

WRITTEN SCHEME OF INVESTIGATION FOR LEVEL 3 HISTORIC BUILDING RECORD



Client: Hopwood Hall College
Project: Conversion of Former Chapel
Reference: HCO-SEV-XX-XX-RP-A-09104
Date: January | 2025



REVISION

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CLIENT	HOPWOOD HALL COLLEGE
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SUMMARY

This document has been prepared to present the methodology for a Level 3 Historic Building Record of the Former Chapel at Hopwood Hall College, Middleton Campus, Rochdale Road, Middleton M24 6XH.

It relates to Condition 13 of the following Planning / Listed Building Consent Approvals:
24/00547/FUL
24/00548/LBC

The proposed works involve the refurbishment and re-purposing of the former Chapel to provide much needed teaching space for their Engineering and Manufacturing T-Levels curriculum.

The Historic Building Record will be presented upon completion of the Works.



1.0 INTRODUCTION

This WSI has been prepared for a Historic England Level 3 Historic Building Record for the Former Chapel at Hopwood Hall College, Middleton Campus, Rochdale Road, Middleton M24 6XH.

The site lies at National Grid reference 387652, 408053 and comprises the former Milnrow Chapel which forms part of the Hopwood Hall College campus.

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

The proposed works obtained Planning and Listed Building Consent in October 2024 under the following approvals:
24/00547/FUL
24/00548/LBC

The approved works are described in the Decision Notice as follows:
"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."

Condition 13 attached to these approvals states:
"No development to which this permission relates shall commence until a programme of historic building recording (level 3) and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. Reason: To ensure adequate recording of the historic environment in accordance with policy JP-P2 of Places for Everyone Joint Development Plan, policy P2 of the adopted Core Strategy and the National Planning Policy Framework."

This document has been prepared in relation to condition 13 and will set out the methodology that will be followed during the preparation of the HBR and subsequent reporting. This methodology is subject to the approval of Rochdale Local Planning Authority and their archaeological advisor at Greater Manchester Archaeological Advisory Service.

Condition 14 attached to the above approvals states:
No development works shall take place until the applicant or their agents or their

successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:
1. A phased programme and methodology to include:
a) a historic building survey (Historic England Level 3);
b) an archaeological watching brief during any ground-breaking works.
2. A programme for post-investigation assessment to include:
a) analysis of the site investigation records and finds;
b) production of a final report on the significance of the heritage interest recorded.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the site investigations commensurate with their significance.
5. Provision for archive deposition of the report, finds and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.
Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible and to accord with the National Planning Policy Framework.

A Project Design for an Archaeological Watching Brief has been prepared by Civic Heritage Ltd, ref. 61109_Project-Design_Hopwood Hall Chapel_WB dated 17/01/2024. This will be submitted to the LPA alongside this WSI.

This WSI has been prepared in accordance with the guidance set out in Historic England, 2016, Understanding Historic Buildings: A Guide to Good Recording Practice.

The Historic Building Record will be presented in a suitable report which will present an analytical record providing a systematic account of the building's origins, development and use.

2.0 HISTORICAL BACKGROUND

Milnrow Chapel was designed by Sir Frederick Gibberd as a Place of Worship for the De La Salle Teacher Training College in the 1960's to support the college community as the site continued to grow. It was constructed during an important period of reform for the Catholic Church following the introduction of the Liturgical Movement in the UK in the 1950s.

The Chapel was designed around the same time as Gibberd's Grade II* Metropolitan Cathedral in Liverpool and may have been a prototype design albeit on a much smaller scale. The geometric concrete frame design with the perimeter concrete ring beam, central stained glass lantern, extensive use of concrete and exposed blockwork have many similarities to the Cathedral.

The building is constructed using an octagonal shaped in-situ concrete frame, with mauve coloured infill blockwork. The copper roof extends to a dramatic glazed lantern with stained glass panes. The base of the building is recessed giving the impression that the building is floating.

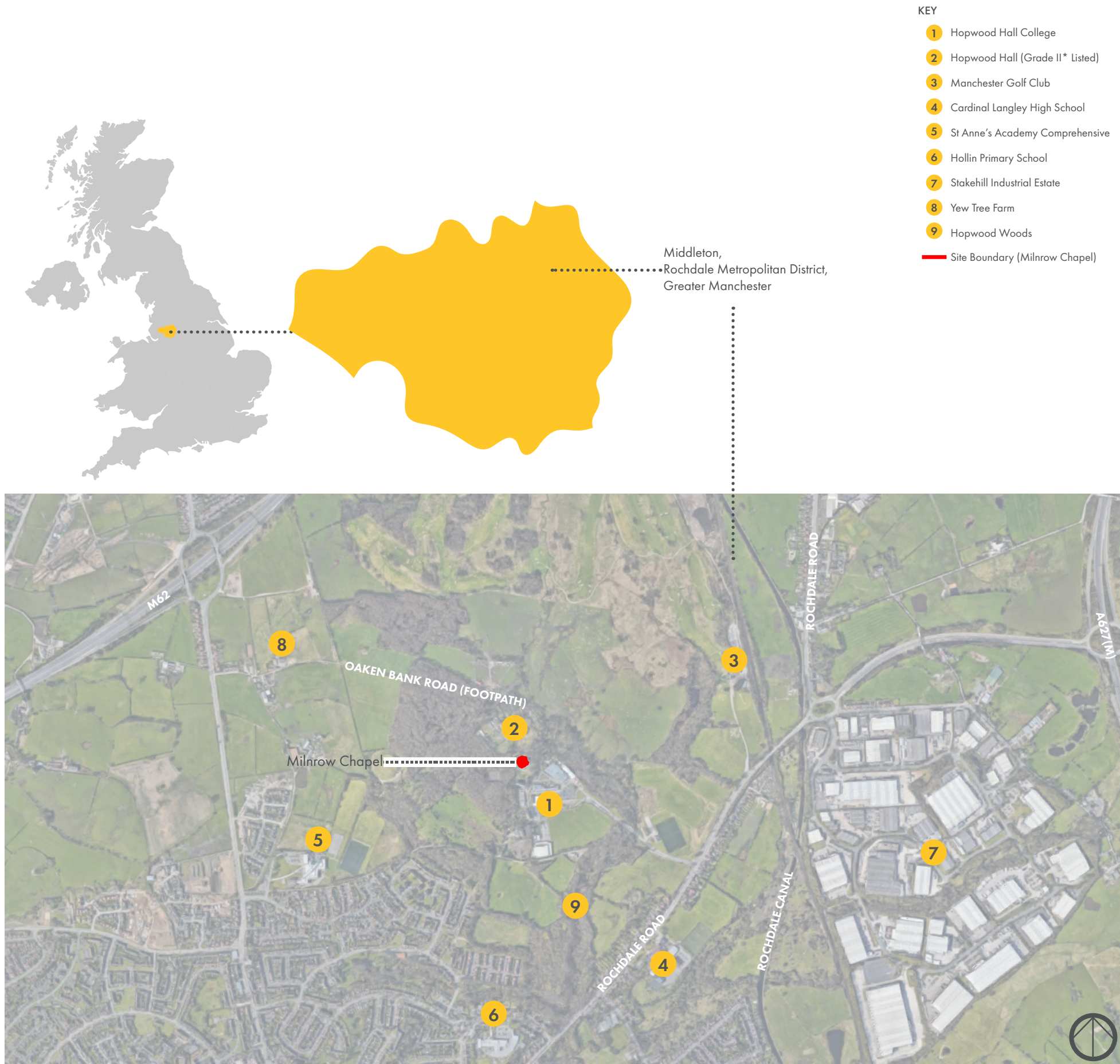
The Chapel is positioned on a hill overlooking the main Hopwood Hall College campus. The building was designed and built at the early stages in the evolution of De La Salle College when the college was based within the Grade II* Listed Hopwood Hall. The Chapel was designed to respond directly to Hopwood Hall in its geometric set-out and through the connected landscape design.

