

## 5.0 PROPOSED SCHEME

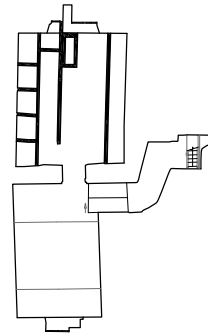
### 5.4 MANOR HOUSE

#### REMOVAL/REPAIRS FLOOR PLANS

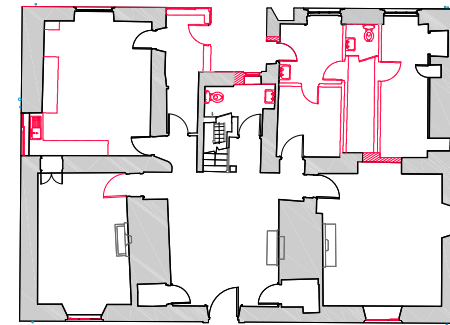
The proposed modifications to the existing structure involve the removal of the later addition partitions installed to create bedrooms, WC's and En-suites to take the building back to its earlier layout and to improve the legibility of the historic floor plan.

The later addition lobby to the north -west elevation is also to be removed to improve the arrival experience and to improve the legibility of the historic fabric.

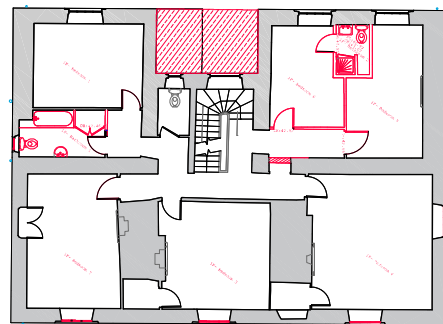
The later addition timber framed windows to the south-east elevations are to be removed and replaced with new windows that better reflect the proportions of the Georgian extension.



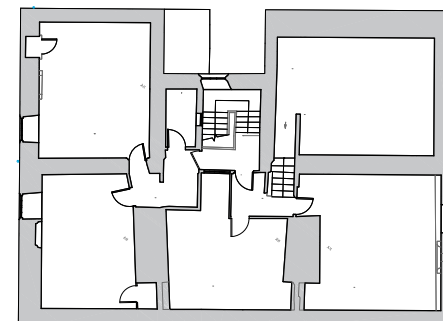
Proposed Basement Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

KEY ->

	New Construction/repairs
	Existing windows/doors to be retained, refurbished with new glazing throughout and redecorated
	Demolition / Removal
	Existing roof tiles to be removed, numbered and retained, roof to be lined and insulated, membrane installed and existing roof tiles reinstated.
	Existing roof to be removed and replaced with new Sinusoidal profile metal roof to match existing profiles.
	Brickwork replacement.
	Removal of cementitious render



# 5.0 PROPOSED SCHEME

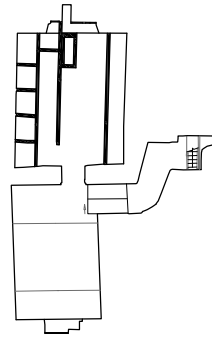
## 5.4 MANOR HOUSE

### PROPOSED FLOOR PLANS

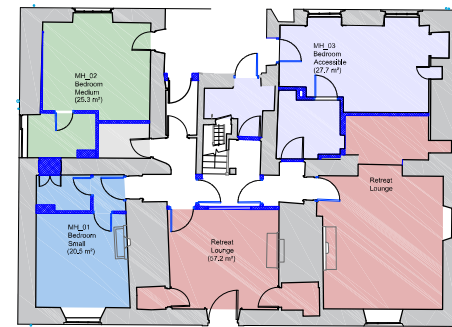
The adjacent plans illustrate the proposed new interventions required to bring the building back into use as hotel bedrooms and a retreat area.

To the ground floor, a lobby is to be formed within the existing entrance area to create a protected stair core to provide a safe means of escape from the upper floor levels. The two existing ground floor living rooms are to be utilised as the shared Retreat area where guest can relax, play board games and enjoy afternoon tea.

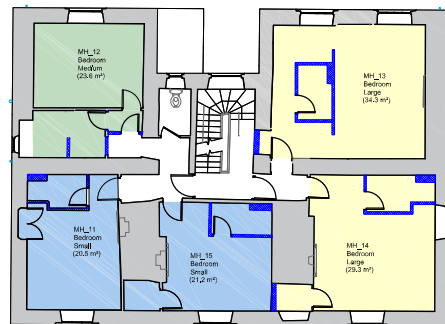
The remaining rooms are retained in their historic form with new en-suite bathrooms installed to serve each bedroom. In the most prominent room on the first floor level where existing details are present, the en-suite bathroom has been designed as a bathroom 'pod' sitting centrally within the space to ensure that the intervention does not conflict with the existing features.



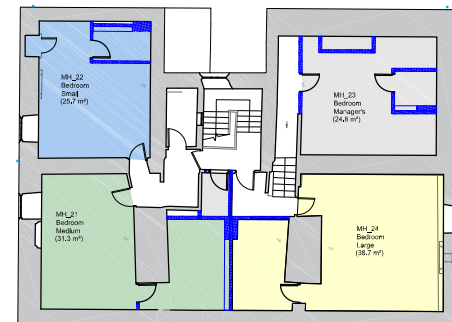
Proposed Basement Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

KEY :-

	Existing walls
	New Construction/repairs

KEY TO USES:

	Accessible Room Type
	Large Room Type
	Medium Room Type
	Small Room Type
	Bareca (Bar, Cafe)
	Office
	Retreat Lounge
	Wadobi (Walkers, Dogs, Bikes)
	Duty Manager's / Staff Areas
	Film Club



## 5.0 PROPOSED SCHEME

### 5.4 MANOR HOUSE

#### EXISTING ELEVATIONS

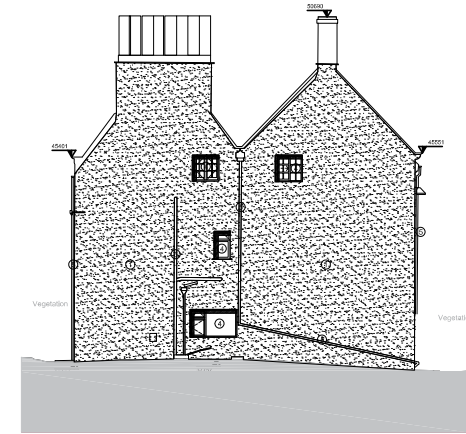
The existing elevation to the north-west is the primary elevation of the original single pile wing. The windows to this elevation are much bigger in size and proportion, giving a reduced solid to void ration when compared to the south-east elevation. Changes that have occurred when the building was extended are still visible to the stair core where the window positions have been altered at this time.

The elevation to the south-west has been rendered in a cement render system, likely due to its exposure to the westerly wind and rain. Later interventions to the kitchen at ground floor have created a horizontal proportioned window which is incongruous with the vertical proportions of windows to the rest of the building.

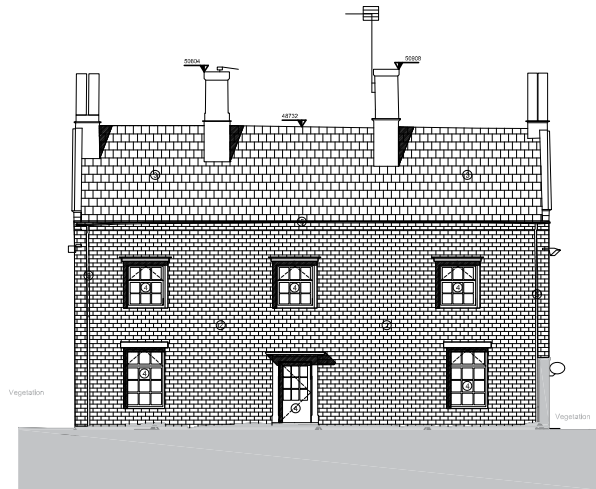
The south-east elevation has a more Georgian proportion with a greater solid to void ratio and smaller windows. The original windows have been replaced with new timber framed windows in the 1960's/70's which do not suit the proportions of the building generally.



Elevation 1



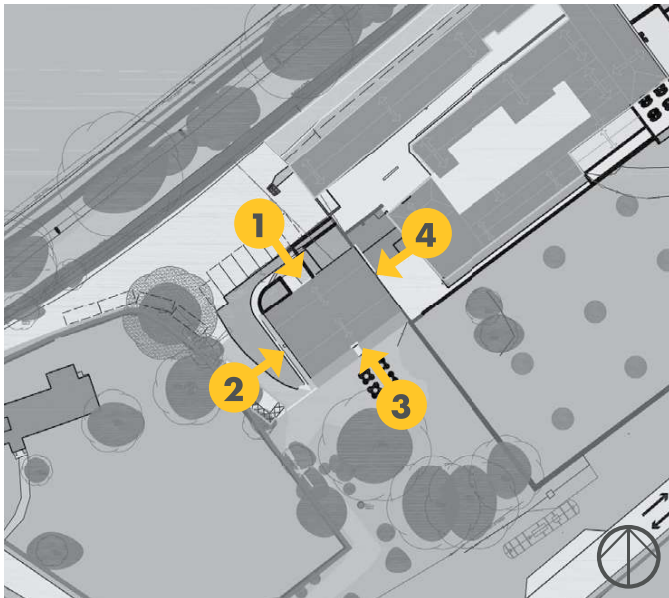
Elevation 2



Elevation 3



Elevation 4



## 5.0 PROPOSED SCHEME

### 5.4 MANOR HOUSE

#### REMOVAL/REPAIR ELEVATIONS

The proposed works to the elevations involve the removal of the later addition porch to the north-west elevation added to the rear of the stair core. All of the existing rainwater goods are in very poor condition and are to be removed and replaced with new.

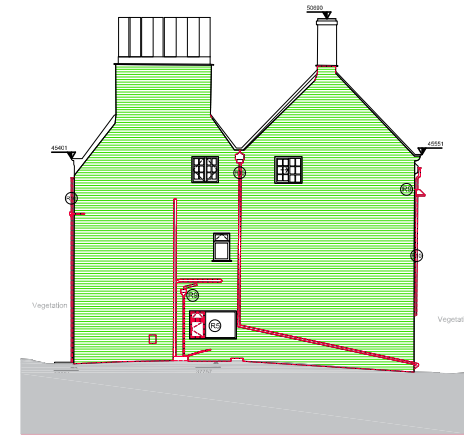
The cement render to the south-west elevation is damaging the building fabric by preventing the fabric from breathing. The cement render is therefore to be removed and the condition of the stonework behind assessed and repaired if possible.

The later addition timber framed windows to the south-east elevation are to be removed and replaced with new Georgian style slimline double glazed sash windows.

