



**Poultry House  
Welbeck Estate**

**Record of historical features**

**Document Reference : 014191\_520**

**March 2016**

## Forward

On 13th August 2015 Planning Permission (ref 15/01111/FUL) and Listed Building Consent (15/01112/LBA) was granted for the conversion of the Former Poultry House and Poultry Yard Lodge at the Welbeck Estate, Worksop to Nursery use. The proposals involve the conversion of the main building to provide Nursery Facilities along with the use of the walled garden to provide a secure external play.

This document has been prepared by Seven Renew to provide a Level 1 Record in accordance with Historic England Guidance of the existing external features prior to the commencement of the works to satisfy the Planning and Listed Building Consent conditions and to enable the commencement of the development.

This report has been prepared by Lisa McFarlane, an RIBA Chartered Architect and Conservation Architect with a Masters of Science in Conservation in the Heritage Environment. Lisa McFarlane is also a Full Member of the Institute of Historic Buildings and Conservation (IHBC) and represents the RIBA on the Manchester City Council Conservation Panel.



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Associate Director, Architect and Heritage Advisor  
For and on behalf of Seven Renew

18th March 2016

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**1.0**

**Document Information**

# Document information

**1. Building location :** O.S Grid reference - Easting : 455436  
O.S Grid reference - Northing : 374104  
  
National Grid Reference: SK 55436 74104  
  
Address : Poultry Yard Lodge, Worksop Road,  
Holbeck, Worksop, Nottinghamshire  
S80 3LR

**2. Statutory designation :** Grade II Listed Building

**3. Date of record:** List Entry record Ref : 1267093  
Date of listing : 1985  
Date of Last update : 12th April 1985  
  
Date of report : 21st March 2016  
This record prepared by Seven Architecture Ltd for submission to  
the Historic Environments Records (HER)  
  
Date of Last update : 21st March 2016  
  
Primary Reference Number : 014191\_520

## 4. Summary :

The Poultry House sits within the extensive ground of the Welbeck Estate in Nottinghamshire. The Poultry House is a Grade II Listed building. A copy of the List Entry is provided on the following page of this report. The building comprises of 3 main elements located to the south of a walled garden. The Poultry building sits on a central axis with two cottages located to each side of the Poultry building creating a symmetrical arrangement with the main entrance expressed through a feature tower with Cupola. Due to the extensive nature of the historic estate at Welbeck, a comprehensive Statement of Significance was prepared independently by Purcell Miller Tritton in 2008. This Statement has been utilised for reference for each sequential phase of development of the estate with the intention of creating a fully sustainable working and living environment within the historic estate with the intention of creating a fully sustainable working and living environment to ensure the long term protection of the heritage assets.

The Poultry House complex, along with the Dairy Buildings, forms a 'Model Farm' and dates from c1860 and was completed by 1870. The scale and style of the buildings sets them apart from other Model Farms of the time. The main building (with the attached cottages) form a complex adjoined by the walled garden to the north and the walled yard to the south. The building utilises a similar design and materials as other buildings within the New Works phase of development at the Welbeck Estate. The building is a long stone structure and the front facade features two end gables, with a long central bay between having decorative arched pillars and a central lower of three storeys. There are small arched openings at ground floor level which would allow the birds to move freely between the Poultry House and the Poultry Yard adjacent. The openings within the walled yard feature carved stone birds atop of the pillars, indicating the historic function of the buildings.

# Historic England List Entry

## STABLES AND ATTACHED LODGES, WALLS, PIERS AND OUTBUILDINGS

### List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: STABLES AND ATTACHED LODGES, WALLS, PIERS AND OUTBUILDINGS

List entry Number: 1267093

### Location

STABLES AND ATTACHED LODGES, WALLS, PIERS AND OUTBUILDINGS, RIDING SCHOOL ROAD

The building may lie within the boundary of more than one authority.

County: Nottinghamshire

District: Bassetlaw

District Type: District Authority

Parish: Holbeck

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-Apr-1985

Date of most recent amendment: Not applicable to this List entry.

### Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 418539

### Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

## Details

SK 5474 and SK 5574 HOLBECK RIDING SCHOOL ROAD Welbeck Estate Village (South side)

11/104 Stables and attached lodges, walls, piers and outbuildings

G.V. II

Stables, lodges, walls, piers and outbuildings. c.1860 with some C20 additions. Ashlar, wood and iron. Tiled roofs with decorative copper ridges. Coped gables with finials. Single ashlar stacks to the right and left of the stable block, which is set on a plinth. Central 3 storey single bay pavilion with first and second floor bands, moulded cornice and shaped roof. Flanked by 7 single storey bays and outer single storey plus attic, single gabled bays. Central rusticated arched doorway. Either side are 7 bay wooden arcades and single 3 light casements with stone mullions and drip moulds. Above, in each gable apex, is a single fixed light with drip mould. The central pavilion has a 2 light casement with stone mullion and drip mould, flanked by single, set back, copied lean-tos each with single casement. On the top floor is a single 2 light casement. To the right and left and attached via ashlar walls are single storey plus attic 3 bay lodges. The central bay projects and is gabled with a single stack. Right lodge with single central 3 light casement with Tudor style arched doorway and hood mould to the right and single 2 light casements to the left and above. All with stone mullions and drip moulds. The left lodge, following the same pattern, however, the attic window is 3 light C20 and the right bay has C20 openings and extensions. Projecting from the lodges are single ashlar walls terminating in copied piers surmounted by a carved bird. Running from the piers and forming a quadrangle, with copied piers at the angles, is a low ashlar wall surmounted by iron railings. To the right front is an ashlar copied wall on a plinth broken by 2 copied gate piers, one with ashlar orb, and double wooden gate. At the far right is a Tudor style arched doorway and hood mould with panelled wooden door. Extending from the rear of the gabled bays of the stable are ashlar copied walls forming a quadrangle. North side has a pair of copied gate piers on plinths, with double wooden door flanked by single gabled outbuildings each with doorway in flush ashlar quoin surround, that on the left being part blocked with a fixed light.

