



design, access and heritage statement

Cannon Hall, Proposed Pet Crematorium

June 2017

introduction

This design, access and heritage statement is intended to explain the rationale behind the design of the planning and listed building application for the development of the existing gardeners potting shed located to the walled garden to the east of the site. Sited within the curtilage of the Grade II* listed Cannon Hall Museum and the adjoining Grade II listed Hot Wall. Consequently, the proposed development is believed to have relevance to the aforementioned listings and although not listed will be treated with the same degree of historical significance and importance.

This statement is intended to explain the proposed scheme, contains a written description and justification of the application in design terms and is accompanied by a wide range of photographs, maps and drawings in order to illustrate and demonstrate the points made. It includes information from measured surveys, ecological investigations and is in keeping with future development of the site and its parks.

The statement includes site analysis, commentary on the use and quantum of development, an explanation of layout and scale, landscaping, details of illustrative external appearance and scale, along with an explanation of the sustainability of the proposal, and the required description of access arrangements.

This statement is considered to be fully in accordance with Government Circular 01/06, 'Guidance on Changes to the Development Control System'.

This statement reflects the following stages as set out in CABE's document 'Design and Access Statements – How to Write, Read and Use Them'.

These are: Assessment, Involvement, Evaluation and Design.



Above: Cannon Hall site plan highlighting area of proposed works

historical context



Above: Cannon Hall site via Google



Above: Cannon Hall from the south-west

The site was originally owned by Gilbert Canun in the 13th century. It passed to the Bosville family in the following century and grew in importance and status. In 1650 Sir William Hewitt sold a manor, farm, land and 'capital-messuage named Cannon Hall' to Robert Hartley for £2,900 – a considerable sum. A few years later it was purchased by John Spencer. For almost 300 years Cannon Hall was home to the Spencer-Stanhope family who made their fortunes in the local iron industry.

Cannon Hall sits in 70 acres of historic parkland looking towards the village of Cawthorne, to the west of Barnsley. Camelia house, the hot-house and linking hot wall dated 1761. The landscape gardener was Richard Woods for John Spencer Stanhope of Cannon Hall. The hot-wall to right steps down at intervals due to sloping ground and has stone coping. Partly rebuilt, no traces of fireplaces survive. At the right end, at each side of the hot house is a round-arched entrance with Gibbs surround of wrought-iron gate with delicate scrolls and flowers from a central vase.

There are several listed structures and items within the curtilage of Cannon Hall, most are to the south-west of the building this statement will focus on, a listing description can be found to the rear of the statement.

The 'potting shed' and adjacent lean-to store for which this statement will discuss are not listed however will be treated with the same degree of sensitivity as the structure is connected to the walled garden boundary wall.

The interior of the lean-to stone potting shed includes substantial half-Kingpost trusses (2 No.) which are clearly later additions and not considered to be of historical importance. At some point in time the roof has been replaced, possibly due to a former roof collapse due to neglect. There are signs that the exterior stone walls are still ruinous internally with minimal stone above the slit windows.

As part of the design the principles of conservation have been fully adhered to regarding material choices, minimal intervention and scale.

The Site and Surroundings

The site comprises 70 acres of historical parkland and the listed buildings and gardens of Cannon Hall, situated north-west of the village of Cawthorne to the West of Barnsley off the A635 between Barnsley and Huddersfield.

To access the site there is a road named Bark House Lane to the south off the A635 which crosses the Daking Brook to the main visitors car park. A garden centre, café off the main car park and Riverside café are in this area. Visitors walk the remaining paths up to the house and / or the separate Cannon Hall Farm.

The service road then connects the main car park to the rear of the hall where a small staff and disabled visitor car park is located. The entrance to the Farm is located here with the Farm Shop and ticket office. The New Road links the overflow car park from Bark House Lane to the Hall and Farm to the West.

To the West, North and East of the site it is mainly agricultural land with sporadic farm houses, there is plenty of wooded areas to the West where the Underneath the Stars Festival.