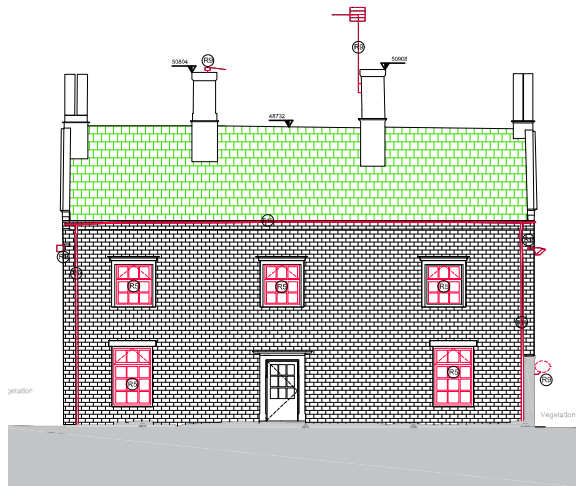
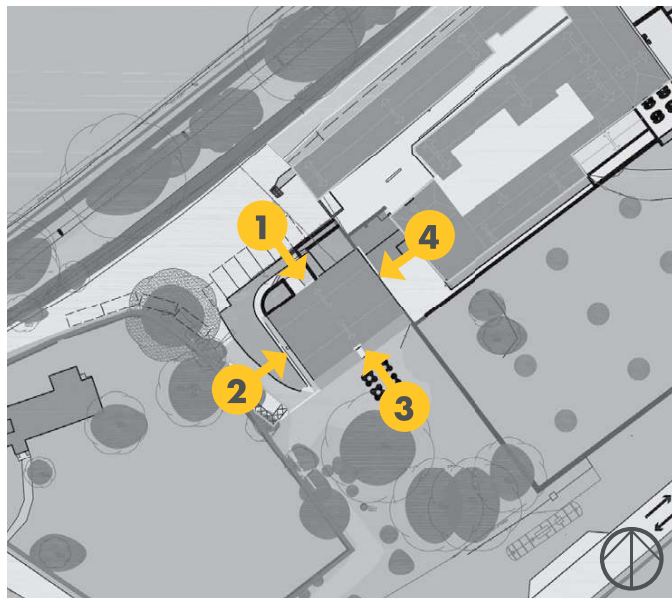
The former door opening to the north-east elevation at ground floor level is to be reinstated to provide direct access to the garden from the retreat lounge.



Elevation 1



Elevation 2










Elevation 3



Elevation 4

KEY :-

-  New Construction/repairs
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-  Removal of cementitious render

## 5.0 PROPOSED SCHEME

### 5.4 MANOR HOUSE

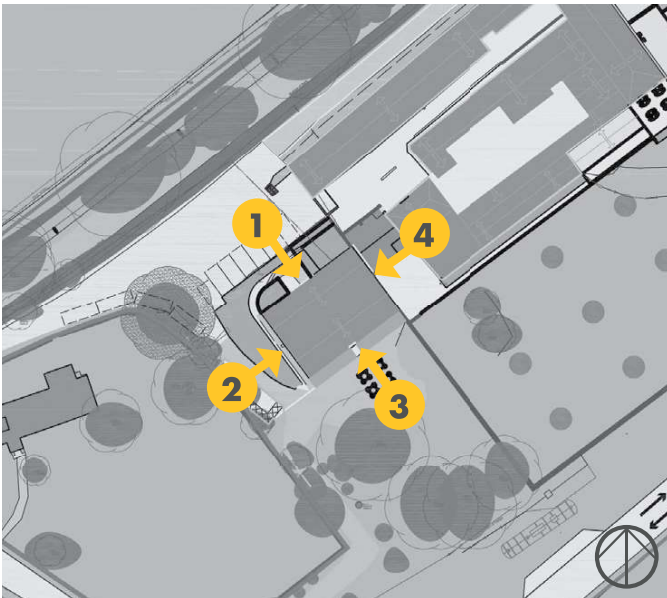
#### PROPOSED ELEVATIONS

The adjacent elevations show the proposed modifications to the elevational treatment.

The existing porch is to be replaced with a new roof, recessed from the primary frontage to reduce its prominence. This will create an area where guests can shelter upon arriving at Manor House from the rain.

The windows to the south-west elevation are to be replaced to the ground floor with horizontal sliding sash to better reflect the proportions of the original building.

To the south-east elevation, new sliding sash windows are proposed to replace the existing later addition windows to better reflect the Georgian proportions of the later wing.



## 5.0 PROPOSED SCHEME

### 5.5 WEST BARN

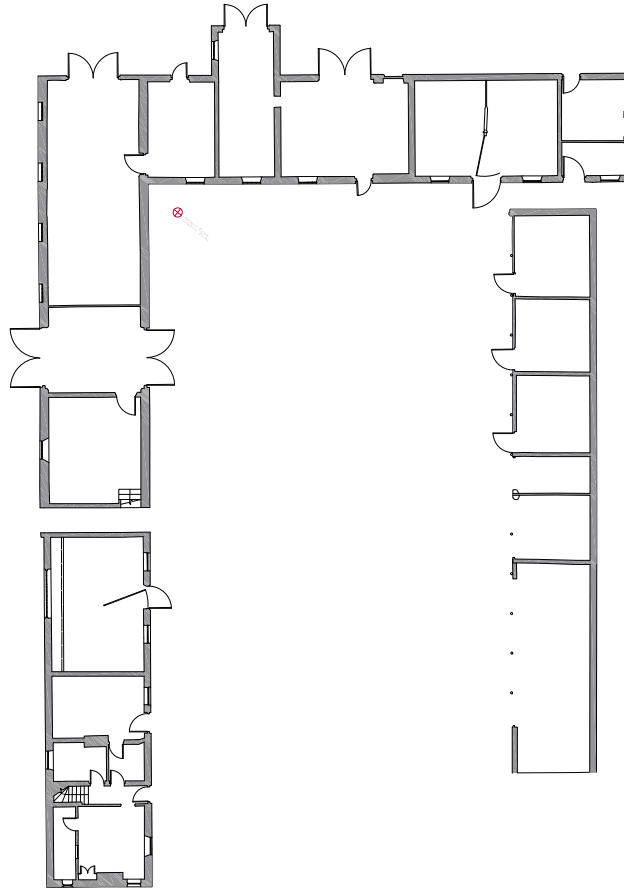
#### EXISTING FLOOR PLANS

The existing buildings to the West Barns complex comprise of a two storey L-shaped barn configuration to the north west and south west with a single storey stable block to the north east creating a courtyard configuration.

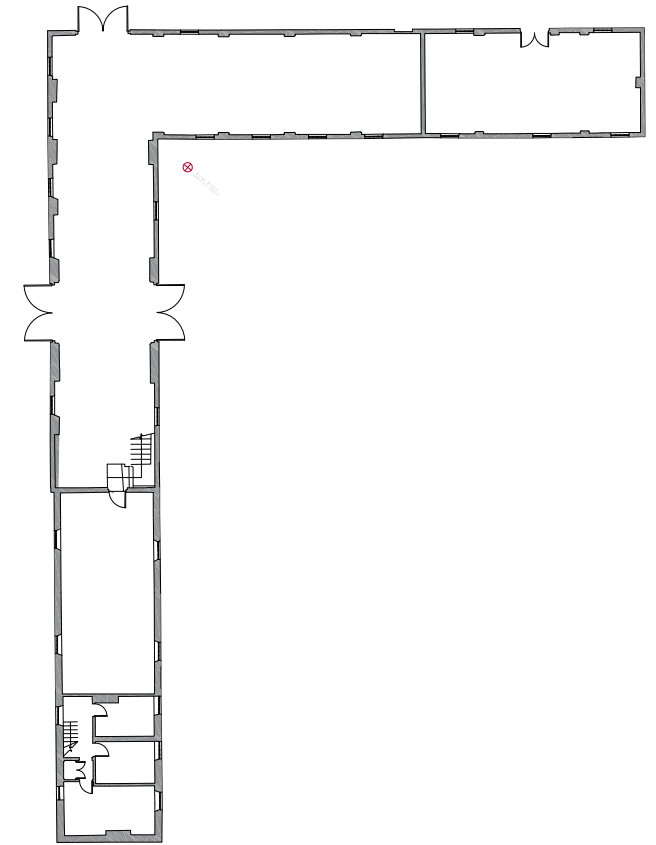
The single storey stable block has been adapted over the years with the installation of blockwork walls to separate the stables. The original cast iron columns, timber roof trusses and frame and timber soffit to the underside of the roof are still in-situ and are of reasonable condition.

The two storey L-shaped barn is separated into a more cellular arrangement at ground floor level whilst the first floor level comprises of three large open barn lofts with large barn doors providing access for the movement of goods, hay, etc.

To the south-east of the L-shaped building is a two storey two bedroomed dwelling.



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



## 5.0 PROPOSED SCHEME

### 5.5 WEST BARN

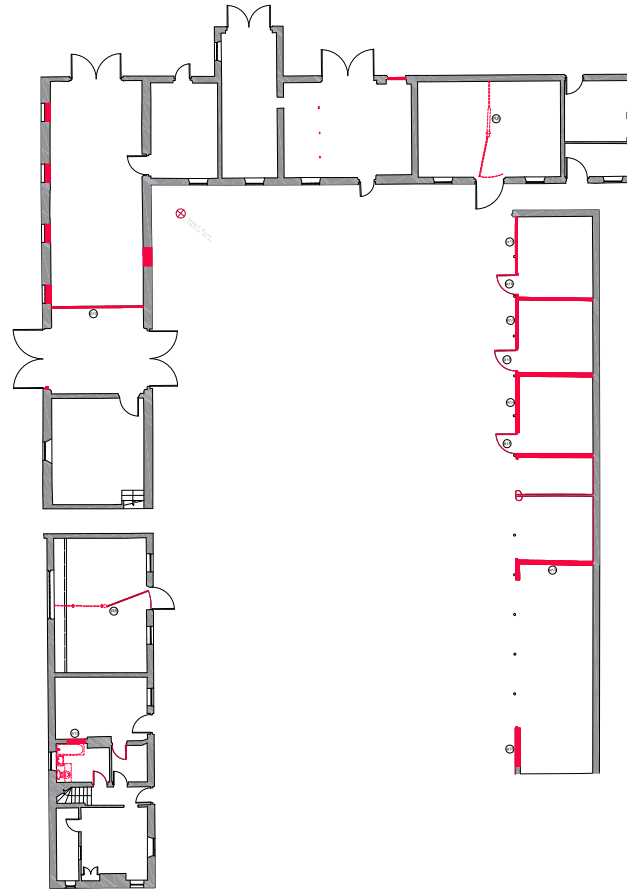
#### DEMOLITION FLOOR PLANS

The proposed removal and repair works are relatively limited to the West Barns to ensure that the character of the buildings is retained where possible.

