

HERITAGE STATEMENT

Assessment of Significance & Heritage Impact Assessment

Conversion of Outbuildings to 2 no. Holiday Lets

Manor Farm House

Low Road

Besthorpe

NG23 7HJ

April 2023



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1.0 INTRODUCTION

1.1 Objectives

This Heritage Statement has been prepared in support of an application to convert outbuildings into 2 no. holiday lets, at Manor Farm House in Besthorpe. The aim of this report is to provide an Assessment of Significance of the property and to establish as far as possible with available resources, the historical development of the buildings and their immediate setting. This is followed by an assessment of potential heritage impacts of a proposed conversion of the outbuildings.

This report has been carried out as per the requirements of the National Planning Policy Framework (Revised July 2021) and it assesses the building and the wider setting of the Manor Farm farmstead complex at Besthorpe.

1.2 Study Area

The study area comprises a three-storey house with two-storey and single-storey associated outbuildings. It was originally part of a wider group of buildings that made up Manor Farm and lies within the conservation area of Besthorpe.

The house is gabled-ended with a pantile roof and chimneys with red brick wall construction. There are two-storey and single-storey out building of similar construction to the rear which are currently classed as storage. A single-storey outbuilding to the linked to the side of the main dwelling and adjacent to the main driveway with a hipped pantile roof is currently used as ancillary to the main dwelling. A detached single-storey outbuilding to the south of the plot runs along the boundary and is used as further storage. The front of the property is lawn and driveway with carparking. The rear garden is a courtyard with a mix of lawn and concrete hard-standings.

To the west of Manor Farm House is Manor Farm Joinery Works which is a converted barn formerly part of the wider group of buildings known as Manor Farm which forms the western boundary of the site. The southern boundary comprises 'Waggoner's Cottage' and then a private driveway leading to Manor Farm Joinery Works. On the north side of the study area are the gardens of a private property with a bungalow facing Low Road. The eastern boundary is formed by Low Road to which the property fronts.

The building is centred at approximately NGR SK 82533 64879. Please see Figure 1 for the site location and study area.

The house is not statutorily listed, but it is identified as a feature on the Nottinghamshire Historic Environment Record (HER). There were no scheduled ancient monuments within or adjacent to the site. The study area is, however, located within Besthorpe Conservation Area.

The closest listed buildings identified were:

Chestnut Cottage and the stable at Chestnut Cottage (both Grade II listed), located approximately 30m south of the house.

Slacks Farmhouse (Grade II), located over 70m south of the house.

There were several additional features identified in the HER in close proximity to the study area and these included:

- Roman coin [MNT8595],
- Bronze Age flint [MNT8594]
- Neolithic flint [MNT4237] centred over 60m south of the house.

1.3 Acknowledgements

I would like to acknowledge the assistance of the following individuals and organisations during the completion of this report.

- Nottinghamshire Archives
- Lincolnshire Archives
- Nottingham University Archives
- National Archives (online)
- Numerous other online resources as required including The Genealogist and the British Newspaper Archive
- Austin Heritage Consultants

Photographs and drawings within this report are by Nexus Design Solutions Ltd unless otherwise stated.



Figure 1 Location Map showing study area 1

2.0 Historical Development of Manor Farm House, Besthorpe

2.1 Development of the Study Area

The village is mentioned in the Domesday Survey of 1086 as part of lands with Scarle owned by King Edward in the Manor of Laxton.²

A Bestorp was mentioned in Nottingham in 1147 and the name is believed to have originated from the Old Scandinavian for an 'Outlying farmstead or hamlet of a man called Bosi, or where bent grass grows'.³ There are two Besthorpes in Nottinghamshire, and the study area is located not near Caunton, but is the village between Girton and Collingham. The village has also been known variously throughout the 14th and 16th centuries as 'Biesthorp', 'Beisthrope', 'Beastropp', and 'Beisthorpe'.³

Besthorpe reputedly appears on a map by Chapman in 1774, but this was not viewed during research. It is apparently a small-scale map with limited detail as to buildings within the village.⁵

In 1832, the village contained a vicarage and formerly had a Quaker's Meeting House and Chapel of Ease. The chapel was apparently converted to a school in 1734 with a dwelling for the school master. The school was funded by money left by George Carver in 1709 and also in 1824 by William Wilson. A Methodist chapel was constructed in Besthorpe in 1832 and at this time the Corporation of Newark, John Milnes and W E Tallents Esquire (and some others) were principal landowners in the village.⁶

By 1876, the population of Besthorpe was 246⁷ and there was a brickyard in the village, suggesting that bricks for village buildings, including the house within the study area were likely to have been made locally.

Besthorpe is a small village on a sheet of water called the 'Fleet' and in 1891 it was associated with South Scarle. The Duke of Newcastle was still the lord of the manor and at this time, the principal landowners were the Newark Corporation, James Wilson, the trustees of Michael Colton, and the trustees of Edward Hall.⁸ They were the same landowners as mentioned in Besthorpe in 1876.⁹ In 1881, the population was 192.¹⁰

The study area containing the house and outbuildings today is understood to have been subdivided from the Manor Farm property towards the end of the 20th century and now comprises the house, an attached outbuildings on the west and south sides, detached outbuildings to the south, and land to the east which fronts Low Road.

The earliest map found for Besthorpe showing the study area was the small-scale 1824 Cassini map at Figure 2. The map does not provide much detail, but it does suggest that there were buildings on the site by 1824. This is consistent with historical information suggesting that the farmhouse (and presumably some of its farmyard layout at least), dates from the 18th century.



Figure 2 1824 Cassini map showing the approximate study area circled.¹¹

Unfortunately, very little site-specific information was available in the historic record prior to the first half of the 19th century. Curiously, Manor Farmhouse was described as being Grade II listed in 1999,¹² but it does not appear on the National Heritage List for England (NHLE) today.

The earliest plan showing the detailed footprints of buildings on the Manor Farm site was the Tithe Map for Besthorpe of 1838 (see extract at Figure 3). The study area buildings at the north and eastern end of the original farm complex are represented by the rectangular footprint aligning east-west of the site that appears to have in 1838, been attached to another building at the south end that infilled the space between the house and the southern boundary. The single storey and two storey attached outbuildings to the west are shown however the detached single storey outbuildings along the south boundary are not shown.