A circular feature, possibly a fountain, is shown on historic Ordnance Survey maps dating from 1910 and 1929. The feature is shown as being enclosed by walling with a path leading directly to Hopwood Hall, evidently forming a key component of the landscape design.

Internally the Chapel has an octagonal plan form featuring a central raised altar platform with radiating tile pattern which is lit from above by the coloured glass lantern. Rows of pews originally occupied the 5 segments to the north and east of the sanctuary, although these have since been removed. A smaller side Chapel and altar with low level blockwork walls and timber canopy is located towards the north west of the plan.

The building is no longer in use as a Chapel and was de-consecrated in the 1990s. It was later used as a Fitness Centre and Skills for Life accommodation for the college but has more recently been used as a storage area due to the issues with accessibility and the thermal performance of the building.

For further information please refer to Seven Architecture Heritage Statement, May 2024 ref. HCO-SEV-XX-XX-RP-A-09101



Site Location Plan

3.0 OBJECTIVES

The objective of the Historic Building Record is to ensure adequate recording of the historic environment prior to the redevelopment works and to ensure no disturbance of the historic record before appropriate recording.

Historic England, 2016, Understanding Historic Buildings: A Guide to Good Recording Practice defines a Level 3 Historic Building Record as follows:

"Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis."

The final report will aim to show clearly the overall building as well as individual fixtures and fittings of historic importance. The report will comprise a detailed description of the Chapel and its architectural features, as well as the history and development of the building. It will include all drawn and photographic records in order to illustrate the building's appearance and structure and to support an historical analysis.

The report will address the buildings' structural and architectural detail and any archaeological evidence, to produce a descriptive account of the building sufficient to satisfy the condition attached to the Planning and Listed Building Consent.

The aims of the investigation are:

- To undertake a photographic record of the building.
- To analyse and describe the fabric of the buildings before the commencement of the proposed work
- To report the results in a suitable form and publish a summary.



4.0 METHODOLOGY

4.1 GENERAL METHODOLOGY

The Historic Building Record (HBR) will be undertaken in accordance with the standards set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016).

The Historic Building Record will be undertaken by Ruth Sienkiewicz of Seven Architecture, an RIBA-Accredited Conservation Architect (CA) and overseen by Lisa McFarlane an RIBA Accredited Specialist Conservation Architect (SCA) and Full Member of the IHBC.

In accordance with Historic England guidance, the information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion the building's broader stylistic or historical context and importance. A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited.

The final Historic Building Record will comprise:

- Measured drawings
- A photographic record to clearly illustrate the interior and exterior of the Chapel
- A detailed written account

4.2 SITE INVESTIGATION WORKS

A physical investigation of the building will be carried out. This will be aimed at understanding significant details regarding the construction, use and development of the building.

There may be elements of existing fabric which are uncovered during the subsequent construction works which may lead to a more in depth understanding of the original construction and design intent. It is proposed that any such areas will be fully recorded and the results incorporated into the HBR.

4.3 DRAWINGS

Measured survey drawings (to scale or fully dimensioned) of the buildings as existing have been prepared. These will be assessed further during the preparation of the HBR and any additional detail will be added. These drawings include:

- Topographical Site Survey
- Measured Plans at Ground Floor and First Floor Mezzanine Area
- Measured Cross Sections illustrating the vertical relationships within the building
- Measured Elevations to allow an understanding of the external design of the building

The Historic Building Record will also include copies of earlier drawings where available in order to help provide an understanding of the original design and construction of the building.

4.4 PHOTOGRAPHIC RECORDS

A detailed photographic record will be provided to include the following:

- General views of the building (in its wider setting / landscape)
- The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.
- Further views as required to help reflect the original design intentions
- The overall external appearance and principal architectural elements
- The overall appearance of the principal rooms and circulation areas
- Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use
- Any machinery or other plant, or evidence for its former existence.
- Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building.
- Any building contents which have a significant bearing on the building's history
- Historical photographs which may help to provide an understanding of the history and use of the building

Additional photographs will be taken to be used in the off-site analysis of the building.

