

HERITAGE STATEMENT



Client: Hopwood Hall College
Project: Conversion of Former Chapel
Reference: HCO-SEV-XX-XX-RP-A-09101
Date: May | 2024



REVISION

PROJECT TITLE	CONVERSION OF FORMER CHAPEL
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P01	Issued for LBC	28/05/24	RS	LM
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P03	Amended to show new first floor construction	04/11/25	RS	LM
P04	Amended to suit further scheme changes during construction period	27/05/26	RS	LM

CONTENTS

1.0 INTRODUCTION

2.0 THE SITE AND ITS CONTEXT

3.0 DEVELOPMENT OF THE HERITAGE
ASSET

4.0 THE HERITAGE ASSET AND ITS
SIGNIFICANCE

5.0 HERITAGE IMPACT ASSESSMENT

6.0 CONCLUSION

BIBLIOGRAHY

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 PURPOSE

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

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

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

The Chapel is considered as an important local landmark but it has been underutilised for many years due to the issues of accessibility, thermal performance, presence of asbestos to the roof soffit and the need for significant investment to bring the building back into meaningful use.

1.2 APPROACH AND METHODOLOGY

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that: 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.¹

To comply with these NPPF requirements, Section 44 of this document identifies the heritage assets within proximity to the Application Site which may be affected by the proposed works. Section 4 sets out the assessment of significance for the identified heritage assets and Section 5 assesses the potentially impact of the development.

This assessment is based upon available published information, archival research and a visual survey undertaken on site on 16 11 2023.

This report has been prepared by Ruth Sienkiewicz of Seven Architecture, an RIBA-Accredited Conservation Architect (CA) and checked by Lisa McFarlane an RIBA Accredited Specialist Conservation Architect (SCA) and Full Member of the IHBC.

The following sources were accessed in the preparation of this report: -

- <https://www.google.co.uk/maps>
- <https://historicengland.org.uk/listing/the-list/>
- https://en.wikipedia.org/wiki/Liturgical_Movement
- www.oldmaps.co.uk
- 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017.
- Architectural Review, August 1965
- English Heritage, Conservation Principles, 2008
- 'Former Chapel, Hopwood Hall College. Proposed Alterations: Heritage Statement' by Architectural History Practice. March 2012.
- Information from David Morris, Conservation Officer, Rochdale MBC in an email dated 29 March 2012 to Saf Arfan, Hopwood Hall College

¹ National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019, p54

1.3 EXECUTIVE SUMMARY

The proposal which forms the basis of this application is to bring the building back into sustainable use through use as a new learning hub for Hopwood Hall College.

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

The proposed works will seek to make sensitive and minimal alterations to the existing building. However, in some instances the existing fabric is in a poor condition owing to prolonged moisture ingress and will require extensive repair works / renewal.

In brief, the works will comprise the following elements:

- External works to improve accessibility and enhance the setting of the listed building
- Internal reconfiguration works to form new Classrooms, Virtual Reality Suites, Staff Offices and associated Plant and WC accommodation.
- Repair works to the historic fabric including renewal of roof and remedy of moisture ingress

This revised Heritage Statement has been submitted to support a revised Planning and LBC application to capture some minor changes to the scheme following detailed design development during RIBA Stage 4:

- Addition of 2no. extra louvres in place of clerestorey windows to rear of building (3no. previously approved; 5no. now required following MEP design development to allow for sufficient ventilation)
- Addition of new insulated wall linings to sacristy area (considered necessary to thermally upgrade this area following completion of thermal model)
- New timber floor to form plant deck at mezzanine level (considered necessary to accommodate new plant equipment in an unobtrusive way)
- Omit double doors to rear lobby (to comply with Building Regulations requirements)
- Slight reconfiguration to new walls within the new plant room area (to comply with Building Regulations requirements)
- Addition of new clear safety film and safety netting to glazed lantern (considered necessary from a health and safety perspective to prevent high level glazed panes from falling inwards)
- Omission of 1no. central clerestorey window to each of the new pods (required to aid the structural design to the pods to limit structural depths to allow for lightweight appearance of pods to be achieved)
- Addition of door protection rail to new front entrance doors (to comply with Building Regulations requirements)



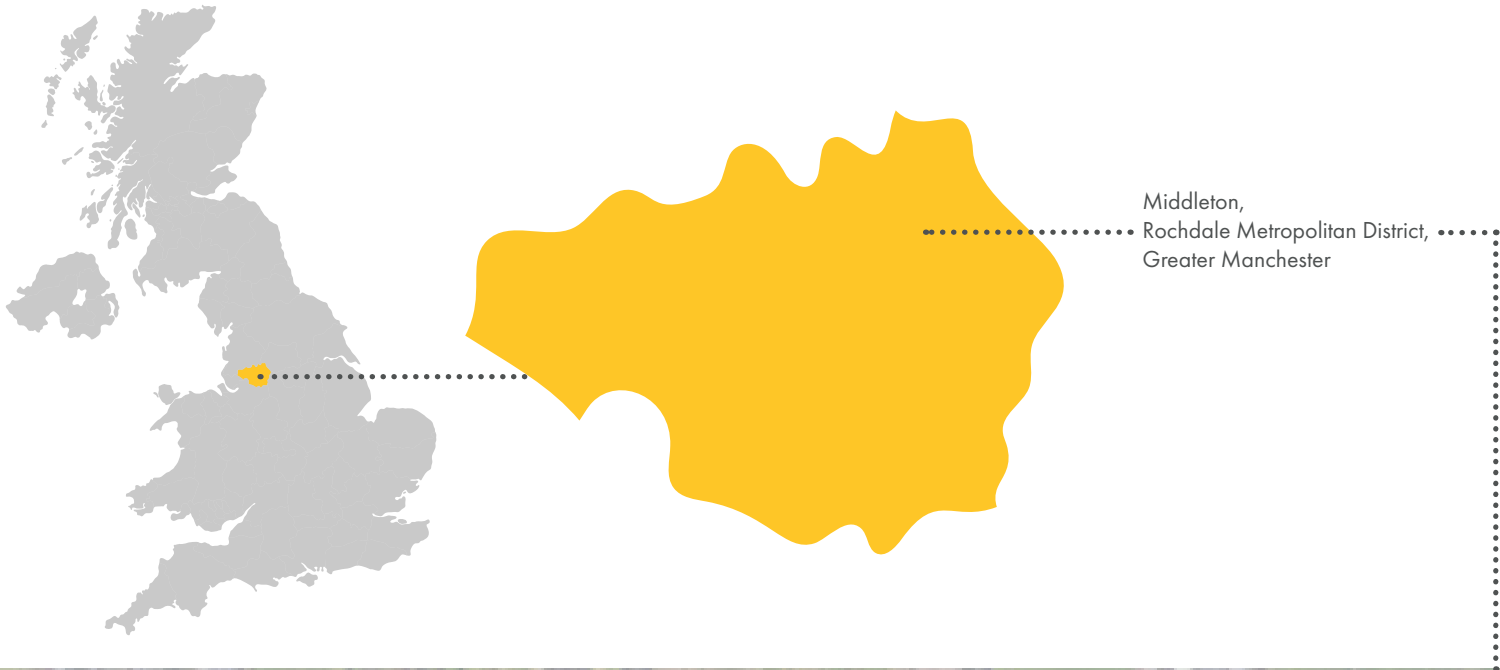
2.0 THE SITE AND IT'S CONTEXT

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2.1 SITE LOCATION

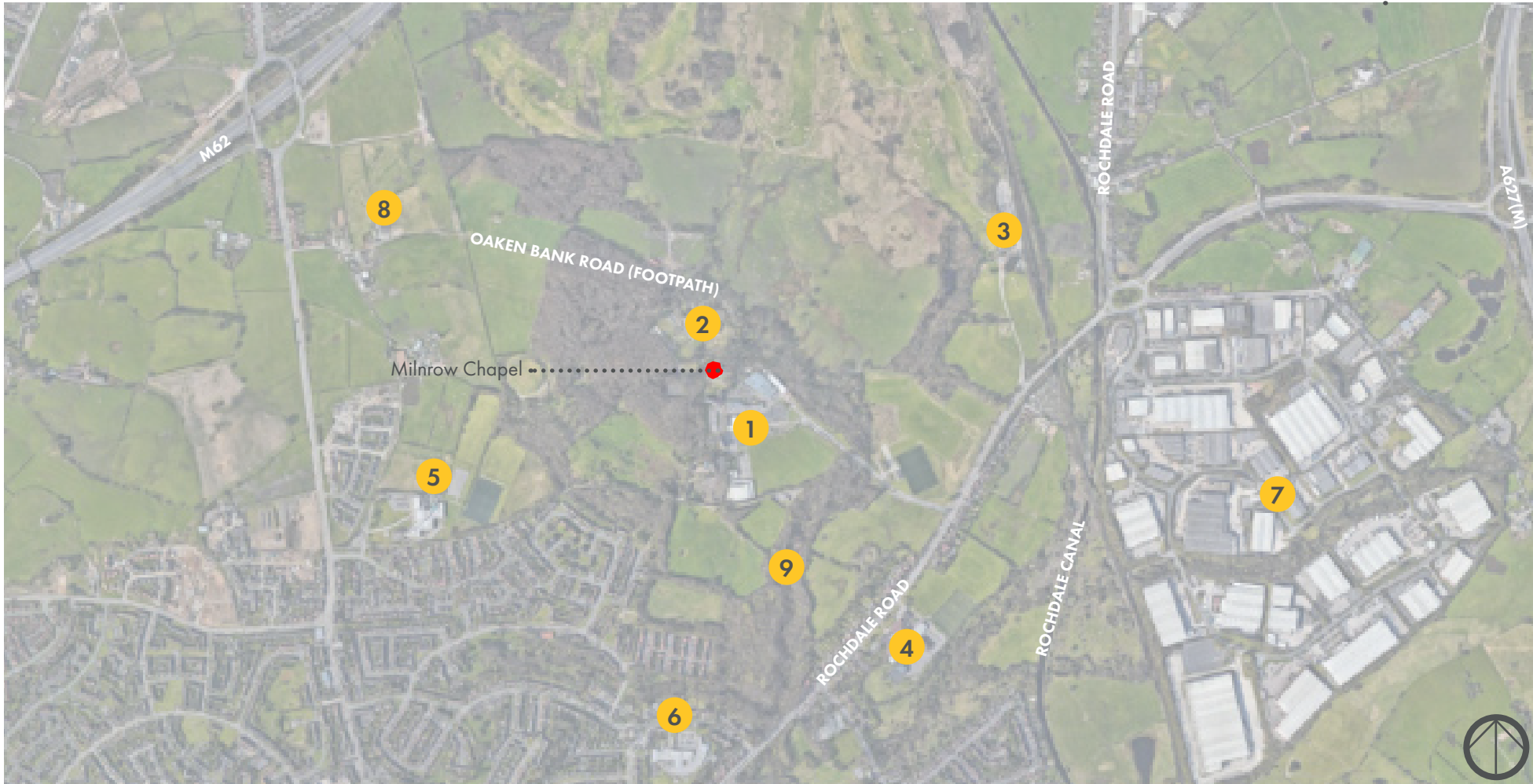
Milnrow Chapel forms part of Hopwood Hall College Middleton Campus, situated on Rochdale Road at the edge of Middleton.

The site is located towards the North-West of the College grounds and elevated on a grassed bank with trees surrounding the site. An existing path leads from the North of the site towards the Grade II* Listed Hopwood Hall.



KEY

- 1 Hopwood Hall College
- 2 Hopwood Hall (Grade II* Listed)
- 3 Manchester Golf Club
- 4 Cardinal Langley Roman Catholic High School
- 5 St Anne's Academy Comprehensive
- 6 Hollin Primary School
- 7 Stakehill Industrial Estate
- 8 Yew Tree Farm
- 9 Hopwood Woods
- Site Boundary (Milnrow Chapel)



Location Plan

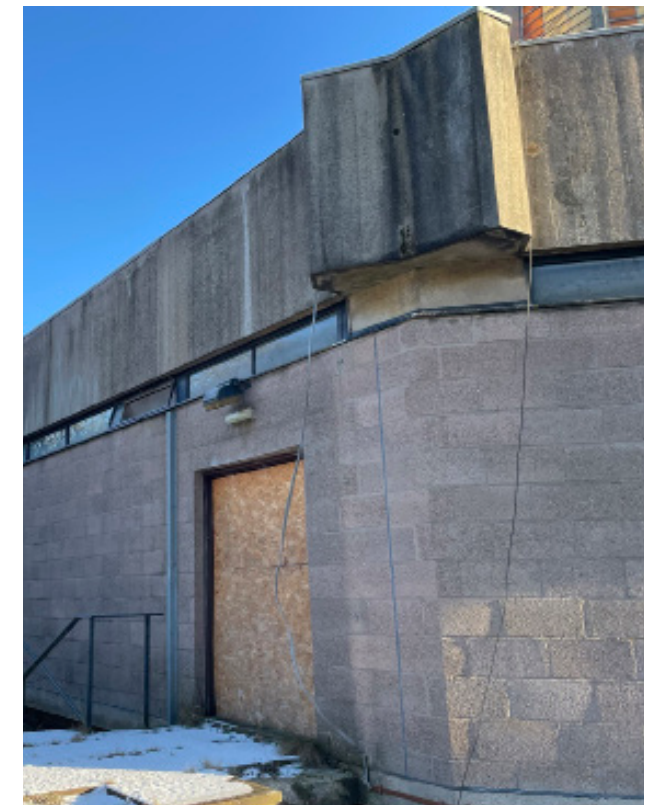
2.0 THE SITE AND IT'S CONTEXT

2.2 SITE SUMMARY

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

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

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



The Existing Site - External Photographs

2.0 THE SITE AND IT'S CONTEXT

2.3 EXTERNAL PHOTOGRAPHS



6 Steps into one of two mirroring main entrances.



7 View from approach via existing road to the South.



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



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



10 View onto the existing parking area to the south.



Key Plan

2.0 THE SITE AND IT'S CONTEXT

2.4 INTERNAL PHOTOGRAPHS



1 View looking up towards stain glass window.



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



3 High level glazing above exposed blockwork walls.



4 Internal view of octagonal roof structure.



5 View into the entrance lobby.



6 Central steps in the hall.

2.0 THE SITE AND IT'S CONTEXT

2.5 EXISTING SITE PLAN

The site is located towards the North-West of the College grounds and elevated on a grassed bank with trees surrounding the site. The Chapel is accessed from an existing external stair leading from the main College campus. There are two existing sets of steps which take you to two separate main entrances into a lobby area.

To the south of the site there is an existing road which takes you to a small parking area. A footpath follows around the full external envelope of the building, although this is in a poor state and has been partially blocked by overgrown vegetation. External access from the rear fire escape is via a set of flying concrete landing and steps with metal handrails to the perimeter.

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



View taken from Google Earth



Site Plan

2.0 THE SITE AND IT'S CONTEXT

2.6 EXISTING BUILDINGS

2.6.1 GROUND FLOOR PLAN

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

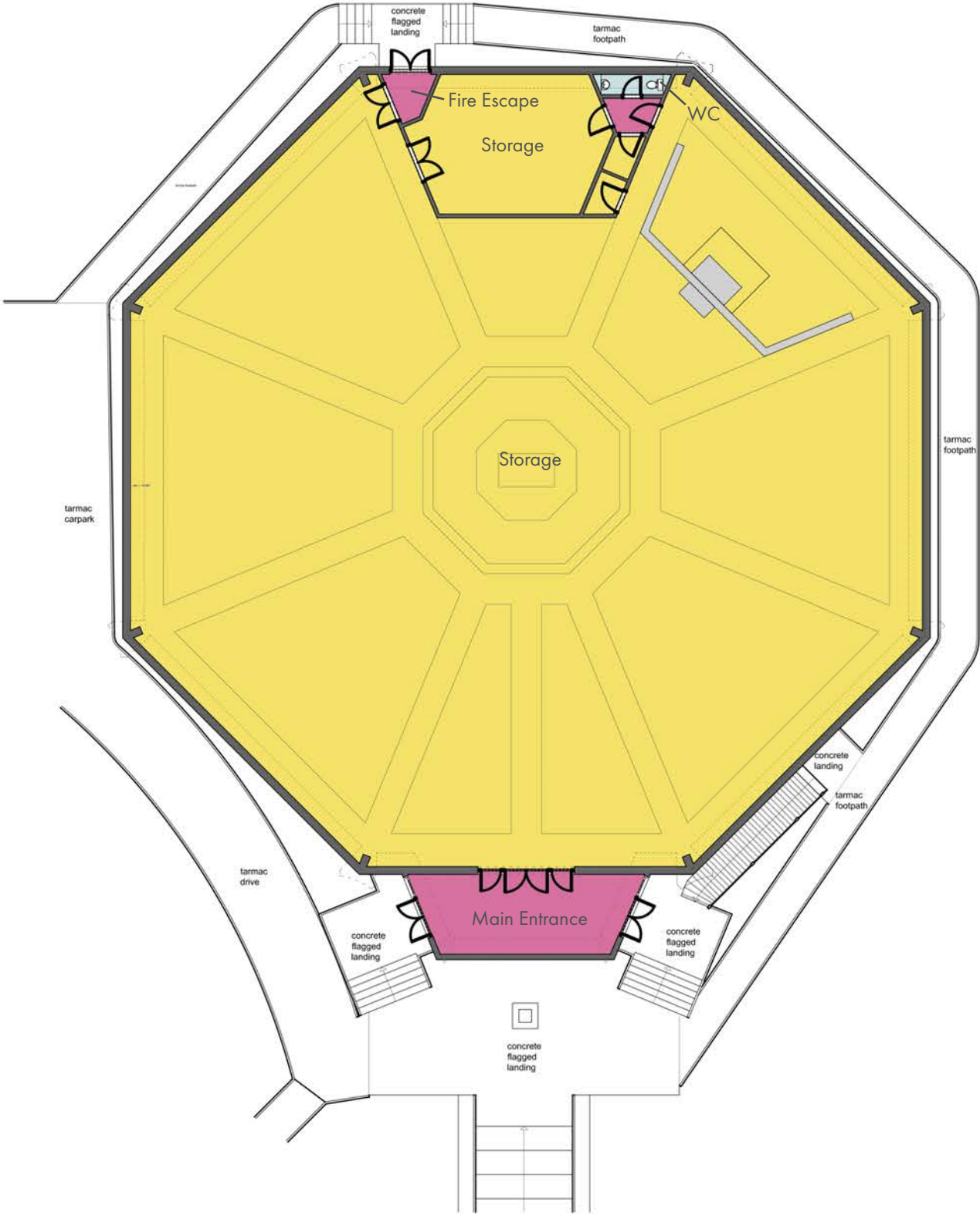
The building is lit via the dramatic coloured glass lantern which rises above the central altar, and there is a narrow band of clerestory windows to the perimeter.

The building is currently in use as a storage facility.

