CANNON HALL PARK

DEER SHELTER SURVEY

BAART HARRIES NEWALL

architects

2577-REP1-28.04.16

28 April 2016

CANNON HALL
MUSEUM, PARK & GARDENS

BARNSLEY
Metropolitan Borough Council

heritage lottery fund

BIG LOTTERY FUND

LOTTERY FUNDED

DESCRIPTION AND METHODOLGY

The Deer Shelter Grade II listed, and is described in List Entry no 344132 as follows:

DEER SHELTER Early to mid C19. For the Spencer Stanhope family of Cannon Hall. Coursed rock-faced stone. Stone slate roof. Single storey. Symmetrical 7-bay front. The central 5 bays are open and the roof is supported on 4 yew trunks. Each end bay is gabled and has a 2-light pointed-arched window with Y tracery, At the key and each impost is a crude mask. Slit in each apex.

Interior: side wings are entered through pointed-arched doorways. Sawn wood ling-post truss with struts.

The Deer Shelter is an open-sided livestock shelter, built in a highly romantic style. The end gable rooms are enclosed a described above, and pintel hinges remain in place at each doorway – though no door or gate is extant.

The external walls are built in a honey-coloured sandstone, and the roof is covered in stone slates, with carved stone angle ridge tiles.

FRONT ELEVATION OF THE DEER SHELTER

Scaffolding musty be self-supporting, and not tied into the existing masonry in any way. Up and over scaffold, or Youngman boards should be used to access the ridge tiles, to avoid clambering over the roof surface.

NHL 3.5 lime or 3:1 lime putty mortar is to be used for pointing and repointing work.

NHL 5 lime mortar is to be used for bedding and pointing ridge slates.

Raking out is to be done carefully by hand, not using power tools, and to avoid damage to adjacent bricks. Generally only soft, crumbly mortar is to be removed.

NHL 5.0 lime mortar is to be used for bedding and pointing of copings and wall heads.

SPECIFICATION FOR LIME MORTAR POINTING

1 *Lime mortar composed of 1 part lime putty: 2 parts sifted sand: 1 part sharp sand with the addition of a small amount of pale brick dust as a potzolanic agent.*

2 *Lime putty and sand to be mixed up to form a semi-dry mortar (course stuff and left covered and wet for a minimum of one week). Mortar is to be used fresh, and not to be knocked up for a second time.*

3 *Wet adjoining masonry and carry out mortar pointing to be left flat and recessed about 2mm from face of stone. Take care that no mortar is smeared onto the face of the stone.*

4 *After the initial set, the surface to be lightly brushed to remove laitance, and then stippled to remove sand grains and expose the grit.*

5 *In dry weather the mortar is to be kept wet and sheltered from the wind for at least three days after pointing.*

A full measured survey should be taken of the Deer Shelter.

A structural engineers report should be obtained on the diagonal cracking above and below the LHS arched window.

A timber preservation report should be obtained for the condition of the internal timber structure – though no obvious defects were observed.

Deer Shelter	Construction and condition	Repairs
Masonry walls	Honey coloured, rock-faced sandstone, laid to courses. Lime tuck pointing at high level, replaced widely with cement pointing below 1.5m.	
	Significant erosion of stone to bottom 3 courses of RH gable, probably exacerbated by use of cement pointing.	Cut out and replace 75mm stonework face with matching stone.
	Diagonal crack at low level and above LH window.	Rake out and repoint with lime mortar.
	Light diagonal cracking at rear NW corner – 2mm wide.	Repoint and monitor.
	Cement pointing below 1.5m to both gables, and to approx.. 30% of the inside face of the back wall.	Carefully remove cement pointing and replace with lime mortar pointing.
	Rear wall cracking from internal cross walls, but not externally.	Install Cintec Harke anchors.
	Old BT or power cable brackets at h/l to RH gable.	Remove brackets and point up any fixing holes.
Timber structure	Eccentric Yew trunk columns cannot be calculated, but appear to be working satisfactorily.	
	Large section chambered lintol beam is considerably swayed , but appears to be working satisfactorily. Disposition of notches suggest a possible previous use.	
	4 timber king-post trusses appear to be in good condition. Disposition of notches suggests previously different arrangement of purlins etc.	
	Purlins appear satisfactory.	
	Flat elm(?) rafters are 75mm deep but vary in width from 75 to 200mm.	
Roof	25 to 30mm stone slates are laid traditionally in diminishing courses, and are in reasonably good condition.	
	The stone slates are pegged over very small battens, approx. 35 x 25mm	No action suggested.
	Missing/broken stone slates: RH gable outer slope – 3-2 slates. North roof slope – 2 broken slates at eaves. LH gable outer slope – 2 broken slates at eaves.	Replace with stone slates to match, oak pegged and bedded in lime mortar.
	Carved stone angle ridge slated are loosely bedded.	Carefully take off, rebed and point with NHL 5 lime mortar. Lay a projecting zinc flashing beneath the ridge and hip tiles to the north and west slopes, to deter build up of moss.

