

CHRIS CARR

ARCHITECTS

DESIGN & ACCESS STATEMENT

Cannon Hall Farm
Cawthorne
Barnsley

APPENDICES 1- 8

Orchard Farm, Goathland, Whitby YO22 5JX

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APPENDIX 1
SITE LOCATION PLANS

APPENDIX 2
PHOTOGRAPHIC SURVEY



1. The private access roadway to Cannon Hall Farm with park fencing separating adjoining paddocks and principal footpath.



2. The existing access roadway as it approaches the farm shop and restaurant at the centre of the site.



3. The central car parking adjoining the farm shop and restaurant.



4. Entrance to the farm shop and delicatessen



5. Picnic tables adjoining the restaurant – scope for further landscaping, enclosure and extension?



6. Existing roadway to the roundhouse cattle building



7. The main pedestrian access to the farm complex where it crosses the access driveway.



8. Existing secure entrance to the open farm, interactive public/animal facilities and open play. This gate forms the main barrier between the farm shop and restaurant facilities and the remainder of the site.



9. Exit from the existing gift shop with ice cream sales adjoining.



10. Temporary classrooms in tents used during the summer months.



11. The lawns adjoining the main car park with mature hedge on the right that separates the lawn from the grassland from the site of the new farm shop.



12. The existing farm shop



13. Existing animal buildings at the centre of the site which need to be replaced as a result of the Griffin Report.



14. The roundhouse. A state-of-the-art stock building with high level gantry for public viewing.



15. A modern stock building taking advantage of the sloping site. The Left hand bay will form the entrance to the new “model farm”



16 & 17.

The site of the new farm with steeply sloping site providing the potential to construct new buildings into the contours, thereby minimising their impact upon the surrounding openness and character of the Green Belt.



17.



18. Existing driveway, stone boundary wall and avenue of lime trees which provides clear separation between the grounds surrounding Cannon Hall and the proposed new farm.



19. An ancient Oak tree at the boundary of the proposed new farm.

APPENDIX 3
SITE SURVEY



ARCHITECTS

Cannon Hall Open Farm.

SITE SURVEY & VISUAL INSPECTION.

The developed area of Cannon Hall Open Farm, covers approximately 5.4 Hectares of land immediately to the North of Cannon Hall and the various traditional buildings, walled gardens and policies that are attached to the listed building.

The Open Farm comprises several ranges of modern agricultural buildings car parking and hard standings, all of which have been constructed within the last fifty years and which together make up a working farm and visitor attraction. Prior to the construction of the farm complex, the land formed a part of the open deer park surrounding Cannon Hall and there is no evidence of any past development.

The topographic survey shows the land to be sloping in an easterly direction, and a walk over survey confirms that individual buildings have been constructed by cutting into the slope and erecting retaining walls where necessary. The site has not been the subject of intensive stock farming in the past, and apart from the possibility of minor and localised spillage of tractor fuel, it is not expected that any contamination will affect the proposals.

It is understood that ground conditions will support normal concrete strip and or pad foundations with localised thickening as necessary. The site has been the subject of a mining search by Eastwood & Partners and a copy is attached with this statement.

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Mr C J Carr
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MJY/AJK/02/32921

BY E MAIL ONLY

19 October 2011

Dear Chris

Cannon Hall Farm – Mining Risk Assessment

We have reviewed the geological maps and memoirs of the site which we hold in our office, and write to comment on the issue of past mining beneath the site.

The site is located approximately 5 miles to the north west of Barnsley town centre, in South Yorkshire. The geological map for the area, Sheet 273 NE (1:10,560 scale) shows the strata underlying the site to comprise Lower Coal Measures. The majority of the site is underlain by a band of sandstone (likely to be the Silkstone Rock, although not labelled as such by the maps), with undifferentiated mudstone and shale underlying the north eastern corner of the farm complex.

Coal Mining

There is a history of coal mining in the area surrounding the site in several seams.

Below the site, the shallowest seam of coal will be the Silkstone Coal. This is conjectured to outcrop around 70 m south of the current buildings, through the park to the south of the farm and stately home, with an east-west trend. The maps indicate the strata to dip towards the north at around 15°. The seam is recorded by the geological maps to be around 0.6 m thick in a single seam, although the seam splits into two distinct leafs in the area to the south of Cannon Hall Park.

Based on the above information, the Silkstone Coal seam is expected at a depth beneath the site in the region of 25 m. Although heavily worked throughout the South Yorkshire coal field, including the areas to the north and south of this site, it is not expected that the seam has been

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extensively worked beneath Cannon Hall. Historical maps do not indicate any old coal shafts within the immediate vicinity of the site.

If any workings have been undertaken below the site within the Silkstone Coal or any other lower seams, they will be at a depth where they will not be expected to influence developments at surface. This is due to there being in excess of ten times the worked seam thickness of competent ground between the top of the workings and the underside of footings. In this instance, for workings within the Silkstone Coal, there would need to be at least 6 m of competent ground. There is actually likely to be in the region of 20 m of competent rock, assuming a maximum seam thickness of 1 m and a nominal footing depth not exceeding 2.5 m.