- KEY
- Storage
- Lobby
- WC Facilities



Key Plan



Existing Ground Floor Plan

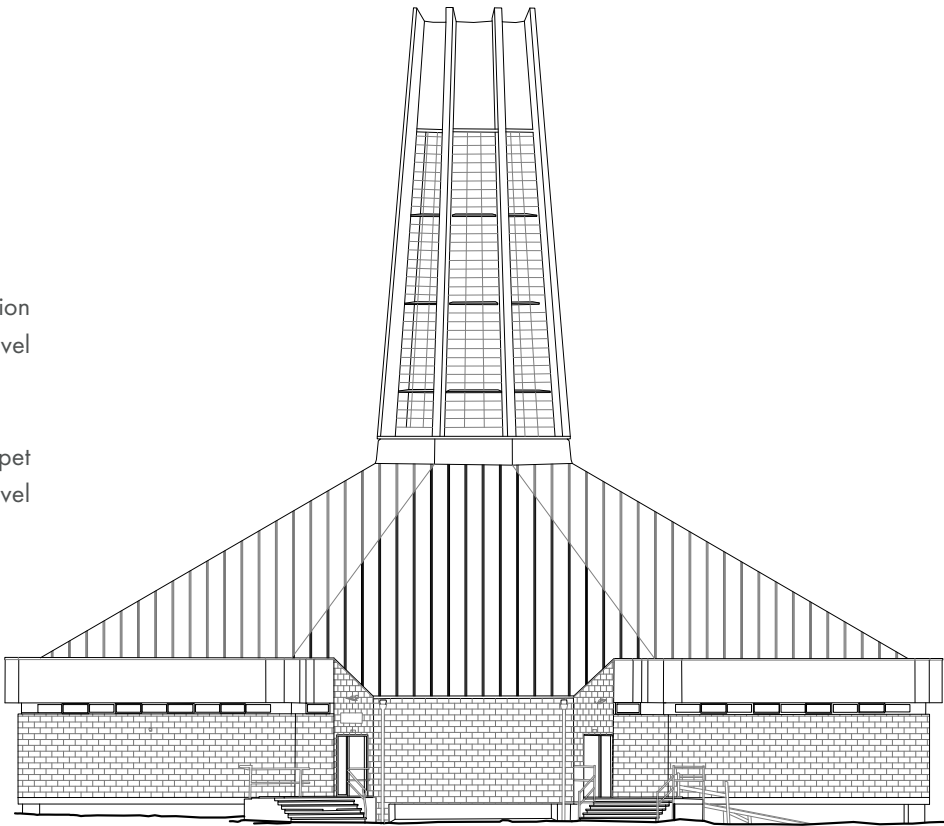
2.0 THE SITE AND IT'S CONTEXT

2.6 EXISTING BUILDINGS

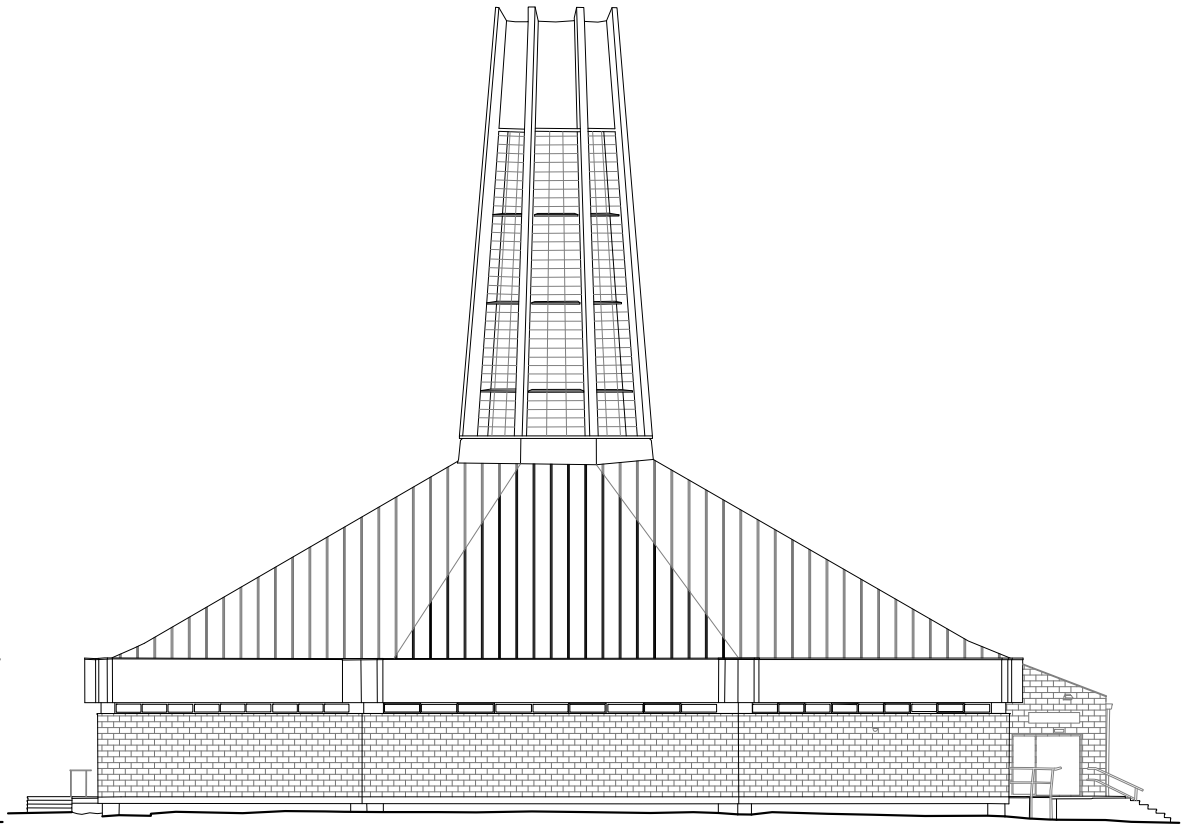
2.6.2 ELEVATIONS

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

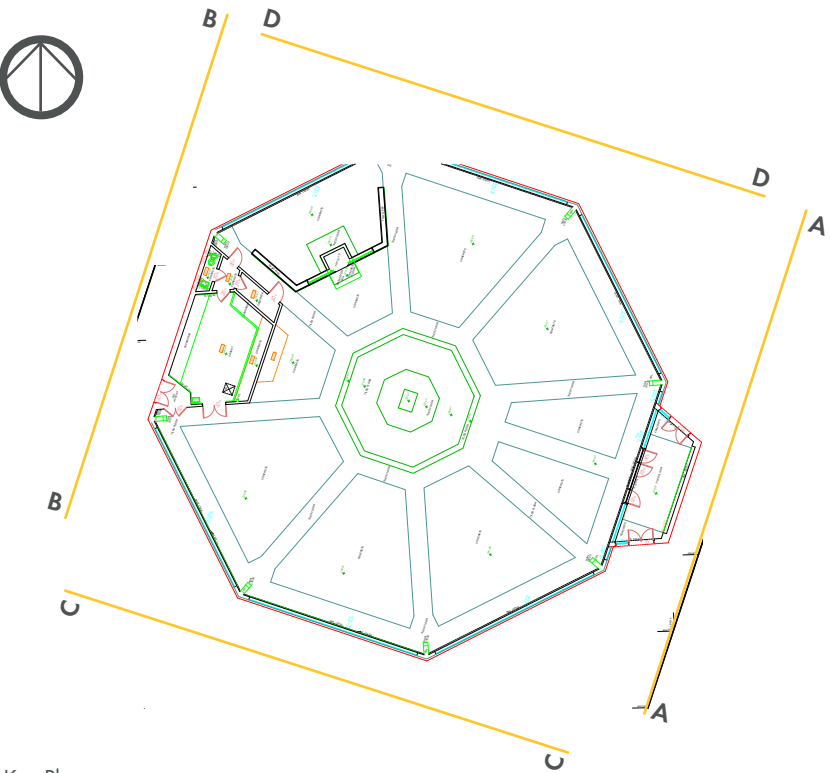
Roofs are felt finished (with a copper coating) and drain into perimeter gutters behind parapet upstands. These discharge via hopper heads to the lobby elevations. Windows at low level are single glazed in steel frames with opening casements.



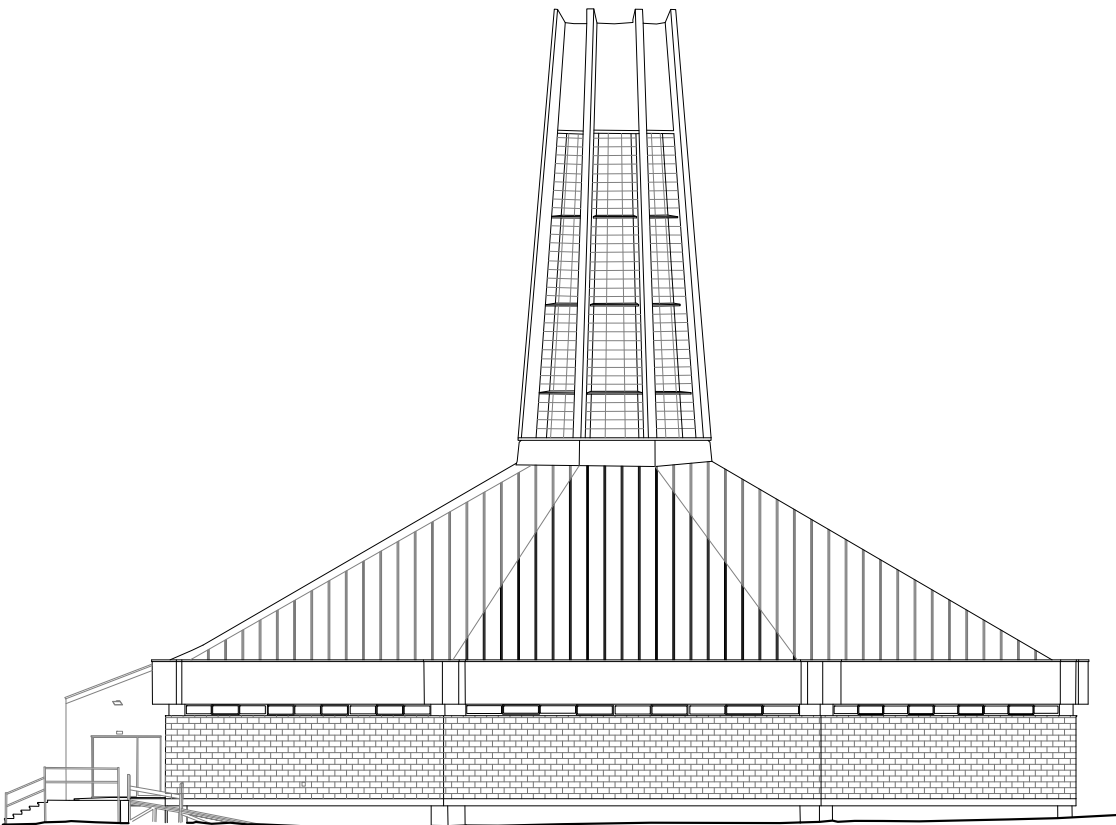
AA Elevation Facing South-East



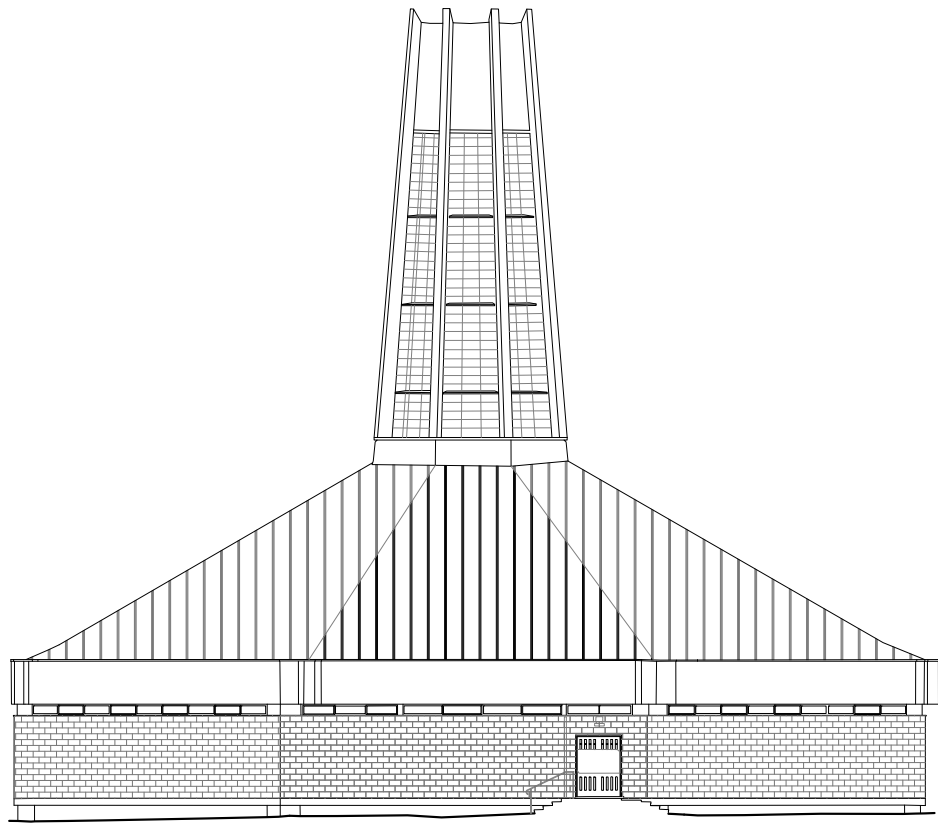
CC Elevation Facing South-West



Key Plan



BB Elevation Facing North-West



DD Elevation Facing North-East

2.0 THE SITE AND IT'S CONTEXT

2.7 KEY VIEWS OF THE SITE

VIEW 1

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

VIEW 2

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

VIEW 3

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

VIEW 4

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



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



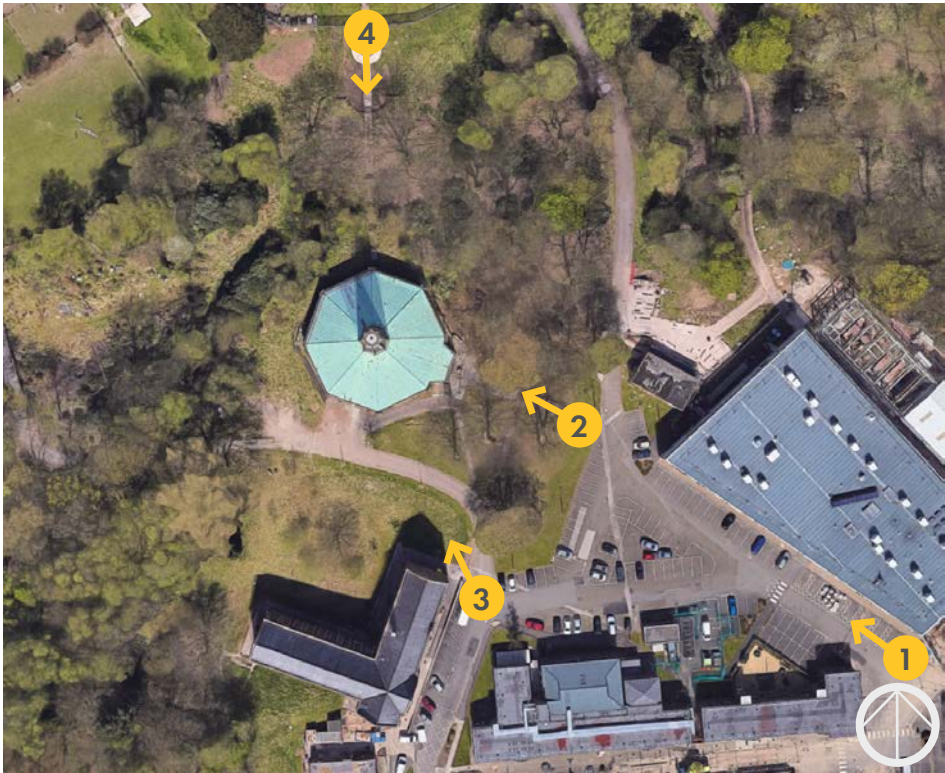
4 View towards the Chapel from Hopwood Hall grounds



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



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



Key Plan

2.0 THE SITE AND IT'S CONTEXT

2.8 CONSERVATION AREAS / LISTED BUILDINGS

CONSERVATION AREAS

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

LISTED BUILDINGS

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

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

OTHER HERITAGE ASSETS

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

KEY

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

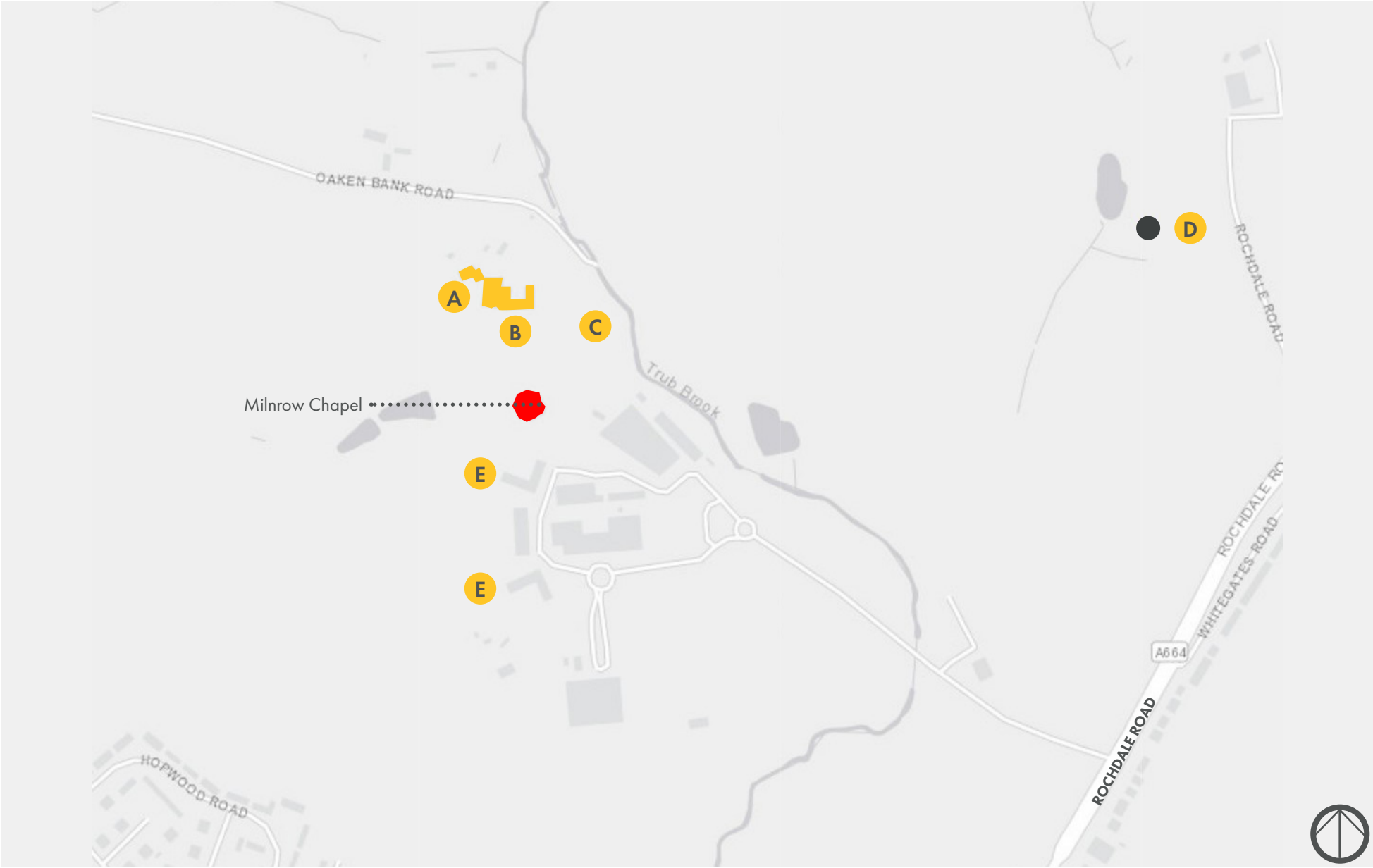


Figure 2.1
Plan showing the location of Listed Buildings in the surrounding Area Source: <https://magic.defra.gov.uk/magicmap.aspx>
Accessed 11 January 2024)

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.1 HISTORICAL MAPPING

1848 - 1950

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

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

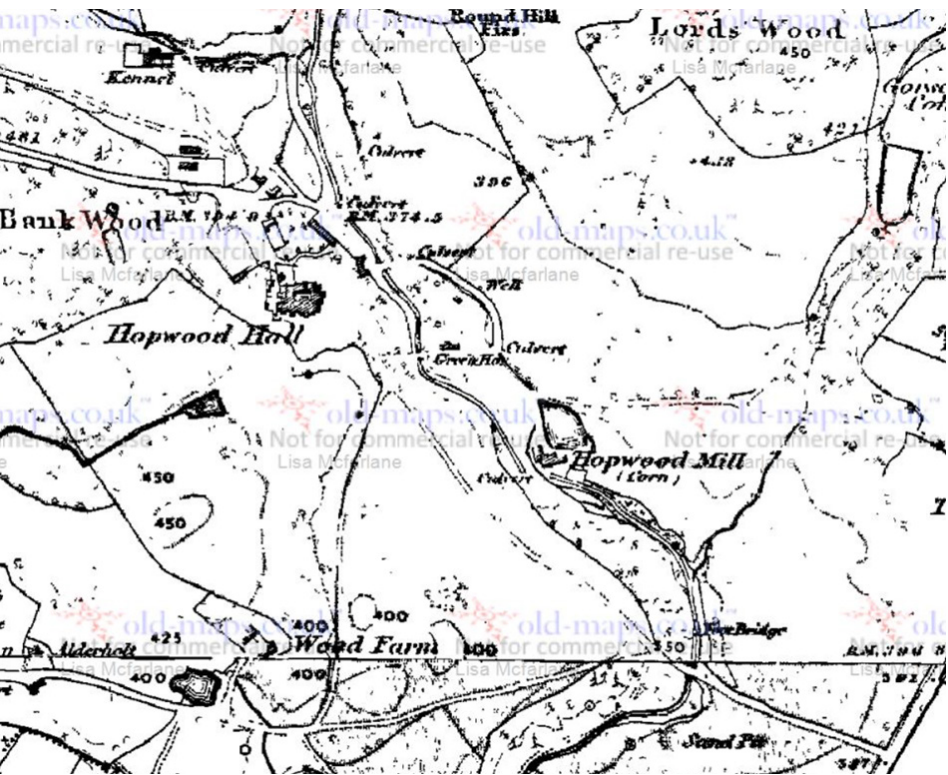


Figure 3.1
OS Map dating from 1848-1851
(Source: www.oldmaps.co.uk, accessed 04th May 21)

1930 - 1950

The 1932 Map illustrates that very little development had occurred during the early 1900's.

The development of further buildings serving Hopwood Hall to the north and north-east edge of the Hall are notable in 1932.

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

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

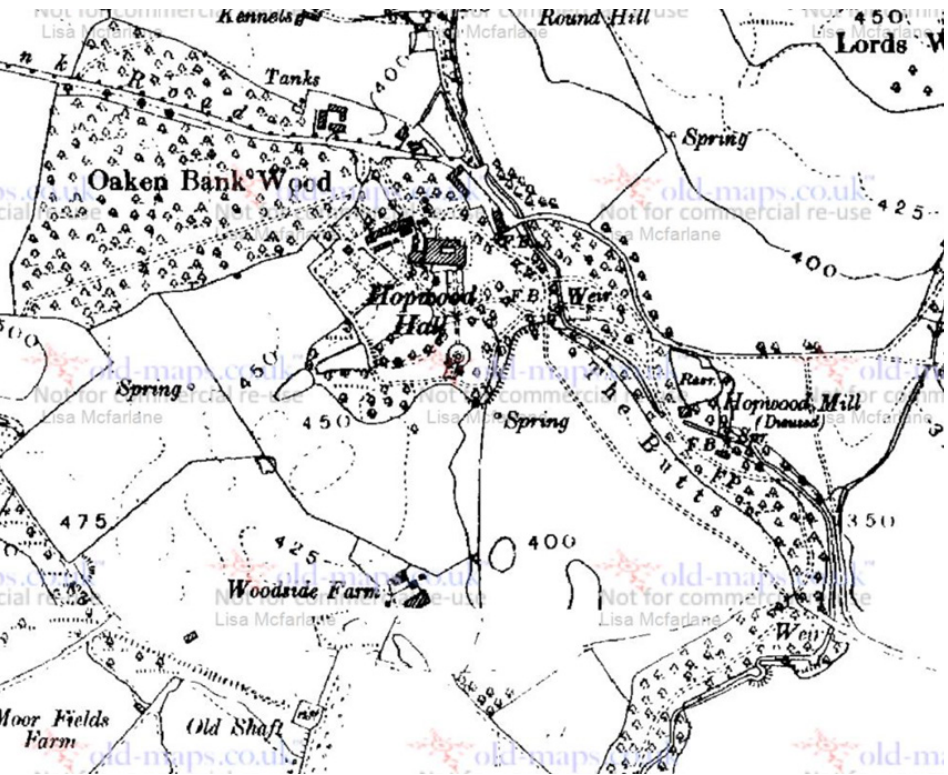


Figure 3.2
OS Map dating from 1932
(Source: www.oldmaps.co.uk, accessed 04th May 21)

1955-1957

The Chapel for the College was originally located within the Cardinal Griffin accommodation block built between 1955-1957. However, due to the growing popularity of the College, the need for a purpose-built Chapel was recognised. The college had previously worked with architects Reynolds and Scott, but through a relationship between the College Principal and engineer James N. Lowe who was working with Gibberd on Liverpool Roman Catholic Cathedral in the early 1960s. Frederick Gibberd was introduced to the College and went on to become the architect for the new Chapel.

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

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

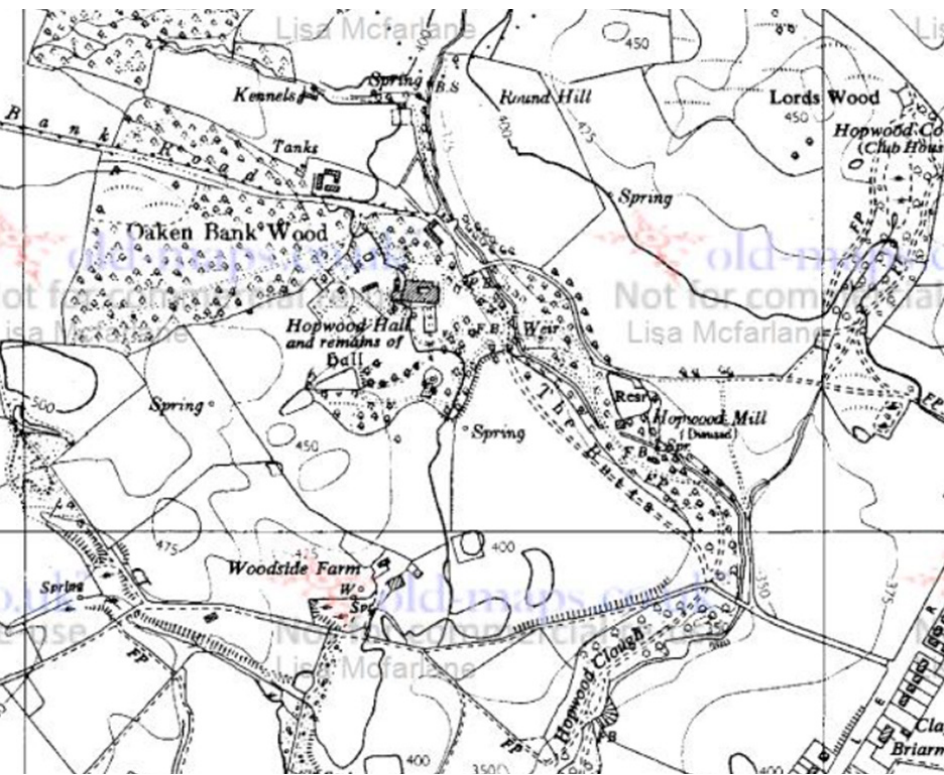


Figure 3.3
OS Map dating from 1955-1957
(Source: www.oldmaps.co.uk, accessed 04th May 21)

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY

3.2.1 CONTEXT

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

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

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

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

¹ Architectural Review August 1965



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

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY

3.2.2 EXTERNAL

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

The Chapel is considered to have been a prototype to Gibberd's design for the Grade II* Metropolitan Cathedral in Liverpool, which was also in the design stages during the early 1960s, albeit at a much smaller scale. The geometric concrete frame design with the perimeter concrete ring beam, the central Cupola, the extensive use of concrete and exposed blockwork have many similarities to the Metropolitan Cathedral.

