

DESIGN & ACCESS STATEMENT



Client: Hopwood Hall College
Project: Conversion of Former Chapel
Reference: HHC-SEV-XX-XX-RP-A-09010



REVISION

PROJECT TITLE	CONVERSION OF FORMER CHAPEL
PROJECT NUMBER	20765
CLIENT	HOPWOOD HALL COLLEGE
DOCUMENT TITLE	DESIGN AND ACCESS STATEMENT
DOCUMENT NO.	HCO-SEV-XX-XX-RP-A-09010
DATE	28/05/24
AUTHOR	RS
REVISION	P03

REV	DESCRIPTION	DATE	AUTHOR	CHCKD
P01	Issued for Planning	28/05/24	RS	SP
P02	Planning Policy Section added	26/06/24	RS	RS
P03	Updated in line with Planning Feedback	26/09/24	RS	RS

CONTENTS

1.0 INTRODUCTION

- 1.1 COLLEGE OVERVIEW
- 1.2 PROJECT OVERVIEW
- 1.3 COLLEGE REQUIREMENTS
- 1.4 OVERVIEW OF T-LEVEL FUNDING
- 1.5 WIDER BENEFITS OF THE PROJECT

2.0 EXISTING SITE

- 2.1 SITE LOCATION
- 2.2 SITE SUMMARY
- 2.3 EXTERNAL PHOTOGRAPHS
- 2.4 INTERNAL PHOTOGRAPHS
- 2.5 SITE PLAN
- 2.6 BUILDINGS PLANS
- 2.7 BUILDING ELEVATIONS

3.0 PLANNING BACKGROUND

- 3.1 PLANNING POLICY
- 3.2 PLANNING HISTORY
- 3.3 PRE-APPLICATION FEEDBACK

4.0 DESIGN DEVELOPMENT

- 4.1 PREVIOUS PROPOSALS
- 4.2 DESIGN PHILOSOPHY
- 4.3 POD DESIGN
- 4.4 SANCTUARY AREA
- 4.5 NEW RAISED FLOOR
- 4.6 SIDE CHAPEL
- 4.7 VESTRY CUPBOARDS
- 4.8 3D VIEWS
- 4.9 OVERALL LOOK AND FEEL
- 4.10 RESPONSE TO PLANNING FEEDBACK

5.0 PROPOSED SCHEME

- 5.1 LAYOUT
- 5.2 USE, AMOUNT, LAYOUT
- 5.3 SCALE & APPEARANCE
- 5.4 REPAIR WORKS

6.0 SUSTAINABILITY STRATEGY

- 6.1 SUSTAINABILITY STATEMENT

7.0 ACCESS STRATEGY

- 7.1 SITE PLAN
- 7.2 GROUND FLOOR PLAN

8.0 EXTERNAL WORKS

- 8.1 LANDSCAPING PROPOSALS
- 8.2 NEW STEPS AND BALUSTRADES
- 8.3 SIGNAGE AND WAYFINDING
- 8.4 EXTERNAL LIGHTING STRATEGY

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 HOPWOOD HALL COLLEGE OVERVIEW

Hopwood Hall College and University Centre provides a wide range of high-quality vocational and technical training from entry level to Higher Education to learners in the Borough of Rochdale, Middleton and beyond. We continually strive to ensure that all learners achieve their individual, educational and employment goals, whilst meeting the skills needs of the region.

As one of the leading general further education colleges in the region with over 8,000 students (including around 3,300 16–18-year-olds and 5,000 adults), we provide a wide range of full-time and part-time courses across our two campuses including employer responsive courses and Apprenticeships. We work closely with employers, local communities, partners, and stakeholders who form an active part in shaping our curriculum offer and the student experience.

Hopwood Hall College works with our community, we have a restless ambition to raise aspirations by encouraging and enabling people of all ages. We are a values driven organisation living by our values to provide inspiring learning opportunities for all to thrive in life, work, and make a positive impact across the region.

Our Values:

- Integrity
- Nurturing
- Enjoyment
- Ambition
- Sustainability



1.0 INTRODUCTION

1.2 PROJECT OVERVIEW

This Design and Access Statement has been created to accompany a Planning and Listed Building Consent Application to Rochdale Local Planning Authority for works to convert the former Chapel which forms part of the Middleton Campus at Hopwood Hall College.

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 teaching space for their Engineering and Manufacturing T-Levels curriculum.

Milnrow Chapel was designed by Frederick Gibberd. The building 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.

The Chapel is considered as an important local landmark but it has been underutilised for many years 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.

The College wish to undertake works to convert the former Chapel into a dedicated T-level Engineering and Virtual Reality (VR) learning centre. This project will generate funding for the repair and restoration of the historic fabric, bringing the building back into long-term use as a central part of the college and safeguarding the future of this important heritage asset. The proposed works will include some internal alterations to make the spaces suitable for use by the College as well as improvements to thermal performance, accessibility and repair works to the historic fabric.



1.0 INTRODUCTION

1.3 COLLEGE REQUIREMENTS

Hopwood Hall College have set out their requirements for the project below:

The College is embarking on a redevelopment initiative to transform the chapel into a dedicated T-level Engineering and Virtual Reality (VR) learning centre. Our existing facilities for VR and immersive lessons and T-Level Engineering classes fall far short of the standards our students deserve, with challenges like cramped workspaces and classes being dispersed across various areas on campus and simply not being able to offer the facilities for enough dedicated learning hours to our students.

The proposed renovation of the chapel into a bespoke IT hub is envisaged to significantly enhance the students' learning experience and broaden and enrich the scope of course content and deliverability. This project directly links to the college's strategy to raise economic prosperity by providing enterprising and innovative delivery of the curriculum which will prepare a skilled workforce for the future.

The primary goal of this renovation is not to increase student enrolment; rather, it aims to optimize the current curriculum offerings to cater to a larger segment of our existing student base. The selection of the chapel as the designated T-Level Engineering and VR/Immersive hub is strategic, driven by the ample space it provides, making it the most suitable location on campus. Seeking to identify another large area of the college would dislodge and negatively impact on another curriculum sector we host at Hopwood Hall College. Importantly, this choice ensures the preservation of the chapel's historical significance as a Grade 2 listed building. The investment in this project not only addresses the limitations of the current facilities but also tackles the repair works required to the chapel.

Once operational, the T-Level Engineering and VR hub will be integrated into the broader campus maintenance strategy, ensuring ongoing preservation of the building's condition. This initiative not only meets the immediate needs of our students but also aligns with our commitment to preserving the architectural heritage of the campus.



1.0 INTRODUCTION

1.4 AN OVERVIEW OF T-LEVEL FUNDING

WHAT ARE T-LEVELS?

Delivered over a two-year period, T-Levels provide an excellent alternative to A-Levels and are aimed at 16 to 19-year-olds who would rather study work-related courses than traditional academic subjects.

T-Level students have the fantastic opportunity to progress to university or higher-level technical qualifications.

WHAT DO T-LEVELS INVOLVE?

Students spend 80% of their time in the classroom and 20% on an industry placement, giving them the chance to experience a real workplace setting.

Shaped by employers, T-Levels benefit from the unique insights of industry leaders. This means leavers will be equipped with the skills and knowledge needed to get ahead in industry.

FUNDING AWARDED

As part of the delivery of the T-Level courses in Engineering and Manufacturing, the College are in need of new and up to date facilities to provide a state of the art learning environment in which to teach the updated curriculum, in preparation for learners to maximise future employment opportunities.

The college has successfully secured Department of Education funding for the repair and conversion of the former Chapel for use as a new dedicated T-level Engineering and Virtual Reality (VR) learning centre.

Hear from our T-Level learners...

I feel so proud of myself – studying a T-Level is a big achievement! The other students in the class are so welcoming and the tutors really recognise you as an individual.

Ludnela Andrade, T-Level Design, Surveying & Planning



T-Levels have felt very fresh and exciting! I've made some great new friends along the way and the tutors have been so supportive. The best part is that the course is so varied. The practical elements mean that you're rarely sat down – we're always out doing stuff.

Imogen Tudor, T-Level Supporting Adult Nursing



1.0 INTRODUCTION

1.5 WIDER PUBLIC BENEFITS OF THE PROJECT

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.

ENGINEERING AND MANUFACTURING INDUSTRY

There are currently a number of exciting initiatives aimed at attracting investment to the Rochdale area via the Engineering and Manufacturing sector.

Training young people through access to high quality Engineering and Manufacturing T-Levels courses links directly to these initiatives, responding to the demand for skills in this sector. This in turn will help to create and retain talent within the Rochdale area, attracting further investment.

The provision of a dedicated learning centre will allow the College to deliver the T-Level Engineering and Manufacturing curriculum to the highest possible standard using the latest technology.

AMPI

Based in Rochdale, the Advanced Machinery and Productivity Institute (AMPI) is an industry led initiative which will drive innovation for the UK’s advanced machinery designers, manufacturers, and users to meet the challenges of developing new technology and entering emerging markets. AMPI will be centred around existing capabilities and research excellence across the North of England and reach across the wider UK.

<https://www.ampi.org.uk/#about>

Atom Valley

Atom Valley, Manchester’s Mayoral Development Zone will be a vast, well-connected innovation cluster, bringing world-class research, manufacturing and materials together to shape the future and level up communities. Covering sites across Bury, Oldham and Rochdale, this vast innovation mega-cluster will focus on advanced manufacturing, materials and machinery, as well as nurturing related start-ups and supply chains. 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) is a collaboration between key partners to help and support businesses to commercialise sustainable materials and develop innovative ideas to make the materials they use sustainable.

<https://ceams.org.uk/>

LOCAL SKILLS AND EMPLOYMENT

The new facility will allow the College to deliver the T-Levels courses to the highest standard. The availability of high quality courses in the Rochdale area will help to encourage young people to study and work in the local area, contributing to the wider community and economy.

Hopwood Hall College has links with a number of local employers across the Engineering and Manufacturing sector. Students undertake placements within these companies and many go on to find employment locally.

RE-USE OF IMPORTANT LOCAL HERITAGE ASSET

The project will facilitate the repair and protection of historic fabric, safeguarding a local heritage asset for the future.

RE-USE OF EMBODIED ENERGY

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/>



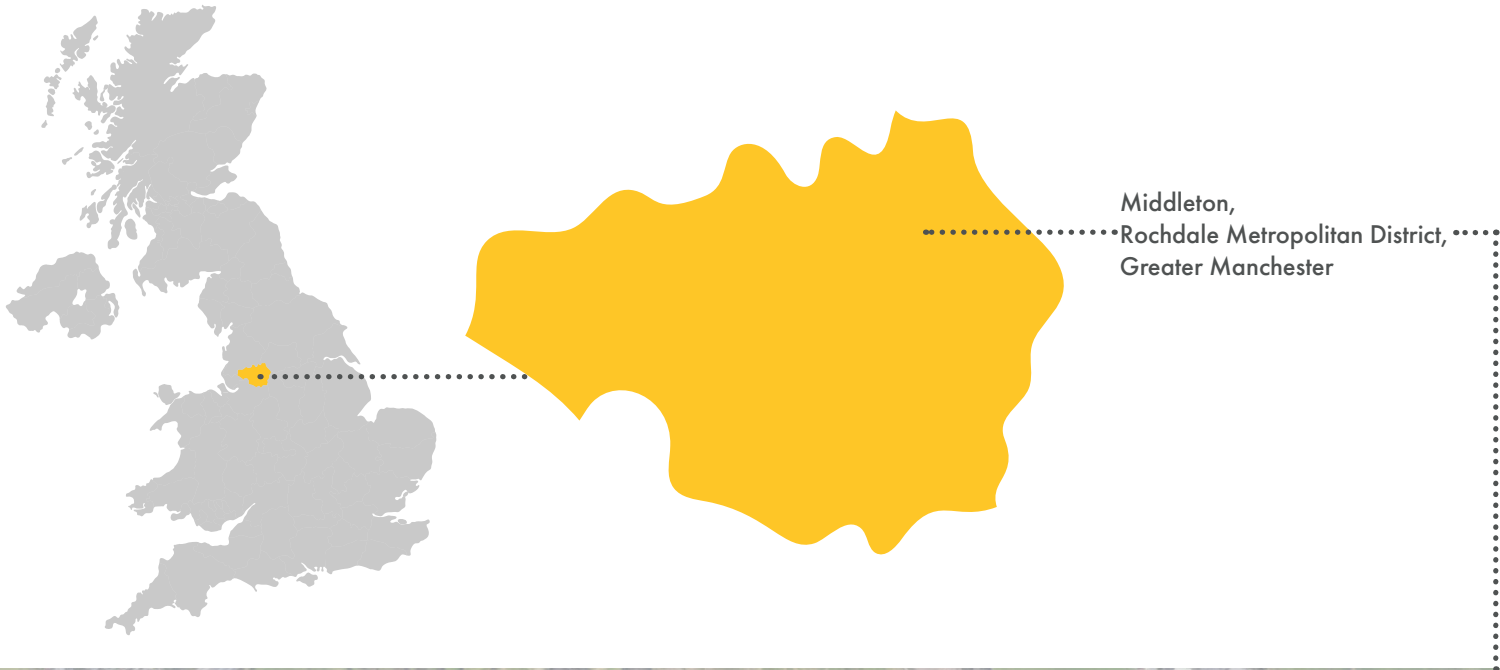
2.0 EXISTING SITE

2.0 EXISTING SITE

2.1 SITE LOCATION

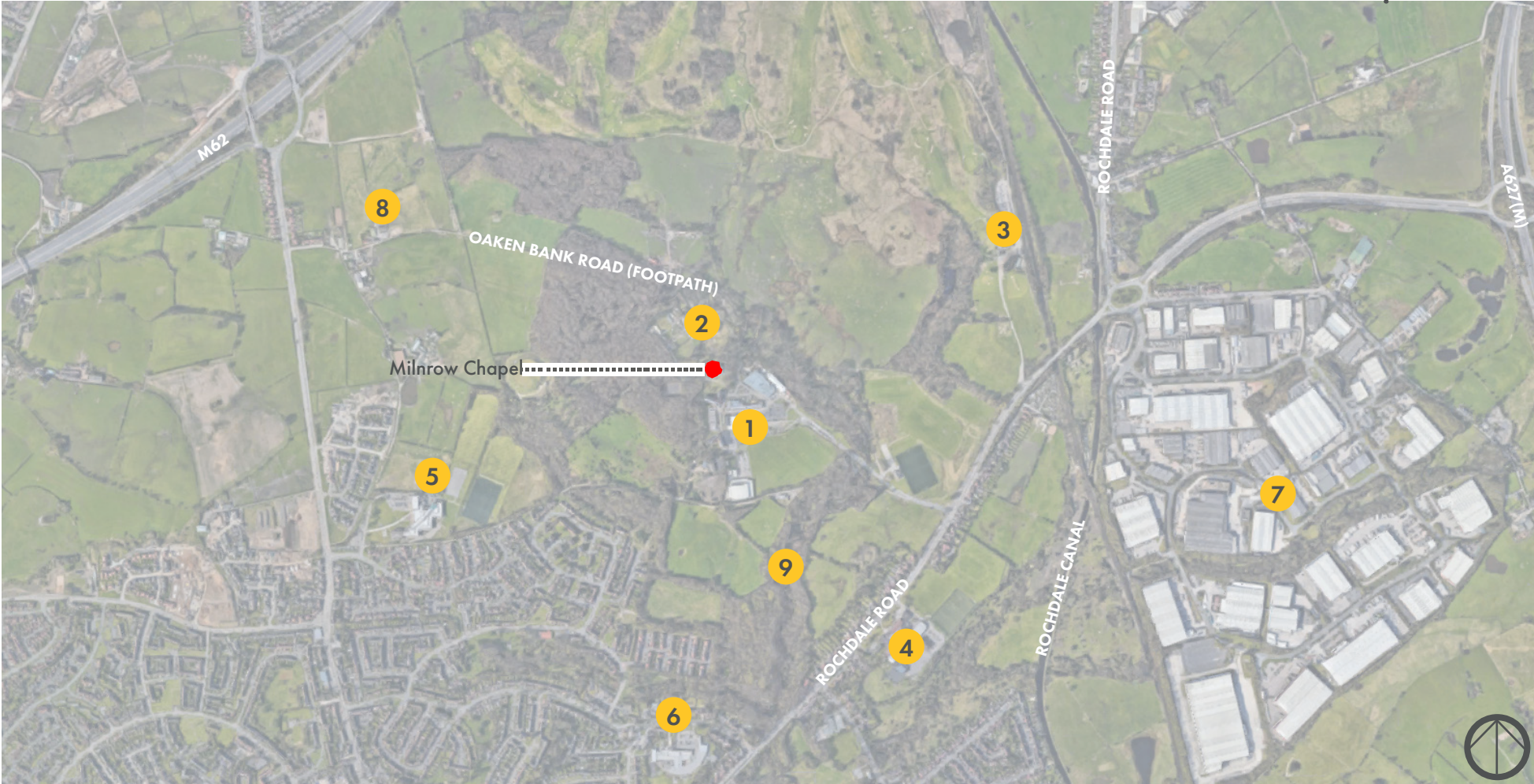
Milnrow Chapel forms part of Hopwood Hall College Middleton Campus, situated on Rochdale Road at the edge of Middleton.

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

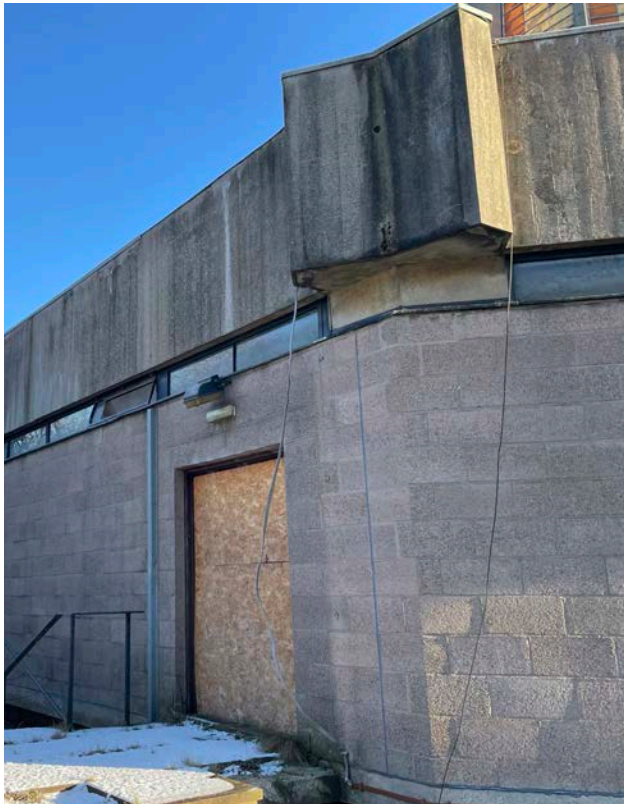
2.0 EXISTING SITE

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

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-



10 View onto the existing parking area to the south.



Key Plan

2.0 EXISTING SITE

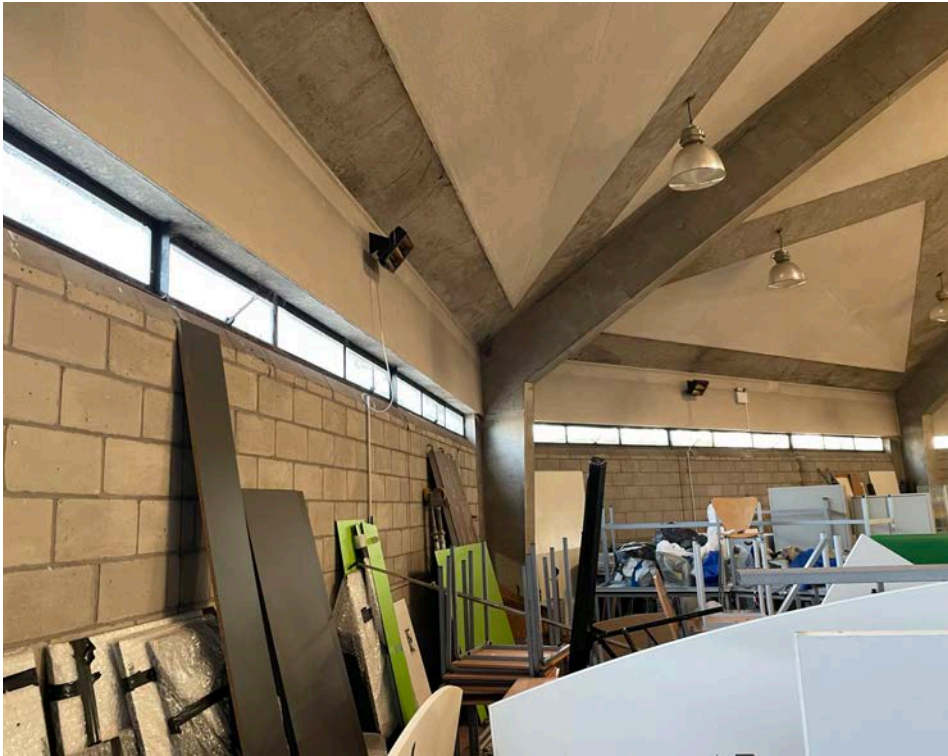
2.4 INTERNAL PHOTOGRAPHS



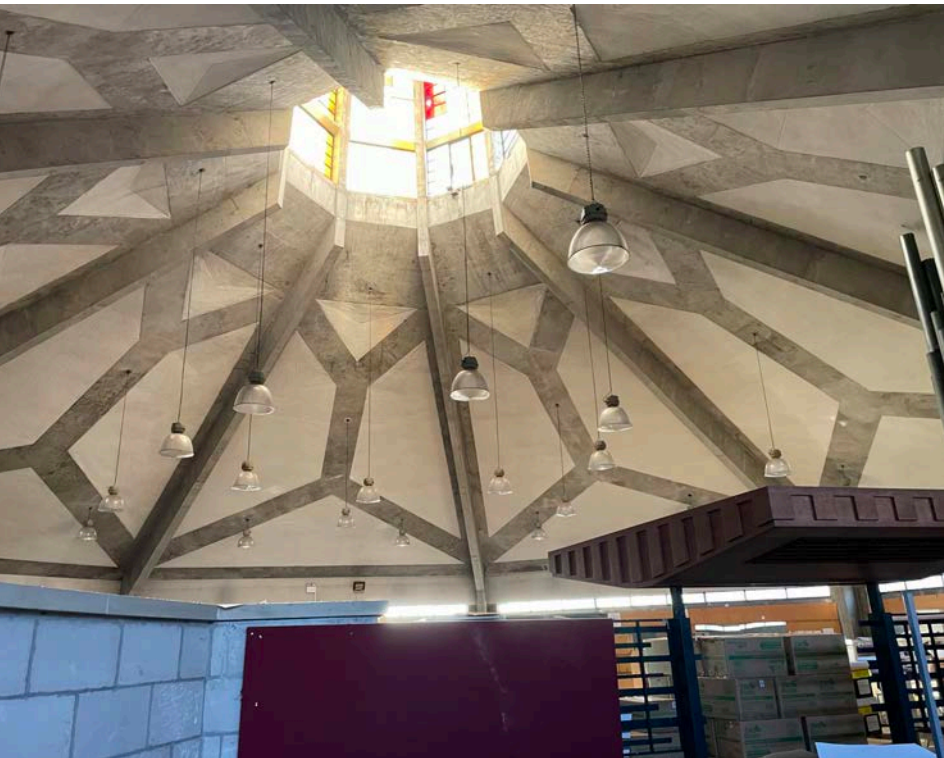
1 View looking up towards stain glass window.



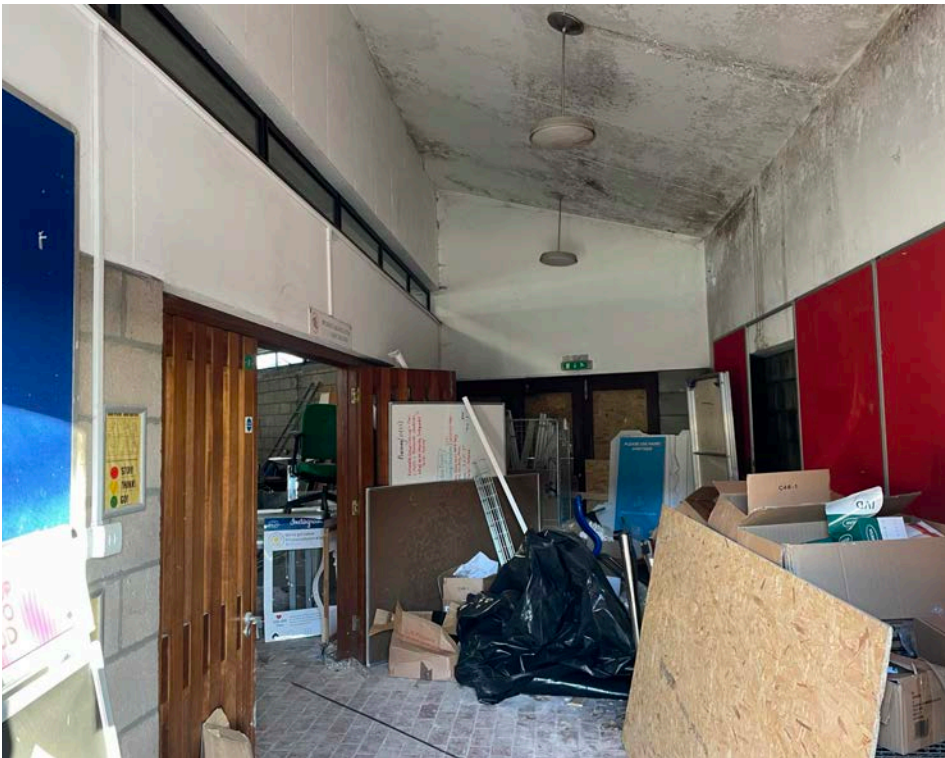
2 View into the main hall, currently being used for storage.



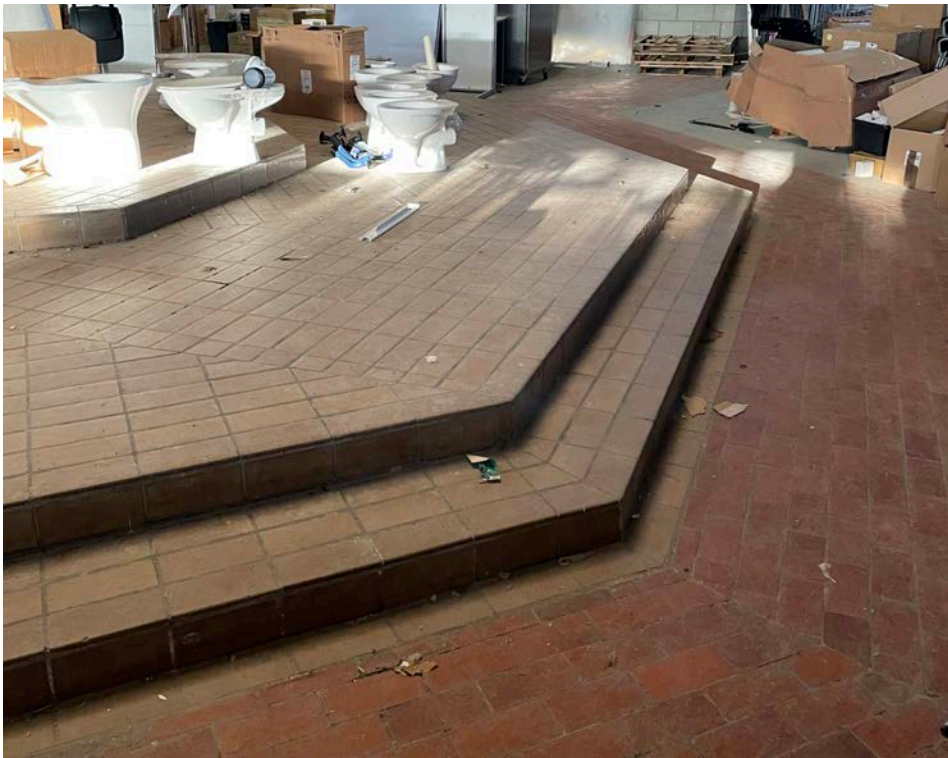
3 High level glazing above exposed blockwork walls.



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 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 BUILDING PLANS

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.

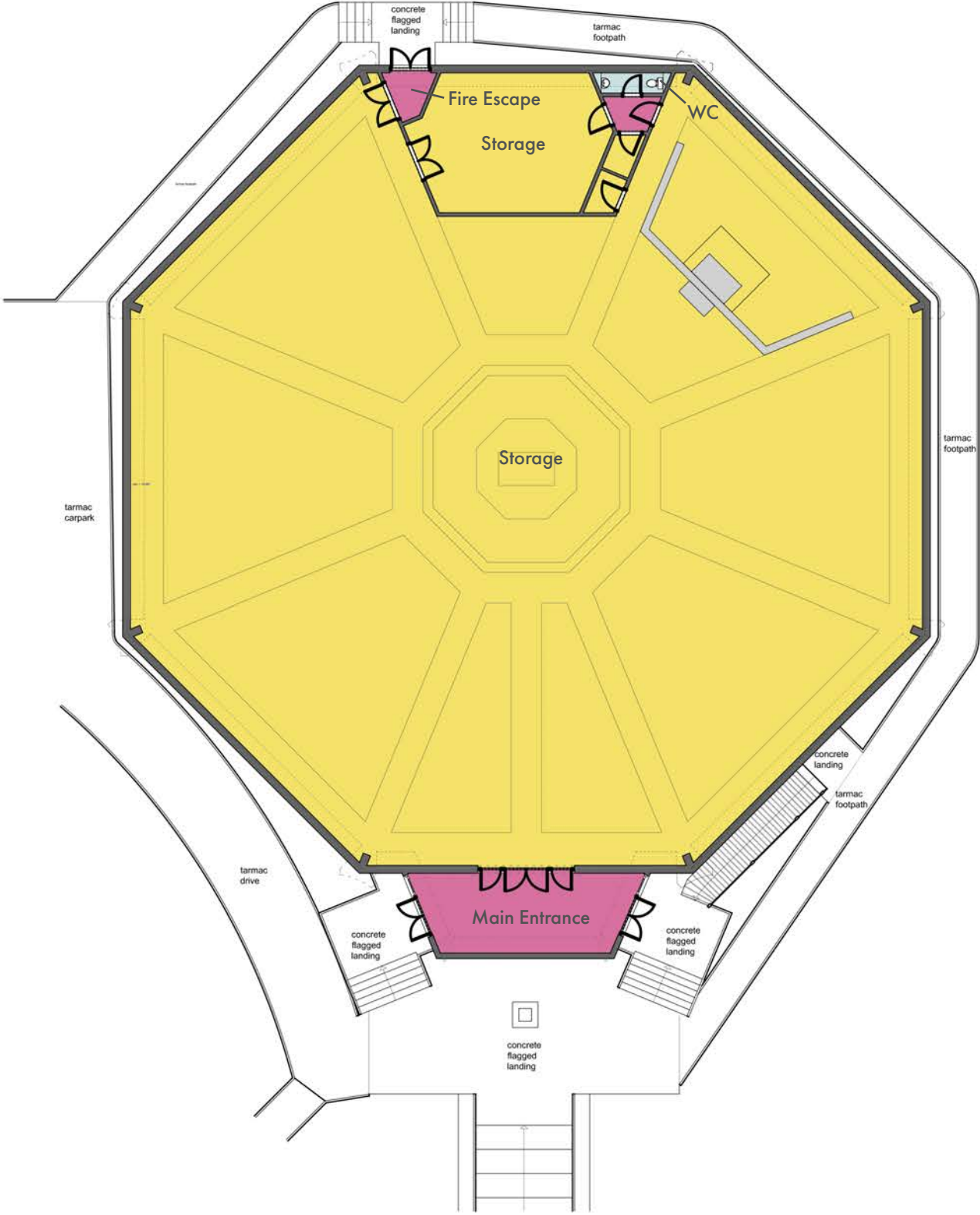
The building is lit via the dramatic coloured glass lantern which rises above the central altar, and there is a narrow band of clerestory windows to the perimeter.