We therefore conclude that the proposed development will not be affected by any past coal mining activities.

Ironstone Mining

The Claywood Ironstone is a relatively persistent band which lies above the Silkstone Coal and below the Silkstone Rock. The measures in this horizon are usually between 30 and 50 feet thick. However, in the area around Cannon Hall, they are much thinner, with the rock practically lying on top of the coal. The geological memoir for Barnsley records this, and states that the Claywood Ironstone is generally absent from this localised area, although is present to the north west and south east due to rapid thickenings of the shales between the Silkstone Coal and Silkstone Rock.

Therefore, ironstone workings beneath the proposed development are not expected, and if present, will be at a similar depth to the Silkstone Coal, and will therefore be at such a depth so as to not influence developments at surface.

Yours sincerely

A handwritten signature in black ink that reads 'M J Yates'.

M J Yates

APPENDIX 4
DRAINAGE REPORT

MJY/NJB/32921
21 September 2011

Cannon Hall Farm, Cawthorne, Barnsley

Enhancement of Visitor Facilities

Statement of proposals for drainage provision

Overview

Proposals are made to enhance existing visitor facilities at Cannon Hall Farm, Cawthorne. These will include the following:

- The construction of a new model farm to the north east of the main centre. This will comprise a number of covered animal sheds connected by concrete hardstandings.
- Extensions to existing buildings and conversion of other buildings in the central area
- Extensions to the existing restaurant
- Construction of a new farm shop to the west of the main site.

In general terms the present drainage facilities are based on peak visitor activity such as would occur on bank holidays and summer weekends. It is not the intention that the development proposals should seek to accommodate an increase in the peak activity. There are other constraints which might prevent an increase in peak numbers. Instead the intention is to accommodate an increase in lower level activity with the aim of maximising the number of off-peak visitor numbers. This level will not be higher than the design peak.

Existing drainage provisions

Cannon Hall Museum System

- Cannon Hall Museum lies to the south of the main visitor facilities area and is served by separate foul water (serving only the Museum) and surface water systems.
- These drain from the Museum drive entrance south towards the Country Park lake. Discharges are treated en route in a treatment plant, before passing into the lake. Present provision for drainage is observed to work satisfactorily and is understood to comply with any necessary consents to discharge etc.
- The foul system serving the Museum is independent of the main visitor area but the surface water system receives surface water run-off from the Open farm visitor facilities.
- The surface water system serving Cannon Hall Museum is operated by Barnsley MBC.

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Existing Open Farm Visitor Facilities Area Drainage

- Existing facilities comprise the restaurant, shop, farm visitor buildings, play and picnic areas.
 - As noted above, the surface water drains by gravity in a southerly direction to enter the Cannon Hall Museum system.
 - Foul water drains by gravity in a north easterly direction to a package sewage treatment plant at the east end of the Farm. After treatment the discharge passes a sampling point and then is directed south east to an EA consented discharge point in Cawthorne Dyke at the east end of the lake.
 - The treatment plant is a Klargester three stage AirFlow system comprising primary settlement, biological treatment and final settlement stages in a series of buried prefabricated GRP tanks.
 - The plant has a substantial capacity, capable of dealing with the effluent from 16 dwellings, 39 staff, 600 café meals and up to 1600 daily visitors. The biological treatment stage is designed for a daily BOD load of 33kg/day, equivalent to a normal domestic population of over 500, providing both carbonaceous and nitrification treatment. The design effluent quality standard is:
 - 20mg/l BOD (Biochemical Oxygen Demand)
 - 30mg/l SS (Suspended Solids)
 - 10mg/l NH₄N (Ammoniacal Nitrogen)
- The BOD and SS solids standard is equivalent to a traditional "Royal Commission" standard, and the ammonia treatment standard exceeds this, consistent with a good standard of treatment for a small package plant.
- There is a formal Environment Agency Consent to Discharge the treated sewage into Cawthorne Dyke, which is monitored by the Agency for compliance.

Roundhouse

- A recent addition to the Farm, the Roundhouse, constructed to the north west of the main centre discharges only roof water which drains in a separate system around the north/northeast side of the Farm before eventually discharging into the lake.
- There is no foul water discharge from the Roundhouse.

Proposed drainage provision

Foul water

- There will be toilet/washing/wash-down facilities etc at the new Farm Shop. All foul drainage from the new farm shop will be taken to a new micro sewage treatment plant with a clean outfall discharging to the existing surface water pipe which runs alongside the adjoining roadway, and connects with the drainage system serving cannon hall museum.
- Toilet facilities in the central area buildings will replicate or upgrade existing facilities with no significant change in discharge.
- The Model Farm will have toilet and hand washing facilities for visitors. These will be located at the entrance/exit to the model farm, where public access passes through an existing building. These facilities will replace existing hand wash stations scattered around the farm that will no longer be required due to all farm animal enclosures being relocated.



