



ArkleBoyce.



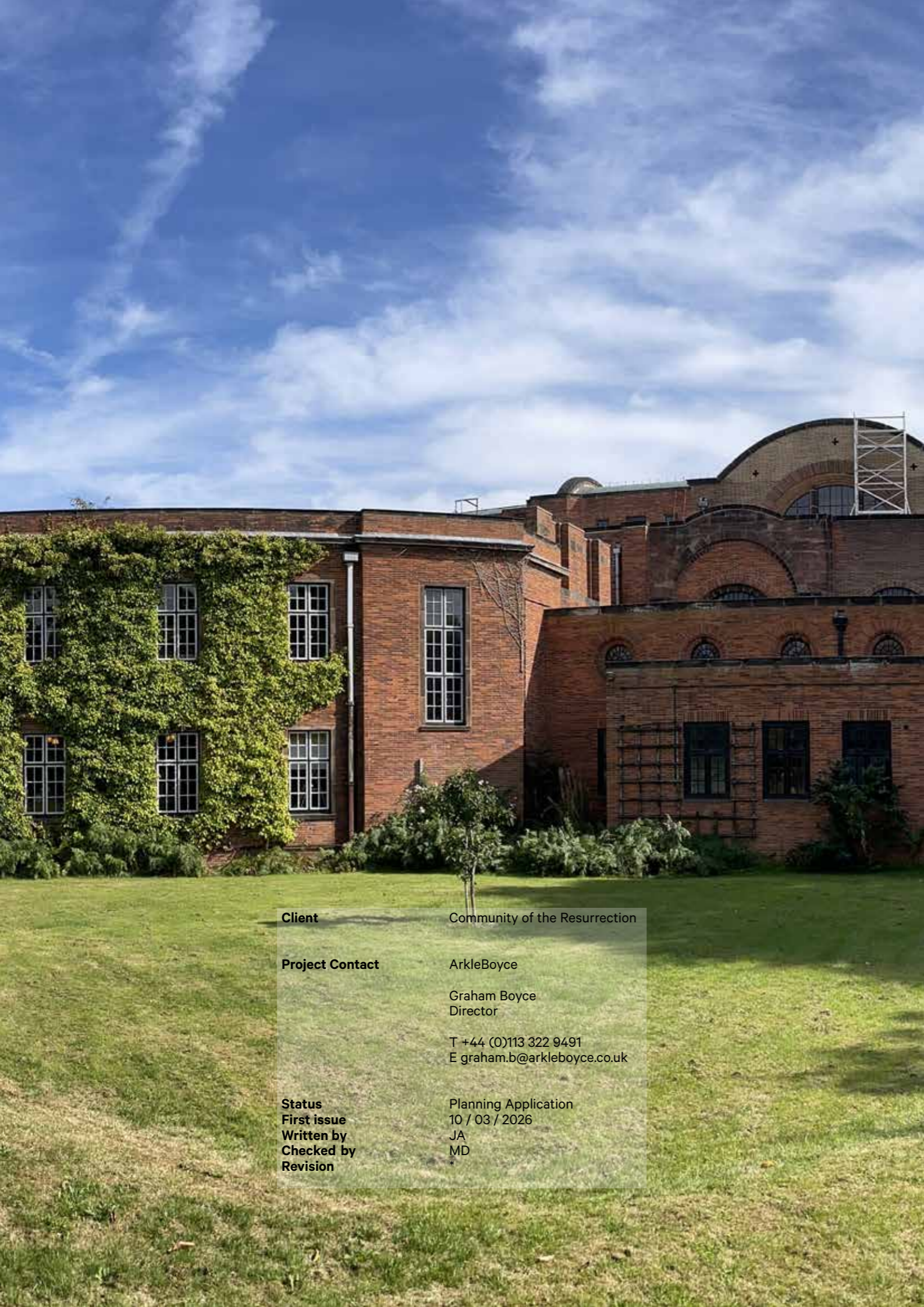
Community of the Resurrection, Mirfield

Design and Access Statement

22024_05 - Revision *



REDACTED



Client	Community of the Resurrection
Project Contact	ArkleBoyce Graham Boyce Director T +44 (0)113 322 9491 E graham.b@arkleboyce.co.uk
Status	Planning Application
First issue	10 / 03 / 2026
Written by	JA
Checked by	MD
Revision	*

Contents.

1.0	Introduction.	4	5.0	Energy & Carbon.	60
1.1	Architectural approach	4	5.1	Energy and Carbon strategy	60
1.2	Introduction	5			
1.3	The Community of the Resurrection	6	6.0	Heritage Statement	63
1.4	Daily Routine	7	6.1	Site Description	64
1.5	Brief & Consultation	8	6.2	Site Setting and History	66
1.6	Planning History & Context	9	6.3	Site Development	67
1.7	Previous Consent	10	6.4	Social History	67
1.7	Previous Consent	11	6.5	Assessment of Significance	69
			6.6	Existing Condition	70
2.0	Site.	12	6.7	Proposals	73
2.1	Site location	12	6.8	Impact Assessment	74
2.2	Site context	13	6.9	Conclusion	75
2.3	Site photographs	14			
2.4	Site panoramas	15	7.0	Biodiversity Net Gain.	76
2.5	Site Characteristics	16			
2.6	Key Buildings	17	7.0	Conclusion.	78
2.7	Site Uses	18	7.1	Summary of proposals	78
2.8	Site Development	19			
2.9	Historic Maps	20			
2.10	Hall Croft	21			
2.11	Timeline	22			
3.0	Analysis.	24			
3.1	Site Analysis	24			
3.2	Site Analysis cont...	25			
3.3	Opportunities & Constraints	26			
3.4	Existing Plans	30			
3.5	Site Visibility	36			
3.5	Site Visibility	37			
3.6	Visual Obstructions	38			
3.6	Visual Obstructions	39			
3.7	Building Condition	29			
4.0	Proposals.	40			
4.1	Introduction to Proposals	40			
4.2	Building Diagram	41			
4.5	Proposed Plans	42			
4.8	Materiality	55			
4.9	Summary of Proposals	57			
4.11	Precedents	58			

1.0 Introduction.



A sensitive restoration of a Grade II Listed Beaux Arts residence in London



Restoration of an extensive farm estate in the Peak District National Park



Restoration of a fire damaged 14th Century Inn.

1.1 Architectural approach

We are a passionately design-led, client-centred studio. We bring together our client's personal vision, the immediate and wider context, and our skill, imagination and experience to create individual buildings of beauty, quality and effortless function.

Getting the most from buildings is at the heart of what we do. From the outset we have aimed to creatively resolve issues where occupiers, developers, investors and statutory regulator's respective views meet.

We believe that good design is fundamental to each project, and that it is not just in the architecture of the building and the selection and detailing the materials, but is in the efficiency of the space, the ease of construction and in the added value that it can bring.

Exceeding expectations and ensuring client satisfaction is fundamental to our approach – we view each project from our client's perspective not just our own. What's important to you is important to us. That's why our design creativity is supported by hands-on project management, tight budget control, and constant dialogue with clients and excellent communication with contractors, from first brief to final fit.

Most recently, our one-off contemporary house at Clayworth was the winner of a RIBA East Award 2025, whilst our Young People's Space for St. Gemma's Hospice was also awarded a RIBA Yorkshire Award 2025 and the RIBA Yorkshire Small Project of the Year 2025.



1.0 Introduction.



1.2 Introduction

This report has been prepared on behalf of our client, the Community of the Resurrection, to seek planning consent for our proposals for the refurbishment and extension of the existing House of the Resurrection,

The proposals within this document have been developed in accordance with the Clients brief and requirements, and an extensive period of consultation and design development. The aim of the project is to improve the standard of the accommodation for residents and experience for visitors, and resolve issues of public and private space important to monastic living.

These proposals follow a pre-application submitted in 2023, which was generally supported by Kirklees Council. Since then the brief was somewhat altered and therefore the scale of both the proposed demolition and construction has reduced.

This document presents the existing site and its context - followed by our site analysis which records our initial observations of the existing building(s) and amenity space which occupy the site. This is followed by our concept proposals, and a series of carefully considered architectural drawings and images which present our thoughts for the site.

In consideration of the historic significance of the site we have included a detailed overview of the sites history and periodic development.

This report includes: proposed floors plans; comparative elevations; massing studies; visualisations of the proposed scheme; precedent images and accompanying planning statement.

1.0 Introduction.

REDACTED

1.3 The Community of the Resurrection

The Community of the Resurrection is an Anglican religious community for men, based in Mirfield, West Yorkshire. The community reflects Anglicanism in its broad nature and is strongly engaged in the life of the Anglican Communion. It also has a long tradition of ecumenical outlook and practice.

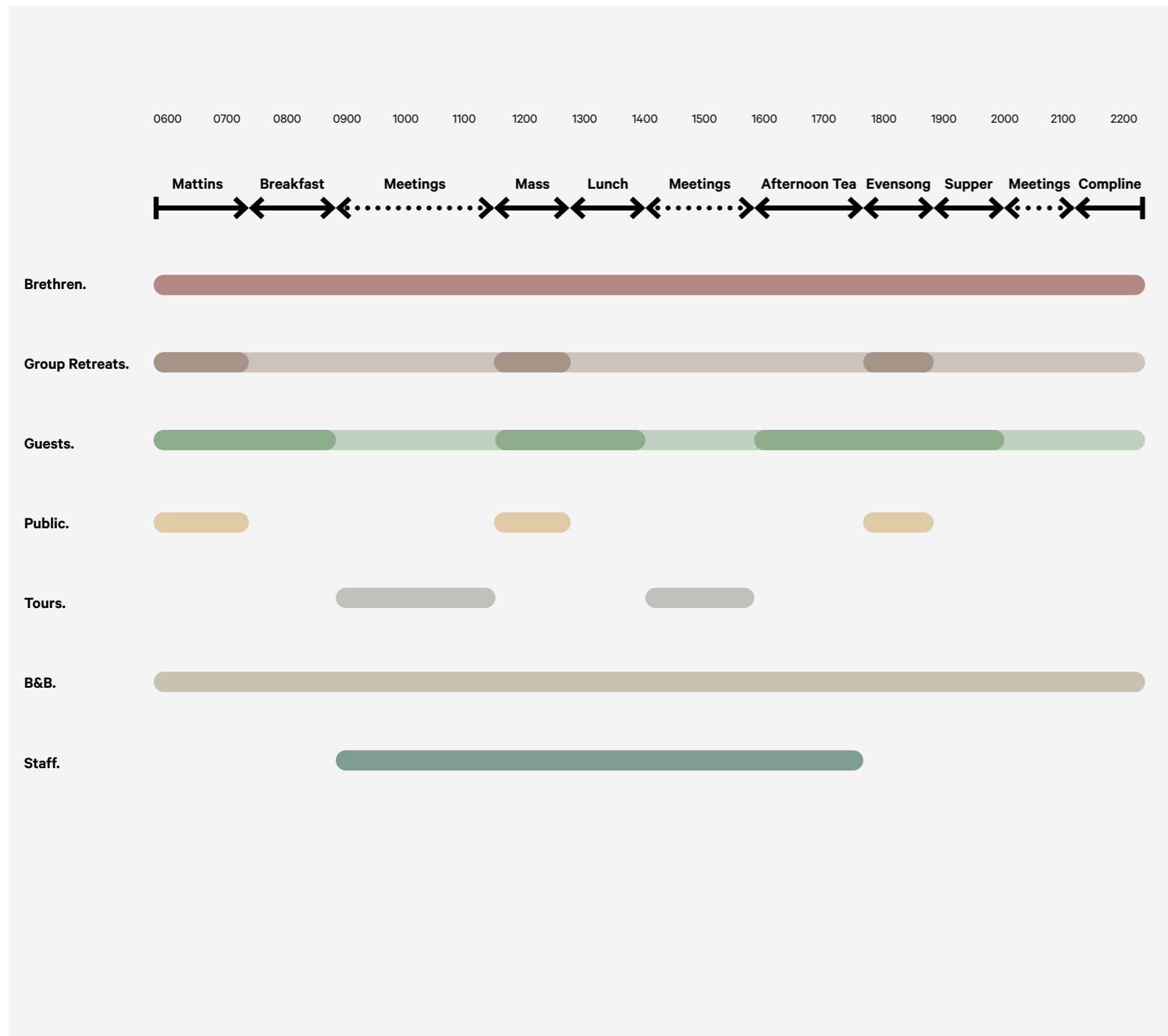
The Community were originally founded as part of the Oxford Movement, the Catholic Revival in the Church of England in the 19th Century. After several years based in Oxford, the founders wanted the community to develop its own charism based on pastoral involvement, and in 1898 the community relocated to a new home in Mirfield, West Yorkshire. In the early 20th Century a large Church, designed by Walter Tapper was constructed on the site in Byzantine style, and the College of the Resurrection was also established.

As the Community settled and developed its character as religious community, the community rapidly grew and retreats became an important element of the monastic work. Throughout the 20th Century, the accommodation on the site was continuously extended to meet the growing requirements of the community and provide sufficient space for visiting retreatants and guests.

The Community has existed on for over a century, and is still home to the brethren and place of worship. The Community enjoy a flourishing relationship with the local community, St Hild College and other religious communities. The Community also has a Bed & Breakfast for guests and a new refectory

The Community of the Resurrection currently has a 14 brethren who live, work and worship on the site.

1.0 Introduction.



Typical daily timeline

1.4 Daily Routine

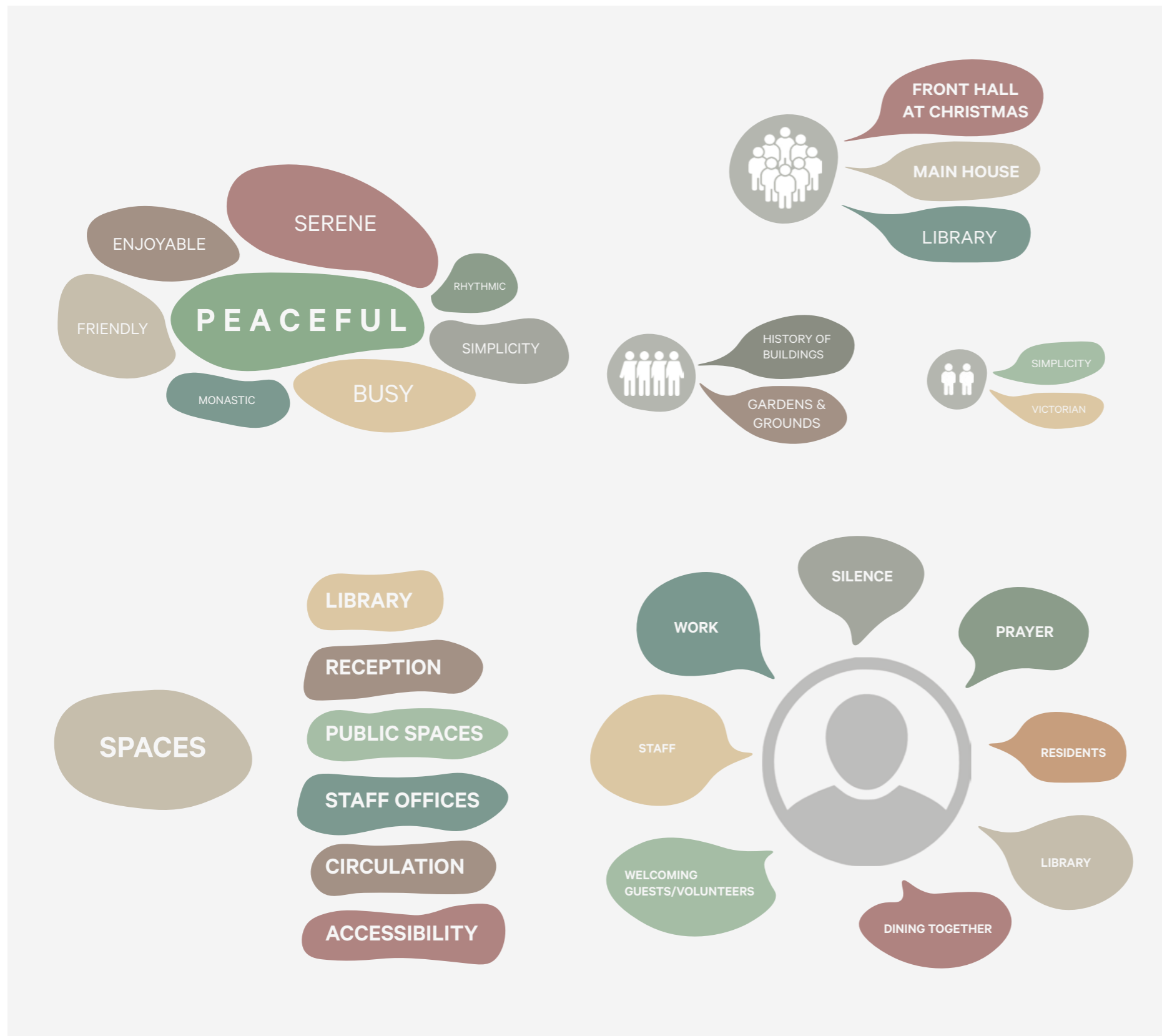
Whilst the site is home to the Community of the Resurrection, there are also a number of other users who frequent the site on a daily basis. The Brethren live, work and worship on the site, attending Church for various services throughout the day and eating together in the refectory.

The Church is open to all, including the public, and various groups interact with the Community differently during the day. Group retreatants attend Church, but usually eat separately in the College refectory. Whilst, individual retreatants often eat with the brethren in the main refectory.

The bed & breakfast operates independently from the Community, with visitors not expected to visit Church. Staff visit the site during normal working hours but eat separately from the Brethren.

The diagram adjacent illustrates a typical daily timeline in the life of the Community of the Resurrection and the moments when retreatants/public/guests/staff may interact with the brethren.

1.0 Introduction.



Summary of feedback received during consultation

1.5 Brief & Consultation

Brief.

The Community of the Resurrection have been reviewing potential options for improved accommodation on the site for the best part of two decades. As a result of their previous work, the Community were able to provide ArkleBoyce with a detailed brief and accommodation schedule from the outset of the project which has helped define the proposals and scope of works.

The House exists for monastic life and is the home of the Community. The brethren spend most of their lives on the site, or focussed upon it, and is a place of silence and work. The House is shared by the Community with guests, visitors, retreatants and staff who frequent the site on a daily basis.

The Community's primary objective is to improve the residential accommodation for the brethren by upgrading and enhancing the existing buildings on site - and to improve the experience for staff, retreatants and guests visiting the Community. An important point of the brief, is the clarification of the brethren's domain (the enclosure) and resolution of conflict between public/private spaces and circulation routes, to ensure privacy and silence is maintained for monastic life. A key part of the brief is to improve the thermal performance of the existing building fabric and upgrade the mechanical, electrical and heating services and to secure the longevity of the building(s).

The brief notes that House should be fit for young and old, and includes the aim to improve accessibility throughout by widening circulation routes and providing level access across the building(s). Through ongoing discussions, the Community have also expressed a desire to improve energy efficiency and sustainability, and to consider in-use costs and future maintenance costs.

Consultation.

Throughout the design process, ArkleBoyce have enjoyed and valued with and input from the brethren and staff to help shape the brief and refine the proposals. Over the past three years we have met frequently with representatives to discuss the proposals and potential concepts.

1.0 Introduction.

1.6 Planning History & Context

Since the Community of the Resurrection relocated to Mirfield in 1898, the buildings on the site were significantly extended and altered to suit the demands of the Community at the beginning of the 20th Century, however, there has been little development for the past 50 years. The summary below records the planning history for the site over the past three decades. A detailed history of the site is included later within this document.

The most notable planning application in recent years was in 2011, when planning permission was granted for the erection of a new-build monastic residential building to the south of the site. Variations and conditions associated with this application were approved in 2011 & 2014 respectively, however, the application itself was never implemented.

Most recently in 2020, consent was obtained to renovate and repair the original sash windows by replacing the single glazed units with double glazed units. This application has been implemented and the works are currently ongoing.

This application represents a new approach by the Community of the Resurrection, and a change in architectural direction and ambition, with a primary focus on utilising the existing buildings on the site. The Church of the Resurrection is a classified by Historic England as a Grade II Listed Building (entry no. 1313678)

Summary of Previous Applications

- **2023/20356** - Pre-application to redevelop and extend the site
- **2020/91438** - Listed Building Consent for the refurbishment of windows and external works (Approved)
- **2018/90920** - Discharge of Conditions for New Monastery building (Split decision)
- **2016/91390** - Listed Building Consent for replacement roof to College building (Approved)
- **2014/93955** - Variation on previous permission 2011/90605 for erection of a new monastery (Approved)
- **2013/93490** - Reinstatement of existing amphitheatre and change area for public performances (Approved)
- **2013/93491** - Reinstatement of existing amphitheatre and change area for public performances (Approved)
- **2013/93216** - Discharge of Conditions for New Monastery building (Withdrawn)
- **2011/90605** - Erection of new monastery (Approved).
- **2010/90166** - Erection of new monastery (Withdrawn).
- **2010/90167** - Listed Building Consent for the erection of new monastery (Approved).
- **2000/92885** - Formation of ramped access and external alterations to listed buildings (Approved)
- **94/91453** - Listed Building Consent for alterations to ceiling, formation of roof vents and replastering works (Consent not required)
- **92/00583** - Erection of 2-storey extension (Approved)



Hall Croft Mansion - 1875



Church of the Resurrection - Constructed between 1900-1938



Historic view of the site



Previous application for new accommodation (by others) (ref: 11/90605)

1.0 Introduction.



Previously consented site plan

1.7 Previous Consent

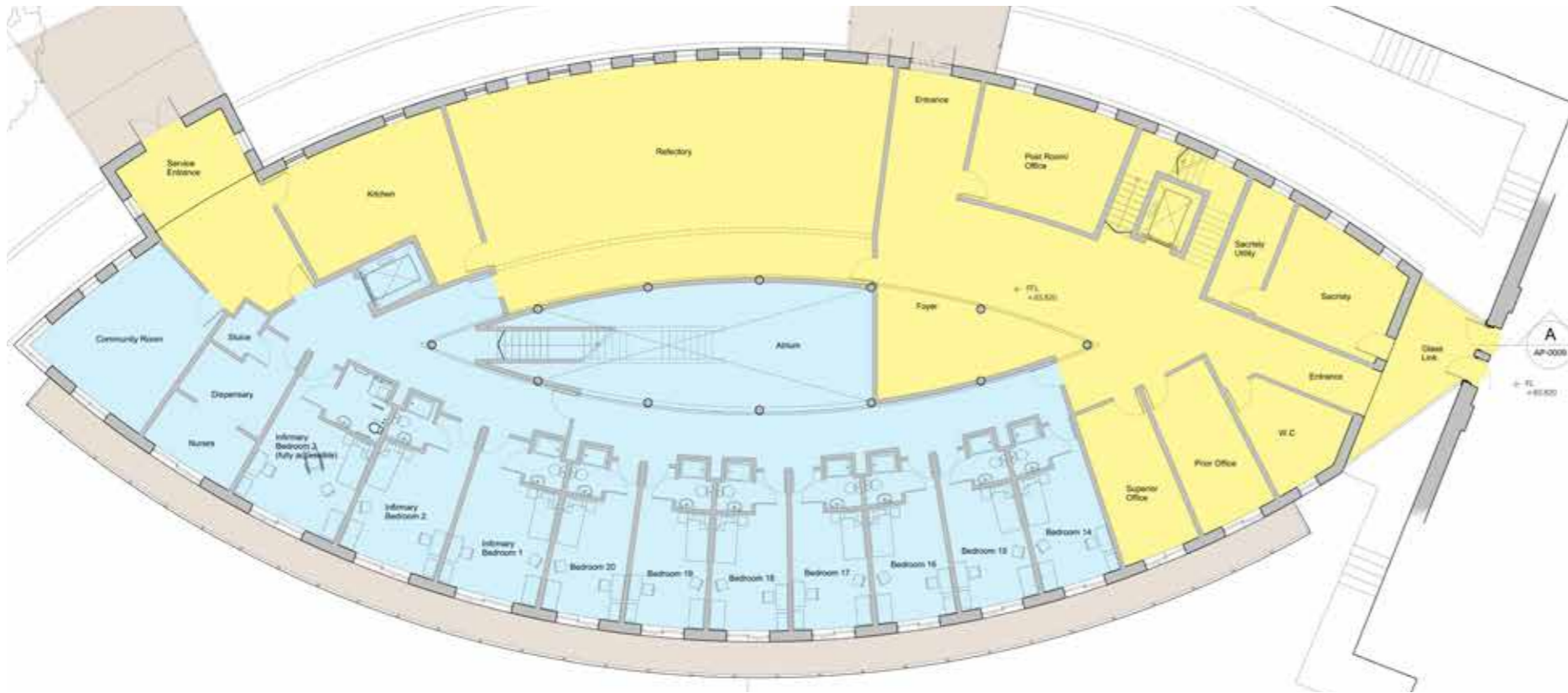
In 2011, plans for the 'Erection of a New Monastery' were submitted by Harris McMillan Architecture & Design on behalf of the Community of the Resurrection (ref: 2011/90605). The proposals stated that "in order to maintain the viable use of the site, the present church should be upgraded and a new monastery should be built relating directly to the church, while present Community buildings - including the present monastery - should be redeveloped to fund the upkeep of the Community's retained buildings into the foreseeable future."