The overall farm including the study area was identified as plot no. 24 on the Tithe Map and the Tithe Award confirmed that it was a 'Homestead' owned by Reverend Christopher Milnes in 1838. It was occupied by John Wilson. The adjacent plot no. 24 to the west was also owned and occupied the same and referred to as pasture at 'Fleet side'.¹³



Figure 3 Extract from the 1838 Tithe Map.¹⁴

In the 1832 History, Gazetteer and Directory of Nottinghamshire,¹⁵ John Wilson was already listed as a farmer in Besthorpe (although the property name was not listed) and he was possibly already at Manor Farm by this time.

The 1884 (surveyed, published 1885) OS Map at Figure 4 was the next detailed map found to show the footprints of the structures within the study area. It suggests that between 1838 and 1884, that there had been changes in the southern boundary of the study area. In 1884 new detached outbuildings to the farmhouse were depicted. By 1884, the farm appears to have absorbed the land to the south owned in 1838 by Charles Vessey, and layout was altered with access changed to a driveway extended through Vessey's site (this appears to have been an existing access drive in 1838), seeing the demolition of several buildings immediately south of the barn. The 1884 OS Map also suggested that Manor Farm was associated with even more land to the south (taking in the 1838 plots of John Hunt and Isaac Howard as well as Vessey's land), presumably making it a very large farm complex by this time.

The next OS Map, which was surveyed in 1899 and published in 1900 only a relatively short time after the 1884 OS Map, showed no change to the building footprints within the study area site by this time.

By the time of the 1915 (surveyed, published 1919) OS Map at Figure 5, there had been no further change to the buildings within the study area. In 1915, the OS Map still depicted the study area as part of a much larger farm complex with Manor Farmhouse and the lands to the south.