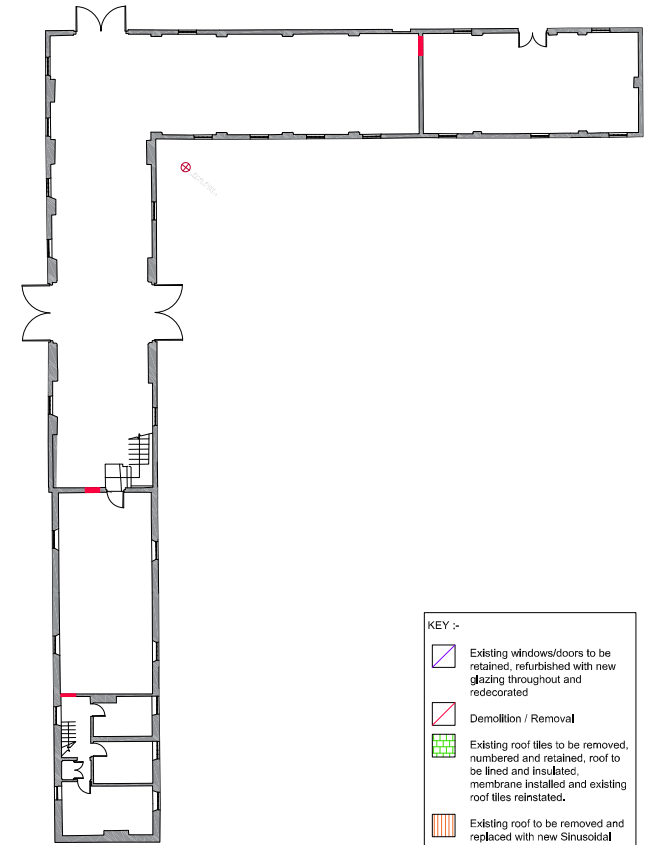
The later addition blockwork stables within the stable block are to be removed to open up the stables and to reveal their original structure. The cast iron columns, timber frame and trusses are to be retained and repaired and the brickwork walls retained and repointed.

To the ground floor of the two storey L-shaped barn, dividing partitions are to be removed internally to open up the barns and to provide greater flexibility of the accommodation. Windows that have previously been bricked up are to be opened up again to provide daylight and natural ventilation to the bedrooms.

New door openings are to be created between the barns and the 2 storey dwelling to provide a more flexible layout.



DEMOLITION GROUND FLOOR PLAN



DEMOLITION FIRST FLOOR PLAN

KEY :-

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## 5.0 PROPOSED SCHEME

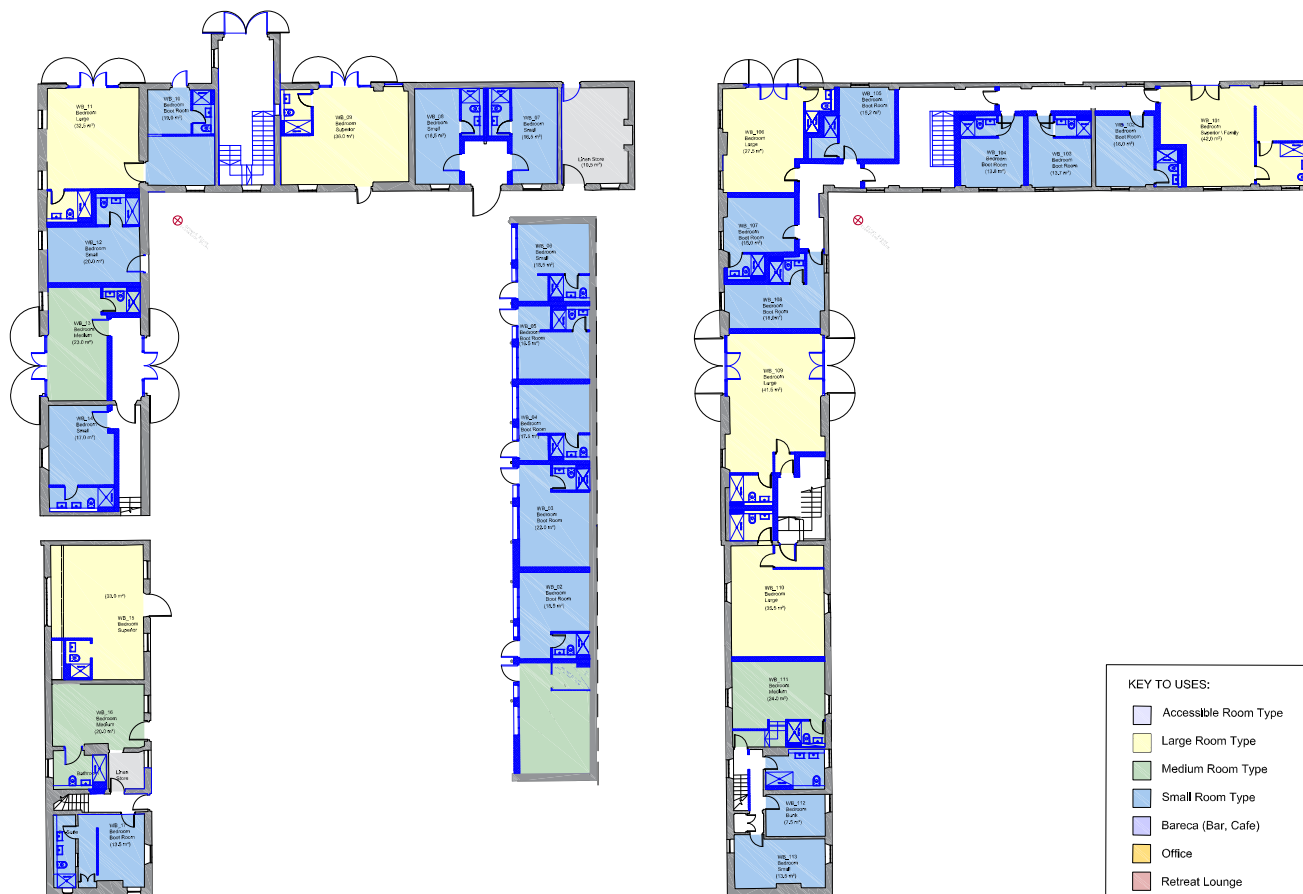
### 5.5 WEST BARN

#### PROPOSED FLOOR PLANS

The proposed floor plan has been developed to work within the constraints of the existing structures, windows and door openings. The existing projecting porch is to be reconfigured to create a stair core serving the first floor level bedrooms. The existing stair within the barn and the two storey dwelling are also retained and re-used to provide stair access to the upper floor bedrooms.

The bedroom configuration enables the retention of the existing barn doors which are to be pinned back with the openings infilled with a lightweight glass infill. The ground floor bedrooms optimise the use of the existing timber doors to provide access to the individual bedrooms where possible.

The stable block is redeveloped as bedroom accommodation with the existing structure used to determine the layout to create a layout that responds directly to the existing fabric. New timber and glass infills are created to provide direct access to each bedroom from the courtyard.



PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN





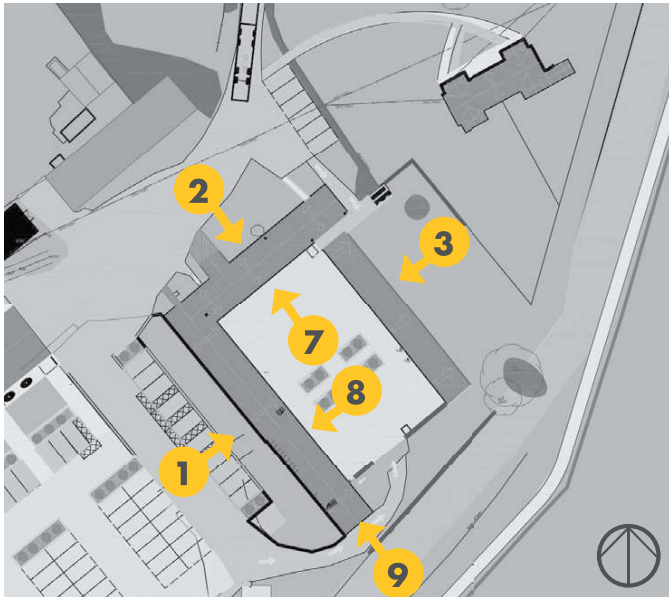
## 5.0 PROPOSED SCHEME

### 5.5 WEST BARN

#### EXISTING ELEVATIONS

The existing two storey barn buildings comprise of solid brickwork walls with stone lintels and cills to doors and windows with terracotta pan tile roof throughout. A number of door and window openings have been bricked up over the years to adapt the buildings to the changing needs of the farm. Existing windows are generally single glazed steel framed windows which are generally in a poor condition. Existing barn doors have been retained in some instances.

Rainwater goods generally are either PVC or asbestos and in very poor condition.

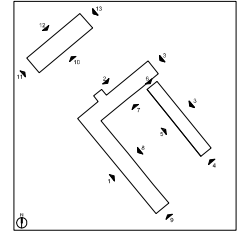
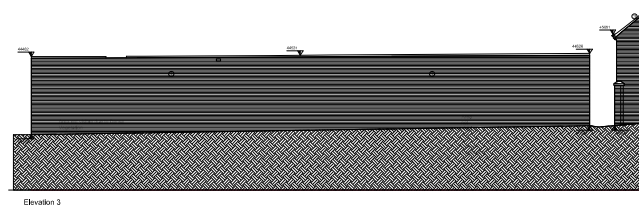
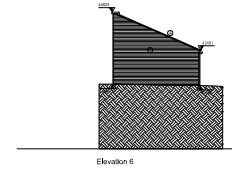
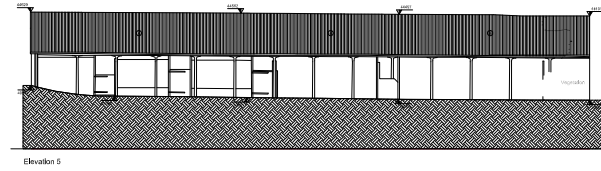
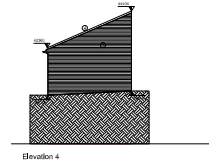


## 5.0 PROPOSED SCHEME

### 5.5 WEST BARN

#### EXISTING ELEVATIONS

The existing stable block comprises of cast iron columns supporting a timber roof structure with a corrugated asbestos roof finish. The external walls are of solid brickwork construction with the elevation facing the courtyard. Later addition blockwork walls have been constructed to separate the stables.



## 5.0 PROPOSED SCHEME

### 5.5 WEST BARN

#### REMOVAL/REPAIR ELEVATIONS

The proposed development will utilise all existing window and door openings and open-up those that have been bricked up previously to provide daylight and natural ventilation to each of the bedrooms.

The existing pan tile roof tiles are to be carefully removed and retained for reuse to allow for the provision of insulation and breathable membrane to improve thermal performance and water tightness.

The existing single glazed steel windows have suffered from exposure to water and a lack of ongoing maintenance over the years and have substantially degraded. The design of the windows and the height in relation to the internal floor level also provides a health and safety risk due to the lack of barrier loading which would require internal balustrades to be installed to many of the windows.

In order to improve the thermal, acoustic and barrier loading performance of the windows, it is proposed that the existing steel windows are carefully removed and replaced with new slimline metal framed double glazed windows. By improving the thermal performance of the roof and windows, it allows the brickwork walls internally to be left exposed, thus retaining the agricultural character of the buildings and allowing the timber trusses to be left exposed.



