

**HERITAGE IMPACT ASSESSMENT &  
DESIGN & ACCESS STATEMENT RELATING TO:**

**RETAIN HARD AND SOFT LANDSCAPING WORKS TO REAR TERRACE (OUTSIDE SEATING AREA)  
INCLUDING THE ERECTION OF 3no. TIMBER FIXED FRAME PERGOLAS AND TREATED TIMBER  
PERIMETER FENCING AT:  
THE WHITE SWAN INN, HIGH STREET, BLYTH, WORKSOP, NOTTINGHAMSHIRE S81 8EQ**

**1. Introduction**

This Design and Access Statement has been prepared with reference to:

- NPPF
- Bassetlaw District LDF
- Flood Map for Planning
- Blyth Conservation Area Appraisal & Management Plan

This Statement should be read in conjunction with ADP Ltd., drawing no's 1260-01 to 1260-04 (incl.), and Appendix A (Photographs)

Although not a Listed Building, The White Swan Inn is sited within a Conservation Area and within the settings of Listed Buildings therefore, a Heritage Impact Assessment was requested by the Local Planning Authority.

**2. Site Assessment**

The White Swan Inn, one of the most identifiable buildings in Blyth, is a core facility located within Flood Zone 1 in the Blyth Conservation Area. It is a traditional family friendly pub offering quality food and drink to local customers and visitors alike.

This pub plays a vital role in the lives of its customers, being a very popular pub, at the heart of the local community.

The White Swan Inn benefits from having a garden terrace (outside seating area), to the rear.

The area is enclosed by high treated timber close vertically boarded fences to three elevations, creating a safe and popular facility, for use of customers only.

**2.01 Listing of Historical Properties (Within the Setting of the Application Site)**

There are two listed buildings adjacent to and near to the application site. These are the adjacent cottages at 12-16 High Street, immediately North West of the application site and Greystones, High Street, to the South East of the application site.

**Listed Building No 1**

Statutory Address: GREYSTONES, HIGH STREET

List Entry Number: 1279651

Heritage Category: Listed Building Grade II

Date first listed: 30-Nov-1966

List Entry Name: GREYSTONES

County: Nottinghamshire

District: Bassetlaw (District Authority)

Parish: Blyth

National Grid Reference: SK 62598 86942

Details: SK 68 NW BLYTH HIGH STREET (east side) 2/43 Greystones 30.11.66 GV II

House. C18, refronted and altered mid C19. Ashlar. Slate roof with 2 rendered gable stack. 2 storeys, 3 bays. Central closed porch with single pair of Doric pilasters and half glazed door with overlight. Each of the side walls has a single fixed light. Flanked by single canted bay windows with sashes. Above are 3 sashes. To the rear are earlier 2 storey and single storey wings.

Listing NGR: SK6259586940

Listed Building No 2

Statutory Address: 12-16, HIGH STREET  
List Entry Number: 1045123  
Heritage Category: Listed Building Grade II  
Date first listed: 30-Nov-1966  
Date of most recent amendment: 27-Nov-1984  
List Entry Name: 12-16, HIGH STREET  
County: Nottinghamshire  
District: Bassetlaw (District Authority)  
Parish: Blyth  
National Grid Reference: SK 62569 86985

Details: SK68 NW BLYTH HIGH STREET (east side) 2/42 Nos 12 to 16 (even) (Formally listed is part of Long Row 30.11.66 cottages (row of cottages next N of White Swan) GV II

Row of 3 cottages. Early C19 probably for William Mellish. Red brick, pantile roof with right brick coped gable with kneelers and 2 brick ridge stacks. 2 storeys, 9 bays. Each cottage has a central doorway flanked by single casements with arched Gothic cast iron glazing bars. With similar casements above. No.12 has a panelled door, Nos, 14 and 16 have C20 doors, all being wooden.

