

HERITAGE STATEMENT



Client: Hopwood Hall College
Project: Conversion of Former Chapel
Reference: HCO-SEV-XX-XX-RP-A-09100
Date: February | 2024



REVISION

PROJECT TITLE	CONVERSION OF FORMER CHAPEL
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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 SCOPE OF REPORT

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

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

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

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

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



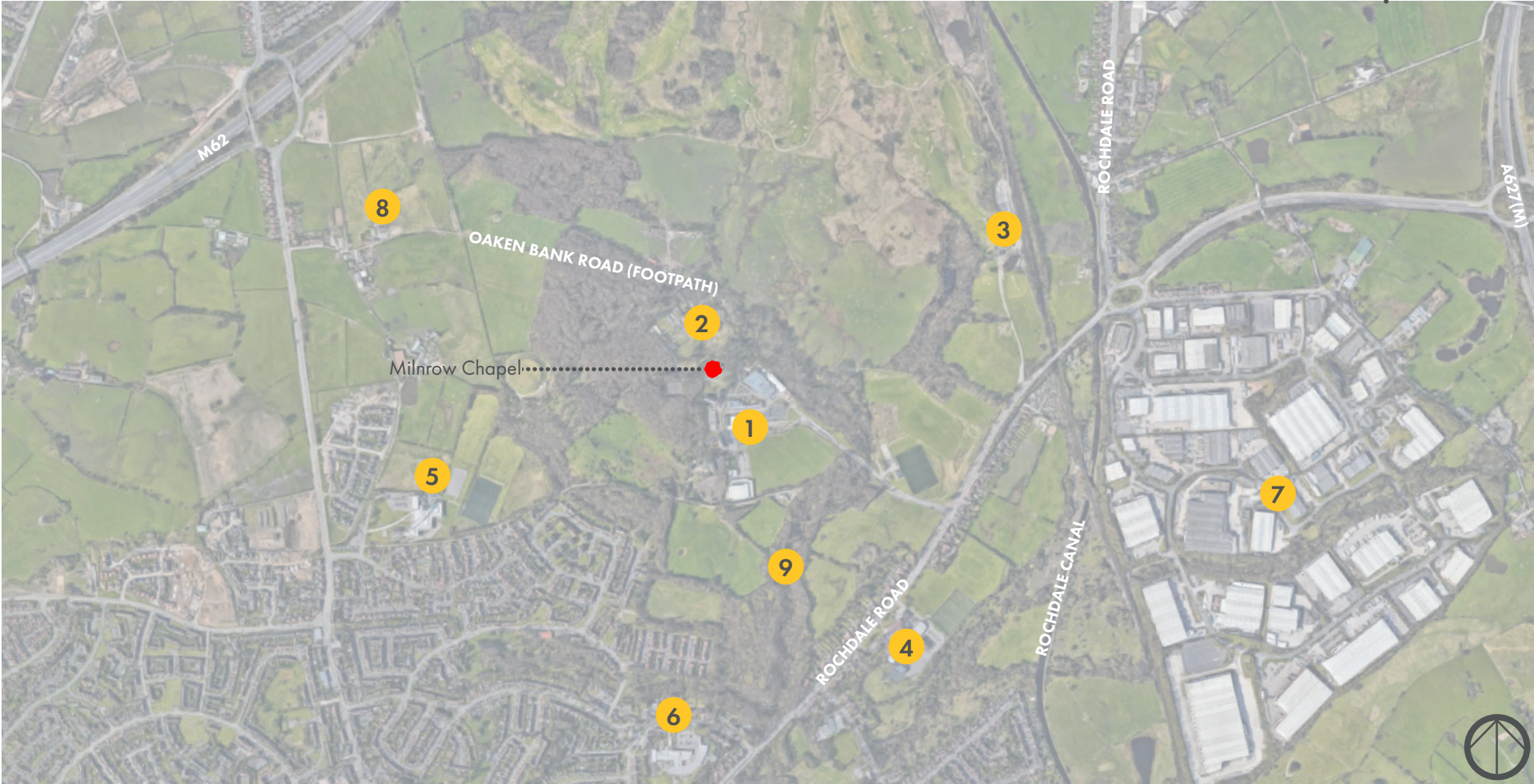
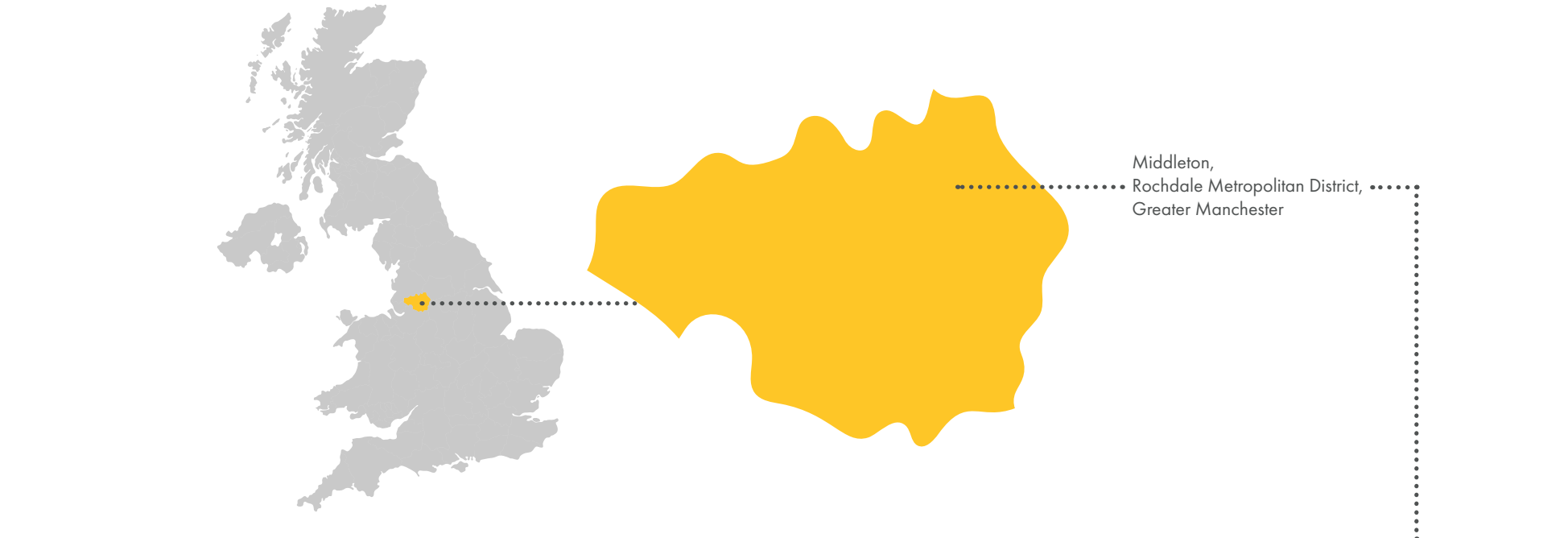
2.0 THE SITE AND IT'S CONTEXT

2.0 THE SITE AND IT'S CONTEXT

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.



Location Plan

- 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)

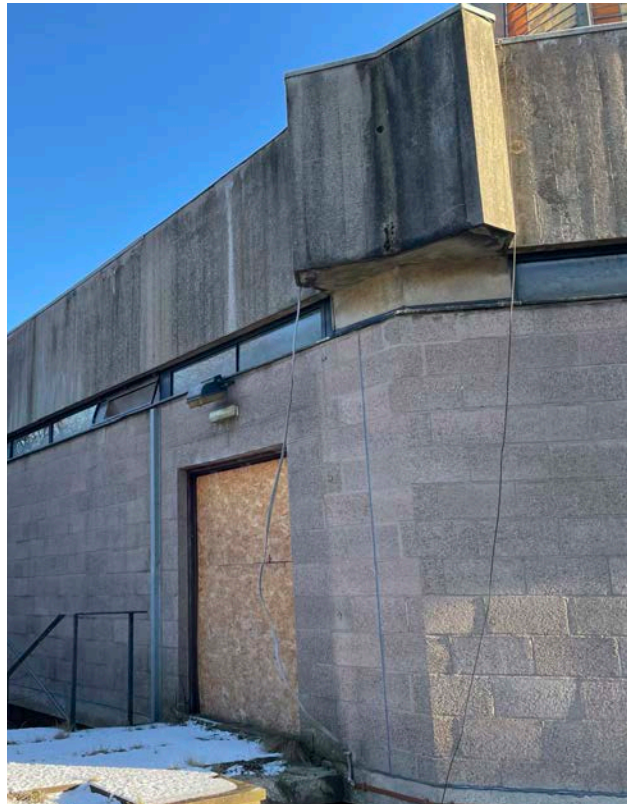
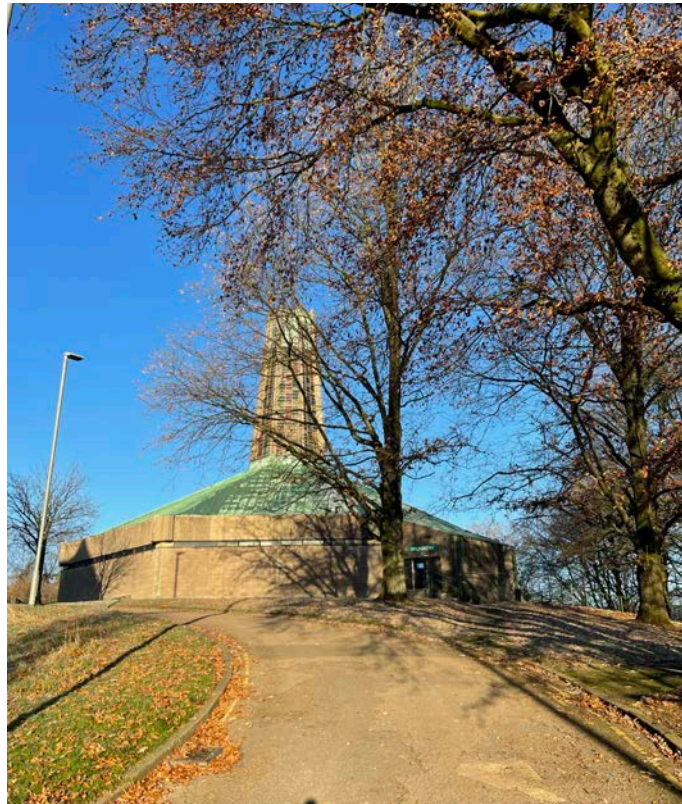
2.0 THE SITE AND IT'S CONTEXT

2.2 SITE SUMMARY

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

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

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



The Existing Site - External Photographs

2.0 THE SITE AND IT'S CONTEXT

2.3 EXTERNAL PHOTOGRAPHS



6 Steps into one of two mirroring main entrances.



7 View from approach via existing road to the South.



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



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



10 View onto the existing parking area to the south.



Key Plan

2.0 THE SITE AND IT'S CONTEXT

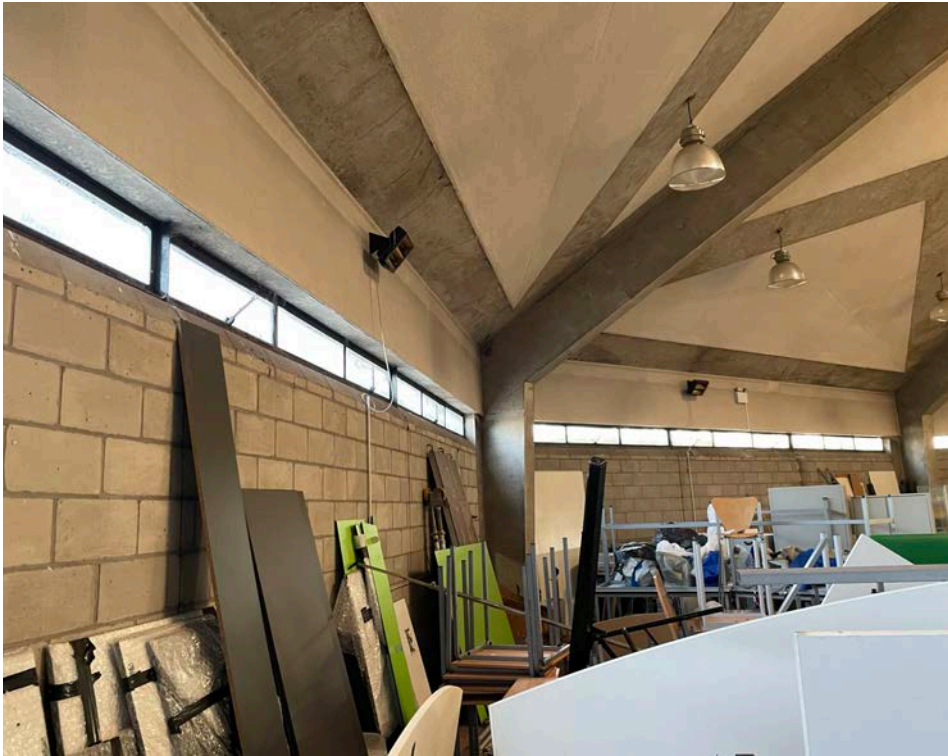
2.4 INTERNAL PHOTOGRAPHS



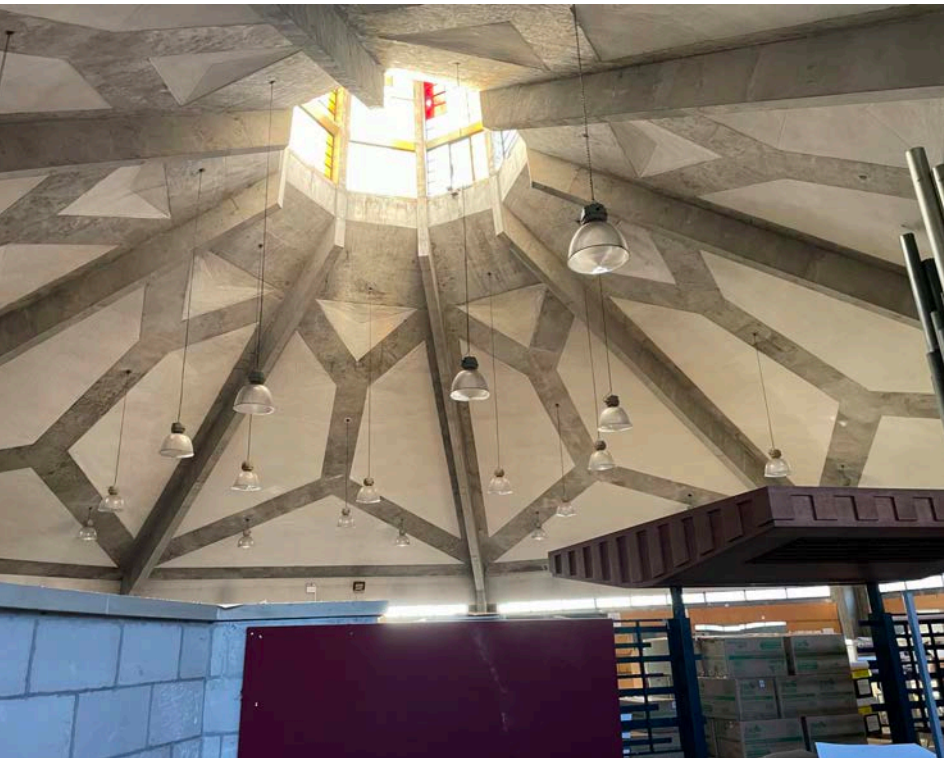
1 View looking up towards stain glass window.



