HISTORIC BUILDING RECORD

seven.

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

REVISION

PROJECT TITLE	CONVERSION OF FORMER CHAPEL
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NON-TECHNICAL SUMMARY

Seven Architecture have prepared a Level 3 Historic Building Record of the Former Chapel at Hopwood Hall College, Middleton Campus, Rochdale Road, Middleton M24 6XH. This relates to Condition 13 of the following Planning and Listed Building Consent Approvals:
24/00547/FUL
24/00548/LBC

The Historic Building Record conforms to 'Level 3' – as set out in Historic England's Guide "Understanding Historic Buildings: A Guide to Good Recording Practice" (2016).

The former Roman Catholic Chapel was constructed between 1961 - 1965 on behalf of the De La Salle Teacher Training College, who were based at the Hopwood Hall Estate from 1946 until 1989. The site was purchased by Rochdale Borough Council in the 1990s and became part of the Hopwood Hall College campus.

The Chapel was designed by Reynolds and Scott in consultation with Frederick Gibberd and demonstrates similarities with Gibberd's design for the Liverpool Metropolitan Cathedral which was also constructed during this period.

The Chapel is constructed using an exposed concrete frame with copper faced roof and a dramatic coloured glass lantern. Internally the open plan space has a central altar with surviving liturgical features in tact.

The Historic Building Record concludes that the Chapel has survived in a relatively well-preserved form. Some external alterations have been undertaken since completion, including the infilling of the underside of the flying concrete steps to the front (east) of the building, addition of new handrails and addition of two rainwater pipes and hoppers to the eastern facade. The cross which was originally mounted on top of the glazed lantern has been removed.

The Chapel has suffered from a lack of maintenance and the roof is now in a poor condition. Blocked gutters, poor quality roof repairs and lack of appropriate drip detailing have resulted in staining / water damage to several areas of the facade and interior.

Some internal features such as the pews and low level chapel walls have been removed, however the majority of features remain in tact. The central altar stone has been retained but dismantled and could be re-constructed.

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 PURPOSE

This Historic Building Record has been created to ensure adequate recording of the historic environment associated with the Grade II Listed Former Chapel at Hopwood Hall College, Rochdale Road, Middleton M24 6XH. National Grid Reference: SD 87509 08191

Seven architecture have been commissioned by Hopwood Hall College to develop a scheme to refurbish and re-purpose the former Chapel to provide much needed teaching space for their Engineering and Manufacturing T-Levels curriculum.

Planning and Listed Building Consent were obtained for the works in October 2024 under application reference 24/00547/FUL and 24/00548/LBC.

A pre-commencement condition was attached to these consents as follows:

Condition 13
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 record has been produced in line with the methodology set out in Seven Architecture document ref. HCO-SEV-XX-XX-RP-A-09103-P01-WSI for Historic Building Record which obtained approval under application ref. 25/00140/DOC and 25/00115/DOC.

1.2 AIMS AND OBJECTIVES

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

1.3 ACKNOWLEDGEMENTS

Thanks are given for the assistance and cooperation of the following people:

- Castle Keep Surveys (Drone Survey)
- Met GeoEnvironmental Ltd (Measured Building Survey)
- Architectural History Practice (Previous Heritage Statement)

2.0 METHODOLOGY

2.0 METHODOLOGY

2.1 APPROACH AND METHODOLOGY

2.1.1 RECORDING METHODOLOGY

This Record was made in July 2025 and updated with additional photography in September 2025.

This Historic Building Record (HBR) has been 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.

The objective of this HBR is to ensure adequate recording of the historic environment prior to the proposed redevelopment works, and to ensure no disturbance of the historic record before appropriate recording.

This record has been prepared as a Level 3 Historic Building Record in line with the guidance set out in Historic England, 2016, Understanding Historic Buildings: A Guide to Good Recording Practice:

> *"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."*

This report aims to show clearly the overall building as well as individual fixtures and fittings of historic importance. The report comprises a detailed description of the Chapel and it's architectural features, as well as the history and development of the building. It includes drawn and photographic records to illustrate the building's appearance and structure and to support a historical analysis.

The report addresses the buildings' structural and architectural detail and as well as archaeological evidence, providing a detailed and descriptive account of the Chapel.

2.1.2 LIMITATIONS AND CONSTRAINTS

The following limitations / constraints on the production of the record are to be noted:

- The height of the building and lack of suitable access at the time of the survey works means that the photographic records relating to the glazed lantern, roof construction, clerestorey windows and internal soffit are relatively limited
- Lack of safe access to the internal mezzanine area at the time of the survey has resulted in no photographic survey of this area
- The existing topography and location of overgrown vegetation resulted in limitations to the photography of some of the external elevations
- Reference is made within previous studies of the building of a series of original drawings of the building which were at one time located within the Rochdale Local Archives. These drawings were not able to be sourced during the production of this record.

2.1.3 ARCHIVING AND DEPOSITION

This work comprises the illustrated report presenting the results of the work. Electronic copies of this report will be deposited with the Local Authority's Case Officer and the Greater Manchester Historic Environment Record, alongside the Archaeological Project Design prepared by Civic Heritage Ltd.

The site archive will be organised as to be compatible with the other archaeological archives produced in Greater Manchester and fully in accordance with Historic England Guidelines. All drawn and photographic records will be transferred to and stored in digital format, in systems which are easily accessible.

The deposition will be made within 6 months of the date of completion of the approved works.

Figure 1.1 Existing Aerial View (Source: Google Earth)

3.0 SITE SUMMARY

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3.1 SITE LOCATION

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

The Chapel 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.

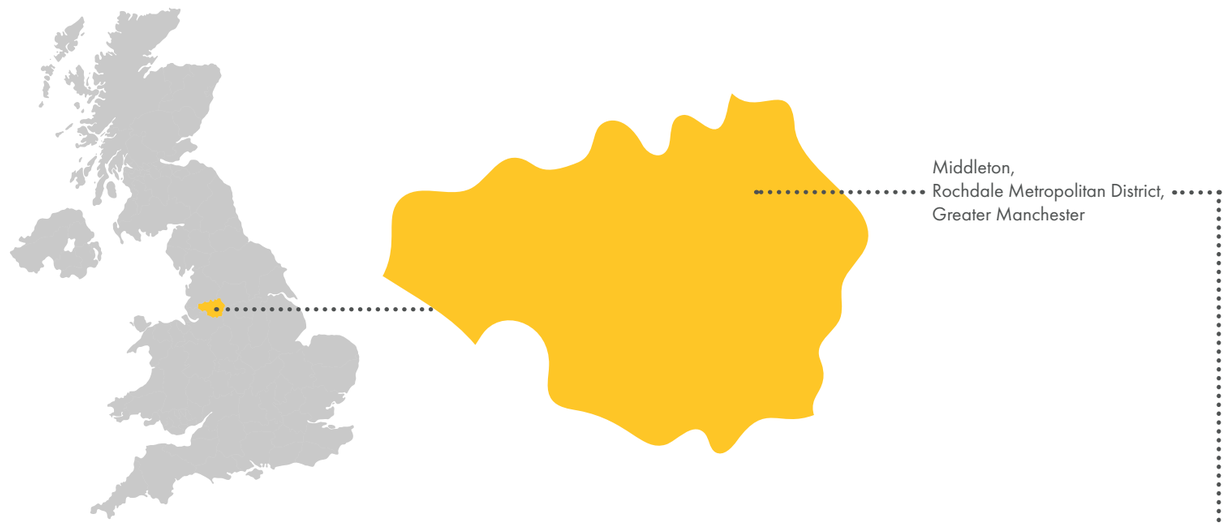


Figure 3.1 Location Plan (Source: Google Earth)

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)

3.0 SITE SUMMARY

3.2 SURROUNDING CONTEXT

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

LISTED BUILDINGS
There are several 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 previously included within the Rochdale LPA list of non-designated heritage assets.

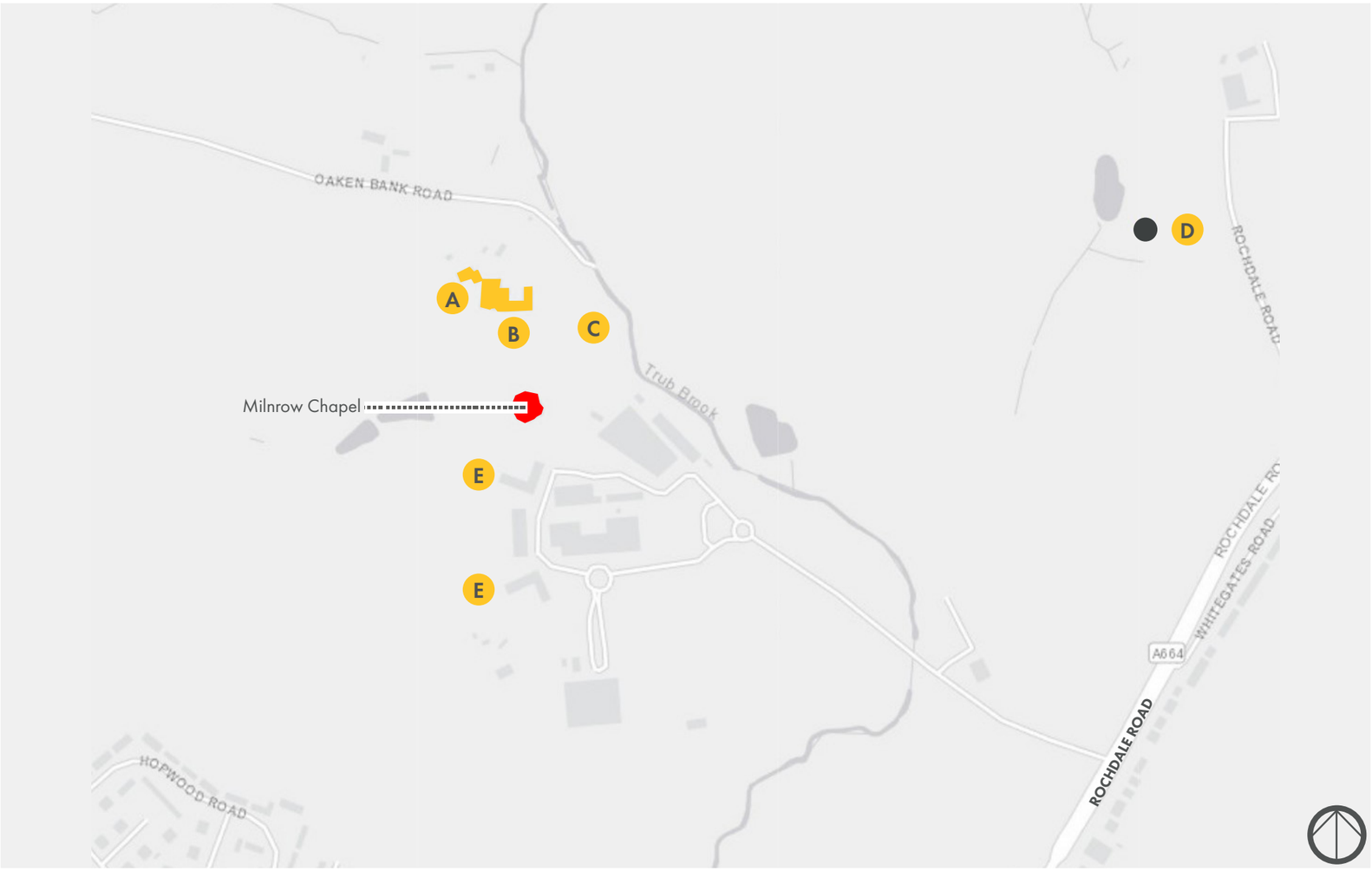


Figure 3.2
Plan showing the location of Listed Buildings in the surrounding Area
(Source: https://magic.defra.gov.uk/magicmap.aspx
Accessed 11 January 2024)

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

3.0 SITE SUMMARY

3.3 SITE DESCRIPTION

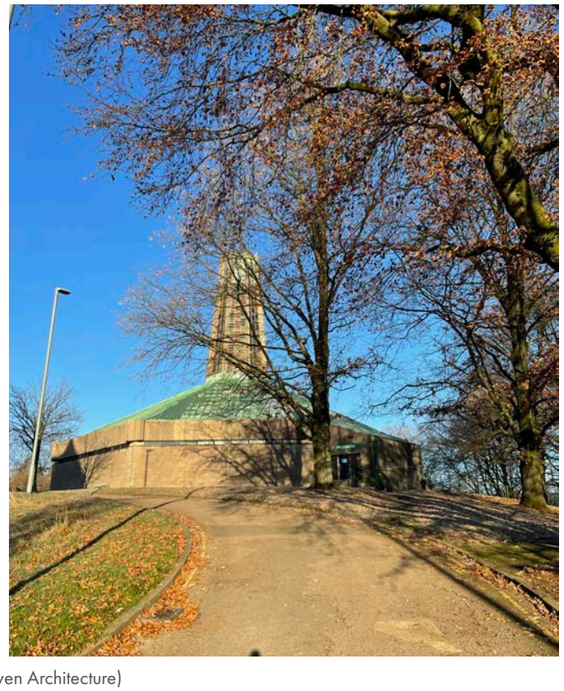
The site is located towards the North-West of the College grounds and elevated on a grassed bank with mature trees surrounding the site. The area to the west of the Chapel comprises land previously used for storage by the College maintenance team.

The Chapel is accessed via existing external steps leading from the main College campus.

To the south of the site there is an existing road leading from the College car park which is used as a service road for maintenance of the College grounds. A footpath extends around the perimeter of the building, although this is in a poor state and has been partially blocked by overgrown vegetation.

An existing path leads from the north of the site towards the Grade II* Listed Hopwood Hall.

Figure 3.3 View taken from Google Earth (Source: Google Earth)



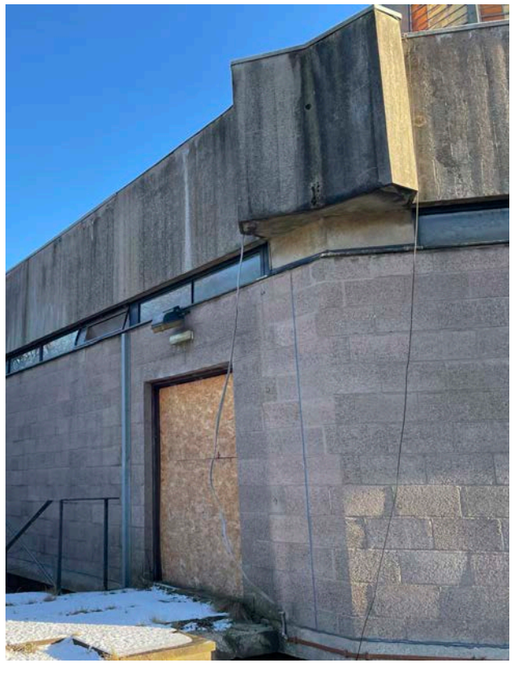


Figure 3.4 The Existing Site - External Photographs (Source: Seven Architecture)

3.0 SITE SUMMARY

3.4 KEY VIEWS

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

Figure 3.5 Key Plan (Source: Google Maps)

4.0 HISTORICAL BACKGROUND

4.0 HISTORICAL BACKGROUND

4.1 HISTORICAL MAPPING

1844-1847

The earliest OS Maps 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, a Grade II* Listed Manor house originating from the Tudor period. This map also identifies the location of Hopwood Corn Mill which dates from as early as 1307 and continued to operate at this time.

Wood Farm directly to the south of Hopwood Hall is also shown.

The site for the Chapel is shown outlined in red to the south of Hopwood Hall.

1848 - 1851

The site at this time was surrounded by woodland with Lord's Wood to the north-east and Oaken Bank Wood to the north-west of Hopwood Hall.

1889 - 1890

By 1890 the grounds to Hopwood Hall appear to have been further developed with alterations made to the Hall itself and the addition of a series of buildings to the north.

Hopwood Corn Mill and the associated Mill Pond is now identified as being dis-used, after ceasing operation in the1870's.

Figure 4.1
OS Map dating from 1844 - 1847
(Source: https://maps.nls.uk/, accessed 10/02/2025)

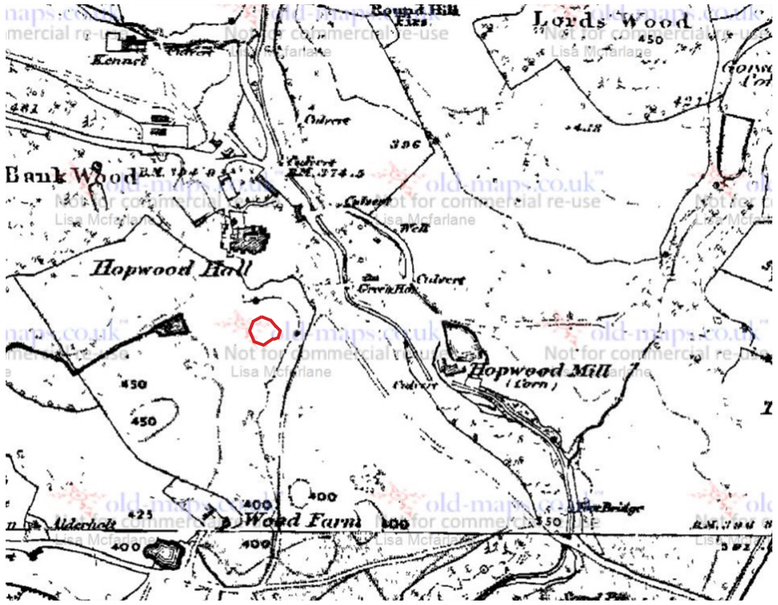


Figure 4.2
OS Map dating from 1848-1851
(Source: www.oldmaps.co.uk, accessed 04/05/21)

Figure 4.3
OS Map dating from 1889 - 1890
(Source: https://maps.nls.uk/, accessed 10/02/2025)

4.0 HISTORICAL BACKGROUND

4.1 HISTORICAL MAPPING

1907

The 1907 map shows Hopwood Hall to have been extended towards the west. The grounds to the hall appear more formally landscaped, with changes to the boundary towards the west and south.

A small circular landscape feature, possibly a water feature, is now evident directly south of Hopwood Hall, beneath the footprint of the current Chapel.

1907 - 1909

The below map identifies the same circular feature beneath the footprint of the current Chapel.

1927

The 1927 map shows a more detailed landscape layout within the grounds of Hopwood Hall, with the circular feature now enclosed by walling. A straight path running north-south has been introduced linking this feature directly to the Hall. This is suggestive of the importance of the circular feature within the overall landscape design associated with the Hall. A further path to the south now also connects this area with the route running around the perimeter of the grounds.

Figure 4.4
OS Map dating from 1907
(Source: https://maps.nls.uk/, accessed 10/02/2025)

Figure 4.5
OS Map dating from 1907 - 1909
(Source: https://maps.nls.uk/, accessed 10/02/2025)

Figure 4.6
OS Map dating from 1927
(Source: https://maps.nls.uk/, accessed 10/02/2025)

4.0 HISTORICAL BACKGROUND

4.1 HISTORICAL MAPPING

1925 - 1929

The map dated 1925-1929 appears very similar to the 1927 map.

1932

The 1932 Map illustrates that very little development had occurred during this period.

1938 - 1939

The 1938-1939 map shows little change to the area surrounding Hopwood Hall and the site of the Chapel.

Figure 4.7
OS Map dating from 1925 - 1929
(Source: https://maps.nls.uk/, accessed 10/02/2025)

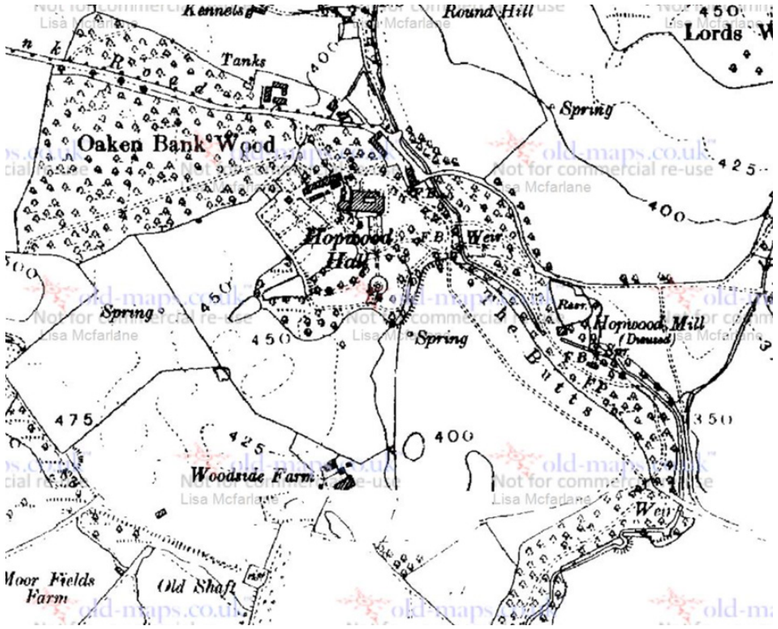


Figure 4.8
OS Map dating from 1932
(Source: www.oldmaps.co.uk, accessed 04/05/21)

Figure 4.9
OS Map dating from 1938 - 1939
(Source: https://maps.nls.uk/, accessed 10/02/2025)

4.0 HISTORICAL BACKGROUND

4.1 HISTORICAL MAPPING

1939

The 1939 map shows little change to the area surrounding Hopwood Hall and the site of the Chapel.

1953 - 1955

The map dated 1953-1955 shows a reduction in the buildings towards the north of Hopwood Hall and also now notes "Hopwood Hall and remains of Hall".

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.

Hopwood Mill was partially demolished for safety reason around 1940.

1955

The 1955 map now refers to the De La Salle Training College and shows the addition of two new L shaped buildings to the south of the Hopwood Hall estate. These new accommodation blocks were designed by Manchester based practice Reynolds & Scott.

A series of new buildings are also now evident to the north and north east of Hopwood Hall.

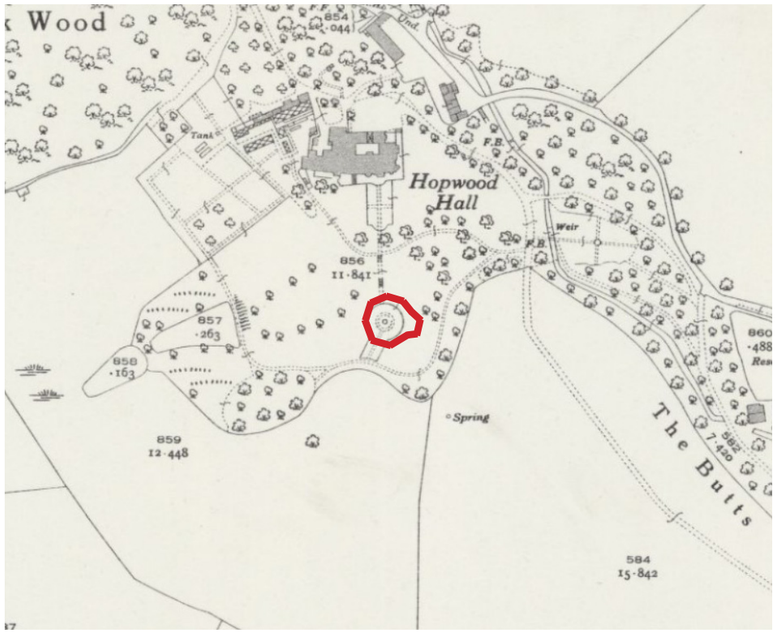


Figure 4.10
OS Map dating from 1939
(Source: https://maps.nls.uk/, accessed 10/02/2025)

Figure 4.11
OS Map dating from 1953 - 1955
(Source: https://maps.nls.uk/, accessed 10/02/2025)

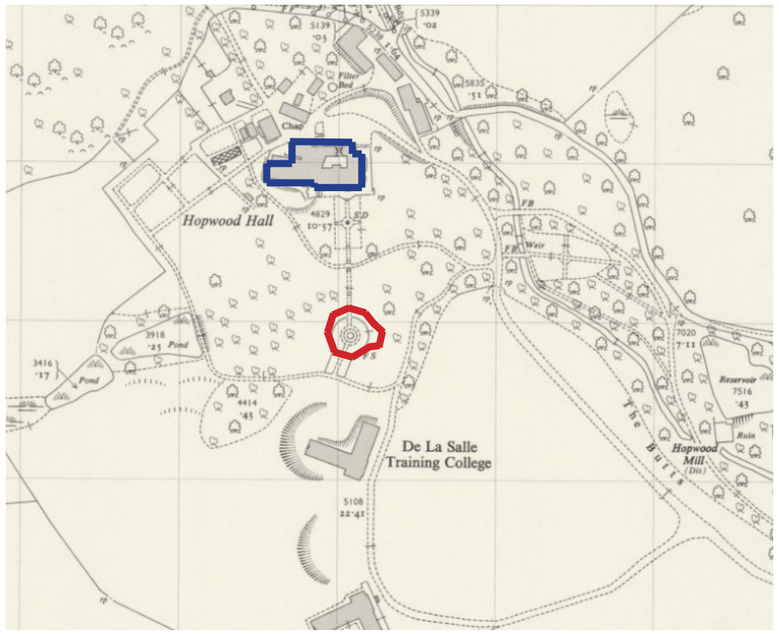


Figure 4.12
OS Map dating from 1955
(Source: https://maps.nls.uk/, accessed 10/02/2025)

4.0 HISTORICAL BACKGROUND

4.1 HISTORICAL MAPPING

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.

1953 - 1963

By 1963, the circular landscape feature appears to have been removed, possibly to make way for the new Chapel which began construction in 1961.

The straight path running north-south linking Hopwood Hall College and the Chapel is still in evidence.

1965

The 1965 OS map does not yet illustrate the location of the new Chapel.

The earliest drawings of the Chapel within 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.

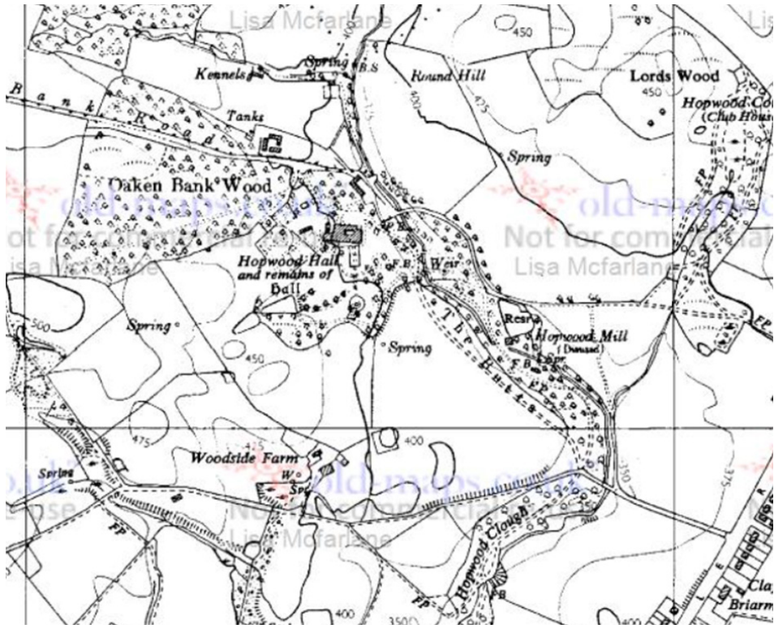


Figure 4.13
OS Map dating from 1955-1957
(Source: www.oldmaps.co.uk, accessed 04/05/21)

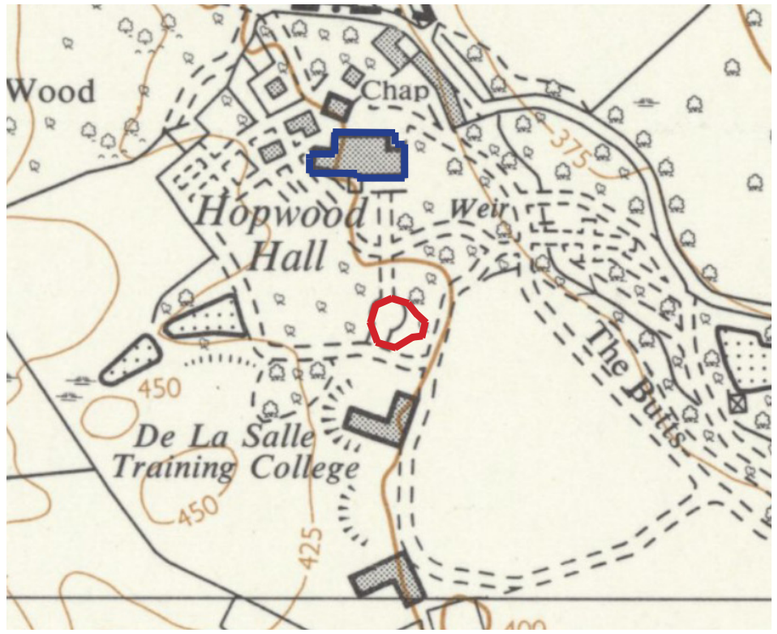


Figure 4.14
OS Map dating from 1953 - 1963
(Source: https://maps.nls.uk/, accessed 10/02/2025)

Figure 4.15
OS Map dating from 1965
(Source: www.oldmaps.co.uk, accessed 04/05/21)

4.0 HISTORICAL BACKGROUND

4.1 HISTORICAL MAPPING

1984

The Chapel is shown on the 1984 OS Map. This map illustrates how the campus expanded rapidly during the early 1980's with the creation of the courtyard of two storey teaching accommodation blocks centred around the De La Salle Accommodation blocks on an east-west axis and the two-storey residential accommodation developed on a north-west/south-east axis alongside the reservoir and woodland to the north-east boundary.

The Chapel is located at the highest point of the hill overlooking the campus and creating a focal point to the site. The straight path running north-south linking Hopwood Hall College and the Chapel is still evident.

The De la Salle College closed in 1989. In the mid 1990's the site was purchased by Rochdale Council for redevelopment for Further Education use and the site was renamed Hopwood Hall College. The chapel was de consecrated in 1994.

2025

The Hopwood Hall College Middleton Campus has continued to evolve since the 1990's to meet the changing educational needs of the local economy and community. A new Sports Hall was developed to the south of the site, The Henry West building was constructed to replace the 1950's two storey buildings running east-west across the site, and the two storey residential accommodation blocks to the north-east corner of the site have been demolished to provide a new Technology Centre which provides dedicated training for vocational skills including brick laying, plumbing, plastering, mechanics and motor engineering workshops.

The Hopwood Hall College Middleton Campus has continued to evolve during 2023 with the construction of the TEC Centre Advanced Manufacturing building extension and a new cafe.

The Chapel, two De La Salle L-shaped accommodation blocks (now named the Littleborough and Ashworth buildings) and Hopwood Hall are all still in existence.

Figure 4.16
OS Map dating from 1984
(Source: www.oldmaps.co.uk, accessed 04th May 21)

Figure 4.17
OS Map dating from 1953 - 1963
(Source: https://maps.nls.uk/, accessed 10/02/2025)

4.0 HISTORICAL BACKGROUND

4.2 CONTEXT

4.2.1 SITE CONTEXT AND SETTING

Milnrow Chapel is situated on a hill overlooking the present day Hopwood Hall College campus to the south, with Hopwood Hall to the north.

The Chapel was conceived as an extension of the shape of the hillock, extending upwards in order that it was dominant over the surrounding buildings[1]. This location gives the Chapel prominence in the wider setting of the College estate, Hopwood Hall and the wider woodlands and countryside.

The Chapel design responds directly to Hopwood Hall in its geometric set-out and through the connected landscape design.

4.2.2 HISTORICAL CONTEXT

4.2.2.1 HOPWOOD HALL

Hopwood Hall is a Grade II* listed Manor House considered to originate from the Tudor period but largely consisting of C17th and C18th construction with various later editions and further alterations dating from C19th and C20th.

The Hall was home to the locally prominent Hopwood family for over 30 generations and is known to have hosted Lord Byron in the early 1800s. In the early C20th, a programme of restoration works were undertaken by renowned Arts and Crafts Architect Edgar Wood.

In 1946 the estate was purchased by the De La Salle Brothers, who undertook a series of expansion works to establish a Catholic Teacher Training College based at Hopwood Hall.

4.2.2.2 DE LA SALLE COLLEGE

The De La Salle Brothers are a group of lay religious men dedicated to delivering a Christian education to the young and the poor. The group was founded by St John Baptiste De La Salle in the C17th and first came to Britain in the mid C19th, opening educational establishments throughout the country.[2]

The establishment of the De La Salle Teacher Training College at Hopwood Hall led to several phases of new development during the 1950s and 1960s on the land to the south of the Hall. This included two brick built accommodation blocks designed by Manchester based practice Reynolds & Scott, 'Our Lady's Hall of Residence' and Cardinal Griffin Hall of Residence', now known respectively as the Ashworth and LIttleborough buildings.

Figure 4.18
Chapel viewed from Hopwood Hall
(Source: Rochdale Archives)

1 Architectural Review August 1965
2 https://www.lasalleigbm.org

4.0 HISTORICAL BACKGROUND

4.2 CONTEXT

By the early 1960s, the College had grown significantly, and a new dedicated place of worship was required to support the college community as the site continued to expand. Until this point the College Chapel had been located within the Cardinal Griffin building.

The De la Salle College closed in 1989. In the mid 1990's the site was purchased by Rochdale Council for redevelopment for Further Education use and the site was renamed as Hopwood Hall College.

4.2.2.3 SIR FREDERICK GIBBERD
The earliest drawings of the Chapel dating from 1961 were produced by Reynolds & Scott 'in Consultation with Frederick Gibberd'. The college had previously worked with Reynolds and Scott, but through a relationship between the College Principal and Engineer James N. Lowe who was working on Liverpool Cathedral, Frederick Gibberd was introduced to the College and became involved in the design of the new Chapel.

Sir Frederick Gibberd (1908-1984) was an architect, townplanner, landscape architect and author who was at the forefront of the emergence of modern architecture in Britain. Amongst his best known projects are the masterplan for the new town of Harlow in the late 1940s and his design for the Metropolitan Cathedral of Christ the King in Liverpool, completed in 1967.

During the early 1960s, Gibberd was working on designs for the Liverpool Cathedral, which he had won in architectural competition. The Cathedral was based around a circular plan form, with the congregation grouped around a centralised altar and a dramatic tapering glazed tower above. Although it received some criticism amongst the architectural community for it's move away from modernist values, the Cathedral was designed during a period of reform for the Catholic Church and embodies the principles of liturgical change taking place at the time.

Although on a much smaller scale, the Chapel took a similar form to the Cathedral and could be considered as a prototype design, although this is not necessarily documented. The open plan worship space with centrally positioned Sanctuary dominated by a coloured glass lantern above, and the exposed geometric concrete frame are themes common to both buildings.

Figure 4.19
Metropolitan Cathedral of Christ the King, view along Mount Pleasant towards Hope Street to the Anglican Cathedral, 1967
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

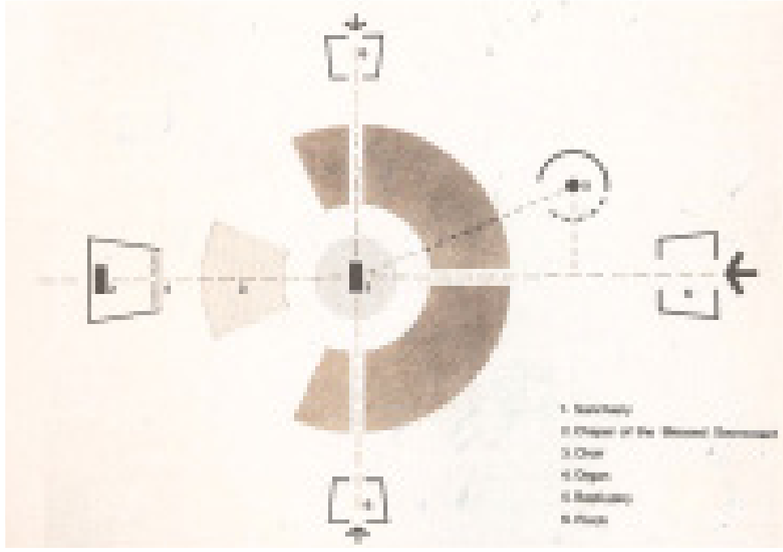


Figure 4.20
Liverpool Cathedral - Diagram of Cathedral Plan, 1968
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

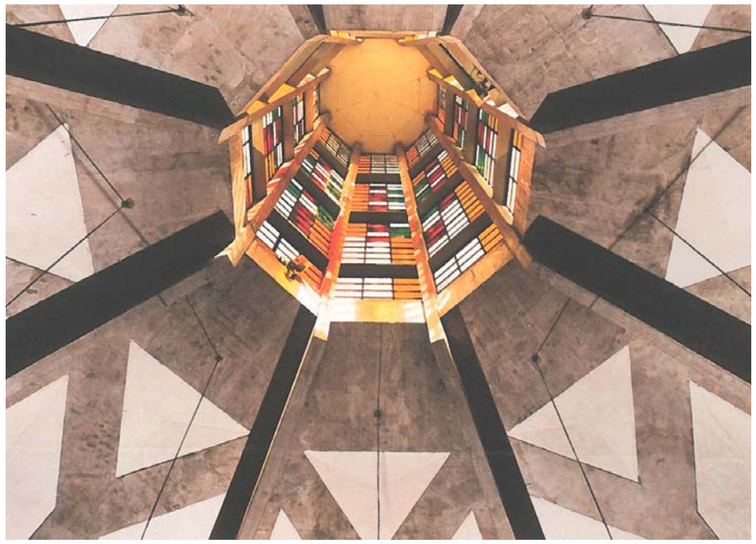


Figure 4.21
Hopwood Hall Chapel, interior view of tower and coloured glass
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

4.0 HISTORICAL BACKGROUND

4.2 CONTEXT

4.2.2.4 THE LITURGICAL MOVEMENT

The Chapel was constructed during an important period of change within the Christian Church, following the growth of the Liturgical Movement to the UK in the 1950s.
The Liturgical Movement began in Europe around the early C19th. One of the primary aims was to bring the liturgy and the congregation closer together, whilst making the church more relevant to modern life.

Gibberd's response to this within both Liverpool Cathedral and the Chapel at Hopwood Hall was a simplified and more informal plan form with a centralised sanctuary space which positioned the clergy at the heart of the congregation.

The Historic England listing description for the Chapel notes the centralised chapel as being reflective of the influence of the Liturgical movement and this appears to have been a driving factor in the design of both the Chapel and the Liverpool Cathedral.