Listing NGR: SK5543674104

Selected Sources

Legacy Record - This information may be included in the List Entry Details

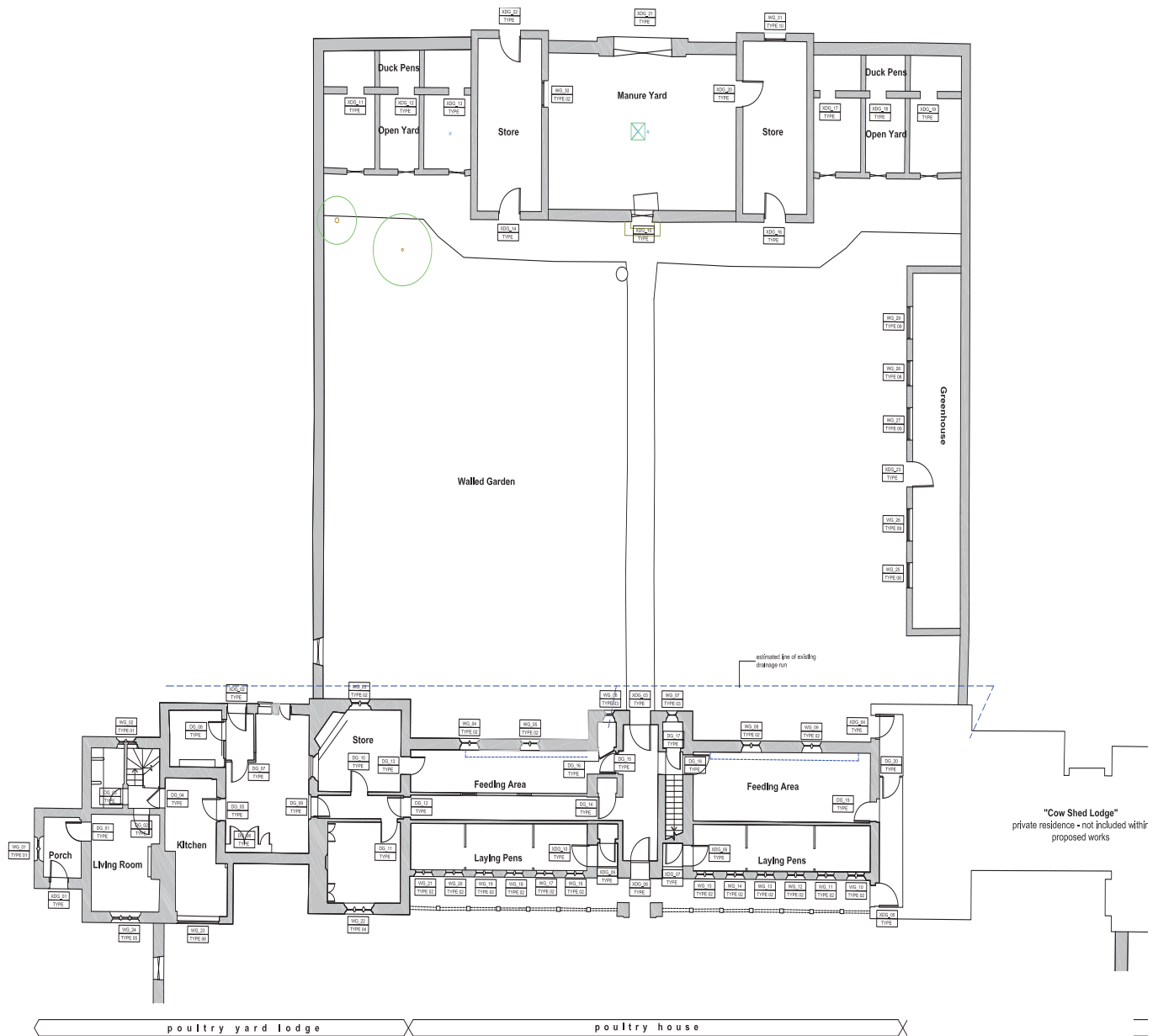
National Grid Reference: SK 55436 74104

Map



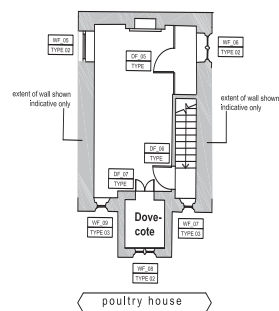
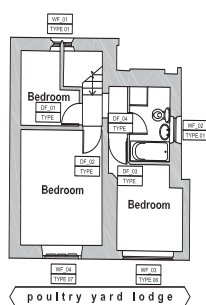
**2.0**

**Existing building**



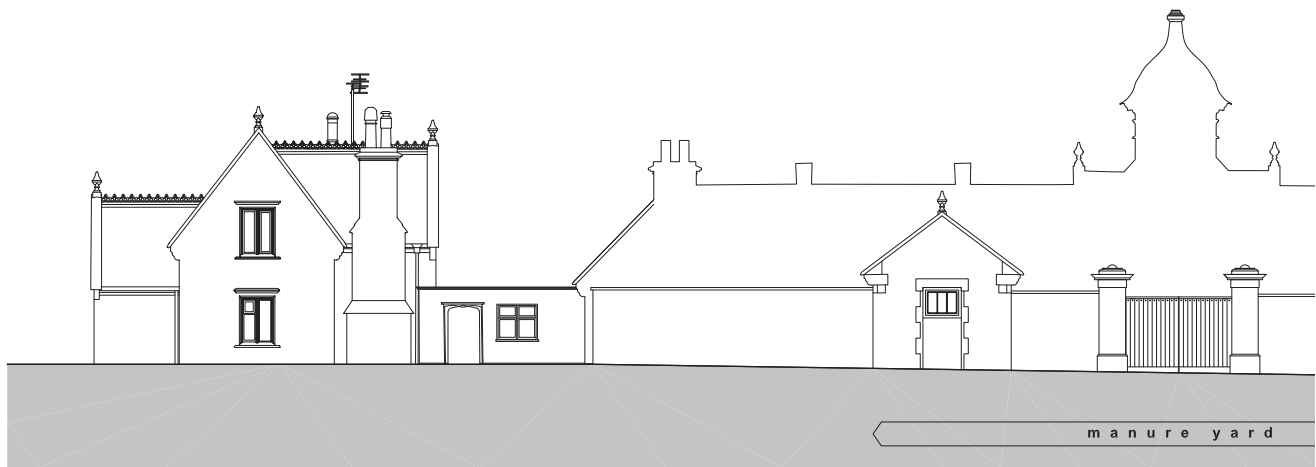
**Existing Ground Floor Plan**

1:100



## Existing First Floor Plan

This layout has been traced over an original scanned drawing. A full measured survey is required to confirm all dimensions. It is also subject to confirmation of legal ownership boundaries, approvals and agreements of all statutory authorities and undertakers necessary for all supplies, way leaves and diversions, all of which are unknown at the time of preparing this drawing. This drawing is also subject to all necessary local authority approvals and agreements.