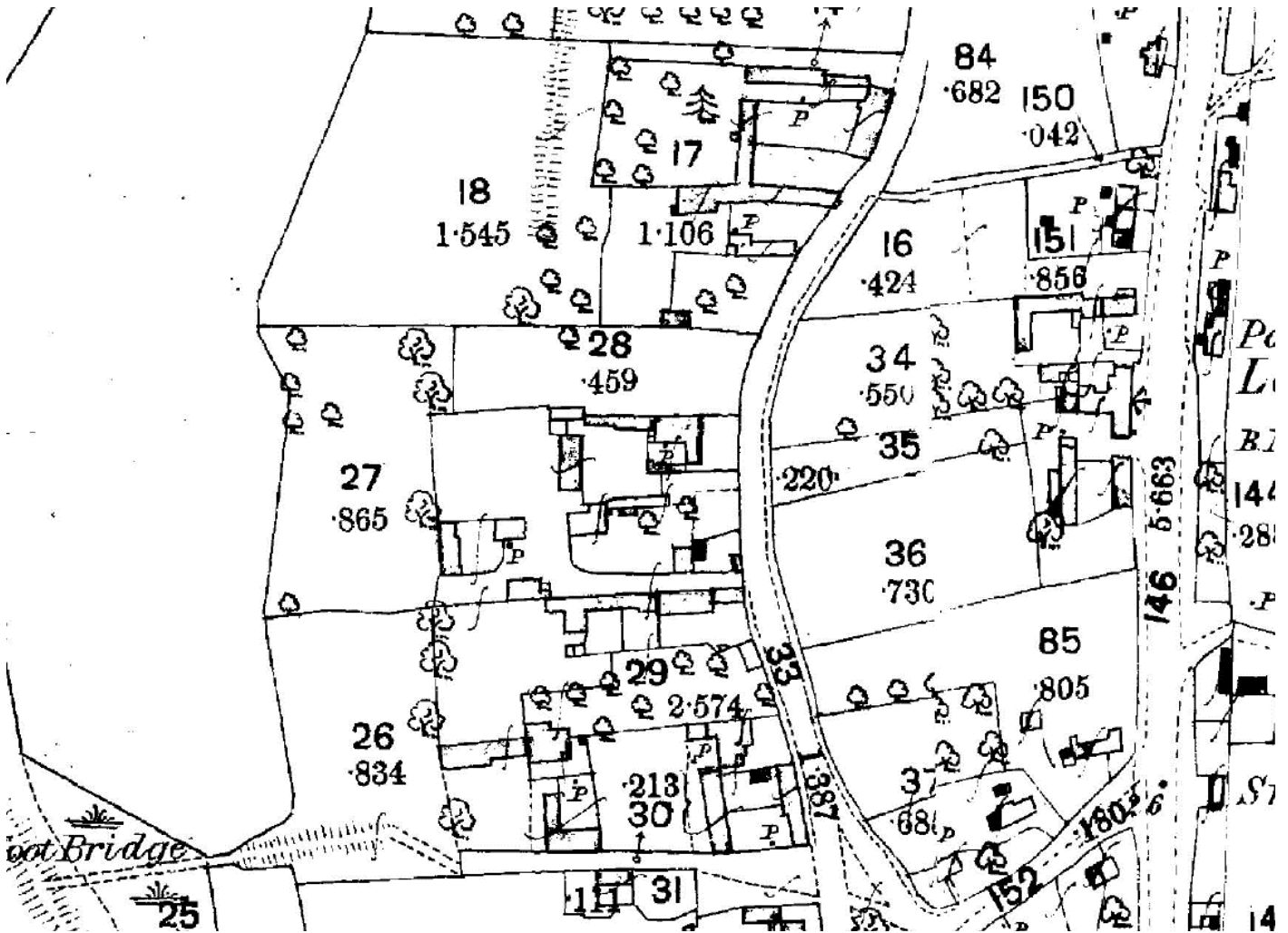


Figure 4 Extract from the 1884 (surveyed, published 1885) OS Map.¹⁶

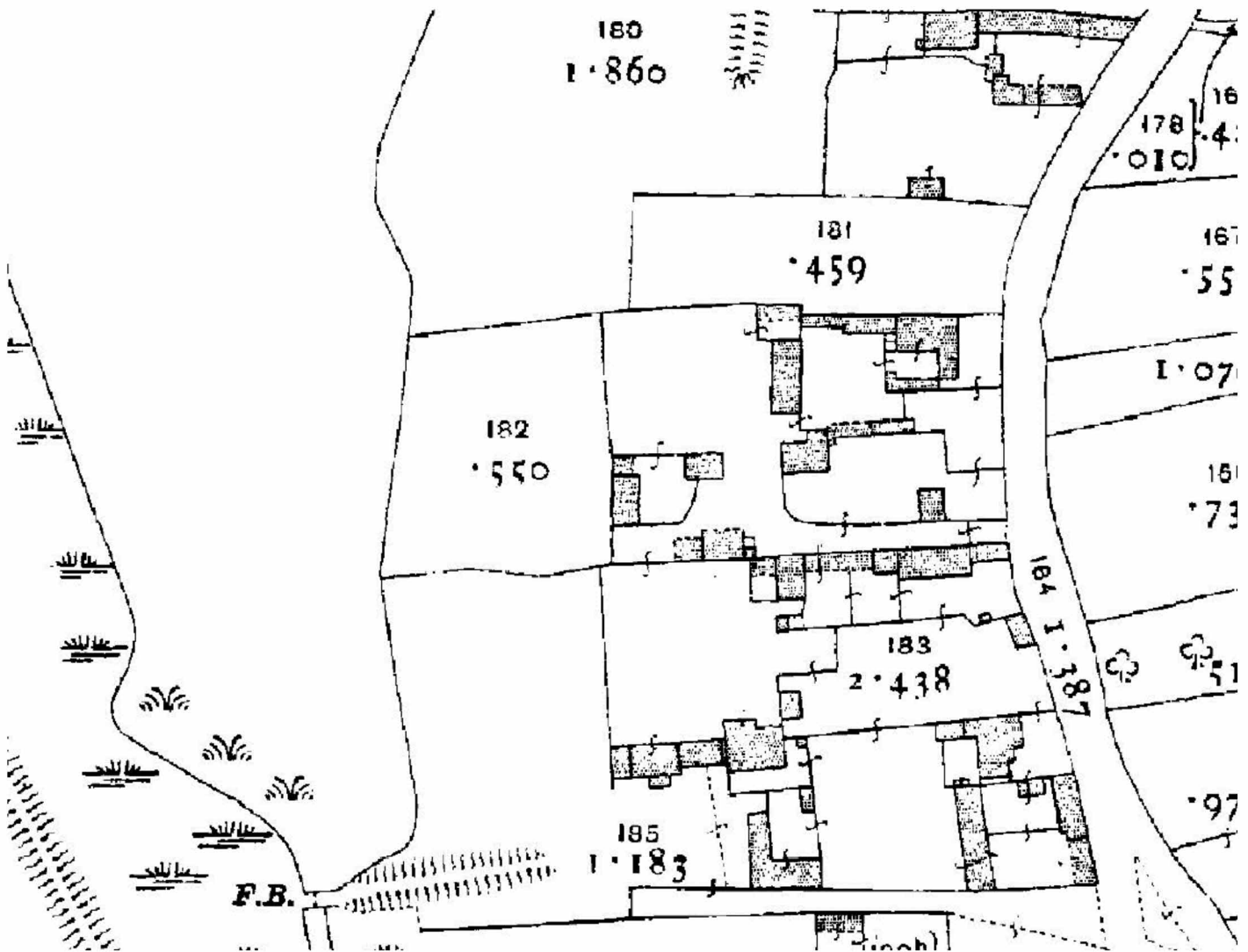


Figure 5 Extract from the 1915 (surveyed, published 1919) OS Map.¹⁷

In June 1954, 'The South Scarle, Eagle and Besthorpe Estate' was put up for sale by auction of seven separate farms by order of the Metropolitan Railway Country Estates Limited.¹⁸ The sale included Manor Farm as plot no. 5 as noted on Figure 7. The extent of the farm suggested in 1915 was much reduced in size by the time of the sale.

Manor Farm, including the study area and buildings was tenanted by [REDACTED] at the time of the sale. It comprised an area of about '113 acres and 2 roods' and at the site contained the 'House, yard and buildings' at plot no. 183 within the main plot no. 5) and the 'Wagoner's House, Gardens and Yard' as plot no. 182. Although tenanted by Crocker, it was occupied at the time by Crocker's tenant, Mr G Weatherall.

The description of the farm included the farm buildings built of brick and pantile and they included in 1954:

*"...2 loose boxes (used for calves) with Chamber over, 2 Calf Boxes, Pig Place, Large Barn, 3-bay open Cart Shed part used for calves, Calf Yard with 3-bay Open Shed, 2 Calf Boxes, Beast Yard with Barn used for pigs, 3-bay Open Cart Shed."*¹⁹



Figure 6 1954 sale particulars map showing the study area within plot no. 5 (shaded).²⁰

In October 1966, 'The Manor, Besthorpe' was sold at auction to [REDACTED], for £9200,²¹ but it could not be confirmed if this sale included the study area with information available.

In October 1970, Manor Farm comprising 106 acres was advertised for sale by auction in four lots by order of the Metropolitan Railway Country Estates Ltd.²² Unfortunately, further details were not available.

The OS Map of 1971 (see Figure 7) showed that the two detached structures to the west of the manor farm workshop barn depicted in 1955 were now gone, providing a separate access to the rear of the overall Manor Farm site, but there was no further changes suggested to the footprints of the buildings within the study area.

The De Vos family have been at the Manor Farm site since 1972.²³ In 1987, a newspaper notice mentioned a [REDACTED] at Manor Farm, Besthorpe²⁴ and in June 1989, Manor Farm was advertised for sale and it was to include at least some of the outbuildings.²⁵ By August 1991, the property was still advertised for sale and it specifically mentioned the detached barn with a separate drive.²⁶ It was again advertised in October 1993 for sale.²⁷

In 1994, A [REDACTED] were listed at Manor Farm, Low Road, Besthorpe,²⁸ but in 1996²⁹ and again in 1999 the farm was listed for sale.³⁰ It would appear that it was post-1999 that the house was sold separately to the barns and the study area became a separate property.

