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Alterations to The White Swan,
Seaton Road
Harringworth
NN17 3AF
For The White Swan Harringworth Ltd

Design and Access Statement

The proposal is for the alteration and renovation of the White Swan Hotel and public house in Harringworth. The property is a 2.5 to 3 storey stone building and is Grade II Listed. The building has been empty since 2016 when the business went into liquidation. The building was put up for sale during the lockdown period and was purchased by new owners in early 2021 with a view to renovating the building as a pub and hotel. The modern pub fittings have all been stripped out leaving much of the building as an empty shell. Some renovation works have commenced and the new owner has attempted to get planning permission for a n extension and a change of use of the buuldig to a domestic house. This has failed and the current owner is now seeking Listed Building Consent to alter and renovate the building as it stands to enable the existing use to be continued.

The building was constructed in the early to mid-19th century reusing earlier architectural features within the design: a timber framed staircase and partition dating to the 1630s, and 2 styles of stone mullioned windows to the front elevation plus stone fire surrounds internally. The rear elevation is much simpler with timber casement windows and very simple stone detailing. 2 modern window openings have been added. At the northern end of the building is a separate single storey section which has been altered considerably over the years and may have been a taller structure than now, but includes a stone arch on the front elevation which will have been the original entrance through to the rear courtyard garden. This is now blocked up and a separate access has been formed adjacent to this. A twentieth century single storey flat roofed extension was added onto the rear in the late 20th century to house toilets. A lean-to extension was also added onto the rear. This was originally a colleyweston slated lean-to with very low eaves height. The eaves height was raised, the floor area was extended, and the roof pitch was subsequently made shallower. To accommodate the change of pitch the roofing material was changed from colleyweston to slate in the 1980's. All is built in local rubble stone with dressed stone quoins and details. The windows and doors to the rear are all modern. Modern dormers and a rooflight have been added in the roof at both front and back in the Late 20th century.

The recent floor plan was created following the planning application of 1988. However, by this time much of the interior had been “modernised” and the bar areas on the ground floor had been opened up. At first floor level 5 bedrooms were changed to 6 bedrooms with small en-suites (and all associated services and pipework), and the top floor was extended into the roof extending the central living room and study to create a 2 bedroom apartment.

Comparing historic photos of the front of the building it is also noted that the front door has been repositioned, a window has been inserted into the stone archway (post 1988), and dormers and a rooflight have been added (post 1988).



Front elevation at turn of 20th century



Front elevation 2023



Rear elevation



Modern lean-to extension on the rear



Modern flat roofed extension on the rear

The Listing for the building is as follows:

Public house. C17 origins, partly reconstructed early/mid C19. Finely squared and coursed limestone with Collyweston slate roof. Originally 3-unit plan with central cross wing. 2 storeys with attic. 3-window range with gabled cross-wing to centre. 4-light, ovolo-moulded stone mullion window, with king mullions, to first floor centre. Similar 3-light window to attic above. Two, 2-light stone mullion windows to ground floor of cross-wing are probably C16 re-used, with arch-head lights, deep reveals and hood moulds with square label stops. Similar 3-light windows to ground and first floor of flanking bays. Centre doorway now blocked, C20 door to far right. Ashlar quoins to all corners and ashlar stack at ridge. C19 single-storey range attached to left, has blocked arch with 4-centred head, to left, and roofed carriage arch to right. Rear elevation similar, with lateral ashlar stack. Interior has chamfered and hollow moulded beams and fireplace with 4-centred arch-head. Also noted as having staircase with turned balusters in C17 style.

(RCHM: An Inventory of Architectural Monuments in North Northamptonshire: p86)

The building is also described perhaps slightly more accurately in the British History Online:

***The White Swan Inn**, of two storeys and attics, with neatly coursed rubble walls, was built as an inn in the second quarter of the 19th century. It incorporates some reused 16th-century material and imitation features, and is an interesting example of antiquarianism, perhaps based on some remains of an earlier structure. It comprises three main rooms, the middle one breaking forward with a gable to the street; a central projection at the rear contains a cellar and a stair. On the street front the former central doorway is blocked and there are six reused 16th-century windows with casement-moulded surrounds and four-centred headed lights beneath hood-moulds; two of the reused windows have scratched inscriptions: '1786 W. Bull' and '1780'. The other windows are in the 17th-century style. Inside there are reused chamfered or hollow-moulded beams. One of the back-to-back fireplaces has an ashlar surround with a four-centred head. Two staircases, one in the N. room and one in the rear projection, have moulded handrails and turned balusters in the 17th-century style. The partition between the central room and the rear projection is timber-framed.*

The planning history of the site includes the following:

80/00053/FUL: Two storey extension refused.