The building is currently in use as a storage facility.

- KEY
- Storage
- Lobby
- WC Facilities



Key Plan



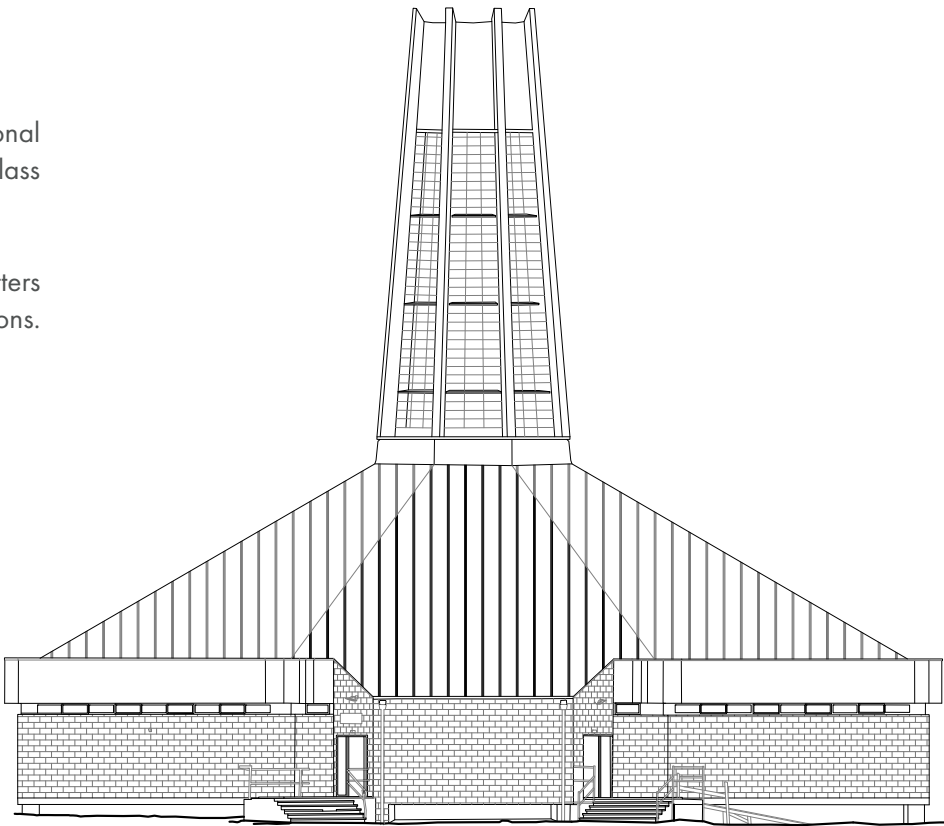
Existing Ground Floor Plan

2.0 EXISTING SITE

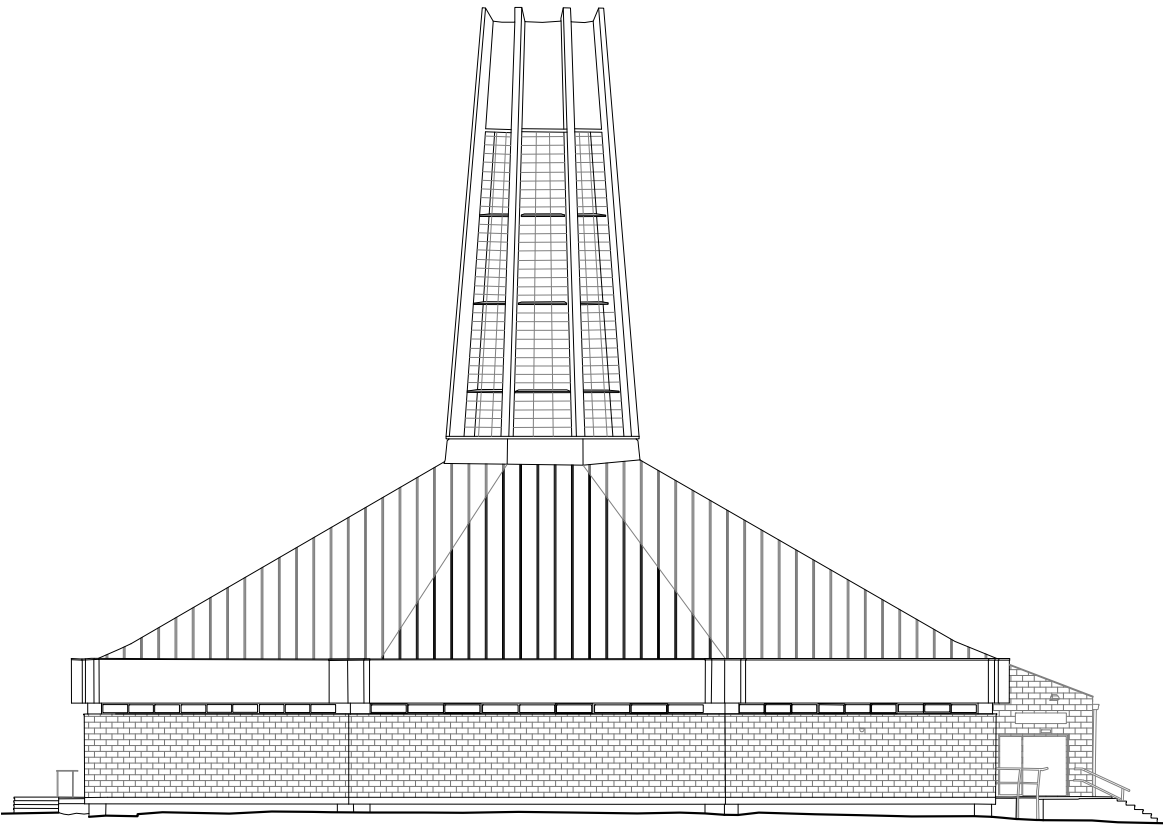
2.7 BUILDING ELEVATIONS

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.

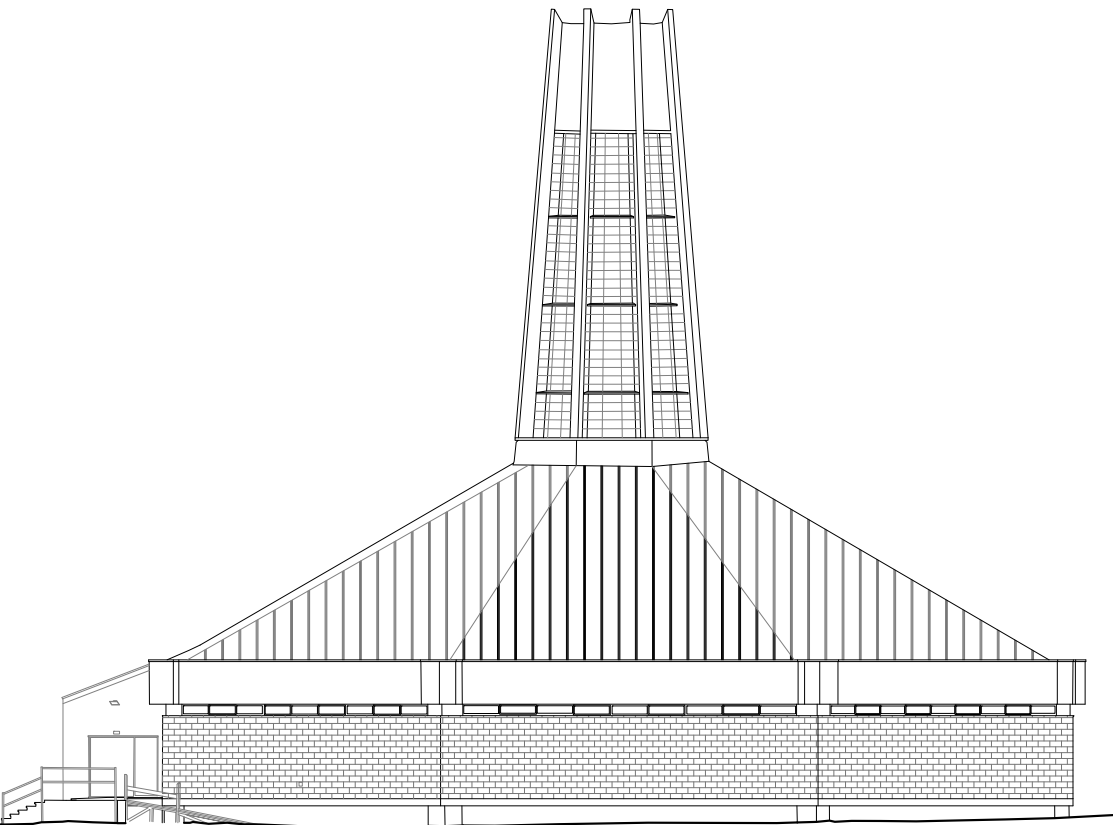
Roofs are felt finished (with a copper coating) and drain into perimeter gutters behind parapet upstands. These discharge via hopper heads to the lobby elevations. Windows at low level are single glazed in steel frames with opening casements.



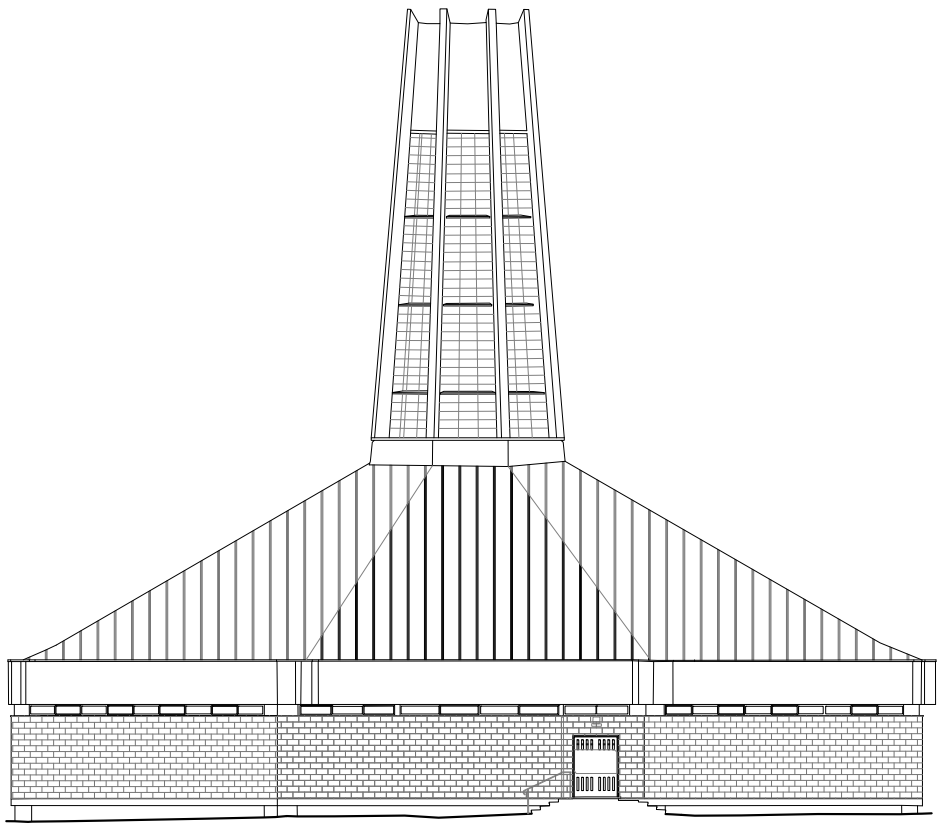
AA Elevation Facing South-East



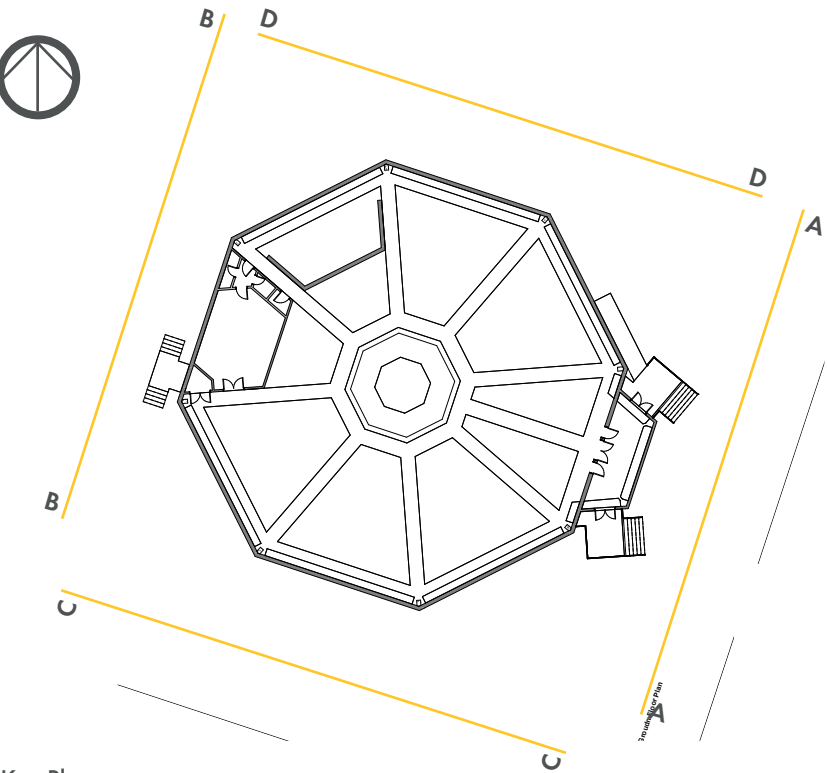
CC Elevation Facing South-West



BB Elevation Facing North-West



DD Elevation Facing North-East



Key Plan

3.0 PLANNING BACKGROUND

3.0 PLANNING BACKGROUND

3.1 PLANNING POLICY

3.1.1 NPPF

National Planning Policy Framework (NPPF) provides the following design guidance which has been addressed during the design process.

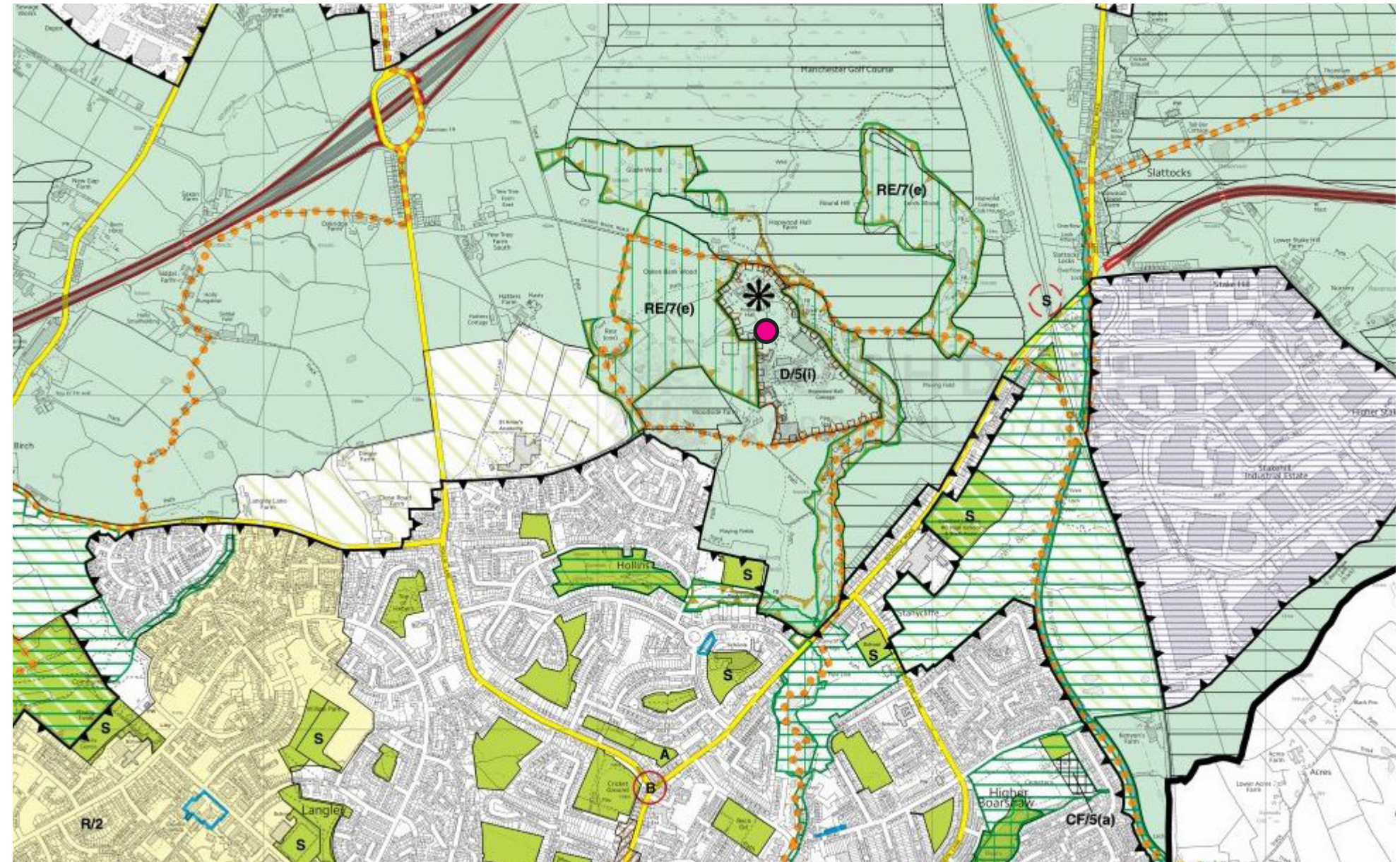
- Paragraphs 7 and 8 – this sets out the overarching objective to deliver sustainable development.
- Paragraph 124 – provides links between Sustainable development and good design.
- Paragraph 127 – identifies national design criteria for developments, local design policies should reflect this criteria.
- Paragraph 154 - sets out the criteria for where new buildings are considered to be appropriate in the green belt (this proposal does not involve new buildings and therefore this is not relevant)
- Paragraph 155 - sets out other forms of development that are considered appropriate in the green belt.
- Paragraph 203 - provides guidance on the need for heritage assets to be brought into viable use in order to help sustain the future of the asset and the contribution that can be made to the economic vitality of an area.
- Paragraph 208 - states that 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. Details of the public benefits of the proposed works are set out within this document.

3.1.2 ROCHDALE UDP

The local plan (UDP) sets out a framework of planning policies that ensure development in the area meets certain criteria. Belows shows how some of the relevant policies have been addressed by this proposal:

Rochdale Borough Unitary Development Plan Adopted June 2006 (UDP):

- 3.25 Improvement of the skill levels in the Borough is strongly related to educational attainment and training. The subjects taught at the college are skills/ trades based which will help generate good candidates in those employment sectors and the specialism of Engineering and Manufacturing skills will contribute to a number of local initiatives aimed at bringing local investment to the area via this sector.
- Chapter 8 addresses the need for 'employment regeneration uses' - it is assumed that the vocational skills learnt at the College will provide the students the skills to go into employment in the local area.
- 13.1 Community facilities are a major influence on the quality of life for local residents. The redevelopment of the Chapel for use as a specialist learning centre will provide improved education facilities for the local community, with good public transport and walking access.



Rochdale Borough Unitary Development Map

Site Location



3.0 PLANNING BACKGROUND

3.1 PLANNING POLICY

Policy CF4 - The site at Hopwood Hall College is subject to proposals involving the improvement and additions to educational facilities at the college campus.

Within this site, as shown on the Proposals Map, development proposals for the improvement and addition to education facilities will be permitted – provided that: they are consistent with the College’s Green Belt location; do not harm the character or setting of listed buildings; and are in accordance with Policy D5.

- 13.10 - Hopwood Hall College is the Borough’s major provider of tertiary education. College facilities are currently split between two sites, namely Hopwood Campus, Middleton and a town centre campus in Rochdale. Very little room for expansion exists at the Rochdale Campus and, as a consequence, any developments required to meet expanded curriculum needs will have to be accommodated at Hopwood. It is the long-term aim of the College authorities to develop the Hopwood site as a self-contained campus capable of providing high quality academic, technical and vocational training, meeting not only the needs of the local community, but also operating as a facility of regional importance in the field of education and training. This could involve the rationalisation, conversion, redevelopment of, or extensions to buildings and facilities. The Council supports this strategy, recognising the benefits it can bring in terms of both economic regeneration and enhanced social provision, provided that development has no greater impact on the Green Belt or on the local landscape. The Council has therefore identified the campus as a major developed site within the Green Belt under Green Belt policy D5 and will expect all future developments to be carried out in accordance with the criteria in that policy.

The proposal addresses the above planning policy by bringing a currently redundant building back into use to provide additional accommodation to supplement the College’s existing facilities.

3.1.3 GREEN BELT STATEMENT

NPPF Paragraph 155 (d) states that the re-use of buildings of permanent and substantial construction is considered to be an appropriate form of development within green belt land. This proposal therefore is compliant with this policy.

UDP policy D5 sets out that limited infilling within the major existing developed sites within the green belt (of which this is one) will be permitted provided that the development:

- a) Is related to the continuing use of the site
- b) Is contained within the boundary shown on the proposals map
- c) Has no greater impact upon the purposes of including land in the green belt than the existing development
- d) Does not lead to a major increase in the developed proportion of the site; and
- e) Does not exceed the height of the existing buildings on site.

This development involves the conversion of an existing under utilised building within the Green Belt. Bringing the Chapel back into meaningful use will reduce the need for further new build development across the College campus, and as such is considered to have a positive impact upon the Green Belt.

Minimal external works are proposed to facilitate the safe and inclusive use of the building and enhance the setting of the building.

Given the minimal external works proposed under this development and the existing land allocation (existing developed site within the Green Belt) it is considered that the re-use of the existing building, plus other associated works could be considered as appropriate development under policy D5.

3.0 PLANNING BACKGROUND

3.2 PLANNING HISTORY

The following previous Planning / LBC Applications are associated with the building:

24/00169/LBC

Listed Building Consent for Investigative works to facilitate repair works removal of damaged building fabric & removal of asbestos

Status: Ongoing

06/D47671

Alterations And Extension To Listed Building Including 2 New Prefabricated Units, Link Porch Extension And New Steps And Access Ramp

Status: Approved

05/D46074

Internal Alterations To Listed Building

Status: Approved



3.0 PLANNING BACKGROUND

3.3 PRE-APPLICATION FEEDBACK

3.2.1 LPA FEEDBACK

A meeting was held on site on 23 January 2024 with the Planning and Conservation Officers from Rochdale LPA. Feedback received can be summarised as follows:

- Enabling Works - It was advised that an application is made asap to cover the investigative works and asbestos removal works required to the Chapel.
- The use of pods would be the preferred method of forming new accommodation within the Chapel, subject to design. This is considered less harmful to the original building compared to full height partitions.
- Existing historic features should be retained where possible including the raised altar and side chapel altar and canopy
- Re-use of the existing vestment cupboards should be investigated
- Fabric repairs would be welcomed
- Removal of inappropriate pointing should be considered

A Pre-Application submission was made to Rochdale Local Planning Authority on 08 February 2024. Formal Pre-Application response is still awaited but informal feedback has been received. This can be summarised as follows:

Conservation:

- The principle of using the building as a learning centre is supported
- The insertion of pods would result in less than substantial harm to the significance of the heritage asset. To minimise the level of harm the pods should be designed to be lightweight and fully reversible.
- The proposed subdivision of the space will need to be justified and it will need to be shown why other less intrusive uses of the space have been ruled out.
- The proposed wooden structure within the Sanctuary would also result in some less than substantial harm to the significance of the asset. The indicative structure in this space appears relatively heavy and would undermine the simplicity of the Sanctuary and altar. Any structure in this space would need to be robustly justified. If accepted, it should be as lightweight, minimal and reversible as possible.
- The altar should be reinstated as part of the proposals.
- The enclosure of the small chapel would also result in less than substantial harm. The features associated with this chapel should be retained and restored as part of the works. Any new structure would need to be lightweight, so that the legibility of this space is retained as far as possible.
- The proposal indicates that toilet facilities would be installed in the Sacristy. This space includes original dark wood fixtures and fittings and is identified within the heritage statement as being of medium significance. The subdivision of the space and the loss of the original fixtures would result in harm to the significance of the space. The use of this space for toilets needs to be justified and wherever possible original fixtures and fittings should be retained. Where proposed to be lost, existing timber joinery and fittings should be reused elsewhere in the building.

- The raising of the floor level would also result in some harm to the significance of the building. The extent of this harm will depend on the overall height increase and the manner in which the floor is raised. The raised level of the Sanctuary and its central position mark it as the most important space within the building. If the floor level are raised, it is important that the primacy of this space remains. The reasons for the raised floor levels will need to be thoroughly set out. This should include details of the alternatives considered and why they were discounted.
- The proposed works to repair the building are welcomed and would constitute a heritage benefit. As part of any application, a full schedule of repairs and finishes should be submitted.
- Where works are proposed that would result in harm to the significance of the heritage asset, these would need to be thoroughly justified as part of the submission. Opportunities should also be taken to mitigate the harm as far as possible and heritage benefits, such as repair and restoration works should be included as part of the proposal.
- Given that the overall level of harm is likely 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.

Ecology:

Ecological Assessment Requirements

"As you know, I am already aware that an ecological report has been produced. Potential ecological issues are likely restricted to bats and nesting birds with a historic record of a bat roost for the building. Dusk surveys should be provided as part of any application".

Biodiversity Net Gain (BNG)

"With regards biodiversity net gain, whilst 10% BNG is now mandatory for all developments, assuming less than 25sqm of vegetation is being removed the development would be exempt. If the application is also only for listed building consent, my understating would also be that the development would not be subject to biodiversity net gain, though I recommend this is verified as there is no direct reference to listed building consent in the guidance."

Environmental Health:

"This section would be supportive of the proposals".

Highways:

"Department considers this building to be educational use already and part of the overall college campus. We do not expect any changes to vehicular traffic as a result of these proposals"

3.2.2 HISTORIC ENGLAND FEEDBACK

A pre-Application submission was made to Historic England in February 2024 and written feedback was received on 26 March 2024. This is summarised as follows:

- The Chapel has high evidential and historic value as a liturgically inspired Catholic chapel by Frederick Gibberd with well preserved interior features
- This significance is further enhanced by the prominent location on top of the hill and it's relationship with Hopwood Hall
- Strong communal value as a former place of worship
- Ethos of the design is based around inclusion and communal activity and this is reflected in the large open plan space
- Proposals to repair the building fabric are welcomed
- Enclosed classroom pods change the nature of the internal space, rendering the original volume illegible and harming its significance
- View from entrance towards the Sanctuary is key
- New canopy structure does not cause a high level of harm
- Encourage removal of classroom pods to either side of the main entrance to give a greater impression of the volume of the space and to prevent the sanctuary from becoming enclosed
- High quality materials and finishes are to be used
- New design to draw on the geometric shapes of the existing building
- Further pre-application discussions are welcomed

3.2.3 TWENTIETH CENTURY SOCIETY FEEDBACK

An email containing the Pre-Application proposals was sent to the Twentieth Century Society on 14 March 2024. We are currently awaiting feedback.

3.4.2 MODERNIST SOCIETY MANCHESTER FEEDBACK

We met with the Modernist Society (Manchester Chapter) at the Chapel on 19 March 2024.

Their feedback can be summarised as follows:

- The open volume and glazed lantern are key features of the interior
- Ideally it would be preferable to retain the open volume uninterrupted
- The use of pods to create the new accommodation is a logical approach but these should be carefully designed to minimise harm
- The use of glazing where possible to allow the pods to be as lightweight and visually intrusive as possible would be welcomed
- The building fabric is in a poor condition and works to repair and maintain the building are clearly a priority

4.0 DESIGN DEVELOPMENT

4.0 DESIGN DEVELOPMENT

4.1 PREVIOUS PROPOSALS

4.1.1 ALTERNATIVE USES

The preference from a heritage perspective would be to retain the Chapel as a single open volume. However, retaining the Chapel as a single space would require significant thermal and acoustic upgrading of the building envelope which would be intrusive to the historic fabric, and would also risk potential condensation / thermal bridging owing to the exposed nature of the existing 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 College have previously considered a variety of other uses for the building which would allow the open volume to be retained but for various reasons these uses have been discounted. These include:

Gym and Leisure Facility

The plan opposite demonstrates how the building could be used as a gym and leisure facility. This proposal was not progressed owing to a lack of funding and the cost and complexity of the upgrading works that would be required to the existing building fabric in order to make the project viable.

Boxing Gym

The building was used for a period as a boxing gym. However, the scale of the building and the associated repair, maintenance and running costs made the project financially unviable compared to the demand for the space.

Examination Hall

The College previously used the Chapel as an examination hall, however it was considered unsuitable owing to the acoustics and thermal properties of the existing fabric. The building was too cold to be used for a prolonged period and the acoustics were distracting to those taking the examinations. This use would require significant upgrades to the existing fabric and the resulting building would only be in use periodically by the College.

