

5.0 Pre application discussion and design development



5.0 Adjustments following comments issued as part of the refusal to 21/01019/LBC - 21/01019/FUL



The above applications submitted on the basis of the aforementioned rationale and consultations. This was refused in March 2021 on the basis of :

1. The view that the proposed micropub development is may fail resulting in the complete loss of a public house usage at the site.
2. Perceived harm to the host listed building, specifically a result of:
 - The extent of demolition of the C19 rear northside additions which is considered to result in less than substantial harm to the listed building.
 - Annex size, footprint , design and micro turbines will compete with the host building
 - Roof pitch , extent of projection beyond the existing rear building line.
 - Bin store location.
3. The scale, design and proximity of the rear annex extension to the western boundary and its impacts on and loss of amenity to occupiers of neighbouring property

Item 1
Refer to the attached planning statement and viability report carried out by Urbanside Ltd

Item 2
- Discussion was undertaken with the conservation lead at NHDC between April 2021 and August 2021 following refusal and it was agreed that a number of areas of rear elevation proposed for demolition would be retained resulting in an acceptable level of harm.
- The height of the rear annex has been reduced by approximately 1m to enable the ridge to align with the adjacent outbuilding. The turbines have been removed
- It was proposed that the annex be reduced to two pitches rather than three, however following discussion and analysis it was agreed that the three pitches would enable the scale and form of the annex to align with the scale and character of common outbuildings within the immediate context.

Item 3
The height of the rear annex has been reduced by approximately 1m to enable the ridge to align with the adjacent outbuilding.



5.1 Planning history and summary of pre app and previous application feedback

During the process of design development, the applicant's intention has been to retain a public house in some form on the site. This would be supplemented by other uses in order to ensure the viability and long term security for the site. A comprehensive design and consultation process was undertaken with NHDC at pre-app stage, during planning stage and following the most recent planning decision.

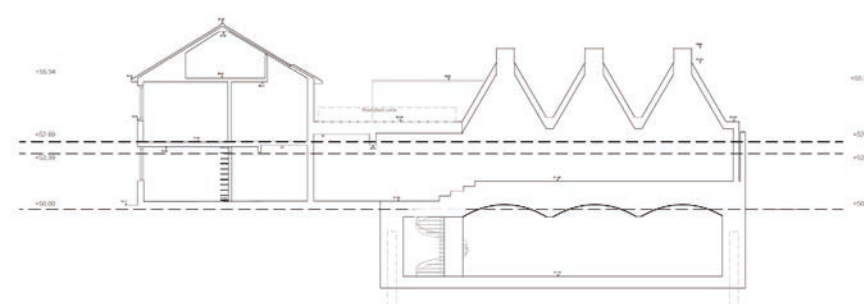
Two Pre-application discussions were held with NHDC in relation to the site ahead of the main application 21/01019/LBC - 21/01019/FUL:

18/02728/PRE

Following a feasibility study to assess a viable future for the property in its capacity as a public house, plans were submitted to NHDC for consultation on how the required enhancements to the current building and its proposed use would relate to policy. The designs related to a business appraisal undertaken by the applicant of successful models within the wider Hertfordshire area and noted the limitations of the current site. As such, the addition of a functions/events space and additional seating space supported the public house function both above and below ground.

Summary of NHDCs response:

- The intensification of use on the site and the impact of larger groups of patrons for events and increased public house/restaurant trade to the site was noted as a concern to NHDC in relation to surrounding properties, the listed building setting and parking given the proximity of the building to other residential properties and the lack of on-site parking.
- The resulting above and below ground development relating to the new uses was considered excessive, given the existing site constraints and the setting of the conservation area. Comprehensive demolition of the interior and the addition of a basement to facilitate a more open and accessible public house area was also opposed by the conservation officer.
- It was noted by NHDC that: 'The pub for wet trade is unlikely to be viable and I am not convinced that upgrading/extending the facility to provide an enhanced food offer is also likely to be viable given the constraints of the site... I consider that the potential harm that would be occasioned by the events side of the business would be extremely difficult to overcome'.
- Furthermore, it was noted by NHDC that in light of the issues raised regarding the viability of the site that converting the building to residential use would be a viable option provided that this is justified.



19/01206/PRE

Following the suggestion from NHDC to review residential uses further feasibility studies were undertaken to determine if a smaller pub function could be viable on the site to retain a public asset in addition to other uses that would include office and a primary residential use. These proposals were of a reduced scale and scope of alteration following the previous consultation.

Summary of NHDCs response:

NHDC noted that; 'the proposed conversion of the building for the suggested uses would be compliant with the relevant local and national planning policy and would therefore be able to be supported were an application submitted'.

Whilst the Conservation officer remarked that these revised proposals constituted a 'bold and innovative design approach', concerns were raised with regard to the following aspects:

1. A significant amount of the C18/C19 fabric (i.e. Victorian) would be lost together with some opening up of the C17 core. The removal of the ground floor central walls would mean that the two chimney stacks would be isolated leading to unnecessary fragmentation of the historic plan form. The amount of demolition should be minimised and fully justified.
2. Concerns raised regarding the amount of proposed glazing and the potential for this to have an overbearing impact upon, the special character of the host listed building.
3. Consideration also be given to exploring alternative roof forms including a flat roof/glazed roofs that might align with the existing pitches, and if demolition is required, it should be justified.
4. The amount of glazing, clerestory roof form and consideration of how these enhance the setting of the main group of listed buildings were raised. Suggestions for exploration also included



Left/right: Extracts from 18/02728/PRE

the potential of a double gable and creation of a 'breathing space' between the host building and annexe was noted.

5. Concerns were raised in relation to the larger window at first-floor level adjacent to nrs 20-22 high street.

6. A question was raised regarding the justification of the location of the proposed pub function within the building.

Meeting and onsite discussion with the Senior conservation officer at NHDC 23/07/2019

- The long glazed rear elevation with the 'cloistered' fenestration at the rear could be supported on the basis that its impact would be counterbalanced by the roof.
- Rear annexe: the current footprint, design and fenestration could be supported, and that the three gables could have roof lights rather than clerestory windows. A suggestion was made that these could be linked by a slate roof extending from the existing wash-house to the rear of the site.
- The extent of removal internally at the ground floor at the rear was noted. The existing stud wall currently separating the kitchen and the wall where the new stairs to the office are located needs further investigation before an assessment would be made.
- The existing cat-slide roof could be removed and replaced with a new modern intervention to accommodate the new rear stair. More assessment is required on the feasibility of retaining and preserving the legibility of the existing rear roof.
- First floor ensuites in the central bedrooms to be reviewed in more detail along with works to the existing plaster and lath ceiling.
- The stair to the office suite needs further investigation in terms of the work to historic beams above it.

5.1 Design development in relation to the comments raised 19/01206/PRE and subsequent meetings with the conservation officer.

Response to the Conservation officer's report point 1

- Following intrusive investigations and archaeological studies, an appraisal of the significance of the existing walls, ceilings and roof areas was undertaken (see the AHIA). The design has been adapted to minimise the amount of demolition proposed and limit this to areas of low or moderate significance. The existing building has been subject to many poorly additions that have created access and legibility issues throughout. Securing the viability of this building requires some demolition in order to create compliant escape stairs, accessible routes through the building and to make the most significant parts of the building visible again.
- The existing spine wall and flue arrangement have been retained at both ground and first floor levels to ensure the existing plan form remains legible. Demolitions and the removal of historic linings are limited to where necessary. A later 20th-century section of the rear spine wall will be removed to allow stair access; however new oak studs will be installed that relate to the existing truss as an improvement to overall legibility. The existing central staircase is retained.
- Victorian additions at the rear are to be retained with a new opening to the existing scullery area and removal of a later staircase, demolitions in these areas involve the removal of harmful additions in order to reinstate existing features. Existing ceilings at first floor are proposed for removal where these are currently deflecting failing in addition to

the attic floor area.

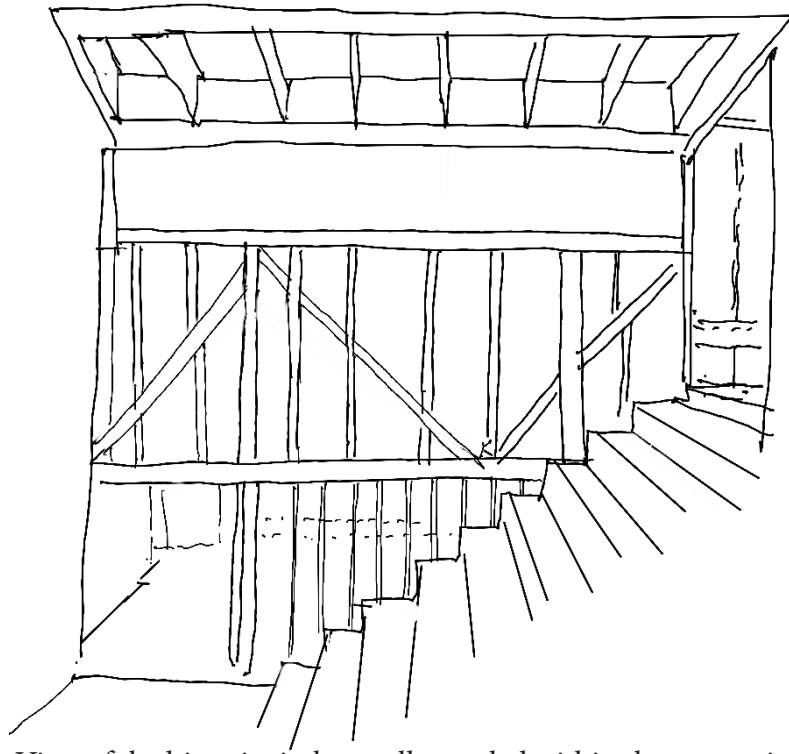
- Small fragments of the rear wall to an extension that was added to the rear of the original plan form are visible around the rear access to the kitchen are planned for removal. This wall has been extensively removed during the late 19th/early 20th Century, and the remaining portions have moderate heritage value.
- The more extensive demolition and strip-out to the rear of the property involve additions from the early and later parts of the 20th Century that following study were assessed as being of a low heritage significance.

Response to the Conservation officer's report point 2

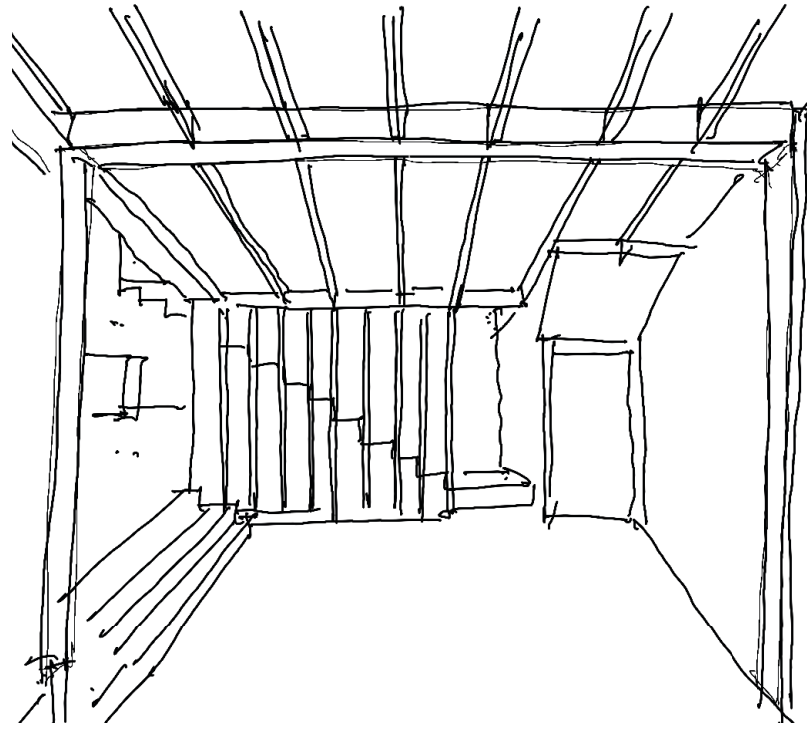
- The overall projection of the rear elevation has been reduced by approximately 0.6m from the plans submitted at pre-app stage, and this places more emphasis on the roof as a singular pitched element with projecting eaves rather than a flat roofed extension.
- The floor level is set below ground level to create a low eaves and avoid an over-dominant glazed elevation height, furthermore, the glazing has been set back around 0.5m within the cloistered surround within each bay. This has the effect of breaking up the glazed elevation, avoiding it from being seen as a singular glazed piece and will create a greater sense of solidity in combination with the large slate roof above it.
- Oxidised copper (dark brown see materials section) has been chosen as a high-quality material for the window surround. This relates to the colour of the brickwork and terracotta tiles.

Response to the Conservation officer's report point 3

- Following a discussion on site, a number of roof forms were explored in addition to analysis of the significance of areas of the rear roof pitch. The parameters (as agreed) were to:
 - o Accommodate the requirement for new staircases to allow the building to be viable.
 - o Avoid overbearing contemporary elements that dominate the listed building.
 - o Involve unnecessary alteration to the original main roof structure.
 - o Avoids visual clutter and the cumulative legibility issues that exist along the rear elevation.
- Archaeology studies confirmed that unlike the front roof pitch, the rear has been subject to substantial alterations over the course of the building lifetime. The existing cat-slide and flat roof elements are late 19th early 20th century additions deemed to have a low level of significance. Almost 50% of the oldest part of the rear roof visible externally has been subject to modification and reconstruction (estimated during the late 19th Century), with the upper section as the existing pitch. Condition surveys have determined that the rear clay roof tiles and battens are currently failing and in need of complete replacement.
- A number of variants were explored to ensure that the current design response is the optimum solution. These were subjected to an appraisal against 7 key criteria, and the optimum solution was determined as a modified version of a singular cat-slide slate roof across the rear elevation. This echoes historic solutions to extending larger roofs from the local context.
- The amount of patent glazing and rooflights was reduced and shifted



View of the historic timber wall revealed within the new staircase to the office area. Recent doorway to be reinstated with traditional timbers from dismantlings.



View of the new timber stud wall from within the office reception area to reinstate the earlier plan form and continue the timber wall. The more recent studwork will be removed.

on the roof so that this does not dominate the rear roof pitch.

- The top of the new catslide roof is set approximately 500mm below the proposed ridge level of the existing roof along the front of the property and the roof pitch.

