

**PROPOSED EXTENSION TO ACCOMMODATION,
THE WHITE SWAN INN, MARKET PLACE,
PICKERING**

**2021204 - DESIGN AND ACCESS STATEMENT
FOR PLANNING**

30.12.2021

Page 2	Introduction and Business
Page 3	Context and Boundaries
Page 4	Site Section
Page 5	Existing Structure
Page 6-13	Visual Impact Assessment
Page 14-17	Proposals
Page 18	Screening, parking & Highways
Page 19	Flood Risk and Sustainability
Page 20-21	Policy and Context
Page 22	Existing Landscape Quality
Page 23	Existing site conditions
Page 24	Conclusion
Page 25-27	Site Photographs

Introduction

This Design and access statement has been prepared for the support of a **full plans submission** for the construction of annex accommodation at the White Swan Inn, Market Place, Pickering, YO18 7AA.

Existing Business

The existing properties are run as a successful Inn with accommodation, dining and meeting places. There has been an Inn operating on this site since the 16th Century, and is a prominent feature on the Market Place.

The applicant has at present 12 letting rooms in the main building and 9 in the annex accommodation to the rear (north). The Restaurant in the main building has a cover capacity of 60. The business can also facilitate weddings, meetings and events.

Existing Access

The White Swan Inn has frontage on the Market place (south façade), and has a Carriage entry access to a substantial area to the rear which sites the existing annex building and the 'Bothy' along with a large timber clad office building (former workshop).

- Property under the ownership of the applicant
- Site of proposed construction
- Carriage entrance to rear of property
- Bothy building used for meetings / events
- Existing annex accommodation
- Timber clad office building



Building context Assessment

Main Building

White Swan Hotel SE 7984 1/16 II GV 2. C18, on site of much earlier building. 2 storeys and attics in coursed stone on plain plinth. The roof is a Mansard roof of Welsh slate with 3 tall stacks and 4 dormers.

The side walls are brick. There are 4 windows to the 1st floor, hung sashes with glazing bars below stone lintels with triple keystones.

Inn sign bracket in wrought iron.

Ground floor has a flat-arched carriage entry to the left, giving access to the substantial rear of the property. On the main frontage there is one window, hung sashes with glazing bars and keystone. The main access door is of 6 fielded panels. There is a bowed window to the right comprising of 3 lights, hung sashes with glazing bars and moulded cornice.

There are remains of early stone passages and doors in the basement.

To the **rear of the property** is a C19 extension. On the lower ground floor there is the restaurant and 2 further stories above. Windows are generally sliding sash with flat brick arches. Roof is finished in slate.

There is a further single storey extension to the north (connected to main structure) that houses the commercial kitchen and storage areas. This is finished in heritage brick with clay pantiles. Windows are fixed timber framed with glazing bars and top light.

To the north of this building is an existing **annexe building**. Constructed in 2009 to provide additional accommodation. The building replaced a dilapidated two storey workshop structure.

The building is finished in matching local stone - coursed, with clay pantiles and painted timber doors and windows.

To the west of this is the existing Bothy building that has been converted for small meetings / events. This is likewise finished in local stone and brick panels. The Bothy has a pantile roof and painted timber doors and windows.

To the north of the bothy is a 1.5 - 2 storey existing blockwork and timber clad (former workshop) and now used as an **office**. The office is single storey on the east and 1.5 -2 storey on the west.

This office building is proposed for demolition to accommodate the proposals.

Boundaries.

For the proposal site, the eastern boundary faces onto the 2009 annex

building, and so from the east is completely screened by existing building form or mass.

To the south of the proposals is the gable of the bothy that is used for storage, with no 'overlooking'.

To the east is an area of scrub land a stone boundary wall and mature deciduous trees that screen the proposals well. Beyond the boundary wall is a car park, gardens and then 30m+ to the extremities of the properties on Park Street.