4.2.2.5 MODERNISM ACROSS THE CATHOLIC CHURCH

During the early-mid C20th the move towards modernism across the Christian Church as a whole, and the post-war exploration of new materials and technologies, had slowly begun to influence church architecture on an international scale. This period demonstrates a significant move away from a grandiose and ornamented style of Church design towards a more stripped back and functional aesthetic.

The Second Vatican Council held between 1962-1965 (known as Vatican II) sought to address the relationship between the Catholic Church and the modern world, resulting in a number of changes across the Church including the way in which mass was performed and a more direct relationship between the priest and the congregation.

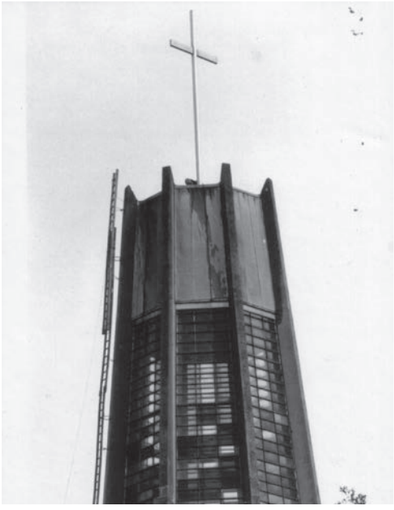


Figure 4.22
The Chapel spire
(Source: Rochdale Archives)

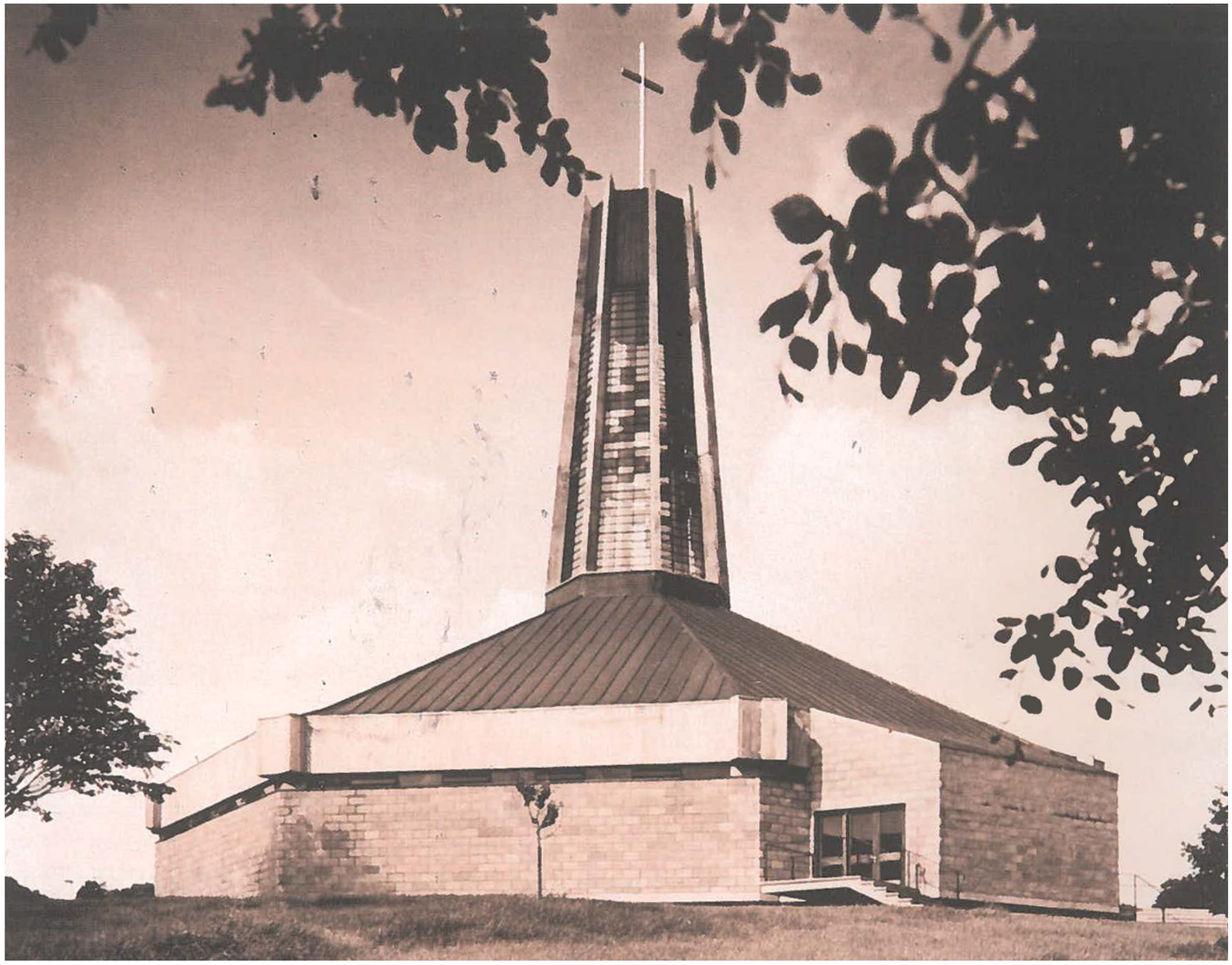


Figure 4.23
Hopwood Hall Chapel, 1965
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

4.0 HISTORICAL BACKGROUND

4.3 HISTORIC DEVELOPMENT

4.3.1 CONSTRUCTION OF THE CHAPEL

The earliest drawings of the Chapel from the Rochdale Council Archives collection dating from 1961 onwards illustrate how the design of the building evolved.

The Chapel was built by Taylor Woodrow (Construction) Ltd. and opened in 1965 after a four year planning and construction programme.

4.3.2 EXTERIOR

The Chapel sits on raised ground overlooking Hopwood Hall to the north and the College campus towards the south.

The Chapel is designed with an octagonal plan, measuring 100 feet in diameter, and is distinguished by its exposed concrete frame and a striking conical copper-clad roof that ascends towards a concrete and coloured glass lantern.

The in-situ reinforced concrete frame is characterised by tapering columns at each corner, supporting an deep perimeter ring beam with counter weights for the roof at each corner. The blockwork walls sit flush with the exposed concrete floor slab, which cantilevers over eight inset corner posts. A recessed concrete plinth gives the illusion that the structure is floating above the hillside.

The concrete frame extends upwards to form eight ribs supporting the lantern, unfilled with vibrant coloured glass with copper covered ring beams at low and high level. Originally, the top of the lantern was crowned with a cross; however, this feature was removed in the 1990s when the Chapel was de-consecrated.

The exterior is clad in fair-faced mauve coloured concrete blockwork, with a narrow band of black steel-framed clerestory glazing positioned between the columns directly beneath the eaves ring beam.

The roof drains into perimeter gutters concealed behind parapet upstands. Historical photographs from the Chapel's completion in the mid-1960s reveal the absence of external downpipes, but two square-section metal downpipes and hoppers were later added to the east-facing façade.

The primary access is from the east via two sets of cantilevered concrete steps, each with metal handrails leading to an angled Narthex which continues the line of each adjacent wall. In the 1990s, the underside of the steps was infilled with brick, and the handrails were replaced. Access from the rear is provided by a similar set of concrete steps, which remain largely unaltered and provide insight into the original design intent.

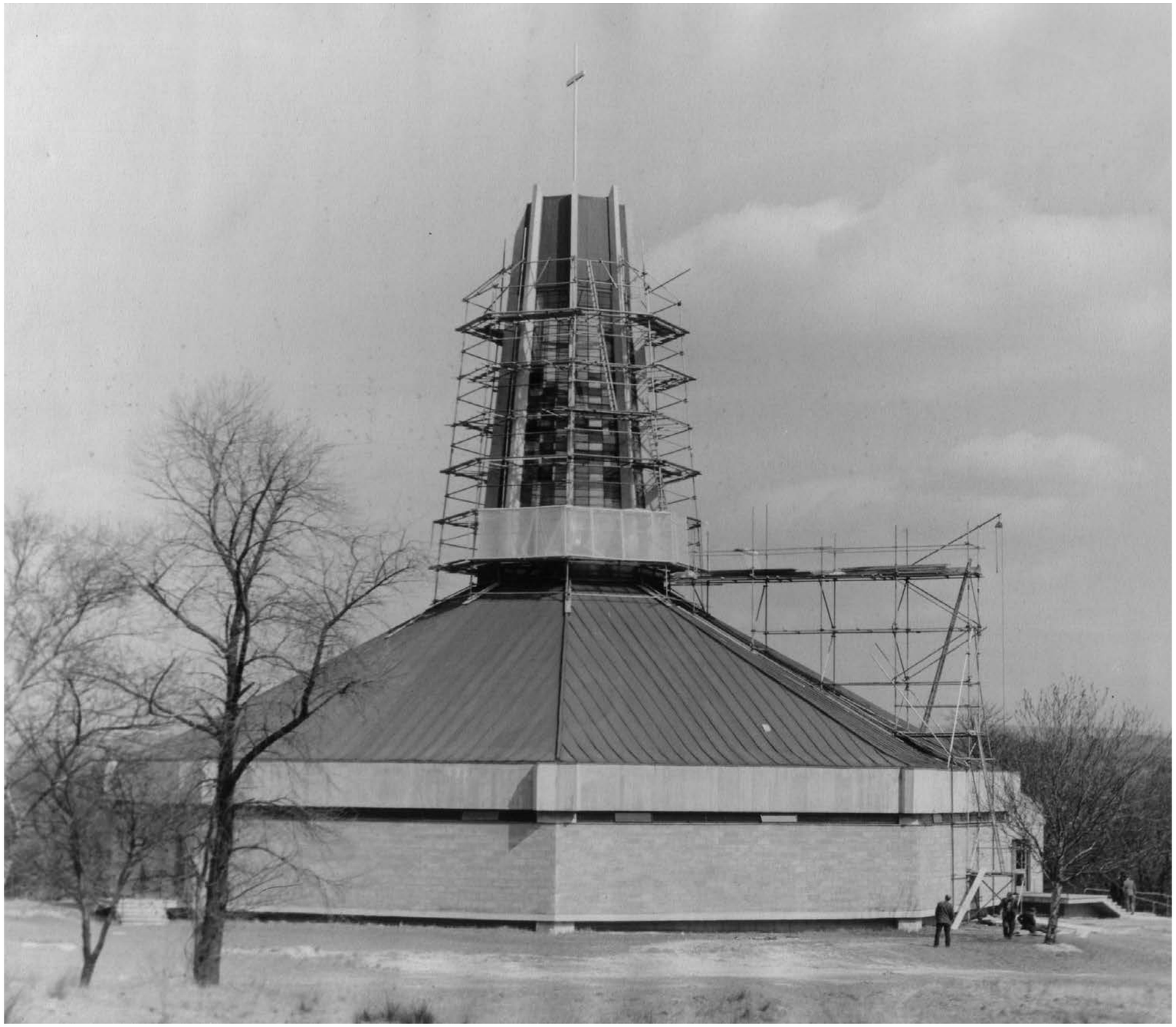


Figure 4.24
The Chapel during construction
(Source: Rochdale Archives)

4.0 HISTORICAL BACKGROUND

4.3 HISTORIC DEVELOPMENT

4.3.3 INTERIOR

Internally, the Chapel presents a predominantly open-plan layout, accessed from the east via the Narthex. According to the 1962 Reynolds and Scott Floor Plan (number 1, shown opposite), the Narthex was originally paved with York Stone and featured mat wells on either side, though the final construction utilised brick paviours that align with the flooring of the main Chapel space.

The 1962 floor plan depicts the Chapel as an open space with a central Sanctuary, at the heart of which lies an octagonal shaped High Altar dais, encircled by a communion rail on five sides. The floor plan included in the 1965 Architectural Review article highlights the Sanctuary dais floor, designed in a radiating pattern and notes this as having a buff colour and being designed by artist David Atkins.

The raised dais consists of two outer steps leading to a central elevated area, with a recess designed to house the base of the York stone Altar. The base and the Altar stone were later dismantled and set aside, possibly to facilitate the installation of a boxing ring during the building's use as a sports training facility by the College.

The 1962 plan also depicts the Sacristy, located to the west of the Sanctuary, which comprises the vestry, a WC, and a confessional booth. The organ is positioned along the front wall of the Sacristy, with a designated choir enclosure, and space for the Bishop's throne situated opposite, facing the Sanctuary. However, the final construction deviated slightly, as the communion rail, choir enclosure, and confessional booth were not built.

In the segment to the north of the Sacristy, the 1962 plan illustrates a semi-enclosed Lady Chapel, with an adjacent Reliquary Chapel, separated from the Sanctuary by a hardwood screen. Alterations to this design are evident in the 1964 Reynolds and Scott Lighting Plan (number 783-13, dated 12 April 1964), which reconfigures the space into a smaller Chapel (seating 12) with an altar beneath a ciborium. A detailed drawing by Reynolds and Scott (number 37, date unknown) reflects this simplified design, labelled the 'Blessed Sacrament Chapel.' The walls of this Chapel are noted as being constructed from *'12" Thermalite Y-tong' smooth-faced blocks, supported by a blue brick course'*. The altar is positioned on a predella of Accrington Brick, featuring a brick-on-edge detail. Historical photos from the 1960s (Figure 4.28) illustrates the originally constructed form of the Blessed Sacrament Chapel, with blockwork walls obscuring the altar from view.

The Blessed Sacrament Chapel was further altered (believed to have been circa 1967), including the lowering of the front blank section of the wall and the installation of a black metal screen in its place. The altar was now accessible from both sides of the wall. The reasoning behind this alteration remains unclear but may have been influenced by the liturgical changes following the Second Vatican Council (1962-1965), which called for more open planning and the removal of Sanctuary screens.

The 1962 plan features a Community Chapel situated in the segment to the south of the sacristy, with fixed benches for 20 individuals. This space is surrounded by a walled enclosure and hardwood screen, mirroring the Chapel to the north. The 1964 Reynolds and Scott Lighting Plan shows a reduction in the size of this area, again echoing the setting out of the northern Chapel, with walls following the lines of the segment. In the 1965 Architectural Review article, this space is referred to as the "Brother's Chapel." The low-level wall enclosing this area was later removed at an unknown time.

The remaining five segments of the Octagon originally contained rows of fixed hardwood benches with black metal frames, arranged in a radial configuration to correspond with the geometry of the exposed roof structure above. These benches have since been removed. The floor design further reinforced the geometric form of the Chapel, with bands of brick flooring following the same radial pattern.

4.3.4 ANALYSIS OF INTERIOR LAYOUT

The centrally positioned High Altar would have served as the focal point of the interior. Its placement was intended to position the clergy at the heart of the congregation, allowing a greater number of worshippers to be near the Sanctuary. The significance of the Sanctuary is further accentuated externally by the glazed lantern, which bathes the space in a colourful play of light, reinforcing the Chapel's centralised design ethos.

The Historic England listing description highlights the Chapel's centralised layout as a reflection of the Liturgical movement, which sought to dissolve the barriers between the church and its congregation.

This centrally focused plan, the use of materials in their raw state, and the absence of ornamentation, all helped to direct the congregation's attention squarely towards the Sanctuary and the rituals performed.

4.3.5 PAST AND PRESENT USES

Following the sale of the site to Rochdale Metropolitan Borough Council in the 1990s, the chapel was no longer used and became de-consecrated with the cross from the lantern removed in 1994.

The Chapel was utilised for examinations, exhibitions and events during the late 1990's with the seating and some liturgical fittings removed to provide flexibility of use. The altar and side chapels were however still intact when the building was Listed by Historic England in 1997.

The building has been utilised for sports training and teaching accommodation for the College but has more recently been used for storage owing to issues with accessibility and the thermal performance of the building.

Proposals obtained Planning and Listed Building Consent in October 2024 for the use of the Building as a dedicated T-level Engineering and Virtual Reality (VR) learning centre for Hopwood Hall College.

4.3.6 NOTES ON DOCUMENTARY RESEARCH

It is understood from previous project emails dating from 2011 that a full suite of A1 drawings were in existence at Atkins Warrington Office with a smaller A3 set held by the Conservation Officer at Rochdale MBC.

Many of these drawings were referred to in the 2012 Heritage Assessment by AHP but were unavailable during the preparation of this report. References are therefore made to such drawings but on this basis the drawings are considered as secondary information sources.

4.0 HISTORICAL BACKGROUND

4.3 HISTORIC DEVELOPMENT

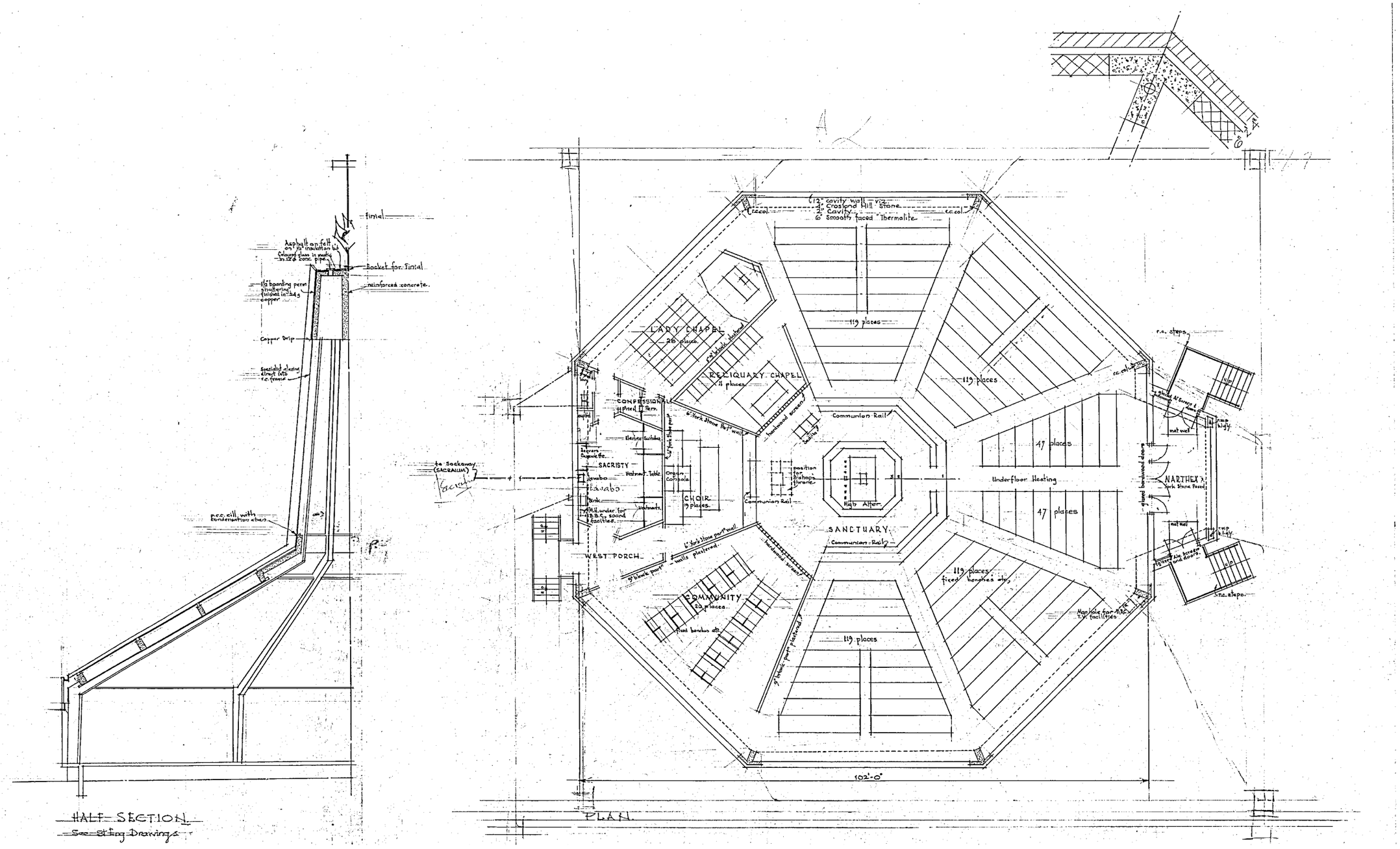


Figure 4.25

Extract from Reynolds and Scott Floor Plan (Drg No.1) dated 14.2.62
(Source: Hopwood Hall College)

4.0 HISTORICAL BACKGROUND

4.3 HISTORIC DEVELOPMENT

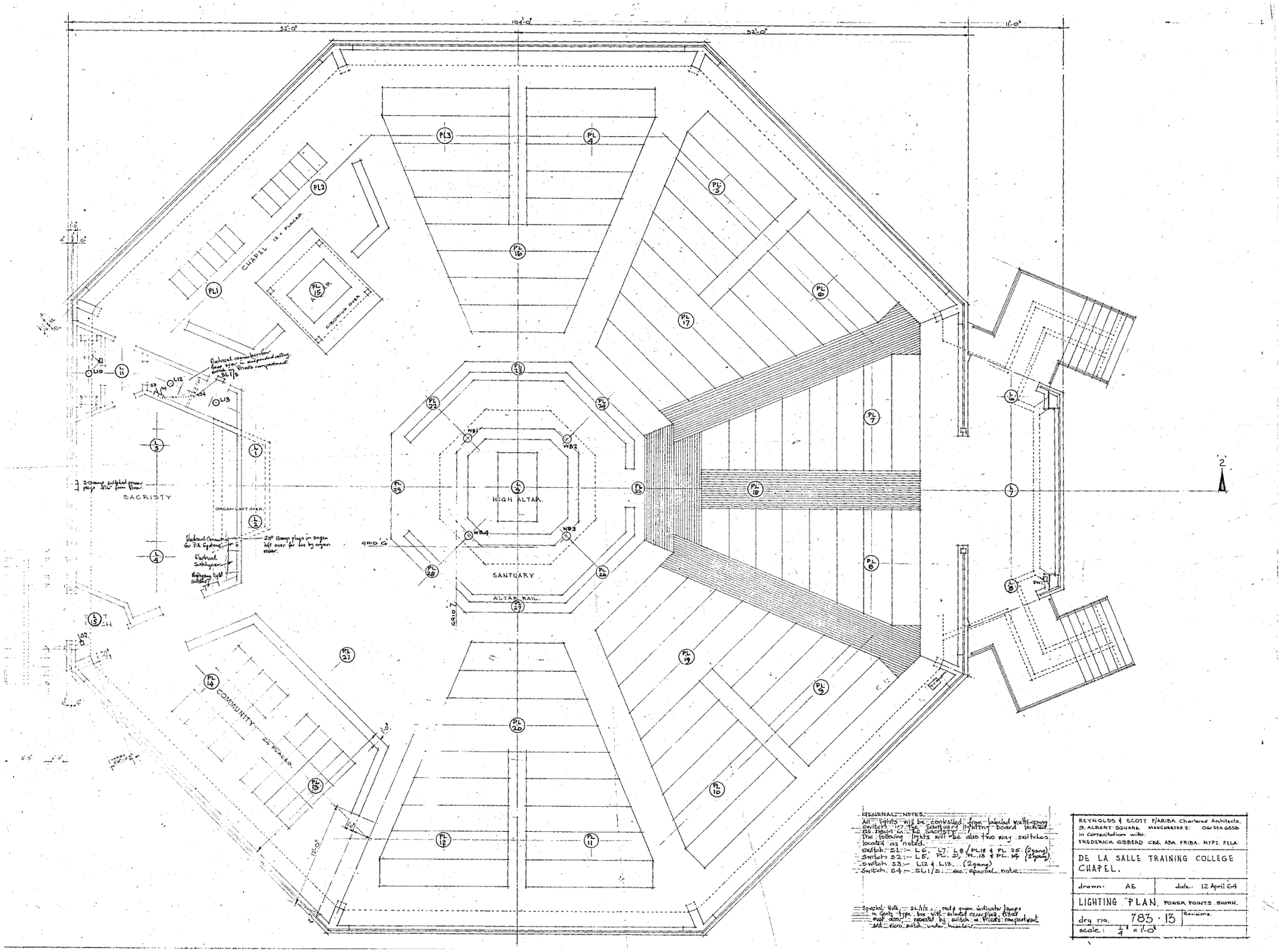


Figure 4.26

Reynolds and Scott Lighting Plan (Drg No.13) dated 12 April '64
(Source: Hopwood Hall College)

4.0 HISTORICAL BACKGROUND

4.3 HISTORIC DEVELOPMENT

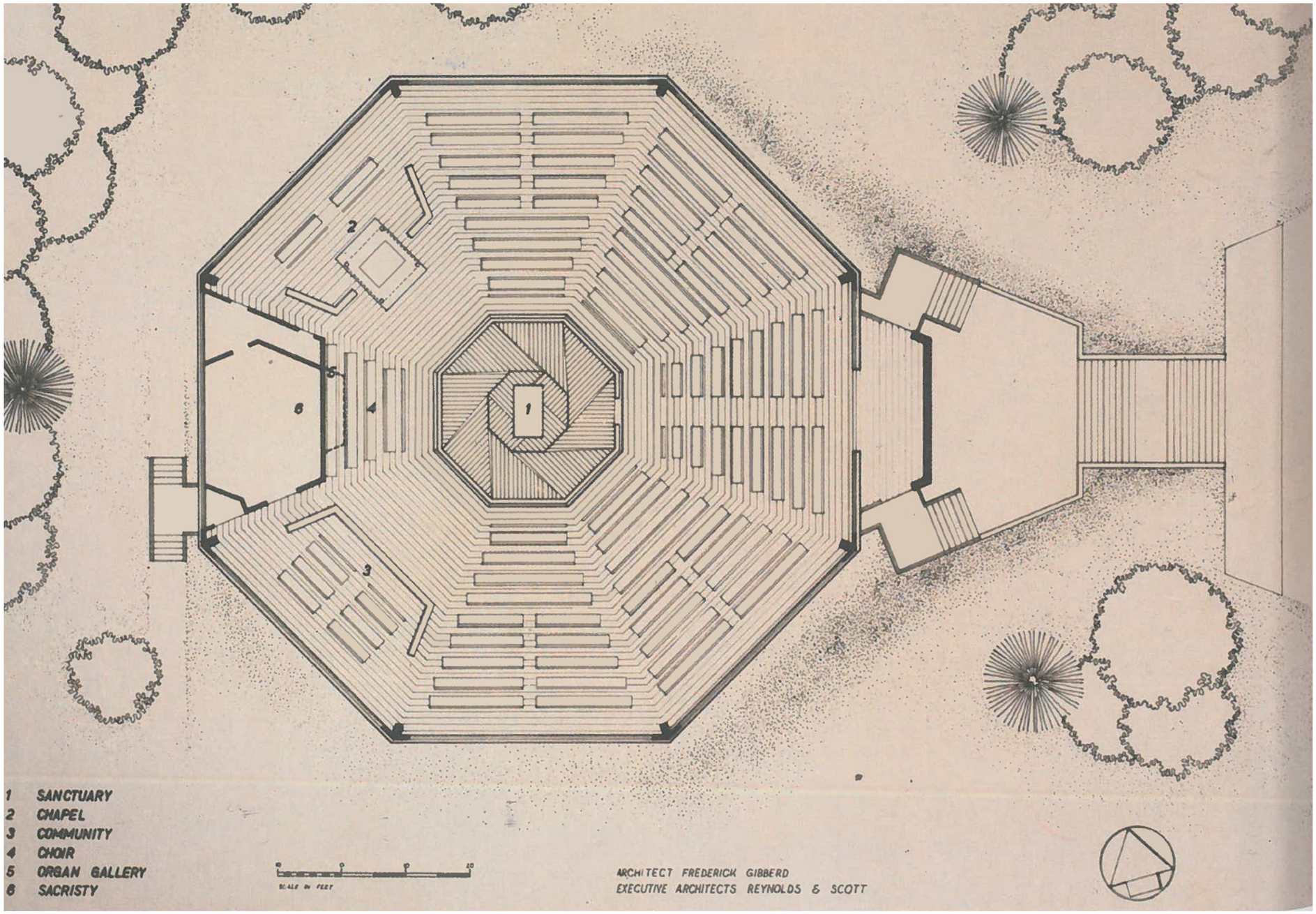


Figure 4.27
Hopwood Hall Chapel, plan, 1963
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

4.0 HISTORICAL BACKGROUND

4.3 HISTORIC DEVELOPMENT

Figure 4.28
The Chapel interior
(Source: Rochdale Archives)

4.0 HISTORICAL BACKGROUND

4.3 HISTORIC DEVELOPMENT

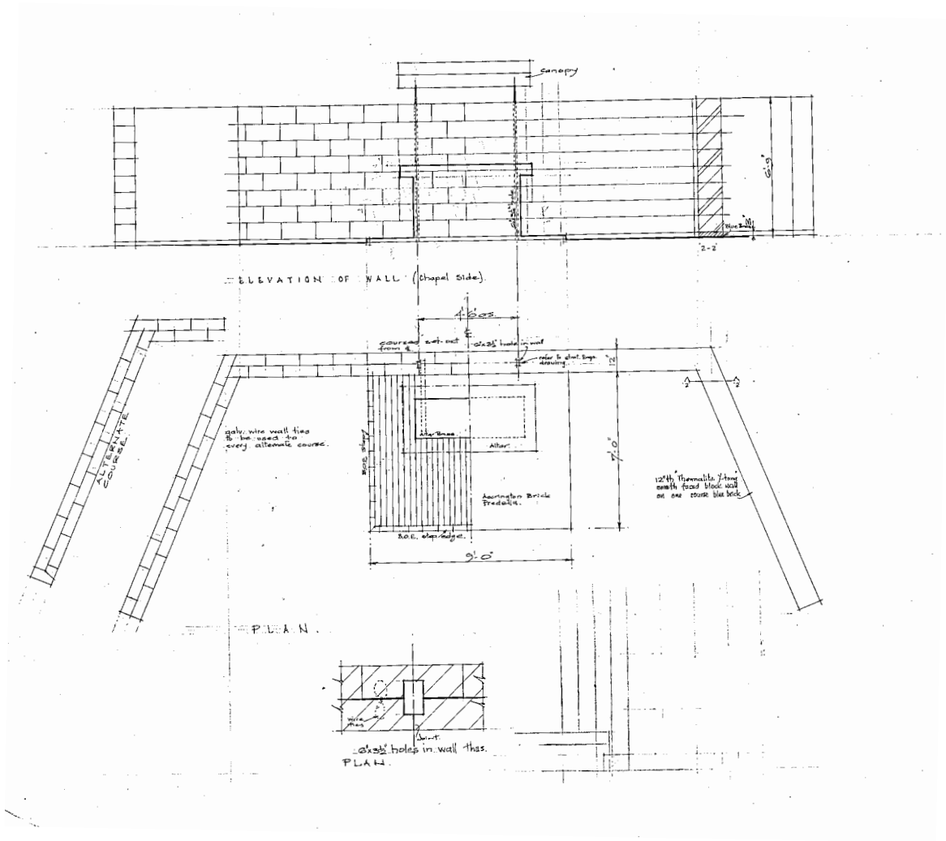
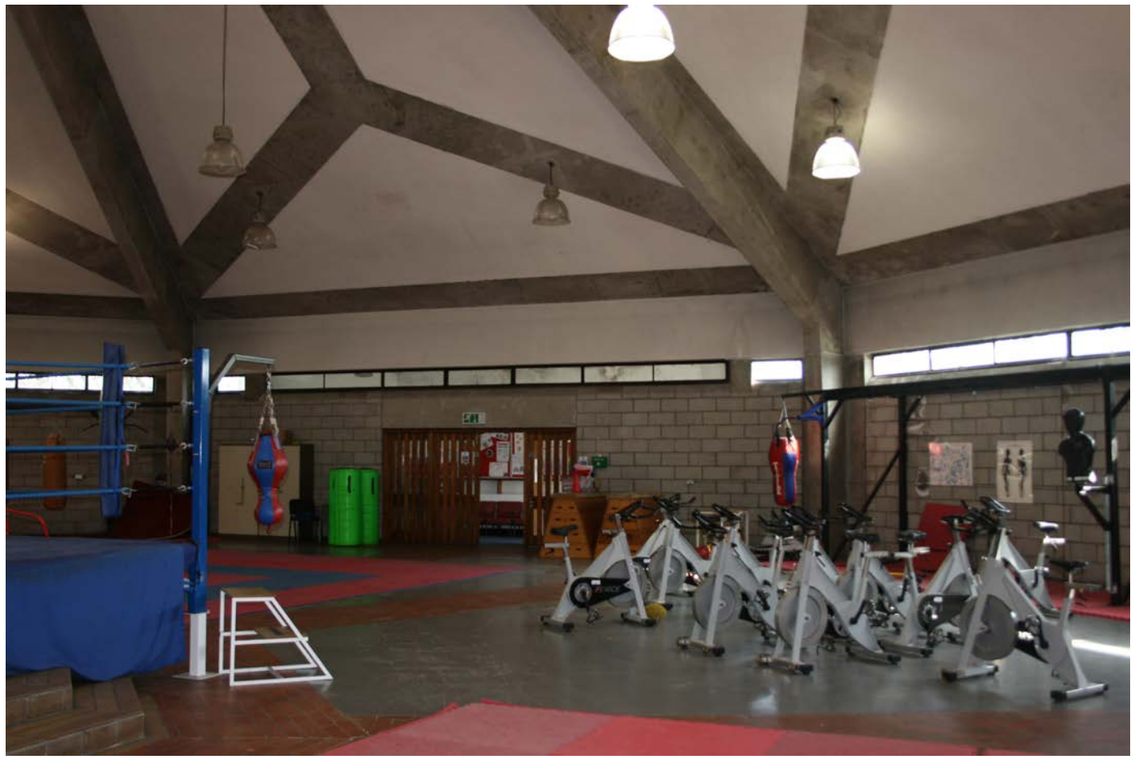


Figure 4.29
Extract from Reynolds and Scott drawing Blessed Sacrament Chapel Blockwork (Drg No.37)
(Source: Hopwood Hall College)

Figure 4.30
Chapel interior
(Source: Rochdale Archives)

4.0 HISTORICAL BACKGROUND

4.3 HISTORIC DEVELOPMENT



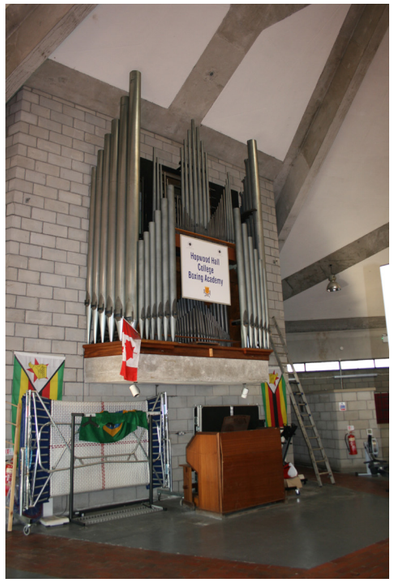


Figure 4.31
Photographs from 2011 showing the Chapel in use as a sports facility
(Source: Seven Architecture)

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.1 STATUTORY DESIGNATION

The building is Grade II listed. The listing description provided by Historic England is set out below:

FORMER CHAPEL AT HOPWOOD HALL COLLEGE
List Entry Number: 1247260
GV II

Summary
A Roman Catholic chapel (now deconsecrated). It was built in 1964-1965 to designs by Frederick Gibberd, executed by Reynolds and Scott.

Reasons for Designation
Hopwood Hall Chapel, 1964-1965 to designs by Frederick Gibberd, executed by Reynolds and Scott, is listed at Grade II for the following principal reasons:

Architectural interest:
* as a design by Frederick Gibberd, an eminent C20 British architect and leading proponent of Modern architecture in Britain; * the chapel shares and refines many of Gibberd's ideas for his 1960 competition-winning design for Liverpool Metropolitan Cathedral (built 1962-1967), the smaller scale enabling him to set the altar directly under the lantern-tower corona, and place subsidiary spaces behind rather than seating; * the interior is notable for the dramatic geometric pattern of concrete ribs and framing to the conical roof, crowned by the lantern tower concentrating the light of the coloured glass on to the central sanctuary; * the abstract pattern of French antique glass in the lantern tower and the pavoir flooring below are by David Atkins, designer of the geometrical, marble flooring, baptistry gates, and glass in a side chapel at Liverpool Metropolitan Cathedral.

Historic interest:
* the church plan was at the forefront of placing the Eucharist spatially and spiritually at the centre of worship, as encouraged by the Liturgical Movement and formalised by the contemporaneous Second Vatican Council (1962-1965), then influencing designs of subsequent Roman Catholic churches.

Group value:
* the chapel is in close proximity, and has strong visual and contextual group value, with the Grade II* Hopwood Hall.

History
Hopwood Hall and grounds was purchased by the De La Salle Brothers in 1946 to establish a Catholic teacher training college in the north of England. Brother Augustine of the Order had studied at Magdalene College, Cambridge, where he had admired the nearby round Church of the Holy Sepulchre, leading him to raise the possibility of a circular chapel here.

The Manchester practice of Reynolds and Scott, designers of many Catholic churches, were appointed architects for the teacher training college. Frederick Gibberd had recently won the 1959 to 1960 competition for a new Liverpool Catholic Cathedral with a circular plan and central altar and Reynolds and Scott nominated him to design the chapel. Although much smaller, it took a similar form, with a centralised sanctuary lit by a lantern tower of concrete and coloured glass. The plans were then executed by Reynolds and Scott. The consulting engineers were Lowe and Rodin; James Lowe had worked on Liverpool Metropolitan Cathedral and had also been a student friend of Brother Augustine. The main contractors were Taylor Woodrow (Construction) Ltd.

The lantern tower used French antique glass in white, yellow, red and green leaded into metal frames, the pattern designed by David Atkins, who had designed the Metropolitan Cathedral's geometrical, marble floor pattern. He also designed the radiating pattern of buff colour paviors to the sanctuary floor beneath the lantern. The octagonal building had five segments of seating facing the sanctuary on three sides. The choir stalls and organ gallery with an organ by Jardine and Co Ltd were placed in the bay behind the sanctuary, with the enclosed sacristy to the rear. The bay to either side were occupied by the Chapel of the Blessed Sacrament, with low blockwork walls and timber altar canopy, and seating for the Brothers. The pews were of hardwood on black metal framing. Work began in March 1964 and was completed in fourteen months, officially opening in June 1965.

The chapel was deconsecrated in the 1990s and the pews removed. It was converted for use as a fitness and sports centre, and more recently used for storage. It is presently (2025) being converted for use as a learning centre by Hopwood Hall College.