The part of the site to be developed lies to the east of the Hall, behind the walled garden serving as a store for plant pots and timber picket fencing by the gardeners. To the side of the store we are proposing to develop is a lean-to open shelter with building material, timber and fencing panels. A small garden shed lies to the south of the store and the area is generally used for composting and plant nursery.

There is a small timber gate through the wall of the walled garden that leads to the store, to the north of the walled garden is a large double timber gate used to access the land surrounding the walled garden, leading off from the land is an access steel swing gate into the Farm which does not appear to be in use anymore.



Above: Cannon Hall site plan highlighting area of proposed works

Above: Partial site extents plan showing existing features

use and amount

Proposed Use

This application proposes to utilise the historic potting shed and land immediately surrounding it for the provision of a workshop and adjacent steel containerised crematorium for the cremation of small domestic pets.

The current gardeners compound will be moved further north of the immediate site with a new fence masking the new composting heaps, sheds and storage materials. All of the proposed works will occur outside of the walled garden boundary wall.

The bushes to the south facing the pedestrian path are to be cropped back with a new formal timber gate being provided, locked for private use on the delivery of fuel to the site via the south elevation.

Proposed Amount

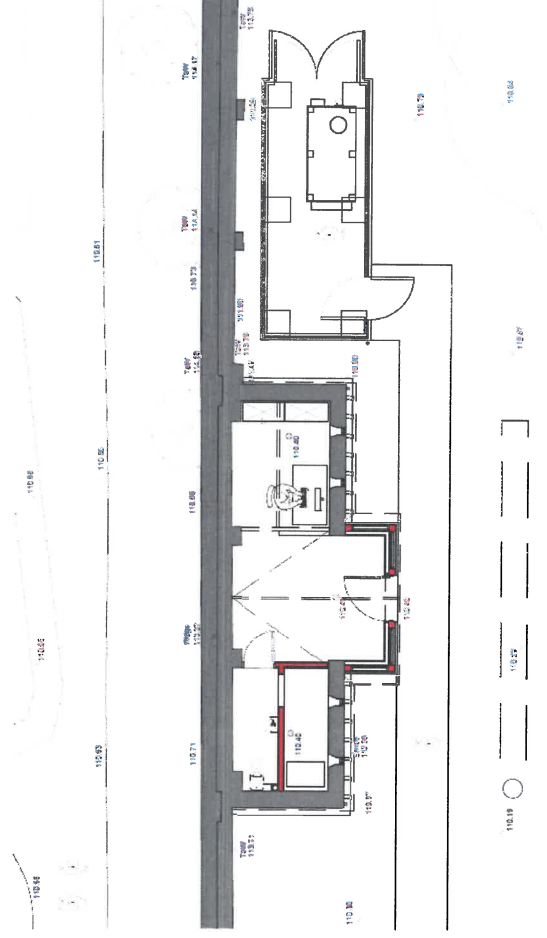
The existing lean-to fixed adjacent the potting shed and all materials will be removed and the wall made good. All other alterations to the existing potting shed are intended solely to allow unrestricted head height into the building with the current eaves height being circa 1.5m.

To form the access required the internal half King Post trusses will be removed and the roof altered to form a dormer entrance. The services will be renewed to the building via the Hall including power and water supplies. The path to the south elevation will be slightly altered to allow easier access for vehicular deliveries.

The containerised unit will be kept separate of the lean-to away from the building and boundary wall, all new proposed building elements will be kept below the current abutment with the boundary wall.

