

2528 Multi-Purpose Space

DESIGN & ACCESS STATEMENT

Description:	First-floor extension above existing silage clamps to provide additional educational and seasonal visitor space connected to the mammal house.
Site Address:	Cannon Hall Farm, Bark House Lane, Cawthorne, Barnsley, South Yorkshire, S75 4AT
Applicant:	Robert Nicholson
Agent:	Logic Architecture Ltd.
Date:	26/02/2026
Revision:	P2

1.0 INTRODUCTION

This Design & Access Statement has been prepared to support a planning application for a first-floor extension above the existing silage clamps, forming a connection to the first floor of the existing mammal house at Cannon Hall Farm.

The proposal provides a flexible first-floor space to support educational activities and seasonal, family-focused visitor experiences. At ground floor level, the existing clamp structure will remain in agricultural and operational storage use, with the addition of a roller shutter door for secure enclosure. The new first-floor space will connect directly into the existing first-floor accommodation and may be used independently or alongside existing facilities during busier periods.

The mammal house is an agricultural barn adapted for indoor animals at ground floor level, with established visitor and learning uses at first floor. The proposal improves functionality by creating a clear first-floor link, allowing activities to be distributed across connected spaces as required, while retaining the agricultural character of the building and making effective use of the existing structure.

This statement addresses the design rationale and access arrangements of the proposal. Planning policy and other material considerations are set out separately in the accompanying Planning and Heritage Impact Assessment.



Figure 01- Site Location

2.0 SITE

2.1 EXISTING SITE LOCATION & CONTEXT

The application site is located within the wider farm complex at Cannon Hall Farm and forms part of an established visitor area towards the northern extent of the site. The existing mammal house is an agricultural barn positioned in a prominent and well-used visitor location, close to key attractions including the Roundhouse and the tractor rides. Immediately to the north-west of the mammal house is a set of existing silage clamps, which form part of the same group of agricultural structures. The clamps are currently in agricultural use and are separated from the mammal house by a narrow gap. This part of the farm operates as a staff-only area and is not accessed by visitors.

The mammal house accommodates indoor animals at ground floor level, with visitor and learning-related uses at first floor level. The surrounding area is characterised by a mix of agricultural buildings, visitor attractions and internal circulation routes associated with the day-to-day operation of Cannon Hall Farm. This part of the site experiences a high level of pedestrian activity, with visitor movement clearly separated from operational and staff-only areas.

Photographs of the existing buildings and their immediate context are provided to illustrate the relationship between the mammal house, the silage clamps and the surrounding visitor areas.

2.2 EXISTING SITE PHOTOGRAPHS



Figures 02-05 – Existing site photographs

3.0 PROPOSAL

The proposal comprises the construction of a new first-floor structure above the existing silage clamps, positioned to connect directly with the first floor of the existing mammal house. The silage clamps will remain in situ at ground floor level and continue to act as retaining structures, with no additional built footprint introduced at ground level.

The existing silage clamps are currently in agricultural use. Silage storage will be relocated to a new agricultural barn within the wider Cannon Hall Farm site (ref. 2025/0741), for which the Local Planning Authority confirmed that Prior Approval was not required. This has enabled the existing clamp structure to be released from its original function.

The retained clamp structure will be repurposed to provide enclosed agricultural and vehicle storage at ground floor level, without altering the overall ground-level form of the site. Minor localised alterations to the tops of the clamp walls may be required to achieve appropriate floor levels for the proposed first-floor structure.

At first floor level, the new structure will extend beyond the footprint of the existing clamps. While the width of the extension broadly aligns with the structures below, the building extends beyond them in length on one side to allow an effective connection to the existing first-floor accommodation within the mammal house. The resulting form remains proportionate and well related to the existing building group.

Due to the existing ground levels across this part of the site, the proposed first-floor extension will sit at or close to ground level on the north-east elevation. This allows level access to be provided to the first-floor space from this elevation, replicating the existing access arrangement to the first floor of the mammal house. Ground-floor storage and operational areas remain entirely separate from visitor circulation and continue to function as staff-only spaces.