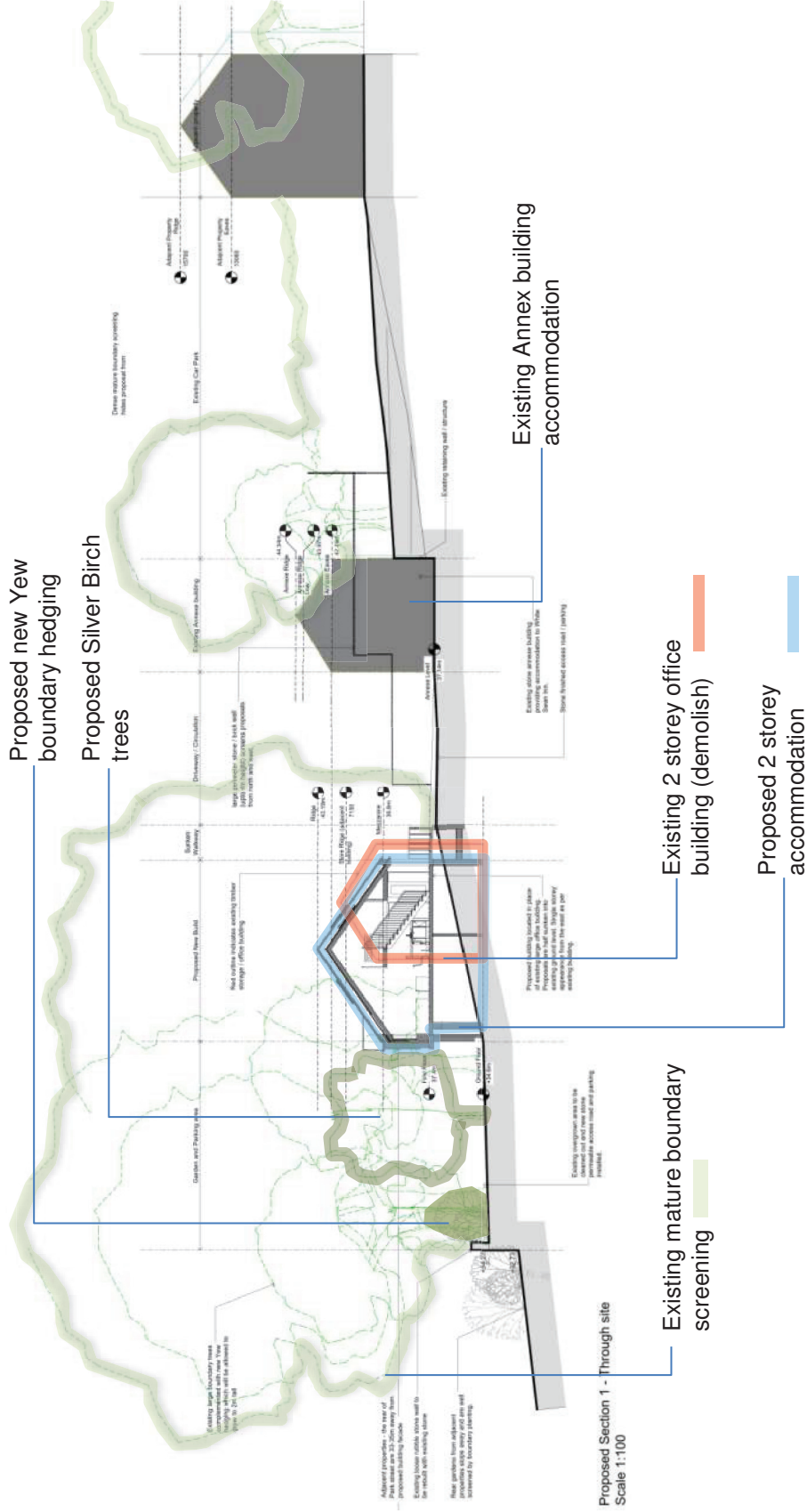
The north elevation has existing mature boundary planting including native trees up to 15m in height with understorey planting.

To the north east is a 4m high retaining wall with a further 2m tall boundary fence and planting that gives 6m + screening.

It can be demonstrated that there is **excellent screening** to the proposal site from external vantage points.