(Sir) Frederick Gibberd (1908-1984) was an architect, town planner and landscape architect, who was influenced by the European International Style and became one of the architects who fathered the emergence of Modern architecture in Britain. He made major contributions as an architect-planner to post-1945 reconstruction and civic design, notably Harlow New Town, and designed many significant post-war buildings, including the first terminal buildings at Heathrow airport and power stations at Hinkley Point and Didcot, as well as landscaping several new reservoirs. He won major architectural competitions both for Liverpool Metropolitan Cathedral (1962-1967) and the London Central Mosque in Regents Park. Gibberd was knighted in 1967.

Details
Roman Catholic chapel (now deconsecrated). 1964-1965 to designs by Frederick Gibberd, executed by Reynolds and Scott.

MATERIALS: an in-situ reinforced concrete frame with pinkish concrete block walls and a roof covered in copper-faced felt (Ruberoid Ltd).

PLAN: the building has a 100ft (30.5m) diameter octagonal plan with a central sanctuary lit by a tapering lantern tower and a low, projecting, polygonal entrance lobby to one angle with two side doors reached by a pair of angled staircases. A secondary doorway on the opposite side of the building is reached by a double-sided staircase.

EXTERIOR: the chapel stands on raised ground overlooking the college buildings to the south; Hopwood Hall is located to the north. An exposed concrete floorplate with flush concrete block walls overhangs inset concrete corner posts. A narrow, horizontal band of metal-framed, clerestory windows separate the walls from a deep ring beam at eaves level. The ring beam is of board-marked, unpainted reinforced concrete and has counterweights for the roof at the corners. The polygonal entrance lobby also has a concrete floorplate and concrete block walls with a lean-to roof oversailing the clerestory glazing and ring beam to this angle. The angled sides of the entrance lobby both have wide openings with timber and glazed screens incorporating central doors (presently boarded). These are reached by angled staircases (originally cantilevered, now modified or rebuilt with modern tubular handrails). The wall angle opposing the entrance lobby has a secondary entrance via a double doorway to the right-hand side with timber doors with alternating vertical planks and strip glazing and a cantilevered staircase with steps to both sides and a metal handrail to one side. The low-pitched, angled roof is covered in copper-faced felt with standing seams and extends down the lean-to entrance roof also. The lantern tower has exposed concrete ribs and copper-covered ring beams with coloured glass set in a metal framework.

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.1 STATUTORY DESIGNATION

INTERIOR: the sanctuary has two shallow octagonal steps with a central octagonal platform (upon which the rectangular York stone altar originally stood) all with a geometric pattern of buff pavoirs and pavoir-faced risers designed by David Atkins. Above, the central lantern tower has an abstract pattern of rectangles of predominantly yellow and acid-etched white glass with clusters of red, white and green glass, also designed by David Atkins. The sanctuary is surrounded by a wide band of red bricks set into the concrete floor with radiating bands defining aisles between the former segments of seating, a brick encompassing band beneath the outer walls and brick flooring to the entrances. The exposed concrete corner posts rise to the eaves ring beam and angle to extend into the conical roof as projecting ribs rising to the ring beam of the lantern tower. Between the ribs is a pattern of double "Y" shaped expressed concrete framing with white triangular and polygonal infill panels between, forming a bold pattern.

The segment facing the entrance has a polygonal sacristy with concrete block walls and a projecting, polygonal organ gallery and organ with silver pipes. The left-hand side wall has two wide doorways with timber double doors; the left-hand doorway opens off a small polygonal lobby to the secondary entrance and the right-hand doorway opens into the sacristy. The right-hand side wall has two single doorways with timber doors leading into the sacristy, which contains vestment wardrobes, drawers and storage, and electrical plant, with timber doors and panelling.

To the right of the sacristy the polygonal Chapel of the Blessed Sacrament is partially enclosed by low level concrete block walls with stone coping on three sides. The main wall steps down to the centre with decorative ironwork railings to each side of a central timber altar canopy (baldacchino) which extends over both sides of the wall. Within the chapel the canopy is above an abutting stone altar supported on a concrete block stand standing on a brick platform. On the outside the canopy is above a concrete step and a T-shaped stone block with an incised Latin cross set in the wall.

The main entrance lobby has a wide inner doorway into the church with timber double doors to the centre flanked by single outer doors, all with alternating vertical timber planks and strip glazing.

Listing NGR: SD8750808194

Figure 5.1
Photograph of the Chapel Viewed from Hopwood Hall
(Source: Seven Architecture)

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.2 BUILDING EXTERIOR

5.2.1 OVERVIEW

The former Chapel consists of a concrete frame with walls clad in fair faced blockwork and a copper faced roof covering. The roof is crowned by a glazed lantern with concrete ribs infilled with metal framed colored glazing and copper faced cladding. The building is octagonal in plan featuring a concrete ring beam, beneath which sit a band of metal framed clerestorey windows. The building is set upon a concrete plinth set back behind the face of the walls.

5.2.2 CONCRETE FRAME

The Chapel is constructed using an in-situ concrete frame comprising internally exposed tapering concrete columns and a board marked pre-stressed concrete ring beam exposed at eaves level. The corner points are expressed by counter weights for the roof. The structure continues upwards to form the lantern ribs.

The concrete is left in it's natural state throughout and in places the ring beam appears heavily stained and water damaged. This appears to have been caused by defective rainwater goods failing to adequately shed water combined with a lack of suitable drip projection to the parapet capping.

5.2.3 EXTERNAL WALLS

The exterior walls comprise fair-faced mauve coloured concrete blockwork laid in stretcher bond, with a narrow band of metal framed clerestory windows set between the columns located directly below the concrete eaves ring beam.

The external walls were noted on the 1962 Reynolds and Scott Plan (number 1) as *'4" crossland stone, 2" cavity, 6" smooth faced Thermalite'*. The stone external leaf was at some point substituted for fair faced concrete blockwork, presumably owing to budgetary constraints.

The blockwork is in generally fair condition with some areas of water staining and numerous joints re-pointed using an unsightly modern mastic which stands out against the original joints. Several graffiti marks are reflective of the location of the building remote from the College campus and it's lack of use since becoming deconsecrated.

5.2.4 EXTERNAL DOORS

The primary access to the building is via the Narthex, through two sets of double doors with side screen. The existing doors are timber framed and in poor condition with the glazed areas boarded over. These are noted on the 1962 plan (number 1) as 'Glazed Al. Screen and Doors' and appear in the 1965 photos to be a plain design with dark frames and simple horizontal cross bar.

To the rear, the west porch to the building is accessed through hardwood timber framed double doors featuring narrow bands of glazing with a central horizontal timber bar. The doors appear to be original and are generally in fair condition.

5.2.5 EXTERNAL CLERESTOREY WINDOWS

The clerestorey windows are painted black, with clear glazing and incorporating top hung opening casements.

5.2.6 ROOF

The roof is covered using copper-faced felt, referred to in the Reynolds and Scott drawings (unseen) as 'Ruberoid' copper roofing. The part section shown on Reynolds and Scott 1962 drawing (number 1) notes the build up to the top section of the lantern as "1 1/2" boarding perm shuttering, finished in 24g copper". There are no notes to the remainder of the roof, but this may suggest that an original copper roof was later substituted for a copper faced roofing felt as a cost saving measure.

The copper faced bituminous felt incorporates timber battens placed at regular intervals to form a 'standing seam' effect which emphasises the octagonal geometry. The felt is adhered to a wood fibre board on a further bituminous roofing membrane placed directly above the concrete roof panels. The roof has been patch repaired over a number of years, and upon inspection the substrate was found to be saturated indicating the failure of the copper faced roofing felt.

The roof drains into a concealed parapet gutter lined using bitumen roofing felt with a metal capping to the concrete parapet. Rainwater outlets at each column position indicate concealed downpipes embedded within the concrete frame. Upon inspection the parapet gutter was found to have standing water, indicating that the outlets have become blocked.

Two simply designed green painted metal hoppers and square section downpipes are present to each side of the Narthex. These have been added later and are not shown on the original drawing and early photographs of the Chapel. The hoppers and down pipes are in poor condition and were seen to be defective and overflowing during a previous site visit.

5.2.7 GLAZED LANTERN

The glazed lantern extends upwards from the roof to a total height of 95 feet from ground level and comprises eight tapering in-situ concrete columns, extending upwards from the primary structure, between which coloured glazing is leaded into metal frames.

The glazing is noted in the 1965 Architectural Review article as "French Antique glass" designed by David Atkins, an artist who was a member of the Gibberd practice who had also been responsible for the marble floor pattern at Liverpool Cathedral. It is understood that the 1964 drawing (number 8 - unseen by the author) that the specification for French antique glass was eventually changed to 'West German Antique Glass obtained only from Messrs Claritude Ltd, 19 Dunraven St, Park Lane, London WC1'. The glazing is primarily yellow and acid-etched white with seemingly random clusters of red, white and green.

Two doors are incorporated into the base of the lantern glazing, with matching metal frames and glazed panels.

The lantern features a small copper faced upstand to the base and copper faced infill cladding to each of the segments above the areas of glazing. The flat roof to the top of the lantern is currently covered in standing water and features eight circular outlets. The base for the original crucifix is still present.

5.2.8 NARTHEX

The building is entered from the east via two sets of flying concrete steps with metal handrails. The projecting Narthex features an unadorned blockwork wall with lowered eaves where the roof continues beyond the primary octagonal concrete frame.

The concrete blockwork to the Narthex is heavily stained and appears to have been saturated by water for a prolonged period.

To each side of the Narthex, the building is entered through a double door set within a larger opening with side screen. The existing doors are timber framed and in poor condition with the glazed areas boarded over. These are noted on the 1962 plan (number 1) as 'Glazed Al. Screen and Doors' and appear in the 1965 photos to be a plain design with dark frames and simple horizontal cross bar.

5.2.9 EXTERNAL STEPS

The Chapel is accessed from the main College campus via a set of paved steps leading towards the eastern facade of the building. These steps did not form part of the original landscape design since the Chapel was designed to respond to Hopwood Hall. The steps are in poor condition with a utilitarian style handrail not suited to the original design detailing of the Chapel.

The building is primarily entered from the Narthex to east via two sets of flying concrete steps with metal handrails. The underside of the steps was unsympathetically infilled with brickwork in the 1990s and the original handrails were also replaced.

External access into the west porch to the rear of the building is via a set of flying concrete steps which, although in poor condition, appear to have been little altered from the original design.

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.3 BUILDING INTERIOR

5.3.1 NARTHEX

The building is entered from the east through a small Narthex which is plain in decoration with a sloping soffit and featuring a red brick paved floor. The walls are exposed blockwork with a band of painted white plaster above door head height. A band of internal clerestorey windows, matching the size and appearance of the exterior windows, are positioned in the wall between the Narthex and main chapel. The Narthex has suffered from water ingress and is currently in poor condition.

5.3.2 CHAPEL

The Chapel comprises an open volume with central raised dais, Blessed Sacrament Chapel and enclosed Sacristy area towards the east with organ and associated pipes still in tact.

The concrete frame is exposed internally with tapered columns extending upwards continuing upwards to form the decorative roof beams and terminating underneath the ring beam supporting the lantern structure. The concrete ribs forming the lantern structure continue the structural line upwards and are exposed internally, drawing the eye towards the decorative glazed lantern.

The soffit comprises a series of exposed concrete beams in a Y-shaped configuration with inset panels set slightly back from the face of the concrete beams and infilled using sprayed asbestos. The white colour of the inset panels contrasts with the concrete and serves to further emphasise the dramatic geometry of the roof structure. Each of the panels is set out in a triangular pattern with a moulded 3 dimensional form expressed using indentations within the surface finish. Pendant light fittings are suspended from the concrete roof structure, set out in a radial pattern. The pendant fixtures are a later addition but the positions appear to accord with the historic photographs.

Internal walls are fair faced blockwork with a single course of blue brick forming a plinth and tapering cills to the clerestorey windows. Walls above clerestorey level have a white lightly textured acoustic plaster finish.

The flooring features bands of red brick paviours set into the concrete floor, set out in a radial pattern to align with the geometry of the roof structure. The flooring pattern is reflective of the setting out of the original pews, which were positioned within five 'segments' of the octagon with surrounding circulation areas also depicted using brick paviours. Variations in the surface texture of the concrete infill sections is possibly indicative of the previous positioning of the pew seating.

5.3.3 SANCTUARY

The raised dais to the Sanctuary features two outer steps with a central raised area with a recess for the base of the Altar stone which have been previously dismantled and set aside. The dais features buff coloured brick paviours set out in a decorative radial pattern, as shown on the original drawings. The paving is in fair condition with a few areas of damage and a previous services channel cut out of the floor with flush steel edging. The altar stone features four carved inset crosses, one in each corner, which are still legible.

5.3.4 GLAZED LANTERN

The Sanctuary is lit from above through the dramatic coloured glass lantern structure. Patterns of coloured light reflect into the Chapel during periods of sunlight which adds to the special atmosphere of the interior.

The lantern extends to a plastered soffit with radial pattern reflecting the octagonal geometry of the lantern and roof structure.

5.3.5 BLESSED SACRAMENT CHAPEL

The altar and surrounding half height walls to the Blessed Sacrament Chapel are still in tact. The fair faced blockwork walls are laid using stretcher bond and are set out in a u-shaped configuration which follows the angle of the segment. These walls extend to a height of 1.97m with projecting stone capping piece. The front of the walls facing into the building feature a projecting stone skirting, whilst to the rear the wall base comprises a single course of blue brick.

At the front, the walls drop to a height of 1.09m with the altar projecting to the rear. To the front of the wall facing the Sanctuary, a stone T-shaped panel features an inset carved crucufix. A black coloured metal screen sits within the wall, supporting a timber canopy above with a raised stone step below extending out towards the Sanctuary. To the rear of the wall, the altar base projects beyond the wall is possibly constructed using York stone. The altar stone sits atop the base, accessible from both sides of the wall, with the tabernacle set within this construction. The altar stone features five carved inset crosses, which are still legible and match the altar stone to the Sanctuary. A square inset section is evident to the centre rear of the stone, directly above the tabernacle. The altar is surrounded to the rear by a red brick predella with a brick on edge to the perimeter.

The floor within the Blessed Sacrament Chapel is concrete with some remains of blue patterned carpet tiles with metal trim to the perimeter.

5.3.6 PIPE ORGAN

The organ is still present although the rear backing panel has slipped and it is not known if this is still in working order. The organ pipes are mounted within a hardwood timber structure set upon a concrete plinth and fixed to the blockwork wall to the front of the Sacristy. A later sign noting "Hopwood Hall College Boxing Academy" has been mounted in front of the organ pipes.

5.3.7 SACRISTY

The segment to the west of the Chapel is enclosed using fair faced blockwork walls extending to the underside of the soffit. This area incorporates the Sacristy which features a series of hardwood vestment cupboards with small area of worktop with a sink, as well as a services cupboard with hardwood doors. To the north of the Sacristy a small single enclosed WC with associated basin sits adjacent to a lobby which leads back into the main Chapel. A further cupboard (inaccessible at the time of writing) is located to the opposite side of the lobby. The previous use of this room is unknown but it was noted on the 1962 plan as a Confessional although in a slightly different configuration.

The floor finish within the Sacristy is a blue patterned carpet tile, similar to the Blessed Sacrament Chapel, although there are several tiles missing. The walls above the cupboards are plastered and the space is lit via the clerestorey windows to the rear of the vestment cupboards.

To the south of the Sacristy sits the West Porch, leading out to the rear steps. This is thought to have originally been provided as a separate entrance for the monks from Hopwood Hall.

5.3.8 INTERNAL DOORS

Internal doors are hardwood timber with a varnished finish. All of the internal doors are believed to be original.

The doors between the Narthex and main Chapel feature a hardwood frame and doors with vertical glazed sections and a central horizontal timber band. The doors are set within a timber frame and feature a deep concrete lintel to the head of the opening.

Two sets of double doors to the southern side of the Sacristy are solid panel timber doors with hardwood frames and matching timber lintels. One of the doors leading to the West Porch features a square glazed vision panel.

Two single doors to the north of the Sacristy are solid panel timber doors with hardwood timber frames and concealed lintels.

5.3.9 INTERNAL CLERESTOREY WINDOWS

Black painted metal framed clerestorey windows between the Narthex and Chapel continue the visual effect of the external windows. The windows are fixed clear glazed lights which match the appearance of the external windows.

5.3.10 FIXTURES AND FITTINGS

The original pew seating has been removed but was originally formed using hardwood with black metal framing.

The light fittings are not considered to be original although appear to be largely in the original positions. The majority of switches and sockets are white plastic with plastic surface mounted conduit which are likely later additions. Some light switches within the Sacristy have a brass finish and are thought to be the original fittings.

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.4 PHOTOGRAPHIC REGISTER

5.4.1 PHOTOGRAPHIC REGISTER

199FRAME NO.	EXTERNAL / INTERNAL	DESCRIPTION	DIRECTION OF VIEW	TAKEN BY	DATE
1	External	Aerial View	From above	Castle Keep Surveys	10.01.2024
2	External	Aerial View	From above	Castle Keep Surveys	10.01.2024
3	External	View from the Existing Stepped Access towards the building from the North	S	RS	16.11.2023
4	External	View from the existing stepped access up the hill towards the building from the East	NW	LM	20.11.2020
5	External	View from the existing stepped access up the hill towards the building from the South-East	NNW	LM	15.12.2022
6	External	West Elevation Looking Towards the West Porch	E	RS	16.11.2023
7	External	North Elevation	NW	RS	19.03.2024
8	External	North West Elevation	SW	RS	19.03.2024
9	External	North West Elevation	SE	RS	19.03.2024
10	External	West Elevation looking towards the West Porch	NE	RS	19.03.2024
11	External	South West Elevation	NE	RS	19.03.2024
12	External	South West Elevation	NNE	RS	19.03.2024
13	External	South Elevation	NNW	RS	16.11.2023
14	External	View of East Elevation looking Towards the Narthex	NW	RS	19.03.2024
15	External	View of South Elevation looking Towards the Narthex	NW	RS	24.10.2024
16	External	View from the existing stepped access up the hill towards the building from the South-West	NW	RS	19.03.2024
17	External	View from the existing stepped access up the hill towards the building from the South-West	NW	RS	19.03.2024
18	External	View of Concrete Structure	E	RS	19.03.2024
19	External	View of Concrete Structure	NNW	RS	16.11.2023
20	External	Detail of Concrete Structure	NW	RS	19.03.2024
21	External	Detail of Concrete Structure	SW	RS	16.11.2023
22	External	Detail of Concrete Plinth	W	RS	16.11.2023
23	External	View of Damaged Concrete Ring Beam	NE	RS	19.03.2024
24	External	External Doors (South Entrance to Narthex)	N	RS	24.10.2024
25	External	External Doors (North Entrance to Narthex)	S	RS	19.03.2024
26	External	External Doors (Entrance to West Porch)	E	RS	19.03.2024
27	External	View of Clerestorey Windows	E	RS	09.10.2024
28	External	View of Clerestorey Windows	W	RS	09.10.2024
29	External	View of Clerestorey Windows	W	RS	09.10.2024
30	External	View of Copper Faced Roof and Glazed Lantern	NW	RS	09.10.2024
31	External	Parapet Gutter Detail	W	RS	09.10.2024
32	External	Parapet Gutter Detail	W	RS	09.10.2024

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.4 PHOTOGRAPHIC REGISTER

5.4.1 PHOTOGRAPHIC REGISTER

199FRAME NO.	EXTERNAL / INTERNAL	DESCRIPTION	DIRECTION OF VIEW	TAKEN BY	DATE
33	External	Parapet Gutter Detail showing RWO	W	RS	09.10.2024
34	External	View of Copper Faced Roof	N	RS	09.10.2024
35	External	View of Glazed Lantern	S	Castle Keep Surveys	10.01.2024
36	External	View of Glazed Lantern	N	RS	09.10.2024
37	External	View of Glazed Lantern	N	RS	09.10.2024
38	External	View of Base of Glazed Lantern	NW	RS	09.10.2024
39	External	View of flat roof to top of Lantern	N	RS	09.10.2024
40	External	Detail of Glazed Lantern	N	RS	09.10.2024
41	External	Detail of Glazed Lantern	W	RS	09.10.2024
42	External	Detail of Glazed Lantern	W	RS	09.10.2024
43	External	View of External Steps to East	W	RS	19.03.2024
44	External	View of External Steps to South of Narthex	NW	RS	24.10.2024
45	External	Detail of External Steps to South of Narthex	N	RS	24.10.2024
46	External	View of External Steps to North of Narthex	NW	RS	19.03.2024
47	External	View of Paving to South of Narthex	NW	RS	24.10.2024
48	External	View of Steps to West Porch	NW	RS	19.03.2024
49	External	Detail of Steps to West Porch	SE	RS	19.03.2024
50	External	Detail of Handrail to West Porch Steps	S	RS	19.03.2024
100	Internal	View of Narthex	N	RS	24.10.2024
101	Internal	View of Narthex	S	RS	24.10.2024
102	Internal	View into Chapel from Narthex	W	RS	24.10.2024
103	Internal	View of Chapel	SW	RS	09.10.2024
104	Internal	View of Chapel	NNW	RS	09.10.2024
105	Internal	View of Chapel showing doors leading from Narthex	ENE	RS	24.10.2024
106	Internal	View of Chapel showing Blessed Sacrament Altar and Glazed Lantern	NW	RS	24.10.2024
107	Internal	View of Chapel	W	RS	16.11.2023
108	Internal	View of Chapel	E	RS	16.11.2023
109	Internal	View of Chapel	W	RS	16.11.2023
110	Internal	View of Chapel showing doors leading into the Chapel from Narthex	E	RS	09.10.2024
111	Internal	View of Chapel	SE	RS	09.10.2024

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.4 PHOTOGRAPHIC REGISTER

5.4.1 PHOTOGRAPHIC REGISTER

199FRAME NO.	EXTERNAL / INTERNAL	DESCRIPTION	DIRECTION OF VIEW	TAKEN BY	DATE
112	Internal	View of Chapel with later addition wall covering	S	RS	09.10.2024
113	Internal	View of Chapel with later addition wall covering	SW	RS	09.10.2024
114	Internal	View of Chapel wall to the South of the Sacristy and West Porch	NW	RS	09.10.2024
115	Internal	View of Chapel Pipe Organ	W	RS	09.10.2024
116	Internal	View showing wall to the north of the Sacristy	SE	RS	09.10.2024
117	Internal	View from within Blessed Sacrament Chapel	SW	RS	09.10.2024
118	Internal	View from within Blessed Sacrament Chapel	SW	RS	09.10.2024
119	Internal	View of Chapel	N	RS	09.10.2024
120	Internal	View of Chapel	NE	RS	09.10.2024
121	Internal	View of Sanctuary	S	RS	09.10.2024
122	Internal	View of Sanctuary with displaced Sanctuary Altar stone in the foreground	NE	RS	24.10.2024
123	Internal	View of Sanctuary raised Dias	E	RS	30.07.2024
124	Internal	View of steps to Sanctuary raised Dias	NE	RS	30.07.2024
125	Internal	View of displaced Sanctuary Altar stone	NE	RS	16.11.2023
126	Internal	View of displaced base to Sanctuary Altar stone	n/a	RS	09.10.2024
127	Internal	View towards Glazed Lantern	NE	RS	16.11.2023
128	Internal	View towards Glazed Lantern	NE	RS	16.11.2023
129	Internal	View towards Glazed Lantern	N	RS	24.10.2024
130	Internal	View looking upwards into Glazed Lantern taken from the centre of the Sanctuary	n/a	RS	16.11.2023
131	Internal	View towards Sanctuary showing relationship between Sanctuary and glazed lantern	NE	RS	24.10.2024
132	Internal	View of Blessed Sacrament Altar	NW	RS	09.10.2024
133	Internal	View of Blessed Sacrament Altar	WNW	RS	30.07.2024
134	Internal	Detail to Blessed Sacrament Altar	NW	RS	09.10.2024
135	Internal	View of Ciborium to Blessed Sacrament Chapel	E	RS	09.10.2024
136	Internal	View of Walls enclosing Blessed Sacrament Chapel	WSW	RS	30.07.2024
137	Internal	View of Walls enclosing Blessed Sacrament Chapel	NW	RS	24.10.2024
138	Internal	View of Metal Screen to Blessed Sacrament Chapel	NNW	RS	24.10.2024
139	Internal	Detail of Ciborium to Blessed Sacrament Chapel	N	RS	24.10.2024
140	Internal	View of Walls enclosing Blessed Sacrament Chapel	S	RS	24.10.2024
141	Internal	View of Blessed Sacrament Altar	SW	RS	24.10.2024
142	Internal	View of Blessed Sacrament Altar	SW	RS	24.10.2024

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.4 PHOTOGRAPHIC REGISTER

5.4.1 PHOTOGRAPHIC REGISTER

199FRAME NO.	EXTERNAL / INTERNAL	DESCRIPTION	DIRECTION OF VIEW	TAKEN BY	DATE
143	Internal	View of Walls enclosing Blessed Sacrament Chapel	SW	RS	24.10.2024
144	Internal	View of Blessed Sacrament Altar	SE	RS	24.10.2024
145	Internal	Detail of Blessed Sacrament Altar	S	RS	16.11.2023
146	Internal	View of Pipe Organ	W	RS	31.07.2024
147	Internal	View of Pipe Organ	W	RS	09.10.2024
148	Internal	Electrical Cupboards in SacriSty	SE	RS	24.10.2024
149	Internal	Vestment Cupboards within Sacristy	NW	RS	19.03.2024
150	Internal	Vestment Cupboards within Sacristy	NW	RS	19.03.2024
151	Internal	Sink Area within Sacristy	W	RS	19.03.2024
152	Internal	Sink Area within Sacristy	W	RS	19.03.2024
153	Internal	Existing Switches	n/a	RS	19.03.2024
154	Internal	Existing Switches	n/a	RS	19.03.2024
155	Internal	Internal Doors between Narthex and Chapel	E	RS	24.10.2024
156	Internal	Internal Door Leading to West Porch	NW	RS	19.03.2024
157	Internal	Internal Door Leading to Sacristy	NW	RS	19.03.2024
158	Internal	Internal Door to north of Sacristy	SW	RS	19.03.2024
159	Internal	Internal Door to north of Sacristy	SW	RS	19.03.2024
160	Internal	Internal Clerestorey Windows viewed from within Chapel	E	RS	24.10.2024
161	Internal	Internal Clerestorey Windows viewed from within Narthex	W	RS	24.10.2024
162	Internal	View of Soffit	SE	RS	19.03.2024
163	Internal	View of Soffit	S	RS	09.10.2024
164	Internal	View of Soffit	SW	RS	09.10.2024
165	Internal	View of Soffit	W	RS	19.03.2024
166	Internal	View of Soffit	NW	RS	09.10.2024
167	Internal	View of Soffit	N	RS	09.10.2024
168	Internal	View of Soffit	NE	RS	09.10.2024
169	Internal	View of Soffit	E	RS	09.10.2024
170	Internal	View of Chapel	SW	RS	11.09.2025
171	Internal	View of Chapel	NNW	RS	11.09.2025
172	Internal	View of Chapel	ENE	RS	11.09.2025
173	Internal	View towards Sanctuary and Pipe Organ	W	RS	11.09.2025
174	Internal	View Towards Sanctuary and Main Entrance Doors into Chapel	E	RS	11.09.2025

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.4 PHOTOGRAPHIC REGISTER

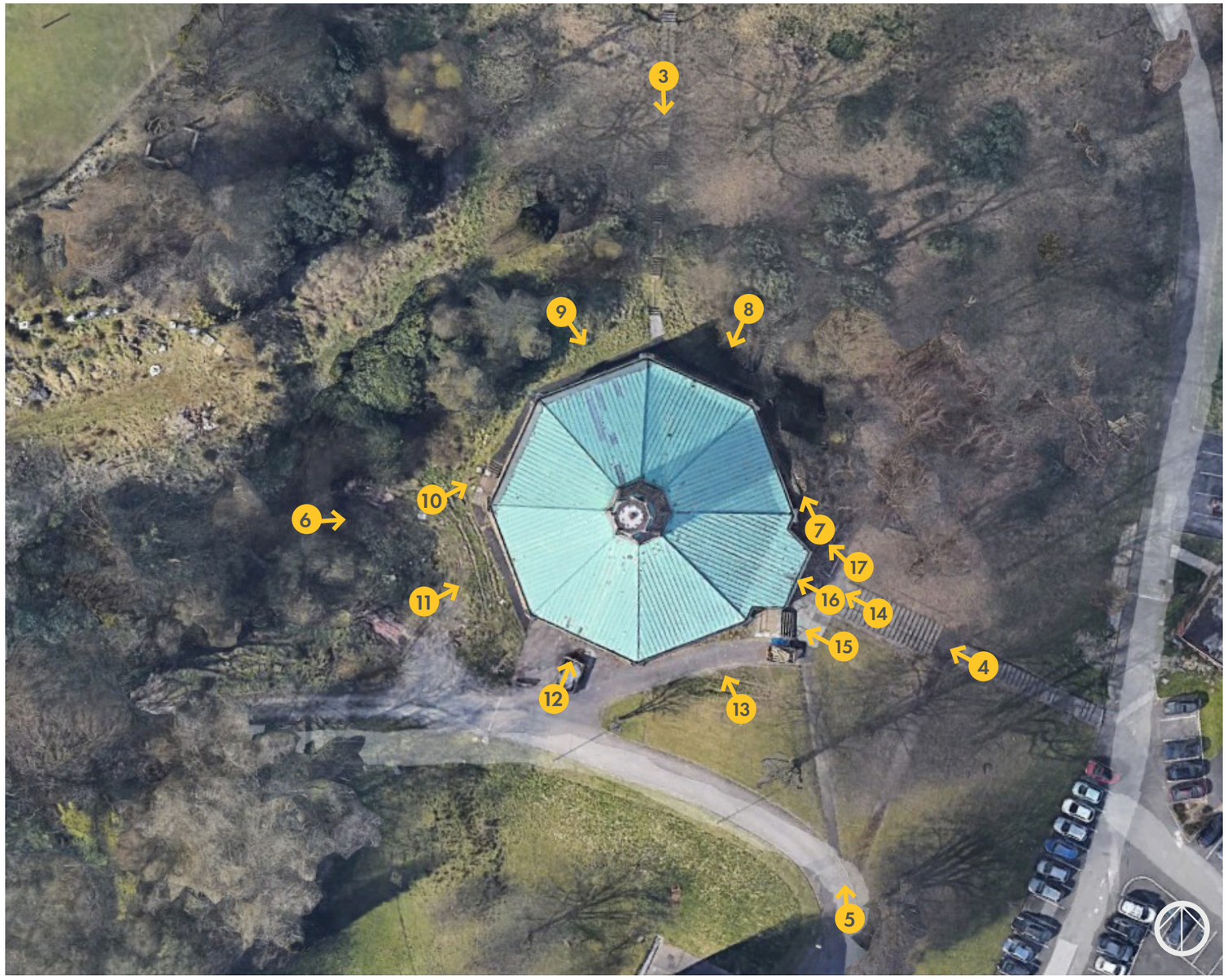
5.4.1 PHOTOGRAPHIC REGISTER

199FRAME NO.	EXTERNAL / INTERNAL	DESCRIPTION	DIRECTION OF VIEW	TAKEN BY	DATE
175	Internal	View towards pipe Organ	W	RS	11.09.2025
176	Internal	View Towards Main Entrance Doors	E	RS	11.09.2025
177	Internal	View of Chapel	SE	RS	11.09.2025
178	Internal	View of Chapel	S	RS	11.09.2025
179	Internal	View of Chapel	SW	RS	11.09.2025
180	Internal	View towards Doors Leading to Rear Lobby	W	RS	11.09.2025
181	Internal	View towards pipe Organ	W	RS	11.09.2025
182	Internal	View towards pipe Organ	W	RS	11.09.2025
183	Internal	View of Blessed Sacrament Altar	NW	RS	11.09.2025
184	Internal	View of Chapel	N	RS	11.09.2025
185	Internal	View of Chapel	NE	RS	11.09.2025
186	Internal	View towards Sanctuary and Pipe Organ	NW	RS	11.09.2025
187	Internal	View towards Sanctuary	S	RS	11.09.2025
188	Internal	View towards Sanctuary showing relationship between Sanctuary and glazed lantern	NE	RS	11.09.2025
189	Internal	View of Sanctuary raised Dias	SE	RS	11.09.2025
190	Internal	View of steps to Sanctuary raised Dias	SE	RS	11.09.2025
191	Internal	View showing wall to the north of the Sacristy	SE	RS	11.09.2025
192	Internal	View of Blessed Sacrament Altar	NW	RS	11.09.2025
193	Internal	View of Blessed Sacrament Altar	NW	RS	11.09.2025
194	Internal	View from Within Blessed Sacrament Chapel	S	RS	11.09.2025
195	Internal	View from Within Blessed Sacrament Chapel showing Altar	S	RS	11.09.2025
196	Internal	View from Within Blessed Sacrament Chapel showing Altar	SW	RS	11.09.2025
197	Internal	View from Within Blessed Sacrament Chapel	SW	RS	11.09.2025
198	Internal	View of Blessed Sacrament Altar	SW	RS	11.09.2025
199	Internal	View of Blessed Sacrament Altar	W	RS	11.09.2025
200	Internal	View of Ciborium to Blessed Sacrament Chapel	NW	RS	11.09.2025

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.5 PHOTOGRAPHS - EXTERNAL

5.5.1 KEY PLAN - EXTERNAL PHOTOGRAPHS



Key Plan
(Source: Google Earth)

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.5 PHOTOGRAPHS - EXTERNAL

5.5.2 EXTERNAL PHOTOGRAPHS

1 Aerial View
(Image credit - Castle Keep Surveys)

2 Aerial View
(Image credit - Castle Keep Surveys)

3 View from the Existing Stepped Access towards the building from the North

4 View from the existing stepped access up the hill towards the building from the East

5 View from the existing stepped access up the hill towards the building from the South-East

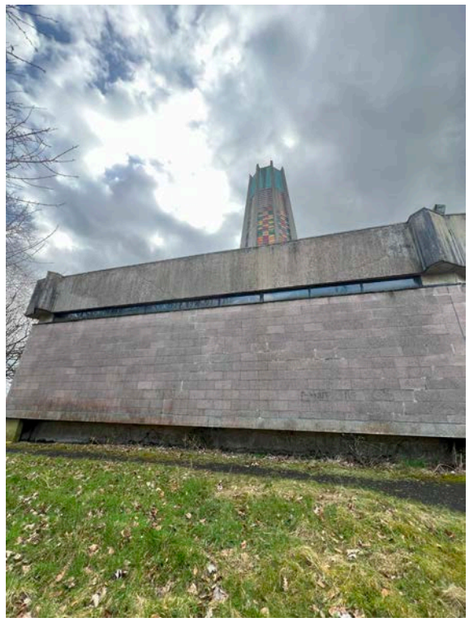
6 West Elevation Looking Towards the West Porch

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.5 PHOTOGRAPHS - EXTERNAL

5.5.2 EXTERNAL PHOTOGRAPHS

7 North Elevation



8 North West Elevation

9 North West Elevation

10 West Elevation looking towards the West Porch

11 South West Elevation

12 South West Elevation

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.5 PHOTOGRAPHS - EXTERNAL

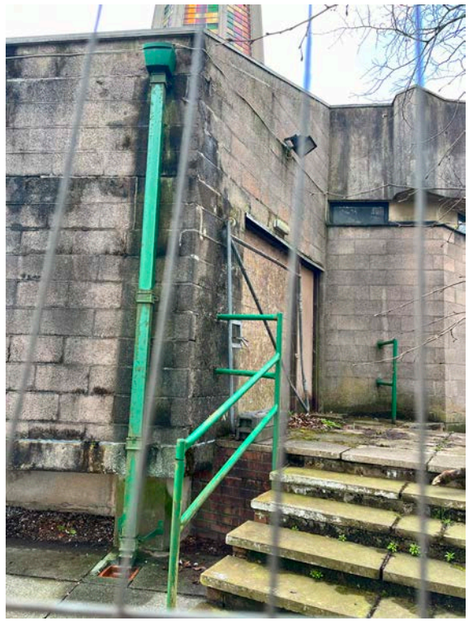
5.5.2 EXTERNAL PHOTOGRAPHS

13 South Elevation

14 View of East Elevation looking Towards the Narthex

15 View of South Elevation looking Towards the Narthex

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

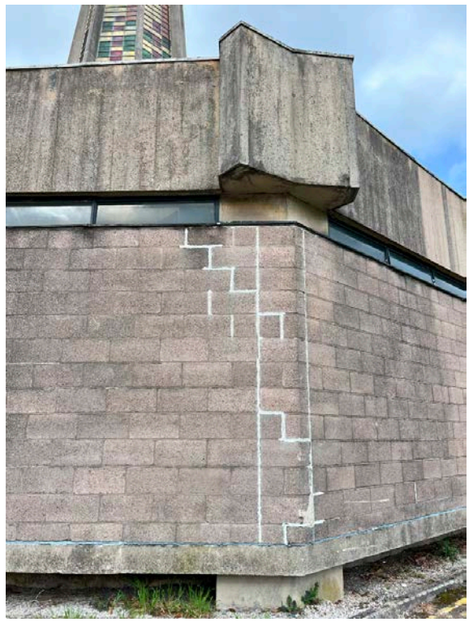


17 View from the existing stepped access up the hill towards the building from the South-West

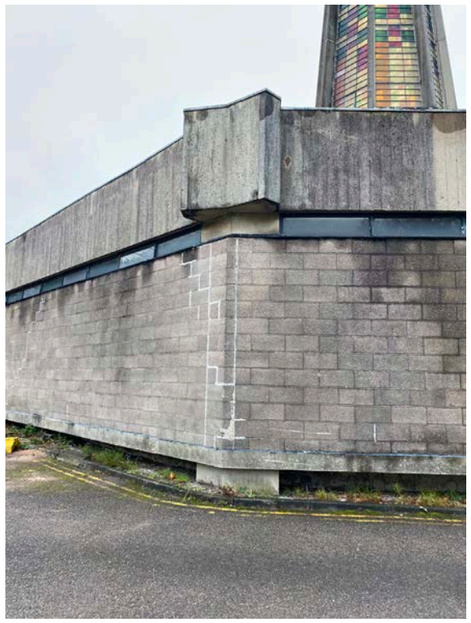
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.5 PHOTOGRAPHS - EXTERNAL