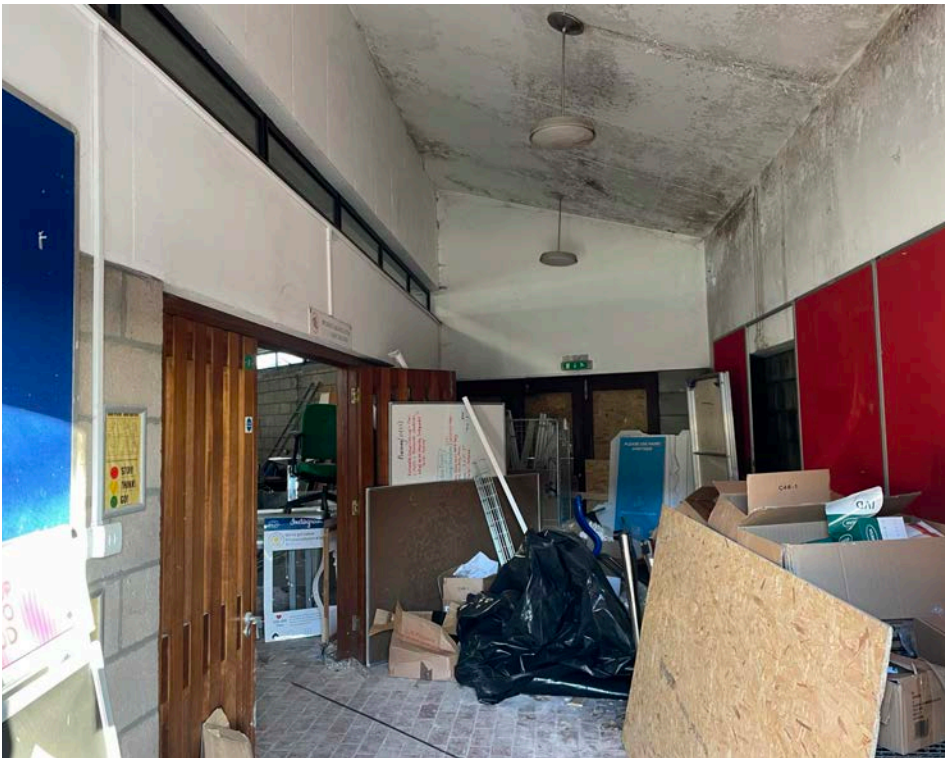
2 View into the main hall, currently being used for storage.



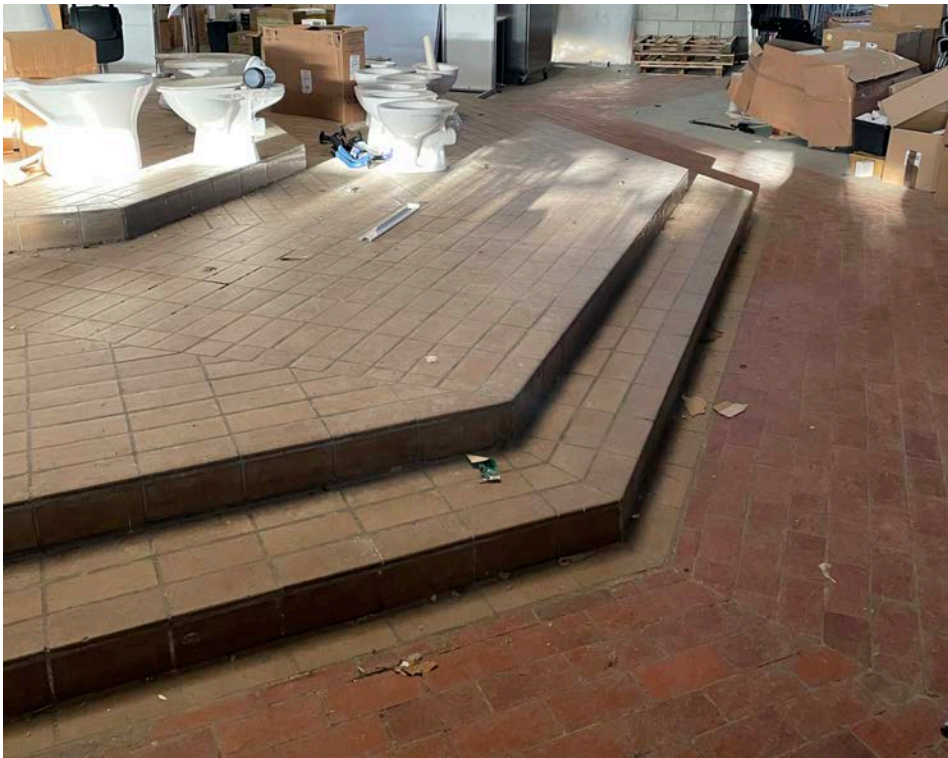
3 High level glazing above exposed blockwork walls.



4 Internal view of octagonal roof structure.



5 View into the entrance lobby.



6 Central steps in the hall.

2.0 THE SITE AND IT'S CONTEXT

2.5 EXISTING 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 THE SITE AND IT'S CONTEXT

2.6 EXISTING BUILDINGS

2.6.1 GROUND FLOOR PLAN

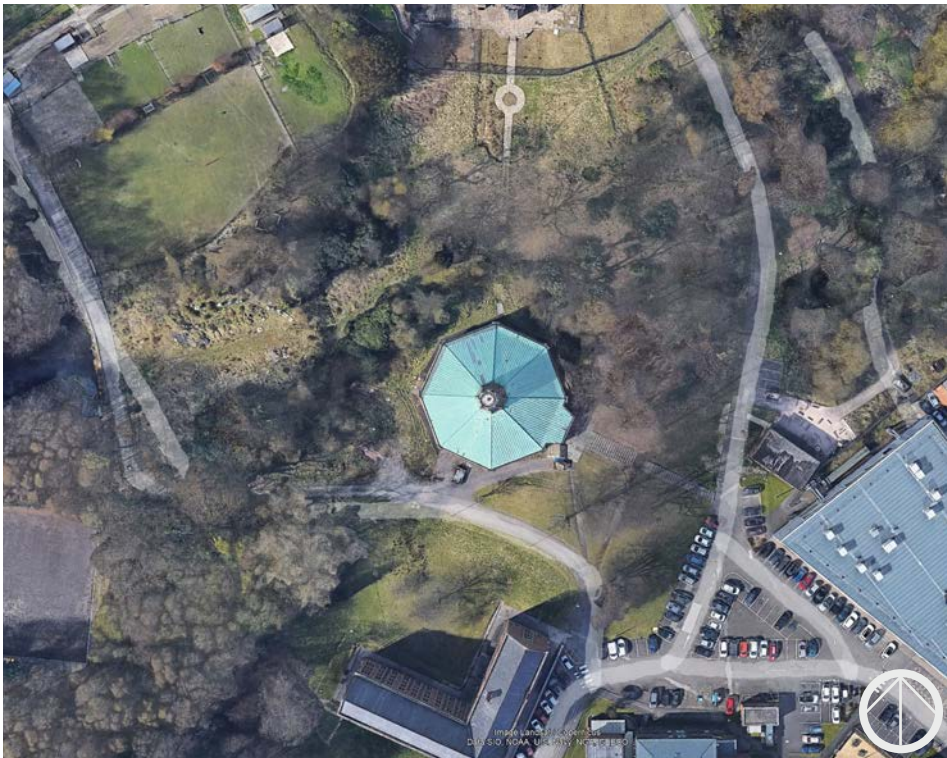
The building has an octagonal plan form. A small entrance vestibule leads into the open plan Chapel which has a central raised altar platform and a small enclosed area to the north which was originally designed as a sacristy. Low walls to the north western segment form a side chapel with it's own altar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

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

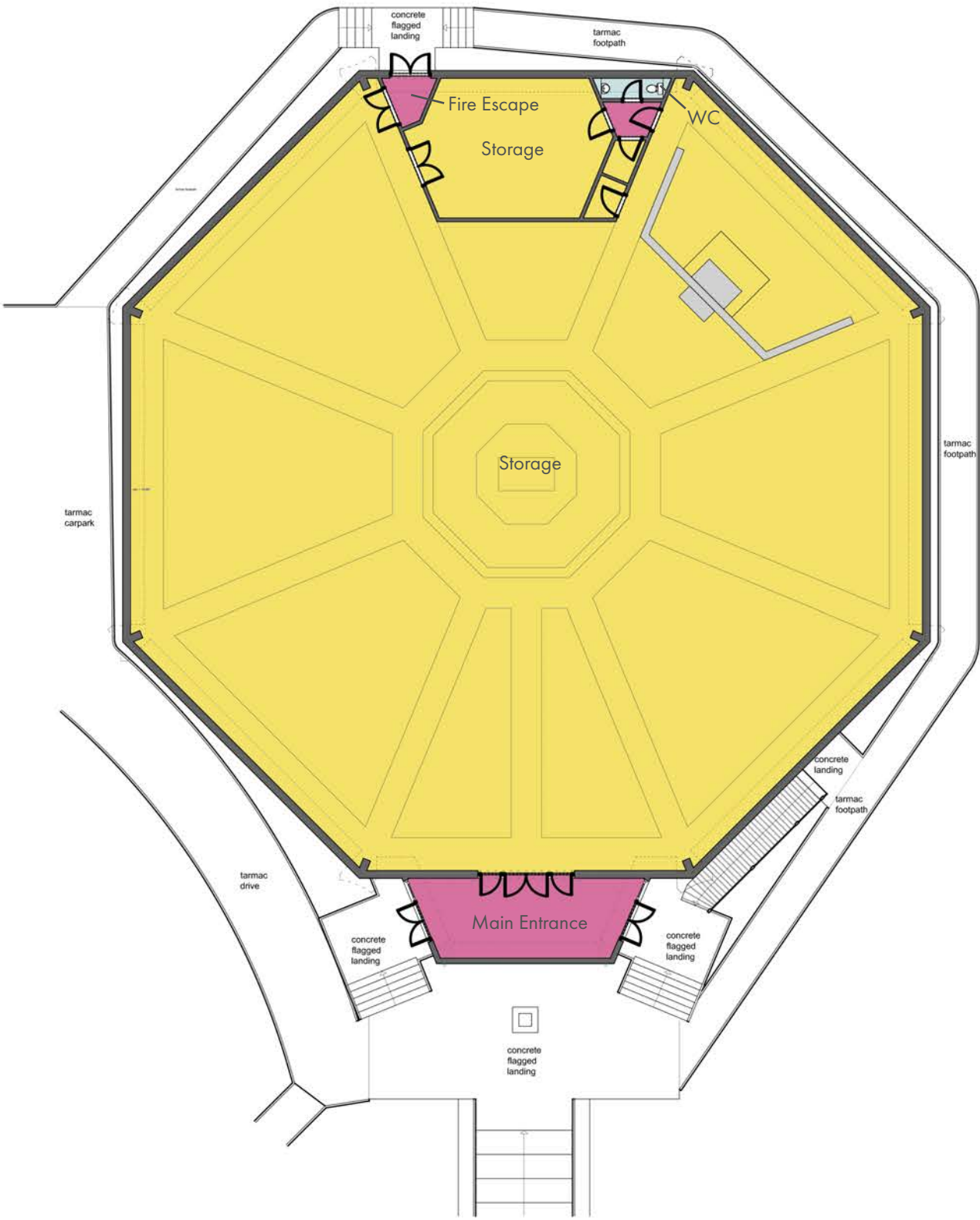
The building is currently in use as a storage facility.