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

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

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

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

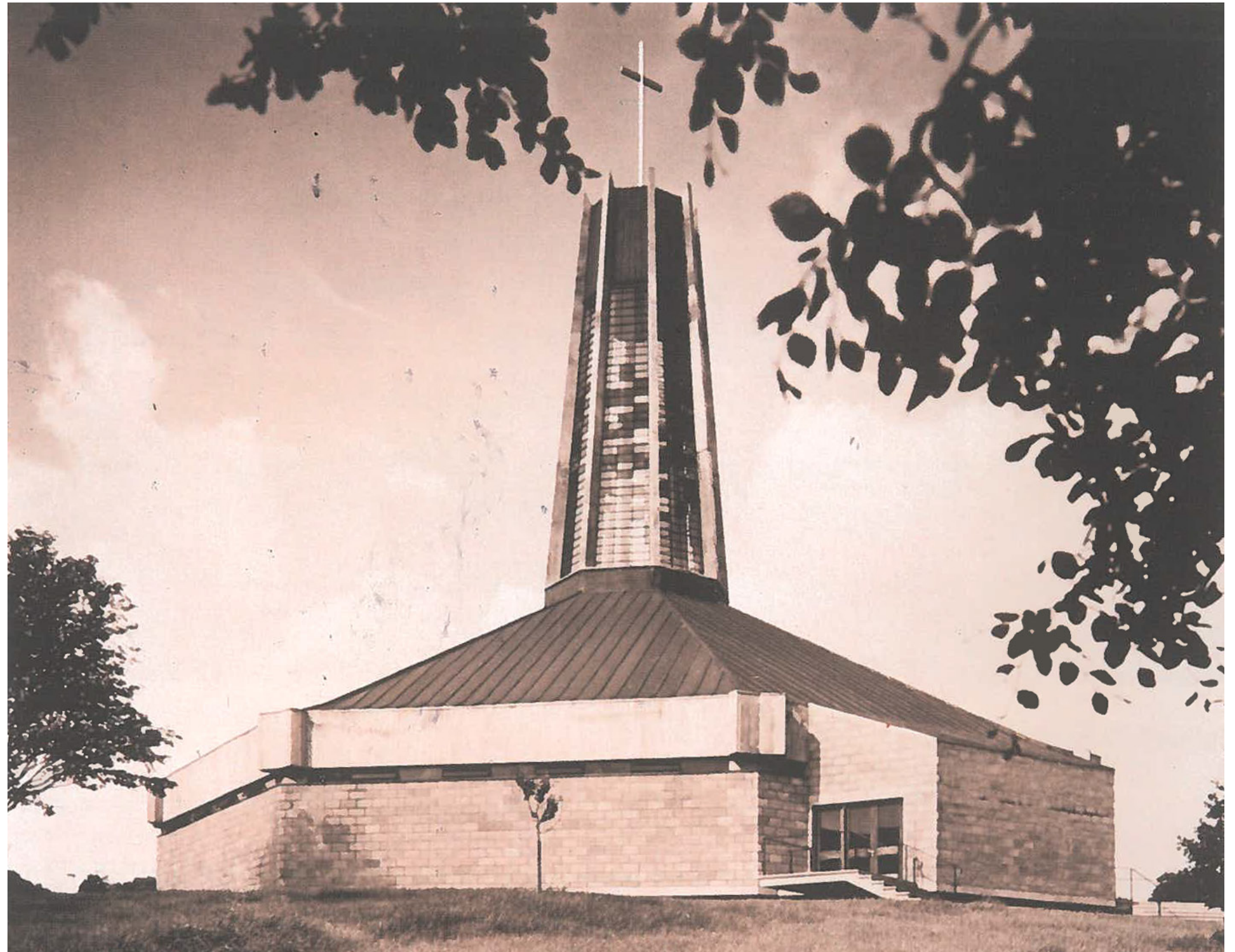


Figure 3.5
Hopwood Hall Chapel, 1965
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

¹ Architectural Review August 1965

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY

3.2.3 INTERNAL

Milnrow Chapel was originally designed as a Place of Worship for the De La Salle College in the 1960's to support the college community as the site continued to grow. It was constructed during an important period of reform for the Catholic Church following the introduction of the Liturgical Movement in the UK in the 1950s. The Liturgical Movement called for a simplification within Church architecture, with a move away from the traditional cruciform plan towards a centralised sanctuary space which put the Priest in full view of the congregation.¹

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

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

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

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

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

The design also incorporated underfloor heating.

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

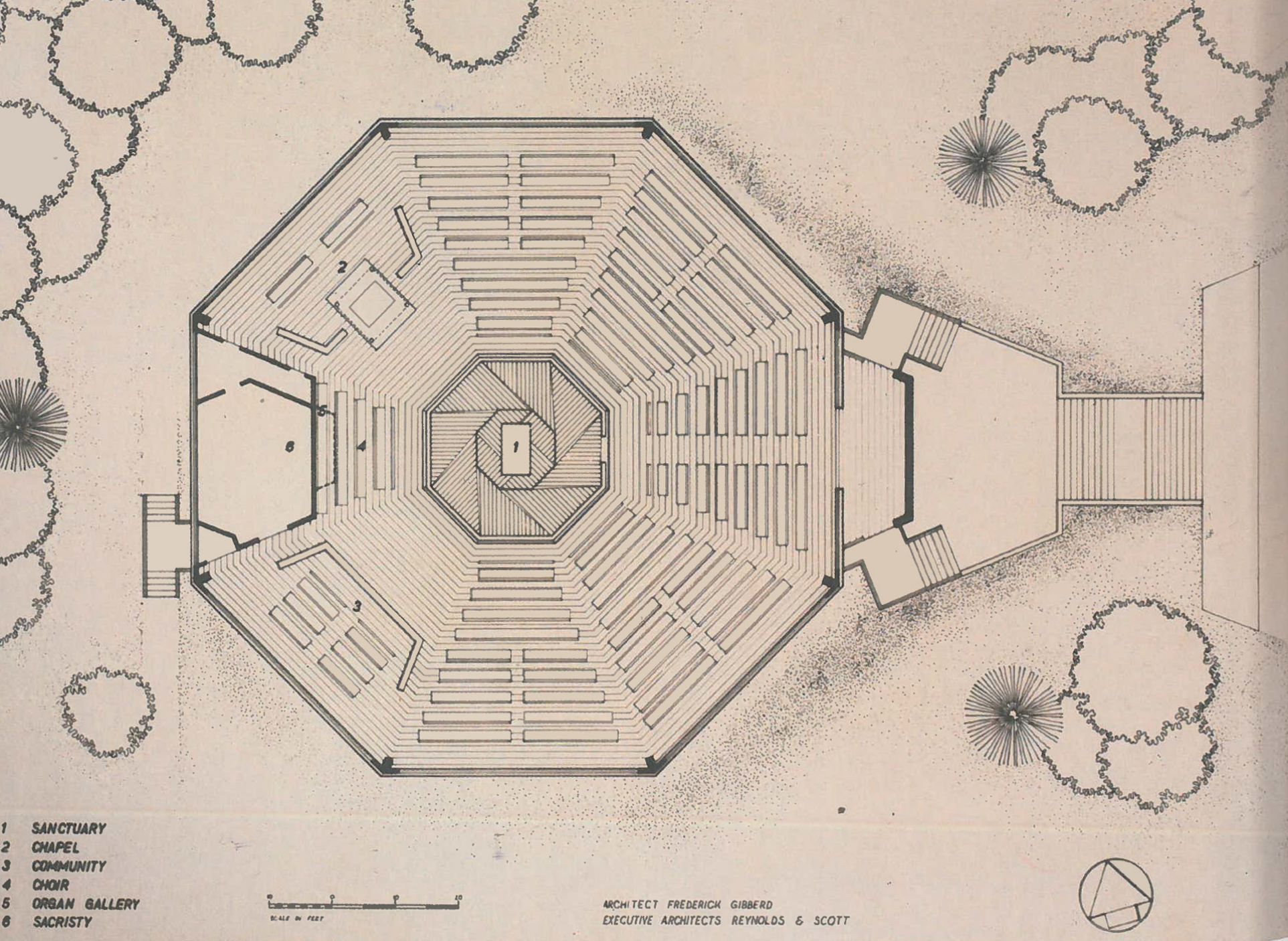


Figure 3.6
Hopwood Hall Chapel, plan, 1963
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY



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



Figure 3.8
Chapel interior
Present day



Figure 3.9
Chapel interior
(Source: Rochdale Archives)

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY

3.2.4 PRESENT DAY

The building is currently in use as a storage facility for Hopwood Hall College. Itit has been underutilised for many years due to the issues of accessibility, thermal performance, presence of asbestos to the roof soffit and the need for significant investment to bring the building back into meaningful use.

The building fabric has suffered in recent years owing to a lack of maintenance. The roof is in poor condition and there is evidence of moisture ingress in several areas which has caused deterioration of the historic fabric.



Internal Photos (2024)

3.0 DEVELOPMENT OF THE HERITAGE ASSET

3.2 UNDERSTANDING THE BUILDING FORM AND HISTORY



External Photos (2024)

4.0 THE HERITAGE ASSET AND IT'S SIGNIFICANCE

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.1 HISTORIC ENGLAND LIST ENTRY

FORMER CHAPEL AT HOPWOOD HALL COLLEGE, ROCHDALE ROAD

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

GV II

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

Listing NGR: SD8750808194



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

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

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

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

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

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

4.1.1 EVIDENTIAL VALUE

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

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

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

The building was designed and built at the early stages in the evolution of De La Salle College when the college was based within Hopwood Hall. The Chapel was therefore designed to respond directly to Hopwood Hall in its geometric set-out and through the connected landscape design. Following the continued growth of the College, further development was undertaken on what is now the main Hopwood Hall College campus and Hopwood Hall vacated as it no longer served the needs of the College. The building is therefore considered to have a MEDIUM level of evidential value in its ability to describe how the site has evolved over time and the intrinsic historical connection between Hopwood Hall and Milnrow Chapel.

4.1.2 HISTORICAL VALUE

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

4.1.3 AESTHETIC VALUE

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

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

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

4.1.4 COMMUNAL VALUE

The building was originally designed as a Place of Worship for the De La Salle College in the 1960's to support the college community as the site continued to grow. The building is therefore considered to be of MEDIUM level of communal value in

its contribution to the worship and beliefs of many generations who attended the College since the 1960's.

The building is no longer in use as a Chapel and is now de-consecrated. The building was later used as a Fitness Centre and Skills for Life accommodation for the college but has more latterly been used as a storage area due to the issues with accessibility to the building and the thermal performance of the building. The recent use of the Chapel as a Fitness Centre meant that, although the building was not open to the public, it did continue its use in supporting the College in providing a communal use. In its current use a storage space however, the building is no longer open to the College community and has therefore lost its potential communal value. This use also precludes access to the building by local interest groups such as the modernist society and other heritage groups.

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

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.2 ASSESS THE SIGNIFICANCE OF THE HERITAGE ASSET

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

Significance is defined in policy as:

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

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

EVIDENTIAL
VALUE

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

HISTORICAL
VALUE

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

AESTHETIC
VALUE

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

COMMUNAL
VALUE

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

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



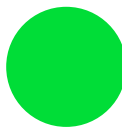
HIGH
SIGNIFICANCE

elements deemed to be of particularly special interest



MEDIUM
SIGNIFICANCE

elements deemed to be of special interest



LOW
SIGNIFICANCE

elements deemed to be of more modest interest



NONE/
DETRIMENTAL
SIGNIFICANCE

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

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.3 SIGNIFICANCE PLAN

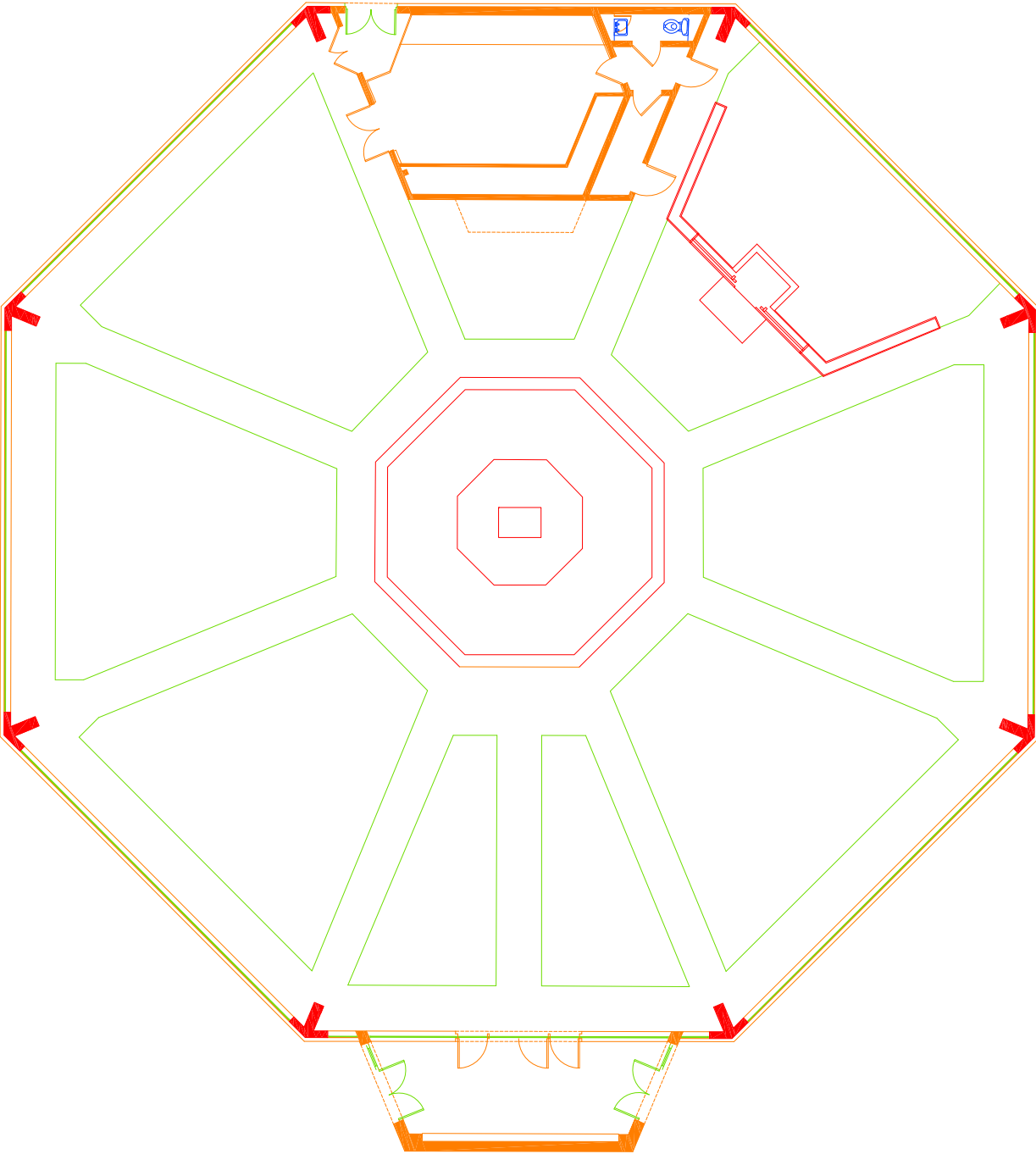
KEY

High Significance

Medium Significance

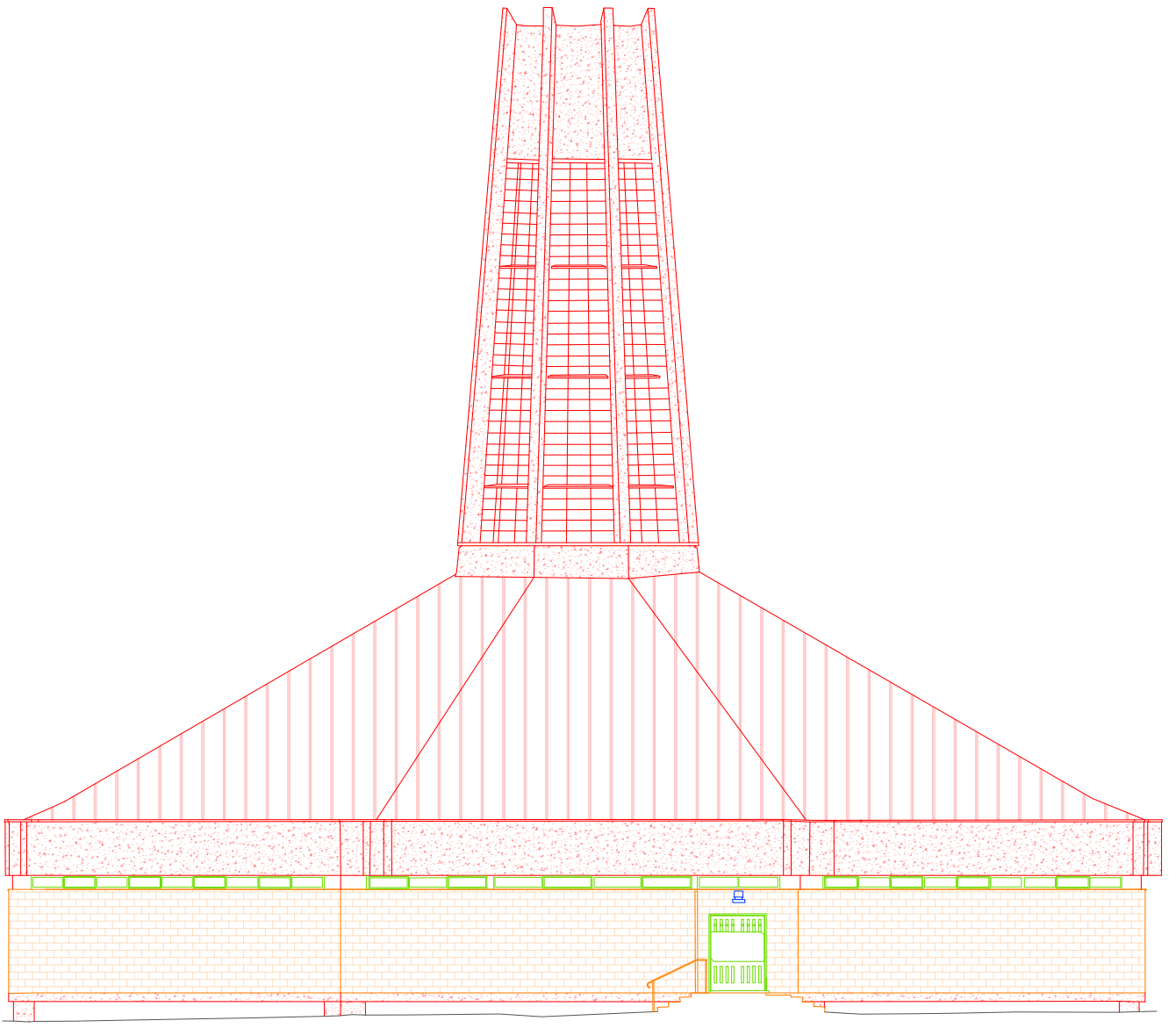
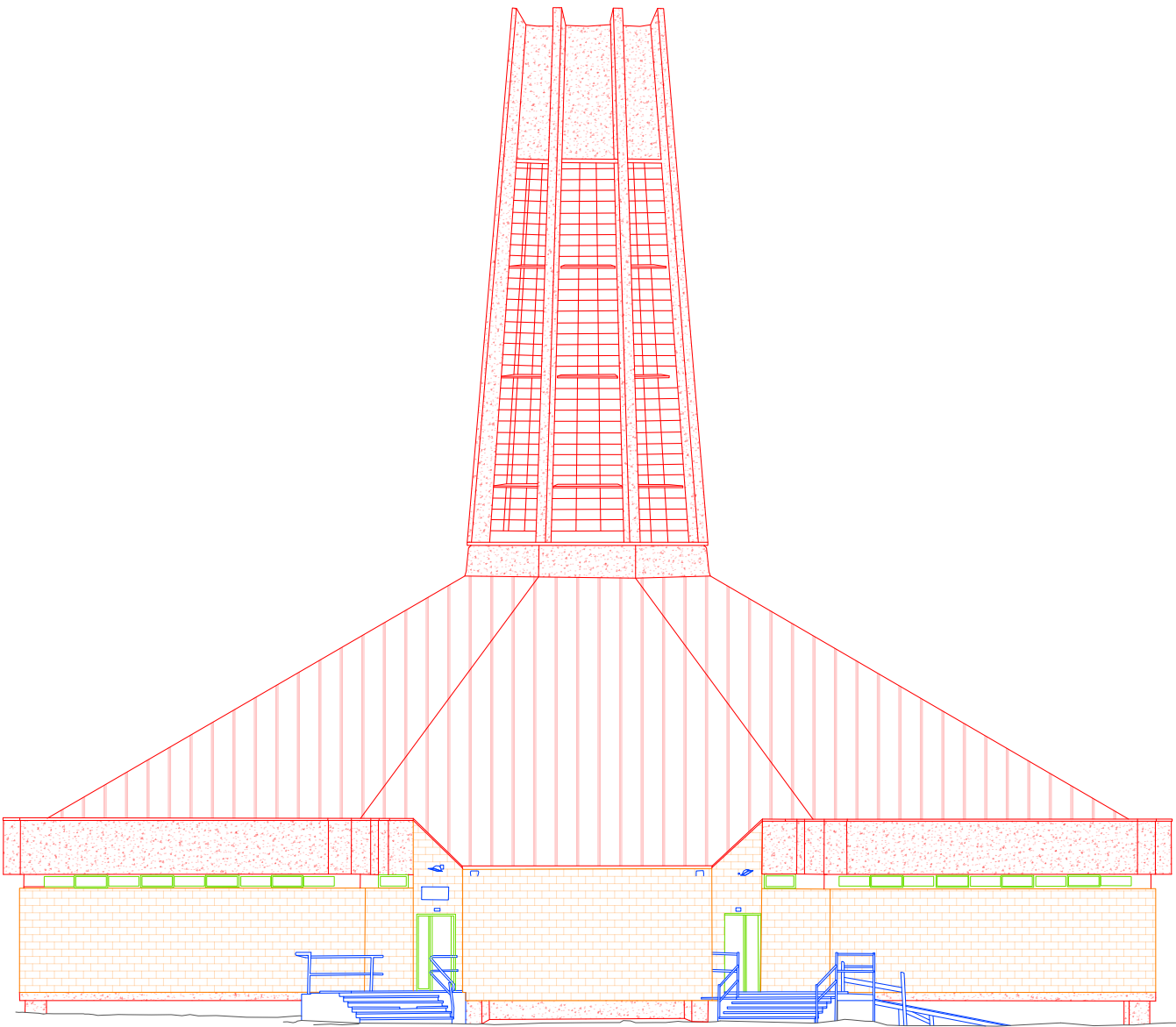
Low Significance