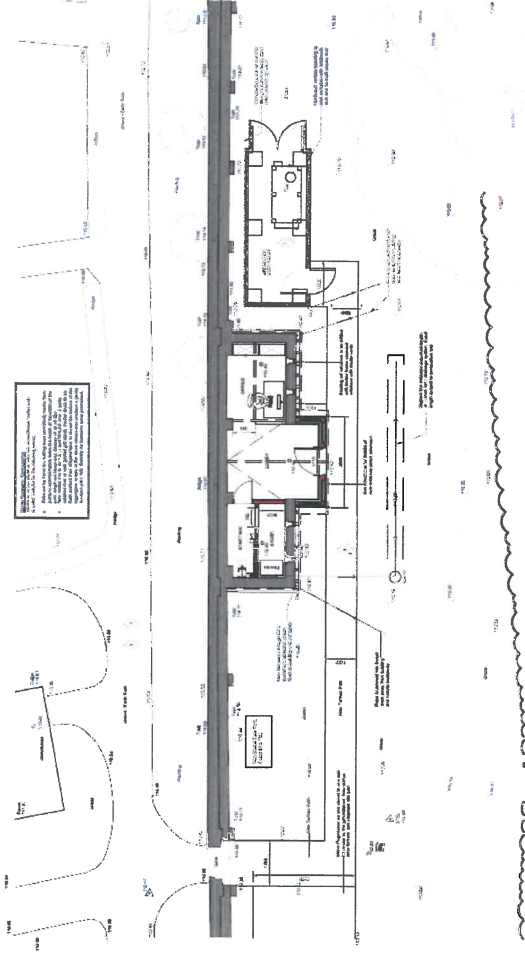


Above: Existing 'potting shed' to be converted



Above: Proposed layout with adjacent new containerised crematorium

layout



Above: Proposed site plan extract showing site layout

The layout is proposed to keep the alterations behind the walled garden high brickwork boundary walls. The container is separate and comes specially designed and pre-fitted to suit the purpose it is intended for. The entrance lobby and desk space will form the main Workshop element of the building for 1 individual to operate. Included in the existing lean-to is a w/c and wash hand basin for use by the staff member and a room for cold storage in the form of a chest-freezer type unit.

The extension to the dormer entrance takes away a single leaf brickwork infill but retains the stonework. The existing stone tiled roof will be stripped and all material retained for re-use. The diesel tank will be situated behind the garden wall and away from the building yet close enough for a fuel delivery from the tarmac drive.

The new paved path will be formed from the pedestrian gate to the containerised crematorium. A pea gravel margin will be formed around the building with new rainwater pipes discharging to French drains and natural soakaway.

The waste pipe will connect to a Trench Arch Drainage System along the grassed embankment with a single IC prior to the trench. The length of which will be subject to percolation test.

Access to the site for pedestrians will remain unchanged, however be unavailable generally to the public unless by invitation only. The new access drive off the south of the Hall gardens will be tarmac up to the existing gated opening in the boundary wall. This will be only available for staff at times of fuel delivery only and will be blocked off by a locked 1800mm high timber boarded double gate, painted green to blend in with the adjacent vegetation.

Appearance

The elevational appearance has been designed to a height restriction beneath the rear wall. The bulk of the existing building will retain its appearance with lime mortar repair and stone renewal to plug holes in the side elevations.

The slit windows will be retained with slightly recessed hardwood timber 'oak imitation' fixed double glazed windows with trickle vents included. The roof material will be retained with the shortfall being made up of reclaimed stone tiles. The retained tiles will be fixed to the slope facing the pedestrian entrance with the shortfall to the opposite side.

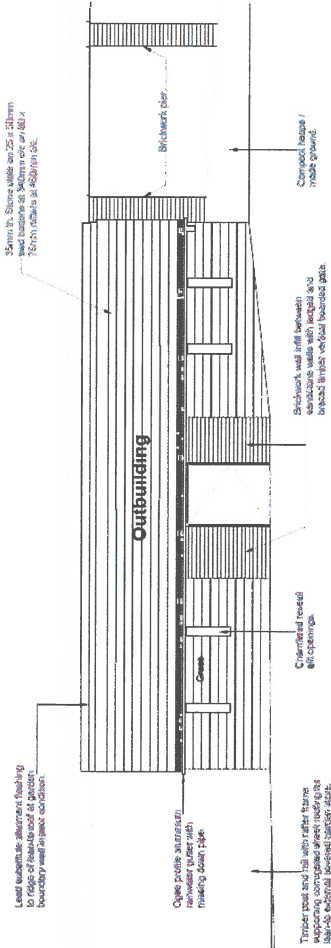
The existing brickwork wall will be consolidated as part of the removal of lead-substitute flashings at all abutments. New lead flashings will be used and tucked beneath the copings.