## 5.0 PROPOSED SCHEME

### 5.5 WEST BARN

#### REMOVAL/REPAIR ELEVATIONS

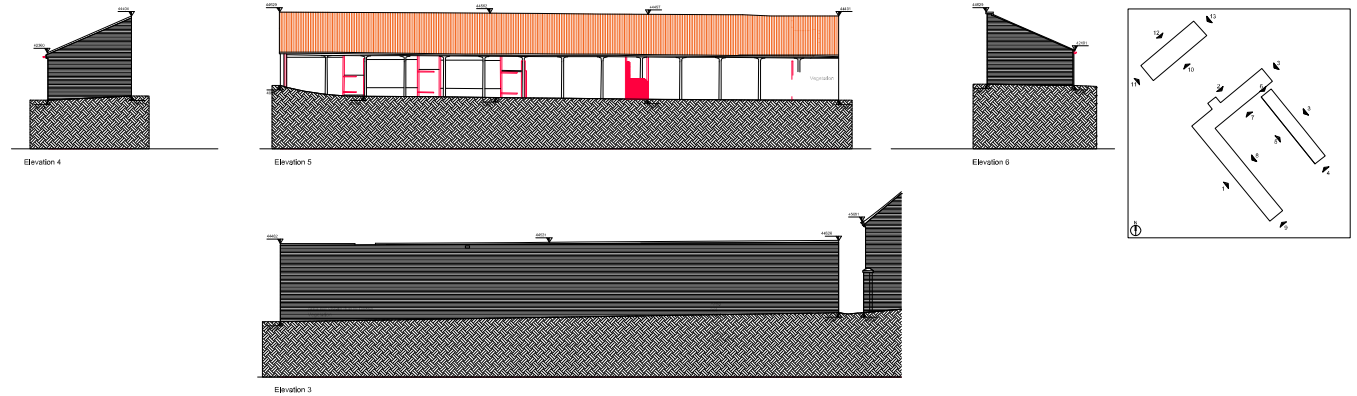
The proposed works to the existing stable block is to remove the existing corrugated asbestos roof ready for replacement.

The existing brickwork external walls are to be retained and repointed where required to improve quality and to minimise air permeability.

The existing cast iron columns and roof structure are to be retained, repaired and restored. The diagonally laid timber roof lining to the ceilings are to be retained and repaired where required.

The existing blockwork walls and low quality timber doors to the stable block are to be carefully removed to reveal the original stable block structure.

Existing asbestos rainwater goods are to be removed.



KEY :-

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## 5.0 PROPOSED SCHEME

### 5.5 WEST BARN

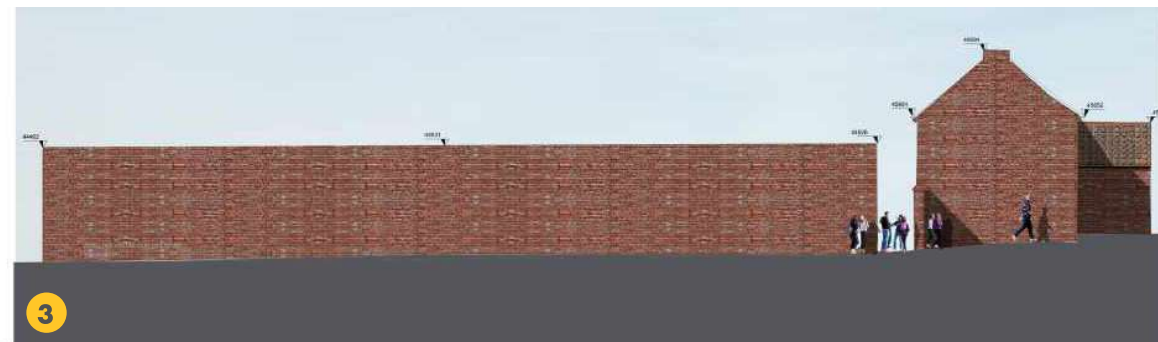
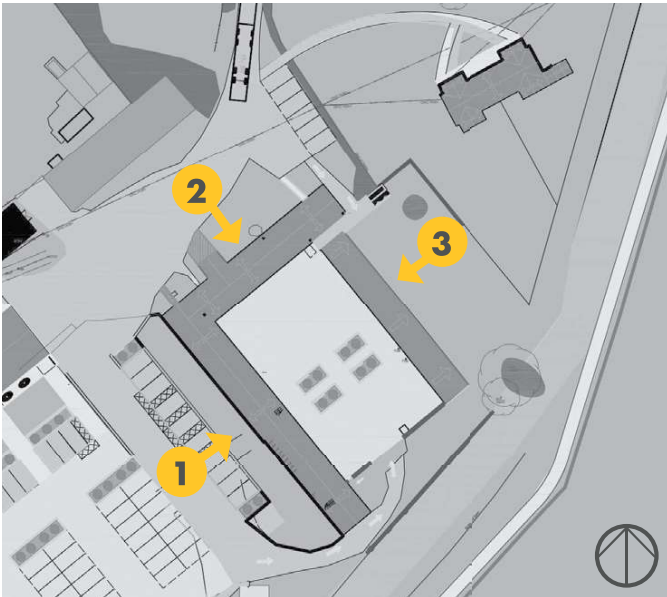
#### PROPOSED ELEVATIONS

The existing brickwork walls are to be re-pointed where required using a lime mortar and existing stone lintels and cills retained and repaired to bring the buildings back into use.

The existing pan tile roof is to be relaid with insulation and breathable membrane to improve the thermal performance whilst retaining the historic character both internally and externally. Rainwater goods are to be replaced throughout with cast iron gutters and downpipes.

Existing barn doors are to be retained and repaired and pinned back to allow the infill of the barn door bays with lightweight glass and timber frames with horizontal timber cladding used at first floor level to clearly denote the infill as a new intervention.

Existing windows are to be replaced with new double glazed steel framed windows with the same design and detailing as existing to improve thermal, acoustic and barrier loading performance.



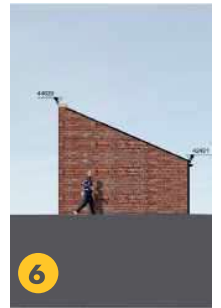
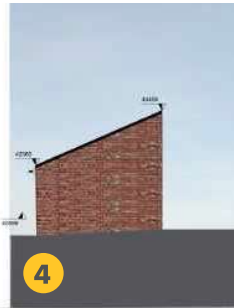
## 5.0 PROPOSED SCHEME

### 5.5 WEST BARN

#### PROPOSED ELEVATIONS

The stable block open elevation to the courtyard is to be infilled with a contemporary, lightweight infill that is set back from the cast iron columns to allow them to be fully visible externally. Vertical timber cladding, painted black timber doors and window frames and a marine ply infill panel to accentuate the cast iron columns and to accommodate the nominal changes in dimensions to the column setting out. A concrete plinth is provided at the base to prevent water damage to the timber cladding.

New semi-circular cast iron rainwater goods are to be provided throughout. The existing corrugated asbestos roof finish to the stable block is to be removed and replaced with an insulated sinusoidal roof finish to reflect the agricultural character of the buildings across the Manor Farm site.



## 5.0 PROPOSED SCHEME

### 5.5 WEST BARN

#### PROPOSED MATERIALS

The palette of materials for the new interventions to the West Barns are selected to compliment the agricultural character of the existing buildings.

The existing materials and details are functional with limited decoration and the honest use of brickwork with stone lintels and cills creates a clear architectural language. The intention is to retain this existing character whilst complimenting it with the new additions where required in a style that reflects the materials and functional aesthetic.

The two storey barn is to retain the pantile roof finish, brickwork and stone cills and lintels and painted timber barn doors. The windows are to be replaced with new slimline double glazed steel windows to improve thermal efficiency and to address health and safety issues using a 16mm double glazed unit. The double height barn door openings are to be infilled using metal framed windows and doors with frameless glass juliet balconies to allow the rooms to open up the doors to allow high levels of ventilation.

The existing asbestos roof areas to the stable block are to be removed and replaced with insulated metal sinusoidal cladding which will also be used as the wall cladding material to the proposed new kitchen extension. This provides a contrasting material which reflects the agricultural character whilst ensuring that it is clearly legible as a contemporary addition.

Timber cladding is used where existing open elevation to the Stable block are to be infilled. Marine ply panels are to be used behind the cast iron columns to further emphasise the existing structure and to accommodate any dimensional variation between bays.



## 5.0 PROPOSED SCHEME

### 5.5 WEST BARNES

TYPICAL BAY DETAILS



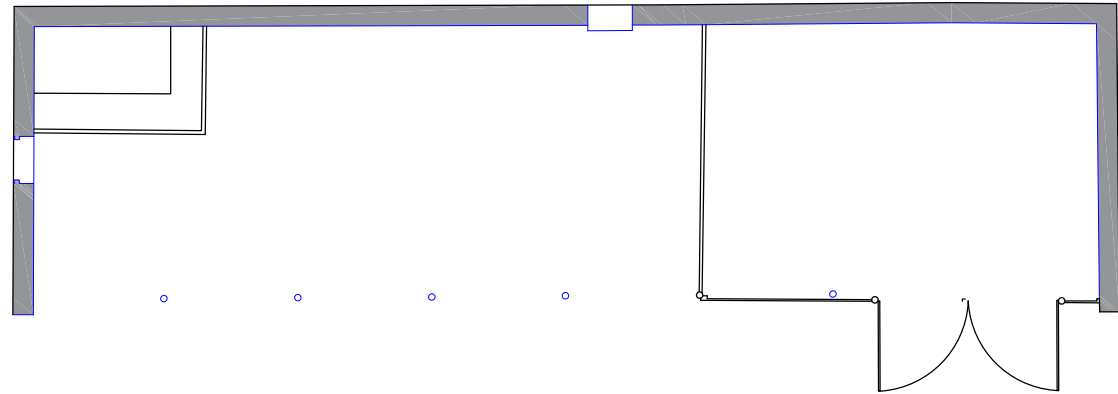


## 5.0 PROPOSED SCHEME

### 5.6 WEST BARNS 2

#### EXISTING GROUND FLOOR PLAN

The existing West Barn 2 is an existing barn with solid stonework walls to three sides and an open frontage to the south east elevation with cast iron columns supporting the timber roof structure and trusses. Later metal cladding and metal steel framed doors have been added to create an enclosure to the northern end of the building.