Response to the Conservation officer's report point 4

The amount of glazing, clerestory roof form and consideration of how these enhance the setting of the main group of listed buildings were raised. Suggestions for exploration also included the potential of a double gable and creation of a 'breathing space' between the host building and annex was noted. Following agreement at the meeting of the 23/07 and the comments issued as part of 19/01206/PRE the design was amended in the following manner in response:

- o The roof height of the annex was reduced, and the clerestory roof element removed. The form of the roof pitches were adjusted to distinguish them from the host building. The gable form takes reference, in an abstract sense, from the hipped gables of sheds and rural outbuildings and the expressive pitches of working buildings in Hertfordshire and the neighbouring counties.
- o After studies, it was determined that a triple gabled roof pitch element that uses the existing Victorian scullery annex to create breathing space between it and the host building provides the most sympathetic solution in proportion to adjacent roof forms. It was decided that adding another flat roofed glazed element or a double pitch would introduce new materials and forms that do not relate to the host.

- o It was noted at the meeting of the 23/07 that a new ridge could be introduced perpendicular to the gables. This element would be a decorative rather than functional element, and it was decided that the desire to incorporate photovoltaics on the south facing pitches took precedence.

Response to the Conservation officer's report point 5.

The window to the first floor of the room adjacent to nrs 20-22 has been reduced in size although the intention is to retain the sense that this is a hatch. A new timber projecting surround is proposed to create further privacy (improving the existing situation) and vertical timber cladding is proposed. This particular detail aims to allude to the original agricultural use of this space as a hayloft.

Response to the Conservation officer's report point 6

The rationale for locating the pub function in the western portion

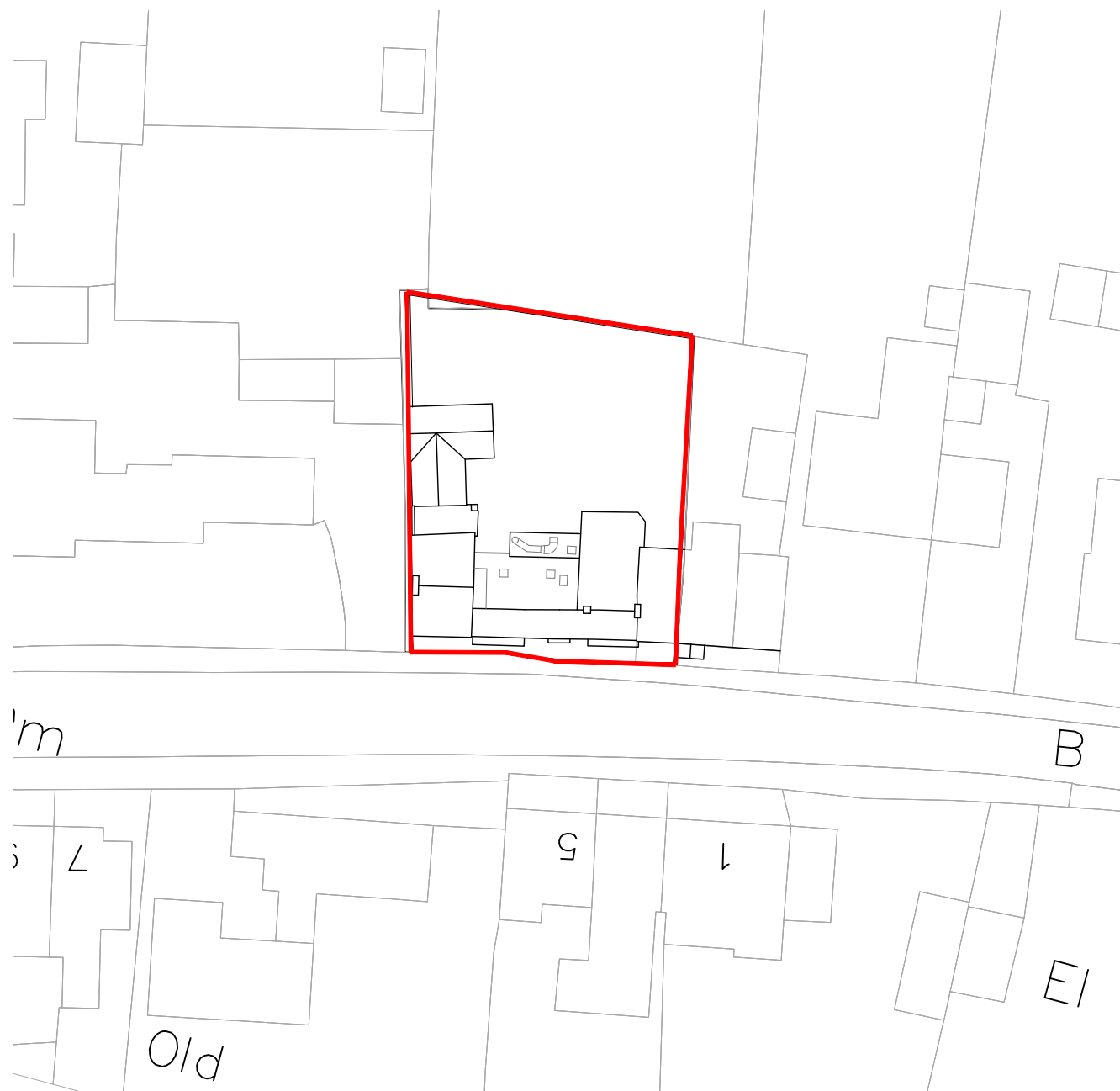
- A pub front of house area of approximately 27m² with the flexibility of a connected space was desirable along with customer toilets kitchen and storage spaces. The Western portion has a clear front/back of house arrangement with limited light at the rear and is more suitable for a pub.
- The proposed location makes use of the existing outbuildings, allows for the reuse of existing services and the installation of new kitchen facilities. This also facilitates a more sensitive location for extraction and plant etc. and allows for the rear elevation of the central section to address the existing garden.
- The proposed layout allows for a more sensitive integration

of new building regulations compliant staircases to the eastern portion of the dwelling at first floor level and the new offices.

- Locating the pub and associated services within the central portion of the site would require extensive subdivision. Locating the pub in the western portion of the site (as proposed) avoids intervention and intrusive servicing within the most historic part of the building.
- Notwithstanding the above, as illustrated by the archaeology report (see Appendix) the building was previously subdivided and aside from its function a pub has incorporated a range of other uses over its lifetime, this includes the central oldest portion.

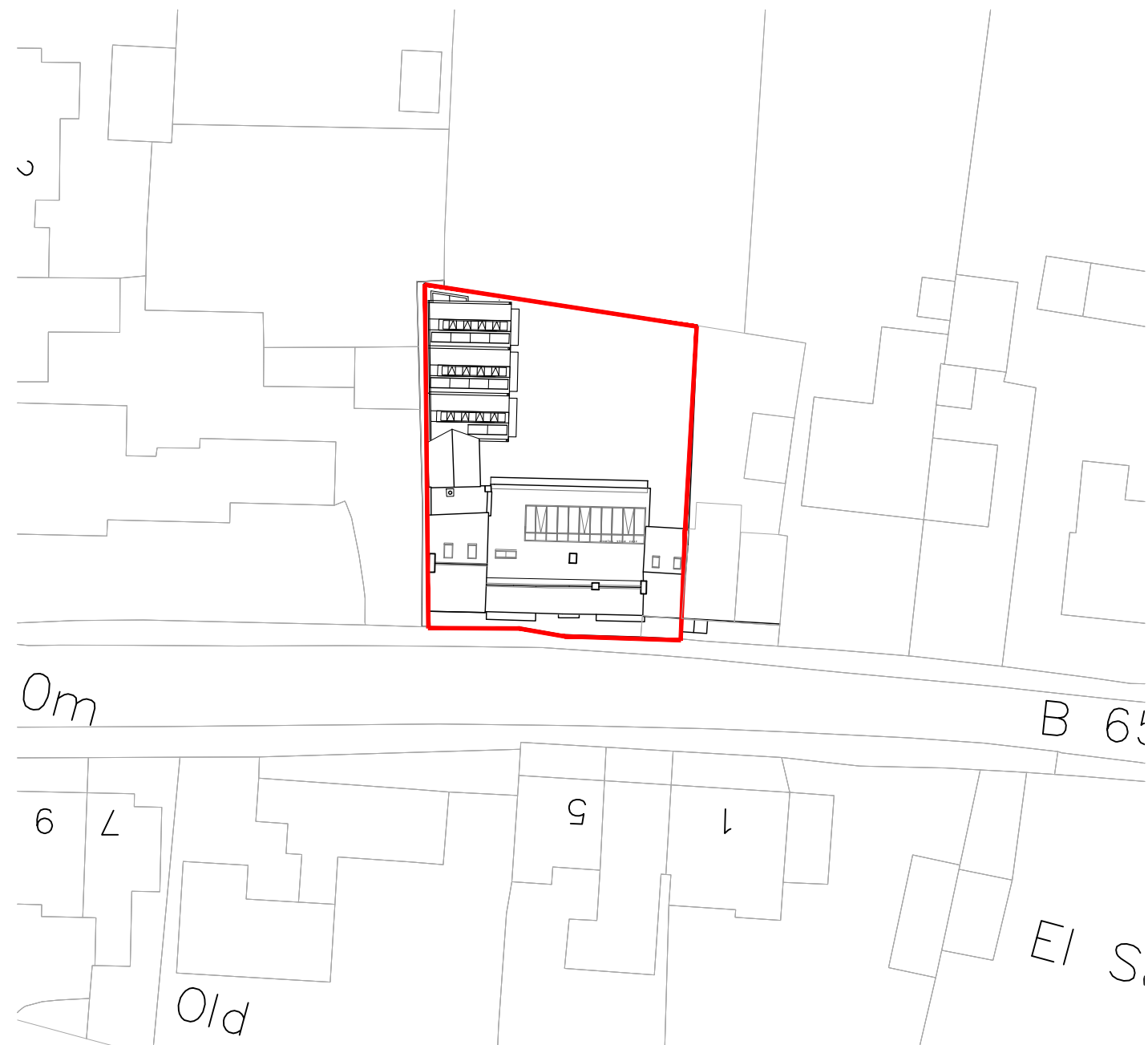
6.0 Proposed plans



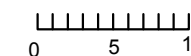


Block plan as Existing 1:500

Note that site/ownership boundaries and surrounding buildings are shown approximately.
 These plans are based OS data and may contain inaccuracies. Refer to land registry documents for the status of legal boundaries. Site visits are recommended to assess the relationship between the building and its surrounding context.
 Refer to 039-020 for landscaping



Block plan as proposed 1:500



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 Windows, steelwork, to be site sized.

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The White Horse, Kimpton

Job No. 039 Area plan
 proposed & Existing

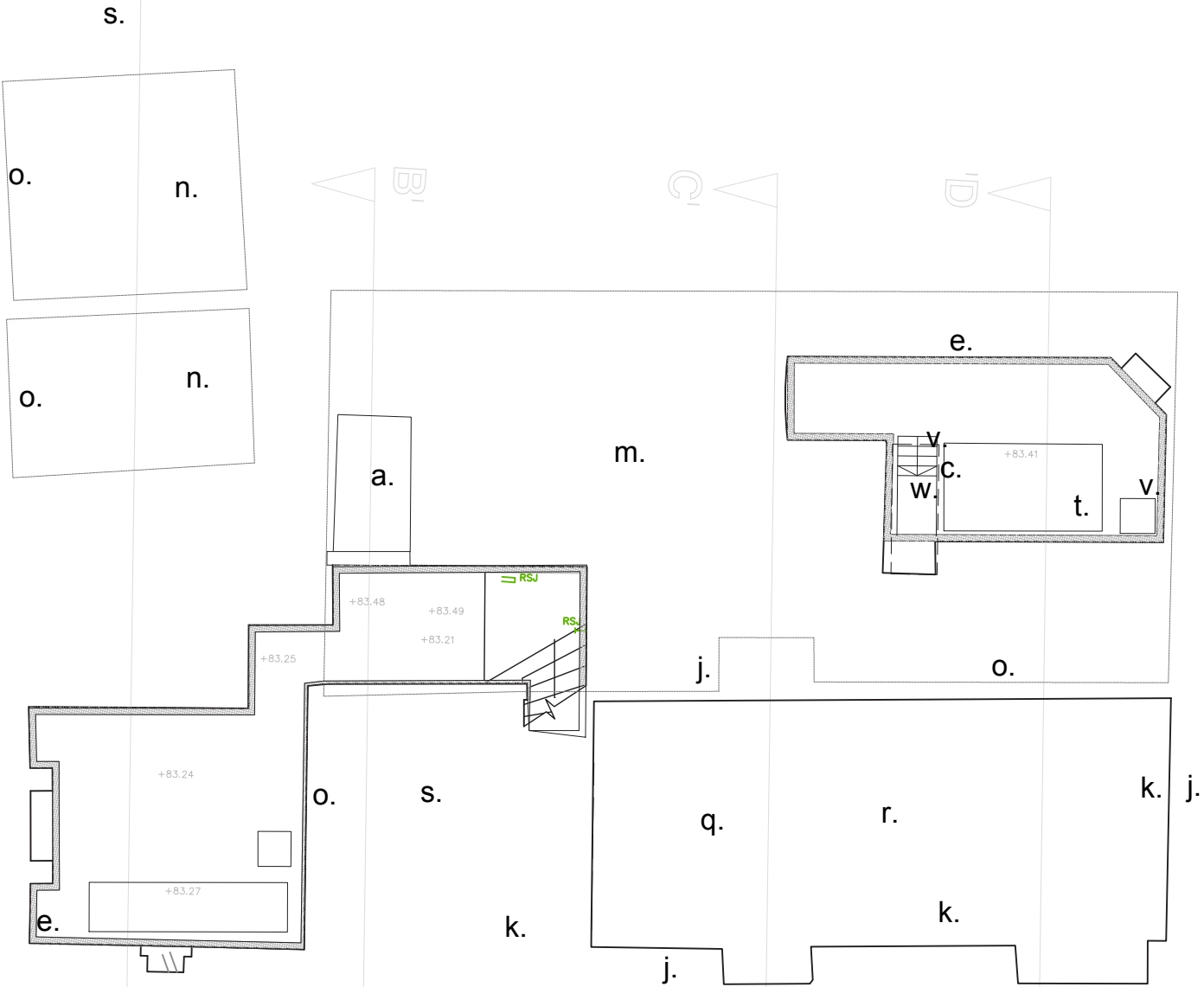
Stage: planning
 Status: Planning

050

REVISION: / Scale
 1:500
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ELEVATION 3

Totals	GIFA m2 Existing	GIFA m2 Proposed
Sui Generis (pub/drinking establishment). (Previously A4)	153	125



ELEVATION 2

- a. Existing steps retained to be repaired water proofing and lining to sides
- b. New step at base, existing stairs to be reinstated.
- c. Existing earth floor level lowered, new waterproofing/ tanking and slab
- d. Existing void depth, structural works and treatment to be confirmed
- e. Repairs to the existing basement walls. New free-draining external wall tanking system and wall lining.
- f. New sump pump and tanking system linked to new surface water
- g. Existing gas, utility supplies to be checked and overhauled where necessary.
- h. Existing stone steps to be repaired and reinstated.
- i. Existing concrete pads and steel columns removed.
- j. Tanking/chemical damp proofing treatment to the existing perimeter and internal walls, DPM slurry below DPC level.
- k. New periscopic vents and new air grilles to terminate on the external elevations either side.
- l. New storage area (office and pub).
- m. New concrete slab over (as engineers design).
- n. New concrete slabs and foundations
- o. Underpinning as engineers specification (TBC)
- p. New linings insulation and fire treatment to existing floor over
- q. Timber floor structure over to be repaired and replaced as necessary new oversite solum, and underbuild as engineers spec.
- r. Existing solum to be revealed, condition TBC, new footings as required, existing retained where possible (refer to S.E) information.
- s. Areas of concrete floor to be investigated, where deficient, to be removed, replaced with a new base layer, RC new slab, membrane and insulation as S.E details and spec.
- t. New sprinkler buffer tank and pump, size TBC, reinforced slab below
- u. New Ground source heat pump and buffer tank
- v. Hatch (assisted) over
- w. New metal folding stairs
- x. Existing beam/base removed new beam over

Downtakings



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Note basement configuration and existing below ground structures provisional /assumed and subject to further surveys prior to construction.
Note that service routes/drainage routes to be agreed prior to construction.