None/ Detrimental Significance



4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.4 SIGNIFICANCE ELEVATIONS



KEY

Red	High Significance
Orange	Medium Significance
Green	Low Significance
Blue	None/ Detrimental Significance

4.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

4.5 SIGNIFICANCE SECTION

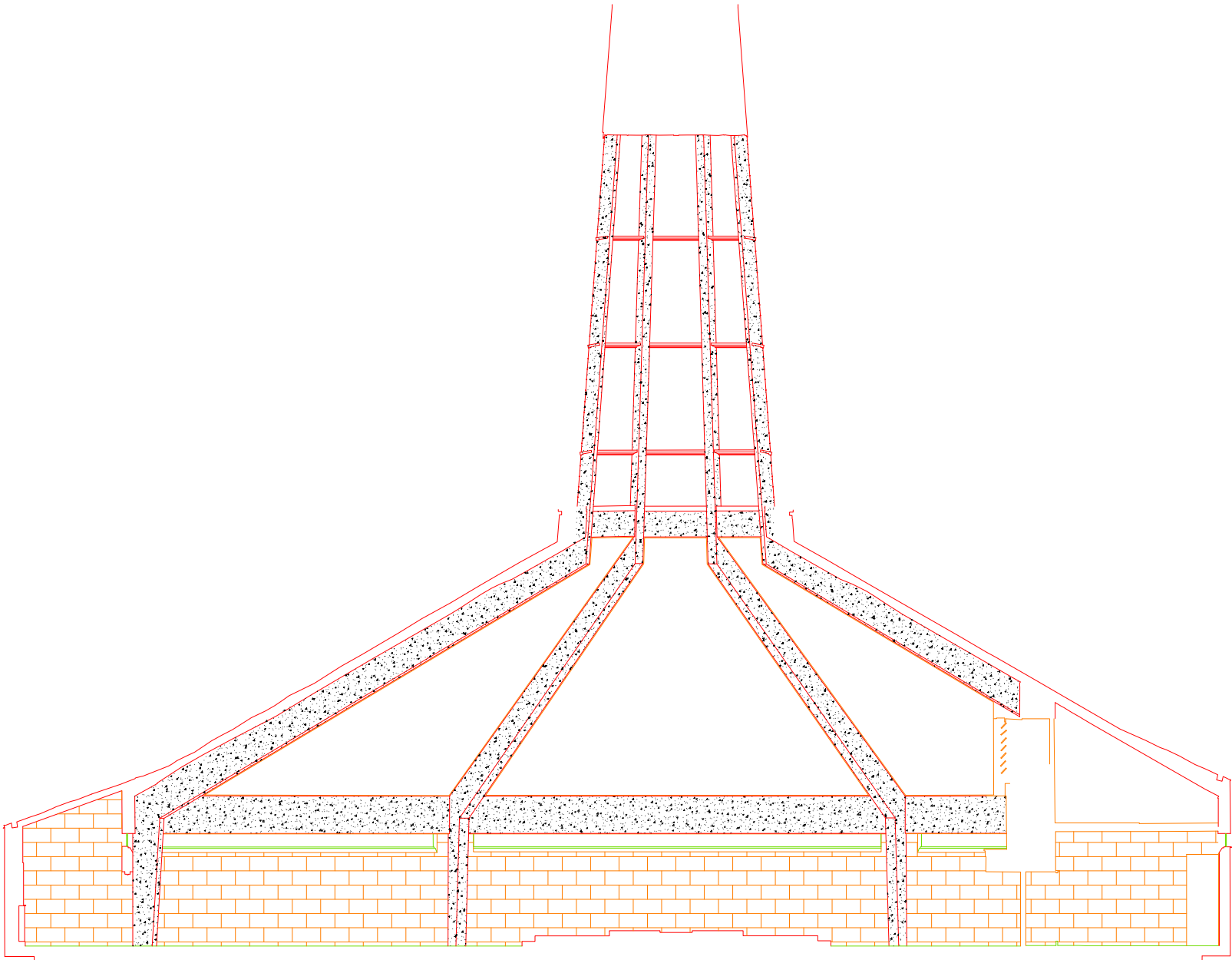
KEY

High Significance

Medium Significance

Low Significance

None/ Detrimental Significance



5.0 HERITAGE IMPACT ASSESSMENT

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.1 COLLEGE REQUIREMENTS

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

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

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

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

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



5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

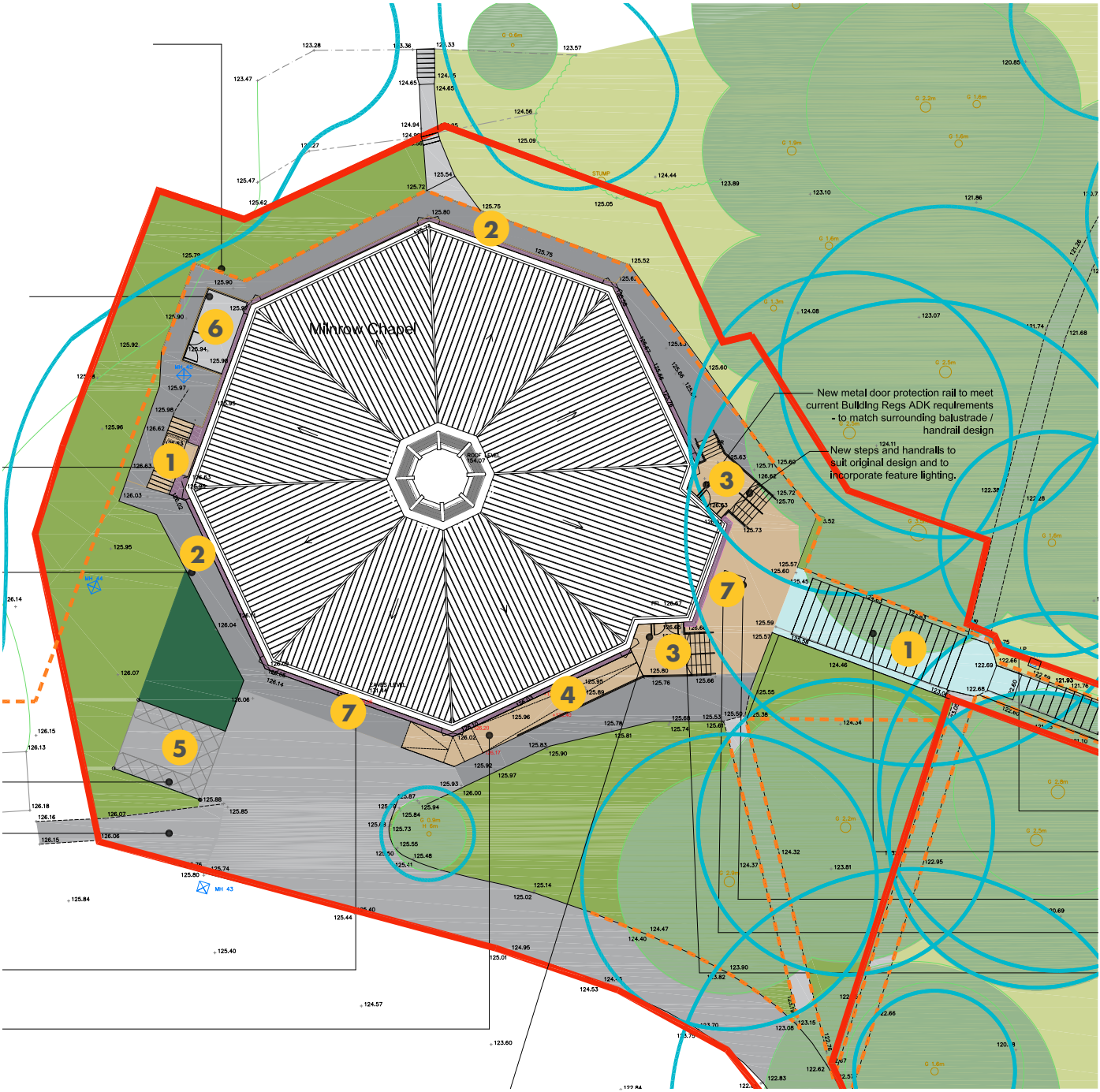
5.1.2 SITE LAYOUT

The following works are proposed externally in order to facilitate the use of the Chapel as a learning environment and enhance the setting and appearance of the building through improvements to the surrounding landscaping:

- Renewal of existing steps and handrails leading from the main College site
- Removal of poor condition areas of paving and tarmac and replacement with new high quality surfacing
- Front entrance steps previously altered to be replaced with new pre-cast concrete steps and balustrades more in keeping with the original design
- New sloping access route to the front entrance to allow an accessible route into the building
- Rear steps to be repaired in order to prevent further deterioration and allow these to be used as a means of escape
- New path to the perimeter of the building to facilitate access for future cleaning and maintenance
- New sensitively designed external lighting for amenity and escape
- New sensitively designed signage to improve way finding
- Addition of new accessible car parking space
- New plant enclosure to the rear of the building
- Removal of overgrown vegetation and replacement with new soft landscaping

KEY

- 1 Renewal of Existing Steps
- 2 New Path to Perimeter
- 3 New Steps to Entrance
- 4 New Accessible Path
- 5 New Accessible Parking Space
- 6 New Plant Enclosure
- 7 New free standing signage



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

PROPOSED SITE PLAN

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.3 LAYOUT

The College have obtained DfE funding for the project based upon the creation of the following new accommodation to support the Engineering and Manufacturing T-Levels curriculum:

- 4no. New Classrooms / IT Labs (20 learners per classroom)
- Immersive VR Suite
- VR Headset Suite
- 2no. Staff Officers
- Independent Learning Area
- WCs
- Plant and Server Rooms

It is proposed that the new Classrooms, VR Suites and Staff Offices are formed via a series of pods. These will be accessed via the central Sanctuary area, retaining the open character of this space and allowing views up into the coloured glass lantern above.

It is proposed to install a new lightweight and reversible timber frame within the Sanctuary area to incorporate work benching for independent study. In order to allow level access to the Sanctuary area, it is proposed to install a new raised access floor to the majority of the Chapel. The central two steps will remain visible and the altar stone will be re-instated to allow an understanding of the primacy of the sanctuary area. The raised access floor will have the added benefits of allowing an insulation and services zone throughout the plan.

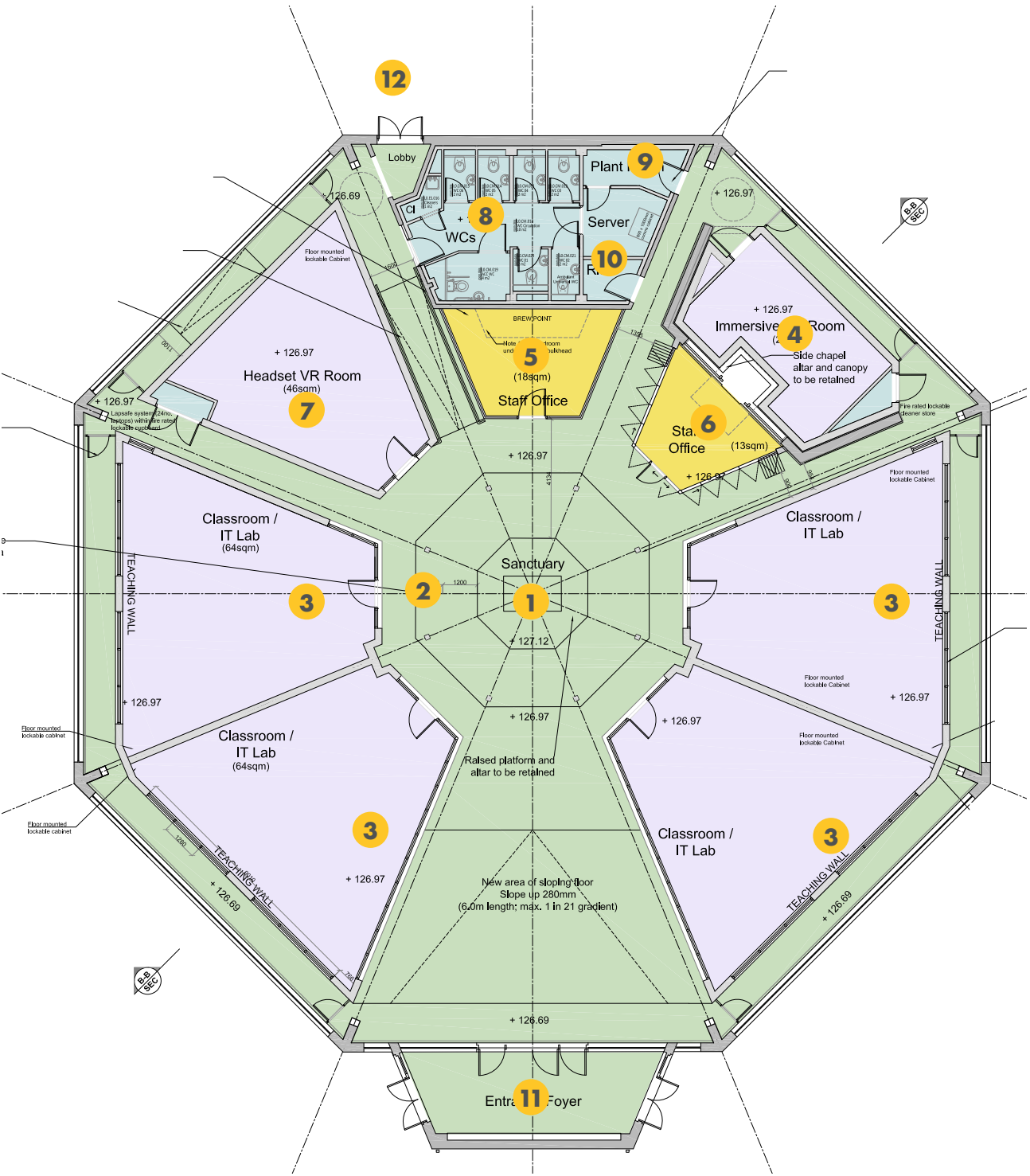
The existing Sacristy to the rear of the building is currently the only enclosed space within the building. It is proposed that this space is converted for use as new WC provision and plant space to allow these heavily serviced areas to be hidden from view within the primary open plan volume. This location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

A new glazed box underneath the existing organ pipes will be used as a Staff Room and will allow views up to the organ pipes above to be retained. Further accommodation is proposed to each of the adjacent segments, a new VR suite within the existing side Chapel with a meeting space in a glass box to the front and a new Immersive VR suite to the opposite side.

The proposal will retain the existing circulation and entrance routes to and from the building, including the existing fire escape. A new ADM compliant access ramp and steps to the main entrance will be provided in order to ensure safe access to the building. The fire escape stairs will also be renewed with the addition of a external refuge area.

KEY

- 1 Sanctuary (flexible study area)
- 2 Individual Study Areas
- 3 Classroom / IT Lab
- 4 Immersive VR suite
- 5 Staff Office 1
- 6 Staff Office 2
- 7 VR Headset Suite
- 8 WC's
- 9 Server Room
- 10 Plant Room
- 11 Entrance Lobby
- 12 Fire Escape



PROPOSED GROUND FLOOR PLAN

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.4 DESIGN PHILOSOPHY

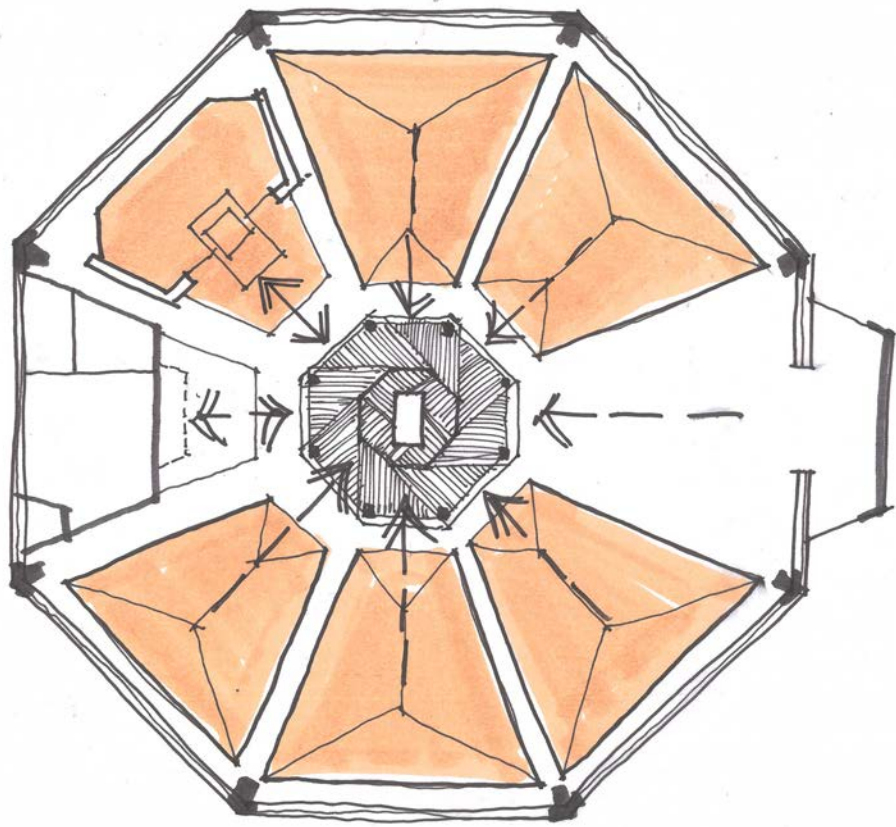
The proposed works will follow a strategy of minimal intervention to the existing building, making it suitable for use as a contemporary learning environment whilst retaining and repairing historic fabric and original features.

The proposals aim to minimise impact on and contact with the historic fabric. The proposed plan will work with the symmetry of the existing octagonal plan form, reflecting the geometry of the roof structure above.

The new spaces will be created as a series of pods which will be thermally insulated and serviced separately to provide a comfortable internal environment, removing the need for insulation and heating to the entire building, allowing the historic fabric to remain unaltered as far as possible. The new pods are designed as contemporary insertions to allow a clear distinction between original and new elements, allowing the roof form and glazed lantern to remain as the dominant visual features and ensuring that a sense of the full height and volume of the Chapel remains legible. The pods will be designed to be lightweight and reversible to help mitigate the impact upon the historic space.

The central Sanctuary and raised Altar will be retained as the primary focal point within the space with a new lightweight timber structure to incorporate task lighting and localised heating panels. The octagonal form of the raised altar platform and the geometry of the concrete frame will be used to inform the design.

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



CONCEPT DIAGRAM - LAYOUT

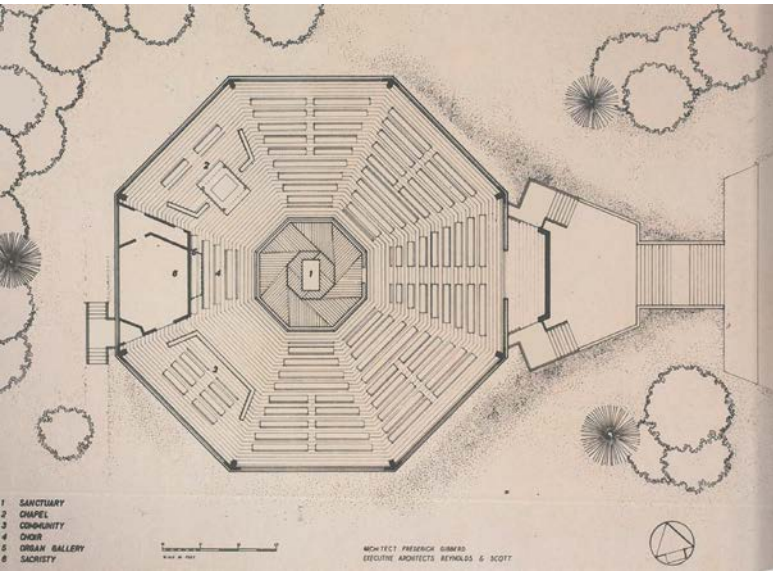
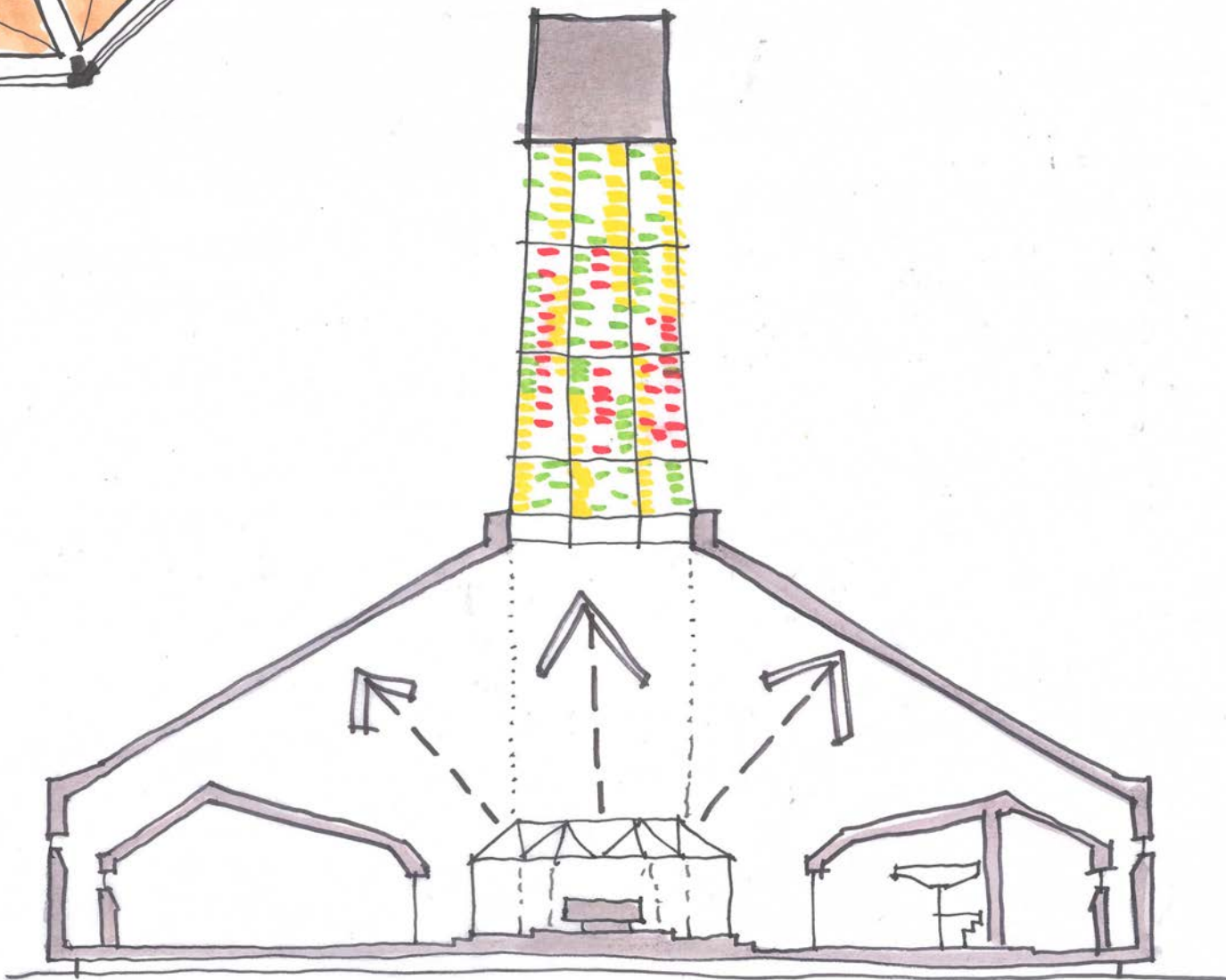


Figure 5.1
Hopwood Hall Chapel, plan, 1963
(Source: 'Twentieth Century Architects: Frederick Gibberd' by
Christine Hui Lan Manley. Published by Historic England, 2017)



CONCEPT DIAGRAM - SECTION

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.5 PROPOSED PODS

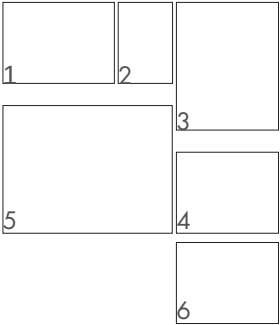
A condition of the DfE grant funding to bring the building back into use is to provide appropriate teaching and learning spaces. The proposed use of the building requires the creation of individual teaching and staff spaces.