A register of photographs and photographic location plan showing direction and frame numbers will be produced.

4.5 DOCUMENTARY RESEARCH

Primary and Secondary source material relating to the Site will be sought from several repositories. The repositories expected to hold historic documents relative to the Site include:

- Rochdale Archives
- Greater Manchester Historic Environment Record (HER)
- Middleton Library
- John Rylands University Library, Manchester
- Rochdale Local Studies Centre

4.6 WRITTEN ACCOUNT

A detailed written account will be provided to describe the Chapel and its architectural features as well as the history and development of the building. This will include:

- An account of the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners.
- A discussion of the published sources relating to the building and its setting, an

account of its history as given in published sources, an analysis of historic map evidence and a critical evaluation of previous records of the building.

- An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use along with the evidence for these interpretations.
- An analysis of circulation patterns and liturgical scheme.
- An account of any fixtures, fittings, plant or machinery associated with the building, and its purpose.
- Any evidence for the former existence of demolished structures or removed plant associated with the building.
- Full bibliographic and other references, including a list of the sources consulted.

4.7 REPORTING AND ARCHIVING

The report will include the following information:

- Author and date
- Non-technical summary
- Site location information (including maps) and descriptions
- Introduction
- Historical background
- Aims and objectives
- Methods
- Building description
- Discussion and conclusions
- Archive deposition details
- Drawings (plans including phase plans)
- Historic maps
- Photographs

The Historic Building Record will form part of a full archive to professional standards as part of the results of the archaeological investigation works undertaken by Civic Heritage Ltd.

5.0 PROJECT PROGRAMME

Work on the Historic Building Record will commence as soon as the WSI has been approved by Rochdale Local Planning Authority and their archaeological advisor at Greater Manchester Archaeological Advisory Service.

It is to be noted that the building is currently inaccessible owing to an extensive programme of asbestos removal works undertaken under the following Listed Building Consent: 24/00169/LBC.

The asbestos removal works commenced in October 2024 and are due for completion in March 2025.

The project programme is very restricted owing to the College timetable and the ESFA funding requirements. It is the intention that the main contract works will commence soon after the completion of asbestos removal works in March 2025. Owing to this restricted programme, the physical on-site recording work was undertaken in October 2024, upon receipt of the Planning and Listed Building Consent Approvals to which this WSI relates, and prior to the asbestos removal work which made the building temporarily inaccessible. This was considered necessary in order to ensure that the HBR could be produced prior to the commencement of the main contract works.

The Historic Building Record report will be made available to the Client, the Archaeological Advisor and the Conservation Officer upon completion. The report will be formally submitted to the LPA as part of the Planning Condition ahead of the planned start on site in March 2025.

BIBLIOGRAPHY

Historic England, 2015, Management of Research Projects in the Historic Environment (MoRPHE), Historic England

Historic England, 2015, Metric survey specification for cultural heritage (3rd Ed.), Historic England

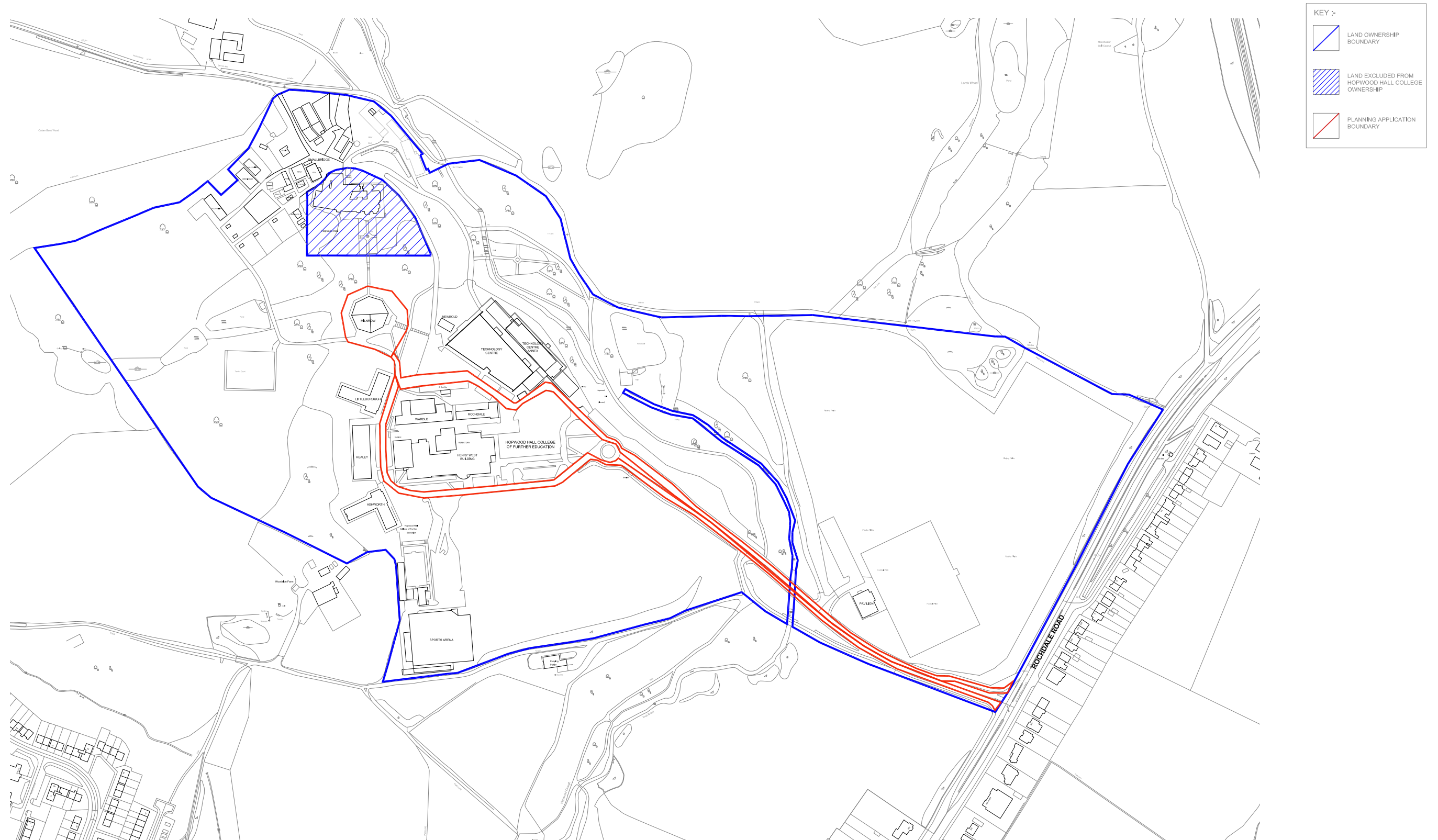
Historic England, 2016, Drawing for understanding: Creating interpretative drawings of historic buildings, Historic England

