

# DESIGN AND ACCESS STATEMENT

Client: Welbeck Estate  
Project: Manor Farm  
Reference: 20567\_SEV\_ZZ\_00\_RP\_A\_09000  
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## REVISION

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# **SECTION 1.0**

## **INTRODUCTION**



# 1.0 INTRODUCTION

## 1.1 PROJECT TEAM & SCOPE OF REPORT

This document provides an overview of the RIBA Stage 3 design proposals to support a Full Planning and Listed Building Consent Application for the site at Manor Farm, Carburton for the Welbeck Estate.

Manor Farm was, until recently, in use as a working agricultural farm before the site was vacated in 2021. The Welbeck Estate have identified the need for redevelopment of the site for a viable alternative use to enable the reuse and long-term protection of the heritage assets within the site.

The works proposed for the project seek to utilise the existing buildings within the site to create a unique hotel offer for independent hoteliers, Bike and Boot. Bike and Boot focus their developments on providing facilities for walkers, cyclists, horse riders, dog owners and activity seekers and are keen to promote the activities on offer locally to the Nottinghamshire Borough.

The proposals will incorporate the Manor Farm Estate including the East Barns, the Grade II Listed West Barns and the Grade II Listed Manor House, bringing the existing historic structures back into use as a vibrant hotel.

The scheme is currently at RIBA Stage 3, Spatial Coordination stage. This document sets out the key principles that have informed the design development process and should be read in conjunction with the Heritage Impact Statement and supporting drawings and documentation.

The preparation of this document and the design development of the proposals has been led by Lisa Mcfarlane, a Registered RIBA Specialist Conservation Architect, to ensure that a heritage led approach has been taken throughout the design process.

### Design Team Partners:

Welbeck Estate	Client
Bike and Boot	Client
PSC Surveying Ltd	Project Manager
Seven Architecture	Architect
PSC Surveying Ltd	Cost Consultant
MET Engineering	Highways, Drainage, Structural & Civil Engineer
M Cotton Ltd	M&E Consultant
DSA Environment + Design Ltd	Landscape Architect
Rachel McLane Ltd	Interior Designer
Baker Consultants Ltd	Ecologists



# SECTION 2.0

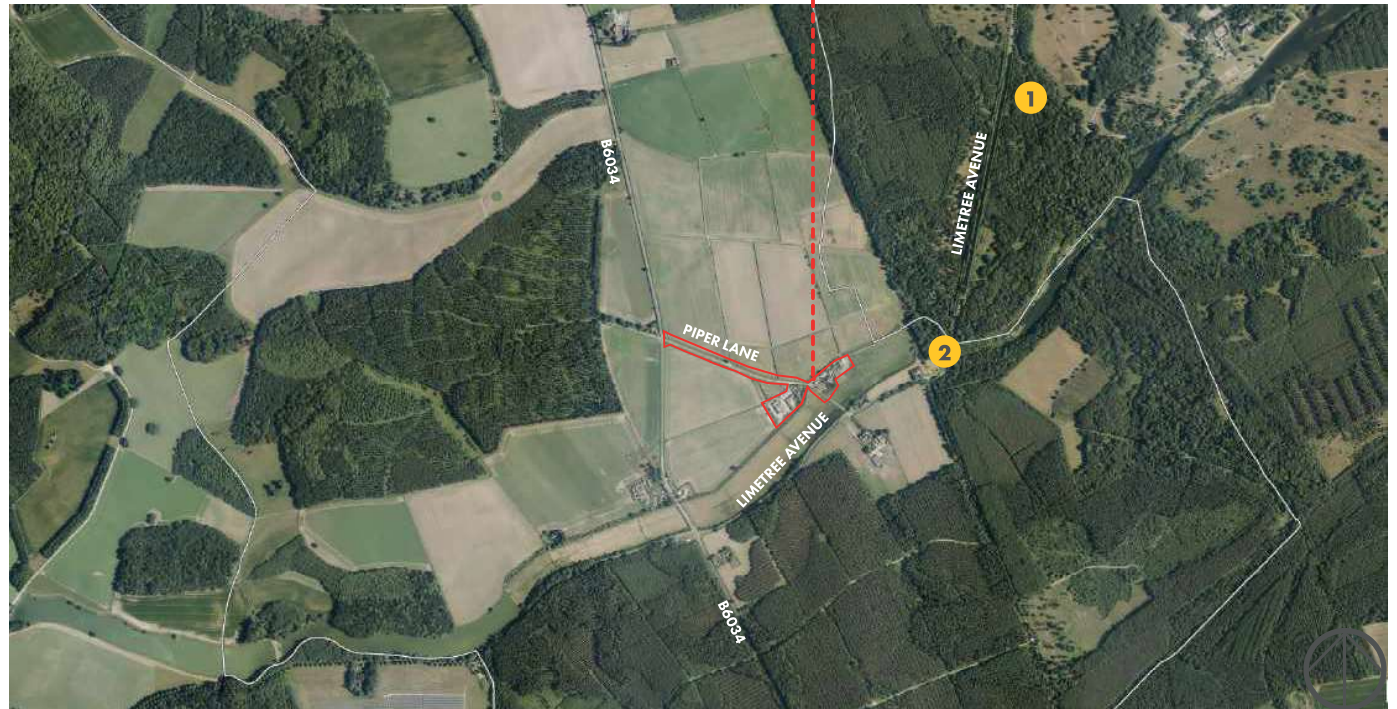
## EXISTING SITE

## 2.0 EXISTING SITE

### 2.1 SITE LOCATION

Carburton is a small settlement within the District of Bassetlaw. Worksop town centre is located to the north, the National Trusts Clumber Park is located directly to the east, Budby and Thoresby Park is located to the south and Cuckney and Norton is located to the west.

The site is bound towards the north by predominantly arable land. Clumber Park to the east is an extensive park and woodland and is a popular destination for walkers, cyclists and horse riders. Budby to the south is a popular location for bird watching within the Nature Reserve and SSSI.



#### KEY

- 1 National Trust - Clumber Park
- 2 Carburton Lodges and Gate Piers
- █ Site Boundary

Location Plan



## 2.0 EXISTING SITE

### 2.2 SITE SUMMARY

The Manor Farm estate comprises of three different sites as follows :-

- Manor House and Gardens
- East Barns
- West Barns

During its use as an agricultural farm, a number of modifications have been undertaken to the buildings to respond to the changing needs of the farm. A general lack of maintenance in some areas, in particular the central pig barn within the East Barns, has led to the significant deterioration of the existing structure.

The site benefits from a unique setting providing long-distance views across the Water Meadows and the River Poulter to the south-east and the Flood Dyke to the north-west. The existing buildings create a unique opportunity to embrace the agricultural setting and style of architecture, retaining as much of the existing structures as possible and harnessing the character of the buildings in the proposals by taking a minimal intervention approach.

St Giles Church located at the centre of the site is excluded from the Application Boundary.

