

STABLE BLOCK AT CANNON HALL

CANNON HALL PARK, BARK HOUSE LANE, CAWTHORNE, BARNSELEY S75 4AT

DESIGN AND ACCESS STATEMENT

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STABLE BLOCK – COURTYARD ELEVATION



SPENCER WING (UPPER FLOOR OF STABLE BLOCK)
VIEWED FROM CANNON HALL FORECOURT

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 stable courtyard is in dual ownership, with the north and most of the east ranges belong to the Farm; the east and south ranges belonging to Cannon Hall Park. The surface of the courtyard is generally owned by the farm, except for a small area in the SW corner where a proposed glass “porch” is to be located. Elsewhere Cannon Hall Park has rights of access across the courtyard – through the entrance arch, into the south range cottages, and through arched gates into the kitchen court and the walled garden.
- 1.5 The two south range cottages have recent planning and listed building consent for refurbishment and letting as residential or holiday cottages – a part of the HLF funded park restoration project.
- 1.6 In tandem with the park restoration project, as new application is being made to repair and regenerate the stable block and Spencer Wing above, to form a viable visitor café and shop.

2.0 Heritage Assessment

- 2.1 Cannon Hall is listed Grade II*. The stable block is separately listed Grade II.
- 2.2 The stable block is in a dilapidated condition, and the ground is currently used for storage only. The interior contains many original fittings, in the former tack rooms and stable accommodation, which are in a substantially intact but in a poor state of preservation.
- 2.3 The proposed works are part of a co-ordinated approach to resolve the visitors’ circulation route through Cannon Hall and the walled garden, with full wheelchair accessibility, and to exit via a café and shop.
- 2.4 This application focuses on the Kitchen Yard and stable block. A future application will look at an accessible route within the Hall itself.

- 2.5 The historic significance of the stable block is that it was built very shortly after the main late C18 rebuild of Cannon Hall, and in a classical style contemporary with the remodelling of the Hall. The stables form an essential element of C18 life, with horses (and carriages) providing the only form of transport in rural areas. Recreational riding was also popular for fitness and health.
- 2.6 The main heritage gain of this proposal will be to open up and interpret the ground floor stables and tack room to public visitors. The tack rooms in particular retain much of their original fit-out, and this is to be repaired and refurbished with the lightest possible touch.

3.0 Current use:

- 3.1 Cannon Hall is currently in use as a museum, and public visitor attraction.
- 3.2 The upper floor of the stable block, known as the Spenser Wing, is connected to the Hall and used irregularly as a conference, meeting or function room.
- 3.3 The ground floor of the stable block is disused, and has become a store room for maintenance equipment and materials, and for discarded displays previously used about the hall and grounds.

4.0 Proposed use/HLF funded restoration project:

- 4.1 The current HLF and Barnsley MBC funded restoration project includes the repair and alteration of the stableyard cottages, walled garden, midden (privy), pinery, deer shelter and ice house structures. The project also includes restoration of the lakes, and repairs and improvements to the park paths and grounds.
- 4.2 The Stable Block forms the central element of a future project to create a logical and accessible circulation route through the Hall and Walled Gardens, with exit via a café and shop.
1. The route leaves the Hall via the kitchen yard. A new accessible route into the walled garden through the former cart sheds is being created in the current project.
 2. In the current proposal the exit route will leave the kitchen yard via a new glass “porch” to gain access into the ground floor café in the stable block.
 3. Visitors can use the café at this point, or continue via an existing stair or new lift to the shop on the upper floor, and to the exit back into the forecourt of Cannon Hall.

- 4.3 The principal interventions are:

1. Glass porch in the stableyard.

Cannon Hall only retains ownership of a small area of ground in the southwest corner of the stable yard, and it is only via this small patch of ground that visitors can enter the ground floor of the stable block. Previous internal connections from

the basement of the Hall are now obstructed by the plantroom and biomass boiler room.

A concrete slab on the ground, and a scar on the existing south façade of the stableyard shows that a lean-to building formerly stood in this location.

It was considered whether a covered route is essential at this point, but it was felt that the visual and acoustic privacy of residents in the north wing of the stableyard needed to be protected.

It was also considered whether a lean-to structure should be attempted, but there is no record of the appearance of a former building in this location, and the pitched roof sat uncomfortably against the classical elevation.

On balance it was felt that a minimal glass box was the least visually disruptive option – lightly connected to the historic building. The glass is etched up to 1.8m, to provide privacy for residential occupants of the stable yard.



2. Lift enclosure to the upper floor:

The lift is essential to provide a fully accessible visitor route through the building. A number of locations were explored, but any location within the walls of the stable block caused the loss of significant internal fittings.