5.5.2 EXTERNAL PHOTOGRAPHS

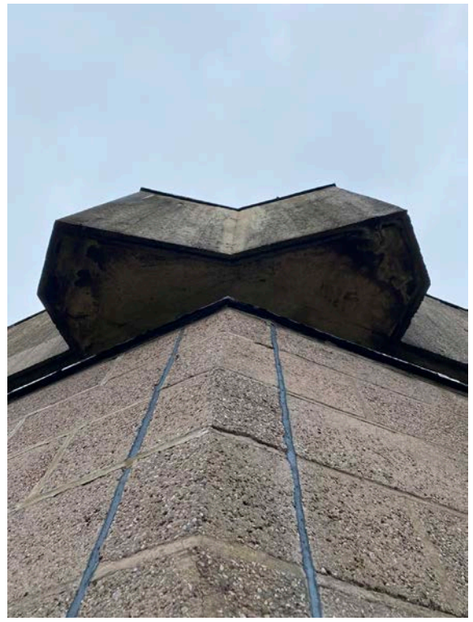


18 View of Concrete Structure



19 View of Concrete Structure

20 Detail of Concrete Structure



21 Detail of Concrete Structure

22 Detail of Concrete Plinth

23 View of Damaged Concrete Ring Beam

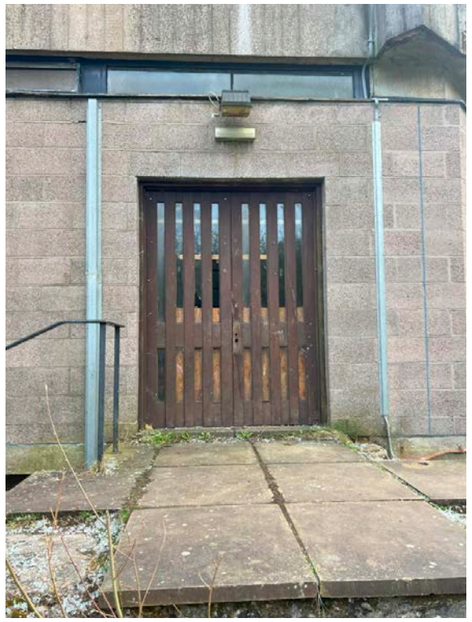
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.5 PHOTOGRAPHS - EXTERNAL

5.5.2 EXTERNAL PHOTOGRAPHS

24 External Doors (South Entrance to Narthx)

25 External Doors (North Entrance to Narthex)



26 External Doors (Entrance to West Porch)

27 View of Clerestorey Windows

28 View of Clerestorey Windows

29 View of Clerestorey Windows

5.0 LEVEL 3 HISTORIC BUILDING RECORD

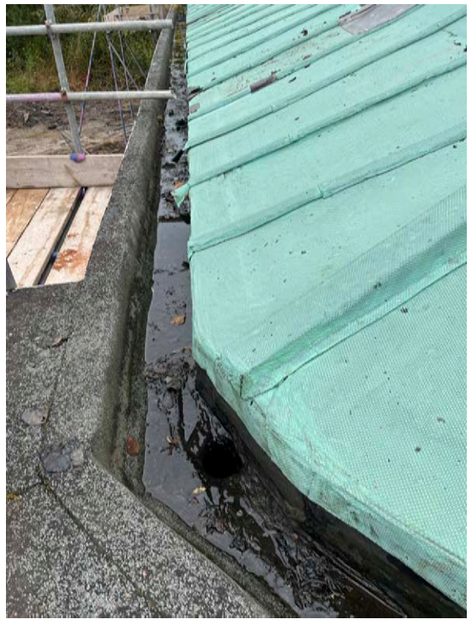
5.5 PHOTOGRAPHS - EXTERNAL

5.5.2 EXTERNAL PHOTOGRAPHS

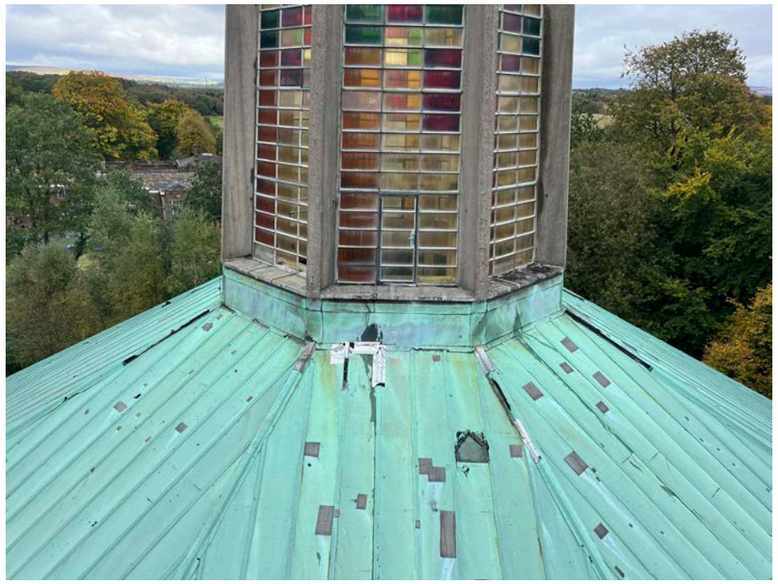
30 View of Copper Faced Roof and Glazed Lantern

31 Parapet Gutter Detail

32 Parapet Gutter Detail



33 Parapet Gutter Detail showing RWO



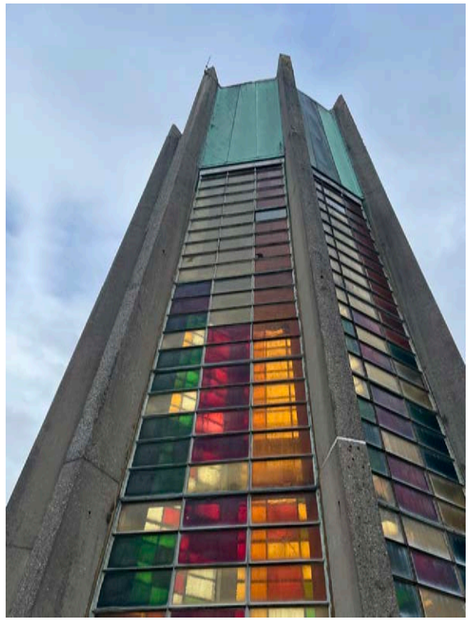
34 View of Copper Faced Roof

5.0 LEVEL 3 HISTORIC BUILDING RECORD

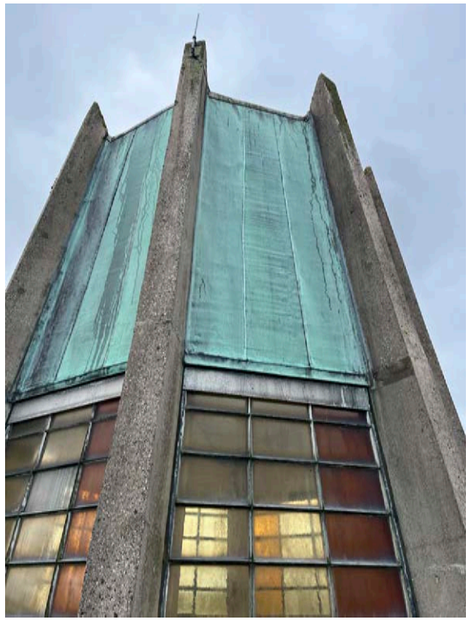
5.5 PHOTOGRAPHS - EXTERNAL

5.5.2 EXTERNAL PHOTOGRAPHS

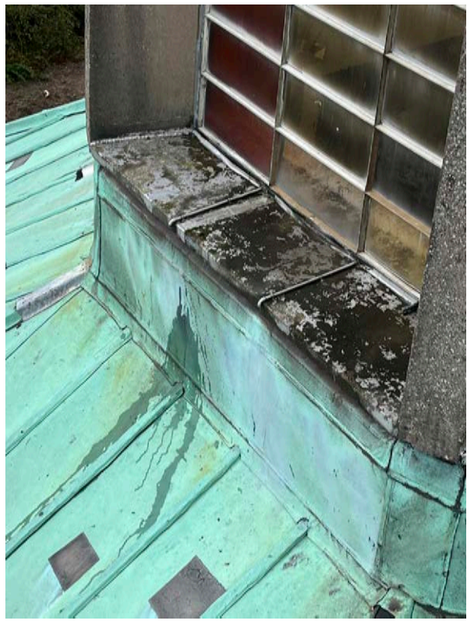
35 View of Glazed Lantern
Image credit - Castle Keep Surveys



36 View of Glazed Lantern



37 View of Glazed Lantern

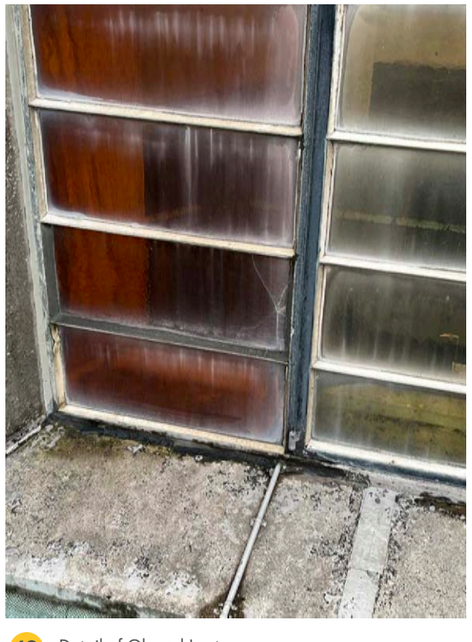


38 View of Base of Glazed Lantern

39 View of flat roof to top of Lantern

40 Detail of Glazed Lantern

41 Detail of Glazed Lantern

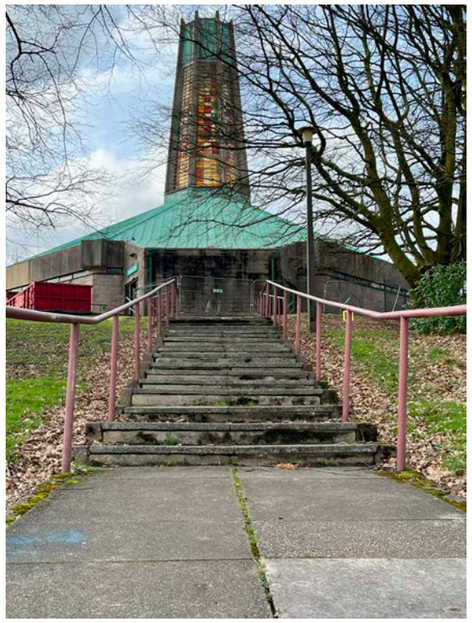


42 Detail of Glazed Lantern

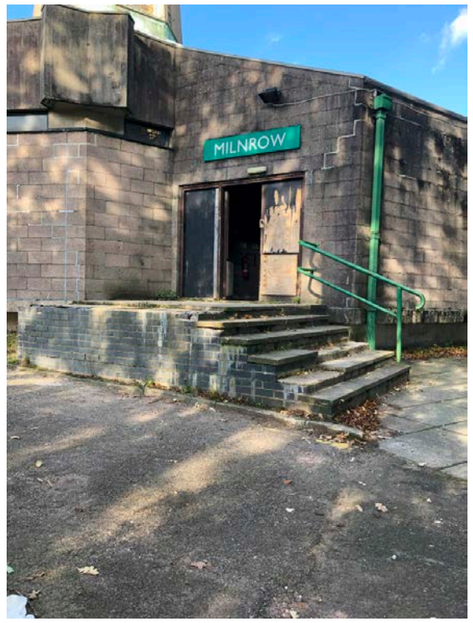
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.5 PHOTOGRAPHS - EXTERNAL

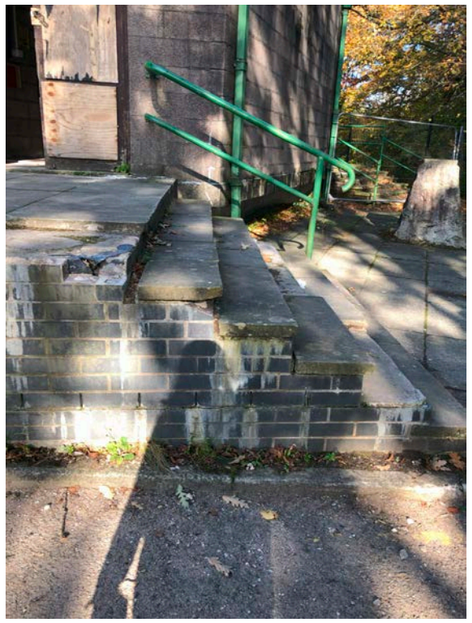
5.5.2 EXTERNAL PHOTOGRAPHS



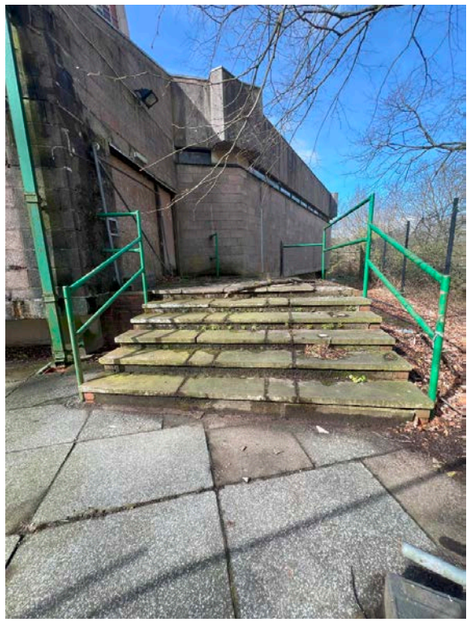
43 View of External Steps to East



44 View of External Steps to South of Narthex



45 Detail of External Steps to South of Narthex



46 View of External Steps to North of Narthex

47 View of Paving to South of Narthex

48 View of Steps to West Porch

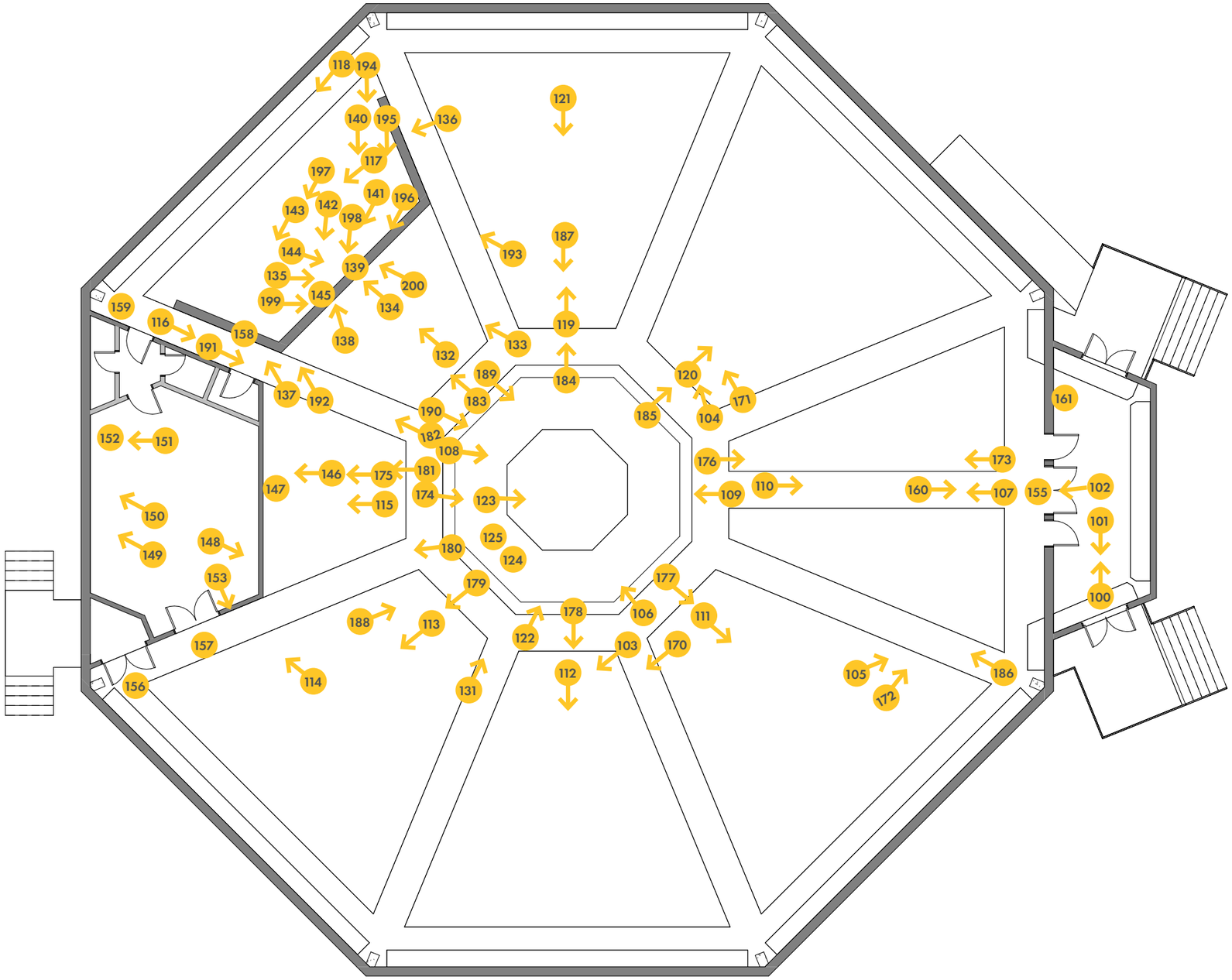
49 Detail of Steps to West Porch

50 Detail of Handrail to West Porch Steps

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

5.6.1 KEY PLAN - INTERNAL PHOTOGRAPHS

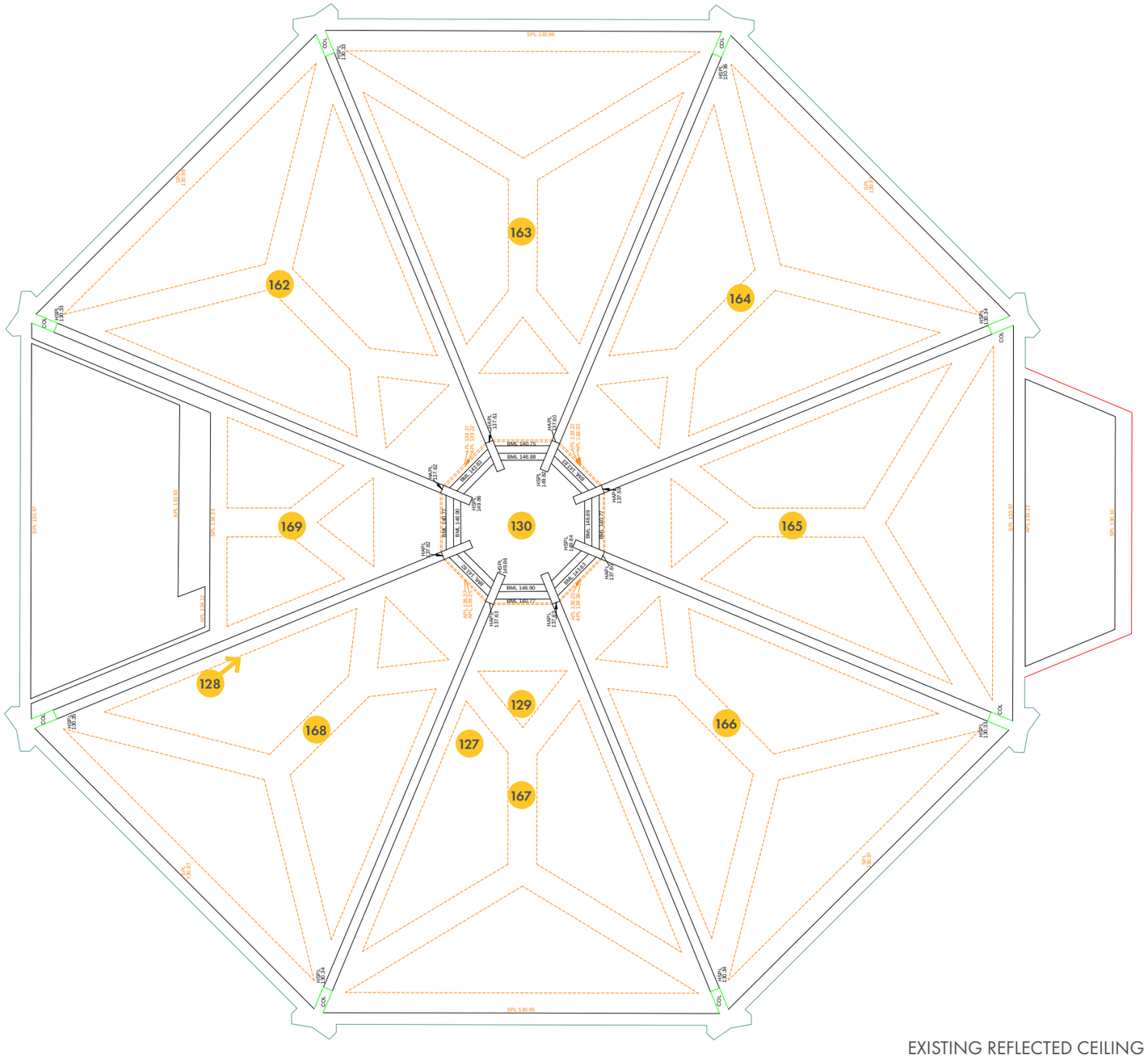


EXISTING GROUND FLOOR PLAN

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

5.6.1 KEY PLAN - INTERNAL PHOTOGRAPHS

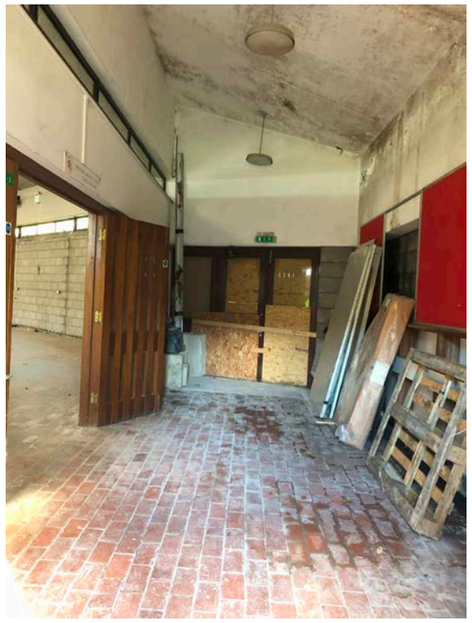


EXISTING REFLECTED CEILING PLAN

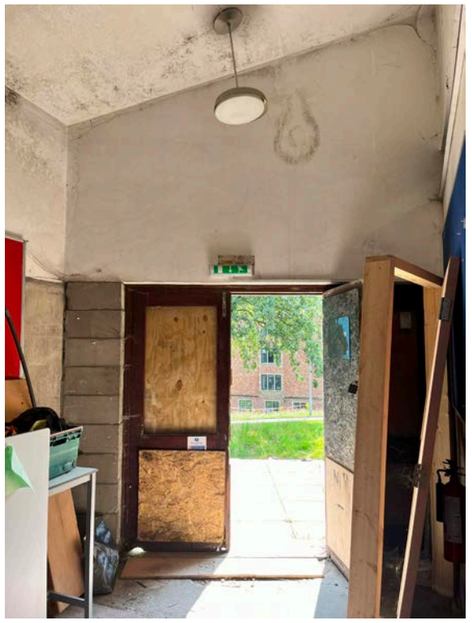
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

5.6.2 INTERNAL PHOTOGRAPHS

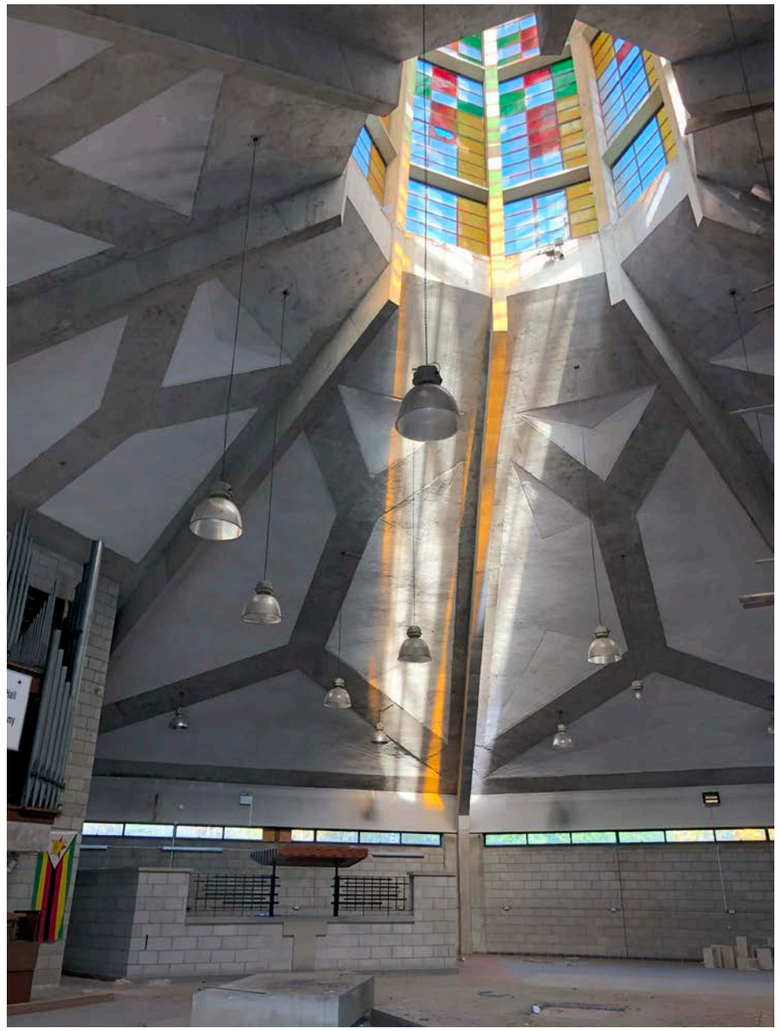


100 View of Narthex

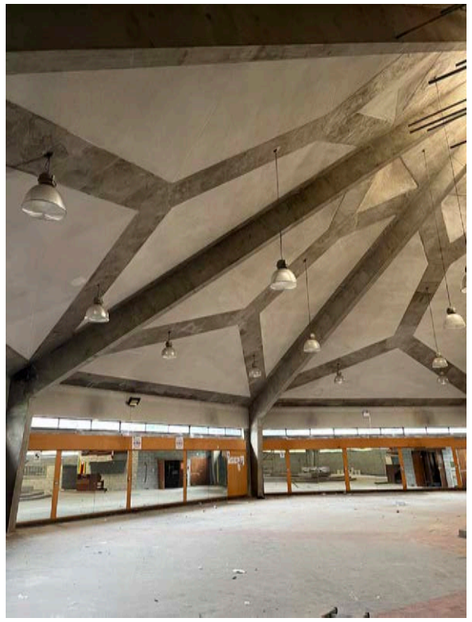


101 View of Narthex

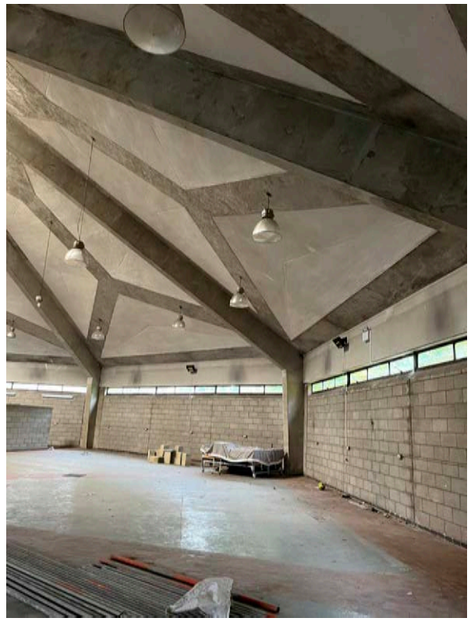
102 View into Chapel from Narthex



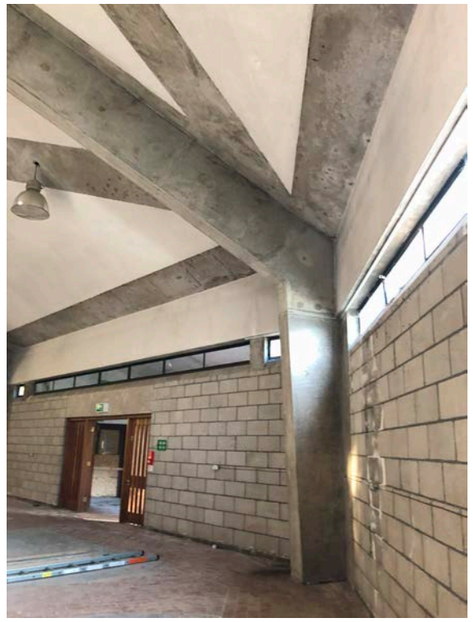
106 View of Chapel showing Blessed Sacrament Altar and Glazed Lantern



103 View of Chapel



104 View of Chapel

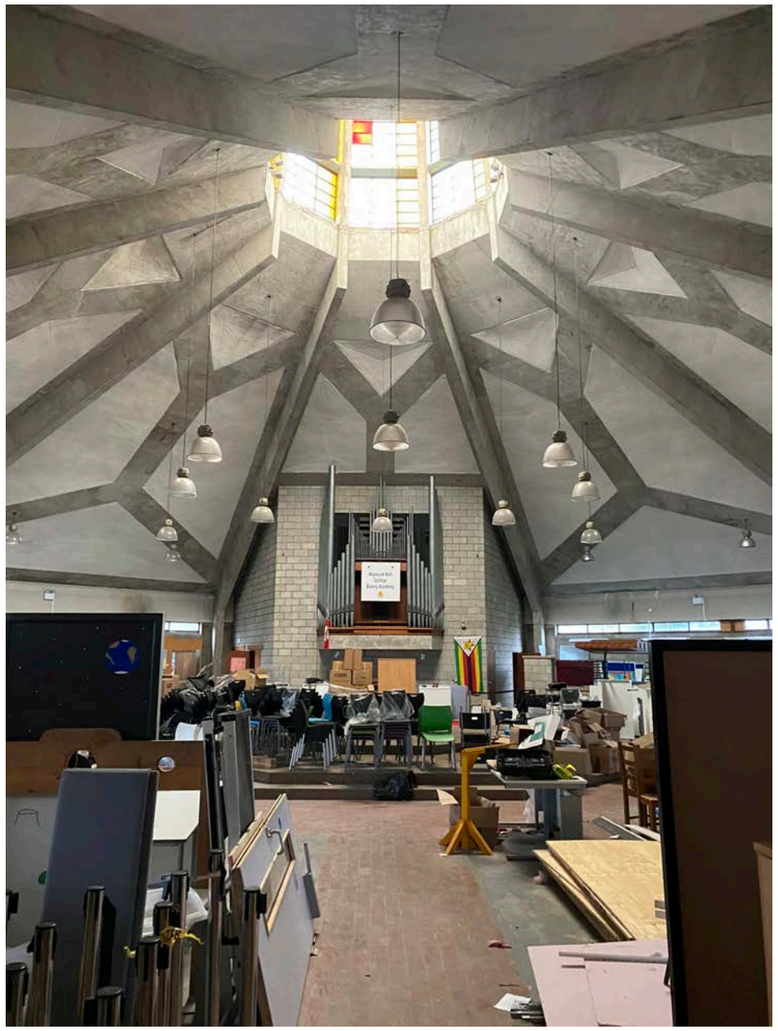


105 View of Chapel showing doors leading from Narthex

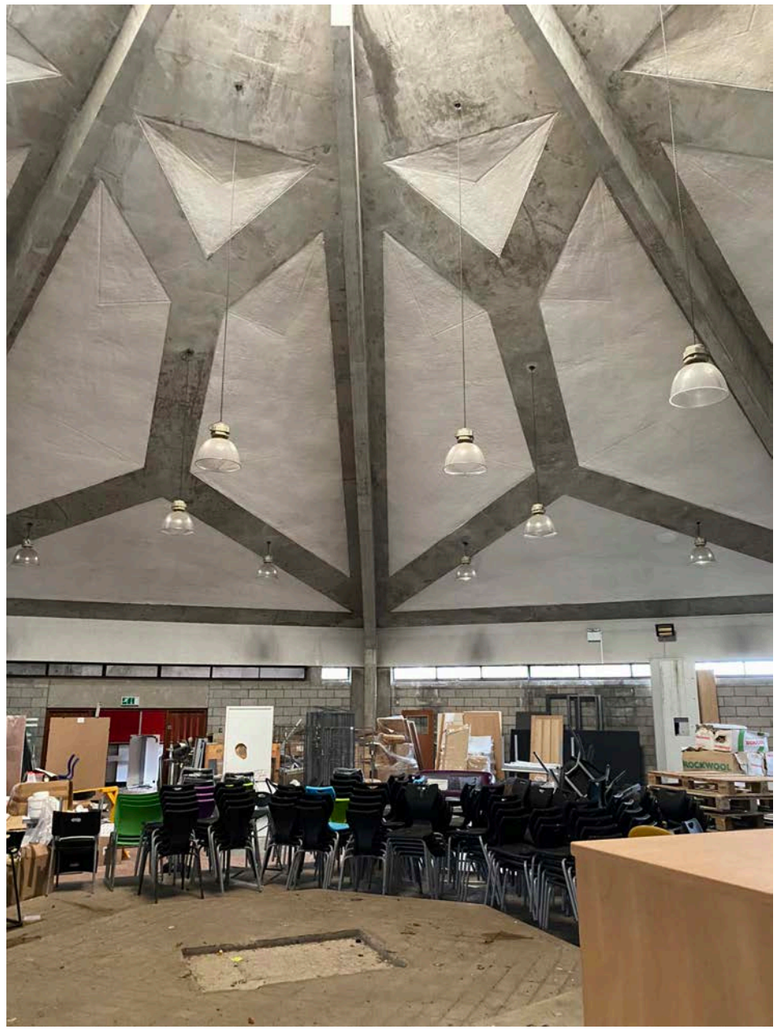
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

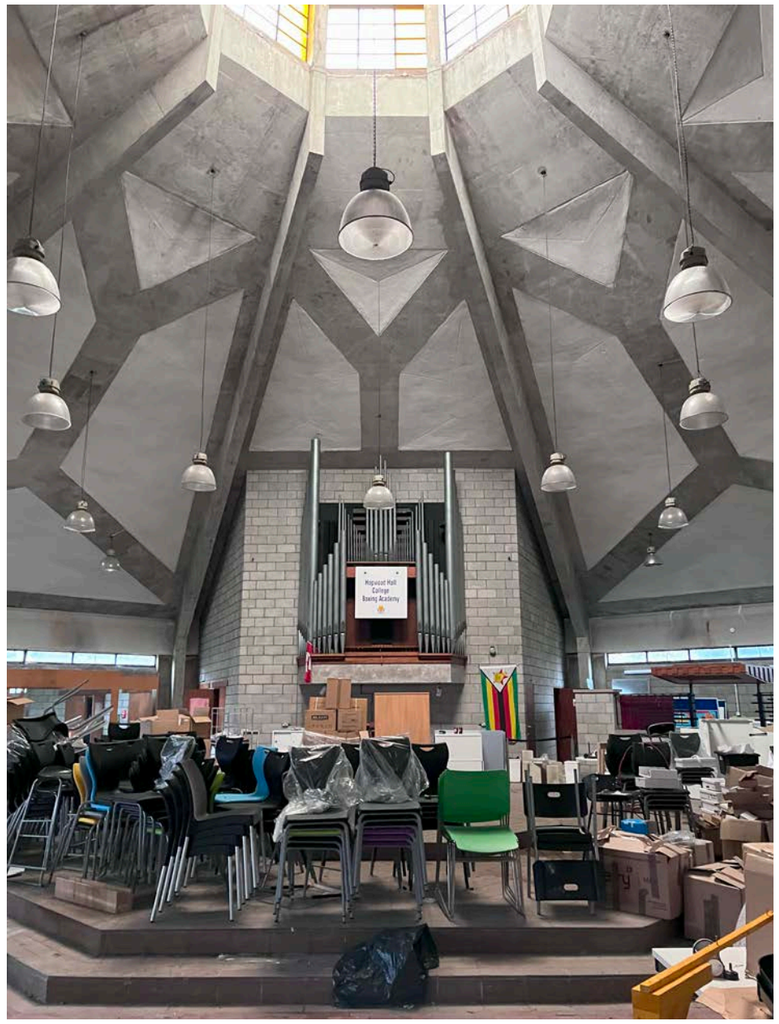
5.6.2 INTERNAL PHOTOGRAPHS



107 View of Chapel



108 View of Chapel

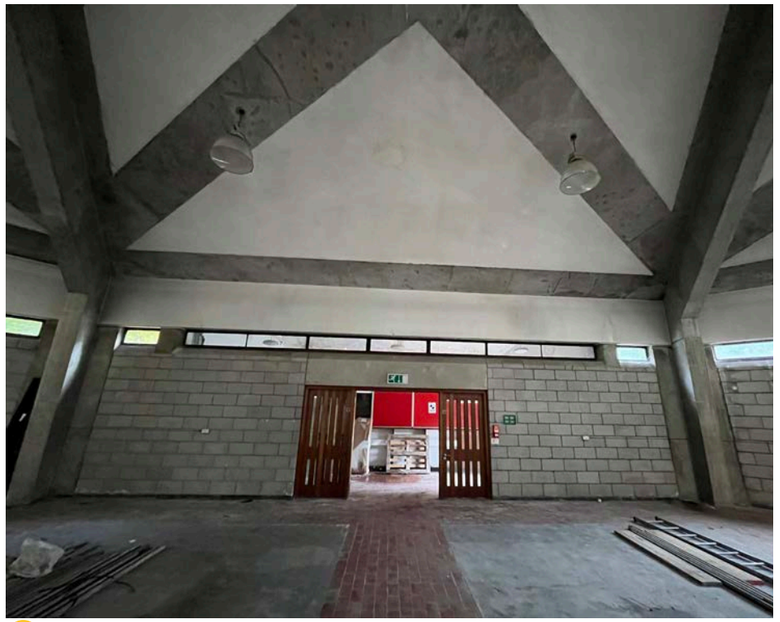


109 View of Chapel

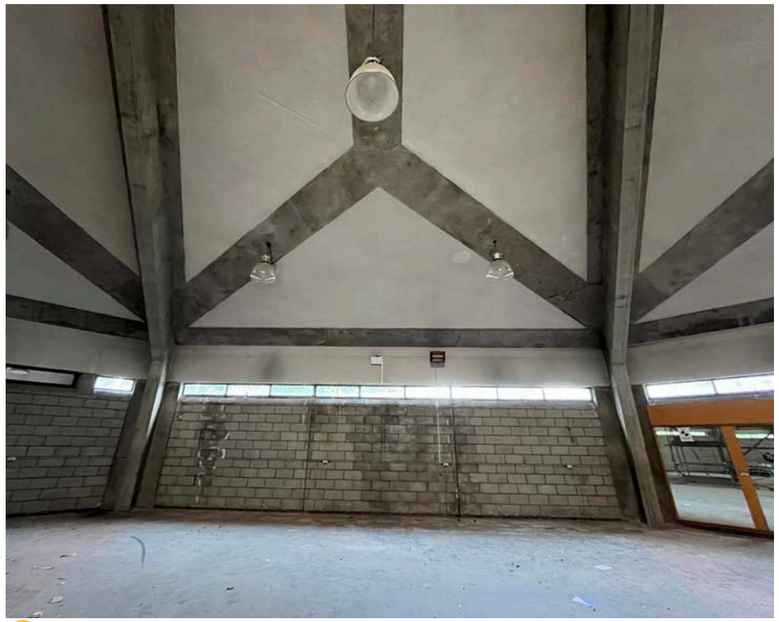
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