Although it would be preferable from a heritage perspective to retain the open plan character of the Chapel interior, an open plan learning environment would not meet the College requirements for a number of reasons:

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

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

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



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

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

The pods have been carefully crafted and the following measures have been adopted to lessen the visual impact on the interior of the Chapel, helping to mitigate any harm to the significance of the listed building:

FORM AND MASSING

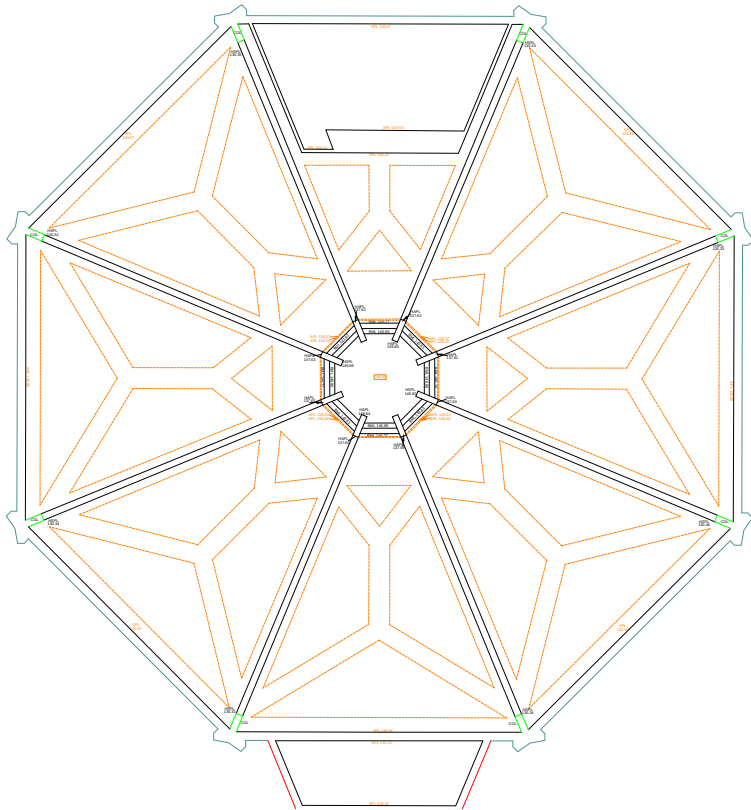
- The proposed pods have been designed in direct **response to the existing geometry** of the Chapel, with **roof forms carefully articulated** to reflect the roof geometry above. This has helped to reduce the massing of the pods and allows views towards the existing fabric to be retained as much as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

LAYOUT

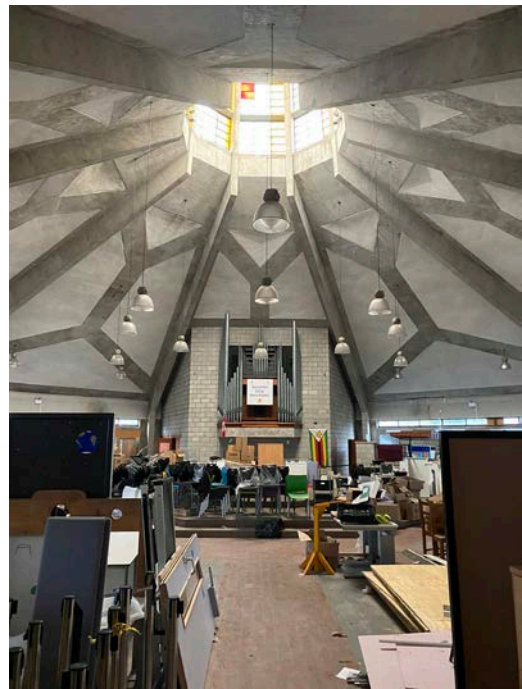
- Pods have been carefully positioned to align with the roof structure above
- Set back from the existing walls and roof to allow a **clear understanding of the original volume and historic fabric**
- The pods closest to the entrance have been reduced in plan in order that these are set further back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

MATERIALITY

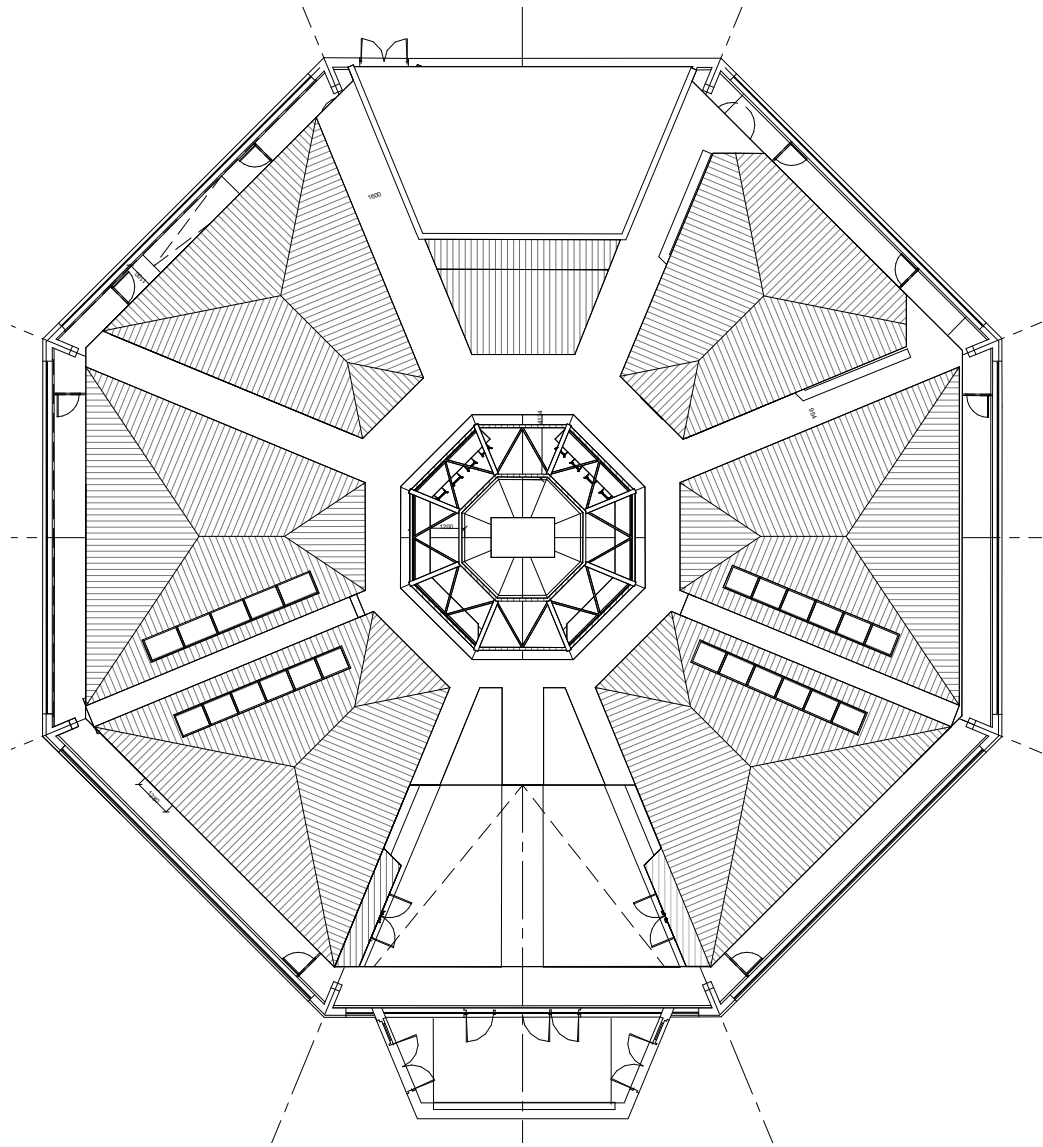
- The pods are to be constructed using a timber frame. They are designed to be **lightweight and fully reversible** in order that the original volume of the Chapel can be re-instated in tact in the future. The pod structures can be constructed from the existing floor slab, utilising minimal fixings and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



EXISTING REFLECTED CEILING PLAN



View towards existing roof structure

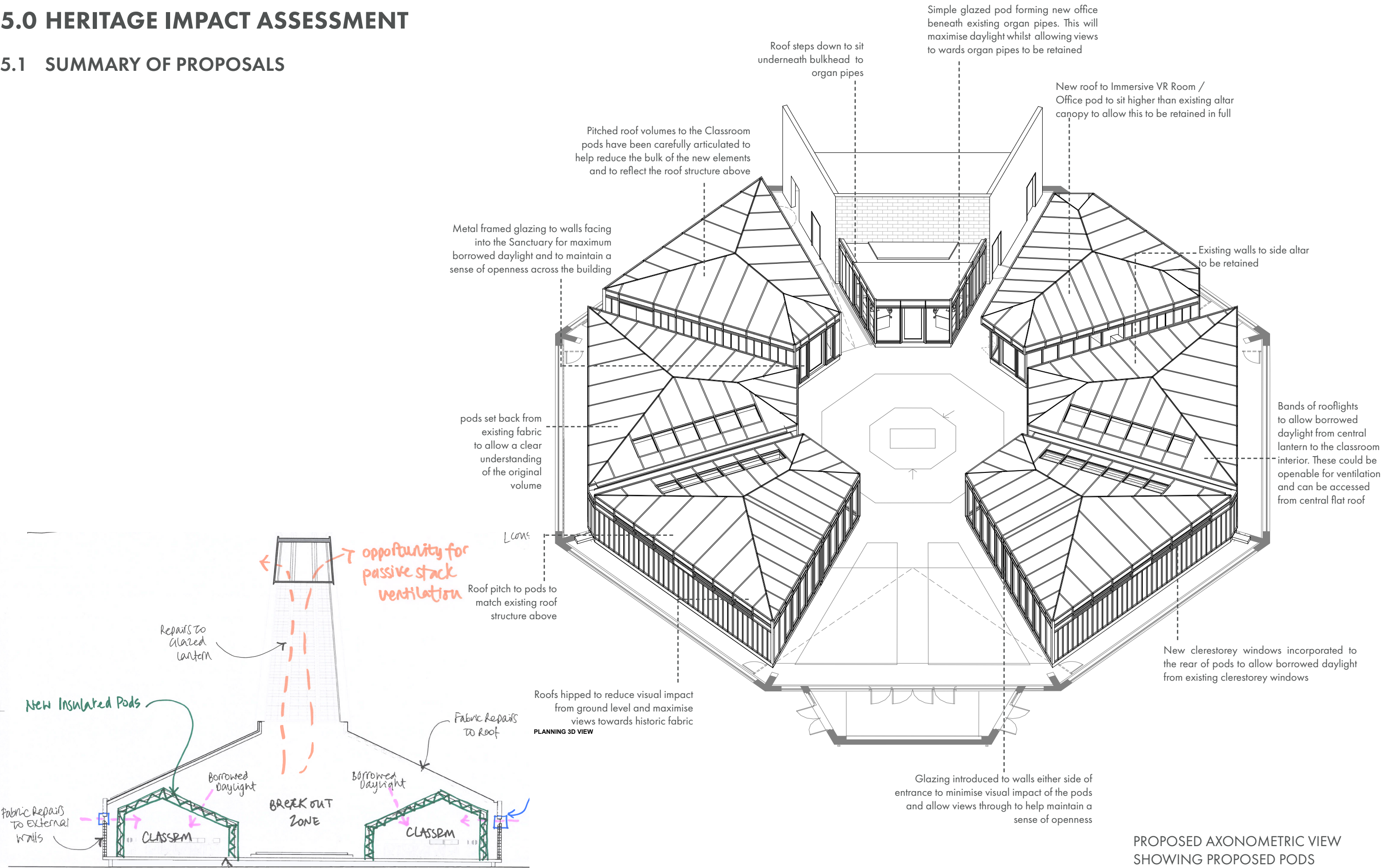


PROPOSED PODS ROOF PLAN

The roof form of the pods has been developed in response to the Y-shaped geometry of the existing roof structure

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS



5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.6 PROPOSED SANCTUARY AREA

It is proposed that the Classrooms, VR Rooms and staff spaces will be thermally insulated and separately heated, cooled and ventilated. The circulation areas are to remain uninsulated with a low level of heating in order to minimise works undertaken to the historic fabric. In the centre of the building it is proposed to use the original Sanctuary to create an independent learning area.

A new lightweight and reversible canopy structure is proposed to define the Sanctuary area, incorporating new work benches as well as task lighting and heating in the form of radiant panels. This will help to create a more use-able and comfortable area within the larger volume of the Chapel.

The design of the Sanctuary area has been developed in response to the existing geometry and the following strategy proposed to help reduce the visual impact on the interior of the Chapel:

LAYOUT

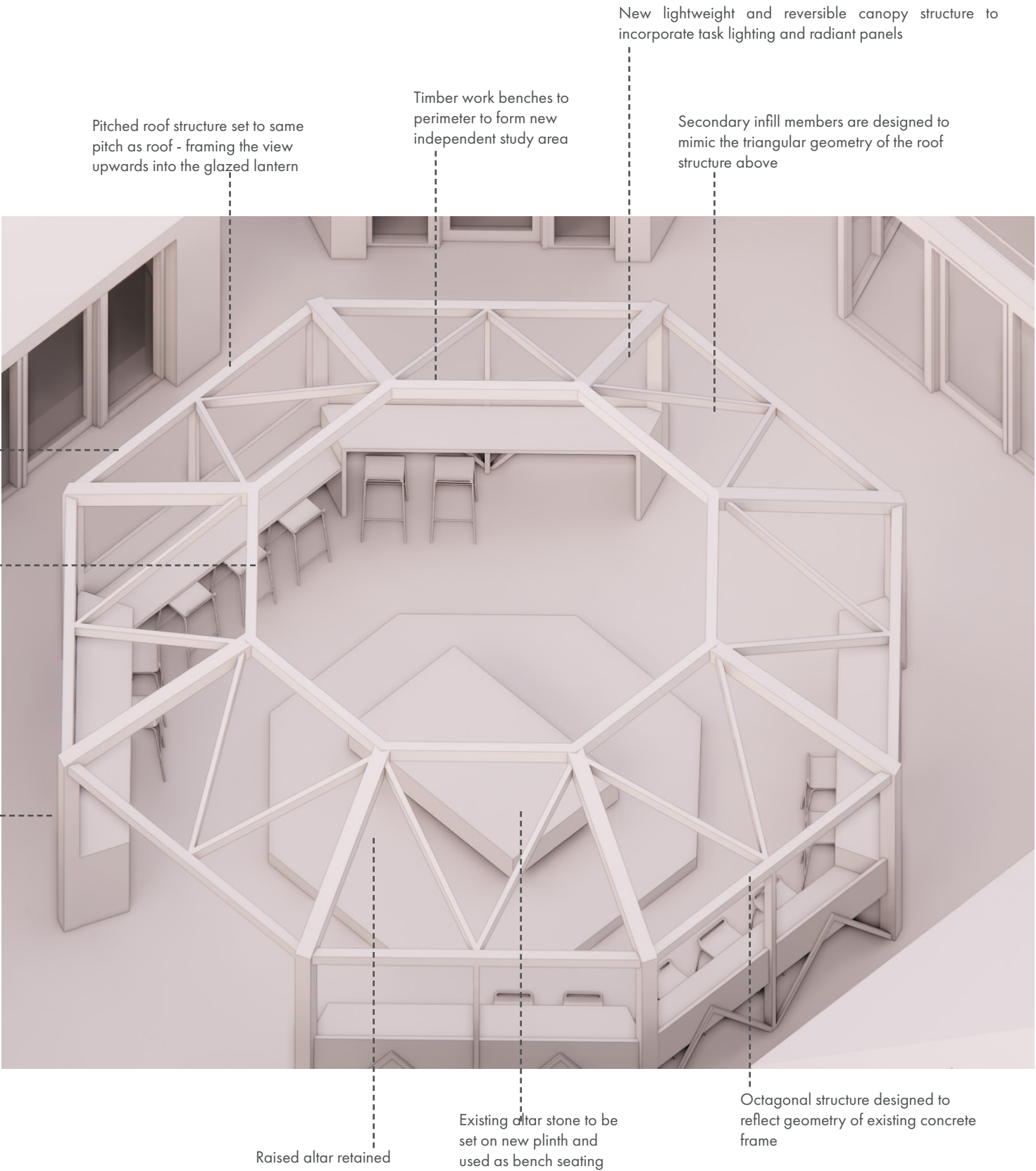
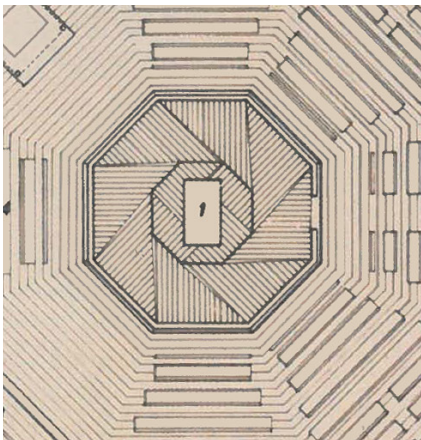
- New structure reflects the extent of the raised altar step beneath to celebrate the importance of this space within the original Chapel
- Work benches positioned symmetrically to the space to retain the symmetry of the existing Chapel

FORM AND MASSING

- The new structure has been designed in response to the roof geometry above, with the central ring beam positioned directly beneath the concrete ring beam above, helping to draw the eye upwards towards the glazed lantern as per the original design intent
- Primary structural members are emphasised in response to the original concrete frame
- Framing members have been designed as minimal as possible and adopted triangular geometry to reflect the existing concrete frame

MATERIALITY

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



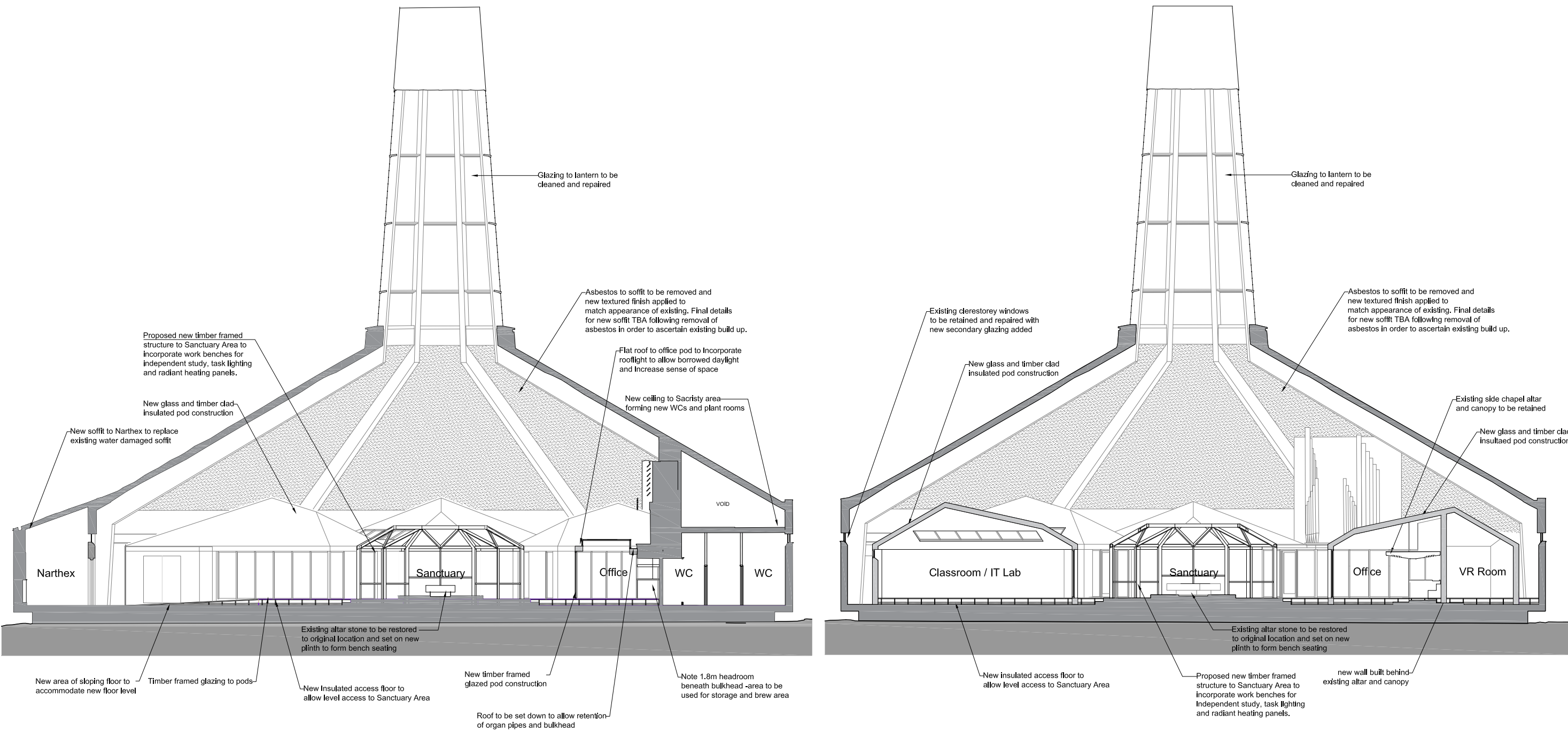
PROPOSED VIEW OF SANCTUARY AREA

Figure 5.2
Extract from Hopwood Hall Chapel, plan, 1963
(Source: 'Twentieth Century Architects: Frederick Gibberd' by Christine Hui Lan Manley. Published by Historic England, 2017)

