HEM
ARCHITECTS



CRANFORD HALL

Design & Access Statement

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1. Summary

1.1. This supporting Design and Access Statement has been prepared by HEM Architects on behalf of Terence & Christine Whewell. It accompanies a planning application for the conversion and extension of an outbuilding and minor alterations to the Grade II listed Cranford Hall, Barnsley.

1.2. The proposed scheme has been developed following detailed site analysis and extensive design exploration to produce a proposal that is highly sustainable, whilst complimenting the setting, existing buildings and heritage assets.

1.3. The house has been designed to the high standards of thermal performance and comfort.

1.4. In summary, the scheme would provide:

1.4.1. Conversion of the existing storage outbuilding into a dwelling.

1.4.2. A two-storey extension to the existing outbuilding. At ground floor the extension will provide space for the kitchen/dining room and a living room at first floor.

1.4.3. The existing home within Cranford Hall (referred to hereafter as the West Wing) will be reconfigured to provide a front door on the front elevation and a rear door into the back garden.

1.4.4. An exceptional and sensitive design to both outbuilding-conversion and existing building that sits well in, and enhances, the surrounding setting.

1.4.5. Proposed car parking to meet council parking standards.

1.4.6. A fabric-first approach with high performance building envelope.

WHAT WE STAND FOR

We're on a mission to help everyone live in beautiful, practical homes that have minimal impact on our planet.

2. Introduction

2.1. This supporting Design and Access Statement has been prepared by HEM Architects on behalf of Terence & Christine Whewell. It accompanies a planning application for the conversion and extension of an outbuilding and minor alterations to the Grade II listed Cranford Hall, Barnsley.

2.2. The site is identified on the location plan PT32 1-PTA-00-ZZ-DR-A-00001. It's situated in Darfield, Barnsley.

2.3. Pre-application advice was sought on the scheme. Barnsley Planning Authority issued pre-application advice by email on 7th May 2021 and 17th June 2021. We welcomed the positive response regarding the design and have addressed points raised regarding the extension over the moat into the garden and alterations to the West Wing front entrance within the amended proposals.



Aerial photo from Google Earth showing the site setting

3. The Site

3.1. The site is located within Cranford Hall a designated heritage asset, a grade II listed building list entry number 1293360. The proposal also considers a conversion of an existing outbuilding also designated as heritage assets, separately noted under list entry number 1151166.

3.2. The West Wing forms one half of the original dwelling house, representing around 30-35% of the original house. The Hall is of late eighteenth century date with nineteenth and twentieth century additions and alterations.

3.3. Cranford Hall is characterised by its three bay front elevation, original upper windows, early twentieth century bay windows and the Tudor gothic porch to the front elevation, which all sit below a stone slate roof. The north elevation is more vernacular with recent twenty-first century additions at ground floor.

3.4. The existing outbuilding (proposed to be converted) to the west of Cranford Hall seems to have been a laundry and toilet facilities for the hall. The building abuts an ancient north wall which runs in line with the rear of Cranford Hall.