To the west which is the most open aspect, reinforcing planting is proposed with native species hedging and mature silver birch trees (planted at 150-175cm) to further complement the existing screening.

Refer to drawing AS102 Proposed landscape details and /AS1203 Proposed site section



Visual Impact

From the east, south and north the proposals are very well screened, and will create little visual impact.

The west elevation will be reinforced with complementary planting of Yew hedging and silver Birch trees

The Silver Birch will be planted at 1.75m tall, and with mature hedge plants. This added to the existing mature boundary trees will aid in reducing the visual impact from the rear of Park Street.

The proposals have large glazing panels on the west façade. The ground floor glazing should have little impact because

they will not be visible behind the boundary wall / planting. The first floor glazing will be obscured by the existing large trees and complementary planting. All glazing will be tinted grey to reduce reflections / overlooking.

The existing office (to be demolished) also has first floor windows on the west and the south elevations

THE WHITE SWAN : PROPOSED SECTION THROUGH SITE



Existing Office building (to be demolished)

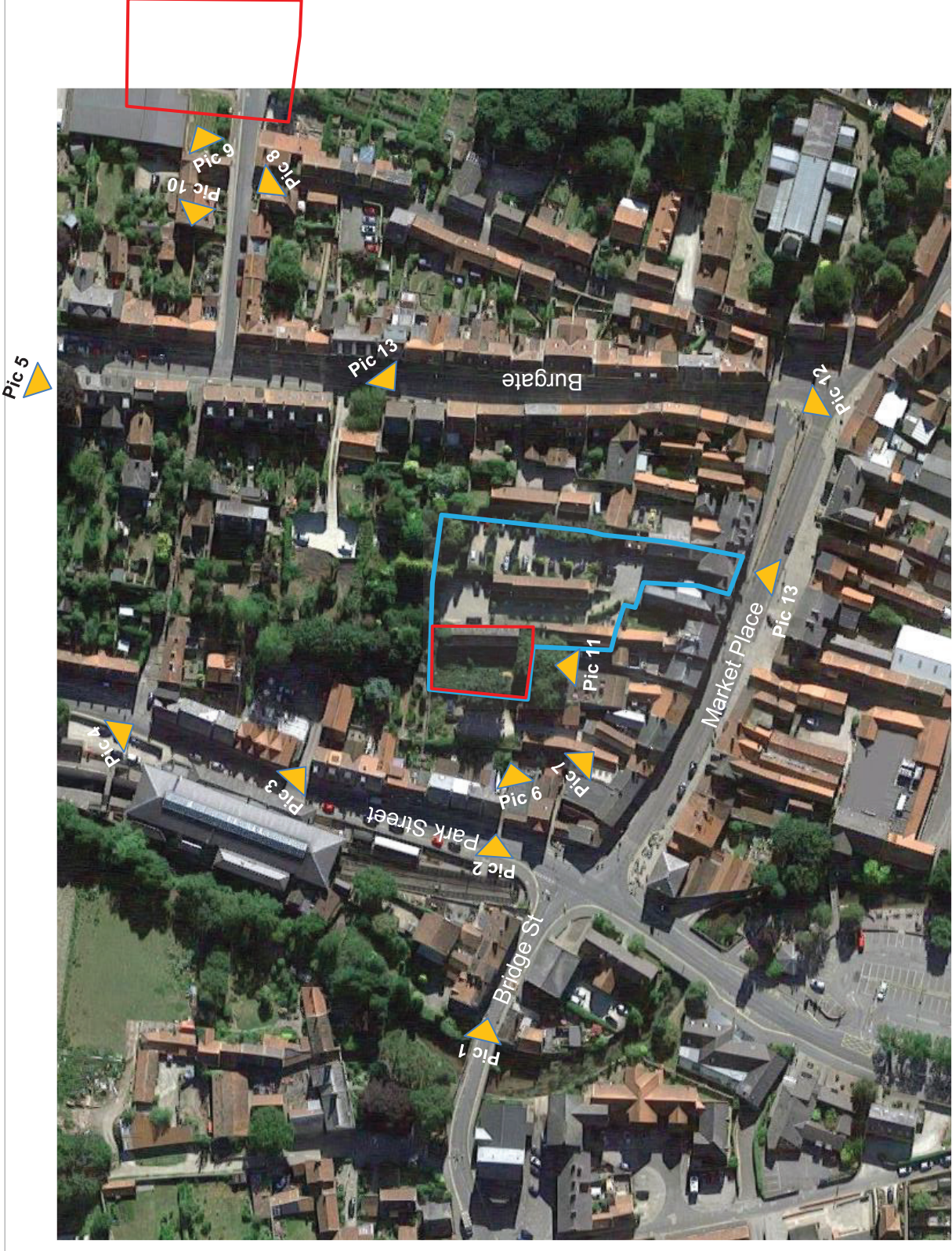
The existing timber office building as can be seen in the photograph has glazing across the west and south façade.