Foul water will drain by gravity to the existing treatment plant at the east end of the Farm. Because the proposed buildings largely replace existing (including existing tented facilities) the overall discharge from the Cannon Hall Farm development will not change and therefore there will be no increase in overall flow into the treatment plant.

- Existing and modified car parking areas will have no foul water discharge.

Surface water

- Surface water from the new Farm Shop will drain by gravity in an easterly direction to combine with the roof water discharged from the model farm buildings.
- Roof and hardstanding areas in the central area of the site will not change significantly and therefore there will be no change to the method and quantity of discharge into the Cannon Hall Museum system.
- Surface water from the Model Farm will initially comprise two systems as follows:
 - Firstly roof water will be collected and directed to a rainwater harvesting system together with the roof water from the new Farm Shop. In times of peak discharge the excess will pass through the harvesting storage into a balancing pond, swale or reed bed. This will be appropriately sized so that the discharge is dissipated by evaporation and infiltration
 - Secondly there will be a certain amount of "brown" surface water arising from run-off from the concrete hardstandings between the covered animal pens. This cannot be used for rainwater harvesting.
 - The "brown" surface water system will discharge into a separate surface water system with a holding tank which will release water at an appropriate rate to a separate drain. This will discharge in parallel with the existing treatment tank outfall via a new reed bed treatment system and thence to the same outfall point on the Cawthorne Dyke.

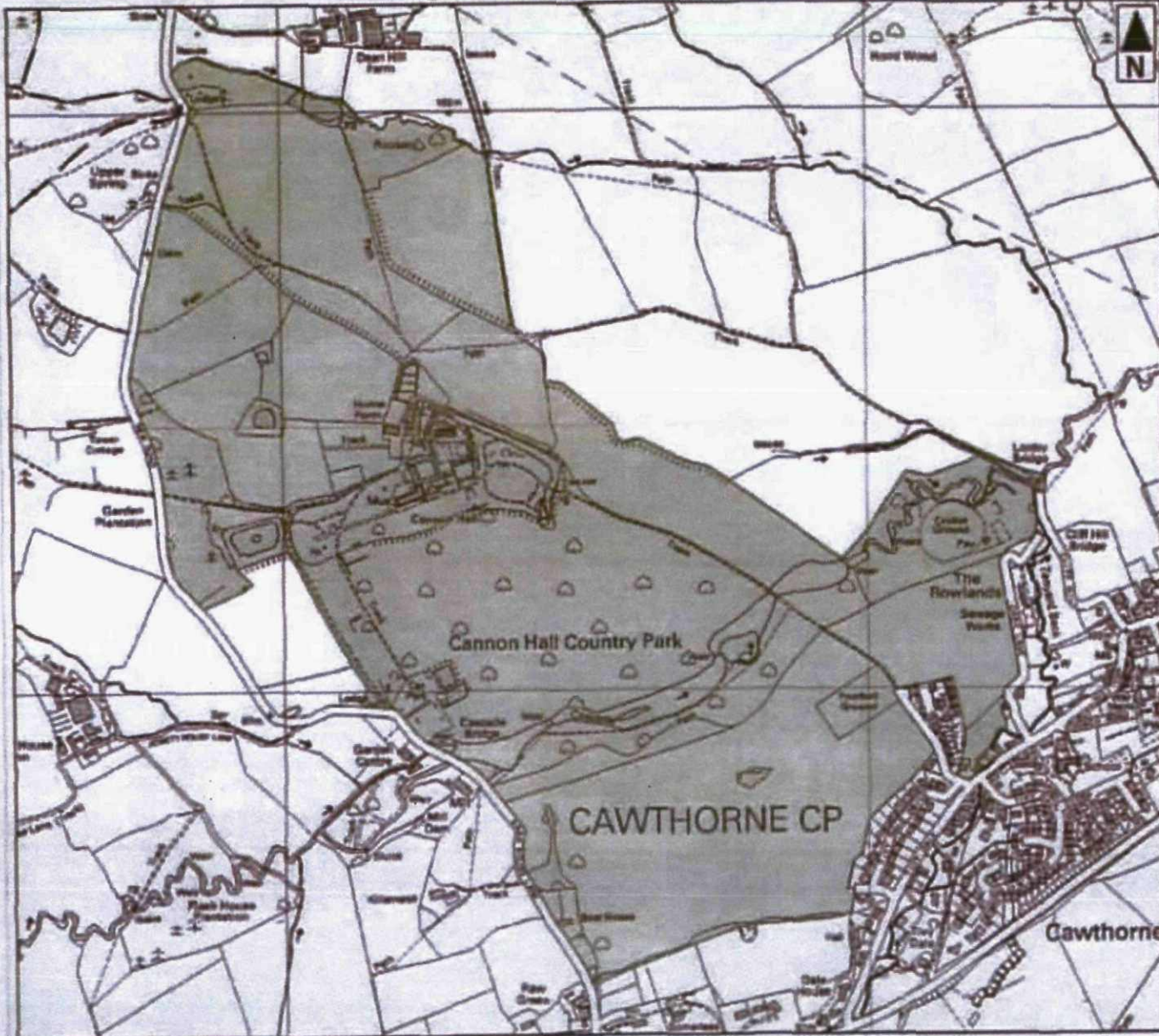
Car Park

- Upgrading of the existing car park is not envisaged to increase the current area of drained hardstandings. There will therefore be no increase in surface water discharge.
- Current facilities to drain into the Cannon Hall Museum system will therefore be unchanged.

