

**HERITAGE STATEMENT & DESIGN & ACCESS STATEMENT FOR:**

**PLANNING APPLICATION FOR 'TEMPORARY' CONSENT TO RETAIN FABRIC ROOF COVERING OVER EXISTING REAR TERRACE (OUTSIDE SEATING AREA) AT:**

**THE OLD SWAN PH, 8 THE SQUARE, EARLS BARTON, NORTHAMPTON NN6 0NA**

**1. Introduction**

This Statement has been prepared with reference to:

- NPPF
- Wellingborough LDF
- Historic England
- Earls Barton Conservation Area Appraisal
- Earls Barton Neighbourhood Plan
- Flood Map for Planning

This Statement should be read in conjunction with ADP Ltd., Drawing no's 1113-01 to 1113-04 (incl.) and Appendix A - Photographs

**2. Site Assessment**

The Old Swan Public House is a 2-storey Grade II listed building with a thatch and slate roof located on The Square in the Earls Barton Conservation Area.

Earls Barton, located between Northampton and Wellingborough on the slopes of the River Nene, is a thriving community which maintains its rural village character.

Impact and Justification

The current business owners/ publicans have provided a quality dining and drinking venue for the benefit of the local community, and the visitors attracted to Earls Barton.

Prior to the current COVID pandemic, this popular award-winning establishment had become the hub of the community, providing sponsorship to local sporting clubs, and keenly supporting local charities and worthy causes.

This current situation has cast serious doubt on the long-term viability of public houses and the licenced trade, in general.

At the present time, it is not clear how long the current trading restrictions within the industry will be in place or, whether further trade restrictions will be imposed in the future although, it is inevitable, measures to reduce capacity to achieve social distancing requirements, will remain in place, for some time to come.

The confined layout and restricted internal circulation space, of the Old Swan, will make these requirements somewhat difficult to achieve and, it is important to create some additional 'safe social' space by making full use of the existing outside seating area, during inclement weather.

Therefore, the applicant is requesting a 6-month 'temporary' planning consent, to retain a detachable lightweight fabric roof covering over the existing terrace/ outside seating area, to enable it to be used as a 'safe social' covered drinking and dining area, throughout the spring, into the early summer, as an important option to maintain covers and endeavour to achieve a viable business operation.

The proposed works are non-permanent and reversible in nature.

### 3. Listing

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1040775  
Date first listed: 02-Aug-1972  
Statutory Address: THE OLD SWAN PUBLIC HOUSE, THE SQUARE

Public house. Mid C18 and late C19. Regular coursed lias (Limestone) and brick, now painted, with thatch and slate roof. Originally 2-unit plan. 2 storeys. 2-window range of casements under wood lintels. C20 door to right has metal canopy over. Gable parapets and brick stacks to ends. Late C19, 2-storey, 2-window range extension to right. Interior has some spine beams.

Listing NGR: SP8515363739

### 4. Proposal

#### 4.01 Use

- The existing use, (ancillary garden terrace/ outside seating area to the public house), will remain unaffected by the proposals.

#### 4.02 Amount

- The proposals do not increase the external dimensions/ floor area of the host building.
- No increase in trading area will result from the proposals, all works being within the existing terrace/ outside seating area.

#### 4.03 Layout

- The existing layout of the terrace/ outside seating area will remain unaffected by the proposals.
- The plan layout of the host building is unaffected by the proposal.

#### 4.04 Scale

- The scale of the proposal is subservient to the host building and in proportion with the existing terrace/ outside seating area.
- The plan dimensions of the temporary (readily removable) roof covering is 12.8m x 9.6m, covering approximately 120 square metres of the existing terrace/ outside seating area

#### 4.05 Appearance

- The proposals will introduce a non-permanent feature into the existing terrace/ outside seating area and will not be detrimental to the external appearance, surroundings and setting of the host building.
- New materials will complement the existing contemporary materials of the existing terrace/ outside seating area whilst, maintaining integration with the host building and its surroundings.

#### 4.06 Landscaping

- The existing comprehensive soft landscaping scheme, seasonal planting and hanging baskets will continue to be employed, to soften the existing structure and add visual interest.
- There will be no adverse effects on nearby trees.

#### 4.07 Access/ Egress

- Changes to the vehicular access around the application site will not be required by the proposals
- The proposals will not be detrimental to on-site parking
- The proposals will not impact on disabled persons access into the premises
- The site is accessible via alternative transport modes, (including bus stops located close to the public house)