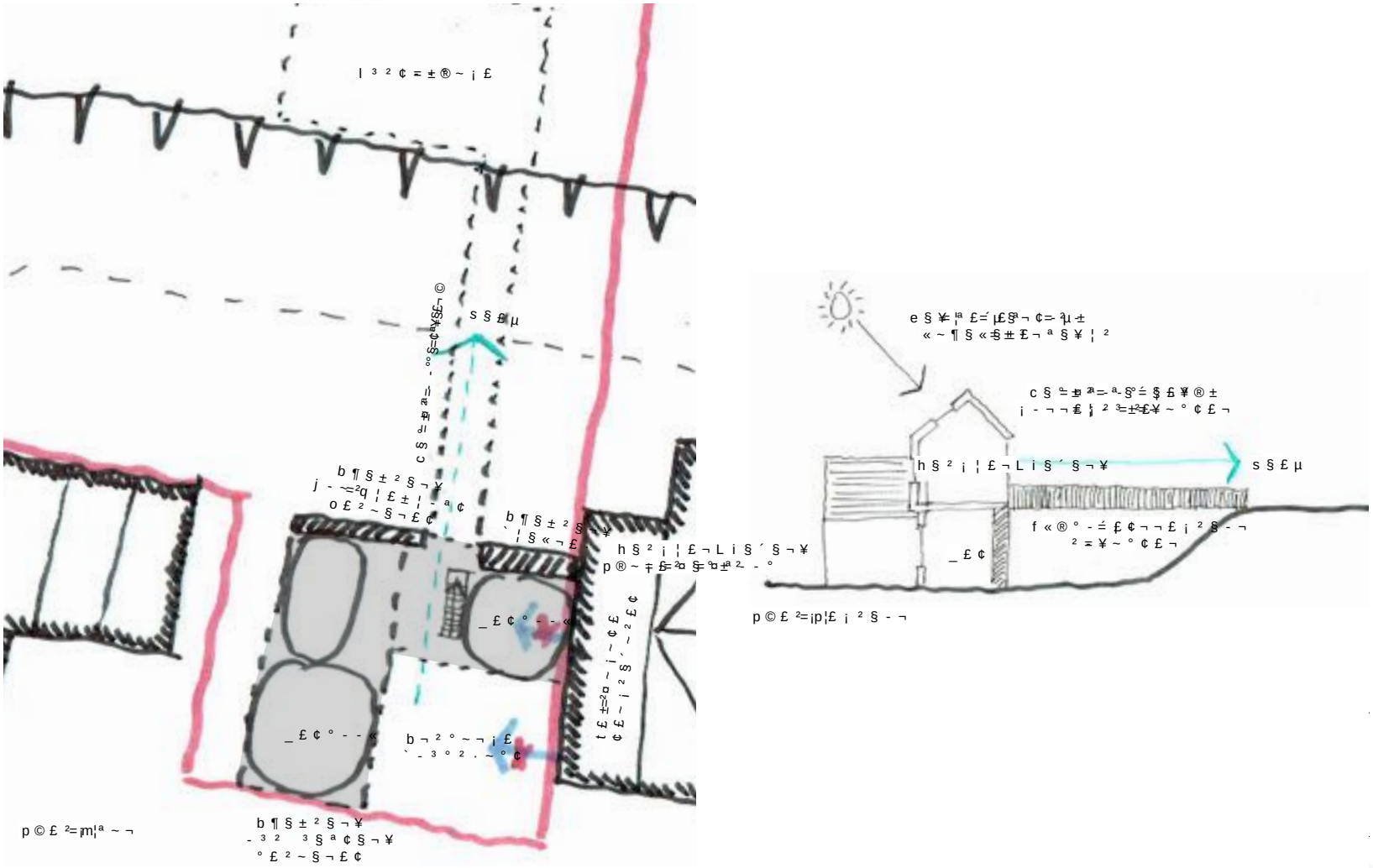
3.5. The north wall forms the backdrop to the small courtyard between house and outbuilding. Its most remarkable feature is a fireplace and stack of sixteenth century date.

3.6. The main strategies that came out of our initial site analysis were:

3.7. Minimise any harm to the fabric of the hall itself through sensitive intervention in line with the existing character of the hall.

3.8. Reduce impact of further subdivision to the grounds by using a 'light touch' boundary treatment.

3.9. Conversion and extension of the existing outbuilding should incorporate and secure the long term future of the sixteenth century fireplace in the north wall.



Proposal site analysis plan

4. The Design

4.1. Design Concepts & Development

4.2. Using principles set out in the site analysis the scheme was developed with computer drawings and hand drawings.

4.3. The design was conceived to give a generous home that feels light and spacious whilst minimising the proposal's impact on surrounding site.

4.4. The original concept was to convert the existing outbuilding and project the extension to the north via a habitable bridge into the garden.

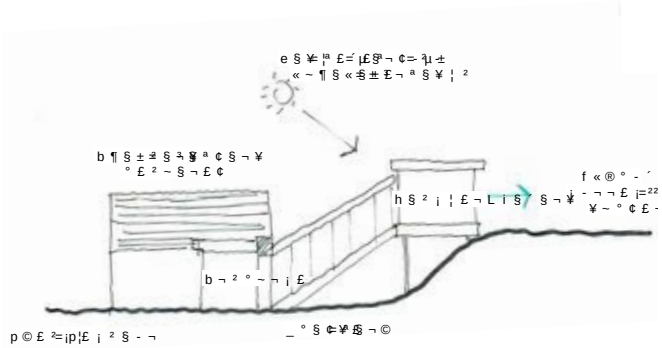
4.5. This site strategy intended to protect the existing character of the site whilst revealing the location of the early moat site to the north of Cranford Hall. This proposal was submitted for pre-app in April 202 I, however the feedback identified that by proposing the extension beyond the historic limit of development, this strategy would adversely impact the site character.

4.6. Following this advice the site strategy was revised to adopt an 'infill' approach, focused within the historic site's development.

4.7. The design would retain the existing outbuilding and extend into the courtyard between outbuilding and Cranford Hall. By recessing the extension along the north wall the proposal would be subservient to the existing West Wing's building line.

4.8. The revised concept (image right) proposed a contemporary aesthetic initially, in order to differentiate from the existing asset. However, following consultation with the Conservation Officer it was acknowledged that materials in this setting need to be high quality and very sympathetic which will help to integrate the old with the new.