	Lead valleys to gable roof on both sides are clogged up with moss and vegetation.	Clean out valleys, and repoint raking edges of stales with NHL 5 lime mortar. Allow a PS sum to replace lead valley with new Code 6 lead.
	North slope of roof is very heavily covered with moss.	Clean off loose moss by gentle brushing or raking with a plastic leaf rake – not a steel rake.
Floors	Existing earth floors.	No action.
Rainwater Goods	None	No action.
Services	None existing	Provide locking cabinet with power supply in the east gabled room.

INTERNAL TIMBER STRUCTURE

EROSION OF STONE FACE TO EAST GABLE

VALLEY GUTTERS CLOGGED WITH MOSS

REAR ROOF SLOPE COVERED WITH MOSS

CANNON HALL PARK

GARDENERS COTTAGE SURVEY

BAART HARRIES NEWALL

architects

2577-REP2-28.04.16

28 April 2016

CANNON HALL
MUSEUM, PARK & GARDENS

BARNSLEY
Metropolitan Borough Council

heritage lottery fund

BIG LOTTERY FUND

LOTTERY FUNDED

DESCRIPTION AND METHODOLGY

The stable cottages are part of an homogeneous stable range forming a square stable yard to the north east of the main house.

The stable yard building are listed Grade II, and are described in listing description 1001159 – including two cottages in the south range of the stable yard.

The Gardener's Cottage is built onto the stable cottages, extended to the south to form a T-shaped plan overall.

The gardener's cottage is listed Grade II, and described in listing description 334141

COTTAGE Late C18 or early C19. Courses squared stone. Stone slate roof. Two storeys. Thee-bay symmetrical front. Quoins to left. Three deep sash windows to ground floor. Three two-light windows to 1st floor (mullions removed). Tall ashlar stack to left, with cornice. Small brick stack to right. Later outshut to rear has elliptical-arched cart entrance with alternately blocked surround. Interior not inspected.

The building style of the stable yard cottages is contemporary with that of the house, and it would appear that this range is contemporary with the 1768 remodelling of the main Hall. The Gardeners cottage appears to be of later date, and built as an addition at the turn of the 19th century.

Generally the Gardener's Cottages is in reasonably good structural condition, but in a very poor decorative order.

The proposal is to retain this cottage in its present use as a hub and shop for the gardeners and Friends of Cannon Hall, and carry out minor interventions to create an accessible toilet, store and mess room, and to insert a new slot window into the south wall of the Friend's Shop.

Internal alterations will be carried out in studwork, and will be reversible. The external window will be simple and contemporary in design, in order to avoid confusing the history of the building.

The following pages detail the retained features, and required repairs.

REAR COURTYARD

SOUTH FACING ELEVATION

EAST FACING ELEVATION

GARDENERS COTTAGE

Gardeners Cottage	**External construction and condition**	**Original fabric to be retained/repaired**	**Replacement works.**
External walls	Ashlar tone masonry to external walls. Stone quoins and lintols to GF windows. Rear of cottage abuts a lean-to cart shed, and there is no exposed rear wall. The north wall of the cottage is a party wall with Cottage no 1.	All to be retained. Carefully remove cement pointing. Repoint with lime mortar. Carefully cut out and indent matching stone repairs to approx 5m2.	Remove dead creeper to south elevation. Remove external pipes and cables if possible. Install new window into room 03 – the Friend's Shop.
Windows	C18/19 sash windows to lower storey. Two light casement windows above – central mullions removed.	Overhaul existing sash windows. Release pulleys, replace sash cords and weights as necessary. Replace mullions and casements to 1F windows.	Replace defective ironmongery. Replace casement window to bathroom.
Doors	Retain existing front door to garden.		Replace defective ironmongery.