#### KEY

- 1** St Giles Church
- 2** Manor House
- 3** East Barns
- 4** West Barns
- 5** Flood Dyke
- 6** Water Meadows
- 7** River Poulter
- Site Boundary



The Existing Site



## 2.0 EXISTING SITE

### 2.3 SITE PHOTOGRAPHS - MANOR HOUSE



1 View looking east across the Graveyard towards Manor House.



2 View looking north across the Water Meadows towards Manor House.



3 View looking north from the garden towards the Manor House.



4 View north towards the south and west elevation of the Manor House.



5 View looking south towards the north elevation of the Manor House.



Key Plan



## 2.0 EXISTING SITE

### 2.3 SITE PHOTOGRAPHS - EAST BARN



1 View looking east towards the East Barns from the Manor House.



2 View looking east along the north facing barn.



3 View looking west towards the south facing barns with the Manor House in the background.



4 View looking east towards the two storey barn.



5 View looking west towards the Manor House.



Key Plan



## 2.0 EXISTING SITE

### 2.3 SITE PHOTOGRAPHS - WEST BARN



1 View looking west towards the single storey open barn.



2 View looking south towards the large hay barns.



3 View looking north towards the two storey brick barns.



4 View looking north-west from the courtyard to the two storey brick barns.



5 View looking east towards the single storey open stables.



Key Plan

# **SECTION 3.0**

## **SITE ANALYSIS**



### 3.0 SITE ANALYSIS

#### 3.1 CONNECTIVITY

##### 3.1.1 WIDER CONTEXT

###### BUS ROUTES

The site is connected to Worksop to the north and Budly and Ollerton to the south via the Sherwood Arrow bus route with bus stops at both Piper Lane Lodge and Lake View Cottages within 15 minutes walk from the site. The bus route connects Carburton with both Worksop Bus Station and Train Station, providing good national public transport links.

###### RAIL ROUTES

The nearest train station is Worksop to the north of the site. The Sherwood Arrow bus routes provides a direct link with Worksop train station providing good public transport links.

###### CYCLE ROUTES

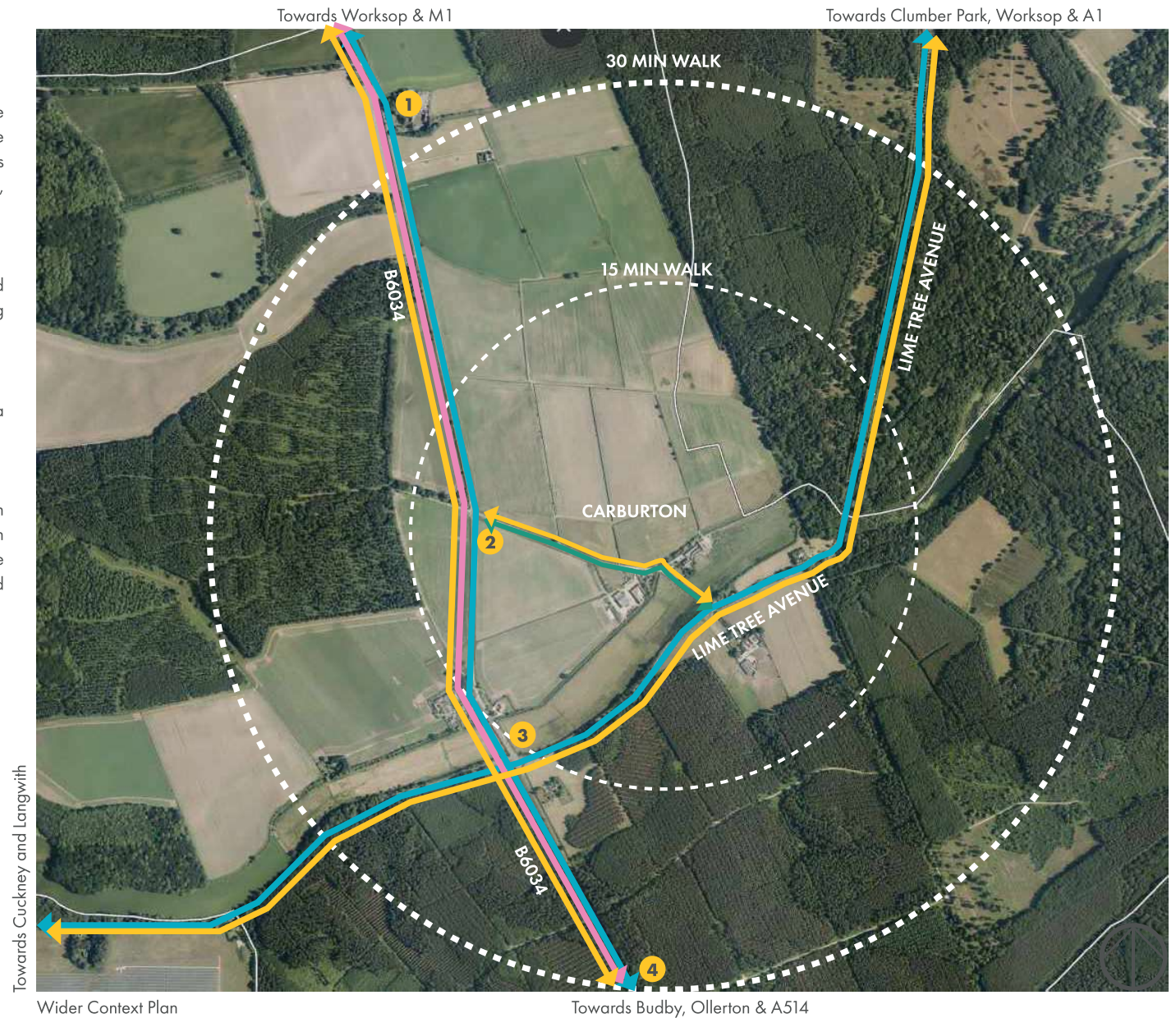
Lime Tree Avenue located directly to the south-east of the site provides a popular cycle route into the wider countryside and Clumber Park.

###### VEHICULAR ACCESS

Vehicular access to the site is provided via the B6034 to the west which provides connections to Worksop, the M1 to the north and Budby, Ollerton and the A514 to the south. Lime Tree Avenue to the south-east of the site provides access to Clumber Park, the A1 to the east and Cuckney and Langwith to the west.

###### KEY

- 1 Bus stop - Ollerton Road
- 2 Bus stop - Piper Lane Lodge
- 3 Bus stop - Lake View Cottages
- 4 Bus stop - National Cycle Way
- Site Boundary
- Major Road
- Bus Route
- Cycle route
- Pedestrian route





### 3.0 SITE ANALYSIS

#### 3.1 CONNECTIVITY

##### 3.1.2 IMMEDIATE CONTEXT

The immediate context surrounding the site is of extensive arable farm land with the Water Meadows and River Poulter to the south-east of the site. Although the sites character is one of functional buildings with the Manor House at the heart of the site, the immediate context is a predominantly countryside setting.

The sites location provides good cycle connectivity with Clumber Park and the wider Sherwood Forest and Worksop areas.

Vehicular access to the site is currently via Lime Tree Avenue and along Piper Lane. This access route provides access directly to Manor Farm only and does not currently extend to the north-east to connect with the B6034.

