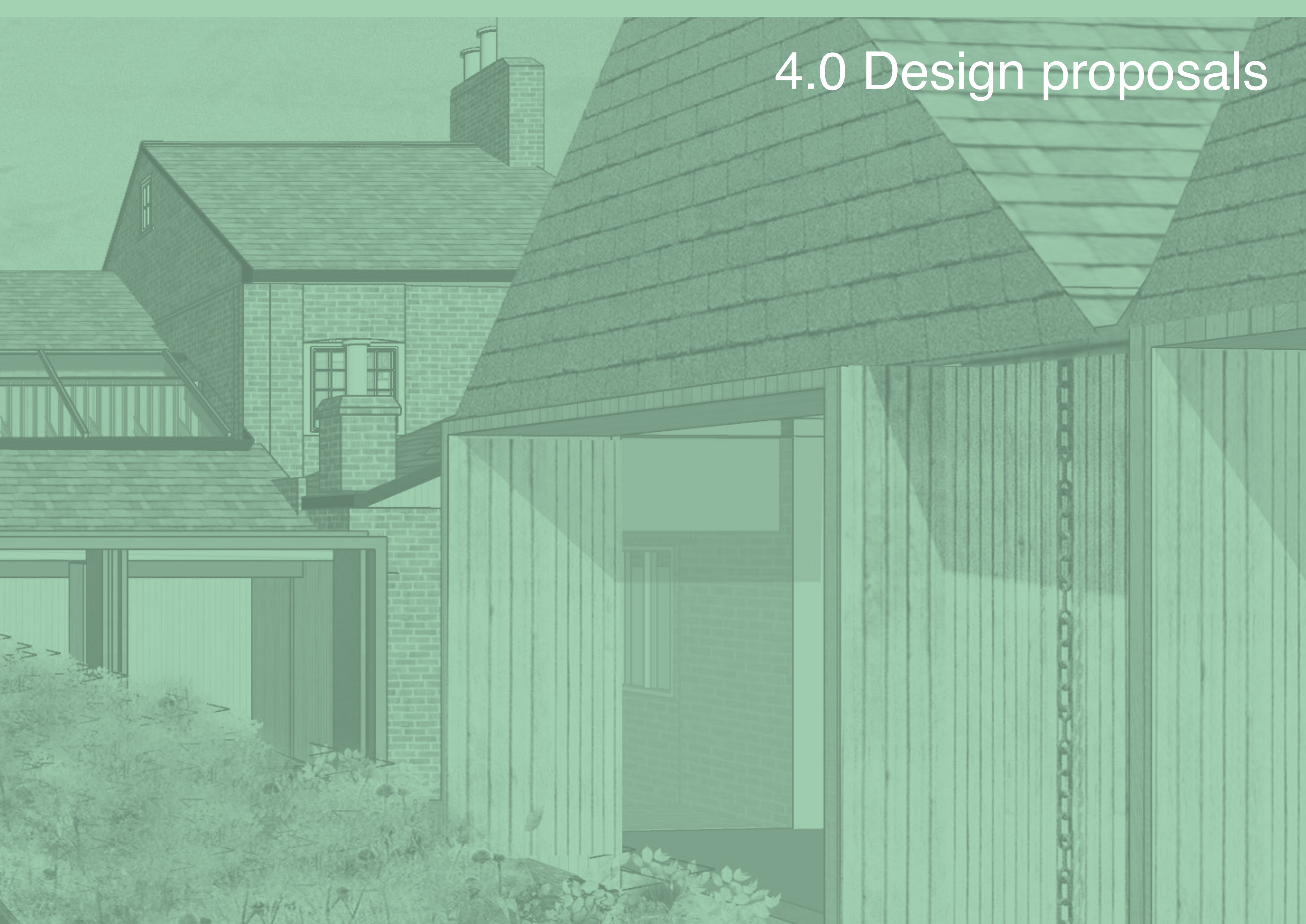
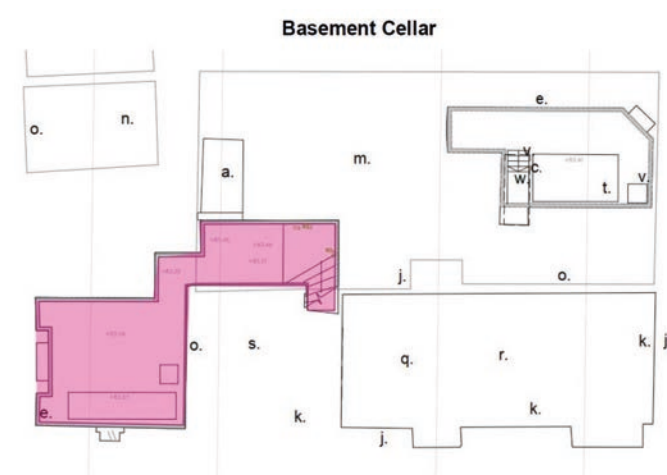
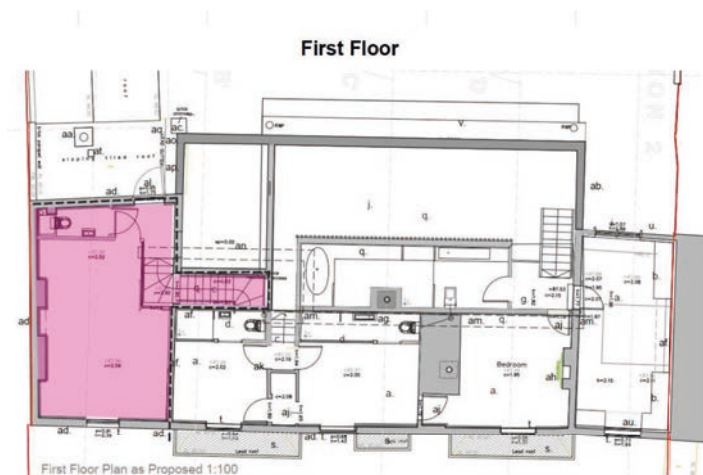
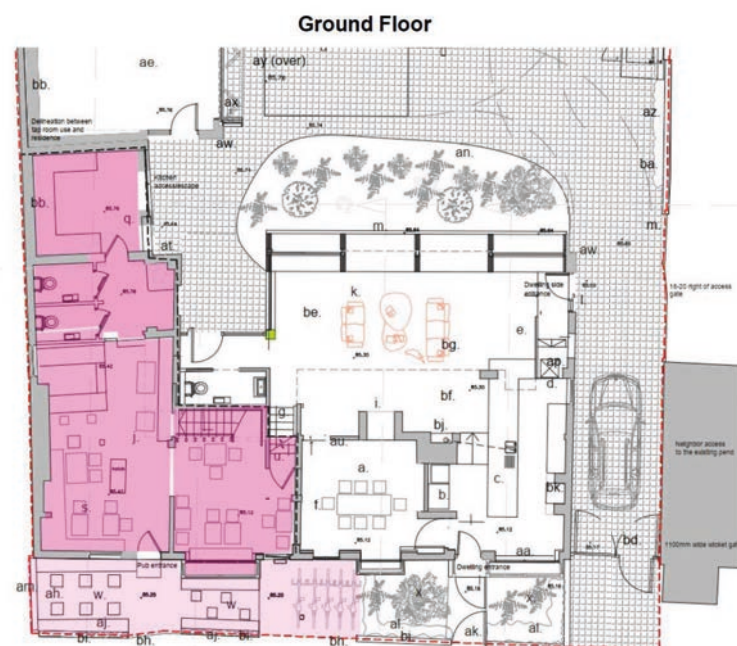


4.0 Design proposals





Summary of Floor Areas:

Floor Areas m ²	Existing	Proposed
Ground Floor Trade Area for Customers	56	40.5
First Floor Trade Area for Customers	0	22.5
Kitchen	14.5	12.5
Toilets and circulation	15	15.5
Total Trade Area	85.5	91

4.0 Design Statement

4.1 Proposed use

Refer to the planning statement for a comprehensive description.

- Retention of a portion of the building under the existing use class (sui generis public house formerly A4) to create a new Micropub, including seating for food provision. (There is existing accommodation at first floor which is integrated with and accessed through the pub and under the sui generis use public house use class that will be subject to change of use to residential).
- Change of the use class to create a new two storey self contained dwelling accessed from the front and rear.
- As noted in the archaeology report, the building has been subject to multiple uses over the course of its history, and previous uses included a cottage, a bakehouse a pub and a shop.

4.2 The Overarching objectives of these proposals

1. To safeguard the building its history and local significance from future decay by ensuring a viable and permanent new use:

- These new uses aim to preserve and complement the existing heritage setting whilst also retaining a portion of the White Horse as a small public house/micropub to serve as a community asset.

2. To preserve the character of the building.

A sensitive sub-division of the building based on matching the compatibility of uses with retention of the building's heritage:

- There is evidence that the ground floor area was subdivided until the 20th Century, See the archaeology study.
- The Western section of the site has been substantially altered over the last Century and is the most suitable for the integration of a new pub that provides updated accessible facilities and the required servicing, and kitchen facilities without substantial compromises to the existing plan and historical features.
- The dwelling will maintain that the most historic portion of the building (and that historically occupied by the pub) is retained as a whole and that its features are retained.
- Measures to allow building regulations compliance (stairs, servicing) and environmental technologies will largely be integrated into the new extension to minimise alterations within the historic parts of the building.

3. To retain the character and setting of the listed building. The front of the property will retain the appearance and partial use of the public house function. Major Interventions are limited to the rear of the property and are single storey in nature.