The proposals included a new-build monastery to the north-west of the existing church, providing 24 rooms for brethren. The accommodation also included an infirmary, Chapter Room, chapel, offices, refectory and kitchen, meetings rooms, a communal study area and sacristy providing a link to the Church. "The form of the proposal was based on a powerful, early Christian symbol - the Mandorla - which was used to frame the figure of Christ in early medieval art. The symbol is used to depict sacred moments which transcend time and space, such as the Resurrection and Transfiguration." The proposals also included a new site entrance and access road via Stocks Bank Road, to the western boundary.

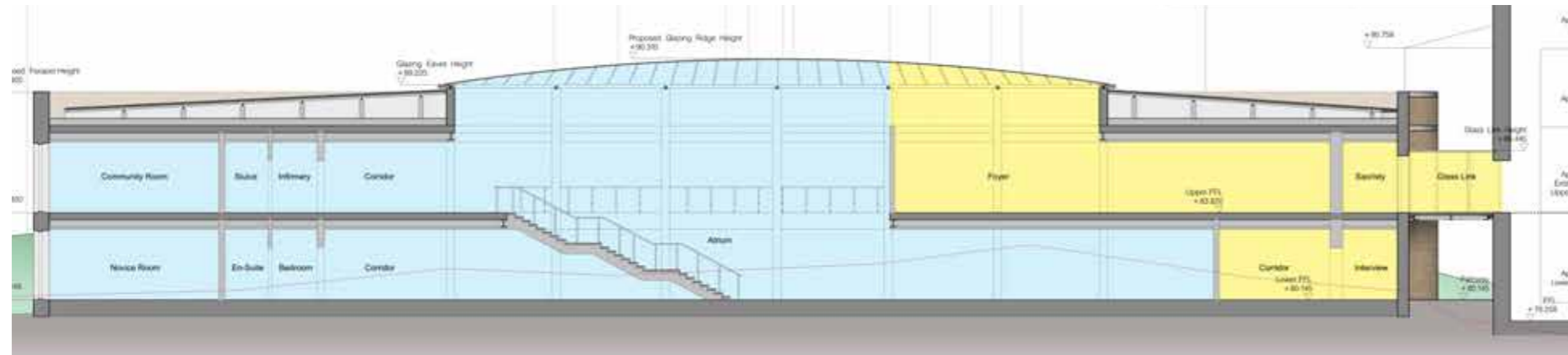
In 2013, an additional planning application was submitted for the 'Reinstatement and refurbishment of the existing amphitheatre and changing area for use for public performances, alteration to access and formation of temporary car parking on site' by Northlight Architecture. The proposals included provision for 194 temporary parking spaces on the cricket pitch.

In 2014, a variation on the previous application (ref: 2014/70/93955/E) was submitted by Cartwright Pickard Architects with some amendments to the original consent.

1.0 Introduction.



Previously consented upper ground floor plan



Previously consented section



Previously consented south elevation

1.7 Previous Consent

This selection of drawings from the revised 2014 application, show the plan, section and elevation of the previously consented scheme.

The plan indicates a central void with the refectory and kitchen located to the north and the bedrooms located along the southern elevation. The building was intended to be connected to the Grade II Church by a glazed link at upper ground floor level.

The application shows the intention for considerable development on the site, and makes no definitive statement on the future of the existing buildings.

2.0 Site.



Satellite photograph of the site in wider context

2.1 Site location

The site is located at Community of the Resurrection, Stocks Bank Rd, Mirfield WF14 0BN.

Mirfield, a town and civil parish in Kirklees, West Yorkshire, forms part of the Heavy Woollen District, a region of textile-focussed industrial development.

Situated to the north of the town centre, the Community of the Resurrection is located adjacent to the River Calder which runs across the south of the site. Stocks Bank Road and Huddersfield Road run the perimeter of the site. Access is primarily directly from the north via Stocks Bank Road, with a secondary entrance from the east.

There are expansive grounds that surround the Community of the Resurrection, Church of The Resurrection and The College of the Resurrection.

The site enjoys an elevated location with the site topography falling to the south, and the top of Church towers are visible from surrounding views, however, the site is mostly concealed from views by dense vegetation and greenery.

2.0 Site.



Satellite photograph of the site and immediate context

2.2 Site context

The existing site is primarily home to the House of the Resurrection, Church of the Resurrection and College of the Resurrection. The site also includes a Retreat House, Bed & Breakfast and a series of smaller lodges which are privately rented.

Historically, the main entrance to former mansion house would have been via the gates to the east, however, this entrance is now mostly used by the lodge houses. The main entrance for brethren, staff and guests has now relocated to the north, via Stocks Bank Road.

The House of the Resurrection (Main House & North) is orientated on a north-south axis, with a series of additional wings which extend to both eastwards (East Wing) and westwards (Retreat House). The house is joined to the Grade II Listed Church via the Library Wing wing, which is a post-war addition.

Part of the original house's landscaping, there is a sunken front lawn to the east, opposite the former front entrance, and a rear lawn to the west which is flanked by buildings on three sides.

There grounds are extensive including: allotments and outbuildings, a rose garden, small orchard, quiet garden to the north and cricket pitch to the west. To the south of the site, there are two former quarries, one of which contains an external amphitheatre (no longer in use) and wide spread vegetation with well-established trees.

Over time, the buildings have become amalgamated and interconnected internally, forming a linear route from the Retreat House to the Church.

2.0 Site.

2.3 Site photographs



Site entrance



Retreat House and allotments



Main house and rear garden



Front Lawn



Library wing and Church



Church of the Resurrection

2.0 Site.

2.4 Site panoramas

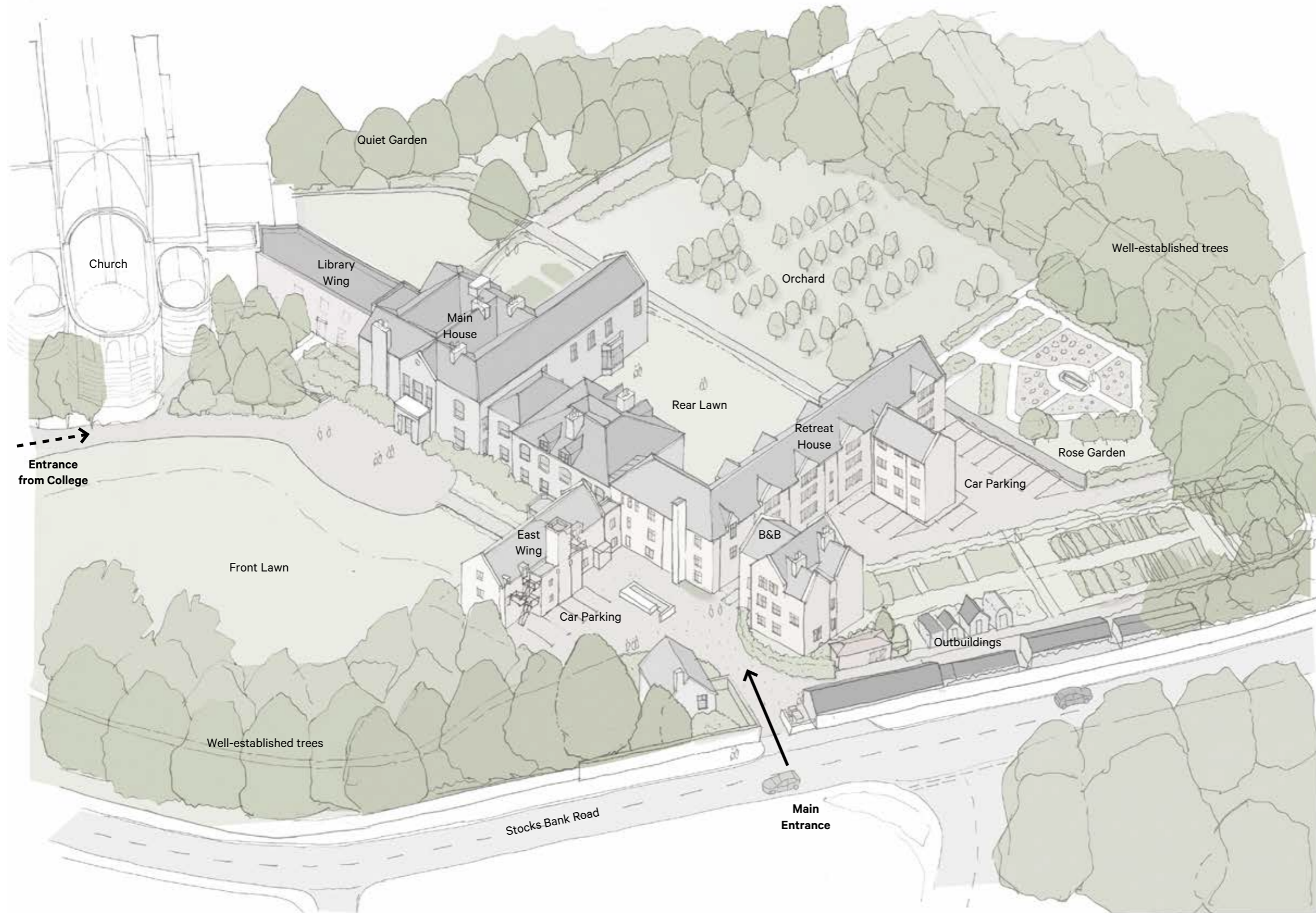


View of entrance from Stocks Bank Road



View from the west of the main house and library

2.0 Site.



Sketch of the existing site

2.5 Site Characteristics

Originally, starting life as a Victorian Mansion, the built form on the site expanded during the early 20th Century to address the growing population of the Community and its guests.

Following the construction of the Church, additional accommodation was provided through a series of new 'wings' branching from the original house. In the beginning, access from the house to the Church was provided by a covered walkway, however, this was later replaced with a permanent link building - connecting the house to the Church.

Most of the buildings are designed in the English Revival style, constructed with stone and 2-3 storeys in height with pitched roofs, finished in slate tiles. The gatehouse at the site entrance was originally single-storey in height, however, an upper storey has been added.

The Church, designed by architect Sir Walter Tapper, is designed in the Byzantine Style and primarily constructed in red Runcorn sandstone, with a copper barrel roof. Upon his death in 1935, the south of the Church was completed to a simpler design by his son Michael Tapper.

The connecting Library Wing building is finished in red brick and was originally intended by Tapper to include a campanile - however, this was not realised.

The buildings are surrounded by substantial gardens and well established vegetation, including an orchard, rose garden, allotments, quiet garden and a private cemetery.

Despite significant alterations, the house still retains many of its original features.

2.0 Site.

2.6 Key Buildings

The thumbnails below present a photographic snapshot of the buildings across the wider site.



Top (L-R): Church of the Resurrection, Main House, East Wing, Library Wing, Retreat House, Chapel
Bottom (L-R): B&B Annexe, Gatehouse, Outbuildings, College Accommodation, College buildings

2.0 Site.

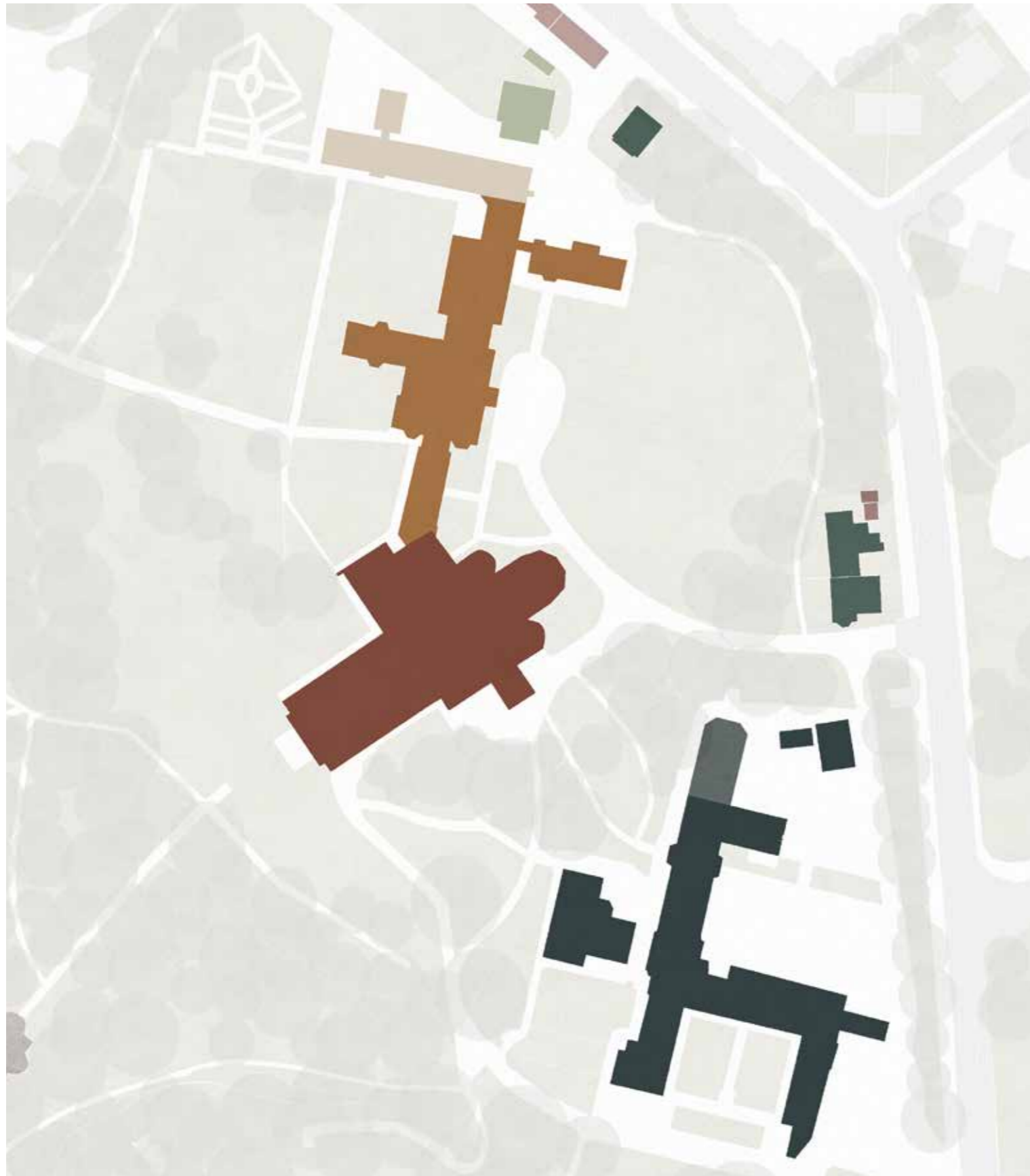


Diagram - Uses on the site

2.7 Site Uses

Starting its life as a large residential dwelling with extensive grounds, the property was adapted by the Community of the Resurrection and has grown to accommodate a number of different uses.

The Community inhabit the Main House, North Wing, East Wing & Library Wing and use the Church of the Resurrection as a place of worship. The Community's accommodation also includes an extensive library, infirmary and meeting spaces, as well as, offices for staff and volunteers.

Additionally, the site provides accommodation for retreatants within the Retreat House and private guests within the Bed & Breakfast. A number of lodge houses, located to the north and east, also provide privately rented accommodation.

Along the northern boundary, there are a number of outbuildings serving the allotments.

To the south, the College of the Resurrection includes educational spaces, student accommodation and a separate refectory - which is occasionally used as a private wedding venue.

- **Church of the Resurrection** - Place of worship for the Community, College & Visitors
- **Community of the Resurrection** - This includes brethren's accommodation, meeting rooms, library, brethren & staff offices.
- **Retreat House** - Accommodation for individual retreatants or group retreats.
- **Bed & Breakfast** - Separate B&B for guests.
- **Private Accommodation** - A series of small lodge houses which are privately rented.
- **College of the Resurrection** - This includes educational spaces, library & student accommodation.
- **College Refectory** - A separate refectory serving the College and wedding venue available for private hire.
- **Outbuildings** - Workshops, garages, sheds, etc.

2.0 Site.



Diagram - Historical Development

2.8 Site Development

Since the Community of the Resurrection first occupied the former Hall Croft mansion in 1898, the site has been periodically developed to suit the growing needs of the Community. The built form has expanded through a series of new buildings and the buildings have gradually become interconnected. The diagram adjacent and text below summarises the historical development.

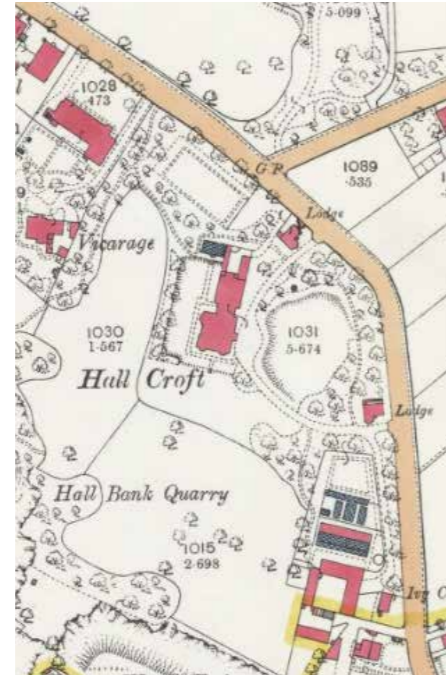
The lighter colours represent the newer additions to the site whilst the darker colours indicate the permanence of the older buildings.

- **1898** - The Community of the Resurrection arrive in Mirfield and occupy the former Hall Croft mansion. Historic maps also record the presence of a stable block to the south-east of the site, and lodge houses at each entrance.
- **1900-1918** - During this period the site saw a significant amount of change. The main body of the Church of the Resurrection was constructed before progress was halted by the events of WW1. Prior to the war, the College was also established and the stables were converted and expanded to provide accommodation. To the north, the existing North Wing was extended and a new Retreat House and Annexe were added. The Main House was also extended, with a new wing added to the West to accommodate the refectory. Historic maps show the Church was connected to the house by a form of covered walkway.
- **1919-1941** - In the interwar period, the Retreat House was further extended and new college buildings were added. Prior to the start of WW2, the second part of the Church was finally completed to a simplified design.
- **1942-1960** - During this period, the 'Cloister' building was added to the south of the Main House, creating a permanent link from the House to the Church, and a smaller Chapel was added to the north of the Church. To provide additional accommodation for the Community, a new East Wing was added - accessible from the North Wing.
- **1961-1990** - A south porch was added to the Church in 1974 and the Bilson Wing was added to the College Buildings to address the growing college community.
- **1991-2010** - A small infill extension was added to the west of the North Wing to provide additional office space. A new refectory building and kitchen were also added to the College.

2.0 Site.



1855



1893



1894



1907



1914



1930



1956



1966

2.9 Historic Maps

The **1855** Ordnance Survey map records the site of Hall Bank Quarry as it existed prior to the land being purchased by Thomas Hague Cook in 1875. Stocks Bank Road and the extents of the current site are easily identifiable on the historic map, which are formed from historic parcels of land.

The **1893** map shows the addition of original house, Hall Croft, which was constructed in 1875. The map also records the addition of the lodges, coach house and stable blocks on the site.

In 1898, the Community of the Resurrection purchased the site at the suggestion of the Bishop of Wakefield and made the site their home - which is first recorded on the 1907 map.

In 1902 the existing 'L-shaped' stables and coach house were converted to form the College of the Resurrection. An additional building was constructed in the Scottish Baronial Style which enclosed three sides of the courtyard. The **1907** map shows the removal of various structures/outbuildings to the north of the stables.

Initially, the Community were small with just 10 or so brethren, although this rapidly increased and by 1907 there were nearly 50 members of the Community. As a result, their accommodation was substantially expanded with the construction of the Retreat House and Annexe buildings completed in the English Revival Style.

The map from **1914** records the expansion of the original house and the construction of Byzantine Church, by Walter Tapper - connected to the main house via a covered external walkway. In 1924, the Retreat House was further extended to the west, which is recorded in the **1930** map. In 1932, the house was extended eastwards with a new East Wing (although not recorded until 1966). During this period, the college also expanded with an additional building.

Following WW2, the 1949 map records the completion of the Church with an extension to the south designed by Tapper's son, Michael, which was completed in 1938.

The records from **1966** shows the addition of the Library Wing, connecting the Main House to the Church - which was completed in 1956. The latest map from 2022, shows a South porch to the Church which was added in 1974.

Most recently, a new refectory was added to the College in 2007 and the Church was refurbished in 2012.



Front view of the original Hall Croft mansion



View of the original bay windows



Rear view of the house showing the original North Wing



Photograph of an event on the rear lawn

2.10 Hall Croft

The Community of the Resurrection have a vast archive of historical photographs and information recording the history of the site.

This series of photographs show the Hall Croft mansion house constructed for wealthy mill owner Thomas Hague Cook and his family in 1875 in its original guise. Constructed in the Gothic Revival Style, the dwelling was an opulent home with extensive grounds, including a stable block to the south east of the site (later converted to the college buildings).

The photograph in the top left is a key view which is often replicated throughout the history. The image shows the original frontage and composition of the house with the front lawn in the foreground. In the distance, it is possible to see the previous North Wing, which was single-storey in height.

The photograph in the top right captures the south elevation, before it was compromised by the Library Wing in the middle of the 20th Century. Other historical photographs show evidence of a covered walkway leading to the Church, which is recorded on a number of OS Maps.

The two photographs at the bottom show the rear elevation prior to the extension of the North Wing and construction of the Retreat House & Annexe. Whilst the appearance of the North Wing was altered, the majority of the windows and features to the main house remain. The photos record a gable elevation with a two storey bay window, which was later demolished to accommodate an extension containing the current refectory.

These historic images record the character of Hall Croft prior to the arrival of the Church, and provide a useful point of reference to understand the subsequent additions which followed.