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.7 PROPOSED SECTIONS



5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.8 PROPOSED INTERNAL VIEWS

Existing roof structure and soffit to remain exposed

Key views upwards towards glazed lantern remain in tact

Formation of new classrooms using pods will allow the historic roof structure to remain visible to enable a reading of the original volume



Area of sloping floor to facilitate access to raised altar platform

Pods walls incorporate glazing wherever possible

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.8 PROPOSED INTERNAL VIEWS

Formation of new classrooms using pods will allow the historic roof structure to remain visible to enable a reading of the original volume



Existing steps with new flooring to reflect pattern of radial tiling beneath

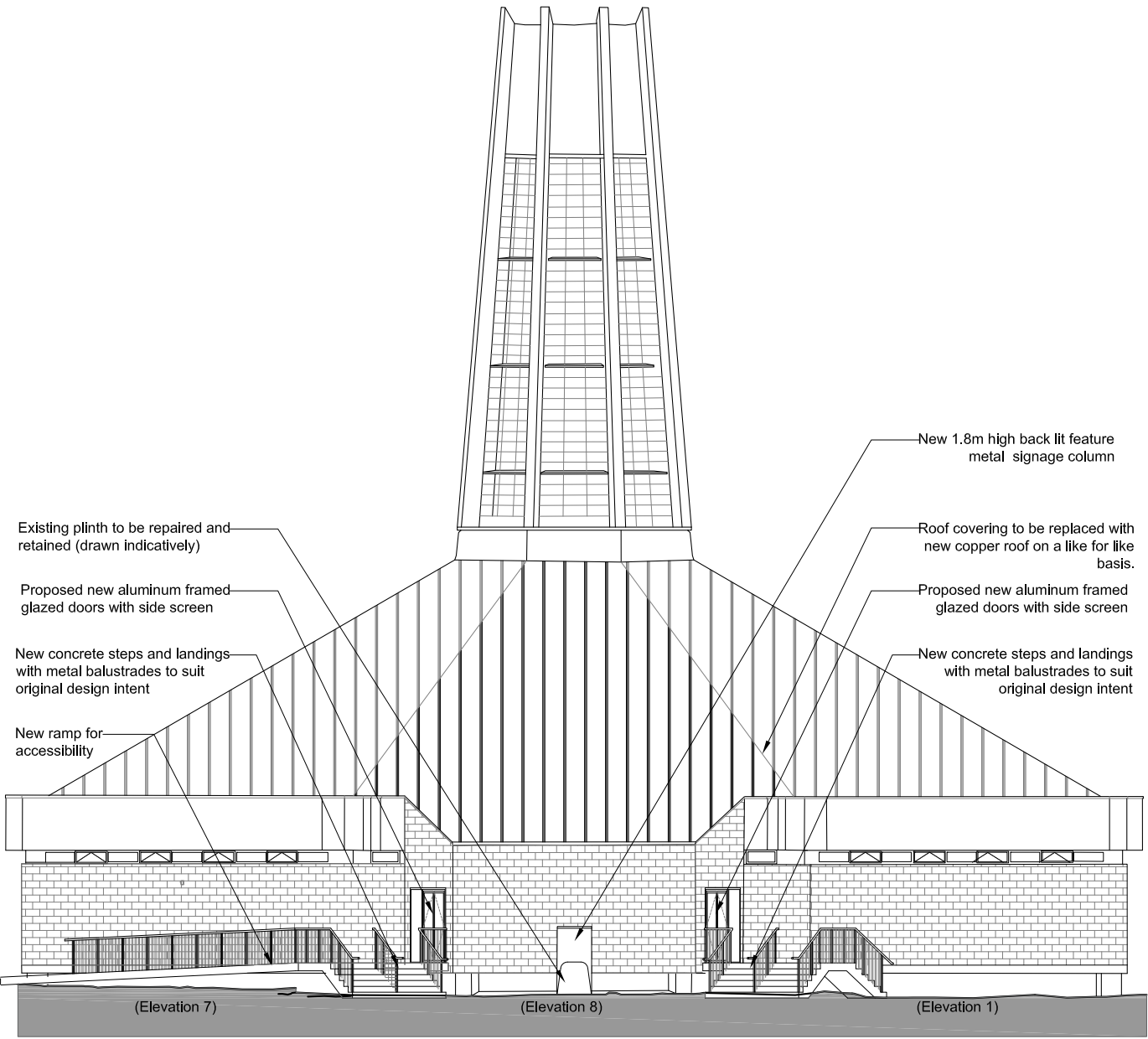
New lightweight reversible structure to create flexible working area

Pods walls incorporate glazing where possible

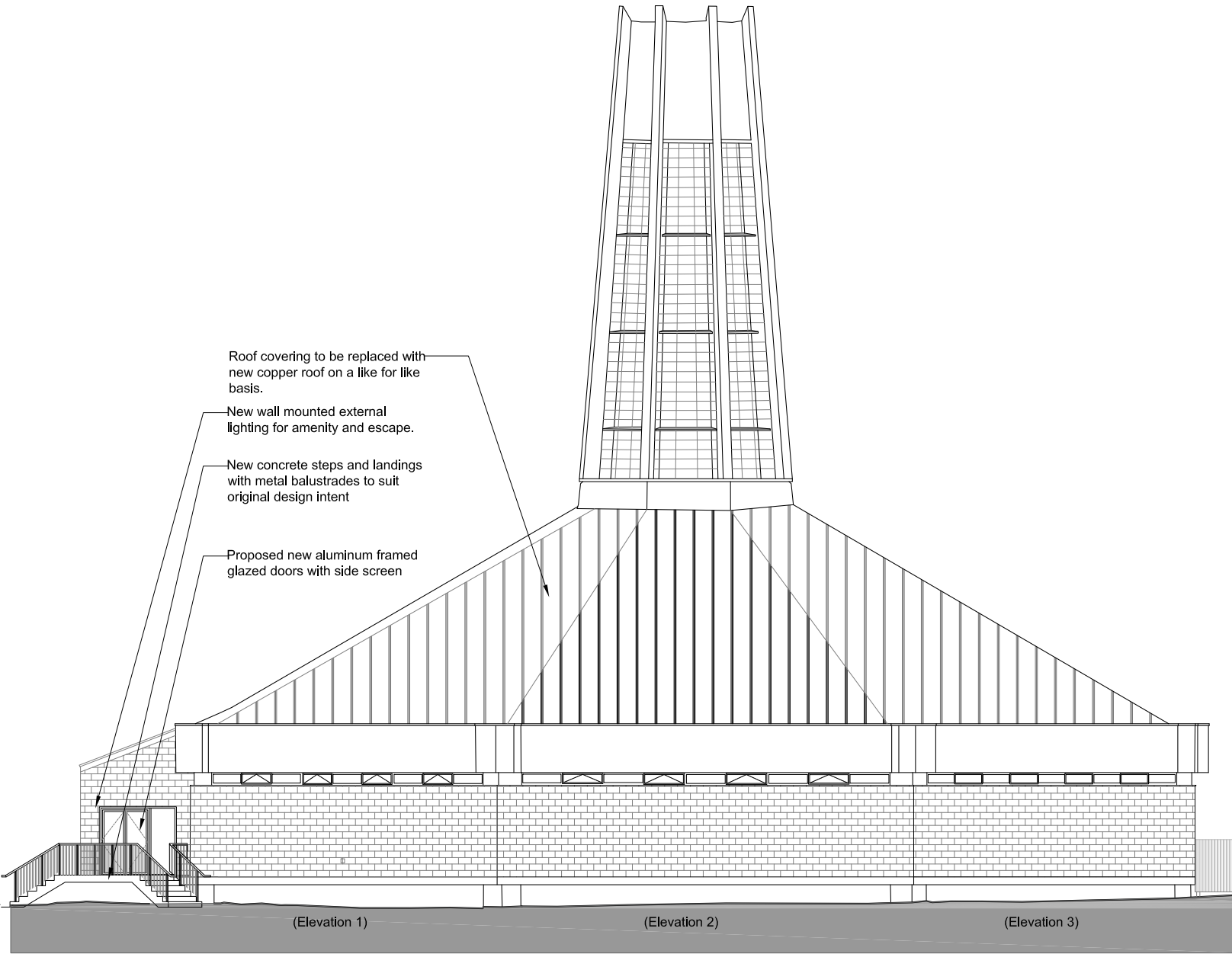
5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.9 PROPOSED ELEVATIONS



Elevation A

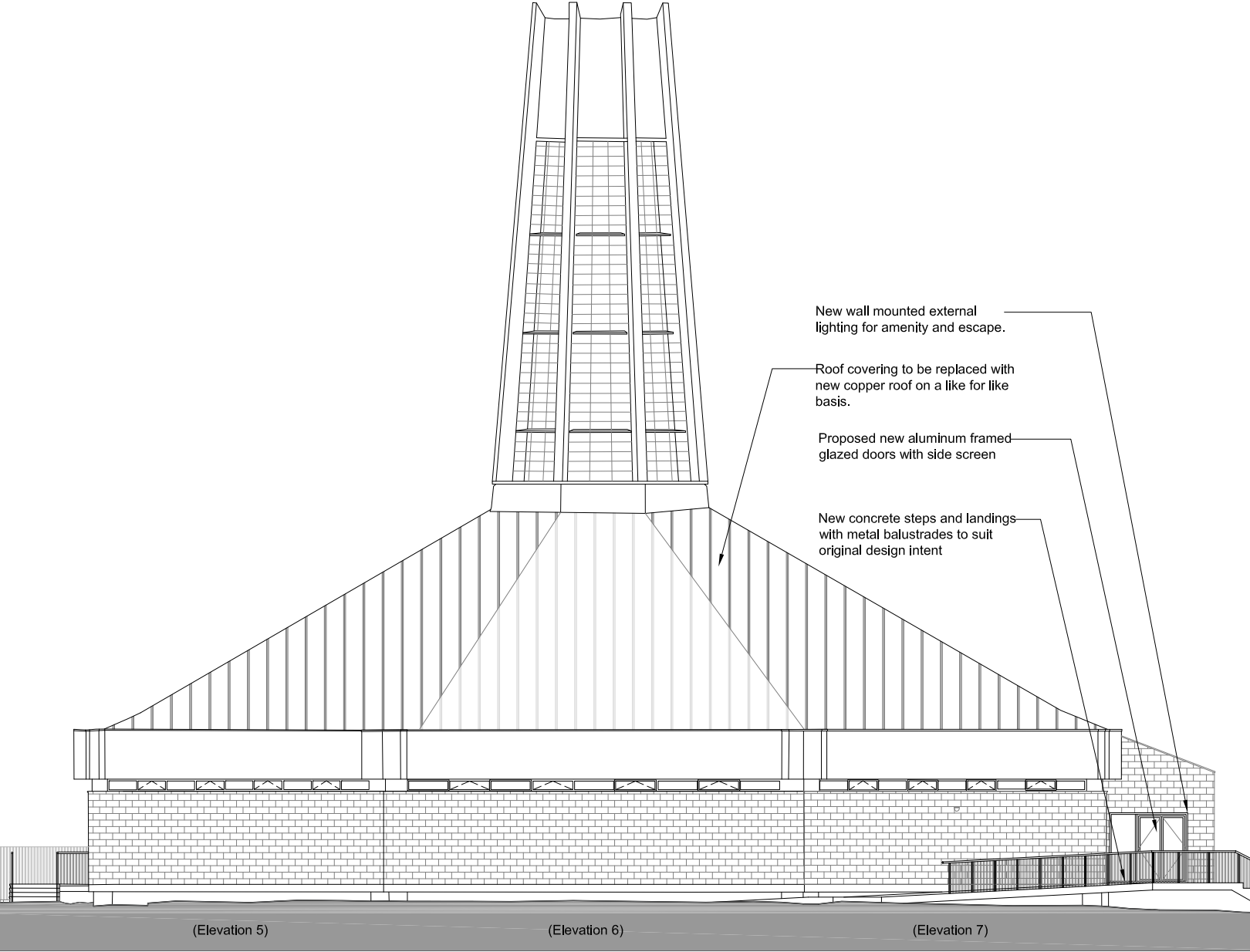


Elevation B

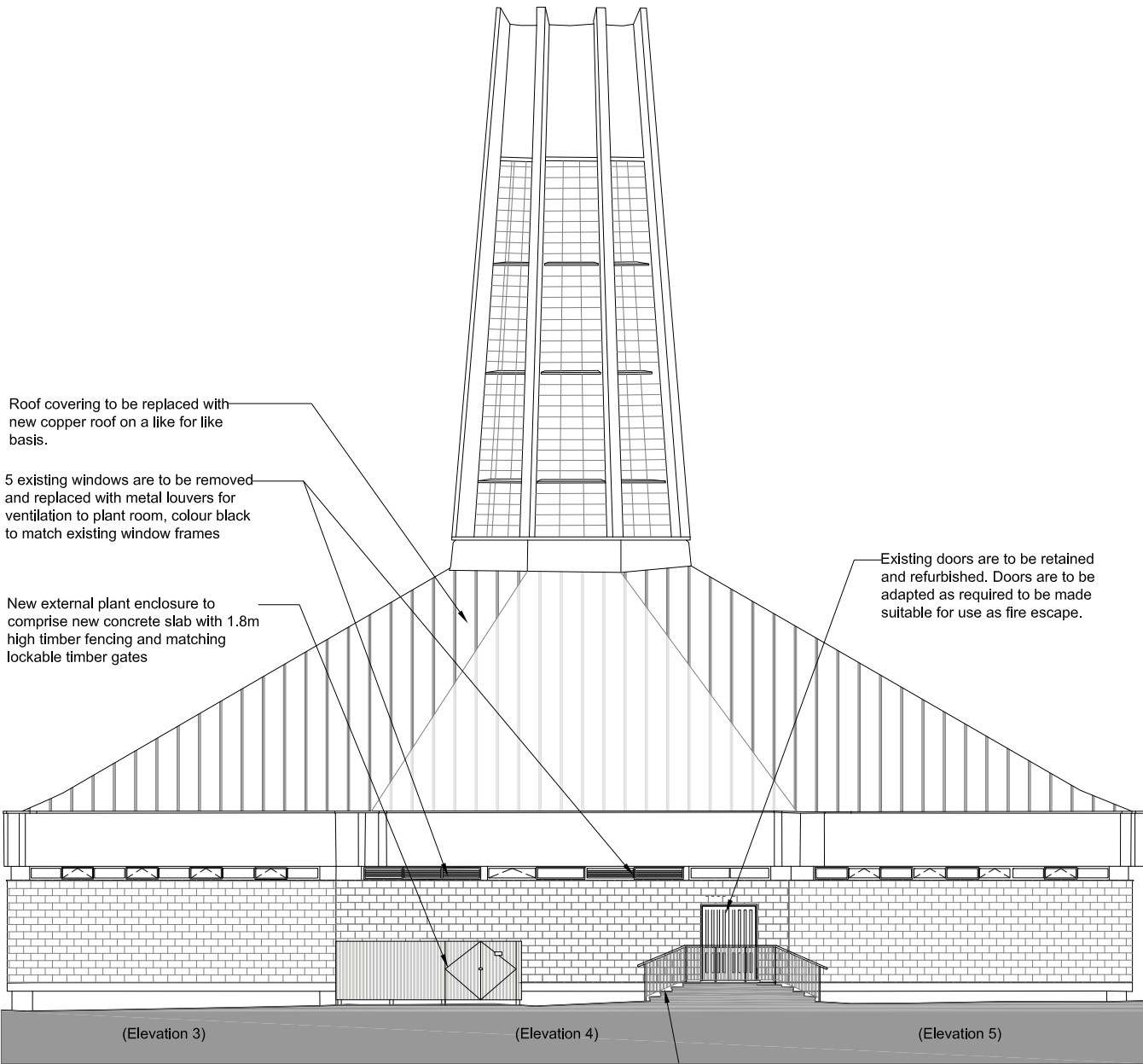
5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.9 PROPOSED ELEVATIONS



Elevation C



Elevation D

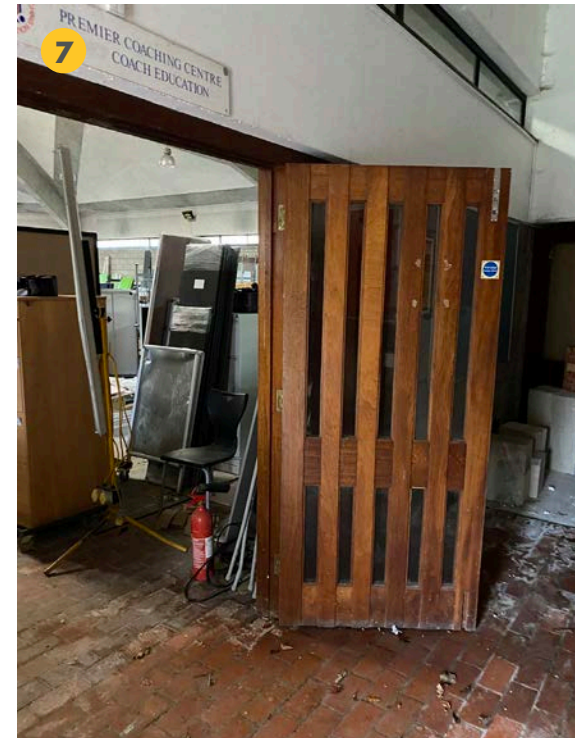
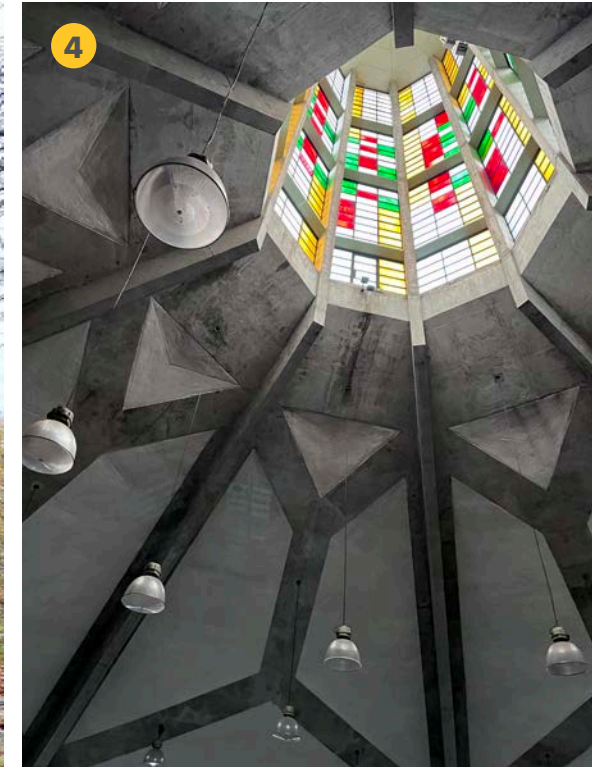
5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.10 REPAIR WORKS

The building is currently in a poor state of repair. The funding obtained for the works to convert the Chapel for educational use will also allow repair works to be undertaken to safeguard the fabric of the building for the future. These are set out on the following pages:

- 1 RENEWAL OF ROOF AND TURRET CAPPING**
Renewal of copper roof which is beyond economic repair and associated lead flashings using like-for-like materials
- 2 RENEWAL OF EXISTING RAINWATER GOODS**
Renewal of existing rainwater goods and parapet gutters using like-for like materials
- 3 REPAIR / REFURBISHMENT TO EXISTING WINDOWS**
Specialist repair / refurbishment of existing metal framed windows and easing of ironmongery
- 4 REPAIR / REFURBISHMENT TO GLAZED LANTERN**
Specialist repair / refurbishment of existing glazed lantern including repairs to stained glass and lead-work as required.
- 5 REPAIRS TO EXISTING CONCRETE FRAME**
Specialist repairs, cleaning and sealing of existing concrete frame To SE design and specification.
- 6 BLOCKWORK REPAIRS**
Specialist repairs, cleaning and re-pointing to existing internal and external blockwork including re-pointing using suitable mortar.
- 7 INTERNAL JOINERY REPAIRS**
Like-for-like repairs to existing doors, frames and joinery items as appropriate
- 8 REMOVAL OF RECENT INTERNAL WALL PANELLING**
To allow historic fabric to be revealed
- 9 STRUCTURAL AND DRAINAGE REPAIRS**
To SE design and specification
- 10 REMOVAL OF ASBESTOS TO SOFFIT**
To remove associated Health and Safety risk. Works are included in previous LBC Application ref. 24/00169/LBC



5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.10 REPAIR WORKS

- 1

RENEWAL OF ROOF AND TURRET CAPPING

Renewal of copper roof which is beyond economic repair and associated lead flashings using like-for-like materials
- 2

RENEWAL OF EXISTING RAINWATER GOODS

Renewal of existing rainwater goods and parapet gutters using like-for like materials
- 3

REPAIR / REFURBISHMENT TO EXISTING WINDOWS

Specialist repair / refurbishment of existing metal framed windows and easing of ironmongery
- 4

REPAIR / REFURBISHMENT TO GLAZED LANTERN

Specialist repair / refurbishment of existing glazed lantern including repairs to stained glass and lead-work as required.
- 5

REPAIRS TO EXISTING CONCRETE FRAME

Specialist repairs, cleaning and sealing of existing concrete frame To SE design and specification.
- 6

BLOCKWORK REPAIRS

Specialist repairs, cleaning and re-pointing to existing internal and external blockwork including re-pointing using suitable mortar.
- 7

INTERNAL JOINERY REPAIRS

Like-for-like repairs to existing doors, frames and joinery items as appropriate
- 8

REMOVAL OF RECENT INTERNAL WALL PANELLING

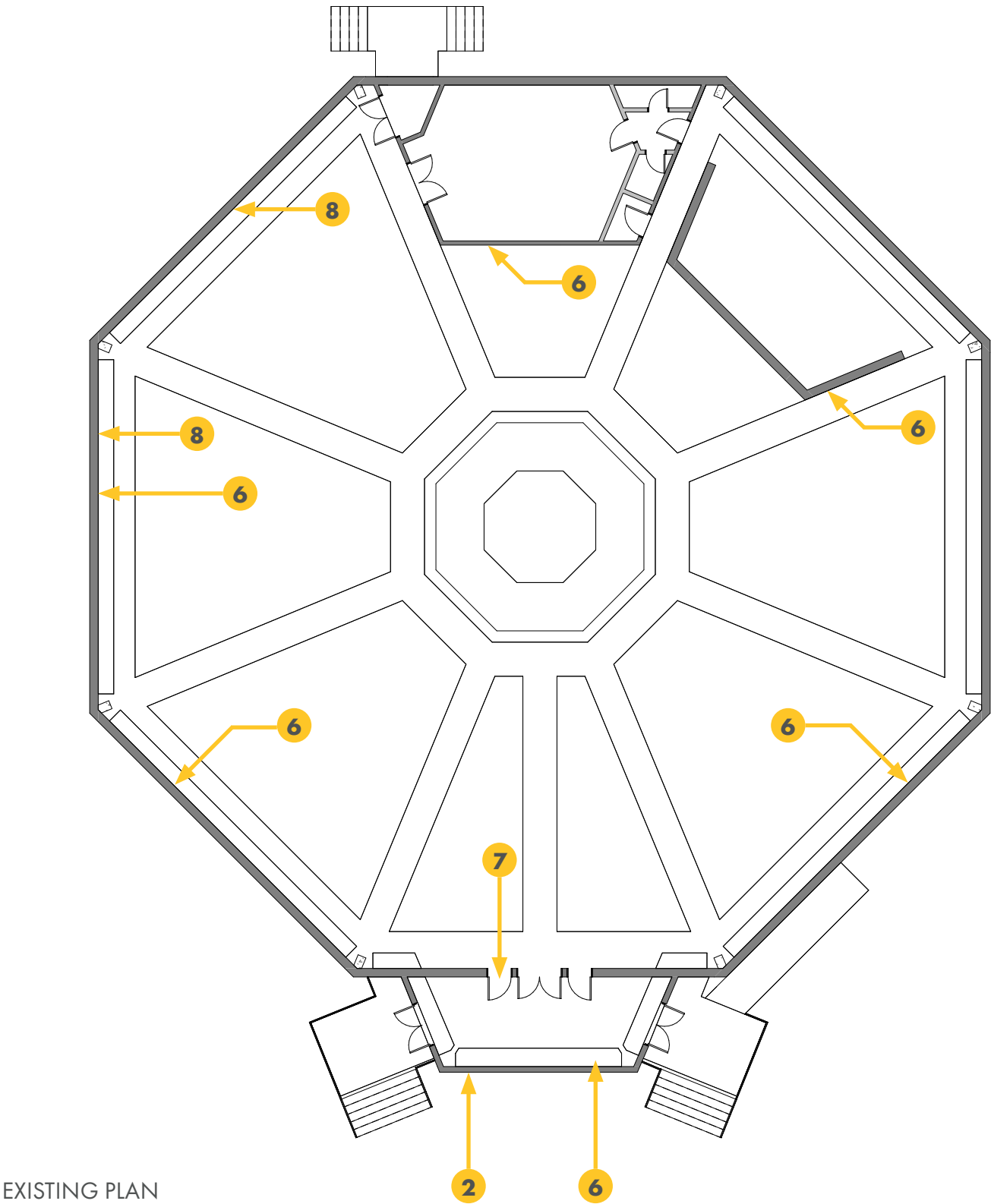
To allow historic fabric to be revealed
- 9