80/00496/FUL: extension, toilets and bottle store

81/01710/FUL: toilet extension and alterations: alterations to ground floor to toilet, kitchen, cellar and bar areas.

82/00458/FUL alterations and extensions, revised scheme: alterations to kitchen and servery and toilet extension

83/01561/FUL demolition of building and forming car park: forming 12 spaces; 3 subsequently lost by later development.

88/01418/FUL and 88/01419/LBC: Extension, garden room and dormer window alterations: this application replanned internally to create en-suite bedrooms, an apartment on the second floor, and further changes to the ground floor. Externally the flat roofed toilet block, and dormer windows were added, and the roof over the rear lean-to was raised and the kitchen area was extended.

99/00374/LBC: replacement of 2 fixed windows with opening lights

NE/23/00231/FUL and NE/23/00232/LBC extension and change of use to domestic house, application withdrawn

This proposal is to renovate the building so that the building can return to its current use as a hotel and public house. The existing internal floor area is 418.9m². The proposal is to renovate the internal finishes and make internal alterations to all floors, including improvements to the thermal insulation of the structure. Following the addition of insulation and the imposition of a bathroom in one roof space the floor area will shrink slightly to 399.5m². It is proposed that where windows are replaced these will be timber flush casements with slimline double glazing.

External alterations:

The ground levels in the back yard will be lowered immediately adjacent to the building as the levels are currently too high and are causing damp issues internally. The existing back door will thus be replaced, to accommodate the lowered level, enabling one internal step to be removed. The current door is modern and slightly undersized. Much of the external pipework, and the air conditioning unit on the rear wing will be removed and the drainage will be relocated internally. The 2 modern windows will be removed and the openings blocked up to match existing, the rear elevation will thus be decluttered and with the loss of the 2 windows will be returned to its original design.



Back door to be replaced and showing
Movement in masonry



Northern gable to be rebuilt

The Northern gable at high level is to be reconstructed in stone to match the rest of the building. This appears to be rendered and in poor condition; and probably was built against an earlier 2 storey building, that has subsequently been removed. This is required to make the building structurally sound and watertight.

There is evidence of structural movement on the rear gable. This is currently being assessed and remedial work is planned; as this will stabilise the building and ensure its future longevity.



Movement on rear gable



Crack showing at high level internally

Alterations generally to ground, first and second floor:

Perhaps the best feature of the property is the 1630's timber staircase. This will be retained and renovated.



Staircase on ground floor



and on first floor

As all the internal finishes need to be replaced, it is proposed to improve the thermal insulation at the same time. It is proposed to add internal insulation to the external walls where possible, fitting woodfibre boards to the walling with an internal hemp lime plaster finish. Where possible the internal stone cross walls on the ground floor with no plaster will be retained unplastered to showcase the stone detailing.

On the ground and first floor new plasterboard ceilings will be installed directly under the existing floors, where the floor joists are already exposed, and where partitions have been removed and the ceilings require making good.

Work has commenced on renewing the floors in the three main ground floor rooms. New concrete has been laid though no insulation has been included. It is thus proposed to form a new limecrete strip around the edge of the new concrete floors to facilitate moisture movement and provide some floor insulation. It is thus proposed to add 100mm insulation directly on top of the remaining concrete floor; all to then receive a timber floating floor finish.

On the first floor the original timber floors had been overlaid with polystyrene and a chipboard finish. The polystyrene will be removed as it is a fire hazard and replaced with a non-combustible board and chipboard finish. This will also enable services to be located in the floor zone without affecting the historic materials.