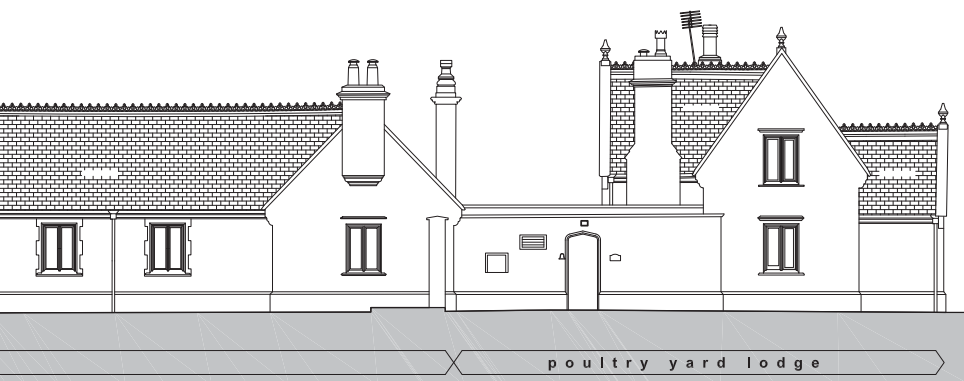
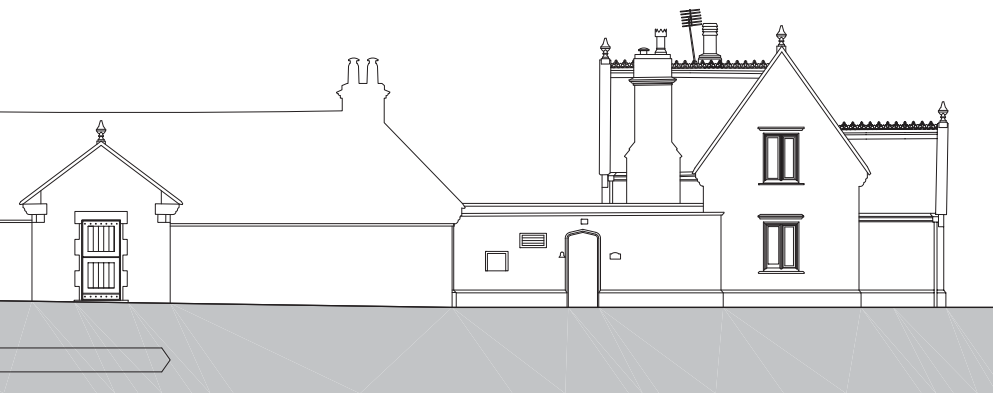
WELBECK ESTATES - POULTRY HOUSE  
EXISTING NORTH WEST ELEVATION - Manure Yard  
1:100



WELBECK ESTATES - POULTRY HOUSE  
EXISTING NORTH WEST ELEVATION - Poultry House and Cottages  
1:100



WELBECK ESTATES - POULTRY HOUSE  
EXISTING SOUTH EAST ELEVATION - Poultry House and Cottages  
1:100



#### notes

1. DO NOT SCALE FROM THIS DRAWING - USE FIGURED DIMENSIONS ONLY
2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS / SPECIALISTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES
3. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES

#### rev. description

rev.	description	date	by
A	Notes updated. Issued for Planning and Listed Building Consent	11.08.2015	RS ABu

NB - All works are subject to  
Planning and Listed Building  
Consent and Building Regulations  
A p p r o v a l