4. To adopt a heritage-led approach to the reconfiguration of the building that seeks to enhance and highlight areas of significance:

- An analysis of the phasing and significance of the building has been used as the basis of determining the location of new interventions.
- The building has been substantially (and in some case harmfully) altered over the last Century, and the design aims to improve the legibility of the existing phasing of the building and the visibility of areas of significance. In particular, the plan form of the existing 17th Century and 18th-century phases are retained and in some places restored.

- Demolitions and new extensions are limited to the rear areas of the property that have been classified as being were constructed and substantially altered more recently (see Appendix A&B).
- A comprehensive schedule of repairs is proposed to existing floors, walls, roof areas, internal linings and re-servicing to safeguard the future of the building.
- Where removals of elements of significance are required due to the condition of the building, the harm will be mitigated (see the AHIA).
- Existing features will be reinstated; this includes; existing fireplaces, timber structural elements.

5. High-quality contemporary elements are visually lightweight and located to the areas of least heritage significance to minimise harm and create complementary contrast with the existing building.

- To create a series of characterful spaces both restoring and utilising the existing heritage assets and adding new complimentary contemporary elements.
- To remove the poor quality additions to the rear (north elevation) and create a new high quality elevation that is open to the courtyard.
- The form and massing of the extensions are subordinate to the existing building. These are arranged around a landscaped courtyard setting without detrimental effect to the setting or surrounding neighbours.
- The proposed roof profiles and massing of new build elements aim to align with the existing building and the form of neighbouring outbuildings and form a contemporary reinterpretation of wider vernacular architectural traditions in Hertfordshire.

6. An exemplary approach to environmental sustainability.

- A communal energy strategy is proposed that incorporates ground

Key design strategies



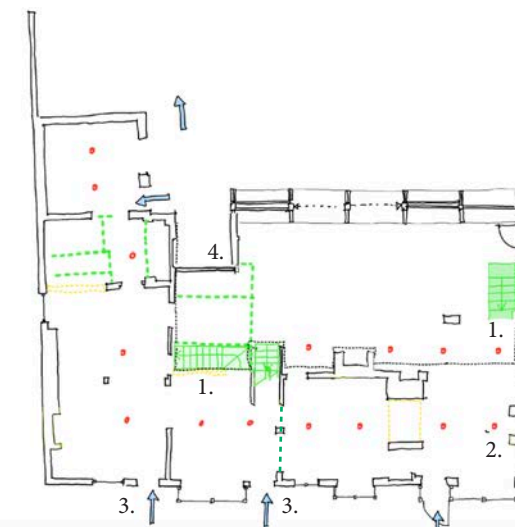
Demolition and retention strategy

1. Removal of later additions, and harmful internal interventions
2. Minimised demolition to areas of low and moderate significance.
3. Retention of areas of significance and the existing plan form



Restoration strategy

1. Reinstatement of elements of the existing 18th century plan form, and where walls are removed features to signify the previous presence of walls.
2. Restoration and reinstatement of existing fireplaces, timber structure and cellar stairs.



Interventions to achieve technical compliance

1. Sensitively locating new compliant fire and access stairs to service the existing first floor area.
2. New internal life safety systems and servicing.
3. The creation of new level access to each function.
4. Sensitive construction of new lightweight internal partitions.

source heat pumps, solar and wind collection.

- Breathable thermal upgrades are proposed to the existing building walls, roof and floors in accordance with the Historic England guidelines Energy Efficiency and Historic Buildings: How to improve energy efficiency, 2018.
- New thermally insulated windows and doors are proposed throughout the existing building and the new extensions.

7. Upgrading the existing building to meet and exceed the current building standards

- New appropriately located, part B compliant fire stairs and lobbies.
- Upgrades to the existing building fabric, structure and services.
- Replacement windows compliant with escape requirements and environmental performance.

4.3 The Design strategy in detail

Preserving and enhancing the character of the listed building:

- The scale and character of the most significant part of the building will be retained at the ground, and first floors and contrast created between this portion and the new taller rear extension.
- Comprehensive demolitions are limited to the less significant rear area with internal interventions and the installation of new stairs limited to the western and eastern portions at ground and first-floor level.
- The historic timber-framed rear wall (thought to be the original rear wall of the property) will be exposed and made legible internally.

- The existing central spine wall will be retained at the ground floor and the central fireplace reinstated and made visible.
- The form of the existing inglenook to the western portion will be re-formed internally as part of the kitchen design. The form and design of the kitchen will allude to the former use of this area as a pub.
- The existing ground floor area of the western portion of the building (originally a terraced home) will be reinstated along with its internal features for the micropub.
- Existing blocked entrances and openings along the front elevation will be reinstated.
- The existing first floor plan form within the 18th-century section will be retained.

Upgrading the historic part of the building to achieve building regulations compliance

In order to ensure the long-term viability of the building and safeguard it from significant risks, the proposals will need to comply with the current building regulations. Pre-application consultation with Hertfordshire Building control identified the following aspects.

•Structure

A number of areas within the existing building have suffered from poor structural alterations, and a number of existing features require stabilisation to ensure the safe long term occupation of the building.

•Fire

New fire detection systems and a fire suppression system (sprinkler or mist system) is recommended throughout, especially in light of recent

catastrophic fires involving timber heritage assets.

New part B/K compliant escape staircases are required to service the existing rooms along the eastern section of the building and the new office area to ensure that travel distances are met.

Fireproof linings and coatings are required to many areas within the existing building to ensure that the buildings structural integrity is retained in the event of a fire.

• Building fabric and resistance to moisture

The building is suffering from existing damp, water ingress and condensation issues and requires new tanking systems, floor slabs, and vents to be installed. (refer to the damp and timber report and condition survey Appendix G)

The building is poorly insulated and requires upgrades throughout to ensure compliance with the Parts C/ L.

New mechanical ventilation systems are required for new bathrooms and to service the commercial kitchen area.

• Safety

The building requires re-wiring and re-servicing throughout in compliance with part P to ensure that electrical safety does not compromise the existing building or its occupants. This will involve the removal of historic linings in some areas, and further detail can be submitted to NHDC ahead of the works.

•Noise

New acoustic linings are required to floors and walls (none currently present) between the different functions within the building.

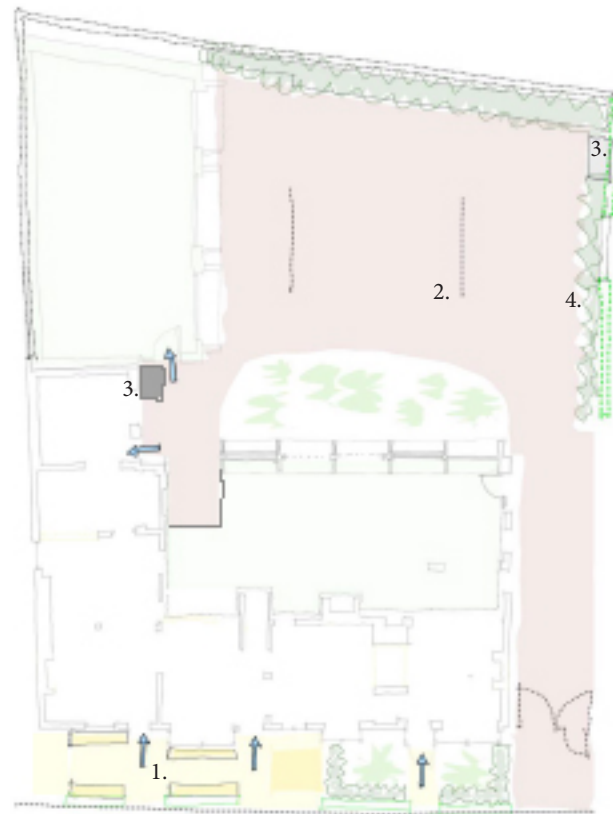
•Energy and environmental performance

Whilst the fabric of the existing building will be upgraded, limitations on



Environmental strategy

1. New highly insulated additions form a thermal buffer to the north
2. Thermal upgrades to the facade and existing windows.
3. New ground source heat pumps, photovoltaics and micro turbines.



Landscape strategy

1. New paved outdoor seating and cycle parking
2. New paved rear yard with soft planting
3. New waste storage
4. Vertical planting

performance of the existing building (without substantial compromise) require the new extensions to compensate as a light, highly energy-efficient additions that benefit from the use of renewable technologies.

Demolitions

Where demolitions are proposed adjacent or near to fabric of exceptional or considerable significance, it is proposed that method statements for careful dismantlement and detailed survey and recordings should be submitted to and accepted by the conservation architect prior to commencement. Items uncovered in the process deemed to be of significance will be carefully set aside, labelled and stored for further consideration by the architect and archaeologist ”

- The demolition strategy involves the removal of later less sympathetic alterations to the property as a means to make more significant areas and the original plan form more legible.
- Demolitions are largely limited to the areas that were identified as having a low level of significance following archaeology studies and an architectural heritage appraisal (Refer to the AHIA and down-taking plans). These areas (both walls floors and roofs) were constructed during the early-mid part of the 20th Century with many unsympathetic alterations taken toward the end of the 20th Century.
- Demolitions to areas of moderate and considerable significance are limited to where necessary for essential repairs to ensure the viable reuse of the building

or to avoid intervention within areas of considerable significance. Refer to the AHIA for the impacts and mitigation strategies in these areas. These areas include

- o Removal of the existing plaster and lath ceilings at first-floor level where deflecting considerably.
- o The existing fragments of the late 19th century rear wall, largely removed and in poor condition will be removed.
- o The rear pitched roof pitch extension, a later addition (late 19th Century) using reclaimed timbers is in poor structural condition and has been subject to substantial alteration over the last Century.
- o The existing attic floor joists and second-floor loft space to the western portion are due for removal.
- o Strip out of the more recent ceilings and partitions to the eastern side of the building over the access laneway and demolition of the existing first floor kitchen.

