

WORDEN HALL  
PRE-APPLICATION CONSULTATION

October 2020





# WORDEN HALL

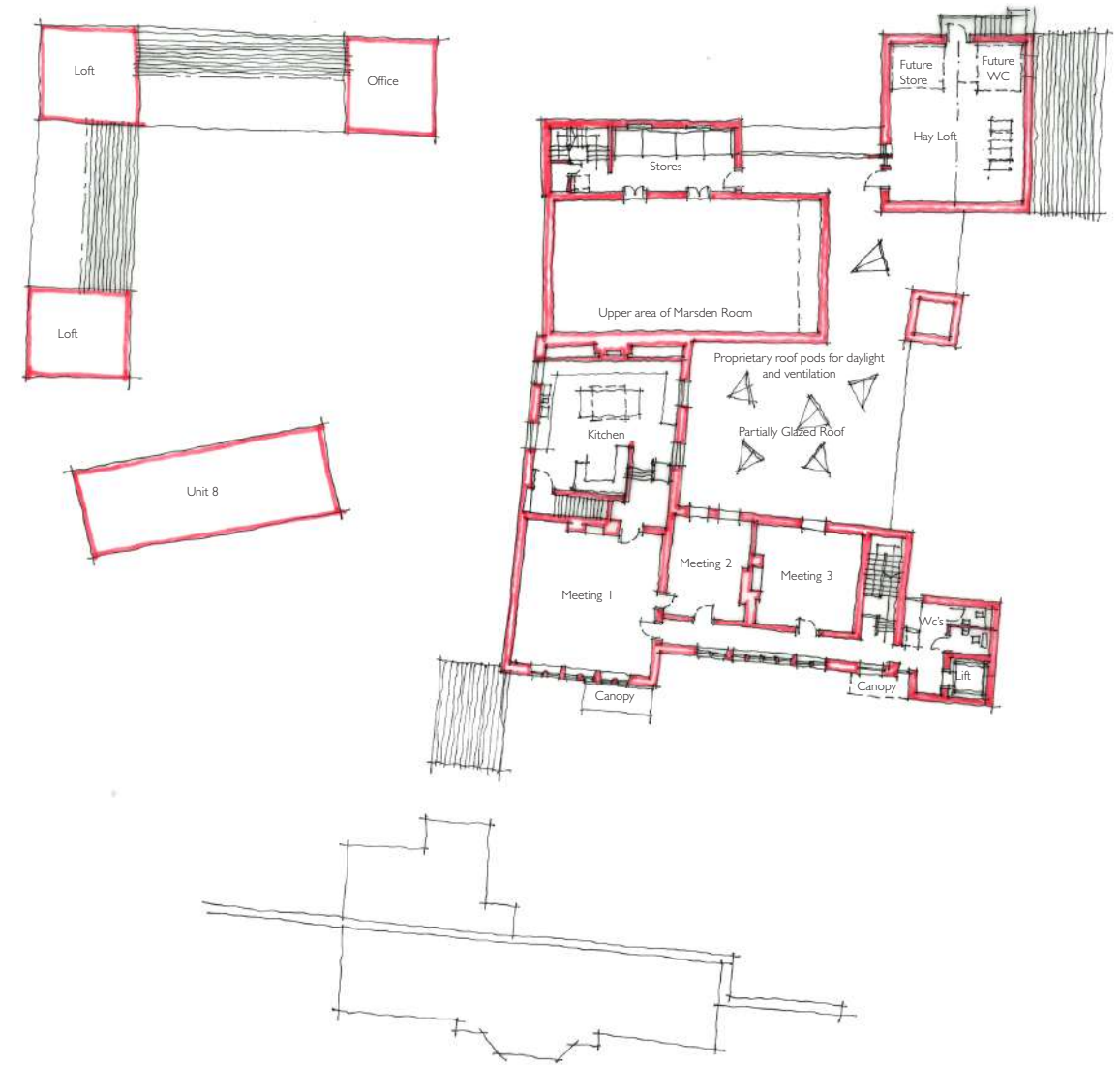
## BACKGROUND & BRIEF

### Overview

- Design team were asked to undertake feasibility study in 2019
- Public consultation was held and feedback gathered
- Hybrid option was developed for Enhanced Community Venue
- Design Team were appointed to carry out Stage 3 Design Development
- WC (11 as existing)



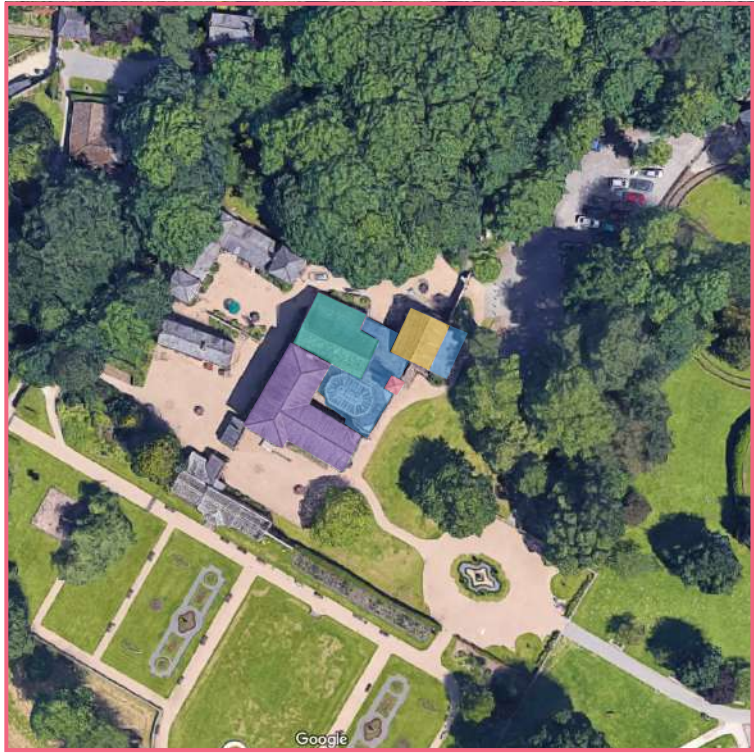
RIBA 2 GROUND FLOOR AS PROPOSED



RIBA 2 FIRST FLOOR AS PROPOSED



DESIGN DEVELOPMENT  
SITE



- DERBY WING
- BARN (MARSDEN)
- STABLES
- CLOCK TOWER
- MODERN ADDITIONS





# Landscape Brief: History / Wayfinding / House + Gardens

The new landscape proposals will be designed with the following points in mind.

- Respect the **historic value** and visual amenity of the park and hall setting
- Improve **wayfinding** around the hall and orientation around the wider parkland
- Create pedestrian/visitor **sense of arrival** and journey through the park
- Strengthen the historic landscape design palette through **material choice and planting**
- Improve and increase **car parking** facilities
- Improve site **security** and natural surveillance
- Review and improve the building **entrances** to comply with Building Regulations Part M, where appropriate.