APPENDIX 5
LISTED BUILDINGS

APPENDIX 6
REGISTER OF PARKS & GARDENS

Registered Park and Garden



Name: CANNON HALL

Number: 2163
Grade: II
Registration Date: 01/06/1984

County/UA:

Local Authority: BARNSELY DISTRICT (B)


Parish: CAWTHORNE CP, HIGH HOYLAND CP

Notes:

Every effort has been made to ensure the accuracy of this map. It is supplied for information purposes only and should always be read in conjunction with the Register entry. If you require clarification of the exact extent of the Park and Garden or further information, please contact English Heritage.

Map Centre NGR: SE2752308295

Map Scale: 1:10000

 Registered Park and Garden

Print Date: 23 September 2008

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English Heritage. 100013000 © English Heritage. Please note that any Listed Building information shown on this map extract is provided solely to indicate the location of the listed buildings and does not attempt to indicate the outline or the full extent of the building.



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Date of Print: 23 SEP 2008

REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST

CANNON HALL

SOUTH YORKSHIRE

Date Registered: 01 JUN 1984

BARNSELEY

Grade: II

NGR: SE2708

Site Reference Number: 2163

Gardens and a park laid out in the 1760s by Richard Woods, and parkland added in the late C18/early C19.

HISTORIC DEVELOPMENT

The Cannon Hall estate was owned in the C13 by the Canum family and was sold in the late C14 to the Bosvilles of Ardsley. In the C17 the estate was acquired by the Spencer family of Cawthorne. John Spencer was responsible for extensive works on the house and grounds in the 1760s, which were executed to designs by Richard Woods (1716-93) who produced a map showing his proposals in 1760. Additions to the park of the late C18 or early C19 were carried out for Walter Spencer Stanhope, John Spencer's nephew and heir. A series of drawings showing views of Cannon Hall and other locations in the area was made in 1809 by John Nattes, who was a drawing master at Cannon Hall. The estate remained in the family until the sale of the Hall and part of the park to the County Borough of Barnsley in 1951. The Hall is a museum, and the gardens and part of the park immediately south of the Hall are in use as a public park (1998). The remainder of the parkland is privately owned and in use for pasture and arable cultivation.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Cannon Hall is situated c 6km west of Barnsley immediately north-west of the village of Cawthorne in an area which is rural and agricultural. The c 100ha site is on land which slopes downwards to the south and then gently upwards from the valley of the Daking Brook south of the Hall. The west boundary is formed by New Road, where there is a stone wall, the southern edge of Garden Plantation and a walled garden west of the Hall, the line of the principal drive south of this, and by Bark House Lane. The north boundary is a stone wall which runs from New Road along the outer edge of fields, a fishpond, and a patch of woodland called the Rookery. On the east side of the Rookery a track runs southwards to a point c 300m north-east of the Hall where the boundary continues southwards as a stone wall surmounted by cast-iron fencing set into a ditch. An earlier boundary in the form of a ditch with wall footings at its base runs as a continuation of this ditch northwards to the west side of the Rookery, and this is shown as the edge of an area called the Little Park on Woods' 1760 map. This map shows the old line of the road, which ran east of the line of New Road forming the west side of Little Park, but there is no obvious sign of this boundary above ground. The north boundary of Little Park has also been lost within the area imparked when the road was realigned and North Lodge constructed, late C18 or early C19. The boundary along the south and south-east sides is formed by walls and fencing. John Spencer records a contract for building a park wall with copings in 1761 and some stretches of walling may represent the work which was done at that time.

REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST

ENTRANCES AND APPROACHES

The principal entrance is at the junction of New Road and Bark House Lane where there is a late C19 lodge. A drive runs northwards from this on the line of the former public road. The drive turns to the east and runs along the north side of the pleasure grounds to Home Farm on the north side of the Hall. Running parallel to this from a late C20 car park south of the lodge, is a pathway which is shown as a drive on the Richard Woods map of 1760. This turns eastwards to approach the Hall as an avenue of lime trees. There is a drive leading from Cawthorne, as shown on Woods' map, which crosses a lake via a bridge (c 1762, listed grade II) and continues northwards to a gateway and then on to Home Farm via a route lined on the east side by lime trees, as shown on the 1850 OS map. Woods suggested a more circuitous approach, with the drive leading north-east before swinging around to the north-west. There is another entrance on the north-west side of the site where there is a pair of lodges (listed grade II) called North Lodge, shown in a drawing by Nattes of 1809 but not marked on the Woods map. The 1850 OS map shows a drive leading south-east to the Hall, and this survives for part of its length as a track. Other entrances to the site are informal.