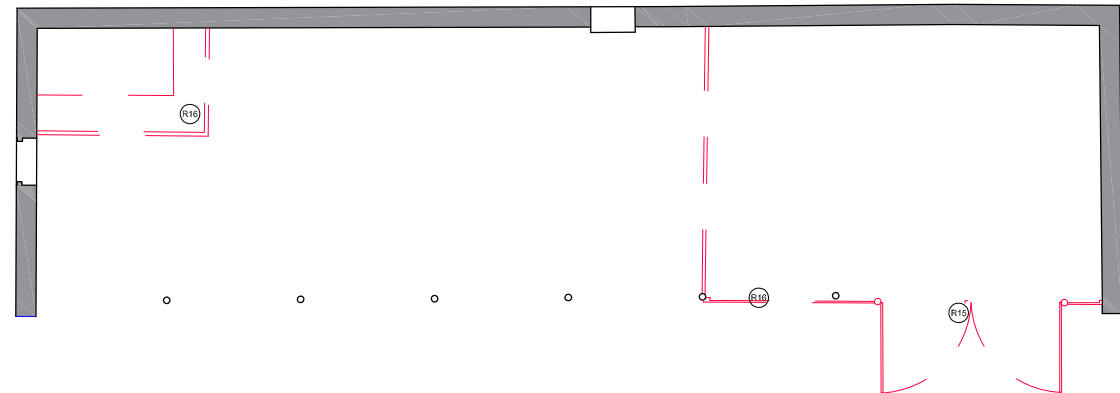


Existing Ground Floor Plan

#### REMOVAL/REPAIR FLOOR PLAN

The existing stonework walls to the three sides, the cast iron columns and the timber roof structure are to be retained and repaired where required. The later addition metal clad enclosures are to be removed to expose the original structure.

Existing rainwater goods, where in situ are severely degraded and are to be removed and replaced with new cast iron goods throughout.



Ground Floor Plan



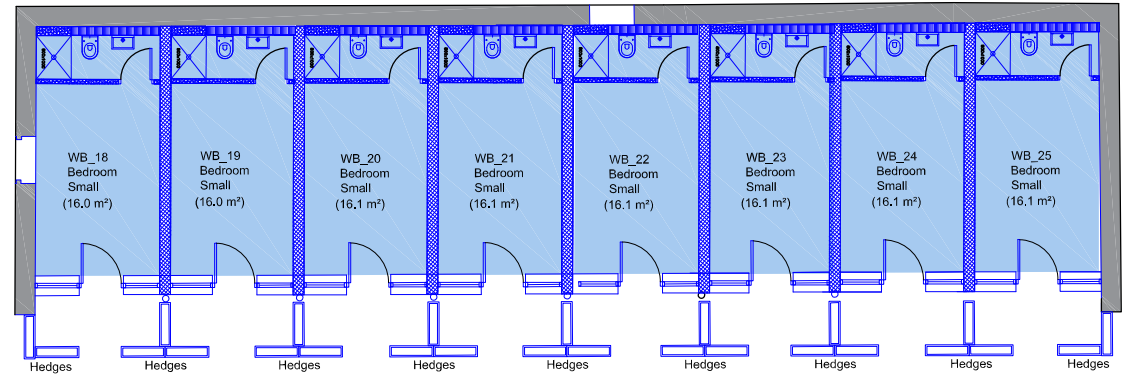
## 5.0 PROPOSED SCHEME

### 5.6 WEST BARN 2

#### PROPOSED FLOOR PLAN

The proposed redevelopment will convert the single storey stone barn into 8 'Boot Room' bedrooms with En-suite bathrooms to the rear. The rooms are divided to respond to the structural grid of the existing building. The open elevation is to be infilled using a lightweight timber framed system which is set back from the cast iron column line to allow the columns to be clearly visible externally.

To protect privacy to each room, a small outdoor space is to be formed using free standing planters.



Proposed Ground Floor Plan



## 5.0 PROPOSED SCHEME

### 5.6 WEST BARN 2

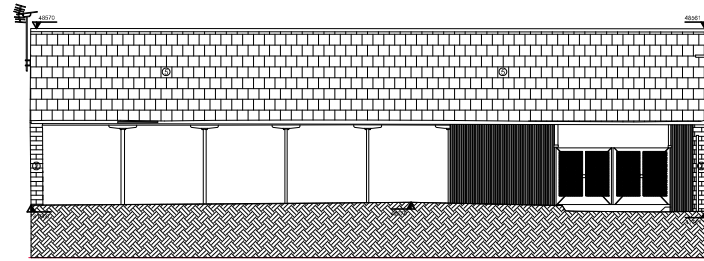
#### EXISTING ELEVATIONS

The existing building comprises of solid stonework walls to three sides and an open elevation with cast iron columns to the south-east elevation. The existing roof is a slate finish.

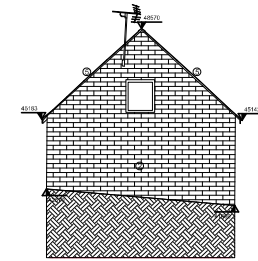
#### REMOVALS/REPAIRS

The existing stonework walls are to be retained and repointed where required. The later addition corrugated metal and steel framed compounds are to be removed to expose the original timber and cast iron columns throughout.

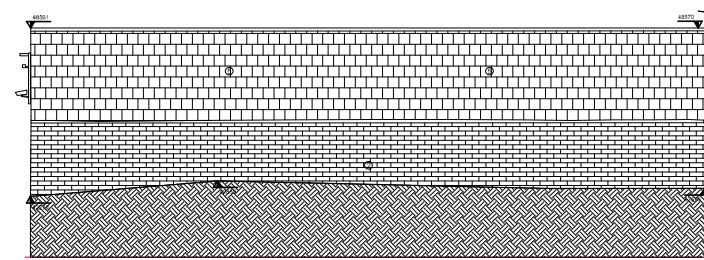
The existing slates are to be carefully removed from the roof and stored for relaying following the installation of new insulation and breathable membrane to improve thermal performance.



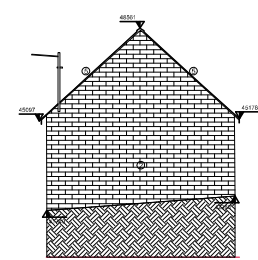
Elevation 10



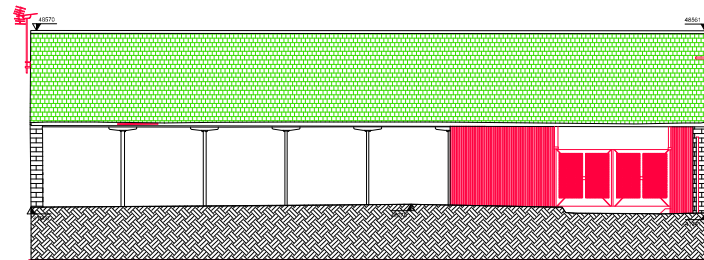
Elevation 11



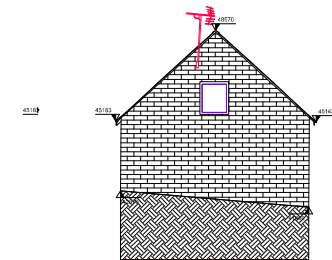
Elevation 12



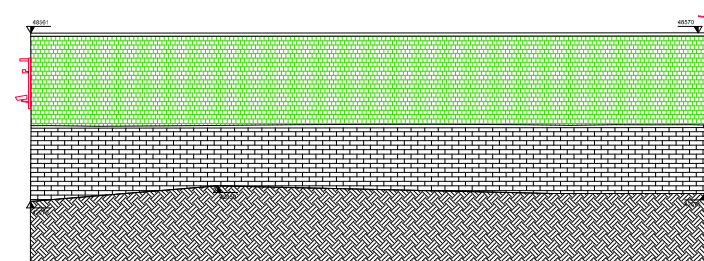
Elevation 13



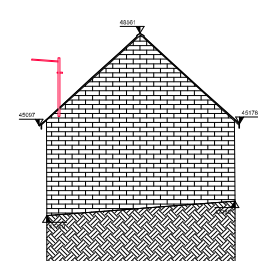
Elevation 10



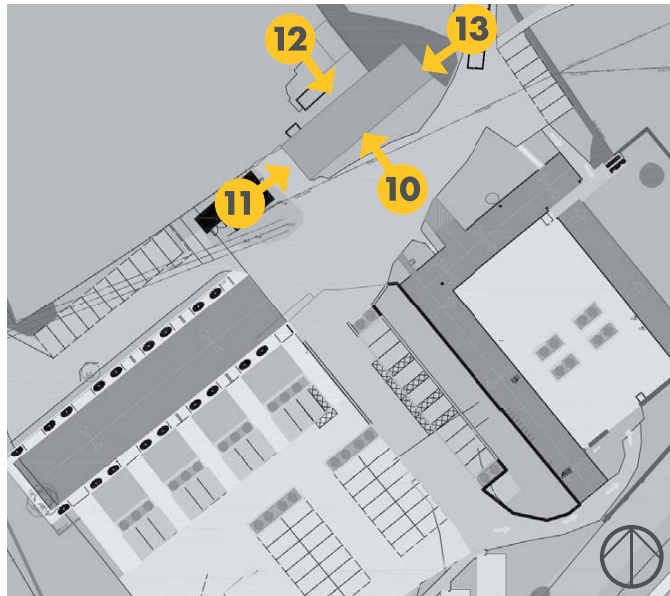
Elevation 11



Elevation 12



Elevation 13



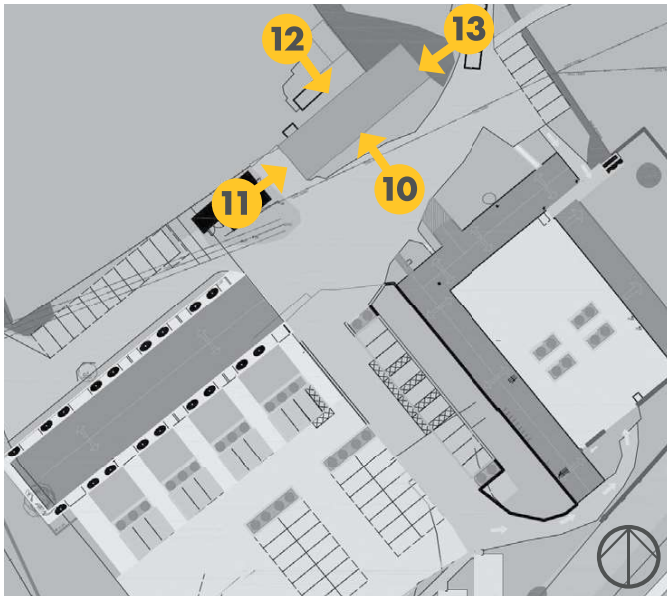
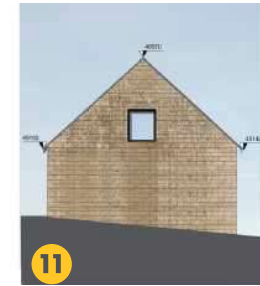
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	Existing windows/doors to be retained, refurbished with new glazing throughout and redecorated
	Demolition / Removal
	Existing roof tiles to be removed, rumbled and re-laid, roof to be lined and insulated, membrane installed and existing roof tiles reinstated
	Existing roof to be removed and replaced with new structural profile metal roof to match existing profiles
	Brickwork replacement
	Removal of cementitious render

## 5.0 PROPOSED SCHEME

### 5.6 WEST BARN 2

#### PROPOSED ELEVATIONS

The infill elevation is set back from the cast iron columns to enable them to be clearly legible externally. The materials and design continues the materials utilised on the Stable block with vertical timber cladding used at low level for privacy with windows above. Marine plywood is used as an infill material behind the existing cast iron columns to further emphasise the columns and to accommodate any variation in dimensional set-out.