The north-west section of Piper Lane does however provide pedestrian, cycle and equestrian access towards the B6034.

**KEY**

- 1 Water Meadows
- 2 River Poulter
- 3 Racing stables

- Site Boundary
- Major Road
- Bus Route
- ||||| Railway Line



Immediate Context Plan

Towards B6034

Towards Clumber Park, Worksop and A1

### 3.0 SITE ANALYSIS

#### 3.2 VEHICULAR & PEDESTRIAN CIRCULATION

The primary vehicular, pedestrian and cycle route into the site is via Lime Tree Avenue to the south-east of the site. This route is narrow and the existing bridge coming off Lime Tree Avenue creates a pinch point. The visibility splay at the junction with Lime Tree Avenue is also compromised by the existing trees outside the site ownership boundary.

Piper Lane provides vehicular and service access to both the east and west barns albeit the existing road to the north of the east barns is of limited width due to the existing buildings to the south and the Flood Dyke to the north.

Piper Lane to the north-west of the site provides a bridleway (pedestrian, cycle and horse riding) route connecting the site to the B6034.



Plan showing vehicular, pedestrian & car parking with the site identified in red

**KEY**

- 1 View 1 looking north along Piper Lane towards the East Barns
- 2 View 2 looking east at the entry to the East Barns and Manor House
- 3 View 3 looking east from the pedestrian/cycle/bridleway
- Site Boundary
- Pedestrian/cycle/horse riding route
- Vehicle route
- ◊ General Site Entrance / Service Entrance





## 3.0 SITE ANALYSIS

### 3.3 KEY VIEWS



1 View looking north from Lime Tree Avenue across the River Poulter



2 View east along Piper Lane



Key Plan



## 3.0 SITE ANALYSIS

### 3.4 ENVIRONMENTAL CONSIDERATIONS

#### 3.4.1 ORIENTATION AND SUN DIRECTION

The site is orientated generally in a north-east to south-westerly direction. The lack of built form surrounding the site provides an opportunity to harness the sites orientation by providing high levels of natural daylight to the majority of the site.

#### 3.4.2 WIND DIRECTION

The prevailing wind direction is from the south-westerly direction.

#### 3.4.3 NOISE

Traffic along Lime Tree Avenue generates a limited level of noise, though this is mitigated by planting along the Flood Dyke and Manor House garden to the south-east of the site. The buildings are also located a significant distance from Lime Tree Avenue which further mitigates the impact of noise from the road.

#### KEY

- Site Boundary
- Sun Path
- Noise Pollution
- Wind Direction



Environmental considerations plan

### 3.0 SITE ANALYSIS

#### 3.5 LANDSCAPING & ECOLOGY

The site and the surrounding areas are subject to a variety of protection areas.

The adjacent extract from magic.gov website shows that the Flood Dyke is protected as a Priority Habitat Inventory - Lowland Fens (England).

Clumber Park to the east is protected by the following :-

- Priority Habitat Inventory - Deciduous Woodland (England)
- National Forest Inventory (GB) Broadleaved
- Woodpasture and Parkland BAP Priority Habitat (England).

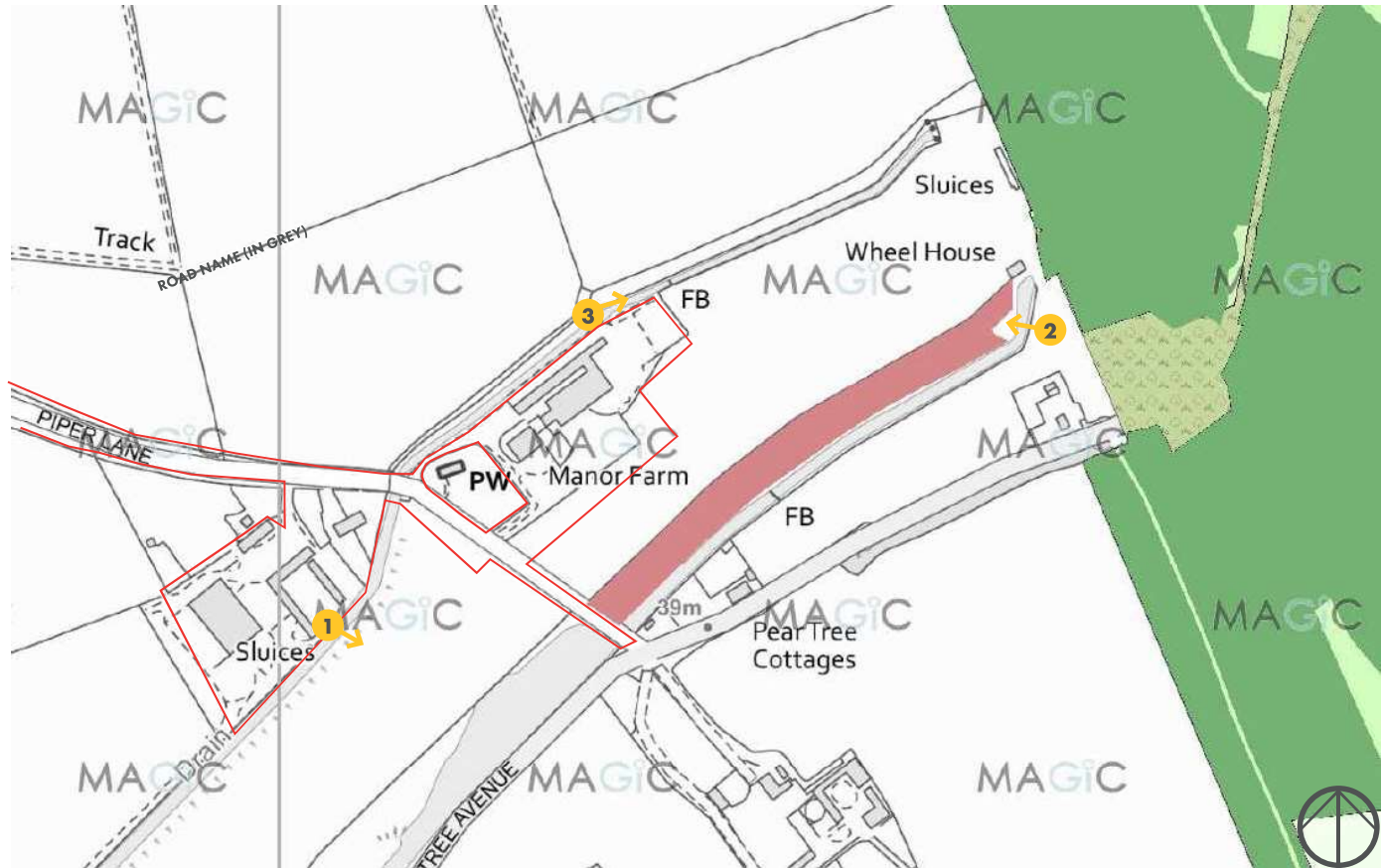
Careful consideration should be given to the creation of new pedestrian and bridleway linkages into Clumber Park to ensure that the improved access does not have a negative impact on the protected woodland.