Learning Resource Centre

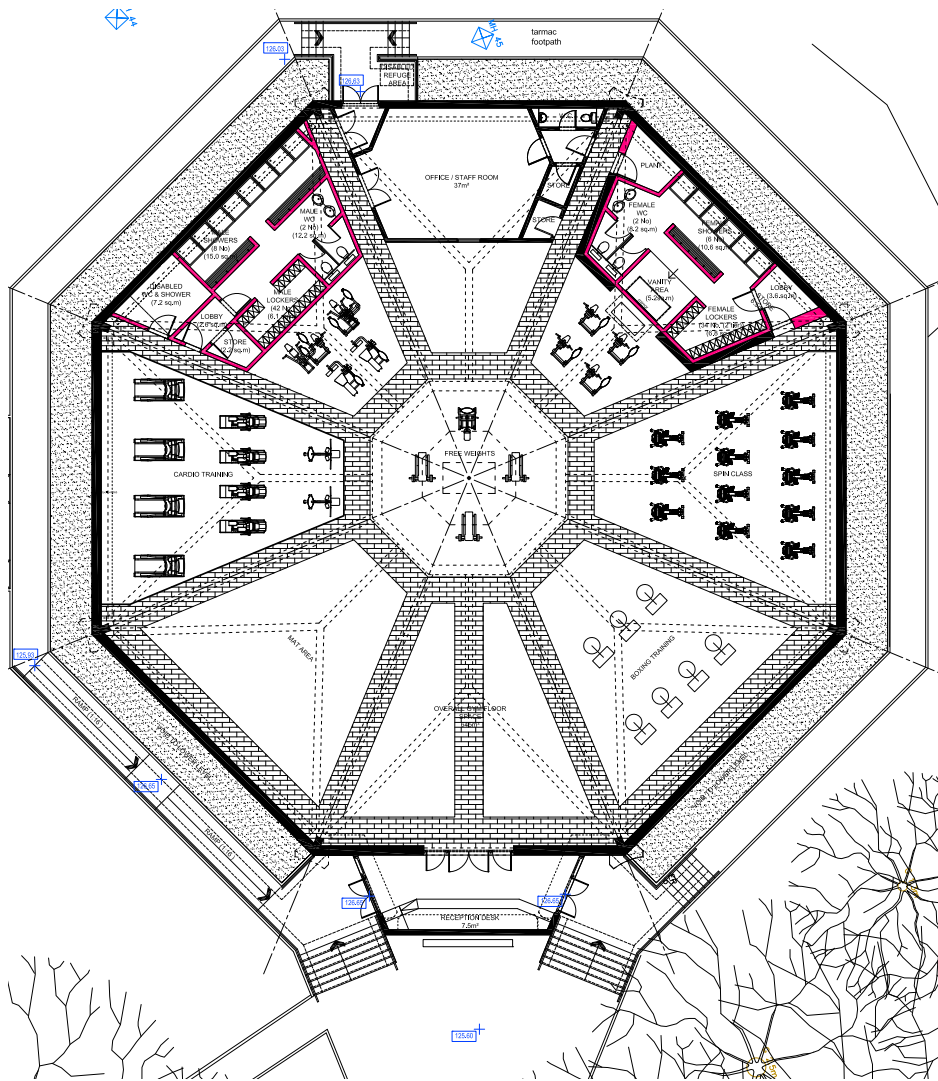
The open plan nature of the building would lend itself to use as a Learning Resource Centre (LRC) but this would require substantial thermal and acoustic upgrades to the existing fabric in order to create a comfortable internal environment. The accessibility constraints owing to the location of the Chapel on a hill above the College campus would also not lend itself well to the creation of an LRC, since this should be positioned at the heart of the campus and easily accessible to all.

Cafeteria

For the building to become used as a cafeteria, although the main volume could be retained as an open plan space, significant alterations would need to be made in order to form new Kitchens and WC facilities. It is considered that this would have a detrimental impact upon the historic fabric and such installations would not be easily reversible. The accessibility constraints of the Chapel would not lend itself well to the creation of a Cafe, since this should be positioned at the heart of the campus and easily accessible to all.

Sports Hall

The College campus has a substantial sports complex. The height of the Chapel at eaves level and the position of the central raised altar and side chapel altar would preclude it's use as an additional sports hall. This use would also involve the installation of a new sports floor. For these reasons the Chapel is not considered as suitable for use as a Sports Hall.



Previous proposal for more open plan use

4.0 DESIGN DEVELOPMENT

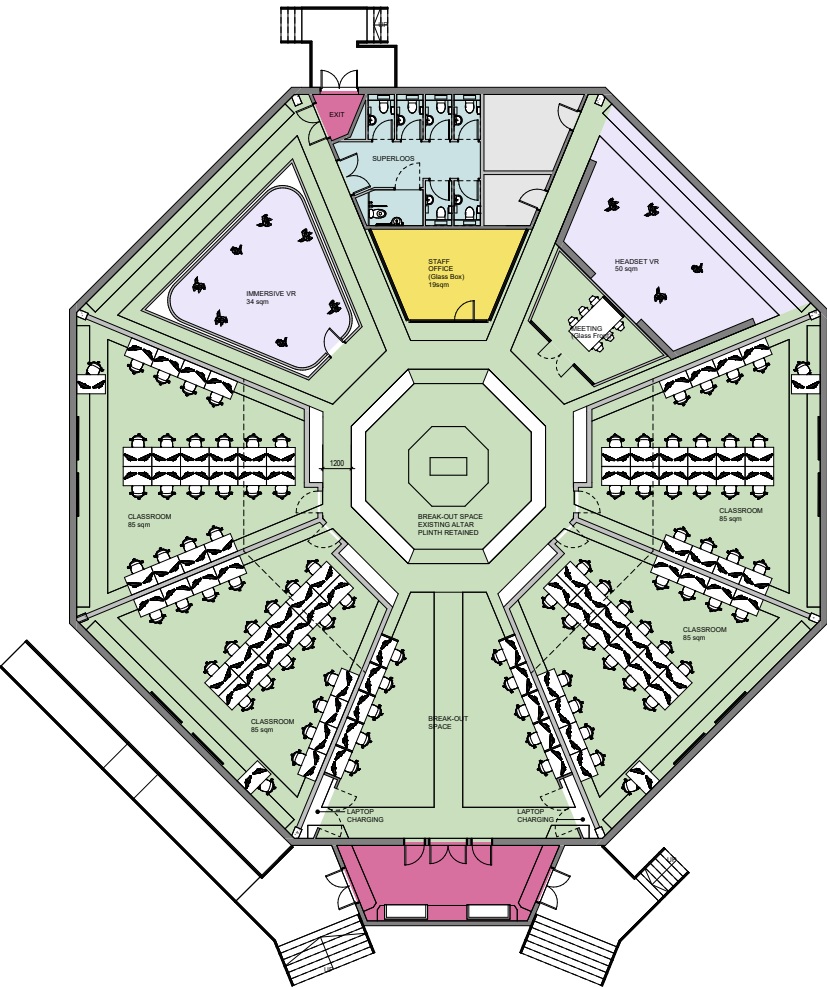
4.1 PREVIOUS PROPOSALS

4.1.2 SUB-DIVISION OF CHAPEL

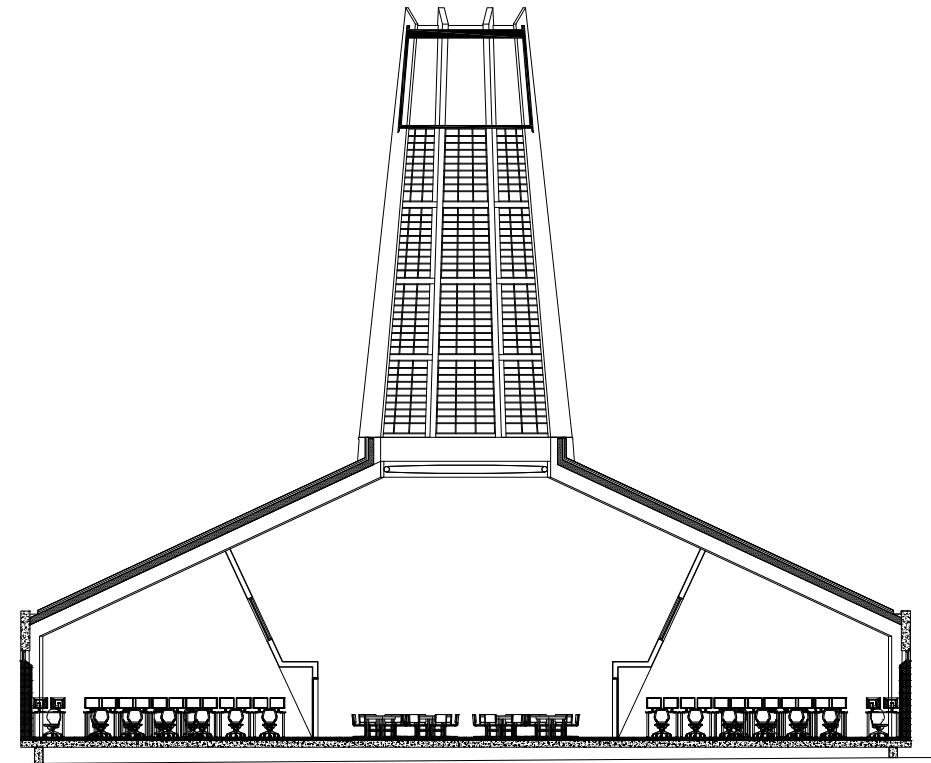
The proposed use as the T-Level Engineering and VR hub requires the cellularisation of the space in order to create the individual teaching and staff spaces required by the College. Retaining the Chapel as a single volume would not meet the College's current and future curriculum needs.

Proposals have been considered which include the creation of new lightweight stud partitions taken up full height to soffit level. This option would require thermal upgrades to historic fabric in order to reduce heat loss through the existing walls, floors and roof. Such a proposal would also have obscured views towards the soffit and would be detrimental to the legibility of the original volume.

This option was discounted following initial conversations with the Conservation Officer at Rochdale LPA since it was felt to be too detrimental to the open plan character of the interior of the Chapel.



Previous proposal using full height partition walls



Previous proposal using full height partition walls

4.0 DESIGN DEVELOPMENT

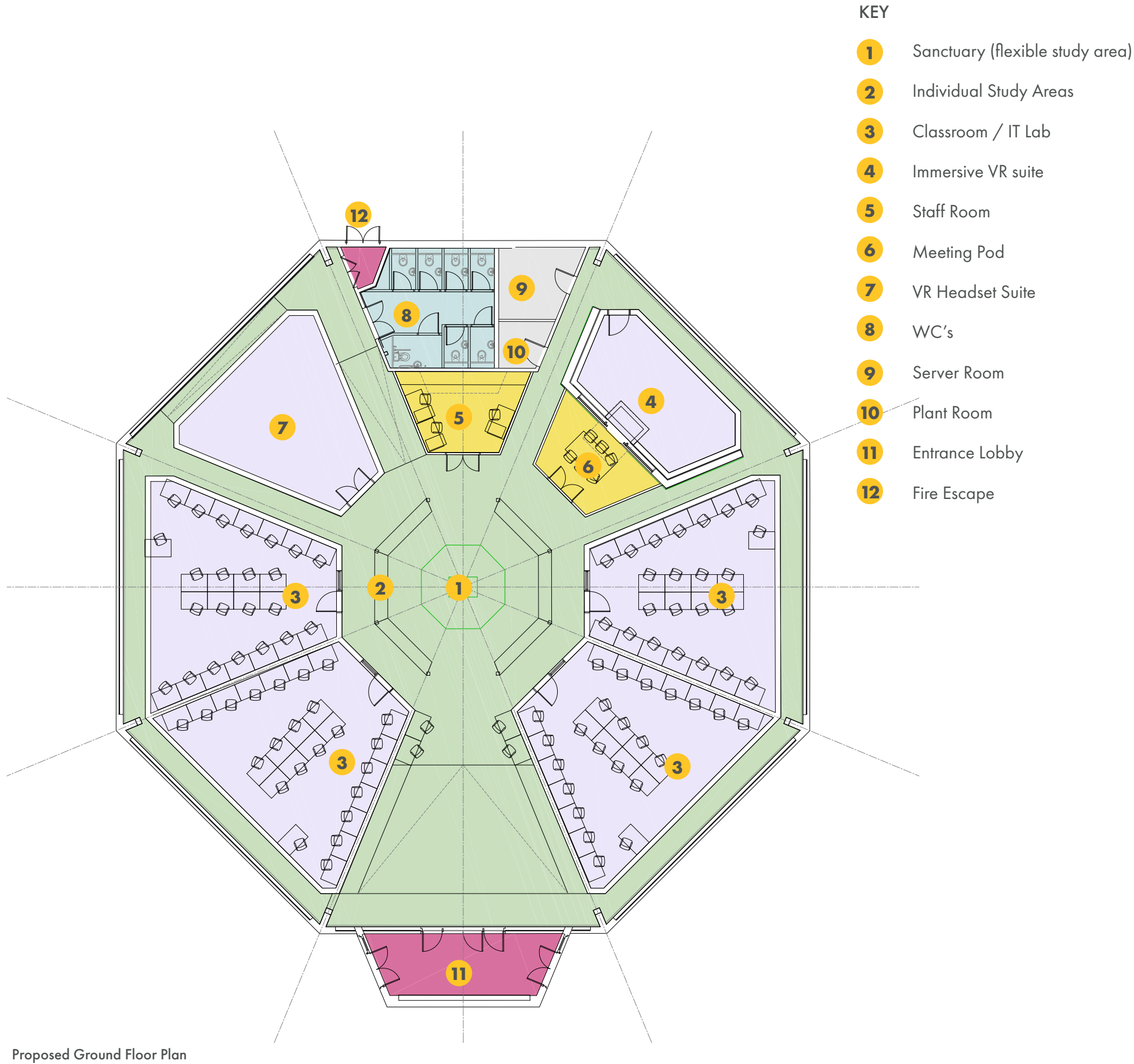
4.1 PREVIOUS PROPOSALS

4.1.3 PRE-APPLICATION PROPOSALS

The plan opposite illustrate the proposals submitted as part of the Pre-Application.

It is proposed to create a series of enclosed teaching spaces in order to support the Engineering and Manufacturing T-Levels curriculum. The ground floor is shown as sub-divided to create four new Classrooms and IT Labs, an Immersive VR Suite, a VR Headset Room, Staff Room, Meeting Room and associated WC and plant space.

The proposals have since been developed in response to the Pre-Application feedback. This is set out in the following pages.



4.0 DESIGN DEVELOPMENT

4.2 DESIGN PHILOSOPHY

The proposed works will follow a strategy of minimal intervention to the existing building, making it suitable for use as a contemporary learning environment whilst retaining and repairing historic fabric and original features.

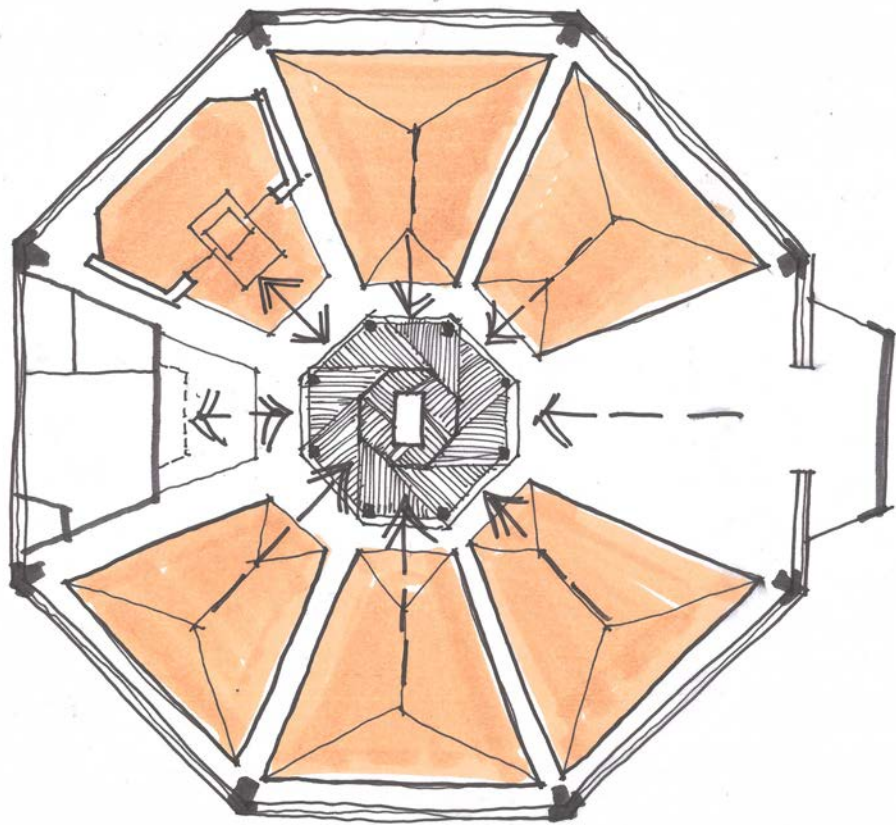
The proposals aim to minimise impact on and contact with the historic fabric. The new spaces will be created as a series of pods which will be thermally insulated and serviced separately to provide a comfortable internal environment, removing the need for insulation and heating to the entire building. This will allow the historic fabric to remain unaltered as far as possible.

The new pods are designed as contemporary insertions to allow a clear distinction between original and new elements, allowing the roof form and glazed lantern to remain as the dominant visual features and ensuring that a sense of the full height and volume of the Chapel remains legible. The pods will be designed to be lightweight and reversible to help mitigate the impact upon the historic space.

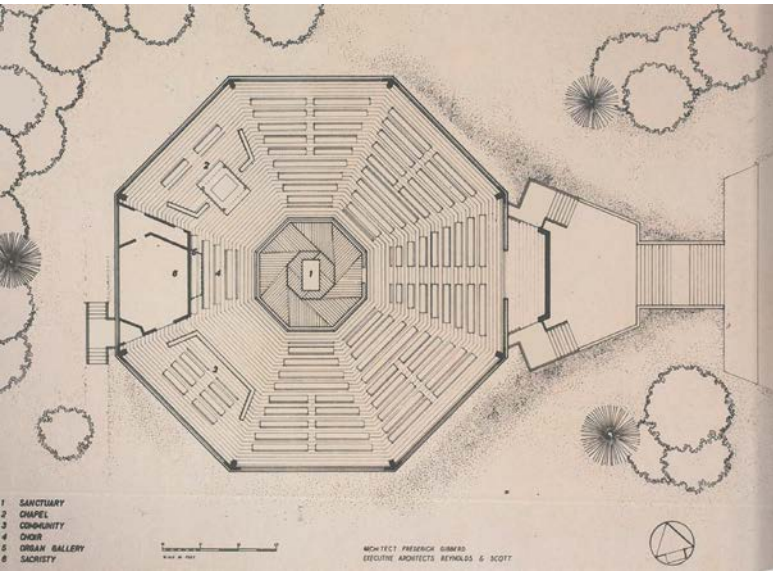
The proposed plan will work with the symmetry of the existing octagonal plan form, reflecting the geometry of the roof structure above.

The central Sanctuary and raised Altar will be retained as the focal point within the space, and this area will be used as a new independent learning zone. A new lightweight timber structure is proposed to the Sanctuary with localised task lighting and heating to be incorporated into this open space. The octagonal form of the raised altar platform and the geometry of the concrete frame will be used to inform the design of this new installation.

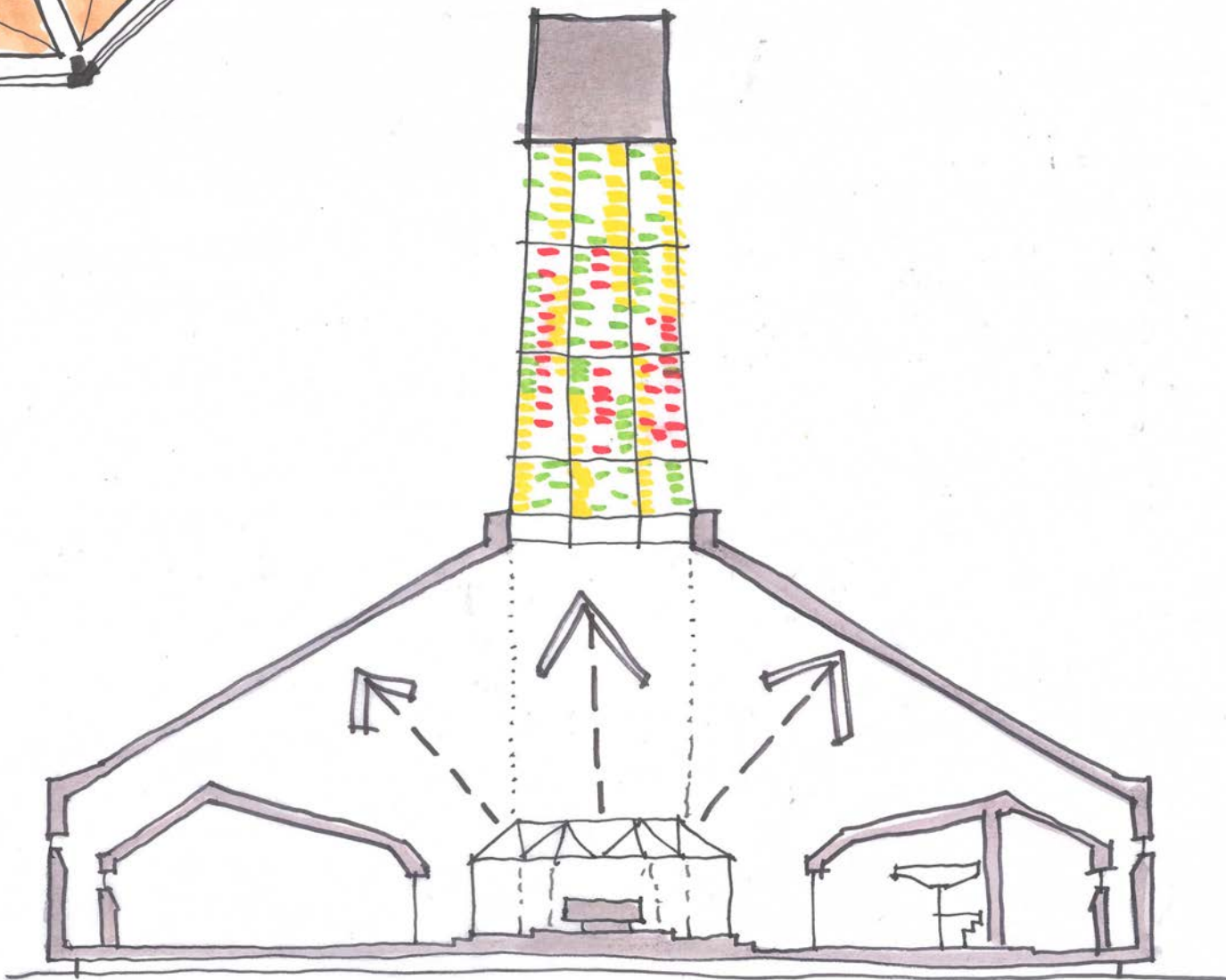
A carefully designed servicing strategy will incorporate new low energy systems in a sensitive manner. Services will be either concealed within new construction or designed as surface mounted wherever possible to minimise disruption to the historic fabric.



CONCEPT DIAGRAM - LAYOUT



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



CONCEPT DIAGRAM - SECTION

4.0 DESIGN DEVELOPMENT

4.3 POD DESIGN

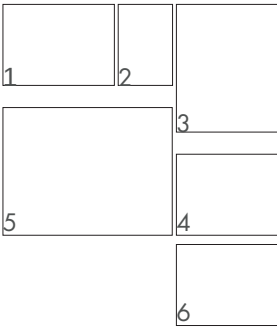
A condition of the DfE grant funding to bring the building back into use is to provide appropriate teaching and learning spaces.

The proposed use as the T-Level Engineering and VR hub requires the creation of individual teaching and staff spaces. An open plan learning environment would not meet the College requirements for a number of reasons:

- The reverberation across the Chapel and the lack of acoustic separation would not achieve current standards for a learning environment. Acoustic panels would help to absorb some sound but would be unsightly within the main volume of the Chapel and would not prevent sound transfer between spaces
- Heat loss through the building fabric would make the space uncomfortable for learning and would require thermal upgrading works to the historic fabric
- An open plan approach would create significant health and safety risk to learners utilising VR equipment
- Individual classroom spaces allow segregation of IT assets which can be controlled more effectively by the staff member supervising a smaller space. An open plan approach would serve to mitigate the logical breaking down of this environment which ensures adequate safeguarding and technical control.
- Open plan environment would result in higher energy use. Individual classroom spaces allow the zoning of controls to facilitate automated control of equipment when not in use in a particular space, reducing energy consumption.

The installation of new pods is considered the least invasive method of converting the building for use as a learning centre:

- The new pods can be thermally insulated and serviced separately to provide a comfortable internal environment without the need for insulation and heating to the entire building fabric
- Thermal upgrades would also result in the covering up of originally exposed finishes which we consider to be more detrimental to the aesthetic value associated with the original Chapel design. The introduction of independent pod structures will impact upon the aesthetic value of the original design but will be reversible and will allow more of the historic fabric to remain unaltered.
- Pods can be clearly visually separated from the historic fabric, maintaining views across the space and allowing legibility of open plan volume to be maintained
- Lightweight self-contained pods minimise fixing into historic fabric
- Reversible pods will allow future re-instatement of the open plan volume



1. St. Laurence Church Glass Pod
2. St. George's Church Manchester Timber Pods
3. St. Mary's Church Manchester Timber Pods
4. Church in Bowden, Pods Inserted for residential use.
5. Barn Conversion with circular sleeping pods inserted.
6. St Grwsts Church Timber Pod

4.0 DESIGN DEVELOPMENT

4.3 POD DESIGN

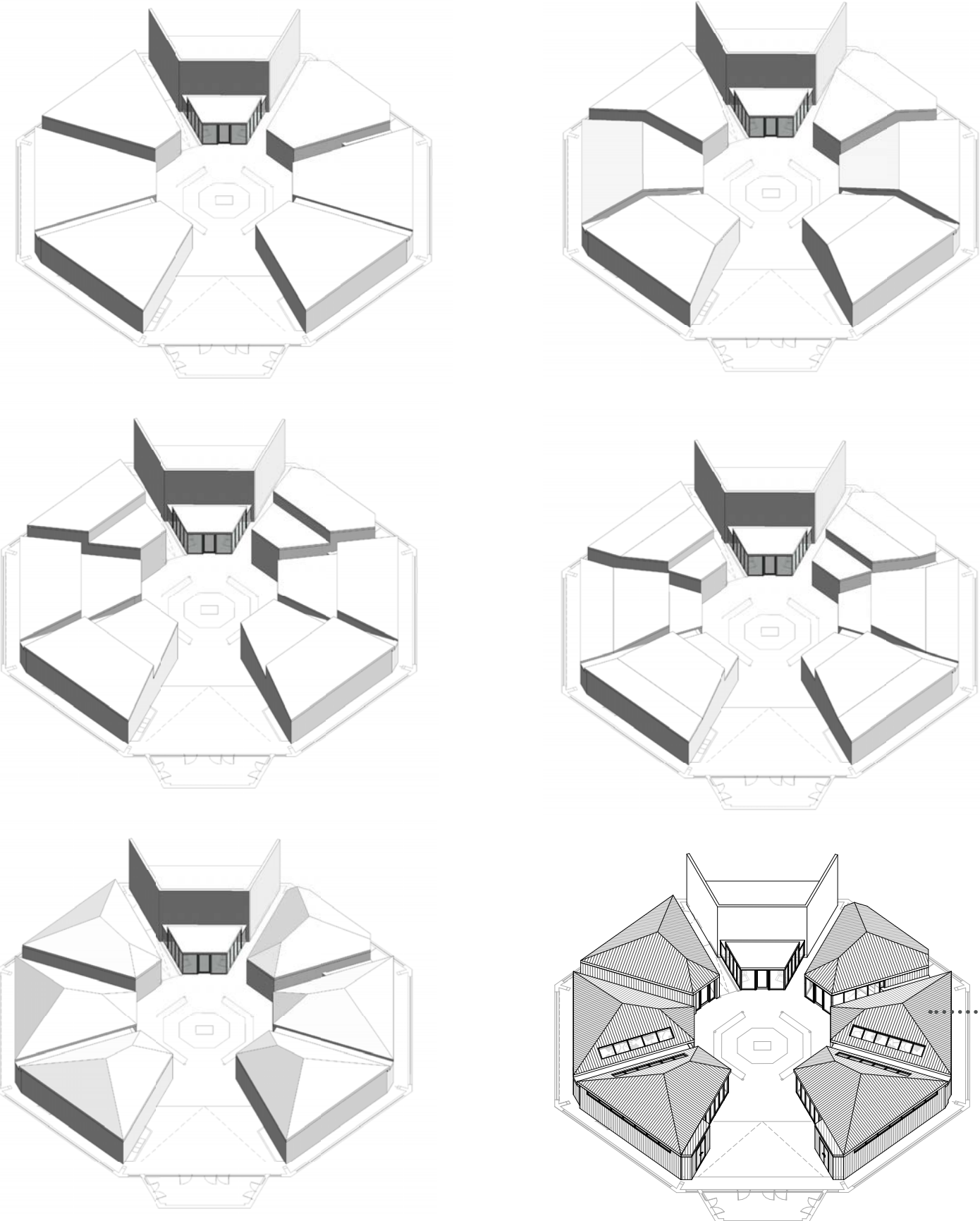
The pods have been carefully crafted and the following measures have been adopted to help reduce the impact upon the interior of the Chapel and helping to mitigate any harm to the significance of the listed building:

FORM AND MASSING

- The proposed pods have been designed in direct **response to the existing geometry** of the Chapel, with **roof forms carefully articulated** to reflect the roof geometry above. This has helped to reduce the massing of the pods and allows views towards the existing fabric to be retained as much as possible
- The **eaves levels** have been kept as low as possible to minimise visual impact and maximise views towards historic fabric
- The **scale of the pods** has been reduced as far as possible in plan to reduce visual impact, whilst still allowing for the minimum classroom sizes required by the College
- The pods are designed to be **clearly differentiated from the rest of the Chapel** through their materiality, but have a direct relationship with the space through their layout and geometry

LAYOUT

- Pods have been carefully positioned to align with the roof structure above
- Set back from the existing walls and roof to allow a **clear understanding of the original volume and historic fabric**
- The pods closest to the entrance have been reduced in plan in order that these are set further back from the entrance, allowing a greater impression of the **volume of the original space**



..... The roof form of the pods has been developed in response to the geometry of the existing roof structure