Historic England, 2016, Understanding Historic Buildings: A Guide to Good Recording Practice.

Seven Architcture, 2024 Heritage Statement Hopwood Hall College Conversion of Former Chapel

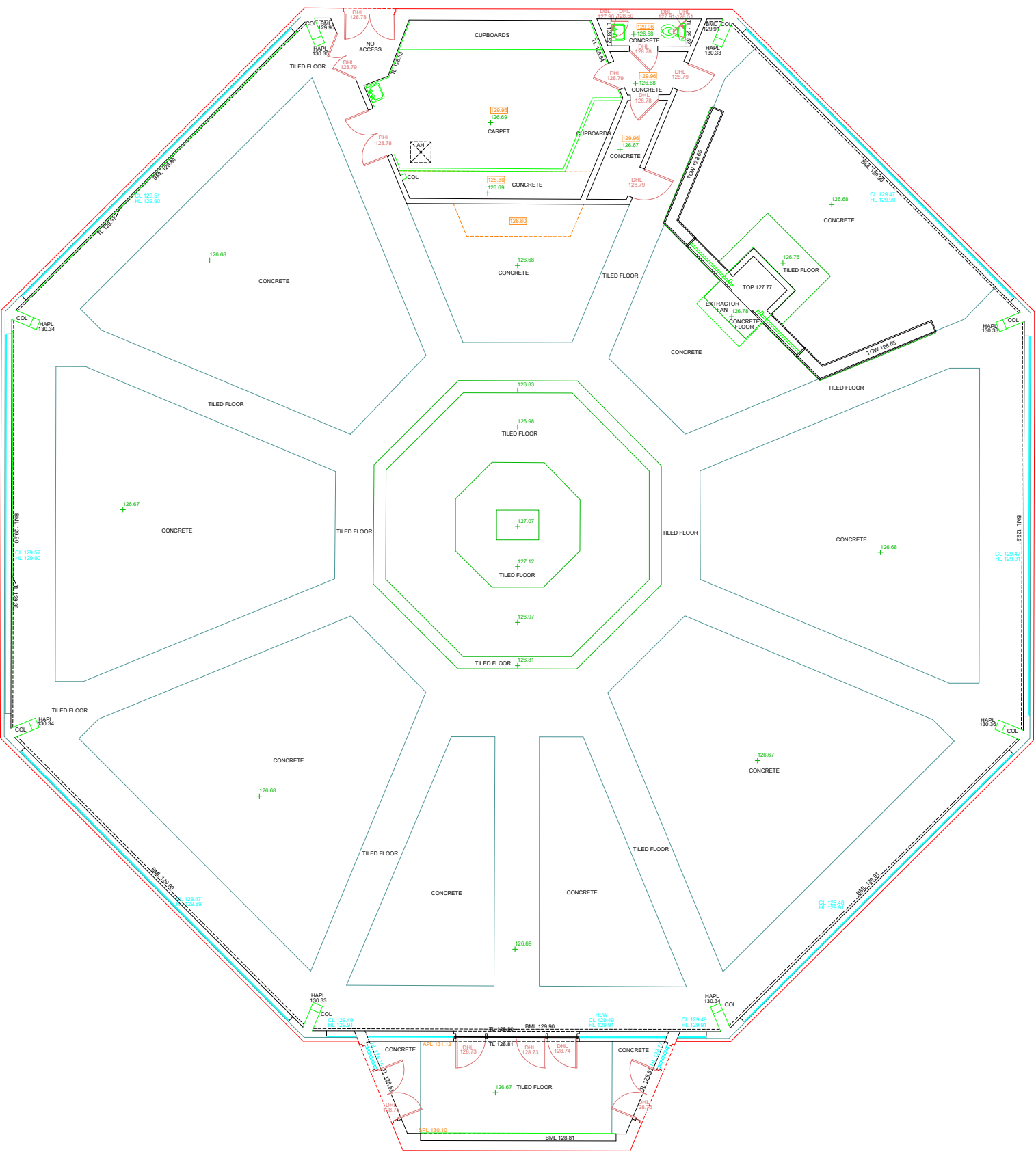
APPENDIX 1 - EXISTING DRAWINGS

FIGURE 1 - SITE LOCATION PLAN



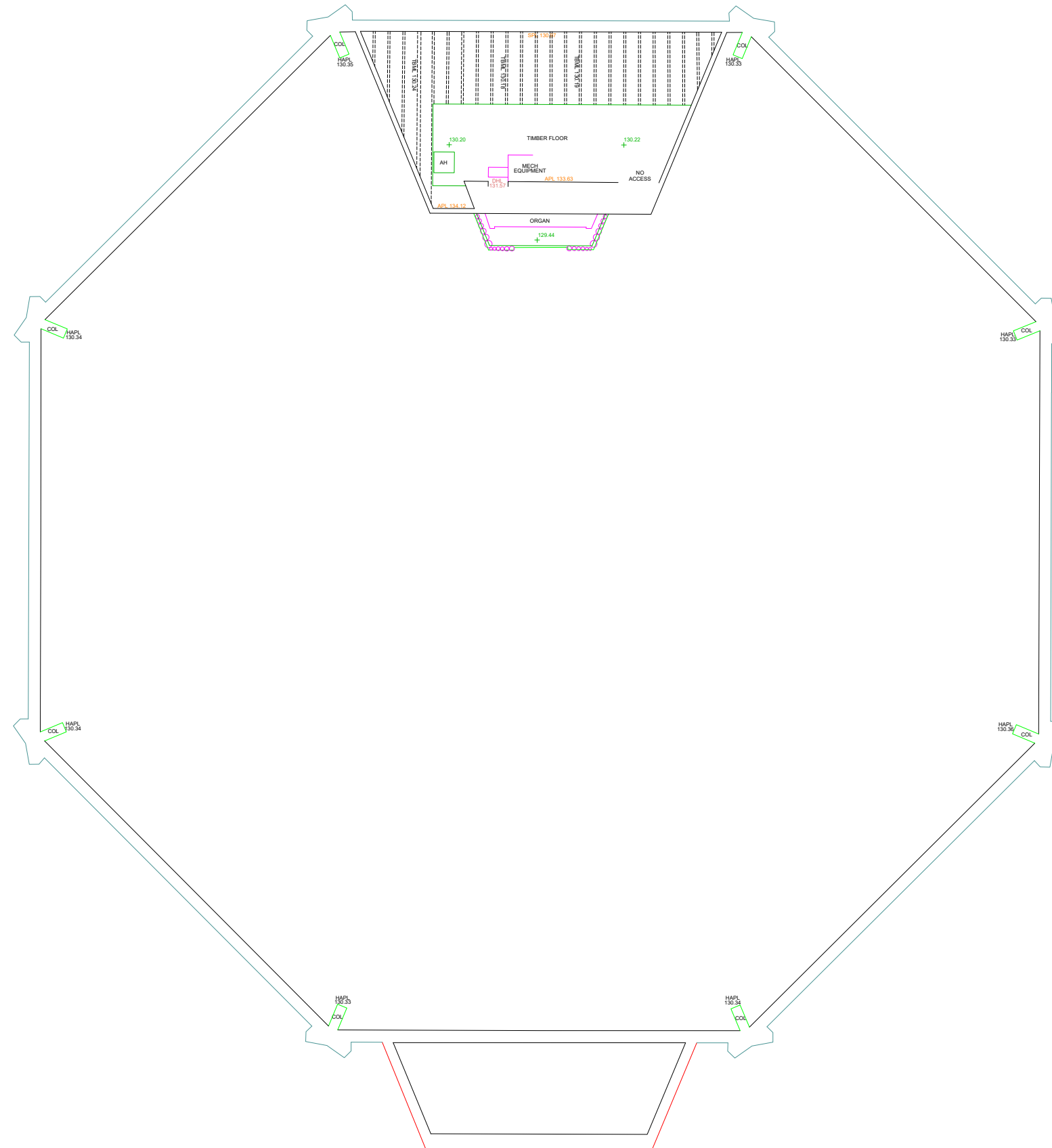
APPENDIX 1 - EXISTING DRAWINGS

FIGURE 2 - GROUND FLOOR PLAN



