This use also precludes access to the building by local interest groups such as the modernist society and other heritage groups.

The current use of the building has therefore had a NEGATIVE impact on the communal significance in not enabling access to the building by either the College community or the wider interest groups. The issues with accessibility, thermal performance and asbestos are the primary issues preventing the use of the building for communal use.

The proposed use of the building for communal use by Hopwood Hall College will have a POSITIVE impact on the access to the building compared to its current use as a store and enables many people from within the college to experience the building and congregate within the central Sanctuary area.



Figure 5.3
The Chapel spire
(Source: Rochdale Archives)

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

5.2.5 IMPACT ON INDIVIDUAL ELEMENTS

The table opposite provides a summary of the proposed works and the impact on the significance of the heritage asset.

Element	Proposal	Impact
Building Exterior		
Concrete frame, blockwork walls, glazed lantern and clerestorey windows	Fabric repairs on a like-for-like basis	Repair of existing fabric to prevent moisture ingress, remedy damp issues and prevent further degradation of the fabric will have a POSITIVE impact.
Roof covering	Existing copper roof is in a poor condition with numerous patch repairs and is considered to be beyond economic repair. New like for like copper roof covering proposed to replace this.	New matching roof covering to prevent moisture ingress, remedy damp issues and prevent further degradation of the fabric will have a POSITIVE impact.
Existing Steps to Front	Replacement of existing steps to main entrance	Existing steps have been altered previously which has altered the character of the original steps. Replacement steps and handrails more in keeping with the original design will have a POSITIVE impact.
Existing Steps to Rear	Refurbishment of existing rear steps for use as fire escape.	Refurbishment works will improve appearance of original steps and will have a POSITIVE impact.
Windows	Replacement of three clerestorey windows with new metal ventilation louvres	The loss of historic windows will have a NEGATIVE impact. The installation of the new within the clerestorey zone will prevent the need for other new penetrations within the building fabric and so on balance the overall impact is considered to be NEUTRAL.
Building Interior		
Open spatial character	Formation of new teaching spaces in the form of lightweight and reversible pods	The works to install new pods will have a NEUTRAL /NEGATIVE impact as although the historical structure will be concealed within individual rooms, the overall legibility of the single volume of space within the Chapel will be retained. The design will also enable the future removal of the pods and reversibility of the works. The design of new classrooms in this manner will allow thermal insulation and services to be contained within new construction and so limiting intervention to historic fabric.
Open spatial character	New services installation to facilitate the new use of the building	Installation of new surface mounted services will have a NEUTRAL impact on the character of the interior. Where possible new services will be concealed within the new pods and raised floor construction. Design strategy to help minimise damage to historic fabric. Any surface mounted fittings will be visible but can be reversible, and new installations can be coloured to tone with surrounding walls to minimise visual impact.
Decorative soffit	Removal of asbestos to soffit to prevent future health and safety risks	Removal of existing soffit will have a NEGATIVE impact on the aesthetic value of the interior but is considered necessary in terms of eliminating future health and safety risks. This is to be replaced with a material of similar appearance and detailing in order to help mitigate this impact. Also provides an opportunity for insulating roof at soffit level to improve thermal comfort internally and reduce heat loss / energy use.
Central raised Altar platform	Retained and partially covered to allow creation of new raised access floor to Sanctuary for level access in accordance with ADM.	Covering up outer-most step will reduce legibility of the primacy of the raised altar platform. The central raised platform and existing radial pattern tiled floor finish will be retained and incorporated into the new learning area. The design of new structure and furniture is to reflect the shape of the raised platform in order to make reference to this element. Overall considered to have a NEUTRAL impact on the raised altar platform.