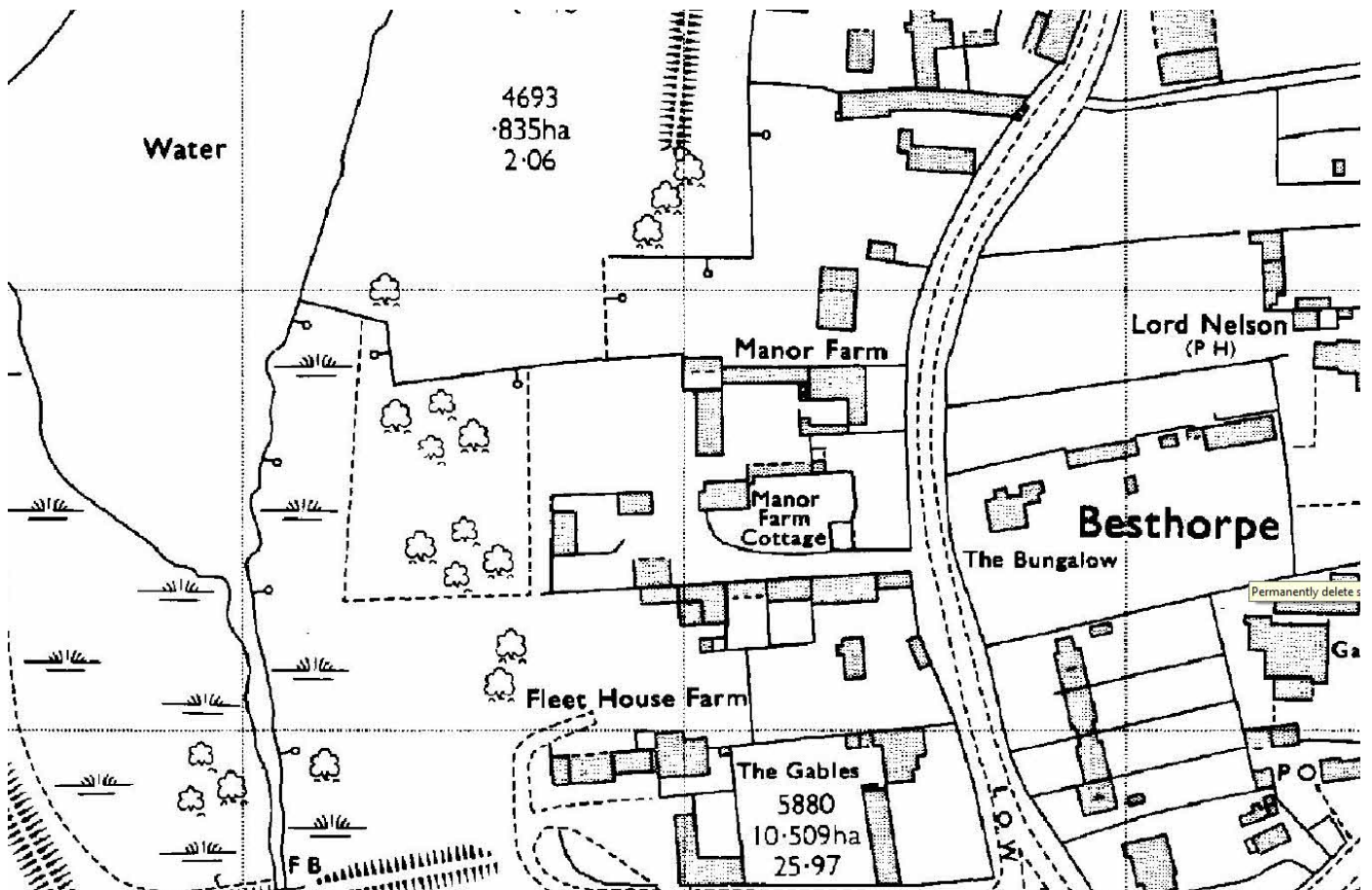


Figure 7 Extract from the 1971 OS Map.³¹

Today, the building is still in use as a domestic dwelling and place of residence for the owners, Mr & Mrs Calum McConnachie and the property comprises the house, link attached outbuildings used ancillary to the main dwelling, attached single and two storey outbuildings currently classed as storage, single storey detached outbuildings as storage. The rear garden is effectively a lawned courtyard, and front garden lawned with driveway access from Low Road.

2.2 PHOTOGRAPHIC RECORD

A photographic record of Manor Farm House as of Spring 2023 is provided below, the conversion has already begun prior planning approval being granted therefore the photos below include images of the works undertaken.



Figure 8 Panoramic view looking west towards the house from Low Road.



Figure 9 View looking west towards the house from the front lawn.



Figure 10 View looking north towards the house from the driveway.



Figure 11 View looking west towards the house from the rear garden.



Figure 12 View looking north towards the outbuildings from the rear garden.



Figure 13 View looking south from inside the first floor, brickwork chimney feature and beam retained.



Figure 14 View looking east from inside the first floor, purlin timbers retained.



Figure 15 View looking east from inside the first floor, beams and gable brickwork retained.

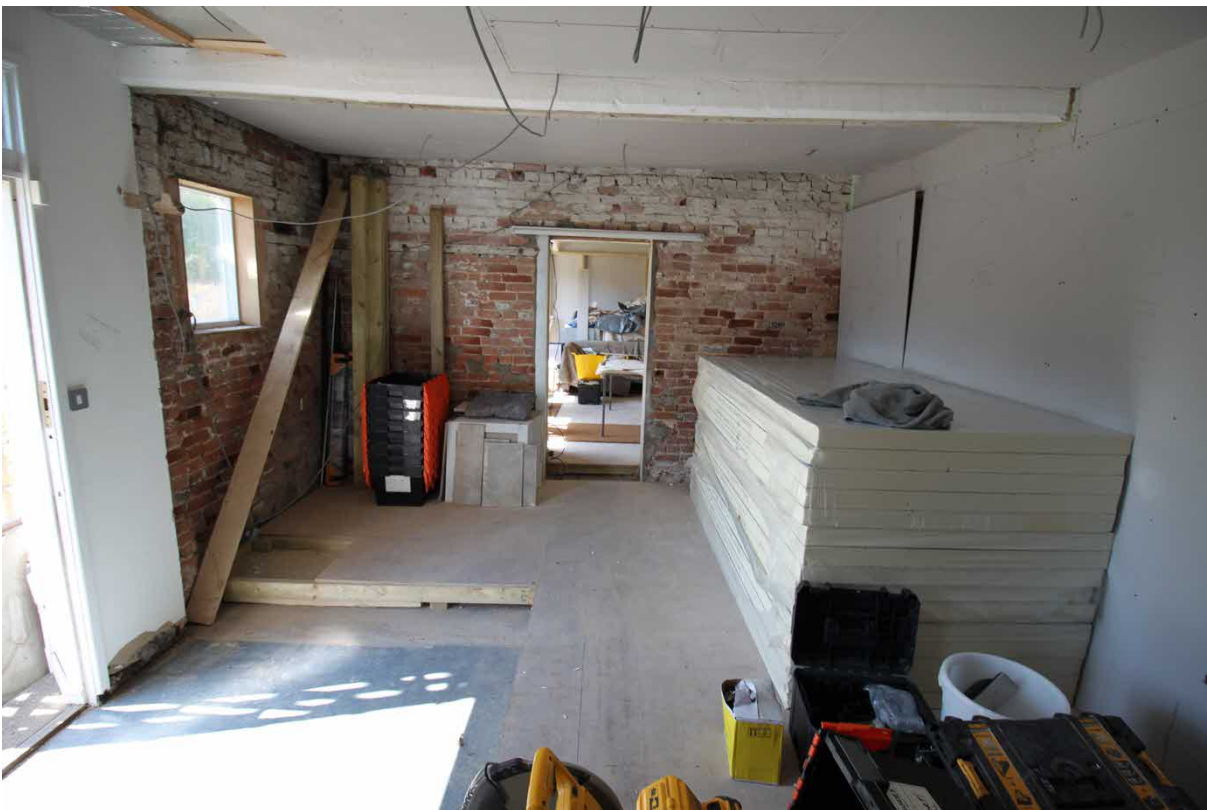


Figure 16 View looking west from inside the ground floor beams and brickwork retained.