2.0 Site.

2.11 Timeline



1893 - Hall Croft



c. 1895 - Showing previous North Wing extension



c. 1907 - North Wing extension

1893



c. 1894 - Rear of the House



c. 1897 - Rear lawn



c. 1907 - North Wing extension with original windows



c. 1914 - Annexe constructed



c. 1966 - East Wing added



2022 - Present day front elevation



c. 1914 - Showing the addition of the Retreat House & Refectory



c. 1930 - Showing the extended Retreat House



2022 - Showing the infill extension to the rear elevation

2023

3.0 Analysis.

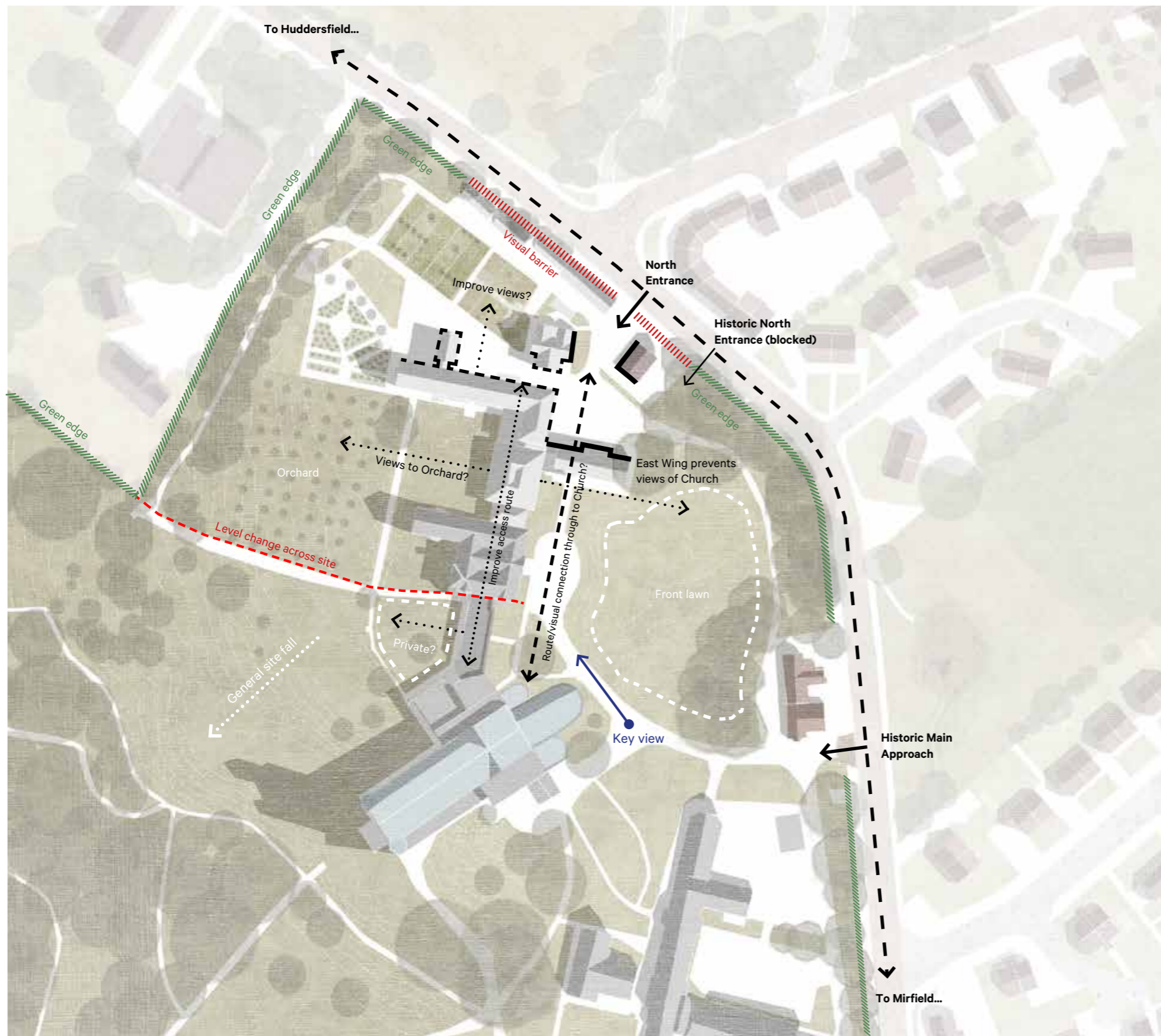


Diagram - Site Analysis

3.1 Site Analysis

The annotated site plan highlights some of the key considerations for the site. Upon approaching the site along Stocks Bank Road, the existing outbuildings and Lodge House create a visual barrier and prevent views of the buildings. The entrance is narrow, with poor signage and easily missed upon arrival.

Originally a secondary entrance to the site, the 'rear' elevations lack formality and prevent views of the Church upon arrival. The car parking spaces are positioned tight along the northern elevation(s), which is detrimental to the rooms within the Retreat House.

There is a gradual fall across the site topography, however, there is a notable level change to the south of the original house with stepped access.

Throughout historical photographs the key view of the building is taken from the south east towards, looking towards the Main House. The archive photographs included later in this document record how the appearance facade has changed.

Historically, monastic communities would have been arranged around a central courtyard with multiple routes to the Church, however, in this instance a long, linear plan has developed organically as the site was periodically adapted.



Historical reference - Roche Abbey

3.0 Analysis.

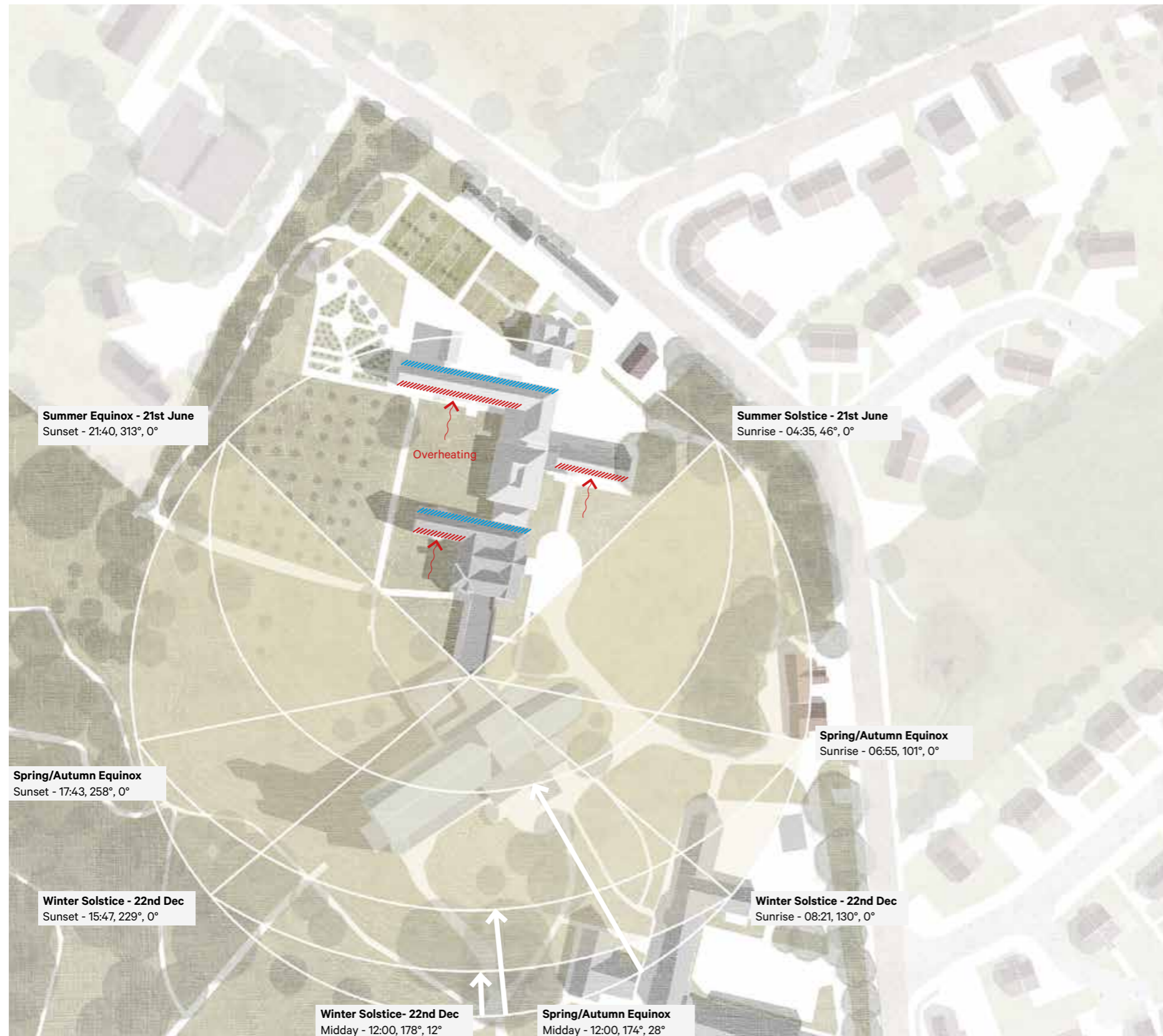


Diagram - Sunpath

3.2 Site Analysis cont...

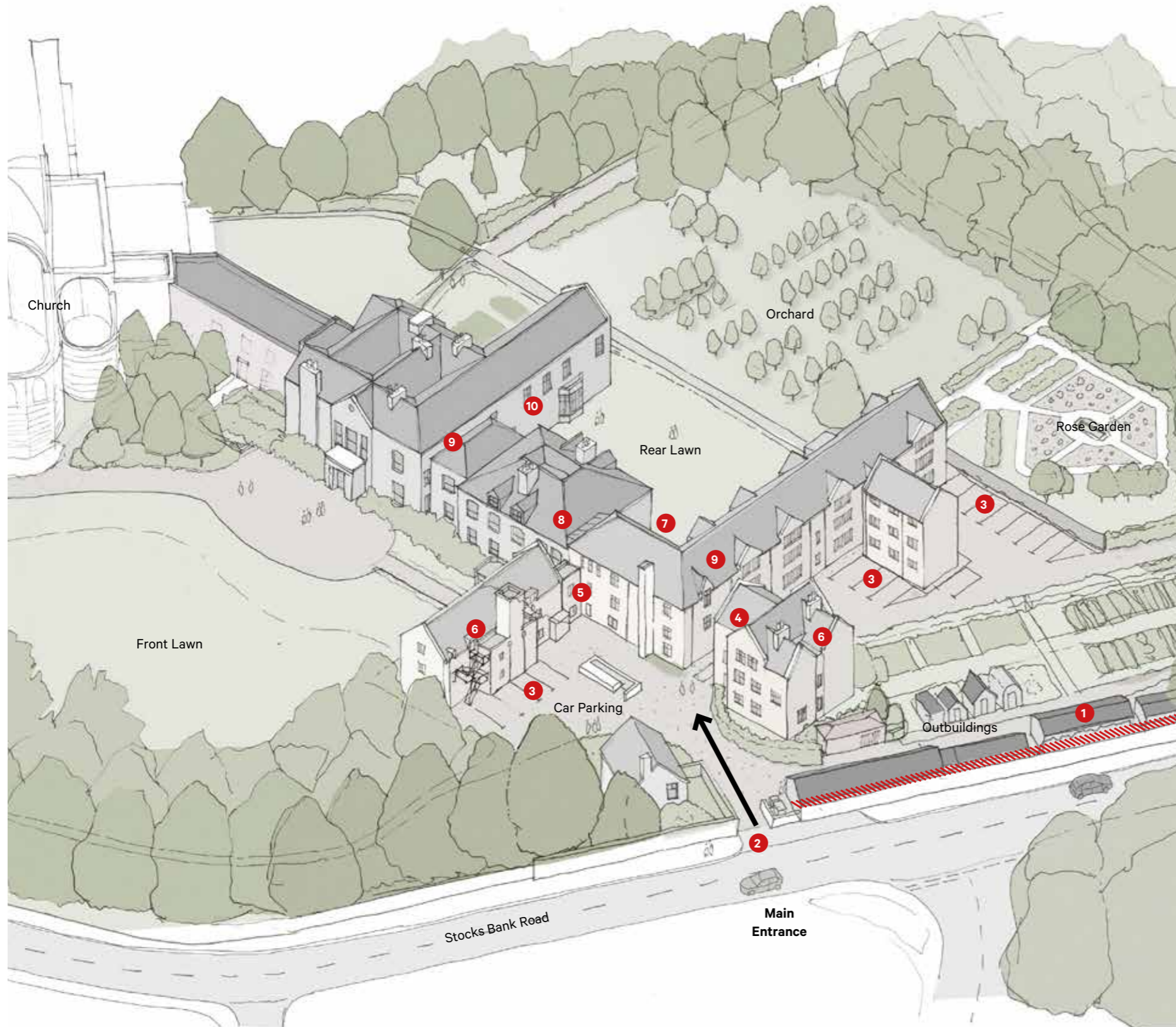
The House of the Resurrection is predominantly orientated on a north-south axis (apprx.) and connected to the Church of the Resurrection via the Library Wing. During the early 20th Century, the Main House was extended to the west and later the Retreat House and East Wing were added to the east and west.

The site enjoys natural light throughout the year, as demonstrated by the sun path diagram. After speaking with the brethren, the south facing rooms can be problematic as they have a tendency to overheat in the summer from solar gain. The north facing rooms have the opposite problem and are much colder as they have little or no access to direct sunlight.

Coupled with a heating system that has limited controllability and poor insulation, the environmental conditions of these rooms can be uncomfortable.

The Parlour Rooms within the Main House enjoy access to large bay windows, however, natural light and views out are restricted by the Library Wing which blocks light and causes overshadowing.

3.0 Analysis.



Site Sketch

3.3 Opportunities & Constraints

As part of our initial observations, we decided to analyse the site and building as a whole to understand the context in which the building sits.

1. **Outbuildings** - these are along the northern boundary of the site create a barrier to the roadside and prevent views of the building upon approach.
2. **Visitor entrance** - narrow and hard to identify when approaching the site via Stocks Bank Road.
3. **Existing car parking** - this is tight against the existing building(s), creating a cramped, unwelcoming entrance. The external steps to the plant room cause obstruction.
4. **Main visitor entrance** - an unassuming entrance not directly visible upon arrival, as it is hidden by B&B Annexe. There is no formal reception space for guests.
5. **Informal elevations** - those first encountered by guests were originally the 'rear' of the building and therefore lack a formality to address visitors.
6. **Infirmary rooms** - these are disconnected from the main house and the rooms are in poor condition.
7. **Non-original additions** The non-original lean-to extension to the rear facade restricts light into the entrance space, creating a dark corridor and preventing views out to the rear lawn.
8. **Primary circulation** - this route is provided via a series of long corridors. The current circulation route means the enclosure is breached by guests as they circulate towards the Church.
9. **Levels** - each building has a different finished floor level, resulting in awkward stepped access at most instances where the buildings meet.
10. **Refectory** - the building proportions - narrow in width and long in length - result in issues of accessibility for wheelchair/ambulant users and wasted space

3.0 Analysis.



1. Outbuildings

The existing outbuildings along the northern boundary of the site create a barrier to the roadside and prevent views of the building upon approach.

If the outbuildings were relocated, this would improve the visual appearance of the CR from the main road, opening the Community to the public.



2. Narrow Entrance

The entrance for brethren/visitors/staff/guests is narrow and hard to identify when approaching the site along Stocks Bank Road.

Widening the entrance and improving signage, would help make the entrance more identifiable and welcoming.



3. Car Parking

The existing car parking is tight against the existing building(s), creating a cramped, unwelcoming entrance with a sea of hardstanding. The external steps to the plant room are an obstruction.

Relocating the car parking away from the building, would allow the potential for soft landscaping to create an improved arrival sequence. Relocating the plant room and/or reconfiguring the access would allow improve accessibility.



4. Point of Entrance

The main visitor entrance is small and not directly visible upon arrival, with little or no signage - meaning the entrance is difficult to find on the first visit. The two/three entrance create confusion for wayfinding.

Relocating/adding a new entrance would create a clear sense of 'entrance' upon arrival.



5. Rear Elevations

The elevations which guests first encounter were historically the 'rear' of the building and are not intended as active frontages, therefore lack a formality to address visitors.

Improving/altering/removing the elevations to provide active frontage would improve the entrance.

3.0 Analysis.



6. Infirmary Rooms

Currently, the existing infirmary rooms are located within the East Wing which makes the rooms feel isolated from the rest of the accommodation. The rooms are generally small and cellular, with cramped accommodation.

Improving the sizes of the infirmary rooms will provide improved accessibility.



7. Ad-hoc Additions

The non-original lean-to extension restricts light into the entrance/circulation space and prevents views out to the rear lawn.

Removing non-original fabric has the potential to improve and restore the character of the historic buildings.



8. Circulation

The primary circulation route is provided via a series of long corridors. The current circulation route means the enclosure is breached by guests as they circulate towards the Church.

Widening and expanding the corridor will help improve accessibility, whilst opening up the corridor in places will provide natural light. Through improved spatial planning, conflicts of public/private space can be resolved.



9. Level Changes

Each building has a different finished floor level, resulting in stepped access at most interfaces where the buildings meet.

By rationalising vertical circulation, and through the addition of passenger lifts, accessibility will be improved throughout the building.



10. Refectory

The refectory is an awkward proportion - narrow in width and long in length - resulting in issues of accessibility for wheelchair/ambulant users. The location of the refectory means that guests need to circulate through the brethren's enclosure.

Adding a separate visitor refectory would remove the need for visitors to enter this space.

3.0 Analysis.

3.7 Building Condition



To inform the brief and scope of works, an Architectural Building Condition Survey was undertaken in 2018 to identify and categorise issues within the existing building. The report highlighted that Main House and Library Wing were in poor and very condition respectively, with the Retreat House in fair condition.

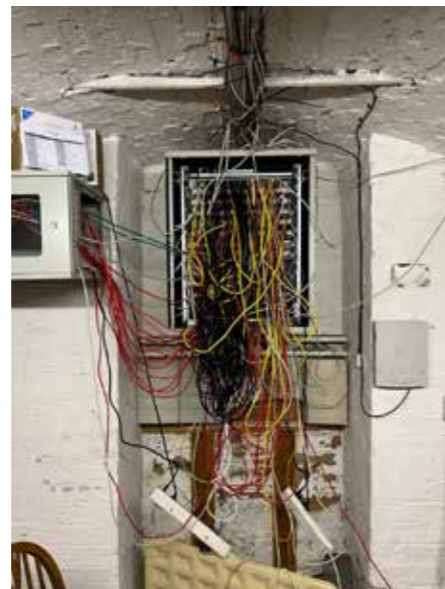
The building survey noted the following areas as key issues throughout:

- External doors & windows (single glazing) in poor condition
- Rainwater outlets blocked/damaged
- Areas of internal damp, mould & water ingress
- Signs of cracking within external and internal walls
- Issues with leaking roofs
- Issues with fire protection - doors, chimneys, services, equipment, etc
- General finishes throughout - plaster, floor finishes, etc
- Electrics in poor condition & damaged electrical units
- Poor environmental conditions for book storage
- Evidence of asbestos at basement and roof level
- Significant cracking within the East Wing as a result of a recently felled tree

Additionally, an Existing MEP Services Report was also produced by Watermans in 2022 to better understand the condition of the existing services.

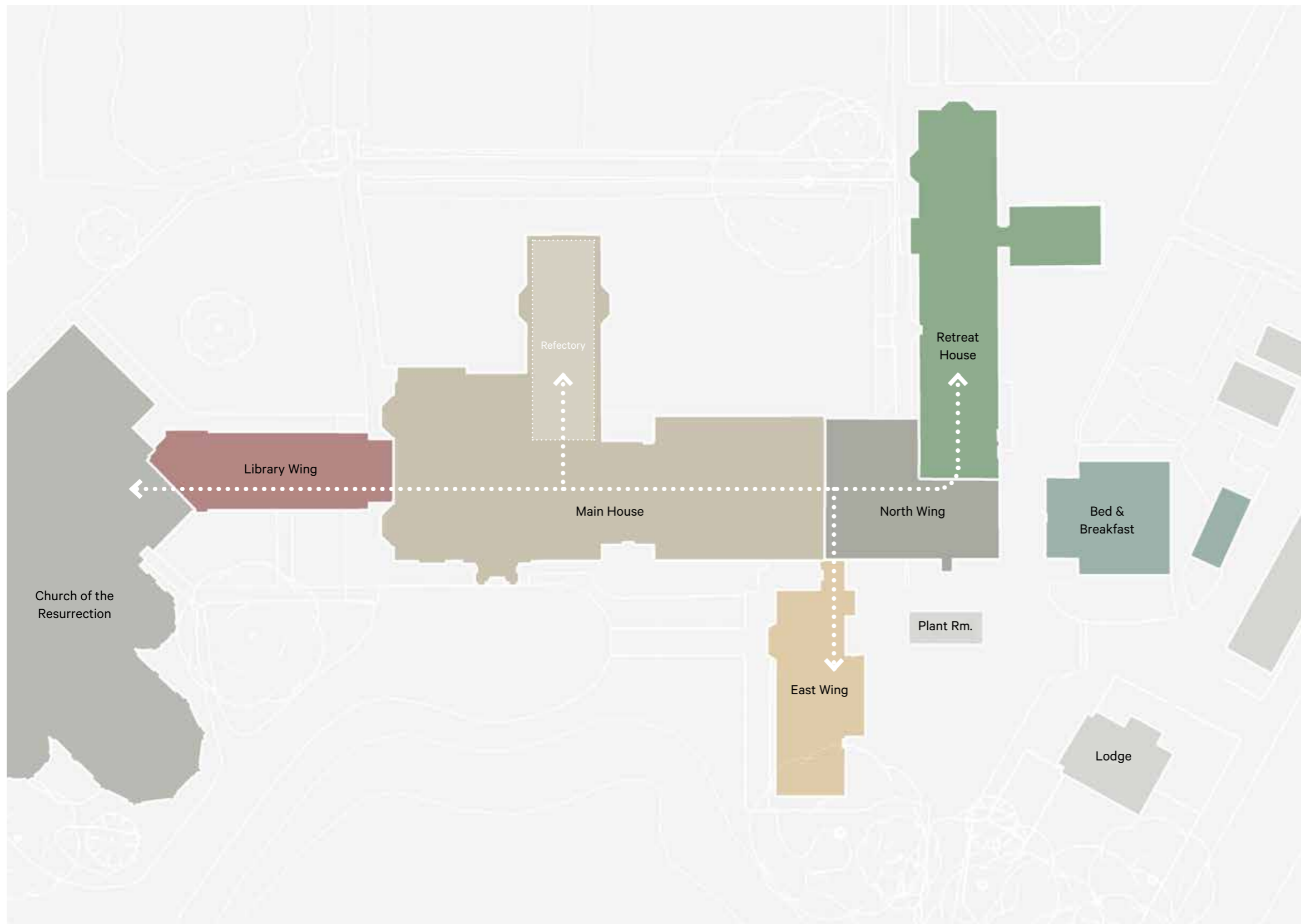
The MEP survey identified the following issues:

- Generally, the electrical systems and wiring within the Main House are beyond their lifespan and are in urgent need of repair.
- The wiring in North Wing, East Wing and Retreat House was refurbished and rewired in 2000 and 2013 and is in good condition.
- The electrical fuse panel in the Main House is beyond its life expectancy
- Whilst heating system is in fairly good condition, the Main Houses uses a single pipe system with uninsulated pipework which leads to issues of overheating. The system also has little controllability, and cannot be zoned eg floor-by-floor, meaning if heating is required for just one room, it is heating the entire building
- The head plant and main boilers are in good condition and satisfactory for another 5-10 years, however, the distribution network is in poor condition, reducing efficiency. A number of the smaller boilers are passed their intended lifespan, however, they are in good condition
- The fire alarm is in good condition
- Domestic hot water systems are in good condition
- The building is naturally ventilated, the age of kitchen extract was not identifiable



3.0 Analysis.

3.4 Existing Plans



Existing ground floor plan

Building Diagram.

The existing plan is made up of a series of buildings which are interconnected and with a shared circulation route leading to the Church. The route creates a conflict in the plan with guests/visitors circulating through the brethren's enclosure, to access the library, refectory and Church.

The notes below summarise each part of the building.

Main House

The refectory, kitchen, offices and various parlour rooms are accommodated at ground floor, as well as a large entrance hallway and staircase. At first floor, part of the library occupies the rooms to the south, while the rest of the floor is occupied by the brethren's accommodation with communal bathrooms. At second floor, additional accommodation is provided within the attic.

North Wing

The ground floor contains staff offices, laundry room and the shop. Whilst the upper floors provide additional bedrooms which form part of the brethrens enclosure.

East Wing

The ground floor of the East Wing houses the infirmary bedrooms and dispensary, with additional bedrooms for the brethren provided on the upper floors.

Retreat House

This extension provides accommodation for individual or group retreats, with a separate block providing communal bathroom facilities.

Library Wing

Often referred to the 'cloister building' the wing connects the main house to Church and houses the library collection across two floors.

3.0 Analysis.



Analysis of Existing Elevations.