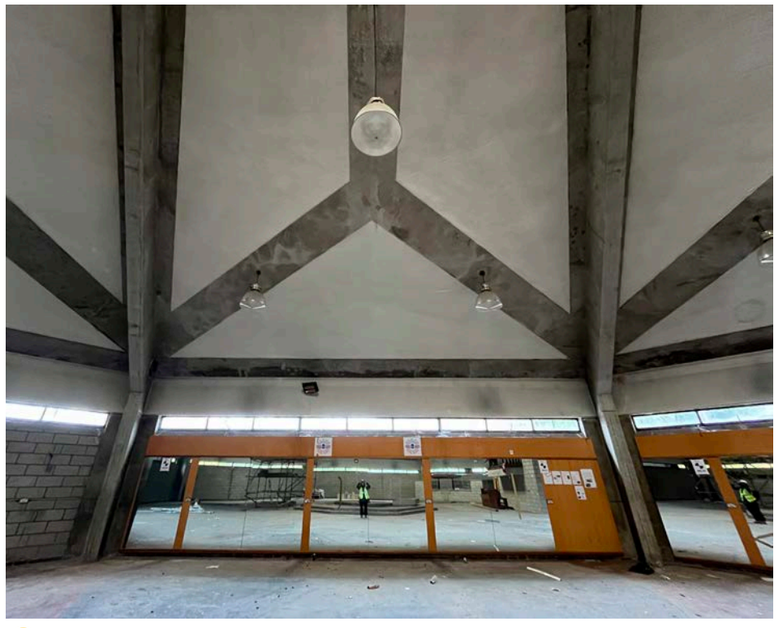
5.6.2 INTERNAL PHOTOGRAPHS



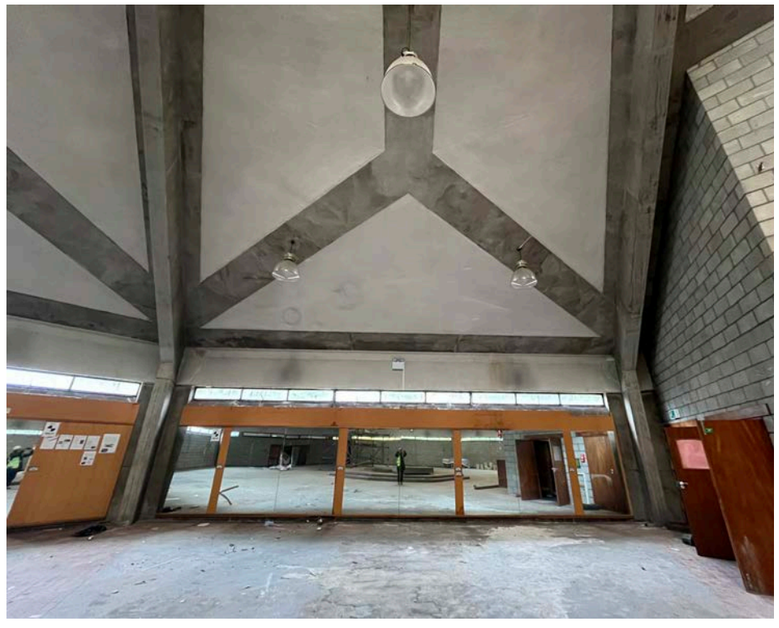
110 View of Chapel showing doors leading into the Chapel from Narthex



111 View of Chapel



112 View of Chapel with later addition wall covering

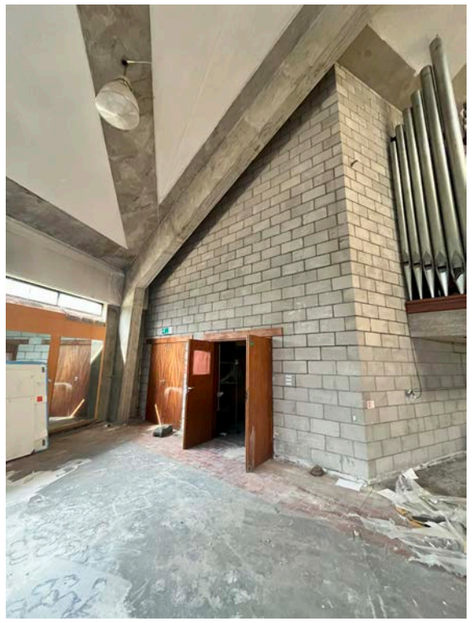


113 View of Chapel with later addition wall covering

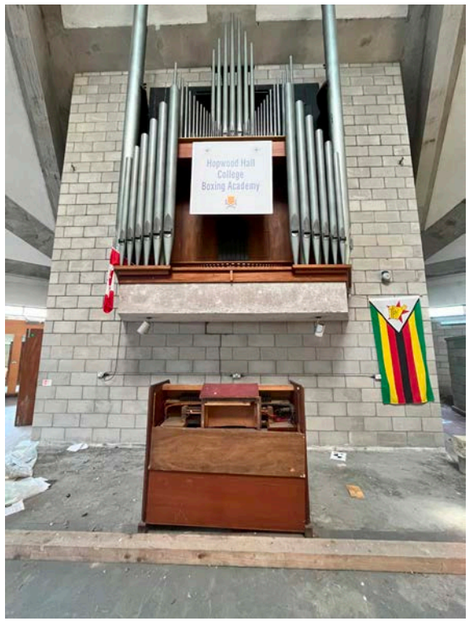
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

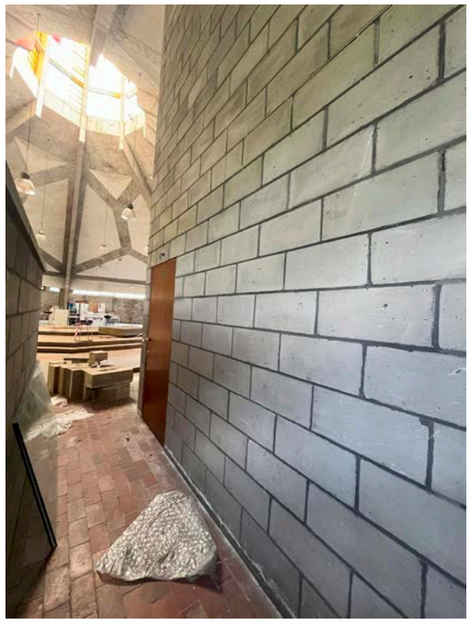
5.6.2 INTERNAL PHOTOGRAPHS



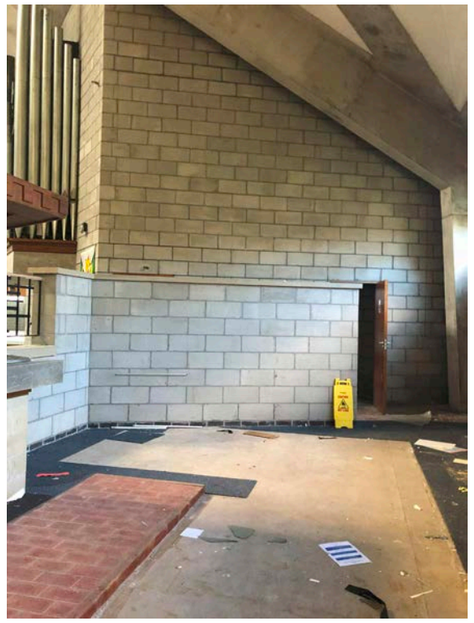
114 View of Chapel wall to the South of the Sacristy and West Porch



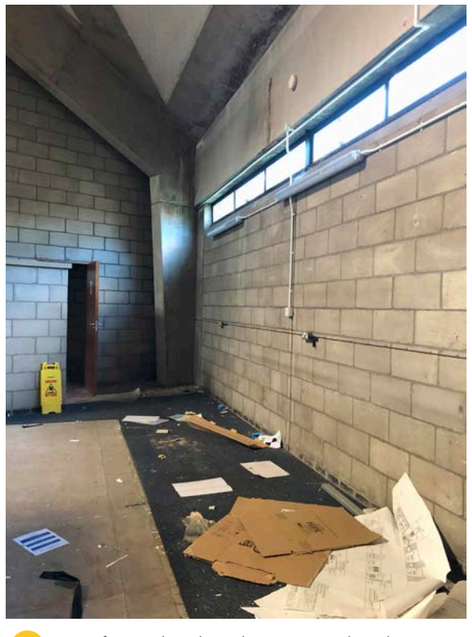
115 View of Chapel Pipe Organ



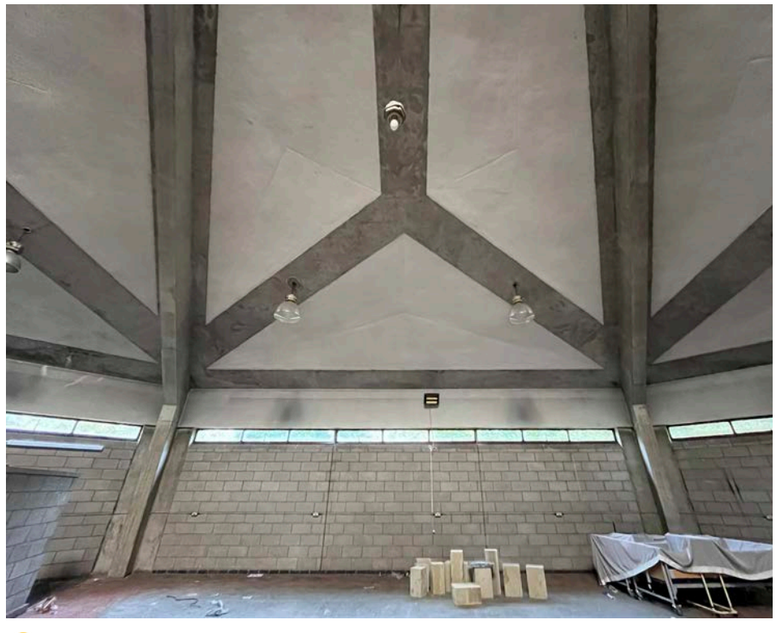
116 View showing wall to the north of the Sacristy



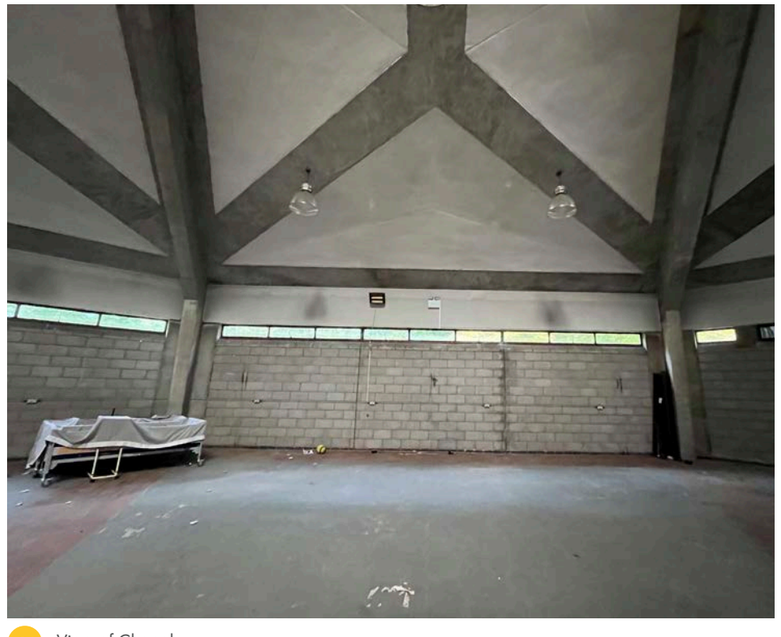
117 View from within Blessed Sacrament Chapel



118 View from within Blessed Sacrament Chapel



119 View of Chapel



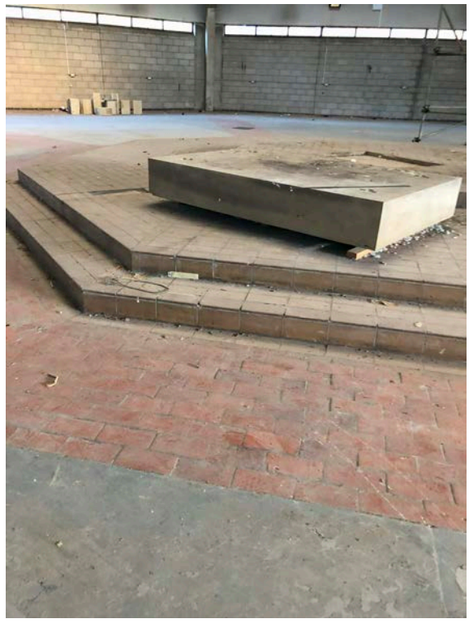
120 View of Chapel

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

5.6.2 INTERNAL PHOTOGRAPHS

121 View of Sanctuary

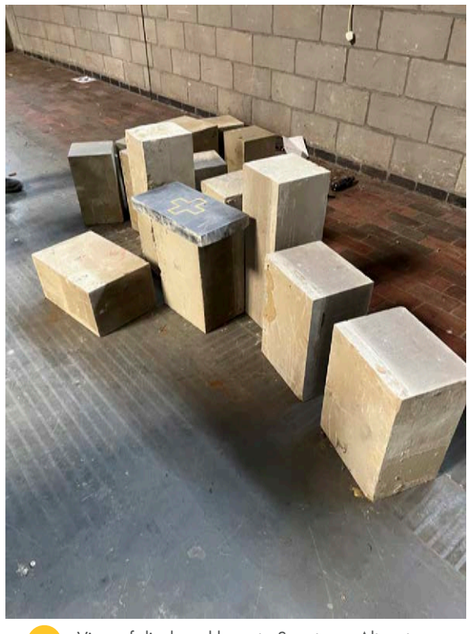


122 View of Sanctuary with displaced Sanctuary Altar stone in the foreground

123 View of Sanctuary raised Dias

124 View of steps to Sanctuary raised Dias

125 View of displaced Sanctuary Altar stone

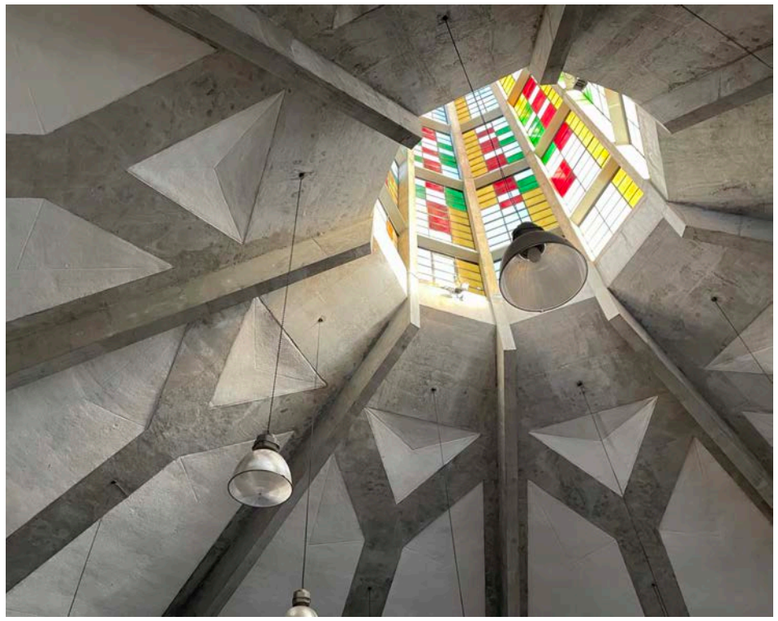


126 View of displaced base to Sanctuary Altar stone

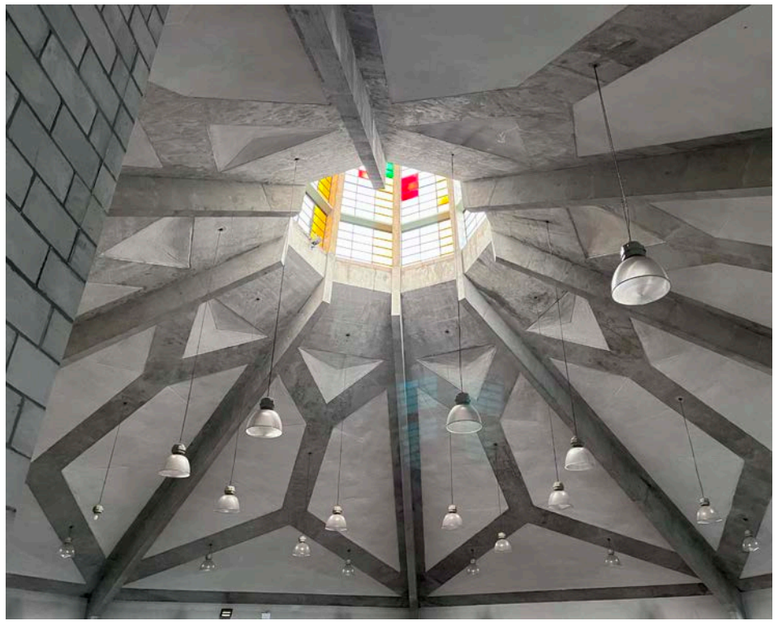
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

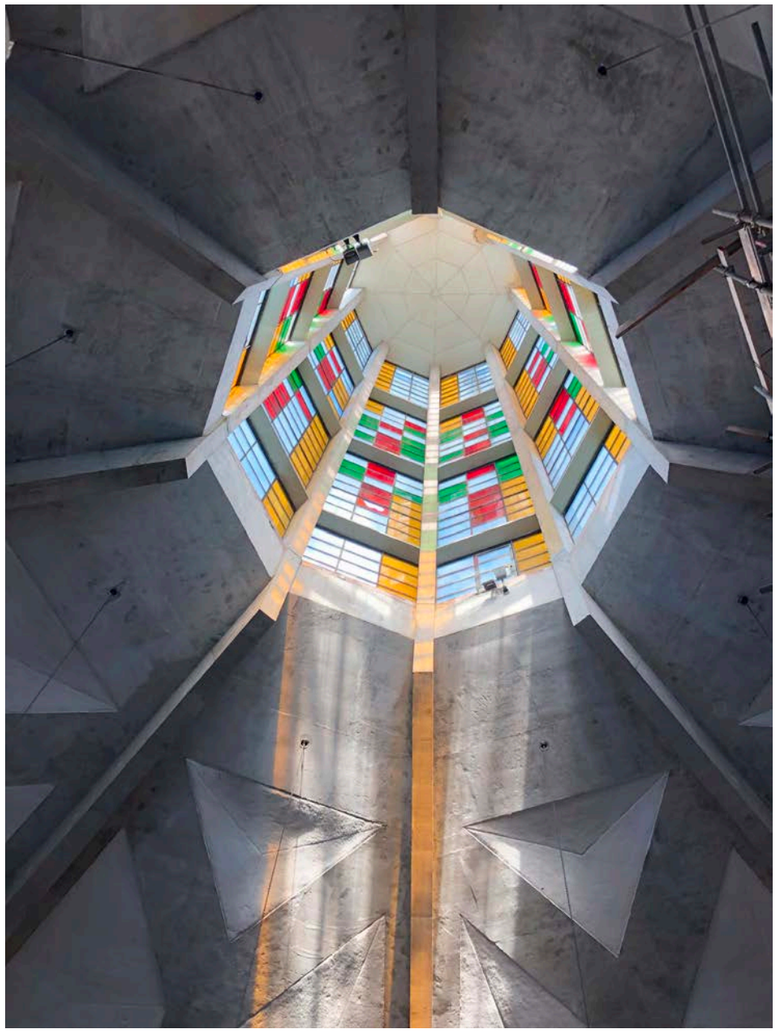
5.6.2 INTERNAL PHOTOGRAPHS



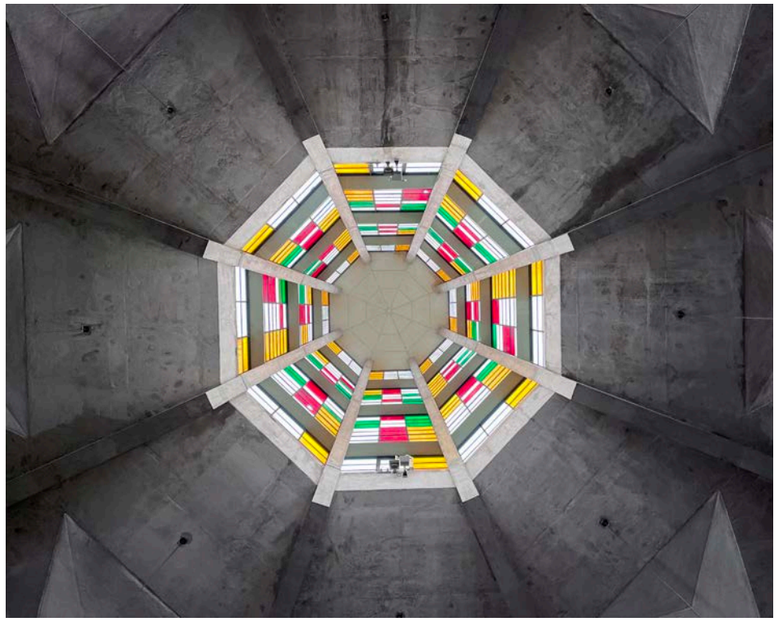
127 View towards Glazed Lantern



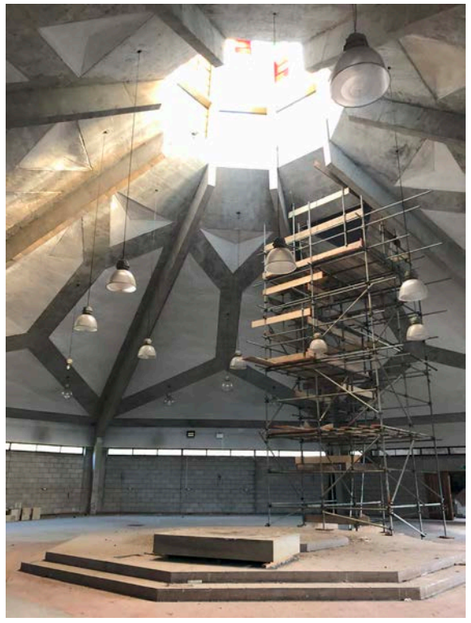
128 View towards Glazed Lantern



129 View towards Glazed Lantern



130 View looking upwards into Glazed Lantern taken from the centre of the Sanctuary

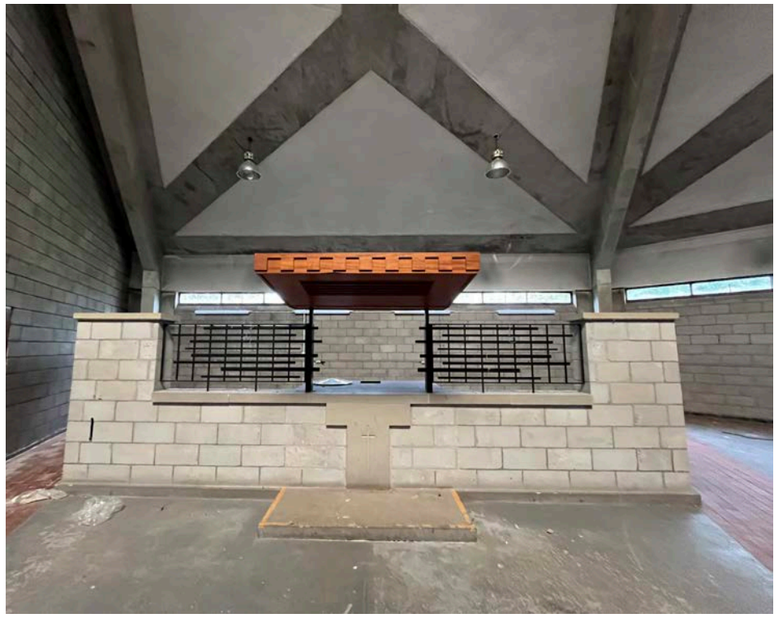


131 View towards Sanctuary showing relationship between Sanctuary and glazed lantern

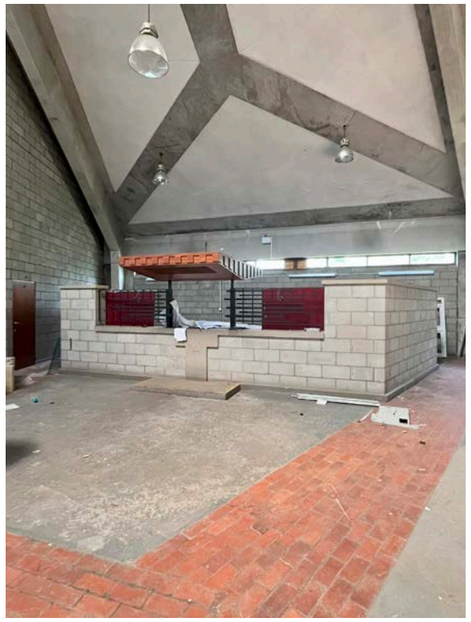
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

5.6.2 INTERNAL PHOTOGRAPHS

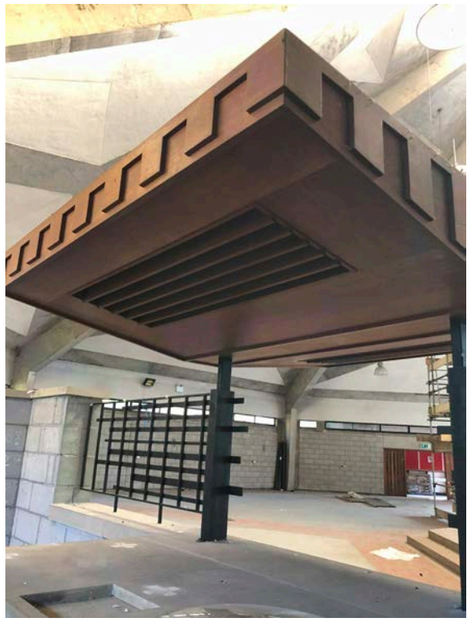


132 View of Blessed Sacrament Altar

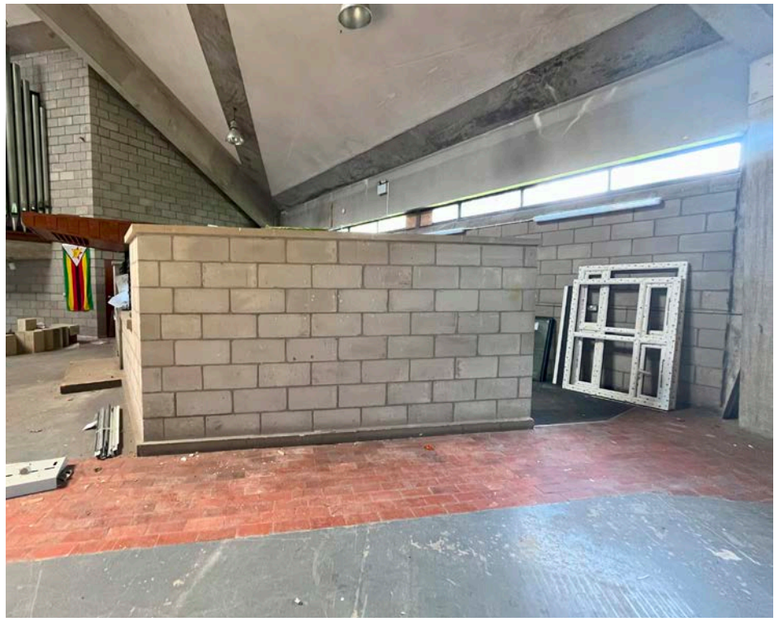


133 View of Blessed Sacrament Altar

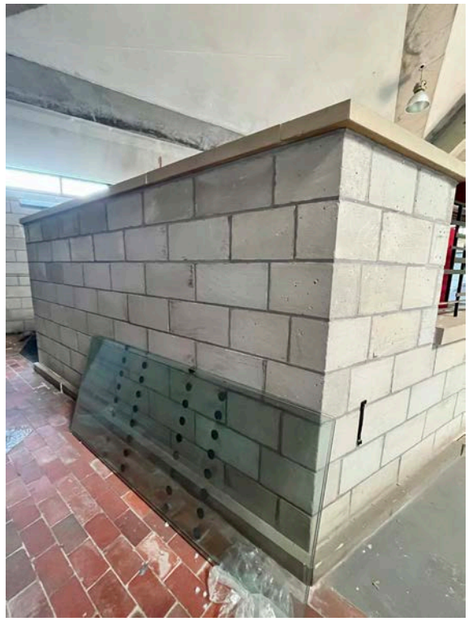
134 Detail to Blessed Sacrament Altar



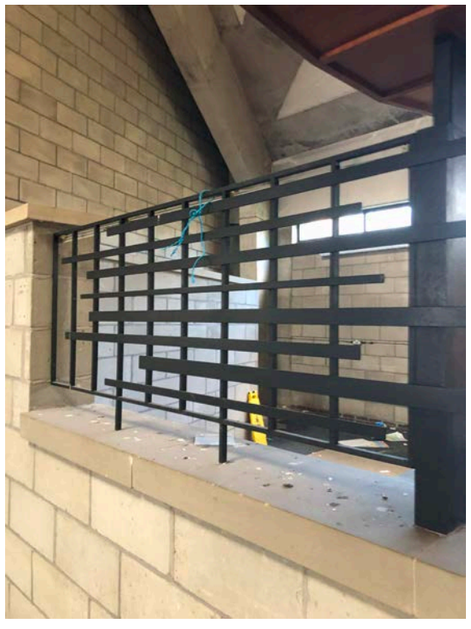
135 View of Ciborium to Blessed Sacrament Chapel



136 View of Walls enclosing Blessed Sacrament Chapel



137 View of Walls enclosing Blessed Sacrament Chapel



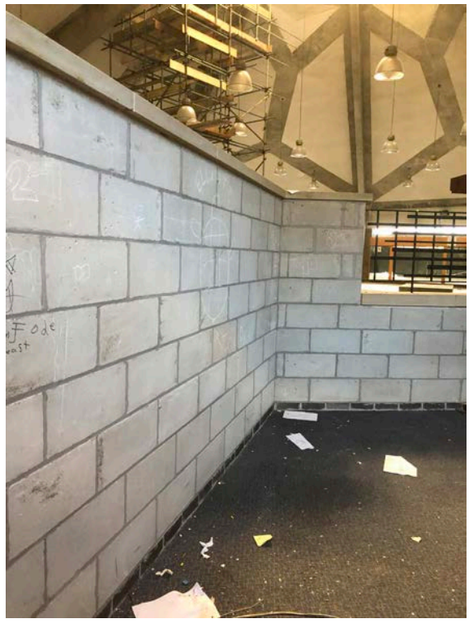
138 View of Metal Screen to Blessed Sacrament Chapel

139 Detail of Ciborium to Blessed Sacrament Chapel

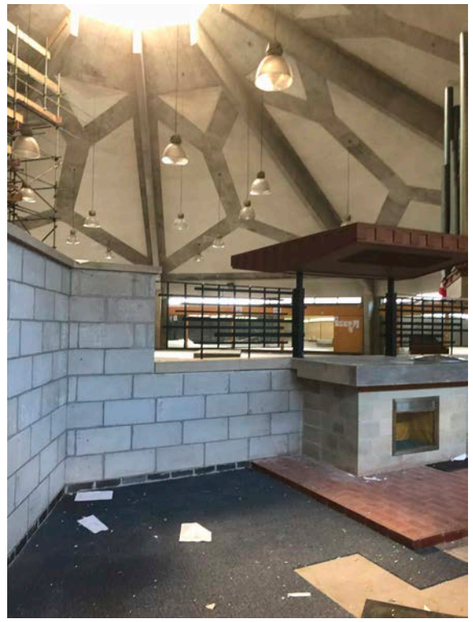
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

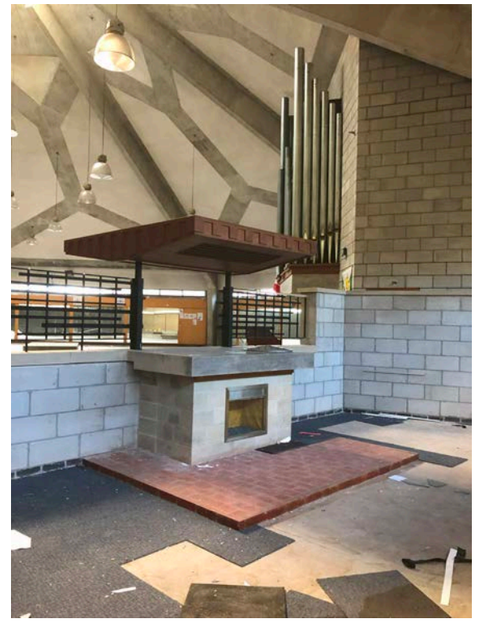
5.6.2 INTERNAL PHOTOGRAPHS



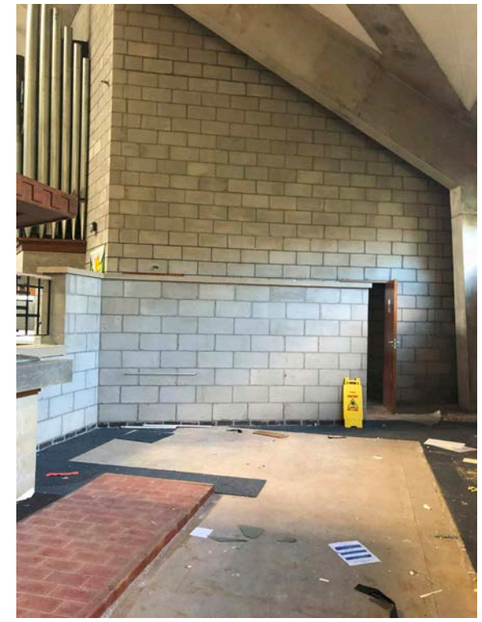
140 View of Walls enclosing Blessed Sacrament Chapel



141 View of Blessed Sacrament Altar



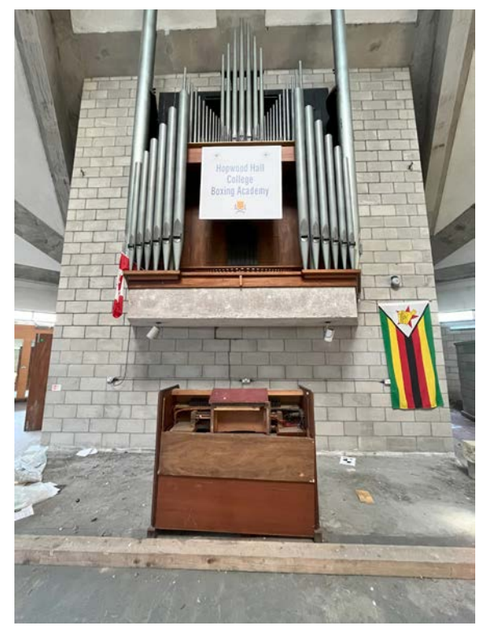
142 View of Blessed Sacrament Altar



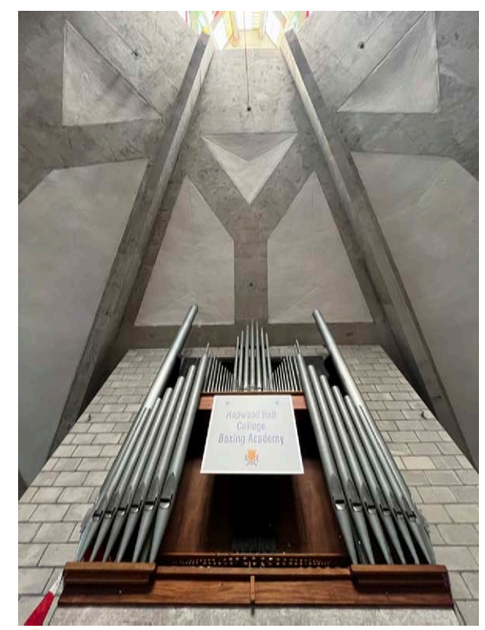
143 View of Walls enclosing Blessed Sacrament Chapel