Welbeck Estates

client

Poultry House

project

Existing Elevations\_Sheet 1

drawing title

drawing number 014191\_220

revision A

drawing status Planning

scale 1:100 @A1 / 1:200@A3

date July 2015

drawn by RS

checked by ABu

**seven** architecture

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t: 01286 685 253

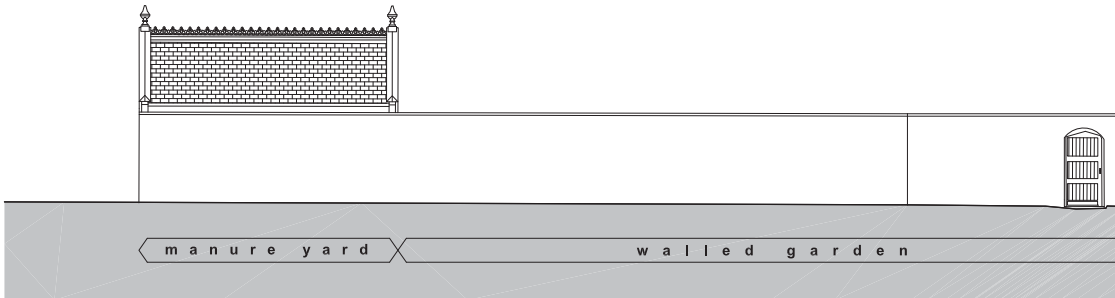
e: info@sevenarchitecture.co.uk

www.sevenarchitecture.co.uk

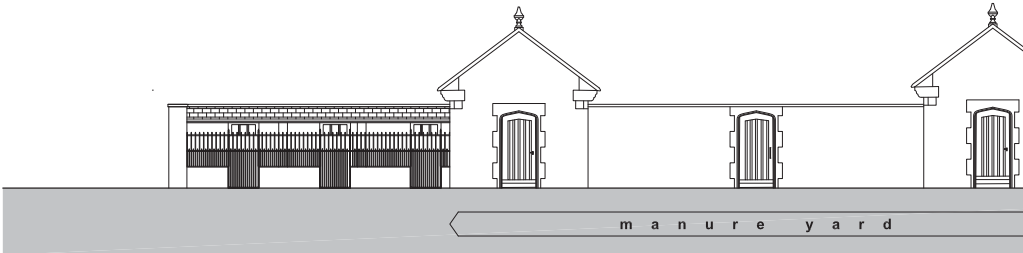
This layout has been traced over an original scanned drawing. A full measured survey is required to confirm all dimensions. It is also subject to confirmation of legal ownership boundaries, approvals and agreements of all statutory authorities and undertakers necessary for all supplies, way leaves and diversions, all of which are unknown at the time of preparing this drawing. This drawing is also subject to all necessary local authority approvals and agreements.



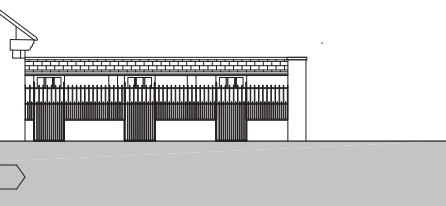
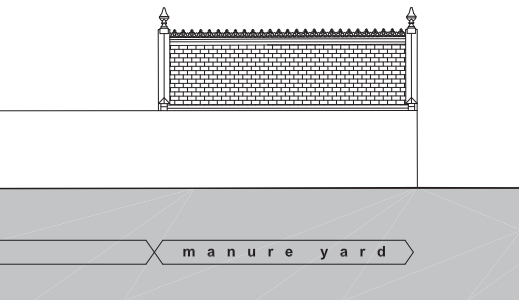
WELBECK ESTATES - POULTRY HOUSE  
**EXISTING NORTH EAST ELEVATION**  
1:100



WELBECK ESTATES - POULTRY HOUSE  
**EXISTING SOUTH WEST ELEVATION**  
1:100



WELBECK ESTATES - POULTRY HOUSE  
**EXISTING SOUTH EAST ELEVATION - Manure Yard**  
1:100



- notes
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  2. TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS / SPECIALISTS DRAWINGS. REPORT ANY DISCREPANCIES BEFORE AFFECTED WORK COMMENCES
  3. ALL SETTING OUT DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR BEFORE WORK COMMENCES

rev.	description			
A	11.08.2015	RS	ABu	
More detail added; Notes updated. Issued for Planning and Listed Building Consent				

NB - All works are subject to  
Planning and Listed Building  
Consent and Building Regulations  
A p p r o v a l

client	Welbeck Estates
project	Poultry House
drawing title	Existing Elevations_Sheet 2
drawing number	014191_221
revision	A
drawing status	Planning
scale	1:100 @A1 / 1:200@A3
date	July 2015
drawn by	RS
checked by	ABu





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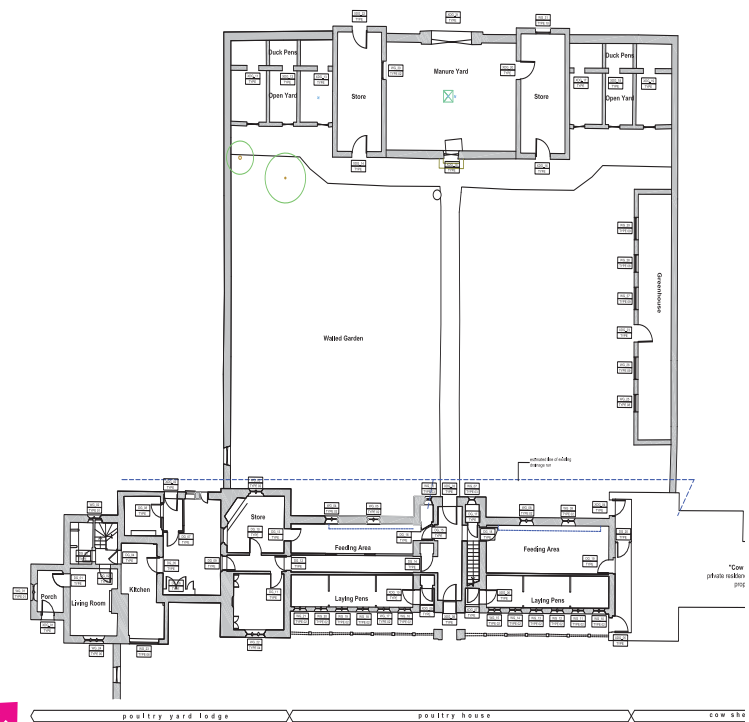