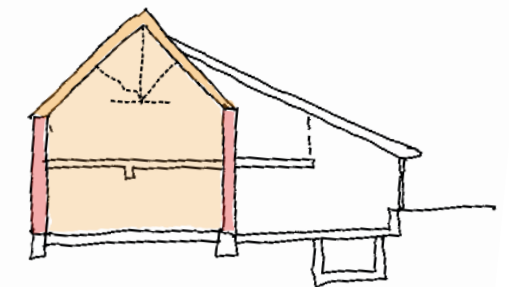
Structural alterations

Refer to the Structural engineers report Appendix D

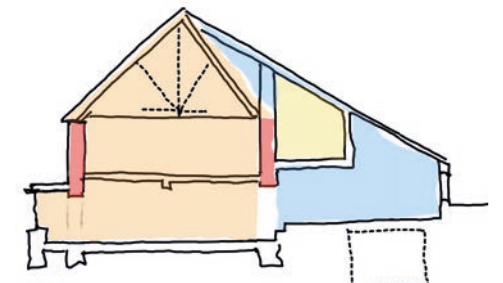
- Existing timber structural elements to roofs and floors will be surveyed and strengthened where required as stipulated in the AHIA. A strategy of ‘honest’ but sympathetic repairs that assist the legibility of the built fabric.
- New visible structural elements with the existing building will be of a high-quality using timber and steel composite elements.
- Existing visible timber structural elements will be treated with new paint coatings where exposed.

A Design strategy that safeguards
Heritage significance

- Low
- moderate
- Considerable
- Significant



As proposed - Significant fabric retained



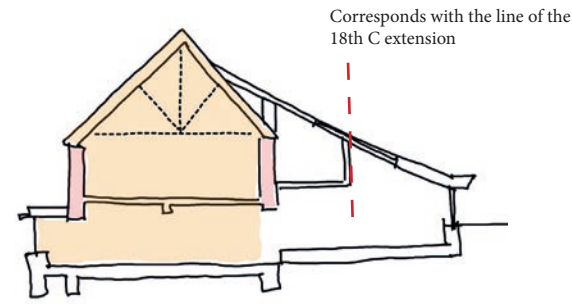
As Existing Eastern section

- New replacement floors and timber repairs may be required throughout the ground and first floor areas. Timber splicing and restraint details will be required in a number of locations.
- The shallow depth of the basement and ground floor foundations will necessitate underpinning in a number of locations along the western boundary.

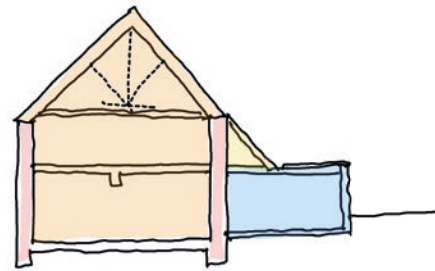
New Internal interventions

(Refer to Appendix A and H)

- New Fire and acoustic rated internal partitions are required between the uses. The use of metal or timber stud constructions for these elements will be considered as a means to allow a degree of reversibility for these alterations. These will be sensitively detailed to ensure that interfaces with historic structural elements and existing fabric so that a clear distinction can be made between each.
- New first floor ensuite bathrooms are designed as a glazed pod that can sit within the space without compromise to the surrounding fabric. These will incorporate substrates for water-proof linings to avoid direct tiling works to the existing plaster and lath walls. These structures will be highly transparent and will retain the original sense of space and be clearly demarcated from the existing fabric and offer high levels of reversibility should these spaces be fully reinstated.
- New wall floor and ceiling linings will be incorporated throughout the existing building, along with the removal and replacement of existing wall floor and ceiling linings subject to rot and damp. The



As proposed - Significant fabric retained



As Existing Mid section.

full extent of this latter category would be determined after more intrusive investigations.

- New fire and acoustic linings will be required to the underside and top of the existing first floor above the proposed bar area and to the shared office reception area.
- New thermally insulated linings will be required to the existing external walls, the roof pitch and the existing ground floor area.

(refer to the condition survey summary specification and AHIA for the impacts, mitigation and reversibility of these proposals

Rear extensions

Two new rear extensions are proposed, these simple additions retain the form and existing courtyard area and are set below the height of the existing building.

The Annex

- The plan area of this extension relates to the presence of existing buildings that occupied the full length of the western boundary, visible on historical maps and evidenced through archaeological studies on site.
- The retained scullery outbuildings provide a 'breathing space' between the annexe and the existing building.
- The scale, massing and roof orientation of the annexe echoes that of the existing gabled shed and the gable direction of



- a. New timber elevation and 'hatch' type window and surround. Alludes to the former use as a corn-loft.
- b. Annex roof scale and massing relates to the existing outbuildings on the site. The steep forms reference agricultural working buildings, hipped gables and a conceptual reference to the former brewhouse.
- c. The deep reveals framing creates a sense of solidity, whilst presenting a light transparent edge to the courtyard.
- d. The new recessed openings reference agricultural scale openings.
- e. A new natural slate cat-slide roof allows the existing ridge to be read above and sits low in relation to the surrounding buildings.
- f. The existing wash-houses are retained to create a 'breathing space' with the existing building.
- g. The historic roof structure exposed and refurbished internally.
- h. New hard and soft landscaping that relates to the sense that this was a historic working 'yard'.
- i. The existing roof will be exposed internally alluding to the former use as a cornloft.



outbuildings on adjacent sites.

- The form is subtly distinguished from the host building by a steeply pitched roof forms akin to modest agricultural buildings within the greater Hertfordshire area and incorporates a flat glazed ridge.
- A palette of slate, oxidised copper and European Oak Cladding is proposed for these elements.
- The existing flint boundary wall will be concealed but retained behind these buildings, and underpinning works will be required along the boundary edge.

Refer to the AHIA (Appendix A) for the impacts, mitigation and reversibility of these proposals

Rear elevation and roof pitch

- The existing rear elevation presents a mixed composition of roof forms from various periods, some poorly detailed and suffering from the effects of weathering. Archaeology analysis indicates that much of the rear roof pitch was reconstructed more recently (see the Appendix A and B). The cat-slide and flat roof element were constructed during the late 19th-early 20th century, as documentary records point to this possibly having occurred in the late 1890s. As illustrated by the condition report, the existing roof pitch needs to be stripped and battens and linings replaced as part of the work to insulate the roof structure.
- Rather than obfuscate this situation further by adding another layer of additions or the introduction of another roof language, the proposals aim to improve the legibility of the original rear elevation.

- The massing of the proposed extension, whilst contemporary will utilise traditional materials in order to set up a complimentary contrast with the existing and avoid the legibility issues that would result from a pastiche solution.
- The extension is conceived as a simple, pitched cat-slide roof element, set lower than the existing ridge and current cat-slide portion and visually separated with a gap to the Victorian wash-house gable.
- The existing rear extension is partially set below ground level in order to retain a low eaves level characteristic of lean-to roofs in the area, avoiding a taller glazed elevation or flat-roofed portion. This detail relates to the local vernacular tradition of simple roof extensions and allows the use of natural slates.
- A new slate roof pitch will match the existing roofs adjacent and will incorporate a band of patent glazing to visually separate it from the tiled portion of the original roof above.
- The rear elevation aims to satisfy the dual function of constituting lightweight structure whilst avoiding the appearance of a flat glazed façade. Accordingly, the façade is articulated with a series of deeply recessed frames that conceal shutters and framing elements and add an element of solidity to the rear elevation.
- A palette of slate, oxidised copper and European Oak Cladding is proposed

for these elements.

Proposed intervention:

The existing lower section of the rear clay tiled roof, catslide, existing first floor kitchen elevation and flat roof will be removed and replaced with a new pitched roof element.

Impact:

- In addition to review of historical maps that illustrate the building sequence, an Archaeological study was undertaken of the existing materials and detailing of the rear roof area and the original back wall of the property in order to make this assessment.
- The lower western section of the rear pitch is not an original element from the oldest phase of the building. It is likely a late 19th-century reconstruction of a more historic roof that added to the original plan form during the 18th Century involving the reuse of timbers. As such, this element is classed to have a moderate level of heritage significance. A large proportion of this existing roof was altered when works were carried out to form the new catslide and kitchen area. There have been a number of damaging alterations over the years involving the installation of extraction vents and evidence of wood rot to existing rafters.
- The catslide and flat roof element were constructed during the early part of the last Century, and are of low heritage significance and poorly detailed.
- Any solution to retain the existing lower western section of the rear roof (and assumed removal of the existing flat roof and catslide) would require the complete reconstruction of the rear roof pitch in any case.

Compensation:

- The existing main roof timbers will be retained in situ, and the new cantilevered roof can support the load of the main roof and avoids substantial intervention to the main roof.
- The new roof creates a more legible definition between the central section of the building and the additions either side.
- Creating a singular pitch enables natural slate to be used for the new roof, this contrasts with the clay tiles but links to the existing use of slates on the existing site and wider conservation area context. This approach minimises the impact of a new higher façade or flat-roofed element along this rear elevation.
- Incorporating a surround to the windows strengthens the sense of depth to the elevation and avoids the impression of excessive glass.