KEY

- Storage
- Lobby
- WC Facilities



Key Plan



Existing Ground Floor Plan

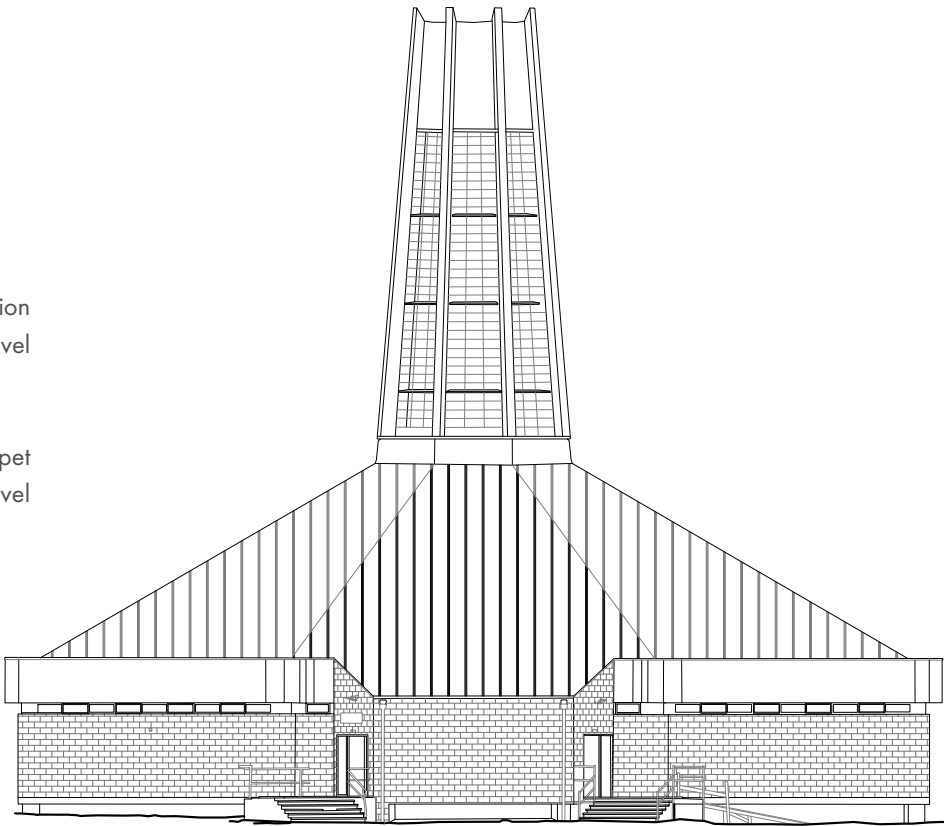
2.0 THE SITE AND IT'S CONTEXT

2.6 EXISTING BUILDINGS

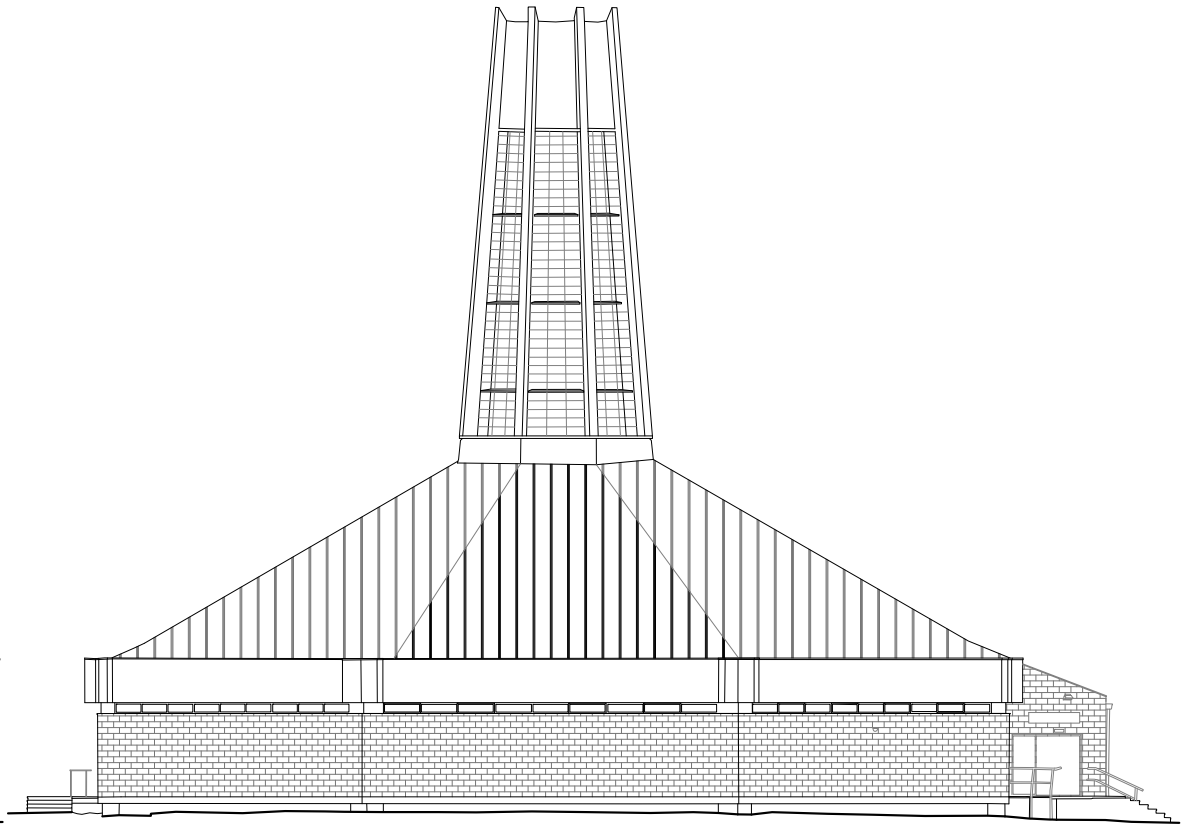
2.6.2 ELEVATIONS

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

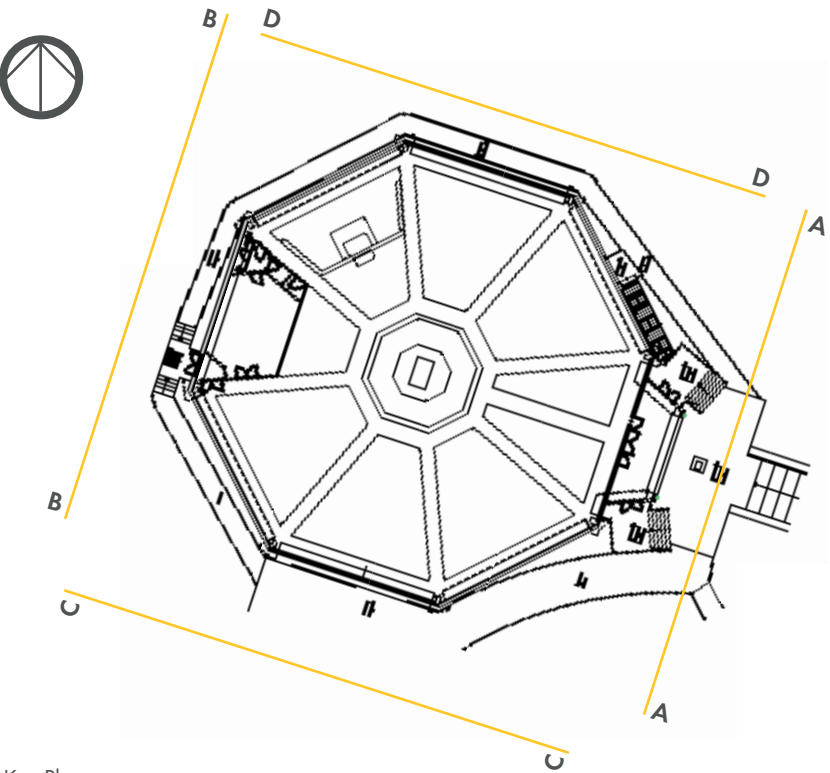
Roofs are felt finished (with a copper coating) and drain into perimeter gutters behind parapet upstands. These discharge via hopper heads to the lobby elevations. Windows at low level are single glazed in steel frames with opening casements.



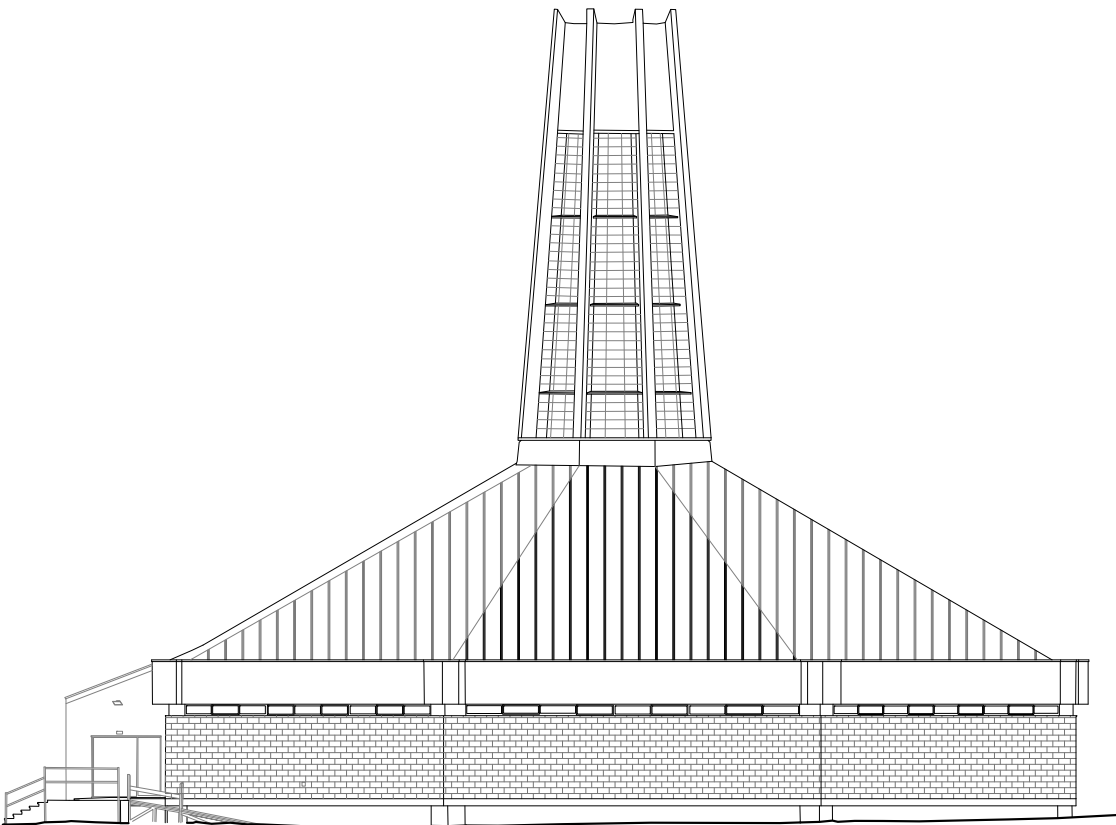
AA Elevation Facing South-East



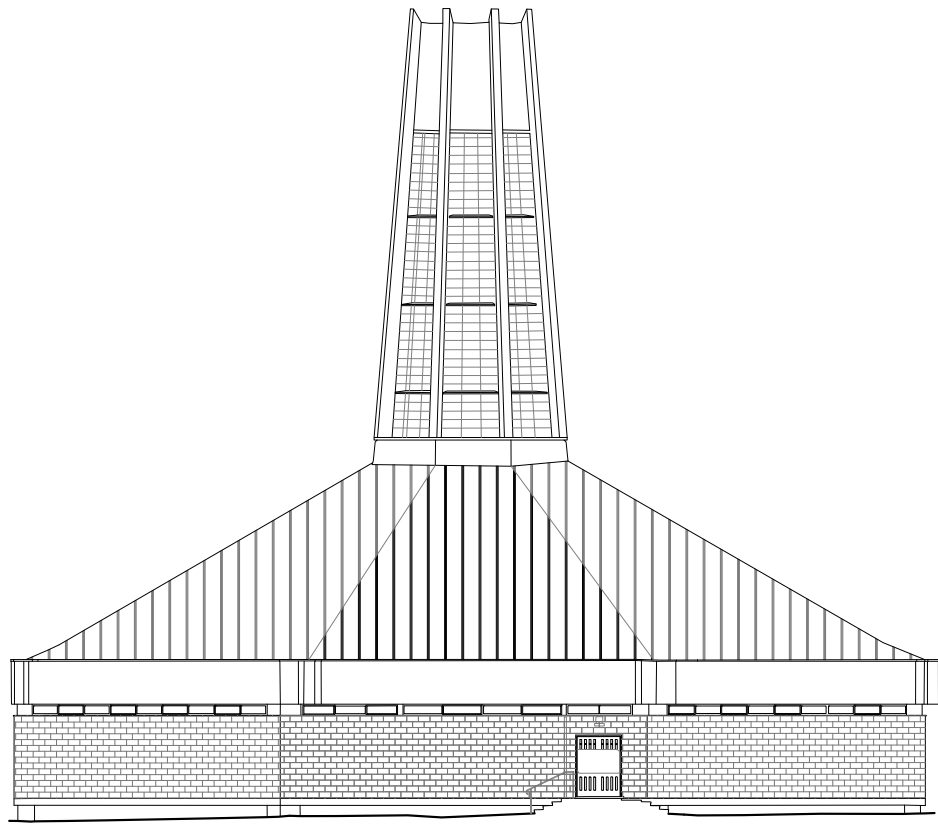
CC Elevation Facing South-West



Key Plan



BB Elevation Facing North-West



DD Elevation Facing North-East

2.0 THE SITE AND IT'S CONTEXT

2.7 KEY VIEWS OF THE SITE

VIEW 1

The coloured glass spire of the Chapel is clearly visible from the main entrance to the Hopwood Hall Campus, although views have been obscured by later addition buildings to the College campus.

VIEW 2

The view from the Hopwood Hall College access road towards the Chapel is designed to be the primary approach route to the Chapel with the main entrance foyer located on this primary axis. The steep stepped approach to the hall from this direction creates a dramatic arrival experience with the Chapel sitting in its elevated and dominant position on top of the hill.

VIEW 3

The view looking north-west towards the Chapel is revealed in the setting of the Littleborough building.

VIEW 4

The Chapel was designed to directly respond to the geometry and primary axis of Hopwood Hall and the key view from Hopwood Hall towards the Chapel is reinforced by the historical landscape treatment and direct footpath connecting the hall visually and physically with the Chapel.



2 View towards the Chapel from the footpath from Hopwood Hall College



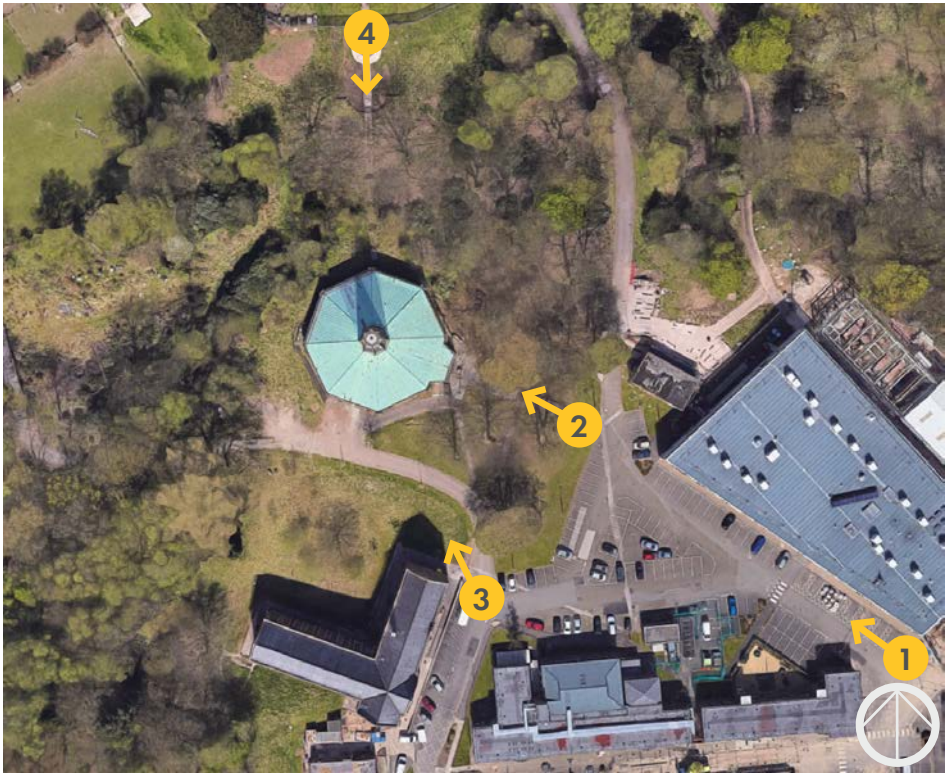
4 View towards the Chapel from Hopwood Hall grounds



1 View towards the Chapel from the main entrance to the Hopwood Hall College campus



3 View towards the Chapel from within the Hopwood Hall College campus



Key Plan

2.0 THE SITE AND IT'S CONTEXT

2.8 CONSERVATION AREAS / LISTED BUILDINGS

CONSERVATION AREAS

The site does not site within any of the Rochdale Conservation Areas.

LISTED BUILDINGS

There are two heritage assets protected by Historic England within proximity to the site as follows:

- A** Hopwood Hall
Grade: II*
List ID: 1068466
- B** Formal Gardens to Hopwood Hall
Curtilage Listed associated with Hopwood Hall
- C** Pleasure Gardens, Former Mill Boundary and Wall
Curtilage Listed associated with Hopwood Hall
- D** Hopwood Hall Ice House
Grade: II
List ID: 1356255

OTHER HERITAGE ASSETS

- E** The two teaching buildings to the south of the chapel (Ashworth and Littleborough) were previolusy included within the Rochdale LPA list of non-designated heritage assets.