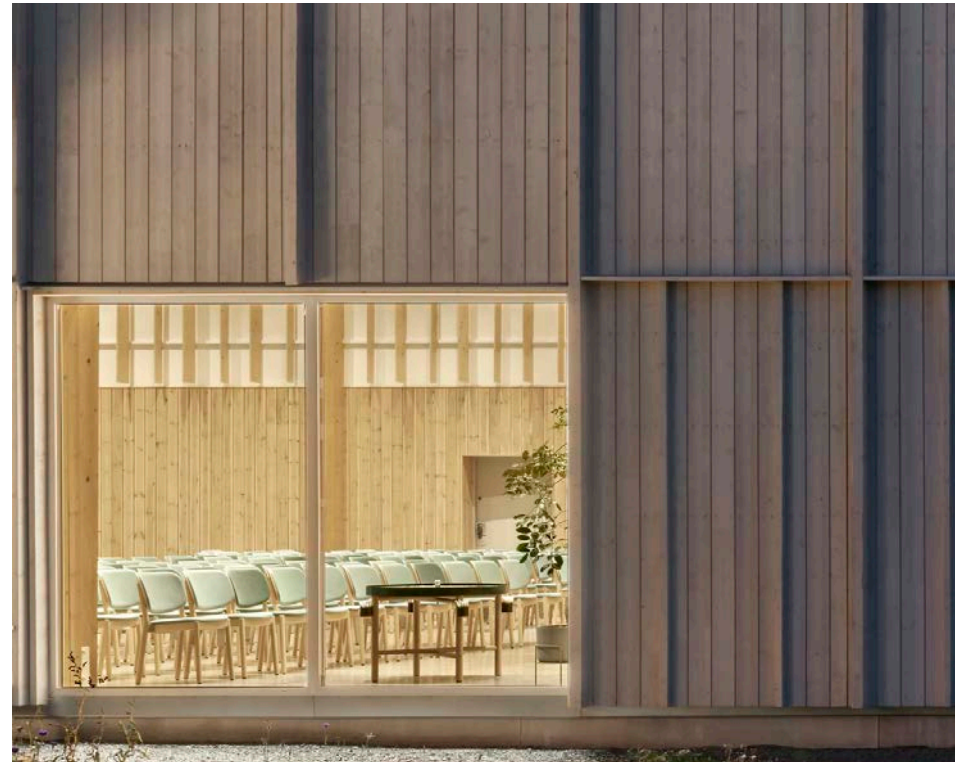
DIAGRAMS ILLUSTRATING HOW THE FORM AND MASSING OF THE PODS HAS DEVELOPED

4.0 DESIGN DEVELOPMENT

4.3 POD DESIGN

MATERIALITY

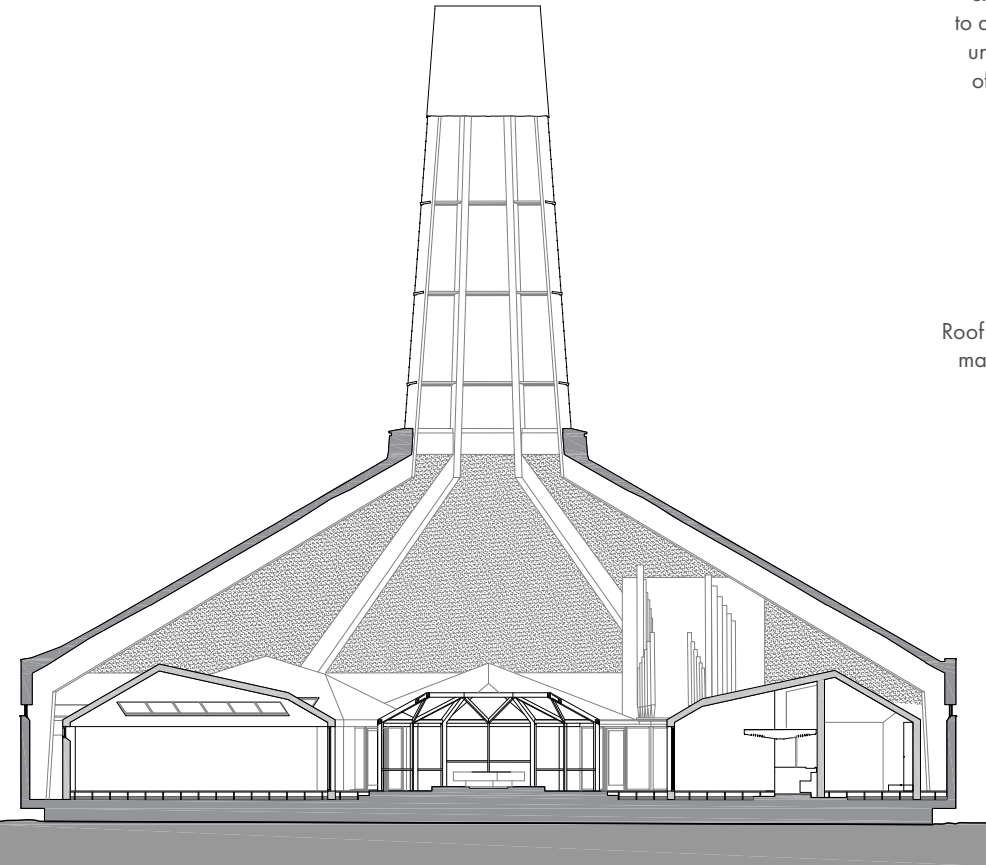
- The pods are to be constructed using SIPS panels. They are designed to be **lightweight and fully reversible** in order that the original volume of the Chapel can be re-instated in tact in the future. The pod walls can be constructed from the existing floor slab, utilising minimal fixings and avoiding the need for new foundations which would be invasive to the historic fabric.
- A **high quality timber cladding** is proposed to the pods. This will be carefully crafted and detailed to provide visual interest within the space but without detracting from the character of the historic space
- Careful consideration has been given to the extent of glazing used. Glazing has been incorporated where feasible to help **open up views towards the existing fabric** as much as possible. However, this has been balanced with the need for acoustic and thermal separation and also visual separation to help prevent distraction.
- The walls to the pods either side of the main entrance are shown as largely glazed to help **reduce the sense of enclosure and open up views** across the space
- The walls to the pods which face into the Sanctuary area have been shown as largely glazed to allow views through, **reducing the sense of enclosure to the Sanctuary area**



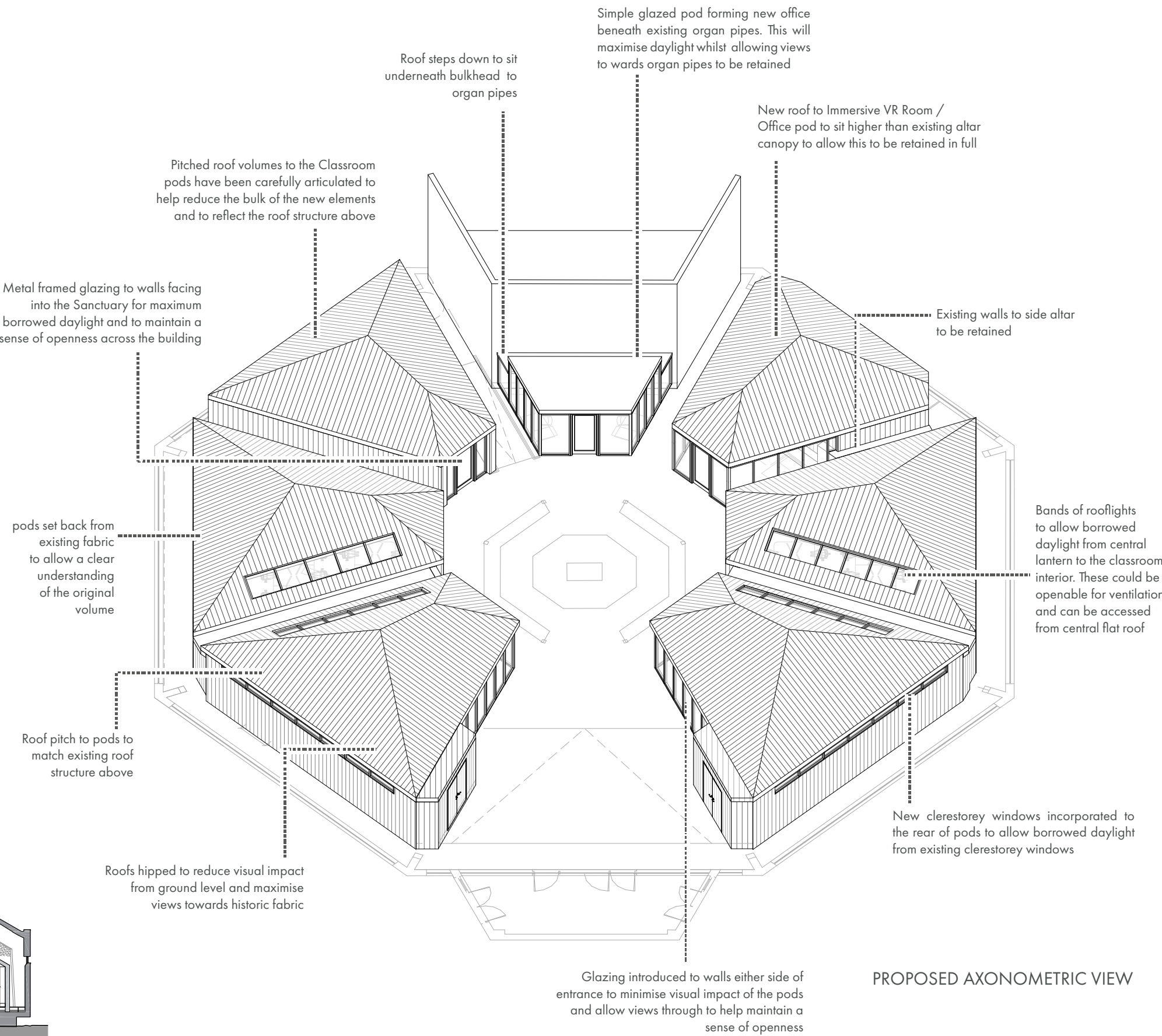
Examples of timber cladding and timber framed glazing

4.0 DESIGN DEVELOPMENT

4.3 POD DESIGN



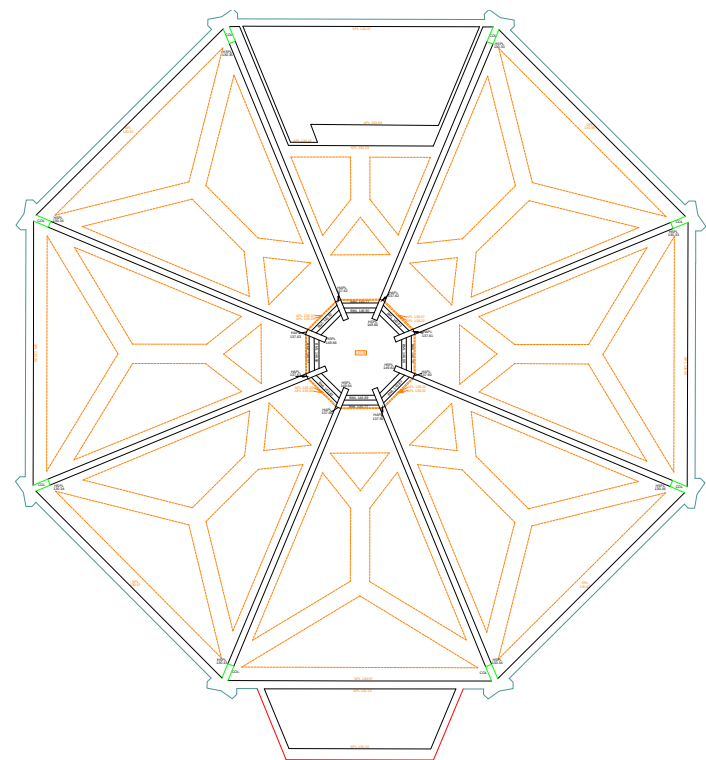
PROPOSED SECTION VIEW



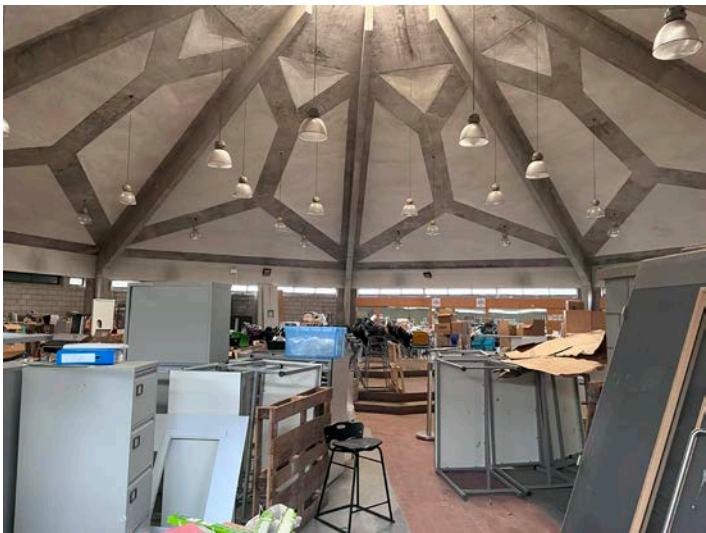
PROPOSED AXONOMETRIC VIEW

4.0 DESIGN DEVELOPMENT

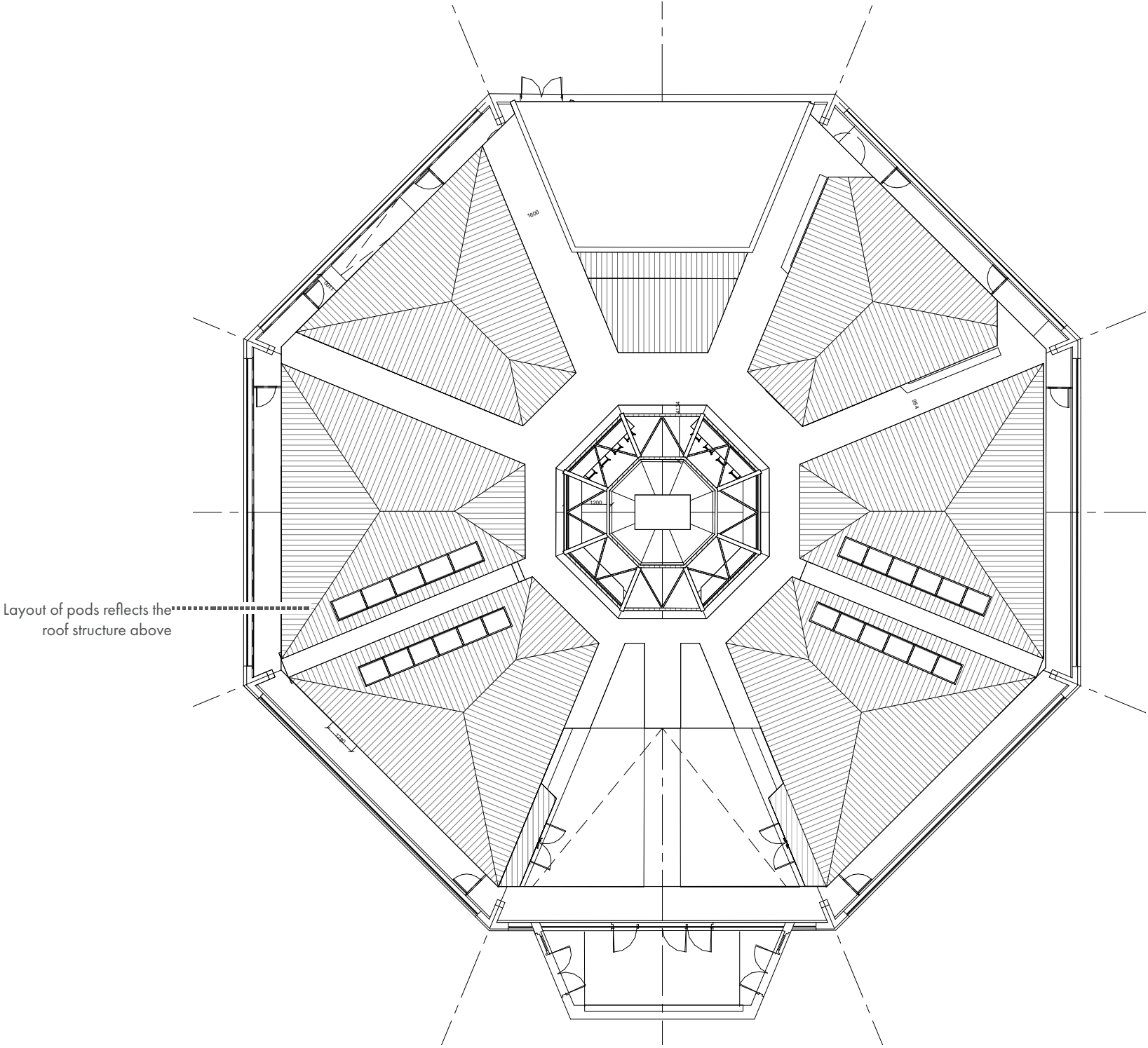
4.3 POD DESIGN



EXISTING REFLECTED CEILING PLAN



View towards existing roof structure



Layout of pods reflects the roof structure above

PROPOSED PODS ROOF PLAN
The roof form of the pods has been developed in response to the geometry of the existing roof structure

4.0 DESIGN DEVELOPMENT

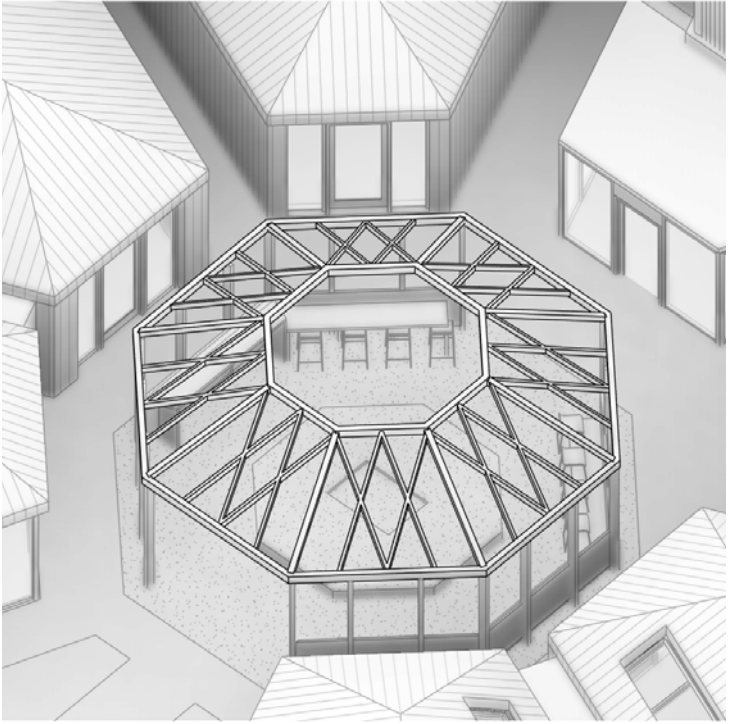
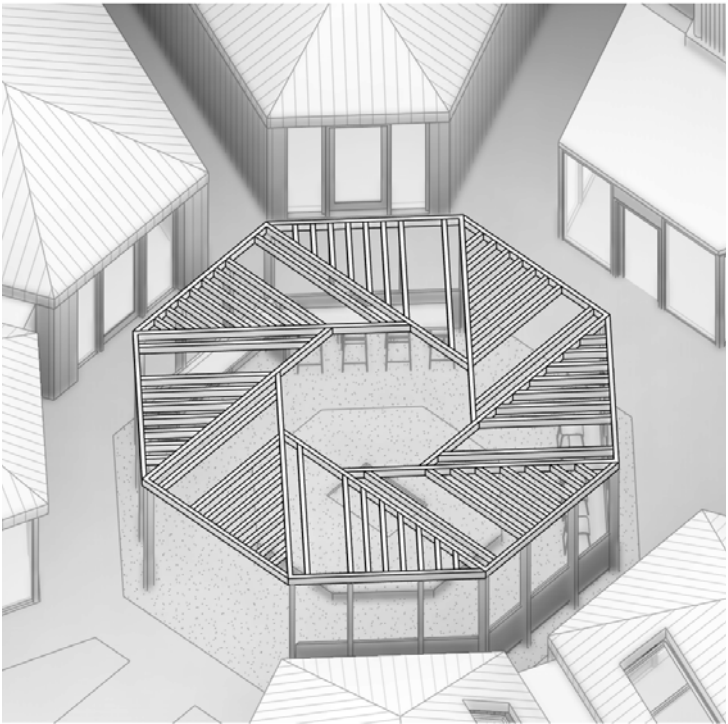
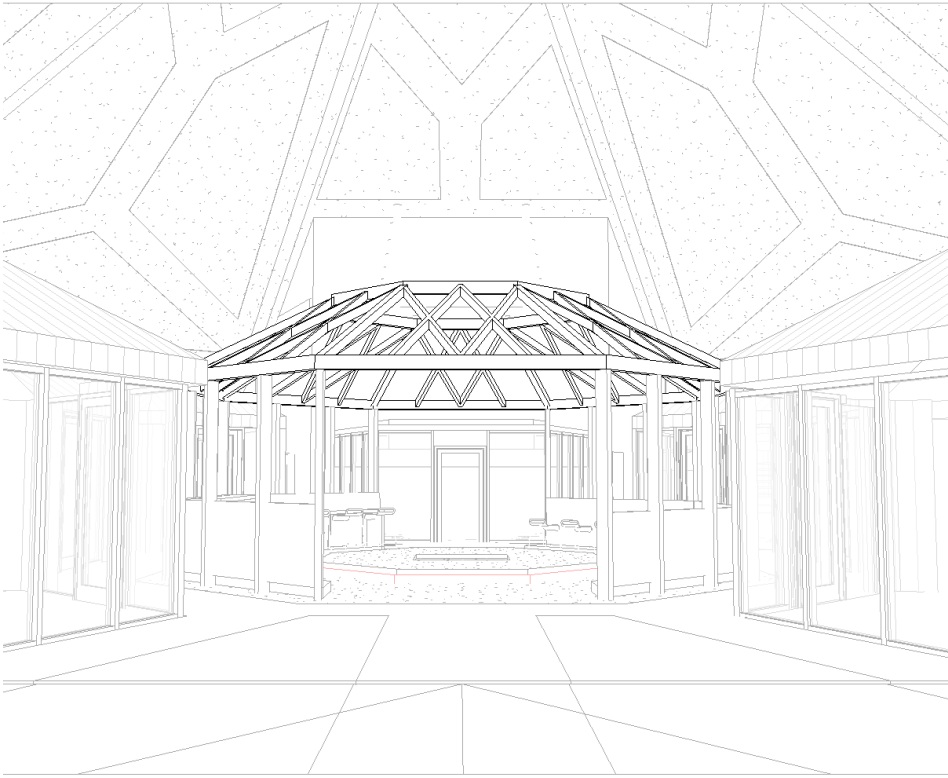
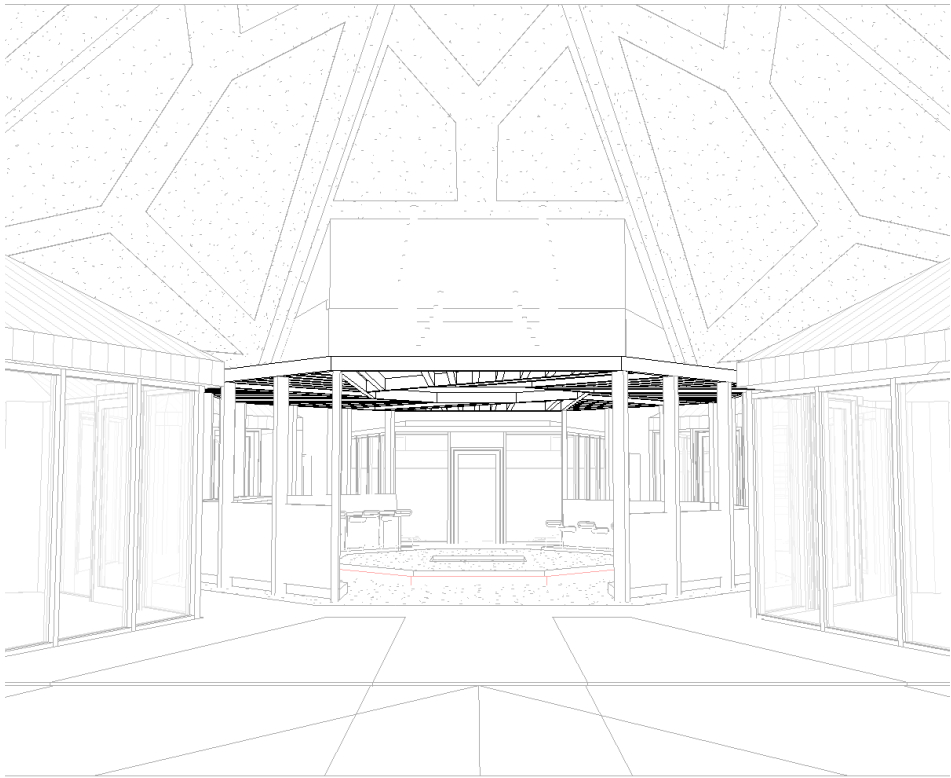
4.5 SANCTUARY AREA

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 usable and comfortable area within the larger volume of the Chapel.



Existing Raised Altar Platform



DIAGRAMS SHOWING THE EVOLUTION OF THE DESIGN OF THE SANCTUARY AREA

4.0 DESIGN DEVELOPMENT

4.4 SANCTUARY AREA

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

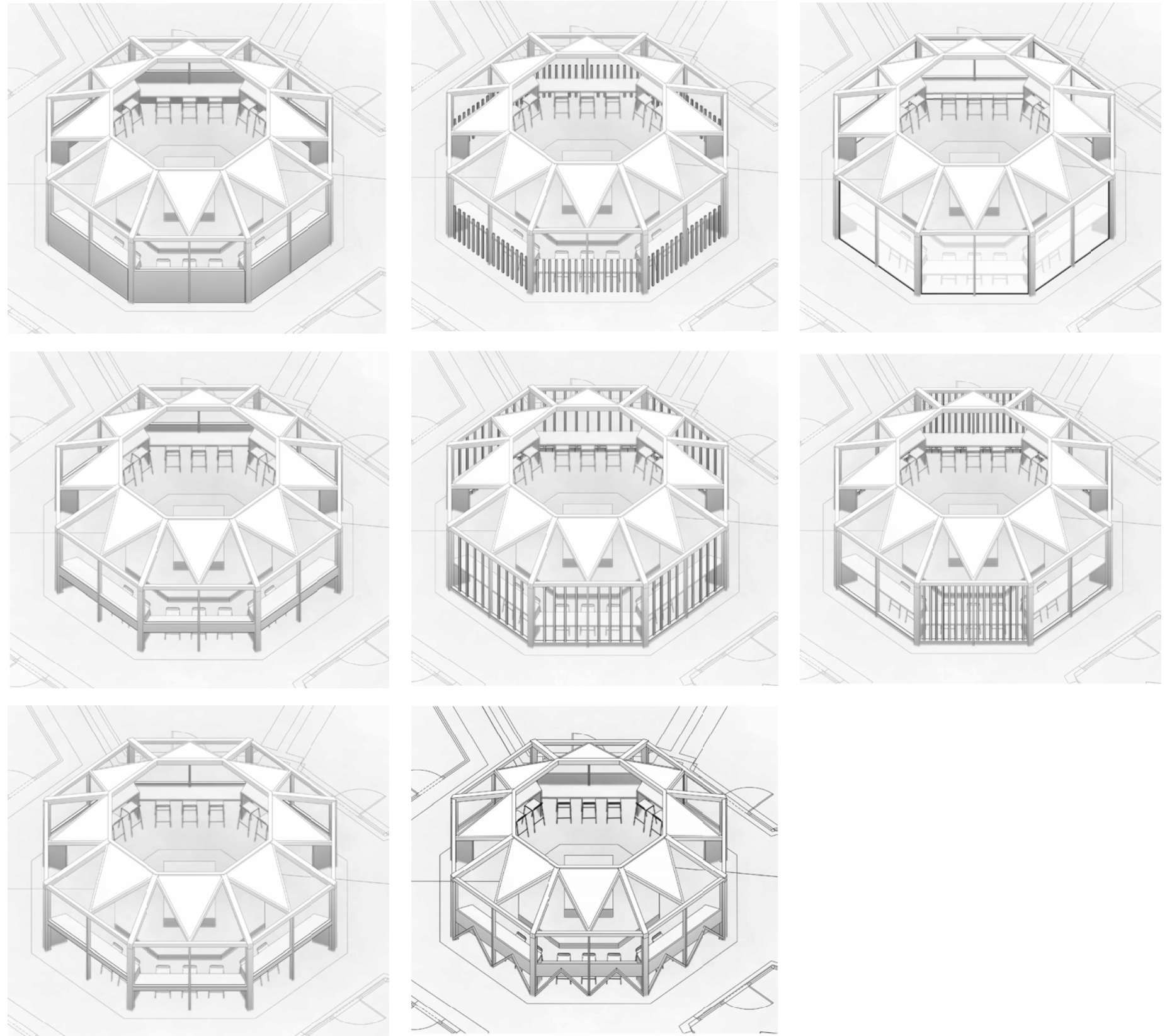
- New structure reflects the extent of the raised altar step beneath to celebrate the importance of this space within the original Chapel
- Work benches positioned symmetrically to the space to retain the symmetry of the existing Chapel

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

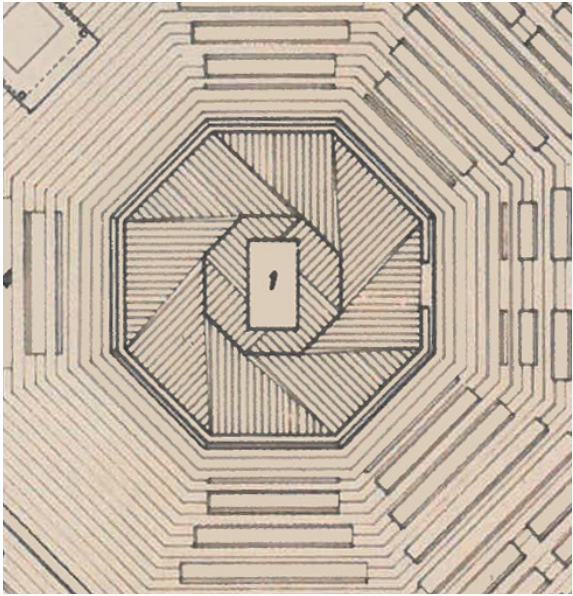
- Lightweight timber structure - natural material to contrast with the concrete structure
- Floor finishes will be hard wearing and will be designed to reflect the radial floor pattern to the raised altar beneath



