



THE WHITE SWAN INN, LOW STREET, THORNTON-LE-CLAY, YO60 7TG

Full application for conversion of the White Swan Inn, from Public House to dwellinghouse, including internal layout alterations, changes to rear facing fenestration and erection of detached garage

DESIGN & ACCESS STATEMENT

architecture:**ab**

INTRODUCTION

Application:

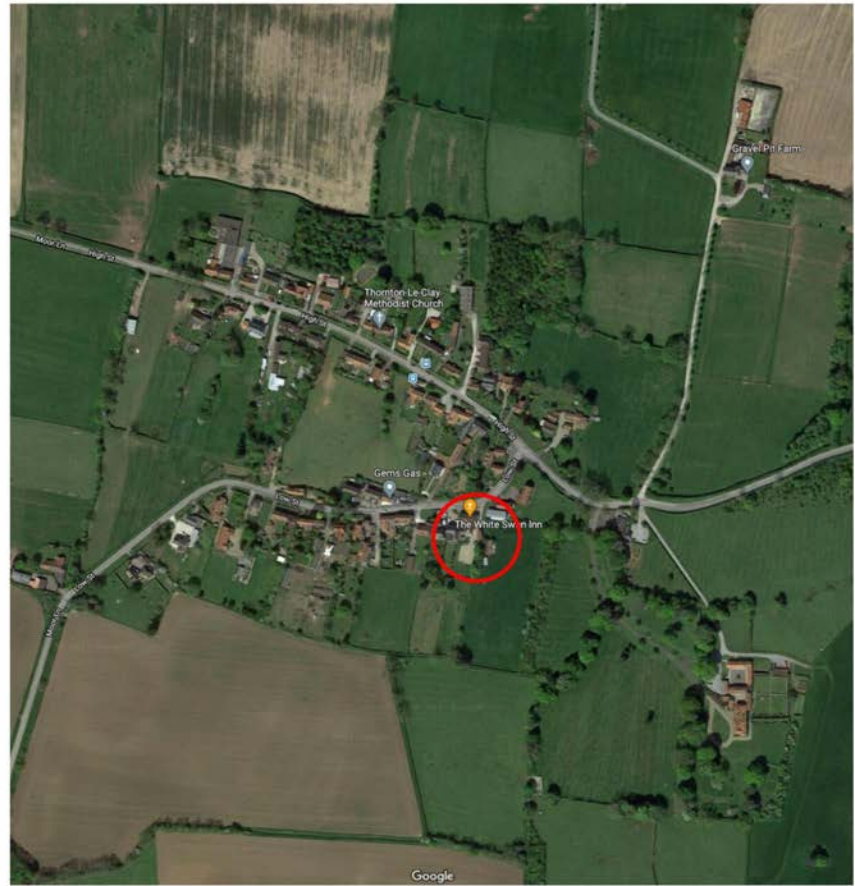
Full planning application for conversion of The White Swan Inn, Thornton-le-Clay from a Public House to a Dwellinghouse. Works include changes to fenestration to the rear elevations, erection of garden walls and detached 3-bay garage.

Project Name:

The White Swan Inn, Low Street, Thornton-le-Clay, YO60 7TG

Revision:-

This Design Statement has been prepared in support of a Full Planning application for the proposed change of use from Public House to Dwellinghouse, including internal alterations, changes to fenestration and erection of detached garage.



OVERVIEW AND HISTORY

The application site is the White Swan Inn. We understand that The White Swan Inn has operated on the site for 150years. Originally built as a house, it was first identified as a Public House in the 1871 census.

The applicant has lived in Thornton-le-Clay for 14 years and has carried out research and spoken to the community in an effort to piece together a history and evolution of the Public House over the last 50years.

The earliest publican researched was Mr & Mrs Chandler who ran the business from 1964. The Pub provided a drinking only bar without any food provision with a floor space of circa 50m².

In 1984, the Pub changed hands and Mr & Mrs Pilgrim took over as landlords. They ran the pub with the help of another couple, Mr & Mrs Oliver and also a George Barker. The building was extended to accommodate a total of 8 occupants with a separate living space for each family.

In the 1980's the market changed and with cars and cheaper food becoming available to the masses, the pub's offer changed to include a reduced bar and the addition of a dining room.

The owners sold the extensive grounds as a development site in 2013 and subsequently sold the pub.

In 2014, the Pub was purchased by Mr & Mrs Long. The pub was then leased to their son and daughter-in-law (Simon & Julie Long) to operate the business. The couple had experience of previously running the White Swan in Wighill and set about ambitious plans to revitalise the business. The drinking bar was reduced further and the dining area enlarged incorporating an additional room - the internal increases to the business area do not appear to have been covered by any applications or updates to the premises licence.

The applicant has confirmed that the business was generally open five nights a week, which appeared to sustain mostly a handful of regular drinkers, and weekend lunchtimes, which were busier with customers dining from further afield. Despite this, the business was regularly closed well before its licensed hours were reached.

The arrival of COVID-19 in March 2020 caused the pub to close. The applicant's have been told that the owners were seeking an increased rent to a more appropriate market rate, 30% increase)and that the tenants (Julie Simpson & Partner) were also offered the opportunity to purchase the property at less than the market price paid by the applicant's, but they chose not to. Subsequently, the shell building was placed for sale on the open market but with all fixtures, fittings and furniture removed.

The applicant's purchased the property in Summer 2020 and have been carrying out renovations to bring the building back into use. As part of this process, a viability report was requested by Ryedale District Council and commissioned to assess and guide the format of the business. The report tests the last known business set up and includes purchase and set up costs required to reinstate the business structure as it was. Unfortunately, this has demonstrated that the site is no longer a viable business.



PROPOSALS

The Applicants have lived in the village for over 14 years and have been customers of the Pub themselves. As active members of the local Village Community, they jumped at the opportunity to purchase the now closed premises with the plan to regenerate the business with a community focus.

Unfortunately the viability report has demonstrated that the Public House is no longer a viable business in this location.

As the majority of the pub was already laid out as residential accommodation for staff/family, the building will easily convert into a Dwellinghouse. The recent renovations works have improved the building frontage and made a positive impact on the village's streetscene.



HIGHWAYS / ACCESS

The applicant's have been in communication with NYCC Highways regarding the land to the front of the building. This has confirmed that there is insufficient depth to allow vehicles to park without blocking the Highways land. As such, the applicant has installed soft landscaping to prevent vehicles from parking. NYCC Highways will shortly be instating a pinker band resurfacing their footpath to define the boundary.

The applicant has also encountered times when members of the public drive into the rear grounds despite the Pub being closed due to COVID-19 and renovations.

To control access and maintain a safe pedestrian environment, a gate is proposed to the side driveway.

The garage will provide covered parking for three vehicles and also cover the unsightly oil tank. This would therefore meet the NYCC Highways requirements for off-street parking.





Existing



Proposed

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