## 5.0 PROPOSED SCHEME

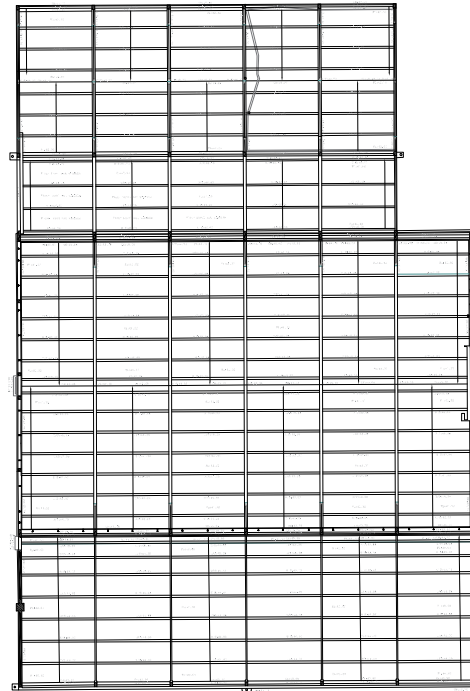
### 5.7 WEST BARNS 3

#### EXISTING GROUND FLOOR PLAN

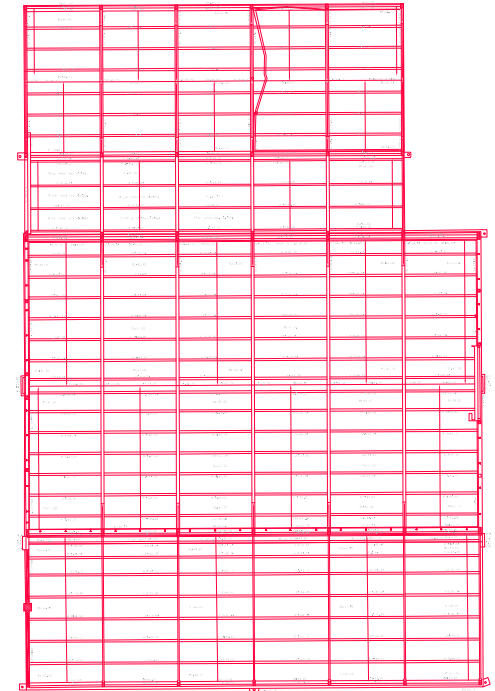
The existing West Barn 3 is a predominantly open barn constructed in circa 1960's and comprises of a steel and concrete frame with asbestos cladding to the first floor level elevations and roof. Metal cladding has been inserted at ground floor level to fully enclose the barn.

The building is of low quality and is not considered to be of significant historical value to the site and the Listed West Barns complex.

The proposals are to demolish the existing building in its entirety whilst retaining the concrete floor slab to provide a base for the car parking area.



Existing Ground Floor Plan



Ground Floor Plan



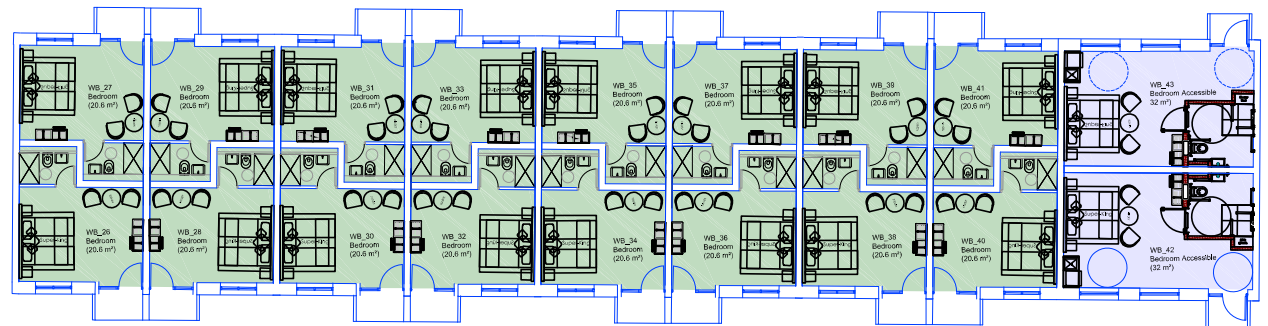
## 5.0 PROPOSED SCHEME

### 5.7 WEST BARN 3

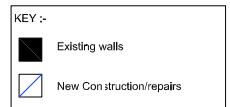
#### PROPOSED ELEVATIONS

The proposed new build West Barns 3 is to be constructed on the site of the existing barn to be demolished. The building has been located towards the top of the sloping topography to offer panoramic views across the Water Meadows and beyond.

The building will provide 18 bedrooms including 2 accessible bedrooms within a barn style single storey structure with entrance canopies to provide protection from the elements due to the exposed location.



Proposed Ground Floor Plan



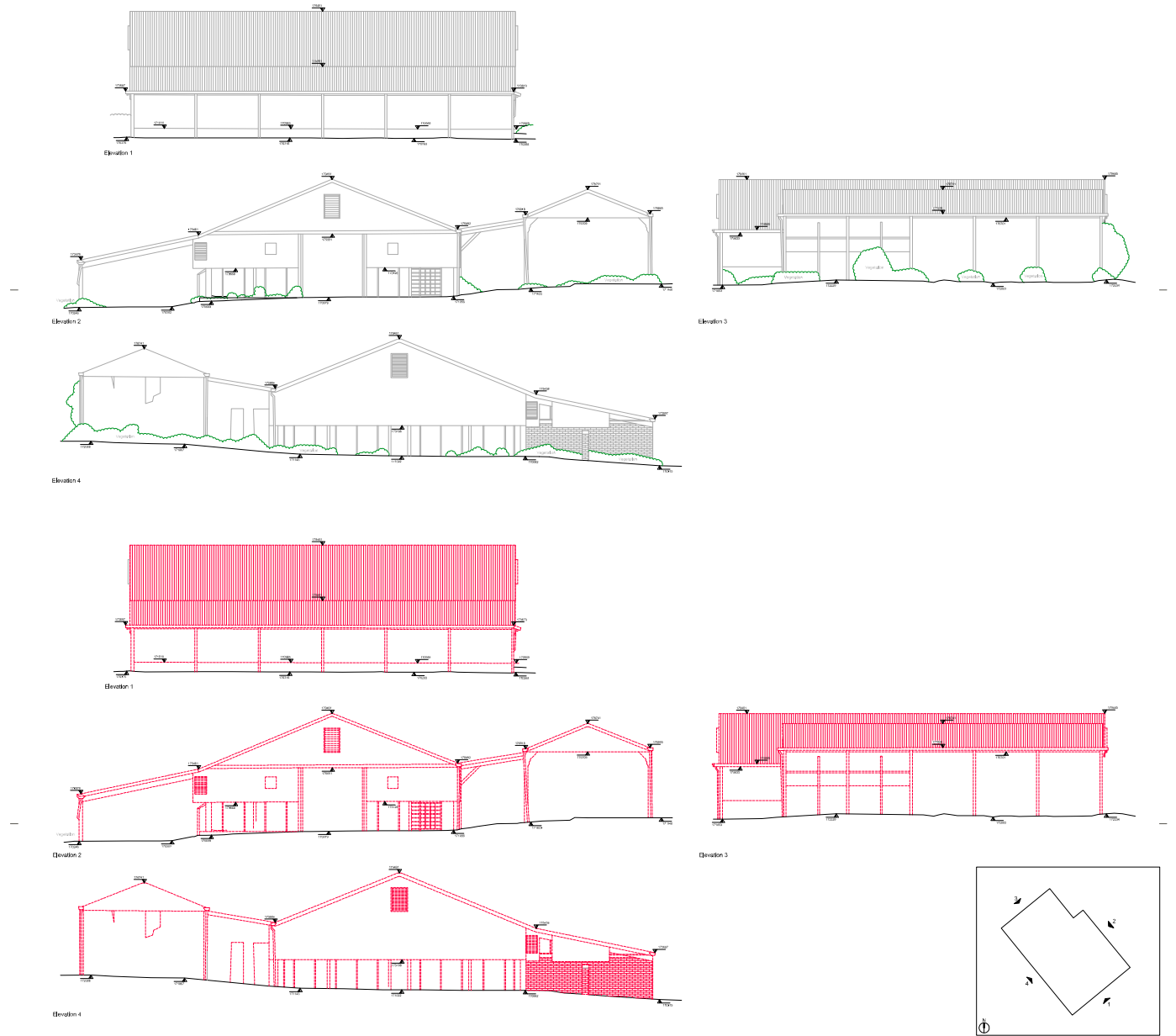
## 5.0 PROPOSED SCHEME

### 5.7 WEST BARN 3

#### EXISTING /DEMOLITION ELEVATIONS

The existing barn comprises of a concrete and steel frame construction with asbestos cladding at first floor level and roof level and steel cladding infills to the ground floor level.

The proposals will demolish this existing low quality barn to free up this area of the site to accommodate additional new build accommodation.



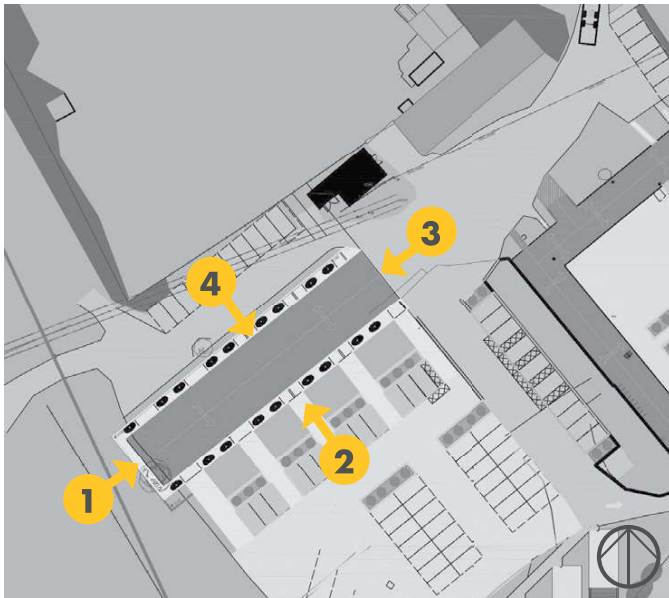
## 5.0 PROPOSED SCHEME

### 5.7 WEST BARNS 3

#### PROPOSED ELEVATIONS

The proposed new build barn comprises of brickwork elevations with vertical timber infill panels beneath the windows to reflect the style of the new infills within the existing buildings to create a consistency in materials and character. The roof is to be Sinusoidal metal cladding with black roof trims to reflect the agricultural character of the site.

