

Heritage Statement

Site name	Cannon Hall Farm
Location:	Cannon Hall Farm, Cawthorne, Barnsley, South Yorkshire, S75 4AT NGR: SE 27207 08477
Scope:	This report is a supplementary heritage statement to provide supporting information regarding a proposal for two new extensions to existing structures within Cannon Hall Farm (Appendix I.1). The farm is located 120m northeast of Cannon Hall, a Grade II* listed building (NHLE 1001159) in Cawthorne, Barnsley. The farm is within the north parkland that surrounds the hall and was laid out by the garden designer Richard Woods between 1760-65. The gardens and park are designated as being Grade II (NHLE 1151805) on the Historic England Register of Parks and Gardens. This document has been prepared following consideration of guidance issued by the Chartered Institute for Archaeologists, NPPF (revised 2018), and the preliminary findings presented in a detailed Heritage Statement previously prepared for Cannon Hall (issued in March 2018, The JESSOP Consultancy Report No.TJC2018.23) and following a site visit.
Historical summary:	Cannon Hall has its origins as a manor and farmstead that was sold to Robert Hartley for £2,900 in 1650. A few years later it was purchased by John Spencer, who developed the site. Between 1765-1785 over £30,000 was spent on making major improvements to the Hall by the architect John Carr. Two single-storey wings were added on the ends of the old Hall. The rooms in the central section were re-modeled in 1778 and the second stories to the two wings added in 1803-4. Final major additions to the house came in the late 19th century, including the ballroom which was finished in 1891 and the Kitchens and Servants Quarters. The house was purchased from the Spencer Stanhope family by the County Borough of Barnsley in 1951, following which it was opened as a museum in 1957. The hall underwent restoration in 1965.

Landscape Setting	The historic landscape that surrounds Cannon Hall was a design by Richard Woods, a prominent landscape designer from the second half of the 18th century. The landscape design created a pleasure ground to the south of the Hall, which was defined by a ha ha along the southern edge.
Description of fabric:	The central area of the farm is directly opposite Cannon Hall, with the main complex of buildings including the White Bull restaurant/café, offices, farm shop and associated retail outlets. To the northwest is the Round House, a large outdoor play area and to the east a series of livestock buildings. The two structures considered in this heritage statement include the Top Barn which is located immediately adjacent to the north-west of the Round House (Appendix I.1) and an electrical sub-station is located on the south side of the service road that runs along the north side of the White Bull Restaurant. The majority of the structures within the farm are less than 10 years old and adopt a distinct palate of materials incorporating stone gabions, metal portal frames that are externally clad in vertical timbers, with concrete flooring that reflects the agricultural nature of the site, and maintains a distinct separation in terms of architectural style and function to the Hall (former house and now museum) to the south.
Proposed alterations:	The proposals comprise the construction of an extension to the Top Barn and an extension to a single-storey substation, both in the northwest area of the main farm complex (see Appendix I.1). The changes are needed to improve the existing agricultural operations of the site and are intended to complement the existing buildings on the farm. Top Barn Extension: It is proposed to add a new bays to either end of the existing three-bay double height structure (Appendix I.2). The modern building is supported on a lightweight portal frame with external cladding and compliments the existing agricultural buildings elsewhere on the farm. The new bays will be c.6m in width and added to the southwest and northeast ends of the barn. At the southwest end there will be a new double door at ground level facing east and an external metal framed staircase against the new southwest gable to give access to the upper floor. At the northeast

end there will also be a new double door at ground level to mirror the one proposed to the southwest. The higher ground level will provide direct access to the first floor.

To accommodate this new upper floor the ridge line of the existing barn will be raised by 0.5m.

Substation Extension: This structure is a free standing single-storey structure with a rectangular plan and orientated approximately west-east. It is proposed to extend the building to the west by 10m to double its size (**Appendix I.3**). This proposal heightens the flat roof of the existing sub-station on one side to form a shallow pitch.

Impact of proposed development:

The location of the proposed alterations are within existing areas of the farm that have already built on during the last 10 years and represent extensions to existing buildings rather than new free-standing blocks.

There are restricted views to Cannon Hall to the southwest, however these are largely shielded by existing structures and mature vegetation. The extension to the southwest gable of the Top Barn will not make a noticeable change to the current appearance of the structure, although the raising of the roof pitch will represent a slight alteration in the overall visual mass of the structure. It is considered that the impact of this alteration will have a negligible impact upon the existing visual appearance of the Top Barn when viewed from Cannon Hall, or when travelling along the west-east approach road to the farm.