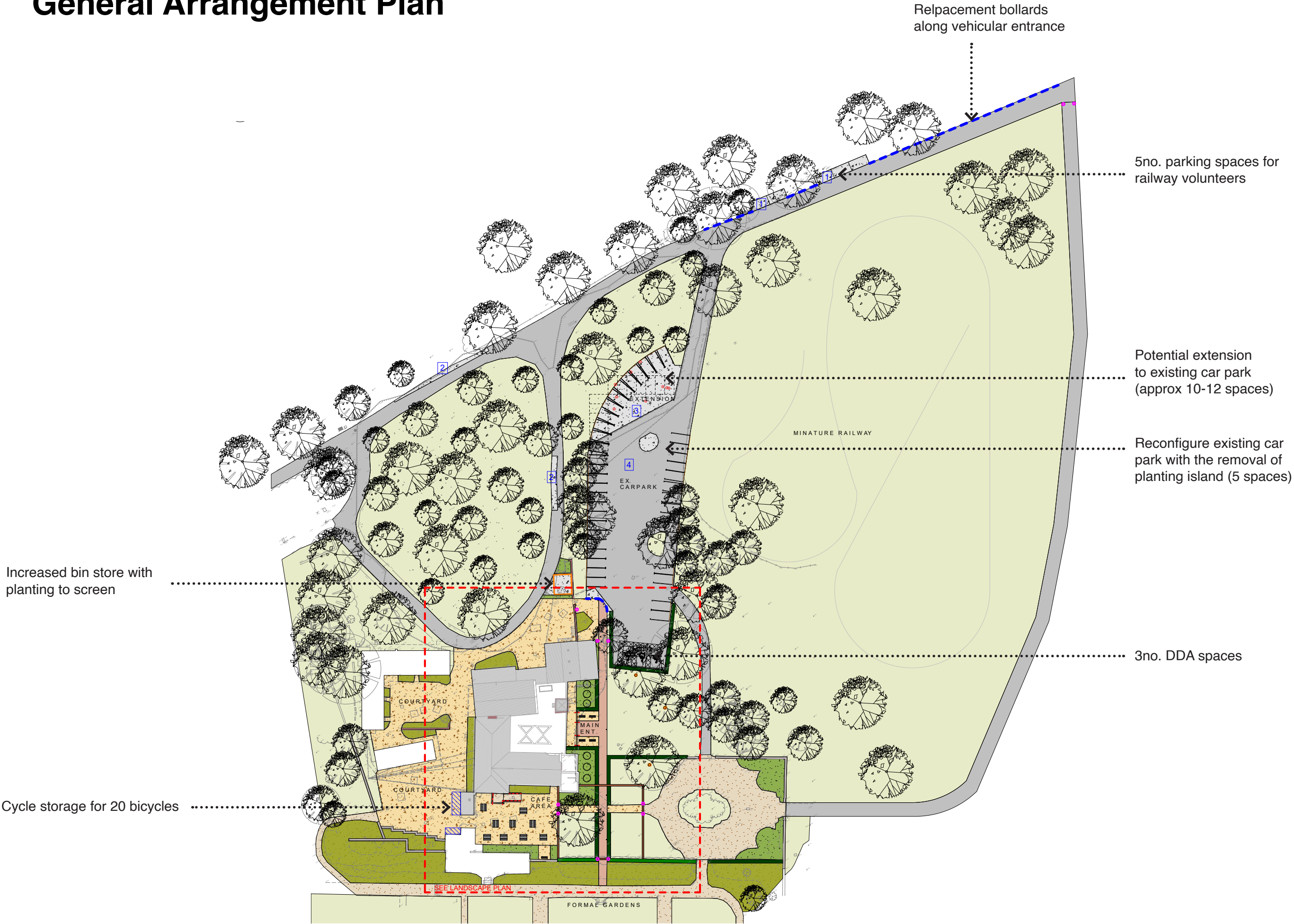


# Zoning Sketch





# General Arrangement Plan





# Landscape Plan: Proposals

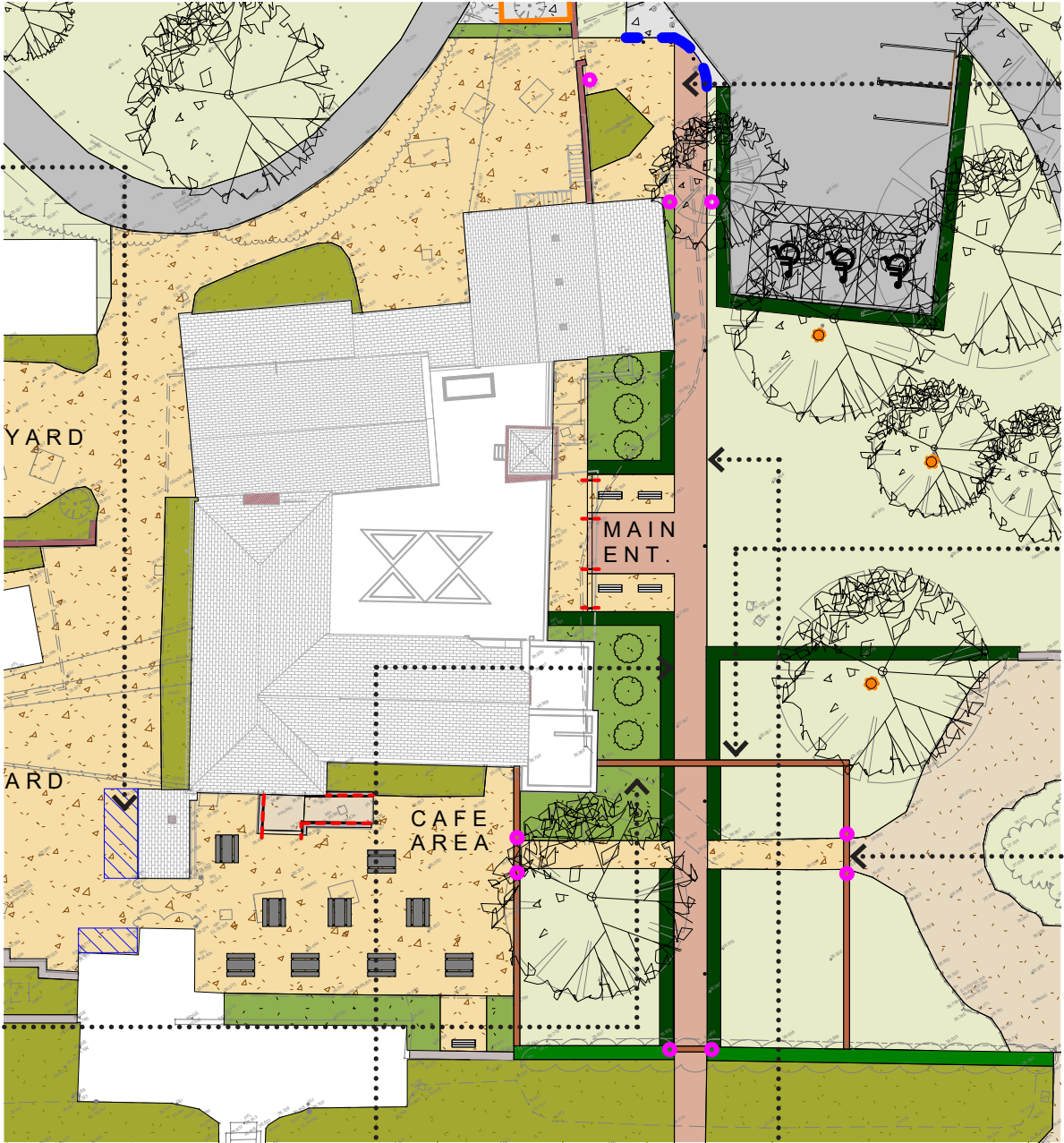
Cycle shelters



Signage



Ornamental planting



Proposed axis path: stone pavers



Historic building footprint: cobbles



Historic gateways: corten arch



Boundaries: Yew hedge



Corten lighting bollards



DESIGN DEVELOPMENT  
HERITAGE SIGNIFICANCE



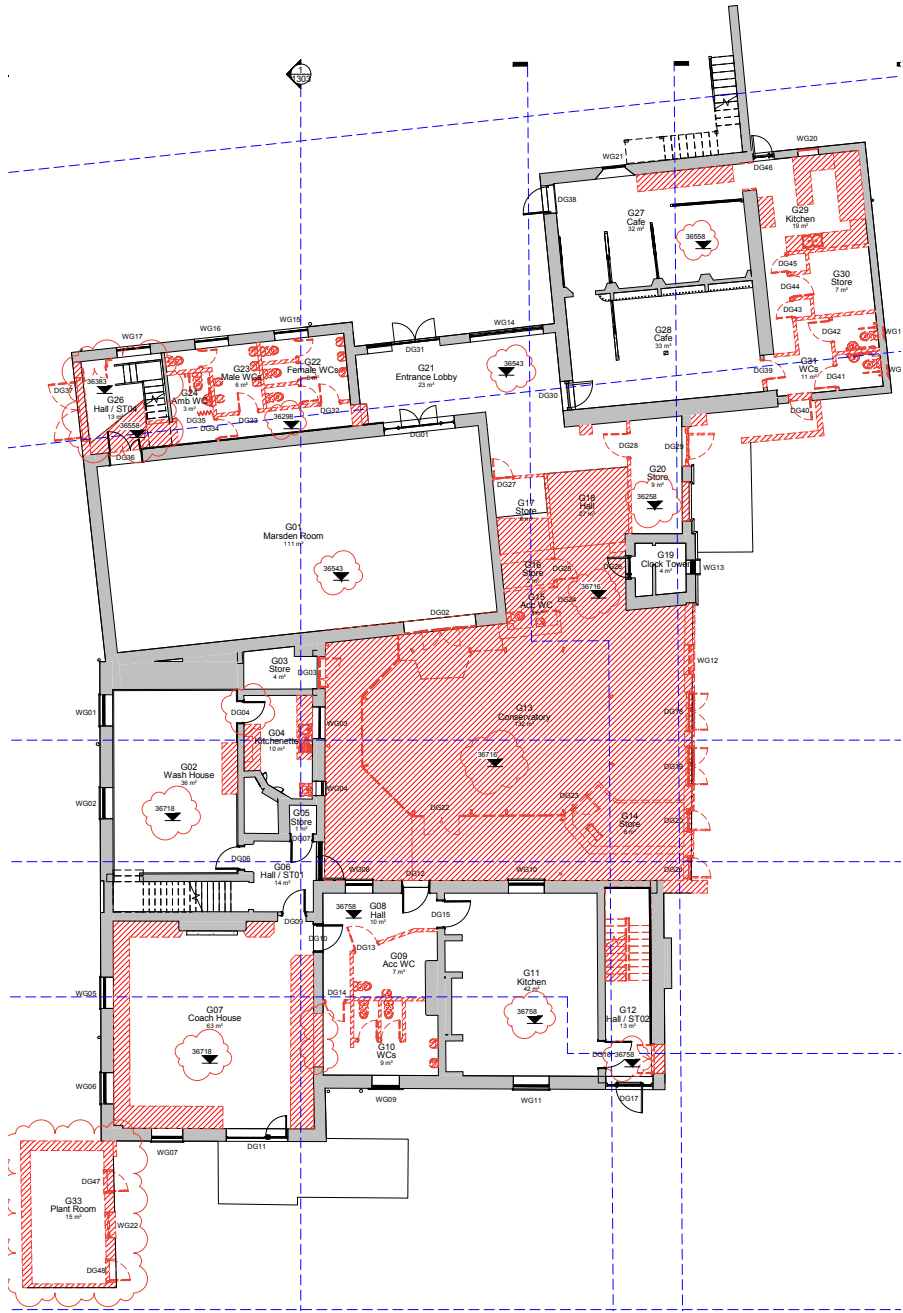
SIGNIFICANCE PLAN

- High
  - Medium
  - Low
  - Neutral
  - Detrimental
- This plan is not to scale*
- 01 Joiner's Workshop
  - 02 Barn
    - Wagon Doorways
    - Herringbone Pattern Brick Floor
  - 03 Wash House
    - Georgian Style Sash Windows
  - 04 Bake House
    - Baking Ovens built into the Wall
  - 05 Coach House
    - Flagged Floor
    - Large Georgian Sash Windows

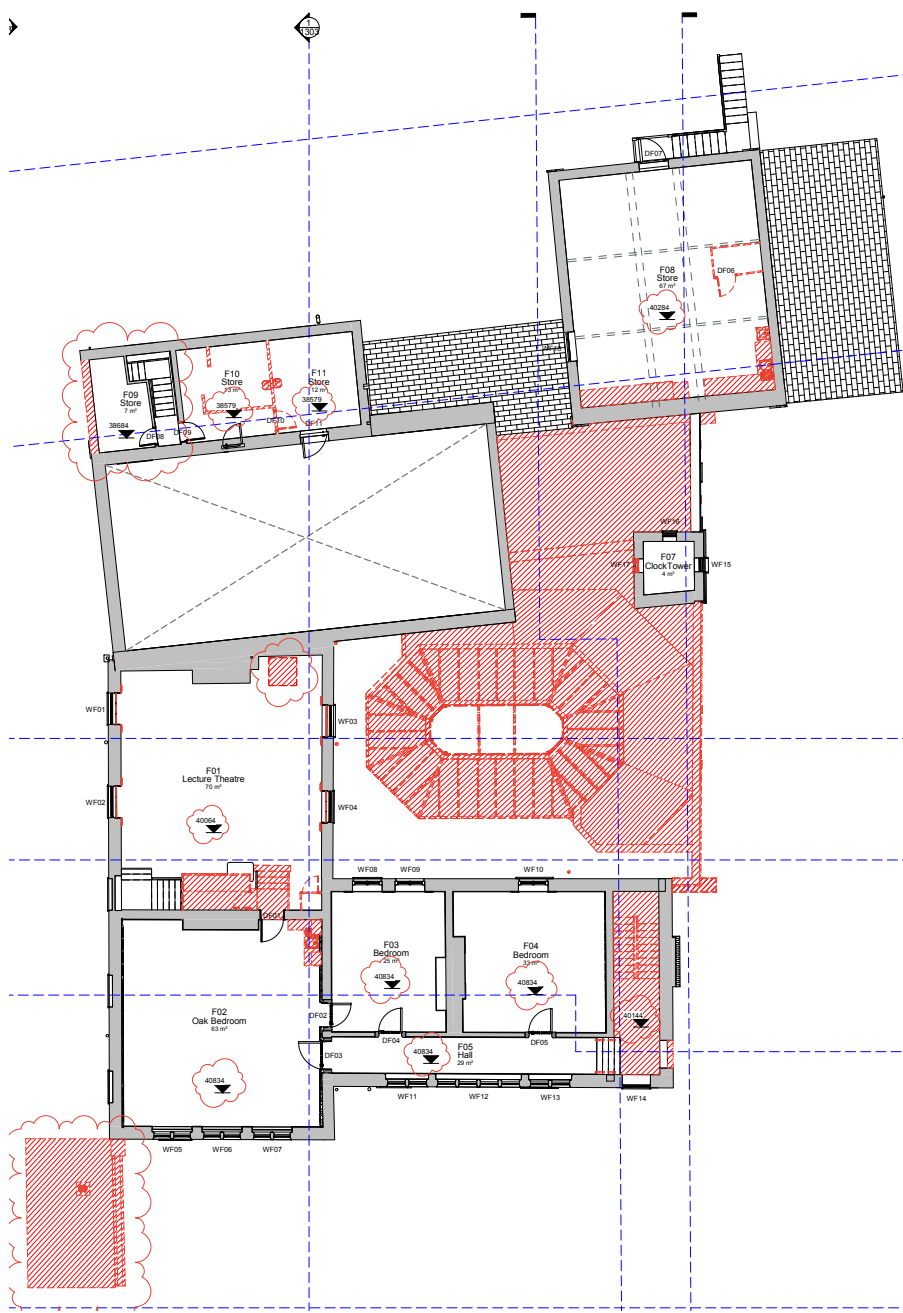
- 06 Scullery
- 07 Kitchen
  - Flagged Floor
  - Fireplaces inscribed 1736
- 08 Stables
  - Horse Stalls with ramped iron and wooden partitions, railings and gate
  - Feeding Troughs
- 09 Modern Service Wing
- 10 Clock Tower
- 11 Drying Room
  - Spacious Roof Height with Truss Tie Beams and Fireplace
- 12 Bedroom
  - Oak Panelling from the former Old Hall
- 13 Guest Bedrooms
- 14 Hayloft
  - Loft Doorway from External Stairs
- 15 Modern Conservatory