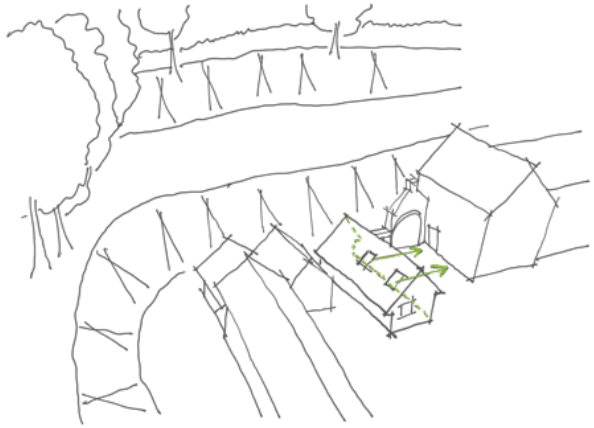
4.9. The extension's roof form was designed to integrate with the existing outbuilding building and appear sympathetic and in keeping with the surrounding context.



Original Concept - Habitable Bridge



Revised Concept - Historic Infill

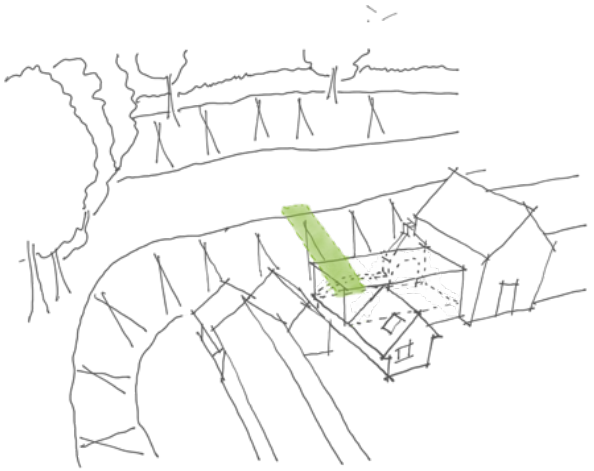












Design development of the revised concept

4.10. Openings to the main elevation have been designed to harmonise and have some common proportion and rhythm with those of the hall.

4.11. The rear (north) elevation, whilst complementary and informed by the historic building, allows for a composition which also makes the most of the connection between the house and rear garden.

4.12. The historic north wall and chimney will be integrated into the proposal's design at ground floor, thereby being protected from deterioration following consistent exposure. The extension's structure will avoid bearing weight onto the existing assets and detailing between the new and old will ensure reversibility should the new structure ever been demolished.

4.13. The proposal also includes for minor alterations to the West Wing to include a new front door and rear door. The original intention was proposed to increase the head-height of the existing ancillary door into the living room. However, this would impact on the usability of the space and would potentially unreasonable level of care to ensure the existing head could be reused without cracking.

4.14. The preferred option proposes that the existing window into the west bay on the front elevation is extended to the ground to provide the entrance. This would allow the original opening to remain readable, though converted into a door. There is also a net gain in retaining the existing historic entrance to the dining room unaltered.



Revised Scheme - Complementary Composition



Proposed Front Door - West Wing

4.15.Use & Accommodation

4.16.The existing outbuilding converted and extended will provide a one-bed home.

4.17.At ground floor the existing single-storey outbuilding will house the only bedroom, a bathroom and utility/study.

4.18.At ground floor the extension will house the open-plan kitchen/dining room and the living area will be located at first floor.

4.19.The West Wing will retain the same use and accommodation. The main entrance will be altered with the existing entrance from the courtyard to the west blocked up by the extension. An existing window in the front west bay will be opened to the floor to allow for a new front door.

4.20.The following sets out the proposal's areas, with the minimum Nationally Described Space Standards highlighted in blue:

4.20.1.Total GIA: 91m2 (59m2)

4.20.2.Bedroom: 14m2 (11.5m2)

4.20.3.Storage: 4m2 (1.5m2)



North elevation - view from garden

4.2 I. Scale & Appearance

4.22. The scale of the proposal has been developed to ensure any intrusion into the setting is minimised and it is deferential in context with the front elevation of Cranford Hall. This has principally been achieved by:

4.22.1. Ensuring the materials and detailing of the proposal reference the modest palette of the existing outbuilding, rather than the grander style of Cranford Hall.

4.22.2. Recessing the extension towards the rear of the plot. The building line is therefore set back by 3.5m from the front facade of Cranford Hall and is presence will be diminished when viewing the Hall from the south.

4.22.3. Minimising the level of the roof and ensuring it integrates with the existing outbuilding. The extension's eaves will line through with the outbuilding's ridge and the extension's ridge will align with Cranford Hall's eaves. Whilst reinforcing its deference to Cranford Hall with regards to massing, the roof levels will also allow the extension to integrate with the outbuilding and positively mediate the scale between Hall and existing outbuilding.

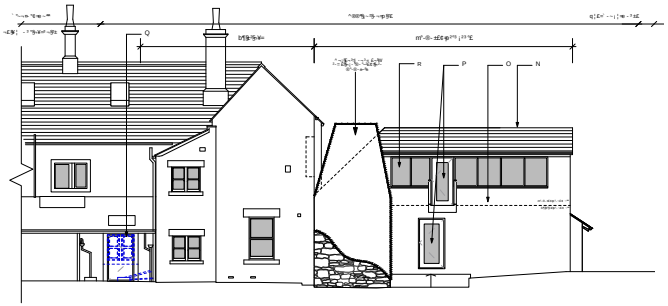
4.23. The roof is hipped at the east and west which will reduce the massing at the flanks and further reinforce is subservient massing to the Hall.