Roof	Stone slate roof covering approx. 12 missing or cracked slates.	Take carefully take off stone slates and ridges. Relay roof on new batten, making up any lost slates to match. Refit existing ridge slates.	Replace rotten rafter as necessary. Fit new Tyvek roofing felt and new battens.
Chimneys	One ashlar masonry chimney stack, and one brickwork stack.	Repoint with lime mortar. Retain chimney pots.	Renew lead flashings aprons to stacks. Replace flaunching.
Rainwater Goods	Black uPVC rainwater good in good condition.		
Gnd Floor	**Internal construction and condition**		
Floor	Asphalt over concrete floor – in good condition.		
Walls	Damp at low level, indicating no DPC.		Remove plaster to 1.2m and replace with Limelite renovating plaster. Install internal studwork partitions to create accessible wc, store and mess room – see plans as proposed.
Skirtings	All poor throughout.		Replace with new torus skirtings.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Reasonable condition.		New skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Remove modern fireplaces to ground floor.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul. Remove hardboard linings.	New ironmongery. Replace architraves with new ogee.
Joinery	No other important joinery observed.		Fit new picture rails to GF.
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New kitchen
1st Floor	**Internal construction and condition**		
Floor	Timber boards.		

Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Skirtings	All poor modern sections.		Replace with new torus skirtings.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces			
Doors	Generally original doors.	Retain and overhaul. Remove hardboard linings	New ironmongery.
Joinery	No other important joinery observed.		
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New bathroom
	Services		
Electrics			Complete new electrical system from sub-meter,
Plumbing			Complete new heating system, hot and cold water system.
	Surveys		
	Bat survey required before any roof removal.		
	Timber preservation survey required.		

CANNON HALL PARK

ICE HOUSE SURVEY

BAART HARRIES NEWALL

architects

2577-REP3-28.04.16

28 April 2016

CANNON HALL
MUSEUM, PARK & GARDENS

BARNSLEY
Metropolitan Borough Council

heritage lottery fund

BIG LOTTERY FUND

LOTTERY FUNDED

DESCRIPTION AND METHODOLGY

Unlike The Midden, the Ice House does not appear to be separately listed, nor is it mentioned in the Listing Description for the Grade 2 listed garden. It can clearly be considered as a curtilage building to the Grade 2* listed Cannon Hall however, and would receive the same legal protection as the main house.

The Ice House is a circular brick built pit, with a domed, vaulted brick roof. The dome is just visible above ground level, and was probably formerly covered with earth to provide insulation. Access is via a vaulted stone lined tunnel, emerging from the side of an earth embankment at an arched doorway – currently bricked up. The external access way has been partially infilled over time.

PARTIALLY BURIED ENTRANCE TO THE ICE HOUSE

The Ice House was opened up on 21 July 2015, to provide access for internal inspection.

Internal brickwork was found to be in good condition, though there was a slight bulging of the domed roof in an area where a large tree has grown up to the side of the roof dome. This may be due to the tree roots, but does not give cause for immediate concern.

No works of repair are proposed to the ice house structure, but it is proposed that the building is opened up and made accessible to visitors. This will involve excavating out and unblocking the entrance, fitting a secure railing door, and forming access steps down to the entrance.

Internally a balustrade will be installed at the termination of the entrance passage, to prevent visitors from falling into the deep ice pit.

It is assumed that the external domed roof will be recovered with earth, and surrounded by a new chestnut paling fence.

If any brickwork or pointing repairs are required to the jambs of the entrance door, NHL 3.5 lime or 3:1 lime putty mortar is to be used for pointing and repointing work.

Raking out is to be done carefully by hand, not using power tools, and to avoid damage to adjacent bricks. Generally only soft, crumbly mortar is to be removed.

SPECIFICATION FOR LIME MORTAR POINTING

1 *Lime mortar composed of 1 part lime putty: 2 parts sifted sand: 1 part sharp sand with the addition of a small amount of pale brick dust as a potzolanic agent.*

2 *Lime putty and sand to be mixed up to form a semi-dry mortar (course stuff and left covered and wet for a minimum of one week). Mortar is to be used fresh, and not to be knocked up for a second time.*

3 *Wet adjoining masonry and carry out mortar pointing to be left flat and recessed about 2mm from face of stone. Take care that no mortar is smeared onto the face of the stone.*

4 *After the initial set, the surface to be lightly brushed to remove laitance, and then stippled to remove sand grains and expose the grit.*

5 *In dry weather the mortar is to be kept wet and sheltered from the wind for at least three days after pointing.*

A full measured survey should be taken of the Ice House.