144 View of Blessed Sacrament Altar

145 Detail of Blessed Sacrament Altar



146 View of Pipe Organ

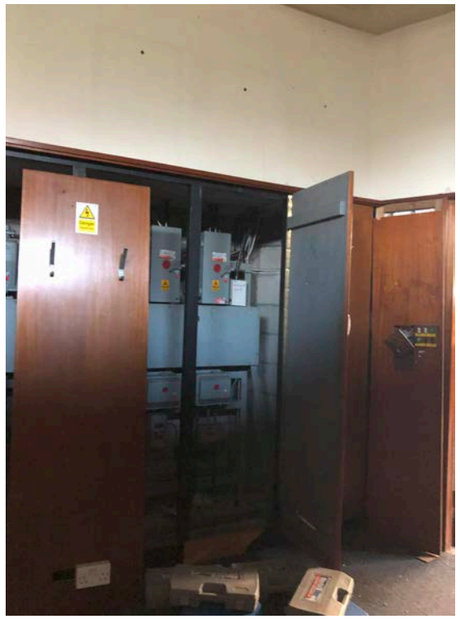


147 View of Pipe Organ

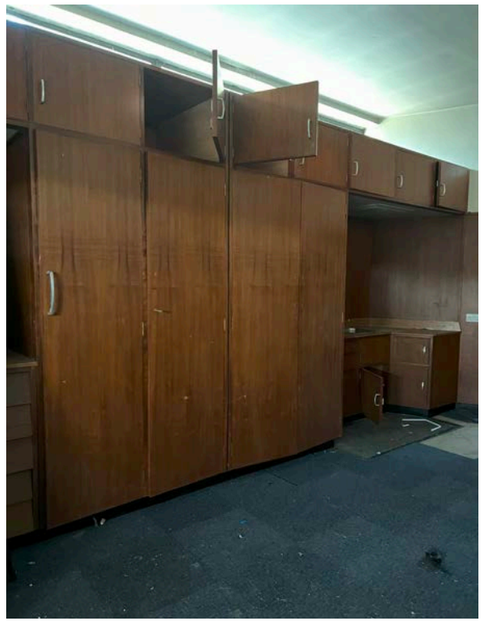
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

5.6.2 INTERNAL PHOTOGRAPHS

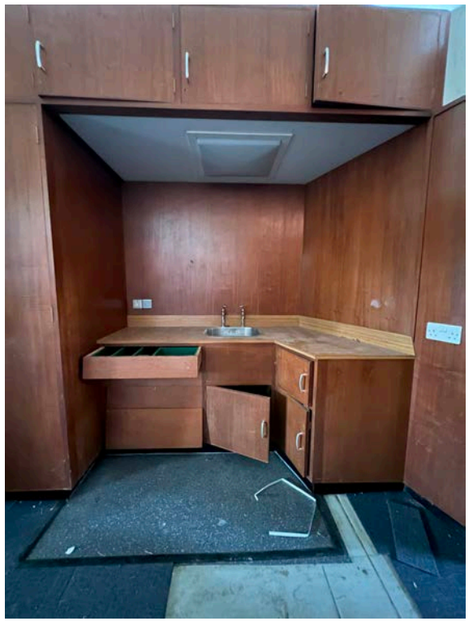


148 Electrical Cupboards in Sacriety



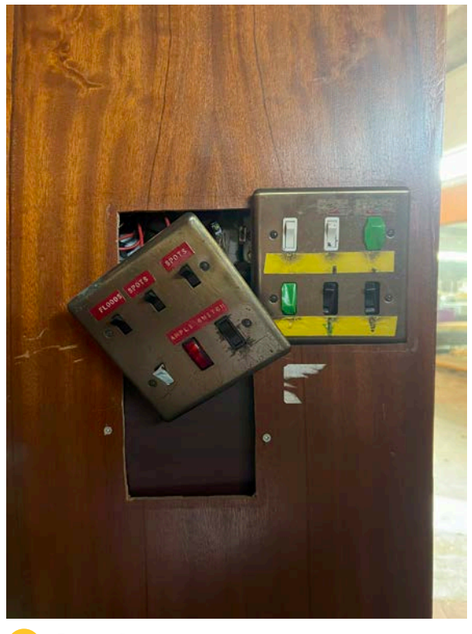
149 Vestment Cupboards within Sacristy

150 Vestment Cupboards within Sacristy

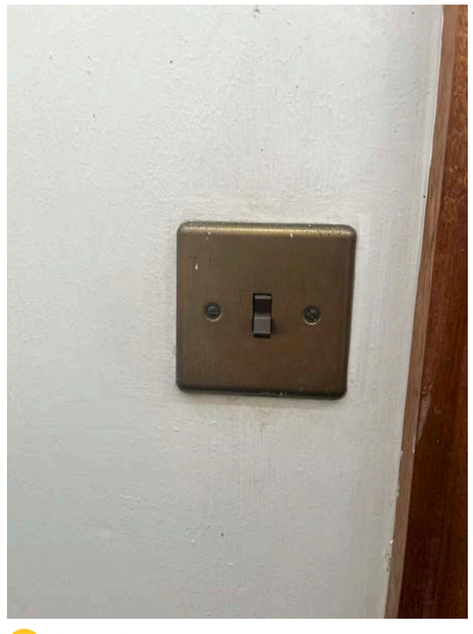


151 Sink Area within Sacristy

152 Sink Area within Sacristy



153 Existing Switches



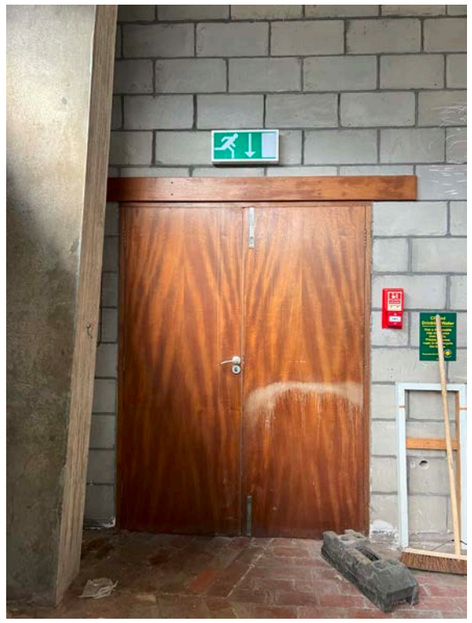
154 Existing Switches

5.0 LEVEL 3 HISTORIC BUILDING RECORD

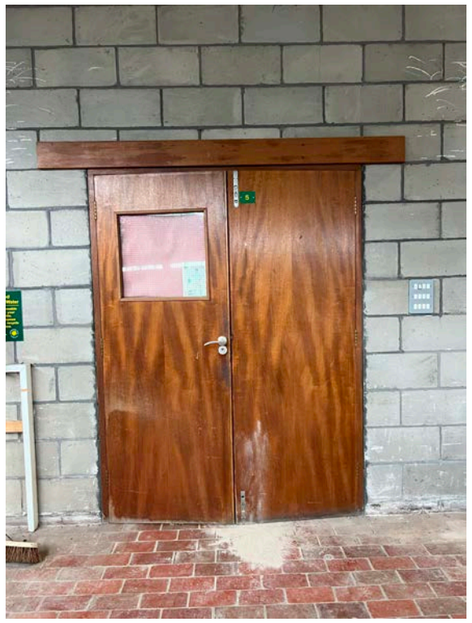
5.6 PHOTOGRAPHS - INTERNAL

5.6.2 INTERNAL PHOTOGRAPHS

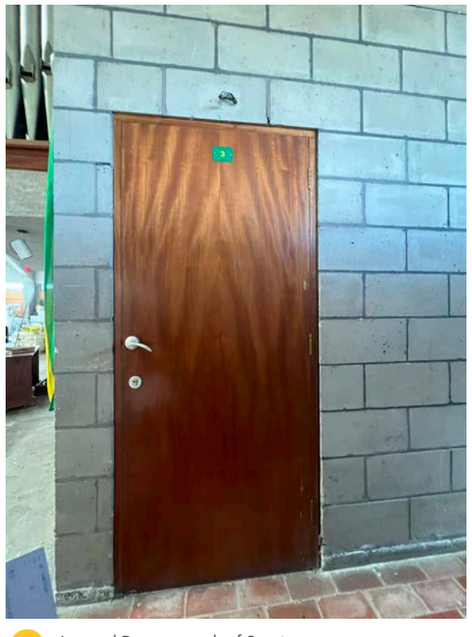
155 Internal Doors between Narthex and Chapel



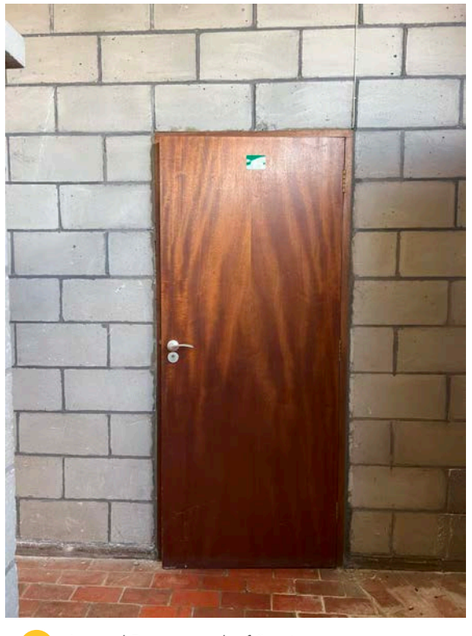
156 Internal Door Leading to West Porch



157 Internal Door Leading to Sacristy



158 Internal Door to north of Sacristy



159 Internal Door to north of Sacristy

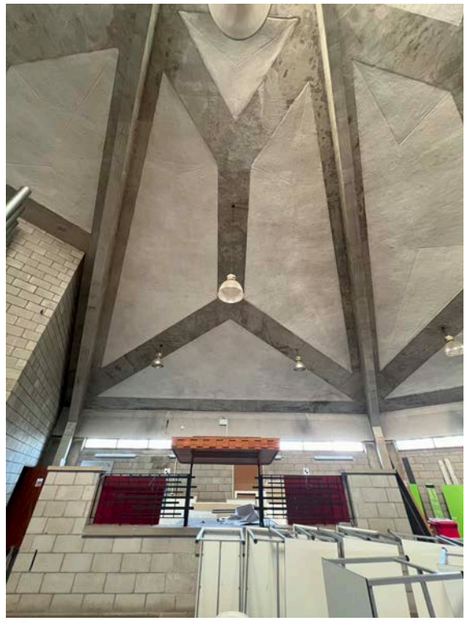
160 Internal Clerestorey Windows viewed from within Chapel

161 Internal Clerestorey Windows viewed from within Narthex

5.0 LEVEL 3 HISTORIC BUILDING RECORD

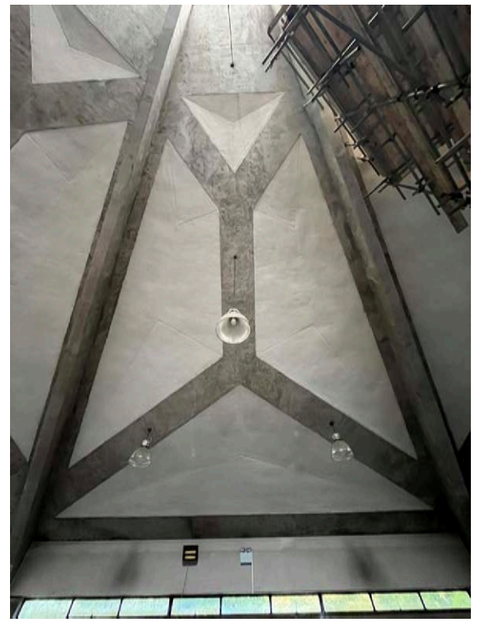
5.6 PHOTOGRAPHS - INTERNAL

5.6.2 INTERNAL PHOTOGRAPHS

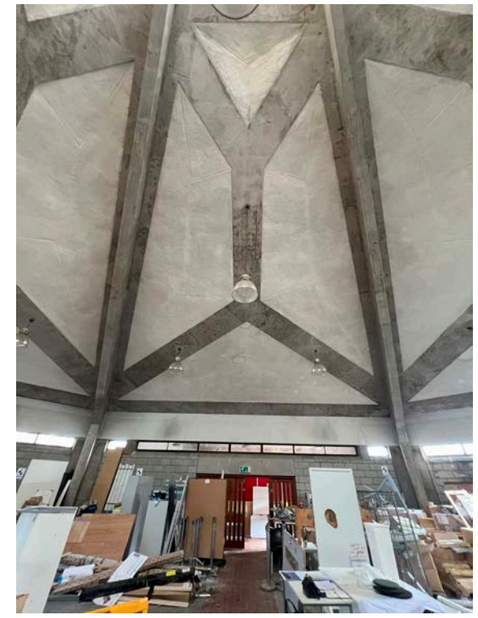


162 View of Soffit

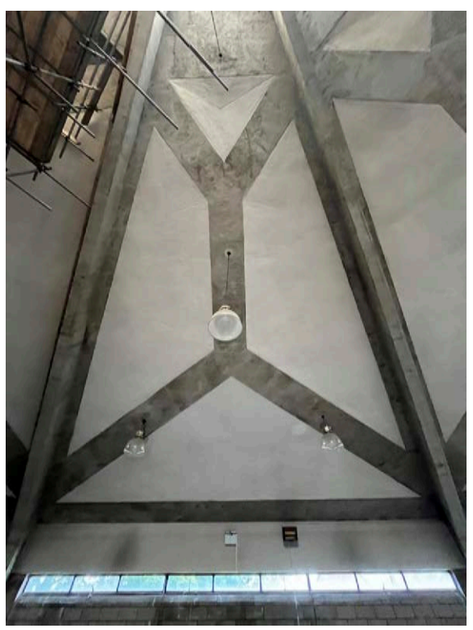
163 View of Soffit



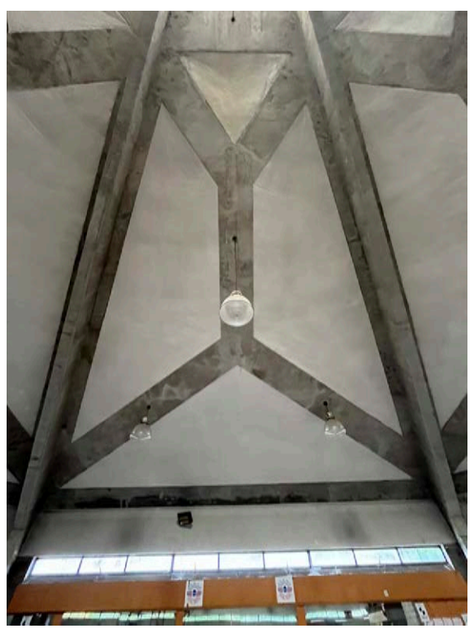
164 View of Soffit



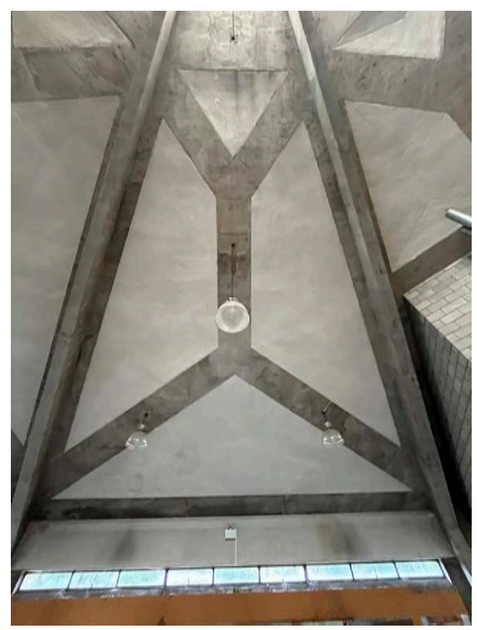
165 View of Soffit



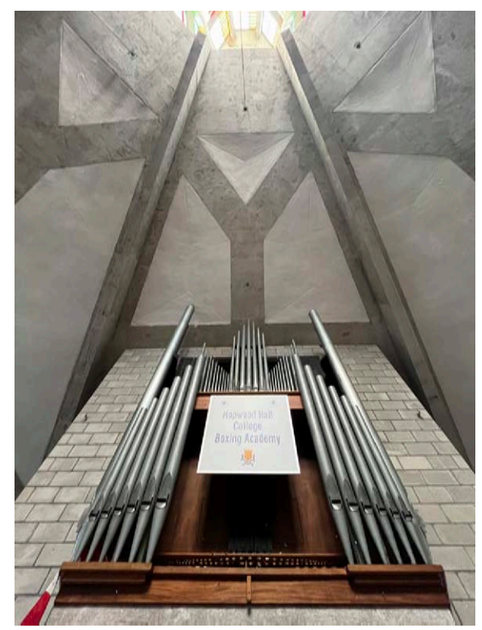
166 View of Soffit



167 View of Soffit



168 View of Soffit

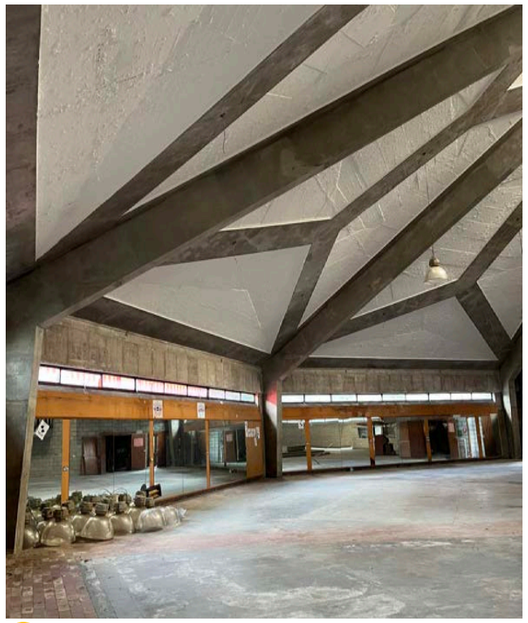


169 View of Soffit

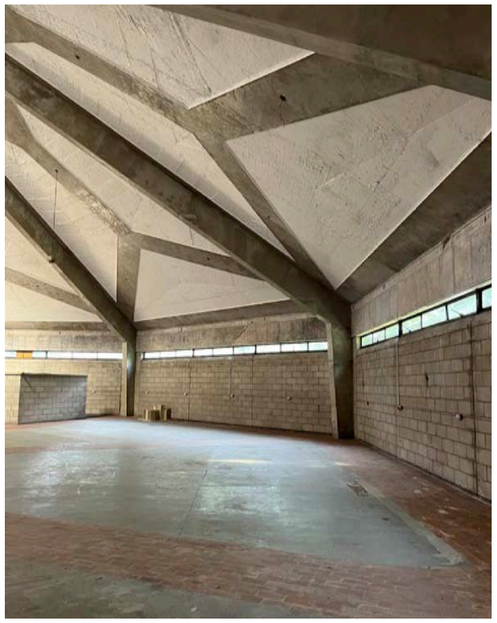
5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

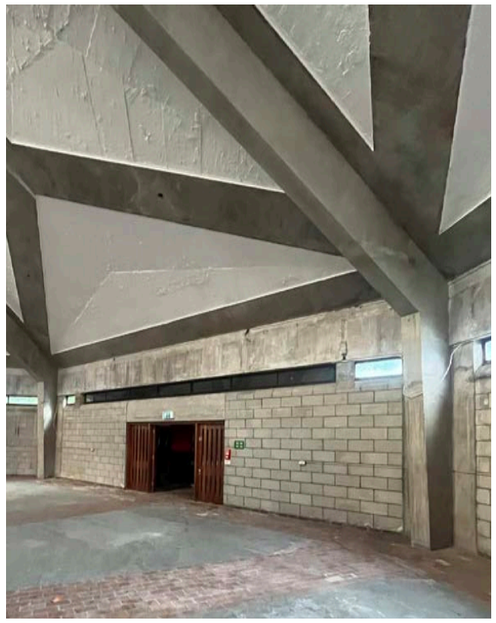
5.6.3 INTERNAL PHOTOGRAPHS - THE FOLLOWING INTERNAL PHOTOGRAPHS WERE TAKEN FOLLOWING REMOVAL OF ASBESTOS SOFFIT



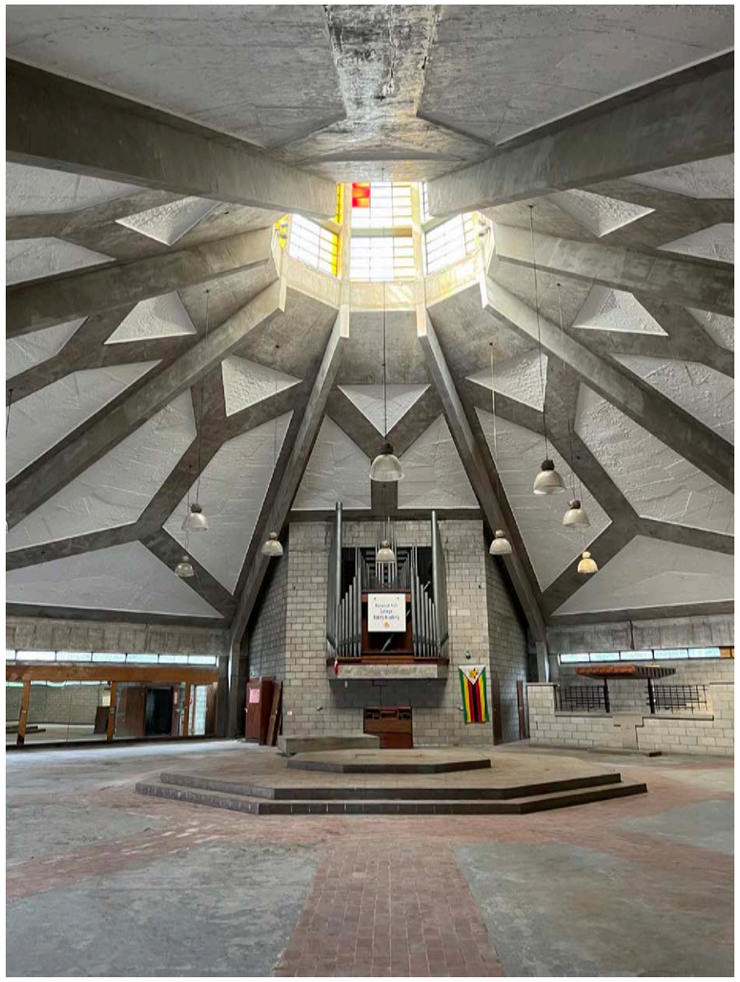
170 View of Chapel



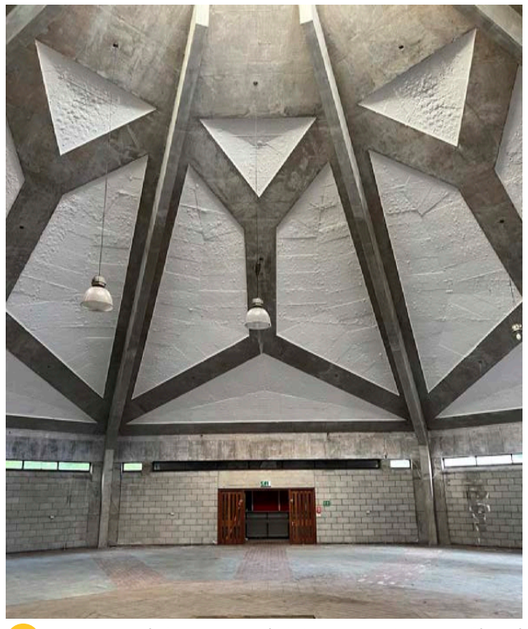
171 View of Chapel



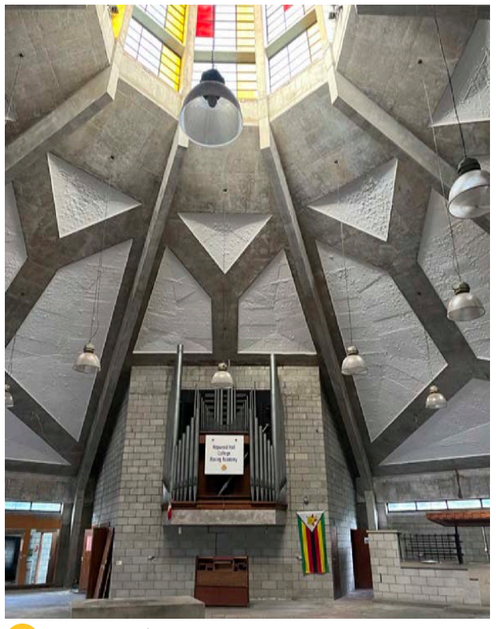
172 View of Chapel



173 View towards Sanctuary and Pipe Organ



174 View Towards Sanctuary and Main Entrance Doors into Chapel

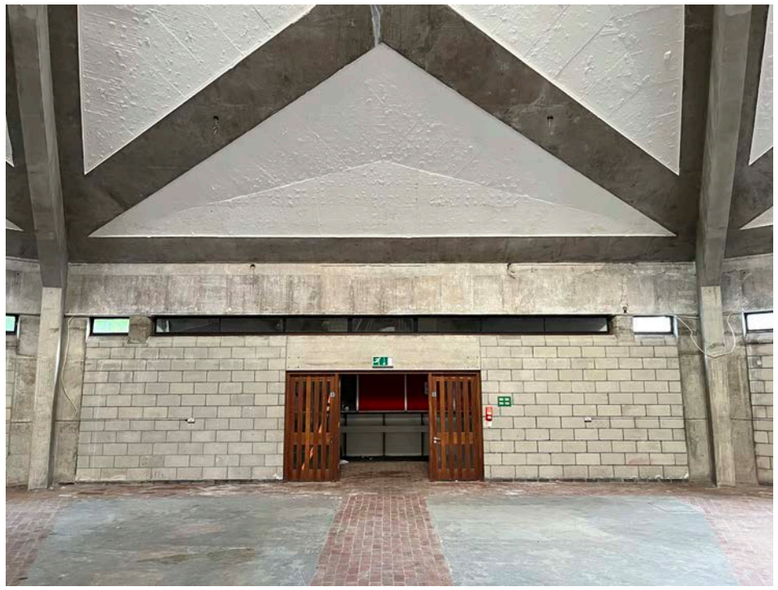


175 View towards pipe Organ

5.0 LEVEL 3 HISTORIC BUILDING RECORD

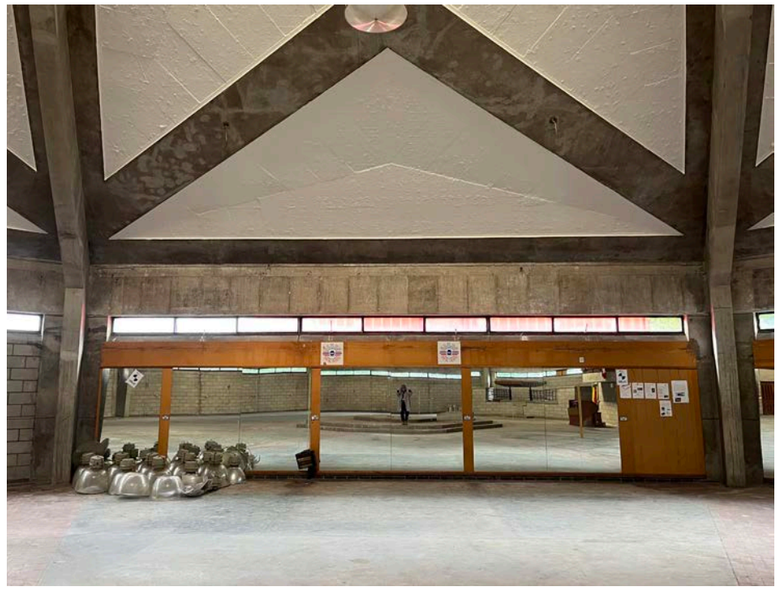
5.6 PHOTOGRAPHS - INTERNAL

5.6.3 INTERNAL PHOTOGRAPHS - THE FOLLOWING INTERNAL PHOTOGRAPHS WERE TAKEN FOLLOWING REMOVAL OF ASBESTOS SOFFIT

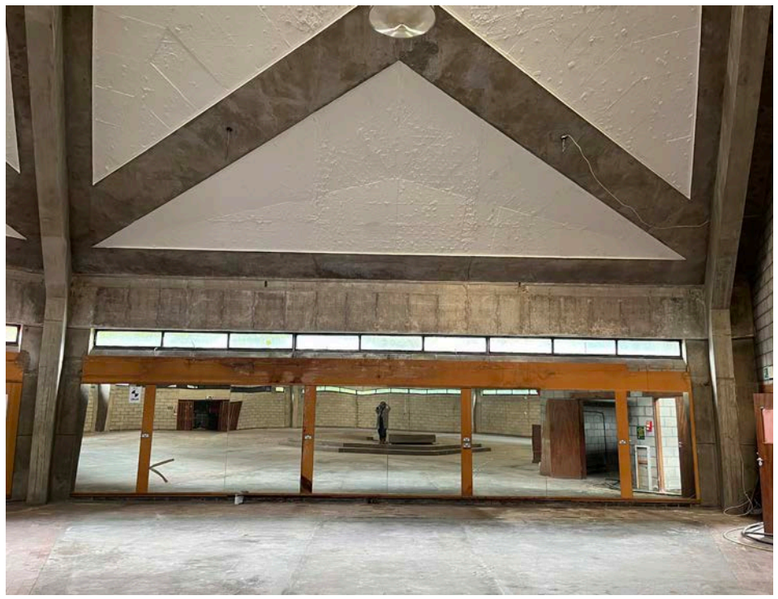


176 View Towards Main Entrance Doors

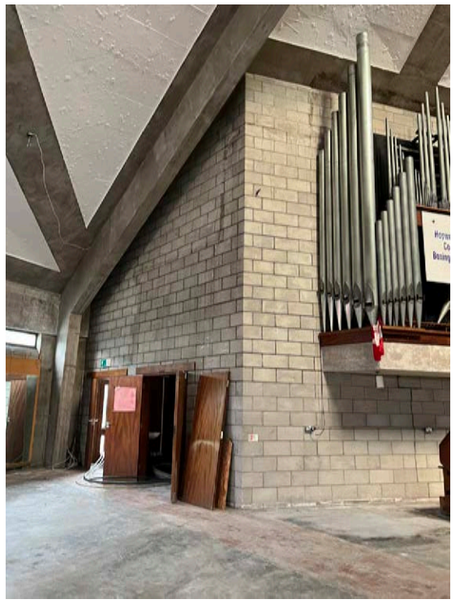
177 View of Chapel



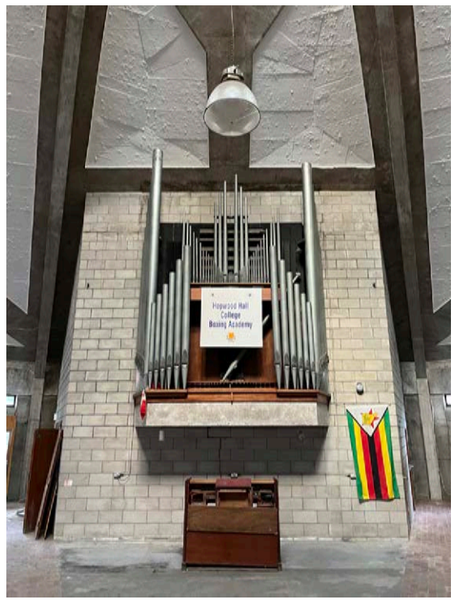
178 View of Chapel



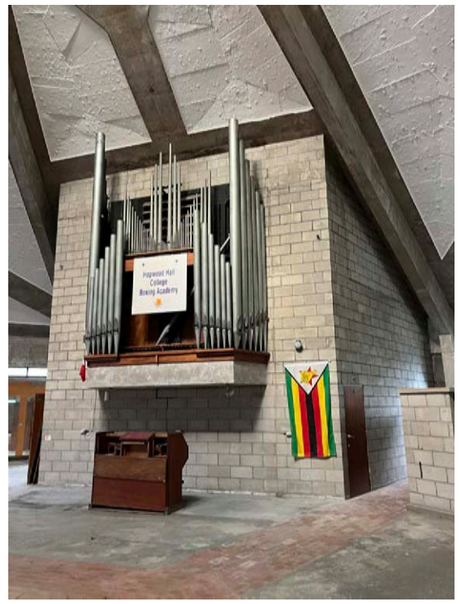
179 View of Chapel



180 View towards Doors Leading to Rear Lobby



181 View towards pipe Organ

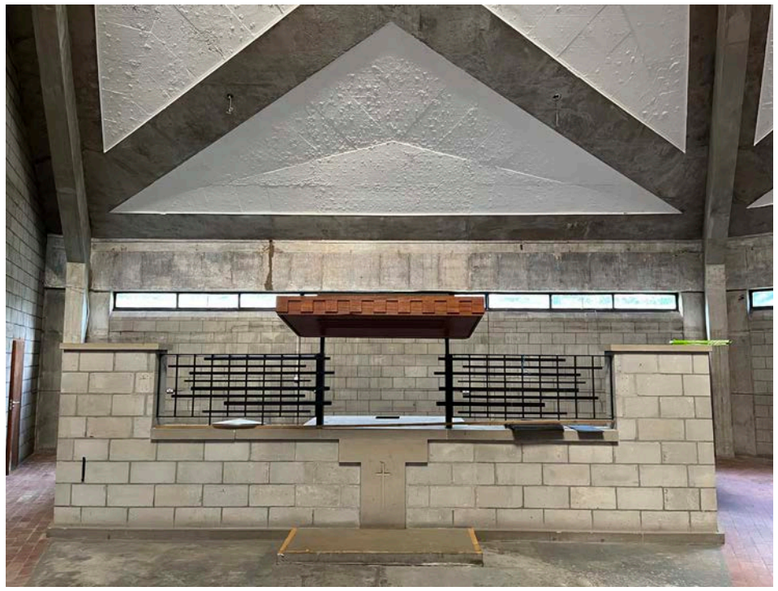


182 View towards pipe Organ

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

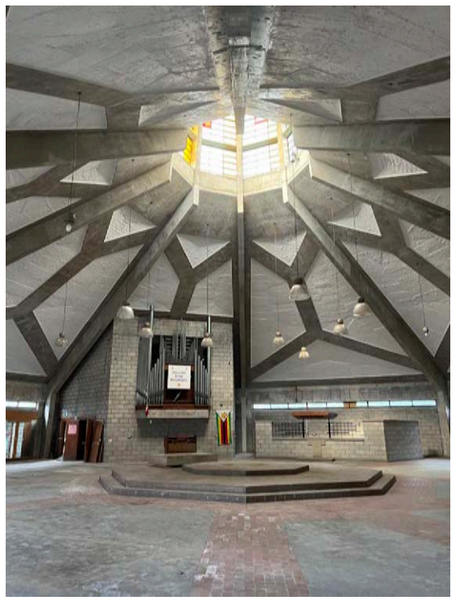
5.6.3 INTERNAL PHOTOGRAPHS - THE FOLLOWING INTERNAL PHOTOGRAPHS WERE TAKEN FOLLOWING REMOVAL OF ASBESTOS SOFFIT



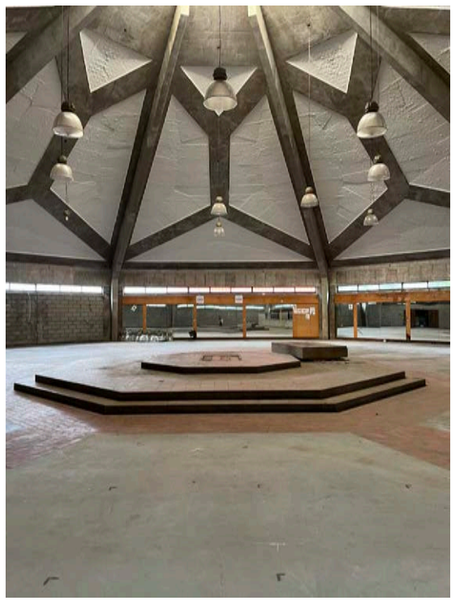
183 View of Blessed Sacrament Altar

184 View of Chapel

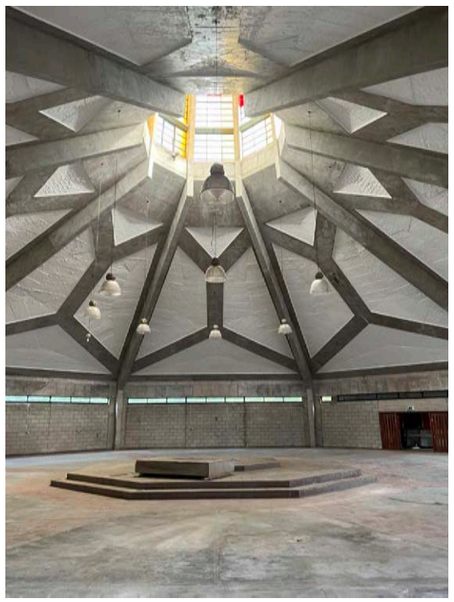
185 View of Chapel



186 View towards Sanctuary and Pipe Organ



187 View towards Sanctuary



188 View towards Sanctuary showing relationship between Sanctuary and glazed lantern

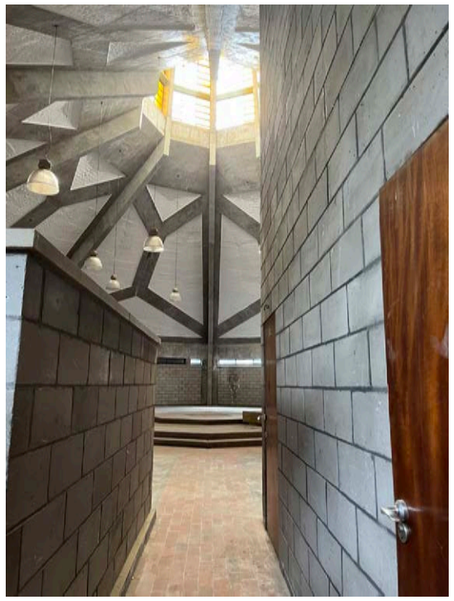
189 View of Sanctuary raised Dias

5.0 LEVEL 3 HISTORIC BUILDING RECORD

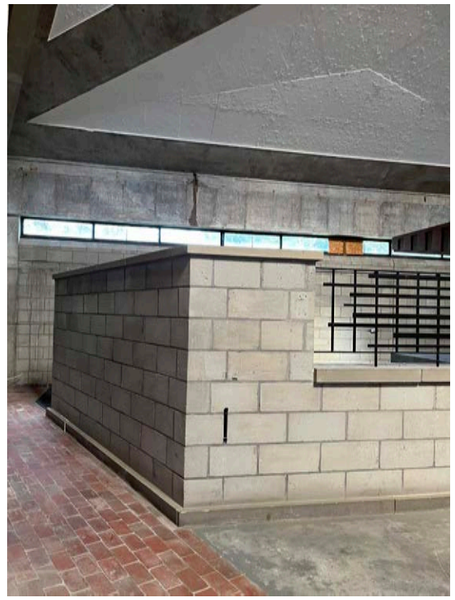
5.6 PHOTOGRAPHS - INTERNAL

5.6.3 INTERNAL PHOTOGRAPHS - THE FOLLOWING INTERNAL PHOTOGRAPHS WERE TAKEN FOLLOWING REMOVAL OF ASBESTOS SOFFIT

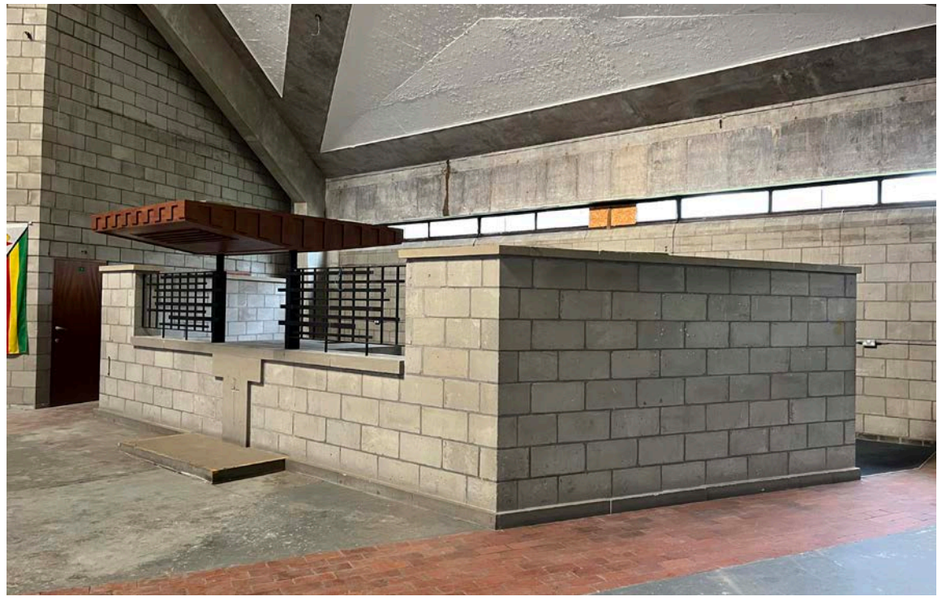
190 View of steps to Sanctuary raised Dias