The Manor Farm is also covered by the Farmland Birds protection including :-

- Arable Assemblage Species (4)
- Grassland Assemblage Farmland Birds (2)
- Lapwings
- Redshank (Wst Barns only)
- Tree Sparrow
- Yellow Wagtail

The site also has a number of habitats within the existing buildings and landscaped areas. These include bats, otters, water voles and protected birds.

A detailed Ecology Report has been prepared in support of the application by Baker Consultants Ltd.



Plan showing landscaping with the site identified in red

**KEY**

- █ Site Boundary
- █ Priority Habitat Inventory - Lowland Fens (England)
- █ Priority Habitat Inventory - Deciduous Woodland (England)
- █ National Forest Inventory (GB) Broadleaved
- █ Woodpasture and Parkland BAP Priority Habitat (England)





## 3.0 SITE ANALYSIS

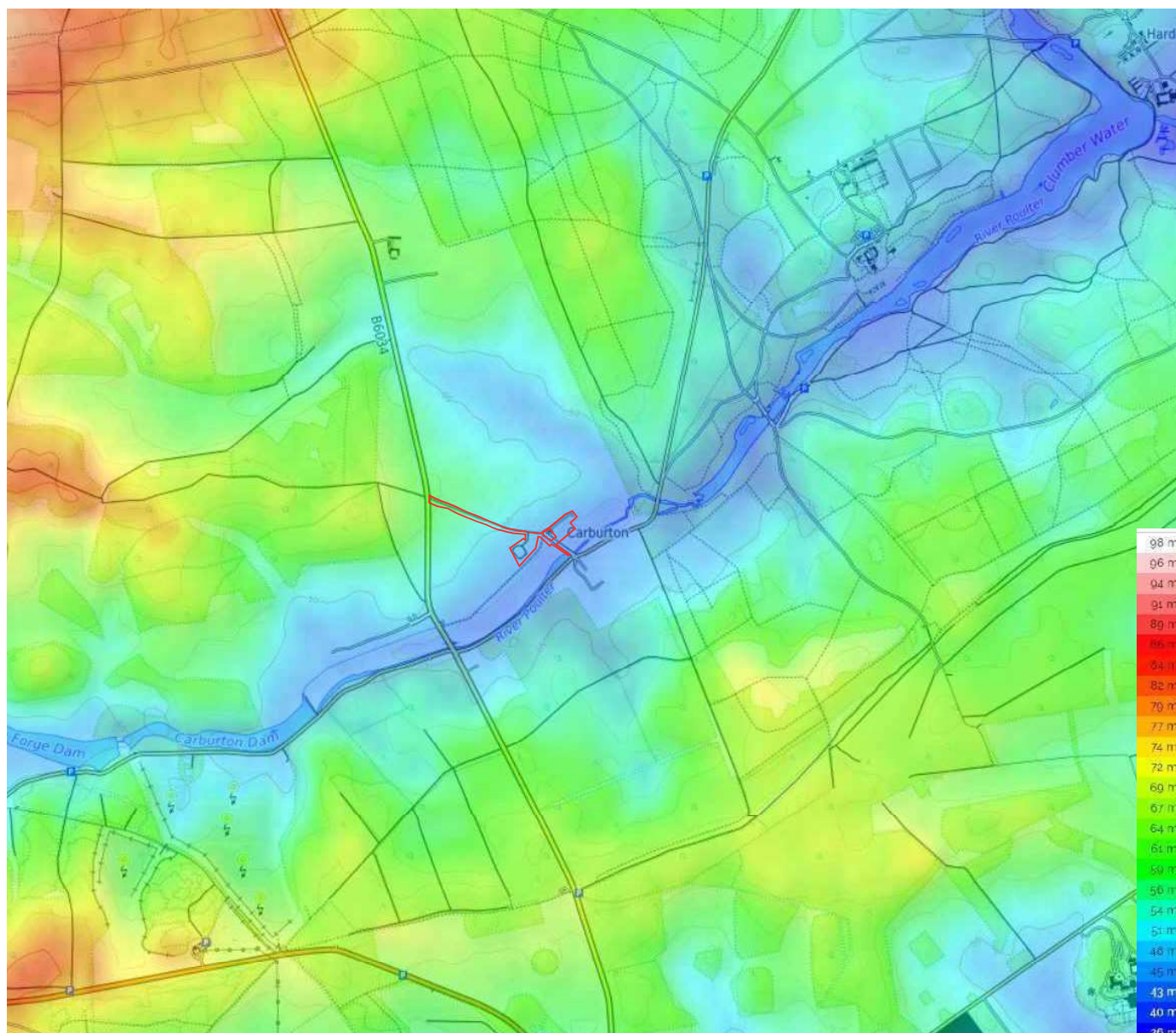
### 3.6 SITE TOPOGRAPHY

The site is located within land of low elevation adjacent to the River Poulter. The Peak District National Park is located towards the west of the site.

The topography of the site generally follows the topography of the land form, running from the highest point to the north-western boundary down to the lowest point towards the south-east.

The sites low elevation has historically led to the carefully engineered water management system within the site to hold flood water in the local area, to protect buildings within Carburton from flooding whilst utilising the reed beds and water meadows as part of the agricultural strategy.

The sites low elevation creates a varied landscape surrounding the site with arable land to the hills towards the north-west, Clumber Park to the east and the hills to the south-east.