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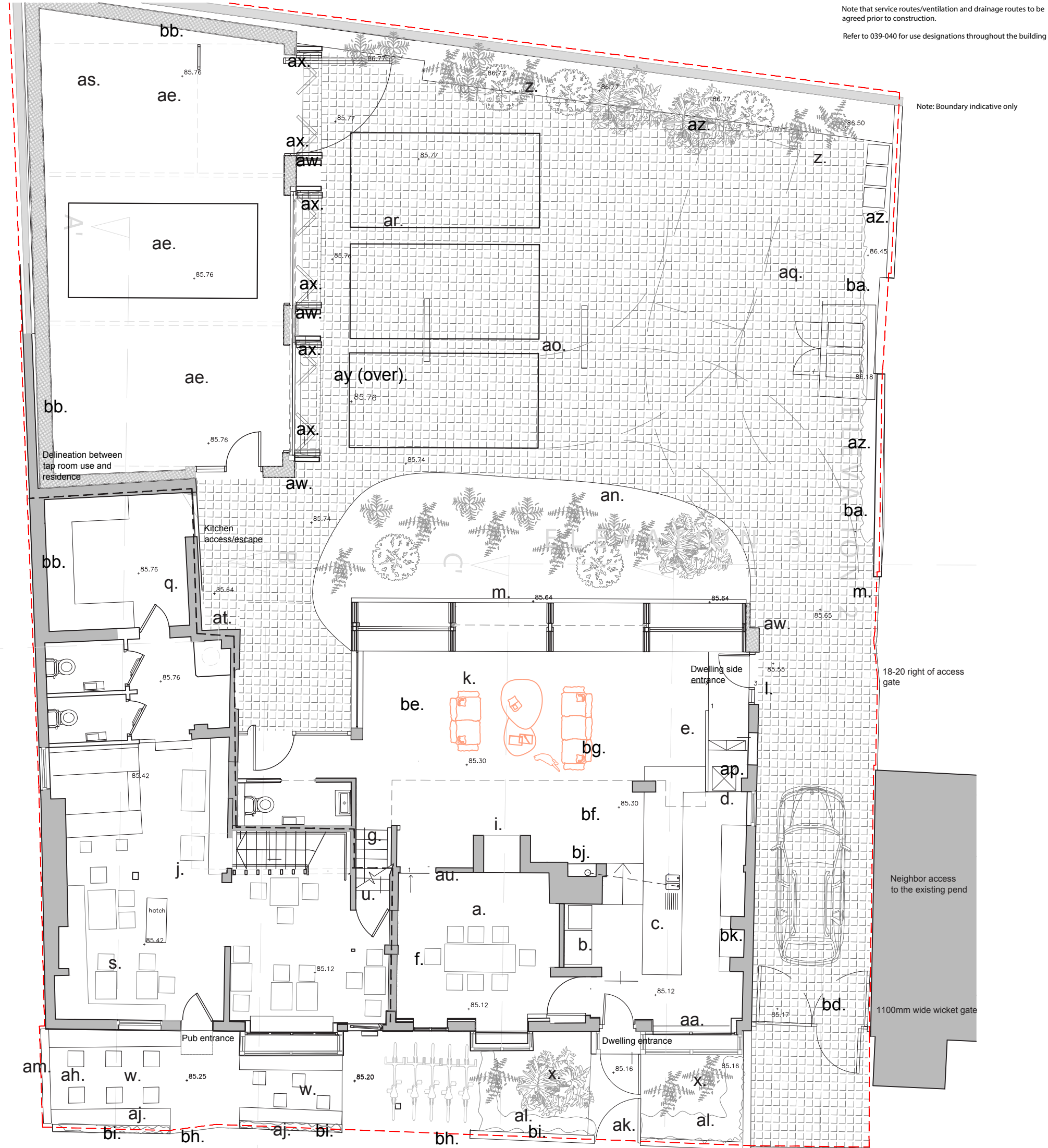
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Windows, steelwork, to be site sized.

The White Horse, Kimpton
Job No. 039
Basement plan as proposed
Stage: Planning
Status: Planning

019
REVISION: E
Scale 1:100
@:A3

Note: Boundary indicative only

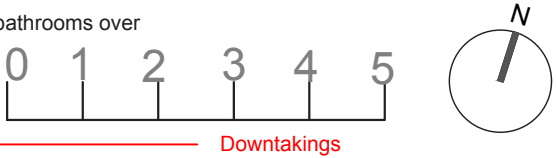


- Notes:
- a. New formal dining living space
 - b. New appliance recess formed
 - c. New kitchen island
 - d. New kitchen area
 - e. New staircase to master suite and bedroom 2.
 - f. Existing floor to be replaced with a new insulated /ventilation timber floor structure.
 - g. Stair to bedrooms 3/4
 - h. Bathroom
 - i. Reinstated fireplace and central snug
 - j. New micro pub
 - k. New engineer designed floor slab.
 - l. New oak clad door with glazed side panel
 - m. New rear extension Oxidised copper clad folding external shutters, internal joinery shutters.
 - n. new boot area
 - o. Store
 - p. New disabled WC
 - q. Existing wash house retained
 - r. Stair to office area
 - s. New tap room tables
 - t. New reception area/multifunctional space for pub evening use.
 - u. Access to cellar retained
 - v. New storage / displays
 - w. External cafe seating
 - x. New shrub planting
 - y. New paved courtyard - levels reduced to align with the FFL in the new property, graded to 1:30 to the rear of the site
 - z. New planted margin with retaining structures
 - aa. Window seat
 - ab. Toplit WC space (RL over)
 - ac. Kitchenette
 - ad. Keg display
 - ae. Home office space/ flexible workshop space (for use with dwelling).
 - af. keg store/access
 - ag. Sliding wall
 - ah. pub bin store location
 - ai. Concealed gate
 - aj. New seat with raised planter backing to boundary
 - ak. New timber gate
 - al. new hedge
 - am. New timber fence
 - an. Soft planting with steel plate edging
 - ao. Existing levels excavated and lowered by aprox 1m to level site new SUDS paving - clay / brick or concrete setts on engineers drained build-up.
 - ap. Chute
 - aq. Turning arc
 - ar. parking area
 - as. Gallery /mezz over (ladder access)
 - at. New cooling system and AC cassette (over)
 - au. Existing wall repaired.
 - av. Fire curtain over
 - aw. Vertical copper cladding
 - ax. Vertical T&G European oak cladding
 - ay. Vertical natural slate cladding top match roof
 - az. New reclaimed brick boundary wall with low level planter at base
 - ba. Vertical planter /green wall system.
 - bb. Underpinning to existing boundary wall.
 - bc. Removable disabled ramp
 - bd. 1100m wide wicket gate
 - be. Pitched exposed soffit over
 - bf. New beams/floor gallery over
 - bg. Cellar below tanked - insulated access hatch to new floor
 - bh. New concrete/stone paving setts, strip to delineate pavement edge
 - bi. Low brick wall, brick coping over.
 - bj. New concealed drainage routes from bathrooms over within masonry pier.
 - bk. New open fire cooking range

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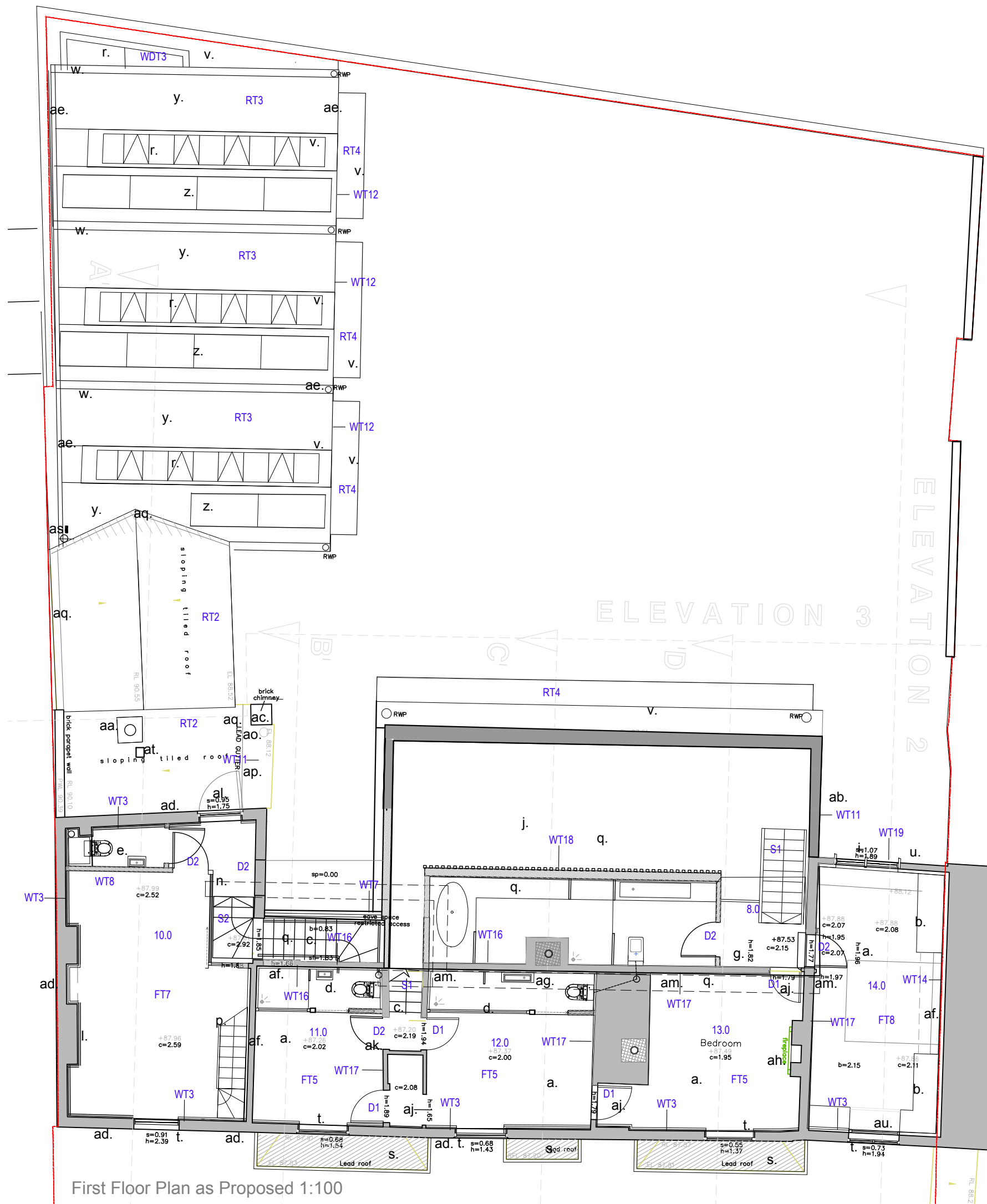
The White Horse, Kimpton

Job No. 039 Ground floor plan as proposed

Stage: planning
Status: planning

REVISION: G
Scale 1:100
@:A3

020

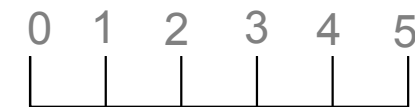


Note: Boundary indicative only

Notes:

- Bedroom
- Full height wardrobes with bed recess
- new Access stair - rooflight over
- New glazed ensuite shower pods
- office bathroom
- Void to living area below (roof-lights over)
- gallery
- storage gallery
- New timber framed window with projecting mullions.
- Void to roof, rooflight over
- New shower area
- Existing fireplace reinstated.
- Ceiling open over
- New glazed lobby
- Office kitchenette
- Stair to book storage/minstels gallery.
- Skylight over
- New aluminium framed linear rooflights with (acutator) openable units
- Existing roofs replaced with new lead sheet cladding with rolled seams.
- Existing sash and case windows replaced with new doubled glazed slimline units with astragals to match existing. Dark blue paint finish
- New vertical timber cladding T&G European oak.
- Oxidised copper roofing- standing seam
- New copper valley gutter
- Existing slates replaced / repaired
- New natural slate roofing
- 1.6x1.6m PV panel
- New commercial kitchen extract flue
- Oxidised Copper cladding
- Existing chimney repaired and repointed with replacement cowl.
- Existing brickwork to be replaced, re-pointed and indented where necessary. External cabling and services to be removed. Existing bowed sections to be strenghtened as per the engineers design.
- New aluminium flashings to skew
- New acoustic wall linings
- Existing fireplace removed
- Existing fireplace to be reinstated
- New server room, cooling system to be confirmed.
- Existing timbers and doors retained with new fireproof coatings.
- new door opening to be formed
- New smoke vent (to match existing windows)
- Proposed central high level route of sprinkler system and MVHR ducting.
- New MVHR system location.
- MVHR louvred intake/extract
- AC cassette
- New lead gutter/abutment detail
- Existing slate roof extended to meet annex
- Concealed RWP
- Flush tilevent
- Secondary acoustic glazing set internally

— Downtakings



Note that service routes/ventilation and drainage routes to be agreed prior to construction.