A structural engineers report should be obtained on the slight bulge in the internal brick roof lining.

Ice House	Construction and condition	Repairs
Walls	Red clay brickwork lining to ice pit – see photograph.	
	Masonry wall to entrance passage.	
Roof	Red clay brick domed roof, self-supporting.	Slight bulge in brickwork to be inspected by structural engineer, but no repairs expected.
	Externally the roof is partially uncovered.	Replace earth covering, and surround the dome with a suitable chestnut paling fence.
Floors	Existing earth floors. The ice pit contains some debris, perhaps of formed ladders, raking, or lifting mechanisms – see photograph.	Clear out debris from ice pit.
Access	Partially buried entrance with stone lintol and brick relieving arch/roof vaulting.	Excavate external access route, and provide new steps to landscape architect's design. Unblock bricked up doorway, and fit a suitable blacksmith-made, wrought iron gate – lockable. Fit suitable 1100mm high blacksmith-made, wrought iron gate and handrail to the end of the internal passage way, to provide protection from falling into the ice pit – lockable.

CANNON HALL PARK

PINERY SURVEY

BAART HARRIES NEWALL

architects

2577-REP4-15.07.15

15 July 2015

CANNON HALL
MUSEUM, PARK & GARDENS

BARNSLEY
Metropolitan Borough Council

heritage lottery fund

BIG LOTTERY FUND

LOTTERY FUNDED

DESCRIPTION AND METHODOLGY

The Pinery is described in List Entry no 1001159 as follows:

KITCHEN GARDEN Immediately east of Home Farm there is a garden of sub-rectangular shape walled with red brick. A gardener's house (listed grade II) is situates in the south west corner. The south wall (listed grade II with the Camellia House) has 2 arched stone entrances with ornate iron gates on each side of the Camellia House. A third opening with a similar gate is positioned midway between the other two in the rear wall of the Camellia House. There are a number of glasshouses of C20 date within the garden. The inner walls are planted with mature espaliered fruit trees, mainly pears, which include some varieties introduced in the C18 and C19. The garden is shown on Wood's plan and it was constructed during the period which followed an agreement on the costs of the work which John Spencer records in his diary in April 1760.

GARDENS AND PLEASURE GROUNDS (The) garden is overlooked by a garden building (listed grade II) c 80m east of the Hall, called the Camellia House or the Orangery, which is shown on Woods' map, and could be the 'pinery' Spencer refers to in his diary. It is set on a plinth against the outer wall of the kitchen garden overlooking lawns with geometric beds and a clipped yew hedge to the south, with views over parkland and lakes beyond the ha-ha. Some 20m west of the Camellia House there are two small garden buildings also set against the outer wall of the kitchen garden. They have arched openings which are glazed.

The Pinery is stated to be specifically Grade II listed, though an individual listing description has not been found.

The arched gateway into the walled garden has been infilled since the description was registered in 1984, and this may indicate the date of recent repair to the Pinery.

The building stands as a brick and stone work shell, with a paved garden planted within – having lost it's roof and fenestration at an earlier date.

The form is of a small, stone–faced classical pavilion, with 4 flat faced Ionic pilasters, and corner piers with plaques and niches. Side walls return to the south wall of the Walled Garden. A classic dentil and cornice entablature form the lintols over 5 door openings to the south facing frontage.



Scaffolding should be in the form of light-weight aluminium towers, set out carefully to avoid damage to the trees, and with stabilising props to the pathways. It will not be practicable to tie the scaffolding into the wall. Boards should be used to avoid over-compaction of the soil in planting beds.

NHL 3.5 lime or 3:1 lime putty mortar is to be used for pointing and repointing work.

Raking out is to be done carefully by hand, not using power tools, and to avoid damage to adjacent bricks. Generally only soft, crumbly mortar is to be removed.

NHL 5.0 lime mortar is to be used for bedding and pointing of copings and wall heads.