PRINCIPAL BUILDING

Cannon Hall (listed grade II*) is probably of late C17 origin and built on or near the site of a dwelling recorded on the site in the C14. A sketch drawing of c 1719 shows a simple classical house. The building was remodelled by John Carr (1723-1811) on three occasions; from 1764 to 1768, in 1778, and again in 1804. A wing was added to the north-east in 1896 (7). The Hall is situated close to the centre of the park on a hillside site which gives views to the south from the principal elevation. A home farm complex lies immediately north of the Hall and consists of a range of buildings including stables, a coach house, cottages and a farmhouse of late C18 date (all listed grade II). Cannon Hall is currently (1998) in use as a museum.

GARDENS AND PLEASURE GROUNDS

There are pleasure grounds on all sides of the Hall apart from the Home Farm and kitchen garden areas to the north and north-east. A terrace on the south front overlooks sloping lawns and a ha-ha, which divides the south and part of the east sides of the pleasure grounds from the park. The terrace has views over parkland and lakes to the south. The west side of the terrace connects with the drive from the south-west and the lime avenue, while on the east side paths lead eastwards to a formal garden between the walls of the kitchen garden and the ha-ha. This 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.

A path leads east from the south-east corner of the formal garden to a pool, c 200m south-east of the Hall, which is overlooked on its south side by the remains of a C16 tracery window (listed grade II) and on the west side by a C16 archway (listed grade II); both were brought to the site in the late C19. Paths lead around the pool and on

REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST

eastwards through an area planted with shrubs and scattered mature trees to a point c 250m east of the Hall where there are more fragments of windows in Perpendicular style (listed grade II) forming an entrance to the pleasure grounds from the park where there is a bridge over the ha-ha. The remaining pleasure grounds, including an area on the west side of the Hall, consist of paths leading through informally planted trees, including mature examples of beech, oak, pine and sweet chestnut with an understorey of shrubs including rhododendrons. The pleasure grounds were laid out by Richard Woods and are shown on the 1760 map with a pattern of planting which conforms broadly to what exists today. John Spencer's diary makes various references to the gardens including an entry in October 1761 recording the completion of the ha-ha.

PARK

There is parkland on all sides of the Hall. To the south, on land which slopes gently downwards, there is open grassland with clumps of trees which include mature examples of oak, beech and chestnut in an area known as the Deer Park. This must have been enclosed by 1762 as John Spencer's diary entry for 6 February in that year describes fetching deer for the park from nearby Gunthwaite Park. On the west side of this area, c 280m south-west of the Hall, there is a deer shelter (listed grade II). This is shown on the 1850 OS map and is a late C19 rebuilding of a simple thatched structure with piers supporting the roof shown in a drawing of 1809 by Nattes.

Within the Deer Park, c 450m south of the Hall, there is a series of lakes and cascades. Bark House Lane crosses the Daking Brook as it enters the park via Cascade Bridge (listed grade II) which has a stone balustrade. Immediately north of this water also flows beneath a second bridge and then descends as a cascade into a lake of serpentine form. The lake narrows and the water cascades into an elongated serpentine lake with an island. A third cascade leads to a continuation of the lake which is crossed by the bridge carrying the drive from Cawthorne. Some 200m to the east of this there is another cascade, from which point the water reverts to its natural course as the Daking Brook. Paths lead through mature trees on each side of the lakes. The lakes, bridges and cascades were constructed to Woods' designs during the period 1760/4, and Spencer's diary has many references to the work as it proceeded. The planting in this part of the park is managed so that there are views of the water from the Hall and of the Hall from the waterside framed by trees. This is illustrated in an engraving of 1821 (Neale 1821) showing a view from the lakeside which conforms closely with views obtainable today and with the general disposition of planting on Woods' plan. Spencer's diary makes it clear that the work involved removing and transplanting 'large trees', suggesting that there was some mature tree cover before the work began.

In the south-east corner of the site, south of the Daking Brook, there is a patch of woodland, including areas of late C20 planting, within which is a clearing and a cricket pitch. There is planting along the western perimeter of the parkland as suggested on the Woods plan and referred to in Spencer's diary. The parkland south of the lakes is in use as arable and pasture land with scattered mature trees. Woods showed this area with perimeter planting and clumps, which is shown in similar form on the 1850 OS map.

On the north side of the Hall the park is in use as pasture land. There are a few scattered trees which appear to be less mature than those in the Deer Park. Woods shows

REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST

the southern part of this area, which he described as the Little Park, with thinner bands of perimeter planting than parkland to the south, and fewer clumps. This planting has largely disappeared. There are views over the valley to the village of Cawthorne and the prominent tower of All Saints' church (listed grade II*) from many points in this part of the park.

