

CANNON HALL PARK GARDENERS COTTAGE SURVEY

BAART HARRIES NEWALL
architects

2577-REP2-28.04.16
28 April 2016



DESCRIPTION AND METHODOLOGY

The stable cottages are part of an homogeneous stable range forming a square stable yard to the north east of the main house.

The stable yard building are listed Grade II, and are described in listing description 1001159 – including two cottages in the south range of the stable yard.

The Gardener's Cottage is built onto the stable cottages, extended to the south to form a T-shaped plan overall.

The gardener's cottage is listed Grade II, and described in listing description 334141

COTTAGE Late C18 or early C19. Courses squared stone. Stone slate roof. Two storeys. Three-bay symmetrical front. Quoins to left. Three deep sash windows to ground floor. Three two-light windows to 1st floor (mullions removed). Tall ashlar stack to left, with cornice. Small brick stack to right. Later outshut to rear has elliptical-arched cart entrance with alternately blocked surround. Interior not inspected.

The building style of the stable yard cottages is contemporary with that of the house, and it would appear that this range is contemporary with the 1768 remodelling of the main Hall. The Gardeners cottage appears to be of later date, and built as an addition at the turn of the 19th century.

Generally the Gardener's Cottages is in reasonably good structural condition, but in a very poor decorative order.

The proposal is to retain this cottage in its present use as a hub and shop for the gardeners and Friends of Cannon Hall, and carry out minor interventions to create an accessible toilet, store and mess room, and to insert a new slot window into the south wall of the Friend's Shop.

Internal alterations will be carried out in studwork, and will be reversible. The external window will be simple and contemporary in design, in order to avoid confusing the history of the building.

The following pages detail the retained features, and required repairs.



REAR COURTYARD

SOUTH FACING ELEVATION

EAST FACING ELEVATION

GARDENERS COTTAGE

Gardeners Cottage	External construction and condition	Original fabric to be retained/repared	Replacement works.
External walls	Ashlar tone masonry to external walls. Stone quoins and lintols to GF windows. Rear of cottage abuts a lean-to cart shed, and there is no exposed rear wall. The north wall of the cottage is a party wall with Cottage no 1.	All to be retained. Carefully remove cement pointing. Repoint with lime mortar. Carefully cut out and indent matching stone repairs to approx 5m2.	Remove dead creeper to south elevation. Remove external pipes and cables if possible. Install new window into room 03 – the Friend's Shop.
Windows	C18/19 sash windows to lower storey. Two light casement windows above – central mullions removed.	Overhaul existing sash windows. Release pulleys, replace sash cords and weights as necessary. Replace mullions and casements to 1F windows.	Replace defective ironmongery. Replace casement window to bathroom.
Doors	Retain existing front door to garden.		Replace defective ironmongery.

Roof	Stone slate roof covering approx. 12 missing or cracked slates.	Take carefully take off stone slates and ridges. Relay roof on new batten, making up any lost slates to match. Refit existing ridge slates.	Replace rotten rafter as necessary. Fit new Tyvek roofing felt and new battens.
Chimneys	One ashlar masonry chimney stack, and one brickwork stack.	Repoint with lime mortar. Retain chimney pots.	Renew lead flashings aprons to stacks. Replace flaunching.
Rainwater Goods	Black uPVC rainwater good in good condition.		
Gnd Floor	Internal construction and condition		
Floor	Asphalt over concrete floor – in good condition.		
Walls	Damp at low level, indicating no DPC.		Remove plaster to 1.2m and replace with Limelite renovating plaster. Install internal studwork partitions to create accessible wc, store and mess room – see plans as proposed.
Skirtings	All poor throughout.		Replace with new torus skirtings.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Reasonable condition.		New skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces	Remove modern fireplaces to ground floor.	Sweep flue and test fireplaces.	Replace with sympathetic fireplaces to ground floor.
Doors	Generally original doors.	Retain and overhaul. Remove hardboard linings.	New ironmongery. Replace architraves with new ogee.
Joinery	No other important joinery observed.		Fit new picture rails to GF.
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New kitchen
1st Floor	Internal construction and condition		
Floor	Timber boards.		

Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Skirtings	All poor modern sections.		Replace with new torus skirtings.
Internal Walls	Very poor decorative and plaster finish.		Remove all wall papers etc. Skim with 5mm Limelite finish.
Ceilings	Very poor condition lath and plaster ceiling, cracked and falling in places.		Remove and replace with 12.5mm plasterboard and skim finish.
Stairs	Original timber stair flight and balustrades, covered in hardboard panelling.	Retain as existing – remove hardboard panelling.	
Fireplaces			
Doors	Generally original doors.	Retain and overhaul. Remove hardboard linings	New ironmongery.
Joinery	No other important joinery observed.		
Decoration			All new using suitable C18 decorative scheme
Floor finish			All new carpet, vinyl or laminated wood floor coverings.
Fittings			New bathroom
	Services		
Electrics			Complete new electrical system from sub-meter,
Plumbing			Complete new heating system, hot and cold water system.
	Surveys		
	Bat survey required before any roof removal.		
	Timber preservation survey required.		