The east façade shows the existing glazing panels and doors. Building is clad in timber left to 'silver'



THE WHITE SWAN : STRUCTURE TO BE DEMOLISHED



THE WHITE SWAN : VISUAL IMPACT ASSESSMENT



REF PIC 2 – Looking east in gap between the Fortune Inn. Proposal site is hidden by building form and planting



REF PIC 4 – Looking south east from entrance to Brant Hill. Proposal site is hidden by building form



REF PIC 1 – Looking east from bridge street. Proposal site is hidden by building form



REF PIC 3 – Looking south east from the Station Hotel parking entrance. Site is hidden by trees and building form

THE WHITE SWAN : VISUAL IMPACT ASSESSMENT



REF PIC 5 – Looking south west from outside Pickering Castle entrance. Site is hidden by building form



REF PIC 6 – Looking east on to the proposal site from the rear of the Fortune Inn. Site is hidden by buildings and fence 3m height



REF PIC 7 – Looking south east from the rear of the Fortune Inn. Site and overlooking is hidden by building form



REF PIC 8 – Looking north west onto the rear of the Park street properties from car park north of the Toy Warehouse

THE WHITE SWAN : VISUAL IMPACT ASSESSMENT

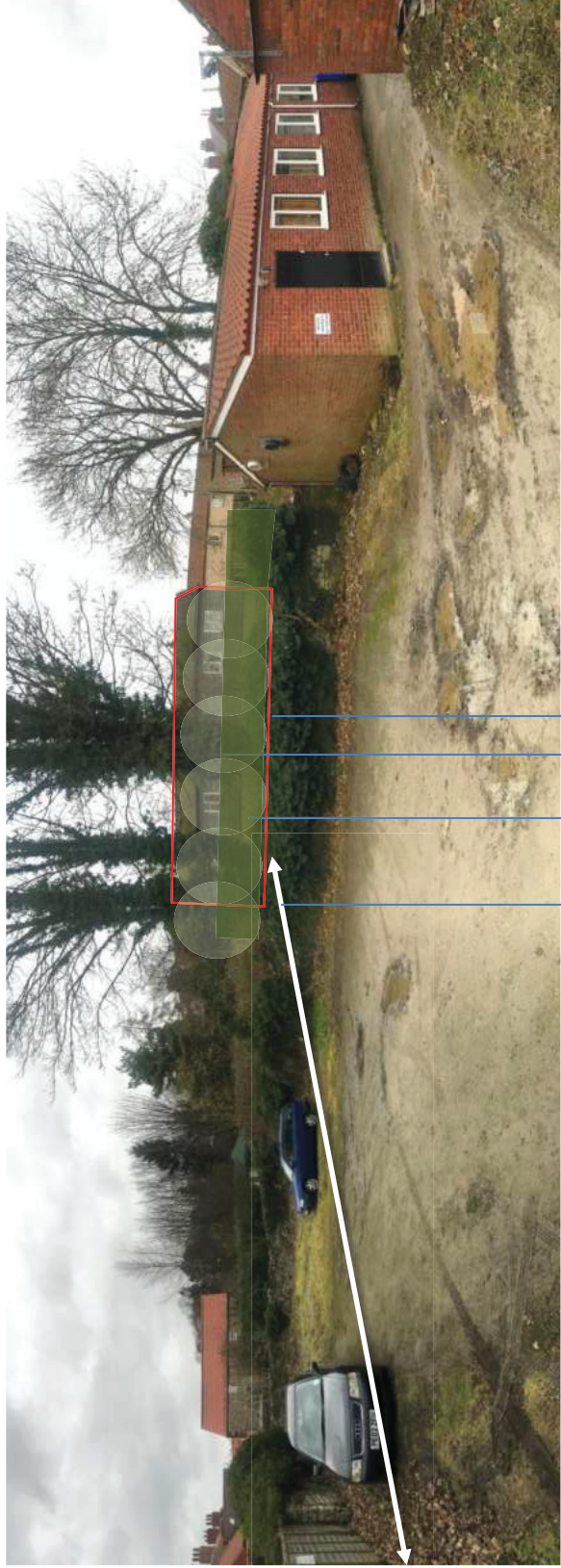


REF PIC 9 - Photograph is taken from the car park to the north of The Toy and Model Warehouse, looking onto the proposal site

Existing 1.5 storey office building to be demolished and replaced with proposals

Existing mature boundary trees

Large distance to rear of Park street properties



REF PIC 9a - Photograph is taken from the car park to the north of The Toy and Model Warehouse, looking onto the proposal site and indicates planting proposals

Existing 1.5 storey office building to be demolished and replaced with proposals

Existing mature boundary trees

Proposed evergreen native species hedging plants (planted at mature heights) along with mature planted Silver Birch's

Large distance to rear of Park street properties



REF PIC 10 - Photograph is taken from the car park to the north of The Toy and Model Warehouse, looking onto the rear of the Park street properties



REF PIC 11 - Photograph is taken from the seating area of the Bay Horse Inn looking north. The existing office gable with glazing is visible.

Existing fencing and structures provides screening. New mature native evergreen hedging to be planted to further reduce visual impact

Existing timber clad gable (office) has windows. The proposals will be timber clad at this level with NO glazing / windows