STRUCTURAL AND DRAINAGE REPAIRS

To SE design and specification
- 10

REMOVAL OF ASBESTOS TO SOFFIT

To remove associated Health and Safety risk. Works are included in previous LBC Application ref. 24/00169/LBC



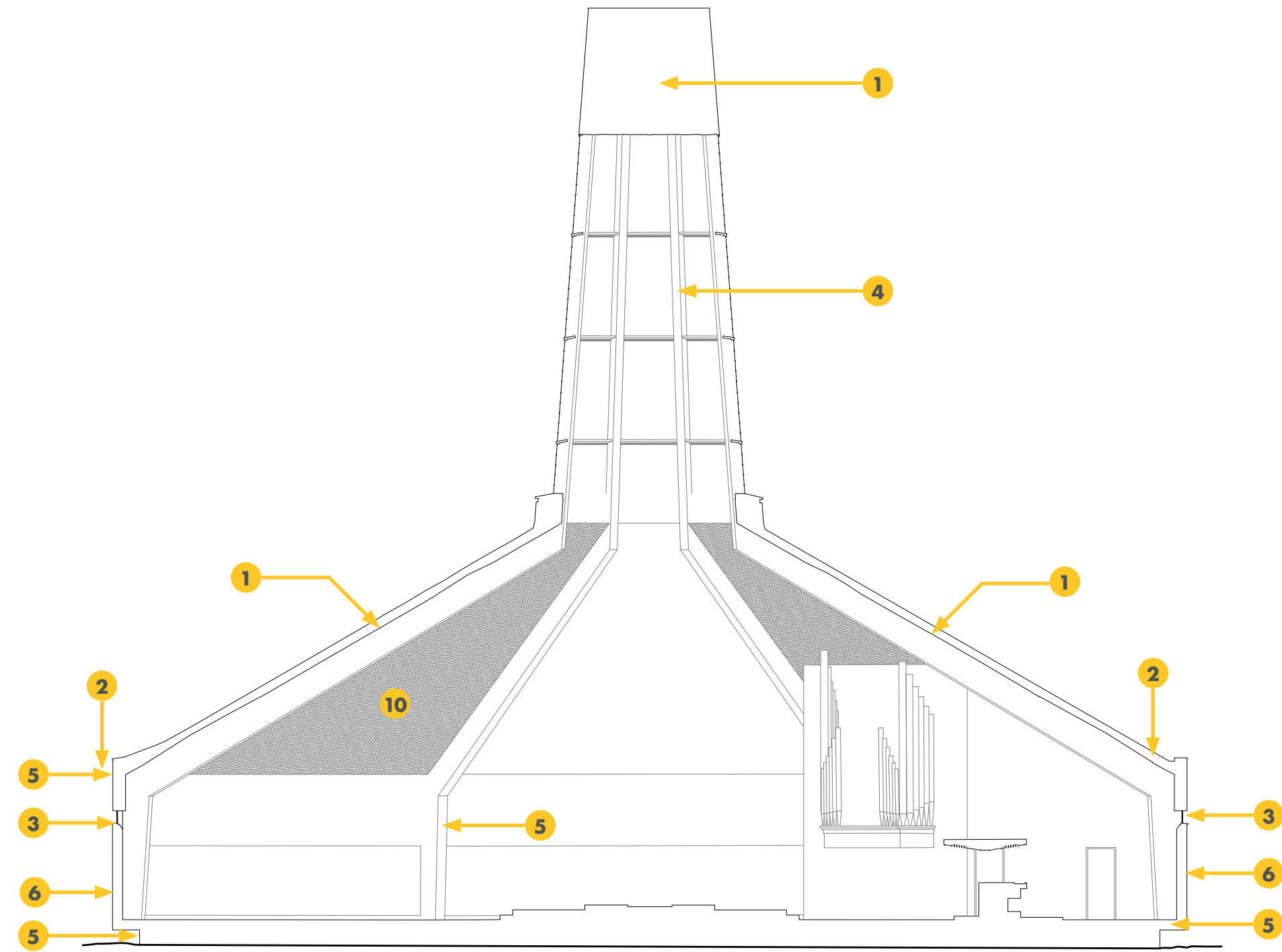
EXISTING PLAN

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.10 REPAIR WORKS

- 1 RENEWAL OF ROOF AND TURRET CAPPING**
Renewal of copper roof which is beyond economic repair and associated lead flashings using like-for-like materials
- 2 RENEWAL OF EXISTING RAINWATER GOODS**
Renewal of existing rainwater goods and parapet gutters using like-for like materials
- 3 REPAIR / REFURBISHMENT TO EXISTING WINDOWS**
Specialist repair / refurbishment of existing metal framed windows and easing of ironmongery
- 4 REPAIR / REFURBISHMENT TO GLAZED LANTERN**
Specialist repair / refurbishment of existing glazed lantern including repairs to stained glass and lead-work as required.
- 5 REPAIRS TO EXISTING CONCRETE FRAME**
Specialist repairs, cleaning and sealing of existing concrete frame To SE design and specification.
- 6 BLOCKWORK REPAIRS**
Specialist repairs, cleaning and re-pointing to existing internal and external blockwork including re-pointing using suitable mortar.
- 7 INTERNAL JOINERY REPAIRS**
Like-for-like repairs to existing doors, frames and joinery items as appropriate
- 8 REMOVAL OF RECENT INTERNAL WALL PANELLING**
To allow historic fabric to be revealed
- 9 STRUCTURAL AND DRAINAGE REPAIRS**
To SE design and specification
- 10 REMOVAL OF ASBESTOS TO SOFFIT**
To remove associated Health and Safety risk. Works are included in previous LBC Application ref. 24/00169/LBC



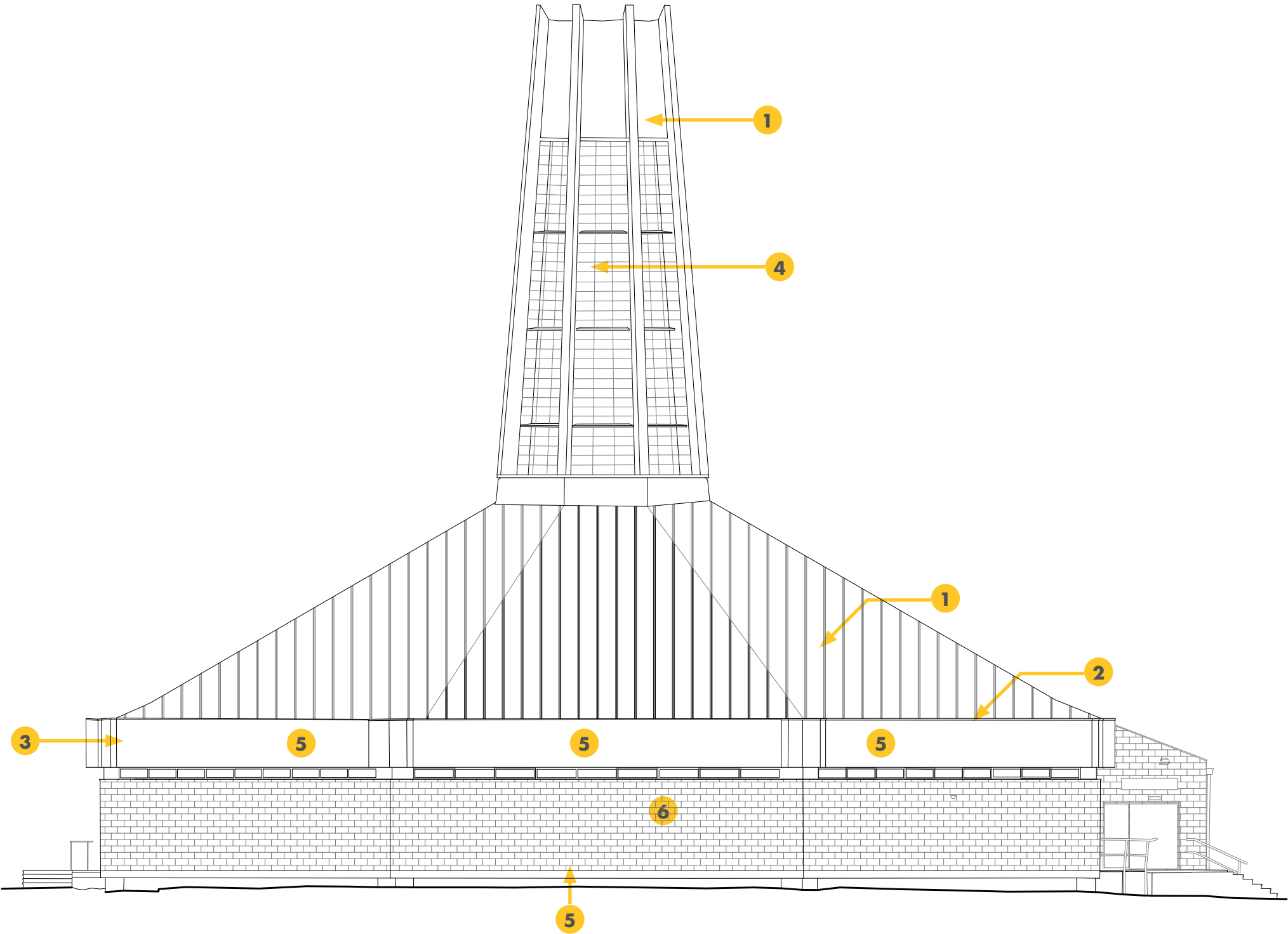
EXISTING SECTION

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.10 REPAIR WORKS

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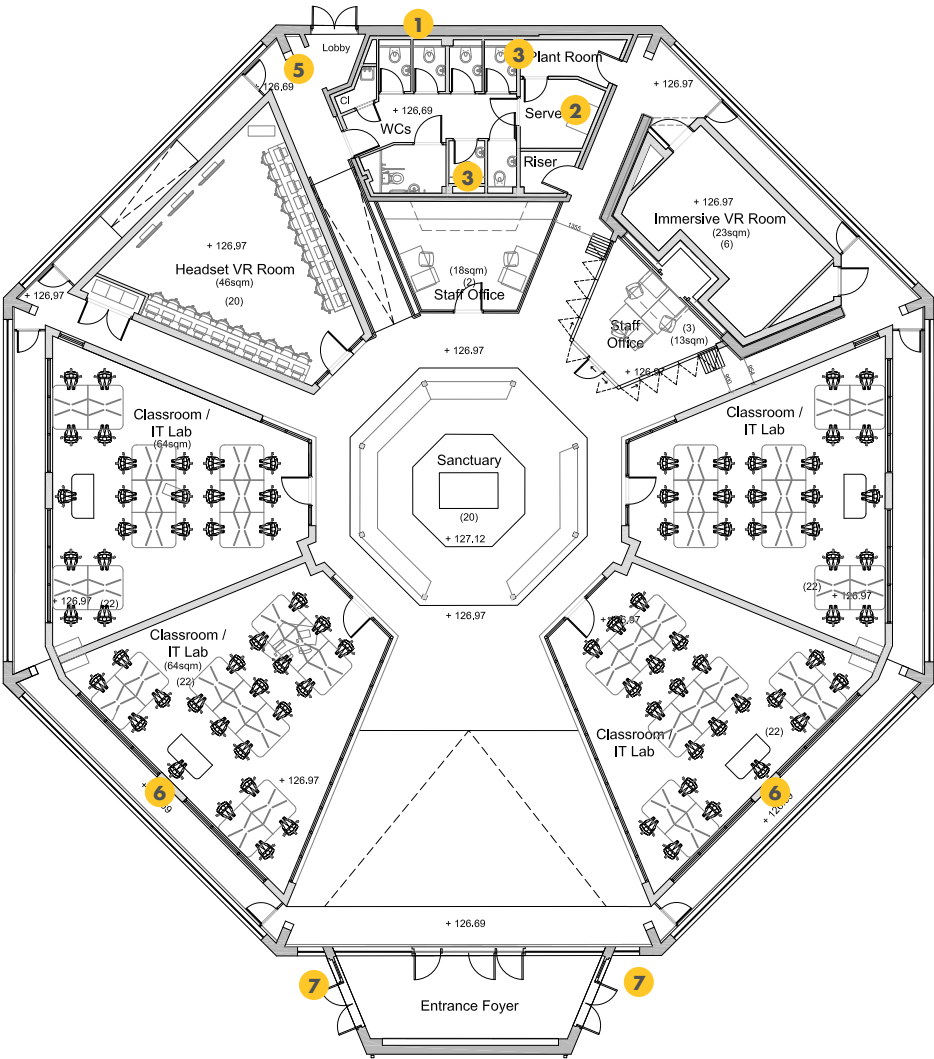
EXISTING ELEVATION

5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.1 AMENDMENTS MADE FOLLOWING DETAILED DESIGN DEVELOPMENT - APPROVED UNDER VOC APPLICATION REF. 25/00908/VRCON

	PROPOSED CHANGE/ JUSTIFICATION	IMPACT/MITIGATION
1	LOUVRES The previous approval included 3no. louvres to replace clerestorey windows at the rear of the building. It is now proposed to install an additional 2no. louvres (5no. louvres in total). This has resulted from MEP design development to allow for sufficient ventilation to the building to meet current Building Regulations requirements.	Alternative options reviewed involved the creation of openings through the rear blockwork walls to the building but these were discounted on the basis of the damage that would be caused to historic fabric
2	RECONFIGURATION TO NEW PLANT ROOM/ SERVER ROOM/ RISER Reconfiguration to new Plant Room / Server Room / Riser. This is to allow for compliant fire escape in accordance with current Building Regulations following review with Building Control. This will also allow sufficient space for services installation to the rear of the Chapel, helping to retain the original character of the open volume.	Works have been planned so as to have minimal impact upon existing fabric – new walls to be amended only.
3	INSULATED WALL LINING New insulated internal wall lining to rear sacristy area. This is considered necessary to thermally upgrade this area following completion of thermal model and will reduce energy consumption within the building in accordance with current Building Regulations requirements.	Minimal change from approved scheme. Wall linings will cover up existing exposed blockwork in Sacristy area but these would already be covered using new IPS units within WC cubicles. New wall linings will be reversible and are only proposed in the rear Sacristy area which is not on view to the remainder of the Chapel.
4	TIMBER FLOOR TO MEZZANINE New timber floor construction to mezzanine area to allow installation of plant equipment within existing mezzanine area. Following assessment by the Structural Engineer, the existing ceiling does not have sufficient strength to support the new plant equipment and so this change is considered necessary to accommodate new plant equipment. Upgrading of existing construction timbers is not considered feasible owing to the condition of some of the timbers, the span of existing timbers and the requirement for a fire rated floor construction to the new plant area.	The use of this location will help to minimise exposed services installation within the main Chapel area, helping to retain the original character of the open volume.
5	OMIT DOUBLE DOORS Omit double doors to rear lobby altogether. To comply with current Building Regulations requirements - lobby is not sufficient size to comply with ADM and the doors will impede the fire escape route. Retaining and holding open of doors is not considered feasible owing to their location.	The doors are utilitarian in appearance with no decorative features.
6	OMIT THE CENTRAL WINDOWS TO REAR OF EACH POD It is proposed to omit the central windows to rear of each pod, resulting in 6no. clerestorey windows per pod. This is considered necessary to allow for a column to be placed within the centre of the wall which will aid the efficiency of the structural framing, helping to keep the overall height of the pods to a minimum within the Chapel space.	The proposed change will only be visible from within the classroom spaces and will not impact any views within the main Chapel space.
7	SAFETY FILM AND NETTING TO GLAZED LANTERN New clear safety film to interior face of glazing and safety netting proposed to rear of glazed lantern. This is considered necessary from a health and safety perspective to prevent high level glazed panes from falling inwards and to hold panes in place in the event of breakage to prevent shards of glass falling into the Chapel.	The installation of safety film will involve the application of adhesive and clear film to the interior face of glazing panes. The film will be clear to minimise any visual impact. The installation of safety netting will involve fixings drilled into historic fabric and the netting will nominally impact views towards the glazed lantern. The gauge and colour of netting will be carefully chosen so as to be visually unobtrusive within the Chapel.



5.0 HERITAGE IMPACT ASSESSMENT

5.1 SUMMARY OF PROPOSALS

5.1.2 PROPOSED AMENDMENTS FOLLOWING FURTHER DETAILED DESIGN DEVELOPMENT

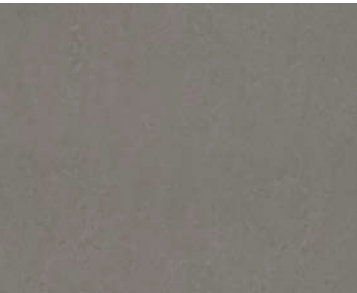
During construction works it has been discovered that the outer step to the central altar has a variation of 18mm across the length.

The original proposal was to retain the step with it's original tiling exposed as the floor finish in the centre of the Chapel and set the new raised access flooring at the same level. However, the difference in level between the two surfaces would create a trip hazard in the centre of the circulation space. We are therefore looking to cover the outermost altar step with a new floor finish that can be made up to the same level as the surrounding raised access floor.

We have considered various options to mitigate and minimise the harm. We consider that the use of a levelling compound and new floor finish is the most appropriate solution in the circumstances. The proposed solution would cover the original tiles but this would be reversible in the future.

It is also proposed to raise the level of the uppermost central step, to allow legibility of the primacy of the central altar dais within the Chapel in the completed scheme.

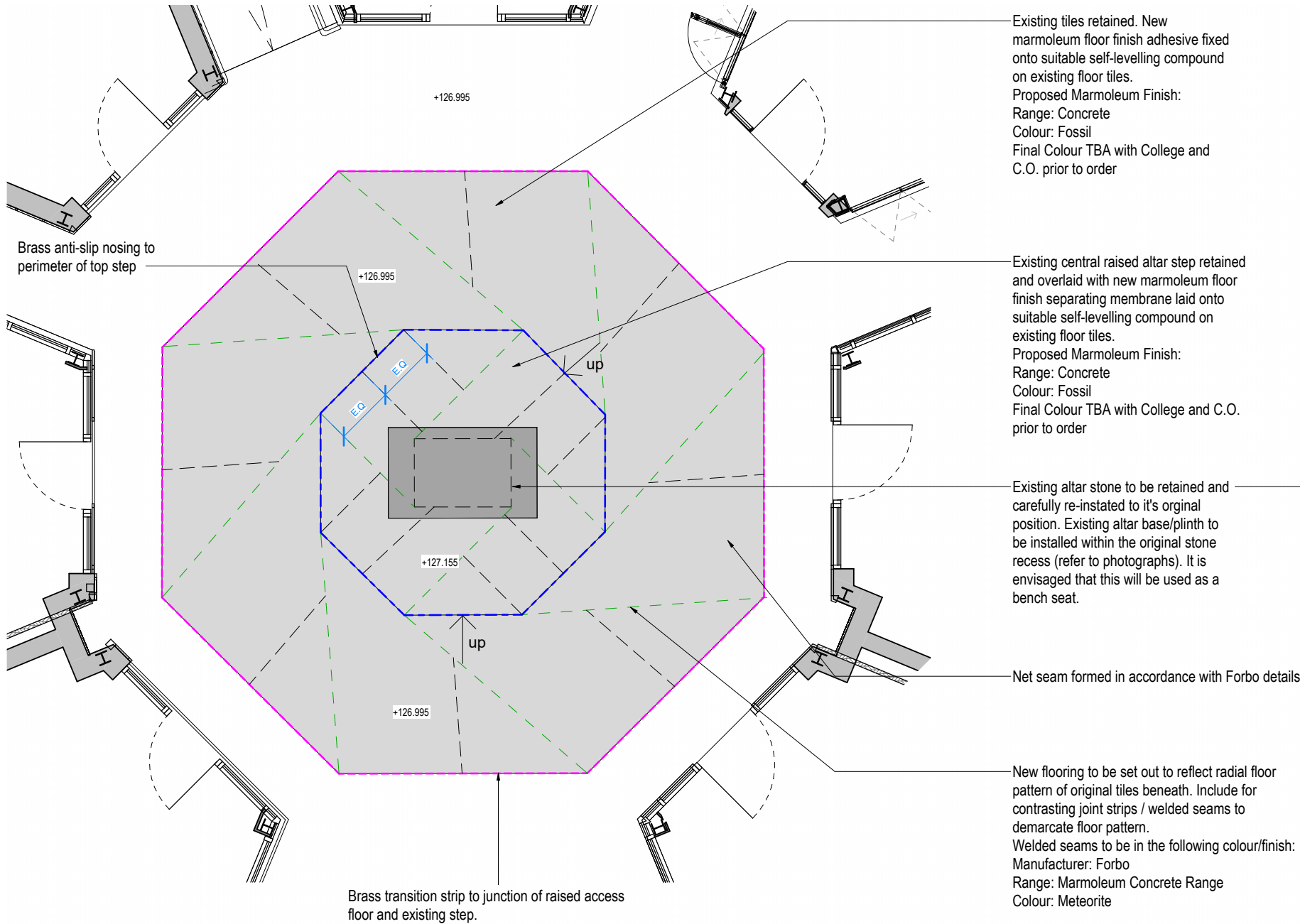
It is proposed to set out the new flooring to make reference to the radial pattern of the original tiled steps. The proposed flooring material is the same "Marmoleum" flooring used throughout the rest of the Chapel, but in a contrasting colour in order to help differentiate the central altar space and provide reference to the original layout.