4.24. The proposed works to the outbuilding have sought to retain the character and appearance of the existing fabric. Minimal interventions and only what is necessary to create a habitable space have been proposed.

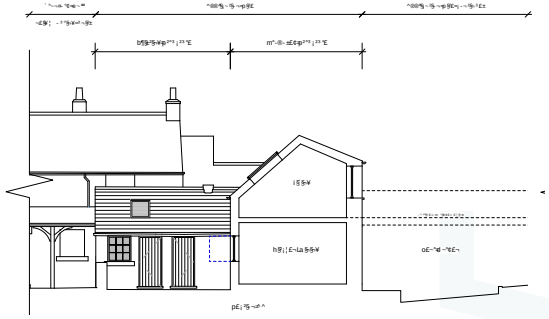
4.25. The proposal reflects the historic pattern of development on the site, which has been characterised by structures built against the medieval wall within the historic boundary.



South Elevation



North Elevation



Section - Extension

4.26. Materials

4.27. The proposed material palette will be of an extremely high quality. Our choice of materials will firmly ground the scheme within its context whilst also providing a high quality design.

4.28. Inspiration for the materials has been taken from the original outbuilding and the proposal will seek to match those materials. Whilst complementary to Cranford Hall, the materials and detailing will reference the existing outbuilding to reinforce the proposal's subservience to the grander feature's of Cranford Hall.

4.29. The extension's roof will be a heritage stone roof tiles to match the existing, with small overhanging eaves with exposed rafters, wet verge and gutters to reference the outbuilding.

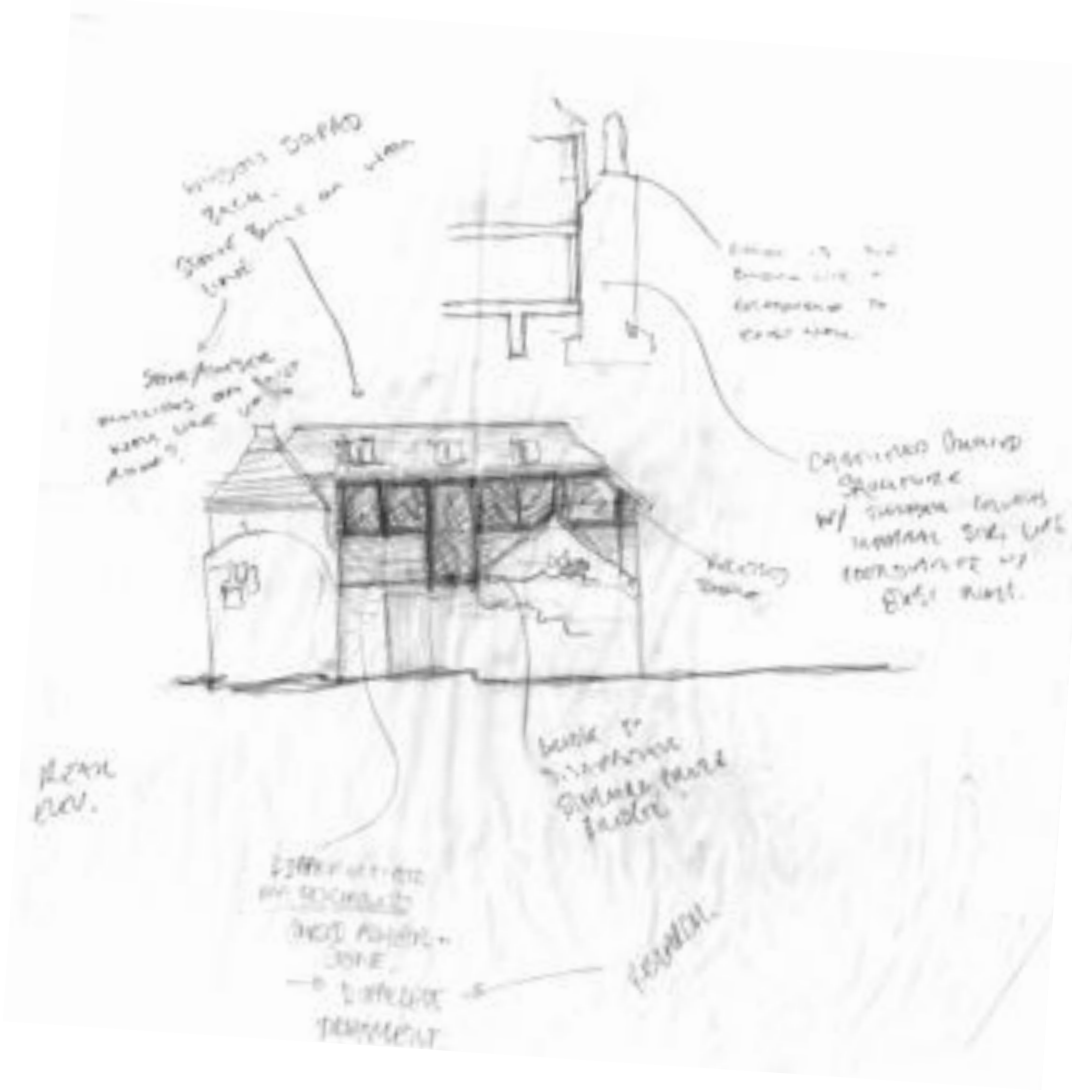
4.30. The extension will use rough-ashlar sandstone to match the existing outbuilding with stone lintels where required. The rough sandstone will provide a subservient comparison to Cranford Hall's squared coursed sandstone.