SPECIFICATION FOR LIME MORTAR POINTING

1 *Lime mortar composed of 1 part lime putty: 2 parts sifted sand: 1 part sharp sand with the addition of a small amount of pale brick dust as a potzolanic agent.*

2 *Lime putty and sand to be mixed up to form a semi-dry mortar (course stuff and left covered and wet for a minimum of one week). Mortar is to be used fresh, and not to be knocked up for a second time.*

3 *Wet adjoining masonry and carry out mortar pointing to be left flat and recessed about 2mm from face of stone. Take care that no mortar is smeared onto the face of the stone.*

4 *After the initial set, the surface to be lightly brushed to remove laitance, and then stippled to remove sand grains and expose the grit.*

5 *In dry weather the mortar is to be kept wet and sheltered from the wind for at least three days after pointing.*

A full measured survey should be taken of the Pinery and plinth.

A structural engineer and timber preservation report should be obtained for the condition of timber inner lintels all round.

Pinery	**Construction and condition**	**Repairs**
Masonry walls	Soft clay stock brickwork interior wall surfaces, and rear wall, stone faced on the west, south and east facades to the park.	
	Walls have been faced up with cement render to 15 or 16 stones on the west and east end elevations.	Carefully remove surface of cement render, and clean back to stonework beneath.
	Cement pointing has been used in placed throughout.	Carefully remove cement pointing and replace with lime mortar pointing
	Numerous buddleia are growing in the wall head.	Weed-kill and remove all vegetation growing in the walls.
Wall heads	Timber inner lintols show signs of decay at end bearings. Structural engineer/timber preservation report required.	Carefully prop wall head and replace any decayed lintols with new oak matching sections.
	Brickwork cracking at centre span over west doorway. Structural engineers report required.	Carefull prop out stone lintol, when replacing inner lintols. May require rebuilding of brickwork over.
	Suspected break up of flaunching to wall head.	Replace flaunching to brickwork inner wall head, chamfered to drain water. Provide new Code 6 lead covering.
	Cornice is displaced on the corner piers on both sides.	Investigate and carefully realign cornices. Provide new Code 6 lead cover flashings to cornices.
Paving	Section of front steps displaced.	Realign 2 x 2m length of stone steps. Weed-kill and remove weds. Repoint with lime mortar.
	Internal paved garden is in poor repair.	Consider new design for internal paving.

DISPLACE CORNICE TO WEST CORNER PIER

DISPLACED CORNICE TO EAST CORNER PIER

CEMENT FACING AND POINTING TO END WALLS

DECAY IN END BEARING OF INNER LINTOLS

CRACKING TO BRICKWORK OVER WEST DOORWAY

BUDDLEIA GROWING IN WALL HEAD

INTERNAL PAVED GARDEN IN POOR REPAIR

CANNON HALL PARK

STABLE COTTAGES SURVEY

BAART HARRIES NEWALL

architects

2577-REP5-28.04.16

28 April 2016

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MUSEUM, PARK & GARDENS

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Metropolitan Borough Council

heritage lottery fund

BIG LOTTERY FUND

LOTTERY FUNDED

DESCRIPTION AND METHODOLGY

The stable cottages are part of an homogeneous stable range forming a square stable yard to the north east of the main house.

The stable yard building are Grade II, and are described in listing description 1001159 – including two cottages in the south range of the stable yard.

PRINCIPAL BUILDING CANNON HALL……a home farm complex lies immediately north of the Hall and consists of a range of building including stables, a coach house, cottages and a farm house of late C18 date (all listed Grade II).

The building style of the stable yard cottages is contemporary with that of the house, and it would appear that this range is contemporary with the 1768 remodelling of the main Hall.

Generally the cottages are in reasonably good structural condition, but in a very poor decorative order (with some timber decay in Cottage 1 arising from roof leaks. They would convert well into holiday or permanent homes, retaining a number of original features – supplemented with sympathetic insertions.

Cottages along the north range of the same stable yard have already been converted, and appear attractive externally.

The following pages detail the retained features, and required repairs.

COTTAGE NO 1 – REAR ELEVATION FACING SOUTH

COTTAGE NO 1 – FRONT ELEVATION TO STABLE YARD

Cottage 1	**External construction and condition**	**Original fabric to be retained/repaired**	**Replacement works.**
External walls	Soft clay stock brickwork to front and rear walls.	All to be retained. Repoint with lime mortar. Replace stone half-jamb to front door.	
Windows	Georgian sash windows to upper storey. Front and rear windows over the arch have lost their glazing bars. Later sash windows to the ground floor.	Overhaul existing sash windows. Release pulleys, replace sash cords and weights as necessary.	Replace defective ironmongery.
Doors	Retain existing Georgian door to stable yard, and boarded rear door to garden.		Replace defective ironmongery.