4.0 DESIGN RESPONSE

4.1 USE

The existing mammal house includes a first-floor space used for educational visits and visitor-focused activities, which is well used throughout the year and experiences particular pressure during peak periods and seasonal events. Visitor numbers at Cannon Hall Farm continue to grow, and there is an increasing demand for flexible internal space that can accommodate a range of activities.

The proposal introduces an additional first-floor space directly connected to the existing accommodation, providing increased capacity to support educational activities and seasonal family events. The additional space allows activities to be spread across a larger and more flexible footprint during busier periods, helping to manage visitor movement and improve the overall experience.

The new and existing first-floor spaces are capable of operating either independently or together, allowing multiple groups to use the facilities at the same time where required. This flexibility supports a range of uses without constraining future operational arrangements elsewhere on the farm.

At ground floor level, the retained clamp structure will remain a staff-only area and will be used for agricultural and vehicle storage following the relocation of silage storage elsewhere on the site. No visitor uses are proposed at ground floor level, ensuring a clear and consistent separation between public and operational areas.

4.2 AMOUNT

The proposal provides an increase in first-floor floorspace through the construction of a new structure above the existing silage clamps, linked directly to the first floor of the mammal house. All additional accommodation is located at first floor level, with no expansion of the developed footprint at ground floor level.

The existing clamp structure is retained in its current position and continues to act as a retaining element. The amount of development has been carefully considered to provide the additional internal space required to support existing and growing visitor activities, while avoiding unnecessary expansion at ground level or the introduction of new standalone buildings.

4.3 LAYOUT

The layout of the proposal has been designed to provide a clear and logical relationship between existing and new accommodation, while maintaining a strong separation between visitor areas and staff-only operational spaces.

At ground floor level, the retained clamp structure continues to function as a staff-only agricultural storage area, with no public access. This separation supports safe and efficient farm operations.

At first floor level, the new accommodation connects directly to the existing mammal house space, allowing the two areas to operate together as a coherent layout. The proposed first-floor space is largely open in plan, providing flexibility to accommodate a range of educational and seasonal visitor activities.

Both the existing and proposed first-floor spaces are served by their own sets of double doors. This allows the spaces to be used independently where required and enables visitor movement to be managed effectively during busier periods. On high-traffic days, this arrangement allows a simple one-way circulation route to be established through the combined spaces, reducing crowding and avoiding bottlenecks.