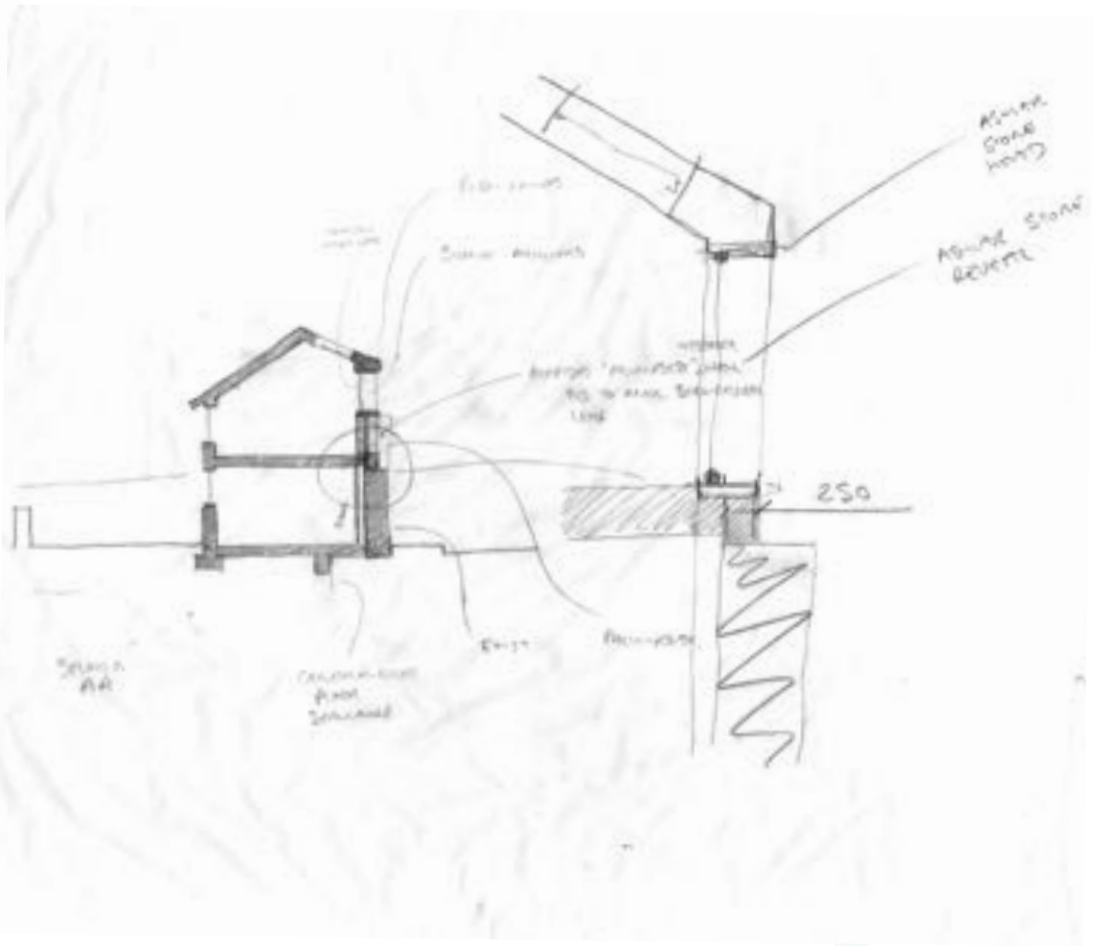
Existing outbuilding rough coursed sandstone with ashlar lintels and cill and small eaves overhang with exposed joist ends



North wall to the outbuilding viewed from the north. The image is annotated to describe the historical layers of wall constructed, referred to as a palimpsest.



Rear Elevation - Materiality and Design Development



Section - Materiality and detailing the existing north wall

4.3 1. The extension will have recessed pointing to provide articulation from the existing outbuilding, whilst maintaining the essential character of the material.

4.32. All roof lights proposed will be conservation roof lights which have a traditional appearance. The designs will allow for the latest in thermal efficiency with authentic design to retain the character synonymous with heritage buildings.