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

Existing Floor	Insertion of new raised floor throughout to allow level access to raised altar platform in accordance with ADM.	Introduction of new floor will cover up existing floor finishes but allow these to be retained and so will have a NEUTRAL impact.
Central raised Altar	New lightweight and reversible structure to form semi-enclosed flexible learning area	Introduction of a new structure to the central altar will have a NEUTRAL / NEGATIVE impact as this will alter the appearance of the original Sanctuary, but will reinforce this as the primary focal point. This is designed in order that it is clearly understood as a new insertion and will also enable the future removal of the structure for full reversibility of the works.
Central raised Altar	Re-instatement of the altar stone in its original location but set at a lower height. To incorporate this into the learning area it is proposed that this will be re-purposed as a bench seat.	Re-instatement of the historic altar stone to the original location will have a POSITIVE impact. The existing plinth is no longer in place and so the a new plinth is required. The setting of the altar stone at a slightly lower height will reduce it's visual prominence and so overall the change is considered to be NEUTRAL.
Side Chapel	Construction of new walls around side chapel walls and altar.	New walls proposed to enclose the area around the existing side chapel will have a NEUTRAL impact as historical features will be retained but partially concealed. Works will be detailed so as to be fully reversible.
Sacristy	Reconfiguration to Sacristy to form new WCs and plant accommodation	Reconfiguration of this area will have a NEUTRAL / NEGATIVE impact as this will involve the loss of cabinetry and change to original layout of this area. Proposal to re-use existing cabinetry and fittings within the new works to help mitigate this loss.
External Walls	Removal of later inserted wall linings	Removal of later additions will have a POSITIVE impact as this will reveal the original blockwork wall behind.
Existing Windows	Installation of secondary glazing to limit heat loss	Installation of secondary glazing will have a NEUTRAL impact as this will partially conceal views of windows internally but will allow the retention of historic fabric.
Organ Pipes	Existing organ pipes to be retained, cleaned and repaired and will remain visible in views across the Chapel	Retention and repair of historic feature will have a POSITIVE impact as will allow an understanding of the original use of the building.
Setting / Context		
External hard landscaping	Formation of new sloping path to allow a fully accessible route into building and new access path to perimeter of the building	Works to the building perimeter will have a NEUTRAL / POSITIVE impact. These works will alter the existing appearance but result in a tidier and more uniform appearance externally.
External hard landscaping	Formation of new accessible parking space	Works to form new parking spaces will have a NEUTRAL impact as the works will be remote from the building and will facilitate the future use of the building as part of the wider college campus.
External soft landscaping	New soft landscpaing works.	Works to form new soft landscaping will have a POSITIVE impact as this will result in a tidier appearance externally.
Front Elevation	Addition of new signage column to assist with wayfinding.	New signage column is positioned in front of the building on the primary elevation in order that this is visible on approaching the building via the main access steps. Ground mounted signage avoids the need for new signage to be connected to the historic fabric, and locating the signage centrally reinforces the symmetry of the layout. As such, the signage in this location is considered to have a NEUTRAL impact.

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

5.2.6 WIDER PUBLIC BENEFITS OF THE PROJECT

Overall, it is considered that the proposals to sub-divide the space for educational use will result in a level of harm to the evidential, historic and aesthetic values associated with the former Chapel. This impact has been mitigated to an extent by the design of the proposals to lessen the visual impact on the historic space and ensure that proposals are fully reversible allowing the reinstatement of the original layout in the future. The overall level of harm is judged to be 'Less than Substantial'. In accordance with NPPF paragraph 208, this harm would need to be weighed against the public benefits stemming from the proposal.

The provision of a dedicated and improved facility for the Engineering and Manufacturing T-Levels courses is considered to have a number of wider public benefits, including the following:

- Hopwood Hall College and University Centre provides a wide range of high-quality vocational and technical training from entry level to Higher Education to over 8,000 students in the Borough of Rochdale, Middleton and beyond. The conversion of the former Chapel to high quality learning environment will help the College to ensure that all learners achieve their individual, educational and employment goals, whilst meeting the skills needs of the region.
- The provision of a high quality and up to date facility for Engineering and Manufacturing T-Levels courses will link directly into a number of local initiatives aimed at attracting significant investment to the Rochdale area via the Engineering and Manufacturing sector.
 - AMPI
Based in Rochdale, the Advanced Machinery and Productivity Institute (AMPI) is an industry led initiative based in Rochdale which is driving innovation for the UK's advanced machinery designers, manufacturers, and users to meet the challenges of developing new technology.
<https://www.ampi.org.uk/#about>
 - Atom Valley
Manchester's Mayoral Development Zone will be a vast, well-connected innovation cluster covering sites across Bury, Oldham and Rochdale. Focused on bringing world-class research, manufacturing and materials together to shape the future and level up communities. This large-scale project will be a centre for low carbon activity that supports wider net zero ambitions.
<https://www.atom-valley.co.uk/>
 - CEAMS
In partnership with the Rochdale Development Agency and Greater Manchester Combined Authority, the Centre of Expertise in Advanced Materials and Sustainability (CEAMS) supports businesses to commercialise sustainable materials and develop innovative ideas to make the materials they use sustainable.
<https://ceams.org.uk/>