3.0 Assessment of Significance & Discussion

3.1 Introduction

The study area contains an unlisted farm house and outbuildings that have been converted to use as ancillary to the main dwelling and storage. It is identified in the Nottinghamshire Historic Environment Record (HER) as noted on the Heritage Gateway website database. There are no scheduled ancient monuments within the study area or in the immediate vicinity, but the site is within Besthorpe Conservation Area.

The closest listed buildings and features noted within the HER have been identified in Section 1.2.

It is important as part of an assessment of significance to assess the site as a whole and not elements in isolation. This is to enable an overall appreciation of the importance of a place upon which an assessment of the potential positive or negative aspects of any future proposals can be made. The following significance assessment is based upon heritage values recognised by Historic England in their Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12 (2019). This Advice Note furthers principles previously established in their 2008 Conservation Principles, Policies and Guidance, which included evidential, historical, aesthetic and communal significance values.

The following values have been established by the 2019 Historic England Advice Note 12:

1. Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

2. Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

3. Historic Interest

An interest in past lives or events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.2 Assessment of Significance

3.2.1 Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

As originally part of the Manor Farm complex (with Manor Farmhouse being a separate property today) and containing former working farm buildings, the site provides evidence of the previous use of the site as the residential area of the farm and for pre-1838 farm building and residential construction within Besthorpe.

The house and outbuildings are not statutorily listed, but they are identified on the Nottinghamshire Historic Environment Record as an asset of interest (non-statutory) as building associated with Manor Farm. The study area is within the Besthorpe Conservation Area and there are no scheduled ancient monuments within or near the site.

Several archaeological finds have been noted in the local area, including a Neolithic flint, a Roman coin and a Bronze Age flint located about 60m from the barn. The documentary record suggests that the study area has been in long term use as a farm on the edge of The Fleet with flood banks to the north and southwest of the site.

There might be a possibility of further assorted finds within the study area and possible evidence of previous uses within the site. However, due to the construction of the house and outbuildings of the study area buildings might have limited archaeological potential within the existing footprint due to previous ground disturbance.

3.2.2 Architectural and Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

The buildings within the site of Manor Farm were not identified by eminent architectural historian Nikolaus Pevsner in his Buildings of England series for Nottinghamshire, and they are not recognised on the National Heritage List for England. The house and outbuildings, however, are identified within the Nottinghamshire HER as a building of interest as part of the group with Manor Farm.

The house and outbuildings, provide evidence of the local development of a pre-1838 village farmstead as originally part of the wider Manor Farm complex.

The study area frontage is visible from Low Road, the majority of the study area is not visible from the public domain. Being single and two-storeys in height behind the main three-storey dwelling, the house is also partially visible from the private driveway to the south of the site (and therefore it is expected in some views from the listed Chestnut Cottage), but intervisibility is largely obstructed by Waggoner's Cottage and the single storey outbuilding on the southern boundary of the site. Furthermore mature trees and vegetation obstruct visibility from Chestnut Cottage.

The buildings are of local red brick with pantile roofs and are of typical, 18th century farmhouse design, including details detail corbelling brickwork, chimney stacks, well proportioned timber fenestration.

The remnant farm buildings within the study area contribute to the understanding of the development of vernacular architecture within a traditional farm complex, as well as the village landscape at the centre of Besthorpe. It would be important to retain original fabric in situ and restore wherever possible as part of any future works.

3.2.3 Historic Interest

An interest in past lives or events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The house and outbuildings were originally part of the Manor Farm complex prior to subdivision of the land in recent decades and form the frontage to the traditional curtilage of the farmhouse and wider

complex. Although they are not listed, all of the buildings within the complex have been identified in the HER.

The farm was owned in the 19th century by the Duke of Newcastle, and it is presumed to have been a long-term tenanted farm. Historical OS Maps also show that the farm was for some time from at least 1884- 1915, also associated with the properties to the south of Manor Farm, suggesting that the farm was during this period quite extensive between Low Road and The Fleet. This had clearly changed by the mid-20th century with the sale of Manor Farm.

The study area today is a detached residence and the original main dwelling for the farm complex. The house is a well preserved example of an 18th century farmhouse, and still represents the survival of a once large village farmstead complex at the centre of Besthorpe. Re-use of the outbuildings in the 20th century as storage and further dwelling space also shows the changes in use within the village from agricultural dominance to other uses, and the site reflects this evolution with the redevelopment of the buildings and the subdivision of the former farm site following redundancy of the farm.

Historically, the study area reflects the evolution of this part of Besthorpe within the conservation area while the 20th century changes in use also reflect a layer of historical change. If, however, they were developed in the future, there would be opportunity to extend the longevity of the buildings use and therefore up keep and sympathetically retain the appearance and character of the remaining pre 1938 buildings within the site.

4.0 Heritage Impact Assessment

4.1 Introduction

Following on from the assessment of significance, it is important that any proposals within the study area are assessed with regard to the National Planning Policy Framework (Revised July 2021) (NPPF) requirements of Section 16: Conserving and enhancing the historic environment, particularly paragraphs 194-208 regarding the requirements to both assess the significance of any heritage assets potentially affected by development or alterations, and the consideration of potential harm of any proposals to those heritage assets.

An assessment of the farm house and its setting is included in Section 4.3.

4.2 Proposals

It is proposed to convert the two storey outbuildings to the rear of the main farmhouse into residential space. The proposed conversion will create 2 no. holiday lets on the ground and first floors. The addition would serve as additional accommodation to the main house. The proposal is fully contained within the confinement of the existing building footprint with minimal alteration to windows and openings. The external appearance of the buildings is to remain the same except for sympathetic refurbishment to areas that require repair. A new external metal staircase is proposed providing access to the first floor let to conform with The Building Regulations. Access to the conversion is via the rear garden.

Please see existing and proposal drawings at Appendix I.

4.3 Heritage Impact Assessment

The house and outbuildings at the Manor Farm are of interest on a historical, archaeological and architectural level. Each level of interest is significant due to its rarity, representativeness and aesthetic appeal.