The porch extension will form a hardwood 'oak imitation' frame with double glazed fixed infills sat over a cavity wall with natural stone external plinth and chamfered capping, all coursed through with the existing stone. The door will be unglazed and be ledged / braced with vertical timber boarding.

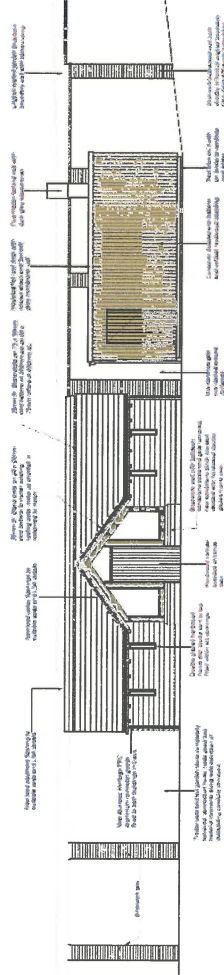
The container will come as an industrial unit to site, sat over concrete pillars with a brickwork ventilated skirt. It is intended to clad the container with a vapour check batten vertical cladding. The cladding will be imitation oak or stained to resemble oak, with secret flush fit doors to the entrance and double door end of the container. The flue and roof will be covered with a single ply in dark grey to resemble lead with the flue kept beneath the wall line by dropping the container.

Scale

The scale of the extension has been based on existing proportions fixed by the height of the boundary wall to the walled garden. The width and height including pitch are all dictated by the existing structure. Max height of the new proposals will be 3.1m for the porch from a springing point of 1.65m. The container is standard with a flue height to be confirmed.



Above: Existing elevation drawing extract showing low eaves height



Above: Proposed elevation showing alterations to roof line for access

Landscape and environment

Landscape and Environment

An ecological survey has been carried out to determine the presence of bats and other protected species. In summary it was determined there were no bats recorded nor evidence found in the building or the vicinity. It is advised that as part of the roof replacement, a Type 1F bitumastic roofing felt be used to avoid injury to bats who may potentially access the roof void via the Yorkshire stone tiles.

The trimming back of trees and bushes will be kept to a minimum to form the vehicular access, the vegetation which is being cleared for the access includes no trees, only bushes and the reduction of an earthen bund for level access.

The area of tarmac formed for the delivery of fuel replaces concrete and random paving with the formal paved path being semi-permeable. The area where the outbuilding store is to be demolished will be regraded, topsoiled and grass seeded to offset the permeable surface area removed for the tarmac.

Surface water from the roofs will be sent into the ground via a French drain to percolate naturally but further away from the building. This is in keeping with the existing situation however prevents potential settlement at the corners of the building.

The proposals ensure that that trees, bushes and new fencing enclose the site in question and remove it from view thus having minimal impact on the overall gardens of Cannon Hall.

The Tench Arch Drainage System, used mainly for secluded rural buildings serving a minimum requirement will be adopted. This acts as a sustainable completely autonomous method of removing waste from the building while being buried in the ground and out of site.

access and movement

Most of the access requirements for the proposed development are formalised existing scenarios with the exception of one; the alterations to the south side of the Cannon Hall gardens immediately adjacent the existing pedestrian gate into the walled garden from the south.

The corners of the existing tarmac path will be curved to allow a more comfortable turning bend for the vehicle. The new material will be tarmac to match renewed to the point shown in the adjacent part plan.