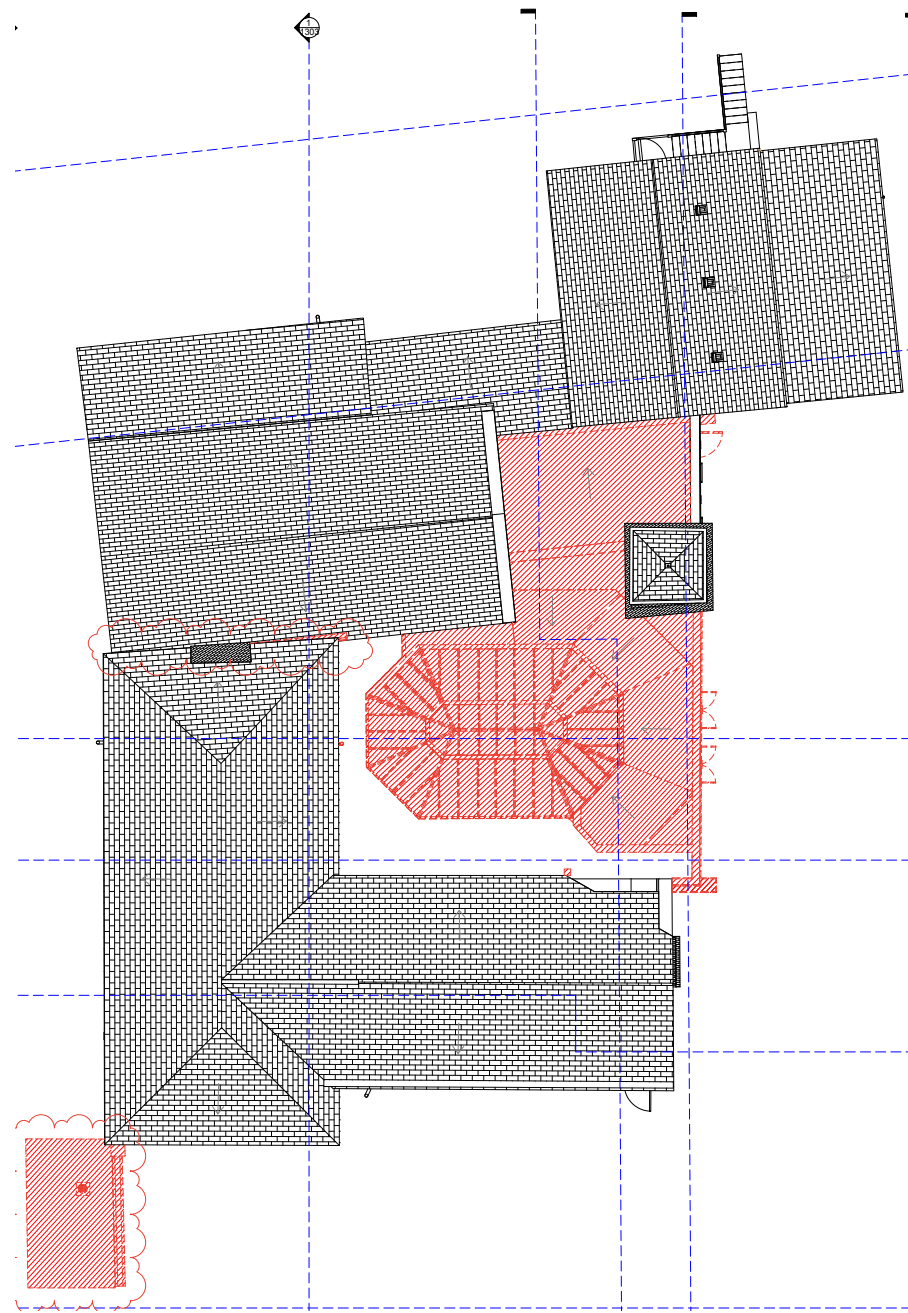
DESIGN DEVELOPMENT  
EXISTING PLANS



01 GROUND FLOOR AS EXISTING



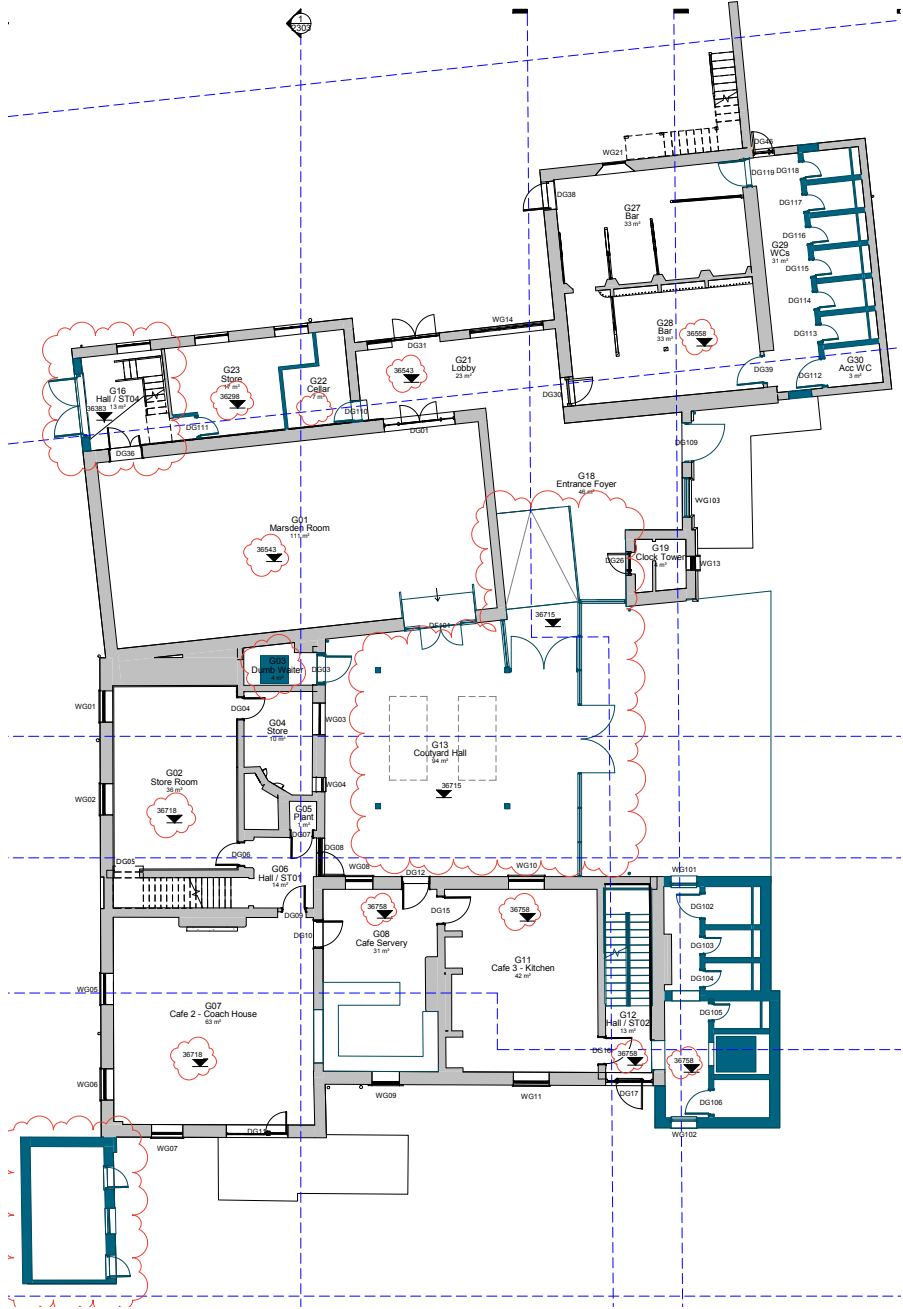
02 FIRST FLOOR AS EXISTING



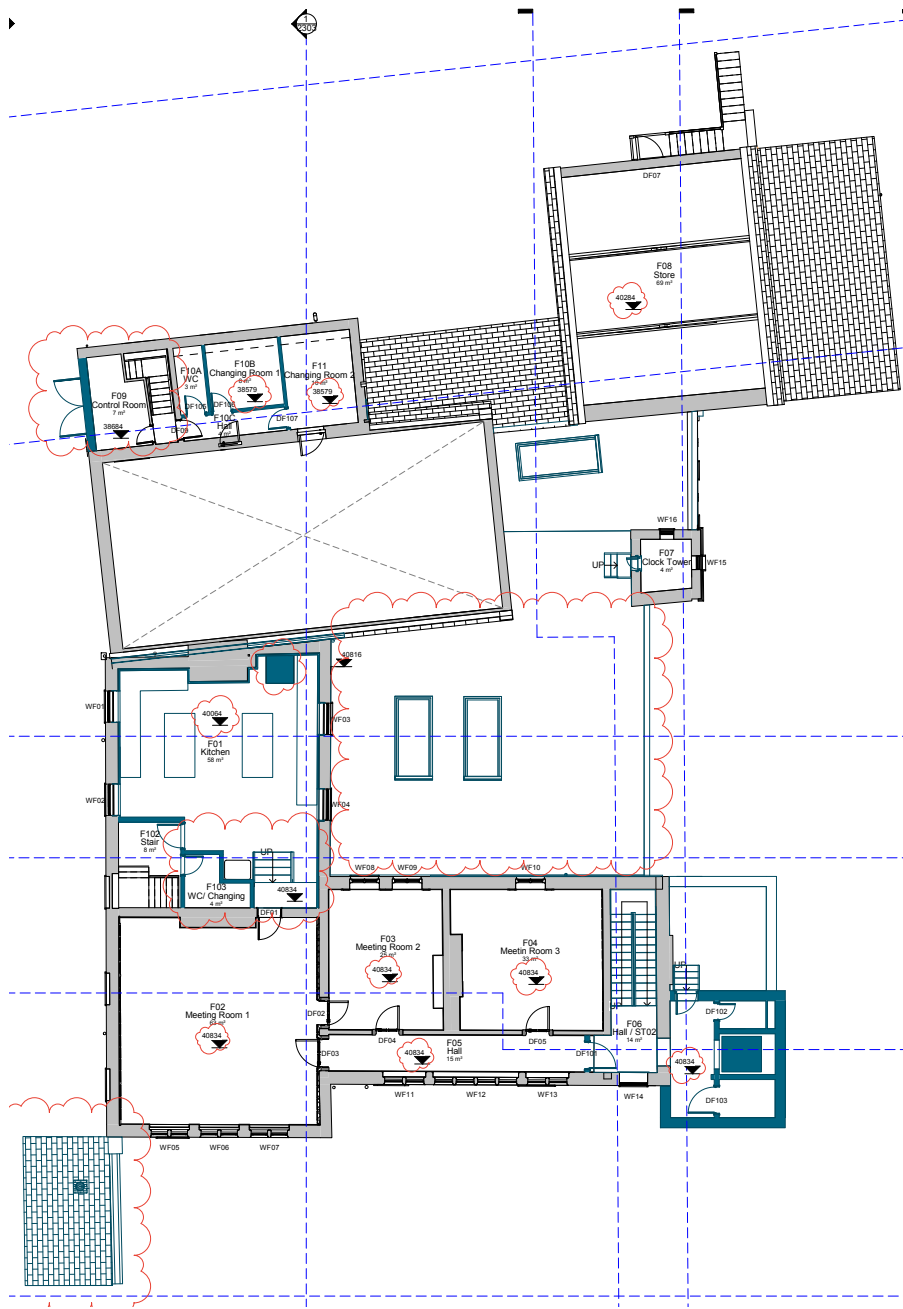
03 ROOF PLAN AS EXISTING



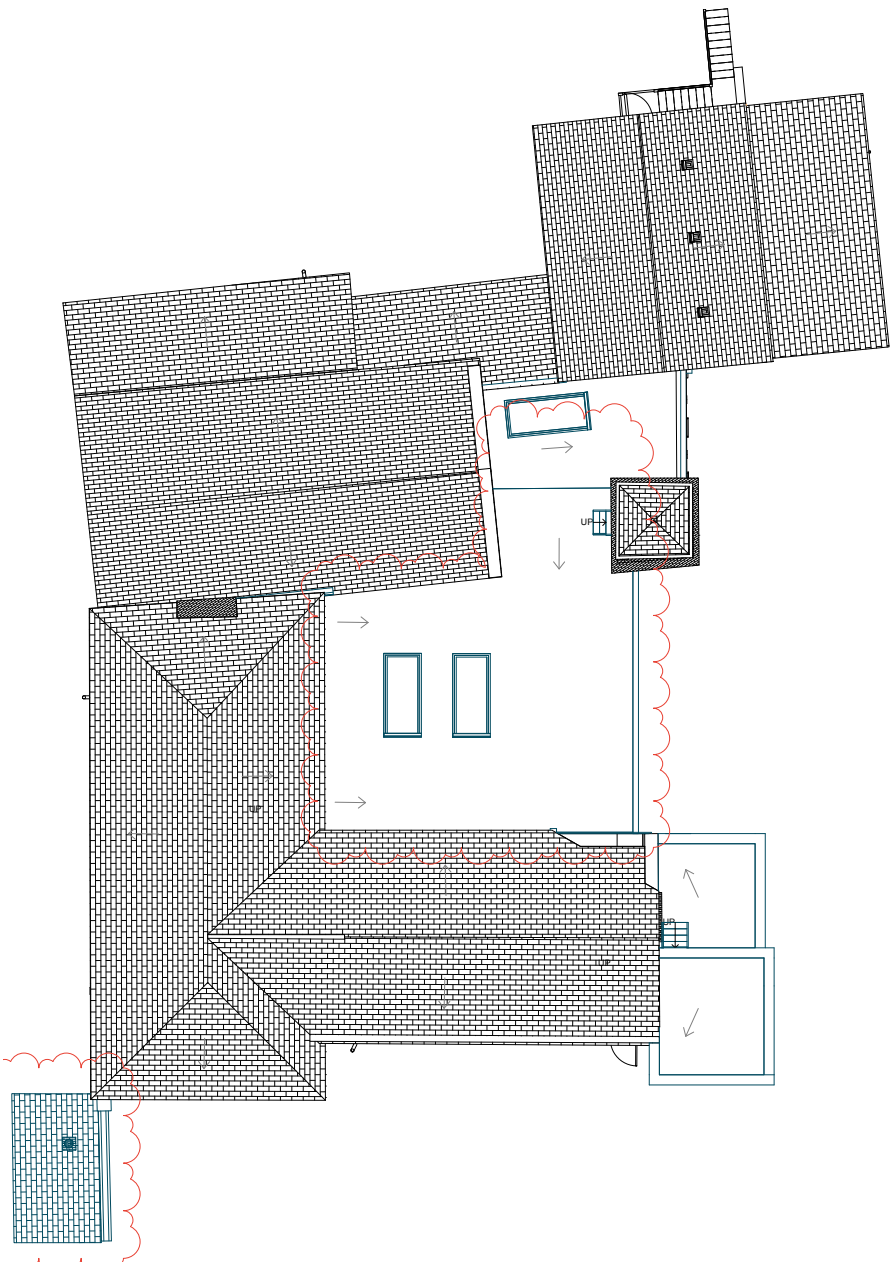
DESIGN DEVELOPMENT  
PROPOSED PLANS



01 GROUND FLOOR AS PROPOSED



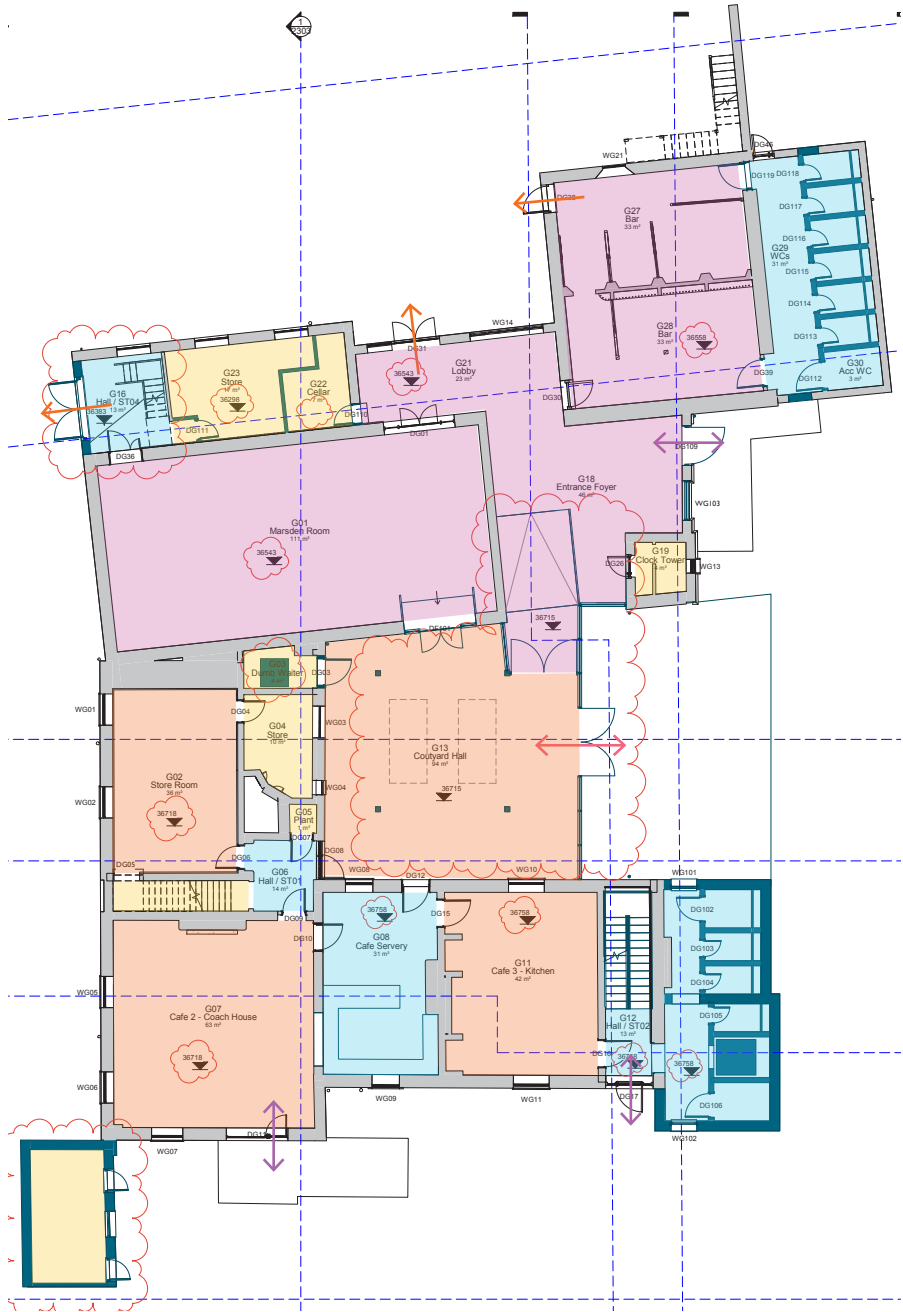
02 FIRST FLOOR AS PROPOSED