Reversibility

The creation of an independent structure means that If the new extension were removed that the existing main roof structure would be relatively unaffected and retained within limited alterations. The removal of the existing rear walls, first floor kitchen and lower areas of roof would not be reversible.



Front façade

(Refer to the condition report Appendix G).
The work proposed to the front façade aims to restore the existing features retaining its existing presence on the street but enhanced through the sympathetic use of paintwork.

- The existing brickwork façade and chimneys will be cleaned, replaced and repaired in accordance with the recommendations within the condition report.
- Lime based repointing will be carried out across the façade and a matt clear hydrophobic sealant coating applied to the external brickwork.
- New render and repairs will be undertaken to the base course.
- Existing services will be removed from the front elevation
- Replacement double glazed windows (with slimline glazing) and astragalled casements to match the existing will be integrated. Details are proposed as a pre-commencement condition.
- The existing timber bays will be overhauled, repaired and with replacement timber sections as required and new leadwork.
- All external timber (windows, doors, bays) work will be coated with Dark Blue (Farrow and Ball Hague Blue) coating.
- New elements of subtle signage and lighting will be incorporated along with a new sign (a white timber ‘Dalahast’ Horse)

Rear courtyard landscaping

The existing rear courtyard area consists of a variable sloped tarmac surface, areas of decking and soft planting. At present this area is in a very poor condition.

The proposals will remove the existing areas of decking tarmac and vegetation, reduce the existing ground level and re-grade the courtyard area at the northern end in order to reduce the overall slope to ensure that this aligns with current car parking and accessibility standards as defined by part M. It is anticipated that the area at the rear of the site consists of made ground, (See Appendix B archaeological report).

-The new external landscaped areas will incorporate Suds drainage measures.

Hard landscaping consists of new brick paviours (see materials section)

External bollard lighting or wall-mounted lighting will be incorporated around the existing and new boundary walls.

A new section of brick boundary wall (2m high) brickwork to match the existing is proposed along the eastern boundary; this will replace the existing timber fence that is in poor condition.

-Existing visible portions of boundary walls will be cleaned of vegetation, and the existing flint and brickwork repointed and repaired as required.

Soft shrub planted landscaping beds are proposed along the rear elevation to soften the new façade and improve the setting of the listed building.

A new brick planter and retaining wall is incorporated along the rear (north) boundary wall; this will incorporate lighting and shrub planting.

There are trees located on neighbouring gardens within 10m from the new proposals.

It is anticipated that full landscaping details would be provided as a pre-commencement condition of this development.

Front (south) landscaping

The existing tarmac/concrete hardstanding in front of the property is nominally level (50mm above the level inside the existing bar area). A low wall and paving are incorporated to the front of the western portion of the site.

- The proposals will remove the existing areas of hardstanding, wall and create a new concrete or stone-paved apron for the extension of the pub use up to the line with the pavement.

-The new external landscaped areas will incorporate discreet drainage channels to avoid run-off to the pavement.

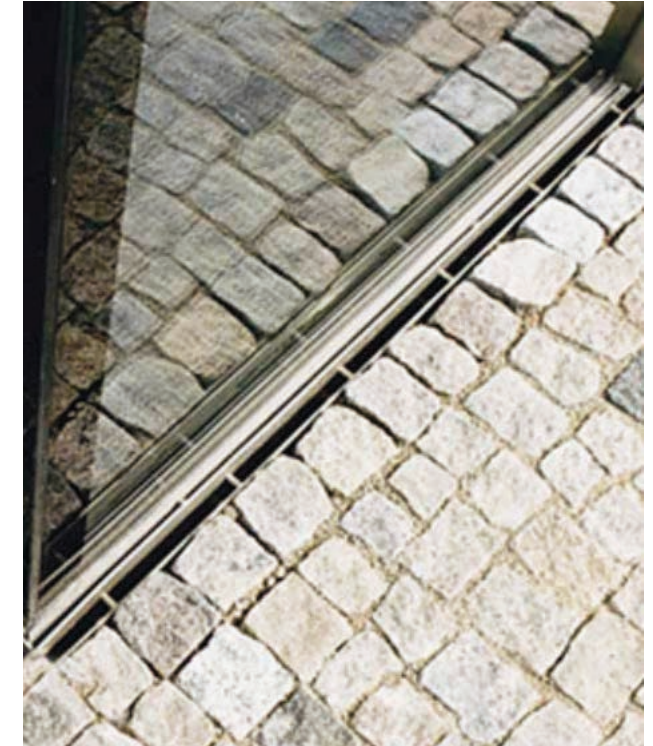
- Sections of a low brick wall will be incorporated along the boundary with new low-level hedge planters. This detail aims to create consistency with other properties along high street but will retain the appearance of a pub terrace.

- Low-level wall mounted lighting will be incorporated along the existing elevation and low level walls.

-New build in timber external seats will be detailed around the perimeter.

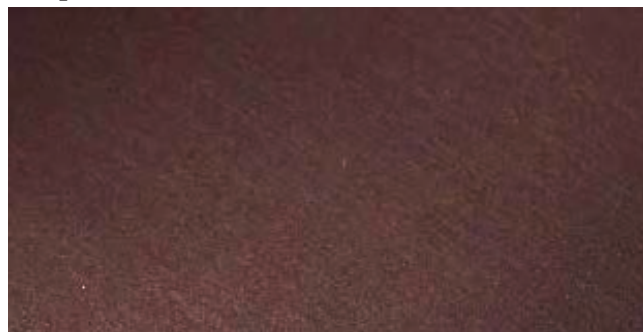
- Soft shrub planted landscaping beds and hedging are proposed to the eastern portion of the front elevation adjacent to the new dwelling entrance.

It is anticipated that full landscaping details would be provided as a pre-commencement condition of this development.





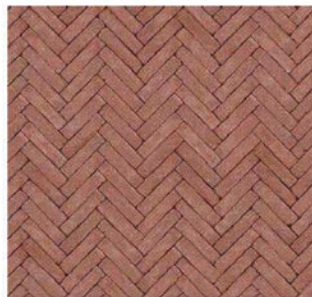
Cupa natural slates



Oxidised copper (new reveals)



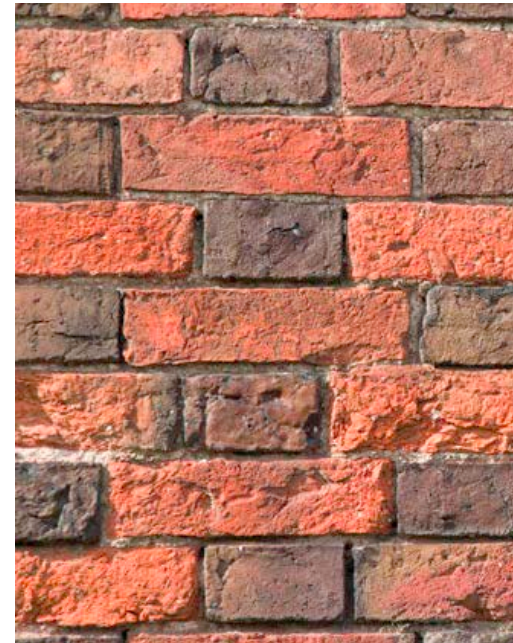
Slimline glazing



Brick paving



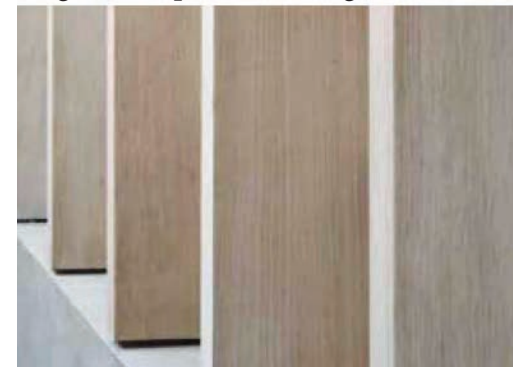
Anodised aluminum



Existing flemish bond brick



Hague Blue paint (existing windows).



Oak fins



Oak cladding

4.4 Proposed External materials

A restrained palette of materials is proposed for the new elements of construction and to areas of the existing facade. The predominant materials chosen brick and natural slate are characteristic of the heritage setting.

New materials seek to distinguish themselves from the existing, and are demarcated using sharp detailing. However these aim to be complimentary in terms of their tone and texture to the existing materials.

Copper is used frequently within historic environment settings and is a material with exceptional weathering qualities. Pre-patinated (mid-dark brown) copper will be used which ties well with the existing brick color and reflects a sense of patina and age. Within the context of Hertfordshires climate this will dull down to a matt brown color. Full oxidation to a darker green color normally takes 50-70 years. This material is used to define entrances and surrounds to the rear elevation.

Oak Cladding will be used for the insides of window framing reveals to add a softer natural element to the facade. Slim profile v jointed boards will be used and will be allowed to weather naturally adding texture to the facade. The use of Oak creates a link to the historic use of the material for timber framing within this context.

Natural Slates 500x300 will be used to the new pitched roofs. Samples will be submitted to the conservation officer prior to installation. Leadwork will be used to all flashings and junctions with the existing roof.

Anodised aluminium framing will be incorporated to the new slimline windows and doors. A brushed /antique brass effect analok 543 will be incorporated to tie the appearance of the se frames to the copper. This finish has a reflective tonal quality and a warmth that works well with brickwork.

Dark blue (Farrow and ball hague Blue) paint will be used for the existing timber windows, doors and bays at the front of the property.