## 3.0 SITE ANALYSIS

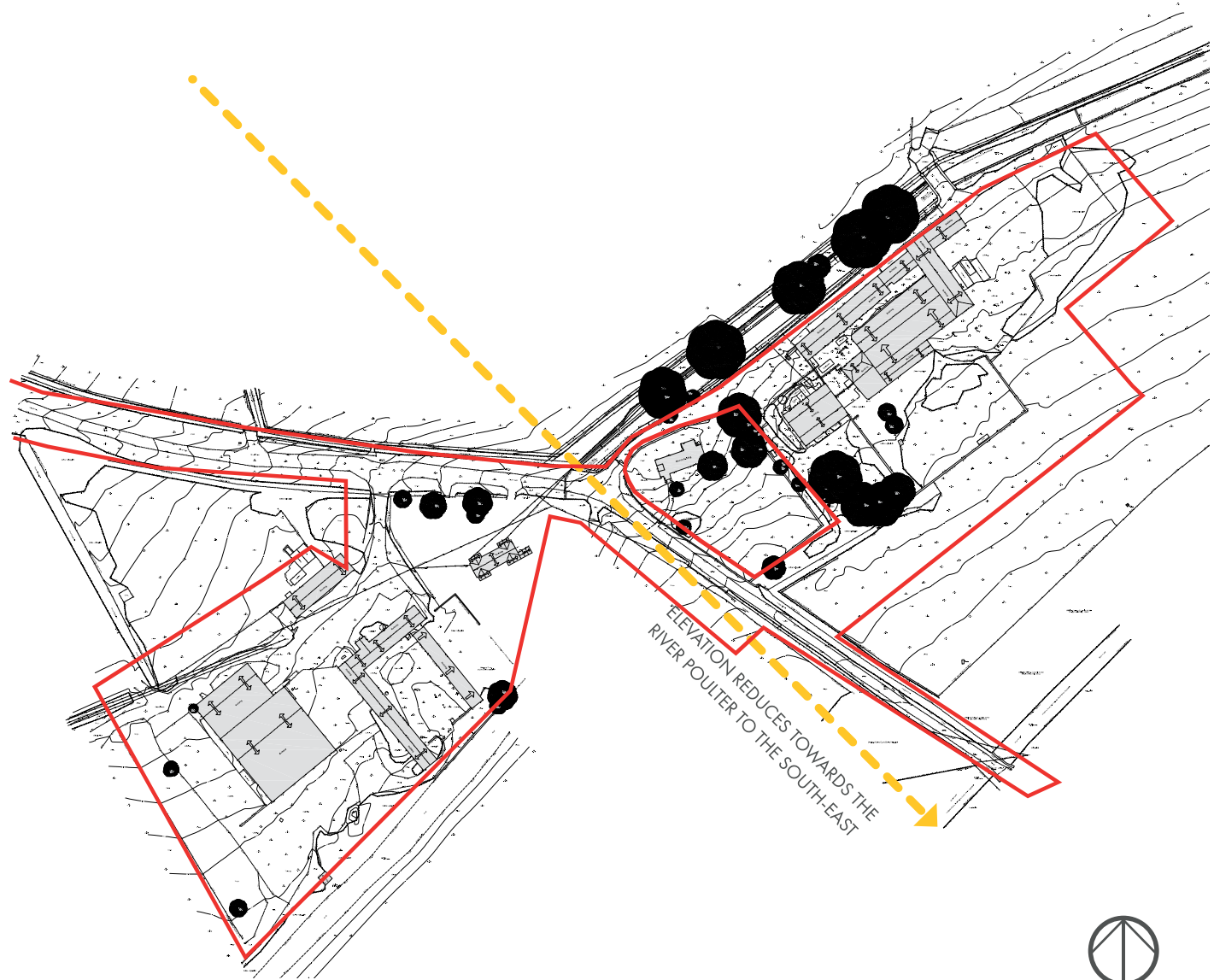
### 3.6 SITE TOPOGRAPHY

The existing site topography plan adjacent shows the local site topography in relation to the site. The existing bridleway along Piper Lane to the north-west corner of the site sits at the highest elevation in relation to the rest of the site.

The Flood Dyke which runs across the entire site from the north-east corner to the south-west corner was created as part of the flood defenses for the site, collecting water run-off from the higher level hillside to the north-west.

The Flood Meadows are a gently sloping area of land directly adjacent to the River Poulter that provides capacity, ecology and ground construction that allows the area to flood in high rainfall, holding water and allowing it to percolate through the ground. The extensive areas of reed beds also provide an important role in the water, drainage and sewerage management system for the site.

The sloping topography of the site creates an opportunity to develop the site to take advantage of the character of the site, allowing long distance views to be created across the low level meadows and towards the hillside beyond.



Plan showing the existing site topography



### 3.0 SITE ANALYSIS

#### 3.7 BUILDING HEIGHTS

Building heights within the site and to the surrounding local area of Carburton are all within the range of 1- 3 storeys in height.

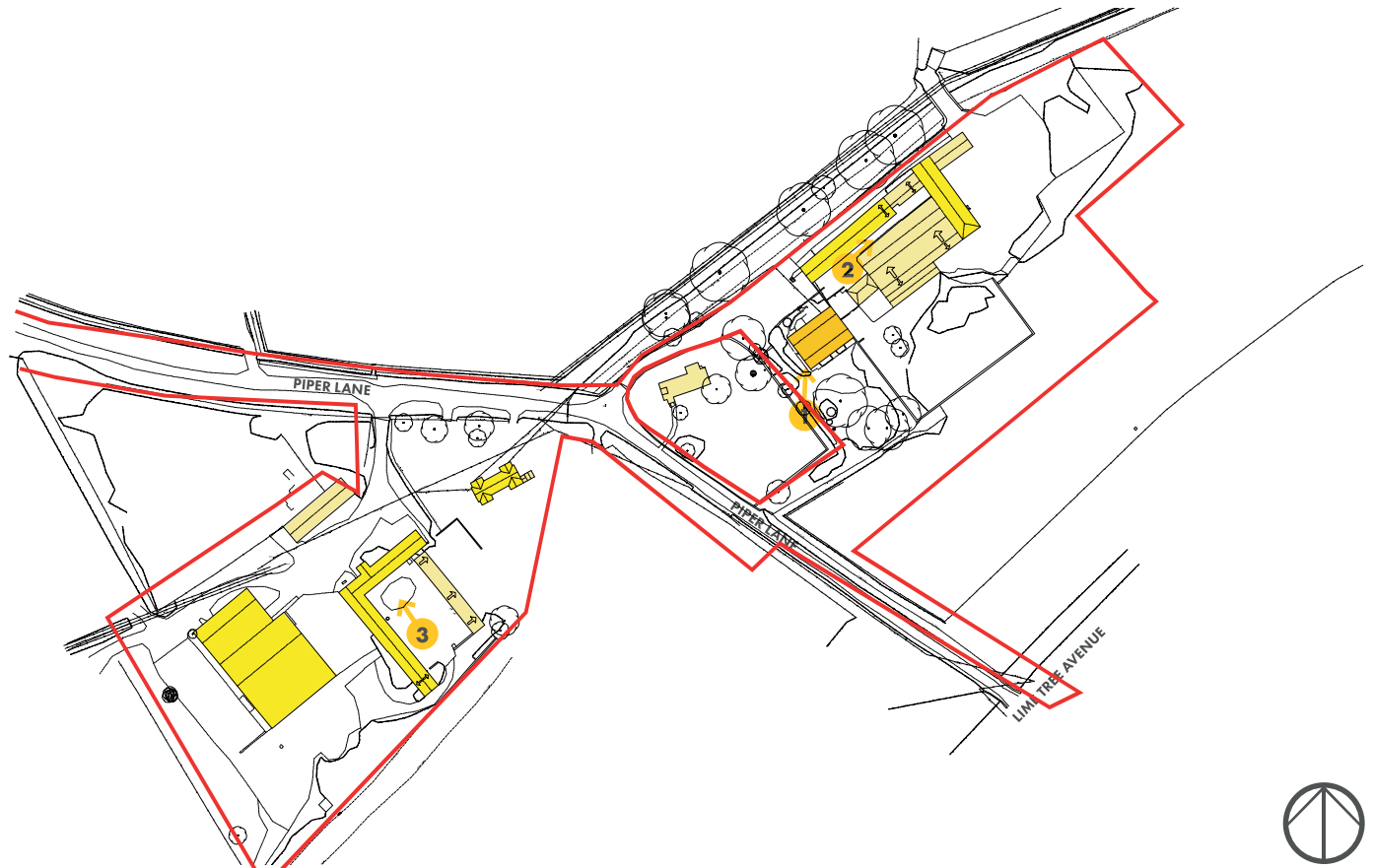
The Manor House is the tallest building in Carburton at 3 storeys in height (including the roof space accommodation), creating a focal point within the wider contextual view across the Water Meadows towards the site.