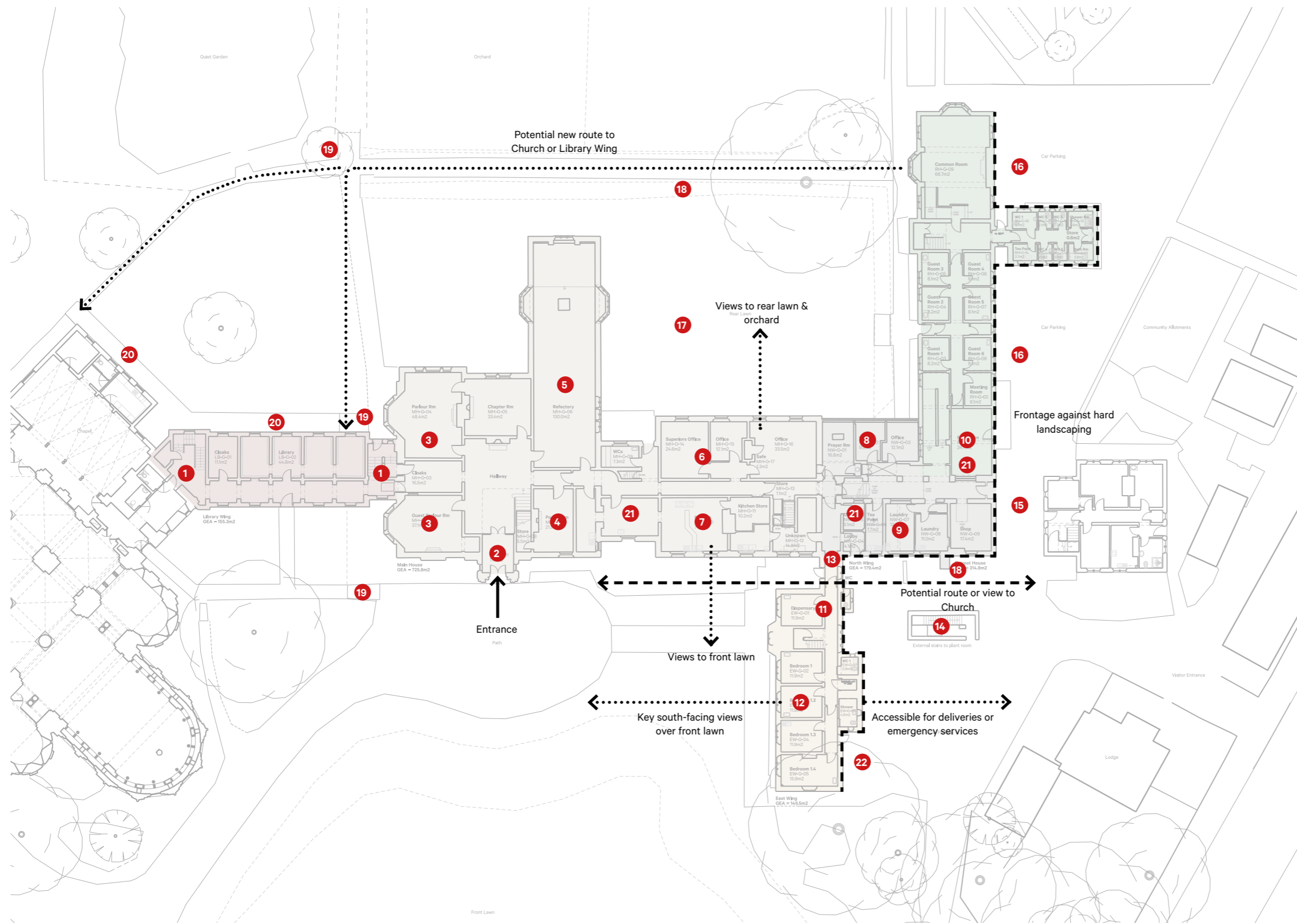
The existing site elevations record how the buildings sit collectively on the site. There is a noticeable level change at the junction of the Main House and the Library Wing, which continues out into the external landscaping. This change in level is reflected in the plan and elevations, which shows the Library Wing recessed half-a-level into the site topography.

Existing east elevation

Existing west elevation

Existing south elevation/section

3.0 Analysis.

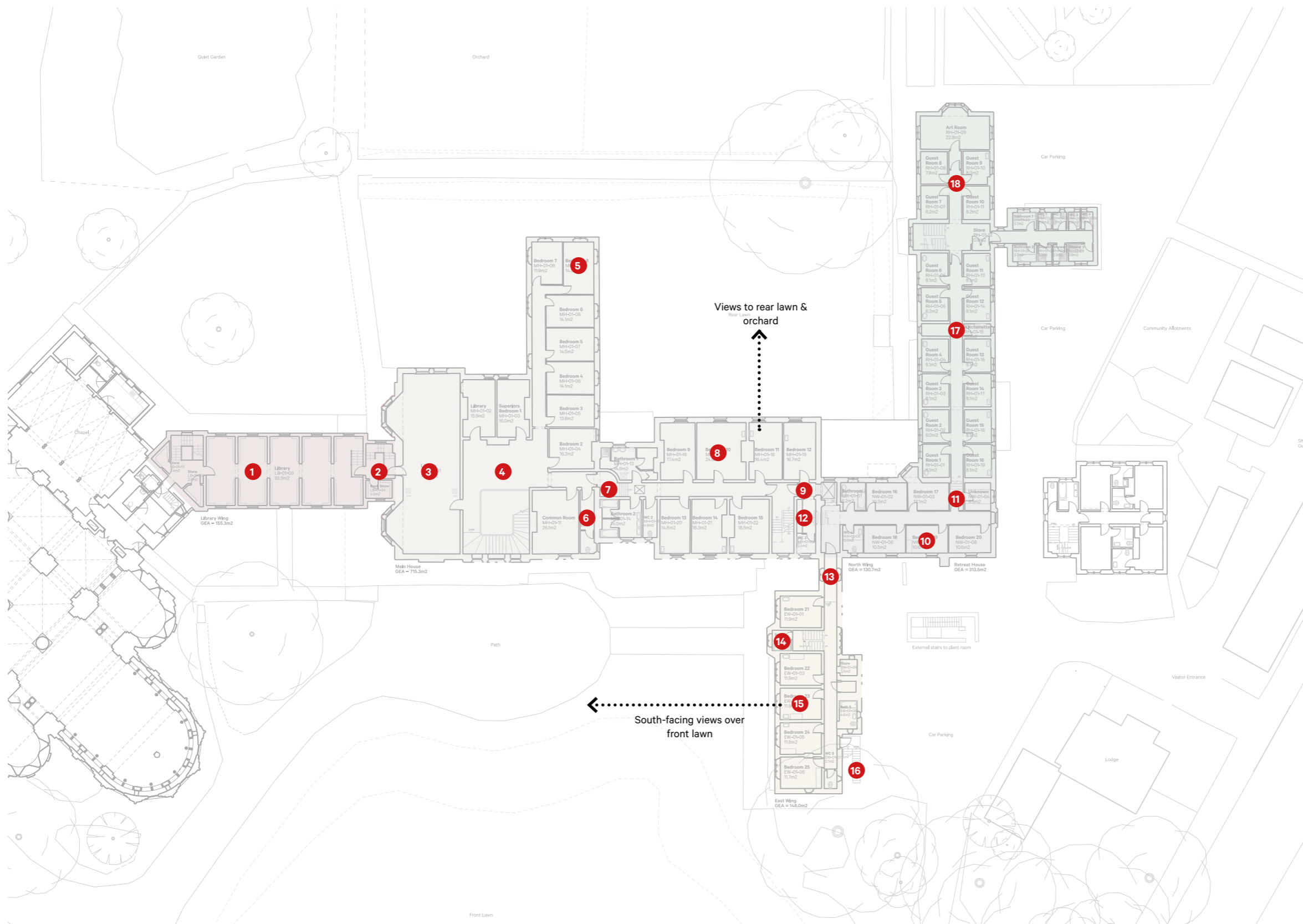


Existing ground floor plan

Analysis of Existing Ground Floor Plan.

1. The layout of the existing library restricts both horizontal and vertical circulation.
2. There is potential to utilise the frontage and entrance door of the original house.
3. The larger rooms on the ground floor could be better utilised for key spaces.
4. Existing spatial planning within key areas to be reconsidered to maximise potential.
5. The existing refectory is not ideal proportions, and could be replanned or repurposed as a different space.
6. Key internal spaces could be relocated to utilise views of the rear lawn & allow light into corridor.
7. The kitchen occupies key spaces which could enjoy views of the front lawn.
8. The ground floor extension restricts light into the entrance space and corridor.
9. The existing laundry room is located within view of the main entrance.
10. The reception area could be improved.
11. The East Wing feels separated from the main building.
12. A number of bedrooms rooms are separated from the Enclosure.
13. There is the potential for a new entrance & reception directly visible upon arrival.
14. There external steps leading to the plant room are an obstruction and could be removed/hidden.
15. Potential for a link to the B&B building.
16. The existing visitor car parking is tight against the guest bedrooms.
17. The rear lawn could be transformed into a courtyard garden.
18. A secondary route to the Church could be added.
19. There is a noticeable change in level at this point, with internal/external stepped access.
20. There is an opportunity to connect into the existing chapel or library wing.
21. New lift(s) could be added to improve level access for both the Brothers and Guests.
22. The north elevation of the East Wing has little openings and prevents views towards the Church.

3.0 Analysis.

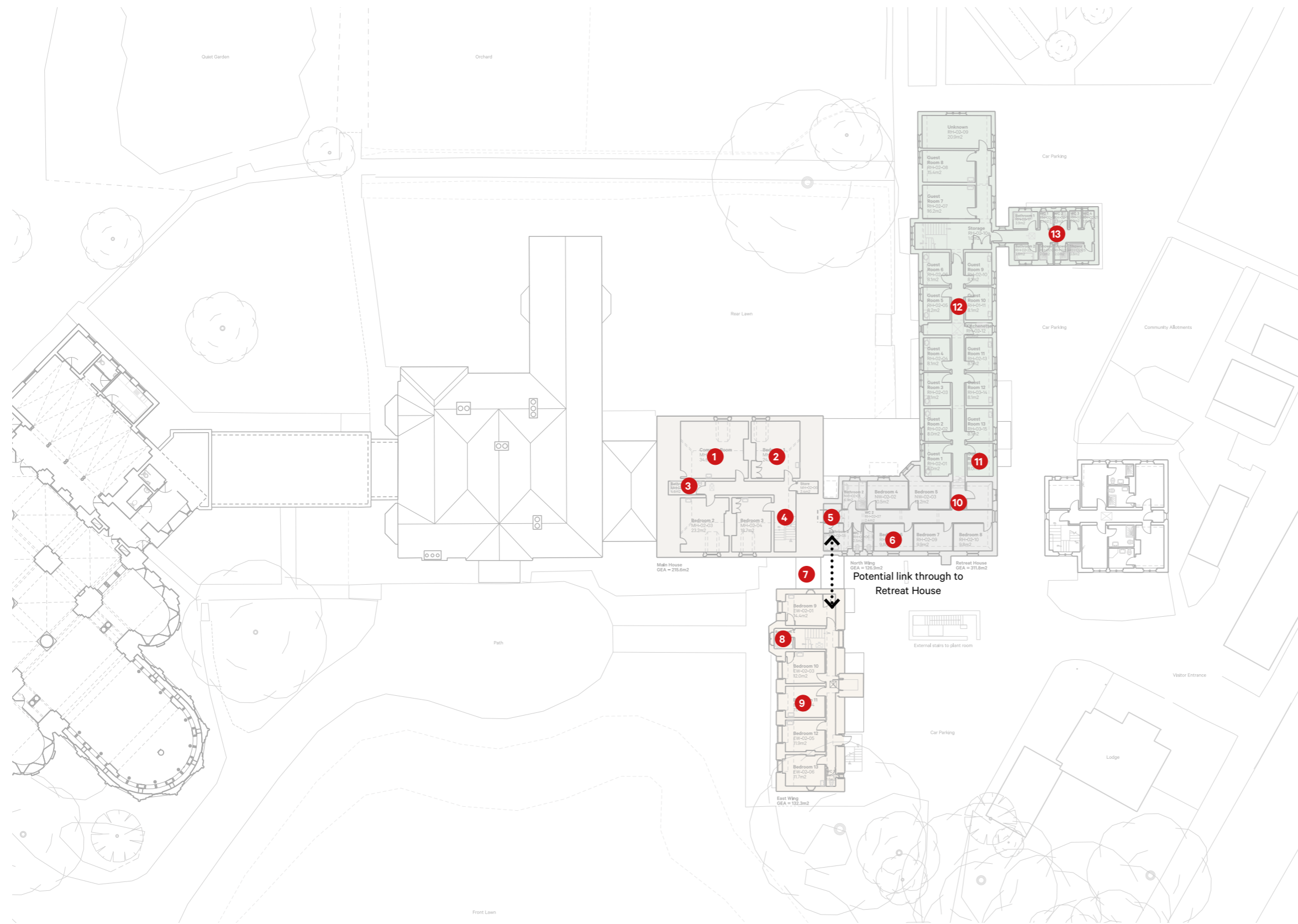


Existing first floor plan

Analysis of Existing First Floor Plan.

1. The existing circulation route is through the library wing.
2. The existing stairs form a bottle-neck where the library wing meets the original house.
3. The library occupies some of key rooms within the original house with no step-free access.
4. The entrance hallway and stairs could be utilised as a buffer zone between the public and private spaces.
5. The bedrooms above the refectory are north facing and a distance from the communal bathrooms and WCs.
6. A number of alterations have been made, resulting in areas which are inefficient.
7. Stepped access within the original house restricts accessibility.
8. The bedrooms within the main house are of a decent size, however, both the thermal performance and heating system require improvements.
9. Stepped access leading to the north of the building.
10. The bedrooms are of a good size, however, the circulation is inefficient.
11. Stepped access leading to the retreat house.
12. The circulation route is complicated leading to the second floor.
13. The East Wing building feels separated from the main house.
14. The bathroom is accessed via the stair half-landing.
15. The bedrooms have a good outlook across the front lawn, but feel disconnected from the main house.
16. The fire escape stair detracts from the entrance.
17. There is potential to improve the guest bedrooms and kitchen/dining spaces. A number of rooms face the car park.
18. There is potential to improve the communal spaces.

3.0 Analysis.

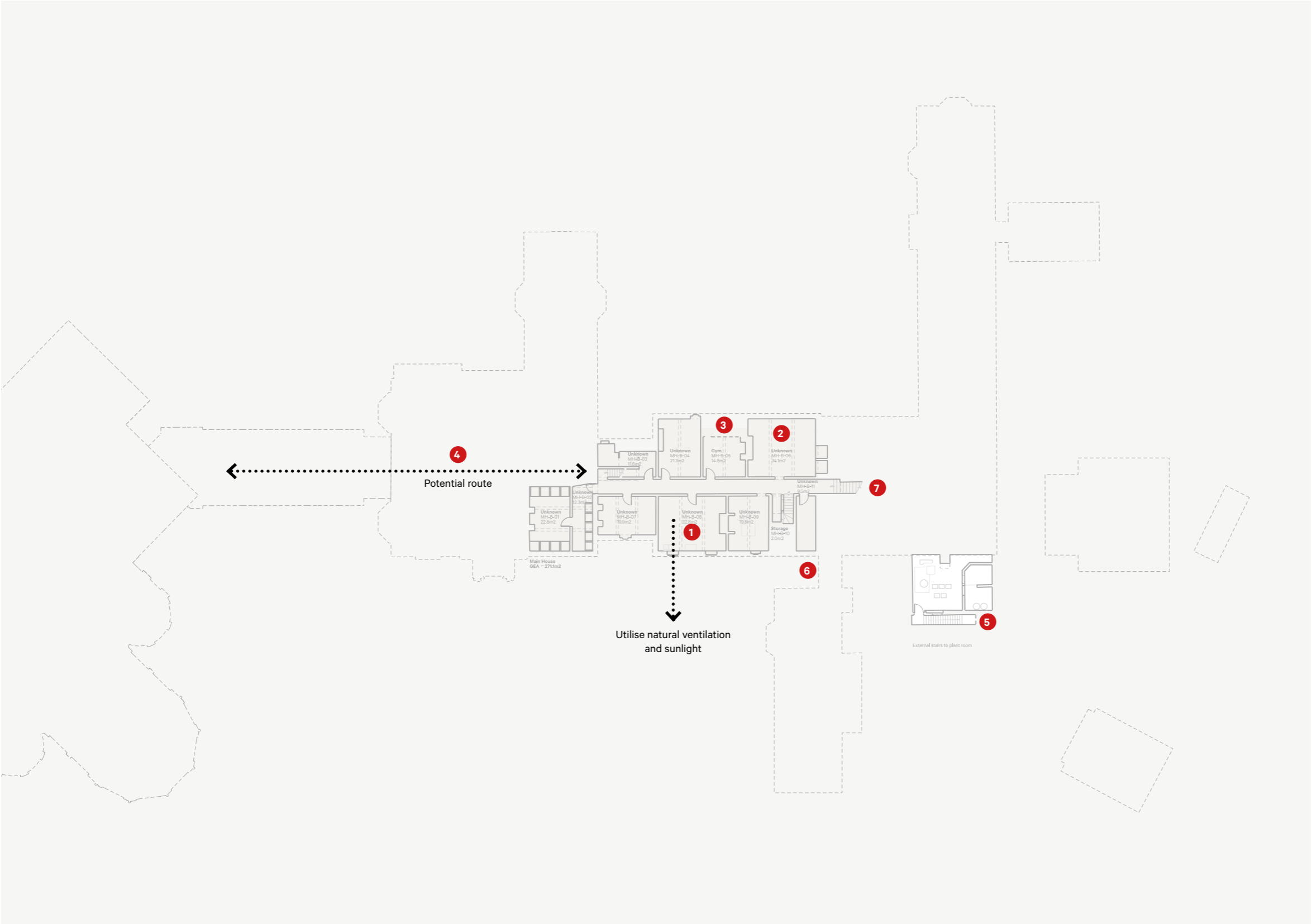


Existing second floor plan

Analysis of Existing Second Floor Plan.

1. The roofs within the main house have restricted head height in places, due to the pitched roof.
2. The rooms are described as being cold due within the roofspace.
3. The existing bathroom is quite small in size.
4. There is only stepped access to this level, reducing accessibility for the occupants.
5. The stairs leading from the first floor are not best placed.
6. The rooms within the North Wing area good size.
7. There is no link from the second floor of the main building to the East Wing.
8. The bathrooms are accessed via the stair half-landing.
9. The bedrooms enjoy good south-facing views across the front lawn but are prone to overheating.
10. Stepped access from the main house to the Retreat House.
11. The bedrooms in the Retreat House have quite a long walk to the bathroom wing.
12. Long, narrow corridors.
13. The WCs are all located in one area.

3.0 Analysis.



Existing basement floor plan

Analysis of Existing Basement Plan.

1. The west facing rooms with access to windows for natural ventilation and light could be utilised.
2. The east facing rooms could also be utilised for additional space.
3. There are potentially substantial works and to remove the risk of asbestos and damp, and provide suitable environmental conditions, such as mechanical ventilation and heating.
4. There is the opportunity to create a link below the existing house, however, this is a complicated and costly intervention.
5. The existing plant room could be consolidated or relocated to remove the external steps and barrier to the entrance door.
6. Generally, the basement is limited below the original house.
7. Stairs restricted by corridors above. Presumably former external access to cellar.

3.0 Analysis.

3.5 Site Visibility

As is evident from the photos, the site entrance is narrow and beyond the stone perimeter wall there are a number of structures that further restrict visibility.

This view is, and will continue to be, key in shaping visitors' first impressions of the property. As such, the following proposals will look at making the entrance more open and welcoming.



3.0 Analysis.

3.5 Site Visibility



3.0 Analysis.

3.6 Visual Obstructions

The arrival sequence is currently subject to a number of visual obstructions that restrict the view of the entrance. Beyond the visual detriment of some of these structures, the lack of clear sightlines presents difficulties from both a wayfinding and a security perspective.



1. Lodge

The lodge building sits at the site entrance. Originally a single-storey stone building, the lodge has a first floor extension, constructed in a mismatching dark brown engineering brick.

Visually the building is to the detriment of the architectural character of the site. It also has an existing harmful impact in creating a significant barrier to the roadside and preventing views of the more historic buildings upon approach.

Architecturally, we feel that the removal of the lodge house opens up a significant opportunity for the betterment of the site.



2. Stairs to basement plant

The external steps to the plant room are situated in the entrance courtyard. With the courtyard's current use as carparking and bin storage they present a minor physical obstruction. However, if this area is to be landscaped more constructively then their location would be an impediment.

By removing the stairs and relocating the plant elsewhere. This area could be transformed into a landscaped zone for visitors.



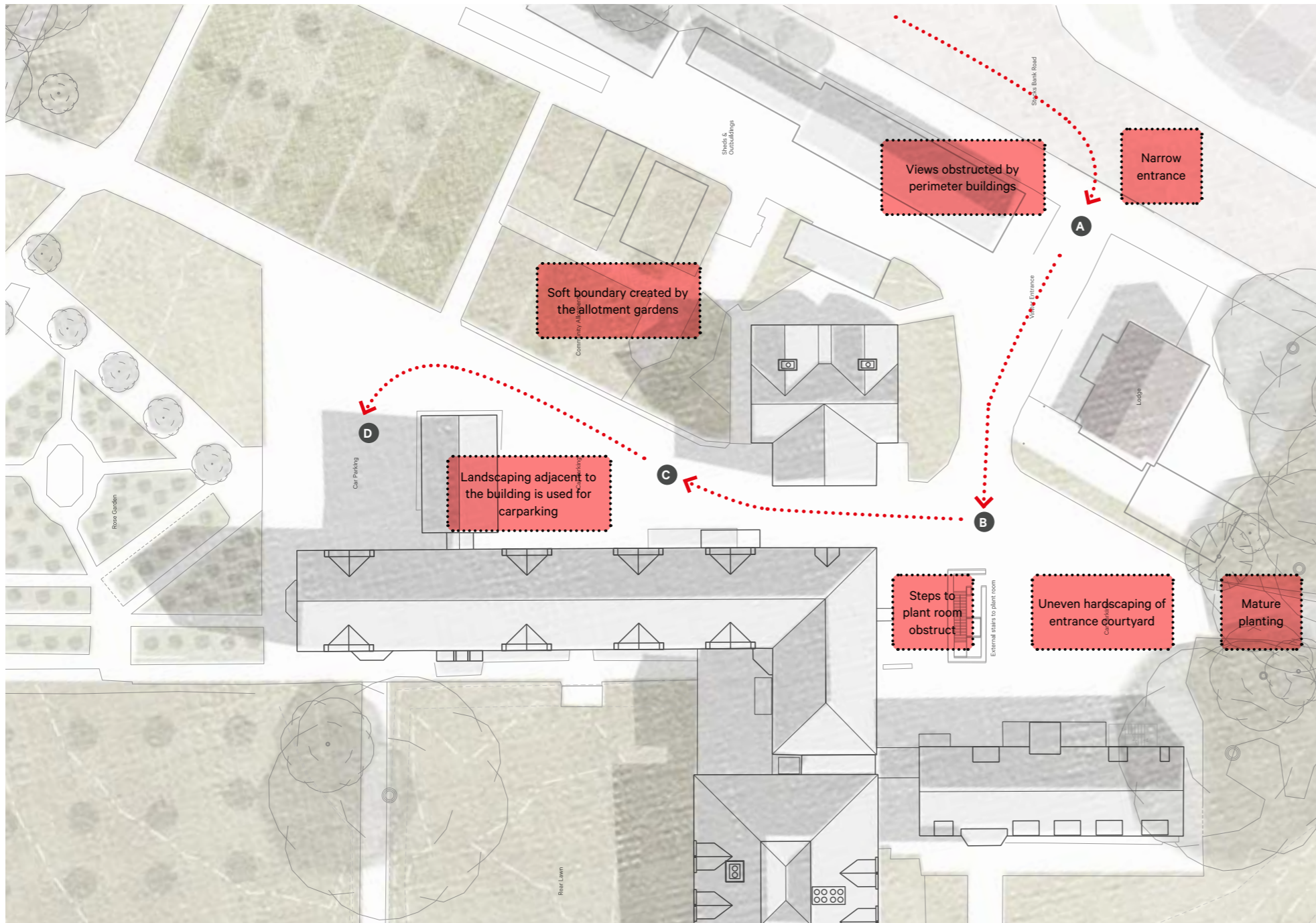
3. Garages

There are a number of outbuildings along the perimeter shared with Stocks Bank Road. The garages at the entrance are comparatively lowlying compared to the lodge building. However, in conjunction they do make the entrance narrow and hard to identify when approaching the site.

If the end garage was removed, the entrance could be widened helping to create a more spacious and open point of arrival with visitor parking and a drop-off area.

3.0 Analysis.

3.6 Visual Obstructions



A. Due to the perimeter buildings, the first view of the site is as you enter it. There is limited soft landscaping, with a small area of grass and hedge adjacent to the B&B



B. Once entered, the main landscaping material is a patchworked tarmac. Other prominent features are the plant room steps and the chimneys that vent the plant area.

