



Photo 3: View from the east towards the East Barns.

H MANOR HOUSE AND EAST BARNs

The existing East Barns complex is refurbished for use as accommodation, a restaurant and bar, cycle storage, dog grooming and a small cinema. The main entrance is located on the north eastern side of East Barns, marked by ornamental evergreen planting. Proposed car park planting would consist of large native flowering shrubs that respect the rural setting and provide a degree of visual 'softening' to any views of the car park [H1]. Raised timber beds, planted with fragrant and flowering species, enclose the proposed dining terrace [H2].

J RETAINED TREES

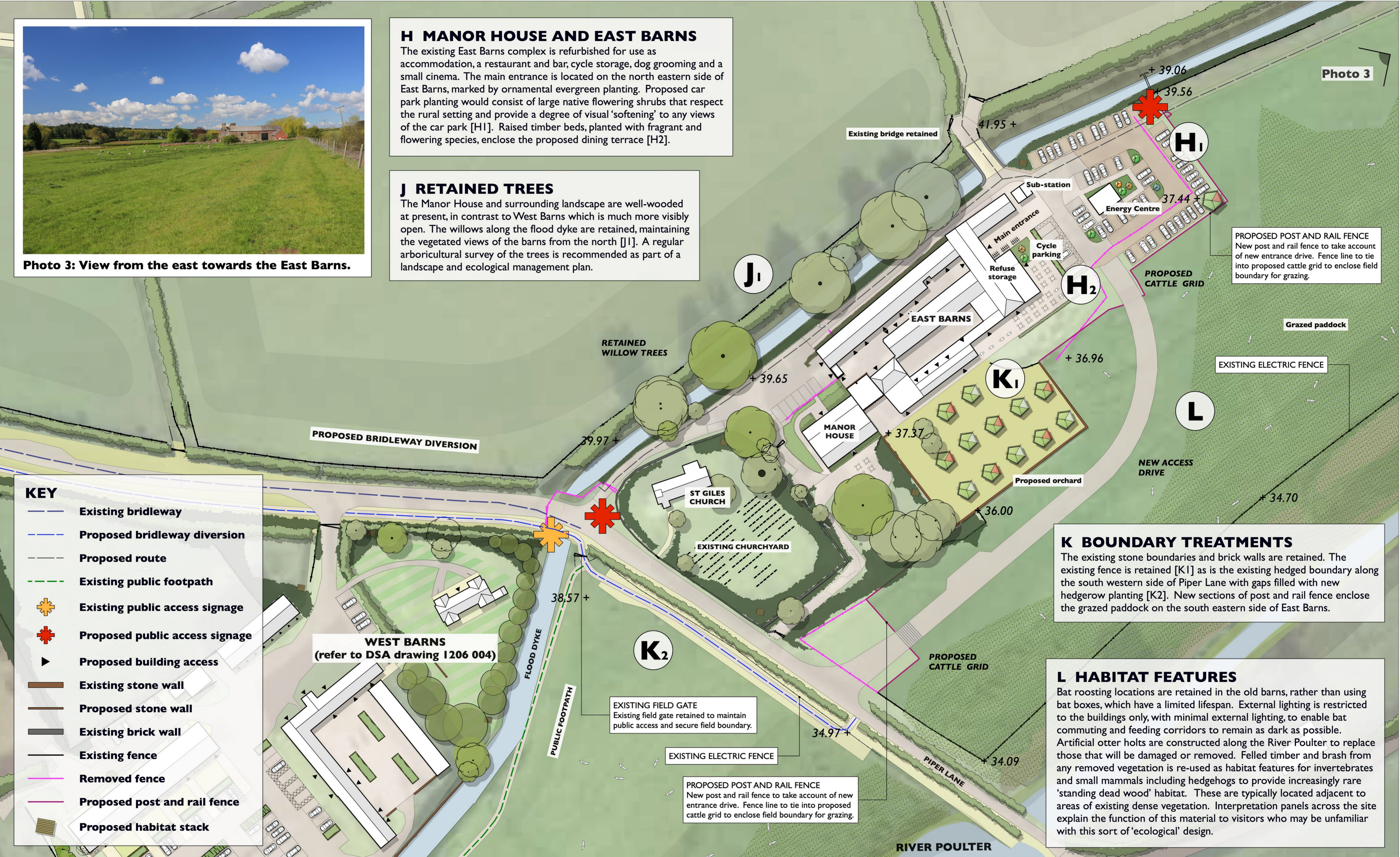
The Manor House and surrounding landscape are well-wooded at present, in contrast to West Barns which is much more visibly open. The willows along the flood dyke are retained, maintaining the vegetated views of the barns from the north [J1]. A regular arboricultural survey of the trees is recommended as part of a landscape and ecological management plan.

K BOUNDARY TREATMENTS

The existing stone boundaries and brick walls are retained. The existing fence is retained [K1] as is the existing hedged boundary along the south western side of Piper Lane with gaps filled with new hedgerow planting [K2]. New sections of post and rail fence enclose the grazed paddock on the south eastern side of East Barns.

L HABITAT FEATURES

Bat roosting locations are retained in the old barns, rather than using bat boxes, which have a limited lifespan. External lighting is restricted to the buildings only, with minimal external lighting, to enable bat commuting and feeding corridors to remain as dark as possible. Artificial otter holts are constructed along the River Poulter to replace those that will be damaged or removed. Felled timber and brash from any removed vegetation is re-used as habitat features for invertebrates and small mammals including hedgehogs to provide increasingly rare 'standing dead wood' habitat. These are typically located adjacent to areas of existing dense vegetation. Interpretation panels across the site explain the function of this material to visitors who may be unfamiliar with this sort of 'ecological' design.



KEY

- Existing bridleway
- Proposed bridleway diversion
- Proposed route
- Existing public footpath
- Existing public access signage
- Proposed public access signage
- Proposed building access
- Existing stone wall
- Proposed stone wall
- Existing brick wall
- Existing fence
- Removed fence
- Proposed post and rail fence
- Proposed habitat stack

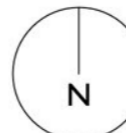
I206 003 A LANDSCAPE STRATEGY: Manor House and East Barns (3 of 4)



CARBURTON HOTEL, WORKSOP

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REVISIONS:
- Initial Issue: 29th November 2021.
A 29 April 2022/ja. Revised to match Seven Architects drawing WMF_SEV_ZZ_ZO_DR_A_01001_PO2.



NOTES:
1. Initial issue based on Seven Architects CAD data Manor Farm_Site Plan_Proposed.dwg received on the 18th November 2021.
2. For arboricultural information, refer to Manor Lane Piper Farm Tree Survey by Outline Trees, dated February 2021.
3. For ecological information, refer to Baker Consultants Phase I Habitat Survey, dated November 2021.

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