4.33. All replaced windows and the extension's windows will be timber.

4.34. The detailing of the extension's front elevation aims to match the existing house, specifically:

4.34.1. The roof will have small overhanging eaves with exposed rafter ends.

4.34.2. Windows will have ashlar stone cills and heads to match existing

4.34.3. Wet verge with overhanging stone tiles.

4.34.4. The extension's south and west elevations will be built from rough-ashlar sandstone.

4.35. However, the rear (north) facade will seek to further develop the architectural-style and narrative of the listed 'north wall'. The wall is comprised of late medieval, nineteenth century and intermediate bands of stone construction, and as such represents a palimpsest of previous construction.

4.36. The design will set the extension's timber structure behind the north wall which allow the wall to be exposed within the new dwelling whilst not acting as load-bearing for the new structure.

4.37. Whilst the timber structure will not bear onto the existing north wall, the proposal will seek to add a band of stonework to the existing wall to further the narrative of the wall's construction. The stone will be coursed ashlar stone with lime-mortar and will be careful detailed and constructed to minimise any disturbance to the existing wall, allow for reversibility and provide a meaningful and positive contribution to the language of the site.



Sectional-Axonometric describing the incorporated chimney and north wall

4.38. Landscape

4.39. The proposed landscape design has been developed to ground the building into its context and has been strongly influenced by the existing materials and design.

4.40. The existing courtyard's stone paving will be retained and re-used to further reinforce the connection of the proposal with the context.

4.41.A timber bridge will project from the extension's first floor into the rear garden to reinforce the connection and create level access above the existing steep gradient.

4.42.The possible impact of (further) subdivision to the rear garden will be mitigated through a 'light touch' boundary treatment which will encourage soft planting to demarcate the curtilage.



View towards existing outbuilding from the garden

5. The Sustainability Approach

5.1. The performance design target for the building is to comfortably meet the most recent building regulation standard.

5.2. The design of the extension will follow a fabric first approach to sustainability. This aims to minimise the energy demand of the building as far as possible using high performance windows, high levels of airtightness and insulation.

5.3. As well as saving energy, this approach will dramatically improve the health and comfort of occupants. It also means the property is less reliant on shorter maintenance cycles associated with renewable or low energy technologies.

OUR APPROACH

As a practice, we're passionate about improving the comfort, performance and health of our clients homes.

6. The Pre-Application Response

6.1. The planning officer, Richard Gilbert, gave comprehensive pre-application advice on the proposals on the 7th May 2020 (2020/ENQ/00073). We welcome the generally positive response to the design and approach to the dwelling. The following sets out each comment and our response to the feedback we received:

6.1.1. The officer raised his concern regarding space standards stating, 'the main issue that I can foresee is how it will meet internal amenity standards as outlined on p.130 of the SYRDG. I'm sceptical you will be able to achieve these to a sufficient level to meet these standards given the size of the building and thickness of the elevations…'

- Following the feedback the layout has been revised to ensure the internal space standards have been met (policy minimum areas in brackets):
- The bedroom is 14m2, the open plan kitchen/dining room is 28m2 (16m2), the living room is 21m2 (13m2), storage is 4m2 (3.5m2) and overall the floor area is 91m2 (47.5m2).

6.1.2. The officer also raised concern regarding outdoor amenity standards stating, '[…] there are other issues with meeting outdoor amenity spacing of 50/60sqm…'.

- SYRDG policy A1.1 states that back gardens should be appropriate to the size of the property and that a house of two bedrooms should have at least 50m2.
- The single bedroom proposal will benefit from a generous >900m2 external amenity space and the existing three bedroom West Wing will have more than suitable >600m2 amenity space.

6.1.3. The officer also clarified that, '[…] due to BMBC's sufficient five year housing land supply and Barnsley exceeding the MHCLG's housing delivery test, the quality of new dwellings from windfall sites are expected to be of a very high quality to justify their impacts. As such the standards outlined above will be interpreted as the bare minimum and starting point for an acceptable proposal.'

- As evidenced above the proposals generously exceed the policy requirements for residential amenity set out in the SYRDG supporting the proposal for approval.

6.2. The conservation officer, Anthony Wiles, gave initial pre-application advice on the proposals on 7th April 2020 (2020/ENQ/00073). The following sets out each comment and our response to the feedback we received:

6.2.1. The conservation officer raised his concern regarding the original design concept, specifically the location of the 'habitable link bridge' stepping beyond the pattern of the site's original development i.e beyond the north wall and moat.

- Following the feedback the strategy has been revised (outlined in Section 4.1) to omit the habitable link-bridge, and contain the extension with the boundary of the historical development.

6.2.2. The conservation officer raised his concern regarding the contemporary design elements, specifically along the south elevation, where it will sit in relation to context's principal elevations and well-regarded historical design features.

- Following the feedback the overall design approach has been revised to reflect a more sympathetic form and site strategy, as outline in the 6.2.1 above.