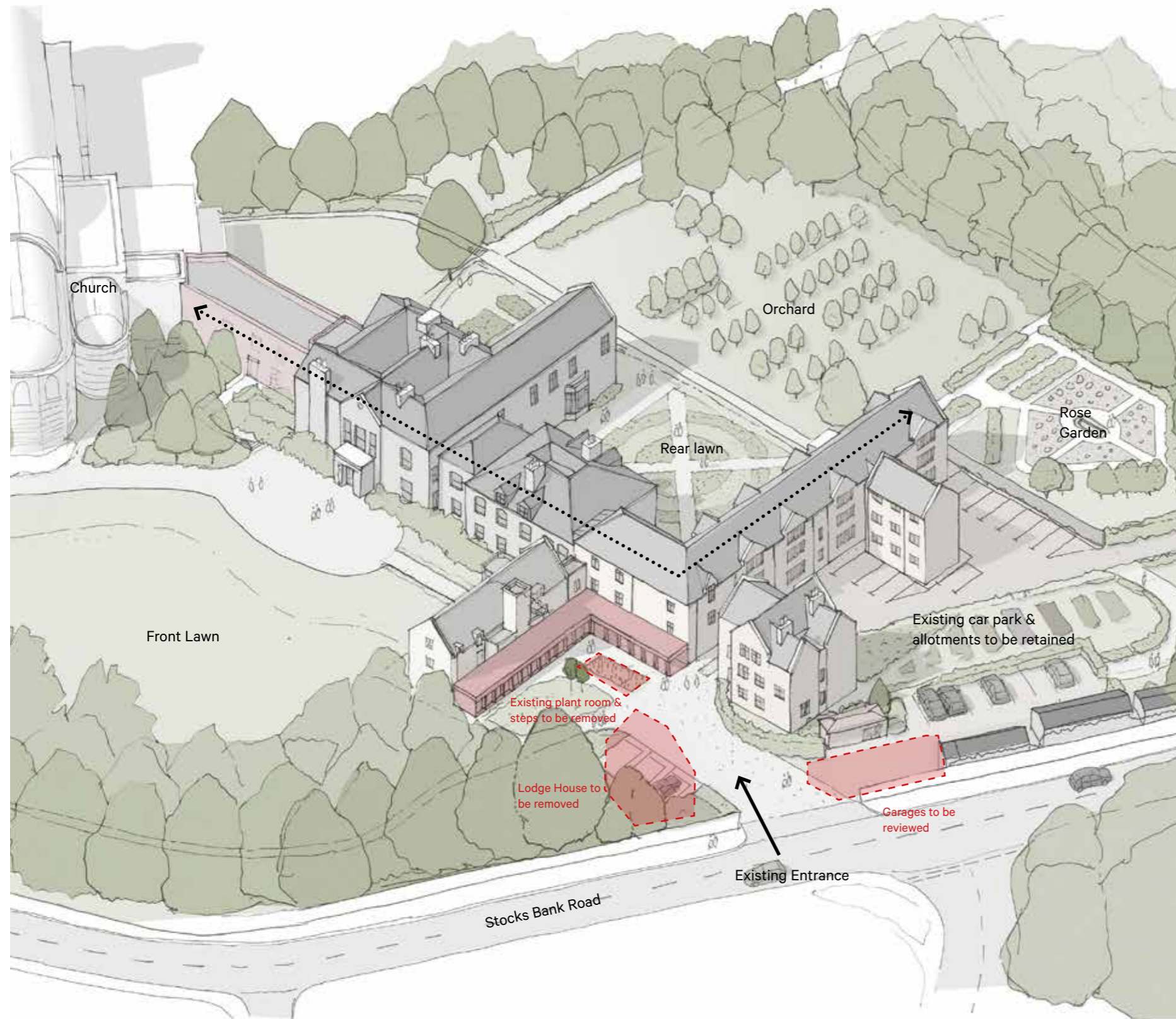


C. The hardscaping continues around the corner, thus creating a predominantly grey colour palette. The allotments create a welcome green boundary to the right once past the B&B.



D. The same finishes continue the full stretch of the Retreat House wing. There are opportunities to introduce smaller versatile landscaping solutions

4.0 Proposals.



Proposed site sketch

4.1 Introduction to Proposals

A new visitor entrance to the North Wing/East Wing to provide a clearly defined, welcoming point of entry for all. Alongside this, there will be fundamental upgrades to the existing building(s), such as upgrading the services throughout (heating, plumbing, electrical), improving the thermal efficiency of the building and redecoration throughout.

The most significant refurbishment works are within the Retreat House to provide en-suite bathrooms, and the North Wing to create an open-plan reception space.

Summary of the Scope of Works:

- Refurbishment of the Main House, North Wing, Retreat House, East Wing & Library
- New MEP services throughout (mechanical, electrical, heating, plumbing).
- New sanitaryware to all WCs/bathrooms/shower rooms
- Redecorating throughout (painting to walls and ceilings, carpets, tiling)
- New secondary glazing to all windows in North Wing & Retreat House
- Replacement windows to the East Wing
- New insulated lining to perimeter external walls within Main House, Retreat House, East Wing & North Wing
- Remedial works to roof and possibly new insulation at roof level
- Indicative allowance for repairing rainwater goods, etc.
- Replacement platform lift within Library Wing
- New passenger lift within Retreat House
- Conversion of Retreat House to en-suite rooms
- Replanning of North Wing & Retreat House ground floor to provide Guest refectory
- New visitor entrance to North Wing & East Wing

Additional Considerations.

- Develop a cohesive, long-term vision for the buildings
- Secure the longevity of the buildings for future generations
- Respectfully retain the characteristics of the existing buildings
- Celebrate the history of the site and the Main House
- Improve the external landscape and spaces
- Define public, private and shared spaces to overcome conflicts in plan
- Reduce issues of noise and privacy through careful spatial planning
- Implementation of sustainable technologies at a later date
- Consider the long-term strategy for the site

4.0 Proposals.



Proposed site diagram

4.2 Building Diagram

The site plan illustrates our proposals for the Community of the Resurrection and consideration of the site as a whole. To the north, the proposals include to improve the entrance experience by removing some of the outbuildings along Stocks Bank Road and extending the existing East Wing building with a single-storey visitor entrance. These amendments will allow a view of the Church upon arrival to help reestablish links between the proposed reception and church.

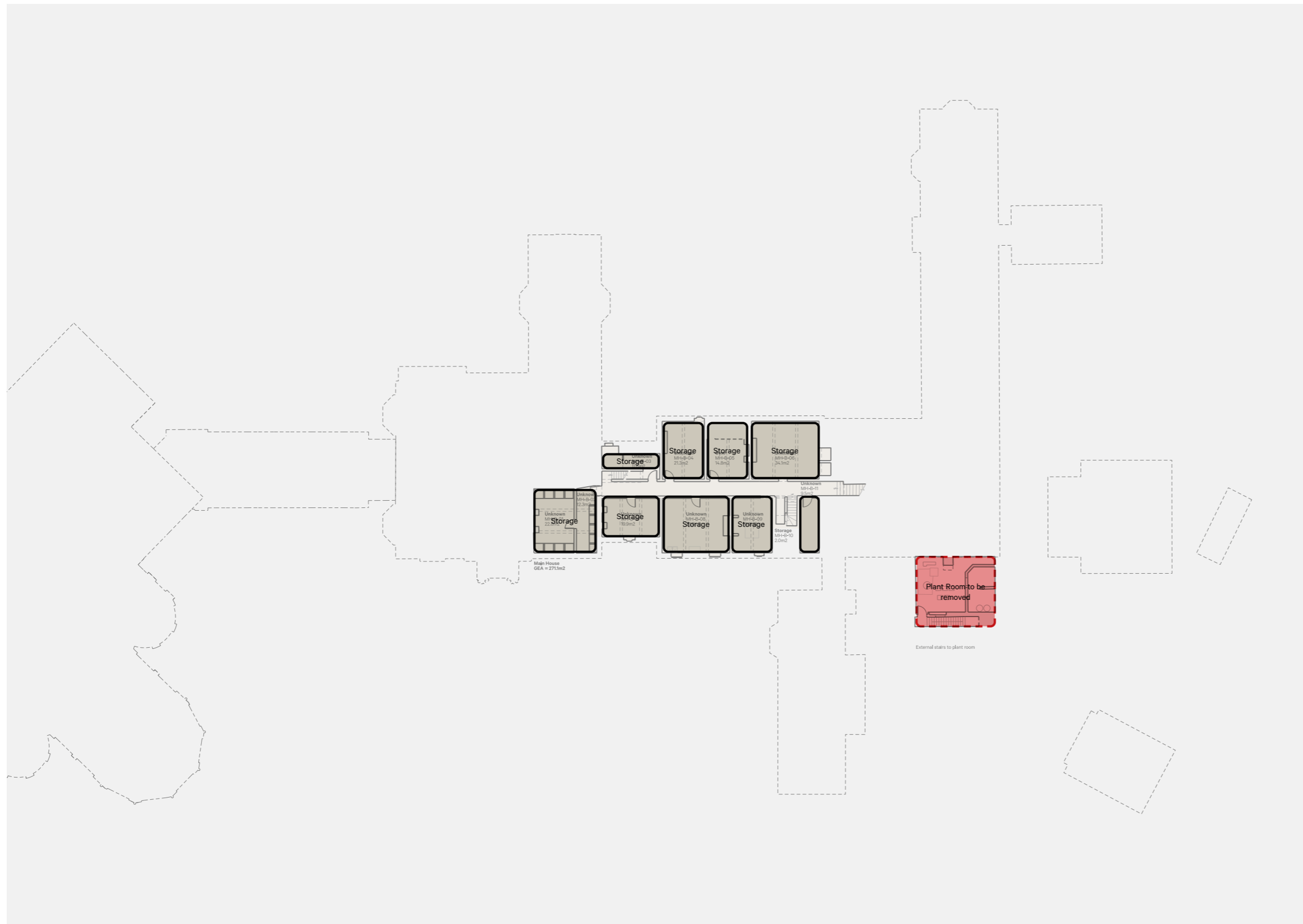
This extension and reconfiguration will address the lack of a clear and visually welcoming sense of arrival at the site, and provide a number of spaces that will contribute to the support for, and integration of, new uses for the monastery's under-utilised spaces.

As part of an holistic approach to the site, improvements to the landscaping are also proposed to provide more inviting external spaces.

1. Remove/relocate the end outbuilding from the northern boundary to allow views of the site upon approach from Stocks Bank Road
2. Widen the visitor entrance to improve visibility of the site entrance
3. Relocate the existing car parking spaces away from the existing building
4. Remove the lodge house allowing for an improved arrival sequence with easier orientation.
5. Construct a new, easily identifiable entrance for brethren, staff, visitors and volunteers.
6. Extend and modify the East Wing building, allowing a direct view of the Church upon arrival
7. Open up the infill extension to the North Wing, providing guest refectory which links from the new reception area to the rear lawn and light into the heart of the plan
8. Provision of new passenger lifts to provide level access throughout the building
9. Renovate the existing Library Wing and improve access leading to the Church.
10. Create a new private garden for the brethren accessible from the refectory via new door

4.0 Proposals.

4.5 Proposed Plans

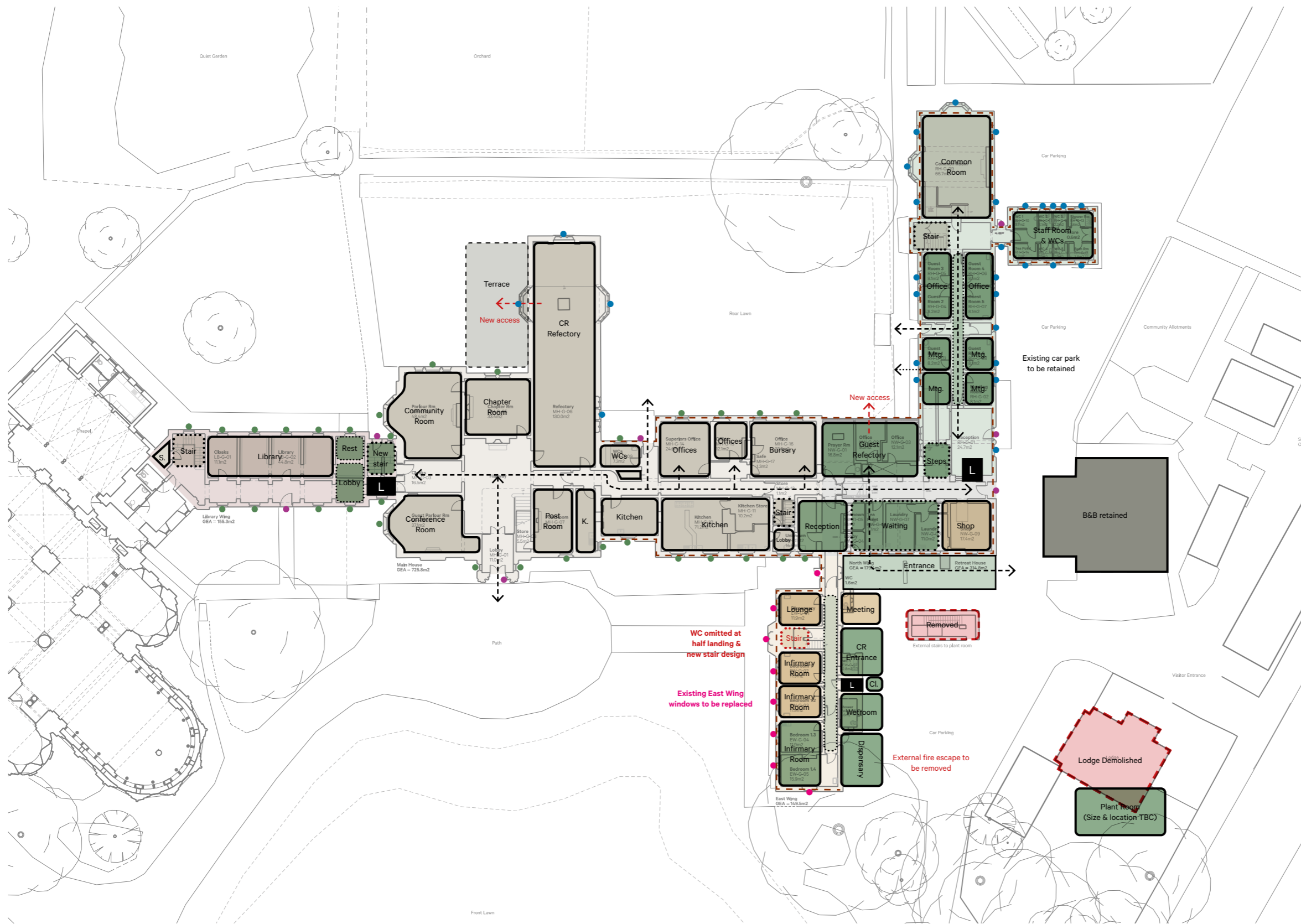


Proposed ground floor plan

Summary of Proposed Basement Floor Plan.

- Existing basement storage to be made good.
- Existing plant room and stairs to be removed and equipment relocated

4.0 Proposals.

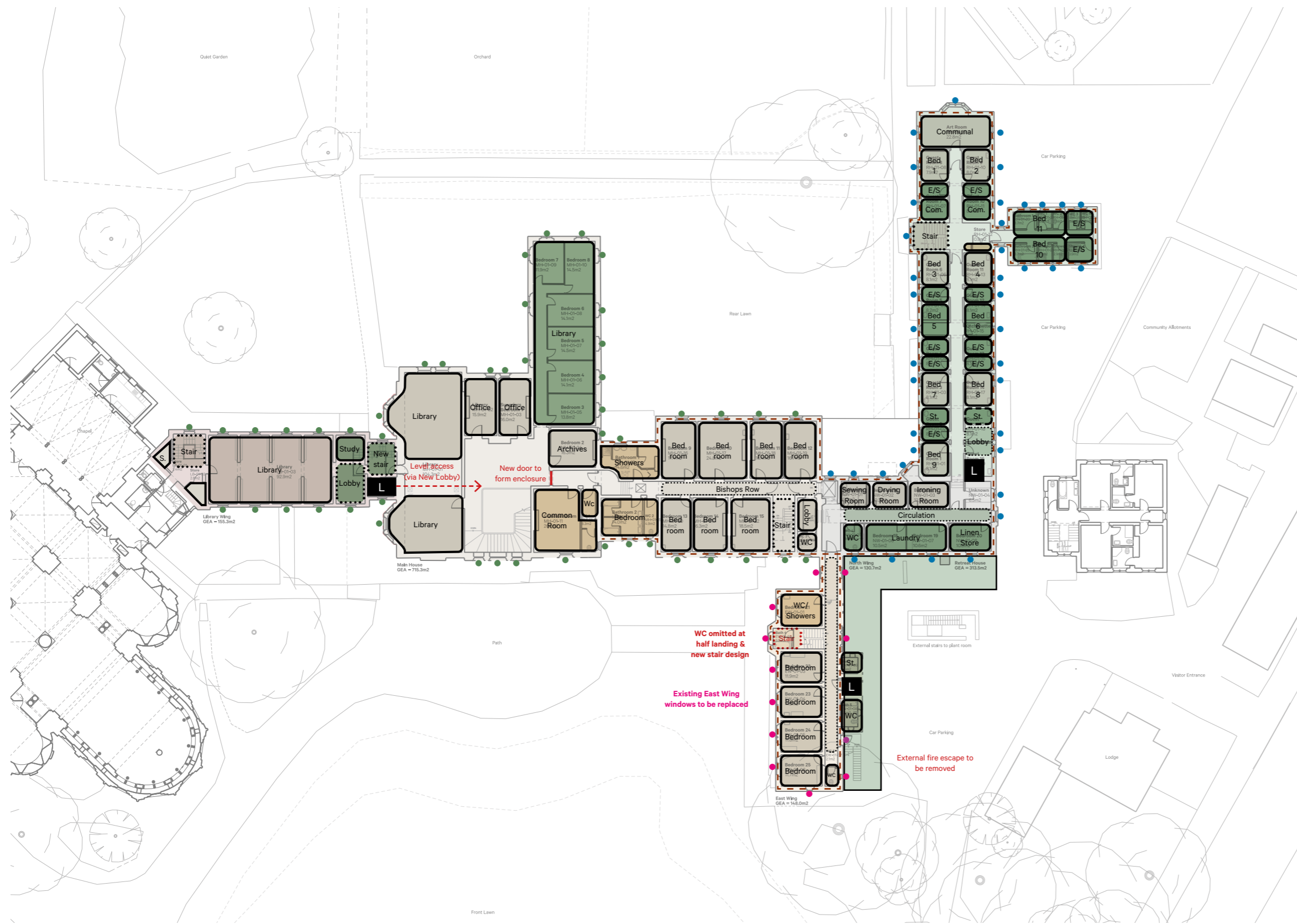


Proposed ground floor plan

Summary of Proposed Ground Floor Plan.

- End bay of Library to become circulation for new lift/stair arrangement
- New platform lift (serving all floors) and stair arrangement to library
- Existing Refectory to be enhanced with new acoustic ceiling, lighting & services
- New access from CR refectory to gardens
- Existing partitions to be removed to provide guest refectory
- New accessible WC to be provided as part of new reception area
- Walls & partitions within North Wing to be removed, to create new open-plan Reception space
- New external canopy/lobby as part of improvements to the visitor entrance
- New passenger lift to North Wing/Retreat House – serving all levels
- Existing internal ramp to be replaced with steps
- Rooms along Retreat House corridor to be reconfigured as Guest Refectory & potential accessible bedrooms
- Bedrooms within East Wing to be reconfigured to provide 3 infirmary rooms (1 larger)
- Single-storey extension to provide new public entrance, CR entrance, wetroom & dispensary
- WC block to become WCs and staff room

4.0 Proposals.



Summary of Proposed First Floor Plan.

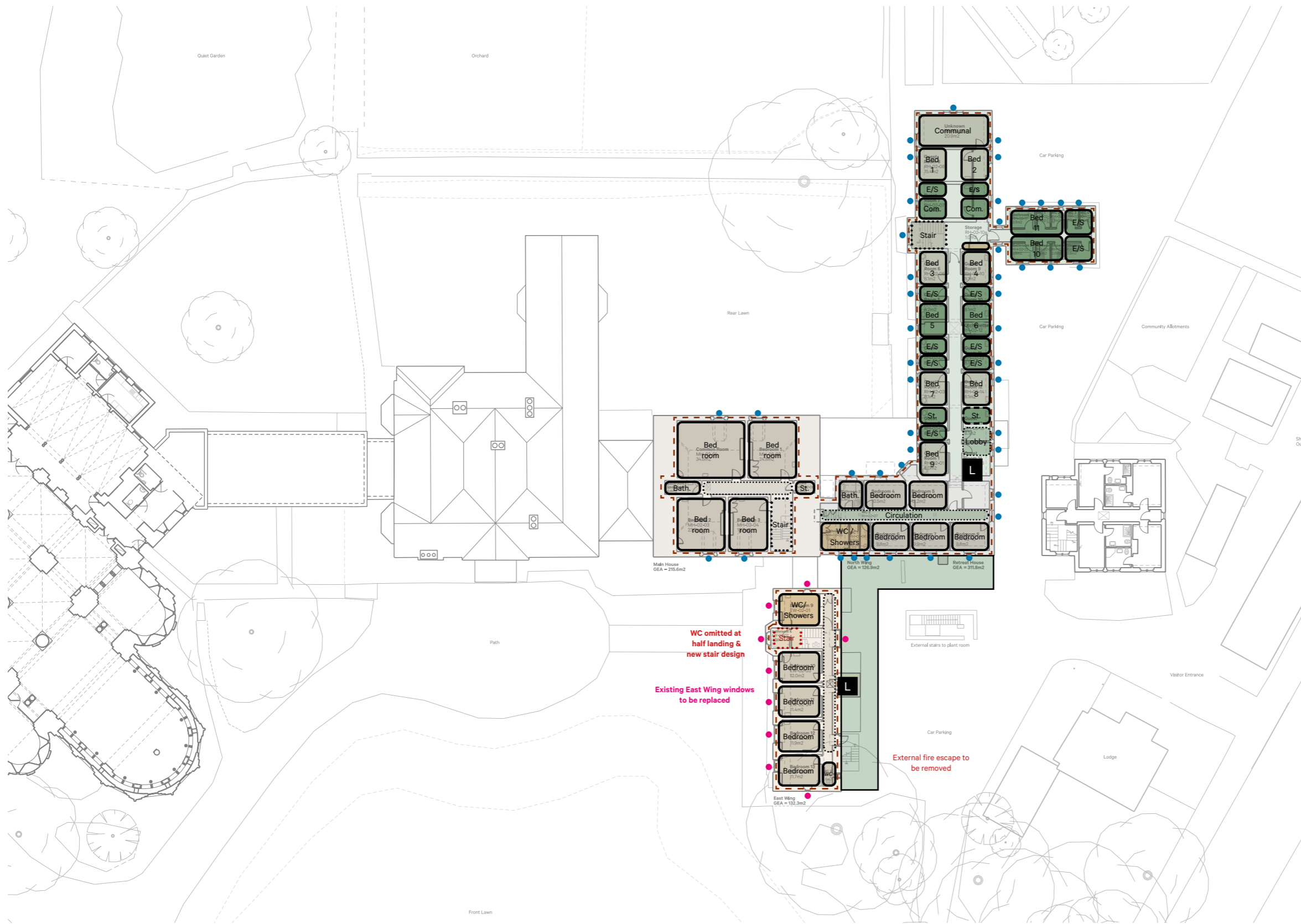
- End bay of Library to become circulation for new lift/stair arrangement
- Additional doors to form Brethren's Enclosure
- Room layout along Drury Lane to be configured to provide open-plan Library space
- Existing WCs and Showers to be reconfigured to improve layout
- Rooms within North Wing to be repurposed for Laundry and Linen (adjacent to lift and serving both the Enclosure and Retreat House)
- Retreat House layout to be reconfigured to provide en-suite bathrooms to Guest Rooms
- New passenger lift to North Wing/Retreat House – serving all levels
- East Wing bedroom to be repurposed as a bathroom, serving the East Wing rooms

Key of proposed works

- Area as existing (light refurbishment)
- Area with minor alterations/ reconfiguration
- Area with new/significant alterations
- Area to be confirmed
- Windows assumed to be completed
- Secondary glazing proposed to existing window
- Existing door to be made good
- Secondary glazing to be confirmed
- Thermal wall lining

Proposed first floor plan

4.0 Proposals.



Proposed second floor plan

Summary of Proposed Second Floor Plan.