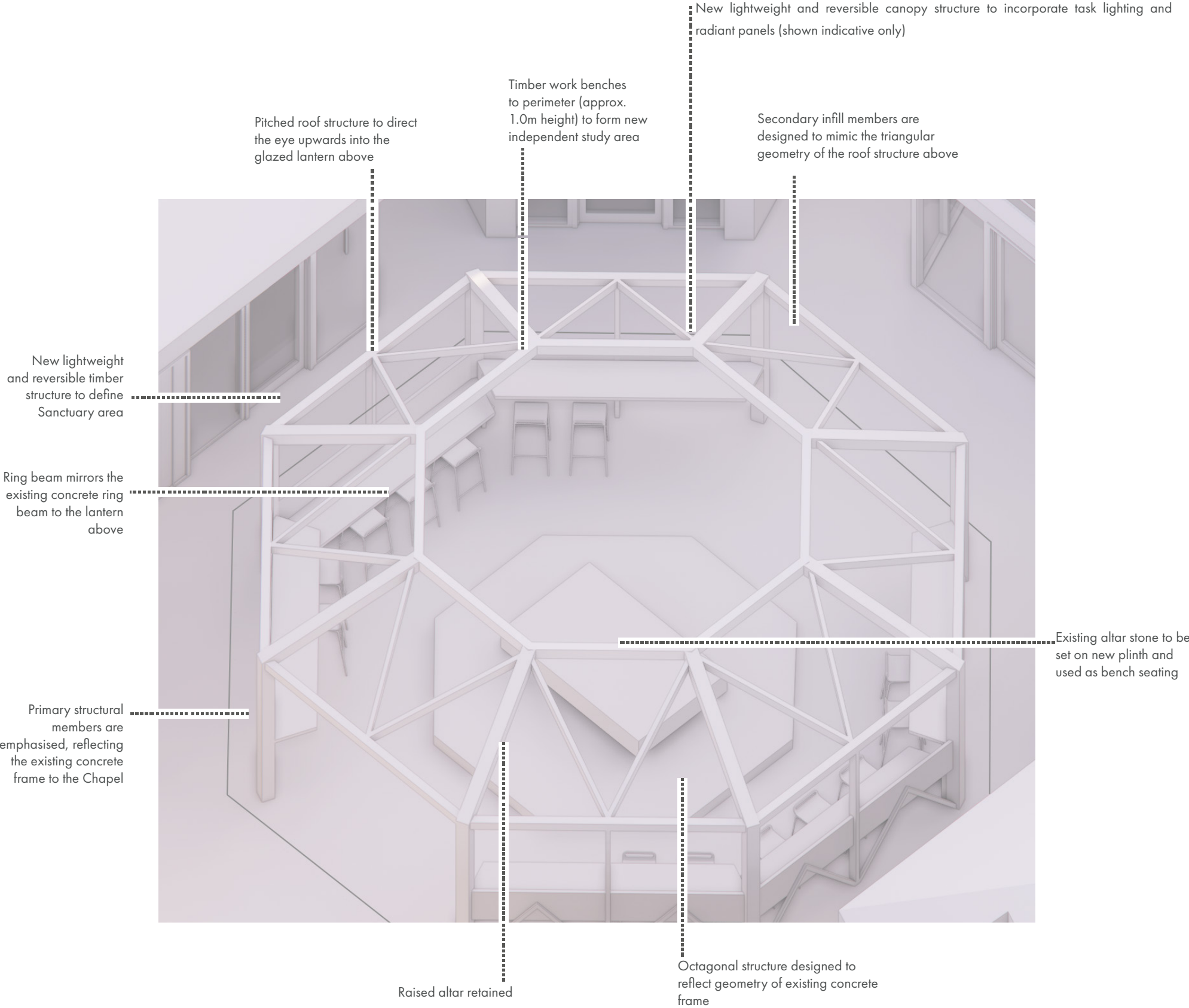
DIAGRAMS SHOWING THE EVOLUTION OF THE DESIGN OF THE SANCTUARY AREA

4.0 DESIGN DEVELOPMENT

4.4 SANCTUARY AREA



Existing floor tiles retained with radial tile pattern of original altar platform



PROPOSED VIEW OF SANCTUARY AREA

4.0 DESIGN DEVELOPMENT

4.5 NEW RAISED FLOOR

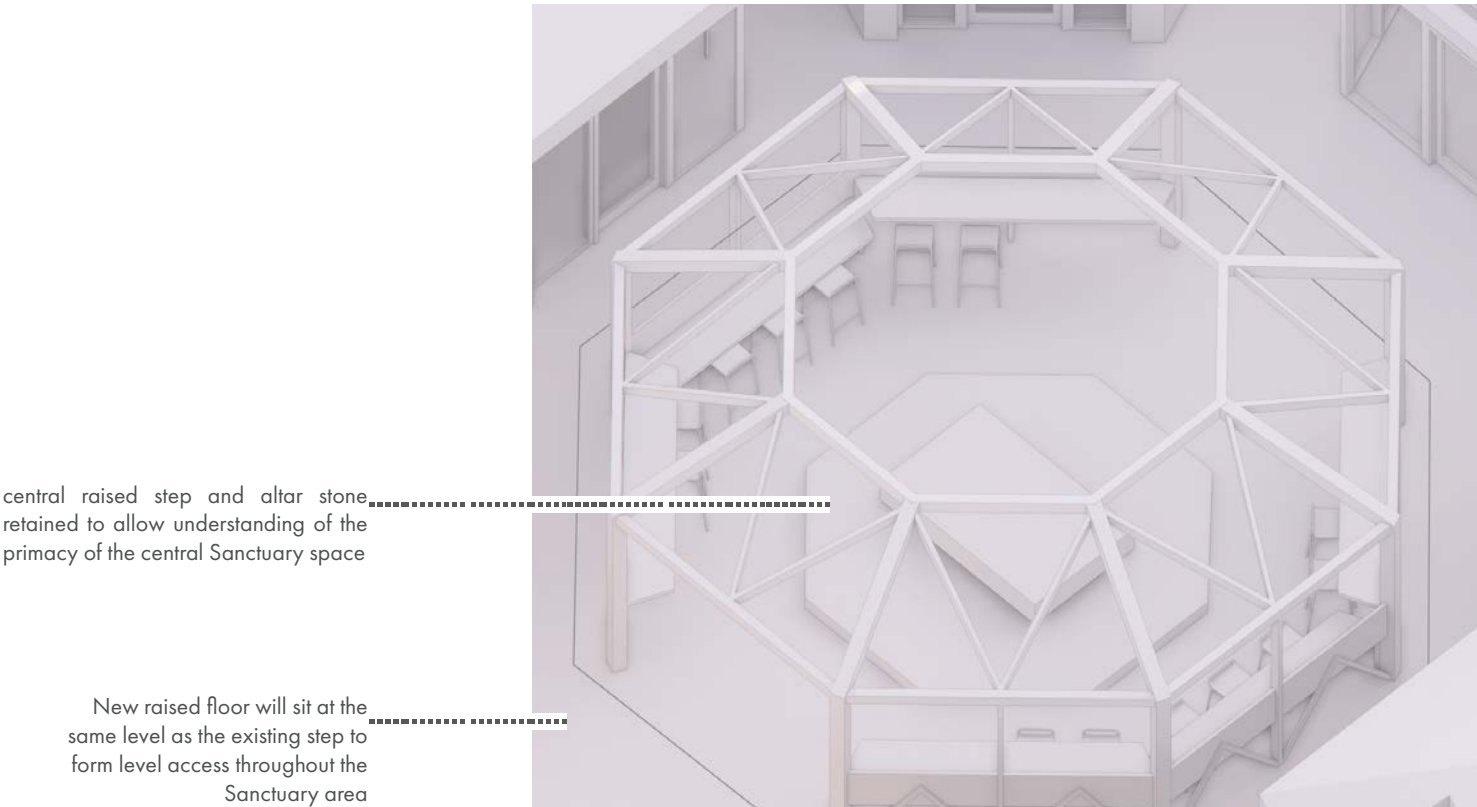
It is proposed that a new lightweight and fully reversible raised floor will be incorporated into the Chapel.

The new floor will be raised a total of 280mm above the existing floor in order that this sits level with the outermost step of the existing stepped altar in the centre of the building. This will allow the Sanctuary area to be a fully accessible space for all users. It is proposed that the central raised step and altar stone will be retained in order to help mitigate the impact of the new raised floor by allowing an understanding of the primacy of the central Sanctuary space.

The new floor will be accessed internally via a sloping floor rising up from the main entrance with a maximum gradient of 1 in 21 (avoiding the need for new handrails to minimise visual impact within the space).

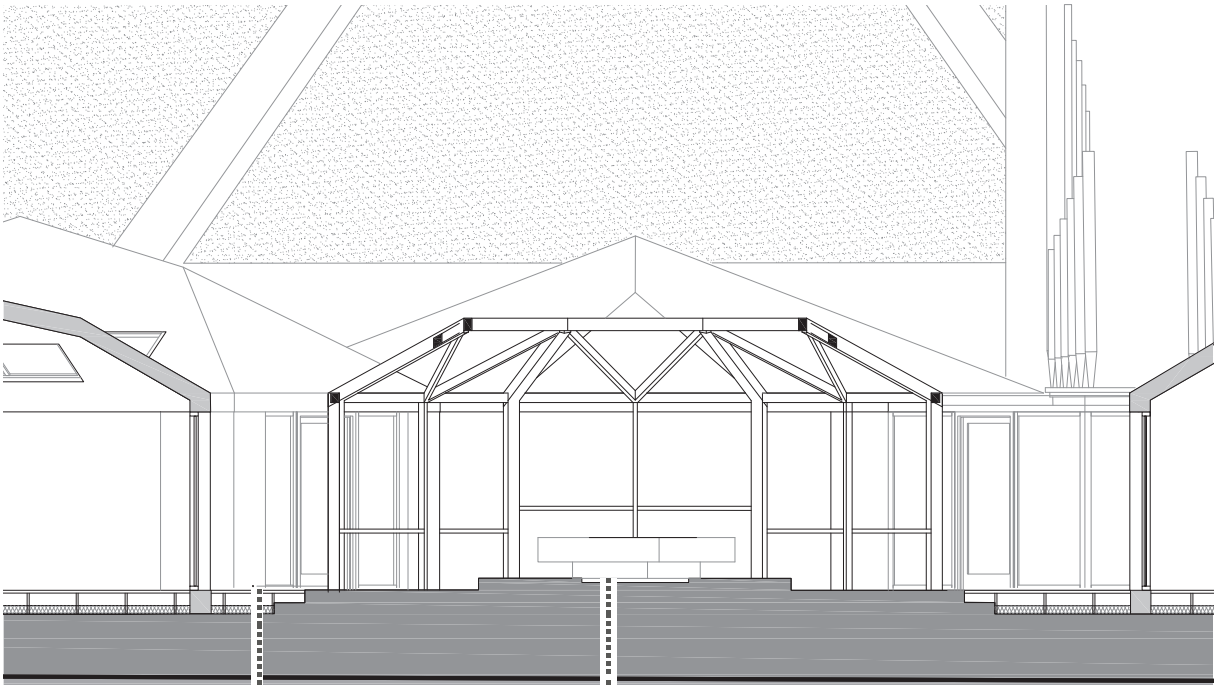
The proposed raised floor will have the following benefits:

- Level access will be available throughout in order that the building will be fully inclusive to all users
- The existing raised altar can be retained beneath the floor, in order that this is preserved for the future but without compromising the use of the building as an inclusive learning environment
- Existing floor finishes can be retained and protected beneath the floor in order that these are preserved
- A raised floor provides the opportunity for new thermal insulation to be added at ground level to help reduce heat loss and contribute to a more comfortable internal environment. This is considered to be one of the less invasive means of introducing thermal insulation to the existing building.
- The proposed use of the building will be heavily serviced owing to the nature of the technology required to deliver the ICT and Virtual Reality curriculum. One of the benefits of a raised access floor is that a 150mm void will be created which will allow the new services installation to be accommodated within the floor void. This will help to minimise the visual impact of new services upon the open plan character of the historic space.



PROPOSED VIEW OF SANCTUARY AREA SHOWING RAISED ALTAR

PROPOSED SECTION SHOWING RAISED ACCESS FLOOR



4.0 DESIGN DEVELOPMENT

4.5 NEW RAISED FLOOR

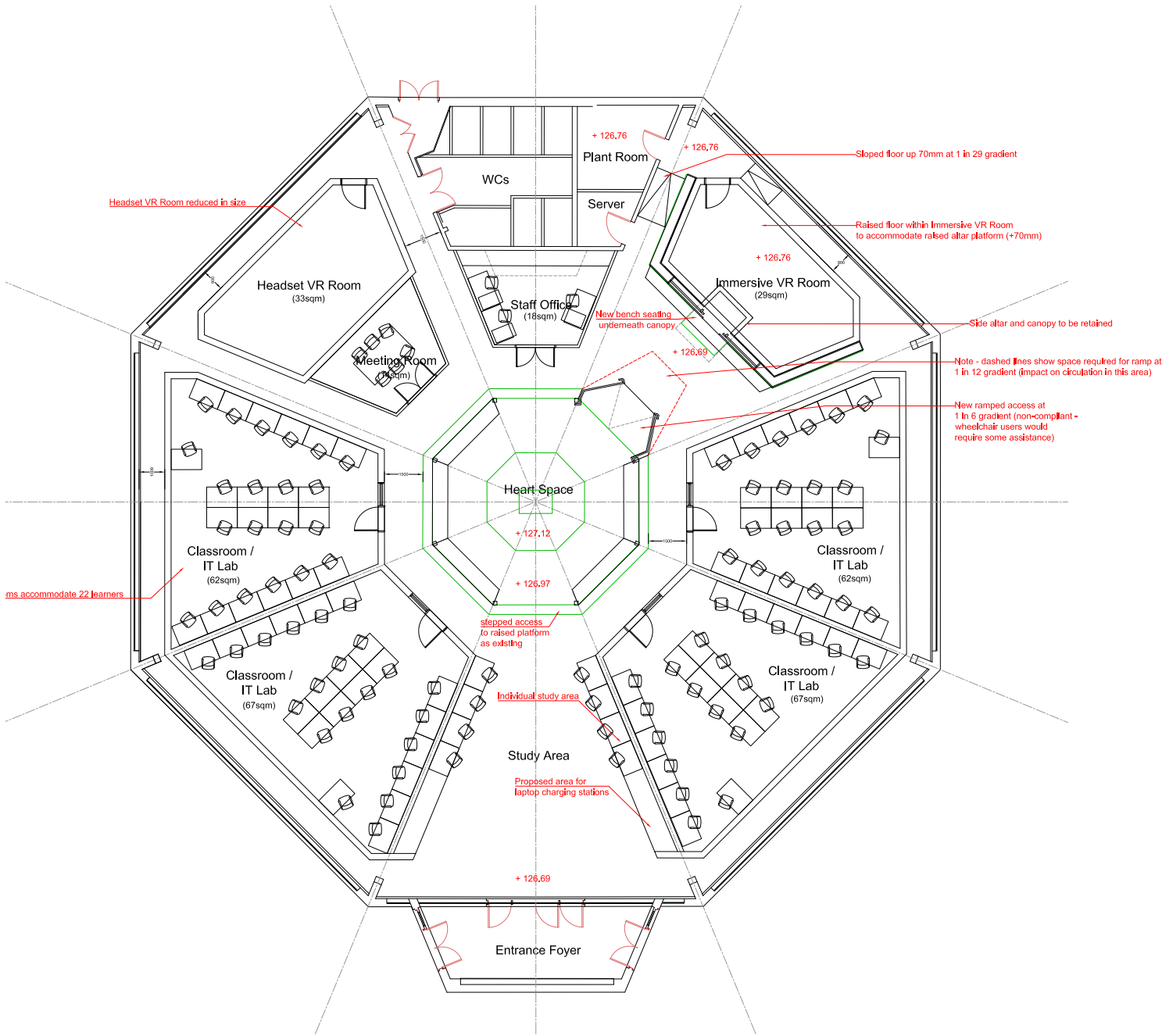
Other alternative options were considered to allow the retention of the stepped altar:

OPTION A

Retain existing stepped access and accept that the central space is inaccessible to some users. The College would incorporate measures to manage this into their management strategy for the building and would assist users as required, for example using a temporary ramp. This option was discounted on the basis that the College are a fully inclusive campus and so the optimum solution is to make all learning facilities equitable and accessible to all wherever possible.

OPTION B

Create a new short ramp down from the raised altar to allow this space to be accessed by most users with assistance. This option was discounted on the basis that the new ramp from the raised altar would detract from the simplicity and symmetry of the original layout. Owing to the available space, the new ramp could not be designed fully in accordance with current regulations and so wheelchair users would still require assistance when using this space. This option is illustrated opposite.



ALTERNATIVE LAYOUT
(OPTION B - INTRODUCTION OF NEW SHORT
RAMP TO ACCESS RAISED ALTAR)

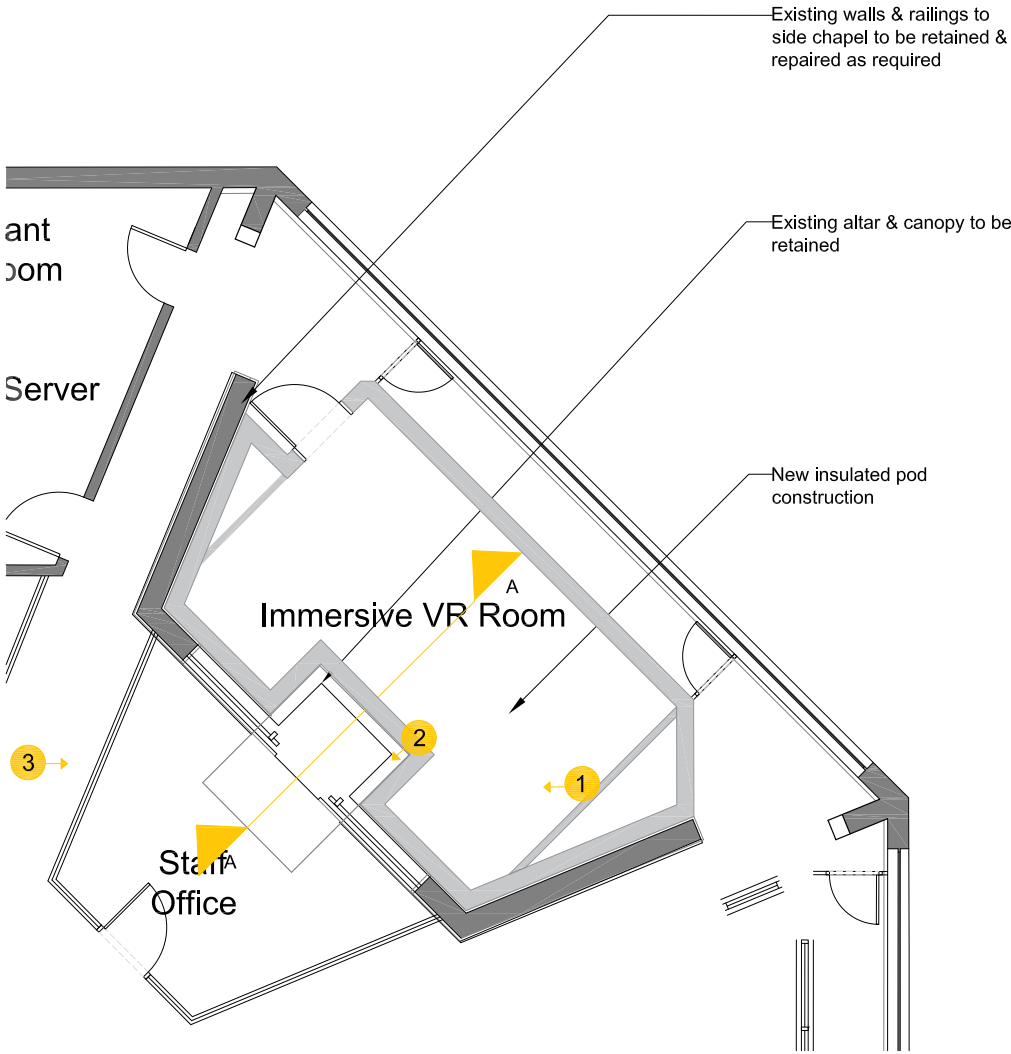
4.0 DESIGN DEVELOPMENT

4.6 WORKS TO EXISTING SIDE CHAPEL

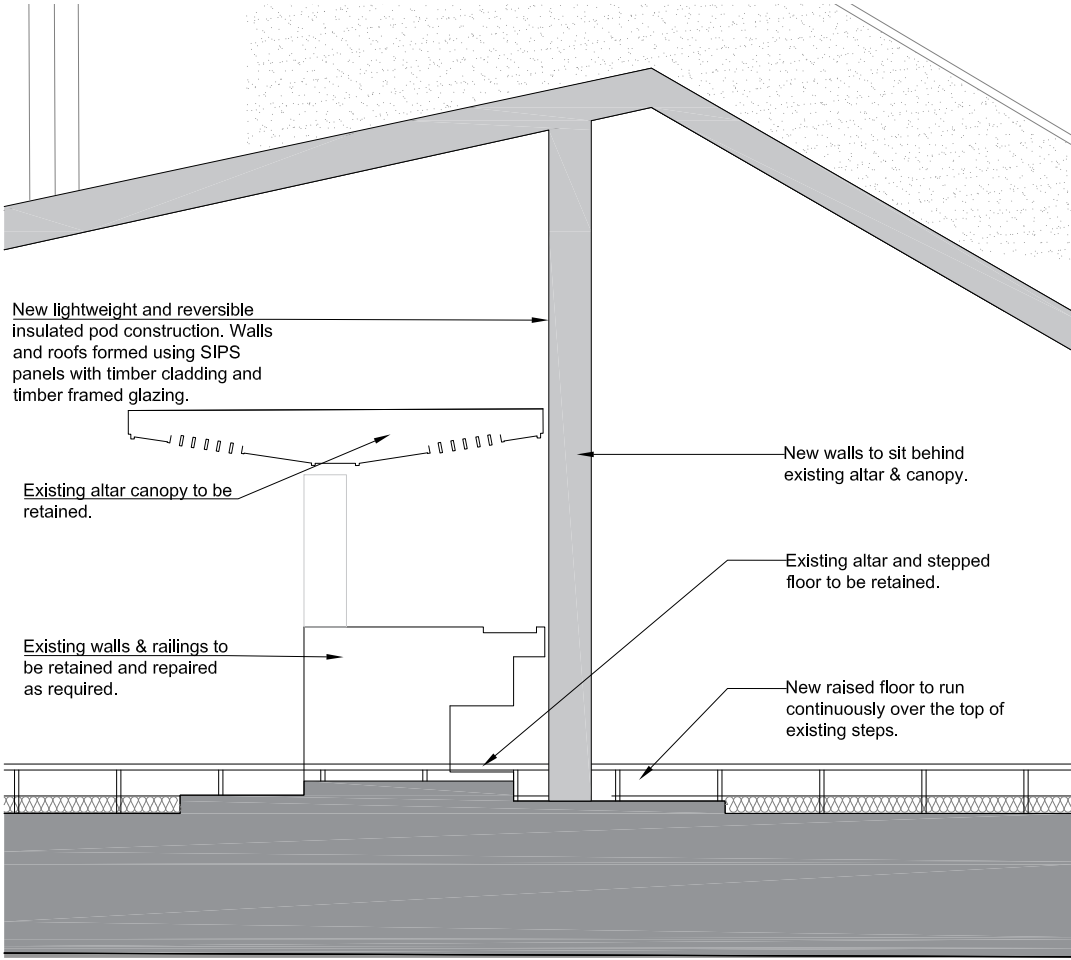
It is proposed that the existing Side Chapel is retained in its current configuration. The altar, canopy and walls will all be retained and restored as part of this project.

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.

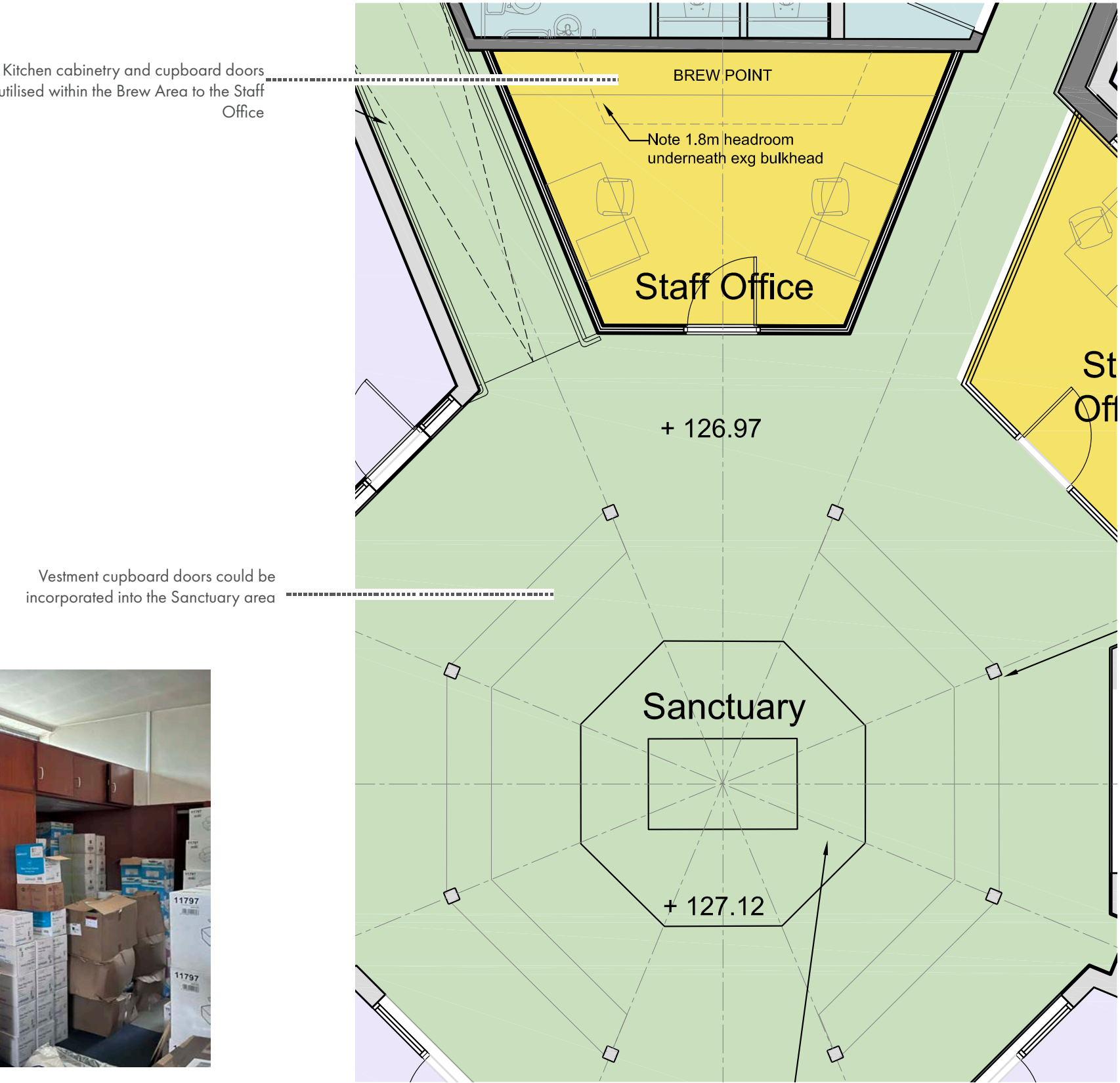
In order to facilitate this work, the existing joinery and fittings will need to be removed. These will be carefully set aside for re-use elsewhere in the building, and across the wider College campus.

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



GROUND FLOOR PLAN EXTRACT

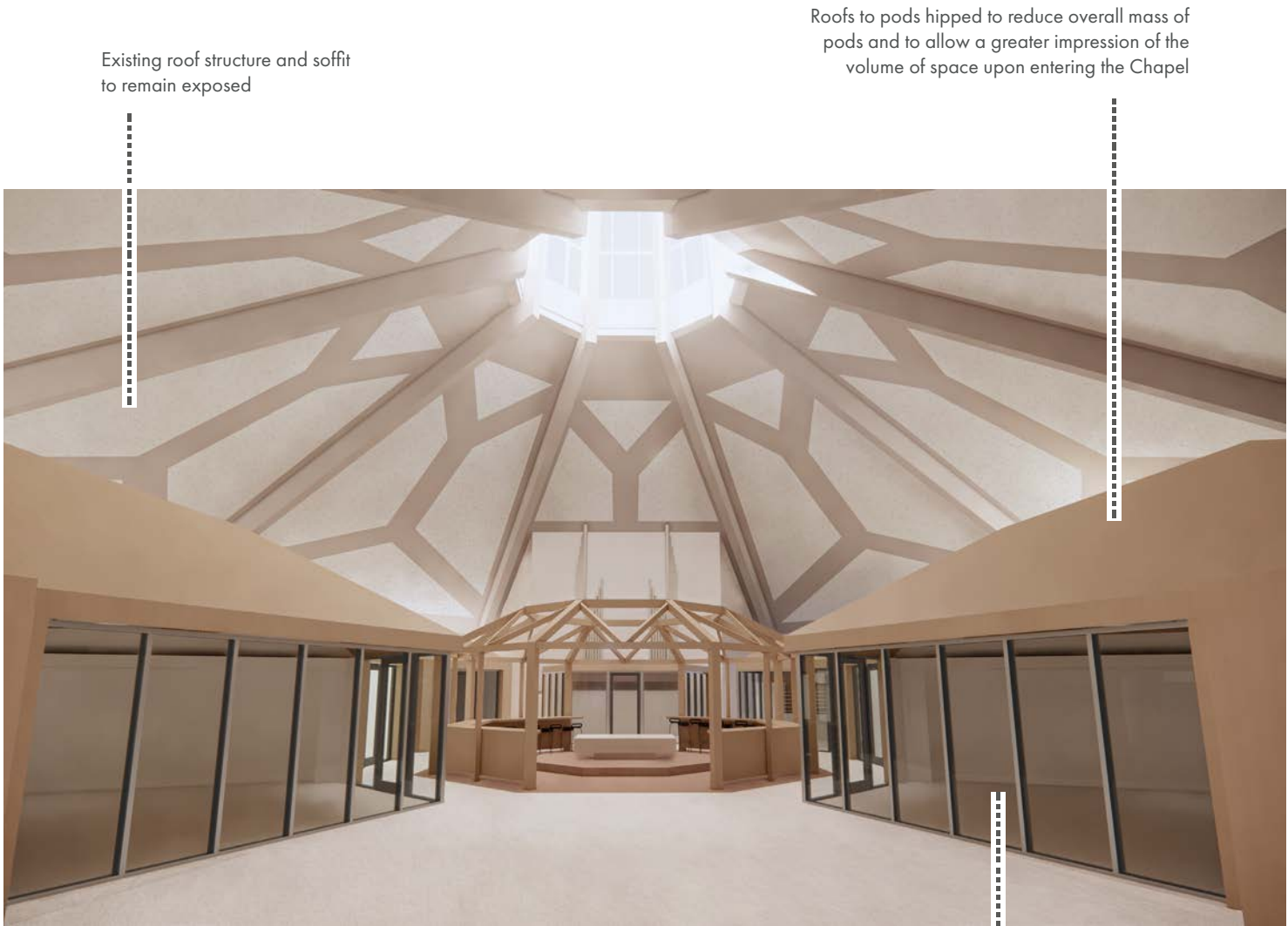
4.0 DESIGN DEVELOPMENT

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

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

Existing roof structure and soffit to remain exposed

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

New timber structure to define Sanctuary area reflecting geometry of the existing concrete frame

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.