An eyecatcher, called Tower Cottage (listed grade II), lies on the west side of New Road c 600m north-west of the Hall. This is visible from the north-west side of the site and may have been designed to mirror the form of All Saints' church tower on the other side of the valley. Some 400m west of Tower Cottage, a summerhouse (listed grade II) is situated at the junction of trackways leading through fields and woodland. Both structures were probably designed as incidents to be encountered on rides outside the park boundary; both are outside the registered area.

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 situated in the south-west corner. The south wall (listed grade II with the Camellia House) has two 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 Woods' 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.

A second kitchen garden, c 250m west of the Hall, also with a gardener's cottage (walls and cottage listed grade II) is shown on the 1850 OS map but not the Woods map. It is probably of late C18 or early C19 date, perhaps contemporary with the other improvements made to the Hall and park during that period. Cottage and garden walls have late C20 alterations and they are in use as a private residence and garden (1998).

REFERENCES

- J P Noale, *Views of the Seats of Noblemen...* (1821) [Cannon Hall, Yorkshire, reproduced in Sheeran 1990, p 52]
 N Pevsner *The Buildings of England: Yorkshire The West Riding* (1967), p 156
 Cannon Hall, guidebook, (c 1980)
 G Sheeran, *Landscape Gardens in West Yorkshire 1680-1880* (1990), pp 50(4)
 B Jackson, *Cawthorne 1790* (1990 (1991)), pp 1(3, 15, 17, 21, 23(5)

Maps

R Woods, Cannon Hall, the seat of John Spencer, 1760 (Spencer-Stanhope Collection (Spst), additional deposit, map 101, Sheffield Archives)

OS 6" to 1 mile: 1st edition surveyed 1850
 provisional edition 1929

Date of Print: 23 SEP 2008

REGISTER OF PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST

Archival items

Diary of John Spencer, (Spet 60633/13), (Sheffield Archives)

J C Nattes, Views from Nature by J.C. Nattes from August 11th to the 26th 1809. Cannon Hall and Wentworth Castle, Yorkshire. (Copies held at Cannon Hall and at Cawthorne Victoria Jubilee Museum) [some pages reproduced in Jackson 1991]

Painting of Cannon Hall from the east by Peter de Wint, 1813 (at Cannon Hall)

Additional research and information from John Hislop.

Description written: June 1998

Register Inspector: CEH

Edited: November 1999

SOUTH YORKSHIRE

CANNON HALL

**BARNSELY
CAWTHORNE
SE2708**

**GD2163
II**

Gardens and a park laid out in the 1760s by Richard Woods, and parkland added in the late C18/early C19.

HISTORIC DEVELOPMENT

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DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Cannon Hall is situated c.6km west of Barnsley immediately north-west of the village of Cawthorne in an area which is rural and agricultural. The c.100ha site is on land which slopes downwards to the south and then gently upwards from the valley of the Daking Brook south of the Hall. The west boundary is formed by New Road, where there is a stone wall, the southern edge of Garden Plantation and a walled garden west of the Hall, the line of the principal drive south of this, and by Bark House Lane. The north boundary is a stone wall which runs from New Road along the outer edge of fields, a fishpond, and a patch of woodland called the Rookery. On the east side of the Rookery a track runs southwards to a point c.300m north-east of the Hall where the boundary continues southwards as a stone wall surmounted by cast-iron fencing set into a ditch. An earlier boundary in the form of a ditch with wall footings at its base runs as a continuation of this ditch northwards to the west side of the Rookery, and this is shown as the edge of an area called the Little Park on Woods' 1760 map. This map shows the old line of the road, which ran east of the line of New Road forming the west side of Little Park, but there is no obvious sign of this boundary above ground. The north boundary of Little Park has also been lost within the area imparked when the road was realigned and North Lodge constructed, late C18 or early C19. The boundary along the south and south-east sides is formed by walls and fencing. John Spencer records a contract for building a park wall with copings in 1761 and some stretches of walling may represent the work which was done at that time.

ENTRANCES AND APPROACHES

The principal entrance is at the junction of New Road and Bark House Lane where there is a

late C19 lodge. A drive runs northwards from this on the line of the former public road. The drive turns to the east and runs along the north side of the pleasure grounds to Home Farm on the north side of the Hall. Running parallel to this from a late C20 car park south of the lodge, is a pathway which is shown as a drive on the Richard Woods map of 1760. This turns eastwards to approach the Hall as an avenue of lime trees. There is a drive leading from Cawthorne, as shown on Woods' map, which crosses a lake via a bridge (c 1762, listed grade II) and continues northwards to a gateway and then on to Home Farm via a route lined on the east side by lime trees, as shown on the 1850 OS map. Woods suggested a more circuitous approach, with the drive leading north-east before swinging around to the north-west. There is another entrance on the north-west side of the site where there is a pair of lodges (listed grade II) called North Lodge, shown in a drawing by Nattes of 1809 but not marked on the Woods map. The 1850 OS map shows a drive leading south-east to the Hall, and this survives for part of its length as a track. Other entrances to the site are informal.