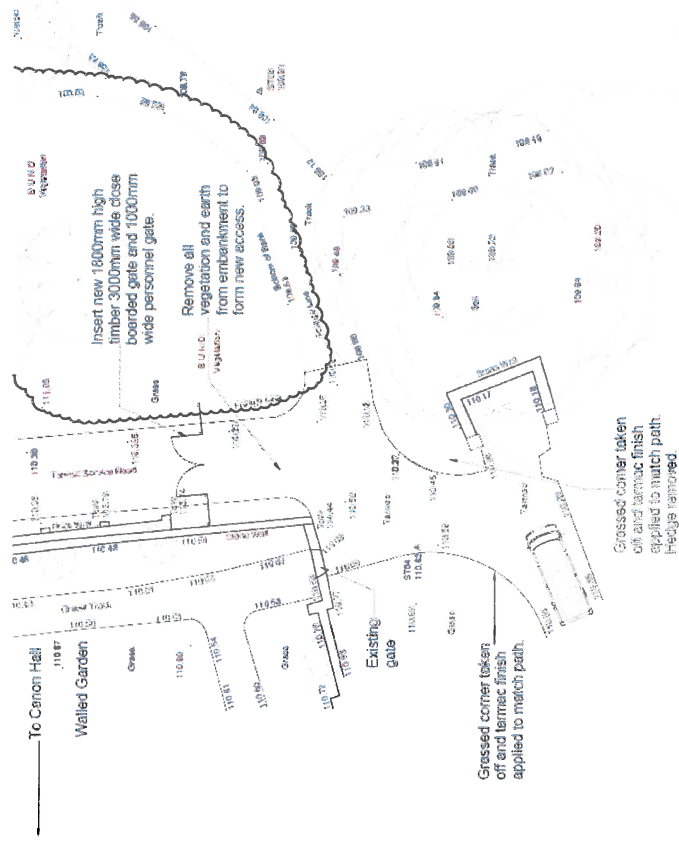
The vegetation bund will be chopped back as shown with the gated access recessed back from the wall to enable the driver to park up before opening the gate to move into the delivery bay.

It is envisaged that minimum disruption of plants and bushes will occur other than that of the bund. The delivery times and days will be infrequent and timed to minimise visitor numbers with 5mph speed restriction. A banksmen is advised to ensure safety to the public on days of delivery.

The gate to the walled garden will remain in use as will the path and the surrounding parkland benches.

To gain access the delivery vehicle will navigate from the Hall car park around the Hall and across the south side of the Hall to the image shown adjacent. Once in the bay the delivery vehicle can either reverse and turn in the newly tarmac path or reverse into the bay to begin with.

The method explained above is the only practical way of delivering the fuel with minimal impact on the surrounding landscape. The other option through the Farm is unfeasible and should be avoided as the Farm acts independently from the Hall.



Above: Works to create vehicle delivery bay for fuel to power the crematorium

conclusion

The building is and will remain a redundant space, used solely for the purpose of storing gardening equipment and continuing to deteriorate in its current state. The hall and its gardens are used by a considerable amount of dog-walkers who enjoy the surrounding countryside and available trails.

It is anticipated that a small crematorium building, sensitively masked within the site and surrounded by woodland, will provide a tranquil place for pet owners to visit for not only the service but as a constant reminder of their beloved pets. Access for the delivery of fuel will be kept to a minimal intrusive timetable and times of the day when most visitors are absent.

The minimal changes to the existing building and site are proposed only for the purpose of allowing practical access and the new industrial container will be dropped below the wall line of the garden and clad with a natural timber to mimic the adjacent woodland.

In conclusion the use of the building will protect it from further decline and the sympathetic alterations are in keeping with the historical importance of the site, it is considered the proposal is entirely acceptable in terms of design and access.

Source: <http://www.britishlistedbuildings.co.uk/en-334129-cannon-hall-cawthorne-#WJm3t2dXWAG>

Cannon Hall, Cawthorne
DESCRIPTION: Cannon Hall
GRADE: II*
DATE LISTED: 25 February 1952
ENGLISH HERITAGE BUILDING ID: 334129
OS GRID REFERENCE: SE2721708332
OS GRID COORDINATES: 427217, 408332
LATITUDE/LONGITUDE: 53.5709, -1.5905
LOCATION: Cawthorne, Barnsley S75 4AT
LOCALITY: [Cawthorne](#)
COUNTY: [Barnsley](#)
COUNTRY: [England](#)
POSTCODE: S75 4AT

Listing Text
 SE 2708 CAWTHORNE BARK HOUSE LANE
 (North end, off Cawthorne)