Proposed Flooring to Main Chapel Floor - Forbo Marmoleum 'Concrete' Range. Colour: 'Meteorite'



Proposed Flooring to Rasied Altear Steps - Forbo Marmoleum 'Concrete' Range. Colour: 'Fossil'



PROPOSED PLAN SHOWING CENTRAL ALTAR STEPS

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

The proposed development of Milnrow Chapel will bring the building back into meaningful communal use for Hopwood Hall College by providing a variety of Teaching spaces and ancillary areas to facilitate the use of the building as a new Engineering and VR Learning Hub. The proposed works will also involve the restoration and upgrades to the existing building fabric including improvements to the thermal performance and accessibility, repair works to the concrete frame, roof and external walls and improvements to the single glazed metal framed window systems. The internal soffit to the roof was also sprayed using an asbestos coating, creating a potential health and safety risk.

The following assesses the proposals against the statement of significance noted earlier as a benchmark against which the impact of the development on significance can be made.

5.2.1 EVIDENTIAL VALUE

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

The proposals will retain the existing building fabric in-situ and will include works to repair and restore original fabric and features which will have a POSITIVE impact on the evidential value of the Chapel.

The proposed internal works will partially conceal the historical structure from view, impacting upon the open volume of the Chapel. This is considered to have a NEGATIVE impact on the evidential value.

The formation of the new teaching spaces through the introduction of small scale pods will help to mitigate this impact through allowing an appreciation of the overall volume and roof structure, retaining legibility of the single volume of space within the Chapel. The pods have been carefully crafted to read as a new insertion, reflecting the existing geometry and to help retain views towards the original fabric. The design will enable the future removal of the pods and the reversibility of these works, allowing the building to be brought back into use as a single assembly space should the needs of the college change. Overall, the formation of new accommodation pods

internally is considered to have a NEUTRAL / NEGATIVE impact on the evidential value.

The raised altar is the key focal point within the original Chapel, with the intention that this should be visible to the entire congregation. In the proposed scheme, the Sanctuary area is celebrated as the primary communal space at the heart of the building, albeit slightly altered through the introduction of a new raised floor and lightweight canopy structure. The works will change the appearance of the area which will have a NEGATIVE impact on the evidential value. However, this is mitigated in part by the design of the new elements as lightweight and fully reversible, allowing the space to be re-instated to it's original form in the future. The design will re-use the altar stone which is currently set aside and will also retain the existing terracotta floor tiles with radial pattern. The works will reinforce the primacy of the altar at the heart of the building, with a new simple structure which responds to the existing geometry and allows for permeability through the space. On balance, the change to the Sanctuary area is considered to have a NEUTRAL / NEGATIVE impact on the evidential value associated with the raised altar.

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

The proposed works will have a POSITIVE impact on the evidential value by enabling access to the building and through the use of the building for communal college use. The loss of some legibility of the single volume of space will have a NEGATIVE impact on the evidential value.

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

The project will however, ensure the long term investment, repair, restoration and protection of the heritage asset which will have a long-term POSITIVE impact on the evidential value by protecting it for the future.

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

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

The proposed development will repair the building and provide much needed investment in the building fabric whilst retaining the geometrical relationship with Hopwood Hall. The development is therefore considered to have a POSITIVE impact on the relationship between The Chapel and Hopwood Hall and the ability to understand the historical evolution of the site.

5.2.2 HISTORICAL VALUE

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

The proposed works will retain and restore the original historical features whilst bringing the building back into meaningful use. This will have a POSITIVE impact upon the historical value.

The project will however conceal some of the historical features from view, including the floor coverings and outer step to the raised altar platform. The views towards the historic fabric, Sanctuary and side chapel will also be partially obscured as a result of the proposals. Although these works will have a negative impact on the visibility of the fabric and appreciation of the overall form of the Chapel, the works proposed are designed to be fully reversible. The project will ensure the retention and restoration of historical features and ongoing investment that will enable the protection of the heritage asset for the future. On balance it is therefore considered that the proposals will have a NEUTRAL impact on the historical value.

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

5.2.3 AESTHETIC VALUE

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

The project does not involve major intervention to the building externally with the exception of the replacement of the front steps, provision of an accessible sloping path to improve accessibility, and a new path to the perimeter of the building to facilitate the future cleaning and maintenance of the roof and high level glazing. The overall appearance of the Chapel will be enhanced through repair works to the historic fabric and improvements to the existing landscaped setting. The development will therefore have a POSITIVE impact on the ability to view Milnrow Chapel from long distance views within the local area or short distance views from within the Hopwood Hall College campus and Hopwood Hall.

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

Although the building fabric will be repaired and restored which will have a POSITIVE impact on the aesthetic value, the installation of contemporary pods and new central structure within the former Chapel space is considered to have a NEGATIVE impact on the appreciation of the overall building volume. However, the pods have been designed so as to be clearly distinguishable from the historic fabric, and to allow much of the original volume to remain visible in order that the legibility of the Chapel interior remains. These pods will also be fixed in such a way as to minimise harm to the historical fabric, enabling these to be removed in the future and the space reverted back to a single volume should this suit the future educational needs.

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

The proposed use of the building as a building for shared communal use across the College campus is considered to have a POSITIVE impact on the aesthetic value by enabling the internal area of the building to be visible to the wider College community.

5.2.4 COMMUNAL VALUE

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

The building is no longer in use as a Chapel and is now deconsecrated. The building was later used as a Fitness Centre and Skills for Life accommodation for the college but has more latterly been used as a storage area due to the issues with accessibility, thermal performance and the presence of asbestos within the building. The recent use of the Chapel as a Fitness Centre meant that, although the building was not open to the public, it did continue its use in supporting the College in providing a communal use. In its current use as a storage space however, the building is no longer open to the College community and has therefore lost its potential communal value. This use also precludes access to the building by local interest groups such as the modernist society and other heritage groups.

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

The proposed use of the building for communal use by Hopwood Hall College will have a POSITIVE impact on the access to the building compared to its current use as a store and enables many people from within the college to experience the building and congregate within the central Sanctuary area.



Figure 5.3
The Chapel spire
(Source: Rochdale Archives)

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

5.2.5 IMPACT ON INDIVIDUAL ELEMENTS

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

Element	Proposal	Impact
Building Exterior		
Concrete frame, blockwork walls, glazed lantern and clerestorey windows	Fabric repairs on a like-for-like basis	Repair of existing fabric to prevent moisture ingress, remedy damp issues and prevent further degradation of the fabric will have a POSITIVE impact.
Roof covering	Existing copper roof is in a poor condition with numerous patch repairs and is considered to be beyond economic repair. New like for like copper roof covering proposed to replace this.	New matching roof covering to prevent moisture ingress, remedy damp issues and prevent further degradation of the fabric will have a POSITIVE impact.
Existing Steps to Front	Replacement of existing steps to main entrance	Existing steps have been altered previously which has altered the character of the original steps. Replacement steps and handrails more in keeping with the original design will have a POSITIVE impact.
Existing Steps to Rear	Refurbishment of existing rear steps for use as fire escape.	Refurbishment works will improve appearance of original steps and will have a POSITIVE impact.
Windows	Replacement of five clerestorey windows with new metal ventilation louvres	The loss of historic windows will have a NEGATIVE impact. The installation of the new within the clerestorey zone will prevent the need for other new penetrations within the building fabric and so on balance the overall impact is considered to be NEUTRAL.
Building Interior		
Open spatial character	Formation of new teaching spaces in the form of lightweight and reversible pods	The works to install new pods will have a NEUTRAL /NEGATIVE impact as although the historical structure will be concealed within individual rooms, the overall legibility of the single volume of space within the Chapel will be retained. The design will also enable the future removal of the pods and reversibility of the works. The design of new classrooms in this manner will allow thermal insulation and services to be contained within new construction and so limiting intervention to historic fabric.
Open spatial character	New services installation to facilitate the new use of the building	Installation of new surface mounted services will have a NEUTRAL impact on the character of the interior. Where possible new services will be concealed within the new pods and raised floor construction. Design strategy to help minimise damage to historic fabric. Any surface mounted fittings will be visible but can be reversible, and new installations can be coloured to tone with surrounding walls to minimise visual impact.
Decorative soffit	Removal of asbestos to soffit to prevent future health and safety risks	Removal of existing soffit will have a NEGATIVE impact on the aesthetic value of the interior but is considered necessary in terms of eliminating future health and safety risks. This is to be replaced with a material of similar appearance and detailing in order to help mitigate this impact. Also provides an opportunity for insulating roof at soffit level to improve thermal comfort internally and reduce heat loss / energy use.
Central raised Altar platform	Retained and partially covered to allow creation of new raised access floor to Sanctuary for level access in accordance with ADM.	Covering up outer-most step will reduce legibility of the primacy of the raised altar platform. The design of new structure and furniture is to reflect the shape of the raised platform in order to make reference to this element. Overall considered to have a NEUTRAL impact on the raised altar platform.

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

Central Raised Altar platform	Adding new floor finish onto the original floor tiles to the two central altar steps to achieve a level floor surface.	Covering up the radial floor tiles will conceal an original visual element within the Chapel volume. However the works will be reversible, with the original tiles retained beneath to allow these to be uncovered at a later date. The legibility of the central altar steps as the primary focal point within the Chapel will be retained and enhanced through the use of a contrasting flooring colour and the slight raising of the uppermost step. The layout of the new flooring will reflect the radial pattern of the floor tiles beneath, providing a reference to the original design. Owing to the mitigation measures proposed, the works will allow the original floor finish to be retained underneath and on this basis are considered to have a NEUTRAL impact.
Existing Floor	Insertion of new raised floor throughout to allow level access to raised altar platform in accordance with ADM.	Introduction of new floor will cover up existing floor finishes but allow these to be retained and so will have a NEUTRAL impact.
Central raised Altar	New lightweight and reversible structure to form semi-enclosed flexible learning area	Introduction of a new structure to the central altar will have a NEUTRAL / NEGATIVE impact as this will alter the appearance of the original Sanctuary, but will reinforce this as the primary focal point. This is designed in order that it is clearly understood as a new insertion and will also enable the future removal of the structure for full reversibility of the works.
Central raised Altar	Re-instatement of the altar stone in its original location but set at a lower height. To incorporate this into the learning area it is proposed that this will be re-purposed as a bench seat.	Re-instatement of the historic altar stone to the original location will have a POSITIVE impact. The existing plinth is no longer in place and so the a new plinth is required. The setting of the altar stone at a slightly lower height will reduce it's visual prominence and so overall the change is considered to be NEUTRAL.
Side Chapel	Construction of new walls around side chapel walls and altar.	New walls proposed to enclose the area around the existing side chapel will have a NEUTRAL impact as historical features will be retained but partially concealed. Works will be detailed so as to be fully reversible.
Sacristy	Reconfiguration to Sacristy to form new WCs and plant accommodation	Reconfiguration of this area will have a NEUTRAL / NEGATIVE impact as this will involve the loss of cabinetry and change to original layout of this area. Proposal to re-use existing cabinetry and fittings within the new works to help mitigate this loss.
External Walls	Removal of later inserted wall linings	Removal of later additions will have a POSITIVE impact as this will reveal the original blockwork wall behind.
Existing Windows	Installation of secondary glazing to limit heat loss	Installation of secondary glazing will have a NEUTRAL impact as this will partially conceal views of windows internally but will allow the retention of historic fabric.
Organ Pipes	Existing organ pipes to be retained, cleaned and repaired and will remain visible in views across the Chapel	Retention and repair of historic feature will have a POSITIVE impact as will allow an understanding of the original use of the building.
Upper Floor Structure	Existing timber floor to be replaced to allow installation of new plant equipment in void/mezzanine area.	Works will involve loss of some historic fabric but this is minor in nature and existing floor structure will be retained and re-used where possible. The works will allow the services equipment top be concealed within an existing void, minimising visual impact upon the open character of the Chapel and as such are considered to have a NEUTRAL impact on the building as a whole.
Internal Lobby Doors	Existing lobby doors are proposed to be removed to facilitate the fire escape route in accordance with current Building Regulations.	Loss of historic fabric will have a NEGATIVE impact, however the doors are non decorative and utilitarian in character. Removal of the doors will allow the original lobby walls to be retained which will allow an understanding of the original configuration of the interior. Overall impact considered to be NEUTRAL.

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

External and Internal Walls	Addition of new insulated wall lining to rear sacristy area to reduce heat loss to this area.	New wall linings will cover up original fabric in the Sacristy area but this is already mostly concealed behind cupboards. New wall linings will be lightweight and reversible and so overall impact considered to be NEUTRAL.
Glazing to Lantern	Addition of new clear safety film and fine mesh safety netting to help prevent any broken glass falling into the building interior to improve health and safety.	Safety film works will involve the application of adhesive and clear to film to the glazing - these works can be reversed. The safety netting works will involve installation of support framing to the netting which will cause damage to historic fabric but this will be carried out in a sensitive manner to reduce the number of holes required and will be lightweight and fully reversible. Netting may obscure view towards glazing from interior but will be fine gauge mesh and light in colour to help minimise visual impact. Works considered to have a NEUTRAL impact.
Setting / Context		
External hard landscaping	Formation of new sloping path to allow a fully accessible route into building and new access path to perimeter of the building	Works to the building perimeter will have a NEUTRAL / POSITIVE impact. These works will alter the existing appearance but result in a tidier and more uniform appearance externally.
External hard landscaping	Formation of new accessible parking space	Works to form new parking spaces will have a NEUTRAL impact as the works will be remote from the building and will facilitate the future use of the building as part of the wider college campus.
External soft landscaping	New soft landscaping works.	Works to form new soft landscaping will have a POSITIVE impact as this will result in a tidier appearance externally.
Front Elevation	Addition of new signage column to assist with wayfinding.	New signage column is positioned in front of the building on the primary elevation in order that this is visible on approaching the building via the main access steps. Ground mounted signage avoids the need for new signage to be connected to the historic fabric, and locating the signage centrally reinforces the symmetry of the layout. As such, the signage in this location is considered to have a NEUTRAL impact.
Rear Elevation	Addition of new external plant enclosure.	New plant enclosure will be positioned to the rear of the building to facilitate new services installation. The work will be directly adjacent to the building

5.0 HERITAGE IMPACT ASSESSMENT

5.2 IMPACT ON SIGNIFICANCE

5.2.6 WIDER PUBLIC BENEFITS OF THE PROJECT

Overall, it is considered that the proposals to sub-divide the space for educational use will result in a level of harm to the evidential, historic and aesthetic values associated with the former Chapel. This impact has been mitigated to an extent by the design of the proposals to lessen the visual impact on the historic space and ensure that proposals are fully reversible allowing the reinstatement of the original layout in the future. The overall level of harm is judged to be 'Less than Substantial'. In accordance with NPPF paragraph 208, this harm would need to be weighed against the public benefits stemming from the proposal.

The provision of a dedicated and improved facility for the Engineering and Manufacturing T-Levels courses is considered to have a number of wider public benefits, including the following:

- Hopwood Hall College and University Centre provides a wide range of high-quality vocational and technical training from entry level to Higher Education to over 8,000 students in the Borough of Rochdale, Middleton and beyond. The conversion of the former Chapel to high quality learning environment will help the College to ensure that all learners achieve their individual, educational and employment goals, whilst meeting the skills needs of the region.
- The provision of a high quality and up to date facility for Engineering and Manufacturing T-Levels courses will link directly into a number of local initiatives aimed at attracting significant investment to the Rochdale area via the Engineering and Manufacturing sector.
 - AMPI
Based in Rochdale, the Advanced Machinery and Productivity Institute (AMPI) is an industry led initiative based in Rochdale which is driving innovation for the UK's advanced machinery designers, manufacturers, and users to meet the challenges of developing new technology.
<https://www.ampi.org.uk/#about>
 - Atom Valley
Manchester's Mayoral Development Zone will be a vast, well-connected innovation cluster covering sites across Bury, Oldham and Rochdale. Focused on bringing world-class research, manufacturing and materials together to shape the future and level up communities. This large-scale project will be a centre for low carbon activity that supports wider net zero ambitions.
<https://www.atom-valley.co.uk/>
 - CEAMS
In partnership with the Rochdale Development Agency and Greater Manchester Combined Authority, the Centre of Expertise in Advanced Materials and Sustainability (CEAMS) supports businesses to commercialise sustainable materials and develop innovative ideas to make the materials they use sustainable.
<https://ceams.org.uk/>

- The conversion of the Chapel for use as a new learning hub has the potential to become a key educational facility within the Engineering and Manufacturing sector, encouraging the creation and retention of talent in the Rochdale area to contribute to the aims of the Rochdale Development Agency to promote Rochdale as a central investment location.
- The College work closely with employers, local communities, partners, and stakeholders who form an active part in shaping the curriculum and the student experience. The College has links with a number of local employers across the Engineering and Manufacturing sector and the new facility will help to equip students to become an active part of the workforce across the Rochdale area.
- The project will facilitate the repair and protection of historic fabric. Once the building is in active use as a part of the College campus it will also form part of the College ongoing maintenance budget to help this important local heritage asset for the future

- At present the building is used as a storage facility and so is not accessible to the majority of staff and learners across the Campus. This project would allow the building to be brought back into meaningful communal use.
- The adaptation and re-use of an existing building for the creation of the new learning hub is inherently lower in embodied energy when compared to a new-build project. Buildings and construction play a major part in the climate emergency, accounting for nearly 40% of energy related CO₂ emissions and having a significant impact on our natural habitats.¹ Bringing this redundant building back into meaningful use will allow the embodied carbon embedded within the building fabric to be retained, contributing to the wider net zero targets which are fundamental in reversing the climate emergency.

¹ <https://www.architectsdeclare.com/>



Figure 5.4
The Chapel interior
(Source: Rochdale Archives)

6.0 CONCLUSION

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

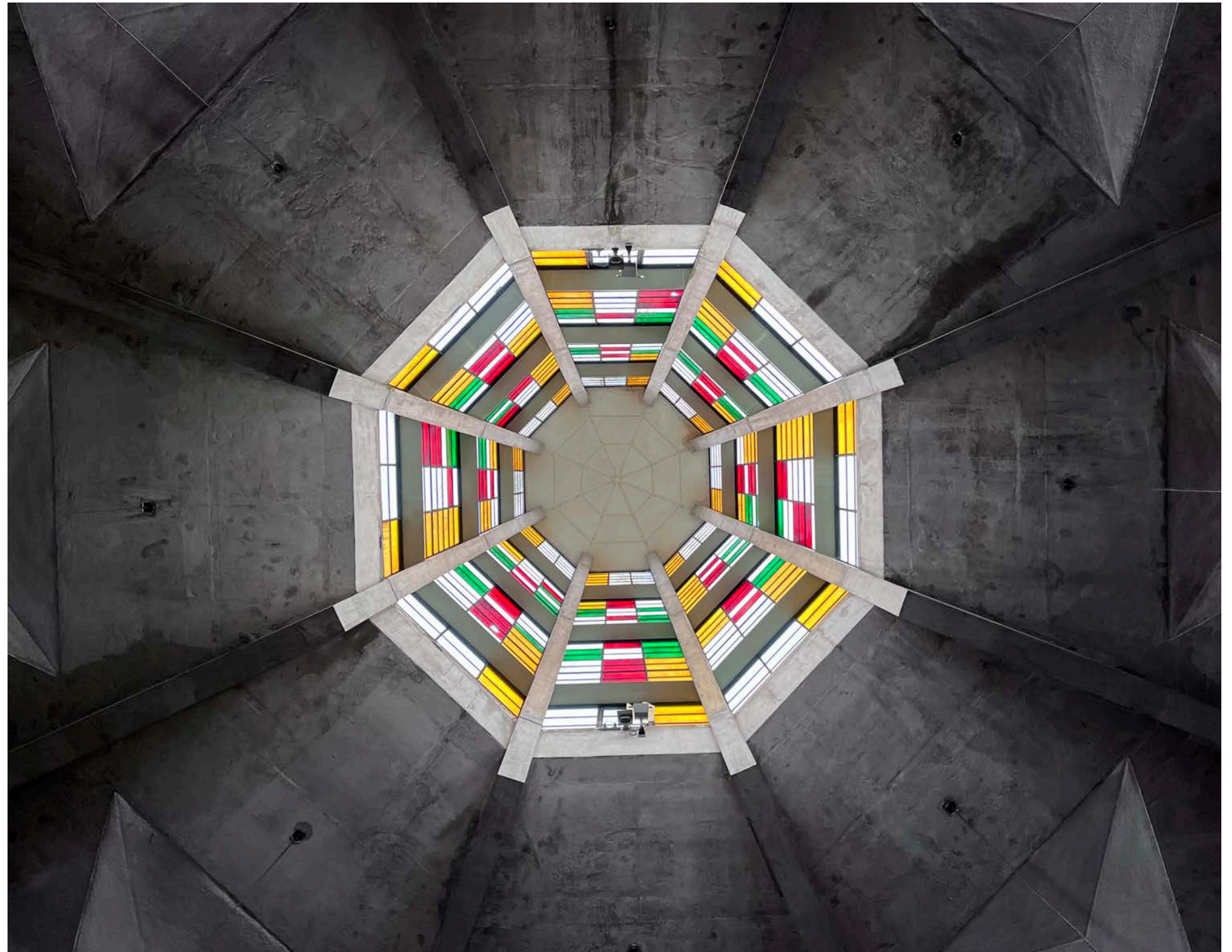
Hopwood Hall College are committed to finding a new use for the building that will positively enhance the College environment, bringing communal use back into the building which will have an overall **POSITIVE impact on communal value** when measured against the existing baseline assessment. The proposed new use will also have a **POSITIVE impact on the Aesthetic and Historical value** by restoring and repairing the historical fabric, allowing the brutalist fabric to be viewed by College students and addressing the thermal, asbestos, environmental and accessibility issues that have prevented its ongoing use in more recent years. This much needed intervention will ensure the protection of the heritage asset for the long-term.

Although the preference would be to retain the Chapel as a single volume, this does not meet the College's current and future curriculum needs. This would also require significant thermal upgrading of the building envelope which would be more intrusive to the historic fabric. Thermal upgrades would also result in the covering over of originally exposed finishes which would be detrimental to the aesthetic value associated with the original Chapel design.

The installation of new internal 'pods' to create enclosed teaching and staff spaces allows for the creation of new thermally and acoustically comfortable spaces within the building whilst minimising impact on the historic fabric. The design of the pods responds to the geometric configuration of the building and allows a reading of the original roof structure and views towards the glazed lantern to be maintained. A new structure is also proposed to the Sanctuary area, defining the importance of this space and facilitating the new use as an independent learning area.

The loss of the single volume space and the change in appreciation of the space in its entirety does have a **NEUTRAL / NEGATIVE impact on the historical, aesthetic and evidential value** of the Chapel. The new structures are designed as lightweight and reversible, minimising harm to the historical fabric and enabling them to be removed in the future in order to help mitigate this impact.

The future of Milnrow Chapel therefore lies in the balance between the harm caused by the creation of internal accommodation balanced with the benefits gained in the significant investment, repair and restoration of the building fabric, the wider public benefits of the new learning hub, and the need to bring the building back into long-term use as a central part of the college campus.

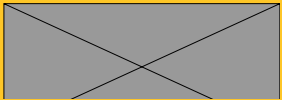


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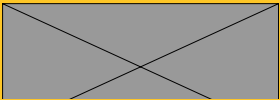
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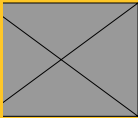
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