PRINCIPAL BUILDING

Cannon Hall (listed grade II*) is probably of late C17 origin and built on or near the site of a dwelling recorded on the site in the C14. A sketch drawing of c 1719 shows a simple classical house. The building was remodelled by John Carr (1723-1811) on three occasions; from 1764 to 1768, in 1778, and again in 1804. A wing was added to the north-east in 1896-7. The Hall is situated close to the centre of the park on a hillside site which gives views to the south from the principal elevation. A home farm complex lies immediately north of the Hall and consists of a range of buildings including stables, a coach house, cottages and a farmhouse of late C18 date (all listed grade II). Cannon Hall is currently (1998) in use as a museum.

GARDENS AND PLEASURE GROUNDS

There are pleasure grounds on all sides of the Hall apart from the Home Farm and kitchen garden areas to the north and north-east. A terrace on the south front overlooks sloping lawns and a ha-ha, which divides the south and part of the east sides of the pleasure grounds from the park. The terrace has views over parkland and lakes to the south. The west side of the terrace connects with the drive from the south-west and the lime avenue, while on the east side paths lead eastwards to a formal garden between the walls of the kitchen garden and the ha-ha. This 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.

A path leads east from the south-east corner of the formal garden to a pool, c 200m south-east of the Hall, which is overlooked on its south side by the remains of a C16 tracery window (listed grade II) and on the west side by a C16 archway (listed grade II); both were brought to the site in the late C19. Paths lead around the pool and on eastwards through an area planted with shrubs and scattered mature trees to a point c 250m east of the Hall where there are more fragments of windows in Perpendicular style (listed grade II) forming an entrance to the pleasure grounds from the park where there is a bridge over the ha-ha. The remaining pleasure grounds, including an area on the west side of the Hall, consist of paths leading through informally planted trees, including mature examples of beech, oak, pine and sweet chestnut with an understorey of shrubs including rhododendrons. The pleasure grounds were

laid out by Richard Woods and are shown on the 1760 map with a pattern of planting which conforms broadly to what exists today. John Spencer's diary makes various references to the gardens including an entry in October 1761 recording the completion of the ha-ha.

PARK

There is parkland on all sides of the Hall. To the south, on land which slopes gently downwards, there is open grassland with clumps of trees which include mature examples of oak, beech and chestnut in an area known as the Deer Park. This must have been enclosed by 1762 as John Spencer's diary entry for 6 February in that year describes fetching deer for the park from nearby Gunthwaite Park. On the west side of this area, c 280m south-west of the Hall, there is a deer shelter (listed grade II). This is shown on the 1850 OS map and is a late C19 rebuilding of a simple thatched structure with piers supporting the roof shown in a drawing of 1809 by Nattes.

Within the Deer Park, c 450m south of the Hall, there is a series of lakes and cascades. Bark House Lane crosses the Daking Brook as it enters the park via Cascade Bridge (listed grade II) which has a stone balustrade. Immediately north of this water also flows beneath a second bridge and then descends as a cascade into a lake of serpentine form. The lake narrows and the water cascades into an elongated serpentine lake with an island. A third cascade leads to a continuation of the lake which is crossed by the bridge carrying the drive from Cawthorne. Some 200m to the east of this there is another cascade, from which point the water reverts to its natural course as the Daking Brook. Paths lead through mature trees on each side of the lakes. The lakes, bridges and cascades were constructed to Woods' designs during the period 1760-4, and Spencer's diary has many references to the work as it proceeded. The planting in this part of the park is managed so that there are views of the water from the Hall and of the Hall from the waterside framed by trees. This is illustrated in an engraving of 1821 (Ncale 1821) showing a view from the lakeside which conforms closely with views obtainable today, and with the general disposition of planting on Woods' plan. Spencer's diary makes it clear that the work involved removing and transplanting 'large trees', suggesting that there was some mature tree cover before the work began.

In the south-east corner of the site, south of the Daking Brook, there is a patch of woodland, including areas of late C20 planting, within which is a clearing and a cricket pitch. There is planting along the western perimeter of the parkland as suggested on the Woods plan and referred to in Spencer's diary. The parkland south of the lakes is in use as arable and pasture land with scattered mature trees. Woods showed this area with perimeter planting and clumps, which is shown in similar form on the 1850 OS map.

On the north side of the Hall the park is in use as pasture land. There are a few scattered trees which appear to be less mature than those in the Deer Park. Woods shows the southern part of this area, which he described as the Little Park, with thinner bands of perimeter planting than parkland to the south, and fewer clumps. This planting has largely disappeared. There are views over the valley to the village of Cawthorne and the prominent tower of All Saints' church (listed grade II*) from many points in this part of the park.

An eyecatcher, called Tower Cottage (listed grade II), lies on the west side of New Road c 600m north-west of the Hall. This is visible from the north-west side of the site and may have been designed to mirror the form of All Saints' church tower on the other side of the valley. Some 400m west of Tower Cottage, a summerhouse (listed grade II) is situated at the junction

of trackways leading through fields and woodland. Both structures were probably designed as incidents to be encountered on rides outside the park boundary; both are outside the registered area.