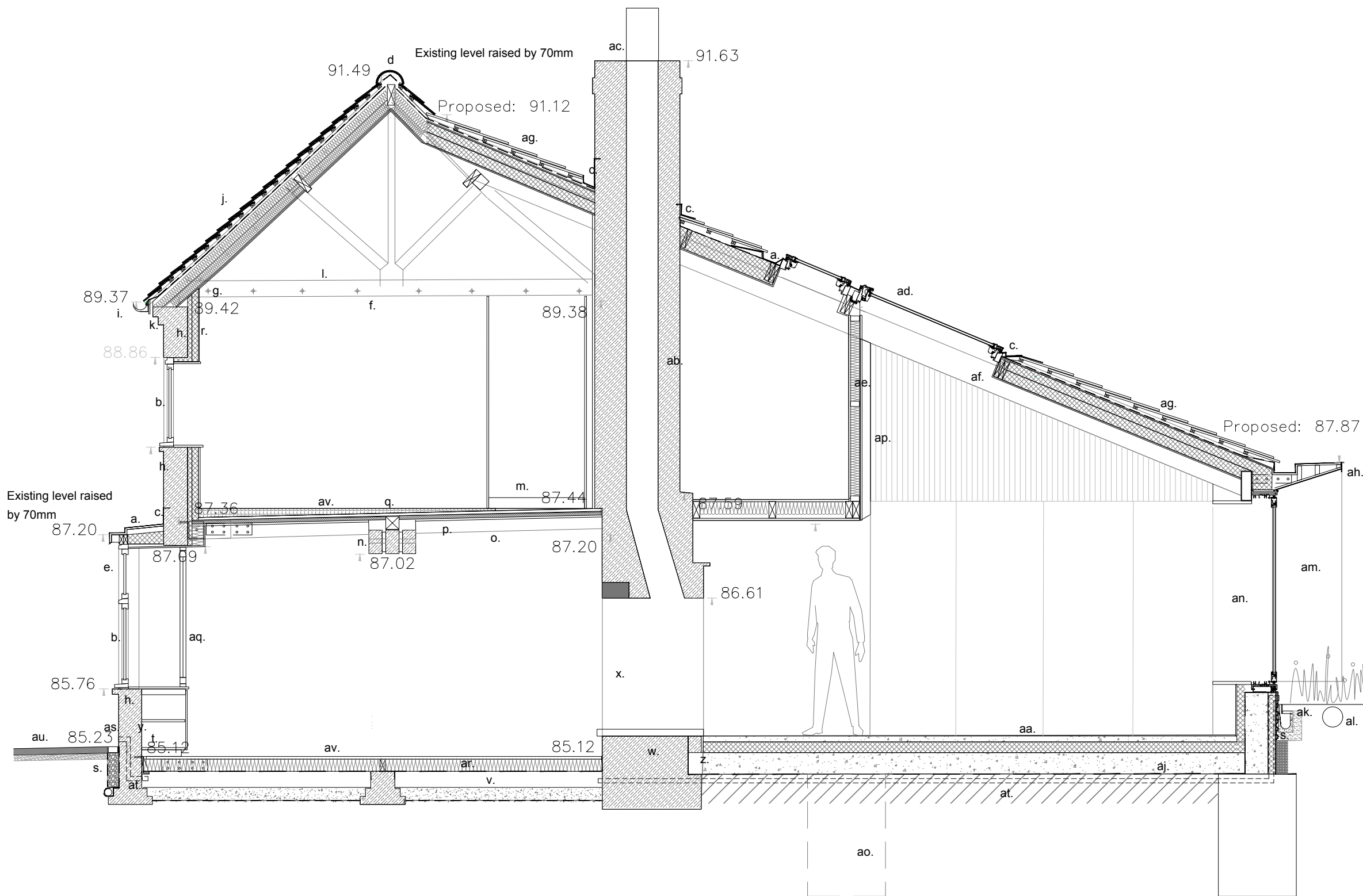


Indicative Rear View looking South



Indicative Rear View looking North

4.5 typical construction details



- Notes:
- a. New lead roof, existing top level raised by 70mm to incorporate insulation
 - b. Replacement timber window frames and sills. Slimline double glazing, astragals and beading to match the existing
 - c. New lead flashings
 - d. Straightened ridge, new clay ridge tile
 - e. Existing timberwork to bays repaired with timber replacement as necessary. New Dark blue paint finish.
 - f. Defective Plaster and lath ceiling removed existing timbers exposed internally.
 - g. New Brickwork restraint/tie detail (refer to engineering details).
 - h. Brickwork repairs/replacement and new hydrophobic clear sealant coating.
 - i. New guttering, brick corbel repairs and flashings.
 - j. New weathered clay tiled roof. Breathable Insulation between and to the underside of rafters. Lime plaster finish
 - k. Brick corbelling replaced new fascia. Cast iron gutters to be overhauled redecorated and replaced as necessary.
 - l. Tie beams reinstated with timber fitch. Existing timbers repaired.
 - m. New glazed bathroom pods with raised plinth
 - n. Steel beams substituted with new timber fitch beams to engineers detail.
 - o. Existing joists coated with fire retardant/intumescent paint
 - p. Acoustic/fire resistant linings set between joists.
 - q. New acoustic insulation, and resilient floor.
 - r. New thermal plaster (40mm) applied to the existing brick and plaster walls, with breathable insulation set over. New lime plaster layer internally.
 - s. New french drain detail externally and tanking system.
 - t. Existing wainscoting removed, new chemically injected DPC and slurry tanking layers to the base. All existing plaster replaced up to 1m above ground level.
 - u. Existing joists to be repaired spliced and replaced as necessary
 - v. New oversite concrete solum and root barrier if required. New under-floor vents
 - w. Existing hearth base to be repaired as necessary
 - x. Existing fireplace reinstated opened to both sides.
 - y. Chemical injection works to the existing internal masonry walls
 - z. New slab to bear on existing foundations/walls.
 - aa. New RC floor slab and under-build. Insulation and screed over.
 - ab. Existing timber framed rear wall exposed within the staircase and bath area.
 - ac. Existing flue and chimney repaired new cowls.
 - ad. Modular rooflight system, flush /recessed with slates.
 - ae. New bathroom structure hung from the new roof structure
 - af. Exposed timber fitch rafter ceiling internally.
 - ag. New natural slate roof (large format slates suitable for a 22 deg pitch
 - ah. New copper clad concealed eaves/gutter detail.
 - ai. Sliding slimline glazing system
 - aj. New damp proof membrane set on engineers sub base (heave protection as required).
 - ak. New channel drain.
 - al. Existing drainage to be retained and protected.
 - am. Folding copper shutters.
 - an. Internal shutters, and steel columns.
 - ao. Potential new footings as requires to support slab, pending ground conditions.
 - ap. Timber clad elevation internally.
 - aq. New secondary glazing to form thermal buffer, built-in storage within bays.
 - ar. New cabling and servicing to be incorporated within the existing floors and walls, positions to be agreed with the conservation officer on site.
 - as. Replacement render and chemical injected DPC
 - at. Periscopic vents
 - au. Stone paving externally
 - av. new timber floor finish

Note this is a reduction

Only to be used for the purpose for which it was intended. Only to be used for construction if expressly permitted in writing by the architect

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Note to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