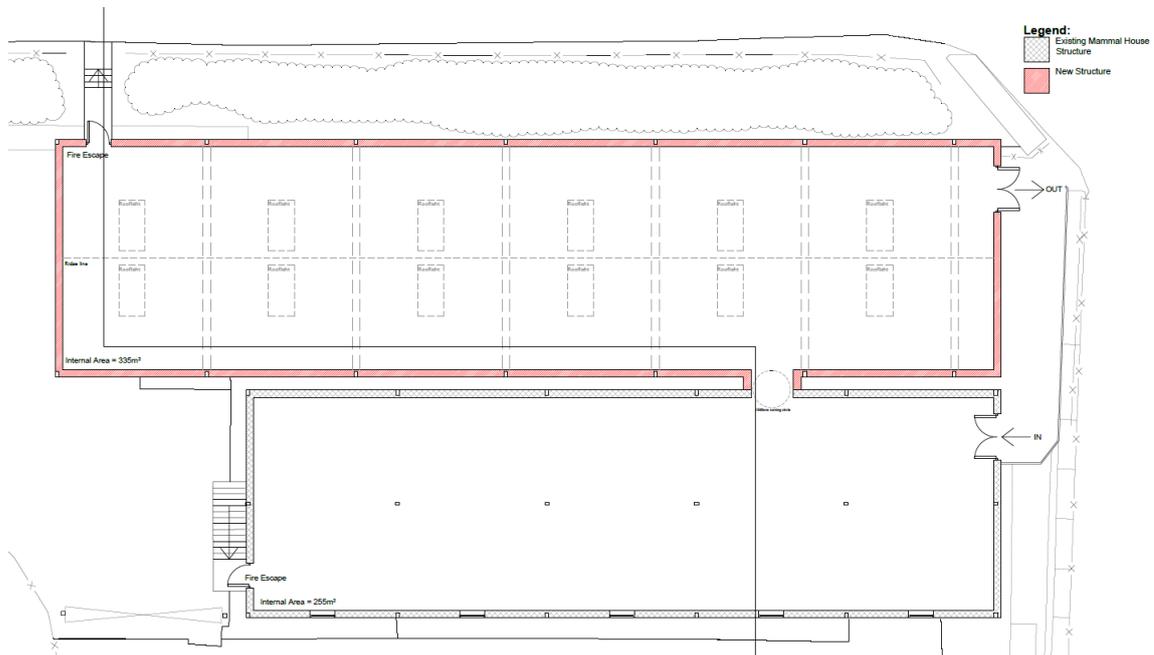


Figure 06- Proposed Plan

4.4 SCALE

The scale of the proposed development has been carefully considered in relation to the existing mammal house and the wider group of agricultural buildings within this part of Cannon Hall Farm.

The proposed extension adopts the same roof pitch as the existing mammal house to maintain visual coherence. As the new structure is marginally wider, this results in a slight increase in overall ridge height; however, this is limited and arises from the geometry of the roof rather than a change in building typology.

Due to changes in ground levels across the site, the proposed extension continues to read as a single-storey element when viewed from the north-west path. In this context, the building sits comfortably within the landscape and remains visually subservient to its surroundings.

4.5 APPEARANCE

The appearance of the proposed extension has been designed to align closely with the existing mammal house and the wider agricultural character of Cannon Hall Farm. The extension adopts the same palette of materials as the existing building, allowing it to read as a natural continuation of the structure.

Timber cladding is used throughout, reflecting the simple and robust agricultural aesthetic of the surrounding buildings. The form and detailing follow the established language of the mammal house, ensuring a cohesive appearance within this part of the site.

The roof incorporates a series of rooflights to provide consistent levels of natural daylight to the internal space while maintaining the agricultural typology of the building. The rooflights are integrated into the roof plane and do not detract from the overall form or character.

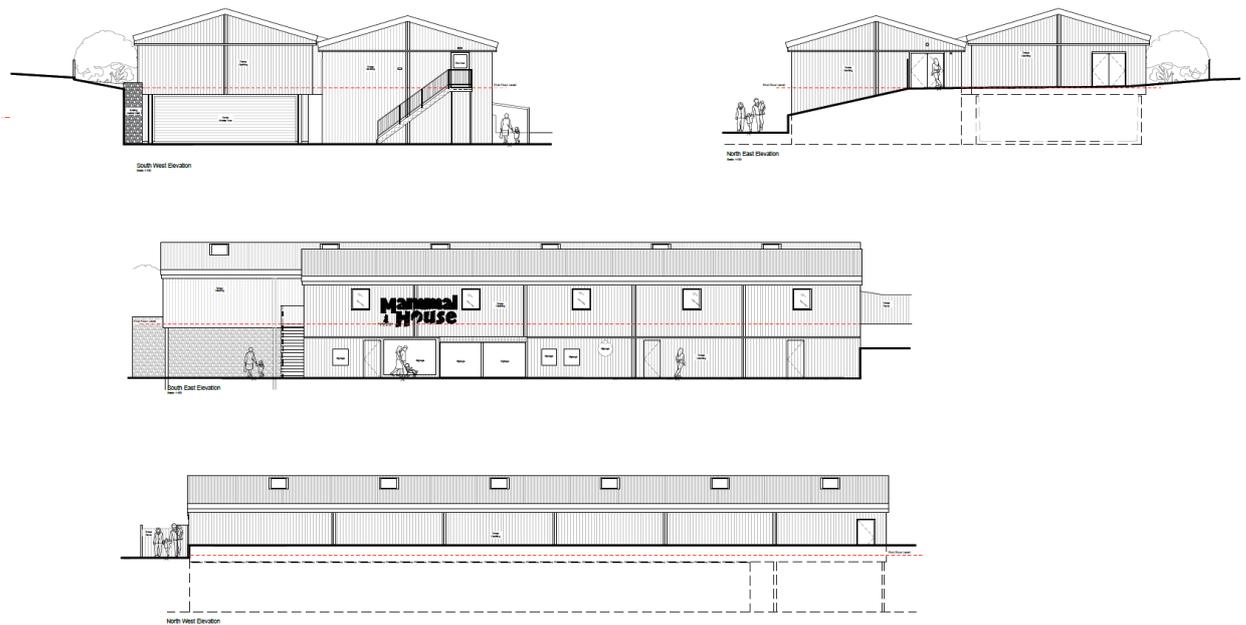


Figure 07- Proposed Elevations

5.0 **ACCESS**

5.1 **INCLUSIVE ACCESS**

The proposed development has been designed to provide an inclusive environment that supports safe and convenient access for visitors and staff. Access arrangements follow the established approach used within the existing mammal house, ensuring continuity and ease of movement.