The north barn and the two storey barn to the East Barns form an L-shaped enclosure of scale that 'hold' the space between them and the Manor House. The West Barns also features an L-shaped two storey barn that form a central courtyard along with the single storey stable barn to the West Barns.

The large scale more modern hay barn towards the west of the site is the equivalent of two storeys in height.

The two 1950's semi-detached houses located at the junction of Piper Lane with the Flood Dyke are also two storeys in height.

Other buildings including the open barn to the north of the West Barns and the pig barn to the East Barns are generally single storey in height.



Plan showing the heights of existing building within close proximity of the site

KEY

- Site Boundary
- 1 Storey
- 2 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6+ Storeys



### 3.0 SITE ANALYSIS

#### 3.8 SURROUNDING USES

The predominant use of buildings within Carburton are of agricultural use with the exception of the residential uses to the two semi-detached houses on the West Barns and the Manor House within the East barns.

The St Giles Church sits at the centre of the site at the junction of Piper Lane and the Water Meadows.



KEY

- Site Boundary
- Agricultural
- Residential
- Ecclesiastical

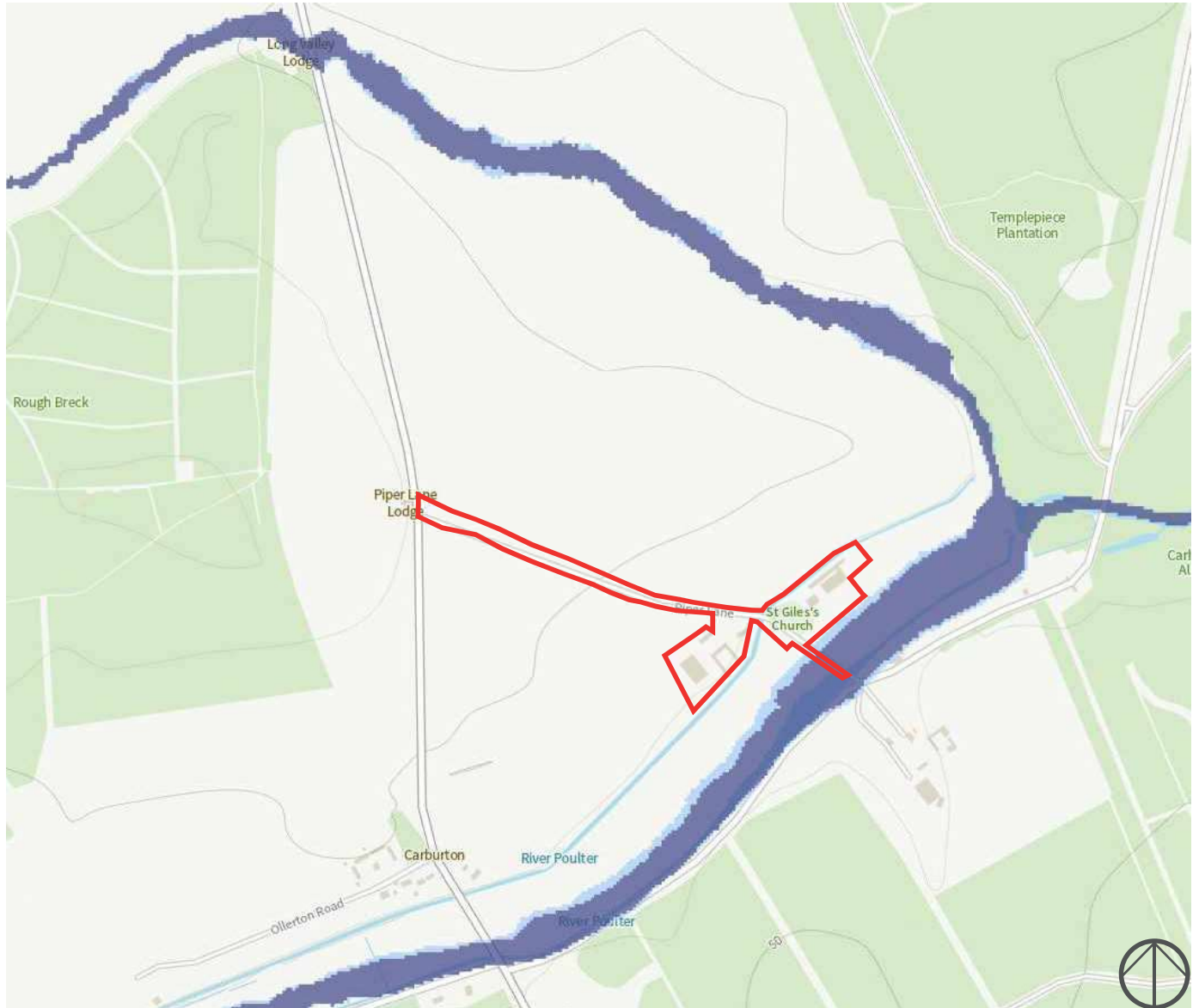
Plan showing the surrounding uses of existing building within close proximity of the site



### 3.0 SITE ANALYSIS

#### 3.9 FLOOD RISK DATA

The site sits within close proximity to a Flood Zone 3 to the south-east of the site along the River Poulter. The development of the historical Flood Meadows and Flood Dyke have been designed to manage peaks in rainfall and hold flood water in a natural form.



Flood risk data map

KEY

- Flood Zone 3
- Flood Zone 2
- Flood Zone 1
- Areas benefitting from flood defences
- Flood defence
- Main river
- Flood storage area



