

CANNON HALL, BARK HOUSE LANE, CAWTHORNE, BARNSELY S75 4AT

WALLED GARDEN NORTH RANGE – CONVERSION TO TRAINING ROOM

SLIP GARDEN – STORAGE UNITS

DESIGN AND ACCESS STATEMENT

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- 0. Site photographs**
- 1. Site History**
- 2. Heritage Impact Assessment**
- 3. Current Use**
- 4. Proposed Use**
- 5. Vehicle and Pedestrian access, and parking**
- 6. Building Design, Form and Materials**
- 7. Landscape**
- 8. Trees**
- 9. Ecology**
- 10. Slip Garden Storage Units**
- 11. LPG Tank**
- 12. Drainage**

0.0 Photographs:



SOUTH EAST VIEW PRIOR TO REPAIR OF GLASSHOUSE TERRACES



NORTH EAST VIEW OF ROOF UNDER RECENT REPAIR

1.0 Site history:

- 1.1 Cannon Hall Park is located 6 miles to the west of Barnsley, and is situated on the north side of an open parkland valley side sloping down to ornamental lakes on the southern boundary of the park.
- 1.2 The principal building is Cannon Hall (listed grade II*) 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 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. Cannon Hall is currently in use as a museum.
- 1.3 A home farm complex lies immediately north of the Hall and is now a separate property known as Cannon Hall Farm consisting of a range of buildings including the stables, a coach house, cottages and a farmhouse of late C18 date (all listed grade II).
- 1.4 The Walled Garden 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 situated 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.

It appears therefore that the walled garden dates from the 1760's and is contemporary with the remodelling of the house, of the same date.

2.0 Heritage Impact Assessment

- 2.1 A Heritage Impact Assessment by James Thomson of The Jessop Consultancy is submitted with this application.
- 2.2 The HIA recommends that it would be permissible to remove the C19 boiler plant and pipework, with any intact artifacts such as a maker's plate retained and displayed in the building.
- 2.3 The roof has been replaced with stone slates, doors to the glasshouse, and sash windows replaced under an earlier consent.

3.0 Current use:

- 3.1 The building is currently disused and has been variously a boiler house/heating chamber for the adjacent glasshouse, a potting shed, and a mushroom growing room.

4.0 Proposed use:

- 4.1 We seek Listed Building Consent for alterations and repairs described in the application, for conversion of the rear brick range into a training space, with kitchen and accessible toilet, for use in conjunction with the replacement glasshouse (approved under a separate consent).
- 4.2 The sensitive repairs and alterations described in the application seek to protect and enhance the heritage asset, and to provide further accessible training opportunities amongst the activities of the museum.

5.0 Vehicular/ pedestrian access and parking:

- 5.1 There is no current vehicle access onto the site, other than for maintenance. Parking is at the Bark House Lane bridge car park, with disabled parking in the north forecourt of Cannon Hall Museum.
- 5.2 Disabled access is via the south forecourt of the Museum, and the newly created accessible route through the walled garden. This route is suitable for pedestrians, wheelchairs and powered scooters.
- 5.3 The training room will only be used between 9.00am and 4.00pm, so minimal external lighting will be provided as illustrated in the Greenway and Partners drawing enclosed with this application.

6.0 Building Design, Form and Materials:

- 6.1 The building form remains as existing, with the conversion of the east room into a kitchen and toiler as shown on the application drawings.
- 6.2 Historic fabric will be retained and repaired as existing. New interventions are of a small scale and will use high quality materials as described in the application documents.

7.0 Landscaping:

- 7.1 Re-paving works to the rear of the north range are described in the application drawings

8.0 Tree Survey:

- 8.1 There are no other trees in the vicinity of the proposed construction works.

9.0 Ecology:

- 9.1 Our developments at Cannon Hall are being monitored by Brookes Ecological Ltd. Previously completed work to the North Range to replace the stone slate roof and repair the windows were carried out under an existing licence. The building is now sealed, and little work is proposed to the external fabric.