Listing NGR: SK6255886998

**3. Impact/Justification**

The recent COVID pandemic, has served to remind us that a good quality outside seating area is now extremely important for the long-term viability of hospitality venues such as the White Swan Inn, by providing a good quality food and drinks offer in safe surroundings, for local customers and the many visitors, (including walkers and cyclists), attracted to the area.

As a result of a nationwide push to 're-open' the economy, following the global pandemic, the business owner was keen to further develop the existing outside seating area by providing 3no timber frame pergolas, additional paved areas, and hard/soft landscaping improvement works to create a safer and more comfortable outside eating and drinking environment, for his valued customers.

To accommodate the new pergola shelters, the existing rear garden terrace area was extended into the original pub garden area. This involved the clearing of extraneous vegetation and accumulated rubble/ waste materials deposited by others, over time.

These works described in this application were carried out in February of this year by the publican without prior knowledge that planning permission may be required until his receipt of correspondence received from Bassetlaw District Council's Development Team, dated 21<sup>st</sup> March 2023, (Ref: 23/00061/ENF). In summary, it was stated that 'the extension of the existing beer garden and the erection of large fencing may require planning permission'.

It must be pointed out that 'allegations that a large tree within this area has been removed' are incorrect and this can be verified.

The applicant has opted to submit a retrospective planning application, to retain this essential facility.

As the proposals relate to the existing garden terrace (outside seating area) only, they present no harm, or loss of significance, to the nearby listed buildings referred to below.

The proposals are confined to the rear garden area and are effectively screened by the host building and will therefore have no detrimental effect or harmful impact on the street scene within the conservation area, in terms of their style, proportions, and materials.

The proposal will have no detrimental effect/ harmful impact on the setting of the nearby listed buildings, in terms of their style, proportions, and materials.

The proposals do not affect the external appearance of nearby listed buildings.

The proposals are non-permanent and reversible in nature.

The proposal has enhanced the existing outdoor seating areas and assisted in helping to ensure the success and continued viability of this important local business, providing a pleasant environment for customers and operators alike.

It is hoped, the statutory authorities will appreciate the need to retain this important facility and will view the development in a positive manner.

#### **4. Proposal**

##### **4.01 Use**

The proposals relate to the existing extended garden terrace (outside seating area) and are ancillary to the existing public house use.

##### **4.02 Amount**

The proposals do not increase the external dimensions/ floor area of the host building.

##### **4.03 Layout**

The existing layout of the host building will remain unaffected by the proposals.

##### **4.04 Scale**

The scale of the proposals is subservient to the host building.

The overall dimensions of the 3no. (non-permanent) treated timber pergolas are:

Type 1 – 1no. (3.0 x 3.0 x 2.4m high)

Type 2 – 1no. (4.0 x 3.0 x 2.4m high)

Type 3 – 1no. (3.2 x 3.0 x 2.4m high)

##### **4.05 Appearance**

The design is compatible with the conservation area in terms of height and mass.

The proposals are non-permanent in nature and will not be detrimental to the character of the conservation area.

The proposals are not detrimental the setting of the host building and nearby listed buildings.

Materials and finishes are complimentary with existing materials, providing integration with the host building and its surroundings.

The proposals will not be detrimental to the character of the immediate locality and will enhance the appearance of the conservation area.  
Proposed materials will match or be complimentary with existing materials, to ensure integration with the host building and its surroundings.

#### 4.06 Landscaping

Seasonal planting/ hanging baskets will continue to be employed, to soften the existing structure and add visual interest.

A low-level planting bed has been introduced along with further soft landscaping/ planting to the rear garden (outside seating area) and, there are no adverse effects on nearby trees.

#### 4.07 Access/ Egress

The proposals will not impact on existing car parking arrangements.

On-street parking is available immediately in front the premises on Little Lane and High Street.

Changes to the vehicular access around the application site will not be required by the proposals.

The proposals will not impact on existing disabled persons access into the premises.

The site is accessible via alternative transport modes, (including bus/ bus stops, located nearby)