KEY

- Site boundary - Milnrow Chapel
- Grade II* Listed Building
- Grade II Listed Buildings

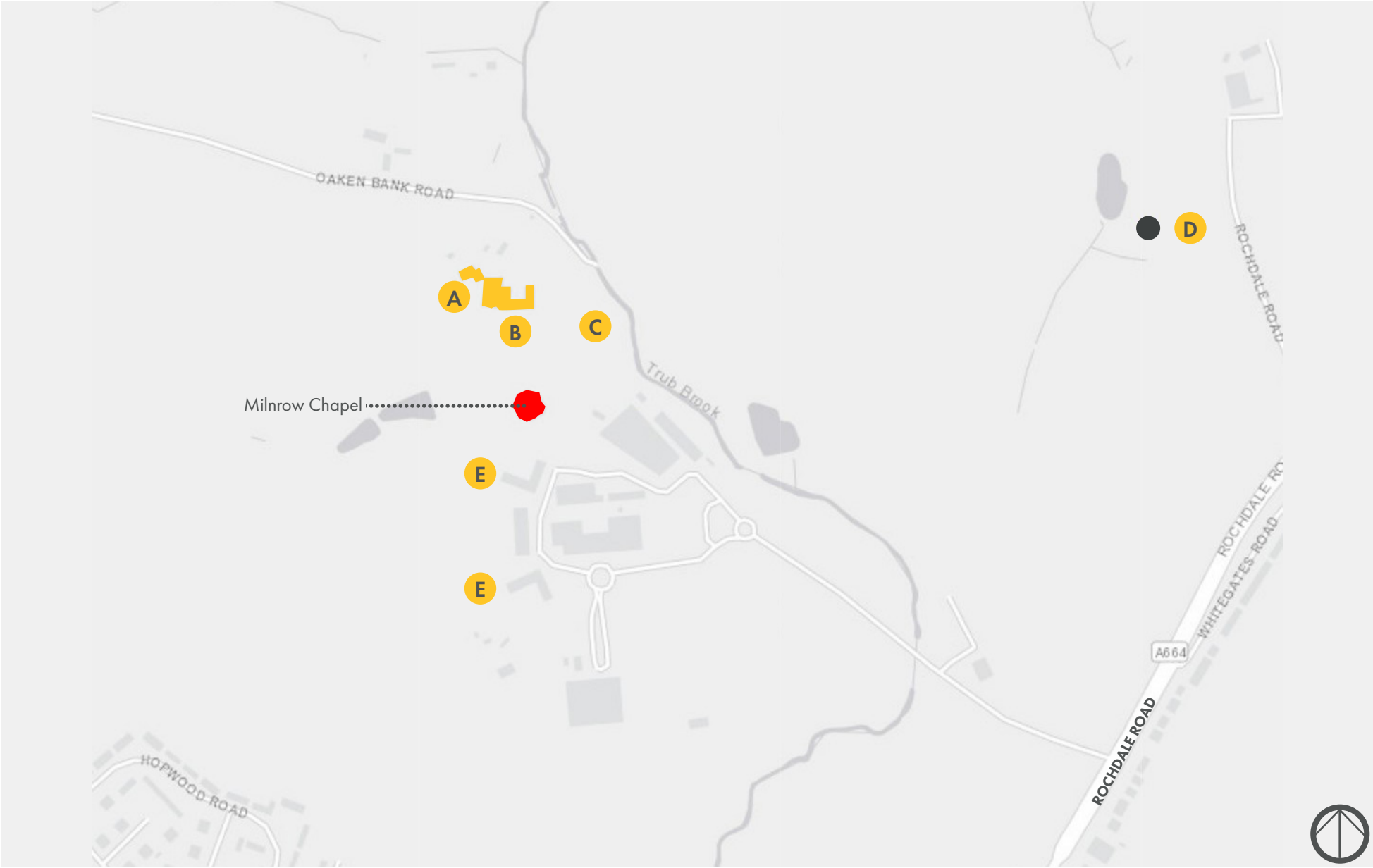


Figure 2.1
Plan showing the location of Listed Buildings in the surrounding Area Source: <https://magic.defra.gov.uk/magicmap.aspx>
Accessed 11 January 2024)

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.1 HISTORICAL MAPPING

1848 - 1950

The earliest OS Map dating from the mid 1800's illustrates how the area around the Hopwood Hall College site had developed up to this period.

The map shows Hopwood Hall and also identifies the location of Hopwood Corn Mill which dates from as early as 1307 and continued to operate at this time.

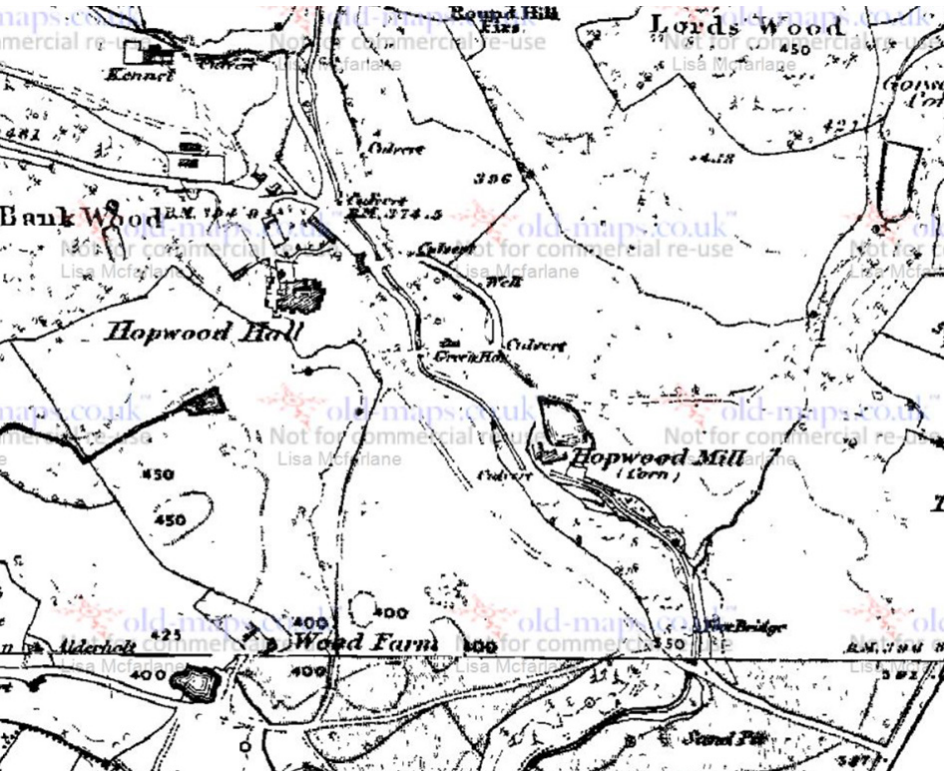


Figure 3.1
OS Map dating from 1848-1851
(Source: www.oldmaps.co.uk, accessed 04th May 21)

1930 - 1950

The 1932 Map illustrates that very little development had occurred during the early 1900's. The development of further buildings serving Hopwood Hall to the north and north-east edge of the Hall are notable in 1932.

Hopwood Mill was at this stage considered unsafe and was partially demolished for safety reason in 1940.

In 1946 The De Salle Brothers purchased Hopwood Hall to establish a teacher training college for Catholic men. The De La Salle College opened in October 1947, initially housed within Hopwood Hall. Following the opening of the college, new development was planned on the land located south of the Hall. Later in the 1950's accommodation blocks were designed by Manchester based practice Reynolds & Scott.

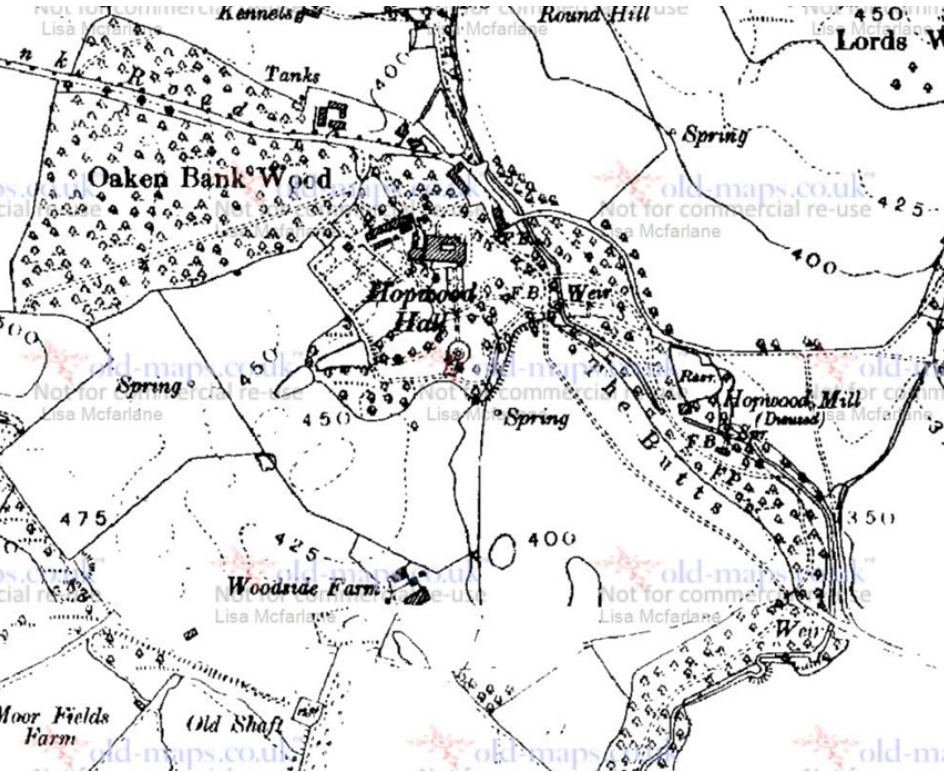


Figure 3.2
OS Map dating from 1932
(Source: www.oldmaps.co.uk, accessed 04th May 21)

1955-1957

The Chapel for the College was originally located within the Cardinal Griffin accommodation block built between 1955-1957. However, due to the growing popularity of the College, the need for a purpose-built Chapel was recognised. The college had previously worked with architects Reynolds and Scott but through a relationship between the College Principal and engineer James N. Lowe who was working with Gibberd on Liverpool Roman Catholic Cathedral, Frederick Gibberd was introduced to the College and went on to become the architect for the new Chapel.

The earliest drawings of the Chapel found in the Rochdale Council Archives collection from 1961 onwards illustrate how the buildings design evolved. The drawings for the chapel were produced by Reynolds & Scott 'in consultation with Frederick Gibberd'.

The building opened in 1965 after a four year construction programme.

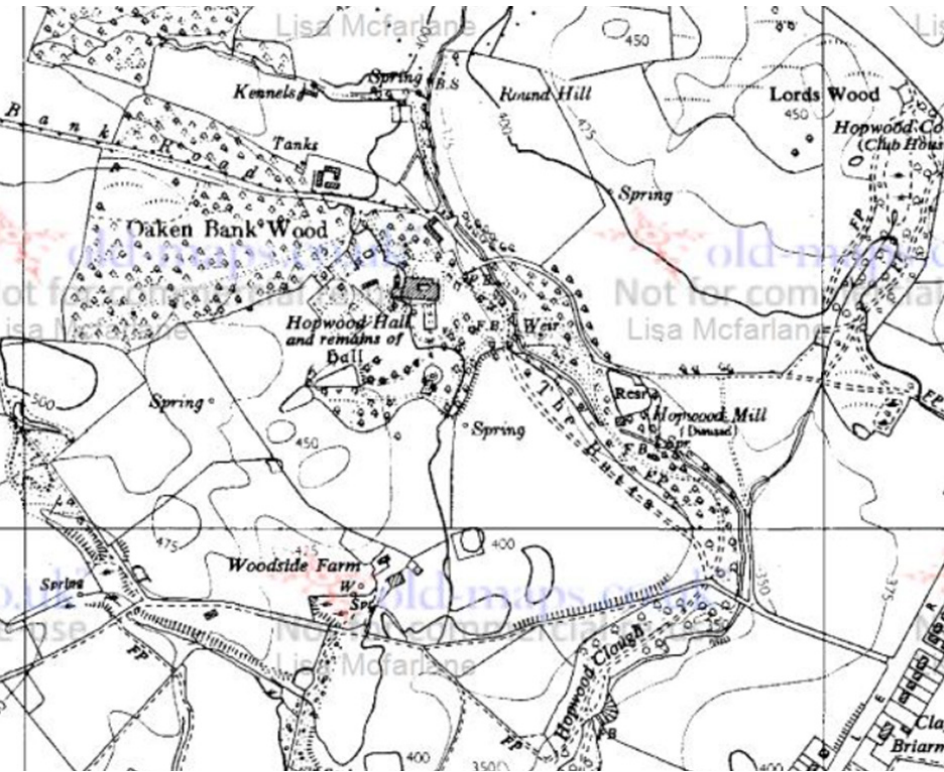


Figure 3.3
OS Map dating from 1955-1957
(Source: www.oldmaps.co.uk,

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY

Milnrow Chapel is sited on a hill overlooking the main Hopwood Hall College campus. The Chapel was conceived as an extension of the shape of the hillock, extending upwards in order that it was dominant over the surrounding buildings¹. This location gives the Chapel prominence in the wider setting of the College estate, Hopwood Hall and the wider woodlands and countryside.

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

Following the continued growth of the College, further development was undertaken on what is now the main Hopwood Hall College campus. Hopwood Hall was subsequently vacated as it no longer served the needs of the College.

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.

¹ Architectural Review August 1965



Figure 3.4
Chapel viewed from Hopwood Hall
(Source: Rochdale Archives)

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY

EXTERNAL

The earliest drawings of the Chapel found in the Rochdale Council Archives collection date from 1961 onwards illustrate how the buildings design has evolved. The drawings for the chapel were produced by Reynolds & Scott 'in consultation with Frederick Gibberd'.

The Chapel was thought to be the precursor project to Gibberd's design for the Grade II* Metropolitan Cathedral in Liverpool, albeit at a much smaller scale. The geometric concrete frame design with the perimeter concrete ring beam, the central Cupola, the extensive use of concrete and exposed blockwork have many similarities to the Metropolitan Cathedral.

The building is constructed using an in-situ concrete frame comprising concrete columns and pre-stressed concrete ring beams, left in their natural state. The base of the building beneath the floor beam has been recessed which gives the impression that the building is floating on the hillside. The exterior walls are faced in fair-faced concrete blockwork, with narrow steel framed clerestory windows set between the columns located directly below the eaves ring beam. The roof is covered using copper-faced felt with standing seams, referred to in the Reynolds and Scott drawings as 'Ruberoid' copper roofing.

A dramatic coloured glass and concrete spire rises from the centre of the structure. Glazed with clear, red, yellow and green glass, the lantern was designed by David Atkins¹, who had also been involved in the design of Liverpool Cathedral.

The building is entered by a simple projecting lean-to section to the south side of the building and was reached by a dramatic set of flying concrete steps. The external steps have since been altered through the introduction of red brick walls beneath and paving flags overlaid onto the landings. External steps to the rear of the building demonstrate this original form but are in a poor state of repair.

The downpipes are not evident within the 1960s photographs and are therefore considered to be a later addition.