[Refer to the Outline specification for wall, floor, roof and room specifications](#)

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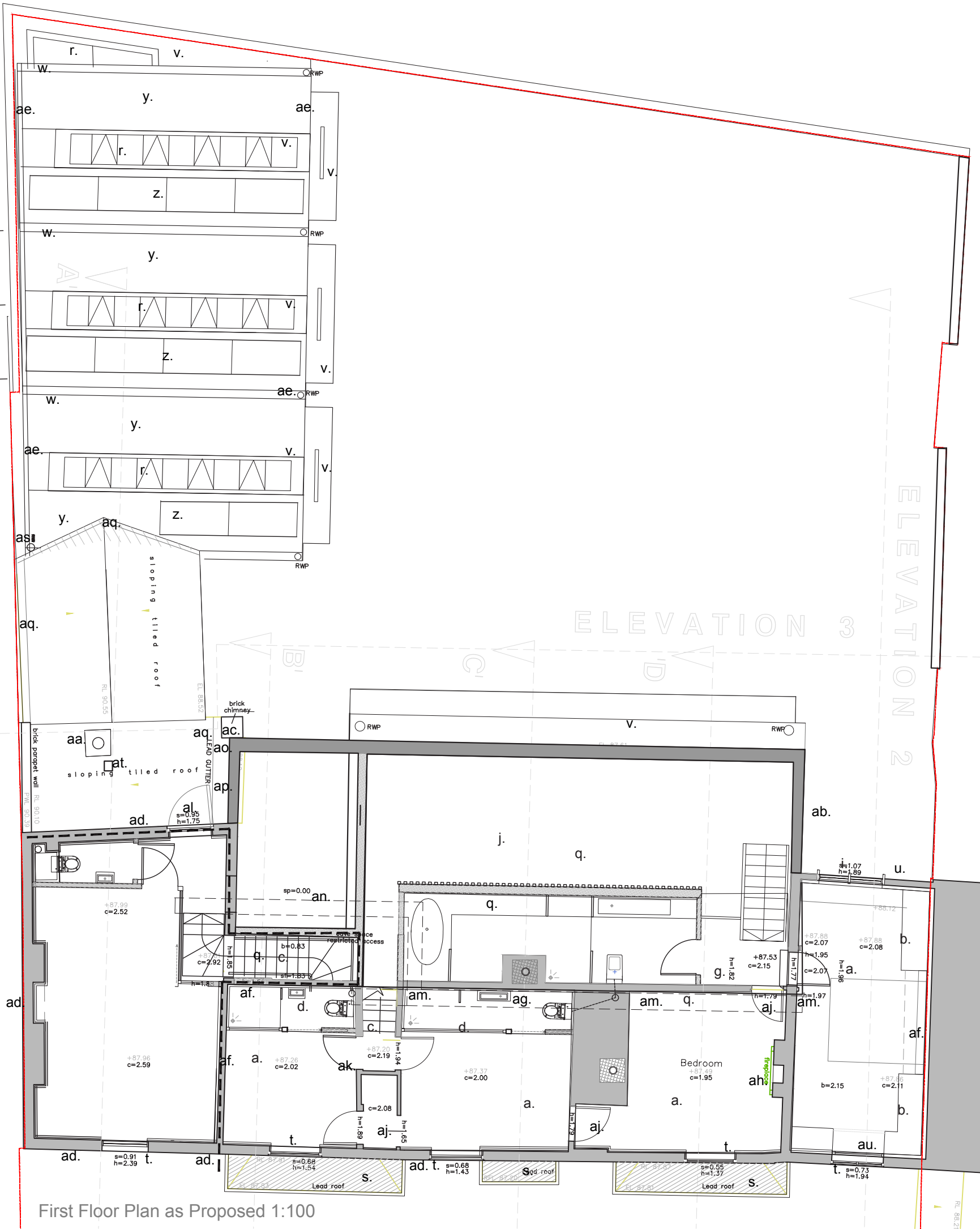
Job No. 039 First floor plan as proposed

Stage: Planning
Status: Planning

REVISION: H Scale 1:100 @:A3

021

First Floor Plan as Proposed 1:100

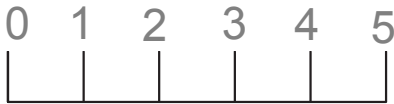


Note: Boundary indicative only

Notes:

- a. Bedroom
- b. Full height wardrobes with bed recess
- c. new Access stair - rooflight over
- d. New glazed ensuite shower pods
- e. office bathroom
- f. Void to living area below (roof-lights over)
- g. gallery
- h. storage gallery
- i. New timber framed window with projecting mullions.
- j. Void to roof, rooflight over
- k. New shower area
- l. Existing fireplace reinstated.
- m. Ceiling open over
- n. New glazed lobby
- o. Office kitchenette
- p. Stair to book storage/minstels gallery.
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- r. New aluminium framed linear rooflights with (acutator) openable units
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- t. Existing sash and case windows replaced with new doubled glazed slimline units with astragals to match existing. Dark blue paint finish
- u. New vertical timber cladding T&G European oak.
- v. Oxidised copper roofing- standing seam
- w. New copper valley gutter
- x. Existing slates replaced / repaired
- y. New natural slate roofing
- z. 1.6x1.6m PV panel
- aa. New commercial kitchen extract flue
- ab. Oxidised Copper cladding
- ac. Existing chimney repaired and repointed with replacement cowl.
- ad. Existing brickwork to be replaced, re-pointed and indented where necessary. External cabling and services to be removed. Existing bowed sections to be strenghtened as per the engineers design.
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- af. New acoustic wall linings
- ag. Existing fireplace removed
- ah. Existing fireplace to be reinstated
- ai. New server room, cooling system to be confirmed.
- aj. Existing timbers and doors retained with new fireproof coatings.
- ak. new door opening to be formed
- al. New smoke vent (to match existing windows)
- am. Proposed central high level route of sprinkler system and MVHR ducting.
- an. New MVHR system location.
- ao. MVHR louvred intake/extract
- ap. AC cassette
- aq. New lead gutter/abutment detail
- ar. Existing slate roof extended to meet annex
- as. Concealed RWP
- at. Flush tilevent
- au. Secondary acoustic glazing set internally

Downtakings



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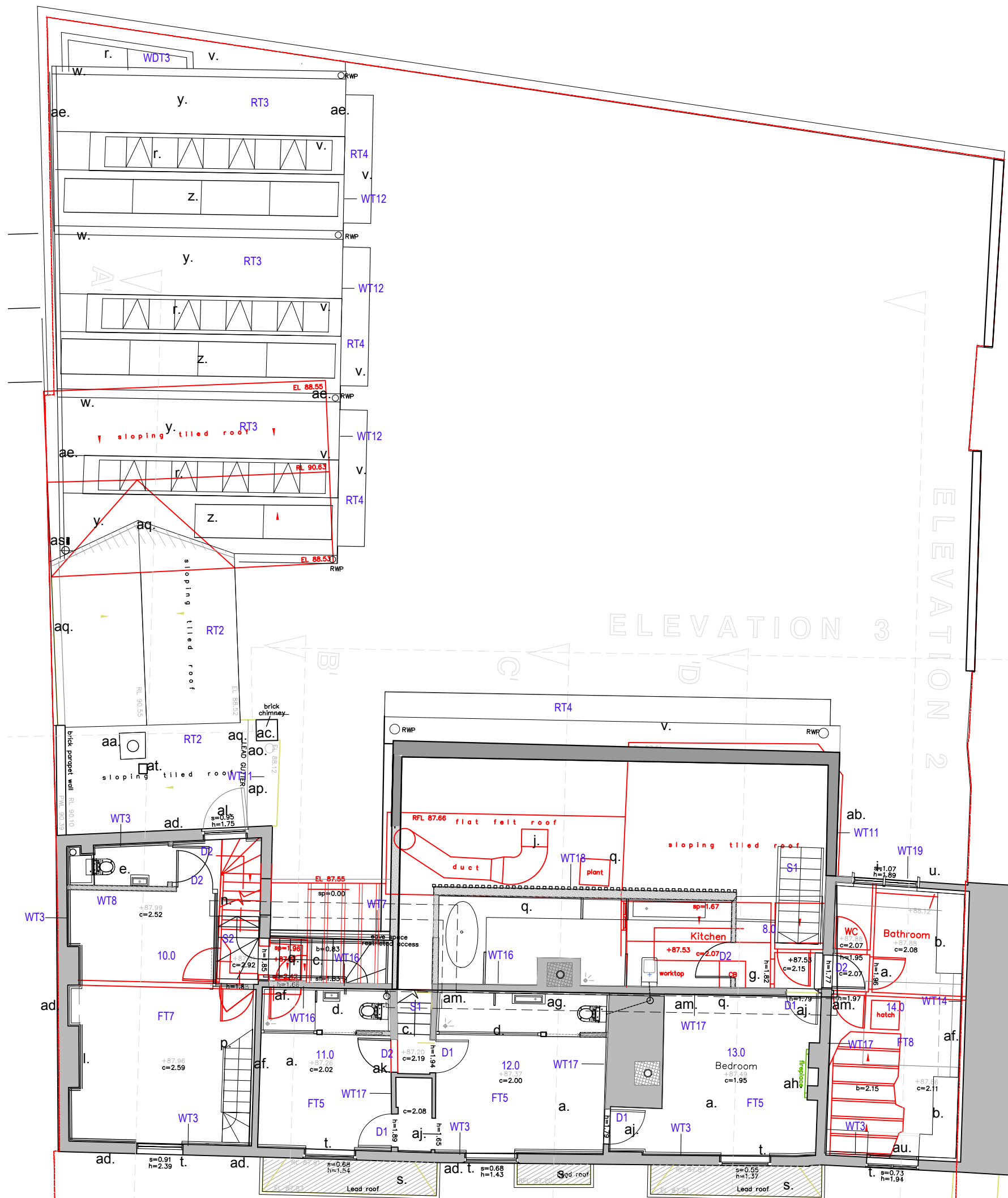
Job No. 039 First floor plan as proposed

Stage: Planning
Status: Planning

REVISION: H
Scale 1:100
@:A3

021

First Floor Plan as Proposed 1:100



Note: Boundary indicative only

Notes:

- a. Bedroom
- b. Full height wardrobes with bed recess
- c. new Access stair - rooflight over
- d. New glazed ensuite shower pods
- e. office bathroom
- f. Void to living area below (roof-lights over)
- g. gallery
- h. storage gallery
- i. New timber framed window with projecting mullions.
- j. Void to roof, rooflight over
- k. New shower area
- l. Existing fireplace reinstated.
- m. Ceiling open over
- n. New glazed lobby
- o. Office kitchenette
- p. Stair to book storage/minstels gallery.
- q. Skylight over
- r. New aluminium framed linear rooflights with (acutator) openable units
- s. Existing roofs replaced with new lead sheet cladding with rolled seams.
- t. Existing sash and case windows replaced with new doubled glazed slimline units with astragals to match existing. Dark blue paint finish
- u. New vertical timber cladding T&G European oak.
- v. Oxidised copper roofing- standing seam
- w. New copper valley gutter
- x. Existing slates replaced / repaired
- y. New natural slate roofing
- z. 1.6x1.6m PV panel
- aa. New commercial kitchen extract flue
- ab. Oxidised Copper cladding
- ac. Existing chimney repaired and repointed with replacement cowl.
- ad. Existing brickwork to be replaced, re-pointed and indented where necessary. External cabling and services to be removed. Existing bowed sections to be strenghtened as per the engineers design.
- ae. New aluminium flashings to skew
- af. New acoustic wall linings
- ag. Existing fireplace removed
- ah. Existing fireplace to be reinstated
- ai. New server room, cooling system to be confirmed.
- aj. Existing timbers and doors retained with new fireproof coatings.
- ak. new door opening to be formed
- al. New smoke vent (to match existing windows)
- am. Proposed central high level route of sprinkler system and MVHR ducting.
- an. New MVHR system location.
- ao. MVHR louvred intake/extract
- ap. AC cassette
- aq. New lead gutter/abutment detail
- ar. Existing slate roof extended to meet annex
- as. Concealed RWP
- at. Flush tilevent
- au. Secondary acoustic glazing set internally

Downtakings



Note that service routes/ventilation and drainage routes to be agreed prior to construction.

[Refer to the Outline specification for wall, floor, roof and room specifications](#)

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Information, specification and drawings

All setting out dimensions to be checked on site by
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Windows, steelwork, to be site sized.