03 ROOF PLAN AS PROPOSED

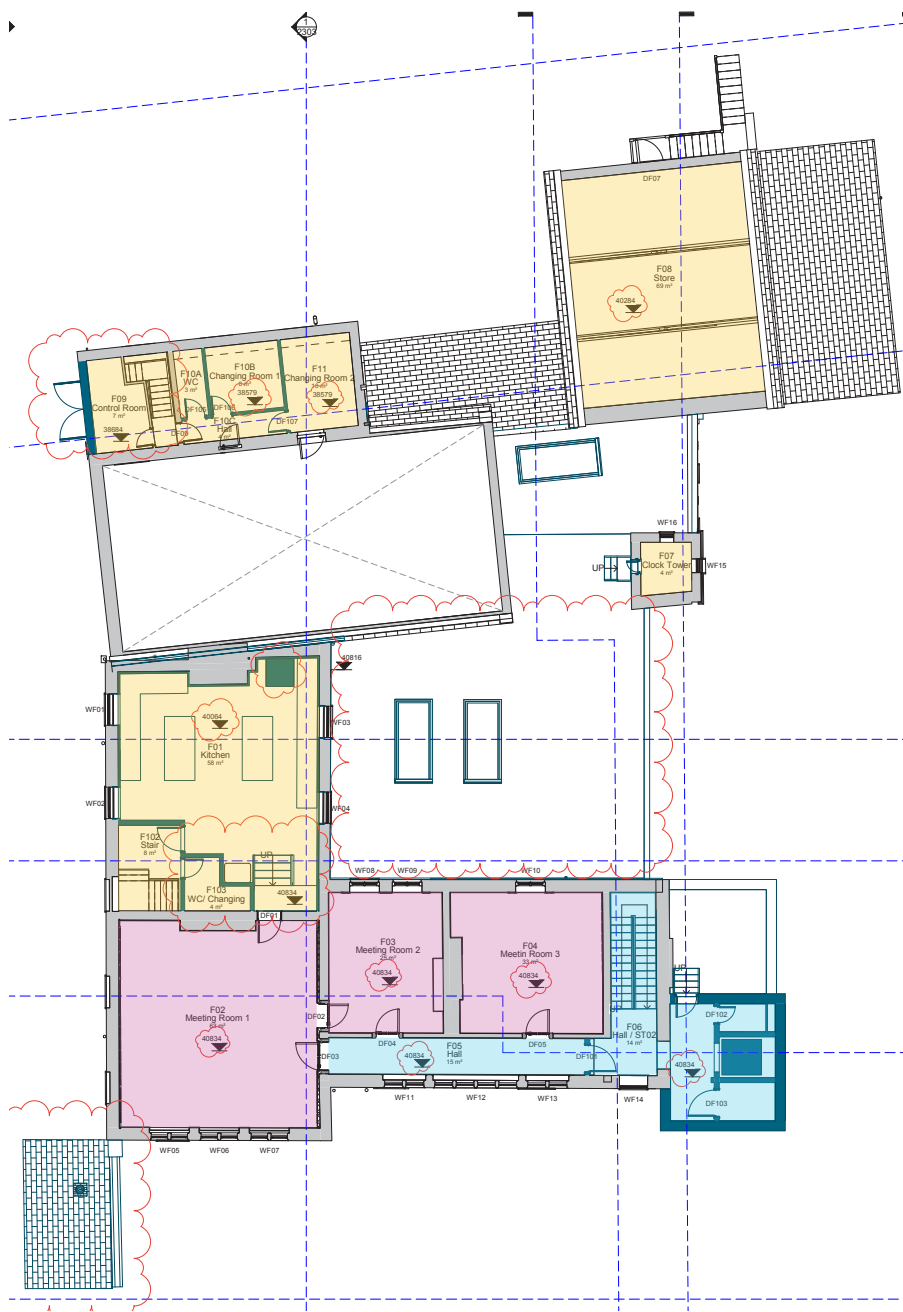


DESIGN DEVELOPMENT  
ACCOMMODATION & ACCESS

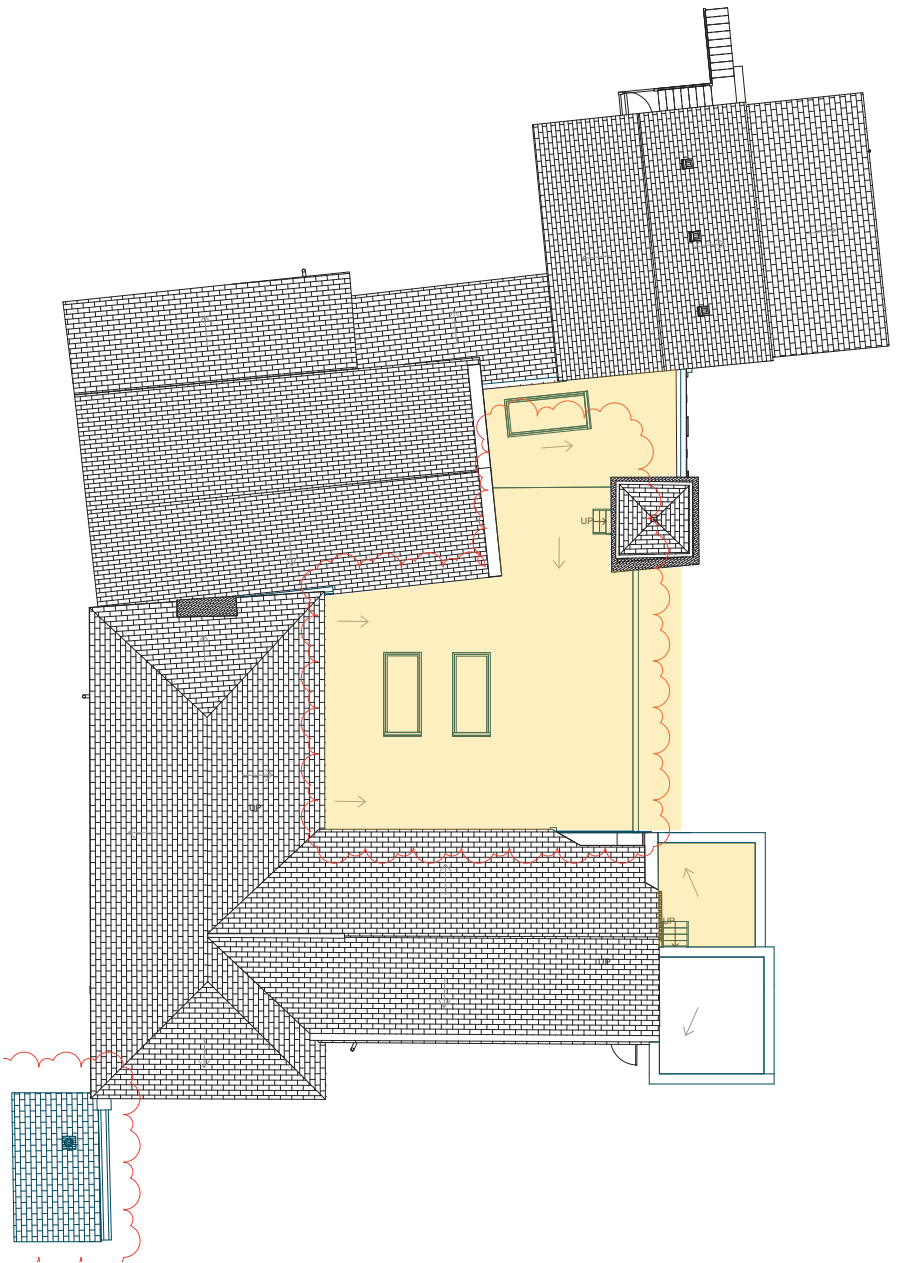


01 GROUND FLOOR AS PROPOSED

- PUBLIC SPACE
- PRIVATE EVENTS SPACE
- SERVICE SPACES
- BACK OF HOUSE
- PRIMARY PUBLIC ENTRANCE
- ANCILLARY PUBLIC ENTRANCE
- FIRE ESCAPE / STAFF ONLY



02 FIRST FLOOR AS PROPOSED



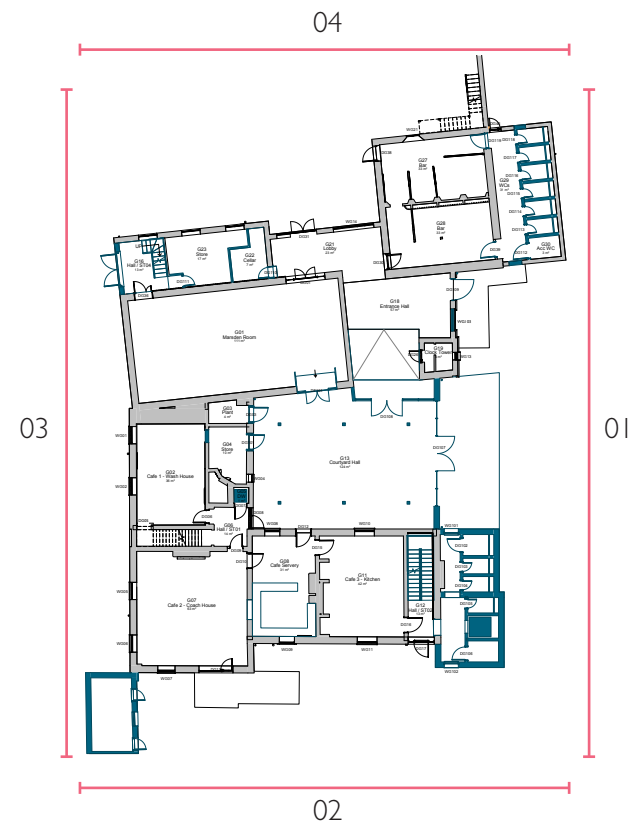
03 ROOF PLAN AS PROPOSED