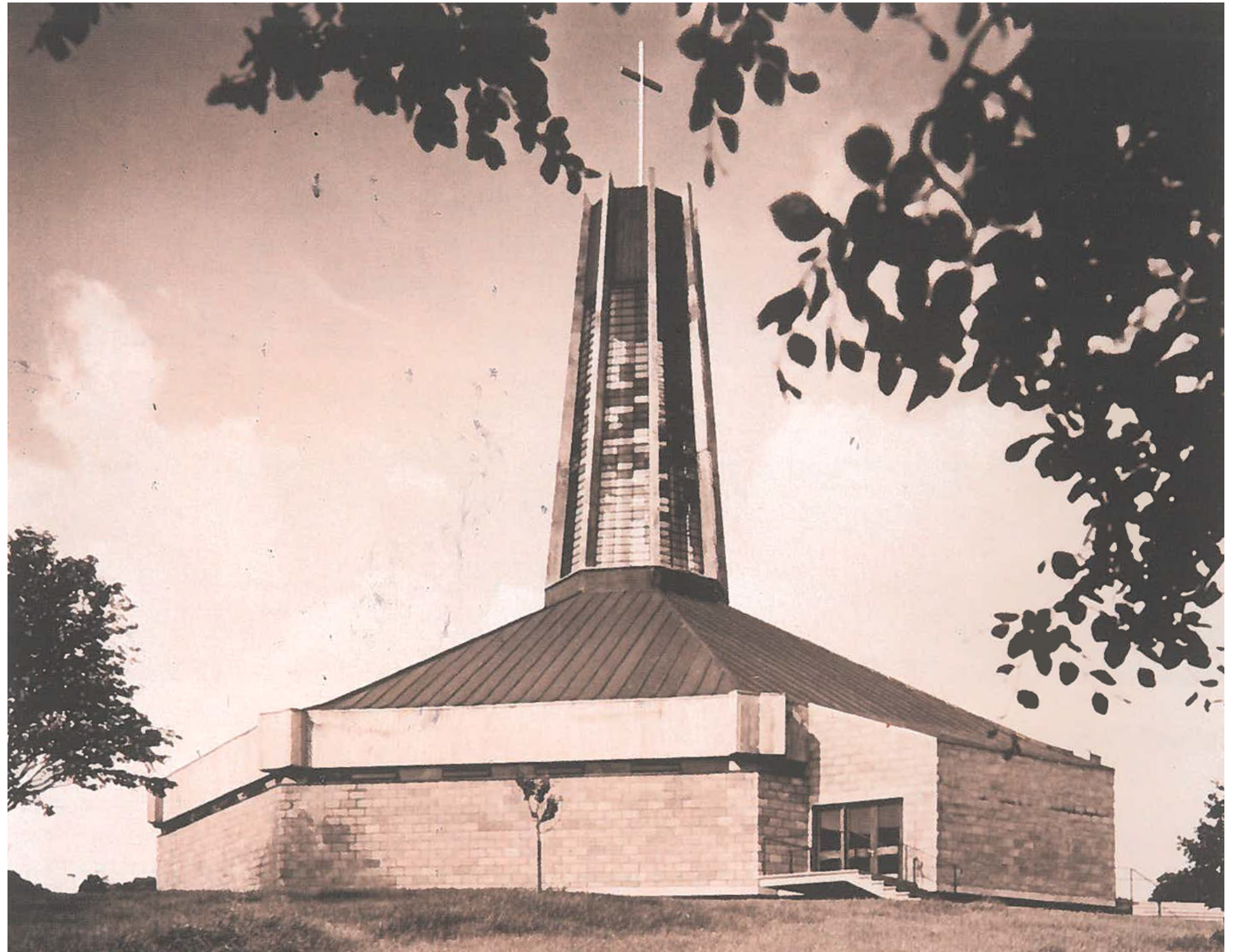


Figure 3.5
Hopwood Hall Chapel, 1965
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

¹ Architectural Review August 1965

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY

INTERNAL

Milnrow Chapel was originally designed as a Place of Worship for the De La Salle College in the 1960's to support the college community as the site continued to grow. 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 Liturgical Movement called for a simplification within Church architecture, with a move away from the traditional cruciform plan towards a centralised sanctuary space which put the Priest in full view of the congregation.¹

The Chapel has an octagonal plan form with the sanctuary in the centre, featuring a raised altar platform and lit from above by the coloured glass lantern. The raised altar platform had a paved finish with a radiating pattern. The altar has since been removed but the raised platform is retained. The majority of the internal natural light is achieved through the coloured glass lantern which concentrates light on the sacristy and forms a dramatic feature within the interior.²

Rows of pews originally occupied the 5 segments to the north and east of the sanctuary, although these have since been removed.

The sacristy and side chapels are positioned in the three segments to the east. The sacristy is enclosed and has fitted cabinetry, with the pipe organ positioned to the outer east side of the sacristy wall.

The side chapel to the north of the sacristy is partially enclosed with low blockwork walls. This is thought to have been altered from it's original form in the late 1960s, with a timber canopy installed above the altar. The section to the south of the sacristy was also shown as partially enclosed, although the walls to this area have since been removed.

Internally, the concrete roof structure has been left exposed as a decorative ceiling pattern with a sprayed white asbestos coating to the sloping soffit.³

The design also incorporated underfloor heating.

1 'Former Chapel, Hopwood Hall College. Proposed Alterations: Heritage Statement' by Architectural History Practice. March 2012.
2 Architectural Review August 1965
3 Architectural Review August 1965

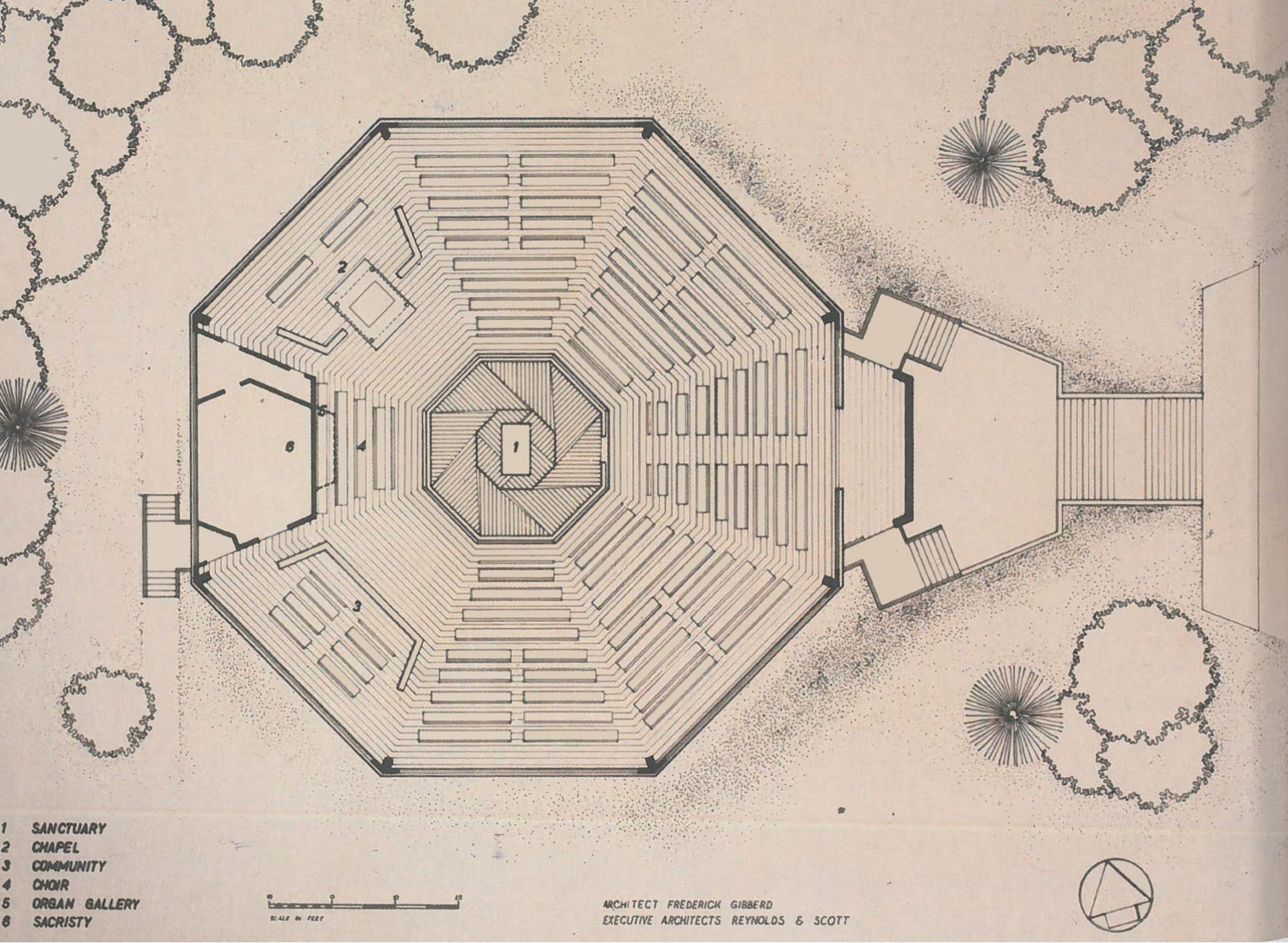


Figure 3.6
Hopwood Hall Chapel, plan, 1963
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY



Figure 3.7
Hopwood Hall Chapel, interior view of tower and coloured glass
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)



Figure 3.8
Chapel interior
Present day



Figure 3.9
Chapel interior
(Source: Rochdale Archives)

4.0 THE HERITAGE ASSET AND IT'S SIGNIFICANCE

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.1 HISTORIC ENGLAND LIST ENTRY

FORMER CHAPEL AT HOPWOOD HALL COLLEGE, ROCHDALE ROAD

SD 80 NE MIDDLETON ROCHDALE ROAD (north-west side) 335-/2/10013 Former chapel at 22/01/1996 Hopwood Hall College

GV II

Chapel (now deconsecrated). 1964-65. Designed by Frederick Gibberd in association with Reynolds and Scott. Reinforced concrete frame with mauve-coloured concrete block infill. Ring beam exposed at eaves has counterweights for the roof at the corners and is of board-marked, unpainted reinforced concrete; lantern ribs are of exposed, unpainted precast concrete. Copper low-pitched roof; coloured glass to lantern. Narrow, horizontal band of glazing separates the wall from the ring beam above on each side, except the entrance side and the facet opposite. Octagonal plan with low, projecting lean-to entrance to one angle, reached by a pair of flying staircases. Central altar, raised on several steps. Projecting organ gallery with organ facing the entrance (and containing former sacristy behind). Polygonal side chapel with metal railings to right of this. Ceiling has double 'Y' shaped expressed framing, with white triangular infill panels between. Original benches have been removed. Coloured glass in lantern comprises simple rectangles of red, yellow and green and was designed by D Atkins. This centralised chapel reflects the influence of the Liturgical Movement and is related to Gibberd's Liverpool Cathedral in its design. This building was formerly included in 12th Rochdale list.

Listing NGR: SD8750808194



Figure 4.1
The Chapel during construction
(Source: Rochdale Archives)

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

Milnrow Chapel is a Grade II Listed Building and is therefore considered to be of regional historical significance.

Milnrow Chapel is located within close proximity of the Grade II* Listed Hopwood Hall and therefore, any modifications to the building have the potential to impact on the setting of Hopwood Hall.

Any development involving works to a Listed Building or within the setting of a Listed Building should aim to have a neutral or ideally positive impact on significance and a Heritage Impact Statement prepared which assesses in detail the understanding of the heritage asset and the significance prior to any work being undertaken to provide a benchmark against which harm to the heritage asset can be assessed.

The following outlines the buildings significance in terms of evidential, historical, aesthetic, and communal values in accordance with Historic England guidance. A more detailed Heritage Impact Statement will be undertaken to accompany a full Planning and Listed Building Consent application.

4.1.1 EVIDENTIAL VALUE

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

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

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

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

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

4.1.2 HISTORICAL VALUE

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

4.1.3 AESTHETIC VALUE

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

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

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

4.1.4 COMMUNAL VALUE

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

The building is no longer in use as a Chapel and is now de-consecrated. The building was later used as a Fitness Centre and Skills for Life accommodation for the college but has more latterly been used as a storage area due to the issues with accessibility to the building and the thermal performance of the building. The recent use of the Chapel as a Fitness Centre meant that, although the building was not open to the public, it did continue its use in supporting the College in providing a communal use. In its current use a storage space however, the

building is no longer open to the College community and has therefore lost its potential communal value. This use also precludes access to the building by local interest groups such as the modernist society and other heritage groups.

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

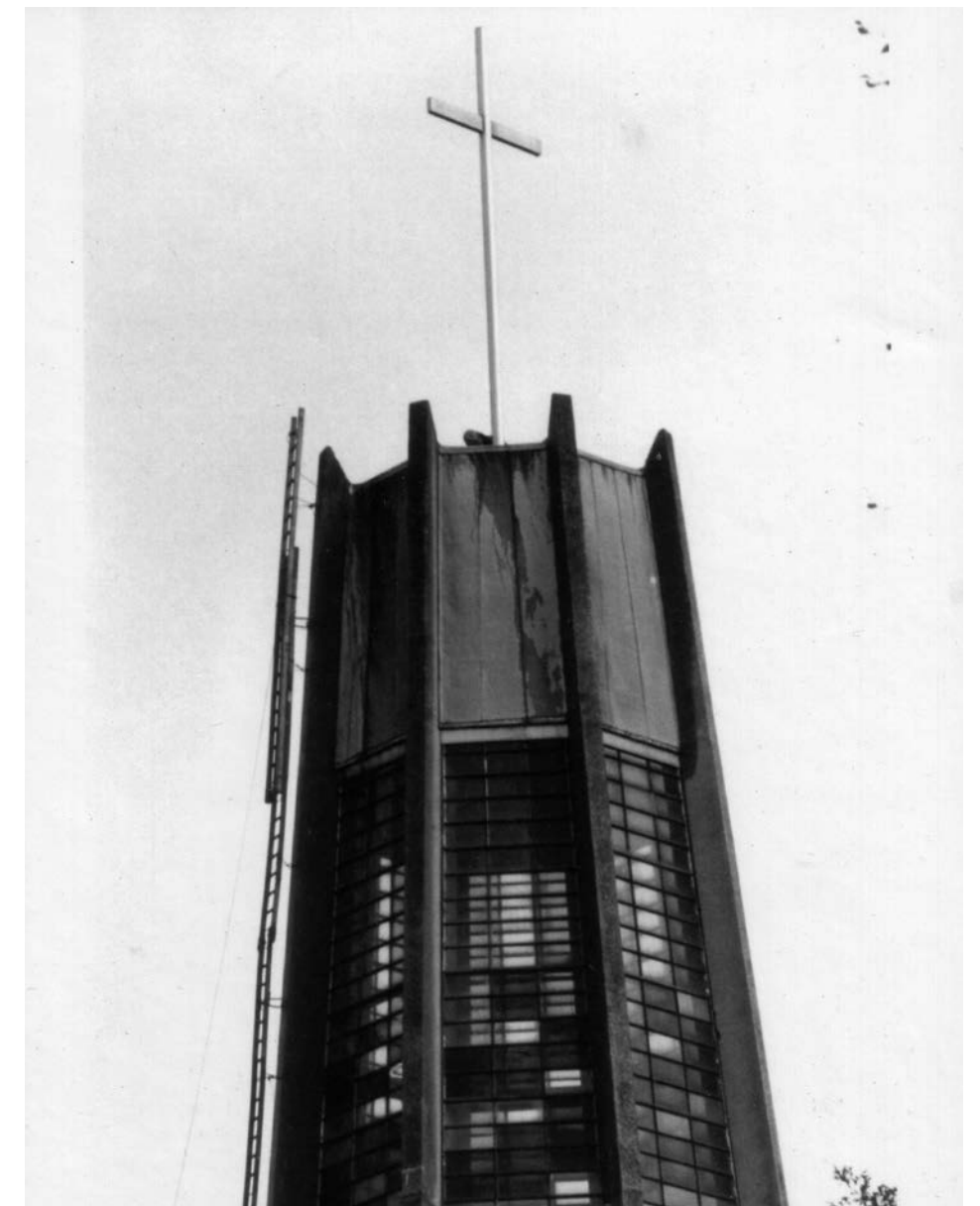


Figure 4.2
The Chapel spire
(Source: Rochdale Archives)

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

The following assessment of significance looks at identifying the significance of the Chapel's heritage value, as outlined by Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12) (2019). It is also informed by the Ministry of Housing, Communities and Local Government Planning Guidance on the Historic Environment (2019) and Historic England's Conservation Principles for the Sustainable Management of the Historic Environment (2008).