Michael Collins Architect LLP

The White Horse, Kimpton

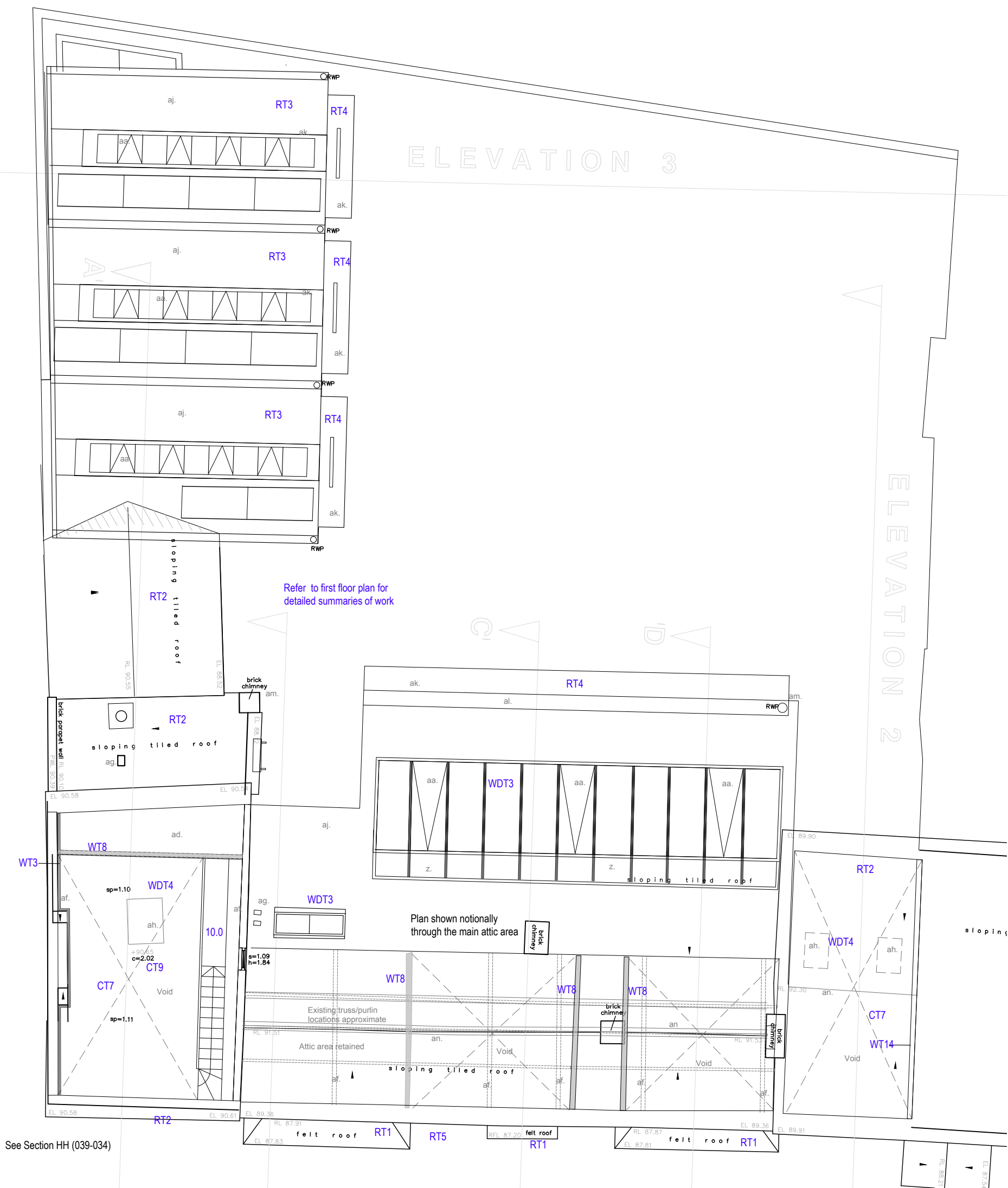
Job No. 039 First floor plan as proposed

Stage: Planning
Status: Planning

REVISION: H Scale 1:100 @:A3

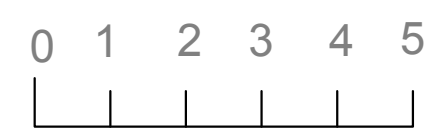
021

First Floor Plan as Proposed 1:100



Notes:

- a. New formal dining living space
- b. New brick oven
- c. New kitchen island 3mx1m
- d. New kitchen area
- e. New staircase to master suite and bedroom 2.
- f.
- g. Stair to bedrooms 3/4
- h. Bathroom
- i. Reinstated fireplace and central snug, existing studs exposed
- j. New cafe/bar kitchen
- k. Living space, exposed structure over.
- l. New glazed door
- m. New rear extension Oxidised copper clad folding external shutters, internal joinery shutters.
- n. new boot area
- o. Store
- p. New disabled WC
- q. Existing wash house retained
- r. Stair to office area
- s. New Cafe tables
- t. New reception area
- u. Access to cellar retained
- v. New storage / displays
- w. External cafe seating
- x. New front garden area
- y. New paved courtyard - levels reduced to align with the FFL in the new property, graded to 1:30 to the rear of the site
- z. Flush rooflight to bathroom, thermal break and spandrel link over partition below.
- aa. Openable rooflight (actuators)
- ab. Toplit WC space (RL over)
- ac. Window (over) to be replaced
- ad. High level storage area
- ae. Office space, flexible workshop space
- af. Existing trusses to be made good and retained.
- ag. New flush tilevent
- ah. New rooflight
- ai. new acoustic / fire partitions
- aj. New natural slate roof
- ak. Standing seam oxidised copper roof
- al. New valley gutter
- am. concealed RWP
- an. New ventilated ridge over



Note that service routes/ventilation and drainage routes to be agreed prior to construction.

[Refer to the Outline specification for wall, floor, roof and room specifications](#)

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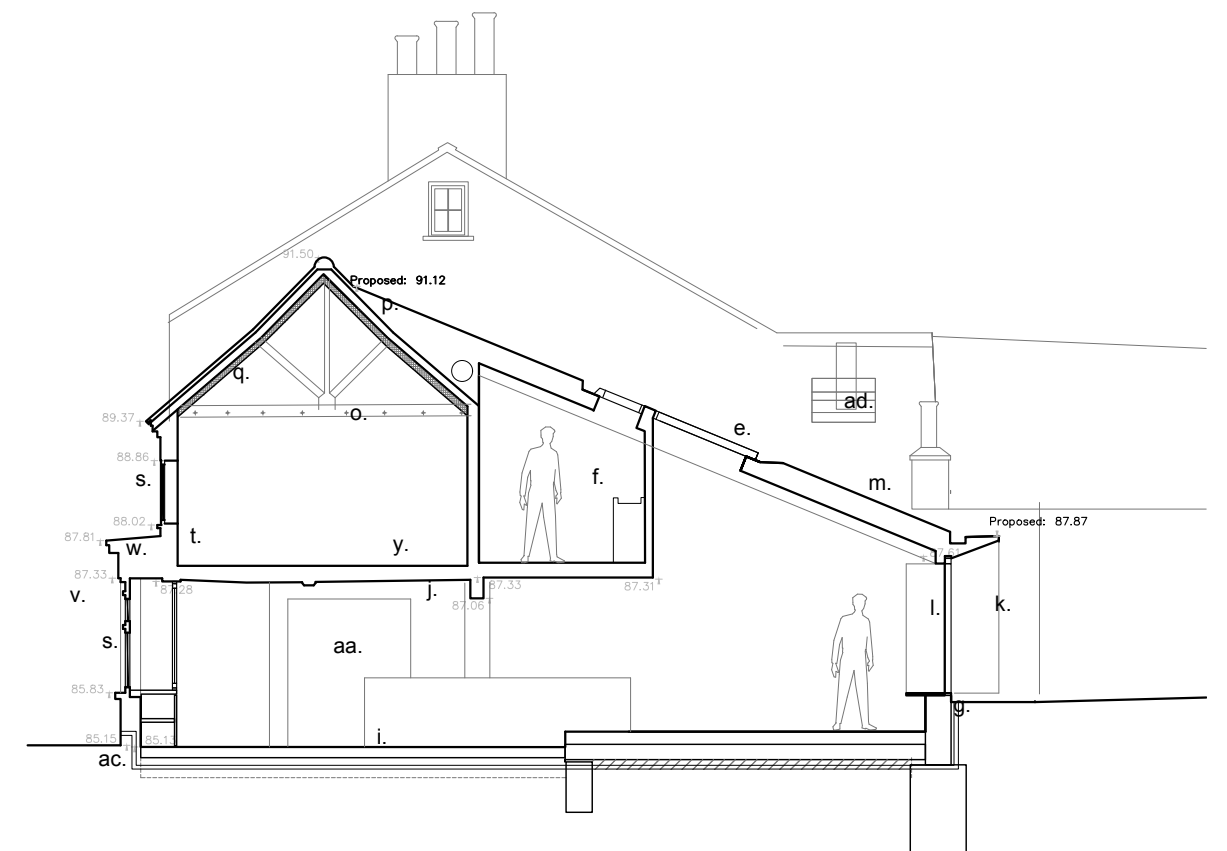
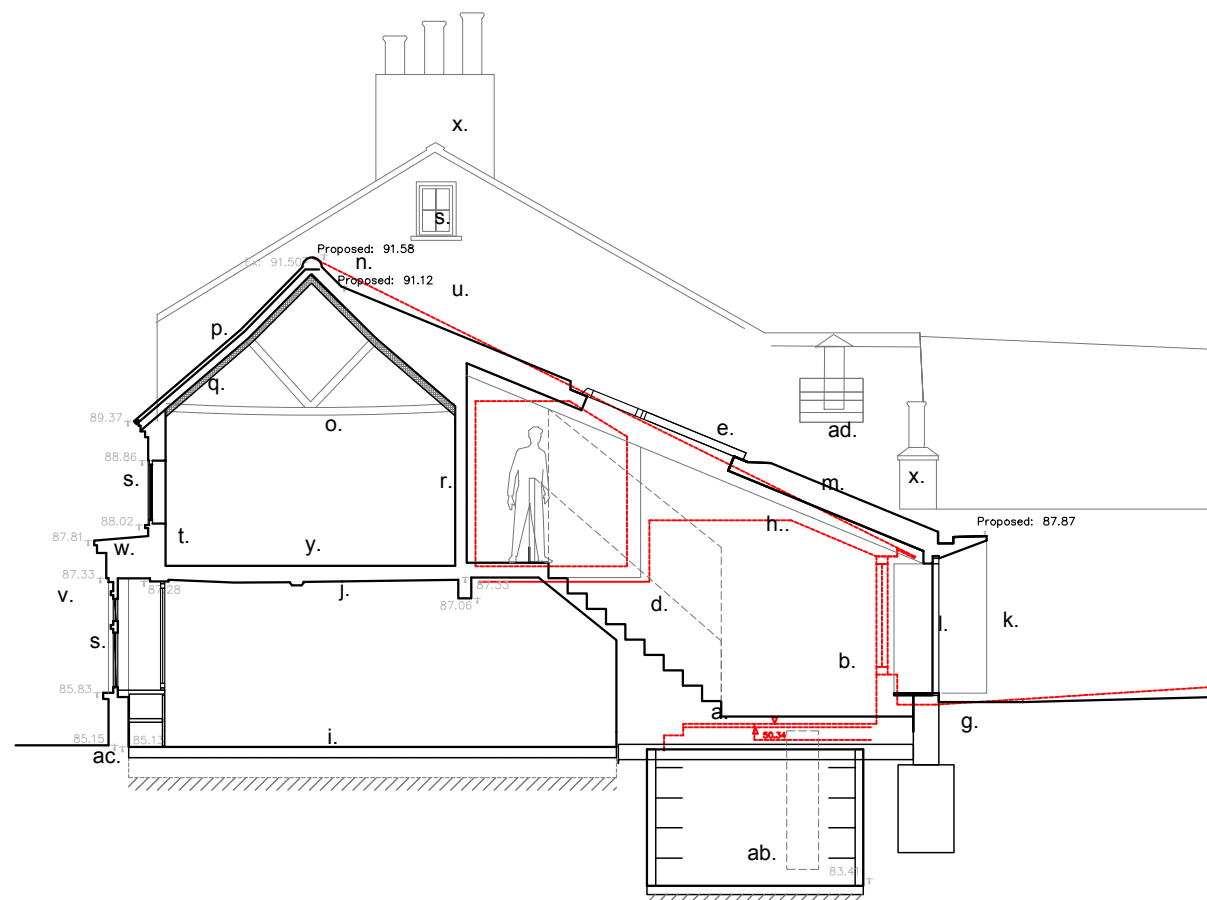
Job No. **039** Second floor plan as proposed

Stage: planning
Status: Planning

022

REVISION: n Scale 1:100 @:A3

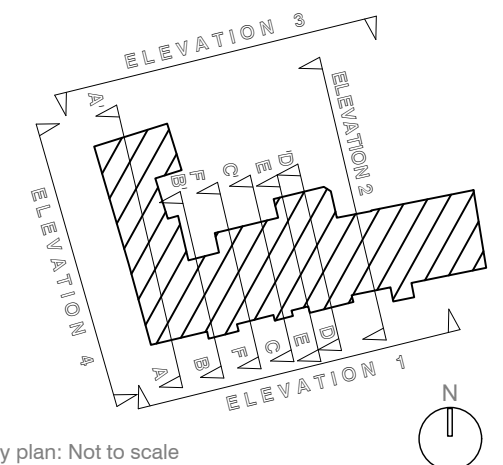
See Section HH (039-034)



Dontakings/demolitions —————

Notes:

- a. Floor level lowered over existing cellar- new concrete deck flooring system. Access hatch.
- b. living area
- c. kitchen area
- d. Timber stair (open treads) to master bedrooms family bath area.
- e. New aluminum framed modular roof light
- f. Bathroom
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. New exposed rafters
- i. Existing rotten timber floor and boards replaced. existing solum re-laid with new ventilation.
- j. Existing timber beams repaired/ replaced to match existing. Fireproof paint treatment to underside.
- k. New folding oxidised copper shutters
- l. large aluminium pivoting glazing units
- m. Oxidised copper standing seam roof / or natural slate roof.
- n. new conservation rooflight
- o. Existing trusses replaced/repared as necessary and exposed. Lath and plaster ceilings removed.
- p. Existing tiled roof replaced ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match.
- t. New insulated linings internally.
- u. Existing brickwork repointed and repaired
- v. Timber bays repaired and replaced and redecorated.
- w. Replacement lead roof coverings to bays.
- x. Chimney repairs and re-flashing work
- y. New timber floor coverings, leveling existing floor
- z. New island unit (floor strengthened below.
- aa. New Open oven
- ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. Extractor grille; Powdercoated grille to match and set with flushwith roof tiles.