Michael Collins Architect LLP

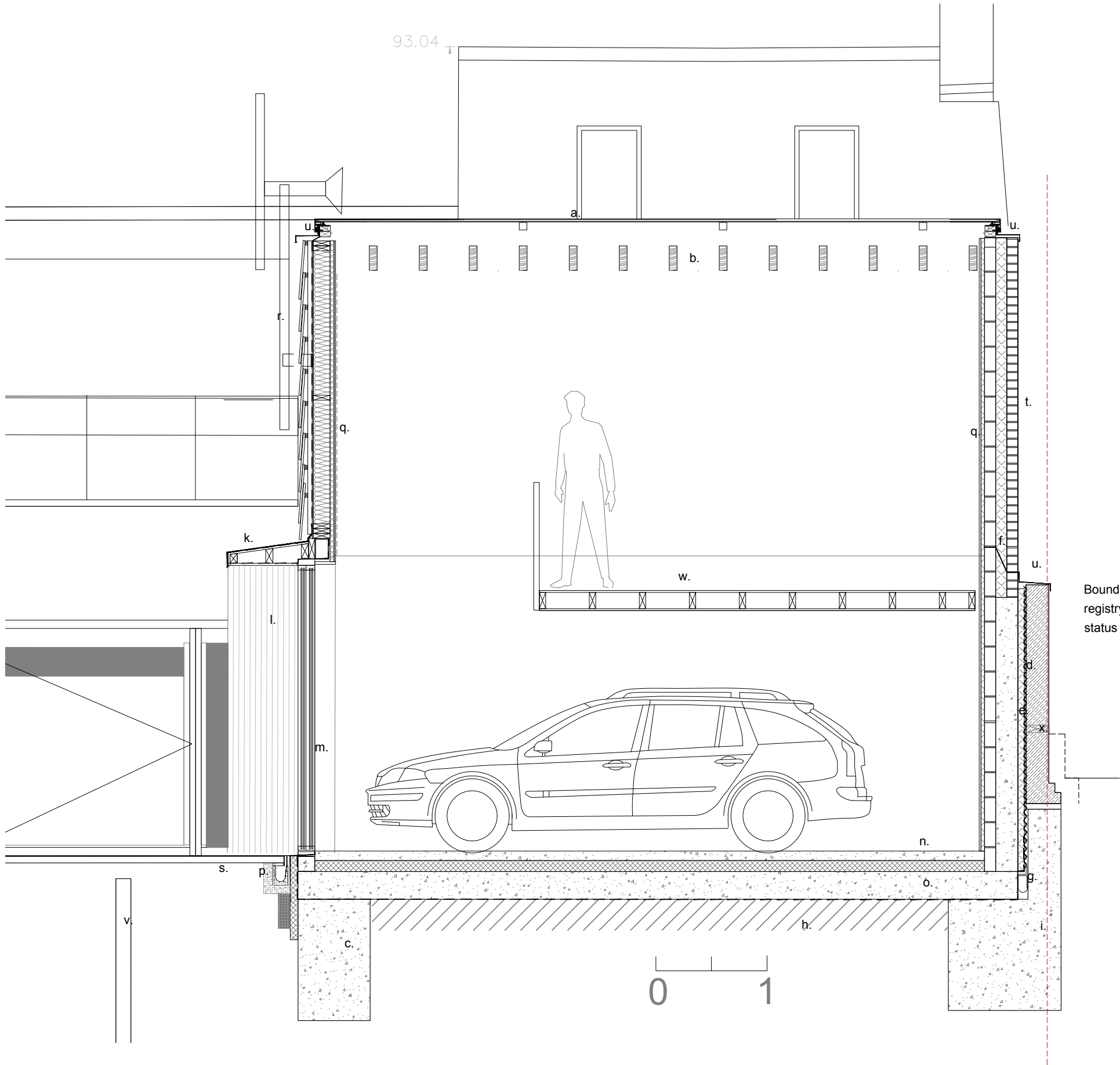
The White Horse, Kington

039 Section CC
as proposed

Stage: pre-planning
Status: Preliminary

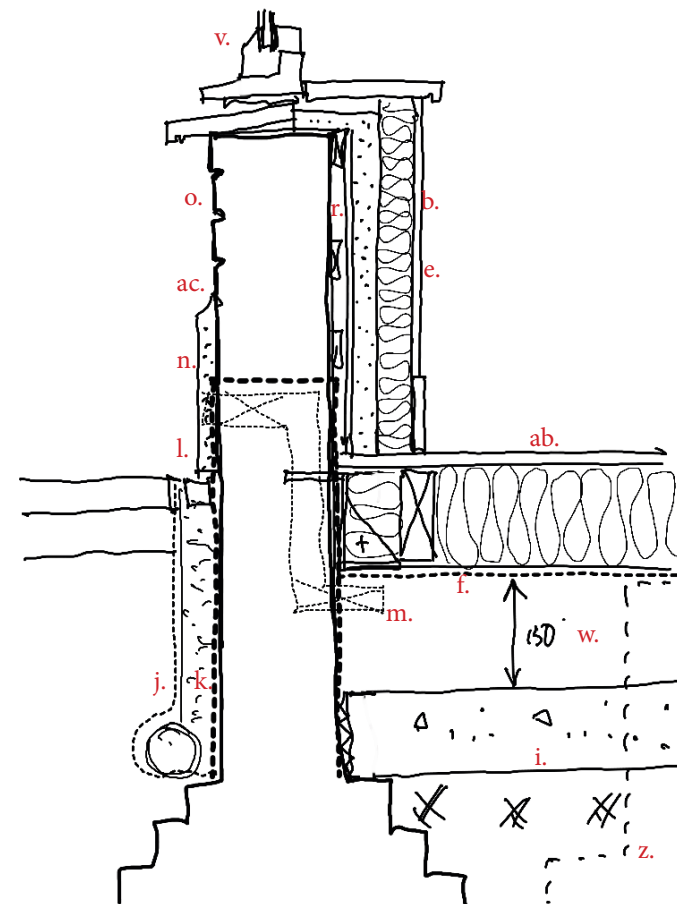
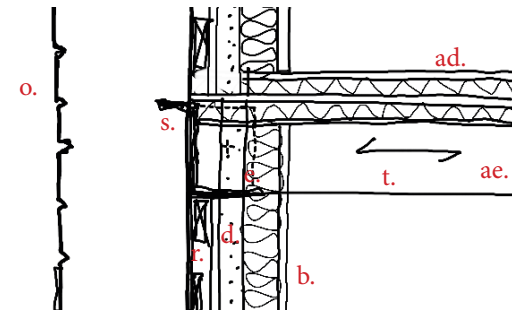
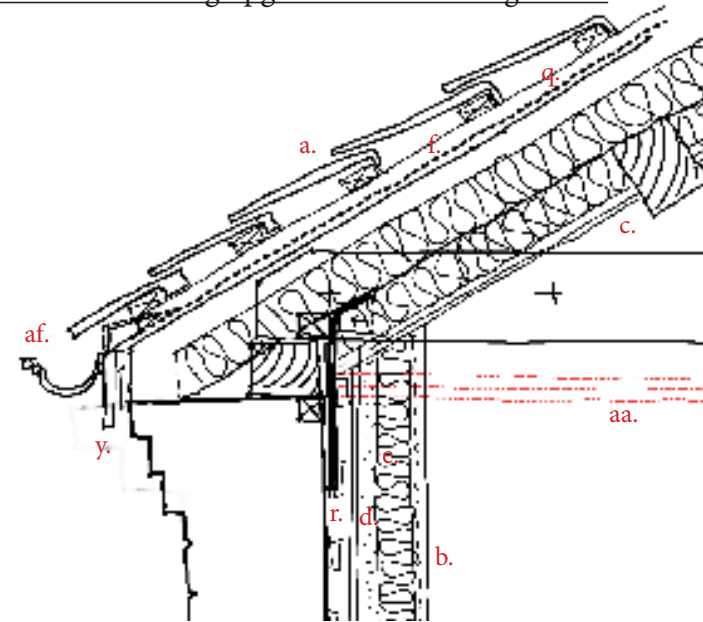
033

Scale:
1:20
@A1



- Notes:
- a. New modular rooflight
 - b. New timber joists and ringbeam over
 - c. New concrete foundations rear wall
 - d. Tanking system applied to existing flint wall.
 - e. Tanking installers waterproof cement
 - f. Cavity tray
 - g. Cavity drain with rodding access
 - h. Underbuild as engineers specification
 - i. Underpinning see engineers details
 - j. Natural slate cladding.
 - k. Oxidised copper surround,
 - l. European Oak to internal reveals
 - m. New slimline sliding doors
 - n. Heavy duty screed with insulation below.
 - o. Concrete slab
 - p. Channel drain
 - q. Insulated plasterboard
 - r. Micro wind turbines
 - s. New brick paving (SUDS base layers to engineers specification.
 - t. Weathered Facing brick to match existing
 - u. Oxidised copper flashings
 - v. new GSHP boreholes - to specialists design
 - w. New timber gallery over
 - x. New weepholes

Typical detail showing upgrade of the existing facade



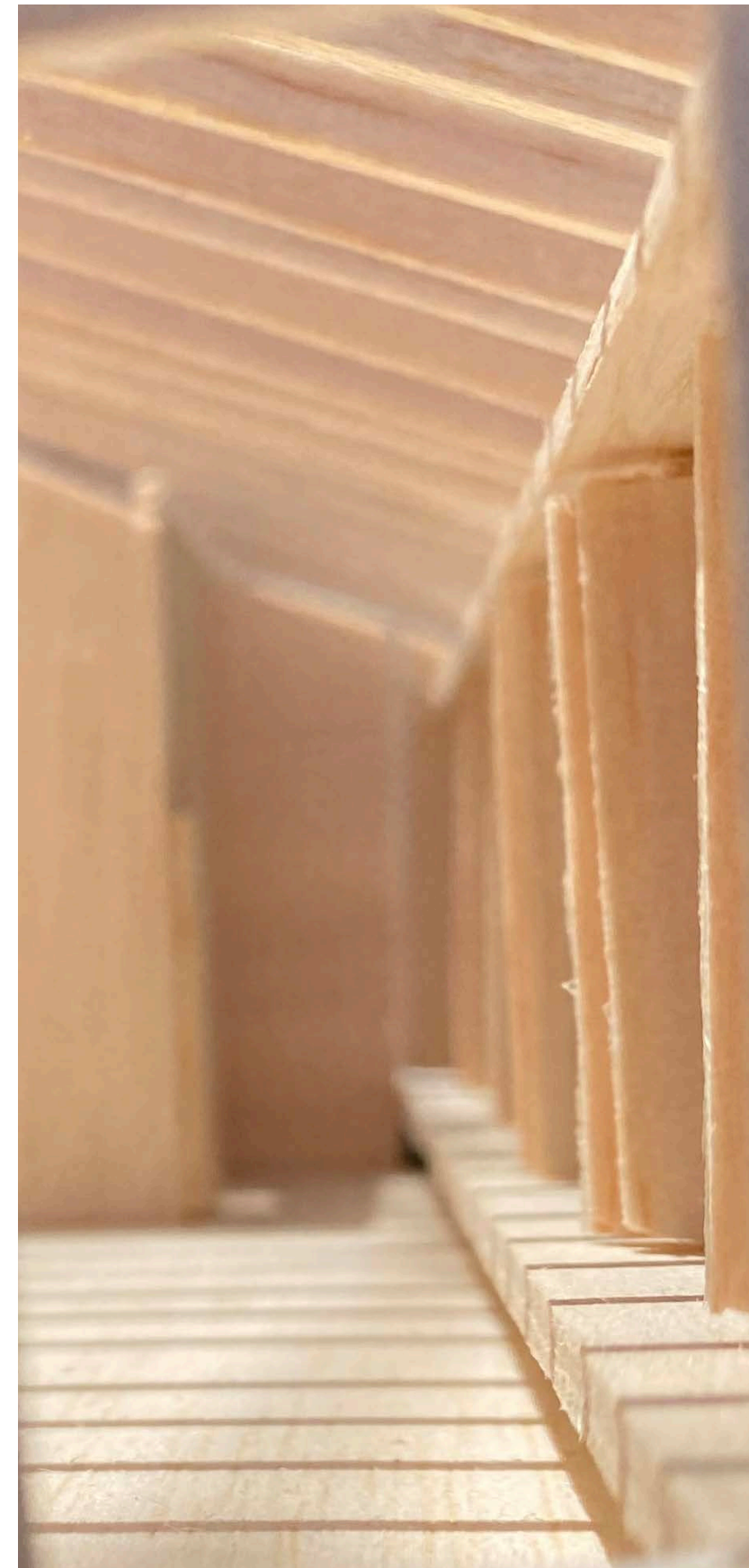
Notes:

