

Report

PMD3-01-0

Schedule of Works

Hopwood Hall College

Milnrow Chapel Refurbishment – Enabling Works Package

Date: 15 February 2024

Project Reference: HCO-SEV-XX-XX-RP-A-09900

Rev: P01 – Planning Issue

This document has been prepared in support of a Listed Building Consent Application for a series of proposed enabling works to Milnrow Chapel at Hopwood Hall College.

A Pre-Application submission was made 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 document are considered necessary in order to facilitate these future works.

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 designed by Frederick Gibberd and is considered to be a pre-cursor to the design of Liverpool Metropolitan Cathedral. The chapel was de-consecrated in the 1990s and has since been used by Hopwood Hall College as a fitness centre and storage facility.

All works are to be undertaken in accordance with current Building Regulations, British Standards and other relevant standards.

1.0 Concrete Testing Works

- 1.1 Concrete test holes are to be undertaken to façade for assessment of depth of carbonation, cement content, chloride content and depth to reinforcement.
- 1.2 For proposed details and locations of test holes please refer to drawings.
- 1.3 Holes are to be kept to a minimum and located in discrete areas to lessen impact on historic building fabric.
- 1.4 Holes are to be infilled using suitable repair concrete - to SE specification. Surface to be finished flush with surrounding area and colour / texture / composition to match surrounding concrete as closely as possible.
- 1.5 Area of sample repair to be undertaken for approval prior to infilling of remaining holes.

2.0 Ground Floor Slab Investigation Works

- 2.1 Core holes through existing GF slab are to be undertaken in order to understand slab construction, floor build up and nature of void underneath to facilitate preparation of details for repair / refurbishment works.
- 2.2 For proposed details and locations of holes please refer to drawings.
- 2.3 Holes are to be kept to a minimum and located in discrete areas to lessen impact on historic building fabric.
- 2.4 Holes are to be infilled using suitable repair concrete - to SE specification. Surface to be finished flush with surrounding area and colour / texture / composition to match surrounding concrete as closely as possible.
- 2.5 Area of sample repair to be undertaken for approval prior to infilling of remaining holes

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3.0 External Wall Investigation Works

3.1 Mortar Joint Holes

- 3.1.1 Holes are to be drilled through existing mortar joints for insertion of endoscope camera into cavity to allow assessment of structural and damp issues.
- 3.1.2 All holes are to be made in areas of later inappropriately pointed mortar joints in order to minimise harm to historic fabric.
- 3.1.3 For proposed locations of test holes please refer to drawings.
- 3.1.4 Holes are to be made good using suitable repair mortar to prevent water ingress— note that these areas will be re-pointed as part of main refurbishment works package (subject to separate LBC)

3.2 Removal of Blocks

- 3.2.1 Careful removal of selected blocks to inspect condition of frame ties / concrete frame behind.
- 3.2.2 For proposed locations please refer to drawings.
- 3.2.3 Works are to be undertaken to areas which are already damaged / previously repaired to minimise impact on historic fabric.
Blocks are to be reinstated following works and re-pointed using suitable repair mortar to match existing.

3.3 Mortar Samples

- 3.3.1 Samples of original mortar are to be carefully taken for analysis to allow the correct specification of matching mortar for future re-pointing works.
- 3.3.2 For locations please refer to drawings.
- 3.3.3 Any damaged areas are to be made good following works using suitable repair mortar to match existing.

4.0 Removal of Damaged Building Fabric

- 4.1 Damaged area of existing ceiling to Narthex is to be carefully removed to allow drying out of building fabric and investigation of existing roof construction / condition to facilitate preparation of details for future repair and refurbishment works.
- 4.2 For location please refer to drawings.

5.0 Roof Investigation Works

- 5.1 Careful opening up and re-instatement of a section of the parapet gutter to allow concrete testing behind and to gain understanding of original detailing to facilitate preparation of details for repair works.
- 5.2 Careful opening up and re-instatement of two areas of the flashing to the base of the lantern to allow concrete testing behind and to gain understanding of original detailing to facilitate preparation of details for repair works.
- 5.3 Works are to be undertaken to areas which are already damaged in order to minimise harm to historic fabric.
- 5.4 All flashings are to be fully re-instated following investigation works. Any areas of damaged flashings are to be replaced like for like using minimum code 6 lead.
- 5.5 For location please refer to drawings.

6.0 Asbestos Removal Works

- 6.1 Asbestos removal is to be undertaken by a licenced contractor to the following areas as highlighted within the Asbestos Refurbishment Survey:
 - Sprayed Coatings to Soffit and high level perimeter walls
 - Floor coverings to Sacristy, WC, internal lobby and Store
 - Panels to electrical boxes within Services Cupboard to Sacristy

6.2 Soffit Areas

- 6.2.1 The asbestos sprayed coating to the soffit area is exposed to main Chapel space and acts as a decorative finish and is likely to provide some acoustic and thermal properties.

- 6.2.2 It is proposed that the new surface finish will match the original coating as far as possible in appearance, texture and detailing. The proposed methodology for removal and re-instatement of the soffit areas is as follows:
1. Undertake photographic record of the soffit panels
 2. Undertake full measured survey to record the setting out of the geometric indentations to the sprayed coating prior to removal
 3. Remove one section of coating / panel to allow an understanding of the existing substrate
 4. Full removal of soffit sprayed coating (including any associated boards and framing).
 5. Construct new soffit as applicable. Final soffit build up / details are TBA with Conservation Officer following removal of existing asbestos coating / panels.
 6. Soffit to receive new insulating plaster coating with stippled effect and paint finish and to incorporate geometric indentations to match existing.
 7. Finished soffit is to be set back from face of concrete frame to match the existing detail.
- 6.3 High Level Wall Areas
- 6.3.1 The asbestos sprayed coating to the high level wall areas above clerestory windows is exposed to the main Chapel space and acts as a decorative finish and is likely to provide some acoustic and thermal properties.
- 6.3.2 It is proposed that the new surface finish will match the original coating as far as possible in appearance, texture and detailing.
- 6.3.3 Following asbestos removal the high level walls are to receive new suitable insulating plaster coating with stippled effect and paint finish to match the existing surface.
- 7.0 New Path to Perimeter for Access to Roof and Glazed Lantern**
- 7.1 New path to be constructed to perimeter of building to allow for MEWP access to roof and high level glazing. This is to be minimum 3.0m width with sections at 4.0m width to accommodate MEWP.
- 7.2 Sub-base to be laid to SE design suitable for MEWP / Contractor access.
- 7.3 Investigation required to area of existing paving to front of building to ascertain existing loading capacity. If capacity is insufficient then paving will need to be removed to allow new sub-base to be laid to SE design suitable for MEWP / Contractor access.
- 7.4 Note that surface finish to all areas is to be installed on completion of main Contract works - details subject to separate Planning and LBC Application.