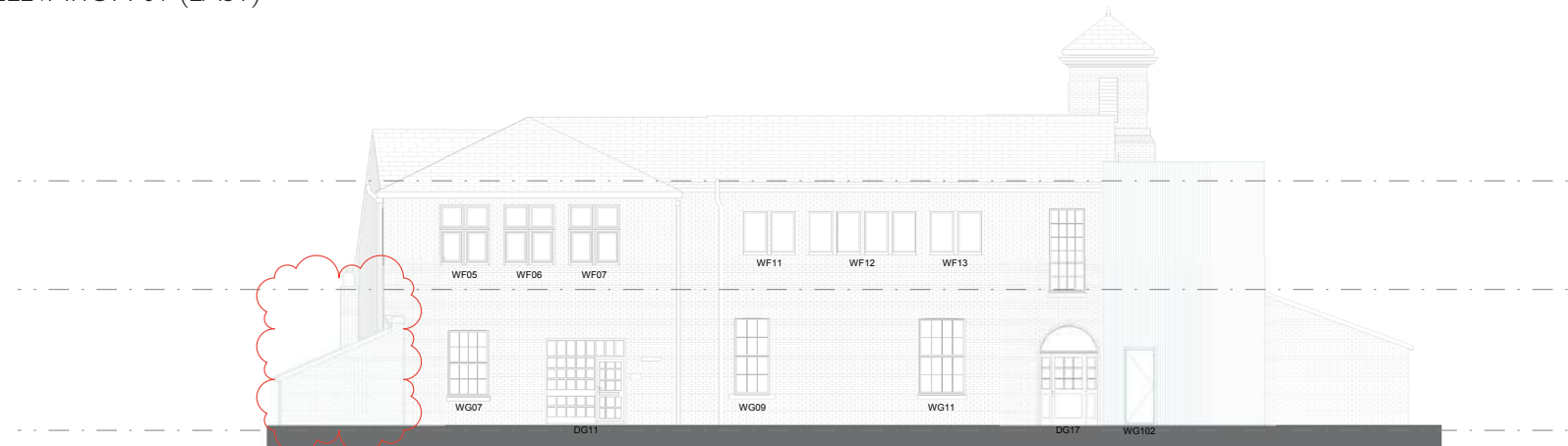
# DESIGN DEVELOPMENT ELEVATIONS

## Overview

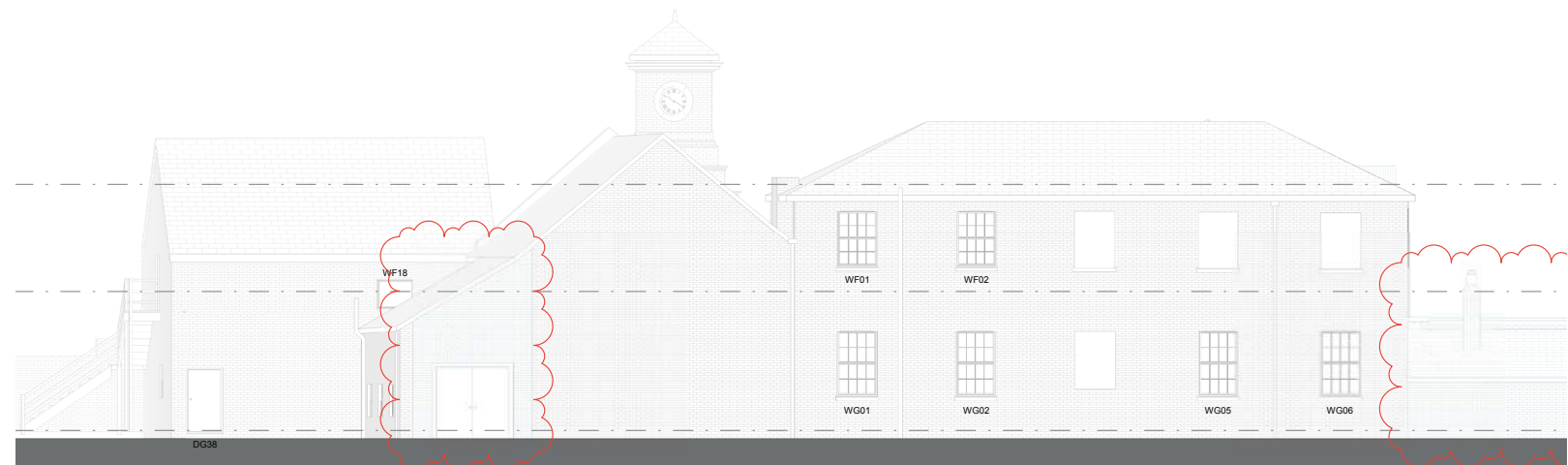
- Various structural repairs to the existing buildings, particularly the boiler house, joiners workshop and south east corner of Derby Wing.
- Piled foundations to courtyard infill due to ground conditions
- Exposed glulam timber frame structure in courtyard
- Trench foundations to extension
- Loadbearing masonry walls to extension