Canopies project out from the main building form to mark the entrances to each room and to provide shelter from the elements due to the exposed location.



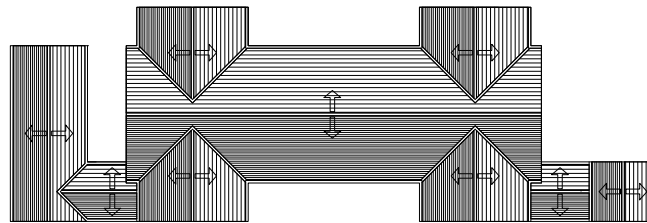


# 5.0 PROPOSED SCHEME

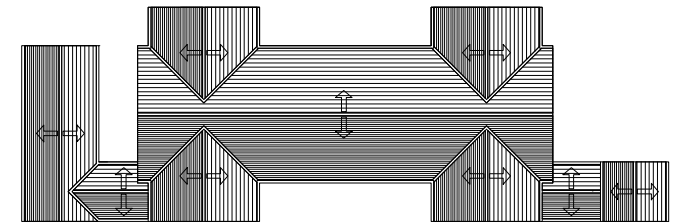
## 5.8 COTTAGES

### EXISTING FLOOR PLANS

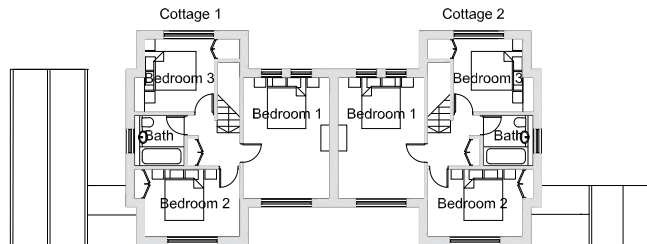
The existing two storey semi-detached dwellings were built in the 1950's/1960's and reflect the style and proportions of the time. The houses comprise of a symmetrical arrangement with a main block running in a north east to south west orientation and a projecting gable to each dwelling to the front and rear elevations. The houses provide 3 bedrooms and will be utilised as family holiday accommodation to cater for larger scale groups on the site.



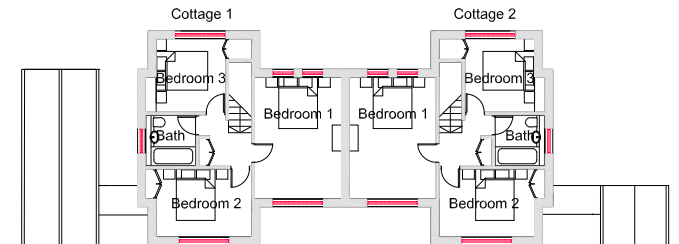
Roof Plan



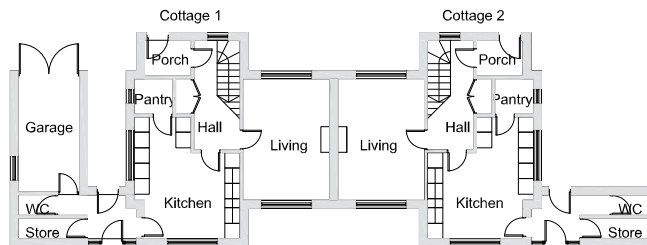
Roof Plan



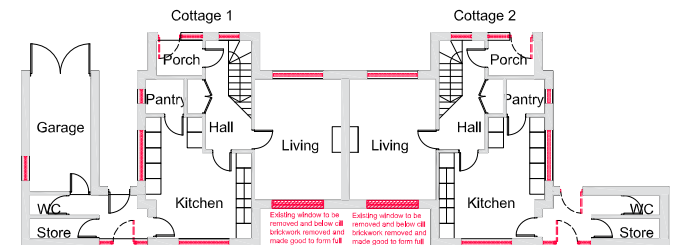
First Floor Plan  
Cottage 1 = 47,0m<sup>2</sup>  
Cottage 2 = 47,0m<sup>2</sup>



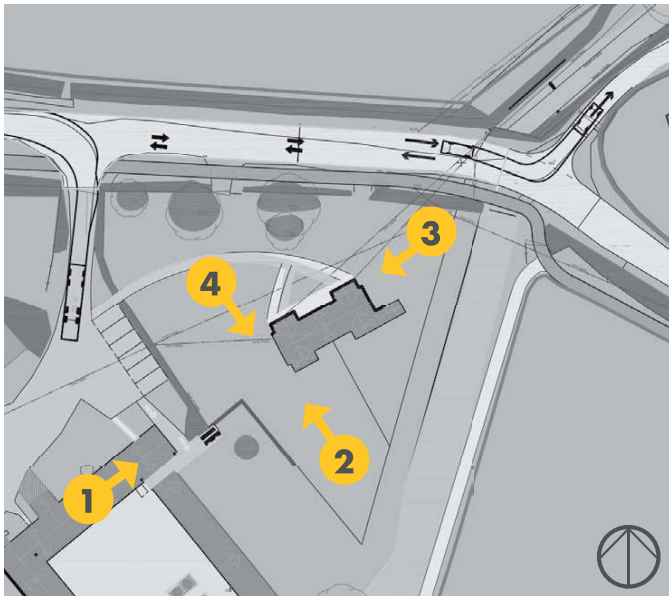
First Floor Plan  
Cottage 1 = 47,0m<sup>2</sup>  
Cottage 2 = 47,0m<sup>2</sup>



Ground Floor Plan  
Cottage 1 = 55,0m<sup>2</sup>  
Cottage 2 = 55,0m<sup>2</sup>



Ground Floor Plan  
Cottage 1 = 55,0m<sup>2</sup>  
Cottage 2 = 55,0m<sup>2</sup>



Existing window to be removed and below sill brickwork removed and made good to form full height door opening

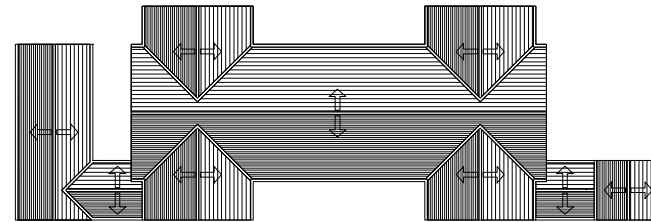
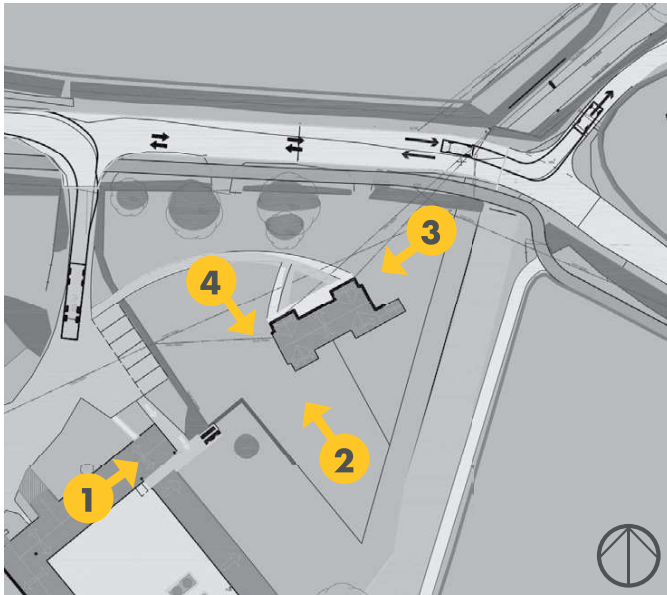
Existing window to be removed and below sill brickwork removed and made good to form full height door opening

## 5.0 PROPOSED SCHEME

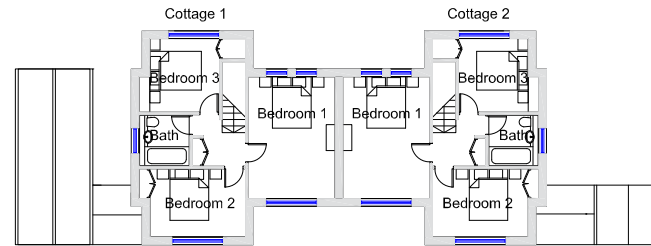
### 5.8 COTTAGES

#### PROPOSED FLOOR PLANS

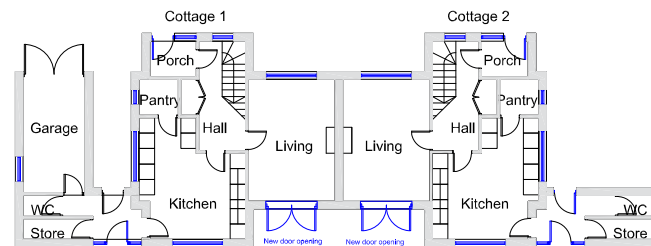
The proposed works are limited to the opening up of the existing window to the rear to form a double door opening to provide direct access from the living room into the garden. All of the existing timber windows are to be replaced within new timber windows to improve the thermal performance of the buildings.



Roof Plan



First Floor Plan  
Cottage 1 = 47,0m<sup>2</sup>  
Cottage 2 = 47,0m<sup>2</sup>



Ground Floor Plan  
Cottage 1 = 55,0m<sup>2</sup>  
Cottage 2 = 55,0m<sup>2</sup>



## 5.0 PROPOSED SCHEME

### 5.8 COTTAGES

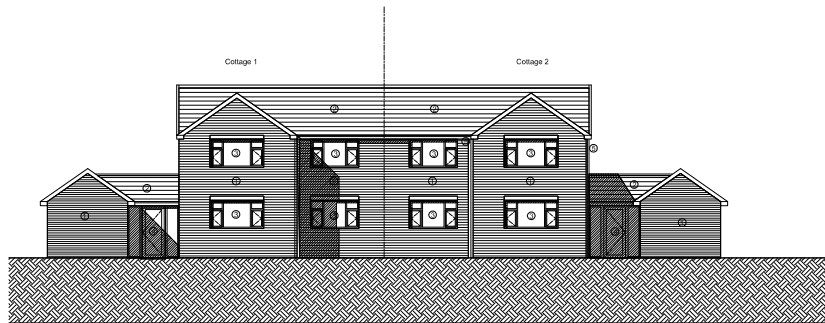
#### EXISTING/DEMOLITION ELEVATIONS

The existing dwellings comprise of modern brickwork walls with small areas of feature timber cladding to the main entrance doors. The roof is concrete roof tiles with UPVC gutters and fascias.

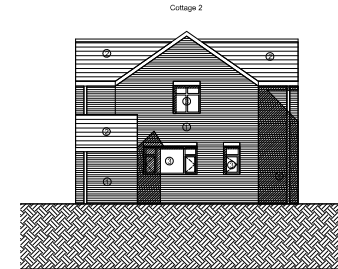
Each house has been extended in the past to provide additional garages and out buildings.

The proposed demolition works includes the removal of the window to the living room and the dropping of the cill to form a double door opening to each cottage to provide direct access from the Living Room into the garden.