- a. Existing tiles battens/counterbattens replaced
- b. lime plaster finish on fibre board
- c. Existing roof timbers replaced /treated as required
- d. 40mm isulayed plaster applied on existing plaster and lath plaster
- e. 60mm breathable Wood fibre board insulation with lime plaster skim
- f. breather membrane
- g. Vapour control layer
- h. breathable insulaton
- i. New oversite concrete solum oon hardcore on root barrier
- j. New field drain wrapped in permable geotex barrier
- k. New liquid applied barrer
- l. New slot permmeter drain
- m. New periscopic vent 900CCRs
- n. External water-repellent coating 300mm above FGL
- o. Existing brickwork to be repointed, hydrophobic seal to brickwork
- p. Fire/acoustic barrier and insulation
- q. Existing tiles battens/counterbattens replaced
- r. Existing lath and plaster
- s. Engineers rafter splice detail
- t. Existing rafters to be exposed repaired with fire retardant paint finish.
- u. New hardwood reveals
- v. Replacement timber windows with slimline double glazing. Existing sills to be replaced or restored as necessary
- w. New ventilated solum
- x. Facade restraint detail (see engineers spec).
- y. New eaves/soffit vent
- z. new Footings and dwarf walls as required.
- aa. Existing plaster and lath ceiling and joists removed.
- ab. New timber flooring.
- ac. Existing render repaired
- ad. New resilient floor set over existing
- ae. Acoustic / fire layers set between rafters.
- af. Replacement cast iron guttering.

4.5 Internal model views. - Design development (indicative views)



Interior view looking toward the North



View along the interior of the new extension looking West.



Model view of the new stairs to the office area at first floor



Model view of the new stairs to the office area from within the pub (looking east).

4.6 Summary engineering report

Refer to Appendix D

Investigations were carried out at the property in early September 2020 and the findings recorded on a plan and sketch sections.

The investigations included trial pits to establish the depth of existing foundations and ground conditions, and investigations of existing historic fabric as agreed with the Conservation Officer.

More investigations will be needed in the next phase, including the condition of timber elements embedded in walls, access to the roof to carry out a detailed inspection. There will also need to be a number of specialist investigations (refer to Appendix D):

We made a brief inspection of the building in 2018 and found the structure to be in fair condition, needing some strengthening, repair and maintenance. The investigations were planned around observations made during that visit, to find out as much as possible about the structure without significant intrusion, with a focus on areas that are to be altered.

Much of a relatively recent rear extension is to be removed and replaced with a new extension approximately 6m deep. This will have a sloping roof enclosing a double-height space. The roof is to support a new first floor bathroom hung from the rafters and party supported on the his incorporating in the same space a first floor bathroom. Most of the floor in the doubleheight space is to be removed and replaced with a concrete slab spanning between basement walls and a new foundation. An relatively recently erected outbuilding used for storage is to be demolished. A new building is to be constructed on the space created, extending up to the rear boundary. Foundations to boundary walls at the rear of the site are deep and the new building built alongside without foundation work being needed. Towards the front of the site the existing foundations are more shallow and many of the boundary walls will need to be underpinned.

ALTERATONS AND REPAIRS

Several load-bearing partitions are being removed in the two end houses, ceiling joists are being removed to expose the underside of rafters and purlin supports are being removed. The purlins will be strengthened to span between party walls. Stairs are being reconfigured.

In the oldest building changes are minimal with interventions that are mostly to strengthen and repair, in particular the roof, where the bottom chord of two King-Post trusses have been removed and unconventionally re-supported, to restrain the front elevation where bowed, and to add new structure to

enhance the strength of floor joists.

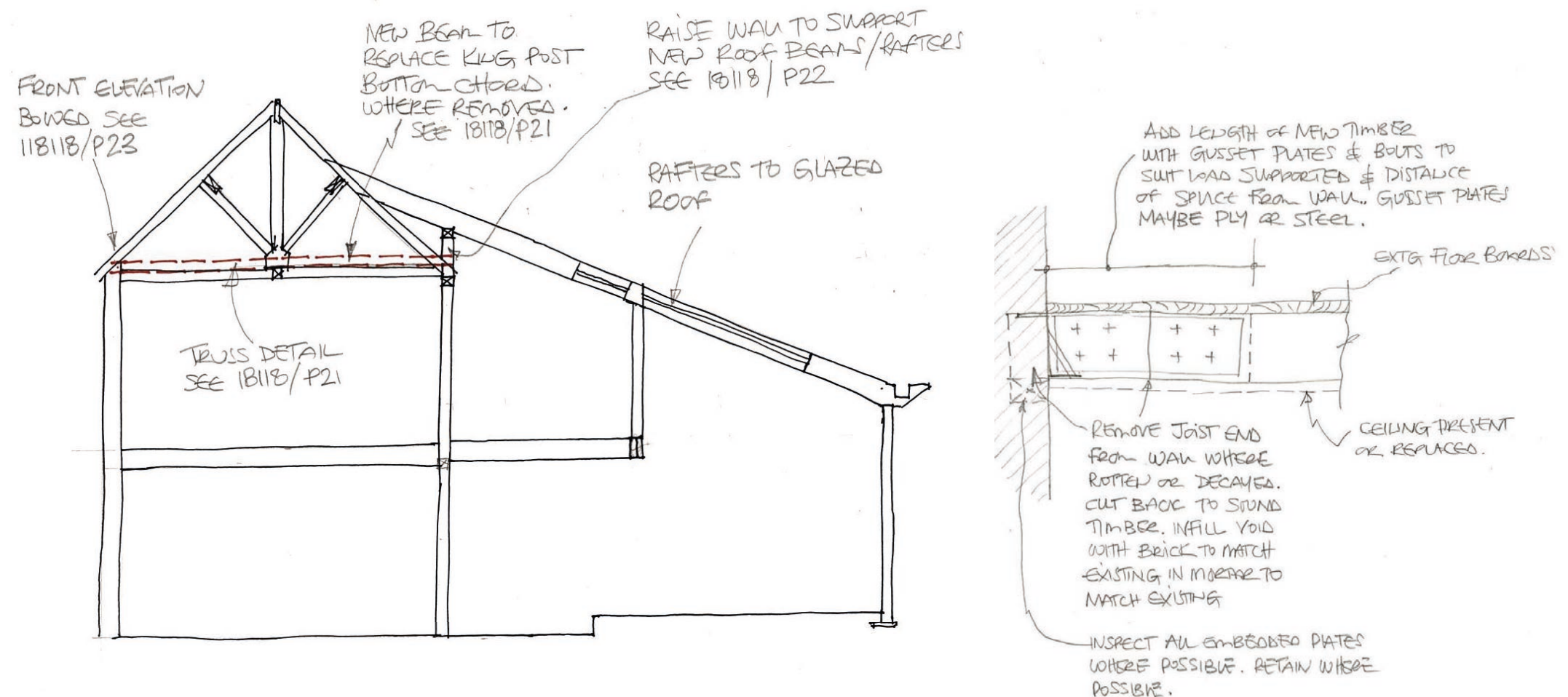
Where new stairs are to rise from ground floor to first floor, the partition alongside – possibly original, will be exposed. Basements are to be cleared of recently added posts and bases and new steelwork added to give a clear floor area. The floor level is to be dropped and a new concrete slab added.