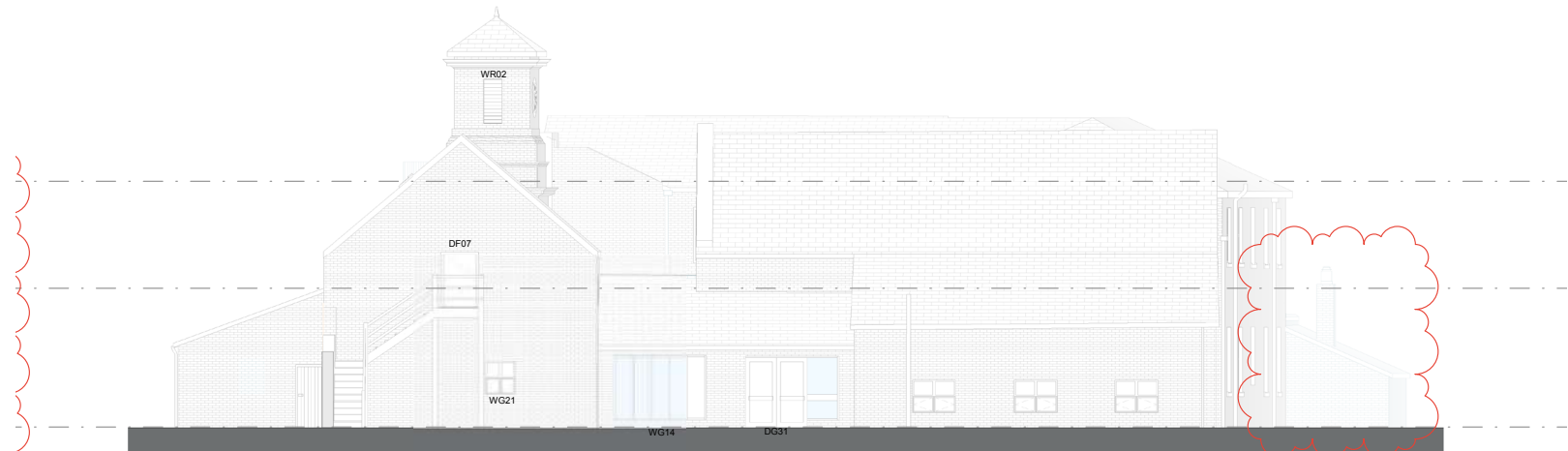
ELEVATION 01 (EAST)



ELEVATION 02 (SOUTH)



ELEVATION 03 (WEST)



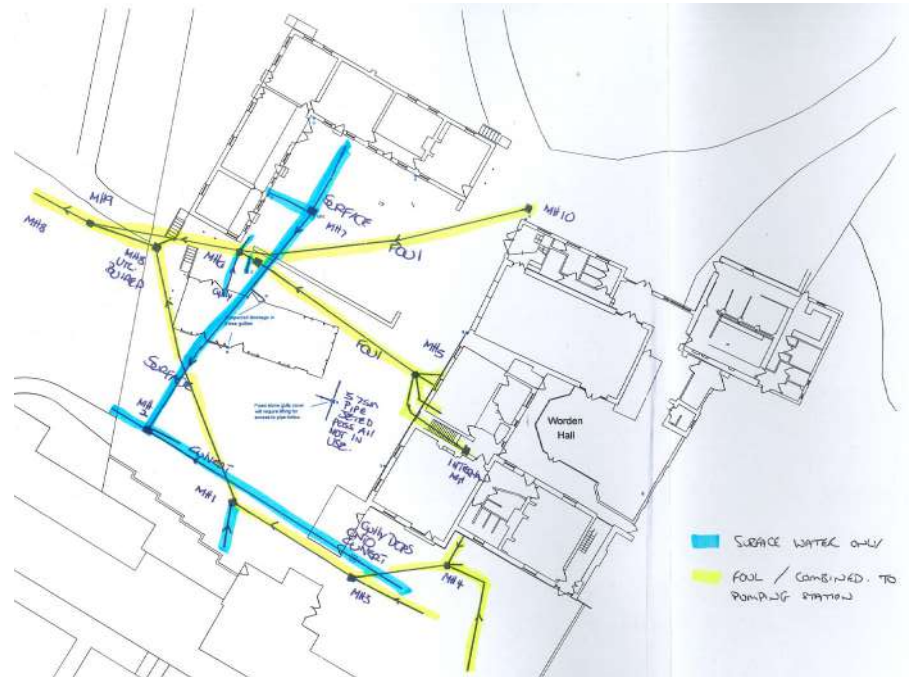
ELEVATION 04 (NORTH)



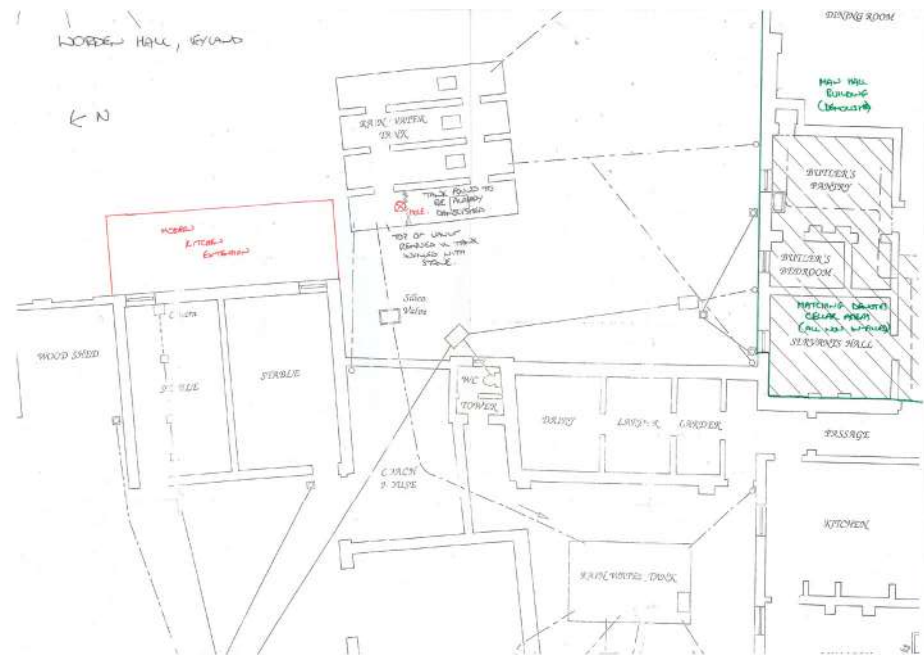
## DESIGN DEVELOPMENT STRUCTURAL

## Overview

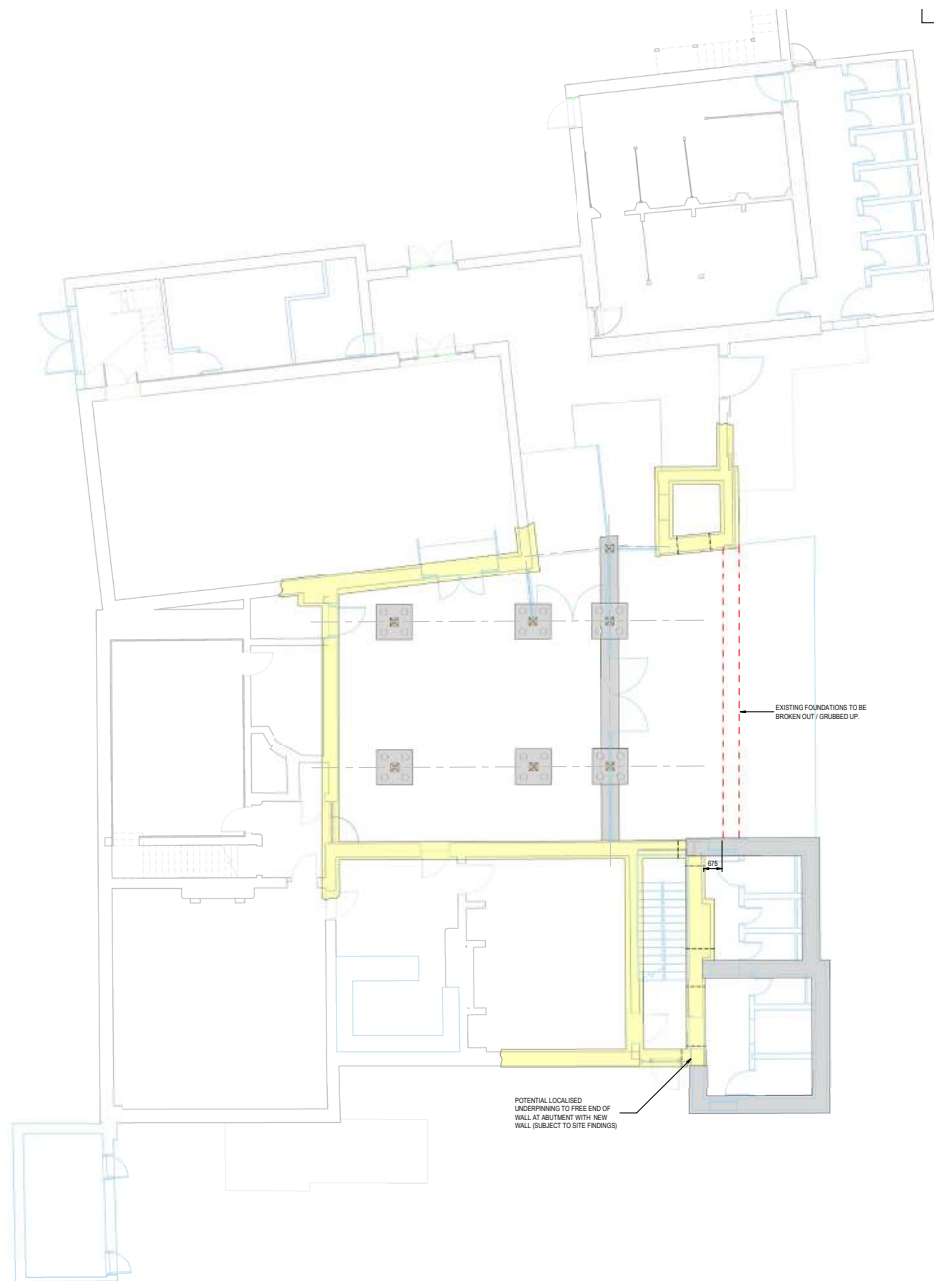
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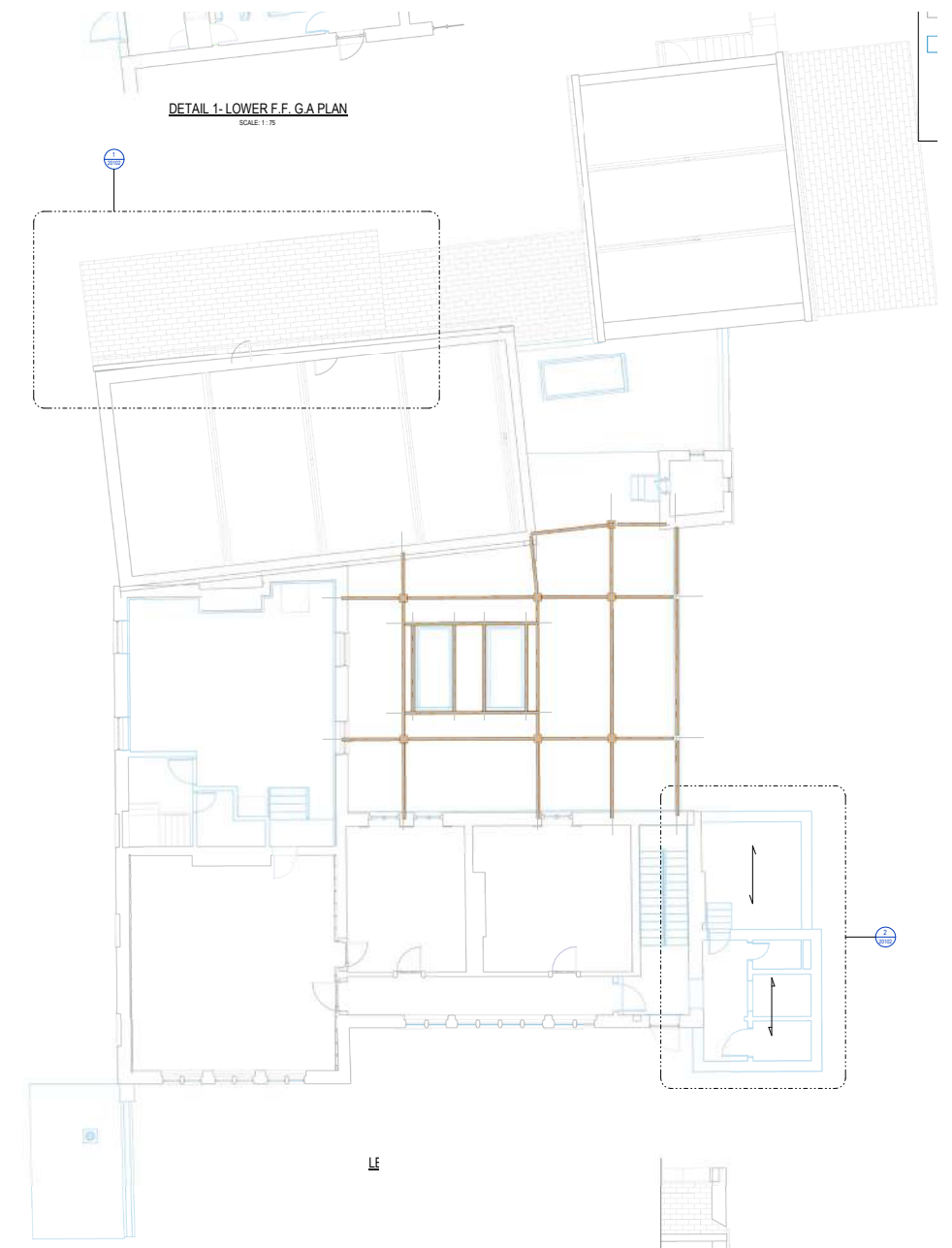
## 01 UNDERGROUND DRAINAGE PLAN