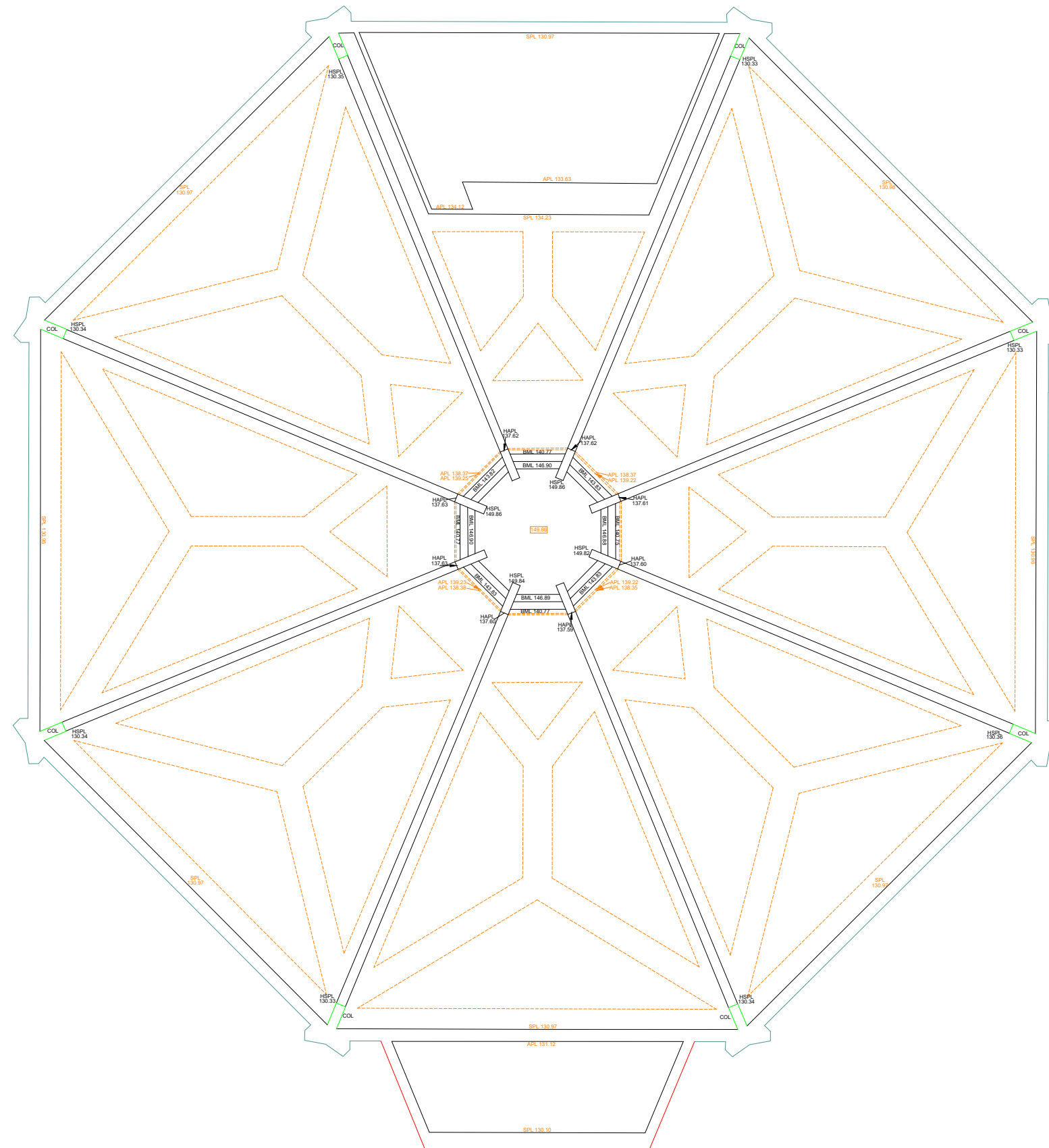
APPENDIX 1 - EXISTING DRAWINGS

FIGURE 3 - MEZZANINE FLOOR PLAN



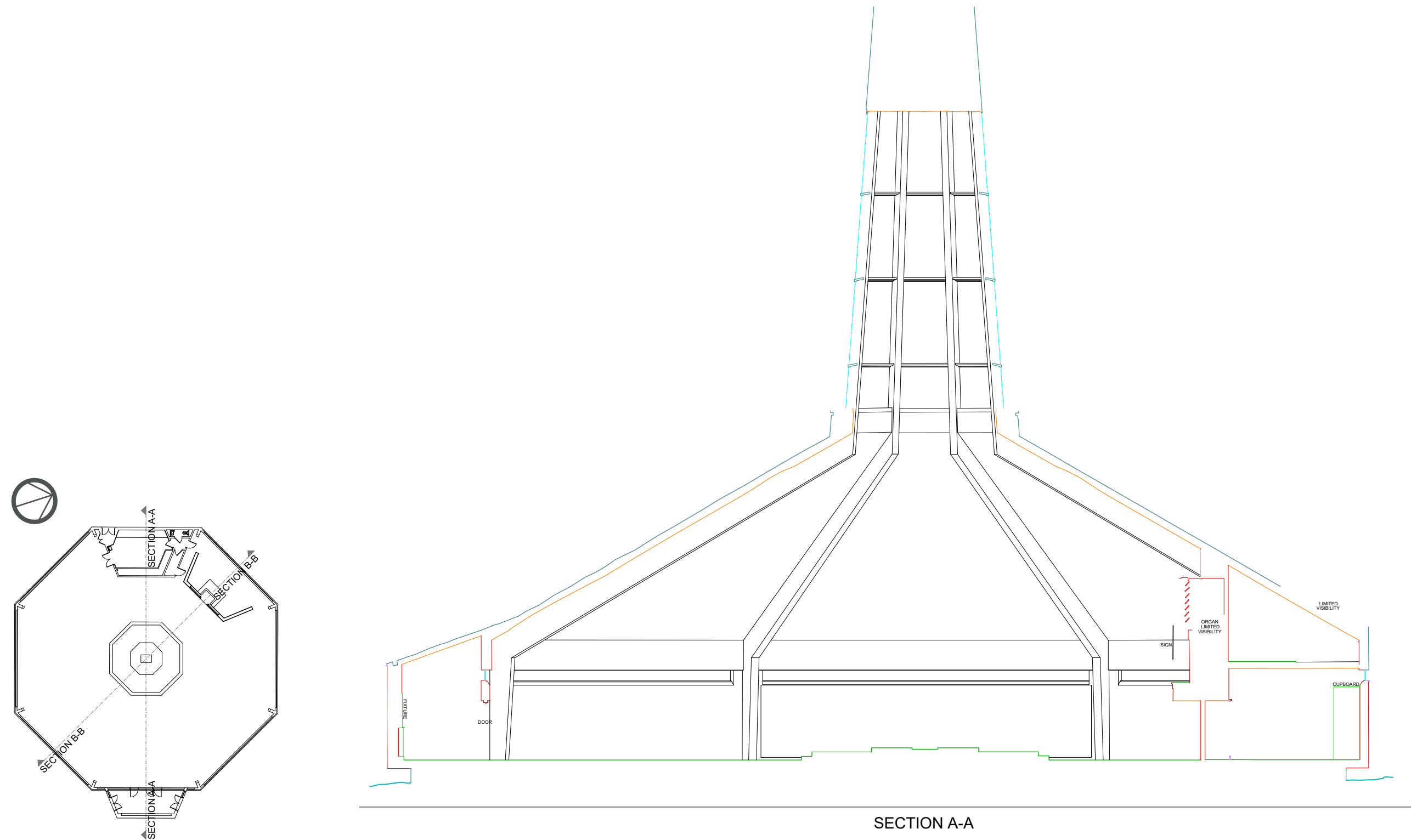
APPENDIX 1 - EXISTING DRAWINGS

FIGURE 4 - REFLECTED CEILING PLAN