REF PIC 12 – Looking north west on to proposals from the top of the Market Place. Site is hidden by building form



REF PIC 13 – Looking south west on to proposals from the top of Burgate. Site is hidden by building form and planting

THE WHITE SWAN : VISUAL IMPACT ASSESSMENT

Existing building

The existing building is blockwork superstructure with a timber clad finish. Windows and doors are timber framed and the roof is corrugated style sheeting.

The existing building historically was used as a workshop. It is formed over a split level externally, dropping away from east to west.

The existing building has windows on the east, west and south facades

The existing building is currently used as an office space, resulting in full time occupancy, and movements to and from the building.

The existing building has a GEA footprint of 135m²

The existing building has a floor to ridge height (at its highest point) of 7.5m

The existing office has 6 parking spaces associated with it

Proposals overview

The proposals include creating additional accommodation for the White Swan Inn.

The proposals will see the creation of 11 apartments:

Ground floor

5 x 36m² NIA apartments
1 x 36m² communal laundry / MECH Room

First Floor

6 x 45m² NIA apartments

The apartments will be sold as holiday homes with a long term lease for holiday letting purposes.

This will allow the owners to use their apartments personally and to be managed by the White Swan as holiday letting accommodation.

Proposals

It is proposed to demolish the existing office building, which is generally of low quality construction – being single skin and having minimal insulation.

A new 2 storey timber framed building will be constructed on the same site as the office building, and set into the split level ground in the same manner.

From the east the new building will appear single storey and from the west it will be 2 storey (due to topography)

The footprint of the new building will be 265m² GEA

The additional footprint is in the depth of building rather than the length, being only 25% longer than the existing structure.

Proposed Style and Finishes

It is proposed that the building will be constructed in timber frame and clad at ground floor with local quarried stone to match the existing surrounding buildings.

First floor will be clad with locally sourced larch and left to 'silver'.

The roof will be finished with slate (grey) to match the main historic building.