Key plan: Not to scale

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Job No. 039 Section DD/EE as proposed

Stage: pre-planning
Status: Preliminary

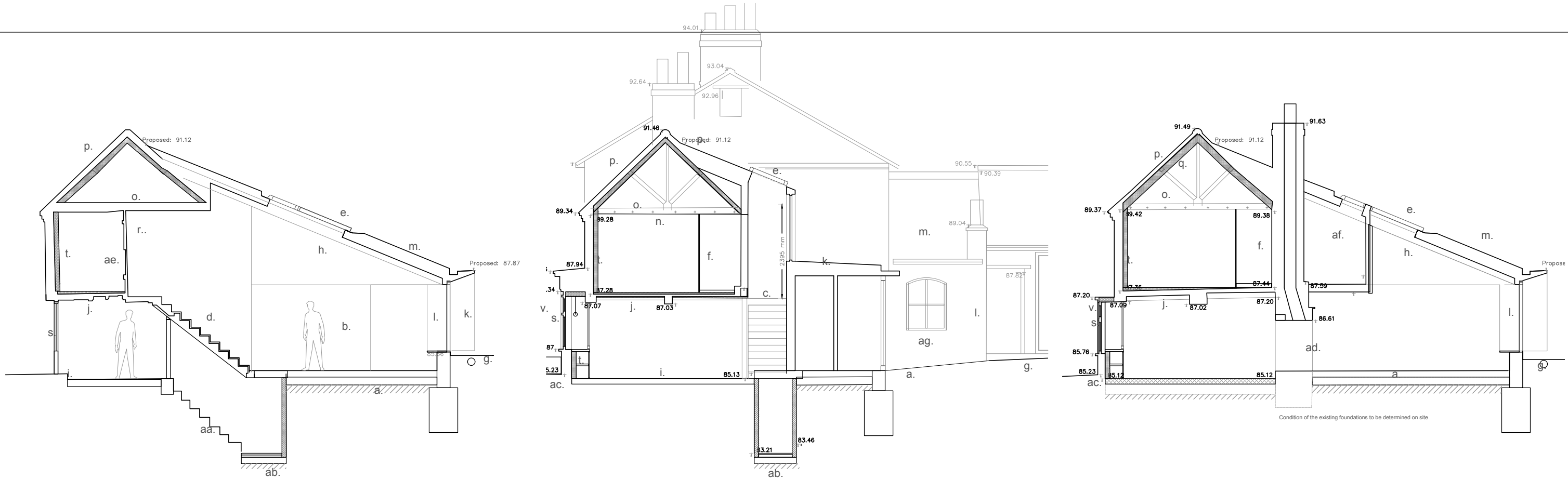
025

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Windows, steelwork, to be site sized.



Notes:

- a.

Floor level lowered over existing cellar- new concrete deck flooring system. Access hatch.
- b.

living area
- c.

New metal stair with timber treads. New structural openings to accomodate.
- d.

Existing Timber stair restored, fire /acoustic linings set below.
- e.

New aluminum framed modular roof light
- f.

Bathroom (raised floor- glazed pod)
- g.

New floor level set below level of the landscaped courtyard, new tanking system.
- h.

New exposed rafters
- i.

Existing rotten timber floor and boards replaced. existing solum re-laid with new ventilation.
- j.

Existing timber beams repaired/ replaced to match existing. Fireproof paint treatment to underside. Acoustic treatments over bar/reception area.
- k.

New oxidised copper cladding to the surround and shutters & roof.
- l.

Slimline aluminium sliding and pivoting glazing units
- m.

natural slate roof.
- n.

New plaster and lath ceiling. Existing timbers preserved over.
- o.

Existing trusses replaced/repared as necessary and exposed. Lath and plaster ceilings removed.
- p.

Existing tiled roof replaced ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm.
- q.

New insulation set between and under rafters.
- r.

Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s.

Existing windows replaced with new double glazed timber windows to match.
- t.

New insulated linings internally.
- u.

Existing brickwork repointed and repaired
- v.

Timber bays repaired and replaced and redecorated.
- w.

Replacement lead roof coverings to bays.
- x.

Chimney repairs and re-flashing work
- y.

New timber floor coverings, leveling existing floor
- z.

New island unit (floor strengthened below.
- aa.

Existing stone stair to receive damp treatments and be reinstated.
- ab.

Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac.

Injected Damp proofing treatments to existing perimeter walls.
- ad.

Existing fireplace to be repaired/rebuilt and restored for use.
- ae.

Existing cupboard area retained. Timbers treated.
- af.

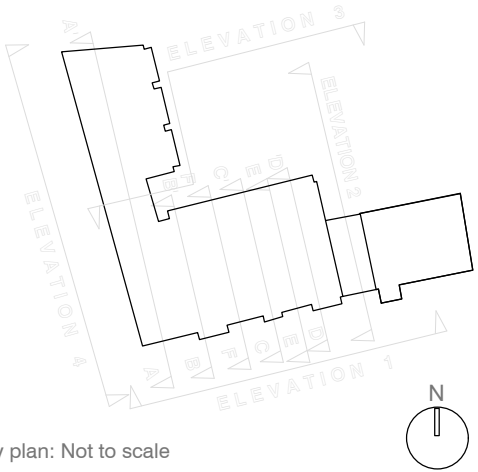
Existing timber rafters and trusses to be restored retained and exposed internally. Linked to new structure.
- ag.

New internal partitions

Wall linings indicative. See 039-034 for detailed section.



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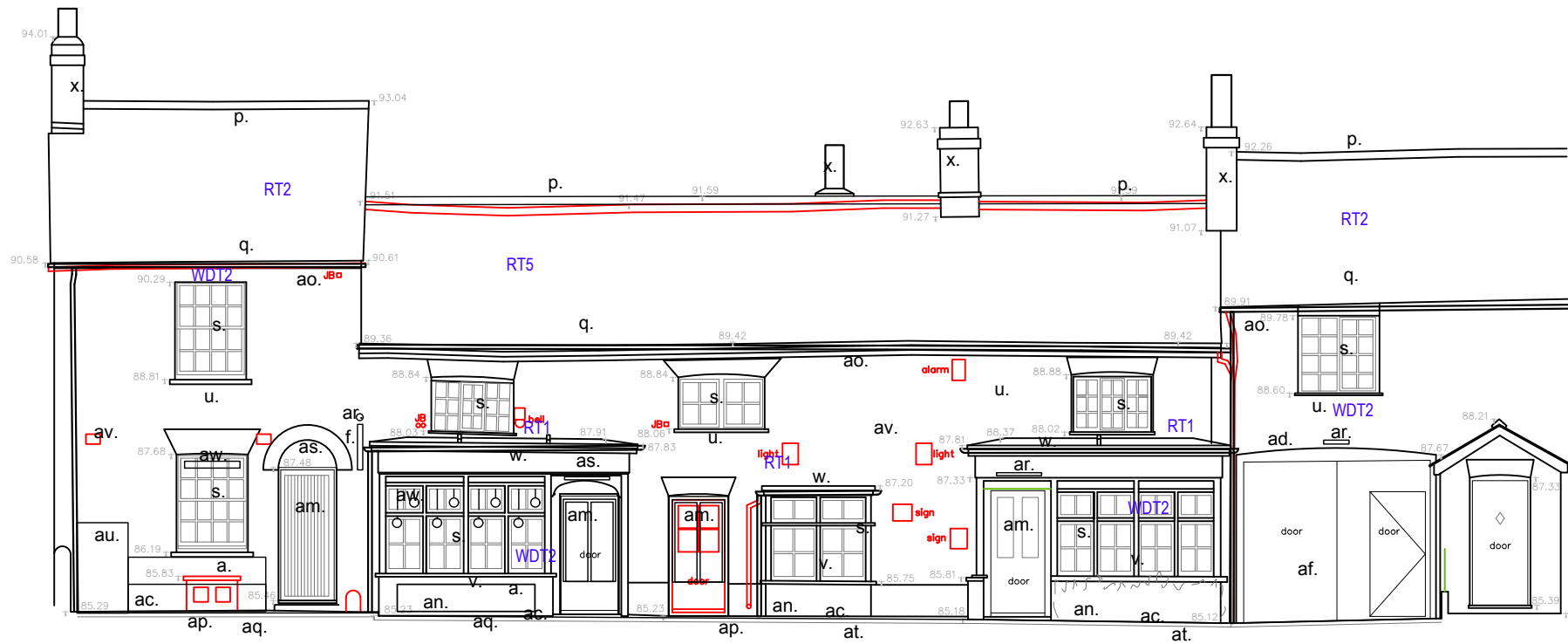
Key plan: Not to scale

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The White Horse, Kimpton
Job No. 039 Section BB,CC, FF
as proposed

Stage: planning
Status: planning

026
REVISION: A
Scale 1:100
@:A3



Notes:

- a. New timber seating.
- b. master bed room area.
- c. Internal partitions and ceiling structure removed.
- d. Existing window and doors infilled with brickwork to match existing.
- e. New aluminum framed roof light
- f. New sign
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. Existing floor removed new mezzanine floor level added at a lower level.
- i. Existing rotten timber floor and boards replaced.
- j. Existing timber beams repaired/ replaced to match existing. Acoustic /thermal treatments and Fireproof linings to the underside.
- k. New folding oxidised copper shutters
- l. Underpinning required to the existing flint boundary wall.
- m. Oxidised copper standing seam roof / or natural slate roof.
- n. New timber framed box window with shutters.
- o. Existing trusses replaced/repared as necessary and insulated. Existing Lath and plaster ceilings removed.
- p. Existing tiled roof replaced. ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 70mm.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match with dark blue finish.
- t. New insulated linings internally.
- u. Existing brickwork, sills and lintels intels repointed and repaired or replaced where necessary.
- v. Timber bays repaired and replaced and redecorated.
- w. Replacement lead roof coverings to bays. new rainwater goods.
- x. Chimney repairs (indents,repainting) and re-flashing work New clay pots and cowl.
- y. New timber floor coverings, leveling existing floor
- z. New island unit (floor strengthened below.
- aa. New Commercial Kitchen extraction system and filtration system located within roof void.
- ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. Existing arch repaired
- ae. Timber framed structure exposed rafters walls clad with copper or natural slate externally.
- af. Replacement timber gate to match existing with new pass door
- ag. Raised bed and retaining structure to existing flint wall, new piers to match
- ah. New flush PV panels facing south
- ai. Existing levels lowered and levelled aprox 1m reduction at northern end.
- aj. Copper flashing detail
- ak. Brick to match existing
- al. Oak projecting surround to windows.
- am. New Solid Oak door with glazed panel
- an. rendered Datum
- ao. Existing rainwater goods replaced with painted cast iron to match existing.
- ap. New paving margin externally
- aq. New external seating and planters
- ar. New external lighting
- as. New external signage.
- at. New shrub planting
- av. New transparent breathable (hygroscopic) brick treatment.
- aw. New internal lighting feature set behind glazing

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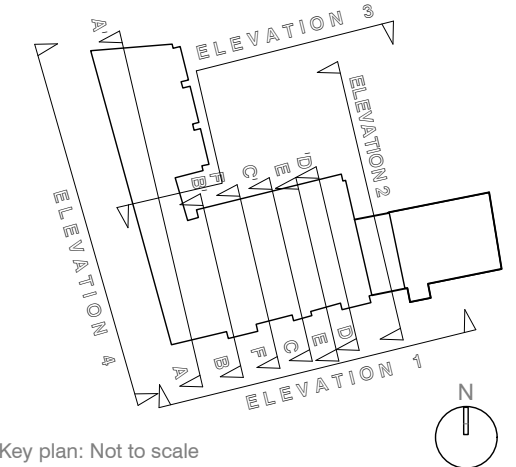
Job No. 039 Elevation 1
as proposed

028

REVISION:
B
Scale
1:100
@:A3

To be read in conjunction with the condition
survey

Downtakings/demolitions



Key plan: Not to scale

[Refer to the Outline specification for wall, floor,
roof and room specifications](#)

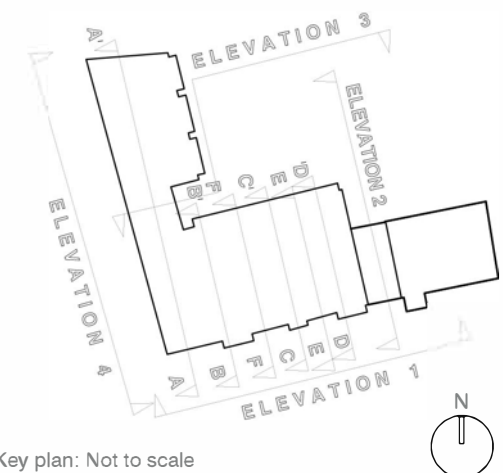
Michael Collins Architect LLP



Notes:

- a. New timber seating.
- b. master bed room area.
- c. Internal partitions and ceiling structure removed.
- d. Existing window and doors infilled with brickwork to match existing.
- e. New aluminum framed roof light
- f. New sign
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. Existing floor removed new mezzanine floor level added at a lower level.
- i. Existing rotten timber floor and boards replaced.
- j. Existing timber beams repaired/ replaced to match existing. Acoustic /thermal treatments and Fireproof linings to the underside.
- k. New folding oxidised copper shutters
- l. Underpinning required to the existing flint boundary wall.
- m. Oxidised copper standing seam roof / or natural slate roof.
- n. New timber framed box window with shutters.
- o. Existing trusses replaced/repared as necessary and insulated. Existing Lath and plaster ceilings removed.
- p. Existing tiled roof replaced. ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 70mm.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match with dark blue finish.
- t. New insulated linings internally.
- u. Existing brickwork, sills and lintels intels repointed and repaired or replaced where necessary.
- v. Timber bays repaired and replaced and redecorated.
- w. Replacement lead roof coverings to bays. new rainwater goods.
- x. Chimney repairs (indents,repainting) and re-flashing work New clay pots and cowls.
- y. New timber floor coverings, leveling existing floor
- z. New island unit (floor strengthened below.
- aa. New Commercial Kitchen extraction system and filtration system located within roof void.
- ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. Existing arch repaired
- ae. Timber framed structure exposed rafters walls clad with copper or natural slate externally.
- af. Replacement timber gate to match existing with new pass door
- ag. Raised bed and retaining structure to existing flint wall, new piers to match
- ah. New flush PV panels facing south
- ai. Existing levels lowered and levelled aprox 1m reduction at northern end.
- aj. Copper flashing detail
- ak. Brick to match existing
- al. Oak projecting surround to windows.
- am. New Solid Oak door with glazed panel
- an. rendered Datum
- ao. Existing rainwater goods replaced with painted cast iron to match existing.
- ap. New paving margin externally
- aq. New external seating and planters
- ar. New external lighting
- as. New external signage.
- at. New shrub planting
- av. New transparent breathable (hygroscopic) brick treatment.
- aw. New internal lighting feature set behind glazing

To be read in conjunction with the condition survey



Key plan: Not to scale

[Refer to the Outline specification for wall, floor, roof and room specifications](#)

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The White Horse, Kimpton

Job No 039 Elevation 1 as proposed

028

REVISION: B Scale: 1:100 @: A3

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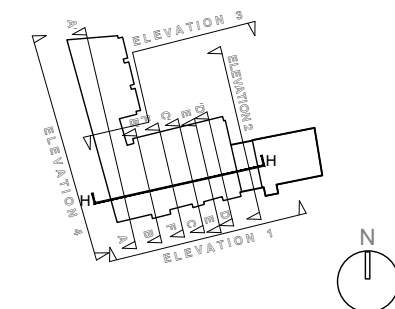
All setting out dimensions to be checked on site by contractor and any discrepancies to be noted ASAP.