9.2 Ecological Statement by Brookes Ecological Ltd:

North Range:

Dedicated Emergence Surveys were undertaken on the North Range in July & August 2017, which at the time confirmed the likely absence of roosting bats. Since this survey was completed, the glasswork and wooden frame of the greenhouse has been removed, and the masonry repointed (See Photo 1). Works to install new glasswork and re-instate the greenhouse (tying into the southern elevation) therefore present minimal risk of impacting on roosting bats and no further survey is considered necessary.

10.0 Slip garden Storage Units:

10.1 Statement of Need

The two containers have been identified as space to securely store machinery and equipment used by full time and volunteer staff maintaining the Walled Garden and Pleasure Gardens. The equipment to be stored ranges from hand tools to machinery such as rotovators, mowers, soil aerators and buggy along with associated fuel, the other container will be used as a small workshop to carry out minor repairs to bins and benches and for storing spare equipment for repairs. This equipment is currently stored in a number of ad-hoc locations such as the stable and coach house both of which are Grade II listed and are not suitable for this type of storage, so an appropriate and central storage point is required.

10.2 Location

The proposed location is adjacent to the back side of the Walled Garden walls. The wall itself is 18thC but the rear face of the wall has been structurally improved with a more recent engineering brick and pier outer structure. The overall height of the wall is approximately 3.6m high, and the containers will be at an overall height of approximately 2.9m.

The recent installation of the Pet Crematorium building will obscure the containers from public view. The improvements to provide a Pet Crematorium also included the installation of a pair of solid timber gates. These will also substantially shield the containers from view.

The current land use for the proposed location is a series of ad-hoc green waste stockpile areas and pot stacks. These will be relocated and rationalised to allow the containers to be located.

The land to the east of the Slip Garden is part of the Pleasure Gardens and consists of a thick clump of tall shrubs and trees none of which will be disturbed by the installation of the containers. This line of vegetation provides complete separate from public view from users of the Pleasure Gardens.

10.3 Design

The intent is to use standard shipping containers clad in rough sawn softwood timber to all sides. This will be stained in a colour to blend with the adjacent greenery to the edge of the Pleasure Gardens. The cladding arrangement will also include the doors, with discreet gaps allowing opening/closing/locking to take place.

The roof to the containers will be modified to provide a parapet within which biodiverse roofs planted with a meadow will be introduced. This will be a mix based on local native flora. The build up and waterproofing to the roof will be a lightweight construction compatible with the structural integrity of the container. Downspouts to the rear of each container will allow water to run off the roof and to the hard surface below and then collected by existing surface drains.

The containers will be laid on a base of free draining stone, and have paving slabs to strengthen point loading to each corner. This is a method of construction that limits alteration of existing ground levels and can be taken up/put back should the containers be no longer required.

12.4 Heritage Statement

Cannon Hall (list entry 1151805) is grade II* listed and Cannon Hall Park (list entry 1001159) is a grade II listed Park and Garden. The location of the containers is within the listed park and should be deemed to be within the curtilage of the Hall. However, the Heritage impact will be minimal as the containers are shielded from public view. The construction is low impact, and the land put back to how it is should the containers no longer be required.

11.0 LPG Hearing Fuel Tank:

11.1 An LPG tank will be located in the Slip Garden, to the south of the double gates adjacent to the North Range, to provide heating fuel for the North Range Training Room, as shown in Greenway and Partners drawing included in the application.

12.0 Surface Water and Drainage:

12.1 Surface water drainage will be connected to a new manhole located at the position of an existing surface water gully to the south east of the North range, as shown in the application drawings.

12.2 Foul water drainage will be connected to ne new below ground, sealed treatment plant Located in the grass bed to the east of the North Range, with the treated outfall to the new SW manhole described above – as shown in the application drawings.

BHN/v2/13.11.20