- Existing WCs and Showers to be reconfigured to improve layout
- Retreat House layout to be reconfigured to provide en-suite bathrooms to Guest Rooms
- New passenger lift to North Wing/Retreat House – serving all levels
- East Wing bedroom potentially to be repurposed as a bathroom, serving the East Wing rooms

- Key of proposed works**
- Area as existing (light refurbishment)
 - Area with minor alterations/ reconfiguration
 - Area with new/significant alterations
 - Area to be confirmed
 - Windows assumed to be completed
 - Secondary glazing proposed to existing window
 - Existing door to be made good
 - Secondary glazing to be confirmed
 - Thermal wall lining

4.0 Proposals.

4.4 New Entrance

The new entrance courtyard will provide a clearly defined, welcoming point of entry for all. A new-build component that will provide a focus and resource for visitors arriving at the site. Sitting in a carefully landscaped courtyard it will provide a clearly defined sense of arrival.

Functionally, the Entrance Building will both rationalise the existing Reception and Welcome functions, but also place them more centrally in respect of the new uses envisaged for the

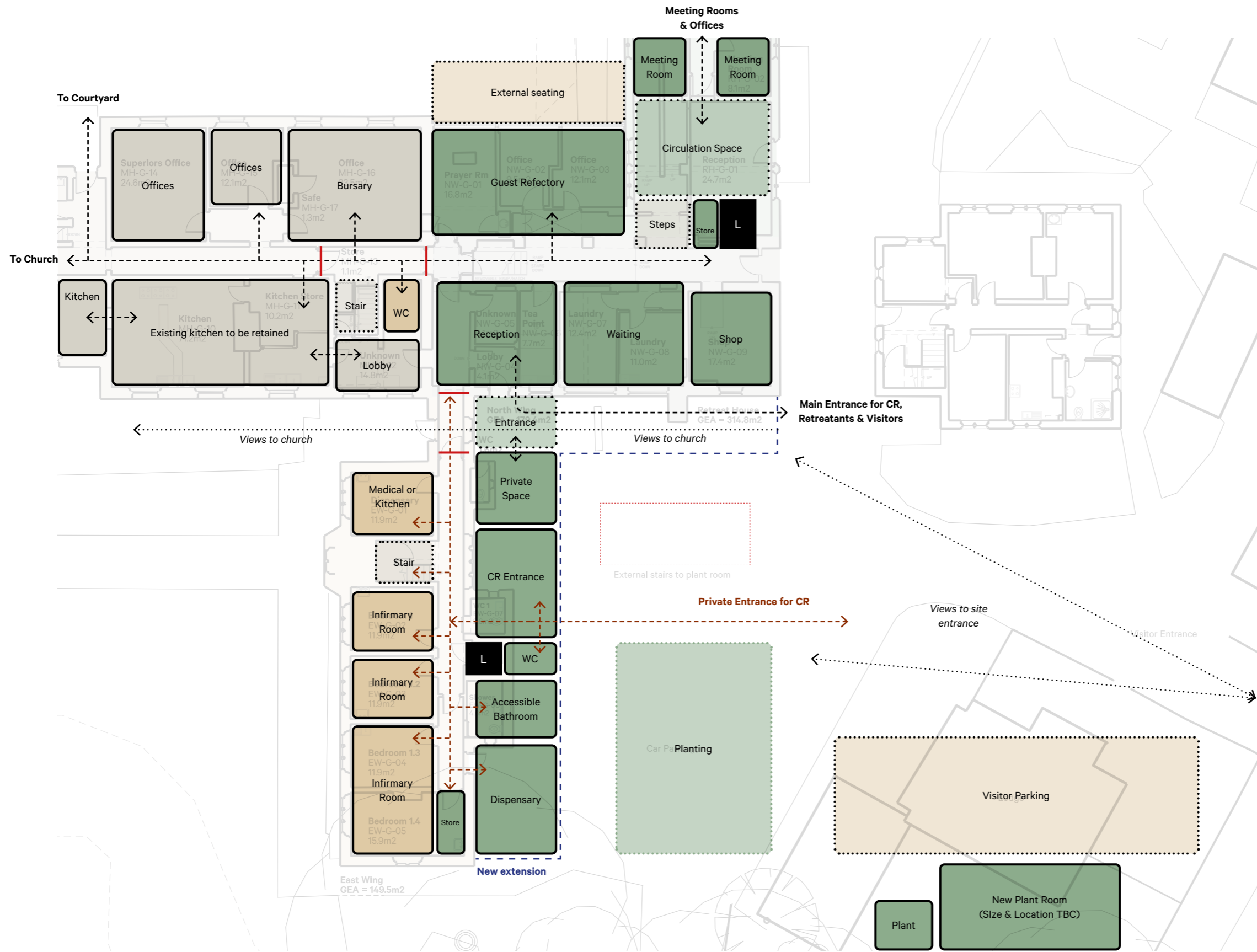
complex. The single-storey additions will allow a glimpse of the Church upon arrival, while maintaining the privacy of the front lawn.

The new entrance sequence will also improve the experience for guests visiting the Bed & Breakfast.



View of proposed entrance structure

4.0 Proposals.



4.5 Entrance Adjacencies Diagram

This layout shows the reception in a prominent location, with views out to the entrance. The shop is placed next to the front desk, allowing reception staff to access the shop also. The reception space also includes a meeting room and private space.

A discreet CR entrance has been provided, not to confuse visitors with multiple entrance doors. The CR entrance leads into the infirmary wing with the potential to circulate to the first floor via the East Wing or back through to the centre of the Main House/North Wing.

4.0 Proposals.





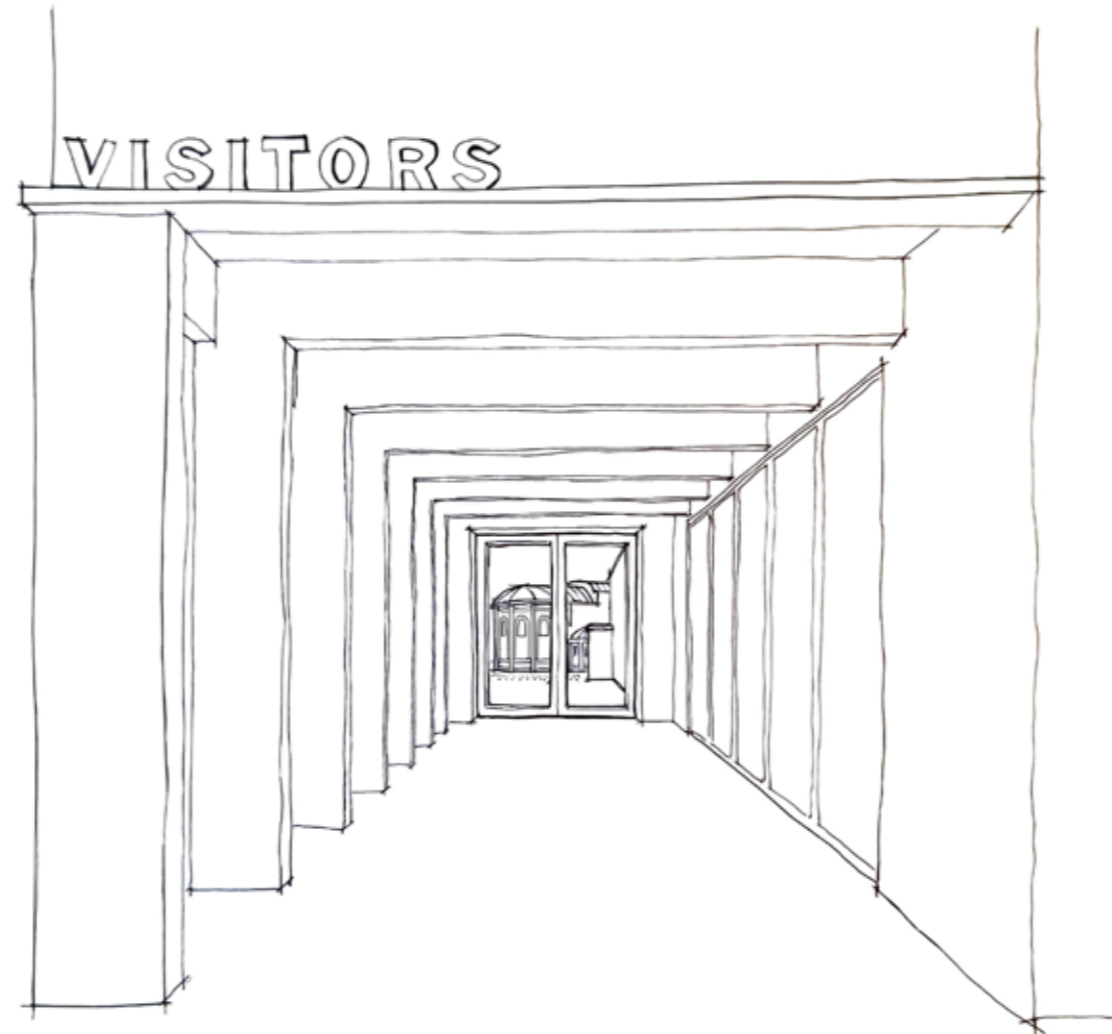
The proposals offer an opportunity to improve the setting of the estate through detailed assessment and rationalisation of existing structures and landscape.

It will address the lack of a clear and visually welcoming sense of arrival at the site, and provide a number of spaces that will contribute to the support for, and integration of, new uses for the monastery's under-utilised spaces.



4.0 Proposals.

4.6 Visibility to Church



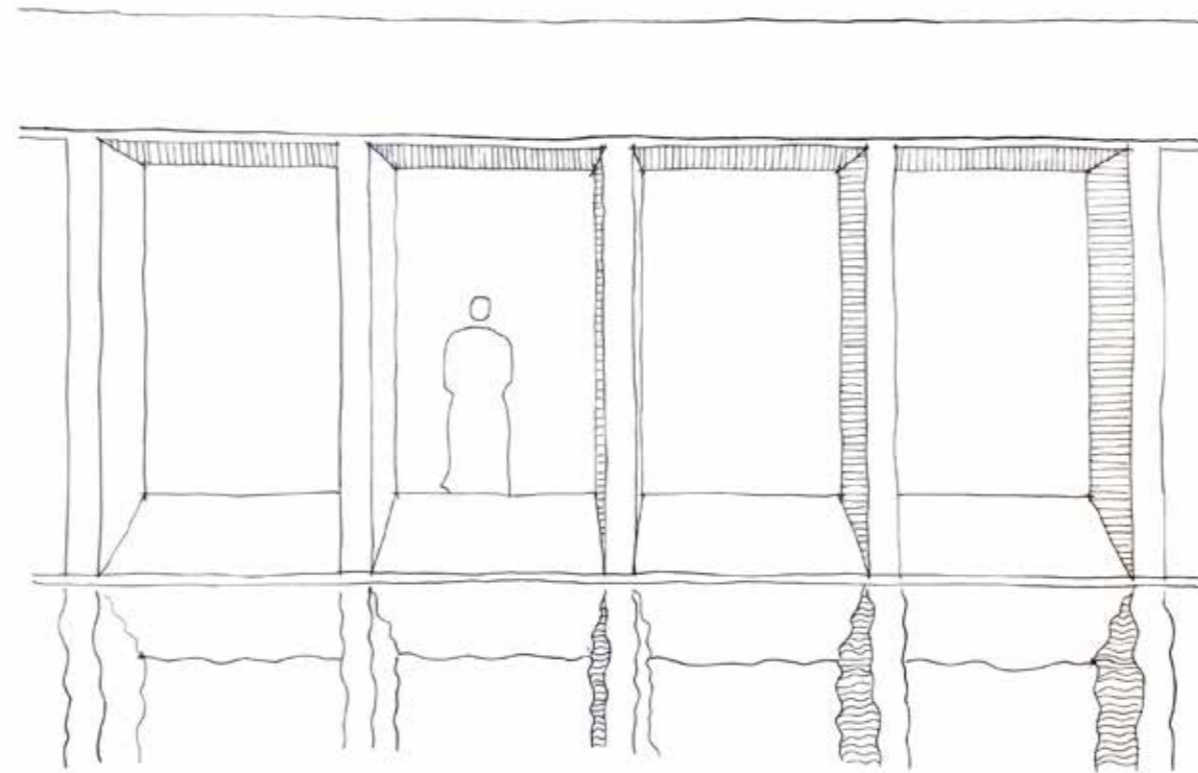
A new colonnade orientates visitors towards the reception space while allowing glimpsed views of the church. Building a sense of anticipation for the final reveal later.





4.0 Proposals.

4.7 Architectural Form



The proposed forms echo the existing chamfered stone window reveals. The simple rhythmical facade becomes the boundary between the brethren of the monastic community and the public.



4.0 Proposals.



View of proposed reception

4.0 Proposals.

4.8 Materiality

The proposals would seek to use a neutral, robust palette of materials to reflect the simplicity associated with monastic life. The selection below provides a suggestion of the materials which may be used.



Cut stone



Plaster



Fine timber



Limestone



Glazing



Bronze-coloured metalwork



Stone



Pre-cast or GR Concrete



Existing mouldings



Stone tiles



Terrazzo



Handmade bricks

4.0 Proposals.



View of proposed guest refectory - located within the rear infill

4.0 Proposals.

4.9 Summary of Proposals

Design

The proposals put forward a substantial refurbishment of the existing property, focusing on a fabric first approach to improve the thermal performance of the building and reduce the energy demand. Within the Main House, the existing MEP services are to be replaced throughout to current standards, improve energy efficiency. The proposals aim to provide a comprehensive upgrade of the existing residential accommodation, to secure the long-term future of the building. The proposals seek to celebrate and enhance the character of the Main House, and utilise the existing rooms for their 'original purpose', where possible.

The new-build additions are contemporary in their design but respectful to the history and context of the site. The proposals are set back from the highway, and not directly visible from neighbouring properties. The new single-storey interventions will reduce the visual impact on the historic buildings, and greatly improve the entrance sequence - allowing a view of the Church upon arrival.

Site

As described within the site analysis, the site has a steady fall across the site from north-the east corner to the south-west corner. The site is accessed from Stocks Bank Road via a gated entrance, which is to be widened as part of the proposals.

The selected site is located to the north of the grounds with expansive amenity space to the south, east and west. As part of the proposals, the surrounding landscape is to be significantly improved with new hard and soft landscaping, plus car parking moved away from the building. The site benefits from open space to the south and views out across the landscape, and is shielded by well-established trees and vegetation.

Scale

The proposed scheme is of a scale which is sensitive to the existing buildings found across the site. The removal of the lodge and garages will reduce the mass when viewed from the road, creating a more open approach the site.

When developing the form and massing of the extension, the amount of volume has been carefully considered. The footprint has been designed as an efficient layout to accommodate the required number of guests. The height of the new buildings has been informed by the heights of the existing windows and finished floor levels.

Appearance

The appearance of the existing buildings are to be enhanced through remedial works to external envelope and ongoing upgrades to the existing windows. The appearance of the new buildings will be sensitive to the character and detailing of the original architecture. The proposed elevations will be finished with high quality materials, potentially - stone, brick, pre-concrete, aluminium/timber windows and low-opacity glazing.

Layout

As mentioned, the layout will aim to improve accessibility throughout the building and resolve existing circulation issues. A new reception area will be provided at the heart of the building, at an important point where a number of uses meet. This will help provide clarity to the plan and, allowing users to circulate through the site with greater clarity.

Amount

The proposals will result in an overall loss of area on the site, however, under-utilised space within the existing building is to be repurposed and better utilised to meet the requirements of the brief.

Use

As part of the proposals, the uses will remain as existing.

Access

The visibility of the site from Stocks Bank Road will be improved by the removal of the existing outbuildings. The entrance to the site itself, will be enhanced by the widening of the site entrance, and improvements to the signage.

Whilst there is no obligation with a refurbishment to meet the building regulations, the internal layouts have been designed with consideration to the approved documents. Where possible, corridor widths and door openings have been sized to reflect current Part M requirements, and all stairs have been designed to Part K requirements. Throughout the plan, there are numerous level changes where the buildings meet. To improve accessibility, new dual-aspect passenger lifts have been proposed at key points to provide level access and negotiate level changes. The new circulation building will provide wider stairs and an improved platform lift to meet the volume of traffic.

Sustainability

As part of the works, the thermal performance of the existing building will be improved through upgrades to new roofs and linings to the external walls. These alterations will improve the u-value of the existing building. The new additions will be designed to current standards, reducing the overall energy demands. There is also the potential for the inclusion of sustainability technologies and services such as photovoltaic panels and air source heat pumps and potential use of green roofs to improve biodiversity.

4.0 Proposals.

4.11 Precedents

Selected images and precedents.



4.0 Proposals.



5.0 Energy & Carbon.

5.1 Energy and Carbon strategy

5.1.1 Introduction

The built environment is responsible for roughly half of the UK's carbon emissions. Achieving the Climate Change Act (2019 amendment) commitment to transition the UK to net-zero emissions by 2050 will therefore require immediate and robust action to reduce the energy use and therefore carbon emissions associated with buildings.

At a high level, when seeking to reduce energy use in buildings, three strategies are used: *reducing demand, increasing efficiency, and reducing the carbon intensity* of the energy supply. Each area has an effect on the others, meaning that improvements in each area have a self-reinforcing beneficial effect.

The proposals within this document strive to meet the guidance outlined by the Building Regulations Approved Document L: Conservation of fuel and power, Volume 1: Dwellings 2021. The historic and traditional buildings will be upgraded, whilst the new additions will comply fully with the energy efficiency standards outlined in the document.

5.1.7 Ventilation and heat recovery

With traditional buildings, openable windows and cross ventilation is utilised to provide natural ventilation, free cooling, and for occupant comfort (the sense of being able to control one's environment).

The use of mechanical ventilation with heat recovery (MVHR) should also be considered within the new additions, since this allows air changes to be made while recycling the heat for re-use in the building.

Use of MVHR is positively reinforced by the use of air-source heat pumps, on site renewable generation and high performance fabric, since the heat recovery and superior fabric reduce the heating demand on the heat pump, while on site electricity generation powers the mechanical systems (heat pump and MVHR unit).

5.1.2 Fabric performance

Maximising the performance of a building's fabric reduces the *energy demand* by minimising heat losses and excessive solar gain. Better performing building elements, combined with continuity of insulation through careful detailing, should be specified.

The beneficial effects of increasing fabric performance are magnified by a building having a good orientation, form factor, and the correct proportion of glazing to facade.

The following u-values, as advised by Part L, will be targeted:

Element	Refurbishment*	New Elements**
- Walls	0.30-0.55	0.18
- Ground floor	0.25	0.15
- Roof	0.16	0.16-0.18

* Based on guidance for dwellings (eg upgrades to the existing house)

** Based on guidance for buildings other dwellings (eg new visitor entrance)

5.1.8 On-site renewable generation

Reducing demand and increasing efficiency both reduce the overall energy consumption of a building. This reduction is essential since the remaining energy will in future be sourced entirely from renewable sources as part of the *reducing the carbon intensity* of the energy supply. The capacity of this future energy grid will be severely constrained. On-site renewable energy generation will therefore become increasingly important.

After reviewing the proposals with the M&E engineer and cost consultant, an ASHP is seen as the most suitable solution for the site. It may also be possible to include an array of south-facing PVs on the new buildings to off-set energy use.

The opportunity to add PVs to the existing roofs is limited by the potential impact on the historic buildings and character of the site.

5.1.3 Orientation

A building's orientation dramatically affects the *energy demand* since North facing facades are exposed to less direct sunlight and therefore lose heat more quickly than South facing facades, which are subject to much more solar gain. Poor orientation results in either excessive heating energy demand due to unnecessary heat losses, or excessive cooling energy demand due to unnecessary heat gains.

The beneficial effects of a good orientation are magnified by a building having a good form factor, high performance fabric, and the correct proportion of glazing to facade. A good orientation will also enhance the efficiency of any on site photovoltaic panels.

The building is primarily orientated on a north-south axis, with a series of wings extending from the Main House which are orientated east-west. Currently, the south-facing bedrooms within the East Wing are prone to overheating - these are to be relocated within the Main House and North Wing where the temperature is more moderate.

5.1.9 Materials and embodied carbon

As our buildings become more efficient through *reducing demand, increasing efficiency*, and as our *energy supply is decarbonised*, the embodied carbon of the materials used in the building's construction becomes even more significant.

In the UK this will usually be balanced with local planning requirements and the need for contextual design, which may impose the use of certain materials, for example.

In general the use of timber should be promoted wherever possible, since it is carbon negative as a material, and the use of steel and concrete should be minimised.

The proposals seek to retain and upgrade the building fabric, where possible, to reduce carbon demand. New materials for the replacement buildings will be carefully considered in their sourcing and specification.

5.0 Energy & Carbon.

5.1.4 Form factor

The Form Factor of a building is the ratio of the area of external 'heat loss area' to the usable floor area. External 'heat loss areas' are the walls, ground floor, roof, and soffits which mediate between the inside and outside of the building. The area should be calculated using the outside face of the insulation line.

In practical terms this means that detached dwellings have a larger Form Factor, and are therefore less efficient, than a row of terraces, since the proportion of external walls to internal floor area is greater.

By consolidating the accommodation within the Main House and North Wing, and reducing the overall built volume on the site, this will lead to improvements in efficiency.

5.1.5 Proportion of glazing to facade

Large areas of glazing or windows admit more light and allow views out to the landscape. Increasing daylight reduces reliance on artificial lighting and improves occupant comfort and wellbeing. However too much glazing can result in excessive heat gains or losses (and therefore an increased heating or cooling energy demand) since it performs far worse than a solid facade.

The proportion of glazing to the Main House is defined the historic elevations. Works are currently ongoing to replace the single-glazing with new double-glazed units within the original frames. As part of the proposals, the use of secondary glazing will be investigated to improve thermal performance.

The proportion of new glazed elements will be considered alongside current guidance outlined within the Approved Documents. The design will consider the use of solar shading (eg the use of canopies, deep reveals) to prevent excessive solar gains during the summer months.

5.1.6 Heating of dwellings

Thanks to upgrades to the building fabric, form factor and glazing ratio, the heating demand of a building will be reduced. This allows lower temperature sources of heat, such as air-source heat pumps, to be used.

As part of the works, the heating system will be replaced to improve the efficiency of the distribution network so that a lower temperature heat source can be used in the future. As the existing plant is in good condition, it is intended to utilise the existing equipment in the short-to-medium term, with the aim to switch to an Air Source Heat Pump in future or local electric boilers/heaters.

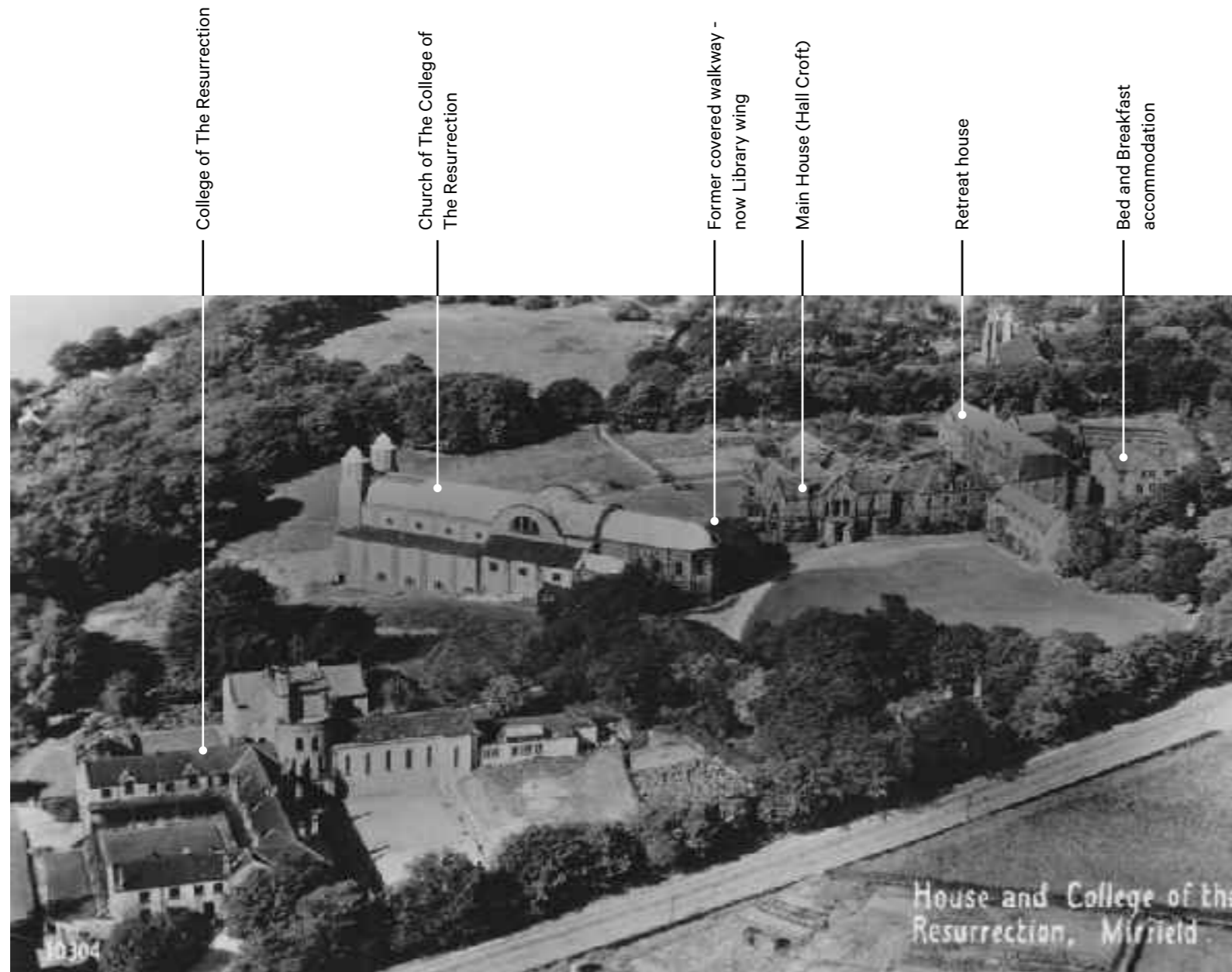
The existing buildings are naturally ventilated, however, the use of mechanical ventilation with heat recovery (MVHR) for new elements will further decrease heating demand since waste heat is captured and reused in the building.