## 02 UNDERGROUND WATER TANK LOCATION



### 03 PROPOSED SUB-STRUCTURE



## 04 PROPOSED SUPERSTRUCTURE



# DESIGN DEVELOPMENT

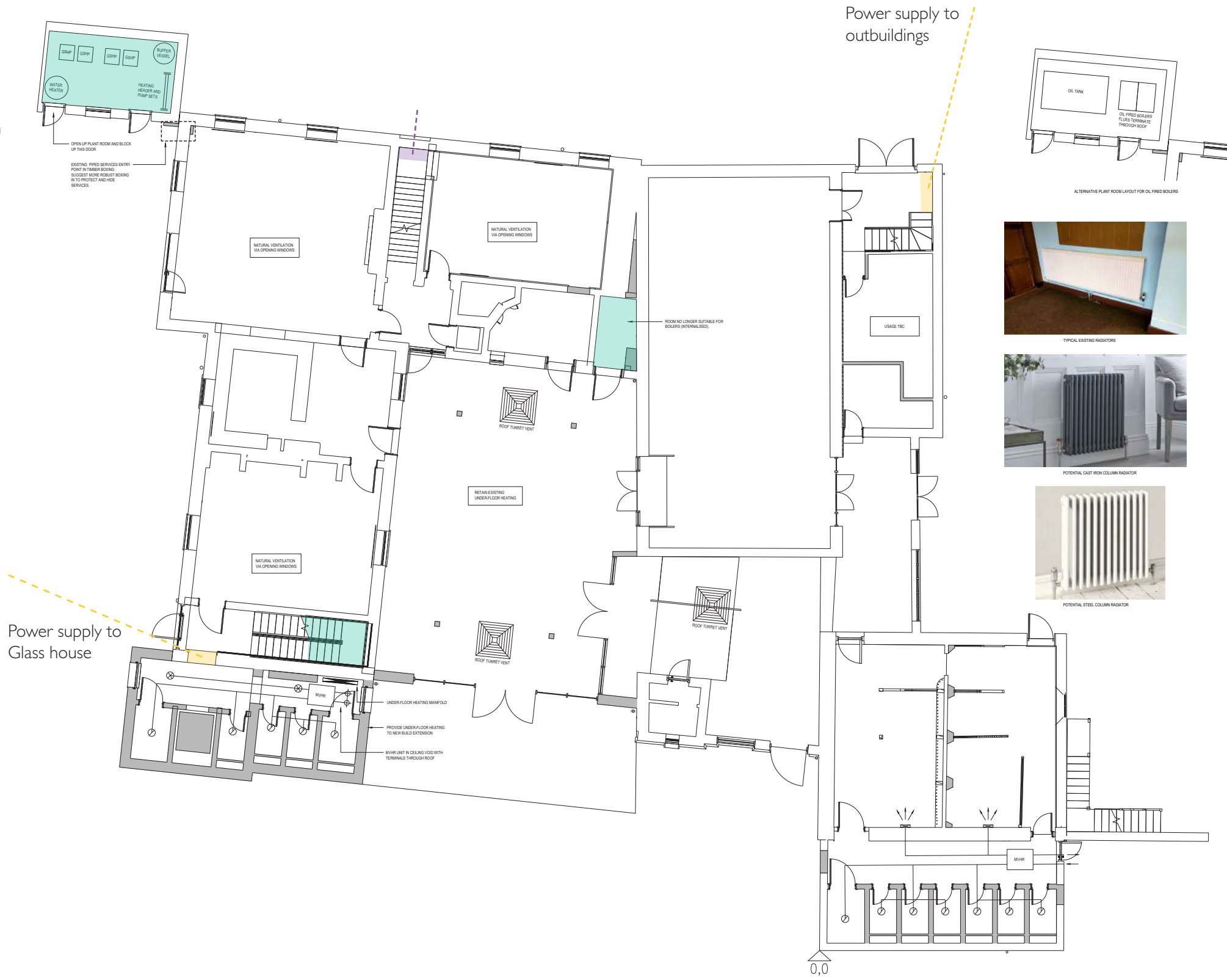
## M&E

### Overview Mechanical

- Exploring opportunity for ground source heat pump or replacement boiler
- Renewal of heating provision including underfloor heating to courtyard extension
- Mechanical ventilation required to new kitchen and possibly servery
- Mechanical ventilation required to WCs
- Natural ventilation everywhere else

### Overview Electrical

- Two power supplies currently coming into building. This will be reduced to one with an increased capacity.
- The electrical supplies currently provide power to the outbuildings and glass house which will need connecting to new supply.
- Renewal of lighting
- Review and renewal of fire detection

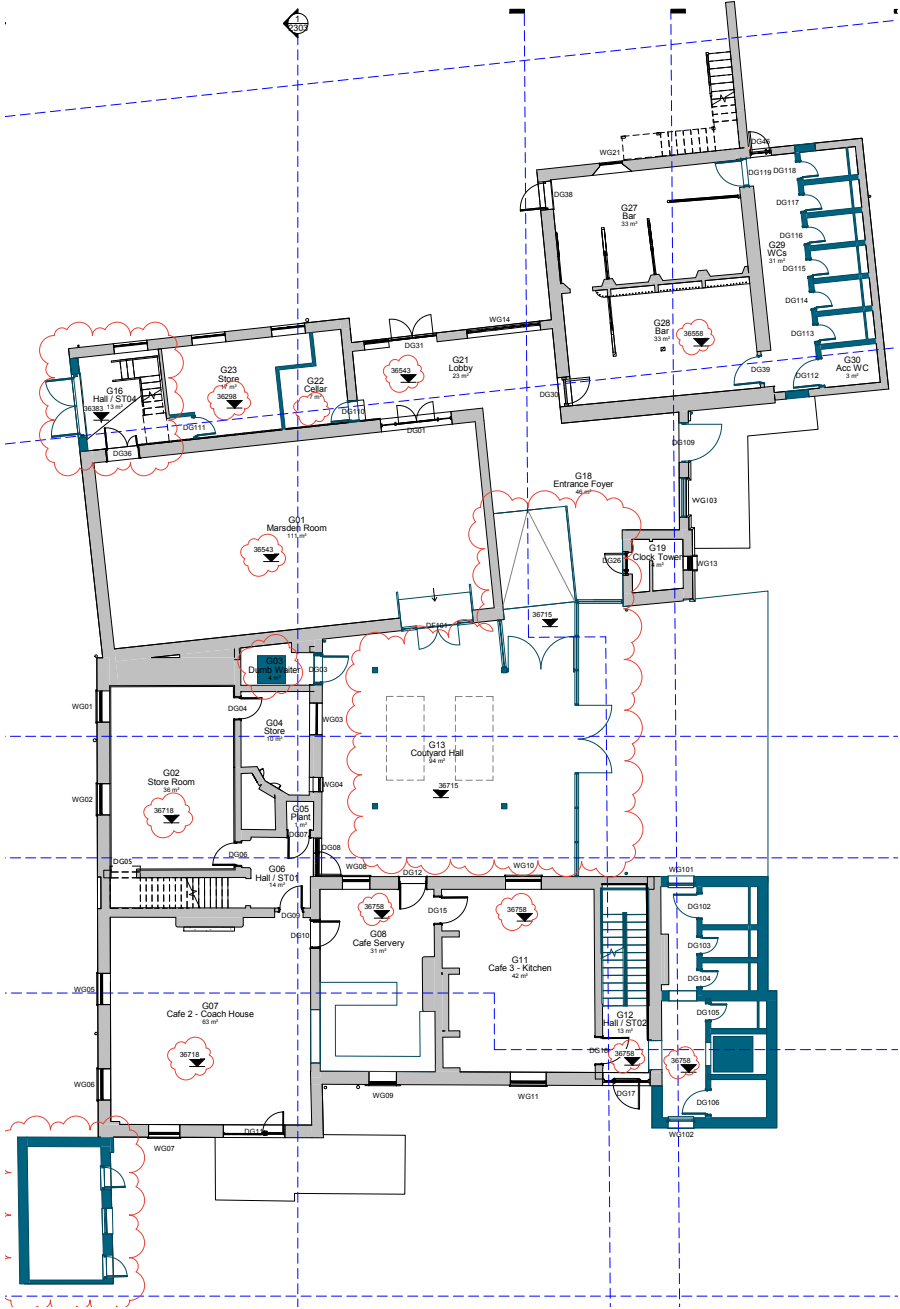


### M&E Key

- Existing incoming electrical supply
- Proposed incoming electrical supply
- Plant Room