The extension to the substation is within an area of the site that is relatively shielded from external views and the extension is assessed as having no detrimental impact upon views from Cannon Hall.

Conclusion:

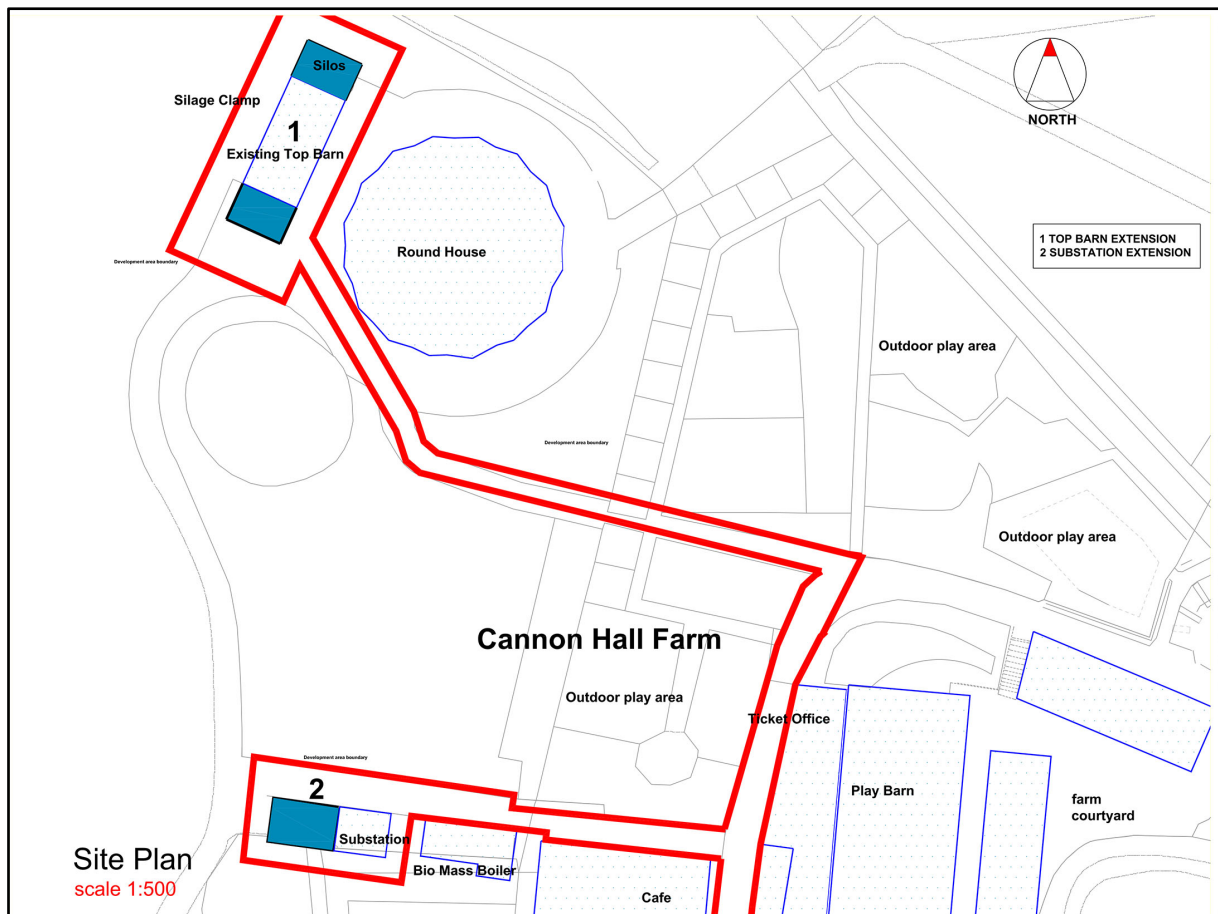
The proposal to construct two new agricultural extensions to existing buildings on the site, in terms of their scale, mass and choice of materials are considered to have a negligible impact to the existing character of the Grade II* Listed designated heritage asset that is Cannon Hall and its surrounding parkland.