By extending the route into part of the current boiler room, it is possible for the lift to rise externally, and connect back into the Spenser Wing via a glass link. The lift rises through a modern standing seam metal roof, and takes the form of a glass “lantern” standing on the flat roof.

By opting for a platform lift, we have minimised the height of the shaft – as no over-run headroom is required.

It is also proposed to replace the black railings surrounding the stairs down to the boiler room with a new stone parapet wall and coping, to minimise the existing visual clutter in this area.



5.0 Vehicular/ pedestrian access and parking:

- 5.1 The visitor access and car park will be retained by the Bark House Lane road bridge, with only DDA parking spaces provided in the Cannon Hall forecourt.
- 5.2 Access to Cannon Hall is on foot, from the car park, via existing pedestrian routes.
- 5.3 Access into the stable block and shop will be via the visitor root described in 4.2 above, and will be fully wheelchair accessible.
- 5.4 Servicing of the café kitchen (deliveries and removal of refuse) will be from the Hall forecourt via the sunken pathway on the west side of the stableblock. Existing vaults beneath grass bank will be used for refuse storage and external bulk supplies.

6.0 Building Design, Form and Materials:

- 6.1 The proposed building forms for the glass link porch and lift are described in detail above.

7.0 Landscaping:

- 7.1 The grass bank between the Spencer Wing and Cannon Hall forecourt will be relandscaped, to provide an accessible paths to descend the bank.

8.0 Tree Survey:

- 8.1 The large tree shown in the photograph in section 0.00 will be protected and incorporated into any changes to the re-landscaping of the grass bank.
- 8.2 There are no other trees in the vicinity of the proposed construction works.

9.0 Photo Study of proposed site area:

- 9.1 An external and internal photo study of the buildings affected by the proposed works is included as an appendix to this Design and Access Statement.

BHN/v1/15.04.19

CANNON HALL STABLE BLOCK

PHOTO STUDY OF EXISTING BUILDINGS 16.08.18



BOXED IN STAIR DOWN FROM SPENCER WING TO BOILER HOUSE, WITH BLOCKED UP DOOR AT THE FOOT OF STAIR.



MODERN FLAT ROOF OVER BOILER ROOM – LOCATION FOR PROPOSED LIFT.



RIGHT HAND STABLE ROOM 1 – STABLE DIVISIONS TO BE RETAINED, STONE FLAG FLOOR TO BE RELAI, TO OVERCOME TRIP HAZARDS.



MAIN GARAGE ROOM 2 – RECESS AT REAR TO FORM SERVERY TO CAFÉ. STONE FLAG FLOORS TO BE RELAID, TO OVERCOME TRIP HAZARDS.

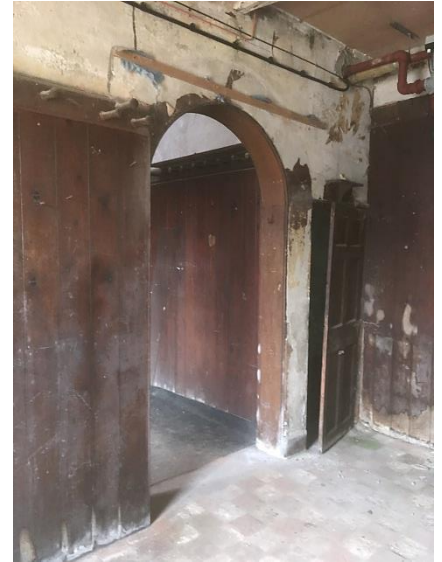


MAIN GARAGE ROOM 2 – GARAGE DOOR OPENINGS TO HAVE GLAZED SCREENS, DOORS ACTING AS SHUTTERS.



TACK ROOM 3 – WALL PANELLING AND FITTING TO BE RETAINED AND REPAIRED.





TACK ROOM 4 – PANNELLING, CABINETS AND FITTINGS TO BE RETAINED AND REPAIRED. QUARRY TILED FLOOR TO BE CLEANED AND RETAINED.



ACCESS DOOR THROUGH FROM COAL STORE INTO COURTYARD – AND NEW ACCESS DOOR INTO CAFÉ VIA TACK ROOM 4.



DOOR INTO COAL STORE TO BE ENLARGED, WITH LEVEL THRESHOLD. DOOR TO BE FORMED IN REAR WALL OF COAL STORE (SEE EXTERNAL VIEW OF NEW DOOR ABOVE).



EXISTING LOCATION OF PROPOSED GLASS PORCH LINK



PROPOSED NEW GLASS PORCH LINK



EXISTING LOCATION OF PROPOSED LIFT SHAFT



PROPOSED NEW LIFT SHAFT AND WALL TO BASEMENT STEPS.