The levels of interest and significance are interrelated and can be categorized as follows:

Of high significance

- The setting of the buildings and the Farmhouse, which are not listed but feature on the Nottinghamshire Historic Environment Record and are located within Besthorpe Conservation Area

- The form and massing of the buildings and complex

- The views into the site

- The character of the architecture: important features

Of medium significance

- Views internally

Of low significance

- N/a

The first and prime impact of the proposals on both the interest and significance of the buildings is that they help to ensure their long-term viability by providing a use more suitable to modern living and standards. The conversion of the outbuildings to the dwelling space ensures the long-term viability, bringing in to better use buildings that would otherwise be expensive to maintain and repair with little incentive to do so.

Of high significance

The setting of the buildings and farmhouse

The setting of the buildings remain agricultural and historic in feel, the setting of the site changes little due to the proposals

The form and massing of the buildings

The form and massing remain the same, the proposals are confined within the existing footprint of the buildings.

The views into the site.

The views into the site are not adversely affected by these proposals. There are no changes proposed that affect any of the views into the site.

The character of the architecture

The proposal introduces a new external staircase to replace the existing, this is required to conform with current building regulations. The materials used are to be sympathetic to the existing characteristics.

Of medium significance:

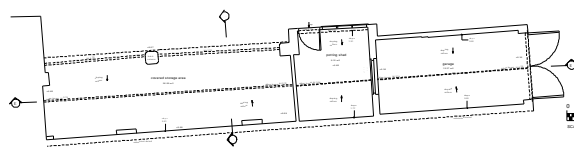
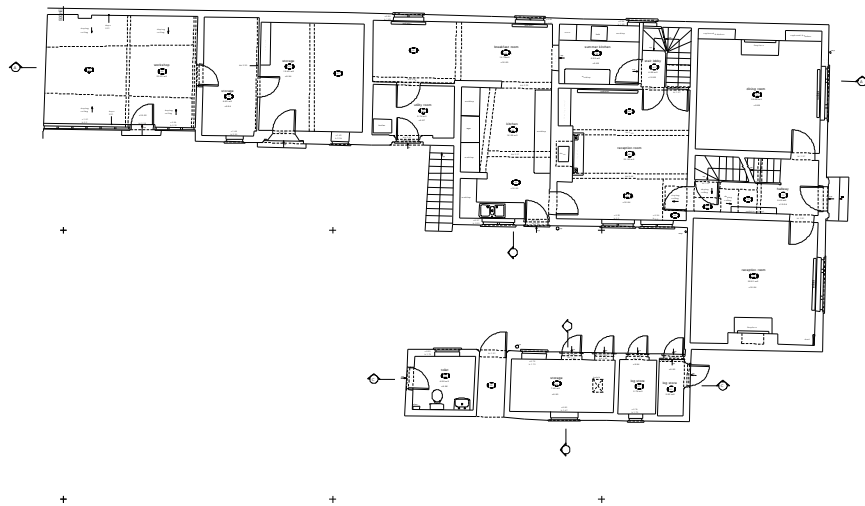
Views Internally

To conform with current building regulations walls and the ceilings will require new materials which result a covering of the internal fabric but result in less than significant harm. Materials removed will be re used in other parts of the new works. Existing internal features are to be retained and sympathetically restored where required.

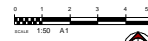
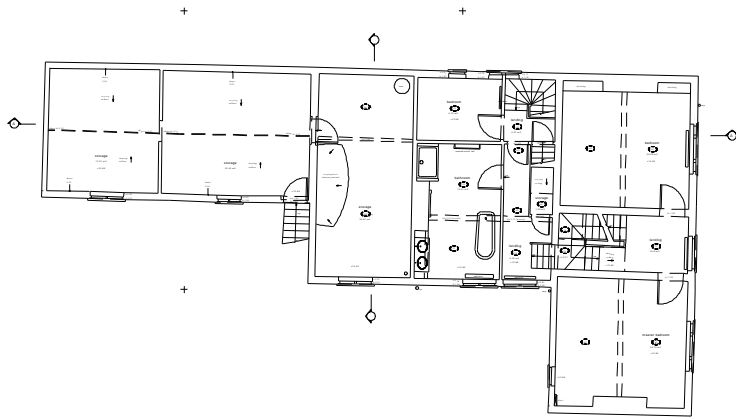
5.0 Appendices

5.1 Appendix I – Drawings

5.1.1 Existing Drawings



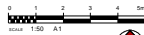
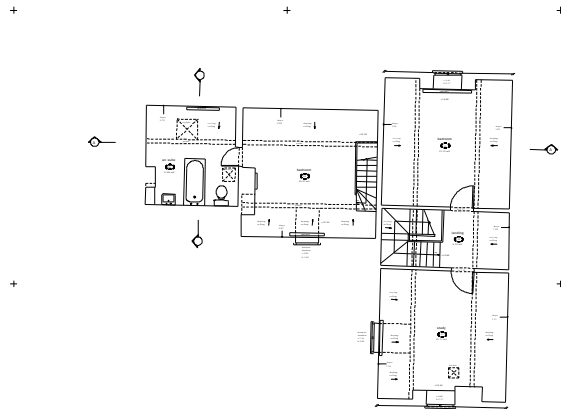
HERITAGE STATEMENT
Manor Farm House, Low Road, Besthorpe



EXISTING FLOOR
Existing Plan - First Floor
DATE: 01/03/2023

CLIENT
Mr & Mrs C. McConachie
Manor Farm House
Low Road
Besthorpe, NG23 7HU
PROJECT TITLE
Outbuilding Conversion to
2 No. Holiday Lets
DRAWING NUMBER
04 917LR EP 1F

NEXUS
DESIGN SOLUTIONS
Nexus Design Solutions Ltd
Springfield House, Station by Langwith, LN2 3BE
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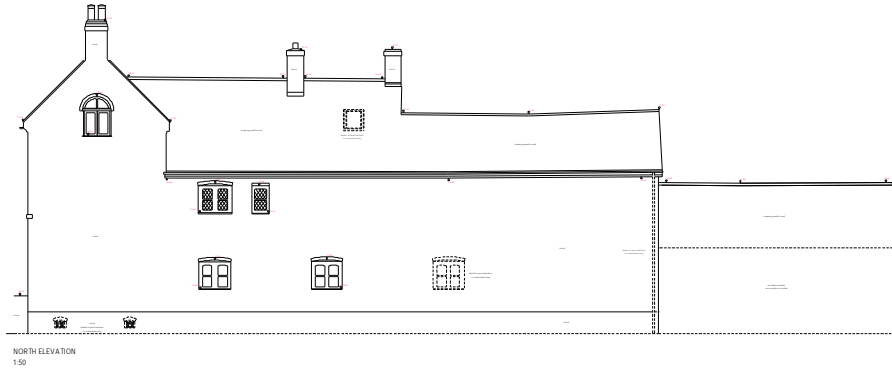