Notes:

- Approximate position of existing trusses
- Assumed existing foundation positions (to be confirmed).
- Existing support (late 20th century)
- Existing timber floor
- Existing concrete floor
- Existing ridge straightenned, raised by 70mm to accommodate battens and counterbattens.
- New insulated linings between and under rafters.
- new insulated wall linings.
- new thermal and acoustic insulation to existing floors, new flooring. Replacement joists as required (see engineers details).
- New insulated lightweight sub-division partitions.
- Fire treatments and acoustic linings to the existing floors.
- Repairs to existing plaster and lath ceilings.
- Existing rafters exposed, replacement timbers as required, new timber flitch.
- New tanking system and linings.
- Underpinning as the structural engineers design.
- Existing ceiling joists and ceilings removed.
- New bookcase and stair/minstrels gallery
- Existing slate roof overhauled/repared, new ridge vent and eaves vent.
- Replacement clay tiles, new battens. roof level raised by 70mm
- new coords installed to the existing trusses
- New chemical DPC insertion
- New slab as S.E specification
- Existing render base repaired
- New hydrophobic sealant to brickwork
- Existing chimneys repaired
- New lead flashings

[Refer to the Outline specification for wall, floor, roof and room specifications](#)



Key plan: Not to scale

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The White Horse, Kimpton

Job No.
039 Section HH
as proposed

Stage: Planning
Status: Planning

035

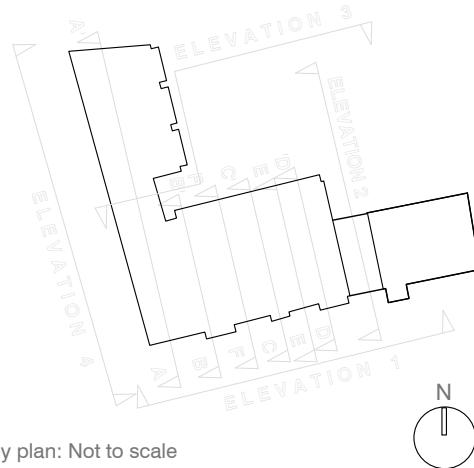
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@:A3



- a. New floor joists and fire protection, .
- b. master bed room area.
- c. New flush fitted rooflight with lead flashings
- d. Existing window and doors infilled with brickwork to match existing.
- e. New aluminum framed roof light
- f. Existing gate repaired/replaced to match existing
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. Existing floor removed new mezzanine floor level added at a lower level.
- i. Existing rotten timber floor and boards replaced.
- j. Existing timber beams repaired/ replaced to match existing. Acoustic /thermal treatments and Fireproof linings to the underside.
- k. New folding oxidised copper shutters
- l. Underpinning required to the existing flint boundary wall.
- m. Natural slate roof.
- n. Replacement window to match existing.
- o. Existing trusses replaced/repared as necessary and insulated. Existing Lath and plaster ceilings removed.

- p. Existing tiled roof replaced ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm, roof extended to meet annex.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match with dark blue finish.
- t. New insulated linings internally.
- u. Existing brickwork repointed and repaired
- v. Timber bays repaired and replaced and redecorated.
- w. Replacement lead roof coverings to bays. new rainwater goods.
- x. Chimney repairs and re-flashing work.
- y. New timber floor coverings, leveling existing floor
- z. Existing courtyard level reduced, site excavated and levelled, New permeable paving and suds buildup to engineers design.
- aa. New Commercial Kitchen extraction system and filtration system located within roof void. Full design to be confirmed.
- ab. Existing drainage to be surveyed and where required, replaced during the works subject to agreement
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. New slimline aluminum framed sliding windows
- ae. Timber framed structure exposed rafters internally. Upper elevation clad in natural slate with oxidised copper trims.
- af. Proposed new ground source heat pump boreholes, depth and positions to be confirmed.

- ag. Raised bed and retaining structure to existing flint wall, new piers to match
- ah. New flush PV panels facing south
- ai. Existing levels lowered and levelled approx 1m reduction at northern end.
- aj. Copper flashing detail
- ak. Brick to match existing
- al. Oak projecting surround to windows.
- am. Solid Oak door and glazed side panel
- an. rendered Datum
- ao. New micro turbines
- ap. New oxidised copper cladding



Key plan: Not to scale

Michael Collins Architect LLP

The White Horse, Kimpton

Job No. **039** Elevation 2
as proposed

Stage: planning
Status: Planning

REVISION: A Scale 1:100 @:A3

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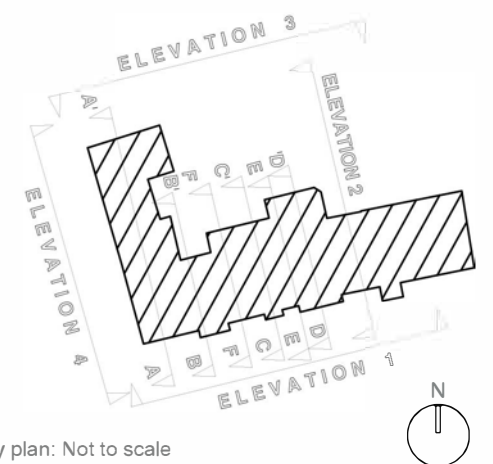




Notes:

- a. New floor joists and fire protection, Access hatch.
- b. master bed room area.
- c. Internal partitions and ceiling structure removed.
- d. Existing window and doors infilled with brickwork to match existing.
- e. New aluminum framed roof light
- f. Existing gate repaired/replaced to match existing
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. Existing floor removed new mezzanine floor level added at a lower level.
- i. Existing rotten timber floor and boards replaced.
- j. Existing timber beams repaired/ replaced to match existing. Acoustic /thermal treatments and Fireproof linings to the underside.
- k. New folding oxidised copper shutters
- l. Underpinning required to the existing flint boundary wall.
- m. Oxidised copper standing seam roof / or natural slate roof.
- n. Replacement window to match existing.
- o. Existing trusses replaced/repared as necessary and insulated. Existing Lath and plaster ceilings removed.
- p. Existing tiled roof replaced ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match.
- t. New insulated linings internally.
- u. Existing brickwork repointed and repaired
- v. Timber bays repaired and replaced and redecorated.
- w. Replacement lead roof coverings to bays. new rainwater goods.
- x. Chimney repairs and re-flashing work.
- y. New timber floor coverings, leveling existing floor
- z. New island unit (floor strengthened below.
- aa. New Commercial Kitchen extraction system and filtration system located within roof void.
- ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. New aluminum framed windows swissor hinged opening mechanism with Bi-fold doors below
- ae. Timber framed structure exposed rafters walls clad with copper or natural slate externally.
- af. New ground source heat pump boreholes

- ag. Raised bed and retaining structure to existing flint wall, new piers to match
- ah. New flush PV panels facing south
- ai. Existing levels lowered and levelled aprox 1m reduction at northern end.
- aj. Copper flashing detail
- ak. Brick to match existing
- al. Oak projecting surround to windows.
- am. Solid Oak door and glazed side panel
- an. rendered Datum



Key plan: Not to scale

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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

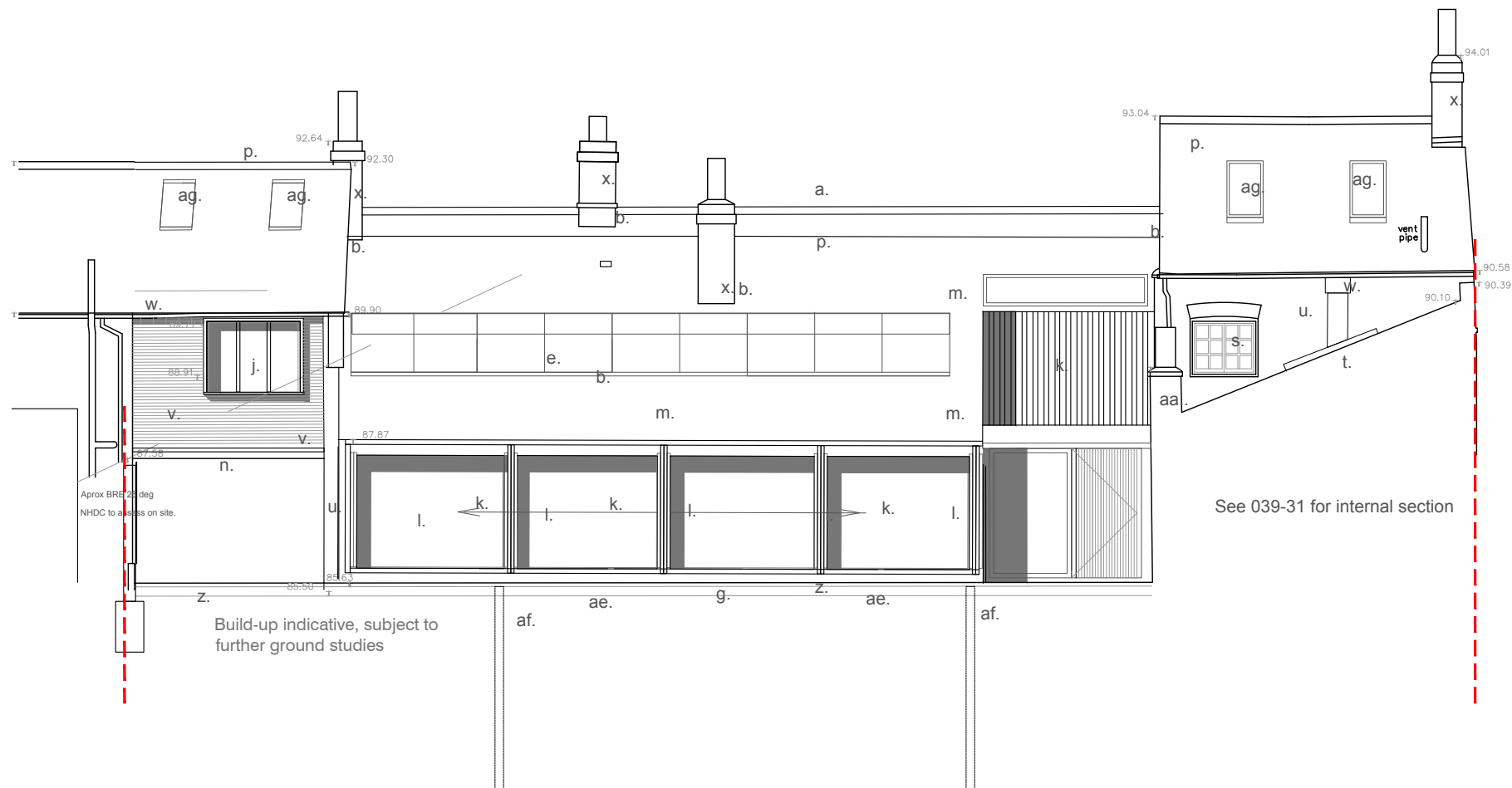
The White Horse, Kimpton

Job No. 039 Elevation 2
as proposed

Stage: pre-planning
Status: Preliminary

027

REVISION
Scale
1:100
@: A3



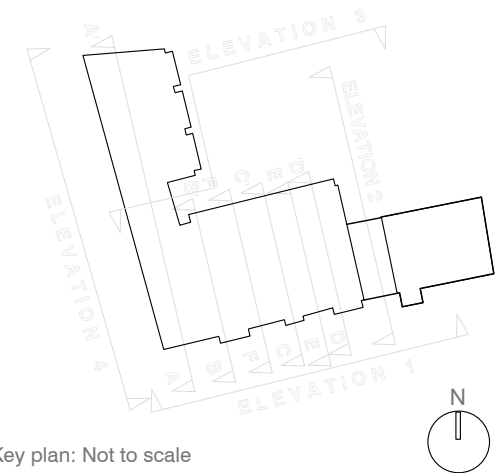
Notes:

- a. Existing clay ridge to be replaced where possible, new tiled fringe at the upper level of the roof.
- b. New lead flashings.
- c. New metal stair with timber treads. New structural openings to accomodate.
- d. Existing Timber stair restored, fire /acoustic linings set below.
- e. New aluminum framed modular roof light
- f. Bathroom (raised floor- glazed pod)
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. New
- i. Existing rotten timber floor and boards replaced. existing solum re-laid with new ventilation.
- j. Replacement box window - fenestration to match existing. Oak surround (projecting)
- k. New oxidised copper surround and shutters
- l. Slimline aluminium sliding/pivoting glazing units
- m. 22 degree natural slate roof.
- n. Existing timber beams to be treated and redecorated.
- o. Existing trusses replaced/repared as necessary and exposed. Lath and plaster ceilings removed.
- p. Existing slate roof replaced. ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match.
- t. New extract (Design to be confirmed).
- u. Existing brickwork repointed and repaired
- v. New horizontal oak cladding to replace existing.
- w. Replacement cast iron rainwater goods to match existing.
- x. Chimney repairs and re-flashing work
- y. New timber floor coverings, leveling existing floor
- z. Existing courtyard level reduced, site excavated and levelled, New permeable paving and suds buildup to engineers design.
- aa. Existing chimney repaired
- ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. new flush tile vent
- ae. SUDS drainage system to courtyard supplemented by channel drains- subject to further study (see engineers spec).
- af. New GSHP Boreholes. Proposed new ground source heat pump boreholes, depth and positions o be confirmed.
- ag. Proposed flush fitted rooflights with lead flashings.

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Windows, steelwork, to be site sized.