Existing condition where library wing meets the western facade of church, colliding awkwardly with sacristy in this location.

6.0 Heritage Statement



Aerial view of House and College of the Resurrection kindly provided by the brethren.
Photograph assumed to pre-date 1956 as library wing not yet in existence.

Please find overleaf our outline heritage statement. This section provides a summary of this impressive Grade II Listed Asset, The Church of The College of the Resurrection, associated wider structures, including main house (Hall Croft), wider estate structures and designated parkland.

Within the following pages, the church and wider buildings, setting and significance are outlined and summary of potential impact of proposed works is provided.

This statement has been prepared and informed by detailed consideration of most recent Conservation Management Plan (June 2010, Kathryn Sather and Associates), previous Architectural Building Condition Survey (November 2018, Cartwright Pickard) in addition to by our own detailed inspection, survey and assessment throughout 2022-2025.

6.0 Heritage Statement

6.1 Site Description

The Community's estate at Mirfield (as shown facing page) is extensive and features a number of buildings, including Grade II Listed Church of the college of the Resurrection, of historic interest and designated parkland.

The site is located on Stocks Bank Road to the west of central Mirfield and the north side of the Calder Valley falling steeply away toward the Calder river at the southern boundary of the site.

The site has been in use by the brethren of the Community of the Resurrection since they initially arrived as tenants of the main house (Halls Croft) in 1898, going on to initiate purchase in 1902.

Since then, as set out in the following section 4.2, the site has been periodically developed over a period of over 100 years, most notably by the construction of the impressive Byzantine style church in 1911 which was connected to the main house by temporary cloister (now the red brick library wing shown '2' right).

Primarily, the site is the home of the Community - who inhabit the Main House, North Wing, East Wing & Library Wing and use the Church of the Resurrection as a place of worship. The Community's accommodation also includes an extensive library, infirmary and meeting spaces, as well as, offices for staff and volunteers.

Additionally, the site provides accommodation for retreatants within the Retreat House and private guests within the Bed & Breakfast. A number of lodge houses, located to the north and east, also provide privately rented accommodation.

Along the northern edge of the site, there are a number of outbuildings serving the allotments.

To the south of the site, the College of the Resurrection includes educational spaces, student accommodation and a separate refectory - which is occasionally used as a private wedding venue.

Initially, starting life as a Victorian Mansion, the built form on the site expanded during the early 20th Century to address the growing population of the Community and its guests.

Following the construction of the Church, additional accommodation was provided through a series of new 'wings' branching from the original house. In the beginning, access from the house to the Church was provided by a covered walkway, however, this was later replaced with a permanent link building - connecting the house to the Church.

Most of the buildings are designed in the English Revival style, constructed with stone and 2-3 storeys in height with pitched roofs, finished in slate tiles. The gatehouse at the site entrance was originally single storey in height, however, an upper storey has been added.

The Church, designed by architect Sir Walter Tapper, is designed in the Byzantine Style and primarily constructed in red Runcorn sandstone, with a copper barrel roof. Upon his death in 1935, the south of the Church was completed to a simpler design by his son Michael Tapper.

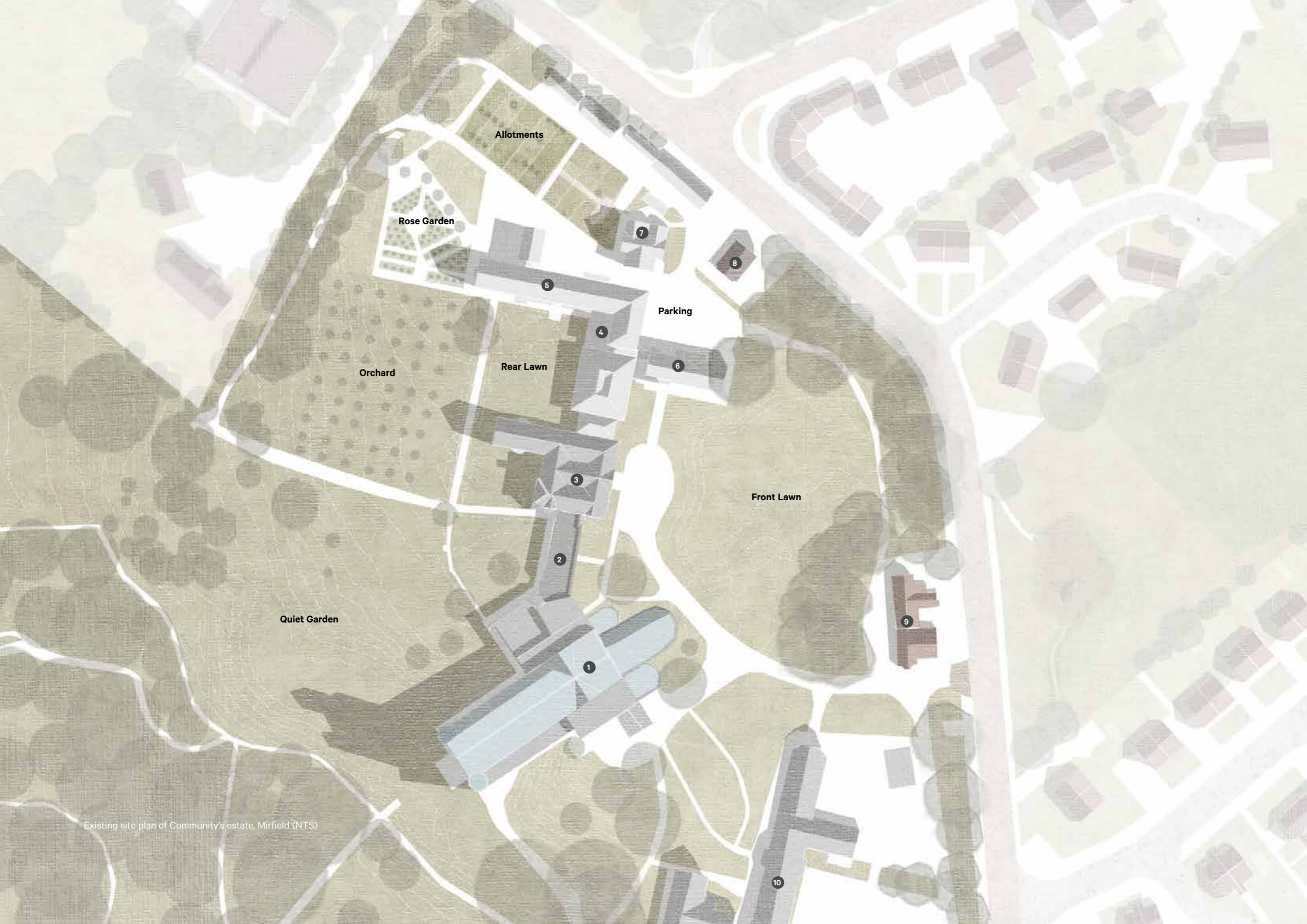
The connecting Library Wing building is finished in red brick and was originally intended by Tapper to include a campanile - however, this was not realised. The buildings are surrounded by substantial gardens and well established vegetation, including an orchard, rose garden, allotments, quiet garden and a private cemetery.

Despite significant alterations, the house still retains many of its original features including impressive central stair, leaded windows, decorative finishes such as inlay parquet flooring, cornicing and ceiling roses, panelled timber doors, architraves and some historic furniture.

Drawing Key

Key structures and landscape features are identified within image to facing page and referred to throughout this statement

1. Church of The College of The Resurrection
Primarily in use for worship
2. Library Wing
Often referred to by the brethren as the 'cloister building' the wing connects the main house to Church and houses the library collection across two floors.
3. Main House (Halls Croft)
The refectory, kitchen, offices and various parlour rooms are accommodated at ground floor, as well as a large entrance hallway and staircase. At first floor, part of the library occupies the rooms to the south, while the rest of the floor is occupied by the brethren's accommodation with communal bathrooms. At second floor, additional accommodation is provided within the attic.
4. North Wing
The ground floor contains staff offices, laundry room and the shop. Whilst the upper floors provide additional bedrooms which form part of the brethren's enclosure. Later infill extension in this area also provides additional office space
5. Retreat House
The Retreat Houses provides accommodation for individual or group retreats, with a separate block providing communal bathroom facilities.
6. The New (East) Wing
The ground floor of the East Wing houses the infirmary bedrooms and dispensary, with additional bedrooms for the brethren provided on the upper floors.
7. Bed and Breakfast Accommodation
For short term let / stay largely unconnected to day to day happenings of the Community.
8. North Lodge
9. Lodge Houses
10. College of the Resurrection



Allotments

Rose Garden

7

8

5

Parking

4

6

Orchard

Rear Lawn

3

Front Lawn

2

9

Quiet Garden

1

10

6.0 Heritage Statement

6.2 Site Setting and History

To the south of the site sits the impressive structure of Grade II Listed church of The College of The Resurrection constructed between 1911 and 1914 to designed by nationally renowned architect Walter Tapper with later additions to same design in 1924 and further modified additions, designed by his son Michael Tapper, in 1936-38, 1956-57 and 1974.

The church building is of significant scale, and unusual (both in terms of Tapper's oeuvre and in its local setting, Byzantine design sitting at the top of a steep slope which falls away to south to meet the river Calder. The parkland surrounding the church is itself designated and, as per introduction, contains several buildings and structures of further historic interest which are also described and assessed within this document.

The Church of the College of the Resurrection (LEN 1313678) is described within Listing Description as;

'Large Romanesque style church. Started in 1911 by Sir Walter Tapper. Nave and aisles, 1937 by Michael Tapper. South porch and south transept (south end) 1970s. The early part is in deeply coursed red sandstone ashlar, the later parts in red brick. Copper-clad roofs. Chancel and chancel aisles have apsidal east ends. The two-bay chancel and 5-bay apse is divided by pilasters and colonnettes, and each bay has a round arched window at high level. Chancel aisles are divided into recessed panels with tiny round arched light to each, and round-arched corbel table. All bay nave divided by brick pilaster strips with rendered sunk panels between. Lean-to aisles with tiled roof. Oculus to each bay at clerestory level. Short transepts to north and south. At low level due to sloping ground are triple round arched windows to the college chapel under the nave. The big west end has a large central round-arched opening containing a large oculus. The corners are marked by square stair towers rising as octagonal bell towers with pyramidal copper roofs. Later additions to north side, east end.

Interior: Tunnel vaults. Simple nave. The crossing is 2 bays by 2 bays on large square piers with central column to each side. Transepts are short with large thermal window at high level. Behind the altar, a further bay forms a straight ambulatory between main altar and chancel. Side chapels are in line with transepts and separated from chancel by 2-bay arcade on paired colonnettes. Columns have scrolled cushion capitals. Some door surrounds have Classical mouldings'

This description is taken from N.Pevsner, The Buildings of England (1967) with inclusion within this guide further underlining building's local and national significance.

Following listing in 1966, further southern porch was added to the church in 1973 by the Community's then architects Francis Johnson and Partners with further internal redecoration of the churches interior, the first since its original completion undertaken in 1962 and new moveable stalls were placed with the Chapel of the Resurrection.

Additional work was undertaken in 1982 when the podium of the ciborium within Chapel of the Resurrection was expanded to become additional step and fixed benches were added to external walls.

Most recently installation of slimline double glazing to existing window openings, assorted external works, and some internal reconfiguration (including replacement of internal lighting) was undertaken by refurbishment of internal lighting was undertaken by Harris McMillan architects.

To the north of the church, and linked to it physically by circa 1956 library wing, sits structure of the main house, Halls Croft, identified as '3' within map to previous page. Though not listed in its own right, the structure of the main house is both curtilage listed to the church and of high significance.

The house was the primary structure existing on the site when it was taken, as tenants, by the brethren in 1898 following the death of its original occupant, for whom it was built, Thomas Hague Cook, a successful manufacturer of rugs and blankets in near by Dewsbury.

The house was designed and constructed in line with Cook's prominent status and wealth with five reception rooms, billiard and smoking rooms, servants hall, kitchens, ten principal bedrooms, three dressing room, a bathroom, linen room, two housemaid' rooms, six servant's bedrooms and cellars. This was in addition to two entrance lodges, stables, and a coach house which remain on the site today and partially form the college to SE of the site.

Purchase of the house, by the brethren, was initiated in 1902 and following which the Community added bell turret above south elevation in addition to plaques of St Dominic and St Francis above main doorway. Internal walls of three bedrooms to south of plan at first floor were also removed to create more spacious chapel in this area.

The house has since been further altered by addition of retreat house (5) in 1915, the extension to the north wing (4) between 1900-1918, and by further library extension (2) in 1956, connecting house and church, to the south.

The existing stable block was converted to house the current college (10) in 1902 when the house was purchased by the brethren and is still in use today. The conversion work included the construction of a third side to the west of formerly open quadrangle and a Scottish Baronial style tower. The college building was then further extended between 1911 - 1915 to provide additional accommodation, in 1932 to provide refectory space and again via Bilson Wing in 1937 to address the growing college Community.

The construction of the new (East) wing (6) forms the most recent phase of major development and was constructed around mid 1940s. Though in keeping with much of the site the new (East) wing does significantly obscure views of church from public highway to north.



Diagram - Historical Development

6.3 Site Development

As section 4.2, since the Community of the Resurrection first occupied the former Hall Croft mansion in 1898, the site has been periodically developed to suit the growing needs of the Community. The built form on the site has expanded through a series of new buildings and the buildings have gradually become interconnected. The diagram adjacent and text below summarises the historical development of the site.

The lighter colours represent the newer additions to the site whilst the darker colours indicate the permanence of the older buildings.

- **1898** - The Community of the Resurrection arrive in Mirfield and occupy the former Hall Croft mansion. Historic maps also record the presence of a stable block to the south-east of the site, and lodge houses at each entrance.
- **1900-1918** - During this period the site saw a significant amount of change. The main body of the Church of the Resurrection was constructed before progress was halted by the events of WW1. Prior to the war, the College was also established and the stables were converted and expanded to provide accommodation. To the north, the existing North Wing was extended and a new Retreat House and Annexe were added. The Main House was also extended, with a new wing added to the West to accommodate the refectory. Historic maps show the Church was connected to the house by a form of covered walkway.
- **1919-1941** - In the interwar period, the Retreat House was further extended and new college buildings were added. Prior to the start of WW2, the second part of the Church was finally completed to a simplified design.

In 1932, the house was extended eastwards with a new East Wing (although not recorded until 1966)
- **1942-1960** - During this period, the 'Cloister' building was added to the south of the Main House, creating a permanent link from the House to the Church, and a smaller Chapel was added to the north of the Church.
- **1961-1990** - A south porch was added to the Church in 1974 and the Bilson Wing was added to the College Buildings to address the growing college Community.
- **1991-2010** - A small infill extension was added to the west of the North Wing to provide additional office space. A new refectory building and kitchen were also added to the College.

6.4 Social History

The Community is unusual in having chosen its base within the North of England (having relocated from Oxford in 1898) which is socially important as it represents the gathering strength of Anglican Communities, previously almost unknown, from the late 1830s onward under the Tractarian or 'High Church' movement.

This Community was unlike others of its time, in that it combined the training of ordinands with pastoral and missionary work both within the UK and overseas.

Most notably of this foreign missionary work was the communities involvement in South Africa and Zimbabwe. Where members worked improving living and working conditions for, as well as evangelising, people within these regions. It also trained the majority of black Anglican clergy in South Africa between 1903 and 1977 including the future Archbishop Desmond Tutu. Prior to 1903 there had been no systematic training for black ministry.

The Community also made a crucial contribution to the primary and secondary education of black South Africans in 1903 when, at the time, there were 45 state schools for white children in Johannesburg yet none for black children. In 1927 the Community established St Peter's School for secondary education and combined with St. Agnes' School for girls in 1931. Students went on to become doctors, nurses, politicians, teachers and academics and the school became known as 'Black Eton'. By 1947 the Community has established 44 schools catering to over 10,000 children.

However, the work was largely destroyed under apartheid legislation as the Nationalists came to power in 1948. The Community eventually handed over remaining schools, college and seminary to indigenous leaders in 1977 when, though the Community retained some presence in South Africa, the best part of 74 years of training ordinands in the region ended.

In addition to training of and association with famous South African Archbishop Desmond Tutu, other members of the Community went on to become nationally and internationally significant in their own right including Charles Gore, arguably the most fascinating and influential bishop in the Church of England (albeit he did not accompany the Community when it moved to Mirfield) and Walter Frere, one of the founding members of the Community of the Resurrection moving with them to Mirfield where he was elected superior in 1902 and leading the Community through the most formative time in its history.

Further notable brethren James Nash, George Longridge and Cyril Bickersteth were all notable for their role in the Community's extensive missionary work in South Africa, whilst numerous further brethren were renowned for their academic, advisory and political influence both nationally and throughout the local area.

The Community and the brethren have also played a key role in the development of Mirfield and the surrounding local area.

When the Community arrived in 1898 Mirfield had undergone rapid expansion, growing from a population of 3,724 in 1801 to 11,712 in 1901. According to the Conservation Management Plan, when the Community arrived at Halls Croft (main house) in 1898 local people 'did not know what to make of the unmarried clergymen in their cassocks and belts' and things came to a head in the form of protest meetings outside the Black Bull pub and Town Hall. However, Father Frere was able to win over the crowd, explaining the aims of the community and the overall warmth and friendliness of the wider brethren soon saw the Community widely accepted within the town.

The Community also made efforts to attract local people into the grounds to help break and remaining barriers and constructed at 600 seat stone amphitheater was constructed within quarry to hold evangelical services. The services attracted up to 2,000 people from as far as walking distance would allow and extended the Community's reach within the local area.

The amphitheatre also has wider social history and connection Keir Hardie and Emmeline Pankhurst both addressed large political meetings in this location and the actor Sir Patrick Stewart gave one of his first performances on stage here.

Today the Community continue to play a key role in the local area through the continued training of ordinands, through the church - which is open to all, including the public- and through offering group retreats and meeting space.

The bed & breakfast operates independently from the Community, with visitors not expected to visit Church. However, this further improves wider accessibility to and experience of the site.



Existing site plan of Community's estate, Mirfield (NTS) denoting varying significance of structures.

6.0 Heritage Statement

6.5 Assessment of Significance

Through its designation as Grade II Listed, the Church of The Community of the Resurrection has already been identified as being of regional, if not national, historic interest. Halls Croft (main house) is of regional significance due to its association with locally significant industrialist and architect and reflection of original owner's status and power. As all other built structures within the Community's estate and associated with the church the house is considered curtilage listed. However, wider structures are of varied significance as set out within the latter stages of this section.

This church, house and wider estate's significance is derived from;

Its **architectural interest**, both the quality of the design of the church, its unusual style and plan form, and its association with a nationally significant, historic architect (Walter Tapper), in addition to the high architectural quality of Halls Croft (main house) which is representative of the high status and wealth both of its original occupants and more latterly of the Community.

Its **historic interest**, which makes a high contribution to its significance, in relation to the development of the estate, historical interest in Byzantine architecture, the development of Anglican Communities and association with significant members and movements such as missionary work in South Africa

Its **archaeological interest**, which makes a moderate contribution to its significance, deriving from evidence of previous use as a private residence, construction of the church and the development of the wider estate.

Historic significance has been further assessed in line with parameters set out in the NPPF, and closely following those described in Historic England's 'Conservation Principles, Policies and Guidance', as set out below. This significance has also been assessed in further detail within 2010 Conservation Management Plan.

Evidential Value - High

Evidential value is derived from a number of areas including long-term occupation of the site since 1875 and the construction of the church in 1914 in addition to the estate's position in the North of England which was unusual amongst Anglican Communities. The designated landscape, including community cemetery and amphitheater, and rare building type (a Fives Court) within Ward's End Quarry.

Similarly, evidential value is further provided by the remains of designed landscape to the main house (Halls Croft) in the gardens to east and west, and lodges to historic entrance at east of site. The house itself is also constructed of local stone from which the architect has achieved a good degree of decoration.

Construction of various other structures across the site, such as library wing, retreat house, north and east wings offer further evidential value of how the site has developed albeit to a lesser degree than the two main structures of church and house as above.

Historical Value - High

Historical value is derived in two parts, illustrative and associative value. The first, illustrative value, relates to the estate's links to revival of religious communities following reign of Henry VIII, albeit the Community is unusual in its North of England location as above, and wider interest in Anglo-Catholicism. Further value is provided by the estate's illustration of the Community's wider missionary works and C19 interest in Byzantine architecture as evidenced in the design and construction of the church.

Associative value is linked to association with nationally and internationally significant members, nationally significant architect Walter Tapper, other architects and building experts and further association with the development of the Labour Party, with the Black Rights movement in South Africa and the development of the State of Zimbabwe.

Princess Margaret also attended the Community's 75th birthday and became the first woman to dine in the refectory.

Similarly, Halls Croft (main house) is historically valuable as being a handsome example of large villa houses constructed by wealthy industrialists at this time with application of elaborate cornices, ceilings roses, parquet floor treatment and impressive main stair internally.

Aesthetic Value - High

As left, high aesthetic value of the church was appreciated soon after Tapper's death particularly given that the design of the church was unusual for Tapper who typically built in the Gothic style with stone and brick. However, Byzantine style fits Tapper's aims for churches in providing spaciousness and simple building lines. Pevsner's The Buildings of England (1967) provides further commentary that the plan is unusual in England making the church a unique asset in the area.

Further value is provided by work from renowned artists pupil of Gill, Joseph Cribb, who produced stations of the cross for church and with Gill himself who designed roundel to college refectory.

The design of the house itself (by Kirk and Sons) is also of aesthetic value being in the Gothic Revival style to front with gables breaking eaves, grand pilasters entrance and corniced portico and a tri-partite basket arched sash window topped by pointed arched hood moulds above. Though design to rear is plainer Gothic design continues to interior with grand open staircase, panelled doors and moulded surrounds.

Within wider estate, the exterior of college building, the Bilson wing, and retreat house are considered to be of moderate aesthetic value whilst stable block, library and new (east) wing are considered to be of low aesthetic value.

NB: stable block, college and Bilson wing are not effected by these proposals

Communal Value - High

As with historical value the estate's communal value is formed of three key areas.

Symbolic value, in which copper tops of the western towers of the church have become a local landmark, visible along the Calder valley.





Its social value which includes its college provision in the training of ordinands and role in establishing significant educational facilities aboard in addition to participation in the local community where the Community overcame initial hostility and opposition.

The spiritual value of the church, its use by brethren, students and retreatants, the use of the quarry for services, the spiritual value of the retreat house and the site as a major centre for Christian education all contribute further to its communal value.

Hierarchy of Significance

As detailed throughout this section and shown within key plan to facing page, level of significance to structures across site is varied.