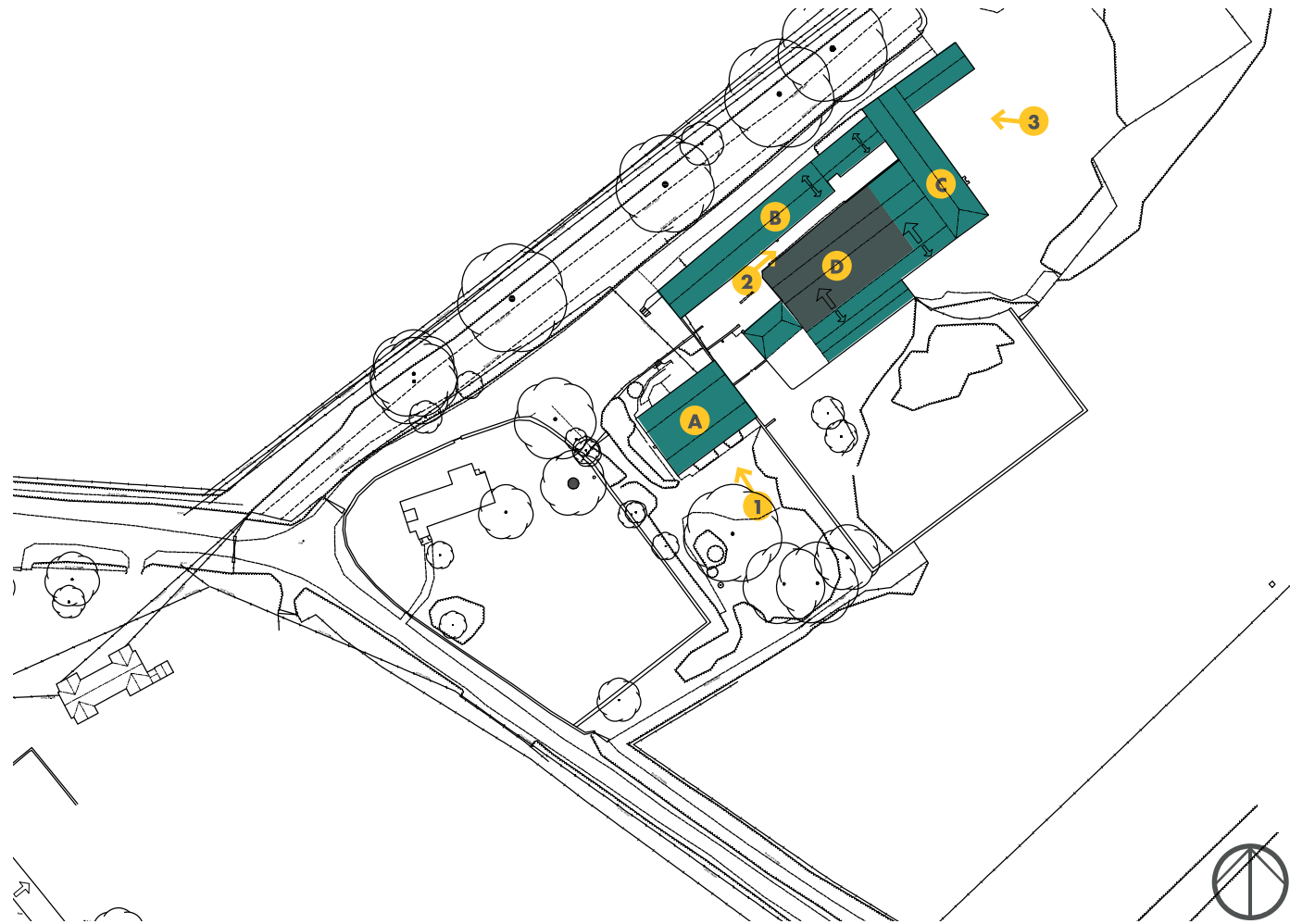
### 3.0 SITE ANALYSIS

#### 3.10 BUILDING FABRIC - MANOR HOUSE & EAST BARN

The following provides a summary of the existing building condition, quality and protected status of buildings within the East Barns which will inform the design development of proposals for the Manor Farm site.

To summarise:

- A** TWO/THREE STOREY MANOR HOUSE  
 Approx Age - Late 1800's  
 Grade II Listed building  
 Physical Condition - B  
 Building generally in good/reasonable condition with the exception of some areas of water ingress through lack of gutter maintenance.
- B** TWO STOREY BRICK BARN BUILDING  
 Approx Age - late 1800's  
 Physical Condition B.  
 Brick barn with timber roof structure in good condition and to be retained for re-use. Existing asbestos roof finish.
- C** DOUBLE HEIGHT BRICK BARN BUILDING  
 Approx Age - late 1800's  
 Physical Condition B.  
 Brick barn with timber roof structure in good condition and to be retained for re-use. Existing asbestos roof finish.
- D** SINGLE STOREY BRICK BUILDING  
 Approx Age - early 1900's  
 Physical Condition C  
 The existing barn has been subject to extensive deterioration with the loss of large sections of the existing timber infill roof structure.



Plan illustrating building fabric

KEY

- Fabric Type/Quality A - to be retained
- Fabric Type/Quality B - to be refurbished
- Fabric Type/Quality C - to be demolished



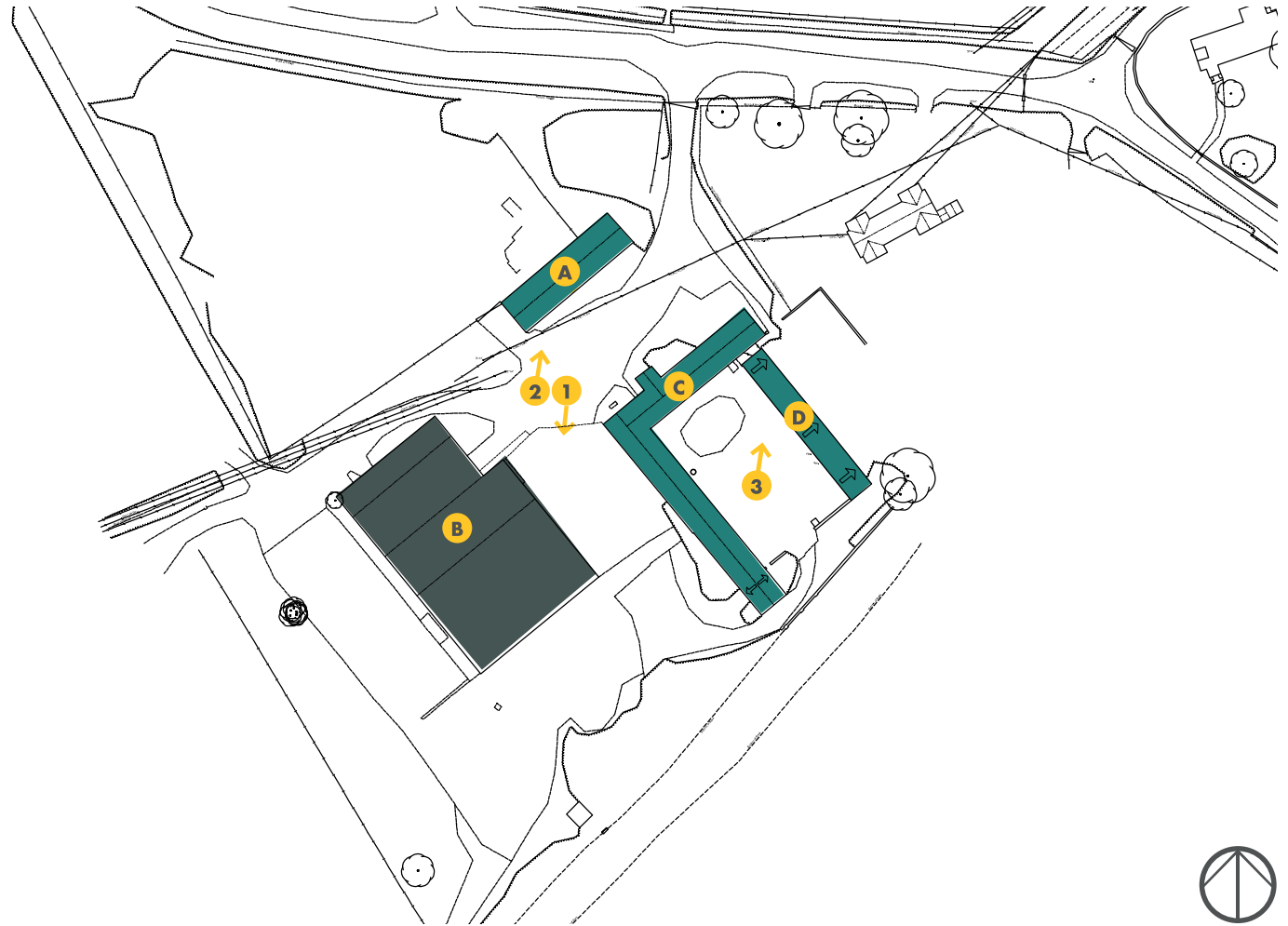
### 3.0 SITE ANALYSIS

#### 3.10 BUILDING FABRIC - WEST BARN

The following provides a summary of the existing building condition, quality and protected status of buildings within the West Barns which will inform the design development of proposals for the Manor Farm site.