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 of 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

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.



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

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.

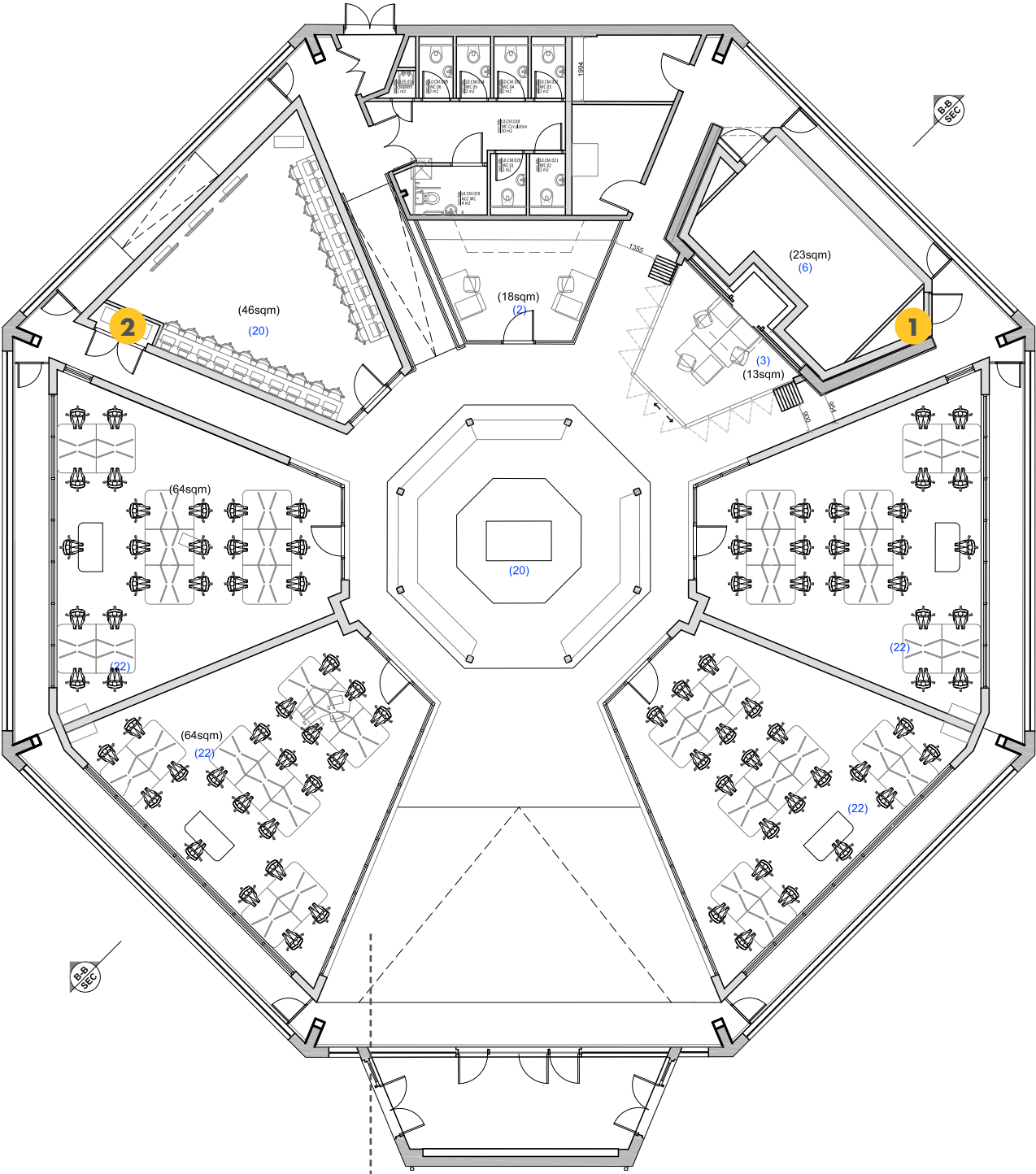
Whilst there is no statutory guidance for classroom sizes in Further Education Colleges, the latest EFA Schedule of Accommodation for Secondary Schools recommends an area of 62sqm for a standard ICT Classroom. The proposed classroom pods measure 64sqm. This is slightly larger than the EFA guidance but 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

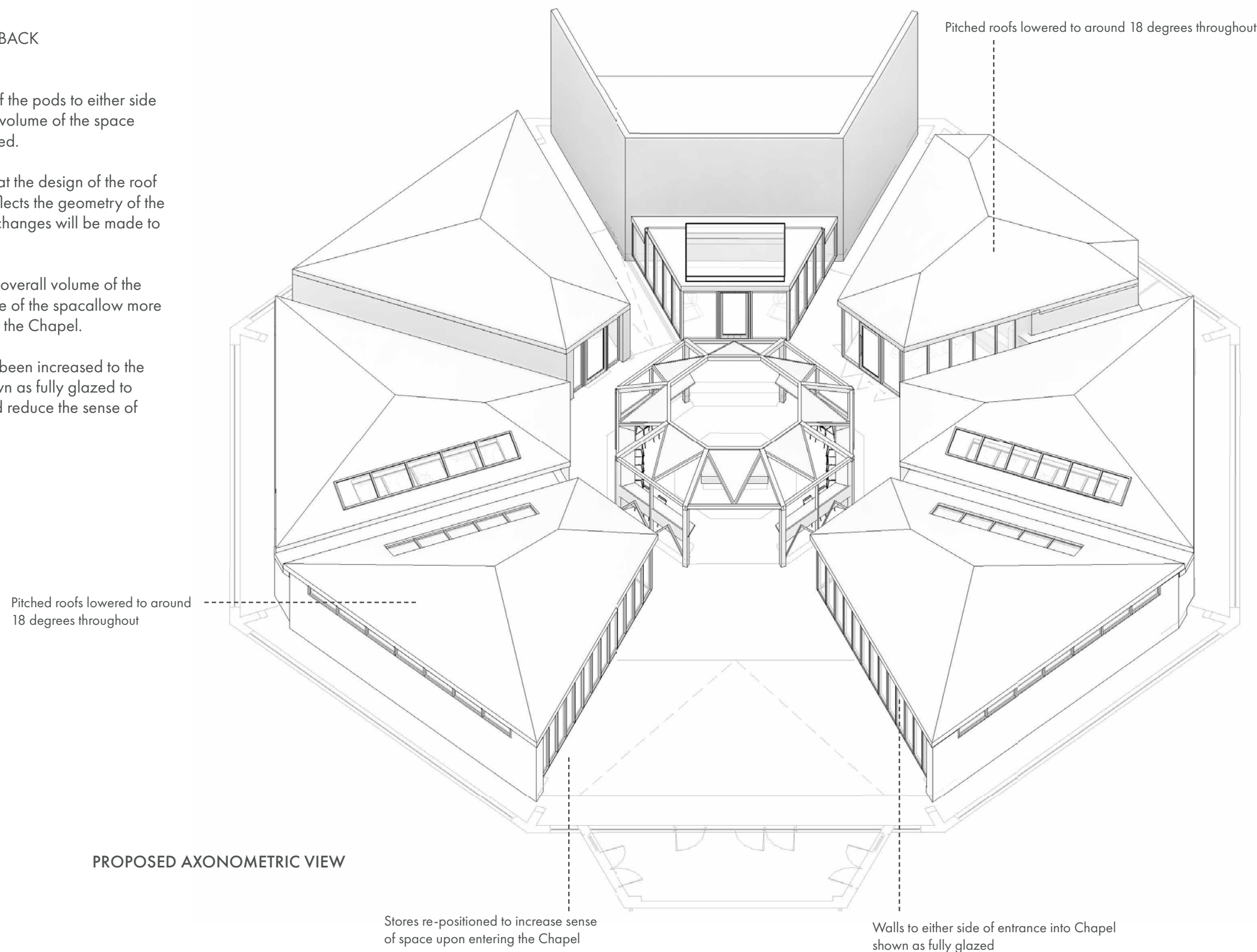
4.9.3 RESPONSE TO HISTORIC ENGLAND FEEDBACK

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		
<u>Description of site</u> 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.
Proposal 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.
Relevant policy and legislation Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that “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.”

NPPF paragraph 205 states that “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.”
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 “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”
Assessment of proposals 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

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

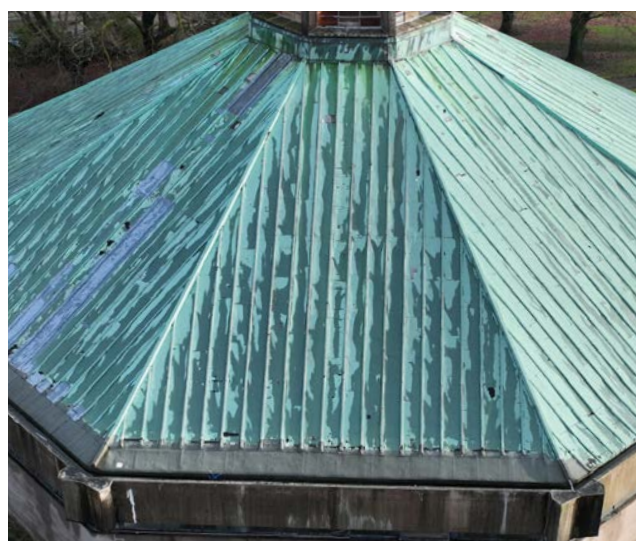
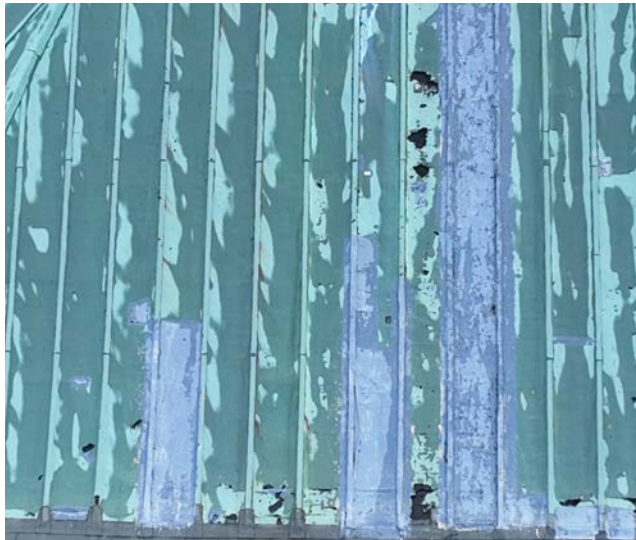
Our preference from a heritage and cost perspective would be to retain and repair the existing copper roof and cladding. However, it is proposed to replace the existing copper roof covering as this is considered to be beyond economic repair.

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

The Twentieth Century Society is a company limited by guarantee, registered in England no 05330664

Registered office: 70 Cowcross Street, London EC1M 6EJ
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

The Twentieth Century Society
70 Cowcross Street
London, EC1M 6EJ
Tel 020 7250 3857
coco@c20society.org.uk

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

The Twentieth Century Society, 70 Cowcross Street, London EC1M 6EJ – Tel 020 7250 3857

coco@c20society.org.uk
www.c20society.org.uk

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:

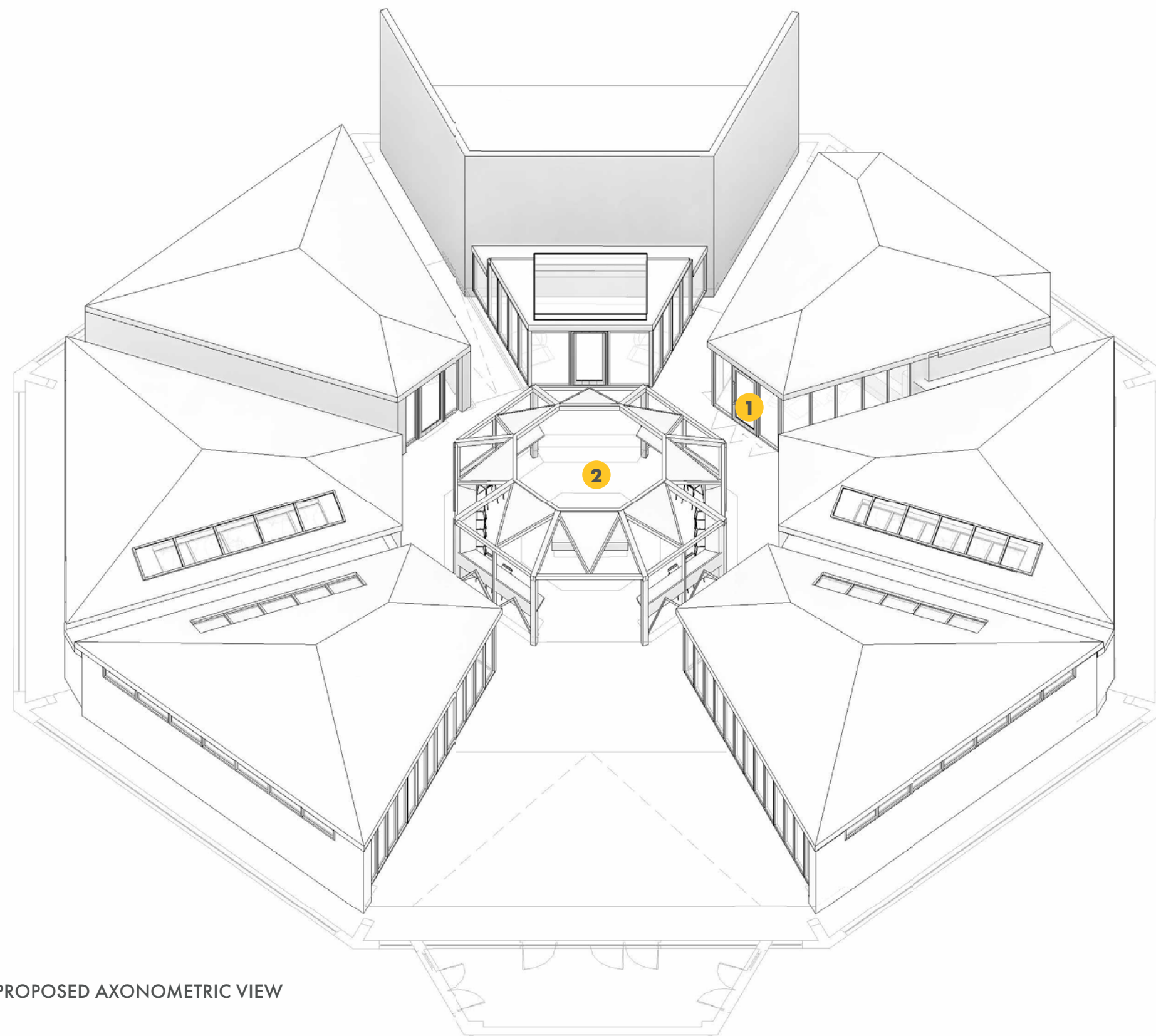
1. Glazed walls to the office pod are amended to bi-folding doors system to allow these to be fully opened up to minimise the enclosure of the altar and canopy.

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

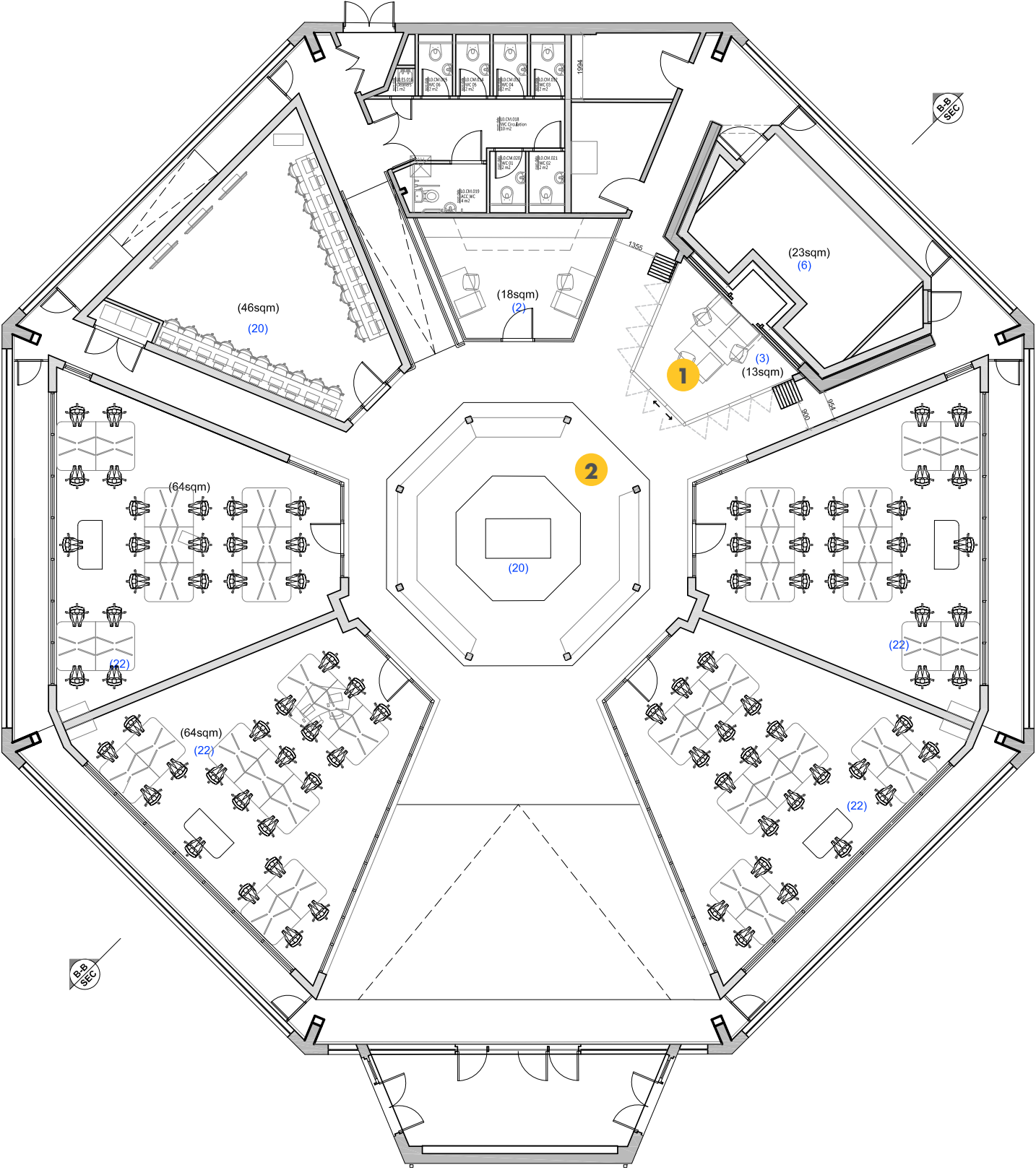
4.9.7 RESPONSE TO C20TH SOCIETY FEEDBACK

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

5.0 PROPOSED SCHEME

5.0 PROPOSED SCHEME

5.1 LAYOUT

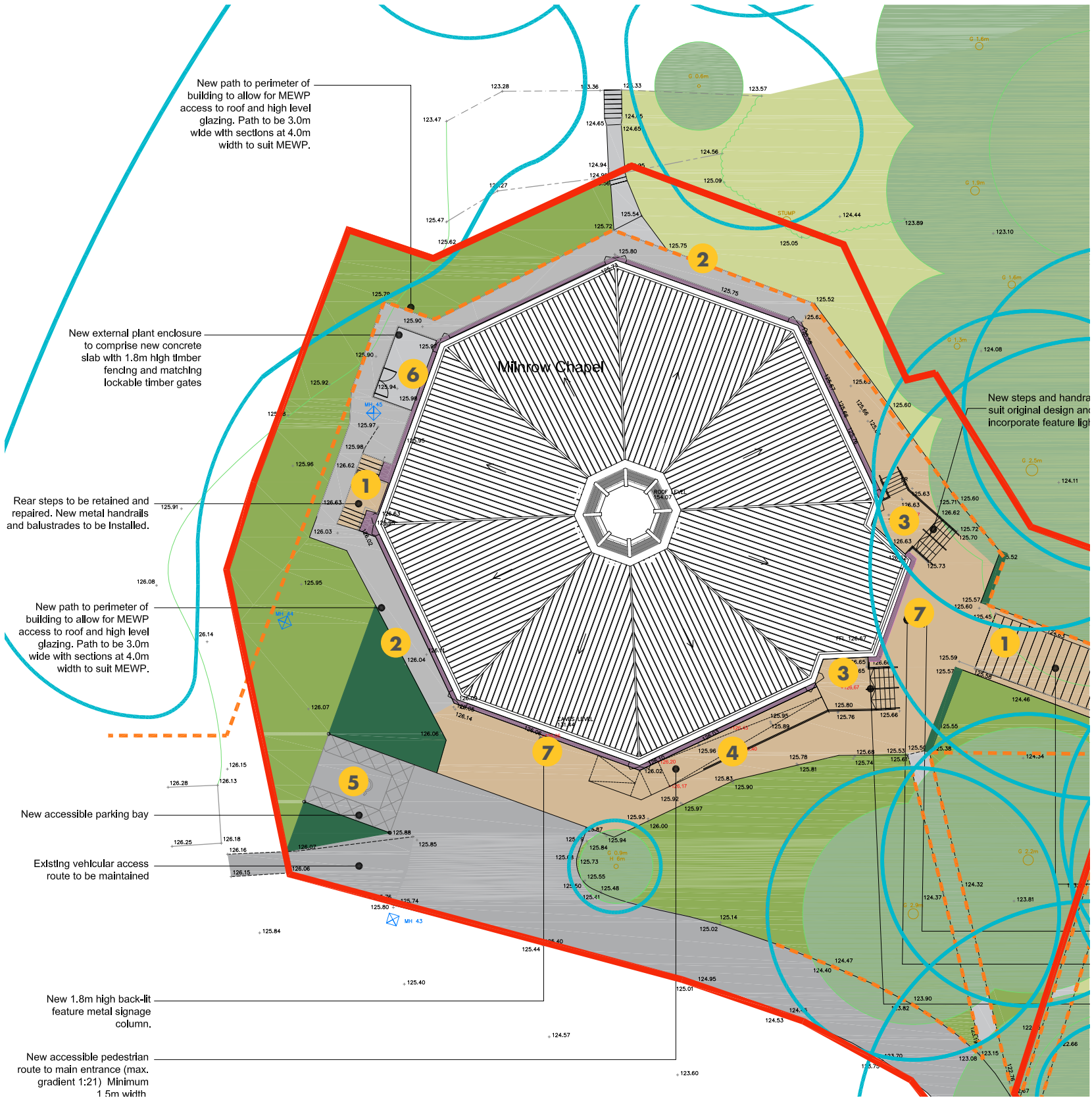
5.1.1 SITE LAYOUT

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

KEY	
126.09	Existing Levels
+126.06	Proposed Levels
	Grass
	Road / Tarmac Surface
	Existing Paths
	Tree Canopies
	Proposed Tarmac Path
	Proposed New Paving
	In Ground Planted Border (formed using square-edged kerbs)
	Gravel Margin
	Proposed Grass - (Amenity and Wildflower Seed Mix)
	Line of Tree Protection Fencing (refer to Arboricultural Report for further details)
	Tree Root Protection Areas
	Planning Application Site Boundary

NOTE
External Lighting to be further developed with College and specialist lighting designer.



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.

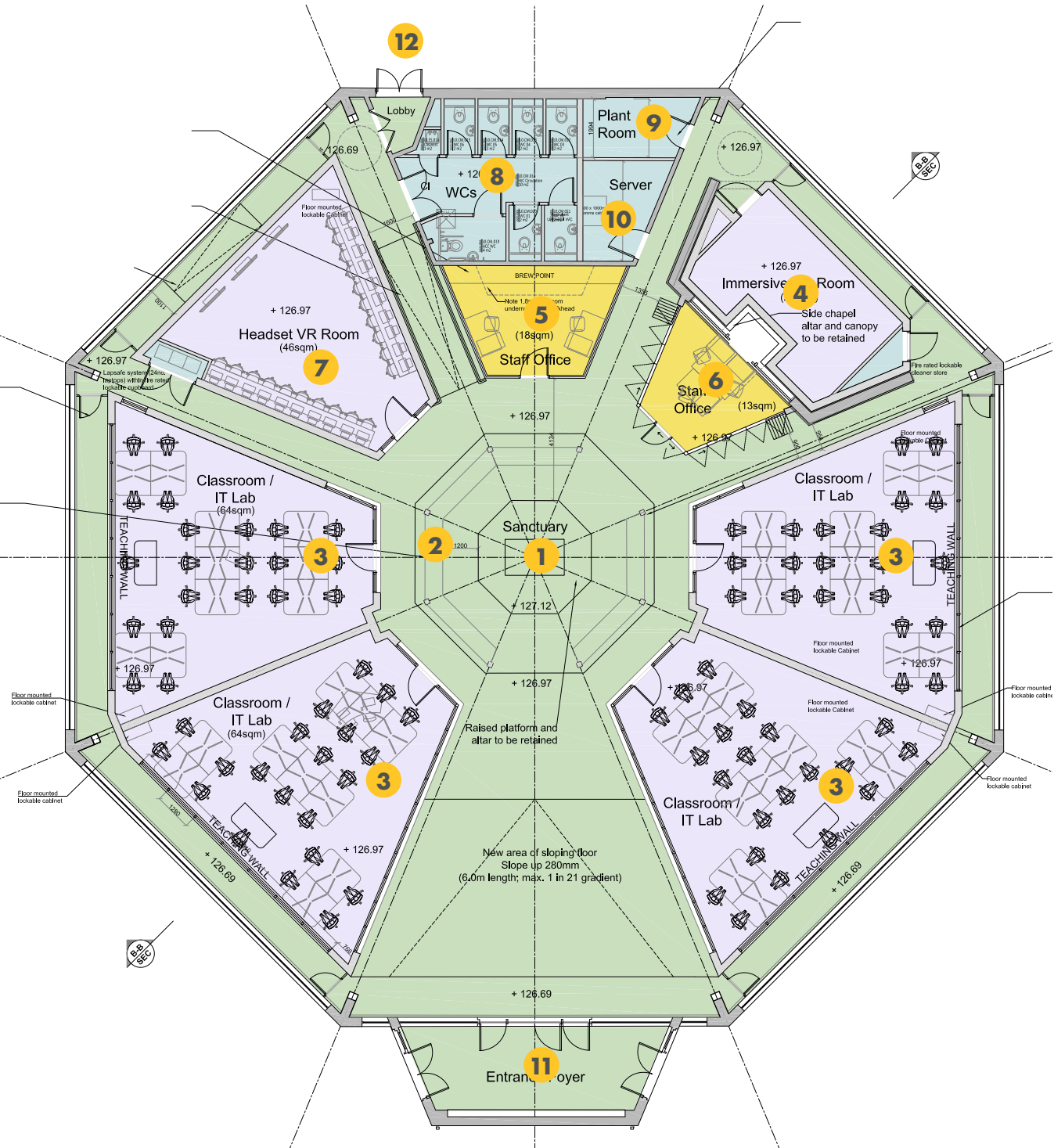
The existing Sacristy to the rear of the building is currently the only enclosed space within the building. It is proposed that this space is converted for use as new WC provision and plant space to allow these heavily serviced areas to be hidden from view within the primary open plan volume. This location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

