DESIGN & ACCESS STATEMENT



The Church of St John The Baptist, Cudwoth, S72 8DE
Proposed Extension

WILES & MAGUIRE

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Background - Our Client the PCC for The Church of St John the Baptist, Cudworth have been unable to access sufficient funding to deliver the proposed scheme we developed for a new Community Hall adjoining the existing church and which was submitted for Planning Approval (app. No. 2007/0012) in Dec 07. Planning Approval was granted for this scheme in Jan 07 but has now expired.

Because the PCC were unable to access the funding required for the 'original scheme' they have since ask us to prepare a 'new scheme' which will be funded solely by the church's own existing capital resources.

Our brief for the new scheme remains the same as that for the 'original'; that is to provide a new multi-purpose Community Hall with Kitchen, WC's and Administration Office.

This Design and Access Statement describes the proposed usage and general design principles applied to the proposal development, which aim to address the Barnsley UDP and particularly policies BE6, CF1 & GS22.

Amount/ Floor Area – The Church of St John The Baptist, Cudworth was built in 1893 and in 1986 the SW corner of the Sacristy was extended to provide a meeting room, small kitchen and WC facilities. Our proposal involves to demolition of the existing extension and the erection of a new larger structure in it's place.

We can confirm the following general floor areas:-

405.7 m2 = Gross external floor area of existing church and existing extension incl. external walls
43.5 m2 = Gross external floor area of existing extension only. incl. external walls

310.9 m2 = Internal floor area of existing church and existing extension excl. external walls
36.6 m2 = Internal floor area of existing extension only excl. external walls

214.9 m2 = Gross floor area of *new* proposed extension incl. external walls
197.0 m2 = Internal floor area of *new* proposed extension only excl. external walls

Location & Landscape - The church is situated within a large churchyard with residential development on all sides. The West boundary at the entrance to the church is planted with a row of mature Lime trees. Whilst the boundary trees are large, well established and make a positive contribution to the overall character of the churchyard, at the closest point, they are approximately 20m away from the existing church and proposed development.

We do not envisage that the proposed development should have any negative impact on the boundary trees or *vice versa*. However, as part of the procurement process each Contractor invited to Tender will be required to assess all aspects of access to and within the site, including protection of the trees, and provide a method statement describing their approach. The method statement of the successful Contractor would then be made available to the local authority for approval.

The churchyard is largely laid to grass and the majority of the site serves as burial ground. There are no records of burials having taken place in the area of ground immediately adjacent to the South elevation of the existing church extending to the site boundary in front of the neighboring Ashfield House nursing home. This part of the churchyard, therefore, offers the most feasible development site available to the church.

We suggest that the size and scale of the building can be located comfortably within this area and it is proposed that, when the main building work is complete, the external space around the new Community Hall is laid to grass in order that the exisitng 'landscape character' of the churchyard is retained.

Layout - Whilst the structure of the new Community Hall will adjoin the existing church it is intended that it will have its own new and separate main entrance. The new Community Hall will, therefore, be capable of functioning independently of the existing church building. However, it should be noted that the existing door D007 is to be retained. This will enable convenient access from the church to the new Community Hall, as required on such occasion when a church congregation may wish to use the community facilities immediately after a service.

During normal use the Community Hall will be entered through it's own separate main entrance where there is an entrance lobby area which allows space for people to congregate on arrival prior to entering the Hall itself. We consider that the general layout and relationship between of the Community hall and ancillary accommodation is simple and practical. The Kitchen, WCs and Clergy Office are conveniently accessed from the entrance lobby which itself acts as a point of orientation and buffer zone between the Ecclesiastical Space, the Community Hall and Ancillary Facilities.

Use - Although the existing meeting room located within the 1986 extension is well used by the church its function is limited by its size and inadequate hospitality facilities.

The new Community Hall is designed as a multi-use space that will be available to all the local and wider community. It is envisaged that the new hall will facilitate the following range of activities/ users:-

- Coffee mornings/evening
- Creative Arts and Card making groups
- Mums and Toddlers
- Luncheon/Tea Clubs
- Funeral, Wedding and Baptism celebrations
- Afternoon Cinema and Tea
- Dances & Keep Fit groups
- Brownies and other uniformed groups
- Jumble and Rummage sales for general fund raising for Church and other charitable groups
- Local History group meetings
- Local Authority outreach to provide education & literacy training to newly arrived immigrants and others.

In 2006 the PCC produced a questionnaire and consulted local residents, local youth groups and members from the wider community to gauge opinion on the proposed development of community hall. The feedback was generally positive and supportive of the idea and the PCC feel that the need and good will towards the development still exists.