To summarise:

- A** SINGLE STOREY STONE BARN BUILDING  
Approx Age - Late 1800's  
Physical Condition - B  
Walls with brick inner skin and stone outer skin, cast iron columns and timber roof structure generally in good condition and to be retained and restored. Existing slate roof finish.
- B** SINGLE STOREY MODERN BARN BUILDING  
Approx Age - late 1900's  
Physical Condition - C  
Modern barn building with asbestos cladding to walls and roof in poor condition. Barn to be demolished.
- C** TWO STOREY BRICK BARN BUILDING  
Approx Age - late 1800's  
Grade II Listed building  
Physical Condition B.  
Brick barn with timber roof structure in good condition and to be retained for re-use. Existing pantile roof finish.
- D** SINGLE STOREY BRICK STABLES BUILDING  
Approx Age - late 1800's  
Physical Condition B.  
Brick walls to three sides and timber roof structure to be retained and restored. Later addition concrete block walls to be removed.



Plan illustrating building fabric

KEY

- Fabric Type/Quality A - to be retained
- Fabric Type/Quality B - to be refurbished
- Fabric Type/Quality C - to be demolished





### 3.0 SITE ANALYSIS

#### 3.11 CONSERVATION AREA / LISTED BUILDINGS

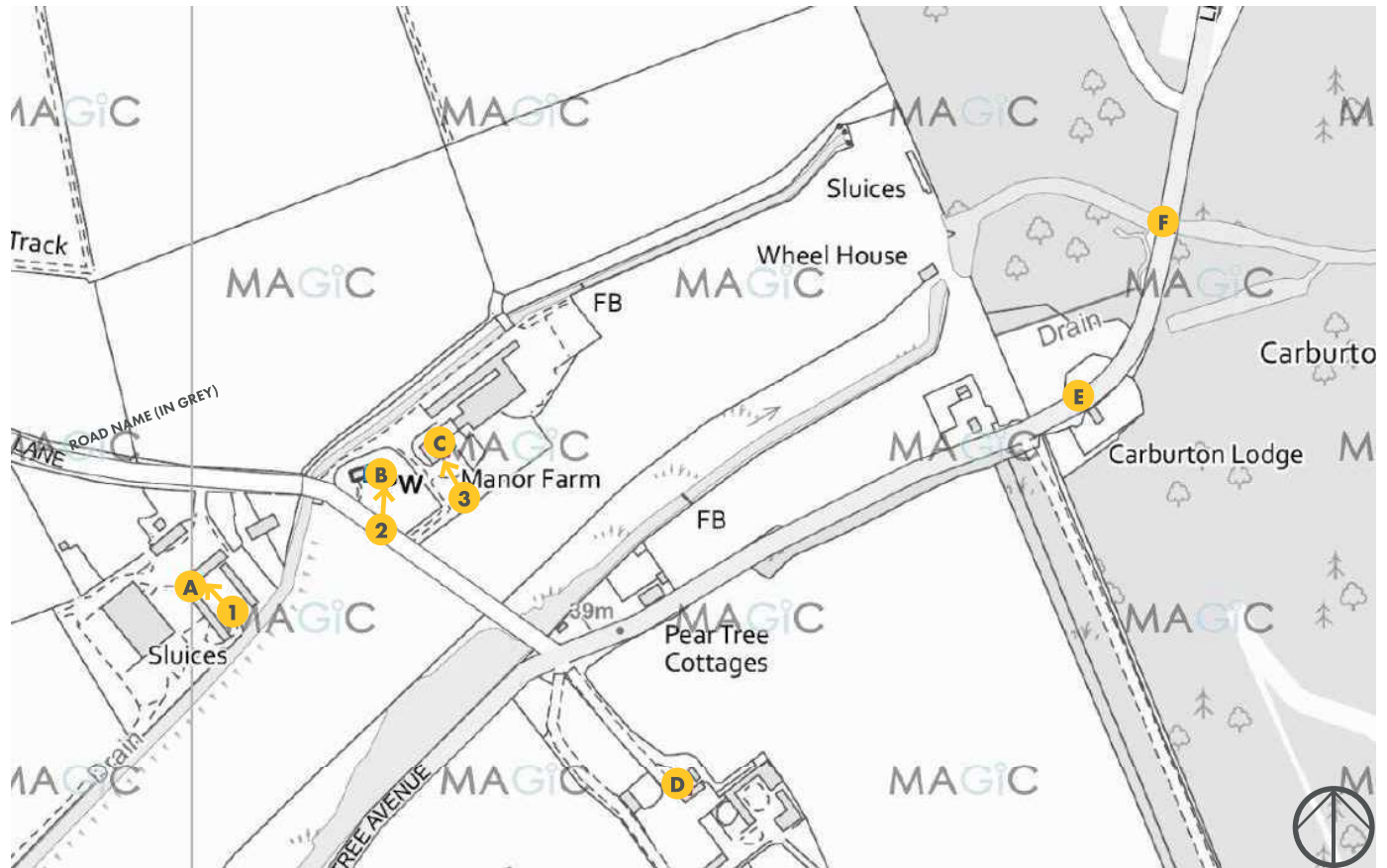
##### CONSERVATION AREAS

The site at Carburton does not sit within any of the Bassetlaw Conservation Areas.

##### LISTED BUILDINGS

There are a number of Listed Buildings both within the site and within 500m of the site as follows :-

- A** FARMBUILDINGS WEST OF CHURCH OF ST GILES  
Grade: II  
List UID: 1045734
- B** CHURCH OF ST GILES  
Grade: II\*  
List UID: 1370105
- C** MANOR HOUSE  
Grade: II  
List UID: 1045735
- D** CARBURTON GRANGE  
Grade: II  
List UID: 1370104
- E** CARBURTON LODGES AND GATE PIERS  
Grade: II  
List UID: 1045733
- F** CARBURTON BRIDGE  
Grade: II  
List UID: 1391659



Plan illustrating Conservation Area and Listed Buildings

Please refer to the Statement of Significance and Heritage Impact Statement which has been prepared and submitted with this application.

##### KEY

— Site boundary



# **SECTION 4.0**

## **BRIEF & DESIGN DEVELOPMENT**