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 situated in the south-west corner. The south wall (listed grade II with the Camellia House) has two 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 Woods' 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.

A second kitchen garden, c 250m west of the Hall, also with a gardener's cottage (walls and cottage listed grade II) is shown on the 1850 OS map but not the Woods map. It is probably of late C18 or early C19 date, perhaps contemporary with the other improvements made to the Hall and park during that period. Cottage and garden walls have late C20 alterations and they are in use as a private residence and garden (1998).

REFERENCES

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Maps

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OS 6" to 1 mile: 1st edition surveyed 1850
provisional edition 1929

Archival items

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Painting of Cannon Hall from the east by Peter de Wint, 1813 (at Cannon Hall)

Additional research and information from John Hislop.

Description written: June 1998

Register Inspector: CEH

Edited: November 1999

APPENDIX 7

DESIGN PROPOSALS IN CONTEXT

DO NOT SCALE

All dimensions in Millimetres
unless specified otherwise and
subject to verification on site



PLANNING

PROPOSED MASTERPLAN
CANNON HALL FARM
CAWTHORNE
BARNSELY

DESIGN PROPOSALS IN
CONTEXT

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Scale: **1:2500@ A3** Drawn: **IB**

Date: **OCTOBER 2011** Ref No: **11,004**

DWG No: **006** Rev:

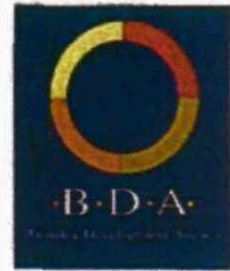
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APPENDIX 8
LETTERS OF SUPPORT

Be part of something exciting

02 June 2010

Mr Robert Nicholson
Cannon Hall Farm
Cannon Hall
Cawthorne
Barnsley
South Yorkshire
S75 4AT



Barnsley Development Agency
PO Box 598
Barnsley
South Yorkshire
S70 9EX

Our ref: AMW/110

Dear Robert,

Proposed New Development at Cannon Hall Farm

For over a year now, Barnsley Development Agency has been working closely with Cannon Hall Farm to develop a project that will:-

- Protect the long term future of the Farm as a tourist attraction from the threat posed by E-coli outbreaks;
- Make Cannon Hall Farm the safest open farm in the UK;
- Expand the target market for school visits;
- Better educate visitors of the health issues with farm animals;
- Increase visitor numbers by making the Farm an all weather attraction;
- Safeguard the employment of existing staff and provide opportunities to grow staff numbers by 25 equivalent full time jobs within one year of completion;
- Modernise the retail aspect of the business focussing on improved efficiency, enhanced shopping experience and food safety.

Cannon Hall Farm is Barnsley's number one tourist attraction, and has Yorkshire's 5th highest visitor numbers for a privately owned facility.

This is an ambitious and forward thinking project that will benefit the wider Barnsley economy, safeguard the employment of 140 staff, convert part time jobs into full time roles, and create future job opportunities. It is fully supported by all at Barnsley Development Agency.

Regards,

Adrian Waite
Key Account Manager

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Gary Verity – Chief Executive
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Email gv@yorkshire.com
Direct Line 0113 322 3501
9 March 2010

Mr Robert Nicholson
Managing Director
Cannon Hall Farm Ltd
Cawthorne
Barnsley
South Yorkshire
S75 8AT

Dear Robert

Cannon Hall Farm – Development Proposal

It was good to meet with you recently and hear about your exciting plans for further development at Cannon Hall Farm.

The rationale for the proposed development of an indoor children's themed play area, including creative ways to enable them to interact and feed the animals without actually having direct contact, is to lengthen the current season by virtue of an all-weather facility. Due to the popularity of the shop and a desire to increase the product range, expansion of this area is also required.

Cannon Hall Farm is one of Yorkshire's key visitor attractions which generated 250 000 visits last year. The attraction has continued to improve its products year on year and has won a number of awards, reflecting the hard work, passion and energy that have been dedicated to it. This professionally-run family business includes a wide range and mix of products including children's facilities, tea-room with home-made produce, delicatessen and farm-shop with an award-winning butcher. The result of this is an appeal to several market segments and increased opportunities for visitor spending.

The proposed development, for which funding is sought, will enable children to be able to play and learn in a safe and innovative way throughout the year regardless of the weather. Both the children's play area and larger shop will add to the visitor experience, safeguard jobs and enable more of them to be year-round rather than seasonal.

Welcome to Yorkshire has the responsibility to market the region's tourism industry for the sole purpose of economic well being and depends on high quality tourism products such as Cannon Hall Farm to aid its success. At Welcome to Yorkshire we welcome the continued development of this business to enable it to fulfil its potential as a premier regional attraction.



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Chief Executive: Gary Verity

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I am delighted to offer my full support for this project and would like to take this opportunity to wish you every success. Please keep me updated with developments and if I can be of further assistance, do not hesitate to contact me again.

Yours sincerely



Gary Verity
Chief Executive



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IN PEOPLE**

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