EXISTING FLOOR
Existing Plan - Second Floor
DATE: 01/03/2023

CLIENT
Mr & Mrs C. McConachie
Manor Farm House
Low Road
Besthorpe, NG23 7HU
PROJECT TITLE
Outbuilding Conversion to
2 No. Holiday Lets
DRAWING NUMBER
05 917LR EP 2F

NEXUS
DESIGN SOLUTIONS
Nexus Design Solutions Ltd
Springfield House, Station by Langwith, LN2 3BE
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HERITAGE STATEMENT
Manor Farm House, Low Road, Besthorpe



NORTH ELEVATION
1:50



EAST ELEVATION
1:50



SCALE 1:50 A1

DATE
MR & MRS C. McConnachie
Manor Farm House
Low Road
Besthorpe, NG23 7HJ

PROJECT TITLE
Outbuilding Conversion to
2 No. Holiday Lets

ISSUE NO.
06 917LR EE NE



PROJECT NO.
06 917LR EE NE

DATE
01/03/2023



SOUTH ELEVATION
1:50



SCALE 1:50 A1

DATE
MR & MRS C. McConnachie
Manor Farm House
Low Road
Besthorpe, NG23 7HJ

PROJECT TITLE
Outbuilding Conversion to
2 No. Holiday Lets

ISSUE NO.
06 917LR EE SW



PROJECT NO.
06 917LR EE SW

DATE
19/05/2023



WEST ELEVATION
1:50

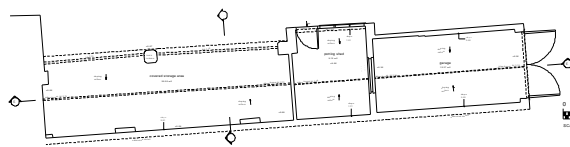
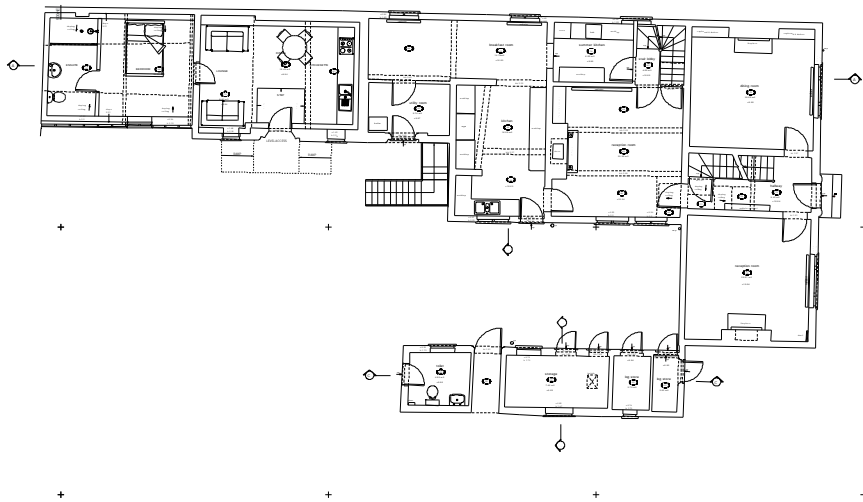
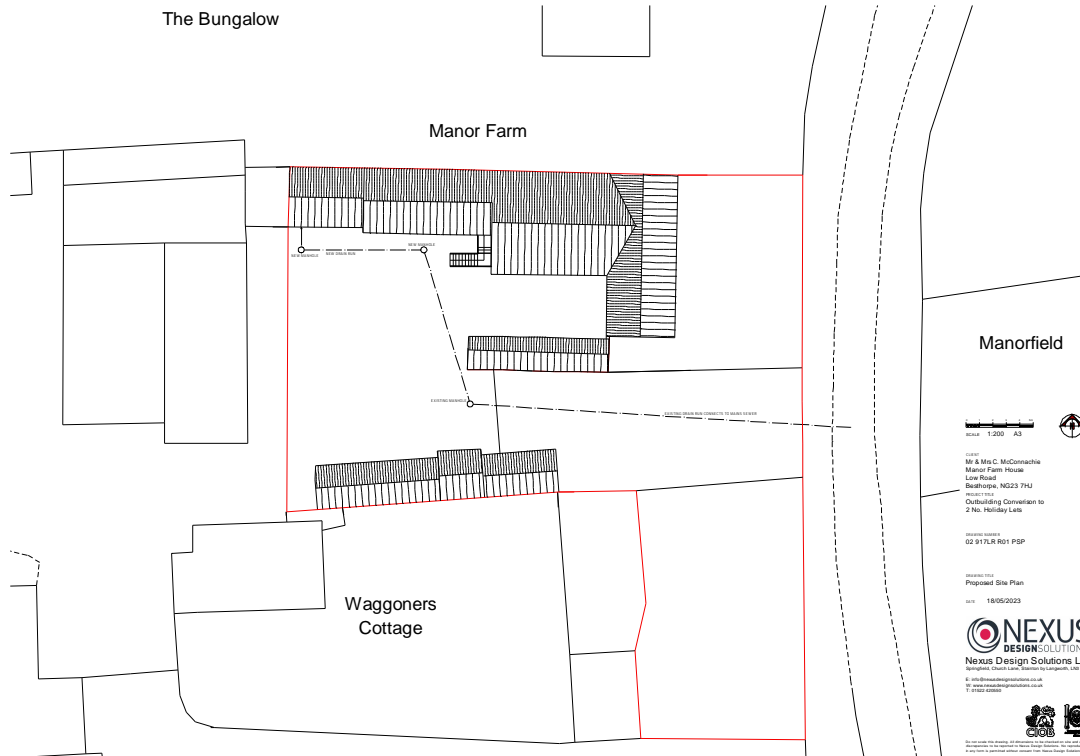
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DATE
19/05/2023