9/3 Cannon Hall
 25.2.52

GV II*

Large country house, now museum. Possibly late C17 in origin but heavily remodelled 1764-8 when single storey side wings were added. The C18 work by John Carr for John Spencer, the mason being John Marsden. The interior alterations in 1778 by John Carr i.e. the hall and dining room were stuccoed and the hall columns put in place. The side wings were heightened to two storeys in 1804 again by John Carr. The ballroom (north east wing) was added in 1890 to plans of Sir Walter Spencer Stanhope and the panelling and gallery completed by 1896. Restored 1965. Coursed dress sandstone with ashlar dressings. The symmetrical composition consists of a centre 3-storey block of 5 bays and slightly set back 2-storey side wings of 3 bays. Rusticated quoins. Sash windows in architrave surrounds, those to ground floor and 2nd floor of central block having pulvinated frieze and moulded cornice. The centre window has console brackets supporting the cornice and was once a

doorway. The ground floor windows of the centre block extend to the ground and appear to have been altered and have sashes of 6 over 9 panes. Other sashes are mainly 12-pane, those to the shorter 2nd storey are of 6 panes and those to the first floor of the wings are of 3 over 6 panes. Moulded eaves cornice with balustraded parapet. Low, simple ashlar stacks set well back. The rear elevation is similar to the front but with a central, glazed Doric portico. The north-east wing projects to the left and is of 4 bays. Side elevations of the main house are of 3 bays.

Interior: The hall has Doric columns at rear with flanking pilasters. Good dog-leg stair at the rear of hall typical of the "York School". Excellent plaster ceiling in dining room of 1767, by James Henderson of York, has a centre rose, sinuous flowing foliage and musical instruments. The fireplace, of 1767, is of white and ochre marble with Ionic columns, full entablature and a central relief carving. The left room has an elaborate fireplace of 1767 from York with a C17 Dutch picture in the overmantle entitled "Still Life with Dead sane".

The house was owned by the Spencer and Spencer Stanhope families from the late C17 and was purchased by the County Borough of Barnsley in 1951. It was opened as a museum in 1957.

Barnsley MB Cannon Hall - official guide

Listing NGR: SE2721708332

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: *English Heritage*

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Source: <http://www.britishlistedbuildings.co.uk/en-334131-hot-wall-hot-house-and-camelia-house-eas#.WKHNjmdXU6Y>

Hot Wall, Hot House and Camelia House East of South Front of Cannon Hall, Cawthorne

DESCRIPTION: Hot Wall, Hot House and Camelia House East of South Front of Cannon Hall

GRADE: II

DATE LISTED: 28 May 1970

ENGLISH HERITAGE BUILDING ID: 334131

OS GRID REFERENCE: SE2729108358

OS GRID COORDINATES: 427291, 408358

LATITUDE/LONGITUDE: 53.5711, -1.5894

LOCALITY: [Cawthorne](#)

COUNTY: [Barnsley](#)

COUNTRY: [England](#)

POSTCODE: S75 4AW

Listing Text

SE 2708 CAWTHORNE BARK HOUSE LANE
(north end, off)

9/5 Hot Wall, hot house and
28.5.70 camelia house east of
south front of Cannon
Hall.

GV II

Camelia house, hot-house and linking hot wall. 1761. The landscape gardener was Richard Woods. For John Spencer Stanhope of Cannon Hall. Red brick with ashlar dressings. The camelia house has a two-step stone podium and a segmental-arched gable with a large single segmental-arched window, with moulded brick surround. Moulded wooden cornice (part gone). The hot-wall to right steps down at intervals due to sloping ground and has stone coping. Partly rebuilt, no traces of fireplaces survive. At the right end, at each side of the hot house is a round-arched entrance with Gibbs surround of wrought-iron gate with delicate scrolls and flowers from a central vase. The

hot-house is now roofless and has no glazing. 5-bay front with square ashlar-faced Ionic piers, plain frieze, dentilled cornice and blocking course. In the rear wall is a segmental-arched entrance with gate similar to those in the hot-wall.

Barnsley MB., Cannon Hall Guide book.

B. E. Coates, The Work of Richard Woods, Landscape Gardener, in the West

Riding of Yorkshire, 1963. An off-print of the transactions of Hunters Archaeological Society. Volume VIII, Part 5.

Listing NGR: SE2729108358

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