Block up modern door opening, new ceiling



Retain un-plastered cross plasterboard new plasterboard ceiling



17th century timber screen in dining room to be renovated



New snug: Reinstatement entrance lobby by front door, form new fireplace, block up single door openings, new plasterboard ceiling

The windows on the front elevation are mostly historic windows. These will be renovated and Storm windows secondary glazing will be added internally. On the rear elevation the windows are all mid twentieth century single glazing and all are in a poor state of repair. These will be all changed to timber flush casement windows with slimlite glazing and with through glazing bars where required.

Ground floor alterations:

The door into the kitchen will be reinstated; this was only blocked up since the 1988 proposals. No historic fabric will be affected.



Kitchen to be reinstated



Re-open original doorway

Alterations to sitting room and dining room on the ground floor: The back of the fireplace between these two rooms will be reinstated and a new wood stove will be installed on the dining room side: this will require a new flue liner. This reverses the changes implemented under the 1981 planning approval.

Alterations to dining room and snug: works have commenced to reinstate the fireplace in the snug, adding a separating wall in the dining room. The 1988 plans and earlier show this as an opening which had previously been part of the bar. The doorway adjacent to the fireplace will be blocked up. A wind lobby will also be reinstated by the front door, replacing the stud partitions that had previously been stripped out. The modern fire door that connects into the toilet areas will also be retained. This opening had been formed under the 1988 plans.



Reinstate fireplace in snug, work commenced.



retain modern door from snug

The existing toilets will be renovated and redecorated.



Existing gents



existing ladies

First floor alterations:

On the first floor the plan will be re-configured to achieve 3 large bedrooms, each with an en-suite bathroom. The modern partitioning and modern fire doors which had created 6 bedrooms, have already mostly been stripped out. There is one old partition still in place within bedroom 2 that will be mostly retained. This is formed with rough timber with timber plank boarding one side. This is not structural but is historic. The new en-suites will be formed with stud partitioning and are located to facilitate the new drainage and will have minimal impact on the historic structure. The required extract fans will mostly make use of existing ducts, though one new one will be required for en-suite 3. This will require a 100mm duct to be made through the historic walling. In compensation 2 vents will be removed and the external walling will be made good. The historic timber framed partition along the corridor will remain and be renovated. The laundry and services room is to be located in the previous office/laundry. Before that it was a bathroom. The modern inserted window in this room will be removed and blocked up with matching materials to return the plan to its original state. There is a second modern window on the rear elevation, adjacent to bedroom 2. This will also be removed and the walling made good in matching materials. There is a structural issue in bedroom 1 which requires the floor beams over to be strengthened.



Bedroom 1 with structural issues



Bedroom 2 with central partition to be retained and ceiling to be made good



Bedroom 3



Laundry with modern window to be removed

Off bedroom 3, there was an ensuite bathroom, which relied on a box dormer window to provide full headroom for access. The dormer is in a poor state of repair so it is planned to remove the dormer and make good the roof, thus losing the habitable space. The dormer was added after 1988 so there is no impact on historic fabric.



Dormer to be removed and bathroom to be returned to roof space

Second floor alterations:

The new floor plan will recreate the top floor apartment with 2 bedrooms, a kitchen and a bathroom. Again, most of the modern features have already been stripped out. The remaining modern partition will be retained and new partitions and doors will be required. Where the

ceilings have been removed new insulation and a plasterboard finish will be reinstated. In bedroom 5 the modern rooflight will be removed and the roof will be reinstated.



Bed 5 with rooflight to be removed



Bed 6 requiring new floor



Top of historic staircase



New bathroom



Modern partition on right hand side to be retained

Externally, the rear courtyard will be tidied up to create a courtyard garden with 6 parking spaces plus turning facilities. The foul drainage will be altered to connect into the main sewers so that the existing high level spaghetti pipework around the courtyard can be removed.



Overall the plan is to restore the external elevations so that it is closer to the original design of the building; by removing much of the modern pipework and services which have accumulated over recent years. Internally the building will be renovated as sensitively as possible. This will give the building renewed longevity with minimal impact on any historic fabric.

K. Mellor
962DAS rev
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