Significance is defined in policy as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Appraising significance provides a benchmark for the objective assessment of any proposed alterations to the building and is structured to enable the scale of harm to be balanced with the wider benefits to be assess in a considered and methodical manner.

EVIDENTIAL
VALUE

the potential of a place to yield primary evidence about past human activity.

HISTORICAL
VALUE

ways in which past people, events and aspects of life can be connected through a place to the present, either illustrative or associative.

AESTHETIC
VALUE

the ways in which people draw sensory and intellectual stimulation from a place.

COMMUNAL
VALUE

the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The assessment of significance is based on a desktop assessment of available archive information including primary and secondary resources along with site visual surveys undertaken by the author.



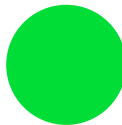
HIGH
SIGNIFICANCE

elements deemed to be of particularly special interest



MEDIUM
SIGNIFICANCE

elements deemed to be of special interest



LOW
SIGNIFICANCE

elements deemed to be of more modest interest



NONE/
DETRIMENTAL
SIGNIFICANCE

elements that do not contain any special interest or detract from the significance of the building

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.3 SIGNIFICANCE PLAN

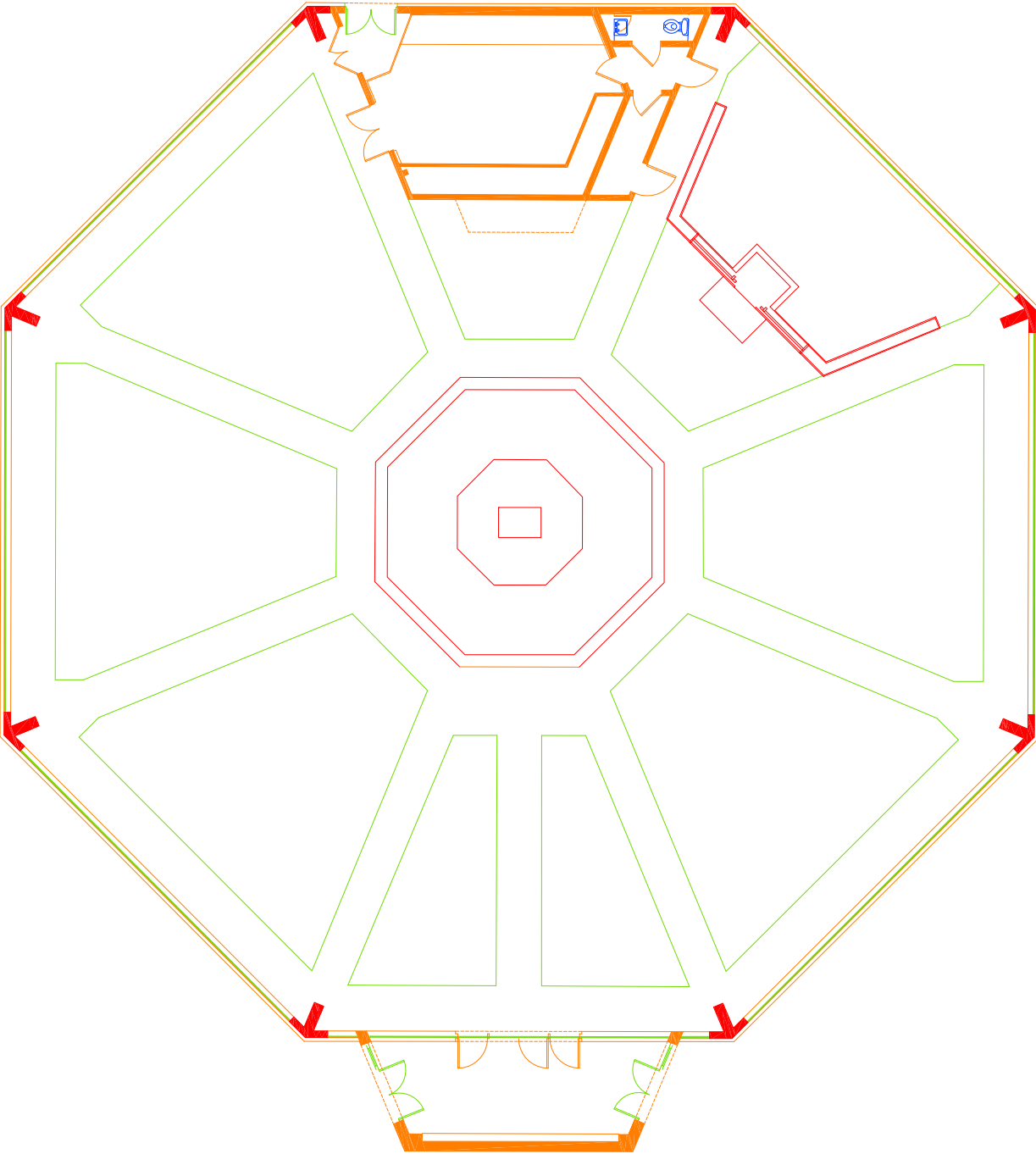
KEY

High Significance

Medium Significance

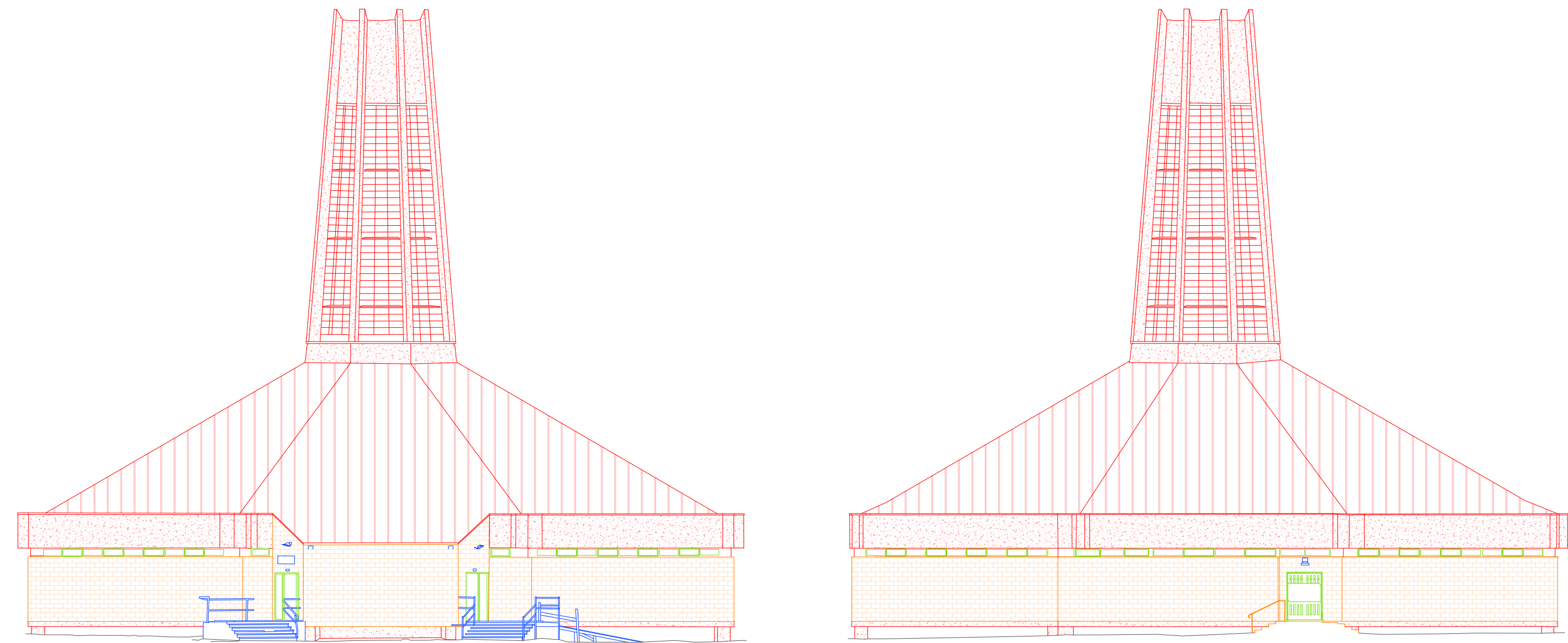
Low Significance

None/ Detrimental Significance



4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.4 SIGNIFICANCE ELEVATIONS



KEY

- High Significance
- Medium Significance
- Low Significance
- None/ Detrimental Significance

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.5 SIGNIFICANCE SECTION

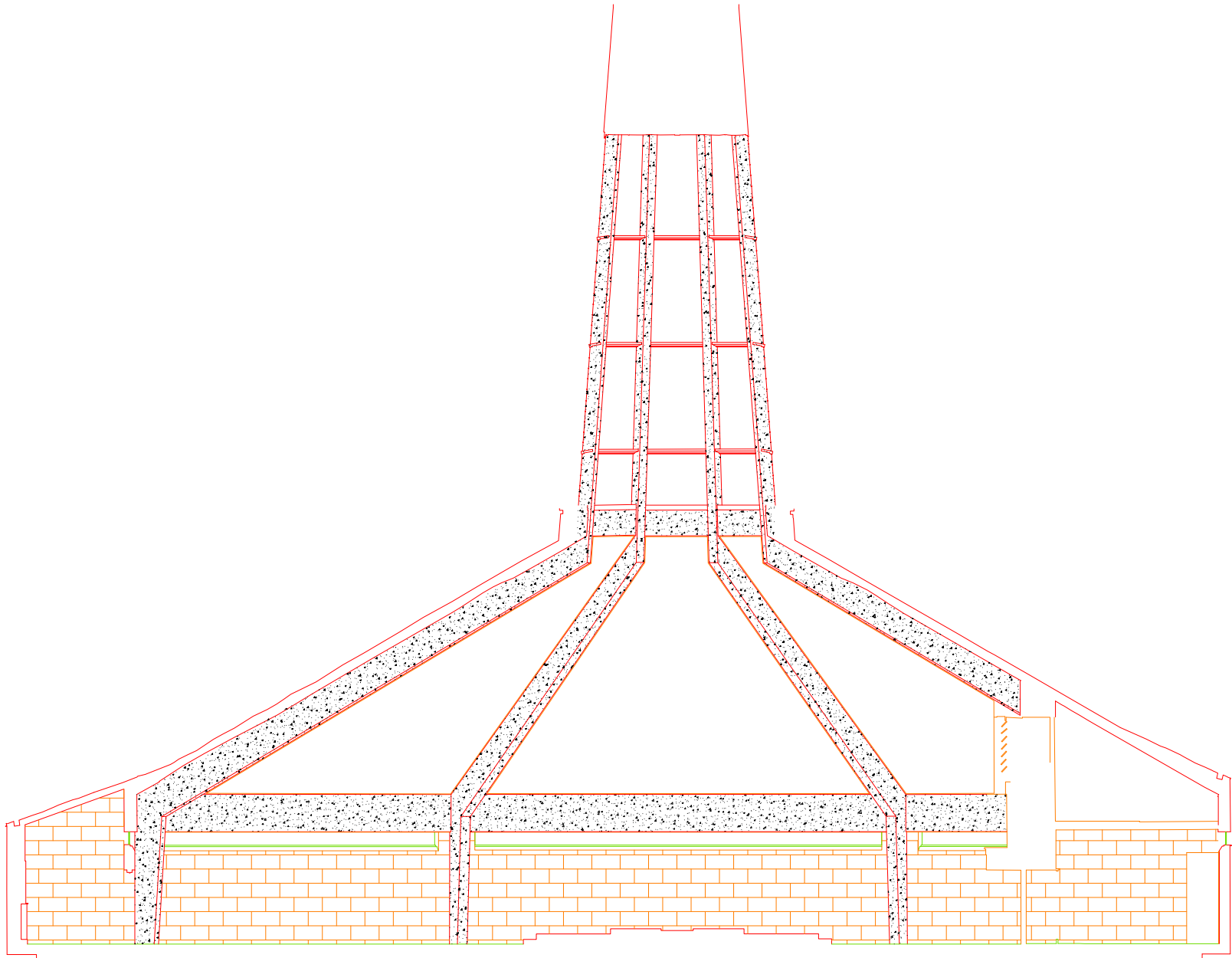
KEY

High Significance

Medium Significance

Low Significance

None/ Detrimental Significance



5.0 HERITAGE IMPACT ASSESSMENT

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

The enabling works proposed are as follows::

CONCRETE TESTING TO FRAME

- Formation of a series of 20mm diameter holes in concrete frame externally to allow for testing / investigative works. Holes are to be made good following works using suitable waterproof concrete / repair mortar to match appearance of existing concrete.
- Localised removal of small area of damaged flashing to allow inspection and testing of concrete frame behind (2no. locations). Flashing to be carefully reinstated following works to prevent water ingress.
- Localised removal of small area of damaged flashing to allow inspection and testing of concrete frame behind. Flashing to be carefully reinstated following works to prevent water ingress.

EXTERNAL WALL INVESTIGATION WORKS

- Formation of 2no. holes through mortar joint in existing blockwork wall to allow insertion of endoscope to inspect condition of wall and frame behind. Holes are to be re-pointed following works using mortar to match original colour, texture and composition.
- Careful removal of complete block from the wall above existing lintel to main entrance doors to allow investigation of poor condition lintel and surrounding wall. Blockwork is to be carefully reinstated following works and re-pointed using mortar to match original colour, texture and composition.
- Careful removal of 2 complete blocks from the wall to the rear of the building to allow inspection of wall behind. This work only required if results of endoscope survey do not provide sufficient information. Blockwork is to be carefully reinstated following works and re-pointed using mortar to match original colour, texture and composition.
- Careful removal of small area of original mortar to allow sampling to inform specification of matching mortar composition and colour for future re-pointing works. Area is to be re-pointed following works using mortar to match original colour, texture and composition.



REAR FACADE SHOWING AREAS OF DAMAGED CONCRETE



CORRODED LINTEL ABOVE MAIN ENTRANCE DOORS



FACADE SHOWING AREAS OF STAINING AND LATER INAPPROPRIATE POINTING



AREA OF INAPPROPRIATE POINTING

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

GROUND SLAB INVESTIGATION WORKS

- Formation of 2no. 75-100mm diameter cores within ground floor slab to allow concrete testing / investigative works. Holes are to be infilled following works using suitable concrete to match existing in colour and composition - to SE specification.