The windows will be 'Crittall' style thin profile metal framed painted dark grey to have an industrial style. **All glazing on west and south will have 'Anti-Glare film' installed**

The windows to the west at ground floor will be arched with cast stone surrounds that will appear as a 'coach house' which would be appropriate to an "Inn" that also has a flat arched 'coach entry' as part of its listing.

The delicate windows, coach house style openings will be of the highest quality materials.

At first floor the Crittall style windows will be further used, to be appear delicate and have minimal impact. The first floor will have an 'overhang' to maximize shade and will be supported with oak posts on stone shoes or staddles.

Any rooflights will be thin profile metal conservation style from the rooflight company.

THE WHITE SWAN : PROPOSALS

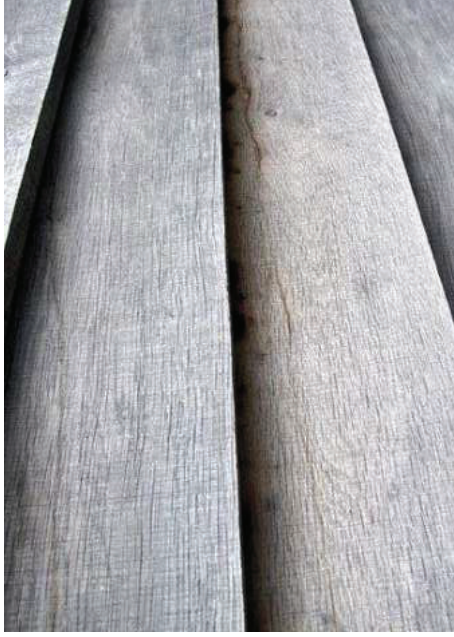


Coach house style structure with varied ridge heights. Glazing will be tinted grey have 'Anti-Glare film' to reduce reflection / overlooking.

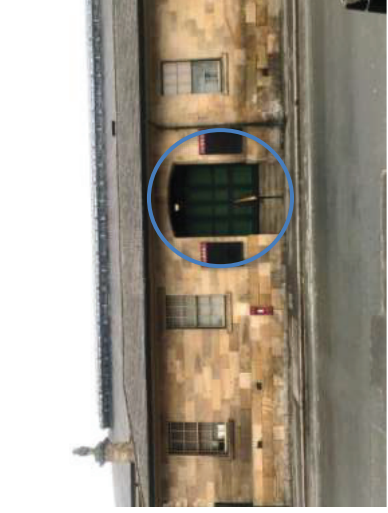


From the east the building will appear similar to the existing structure with small openings, timber clad.

THE WHITE SWAN : PROPOSALS



All glazing on east and south will use anti glare tinted film on glazing. This will reduce any visual impact and stop "reflective glare"



THE WHITE SWAN : ARCHITECTURAL CONTEXT

Proposed Style and Finishes

The previous page indicates that Pickering has numerous examples both historic and contemporary of buildings with arched windows, double height glazing and stone surrounds to openings.

The proposals will continue this theme and will use high quality local materials to achieve the detailing that will be appropriate in its context.

Screening

The proposed building will be well screened from the majority of vantage points.

The western façade will be further reinforced with additional evergreen hedge planting on the west boundary that will be initially supported with 6ft hazel hurdle panels that will be removed after 5 years once the Yew hedging has fully matured.

In addition a series of mature Silver Birch trees will be planted on the west to further screen the first floor impact of the building.

The proposed ridges are 980mm and 1200mm higher than the existing office ridge level. However it should be noted that the existing boundary trees will limit any visual impact at this level, with the crown spread of existing boundary trees being at this height.

Landscaping

As discussed the proposal will create even more of a landscaped setting than currently exists.

It is proposed to plant mature Yew hedging to the west and southern boundaries. Silver Birch trees will also be planted on the western façade closer to the new building form.

The access road / parking will be finished in Yorkshire cream gravel. The small formal garden areas will be edged with Box hedging at low level.

Any boundary walling will be in matching local stone.