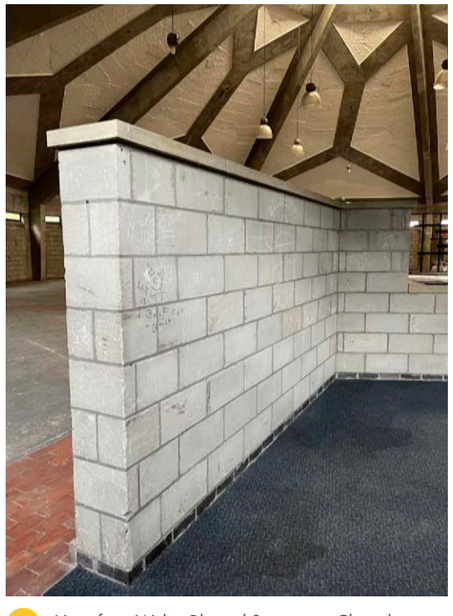
191 View showing wall to the north of the Sacristy



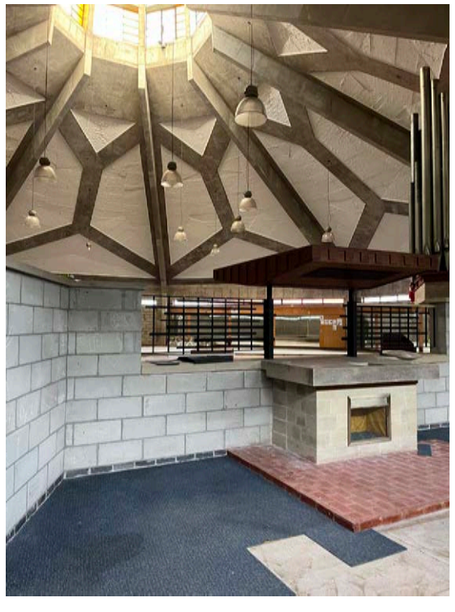
192 View of Blessed Sacrament Altar



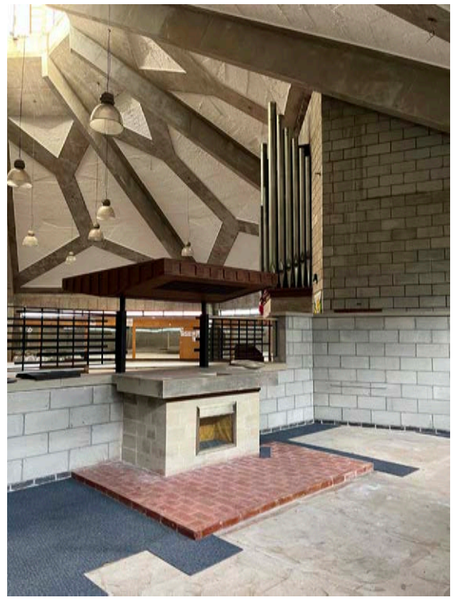
193 View of Blessed Sacrament Altar



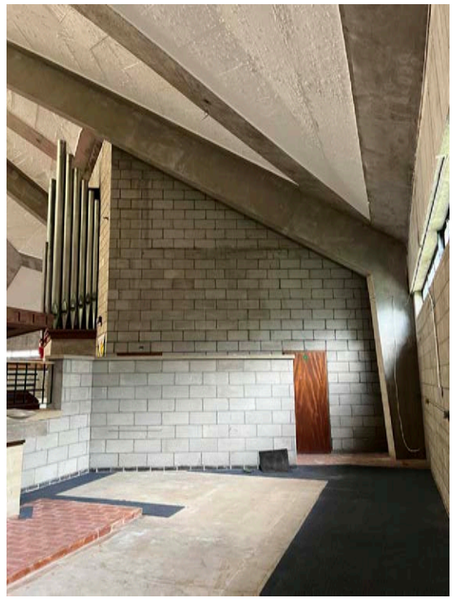
194 View from Within Blessed Sacrament Chapel



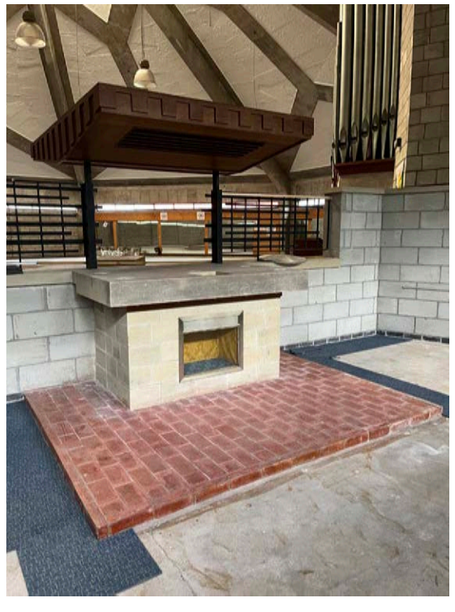
195 View from Within Blessed Sacrament Chapel showing Altar



196 View from Within Blessed Sacrament Chapel showing Altar



197 View from Within Blessed Sacrament Chapel



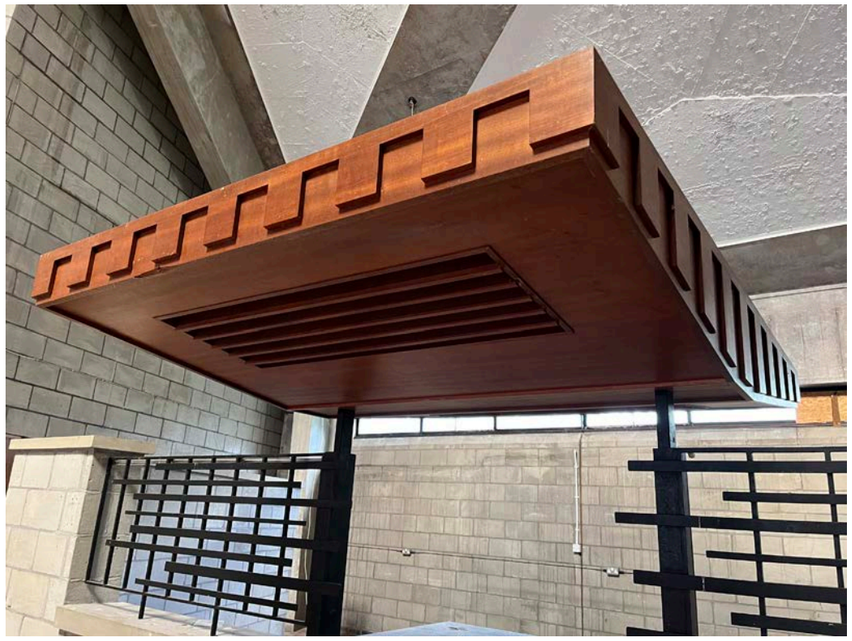
198 View of Blessed Sacrament Altar

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.6 PHOTOGRAPHS - INTERNAL

5.6.3 INTERNAL PHOTOGRAPHS - THE FOLLOWING INTERNAL PHOTOGRAPHS WERE TAKEN FOLLOWING REMOVAL OF ASBESTOS SOFFIT

199 View of Blessed Sacrament Altar



200 View of Ciborium to Blessed Sacrament Chapel

5.0 LEVEL 3 HISTORIC BUILDING RECORD

5.7 DISCUSSION FOLLOWING BUILDING RECORDING

The original building incorporates materials used in their raw natural state and with high quality and well crafted details which largely remain in tact despite the subsequent use of the building and several years of lack of maintenance. The overall composition and open character of the interior of the Chapel have been retained and the original design intent is still clear.

Although the building has been retained largely in tact, the recording works found physical evidence of the changes to the Chapel since it's completion, underpinning previous historical and map evidence.

A number of minor changes have been made externally including the infilling of the underside of the flying concrete steps to the front (east) of the building and addition of new handrails as well as the addition of two rainwater pipes and hoppers to the eastern facade. The cross which was originally mounted on top of the glazed lantern has been removed, although a small plinth remains providing evidence of the previous installation.

Internally, the original pews and low level chapel walls to the community Chapel to the south west have been removed at some point, although the radial pattern to the concrete and tiled floor is reflective of the original layout.

The pipe organ remains in tact but is no longer in use. One of the central pipes appears to have been removed but is still present and so could be re-fixed during the proposed works to refurbish the Chapel.

The central raised dais to the Sanctuary is still in place with the original radial brick paving in tact. There is a small amount of damage to the paving where previous services appear to have been installed. The altar stone and supporting plinth has been dismantled but are retained within the building and could be reinstated in the original position.

The Blessed Sacrament Chapel was altered during the late 1960s, with the high blank walls to the front lowered and the introduction of a new black metal screen to allow the altar to be visible from within the main body of the Chapel. This alteration is thought to be reflective of liturgical change during this period, providing evidential value associated with considerable changes across the Catholic Church. Since this original change, the Blessed Sacrament Chapel appears to have been largely retained and remains in good condition.

The sprayed asbestos was removed from the soffit in 2025 and the concrete panels above have been treated with an asbestos encapsulation paint. This work was considered necessary for the future health and safety of the building occupants and also allows the concrete soffit panels to dry out following water penetration owing to the poor condition of the copper roof covering. The approved proposals will reinstate an acoustic plaster coating to the soffit which will replicate as closely as possible the appearance of the original material.

The Chapel has suffered from a lack of maintenance and the roof is now in a poor condition. Blocked gutters, poor quality roof repairs and lack of appropriate drip detailing have resulted in staining / water damage to the concrete frame and blockwork walls to the external facade and interior of the building. Poor quality re-pointing works using a variety of inappropriate materials and colours currently detract from the external appearance of the blockwork. A number of windows are in a poor condition with decaying frames and broken/missing glazing, and the high level lantern glazing would benefit from refurbishment works. Small areas of graffiti are also present to internal and external walls.

The external surfacing to the front and perimeter of the building has been altered in a piecemeal fashion since the original completion of the Chapel. In combination with the overgrown vegetation to the sides and rear of the building, this detracts from the character and quality of the original Chapel design and construction.

6.0 CONCLUSION

6.0 DISCUSSION AND CONCLUSIONS

This Historic Building Record has described the history and fabric of the former Chapel at Hopwood Hall College.

This recording is required to preserve the building by record prior to works to enable the use of the building as an education centre, approved under applications 24/00547/FUL and 24/00548/LBC.

The former Roman Catholic Chapel was constructed between 1961 - 1965 on behalf of the De La Salle Teacher Training College, who were based at the Hopwood Hall Estate from 1946 until 1989. The site was purchased by Rochdale Borough Council in the 1990s and became part of the Hopwood Hall College campus.

The Chapel was designed by Reynolds and Scott in consultation with Frederick Gibberd and demonstrates similarities with Gibberd's design for the Liverpool Metropolitan Cathedral which was also constructed during this period. The simple open plan form with centralised Sanctuary space is considered to reflect the influence of the Liturgical movement and associated change within the Catholic Church as well as the Brutalist Modernist architecture of the 1960s.

The building survives in a relatively well-preserved form with the original architectural composition and the majority of features still in tact. However, it has suffered from a lack of maintenance which has resulted in water ingress and associated damage to the external and internal fabric.

This work will be archived according to the details provided within Chapter 2.0 of this document.

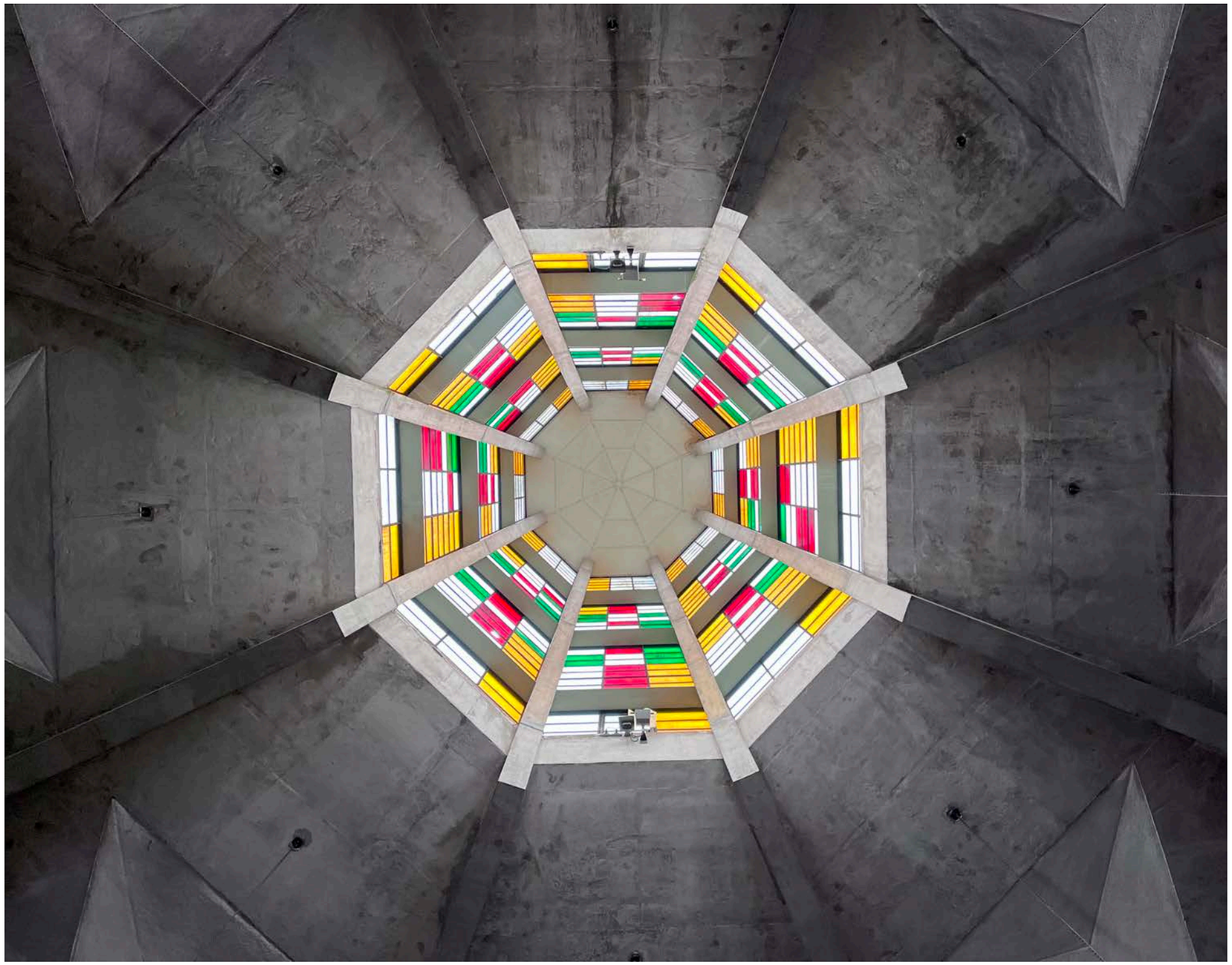


Figure 6.1
Photograph looking up into the Glazed Lantern (Source: Seven Architecture)

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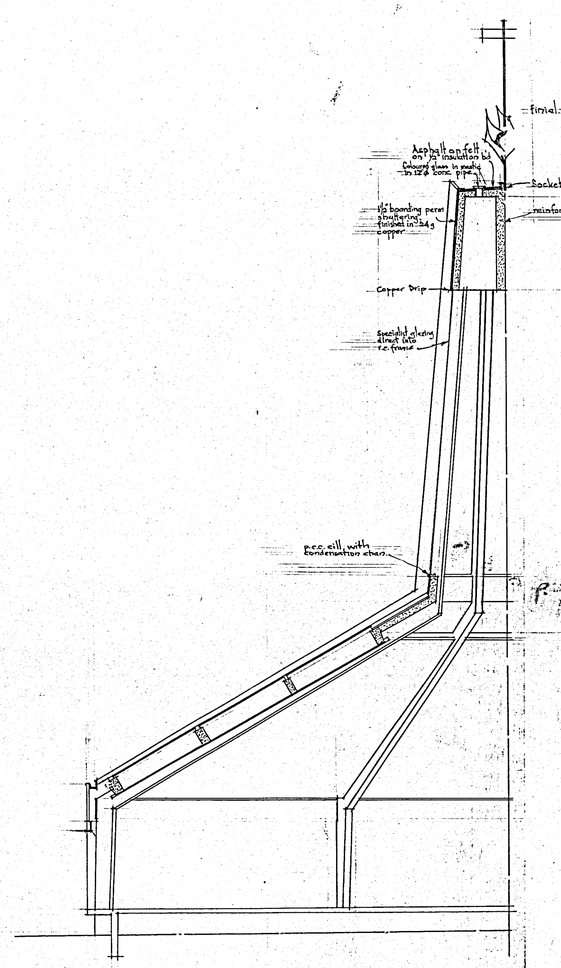
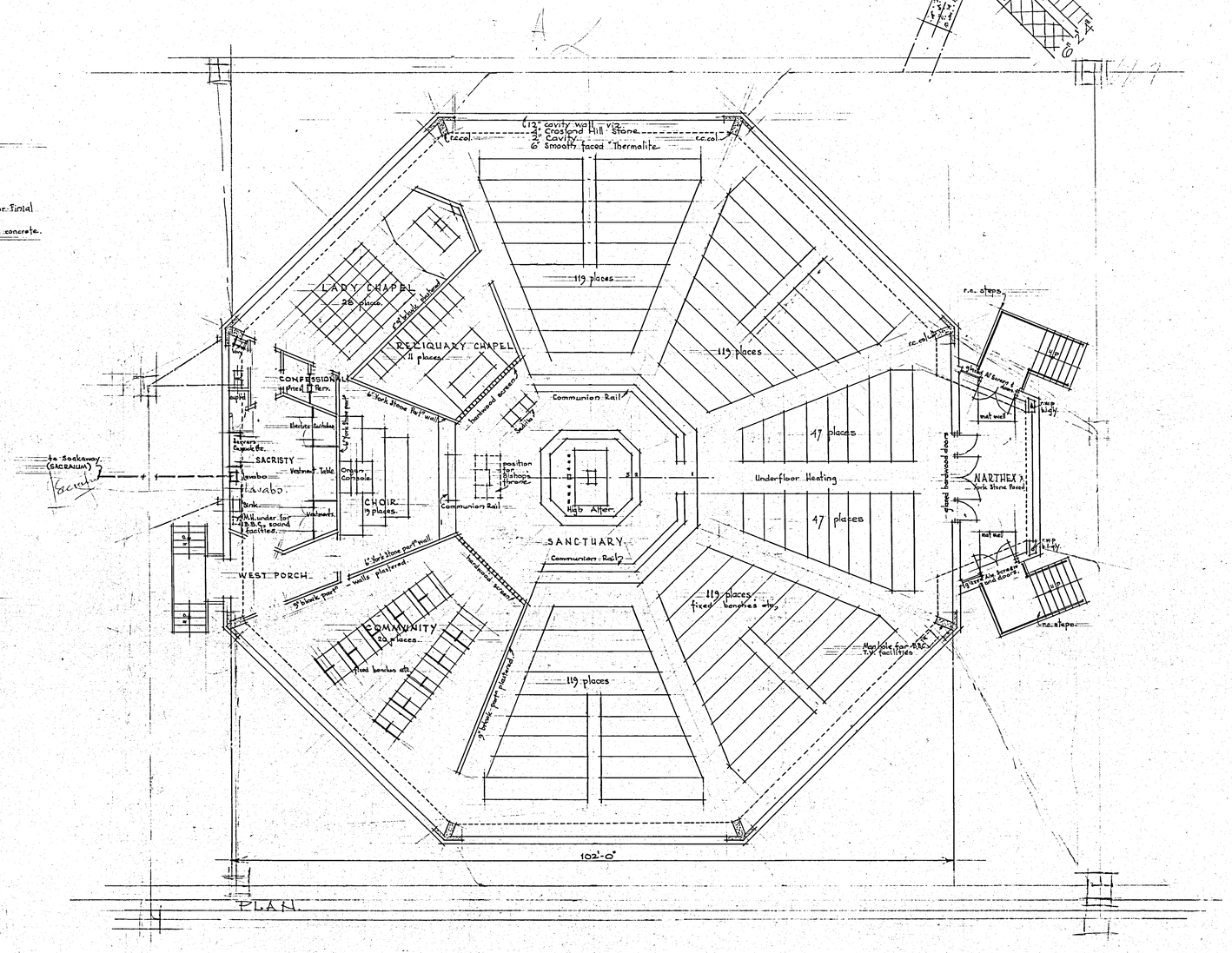
Rochdale Archives (photographs)	
Middleton Library (photographs)	
https://www.lasalleigbm.org/brothers	
https://manchestervictorianarchitects.org.uk/partnerships/reynolds-and-scott	
https://www.ribaj.com/culture/obituary-brian-mooney-reynolds-scott-manchester-england	

APPENDIX 01
HISTORIC DRAWINGS



HALF SECTION
See Stfng Drawings

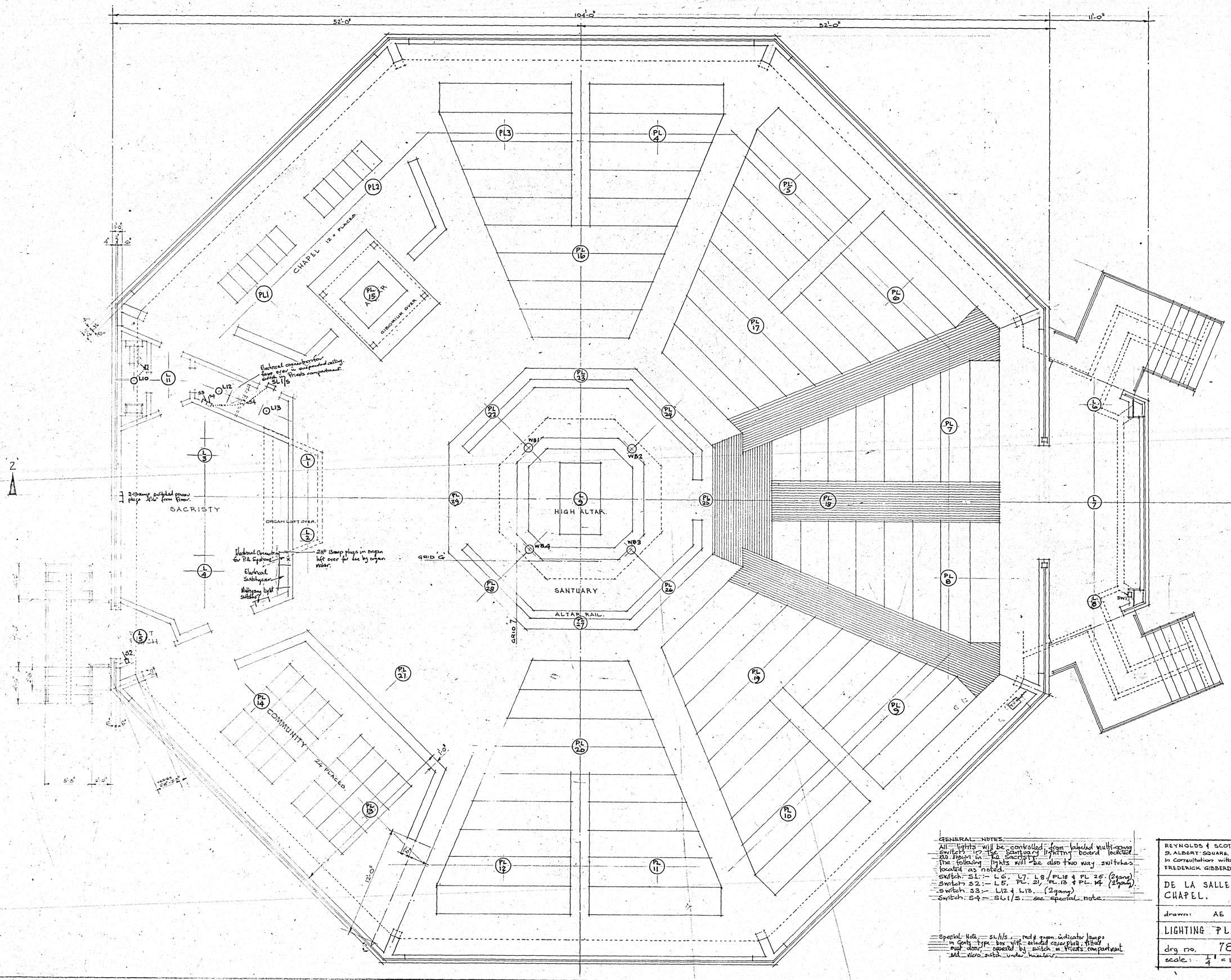


PLAN

REYNOLDS & SCOTT. F&ARIBA
5 ALBERT SQUARE
MANCHESTER - 2
TEL
REA. 6558/9

JOB No 640	DRG. No 1
SCALES 1/8" = 1'-0"	
DRAWN AE	TRACED –
CHECKED –	DATE 14·2·'62

DE LA SALLE TRAINING COLLEGE
PROPOSED CHAPEL



GENERAL NOTES.

All lights will be controlled from labeled multi-gang switch in the Sanctuary switchboard located as shown in the Sacristy.
The following lights will be also two way switches located as noted.
Switch SL:- L6, L7, L8, PL18 & PL 25. (2gang)
Switch S2:- L5, PL. 21, PL.13 & PL. 14 (2gang)
Switch S3:- L12 & L13. (2gang)
Switch S4 - SL1/S. see special note.

Special Note SL/1/S. red & green indicator lamps in Gents type box with selected cover plate, fitted each door, operated by switch in Priests compartment and micro switch under urinals.

REYNOLDS & SCOTT F/ARIBA. Chartered Architects.
9, ALBERT SQUARE, MANCHESTER 2. OGI DEA 6558
In Consultation with:
FREDERICK GIBBERD CBE. ARA. FRIBA. MTPI. FILA.

DE LA SALLE TRAINING COLLEGE CHAPEL.

drawn: AE | date: 12 April '64

LIGHTING PLAN. POWER POINTS SHOWN.

drg no. 785 - 13 | Revisions.

scale: 1/4" = 1'-0"

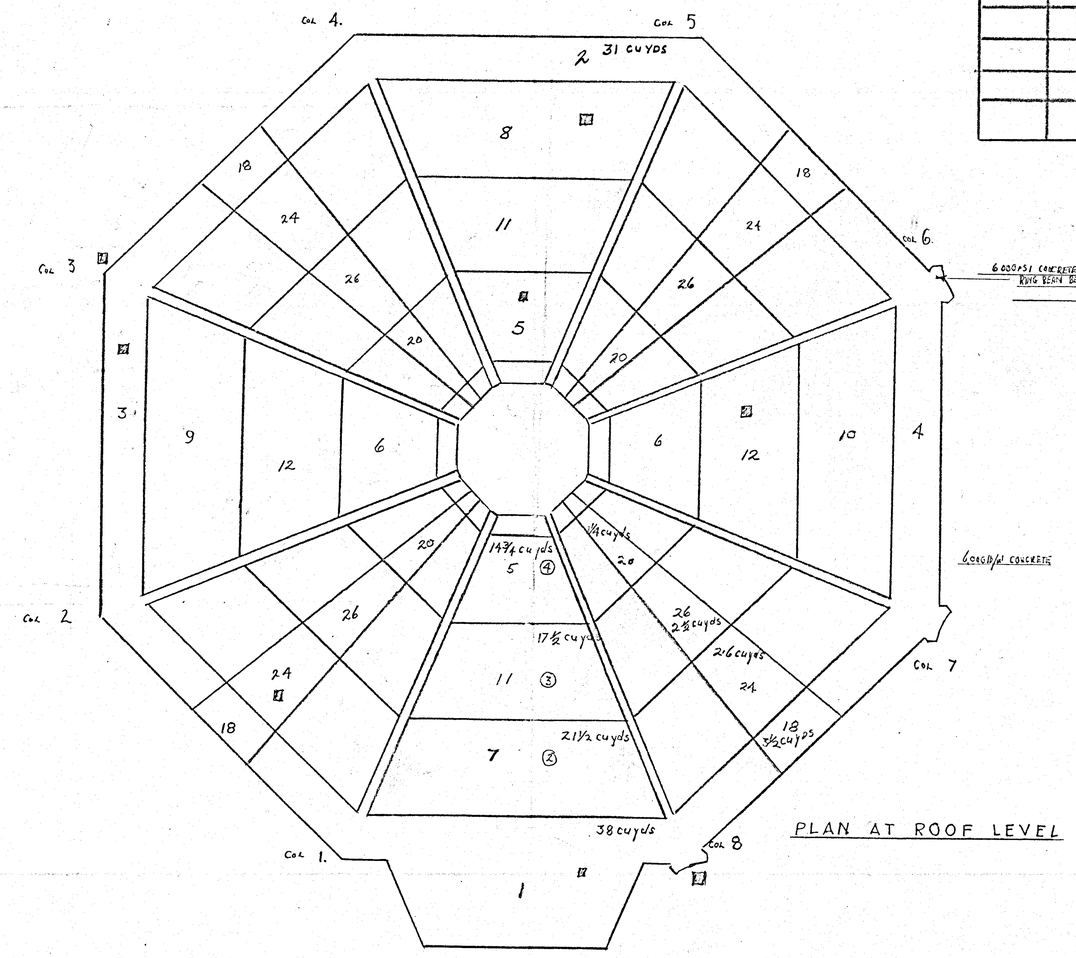
do not scale this drawing.

general notes.

SYBL THUS ⊠ POSITIONS OF CUBES TO BE TAKEN AGREED WITH MR FORDYCE OF LOWE'S ROBIN CONST ENG., MR FORDYCE OF TAYLOR WOODROW BLD CONT. MR HAZELDINE CLERK OF WORK. OF REYNOLDS & SCOTT F/A.R.I.BA. ON THE 22.8.64.

CUBE TEST RECORDS: No 3 TO BE TAKEN FOR EACH TEST

DATE TAKEN	AM	P.M.	LOCATION	STRENGTH REQUIRED	7 DAYS	28 DAYS	SLUMP	TESTING STATION	REMARKS



PLAN AT ROOF LEVEL

revisions.

CONCRETE POUR TOTALS.

Day No.	Cu yds approx	Date of Pour
1	38	
2	31	
3	31	
4	31	
5	29½	
6	29½	
7	21½	
8	21½	
9	21½	
10	21½	
? TIME LAG		
18	14	
20	5	
24	10½	
26	10	
TOTAL 298 CU YDS		

date.

REYNOLDS & SCOTT
Architects & Surveyors
9, Albert Square
Manchester, 2. tel: DEA 6558

name of job.

DE LA SALLE NEW CHAPEL

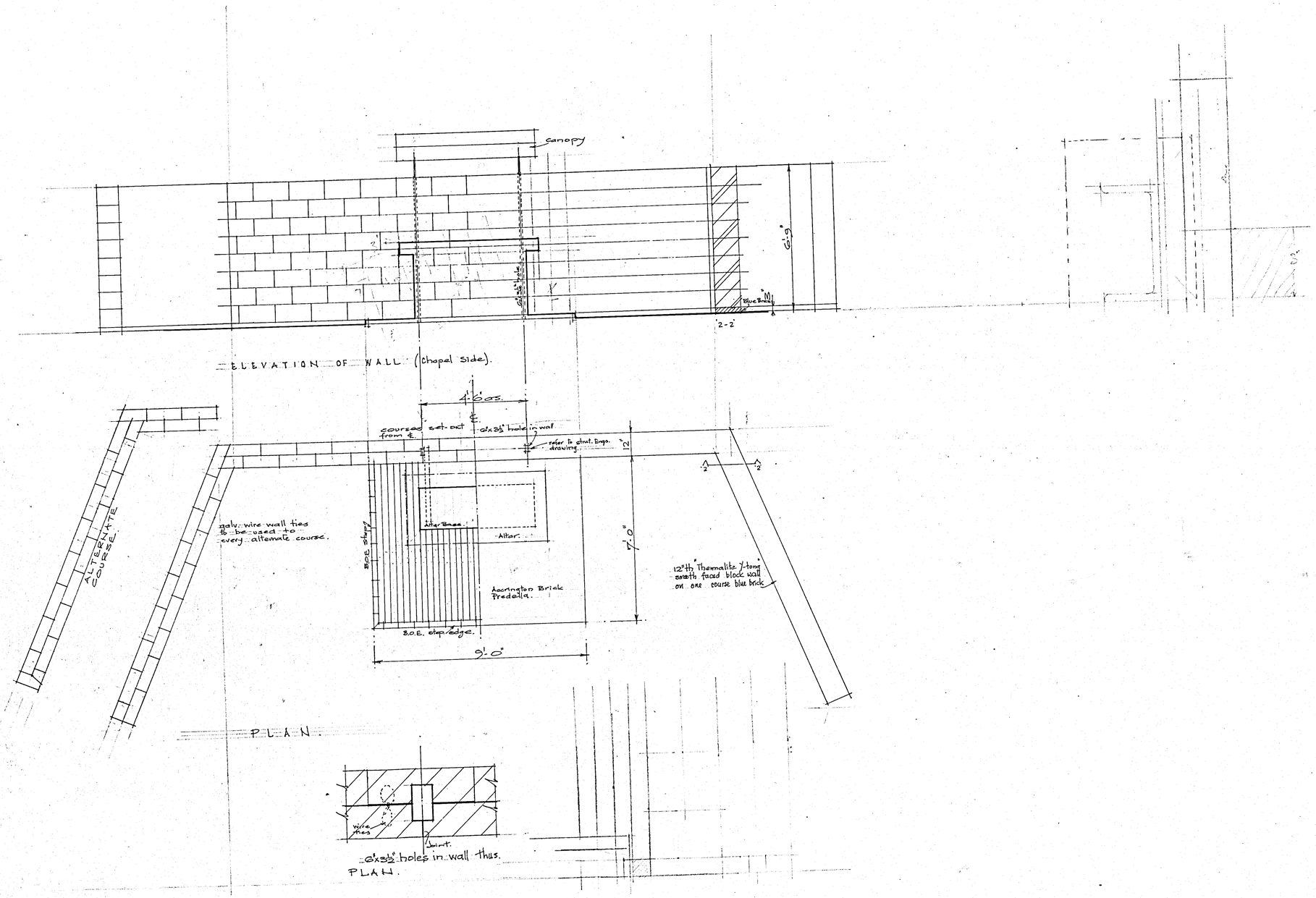
drawn.	checked.	date.
T.H. Ashworth		3. SEPT 64.

subject.
LAYOUT OF CONCRETE POUR TO ROOF OF CHAPEL PLUS LOWER RING BEAM. ANCHORAGES AND RADIAL BEAMS. NATHEX ROOF

job no.	drawing no.	revision no.
783/E.		

scales. 1/8" 1/4" 1/2" = 1'0"

L.R. 0095



do not scale this drawing.

general notes.

revisions.	date.
1	

REYNOLDS & SCOTT
Architects & Surveyors
9, Albert Square
Manchester, 2. tel: DEA 6558

name of job.
HOPWOOD CHAPEL
in consultation with Frederick Gibberd CBE FRIBA.

drawn.	checked.	date.
A.E.		

subject.
Blessed Sacrament Chapel
BLOCKWORK

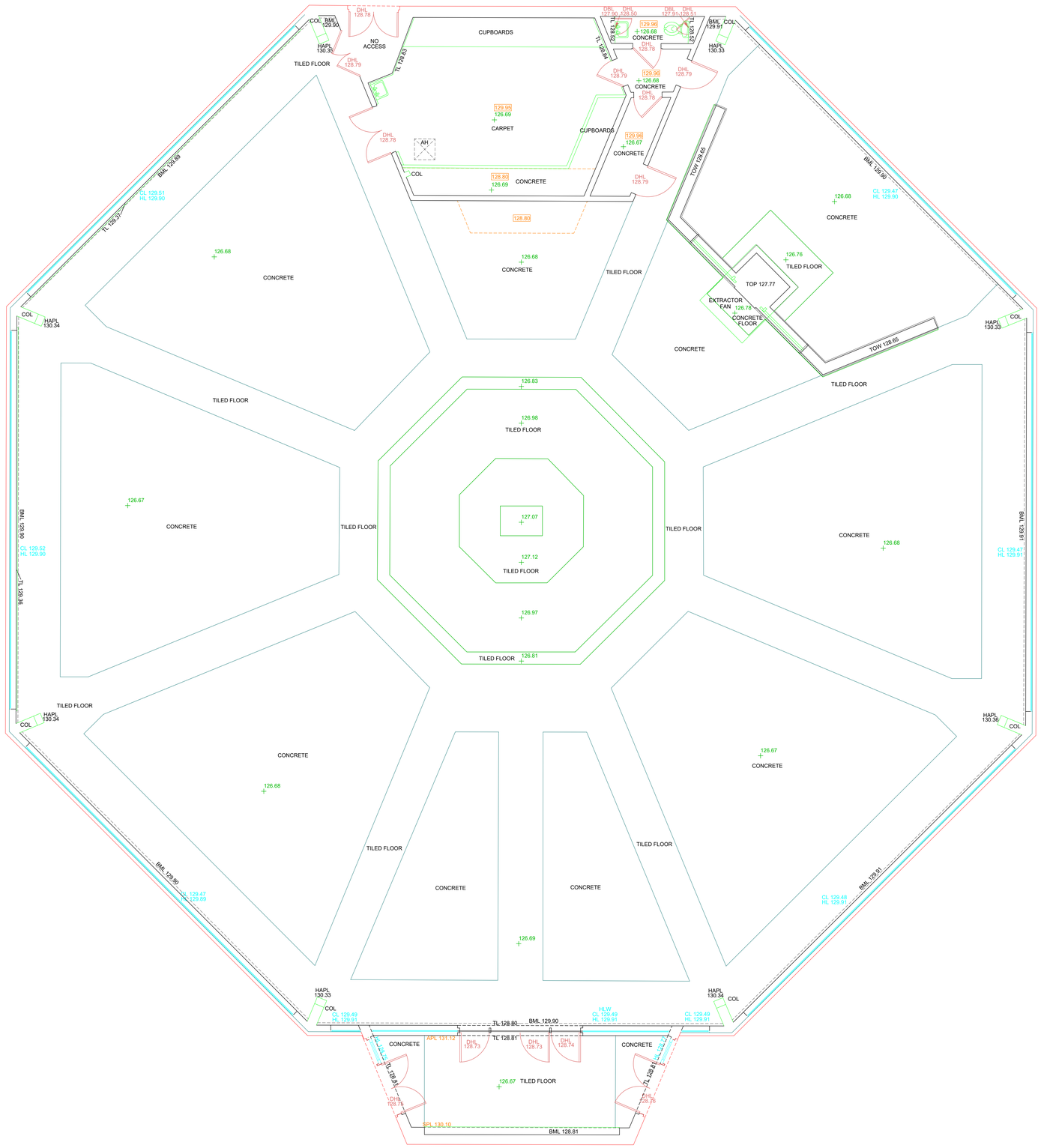
job no.	drawing no.	revision no.
783	37.	

scales. ½" = 1'-0"

1

L.R. 0095

APPENDIX 02
DRAWN RECORD (2024)



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Datum : OS Level Datum.
Using the OS GPS Network and applying OSGM15 National Geoid Model to obtain local area corrections.