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3 →  
2 →

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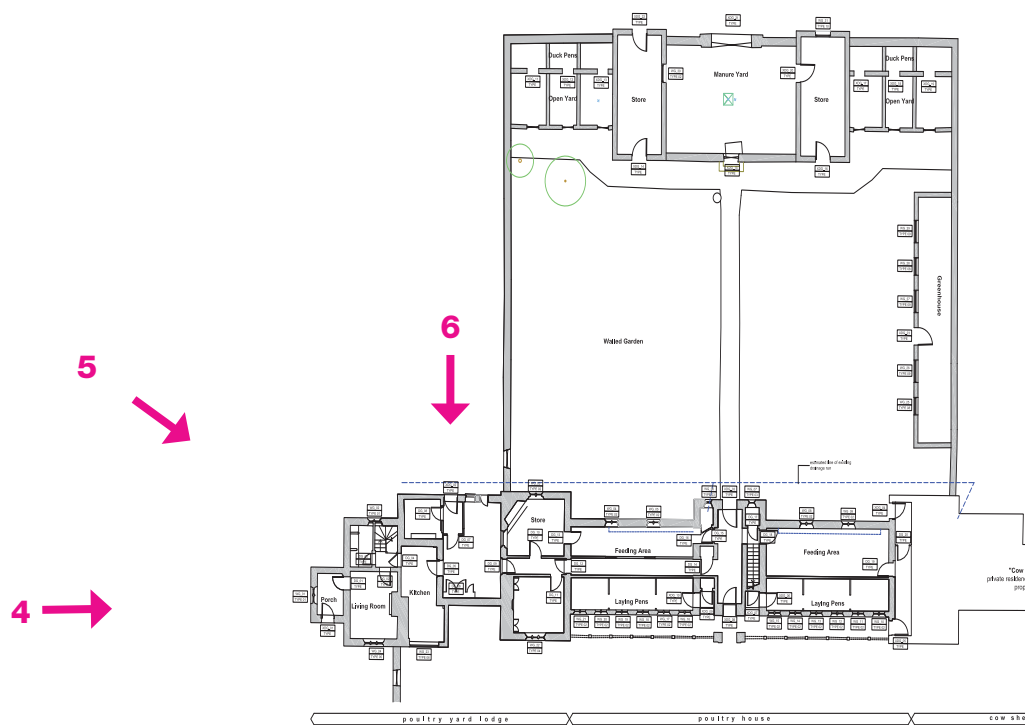


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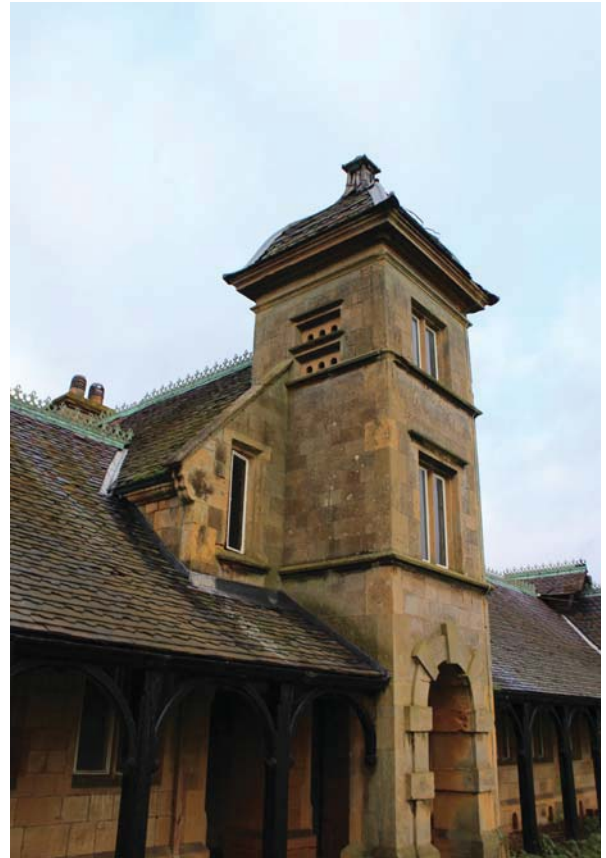