Roof	Stone slate roof covering, leaking badly over room 08.	Take carefully take off stone slates and ridges. Relay roof on new batten, making up any lost slates to match. Refit existing ridge slates.	Replace rotten rafter as necessary. Fit new Tyvek roofing felt and new battens. .
Chimneys	One small stub chimney stack.		Renew lead flashings and capping to stub chimney
Rainwater Goods	Cast iron gutters and downpipes to front elevation. Replace uPVC gutters and downpipes to rear elevation.	Retain and decorate cast iron rainwater pipes to north elevation.	Provide new cast iron ogee gutters and downpipes to south elevation.
Gnd Floor	**Internal construction and condition**		
Floor	Asphalt over cracked concrete floor – indicates no DPM.		Break out and replace concrete floor on new DPM.
Walls	Very damp at low level, indicating no DPC.		Remove plaster to 1.2m and replace with Limelite renovating plaster.
Skirtings	All rotten.		Replace with new to match first floor.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Remove modern fireplaces to ground floor. Retain original fire places to first floor bedrooms.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul.	New ironmongery.
Joinery	No other important joinery observed.		
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New kitchen
1st Floor	**Internal construction and condition**		
Floor	Timber boards.		Replace boards and joists to Rm 08.

Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Skirtings	C18 skirtings retained.		
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Retain original cast-iron bedroom fireplaces.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul.	New ironmongery.
Joinery	No other important joinery observed.		
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New bathroom
	Services		
Electrics			Complete new electrical system from sub-meter,
Plumbing			Complete new heating system, hot and cold water system.
	Surveys		
	Bat survey required before any roof removal.		
	Timber preservation survey required.		

COTTAGE NO 2 – REAR ELEVATION FACING SOUTH

COTTAGE NO 2 – FRONT ELEVATION TO STABLE YARD

Cottage 2	**External construction and condition**	**Original fabric to be retained/repaired**	**Replacement works.**
External walls	Soft clay stock brickwork to front and rear walls. Rear wall not connected to gable wall.	All to be retained. Carefully cut out 6m2 of cement pointing to gable wall at h/l. Repoint with lime mortar where accessible. Replace stone half-jamb to front door. Stitch gable wall to 32 courses with matching brick. Cut in 3 new matching bricks.	
Windows	Georgian sash windows to upper storey. Later sash windows to the ground floor. Windows to side and rear wall generally rotten.	Overhaul existing sash windows. Release pulleys, replace sash cords and weights as necessary.	Replace 6 windows to end and rear wall with replica windows. Replace defective ironmongery. Possible new window to Room 06.
Doors	Retain existing Georgian door to stable yard, and boarded rear door to gardens.		Replace defective ironmongery.

Roof	Stone slate roof covering.	Take carefully take off stone slates and ridges. Relay roof on new batten, making up any lost slates to match. Refit existing ridge slates.	Replace rotten rafter as necessary. Fit new Tyvek roofing felt and new battens.
Chimneys	Retain brickwork chimney stack, ashlar stone stack to east gable, and chimney pots.	Repoint stacks with lime mortar, renew flaunching.	New lead flashings and aprons.
Rainwater Goods	Cast iron gutters and downpipes to front elevation. Replace uPVC gutters and downpipes to rear elevation.	Retain and decorate cast iron rainwater pipes to north elevation.	Provide new cast iron ogee gutters and downpipes to south elevation.
Gnd Floor	**Internal construction and condition**		
Floor	Asphalt over cracked concrete floor – indicates no DPM.		Break out and replace concrete floor on new DPM.
Walls	Very damp at low level, indicating no DPC.		Remove plaster to 1.2m and replace with Limelite renovating plaster.
Skirtings	All rotten.		Replace with new to match first floor.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Remove 2 modern fireplaces to ground floor.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul.	New ironmongery.
Joinery		Retain corner cupboard in room 01.	
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New kitchen
1st Floor	**Internal construction and condition**		
Floor	Timber boards.		Replace 2m2 boards to Rm 08.

Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Skirtings	C18 skirtings retained generally.		New matching skirtings to Rms 09 to 13.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Retain original cast-iron bedroom fireplaces.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul.	New ironmongery. New doors and architraves to Rms 09-13.
Joinery	No other important joinery observed.		
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New bathroom. New wc and basin.
	Services		
Electrics			Complete new electrical system from sub-meter,
Plumbing			Complete new heating system, hot and cold water system.
	Surveys		
	Bat survey required before any roof removal.		
	Timber preservation survey required.		

CANNON HALL PARK

THE MIDDEN SURVEY

BAART HARRIES NEWALL

architects

2577-REP6-15.07.15

15 July 2015

CANNON HALL
MUSEUM, PARK & GARDENS

BARNSLEY
Metropolitan Borough Council

heritage lottery fund

BIG LOTTERY FUND

LOTTERY FUNDED

DESCRIPTION AND METHODOLGY

I am unable to find a specific listing for The Midden, and assume that it must be treated as a curtilage building within the general Grade 2* listing of Cannon Hall. A history of Cannon Hall describes The Midden as follows:

THE MIDDEN is an earth toilet. It is thought to date from the early 19th century and to have been built at the time of John Spencer Stanhope (1787-1873). The first appearance of it in documentary evidence is on a map of the park in 1850. It was probably used by family and visitors in the 19th century who were taken short in the park.

The Midden is a romantic stone structure, with a stone slate roof, built in an exaggeratedly rustic style.

THE MIDDEN – FRONT ENTRANCE

THE MIDDEN – ONE OF TWO INDIVIDUAL PRIVVIES

Scaffolding musty be self-supporting, and not tied into the existing masonry in any way. Up and over scaffold, or Youngman boards should be used to access the ridge tiles, to avoid clambering over the roof surface.

NHL 3.5 lime or 3:1 lime putty mortar is to be used for pointing and repointing work.

NHL 5 lime mortar is to be used for bedding and pointing ridge slates.

Raking out is to be done carefully by hand, not using power tools, and to avoid damage to adjacent bricks. Generally only soft, crumbly mortar is to be removed.

NHL 5.0 lime mortar is to be used for bedding and pointing of copings and wall heads.

SPECIFICATION FOR LIME MORTAR POINTING

1 *Lime mortar composed of 1 part lime putty: 2 parts sifted sand: 1 part sharp sand with the addition of a small amount of pale brick dust as a potzolanic agent.*

2 *Lime putty and sand to be mixed up to form a semi-dry mortar (course stuff and left covered and wet for a minimum of one week). Mortar is to be used fresh, and not to be knocked up for a second time.*

3 *Wet adjoining masonry and carry out mortar pointing to be left flat and recessed about 2mm from face of stone. Take care that no mortar is smeared onto the face of the stone.*

4 *After the initial set, the surface to be lightly brushed to remove laitance, and then stippled to remove sand grains and expose the grit.*

5 *In dry weather the mortar is to be kept wet and sheltered from the wind for at least three days after pointing.*

A full measured survey should be taken of The Midden.

A timber preservation report should be obtained for the condition of the timber roof structure – though no obvious defects were observed.

The Midden	Construction and condition	Repairs
Masonry walls	Exaggeratedly rustic masonry to the front elevations. All other walls are buried beneath the ground.	
	Retaining walls of the downward sloping entrance ramp are breaking up – reportedly due to children climbing on them.	Rebuild upper courses of retaining walls.
		It is suggested that the ground level is reduced to 300mm below eaves level all round, laid to falls, and provided with a gravel finish to improve drainage.
Structure	Internal roof structure not seen.	
Roof	25 to 30mm stone slates are laid traditionally in diminishing courses, and are in reasonably good condition.	
	25 missing/broken stone slates	Taken off roof completely, and relay with Tyvek breathable sarking, new battens and retained slates. Make up roof slates to match. Slates to be pegged and bedded in lime mortar.
	Carved stone angle ridge slated are loosely bedded.	Carefully take off, rebed and point with NHL 5 lime mortar. Lay a projecting zinc flashing beneath the ridge tiles, to deter build up of moss.
Ramp	Existing stone entrance ramop.	Clean off all debris, earth and vegetation. Point up ramp to provide wheelchair access to the entrance door.
Railings		It is suggested that the entrance ramp and the perimeter of the building should be surrounded by a suitable railing and gate, to prevent children from climbing on the walls and roof.

THE MIDDEN – BROKEN MASONRY TO ENTRANCE RAMP WALLS

THE MIDDEN – STONE SLATES BROKEN BY CHILDREN CLIMBING ON THE ROOF.