- Furthermore, the design of the extension has been amended to reflect the character of the existing outhouse (outline in Section 4.27 materials) e.g replicating features such as the small eaves overhangs with exposed joist-ends, as well as materiality and fenestration style.

6.2.3. The conservation officer raised his concern regarding the contemporary design elements, specifically along the south elevation, where it will sit in relation to context's principal elevations and well-regarded historical design features .

- Following the feedback the overall design approach has been revised to reflect a more sympathetic form and site strategy, as outline in the 6.2.1 above.

6.2.4. Whilst the conservation officer advised caution regarding over-massing the extension, he was open to exploring ideas which incorporated the chimney and better preserved it within a two-storey extension.

- As detailed through Section 4.2.1 the scale of the scheme has been carefully designed to ensure its subservience to the Hall. Section 4.2.2 sets out how the extension's independent structure allows the existing chimney to be incorporated into the proposal and better preserved.

6.3. The conservation officer, added further comments during the site visit on 17th September 2020. The following sets out each comment and our response to the feedback we received:

6.3.1. The front on the building needs to be in keeping with the stone work and windows doors of the outhouse or house, so very similar.

- Section 4.2.2 documents the materiality of the front elevation and how it is in keeping with the outhouse.

6.3.2. The design of the rear of the building can be more flexible.

- Section 4.2.2 documents the materiality and design approach of the rear elevation and how it has evolved the language of the north wall to provide an alternative approach to the front elevation.

6.3.3. Providing a very sympathetic approach to preserving and restoring the chimney was adopted, there could be flexibility on the roof height of the outhouse.

- Section 4.2.2 sets out how the extension's independent structure allows the existing chimney to be incorporated into the proposal ensuring its preservation. The proposal will only have a soft-connection to the chimney and all elements adjoining the listed structures will be reversible. The soft planting will also be removed from the chimney and it will be carefully and sensitively restored as required.

6.3.4. No flat roof allowed on the frontage, has to be in keeping with the other buildings.

- No flat roof has been proposed on the proposal's frontage. Please refer to Section 4.2.1 for further information on the sensitive design of the roof form.

6.3.5. A link bridge to the garden in timber would be acceptable.

- The link bridge to the garden will be built out of timber.

6.3.6. The extension can come out to the dining room window but not past it..

- The extension's building line is set back from the West Wing's dining room window.

6.4. Following receipt of the updated designs to reflect the amendments outline above the conservation officer felt the scheme was broadly in line with the department's opinion on how an extension should be developed for the site. The officer had two further comments on the 17th June 2021, which along with our responses, are outline below:

6.4.1. The conservation officer noted the treatment of the chimney and the north wall, and their incorporation into the design. The officer indicated that they were not adverse to that approach but suggested the proposal would need to indicate how the new structure would sit around the historical elements and whether reversibility was considered:

- The extension's structure will be cantilevered at first floor to suspended the proposal above the chimney and north wall. The intermediate section of new wall between the existing north wall and cantilevered structure will be kept to a minimum to avoid unnecessary loading on the existing structure. The intermediate section will be formed with coursed ashlar stone and lime-mortar to ensure reversibility and avoid detrimental impact on the historic fabric.

- Please refer to the heritage statement for further information on the treatment of the historical elements.

6.4.2. The conservation officer also reiterated the importance that the new proposal's design is subservient to the existing building. The officer noted that the gable roof design to the west of the extension would not be in-keeping with the context and that a hip end to match the east end would be more suitable. The officer also expressed concern that the extension's roof might not appear to match the existing outbuilding's.

- Following the comments the design team have revised the proposal to incorporate a hip end to the west which suggests a more sympathetic and subservient roof form for the extension.

- Further to this, in order to ensure the extension's front elevation integrates with the original outbuilding sympathetically, whilst sitting differentially alongside Cranford Hall, the extension's front eaves have been adjusted to align with the outbuilding's ridge. Therefore, the roof forms will appear coordinated which will assist with integrating the extension into the original host building.

- The extension's eaves level will be below Cranford Hall's first floor window cills and the extension's ridge line will be below Cranford Hall's eaves level. In this way the massing design will reinforce the subservience of the proposal when compared to Cranford Hall.



7. Conclusion

7.1. Our proposals will provide a sensitively designed conversion and extension of the existing outbuilding with sympathetic alterations to the West Wing.

7.2. The proposal provides the opportunity to both restore and protect a long term future of the picturesque outbuilding. As such the scheme will help in the management, conservation and understanding of the existing historic context.

7.3. The scheme will sustain and enhance the significance of the heritage assets and convert it into a viable use for the current and future residents.

7.4. The design concept seeks to minimise harm such that any harm will be less than substantial.

7.5. The proposed dwelling will cause minimal loss of amenity to nearby properties.

7.6. The scheme demonstrates an exceptionally high design quality. This is borne out of rigorous design development, a site specific approach and a sensitive use of materials.