However, summary of this hierarchy (for ease of reference) is as follows;

-  **High Significance**
 - Church of the College of the Resurrection
 - Halls Croft (Main House)
-  **Moderate Significance**
 - Retreat House
 - East Lodge
 - Bed and Breakfast
-  **Low Significance**
 - Library (Cloister) Wing
 - New (East) Wing
-  **Neutral**
 - North Lodge

6.0 Heritage Statement

6.6 Existing Condition

Existing condition has been assessed both on-site by ourselves throughout 2022-2025 and in conjunction with historic condition survey (2018, Cartwright Pickard) and most recent Conservation Management Plan (2010, Kathryn Sather & Associates).

Like many ecclesiastical estates a small annual budget is available to cover certain amount of planned maintenance yearly with wider repairs dependent upon income and cash flow. If income is better than forecast, repair and maintenance programmes are accelerated but if income is below expectation then projects are equally likely to be shelved or delayed.

It is this ebb and flow, over long periods, that has led to the somewhat piecemeal development of the site, often prioritising creation of new space over repair and sensitive adaptation of the existing.

The existing church is likely the building in best condition within the estate being regularly monitored by quinquennial inspection, being subject to extensive refurbishment works in 2011 and having been subject to further more recent replacement works to windows, and further external and internal improvements, including renewal of internal lighting, in 2022.

Within the main house there has been some historic harm to existing external appearance and plan form of the building through creation of chapel space to upper floor and via creation of library link which collides with southern double bay facade obscuring view of bellcote added by the Community upon purchase in 1902.

Internally, though much of the house's historic decorative features remain (as identified in the previous section) this area was identified as being in very poor condition within 2018 condition survey with "mix of original steel and timber windows throughout showing signs of material degradation, damage and failure" with "visual evidence of damp and significant cracks in various locations across building". Many of these issues have persisted and are compounded by poor services installation, low-quality finishes (such as vinyl floor coverings and carpet tiling), general build-up of loose furniture and other items and reduction in adequate heating and ventilation due to increased energy costs.

Further harm has been caused to the existing floor plan of the building throughout insertion of kitchen and convoluted circulation areas, which means the processional route to church for the brethren is often breached by guests and visitors. The kitchen occupies a series of key rooms within the main house and causes noise / smell issues to the quiet spaces located above and adjacent

Externally repairs are necessary to existing slate roof and stone facades in addition to timber and leaded windows as identified above. Renewal of rainwater goods, some of which are missing, is also likely to be required.

The North Wing and Retreat House suffer from similar condition issues relating to lack of maintenance and / or meaningful repair and refurbishment since their initial construction.

Although the previous condition survey (2018) identifies both these buildings as being of "fair" condition, in comparison to the "poor" condition of the main house, many of the same concerns apply surrounding damp and poor condition of existing services.

Both buildings suffer from access issues, which was identified as a key consideration within the Conservation Management Plan as far back as 2010, with change of finished floor levels both within and between both structures, the main house and the church limiting accessibility and further restricting circulation.

In addition to the above the lean-to extension to rear of the North Wing both restricts natural daylight to central areas, creating a further dark corridor, and prevents views to the rear lawn. It also obscures the original windows to this area reducing legibility of the historic plan form.

To the south of the main house the library link building (sometimes referred to as the Cloister Wing) is in very poor condition with failed rainwater goods in number of locations and timber windows at first floor showing signs of material degradation and damage. The is visual cracking both internally and externally at roof level resulting in water ingress and damp.

Internally, as elsewhere, lifting and damage to floor finishes particularly is visible as are intrusive and poorly planned services throughout. Problematic change in levels also persists throughout this area negatively impacting both the space itself and the procession to and from church.

Throughout the entirety of the Community's built estate condition and provision of electrical, mechanical and plumbing services are a primary concern. This has been identified as early as 2010 in the Conservation Management Plan, in further Condition Survey in 2018 and through our own surveys and examination in 2022/2023. Further detailed Existing MEP Services Condition Report was undertaken by Waterman Building Services in 2022 and identifies key concerns as follows;

- electrical components beyond lifespan (fusing panels, wiring system to main house)
- fuse panel to main house exceeds intended economic lifespan
- heating pipework exposed with no insulation
- majority of radiators have exceeded life expectancy

This technical concern is in addition to aesthetic and architectural concerns with multiple, poorly planned, service routes and exposed wiring. In addition to equipment, such as radiators not in keeping with style of existing buildings.



Kitchen - Intrusive services and negative impact on plan.



Leaded lights requiring maintenance, lose services and jointery restricting warm air flow from radiator below.



Access concerns within Library Wing



Floor damage to Library Wing with platform lift in view



Infirmary Room (East Wing) - poorly planned / maintained



Library Wing (Main House, first floor) - poorly maintained



Visible cracking internally



Low quality floor finishes (Main House)



Neglected and cluttered spaces throughout



Convolutd circulation routes



Attic - lacking maintenance / adequate heat or vent



Saturated areas of stonework externally



6.0 Heritage Statement

6.7 Proposals

The proposals seek to restore and enhance the accommodation for the brethren, and improve the experience for guests, visitors and staff via a combination of sensitive refurbishment work and a series of new architectural interventions. Throughout the history of the Community, there has been a tendency for expansion as a solution which has resulted in a vast amount of space to maintain. In consideration of sustainability, maintenance and a long-term strategy for the site, the proposed approach is one of contraction and to focus on providing less, better quality space.

Key Aims & Objectives.

- Improve the existing residential accommodation
- Upgrade the existing heating, electrical and plumbing services
- Insulate the external envelope to improve thermal performance
- Create an efficiently performing building
- Make the building watertight and prevent damp
- Improve accessibility and circulation
- Reconsider spatial planning
- Improve the entrance to welcome visitors, guests and staff

Additional Considerations.

- Develop a cohesive, long-term vision for the buildings
- Secure the longevity of the buildings for future generations
- Respectfully retain the characteristics of the existing buildings
- Celebrate the history of the site and the Main House
- Improve the external landscape and spaces
- Define public, private and shared spaces to overcome conflicts in plan
- Reduce issues of noise and privacy through careful spatial planning
- Implementation of sustainable technologies at a later date
- Consider the long-term strategy for the site

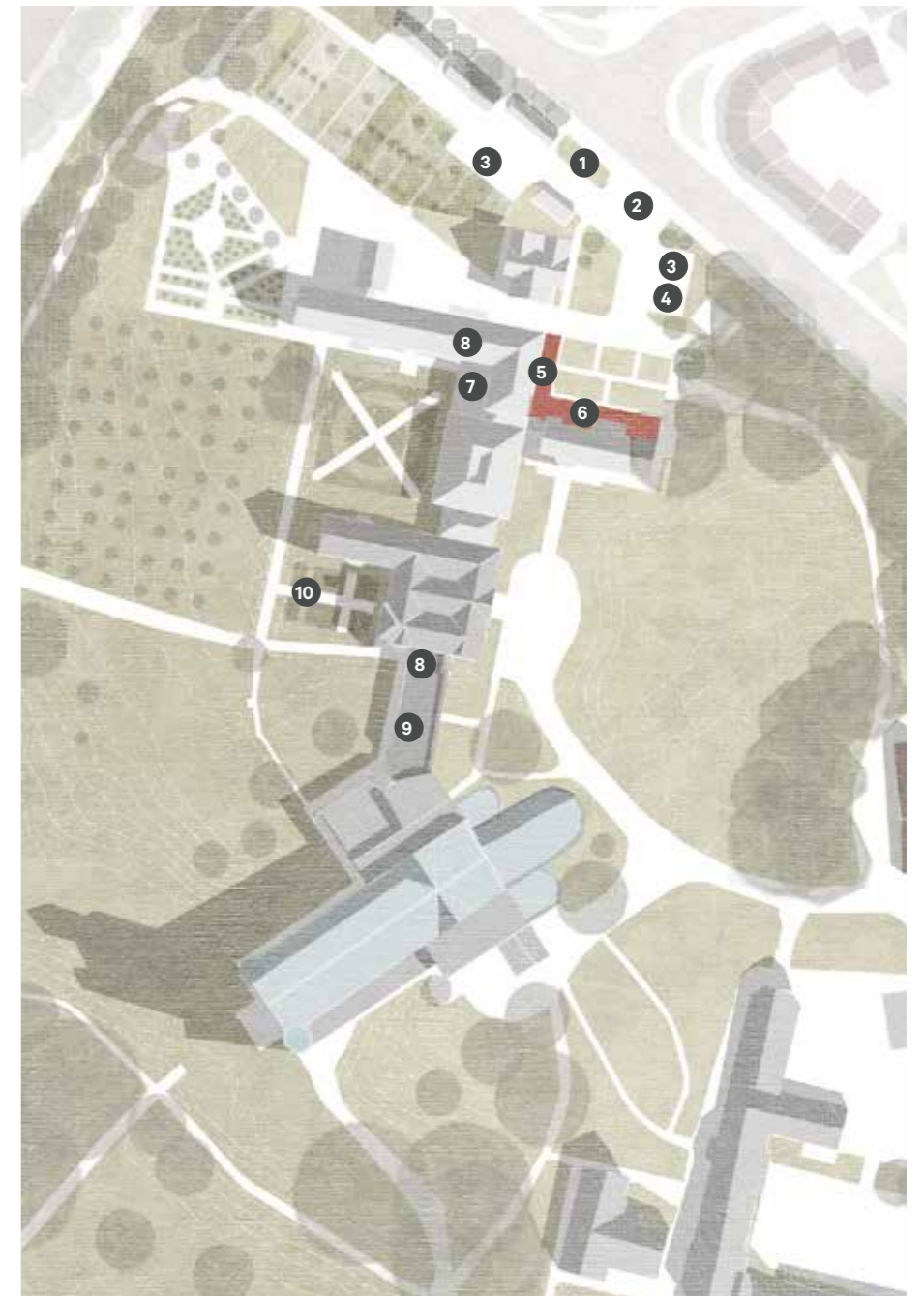
This echoes the key considerations for development set out as far back as 2010 Conservation Management Plan which included (but are not limited to);

- Preserving and enhancing setting of church and house
- Conservation of historic fabric both internally and externally
- Repair to externals and internals of historic buildings
- Reinforcement of historic character via removal of intrusive services and modern fittings
- New works designed to complement existing sensitively
- Positively consider new uses of historic buildings providing significant exteriors are preserved
- Improve accessibility throughout the estate

The site plan illustrates our proposals for the Community of the Resurrection and consideration of the site as a whole. To the north, the proposals include to improve the entrance experience by removing some of the outbuildings along Stocks Bank Road and extending the existing East Wing building with a single-storey visitor entrance. These amendments will allow a view of the Church upon arrival.

As part of an holistic approach to the site, improvements to the landscaping are also proposed to provide more inviting external spaces.

1. Remove/relocate the end outbuilding from the northern boundary to allows views of the site upon approach from Stocks Bank Road
2. Widen the visitor entrance to improve visibility of the site entrance. These improvements should improve street safety, by allowing cars turning in and out better visibility and manoeuvrability.
3. Relocate the existing car parking spaces away from the existing building
4. Remove the lodge house allowing for an improved arrival sequence with easier orientation.
5. Construct a new, easily identifiable entrance for brethren, staff, visitors and volunteers.
6. Extend and modify the East Wing building, allowing a direct view of the Church upon arrival
7. Open up the infill extension to the North Wing, providing guest refectory which links from the new reception area to the rear lawn and light into the heart of the plan
8. Provision of new passenger lifts to provide level access throughout the building
9. Renovate the existing Library Wing and improve access leading to the Church.
10. Create a new private garden for the brethren accessible from the refectory via new door



4.0 Heritage Statement

Proposal	Impact	Contribution of existing feature to significance	Effect of proposal
Remove/relocate the one of the existing outbuildings from the northern boundary to allows views of the site upon approach from Stocks Bank Road.	Improvement to street frontage, to views at entrance and removal of visual 'clutter' at North of site leading to enhancement of overall setting.	Limited	Minor Positive
Widen the visitor entrance to improve visibility of the site entrance.	Improvement of visitor experience and provision of greater clarity to main entrance point of wider site.	Limited	Minor Positive
Relocate some of the existing car parking spaces away from the existing building.	Improvement to site setting as a whole and in particular to approach toward main house and church in distance. Removing harmful hardstanding and obstruction to entrance.	Low	Major Positive
Create new soft landscaping in front of the building to improve external appearance and views out	Improvement to overall setting of the estate, residents and visitors experience. Continued maintenance of designated parkland.	N/A	Minor Positive
Construct a new, easily identifiable entrance for brethren, staff, visitors and staff.	Extension and reconfiguration of the East Wing to improve the guest and visitor experience. Framing views of the key heritgate buildings and ensuring the proposed design reflects the existing setting.	N/A	Major Positive
Provision of new passenger lifts.	Provide level access throughout the building.	N/A	Minor Harm
Create a new private garden for the brethren accessible from the new circulation building.	Improvements to setting and maintenance of designated parkland.	Moderate	Minor Positive
Repair of internal finishes.	Repair and maintenance of historic fabric.	High	Major Positive
Renewal of MEP services and removal of defunct services and not in-keeping fittings.	Removal of defunct and surplus services and not in-keeping fittings. Renewal of services will lead to improved efficiency and heating and ongoing maintenance.	Limited	Major Positive

6.8 Impact Assessment

The proposals offer an opportunity to improve the setting of the estate through detailed assessment and rationalisation of existing structures and landscape.

The extension of the east wing has been designed to help reestablish links between the proposed reception and church, reveal historic features of the main house and help direct natural light to the centre of the plan. The proposals seek to conserve the significance of the listed buildings in the complex and to be sympathetic to the character and appearance of the landscape by virtue of an appropriate layout, form, scale, use of materials and architectural detailing.

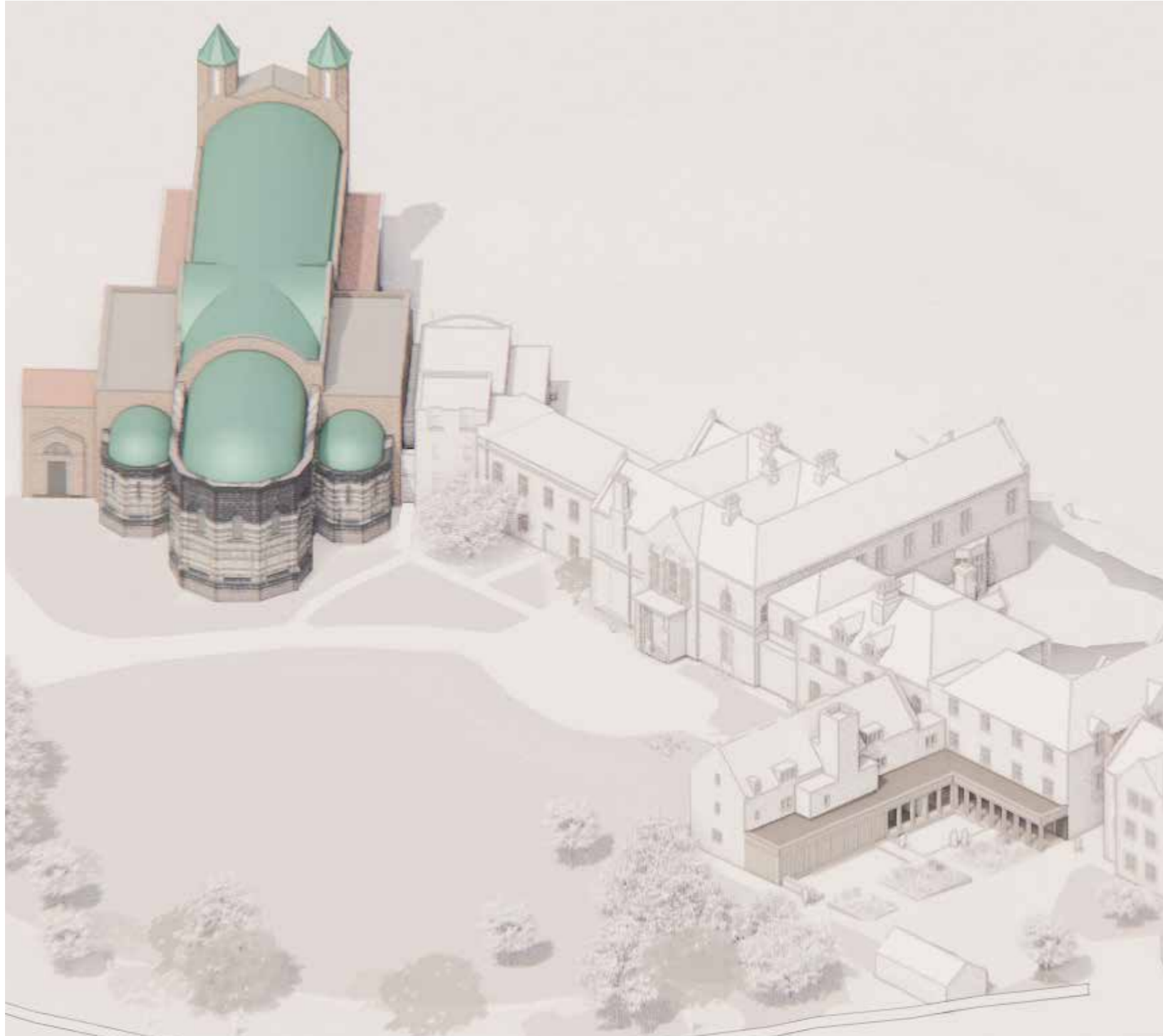
It will address the lack of a clear and visually welcoming sense of arrival at the site, and provide a number of spaces that will contribute to the support for, and integration of, new uses for the monastery's under-utilised spaces.

Works such as widening visitor entrance, relocating outbuildings, improvement to and creation of new soft landscaping, and relocation of existing parking from north facade of the new (east) wing further enhance the heritage benefit of the above proposed works and again contribute both to setting and aesthetic value of the estate as a whole.

Though these proposals represent some very minor harm in terms of loss of evidential value on how the site has developed, it is felt and harm is greatly outweighed by the major heritage benefit of improving setting of highest significance buildings and the site as a whole as identified within the table shown right and in line with key considerations of the 2010 Conservation Management Plan as set out in the previous section.

Wider works to remove expired and not-in-keeping services and improve MEP services, to improve access via provision of new passenger lifts and improved circulation routes, and undertake general repair to internal and external fabric offer further heritage benefits to buildings and wider estate as a whole.

6.0 Heritage Statement



6.9 Conclusion

These proposals offer potential for significant heritage benefit across the site increasing its evidential, aesthetic and communal values.

Proposals are in-keeping with the wider estate and will significantly improve access and experience for brethren, retreatants and guests alike and ensure the ongoing use and maintenance of this historic site.

7.0 Biodiversity Net Gain.

7.1 Introduction

As part of the proposals, the loss of any soft landscaping has been mitigated by new planting and vegetation as part of the proposals, resulting in a 29.60% gain in habitat units, a 22.82% gain in hedgerow units - as outlined in the accompanying BioDiversity Gain Net Report.

The proposals include to relocate the existing parking to the north of the site and create new landscaped areas against the building.



Existing site plan



Proposed site plan

8.0 Crime Prevention Statement.

8.1 Introduction

The design of the built environment can play a very significant part in reducing criminal activity and anti social behaviour and plus cutting down the fear of crime. Mitigating the opportunities for crime is not only about reducing and preventing injury and crime, but it is also about building strong, cohesive, vibrant, and participatory communities.

Design-led solutions to prevent crime include, but are not limited to, natural surveillance, high quality lighting, clearly defined and well-overlooked defensible spaces, the provision of clear and appropriate boundary treatments and the careful removal of any chances to hide unseen to create ambush points.

With the proposals for the Community of the Resurrection we are looking to ensure all who live and visit feel welcome and safe.

8.4 Movement control

A key improvement is the single, clearly identifiable point of entry for all visitors. Additionally, compared to the existing layout, the proposals will have a lobbied entrance, thereby doubling the points for access control.

There will be an access control system, the exact specification is yet to be determined, plus an intercom for out of hours.

8.2 Physical Security

The physical security of ground floor and accessible openings is vitally important to the security of buildings. Windows, doors and other openings are the entry points and the last line of defence. Good quality products can have a substantial impact in preventing forced entries, which contributes to deterring further offences within a development. Doors and windows must meet a minimum of PAS24:2022 security standards.

A buffer zone will be created through landscaping to keep pedestrians away from windows and to protect walls from graffiti. This will be done using defensive planting and landscaping features.

8.5 Management and maintenance

A clean and well-maintained environment is symbolically important: it gives out the message that people care about and exercise control over the area, and that anti-social behaviour will not be tolerated.

As the present site demonstrates, the community take good care of their grounds. All the proposed new landscaping is not overly extensive and will be easy to maintain and keep an ordered appearance. Adding plants and flowers signifies that particular care and attention has been put into an area, which also deters criminality.

8.3 Surveillance

The windows in the new extension are positioned to directly overlook pavements and carparks. By having the reception adjacent to the windows and placing amenities such as seating or refreshments helps to attract larger numbers of desired users. These areas are more likely to be consistently occupied throughout the day and can be used to host a variety of community events, which helps to achieve natural surveillance

Lighting will be placed at proper heights for lighting the faces of the people in the space, see proposed ground floor plan. This ensures potential offenders feel increased scrutiny and thus inherently perceive an increase in risk. This perceived increase in risk extends to the perceived lack of viable and covert escape routes.

Parking positions will be clearly defined compared to existing and in direct relationship to the buildings and property boundaries to increase the users' sense of ownership.

With regards to the entrance, by removing the lodge, sightlines between the site entrance and the visitor building would be clear.

8.6 Defensible space

The new proposals will make it much clearer where the public entrance is leaving no confusion about where they are to go. When space is clearly marked as public, semi-public, or private, it creates appropriate ownership of that space.

Communal, shared and public spaces are the lifeblood of any local community. Spaces for meeting and sharing are an indicator of a mature, cohesive community. However, the blurring of public and private space has the effect of making potential offenders much more confident and find greater opportunity in areas where they are unlikely to be noticed, recognised or challenged.

The distinction between public and private space gives a clear indication of where members of the public are welcome, and strengthens personal control over private space.

9.0 Conclusion.

9.1 Summary of proposals

In our opinion, the proposals should be supported for the following reasons:

- The proposals **do not significantly impact the setting of the Listed Building** and would make a **positive contribution** to the character of the site, improving the quality of the architecture found on the site.

- The proposals are **appropriate in scale and materiality with the large, existing buildings** within the established context.

- The size and scale of the proposed development respects the height and character of its surroundings, taking reference from the existing building. The overall **volume and height of the extension is less than those of the buildings which are to be removed.**

- The proposals will provide **improved accommodation for the Brethren** within the existing building and provide much needed refurbishment works to secure the existing building for **long-term use.**

- The proposed layout has been considered to **meet the requirements of the Building Regulations**, where possible, improving accessibility throughout the building for the ageing members of the Community.

- The proposal is well considered and will provide an appealing environment for the Brethren, staff, visitors and guests - **tailored to their brief.**

- The **proposed landscaping will improve the amenity space**, which is substantial in size, including a new private garden for the Brethren. The upgrades will improve the outlook from the existing rooms.

- The proposed development references the **best qualities** found in awarding-winning design and current best architectural practice.

- The **refurbishment would celebrate the character of the existing building** and existing fabric will be retained within the proposals.

- The proposals **promote refurbishment and extension**, which is a more **sustainable** solution than new-build accommodation.

- The substantial works to the landscape will **increase and improve biodiversity on the site.** The use of green roofs, new planting and trees will attract new species to the site.

- There is potential to **improve sustainability** on the site with the use of **green technologies**, such as photovoltaic panels and ASHP which could be integrated within the proposals or installed at a later date.

- Thermal upgrades to the roof and external walls will also **improve the environmental performance of the building, reduce energy requirements and improve the efficiency of the building.**

- By providing a new reception area and entrance gate, this will ensure **surveillance and maintain security** on the site.

- Due to the location of the site, the works will have **no detrimental impact on the neighbouring properties.**

- The proposals will improve **accessibility and place making** through a comprehensive redevelopment of the site.

Overall, we believe proposed development respects and complies with all the key national and local policy. As such, we believe the proposed development would have a positive impact on the site and should be supported. The proposals presented within the document are a 'once-in-a-generation' and the proposals would help to secure the long-term future of the both the existing buildings and the Community of Resurrection itself.

ArkleBoyce.

www.arkleboyce.co.uk