Scale & Context - It is proposed that the Community Hall is situated immediately adjacent to the Nave of the existing church. The existing South elevation, therefore, becomes part of the interior of the new Community Hall. In order to ensure a good quality of daylight within the existing church it is proposed that the roof to the Community Hall is formed in two distinct parts; 1) a glazed lean-to section and 2) a pitched roof.

The lean-to is roof is substantially glazed and therefore allows natural daylight to enter the Nave through the large existing windows in the South elevation. Some time in the recent past these windows have been fitted with a Perspex secondary glazing system, which under the new scheme will no longer be required, as the new Community Hall roof will protect the existing windows. We, therefore, propose that the secondary glazing be removed which will further improve the quality of natural daylight within the existing church.

With regard to the form and scale of the extension, the lean-to section of roof is designed at the same pitch as that of the North Aisle, which gives a 'natural balance' to the overall composition of the West elevation. The pitched roof section of the Community Hall roof reflects the same pitch of the main existing roof above the Nave but has a lesser width (from eaves to eaves), which prevents the overall height and scale of this roof element dominating that of the existing.

The other significant element of the new proposal is the flat roofed structure to the West, which accommodates the Kitchen, WCs, Office as well as providing the main Entrance and Foyer area to the Community Hall. This element is designed in response to the scale of the existing flat roof 'sacristy block', which is a single storey element that projects beyond the main West gable of the church. We feel that the existing parapet 'eaves-line' of the sacristy block implies a 'naturally limit' to the height and scale of the proposed scheme where it connects at this point.

It is important that the built form of the proposed Community Hall responds sensitively to that of the existing structure of St John's Church. It is intended that the proposed development acknowledges and promotes a 'gentle hierarchy of scale and mass' whereby the Community Hall is deferential and respectful to the historic structure.

Appearance & Materials – That said we feel strongly that the Community Hall must not be totally subordinate to the existing church. It is not our intention to simply imitate the historic. On the contrary, we intend that the 'new architecture' of the Community Hall is clearly recognisable as such; as being new, contemporary and yet contextually sensitive.

It is important that the Community Hall has a strong and positive identity within the context of the built environment and also within the hearts and minds of the local community. Part of the way in which we aim to achieve this is through fresh, contemporary use and composition of the external material finishes. We propose to embrace the 'natural contrast' between the new architecture and the historic fabric

rather than attempt to match materials and details like for like. We also aim to use a contrast in materials to define the different function of the Community Hall and the ancillary accommodation.

It is proposed that the Community Hall be a wet dash lime rendered finish, coloured white using a lime wash. The Hall will be fresh and crisp in detail with a Terne Coated Stainless Steel roof. This will provide a dynamic contrast against the aging stonework of the existing church. We propose that the flat roofed structure will be clad in a dark or black stained timber boarding. Again, it is intended that the detailing is crisp, modest and contemporary to suit the specified material and in contrast to the traditional stone construction. The choice of a dark material makes a subtle reference to the existing stonework, which has blackened considerable over time as a result of atmospheric conditions, while emphasising the presence of the more prominent, white rendered Community Hall behind.

Method of Construction – As discussed at our pre-application meeting we might normal use a traditional masonry cavity- wall construction for this type of scheme. However, we are keen to improve the environmental performance of the projects we deliver therefore during the detailed design phase the feasibility of utilising Structural Insulated Panels (SIPs) will be explored. SIPs are a structural system which is manufactured off-site using primarily recycled & low-carbon materials. These panel systems can bring many advantages to the construction process and building users. For example, the panel systems can achieve reduced construction periods and more accurate building tolerances which helps improve air tightness and control heat loss. Also, the panels are 'super insulated' which should reduce the amount of energy required to heat the building. All these factors could be of great benefit to the church. We are currently researching various technical/ cost issues associated with this type of system to establish feasibility.

Access – There is currently no on-site visitor parking at St John's and due to the fact that the most accessible areas of the churchyard are burial grounds there is little opportunity to provide new parking. At present visitors arriving by private vehicle generally park outside the church on Church Street. This arrangement seems to work successfully, without unreasonable disturbance to local residents, based on the current activities of the church.

Although we anticipate that a greater range of activities will take place more frequently at the church, we would suggest that the number of visitors attending at any one time will normally be no greater than those which currently attend during special events such as weddings, funerals and the seasonal celebrations.

Access to the new Community Hall within the site will utilize existing pedestrian routes. A new section of footpath will be formed to the West of the existing church providing access to the main entrance of the community Hall which and a new section of retaining wall will be created to deal with the change in levels across the churchyard.