Wherever practicable, level access has been incorporated into the design, and the proposal has been developed to comply with relevant Building Regulation requirements relating to access and circulation.

5.2 **SITE ACCESS, WAYFINDING AND VISITOR ROUTES**

Level access is provided directly to the first-floor accommodation on the north-east elevation due to the existing ground levels. This mirrors the existing access arrangement to the first floor of the mammal house and allows visitors to enter the proposed extension without additional ramps or level changes.

The access point connects to established pedestrian routes within a well-used visitor area of the farm. Wayfinding and signage will build on the existing approach used across the wider site, ensuring entrances, exits and circulation routes are clear and legible, particularly during busy seasonal periods.

5.3 **INTERNAL ACCESS, CIRCULATION AND EGRESS**

At first floor level, the new accommodation connects directly to the existing first-floor space within the mammal house. Circulation between the spaces is clear and legible, allowing them to function either independently or together.

Both the existing and proposed first-floor spaces are served by their own sets of double doors, enabling visitor flow to be managed effectively and supporting one-way circulation during peak events where required.

Each section of the first-floor accommodation benefits from its own means of escape. The existing first-floor space is served by an established escape route, and the proposed extension incorporates a separate secondary means of escape. This allows both areas to operate safely either independently or together, in accordance with Building Regulations.

Visitor welfare facilities, including WC provision, are provided elsewhere across Cannon Hall Farm. A new permanent visitor entrance is proposed nearby, which has been the subject of pre-application discussions with the local planning authority and is intended to include dedicated WC facilities serving this part of the site. During particularly busy seasonal events, temporary WC facilities can also be provided locally as part of standard event management arrangements.

5.4 VERTICAL CIRCULATION

Due to the site's topography, level access is provided to the first-floor accommodation and no additional vertical circulation elements are required. This approach is consistent with the existing mammal house, where first-floor visitor spaces are also accessed at grade.

As the development does not introduce additional storeys and provides level access to visitor areas, the provision of a lift is not required.

5.5 SERVICING AND OPERATIONAL ACCESS

Ground floor areas within the retained clamp structure remain staff-only and are not accessible to visitors. These spaces will be used for agricultural and vehicle storage and are accessed independently via a roller shutter door on the south-west elevation. This arrangement ensures a clear separation between visitor circulation and operational activities, maintaining safety and efficiency across the site during both day-to-day use and peak visitor periods.

The roof incorporates a series of rooflights to provide consistent levels of natural daylight to the internal space while maintaining the agricultural typology of the building. The rooflights are integrated into the roof plane and do not detract from the overall form or character.

6.0 CONCLUSION

This Design & Access Statement documents the design evolution and consultation process that has been followed in arriving at the submitted design.

It demonstrates that the proposed first-floor extension has been carefully designed to respond to the existing character, function and operation of Cannon Hall Farm. The proposal provides additional first-floor accommodation to support growing educational and seasonal visitor activities, while maintaining a clear separation between visitor areas and staff-only agricultural operations at ground floor level.

The design makes effective use of existing structures, retaining the silage clamps as ground-level retaining elements and limiting development to first floor only. The layout, scale and appearance of the extension have been informed by the existing mammal house, ensuring a cohesive and legible building form that sits comfortably within the wider farm complex and retains its agricultural typology.

Access arrangements have been thoughtfully considered, with level access provided to the first-floor accommodation, clear internal circulation, appropriate means of escape, and reliance on existing and planned site-wide visitor facilities. Overall, the proposal represents a logical and proportionate extension that enhances the functionality of the existing mammal house and integrates successfully within its established setting.

We trust the local authority will support this application as they have with previous submissions, however, should any further clarification or information be required please contact the agent as below.

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