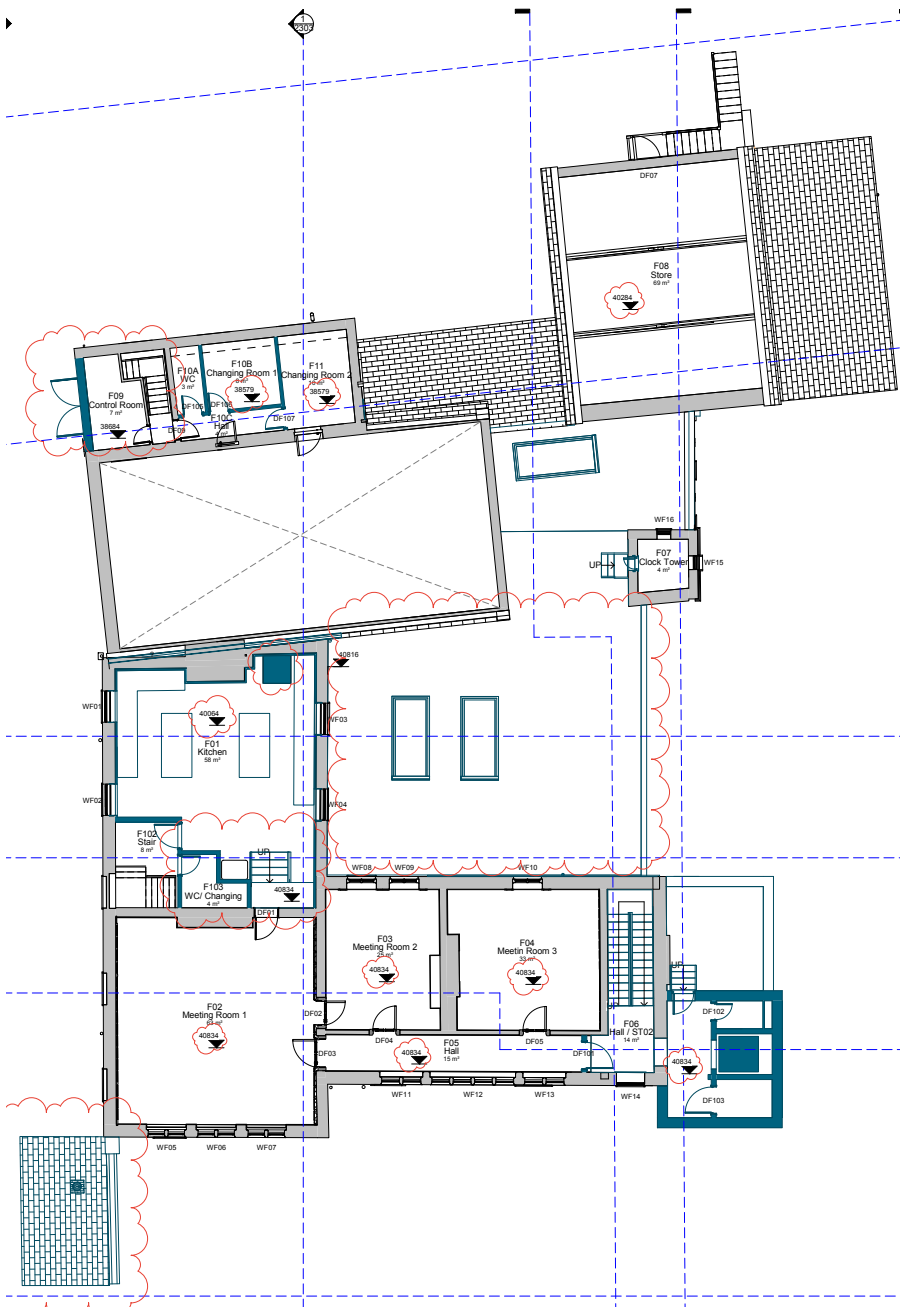
# DESIGN DEVELOPMENT SUMMARY



01 GROUND FLOOR AS PROPOSED

## GROUND FLOOR

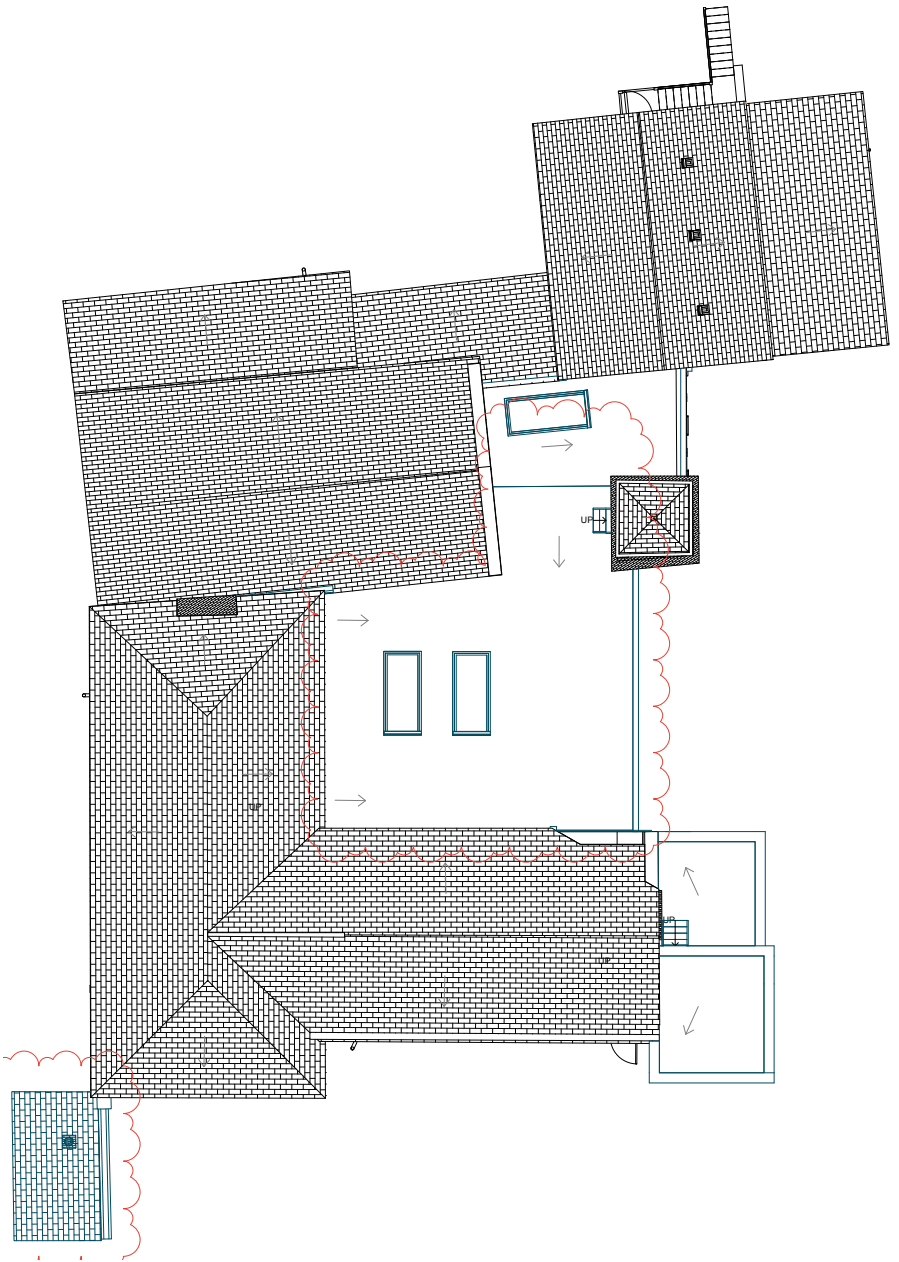
- Extension
- Reconfiguration of WC arrangement / storage
- Reconfiguration of courtyard hall and foyer
- Introduction of ramps/steps where level changes were identified
- Replacement staircases to ST02 and ST04 to address level changes
- Changed use of G02 and G04
- Rebuild of boiler house and other structural work identified in condition survey
- Replacement boilers (potentially ground source heat pump)
- New incoming power supply



02 FIRST FLOOR AS PROPOSED

## FIRST FLOOR

- Joiners workshop to remain as existing with no connection to hayloft
- Introduction of lobby in kitchen
- Discussing increase in kitchen specification which would require additional M&E and strengthening of the floor



03 ROOF PLAN AS PROPOSED

## ROOF

- Access to roof from clock tower
- Rooflights



## PROGRAMME

Worden Hall - Programme - Rev - 10/07/20

Worden Hall, Leyland RIBA Stage 3 Works Programme																												
	W/C	29/06	06/07	13/07	20/07	27/07	03/08	10/08	17/08	24/08	31/08	7/09	14/09	21/09	28/09	05/10	12/10	19/10	26/10	02/11	09/11	16/11	23/11	30/11	07/12	14/12	21/12	28/12
	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
Review and Investigate																												
Appointment confirmed	SRBC	◆																										
Request information from Client	SRBC																											
Complete appointment of Design Team	SRBC/P																											
Client issues information to Design Team	SRBC																											
Inception Meeting	ALL					◆																						
Site Visit	ALL					◆																						
Appoint Surveyor	SRBC			◆																								
Surveys undertaken (Measured and Topographical survey)	S																											
Procure surveys and investigations (Tree, Ecology, Waste management, Noise impact)	A, LA, SE, BSE																											
Issue survey information to Design Team	A																											
Data Review	A, LA, SE, BSE																											
Prepare Base Drawings (Existing) and issue to Design Team	A																											
Conditions Survey(undertake on site)	A, LA, SE, BSE																											
Draft Conditions surveys and issue	A, LA, SE, BSE																											
Review Conservation statement	HC																											
Issue Condition Surveys to Client	A, LA, SE, BSE										◆																	
Development																												
Develop Architectural proposals and Issue	A																											
Develop consultants proposals and issue	PLA, SE, BSE																											
Prepare and issue draft cost budget	QS																											
Design Team Meeting to coordinate proposals	A, LA, SE, BSE, QS																											
Update and issue proposals to Project Team	A, LA, SE, BSE, QS																											
Pre-app Cosultations with SRBC officers	A, LA																											
Update prosals and cost budget and issue	A, LA, SE, BSE, QS																											
Interim Project Team Meeting	ALL																											
Final Amends and issue coordinated drawing pack	A, LA, SE, BSE, QS																											
Commentary re: scheme meets tests in local & NPPF	HC																											
Prepare Heritage Impact Statement and issue	HC																											
Sign off and Applications																												
Preparation of Stage 3 Report	A, LA, SE, BSE, QS																											
Preparation of Design and Access Statement	A																											
Sign off Meeting (review all documentation)	A, LA																											
Collate documentation for Planning Application	A																											
Submit Planning application	A																											
Final Issue of planning submission to team	A																											