- The conversion of the Chapel for use as a new learning hub has the potential to become a key educational facility within the Engineering and Manufacturing sector, encouraging the creation and retention of talent in the Rochdale area to contribute to the aims of the Rochdale Development Agency to promote Rochdale as a central investment location.
- The College work closely with employers, local communities, partners, and stakeholders who form an active part in shaping the curriculum and the student experience. The College has links with a number of local employers across the Engineering and Manufacturing sector and the new facility will help to equip students to become an active part of the workforce across the Rochdale area.
- The project will facilitate the repair and protection of historic fabric. Once the building is in active use as a part of the College campus it will also form part of the College ongoing maintenance budget to help this important local heritage asset for the future

- At present the building is used as a storage facility and so is not accessible to the majority of staff and learners across the Campus. This project would allow the building to be brought back into meaningful communal use.
- The adaptation and re-use of an existing building for the creation of the new learning hub is inherently lower in embodied energy when compared to a new-build project. Buildings and construction play a major part in the climate emergency, accounting for nearly 40% of energy related CO₂ emissions and having a significant impact on our natural habitats.¹ Bringing this redundant building back into meaningful use will allow the embodied carbon embedded within the building fabric to be retained, contributing to the wider net zero targets which are fundamental in reversing the climate emergency.

¹ <https://www.architectsdeclare.com/>



Figure 5.4
The Chapel interior
(Source: Rochdale Archives)

6.0 CONCLUSION

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Milnrow Chapel has been significantly underutilised for many years by Hopwood Hall College due to the issues of accessibility, thermal performance, presence of asbestos to the roof soffit and the need for significant investment to bring the building back into meaningful use. What is considered a landmark building within the local area with a MEDIUM-HIGH level of value in terms of aesthetic, communal, evidential, and historical significance has been 'mothballed' for many years due to the level of investment required to facilitate it being brought back into use. There is a danger that, without significant investment, the building fabric will continue to deteriorate beyond repair, putting the building at long-term heritage risk.