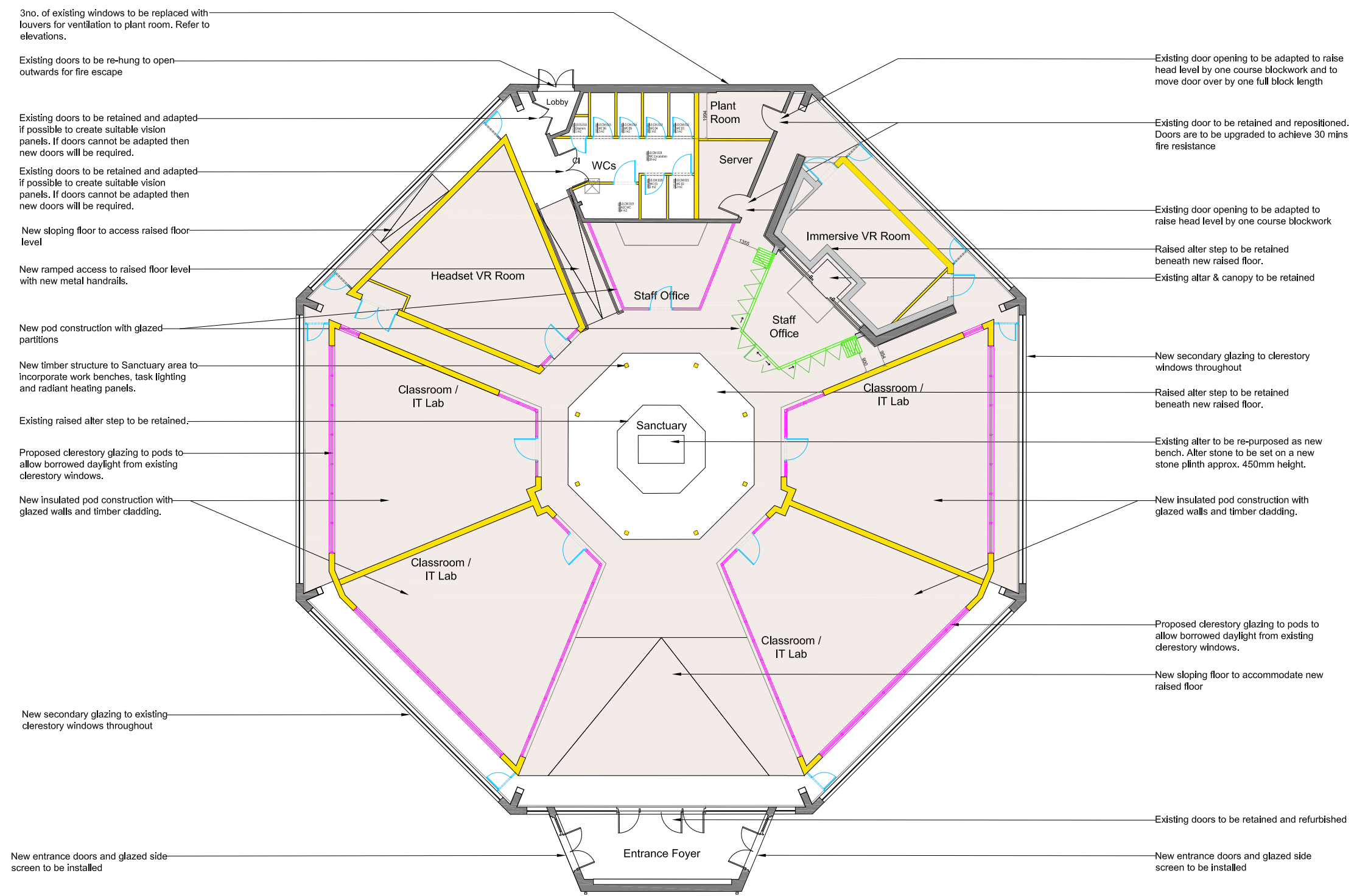


PROPOSED GROUND FLOOR PLAN

5.0 PROPOSED SCHEME

5.2 USE, AMOUNT, LAYOUT

5.2.4 SCOPE OF WORKS



PROPOSED SCOPE OF WORKS PLAN



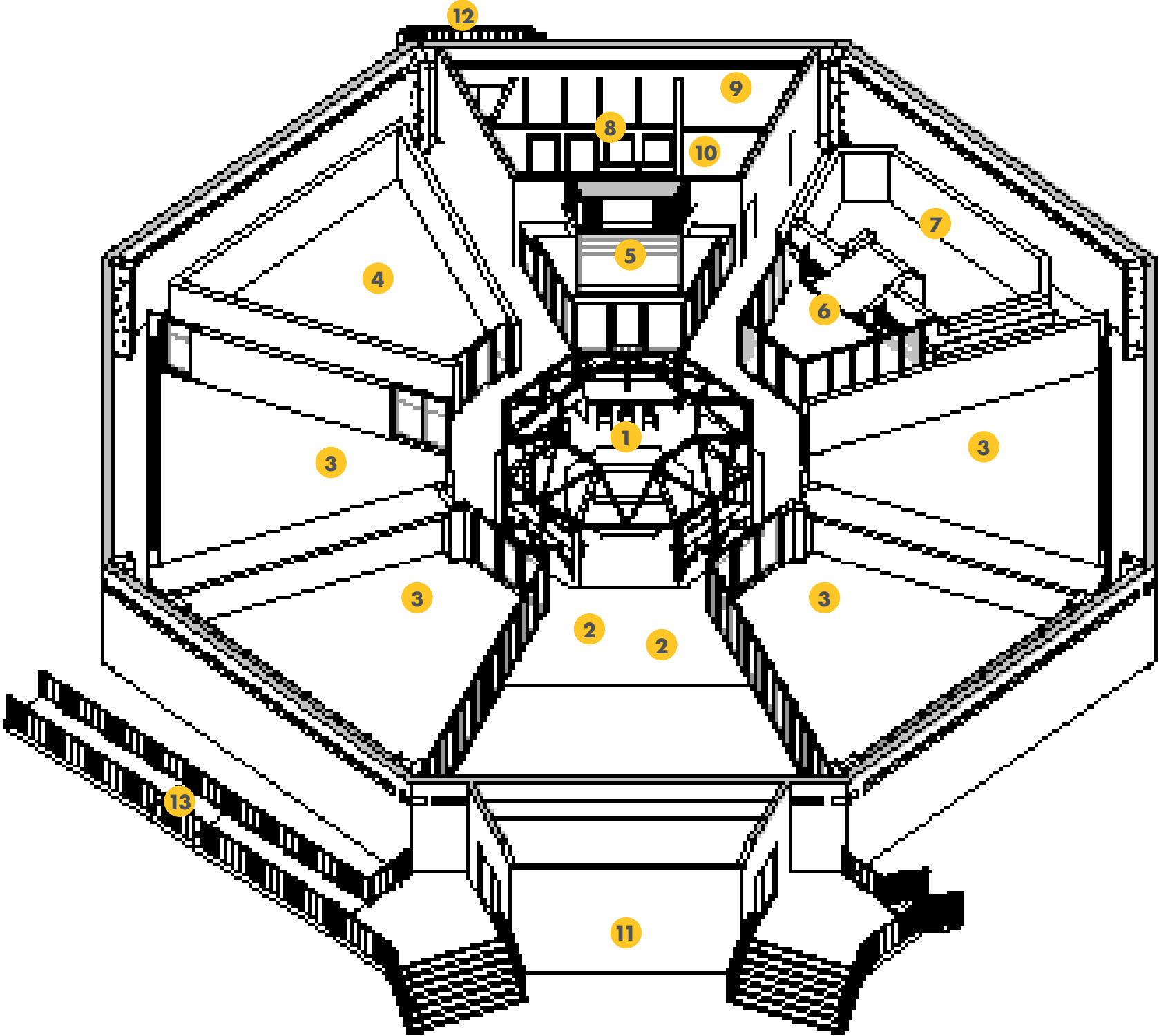
5.0 PROPOSED SCHEME

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



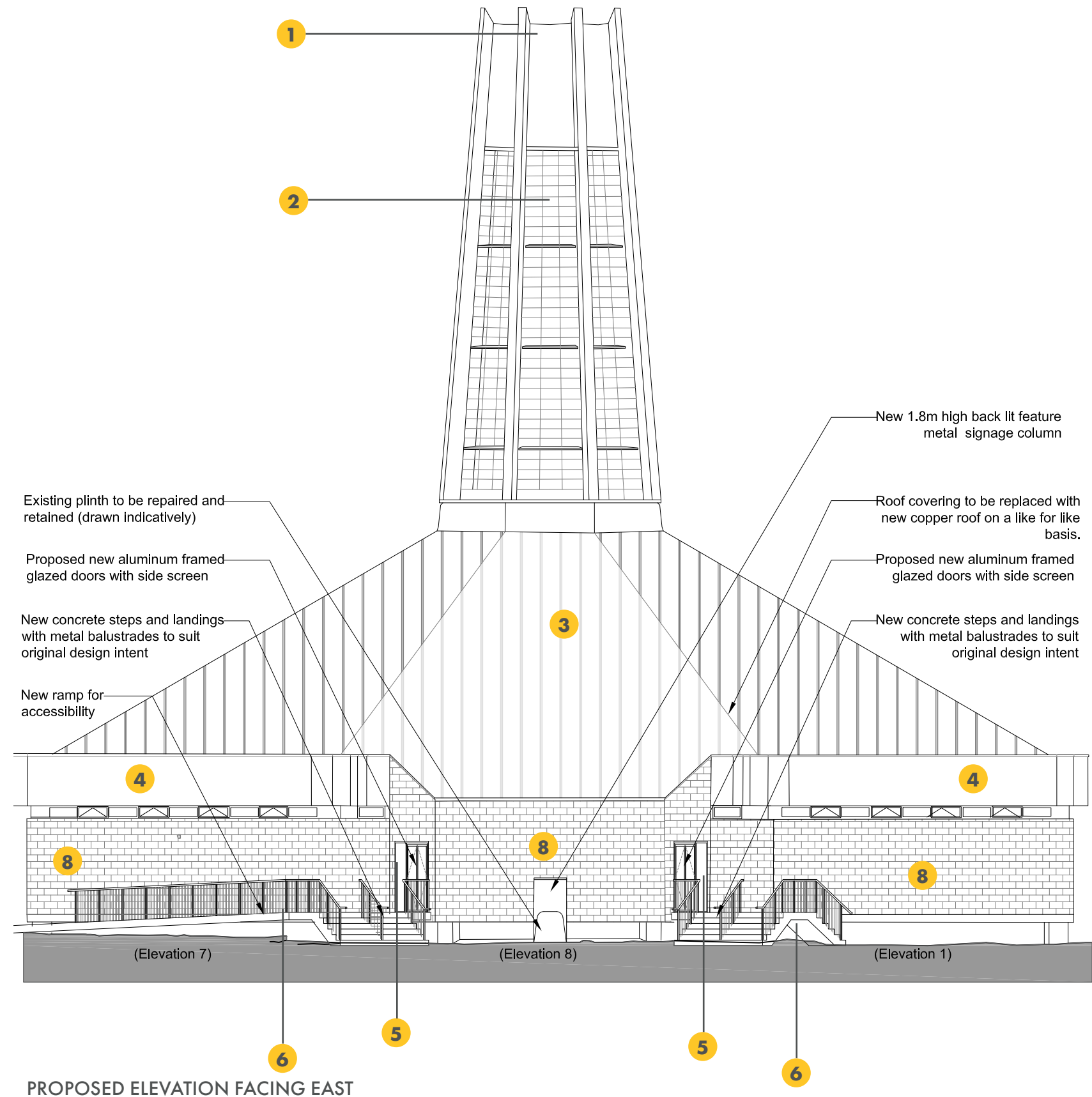
PROPOSED AXONOMETRIC VIEW

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.

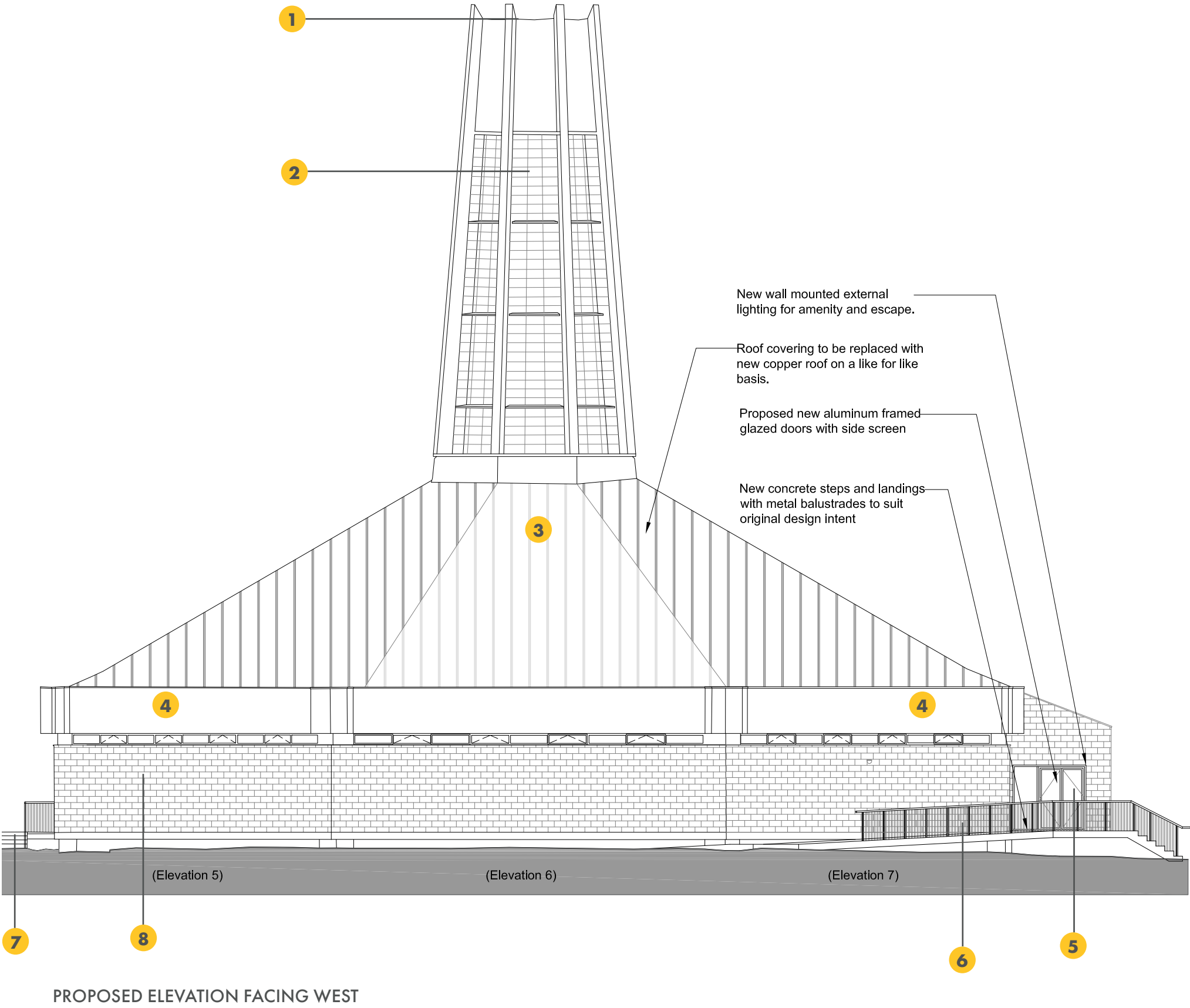


5.0 PROPOSED SCHEME

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.

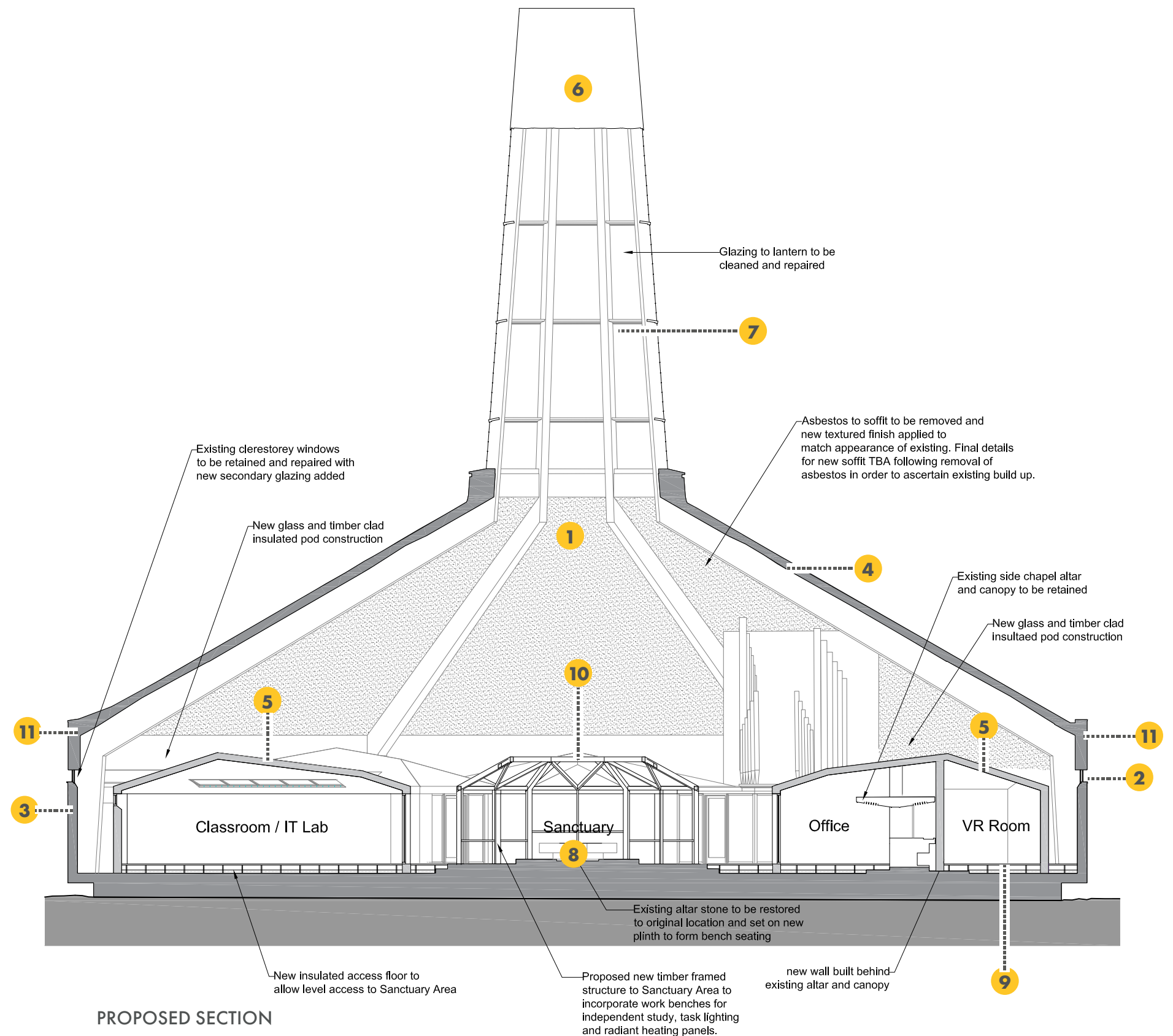


5.0 PROPOSED SCHEME

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.

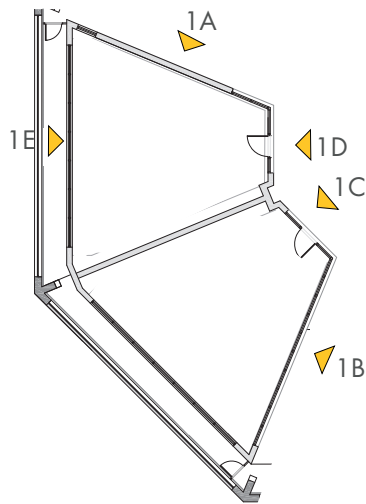
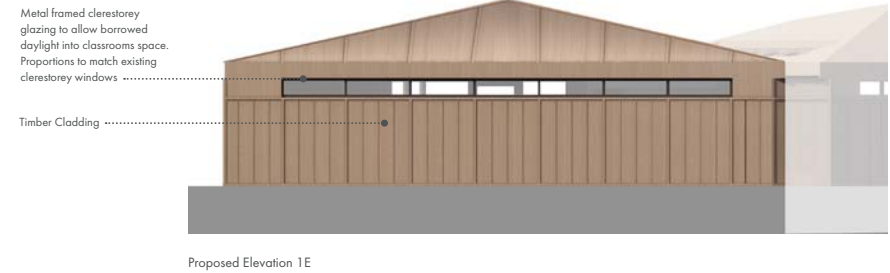
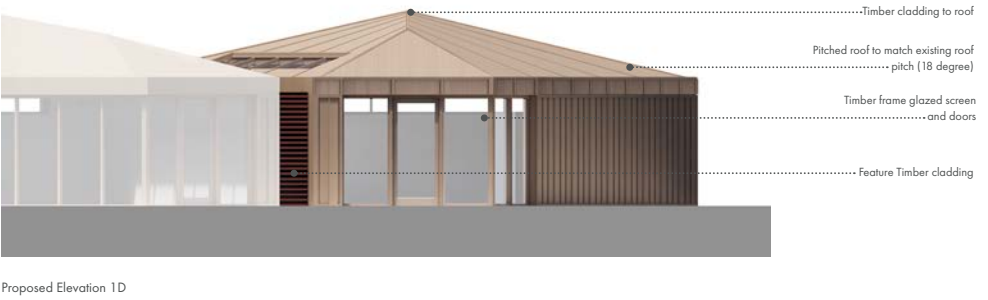
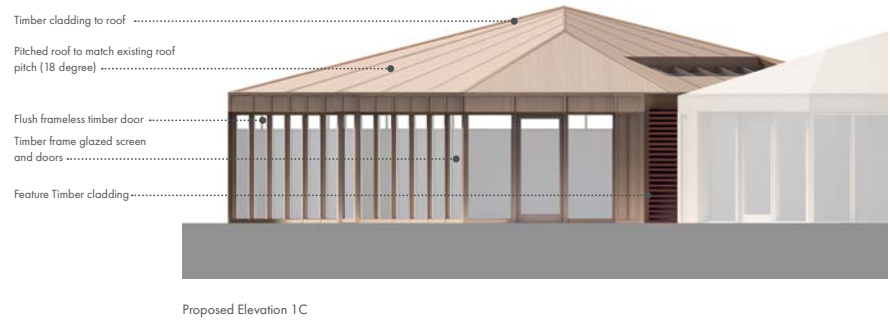
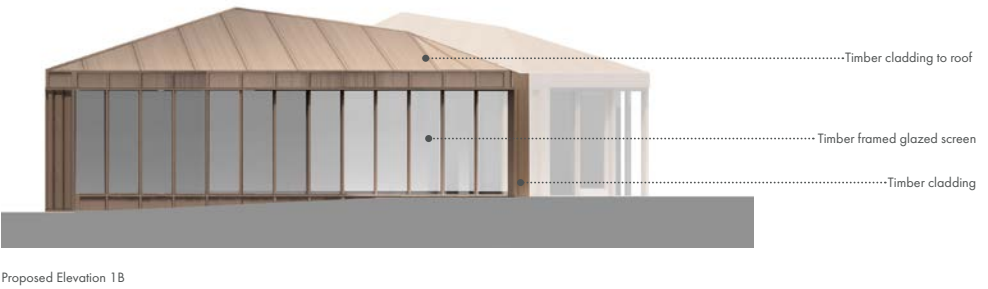
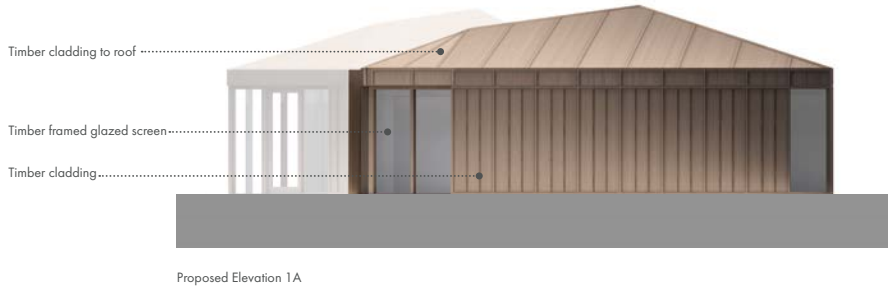
DETAILING

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

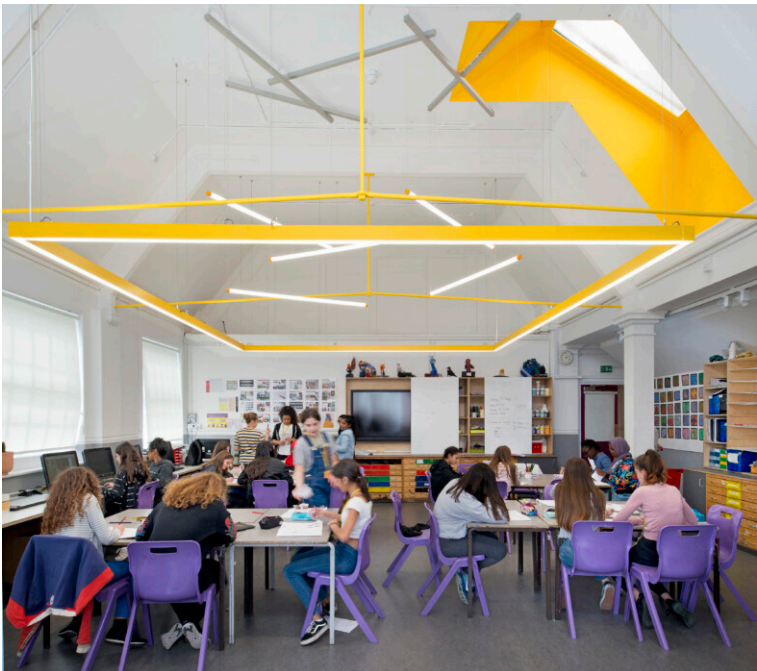
5.3.3 OVERALL LOOK AND FEEL



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

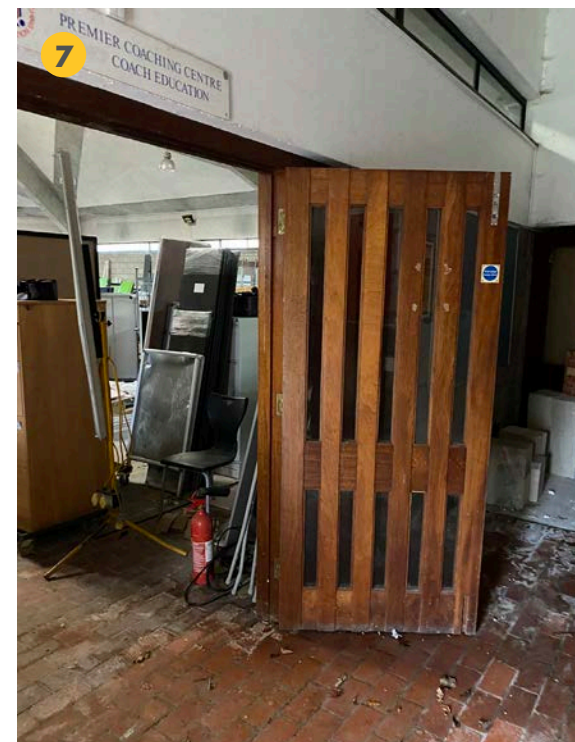
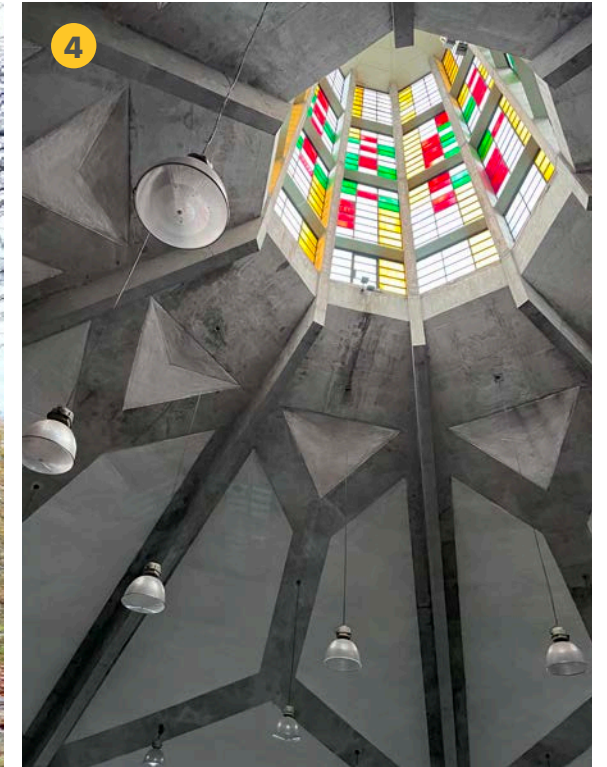
Like-for-like repairs to existing doors, frames and joinery items as appropriate

8 REMOVAL OF RECENT INTERNAL WALL PANELLING

To allow historic fabric to be revealed

9 STRUCTURAL AND DRAINAGE REPAIRS

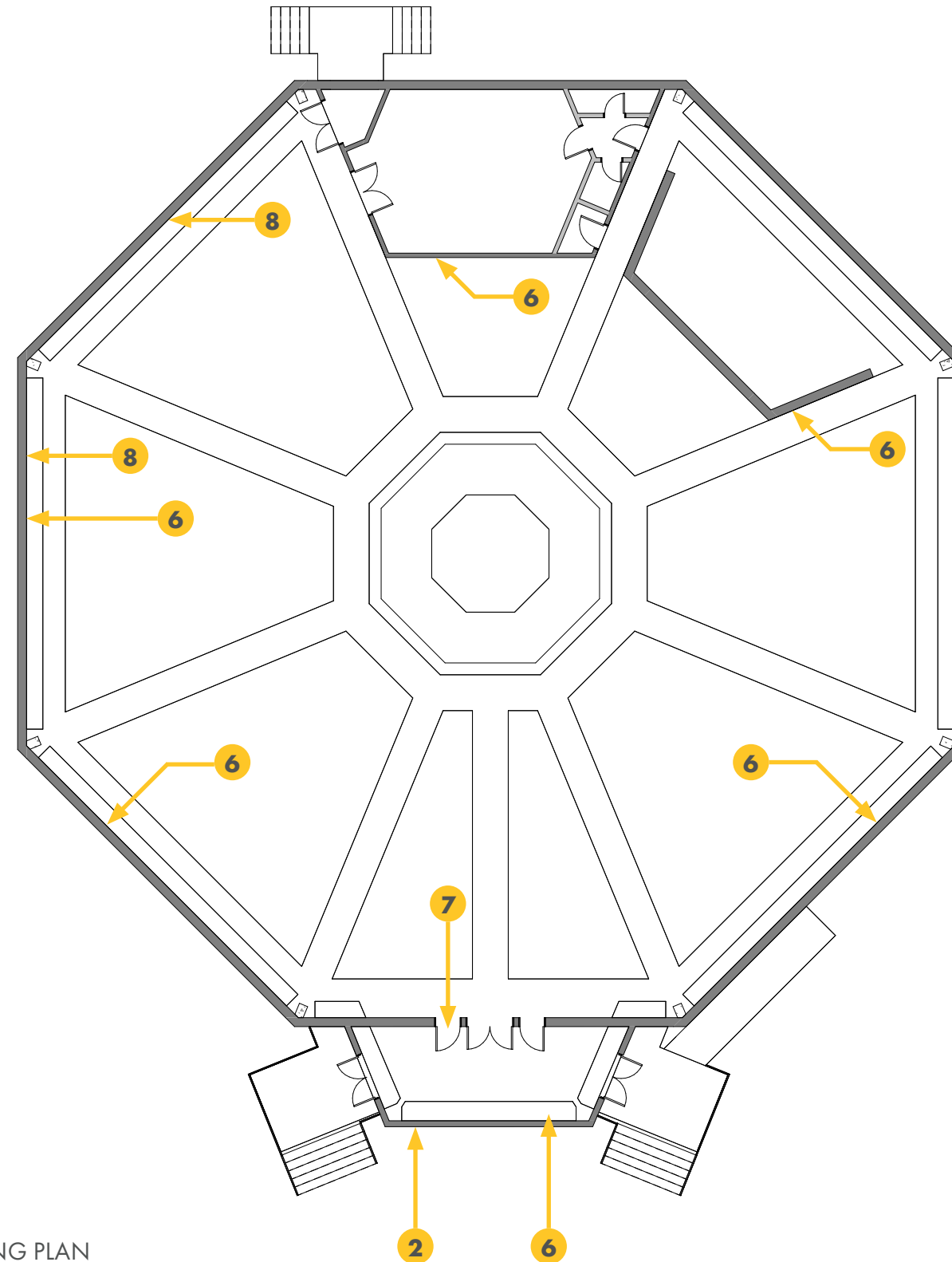
To SE design and specification



5.0 PROPOSED SCHEME

5.4 REPAIR WORKS

- 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



EXISTING PLAN

5.0 PROPOSED SCHEME

5.4 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

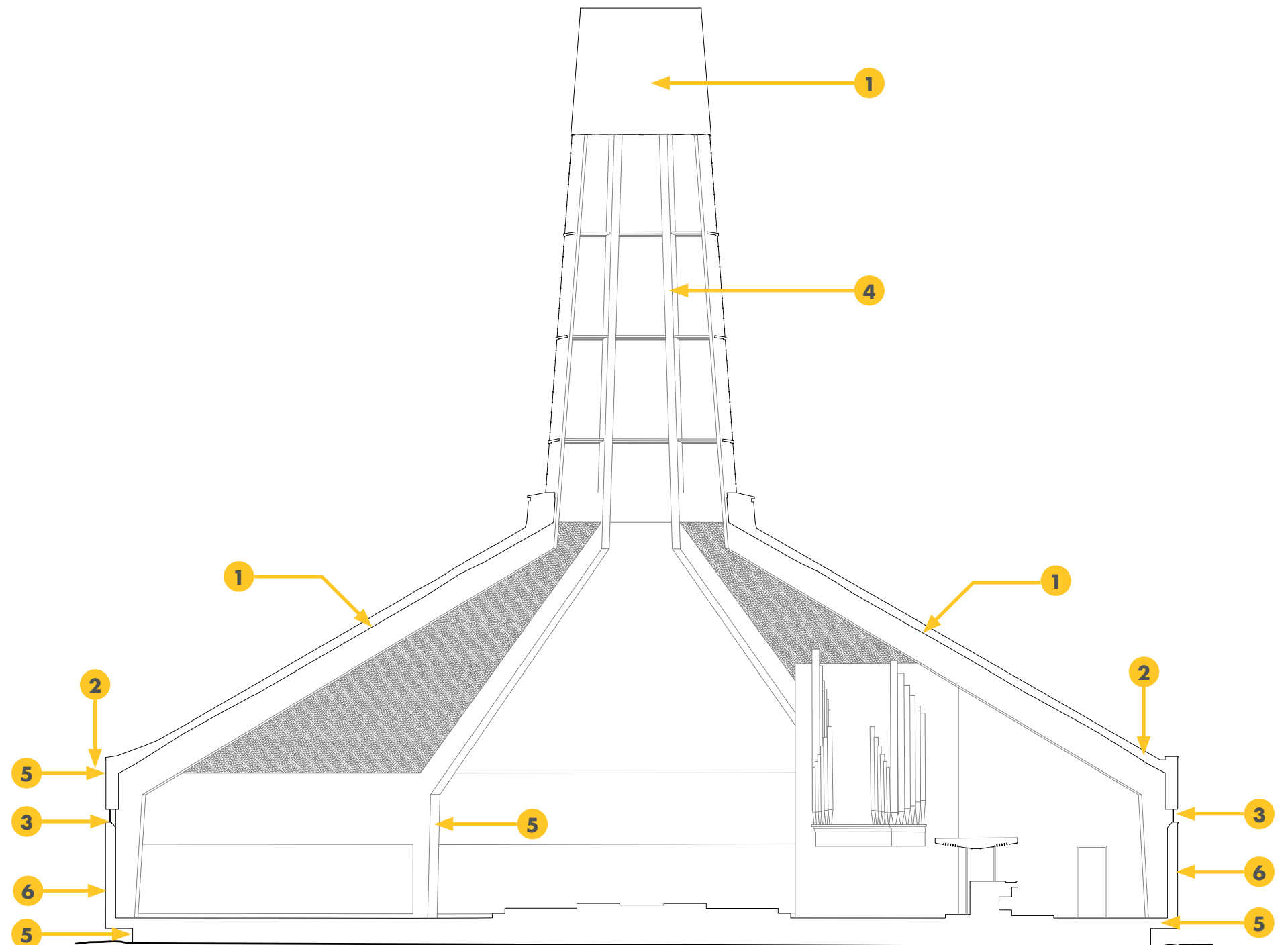
Like-for-like repairs to existing doors, frames and joinery items as appropriate