REMOVAL OF DAMAGED CEILING TO NARTHEX

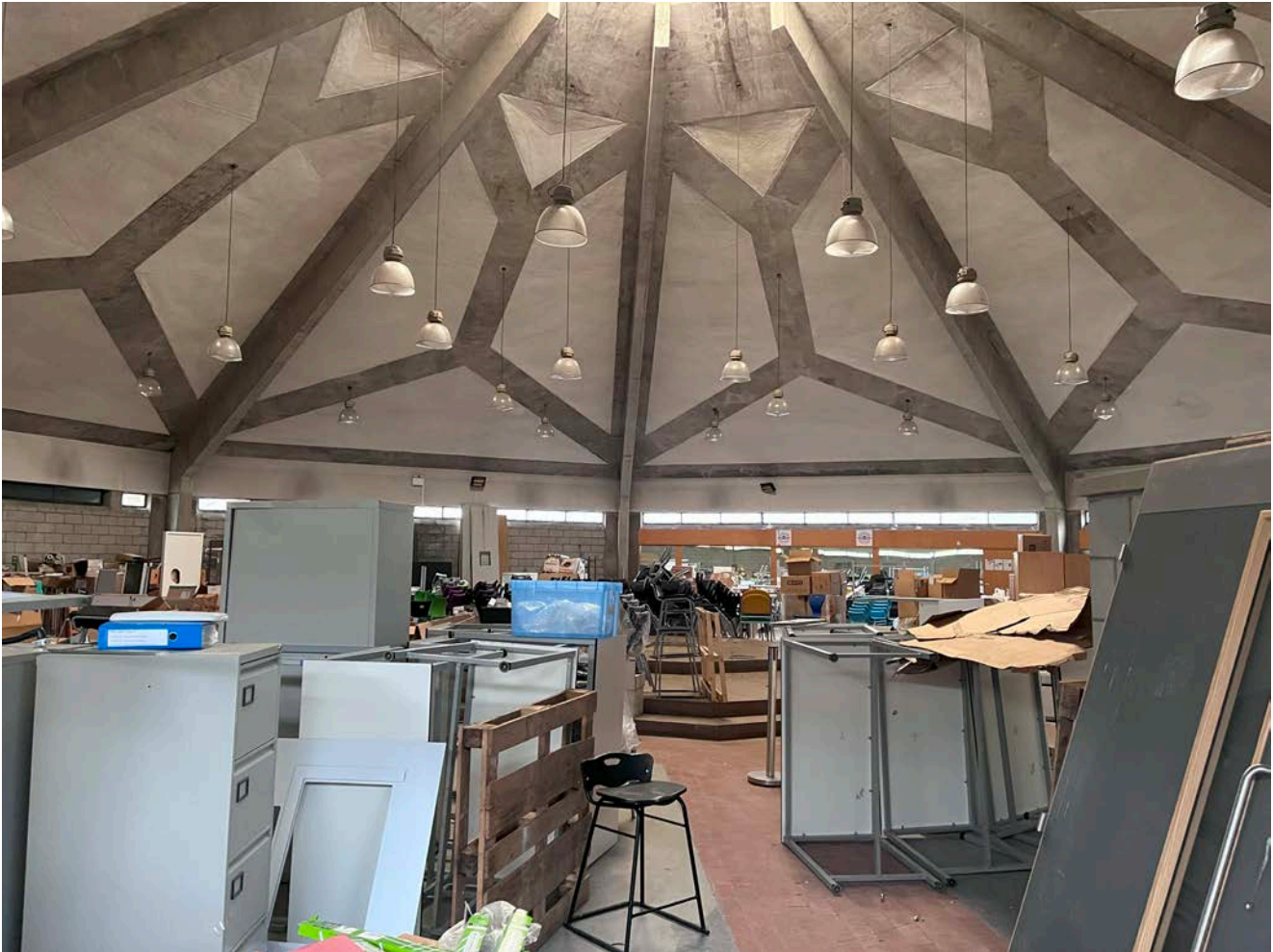
- Removal of water damaged ceiling to allow investigative works behind and to allow for drying out of historic building fabric

ASBESTOS REMOVAL WORKS

- Removal of floor finishes, wall coating, soffit coating and electrical cupboard containing asbestos.

NEW PATH TO PERIMETER

- Formation of new path to perimeter to allow access for future cleaning and maintenance of roof and high level glazing.



INTERNAL VIEW OF ASBESTOS SOFFIT AND HIGH LEVEL WALL PANELS



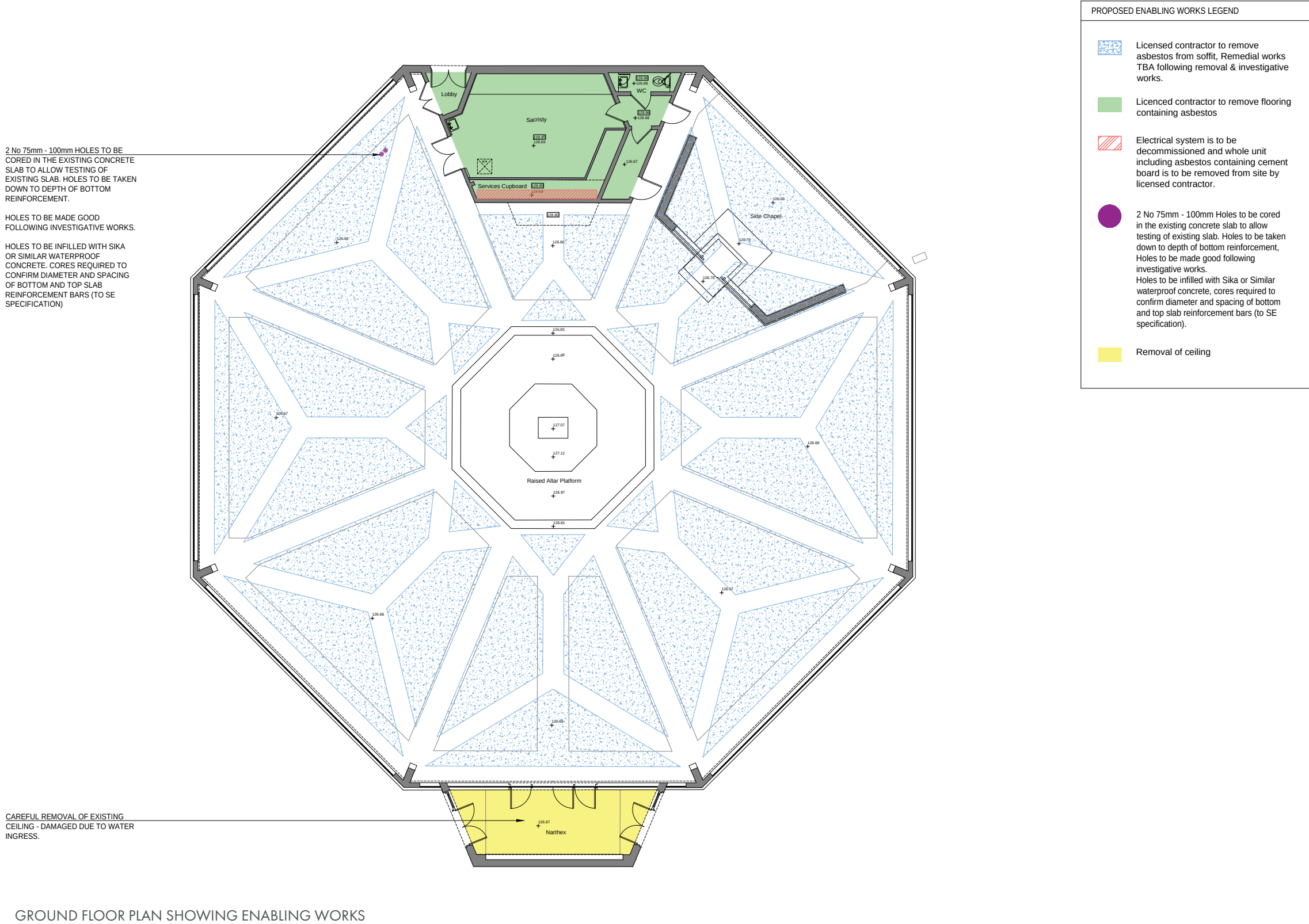
WATER DAMAGED CEILING TO NARTHEX



LOCATION FOR CORE HOLES THROUGH GF SLAB

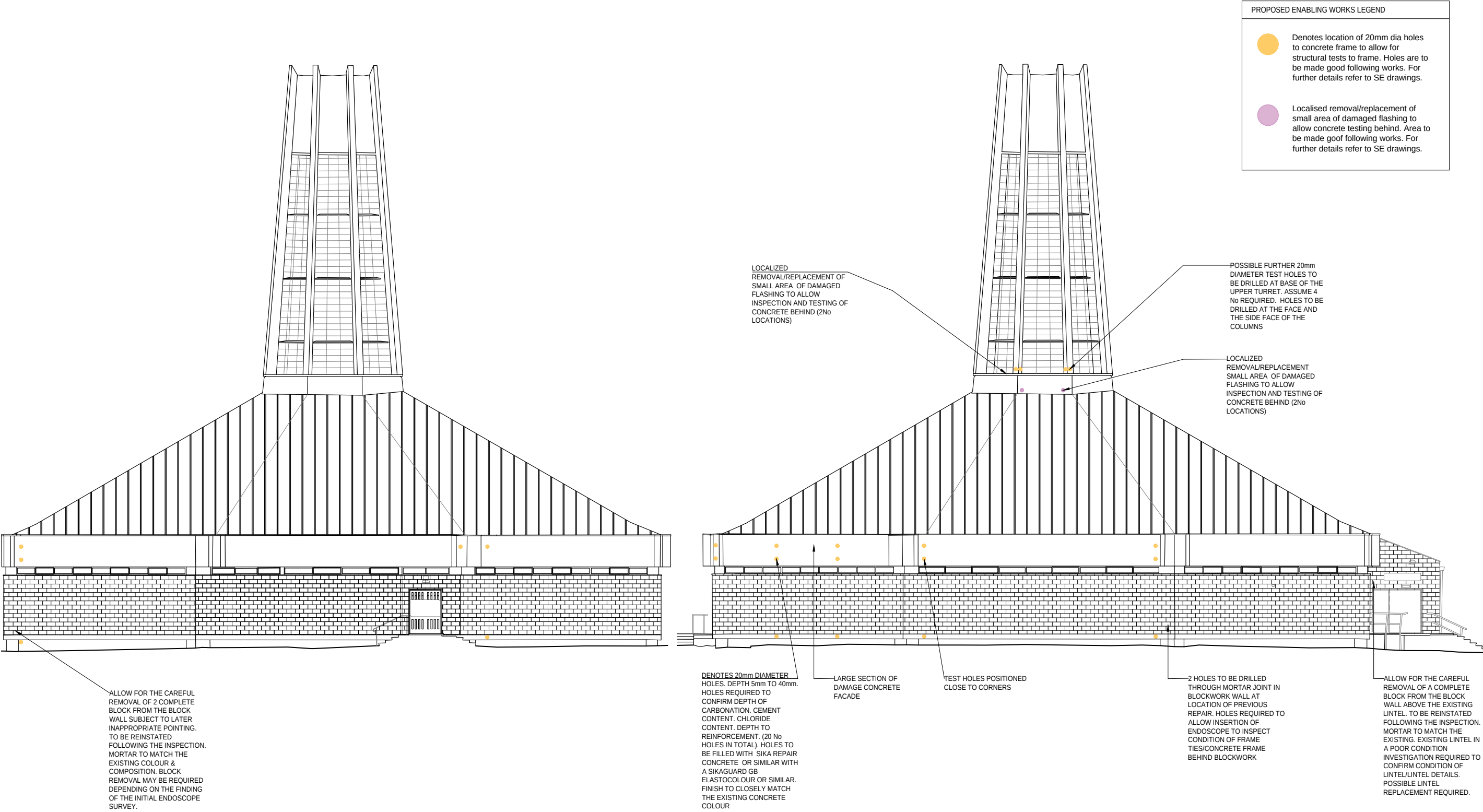
5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS



5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS



ELEVATIONS SHOWING ENABLING WORKS

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

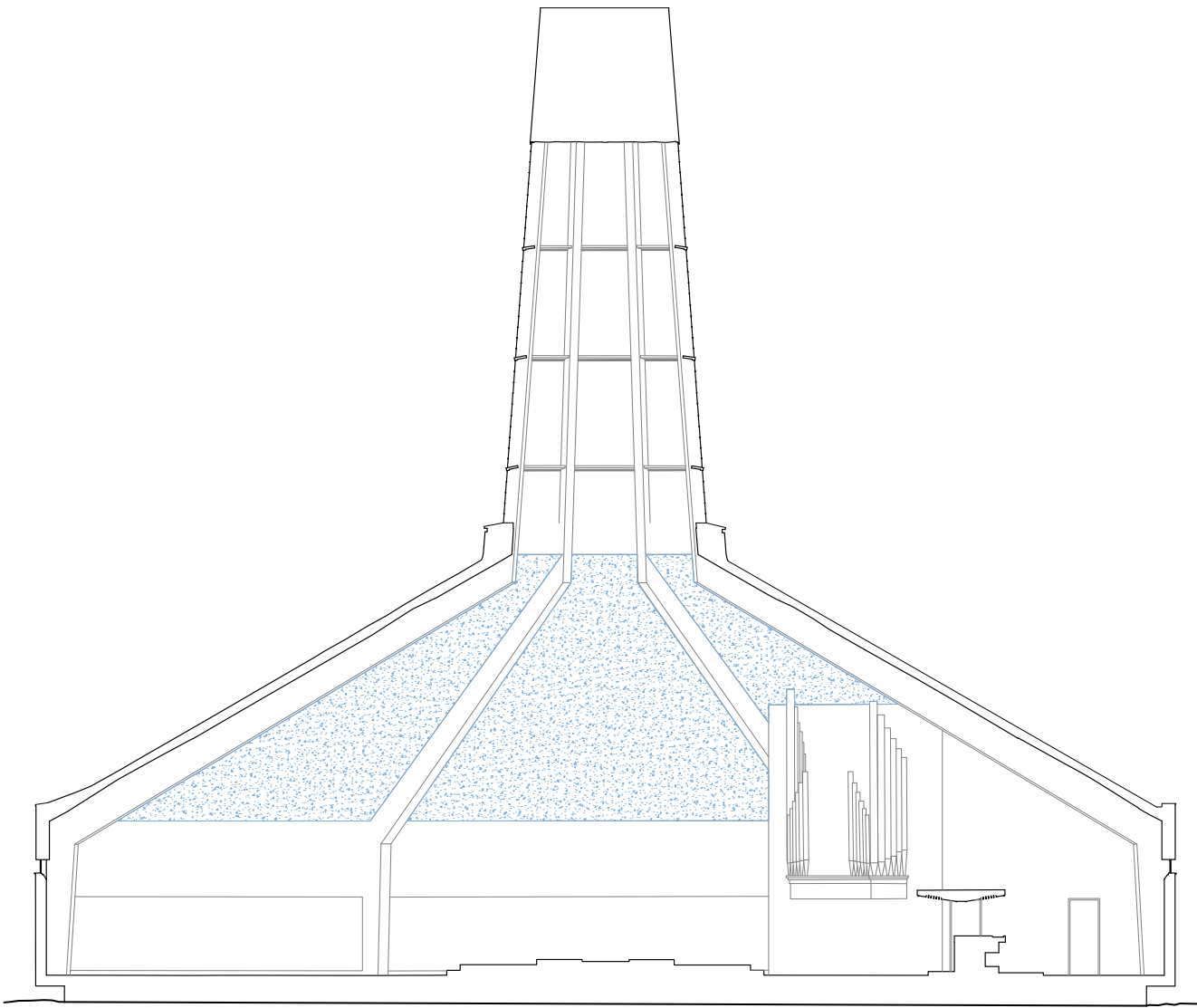
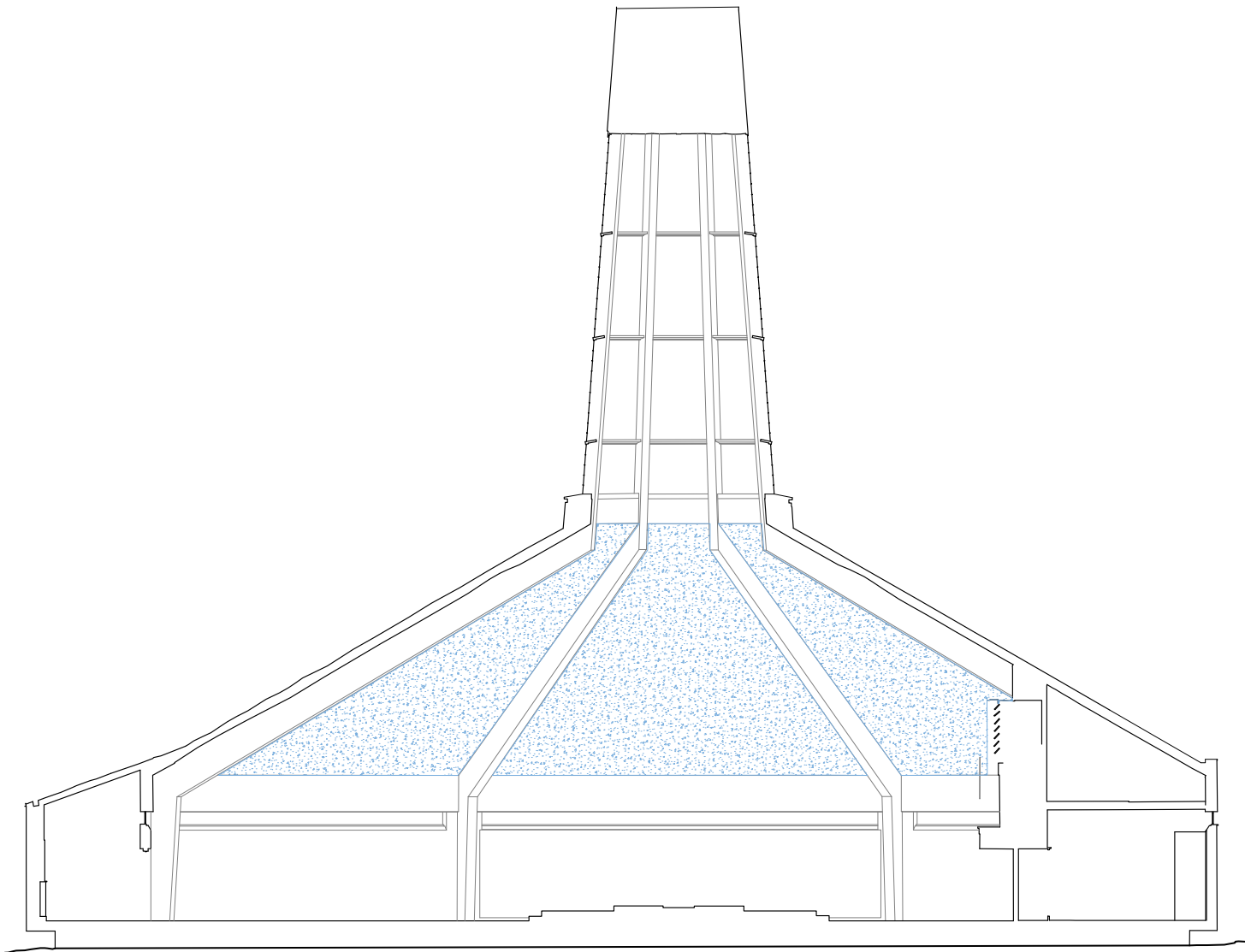
PROPOSED ENABLING WORKS LEGEND