7.7. As well as its rigorous and sensitive design, the proposal will give positively to the site and the landscape and makes an extremely strong case for approval.



Medieval arch entrance to site

8. About Us

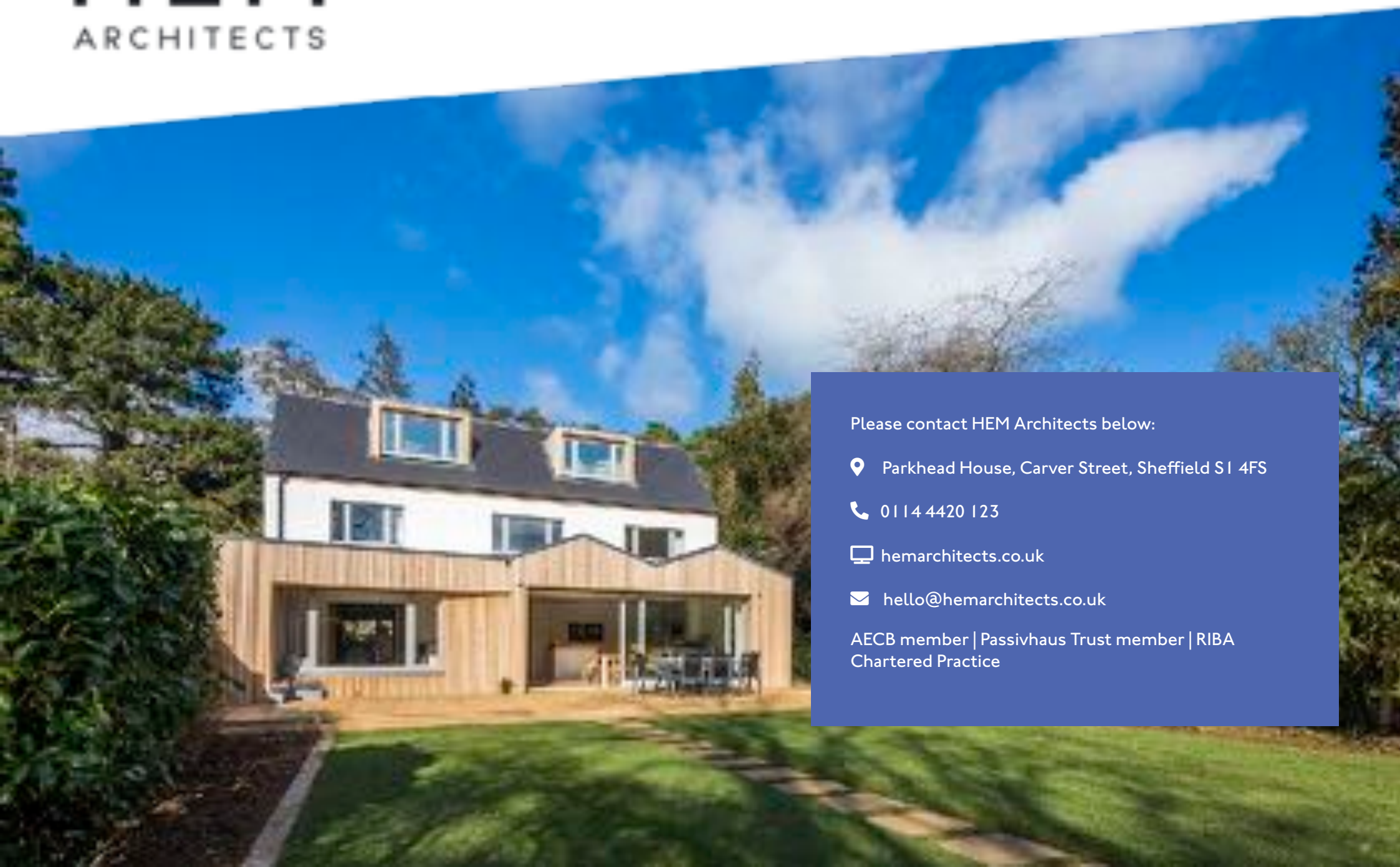
We're on a mission to help everyone live in beautiful, practical homes that have minimal impact on our planet.

- We specialise in creative, sustainable residential architecture that is a delight to live in
- We're a well established practice, operating for over 10 years with a wealth of successfully completed projects
- We're experts at making the most difficult sites including new, green belt dwellings using NPPF Paragraph 80 and tricky backland plots.
- We've achieved a 99% success rate in achieving planning approvals, and are the architects responsible for the first and only house in South Yorkshire to be approved under PPS7/Para 55/Para 79/Para 80
- Our team sit on the Barnsley, East Midlands & Yorkshire Design Review Panels
- We work with the Passive House standard to deliver buildings that are warmer, comfier and healthier
- We design user-friendly, flexible spaces that give value for life
- We're a RIBA Chartered Practice and members of the Passivhaus Trust.

WHO ARE WE?

We love architecture. We live to create. We are families & communities.

HEM
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