8 REMOVAL OF RECENT INTERNAL WALL PANELLING

To allow historic fabric to be revealed

9 STRUCTURAL AND DRAINAGE REPAIRS

To SE design and specification

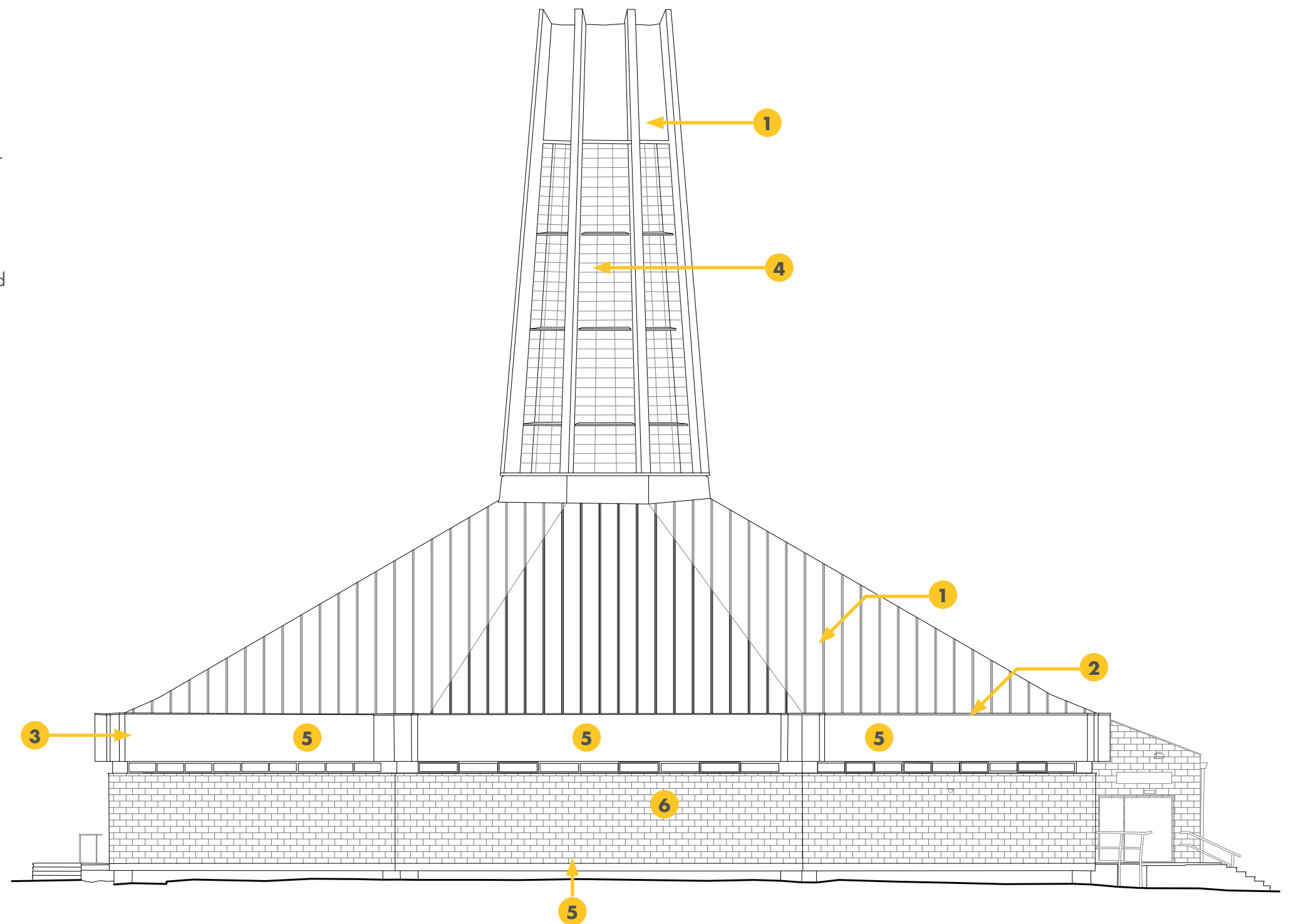


EXISTING SECTION

5.0 PROPOSED SCHEME

5.4 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



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.

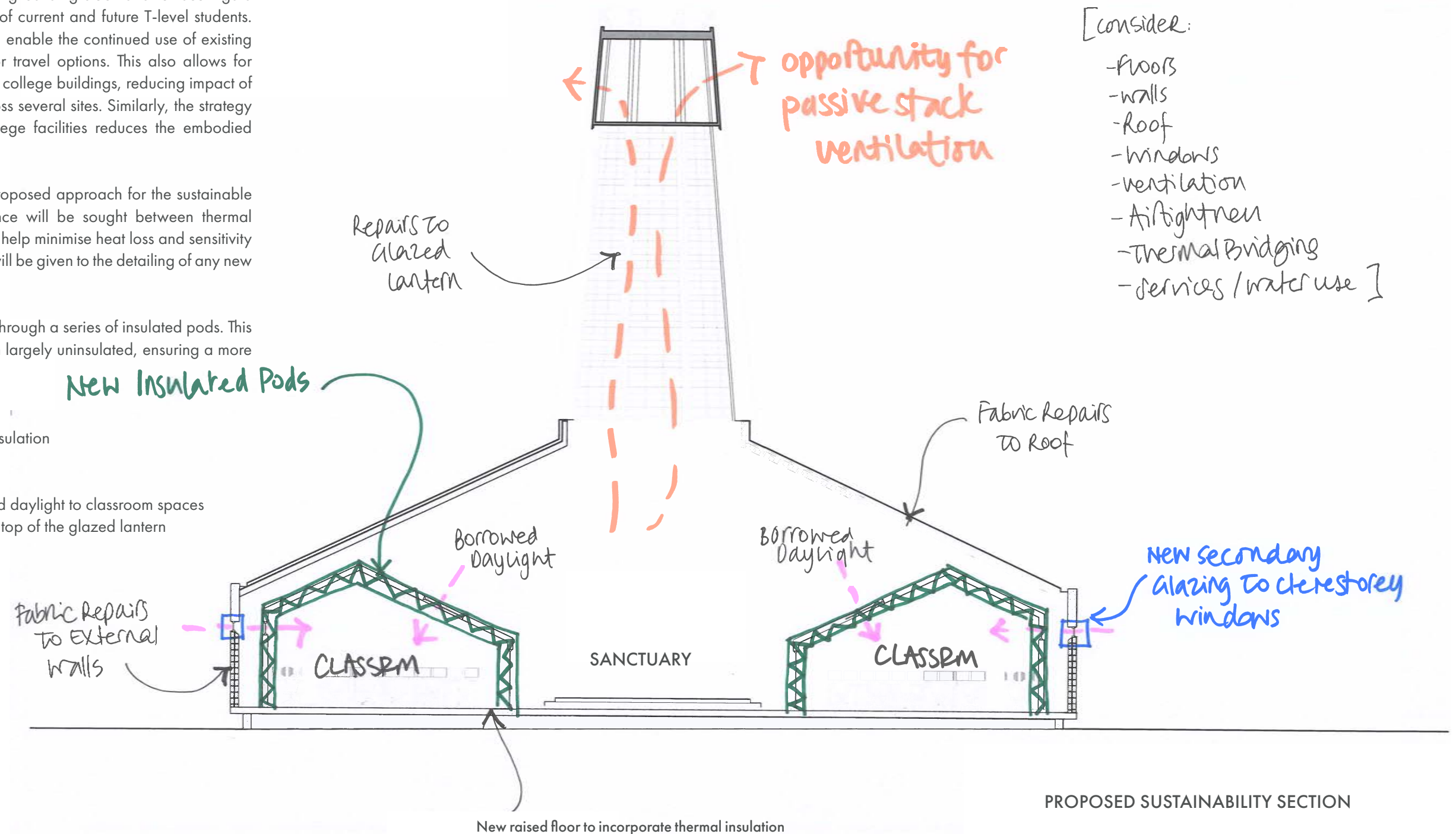
The project seeks to reuse the college's existing building stock and to reconfigure and refurbish the facilities to meet the needs of current and future T-level students. The siting of the project within the college will enable the continued use of existing college infrastructure, creating efficiencies 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.

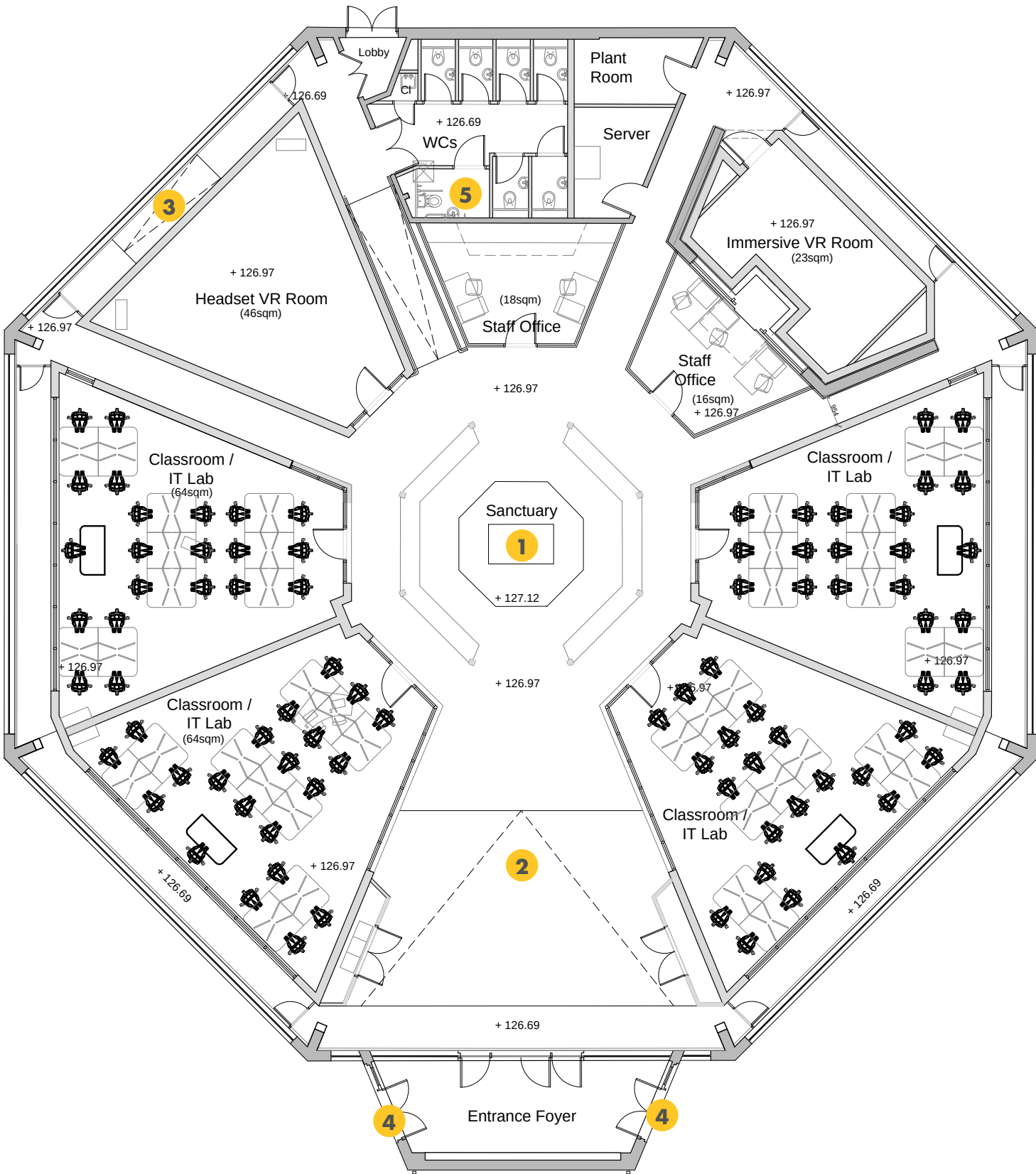
A key feature of the historic building is the central raised altar. It is proposed that this space will be re-purposed as a new independent study area - the 'Sanctuary'. In order to allow the existing steps to be retained, it is proposed that a new raised access floor is installed to the majority of 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 alter - 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



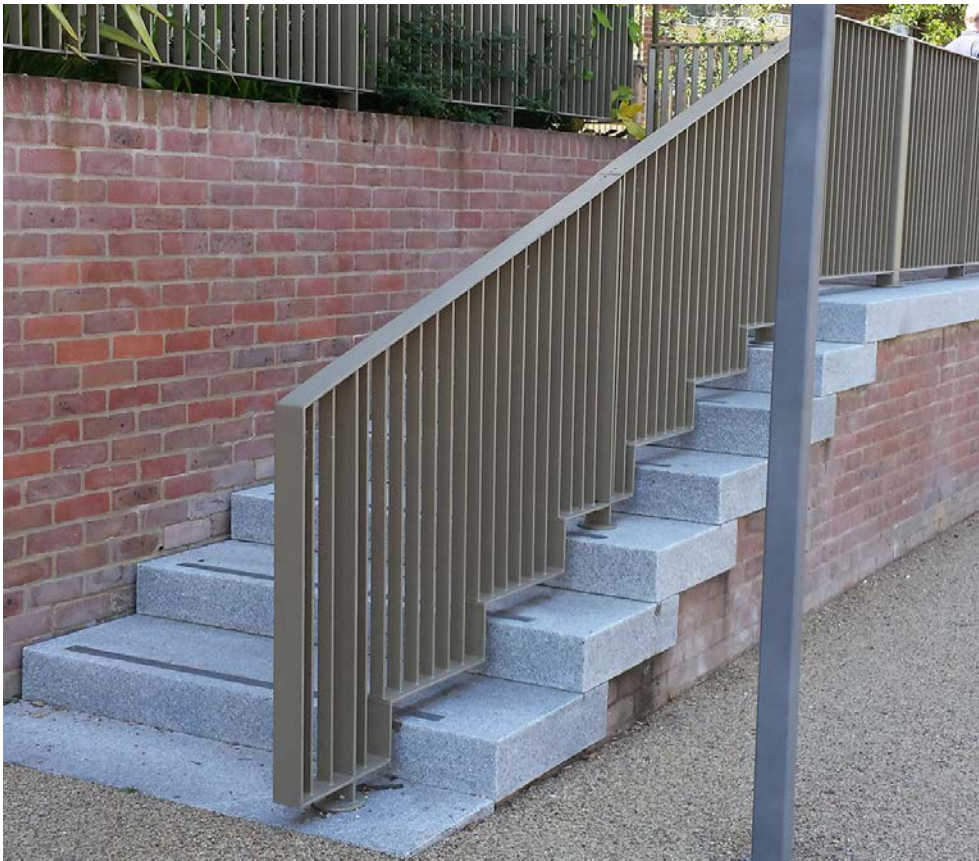
PROPOSED SITE PLAN

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.

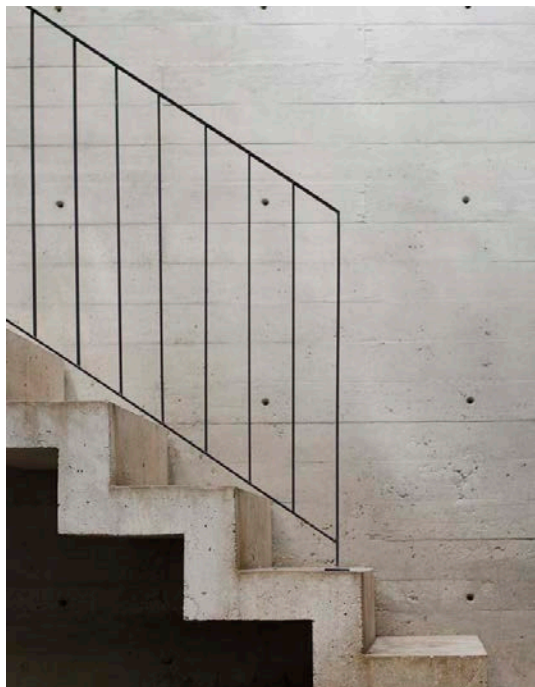
New balustrades will be required throughout to comply with current Building Regulations. These will be designed as metal balustrades to suit the original simple design but will also incorporate vertical uprights to comply with current regulations. The design will be contemporary in order that this will 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.

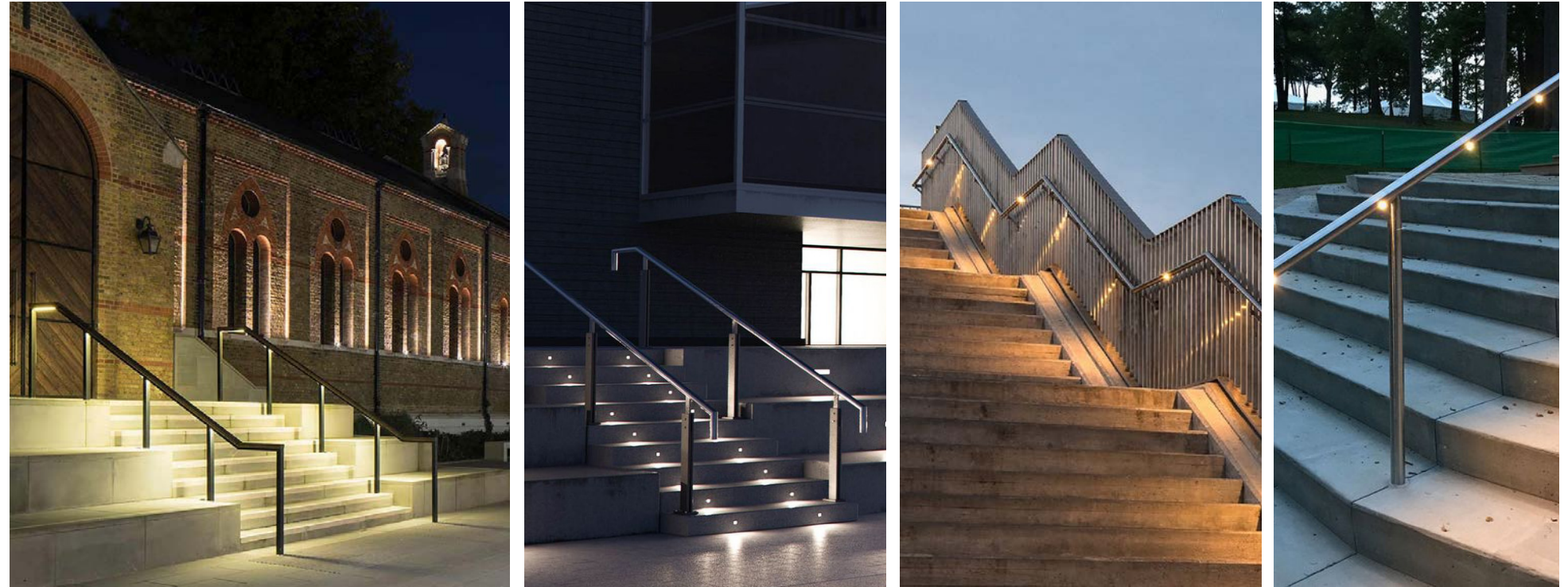


Precedent imagery showing ground mounted signage columns

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.



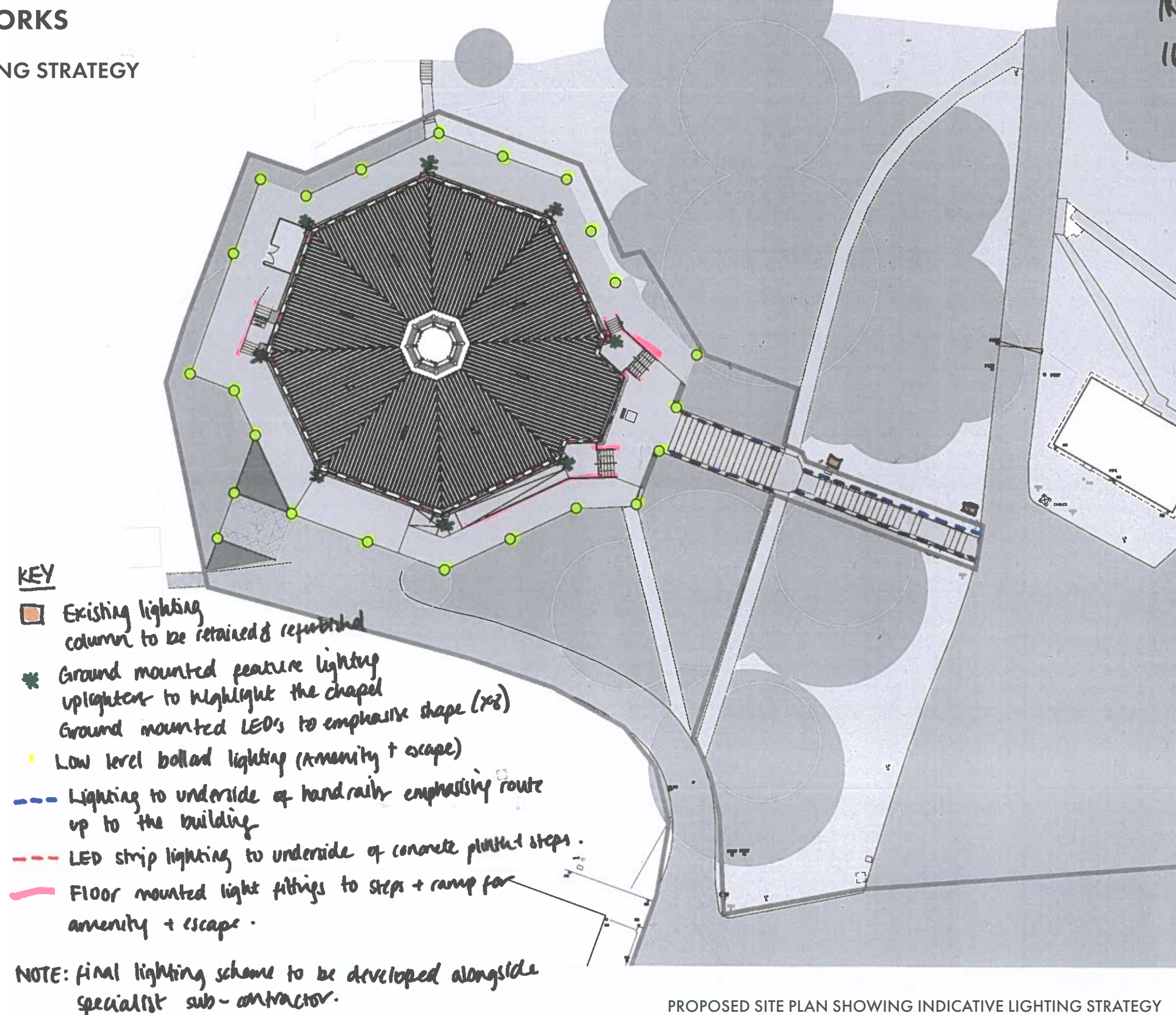
Precedent image showing how lighting could be incorporated into new balustrade design



Precedent image showing low level bollard lighting for amenity

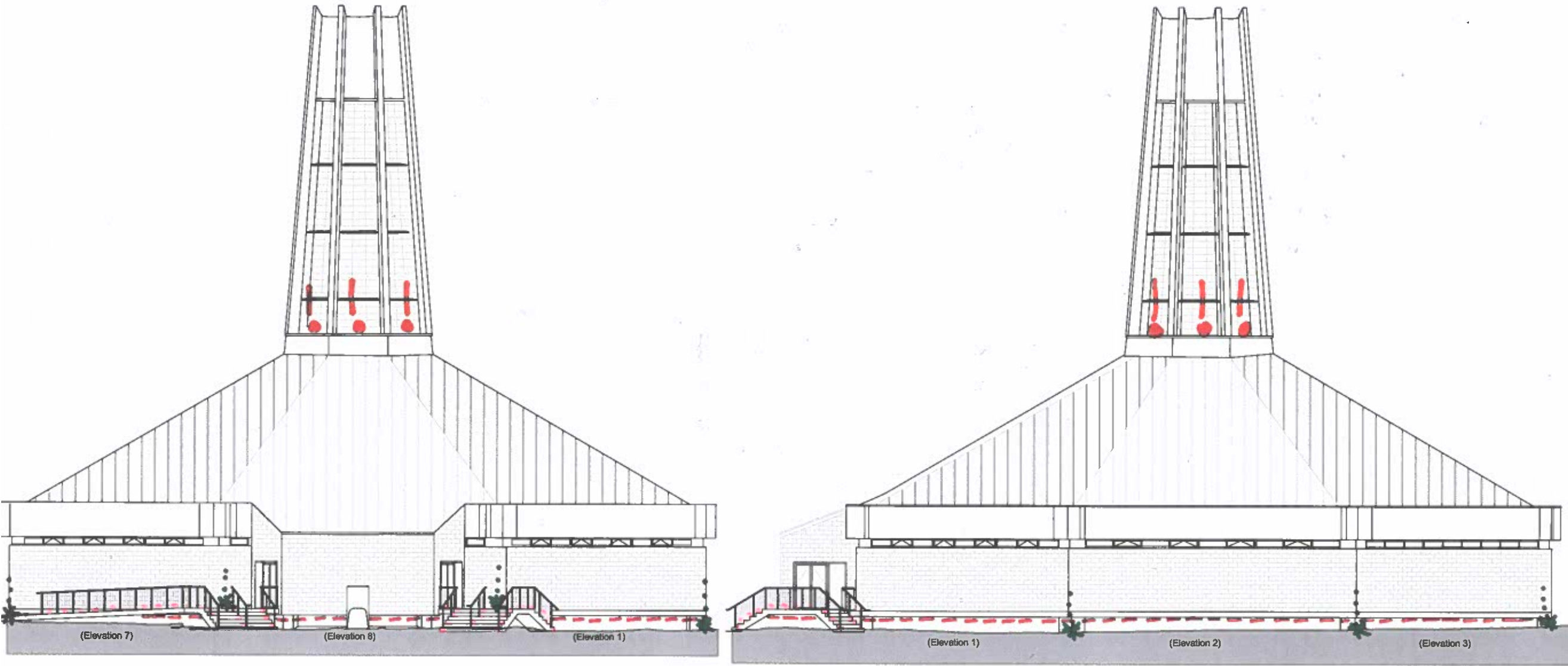
8.0 EXTERNAL WORKS

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
Register



IHBC INSTITUTE • OF • HISTORIC •
BUILDING • CONSERVATION

Seven Harrogate

Clarendon House
Victoria Avenue
Harrogate
North Yorkshire
HG1 1JD

01423 709 807

Seven Manchester

Unit 1.3 Waulk Mill
51 Bengal Street
Ancoats
Manchester
M4 6LN

0161 236 5655

Seven North Wales

Y Neuadd Lwyd
Church Street
Dolwyddelan
Conwy
LL25 0SJ

01286 875120

Company Registration No. 5804088

Website: www.sevenarchitecture.co.uk