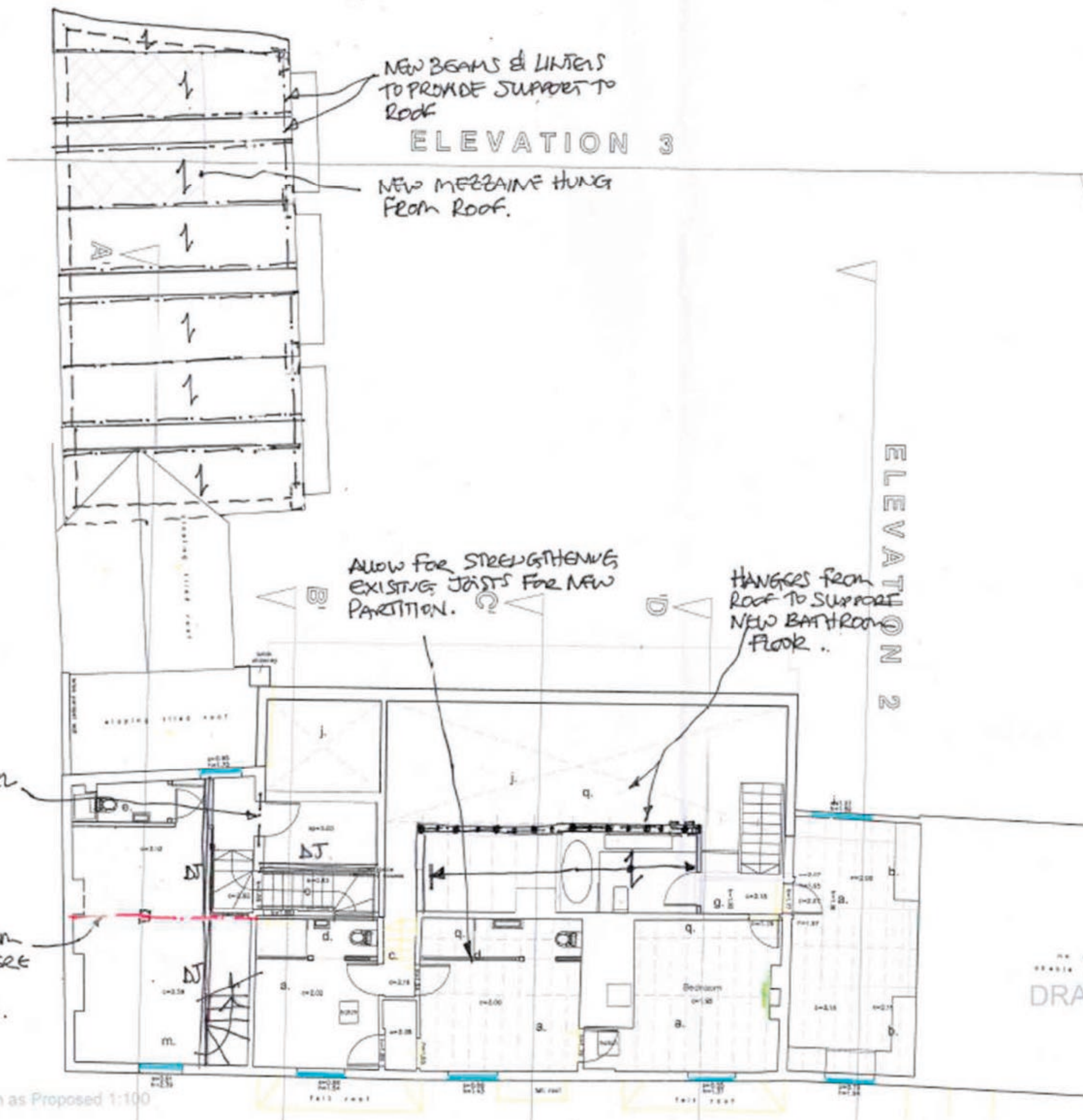
Expected repairs include:

- Replacement of timber ends where decayed or badly attached by insects.
- Replacement of bottom chord of roof trusses.
- Strengthening of rafter, purlins, props where necessary.

We expect to adopt conservation principles in repairs and alterations involving historic fabric and for proposed interventions to stand out as being new rather than aiming to replicate the construction of the older fabric.

Refer to Appendix D for the structural survey and proposed internal repair details. Proposed methodologies for the assessment and programming of remedial timber work is set out in the AHIA (appendix A1).





Not to scale

First Floor Plan as Proposed 1:100

Notes: 52
3.2
3.1

- a. Bedroom
- b. Full height wardrobes with bed recess
- c. Access stair - rooflight over
- d. New ensuite shower room
- e. office suite bathroom
- f. Void to living area below (roof-lights over)
- g. gallery
- h. storage gallery
- i. New elevation / window
- j. Void to roof, rooflight over
- k. New shower area
- l. New stair to meeting gallery, storage below
- m. Ceiling open over
- n. New glazed lobby
- o. Office kitchenette below
- p. New meeting gallery
- q. Skylight

OSBOENE EDWARDS
18/18/P2A

Note: This drawing is copyright
Do not scale from this drawing

Note: to be read in conjunction with Structural
Engineers information, specification and drawings

All setting out dimensions to be checked on
site by contractor and any discrepancies to be
noted ASAP. Windows, steelwork, to be site
sized.

Internal Reconfiguration The White Horse Kilnpton		
039	First Floor Plan as Proposed	021
0	Stage 2	

ELEVATION 3

ELEVATION 10

FLITCH BEAMS:
2N: 50x245 dp
WITH 10x200 dp INS PLATE
BOLTED BETWEEN WITH
M20's @ 600cc.

FLITCH BEAMS WITH
EXPOSED, UBS' WITH
CONCEALED.

152x89 UBS' @ 900cc.

EXISTING PARTITION/WALL
RAISED TO SUPPORT NEW REAR ROOF

NEW OR
STRENGTHENED
PURLINS.

NEW RIDGE
BEAM.

REMOVE CEILING
JOISTS.

ADD RESTRAINT
BEAM AT GAVES &
CONNECT TO RAFTERS
& WALL.

EXISTING TRUSSES
REINSTATE BOTTOM
CHORD.

WALL RESTRAINT DETAIL
SEE 18118/P23.

RESTRAINT BEAM
AT GAVES. CONNECT TO
RAFTERS & WALL.

CEILING JOISTS
REMOVED.

NEW PURLIN TO
UNDERLIE OF
EXISTING RAFTERS

NEW BEAM
AT FLOOR
EDGE TO SUPPORT
RETAINED GAVES

EXISTING JOISTS
SUPPORTED ON NEW
BEAM

Notes:

- New formal dining living space
- New brick oven
- New kitchen island 3mx1m
- New kitchen area
- New staircase to master suite and bedroom 2.
-
- Stair to bedrooms 3/4
- Bathroom
- Reinstated fireplace and central snug, existing studs exposed
- New cafe/bar kitchen
- Living space, exposed structure over.
- New glazed door
- New rear extension Oxidised copper clad folding external shutters, internal joinery shutters.
- new boot area
- Store
- New disabled WC
- Existing wash house retained
- Stair to office area
- New Cafe tables
- New reception area
- Access to cellar retained
- New storage / displays
- External cafe seating
- New front garden area
- New paved courtyard - levels reduced to align with the FFL in the new property, graded to 1:30 to the rear of the site
- New planted margin with retaining structures
-
- Toplit WC space (RL over)
- Kitchenette
- Server room
- Office space, flexible workshop space
- Glazed wall
- glazed Sliding wall
- Potential bin store locations

OSBORNE EDWARDS
18118/P3A.

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sized.

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Internal Reconfiguration

The White Horse Kimpton
New house, pub and workspace

039 SF Plan as
proposed

022

Stage 1

4.7 Environmental sustainability statement

These proposals aim to present an example of best practice in terms of integrating renewable technologies and fabric upgrades within the context of a sensitive historic environment.

Site appraisal:

Orientation:

The Front elevation faces south is the main source of solar gain on the site. The back of rear yard areas are also zones for solar access. The west elevation has limited windows and the east is currently obscured by surrounding gardens and neighboring buildings. The rear of the site faces north.

The rear of the site is sheltered, whilst the front elevation is exposed to light, prevailing winds and traffic.

Ventilation and heating:

Currently the site uses a gas heating system split over two floors. lighting is outdated and ventilation is achieved by windows with small extract vents.

Building fabric:

The building performs poorly in relation to heat loss. The existing walls, floors and roof area are poorly insulated. There is evidence of damp ingress and condensation within the property as a result of poorly formed later additions.

Site approach:

Fabric first:

- Prior to installing renewables a strategy to minimise heat losses throughout the existing fabric has been undertaken whilst allowing the existing walls to breathe in the manner of traditional construction to preserve and protect historic elements.
- Insulated plaster and natural fibre insulation is proposed to all existing brickwork walls. This also allows for lime plasters internally.
- Breathable fibre insulation is also proposed to the existing roof area as a means to avoid differentials in thermal bridging and moisture passage through the structure.
- Existing floors will have breathable insulation and new ventilated cavities to remove excess moisture.
- Highly insulated new additions will be formed. Concrete slabs and screed with a high thermal mass will be introduced to balance /regulate temperatures during summer and winter.
- The introduction of a new heavily insulated roof pitch to the north will create a thermal jacket for central part of the building at the rear where most heat is lost.

Renewable heating systems

The intention is to install a ground source heat pump at the rear of the property in the existing cellar (subject to further study and design development). It is intended that this will be fed by boreholes within the courtyard area. This system could feed a circuit of under floor heating pipes forming an evenly balanced source of heat within the rear of the property.

New photovoltaic panels are proposed on the roof of the new annex. The multiple roof pitches allow a large area of panelling to be incorporated without significant impacts on the conservation area or streetscape.

Large rooflights are incorporated at the rear as a means to gather light from the south and east and benefit solar gain and from a space that is predominantly naturally lit.

Replacement windows are proposed along the south elevation to allow retention of the heat gained by the sun and avoid heat losses due to draughts.

Ventilation and cooling.

- The intention is to install mechanical ventilation system with heat recovery (MVHR) This is subject to further study by M&E specialists. This system will be centralised in plan (set above the new rear bathroom area and will supply and extract warm air from the property and retain low moisture levels.
- Rooflight actuators will be incorporated at the rear to allow natural ventilation in summer if required along the north side away from Traffic.
- Large rooflights are incorporated to the office and master bedrooms to allow these spaces to be naturally ventilated also.

Surface water management

Further studies are to be carried out to determine whether the ground conditions and compounds within the ground would permit SUDS attenuation. It is the intention however that if this were possible that the rear area would be permeable. Water collection from the new roof areas of the annex and extension roofs can be incorporated into a storage device as noted on the engineers drawings and specification,

Note this strategy will be subject to design development by specialists and is indicative at this stage. .

General servicing

It is intended that a new sprinkler system will be installed throughout the building.

Rewiring and replumbing is required throughout

New ventilation duct and major pipe routes and designs will be submitted to the conservation officer for approval prior to works on site.