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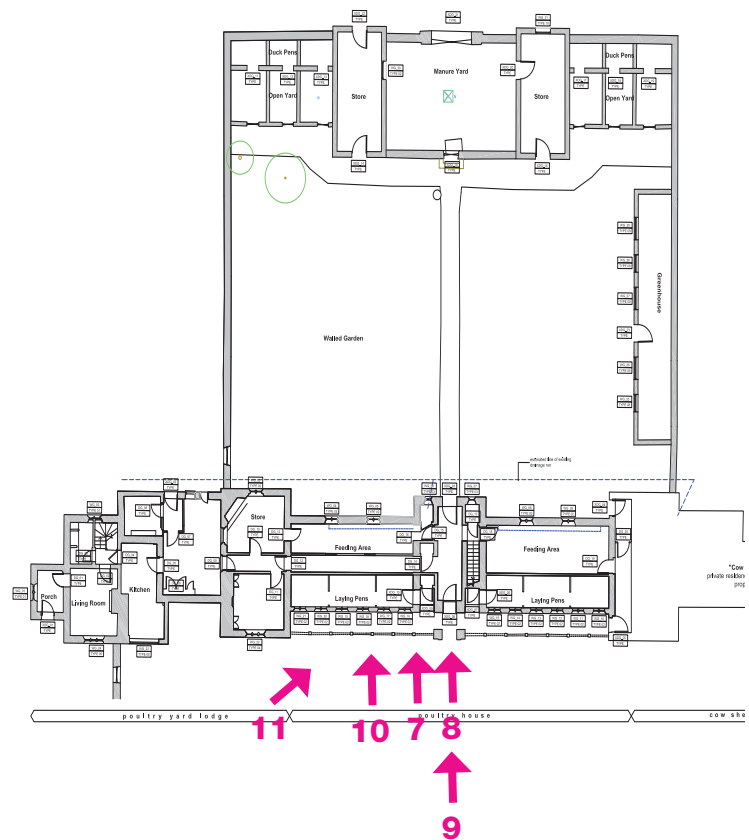




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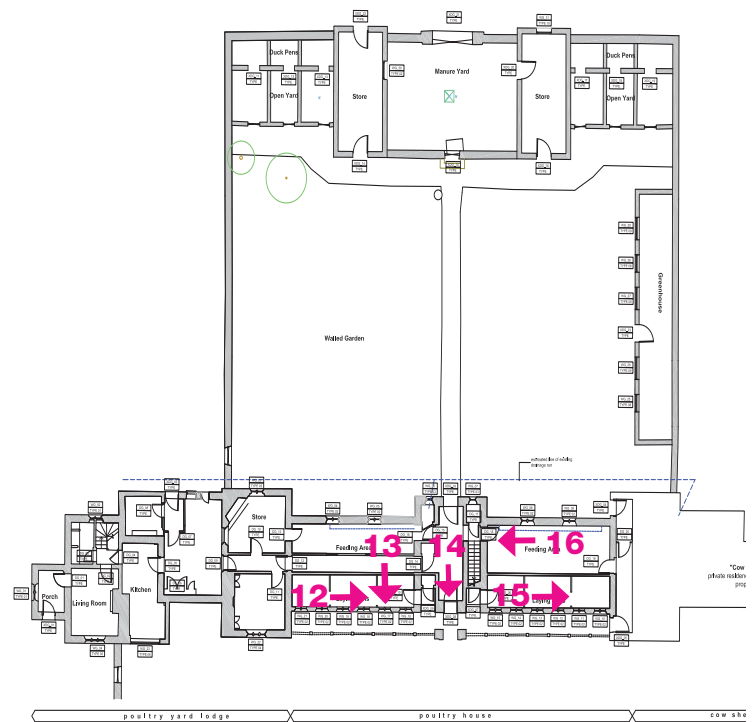