Licensed contractor to remove asbestos from soffit, Remedial works TBA following removal & investigative works.

Refer to the following drawing for areas within soffit:

HCP-SEV-ZZ-ZZ-DR-A-00580 - Ground Floor Plan showing Enabling Works



5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

5.2.1 ASSESSMENT OF IMPACT

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

The building has suffered from water ingress over a prolonged period, which has caused areas of historic fabric to become deteriorated. The investigative / opening up works proposed as part of this Application will allow for the correct specification of sensitive and appropriate repair works. Importantly, undertaking such investigative works at an early stage in the project will allow the costs of the repair works to be more accurately estimated prior to main contract tendering. This is considered a key factor in determining the future viability of the project and safeguarding the historic fabric.

Evidential Value

The testing works to the concrete frame and external blockwork are considered necessary to allow the future repairs of the concrete frame and blockwork walls - elements which are considered fundamental to the design of the Chapel. Although there will be some visual impact, this has been kept to a minimum through the positioning of the test holes and opening up works in inconspicuous areas where possible, through the use of previously damaged areas for testing, and making good using suitable materials to match the original appearance. Owing to this visual impact, these works are considered to have a NEUTRAL impact on the Evidential value of the Chapel.

Historical Value

The removal of the asbestos containing soffit and wall coatings will have a NEGATIVE impact on the historical value, much of which is derived from the completeness of the original design intent and historical fabric. However, these works are considered necessary from a health and safety perspective. In general the testing works will facilitate the future repair works and so are considered to have a POSITIVE impact on historical value of the surviving fabric.

Aesthetic Value

The formation of test holes in the concrete frame will have some visual impact on the concrete frame, but this has been mitigated as far as possible through the careful selection of locations for the intrusions and matching repair works. Since the works will allow the future full repairs which will improve the appearance of the historic fabric, these works are considered to have a NEUTRAL impact.

The formation of a new path to the perimeter of the building will allow for an improved external appearance and will facilitate the future cleaning and maintenance of the building fabric by creating a safe area of hard standing for MEWP access. These works are considered to have a POSITIVE impact on the aesthetic value.

Communal Value

The works are not considered to have any impact on communal value.



Figure 5.1
The Chapel interior
(Source: Rochdale Archives)

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

5.2.5 IMPACT ON INDIVIDUAL ELEMENTS

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

Element	Proposal	Impact / Mitigation
Building Exterior		
Concrete Frame	Formation of a series of 20mm diameter holes in concrete frame externally to allow for testing / investigative works. Holes are to be made good following works using suitable waterproof concrete / repair mortar to match appearance of existing concrete.	Work considered necessary to allow for the future repair of the historic building fabric and so is considered to have a NEGATIVE / NEUTRAL IMPACT. Locations have been carefully chosen to the rear of the building, close to corners where possible and in and areas of previously damaged concrete to minimise visual impact on historic fabric.
External Concrete Blockwork Walls	Formation of 2no. holes through mortar joint in existing blockwork wall to allow insertion of endoscope to inspect condition of wall and frame behind. Holes are to be re-pointed following works using mortar to match original colour, texture and composition.	Holes to be drilled only at location of previous inappropriate mortar repair to minimise impact on historic fabric. Work considered necessary to allow for the future repair of the historic building fabric and so is considered to have a NEUTRAL IMPACT.
External Concrete Blockwork Walls	Careful removal of complete block from the wall above existing lintel to main entrance doors to allow investigation of poor condition lintel and surrounding wall. Blockwork is to be carefully reinstated following works and re-pointed using mortar to match original colour, texture and composition.	Block to be removed in area currently in poor condition owing to water ingress in order to minimise impact on historic fabric. Work considered necessary to allow for the future repair of the historic building fabric and so is considered to have a NEUTRAL IMPACT.
External Concrete Blockwork Walls	Careful removal of 2 complete blocks from the wall to the rear of the building to allow inspection of wall behind. This work only required if results of endoscope survey do not provide sufficient information. Blockwork is to be carefully reinstated following works and re-pointed using mortar to match original colour, texture and composition.	Work to be undertaken in an area currently in poor condition and with previous poor quality pointing as this area will be re-pointed as part of main refurbishment works - to minimise impact on historic fabric. Work considered necessary to allow for the future repair of the historic building fabric and so is considered to have a NEUTRAL IMPACT.
External Concrete Blockwork Walls	Careful removal of small area of original mortar to allow sampling to inform specification of matching mortar composition and colour for future re-pointing works. Area is to be re-pointed following works using mortar to match original colour, texture and composition.	Small and discrete area chosen to minimise visual impact. Work considered necessary to allow for the future repair of the historic building fabric and so is considered to have a NEUTRAL IMPACT.
Lead flashing to base of lantern	Localised removal of small area of damaged flashing to allow inspection and testing of concrete frame behind (2no. locations). Flashing to be carefully reinstated following works to prevent water ingress.	Work to be undertaken in area where flashing has been damaged previously to minimise impact on historic fabric. Work considered necessary to allow for the future repair of the historic building fabric and so is considered to have a NEUTRAL IMPACT.
Lead flashing to parapet gutter	Localised removal of small area of damaged flashing to allow inspection and testing of concrete frame behind. Flashing to be carefully reinstated following works to prevent water ingress.	Work to be undertaken in area where flashing has been damaged previously to minimise impact on historic fabric. Work considered necessary to allow for the future repair of the historic building fabric and so is considered to have a NEUTRAL IMPACT.
Building Interior		
Ground Floor Slab	Formation of 2no. 75-100mm diameter cores within ground floor slab to allow concrete testing / investigative works. Holes are to be infilled following works using suitable concrete to match existing in colour and composition - to SE specification.	Cores are proposed in discrete area to minimise visual impact. Work considered necessary to help facilitate the future refurbishment works to bring the building back into use and so is considered to have a NEGATIVE / NEUTRAL IMPACT.
Floor Finishes to Sacristy	Removal of floor finishes containing asbestos for health and safety of future contractors and users.	Work considered necessary to allow the safe future use of the building. Although the works will involve the loss of historic fabric, the floor finishes to the Sacristy are deemed to be of low significance in relation to other building fabric and so is considered to have a NEUTRAL impact.

5.0 HERITAGE IMPACT ASSESSMENT

Electrical cupboard to Sacristy	Decommissioning and removal of electrical services including asbestos containing boards for health and safety of future contractors and users.	Work considered necessary to allow the safe future use of the building. Although the works will involve the loss of historic fabric , the electrical cupboard is deemed to be of low significance in relation to other building fabric and so is considered to have a NEUTRAL impact.
Soffit to Chapel	Removal of asbestos sprayed coating to soffit for health and safety of future contractors and users.	Work considered necessary to allow the safe future use of the building. Work is considered to have a NEGATIVE IMPACT owing to the loss of significant historic fabric. Proposal for reinstatement is to match existing soffit in texture and colour and to incorporate geometric pattern of indentations to match existing setting out to help mitigate this.
High Level Walls to Chapel	Removal of asbestos sprayed coating to high level walls above clerestory windows for health and safety of future contractors and users.	Work considered necessary to allow the safe future use of the building. Work is considered to have a NEGATIVE IMPACT owing to the loss of historic fabric. New coating is to match existing finish in texture and colour to help mitigate this.
Ceiling to Narthex	Removal of water damaged ceiling to allow investigative works behind and to allow for drying out of historic building fabric	Ceiling currently in poor condition and is considered to be of low significance. Work considered necessary to allow the future repair of the historic building fabric and is considered to have a NEUTRAL impact.
Setting / Context		
External hard landscaping	Formation of new path to perimeter to allow access for future cleaning and maintenance of roof and high level glazing.	Works to the building perimeter will have a NEUTRAL / POSITIVE impact. These works will alter the existing appearance but result in a tidier and more uniform appearance externally.

6.0 CONCLUSION

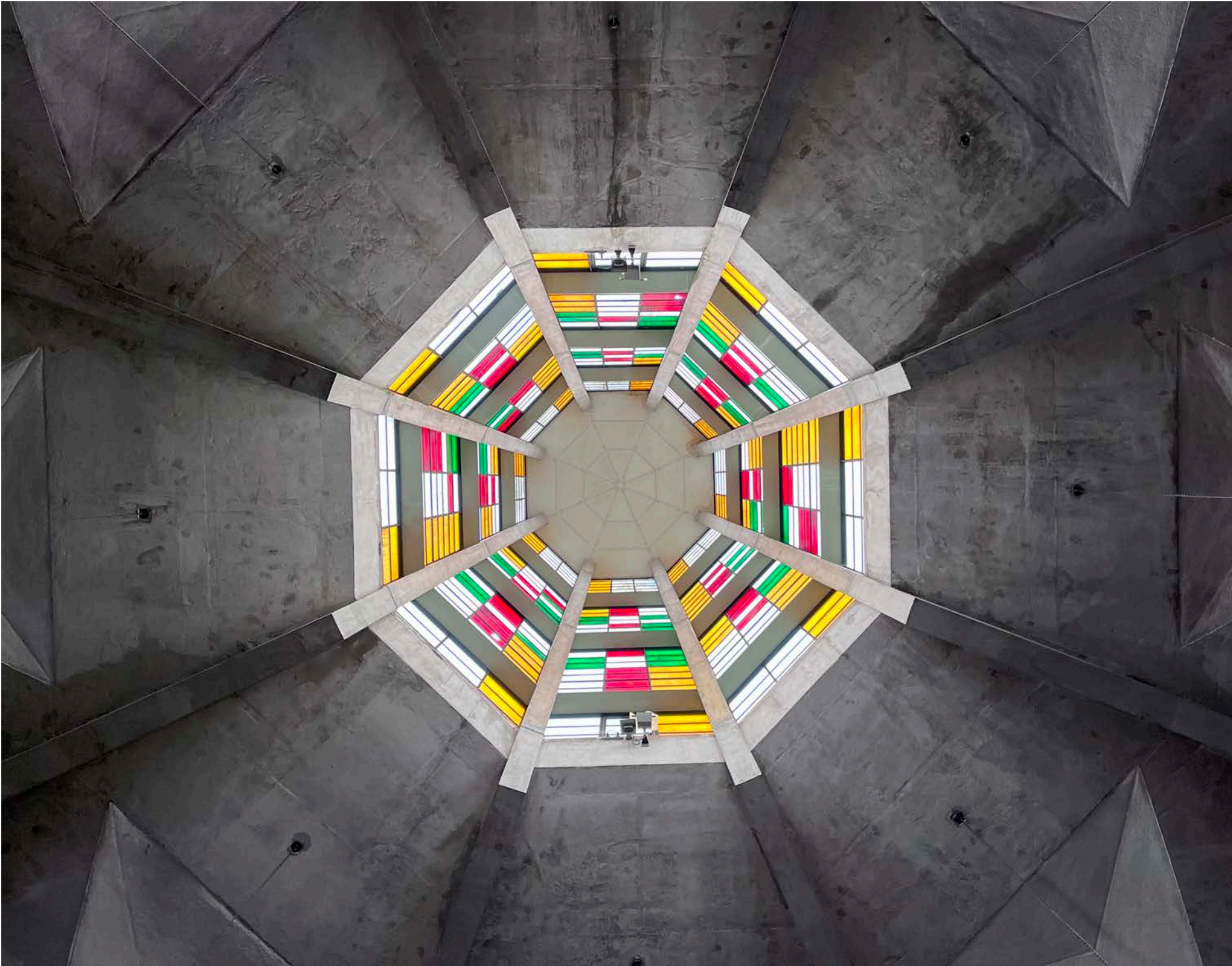
6.0 CONCLUSION

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

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

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

Although the enabling works will have some visual impact, this has been mitigated as far as possible and should be balanced against the need for the works in order to help safeguard the historic fabric for the future.



6.0 HERITAGE STATEMENT

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