APPENDIX 1 - EXISTING DRAWINGS

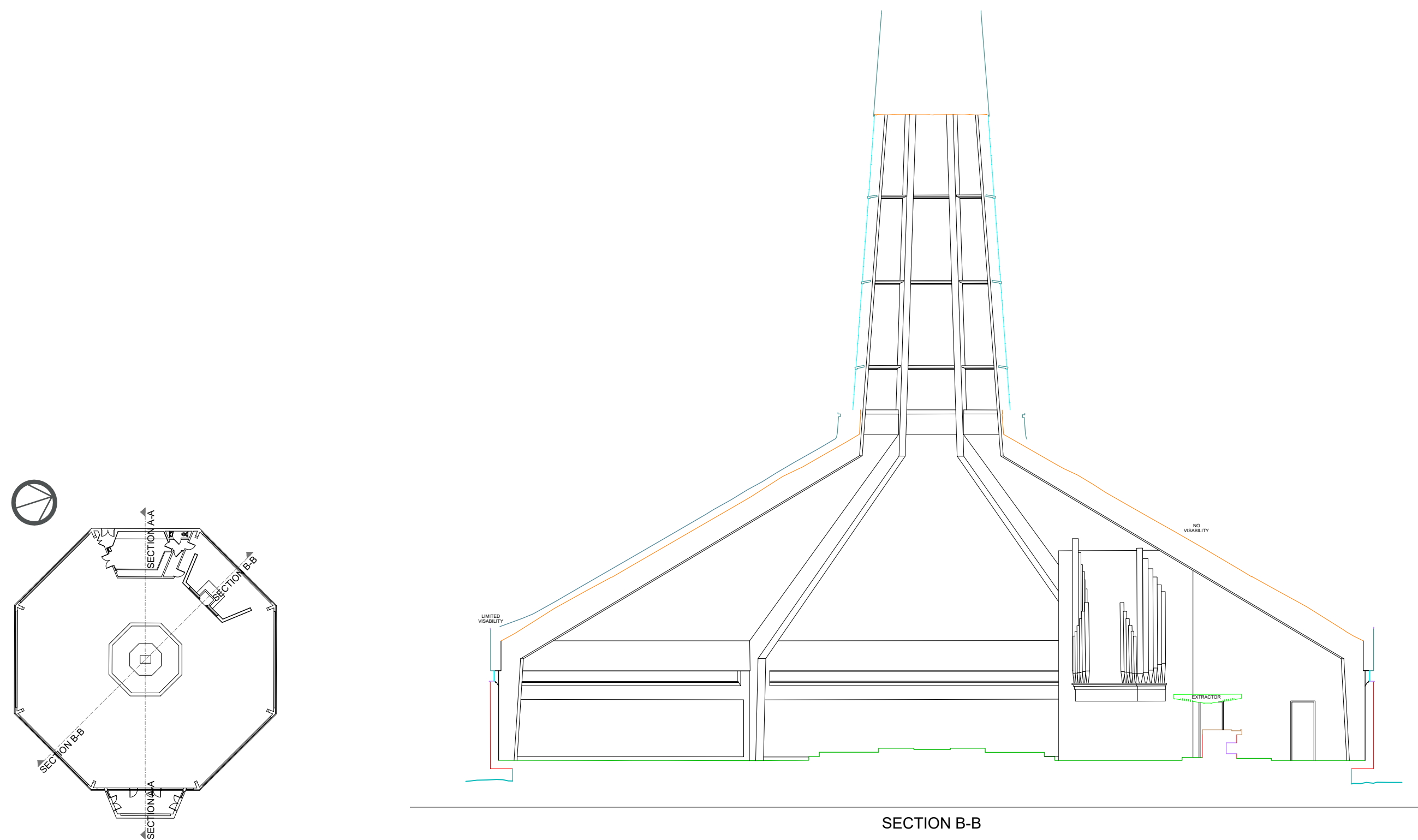
FIGURE 5 - SECTION A-A



Key Plan

APPENDIX 1 - EXISTING DRAWINGS

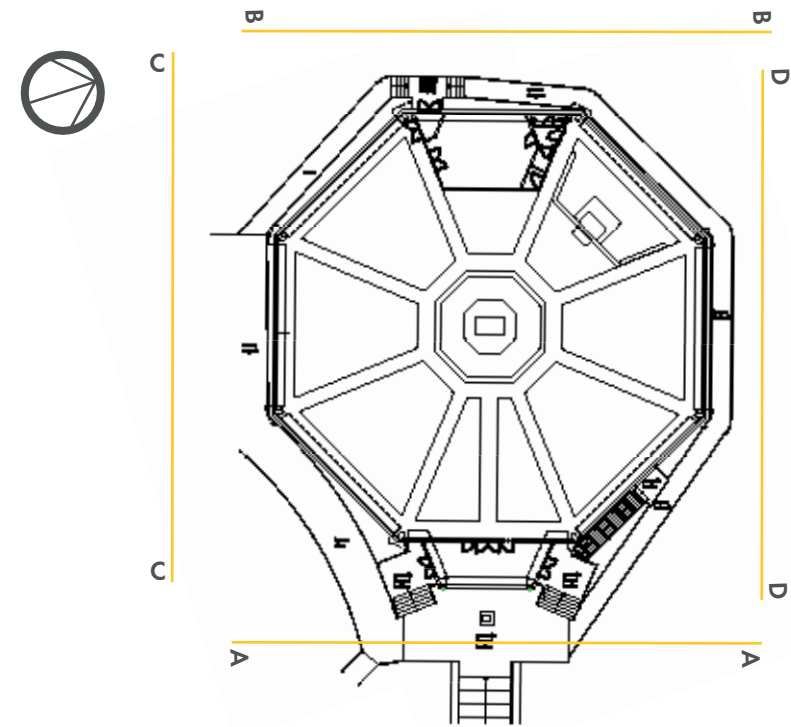
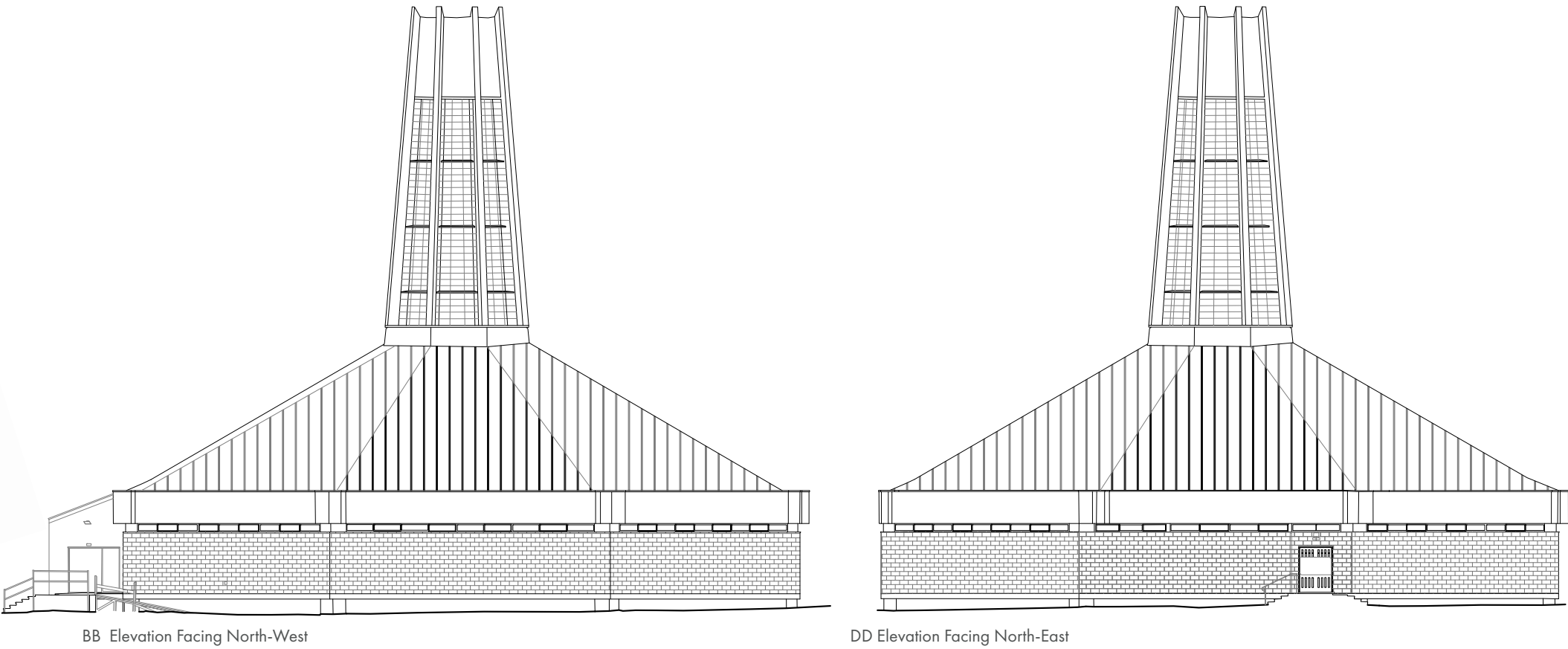