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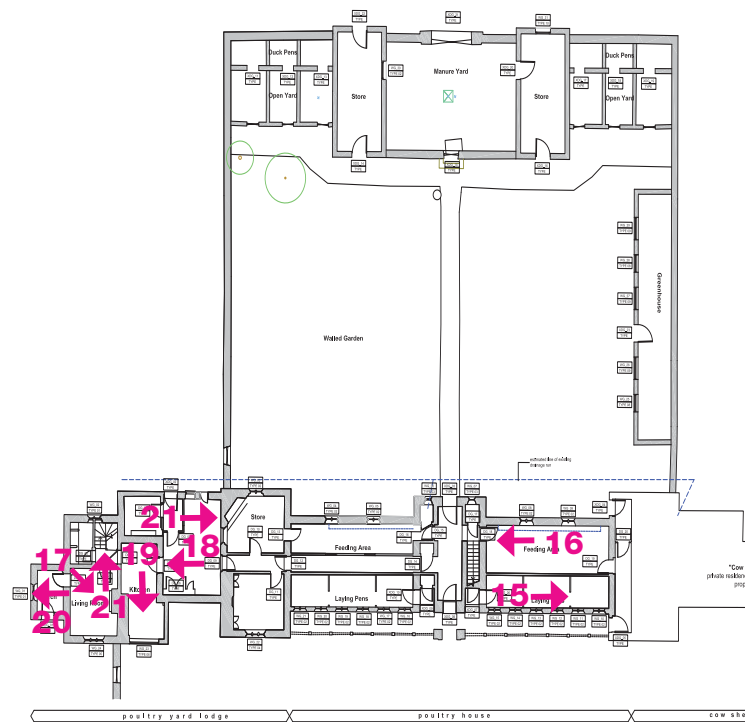




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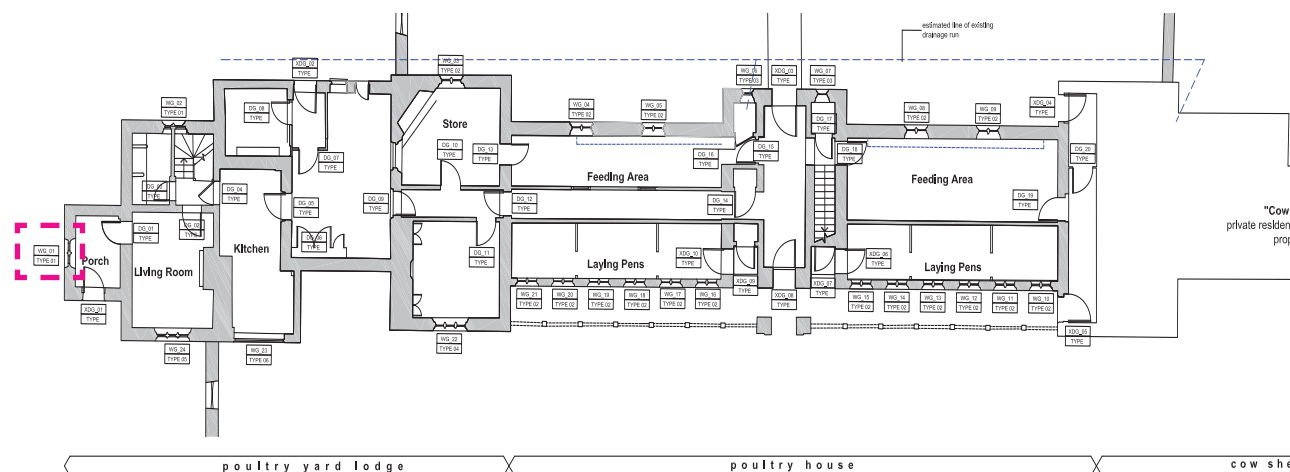




# 3.0

## Schedule of existing Windows

EXISTING EXTERNAL WINDOW SCHEDULE											
Window reference No :						<b>WG-01</b>					
Floor level :	Ground		External window type :			Type 01					
HISTORICAL SIGNIFICANCE			Level of significance		1=low, 5=high		1	2	3	4	5
Approximate date :	C 1860 & 1900's							4			
Description :			WORKS PROPOSED								
Two panel window with central stone pier and metal framed window to RHS with later addition timber framed opening light window to LHS			Retained and repaired :		Removed and replaced :						
			YES. SECONDARY GLAZING TO BE PROVIDED								





EXISTING EXTERNAL WINDOW SCHEDULE											
Window reference No :						WG-02					
Floor level :		Ground		External window type :		Type 01					
HISTORICAL SIGNIFICANCE				Level of significance		1=low, 5=high	1	2	3	4	5
Approximate date :		C 1860 & 1900's								4	
Description :				WORKS PROPOSED							
Two panel window with central stone pier and metal framed window to LHS with later addition timber framed opening light window to RHS				Retained and repaired :		Removed and replaced :					
				YES. SECONDARY GLAZING TO BE PROVIDED							

