

### M WEST BARN AND THE STABLES

The existing West Barns complex is also refurbished for use as accommodation, with one building developed as a stable block for a 'bring your own horse' holiday. Six 'artist bothy' lodges are proposed adjacent to the flood dyke [M1]. The proposed car park makes use of an existing area of hard standing. The car park is visually 'softened' with small blocks of 'instant' hedging. At the front of the 'long barn', raised timber planters provide a small degree of privacy for visitors [M2]. A small block of native woodland planting along the western boundary screens views from the west of the new car park.

### N WEST BARN COURT

Movable outdoor furniture is provided in the court for visitors to use. Small spaces would be created using large scale timber planters, filled with structural evergreen shrubs. The existing low brick wall is retained to maintain a sense of enclosure whilst still providing views of the forest.







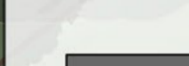
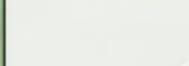


### P SELF-CATERING HOUSE

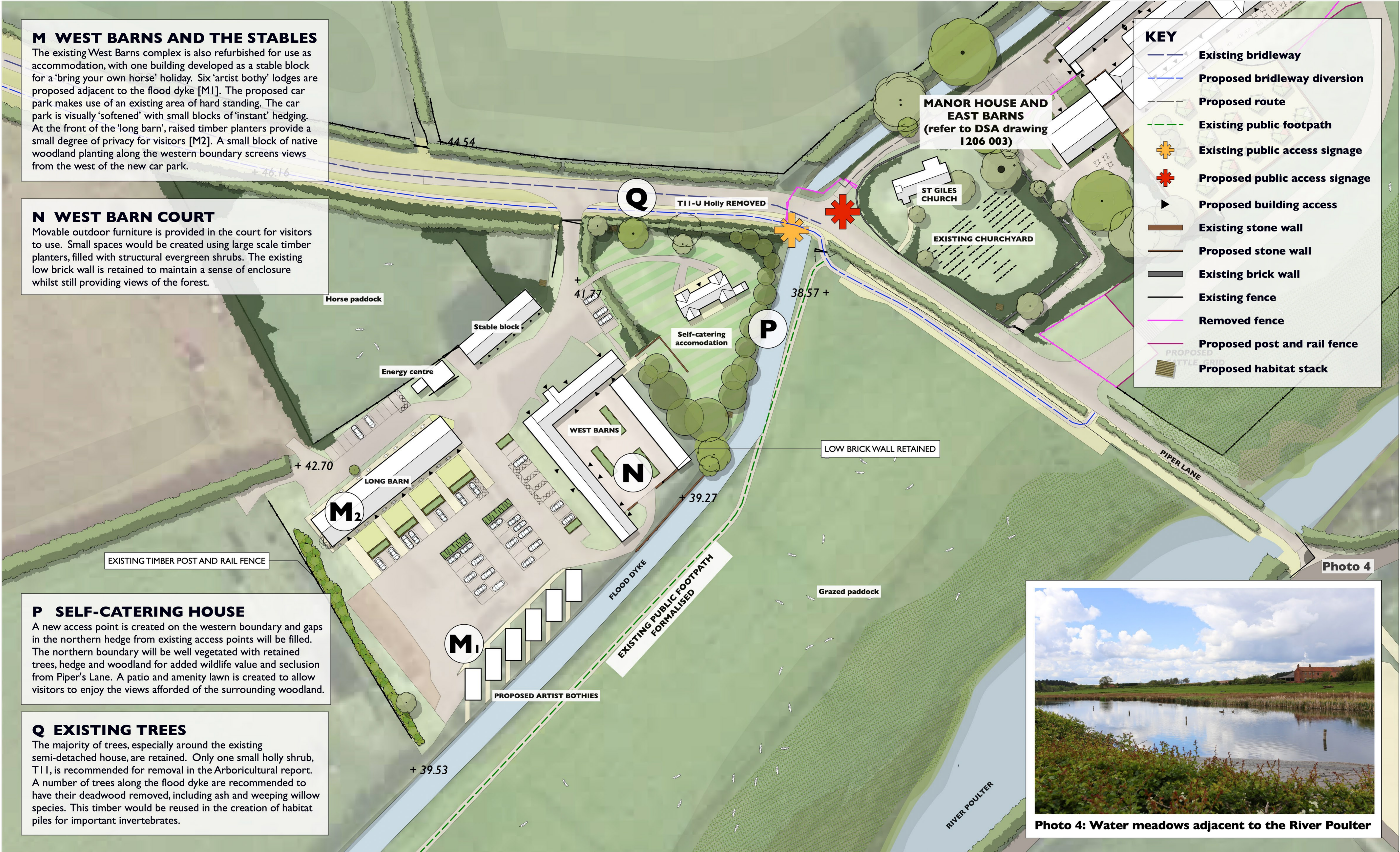
A new access point is created on the western boundary and gaps in the northern hedge from existing access points will be filled. The northern boundary will be well vegetated with retained trees, hedge and woodland for added wildlife value and seclusion from Piper's Lane. A patio and amenity lawn is created to allow visitors to enjoy the views afforded of the surrounding woodland.

### Q EXISTING TREES

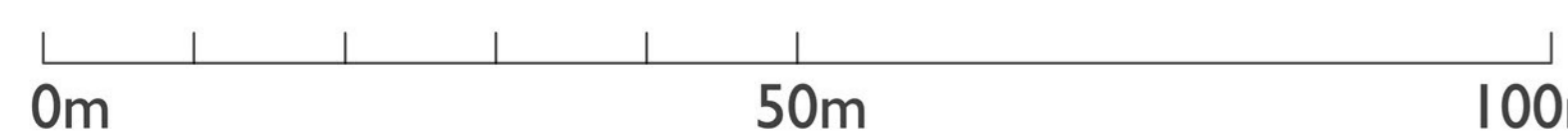
The majority of trees, especially around the existing semi-detached house, are retained. Only one small holly shrub, T11, is recommended for removal in the Arboricultural report. A number of trees along the flood dyke are recommended to have their deadwood removed, including ash and weeping willow species. This timber would be reused in the creation of habitat piles for important invertebrates.

### 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

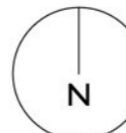


## I206 004 A LANDSCAPE STRATEGY: West Barns (4 of 4)



### CARBURTON HOTEL, WORKSOP

1:500@A1 1:1,000@A3



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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Photo 4: Water meadows adjacent to the River Poulter