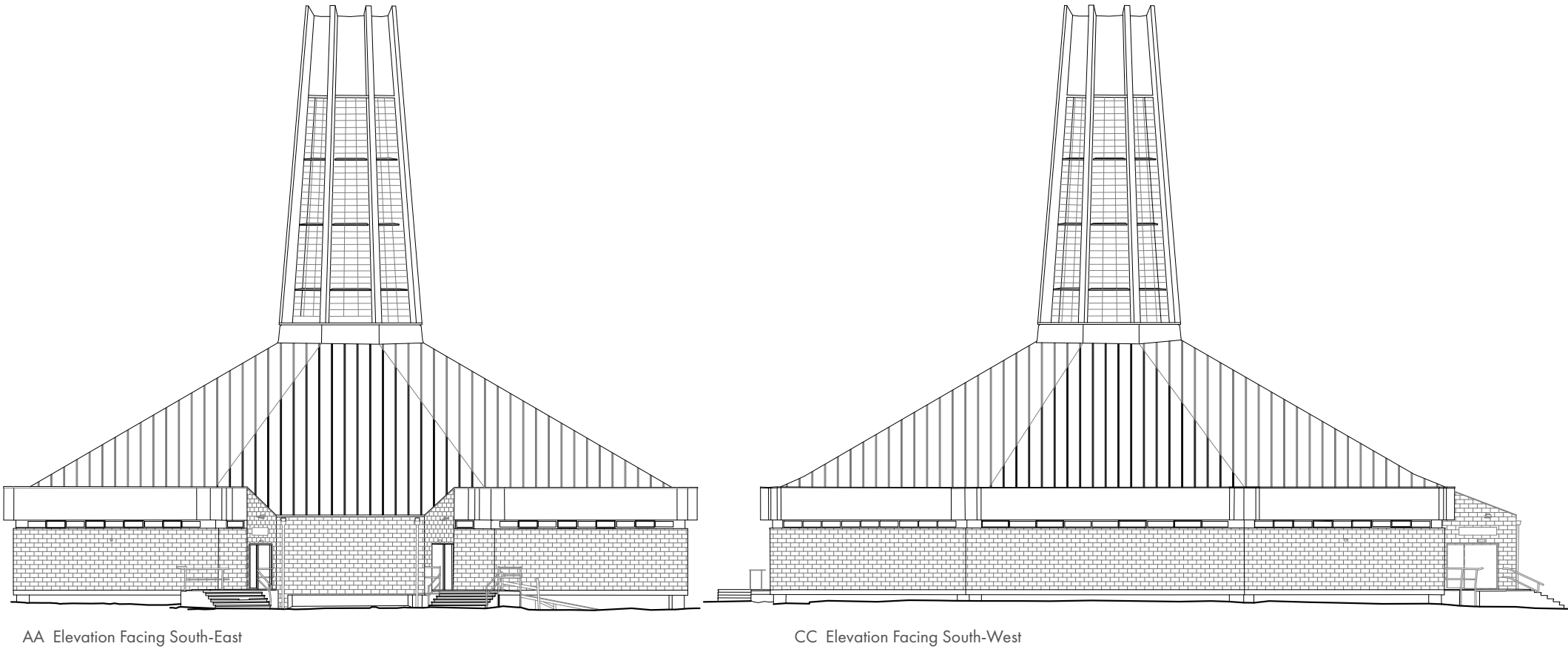
FIGURE 6 - SECTION B-B



Key Plan

APPENDIX 1 - EXISTING DRAWINGS

FIGURE 7 - ELEVATIONS



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