Key plan: Not to scale

Michael Collins Architect LLP

The White Horse, Kimpton

Job No. 039 Elevation 3
as proposed

Stage: planning
Status: planning

029

REVISION: C Scale 1:100 @:A3



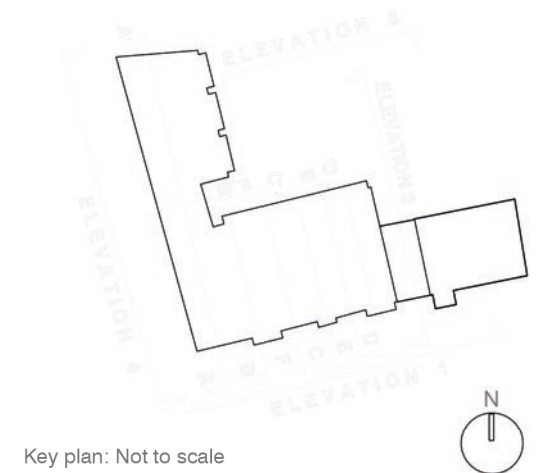
Notes:

- a. Existing clay ridge to be replaced where possible, new tiled fringe at the upper level of the roof.
- b. New lead flashings.
- c. New metal stair with timber treads. New structural openings to accomodate.
- d. Existing Timber stair restored, fire /acoustic linings set below.
- e. New aluminum framed modular roof light
- f. Bathroom (raised floor- glazed pod)
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. New
- i. Existing rotten timber floor and boards replaced. existing solum re-laid with new ventilation.
- j. Replacement box window - fenestration to match existing. Oak surround (projecting)
- k. New oxidised copper surround and shutters
- l. Slimline aluminium sliding/pivoting glazing units
- m. 22 degree natural slate roof.
- n. Existing timber beams to be treated and redecorated.
- o. Existing trusses replaced/repared as necessary and exposed. Lath and plaster ceilings removed.
- p. Existing slate roof replaced. ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match.
- t. New extract (Design to be confirmed).
- u. Existing brickwork repointed and repaired
- v. New horizontal oak cladding to replace existing.
- w. Replacement cast iron rainwater goods to match existing.
- x. Chimney repairs and re-flashing work
- y. New timber floor coverings, leveling existing floor
- z. Existing courtyard level reduced, site excavated and levelled, New permeable paving and suds buildup to engineers design.
- aa. Existing chimney repaired
- ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. new flush tile vent
- ae. SUDS drainage system to courtyard supplemented by channel drains- subject to further study (see engineers spec).
- af. New GSHP Boreholes. Proposed new ground source heat pump boreholes, depth and positions o be confirmed.
- ag. Proposed flush fitted rooflights with lead flashings.

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Windows, steelwork, to be site sized.



Key plan: Not to scale

Michael Collins Architect LLP

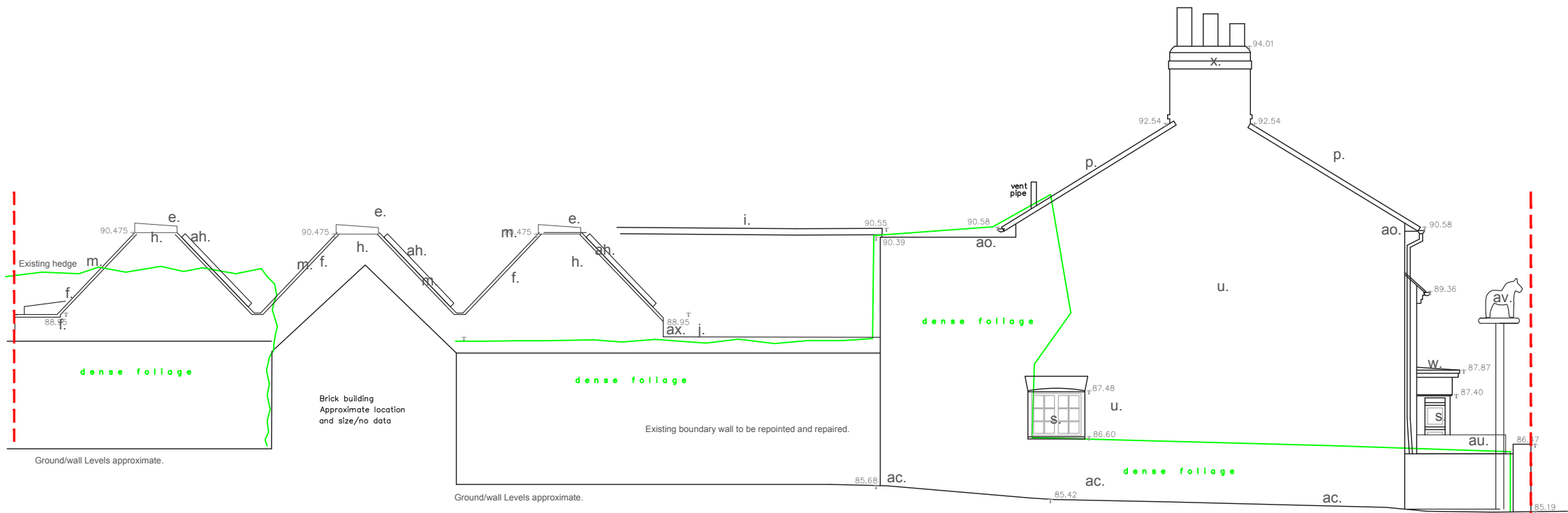
The White Horse, Kimpton

Job No. 039 Elevation 3
as proposed

029

Stage: planning
Status: planning

REVISION
C
Scale
1:100
@:A3



Notes:

- a. New floor joists and fire protection, Access hatch.
- b. master bed room area.
- c. Internal partitions and ceiling structure removed.
- d. Existing window and doors infilled with brickwork to match existing.
- e. New aluminum framed roof light
- f. New aluminum/ oxidised copper flashings
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. Brickwork facing to match the existing property to new gables.
- i. Existing roof replaced, re-slatted with new ridge
- j. New lead flashings to the interface with the existing roof.
- k. New folding oxidised copper shutters
- l. Underpinning required to the existing flint boundary wall.
- m. Natural slate roof.
- n. New timber framed box window with shutters.
- o. Existing trusses replaced/repared as necessary and insulated. Existing Lath and plaster ceilings removed.
- p. Existing tiled roof replaced. ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match. Dark blue finish
- t. New insulated linings internally.
- u. Existing brickwork, sills and lintels intels repointed and repaired or replaced where necessary. Cabling and vegetation removed.
- v. Timber bays repaired and replaced and redecorated.
- w. Replacement lead roof coverings to bays. new rainwater goods.
- x. Chimney repairs and re-flashing work, repointing and new cowls.
- y. New timber floor coverings, leveling existing floor
- z. New island unit (floor strengthened below.
- aa. New Commercial Kitchen extraction system and filtration system located within roof void.
- ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. New aluminum framed windows Guillotine opening mechanism
- ae. Timber framed structure exposed rafters walls clad with copper or natural slate externally.
- af. New ground source heat pump boreholes

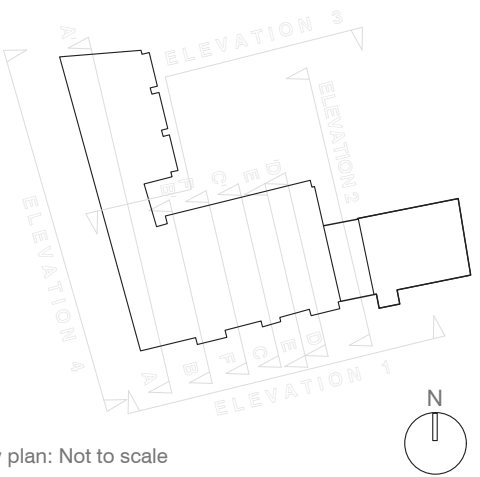
- ag. Raised bed and retaining structure to existing flint wall, new piers to match
- ah. New flush PV /solar thermal panels facing south
- ai. Existing levels lowered and levelled aprox 1m reduction at northern end.
- aj. Copper flashing detail
- ak. Brick to match existing
- al. Oak projecting surround to windows.
- am. New Solid Oak door with glazed panel
- an. rendered Datum
- ao. Existing rainwater goods replaced with painted cast iron to match existing.
- ap. New paving margin externally
- aq. New external seating and planters
- ar. New external lighting
- as. New external signage.
- at. New shrub planting
- au. Bin store (bar - set behind).
- av. Existing sign repaired / timber replaced as necessary. New illuminated sign (design TBC) and subject to separate advertising consent.
- aw. new micro turbines to courtyard side.
- ax. New valley gutter set behind.

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Key plan: Not to scale

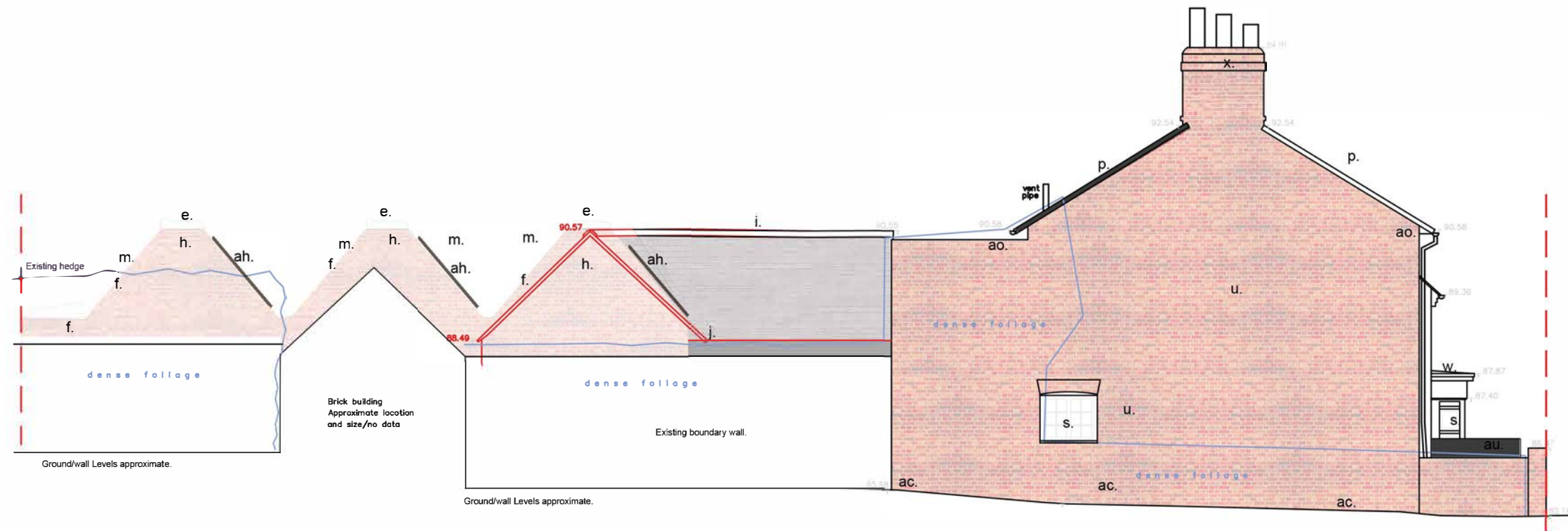
Michael Collins Architect LLP

The White Horse, Kimpton
Job No. 039 Elevation 4
as proposed

Stage: Planning
Status: Planning

030

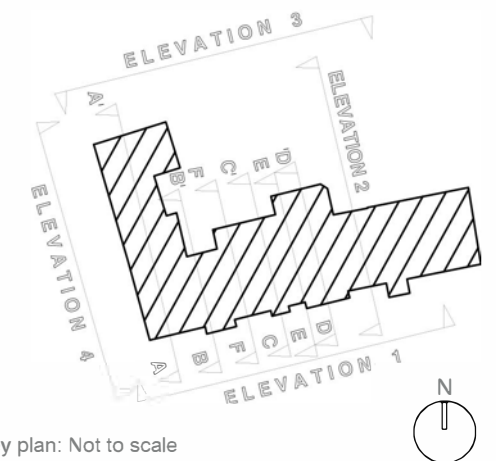
REVISION: Scale
C 1:100
@:A3



Notes:

- a. New floor joists and fire protection, Access hatch.
- b. master bed room area.
- c. Internal partitions and ceiling structure removed.
- d. Existing window and doors infilled with brickwork to match existing.
- e. New aluminum framed roof light
- f. New aluminum/ oxidised copper flashings
- g. New floor level set below level of the landscaped courtyard, new tanking system.
- h. Brickwork facing to match the existing property to gables.
- i. Existing roof replaced, re-slatted with new ridge
- j. New lead flashings to the interface with the existing roof.
- k. New folding oxidised copper shutters
- l. Underpinning required to the existing flint boundary wall.
- m. Oxidised copper standing seam roof / or natural slate roof.
- n. New timber framed box window with shutters.
- o. Existing trusses replaced/repared as necessary and insulated. Existing Lath and plaster ceilings removed.
- p. Existing tiled roof replaced. ridge, roof timbers replaced where necessary. Ridge straightened. Roof level raised by 90mm.
- q. New insulation set between and under rafters.
- r. Existing partitions repaired, plaster and lath repaired or replaced where necessary.
- s. Existing windows replaced with new double glazed timber windows to match.
- t. New insulated linings internally.
- u. Existing brickwork, sills and lintels intels repointed and repaired or replaced where necessary.
- v. Timber bays repaired and replaced and redecorated.
- w. Replacement lead roof coverings to bays. new rainwater goods.
- x. Chimney repairs and re-flashing work.
- y. New timber floor coverings, leveling existing floor
- z. New island unit (floor strengthened below.
- aa. New Commercial Kitchen extraction system and filtration system located within roof void.
- ab. Tanking, sump and ventilation system to existing cellar. New concrete slab.
- ac. Injected Damp proofing treatments to existing perimeter walls.
- ad. New aluminum framed windows Guillotine opening mechanism
- ae. Timber framed structure exposed rafters walls clad with copper or natural slate externally.
- af. New ground source heat pump boreholes
- ag. Raised bed and retaining structure to existing flint wall, new piers to match
- ah. New flush PV /solar thermal panels facing south
- ai. Existing levels lowered and levelled approx 1m reduction at northern end.
- aj. Copper flashing detail
- ak. Brick to match existing
- al. Oak projecting surround to windows.
- am. New Solid Oak door with glazed panel
- an. rendered Datum
- ao. Existing rainwater goods replaced with painted cast iron to match existing.
- ap. New paving margin externally
- aq. New external seating and planters
- ar. New external lighting
- as. New external signage.
- at. New shrub planting
- au. Bin store (bar - set behind).

Dontakings/demolitions —————



Key plan: Not to scale

Michael Collins Architect LLP

The White Horse, Kimpton

Job No. 039 Elevation 4 as proposed

Stage: pre-planning
Status: Preliminary

030

REVISION
Scale 1:100
@:A3

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