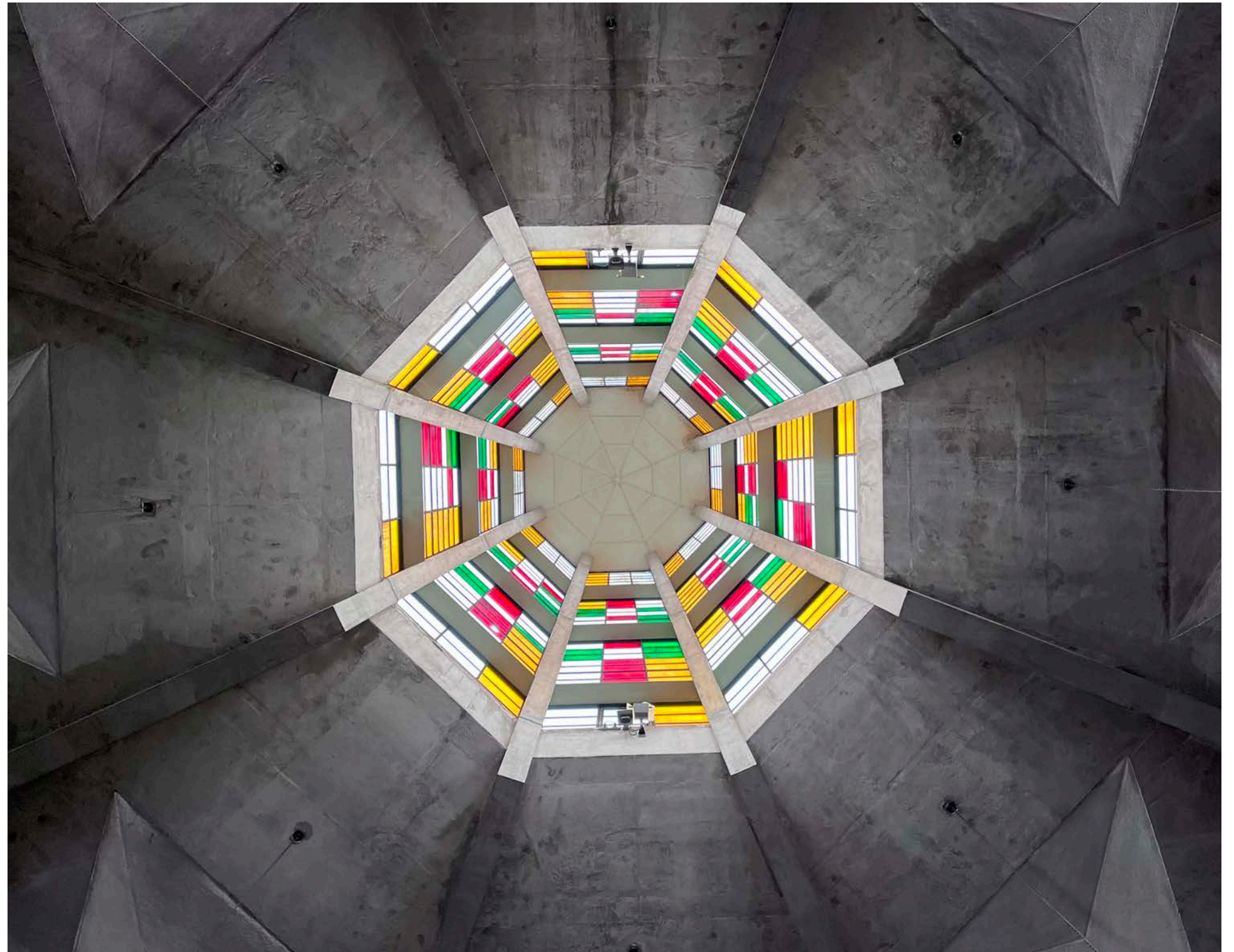
Hopwood Hall College are committed to finding a new use for the building that will positively enhance the College environment, bringing communal use back into the building which will have an overall **POSITIVE impact on communal value** when measured against the existing baseline assessment. The proposed new use will also have a **POSITIVE impact on the Aesthetic and Historical value** by restoring and repairing the historical fabric, allowing the brutalist fabric to be viewed by College students and addressing the thermal, asbestos, environmental and accessibility issues that have prevented its ongoing use in more recent years. This much needed intervention will ensure the protection of the heritage asset for the long-term.

Although the preference would be to retain the Chapel as a single volume, this does not meet the College's current and future curriculum needs. This would also require significant thermal upgrading of the building envelope which would be more intrusive to the historic fabric. Thermal upgrades would also result in the covering over of originally exposed finishes which would be detrimental to the aesthetic value associated with the original Chapel design.

The installation of new internal 'pods' to create enclosed teaching and staff spaces allows for the creation of new thermally and acoustically comfortable spaces within the building whilst minimising impact on the historic fabric. The design of the pods responds to the geometric configuration of the building and allows a reading of the original roof structure and views towards the glazed lantern to be maintained. A new structure is also proposed to the Sanctuary area, defining the importance of this space and facilitating the new use as an independent learning area.

The loss of the single volume space and the change in appreciation of the space in its entirety does have a **NEUTRAL / NEGATIVE impact on the historical, aesthetic and evidential value** of the Chapel. The new structures are designed as lightweight and reversible, minimising harm to the historical fabric and enabling them to be removed in the future in order to help mitigate this impact.

The future of Milnrow Chapel therefore lies in the balance between the harm caused by the creation of internal accommodation balanced with the benefits gained in the significant investment, repair and restoration of the building fabric, the wider public benefits of the new learning hub, and the need to bring the building back into long-term use as a central part of the college campus.



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