PROJECT NO.
06 917LR EE SW

DATE
19/05/2023

5.1.2 Proposal Drawings



Scale 1:50 A1



Proposed Plan - Ground Floor

Date: 24/04/2023

Client:
 Mr & Mrs C. McConachie
 Manor Farm House
 Low Road
 Besthorpe, NG23 7JU

Project Title:
 Outbuilding Conversion to
 2 No. Holiday Lets

Drawing Number:
 02 917LR R01 PP GF

Scale 1:50 A1



Proposed Plan - Ground Floor

Date: 24/04/2023

Client:
 Mr & Mrs C. McConachie
 Manor Farm House
 Low Road
 Besthorpe, NG23 7JU

Project Title:
 Outbuilding Conversion to
 2 No. Holiday Lets

Drawing Number:
 02 917LR R01 PP GF

Scale 1:50 A1



Proposed Plan - Ground Floor

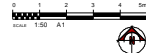
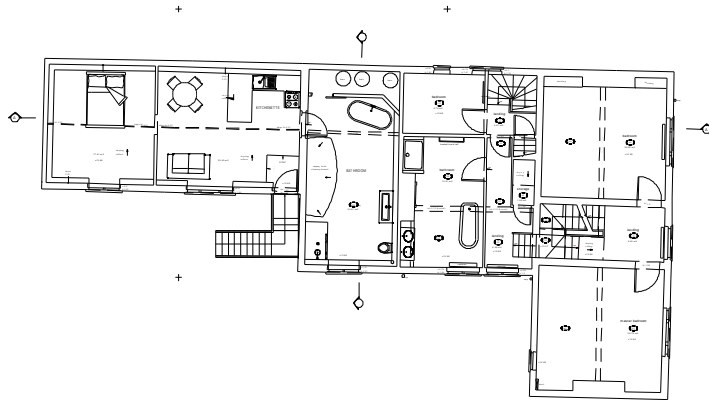
Date: 24/04/2023

Client:
 Mr & Mrs C. McConachie
 Manor Farm House
 Low Road
 Besthorpe, NG23 7JU

Project Title:
 Outbuilding Conversion to
 2 No. Holiday Lets

Drawing Number:
 02 917LR R01 PP GF

HERITAGE STATEMENT
Manor Farm House, Low Road, Besthorpe



Scale: 1:50 A1
Proposed Plan - First Floor

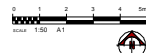
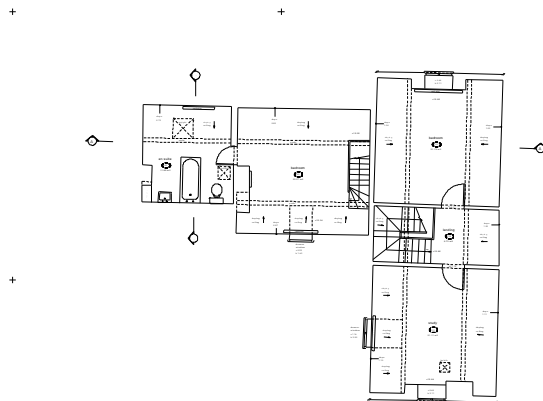
Date: 24/04/2023

Client:
Mr & Mrs C. McConachie
Manor Farm House
Low Road
Besthorpe, NG23 7JU

Project Title:
Outbuilding Conversion to
2 No. Holiday Lets

Drawings Ref:
09 917LR R01 PP-1F

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01530 420000
www.nexusdesignsolutions.co.uk



Scale: 1:50 A1
Proposed Plan - Second Floor

Date: 25/04/2023

Client:
Mr & Mrs C. McConachie
Manor Farm House
Low Road
Besthorpe, NG23 7JU

Project Title:
Outbuilding Conversion to
2 No. Holiday Lets

Drawings Ref:
10 917LR R01 PP-2F

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HERITAGE STATEMENT
Manor Farm House, Low Road, Besthorpe



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- ² p4 Newark & Sherwood District Council Besthorpe Conservation Area Appraisal Draft August 2007
- ³ p54 Mills, A D Oxford Dictionary of British Place Names 2003
- ⁴ p4 Newark & Sherwood District Council Besthorpe Conservation Area Appraisal Draft August 2007
- ⁵ p4 Newark & Sherwood District Council Besthorpe Conservation Area Appraisal Draft August 2007
- ⁶ p634 History, Gazetteer and Directory of Nottinghamshire 1832
- ⁷ p870 Post office Directory of Nottinghamshire 1876
- ⁸ p1819 Kelly's Directory 1891
- ⁹ p870 Post office Directory of Nottinghamshire 1876
- ¹⁰ p1819 Kelly's Directory 1891
- ¹¹ 1824 Cassini Map no. 121 Lincoln and Newark on Trent.
- ¹² p65 Newark Advertiser Fri 3rd September 1999
- ¹³ Ref: AT/11/2C Besthorpe Tithe Map 1838. Inspire Nottinghamshire Archives.
- ¹⁴ Ref: AT/11/2C Besthorpe Tithe Map 1838. Reproduced with the permission of Inspire Nottinghamshire Archives.
- ¹⁵ p634 History, Gazetteer and Directory of Nottinghamshire 1832
- ¹⁶ County: Nottinghamshire. Dates 1884-1885, Survey Scale: 1:2,500 © Crown Copyright and Landmark Information Group Limited 2022. All Rights Reserved.
- ¹⁷ County: Nottinghamshire. Dates 1915-1919, Survey Scale: 1:2,500 © Crown Copyright and Landmark Information Group Limited 2022. All Rights Reserved.
- ¹⁸ Ref: MISC DEP 57 Sale particulars for the South Scarle, Eagle and Besthorpe Estates 30th June 1954. Lincolnshire Archives
- ¹⁹ Ref: MISC DEP 57 Sale particulars for the South Scarle, Eagle and Besthorpe Estates 30th June 1954. Lincolnshire Archives
- ²⁰ Ref: MISC DEP 57 Sale particulars for the South Scarle, Eagle and Besthorpe Estates 30th June 1954 Reproduced with the permission of Lincolnshire Archives
- ²¹ p1 Retford, Gainsborough & Worksop Times Fri 28th October 1966
- ²² p12 Grantham Journal Fri 10th July 1970
- ²³ Personal Comments Mr Nick De Vos
- ²⁴ p2 Newark Advertiser Fri 3rd July 1987
- ²⁵ p60 Newark Advertiser Fri 30th June 1989
- ²⁶ p40 Newark Advertiser Fri 2nd August 1991
- ²⁷ p44 Newark Advertiser Fri 22nd October 1993
- ²⁸ p48 Newark Advertiser Fri 19th August 1994
- ²⁹ p82 Newark Advertiser Fri 3rd May 1996
- ³⁰ p65 Newark Advertiser Fri 3rd September 1999
- ³¹ County: Nottinghamshire. Dates 1971, Survey Scale: 1:2,500 © Crown Copyright and Landmark Information Group Limited 2022. All Rights Reserved.
- ³² Drawings by Nexus Design Solutions Ltd.