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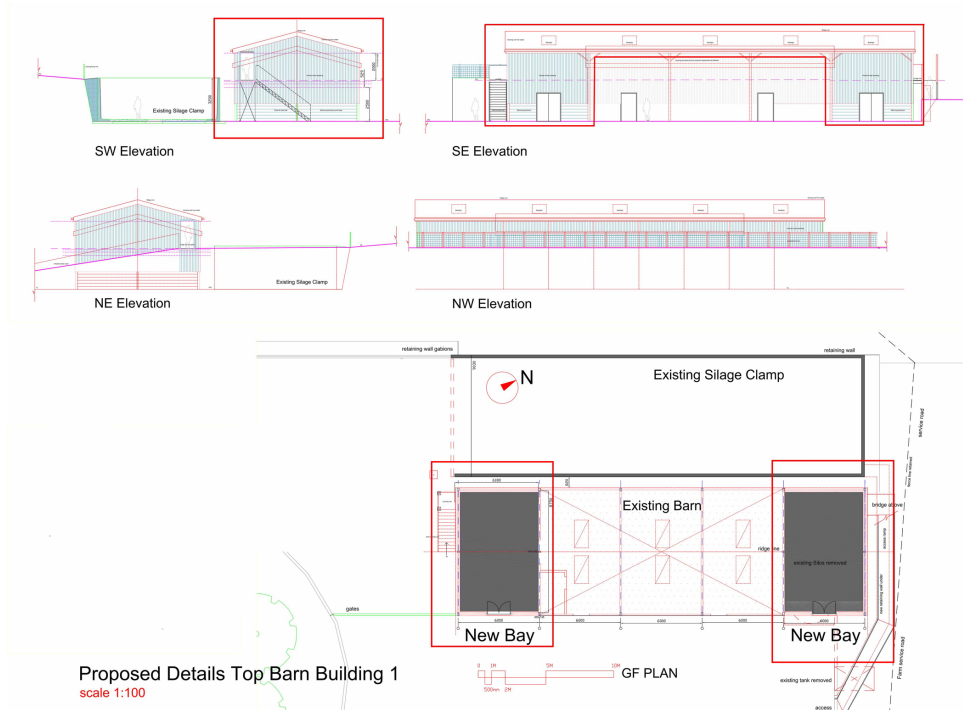
January 2019

Appendix I

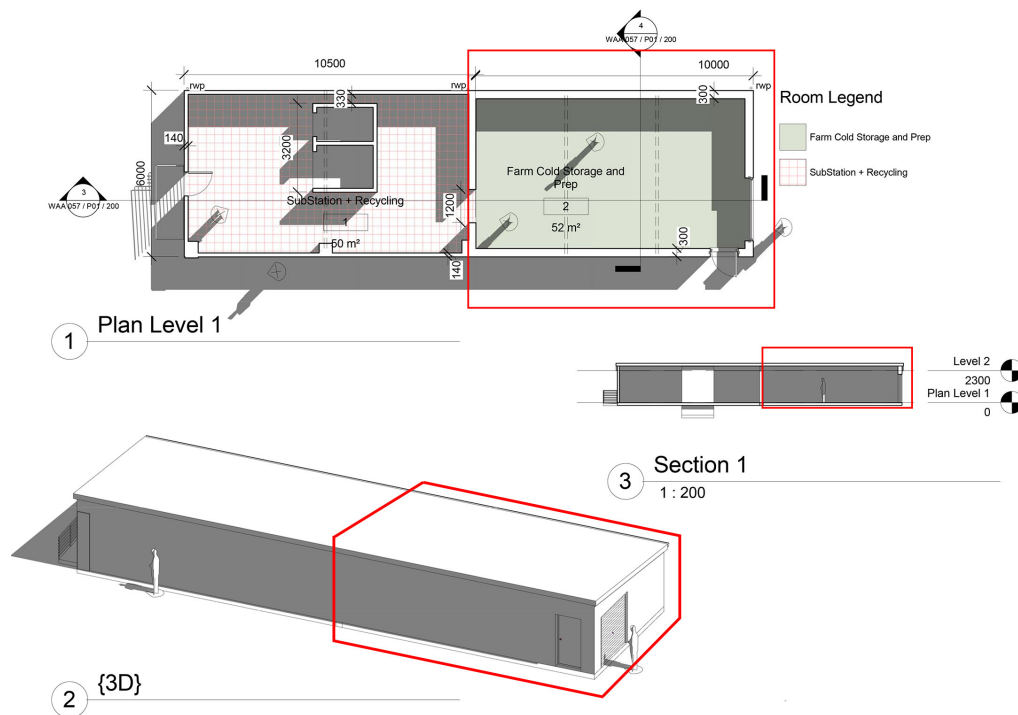
Site layout



Appendix I.I – Site Plan (extensions marked in blue) (after WA Architects LLP)



Appendix I.2 – Proposed extension to Top Barn (red outline) (after WA Architects LLP)



Appendix I.3 – Proposed extension to Sub-station (red outline) (after WA Architects LLP)