KEY

CEILINGS	
2.20	FLOOR TO CEILING HEIGHT
32.98	CEILING LEVEL
APL 32.98	APEX LEVEL
SPL 32.98	SPRING LEVEL
APX 2.98	FLOOR TO APEX
SPR 2.02	FLOOR TO SPRING
SUS	SUSPENDED CEILING

WINDOWS	
F-C 1.43	FLOOR TO CILL
C-H 2.29	CILL TO HEAD
C-SPR 1.43	CILL TO SPRING
C-APX 2.29	CILL TO APEX
CL 22.64	CILL LEVEL
HL 24.76	HEAD LEVEL

BEAMS	
TBML 32.56	LEVEL TO TOP OF BEAM
BML 32.16	LEVEL TO U/S OF BEAM
HAPL 33.26	LEVEL TO APEX OF BEAM HAUNCH
HSPL 32.95	LEVEL TO SPRING OF BEAM HAUNCH
PUR 32.95	LEVEL TO U/S OF PURLIN

FLOORS	
+ 116.12	FLOOR LEVEL

RECESSES	
BH 0.86	FLOOR TO RECESS BASE
BL 32.22	RECESS BASE LEVEL
TH 3.35	BASE TO TOP OF RECESS
TL 35.68	U/S OF RECESS LEVEL

DOORS	
DH 2.67	FLOOR TO U/S OF DOOR FRAME
DHL 33.45	U/S OF DOOR FRAME LEVEL

OTHER	
TOW 31.23	TOP OF WALL LEVEL
AH	ACCESS HATCH
	STAIRS UP

Rev	Date	Drawn	Description	Check
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West Yorkshire
LS10 1SW
T: +44 [0] 1132 008 900
F: +44 [0] 1132 008 901
E: admin@metgeoenvironmental.com
W: www.metgeoenvironmental.com

Client
SEVEN ARCHITECTURE LIMITED

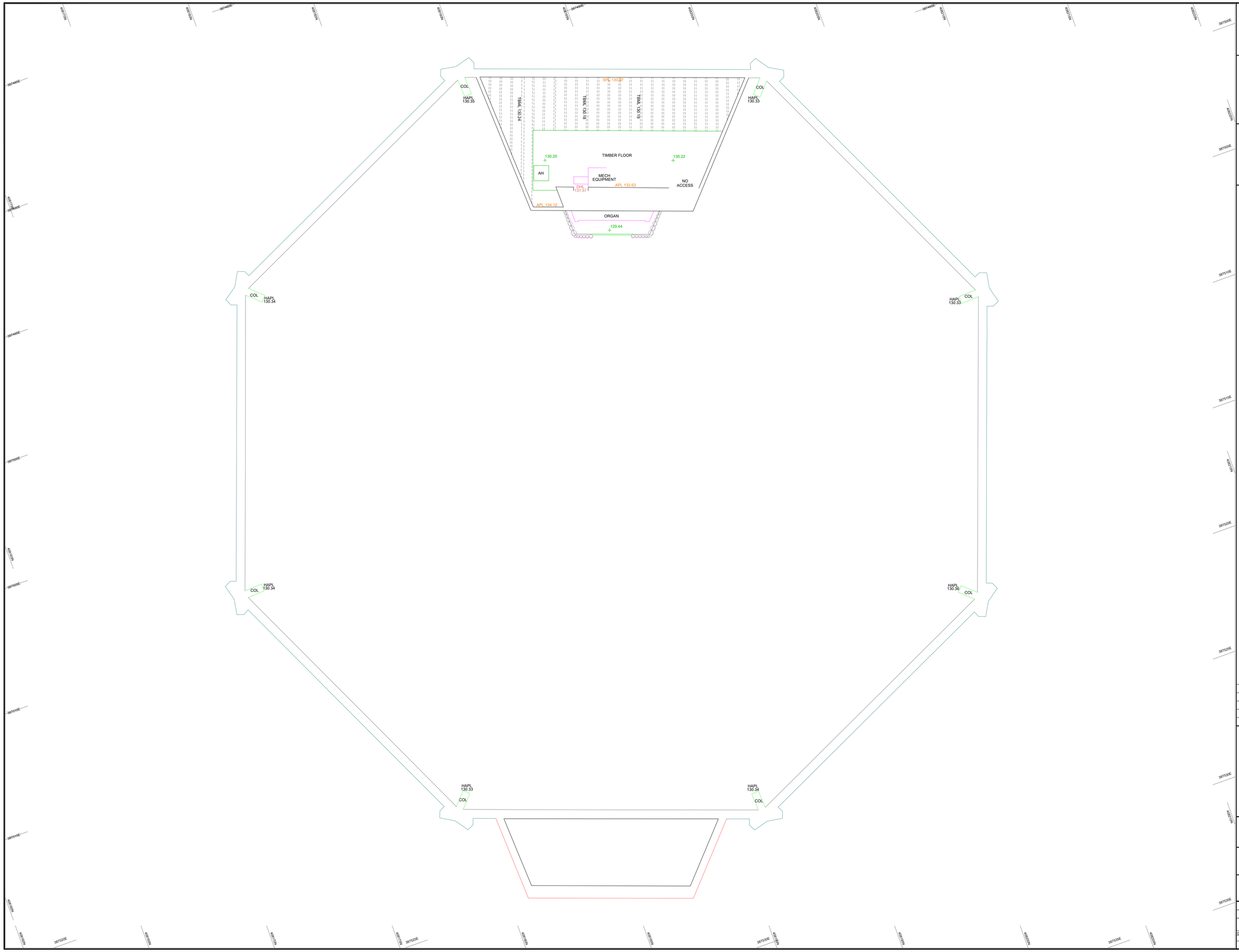
Site
MILNROW CHAPEL,
HOPWOOD HALL COLLEGE, MIDDLETON

Title
GROUND FLOOR PLAN

Surveyed	JM	Drawn	GM
Check	KZ	Date	28/11/2023
Scale 1:50	Job No. P21-00027	Sheet Size A0	Rev 01

DWG Ref

Project Number	Origin	Zone	Level	Desc	Type	Role	Sheet
P21-00027	MET	MC	G	FP	M2	B	001



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Datum : OS Level Datum.
Using the OS GPS Network and applying OSGM15 National Geoid Model to obtain local area corrections.

KEY

CEILINGS	
2.20	FLOOR TO CEILING HEIGHT
32.98	CEILING LEVEL
APL 32.98	APEX LEVEL
SPL 32.98	SPRING LEVEL
APX 2.98	FLOOR TO APEX
SPR 2.02	FLOOR TO SPRING
SUS	SUSPENDED CEILING

WINDOWS	
F-C 1.43	FLOOR TO CILL
C-H 2.29	CILL TO HEAD
C-SPR 1.43	CILL TO SPRING
C-APX 2.29	CILL TO APEX
CL 22.64	CILL LEVEL
HL 24.76	HEAD LEVEL

BEAMS	
TBML 32.56	LEVEL TO TOP OF BEAM
BML 32.16	LEVEL TO U/S OF BEAM
HAPL 33.26	LEVEL TO APEX OF BEAM HAUNCH
HSPL 32.95	LEVEL TO SPRING OF BEAM HAUNCH
PUR 32.95	LEVEL TO U/S OF PURLIN

FLOORS	
+ 116.12	FLOOR LEVEL

RECESSES	
BH 0.86	FLOOR TO RECESS BASE
BL 32.22	RECESS BASE LEVEL
TH 3.35	BASE TO TOP OF RECESS
TL 35.68	U/S OF RECESS LEVEL

DOORS	
DH 2.67	FLOOR TO U/S OF DOOR FRAME
DHL 33.45	U/S OF DOOR FRAME LEVEL

OTHER	
TOW 31.23	TOP OF WALL LEVEL
AH	ACCESS HATCH
→	STAIRS UP

Rev	Date	Drawn	Description	Check
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E: admin@metgeoenvironmental.com
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SEVEN ARCHITECTURE LIMITED

Site
MILNROW CHAPEL,
HOPWOOD HALL COLLEGE, MIDDLETON

Title
FIRST FLOOR PLAN

Surveyed	JM	Drawn	GM
Check	KZ	Date	28/11/2023
Scale 1:50	Job No P21-00027	Sheet Size A0	Rev 01

DWG Ref

Project Number	Origin	Zone	Level	Desc	Type	Role	Sheet
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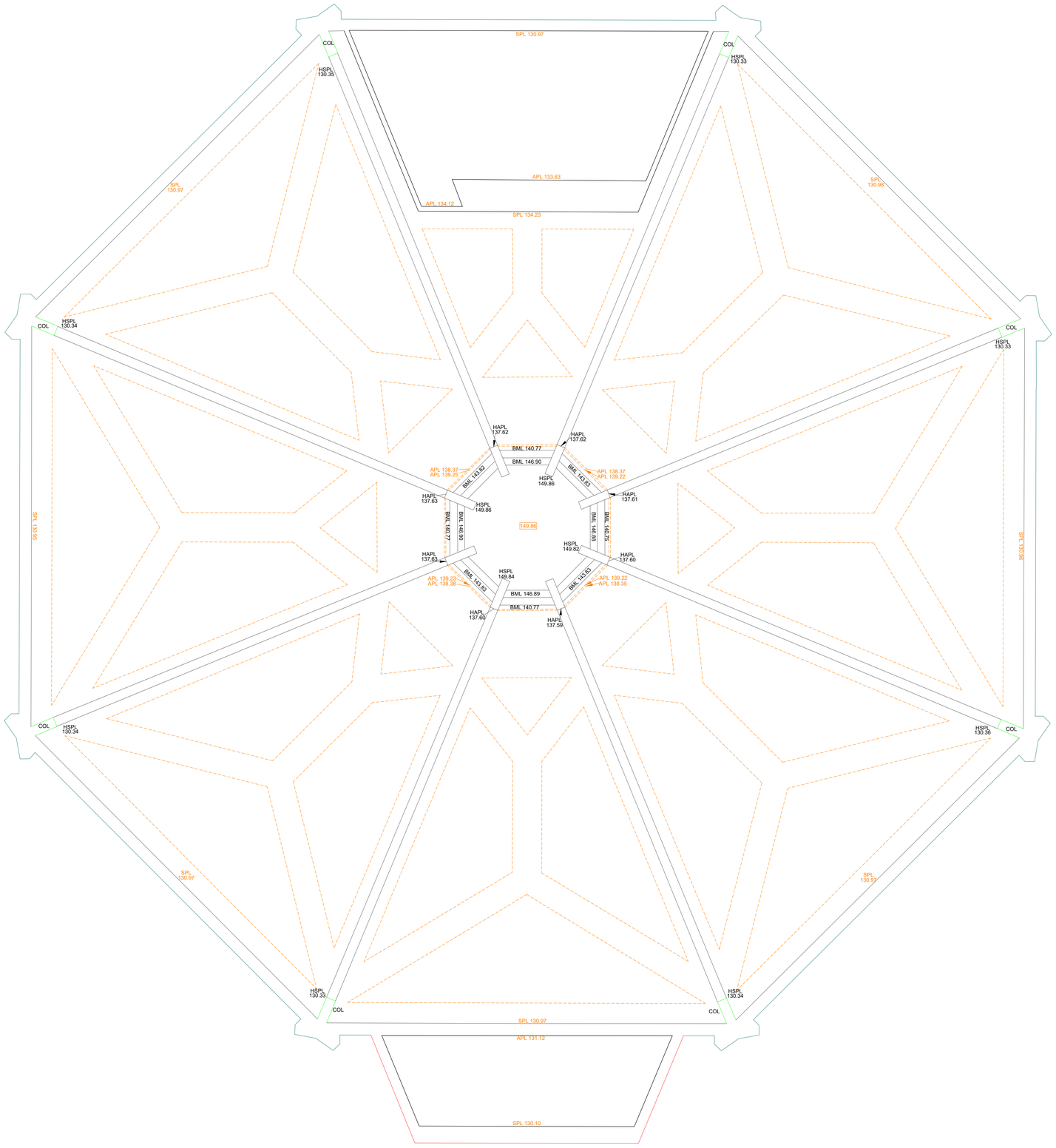

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Datum : OS Level Datum.
Using the OS GPS Network and applying OSGM15 National Geoid Model to obtain local area corrections.

KEY

CEILINGS	
2.29	FLOOR TO CEILING HEIGHT
32.98	CEILING LEVEL
APL 32.98	APEX LEVEL
SPL 32.98	SPRING LEVEL
APX 2.98	FLOOR TO APEX
SPR 2.02	FLOOR TO SPRING
SUS	SUSPENDED CEILING

WINDOWS	
F-C 1.43	FLOOR TO CILL
C-H 2.29	CILL TO HEAD
C-SPR 1.43	CILL TO SPRING
C-APX 2.29	CILL TO APEX
CL 22.64	CILL LEVEL
HL 24.76	HEAD LEVEL

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BML 32.16	LEVEL TO U/S OF BEAM
HAPL 33.26	LEVEL TO APEX OF BEAM HAUNCH
HSPL 32.95	LEVEL TO SPRING OF BEAM HAUNCH
PUR 32.95	LEVEL TO U/S OF PURLIN

FLOORS	
+ 116.12	FLOOR LEVEL

RECESSES	
BH 0.86	FLOOR TO RECESS BASE
BL 32.22	RECESS BASE LEVEL
TH 3.35	BASE TO TOP OF RECESS
TL 35.68	U/S OF RECESS LEVEL

DOORS	
DH 2.67	FLOOR TO U/S OF DOOR FRAME
DHL 33.45	U/S OF DOOR FRAME LEVEL

OTHER	
TOW 31.23	TOP OF WALL LEVEL
AH	ACCESS HATCH
	STAIRS UP

Rev	Date	Drawn	Description	Check
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Site
MILNROW CHAPEL,
HOPWOOD HALL COLLEGE, MIDDLETON

Title
REFLECTED CEILING PLAN

Surveyed	JM	Drawn	GM
Check	KZ	Date	28/11/2023
Scale 1:50	Job No P21-00027	Sheet Size A0	Rev 01

DWG Ref

Project Number	Origin	Zone	Level	Desc	Type	Role	Sheet
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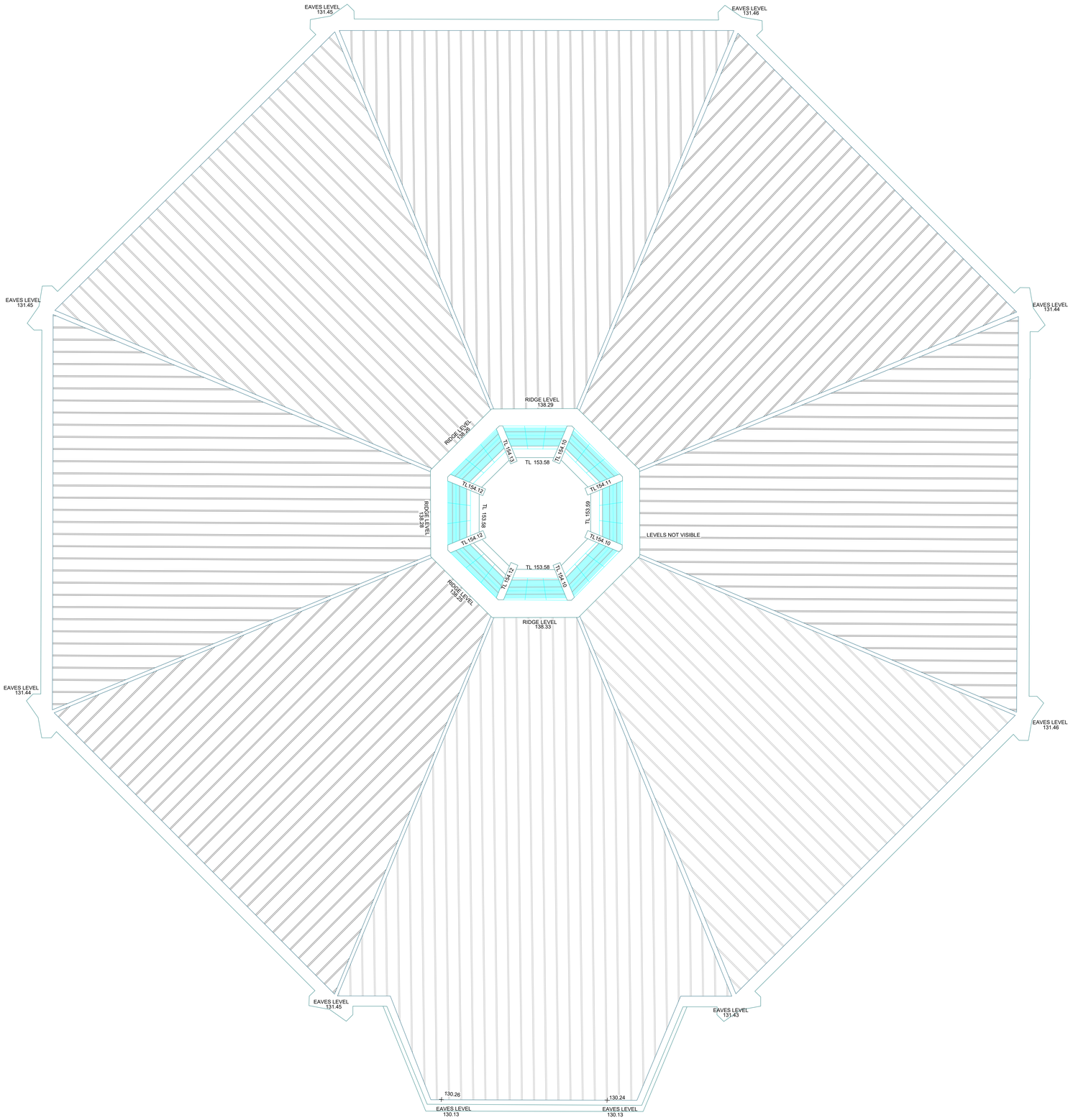

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Datum : OS Level Datum.
Using the OS GPS Network and applying OSGM15 National Geoid Model to obtain local area corrections.

KEY

CEILINGS

2.20	FLOOR TO CEILING HEIGHT
32.98	CEILING LEVEL
APL 32.98	APEX LEVEL
SPL 32.98	SPRING LEVEL
APX 2.98	FLOOR TO APEX
SPR 2.02	FLOOR TO SPRING
SUS	SUSPENDED CEILING

WINDOWS

F-C 1.43	FLOOR TO CILL
C-H 2.29	CILL TO HEAD
C-SPR 1.43	CILL TO SPRING
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RECESSES

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BL 32.22	RECESS BASE LEVEL
TH 3.35	BASE TO TOP OF RECESS
TL 35.68	U/S OF RECESS LEVEL

DOORS

DH 2.67	FLOOR TO U/S OF DOOR FRAME
DHL 33.45	U/S OF DOOR FRAME LEVEL

OTHER

TOW 31.23	TOP OF WALL LEVEL
AH	ACCESS HATCH
	STAIRS UP

Rev	Date	Drawn	Description	Check
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Title
ROOF PLAN

Surveyed	JM	Drawn	SS
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Scale 1:50	Job No P21-00027	Sheet Size A0	Rev 01

DWG.Ref

Project Number	Origin	Zone	Level	Desc	Type	Role	Sheet
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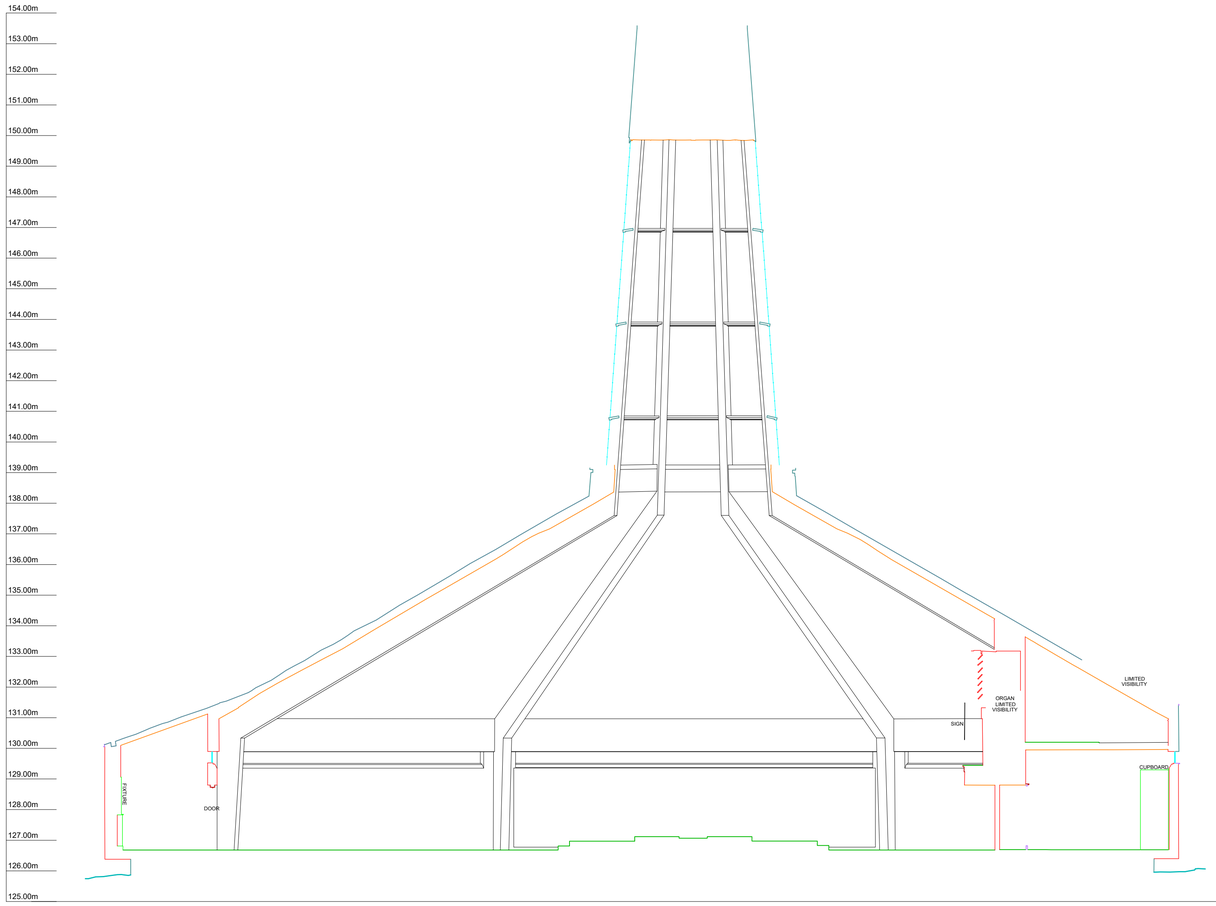

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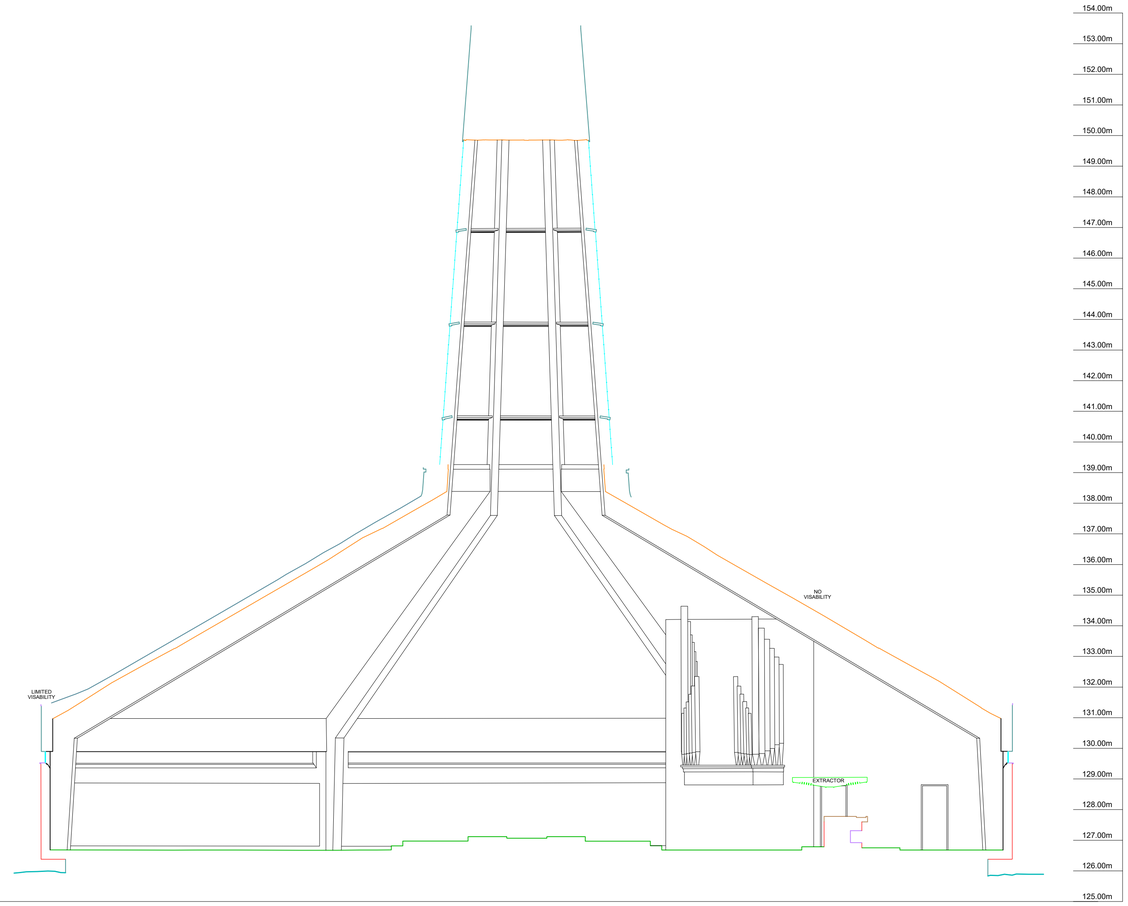

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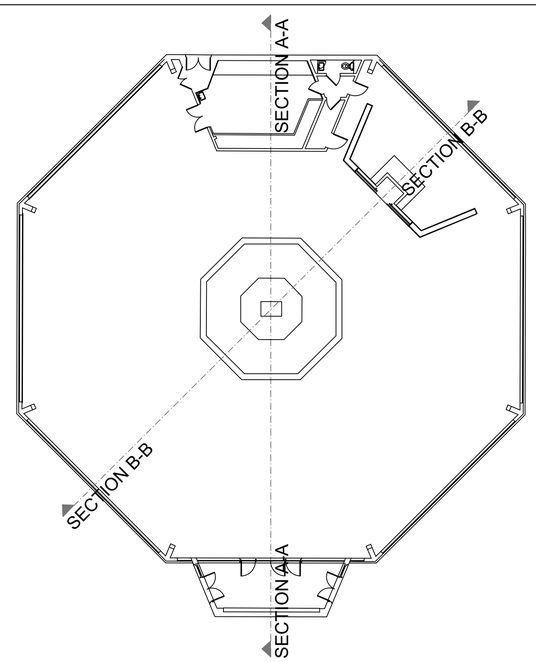

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Rev	Date	Drawn	Description	Check
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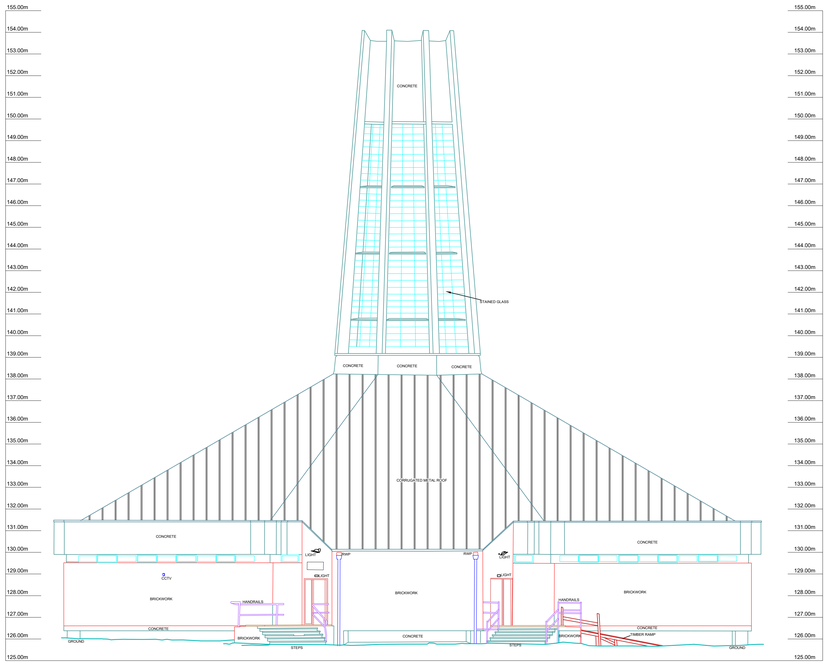
Title
SECTIONS

Surveyed	JM	Drawn	GM
Check	KZ	Date	28/11/2023
Scale 1:100	Job No P21-00027	Sheet Size A1	Rev 01

DWG Ref

Project Number	Origin	Zone	Level	Desc	Type	Role	Sheet
P23-00027	MET	MC	XX	SEC	M2	B	001



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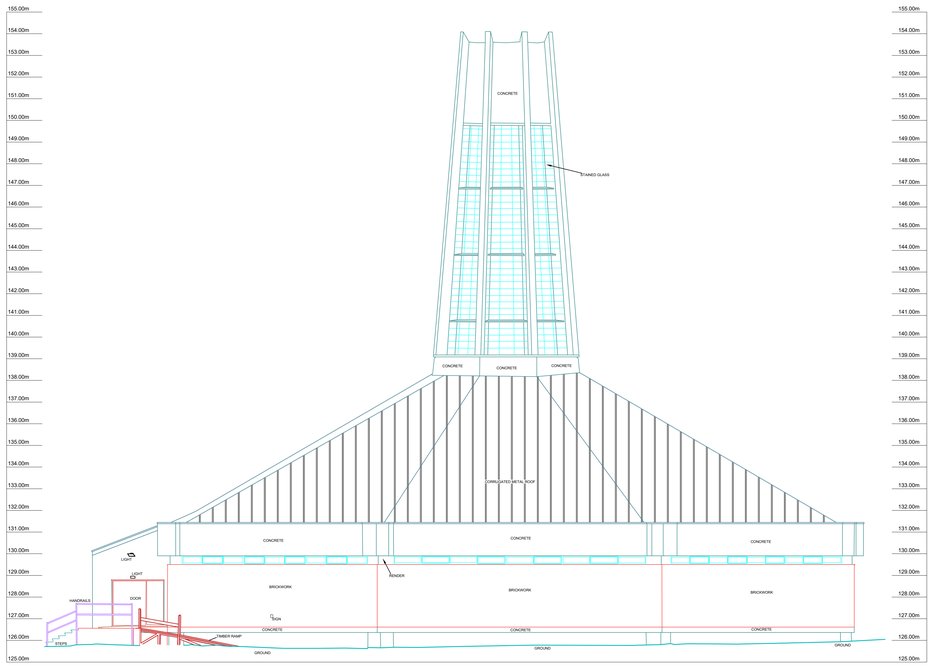

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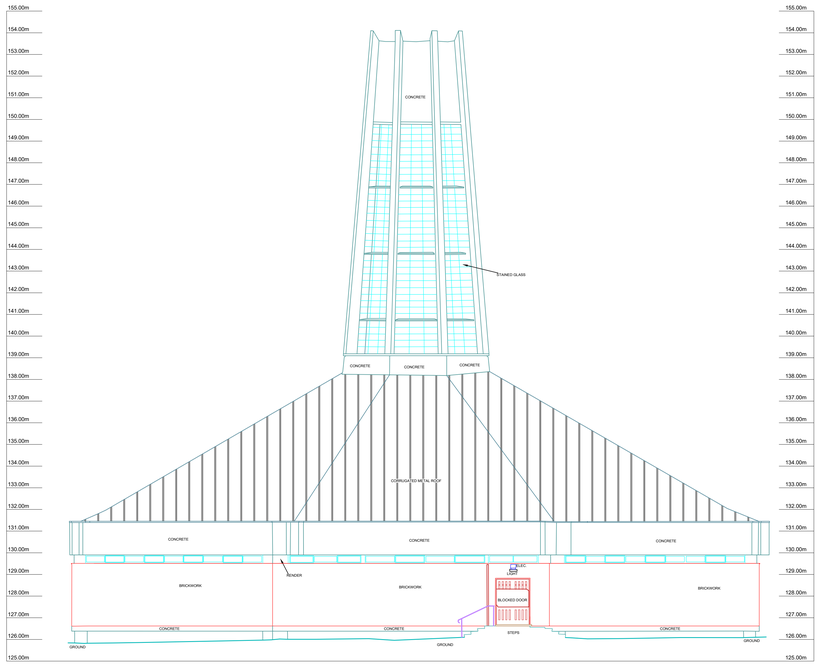

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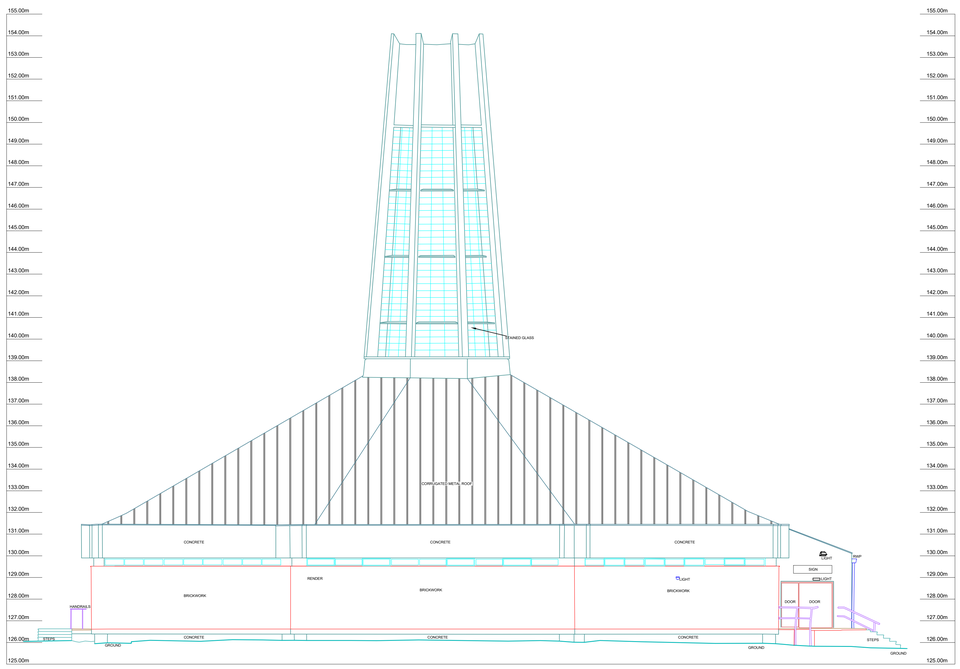

ELEVATION 4

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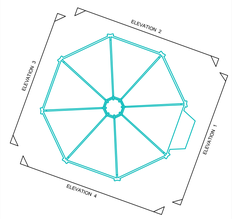
Layout Key



Rev	Date	Drawn	Description	Check
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Client
SEVEN ARCHITECTURE LIMITED

Site
MILNROW CHAPEL,
HOPWOOD HALL COLLEGE, MIDDLETON

Title
ELEVATIONS

Surveyed	JM, GI	Drawn	SS
Check	KZ	Date	28/11/2023
Scale 1:100	Job No. P21-00027	Sheet Size A0	Rev 01

DWG Ref

Project Number	Origin	Zone	Level	Desc	Type	Role	Sheet
P21-00027	MET	MC	XX	ELE	M2	B	001

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seven.

RIBA Chartered Practice

RIBA Conservation Register

Passivhaus Trust

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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