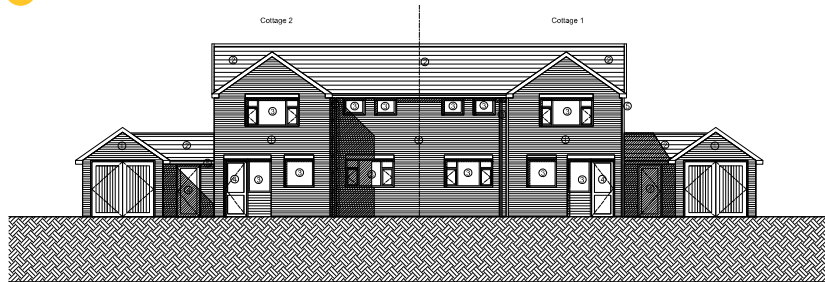
All of the existing windows are to be removed and replaced with new timber double glazed windows to improve the thermal efficiency.



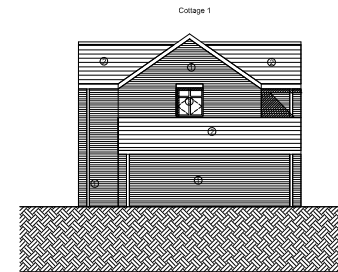
1 Existing south-east (rear) elevation



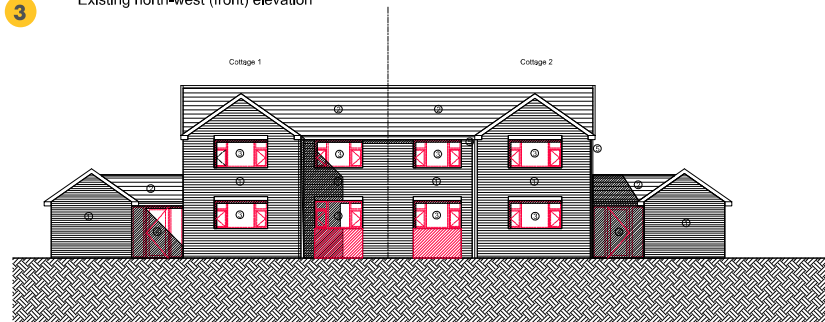
2 Existing north-east (side) elevation



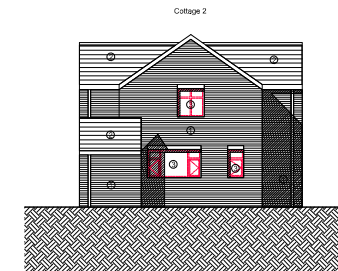
3 Existing north-west (front) elevation



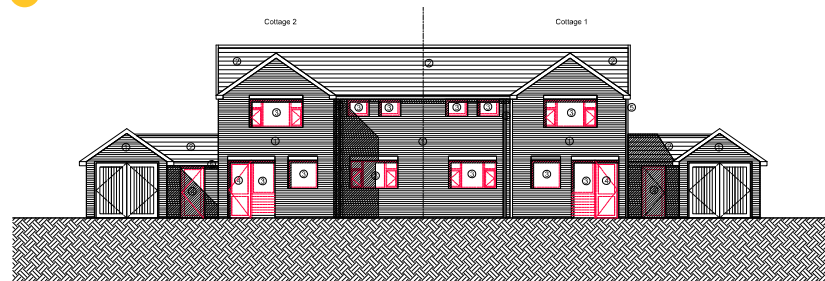
4 Existing south-east (side) elevation



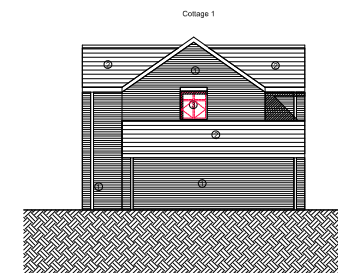
1 Existing south-east (rear) elevation



2 Existing north-east (side) elevation



3 Existing north-west (front) elevation



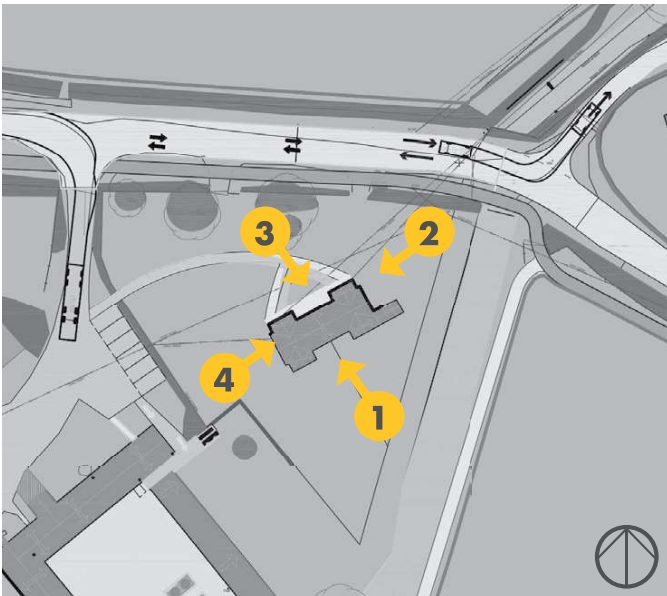
4 Existing south-east (side) elevation

KEY TO MATERIALS >

- ⊙ Existing red brown brickwork
- ⊙ Existing concrete tiled roof
- ⊙ Existing single glazed timber windows
- ⊙ Existing single glazed timber framed doors
- ⊙ Existing UPVC rainwater goods

KEY -

- Existing structure



KEY TO MATERIALS -

- ⊙ Existing red brown brickwork to be cleaned
- ⊙ Existing tiled roof retained and patch repaired
- ⊙ Existing single glazed timber windows, painted
- ⊙ Existing single glazed timber doors, painted
- ⊙ Existing UPVC rainwater goods

KEY >

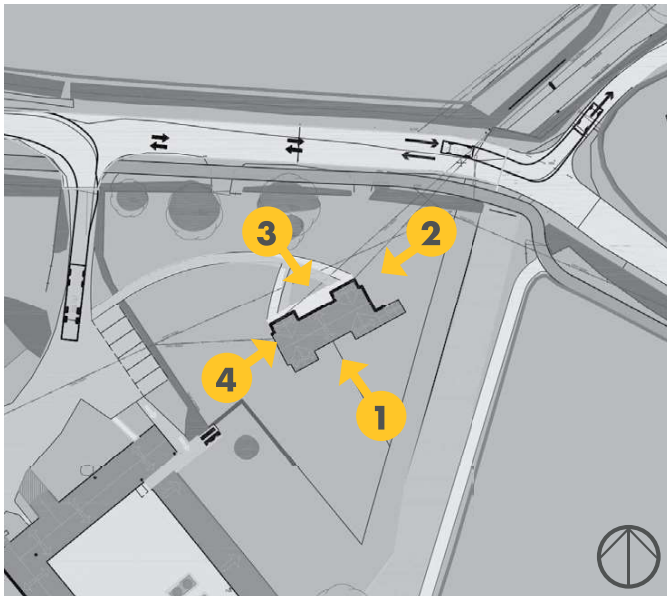
- Existing structure
- Demolition

## 5.0 PROPOSED SCHEME

### 5.8 COTTAGES

#### PROPOSED ELEVATIONS

The modifications proposed to the Cottages are to replace all of the timber framed single glazed windows and doors with new double glazed windows to improve the thermal performance. The two existing windows to the Living Rooms to the rear of the properties are to be removed and the cills dropped to form two double door openings to provide direct access to the garden from the Living area.



## 5.0 PROPOSED SCHEME

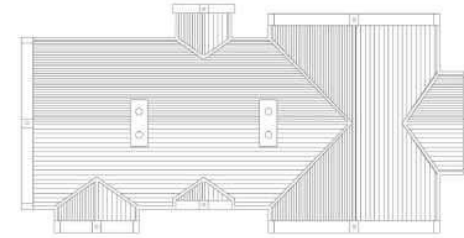
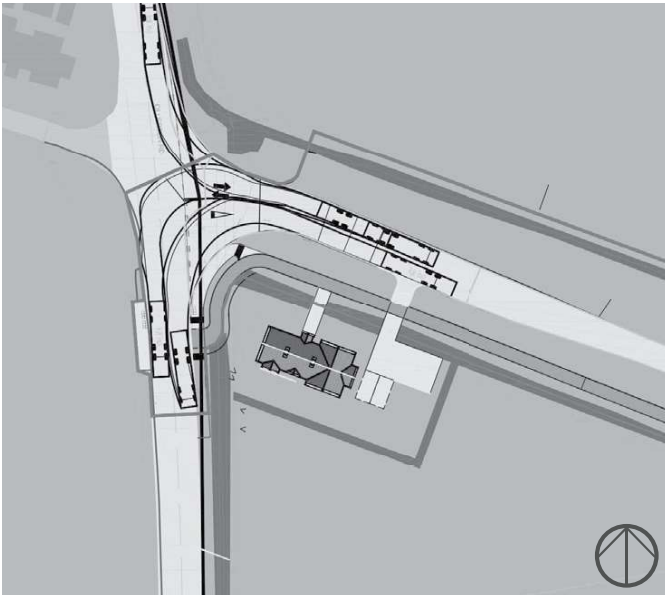
### 5.9 GATEHOUSE

#### PROPOSED FLOOR PLANS

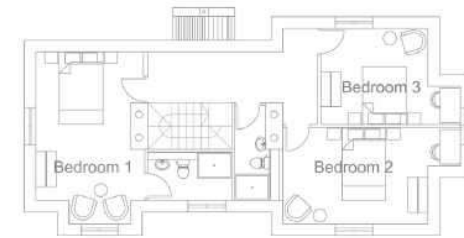
The Welbeck Estate has historically constructed gatehouse buildings to mark the key entrances to the estate and to assist with navigating the extensive site.

Due to visibility splays and the limitations on the width of the existing bridge off Lime Tree Avenue, the highways strategy requires the site access to come from the Ollerton Road entrance onto Piper Lane.

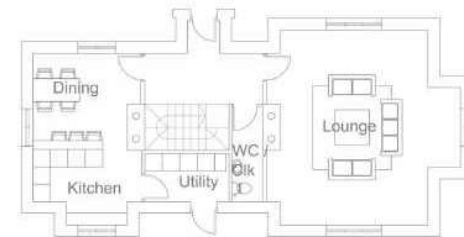
It is therefore proposed that a new dwelling is constructed to provide accommodation for the site Manager which will provide a visual marker to the new entrance to the site.



Roof Plan



First Floor Plan  
GIA=62.0m<sup>2</sup>



Ground Floor Plan  
GIA= 63.0m<sup>2</sup>

## 5.0 PROPOSED SCHEME

### 5.9 GATEHOUSE

#### PROPOSED ELEVATIONS

The proposed design is of a scale, detail and proportion that reflects the gatehouse located directly opposite the site with steeply pitched roofs, stone facades and detailing and a slate roof.