Parking

Currently the office (to be demolished) provides 6 parking spaces. A further 5 parking spaces will be created and designated for the development – providing 1 parking space per unit (11 total)

The White Swan Inn currently has 3 x electric charging points for Electrical Vehicles.

There will be little impact from the 5 new parking spaces as they will be at lower level and behind 2m fence / 3m yew hedging (when fully mature)

Highways impact

Currently access to the rear parking area is via the carriage entry from the Market Place. This has long been established and used for the White Swan Inn.

With 11 new units it could be expected based on the nationally accepted figure of 6 trips per day that an additional 66 movements from the market place to the new development could be anticipated.

Holiday lets are typically staggered in terms of access and egress, with occupants arriving and leaving in a spread out timeframe.

If a 12 hour period for arrivals and departures were used then a worst case increase would be a traffic movement every 11 mins. This however is based on a maximum capacity which will be very infrequent. The White Swan Inn's records show they have a maximum capacity of 80% in very limited occasions.

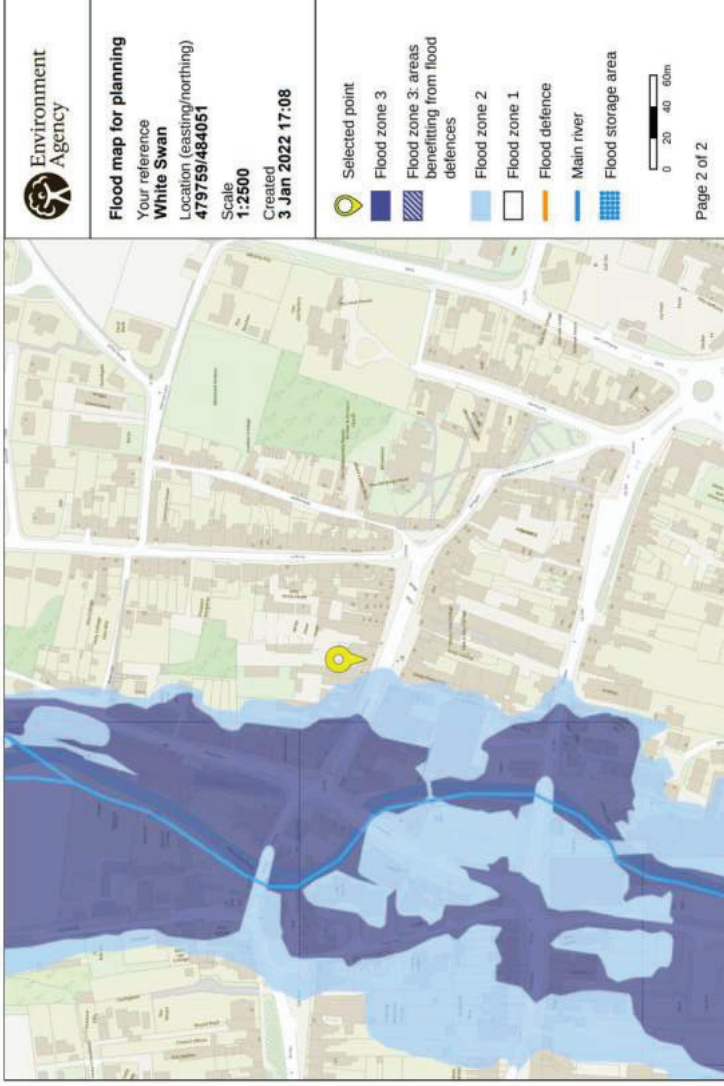
Due to the location of the proposals, visitors are highly likely to 'walk' or cycle, as they will be in the centre of the town.

Therefore traffic movements are likely to be greatly reduced.

Added to the calculation is the existing movements used for the office, which can be offset from the proposals.

Flood Risk Assessment

The White Swan Inn lies outside of any potential flood zones.



Sustainable Initiatives

The client has set a target with the development to be 'NET zero' carbon emissions.

Some of the key initiatives to achieve this goal:

- Timber frame construction including Glu-lam beams for structural system.
- Centralized heat and power plant with heat pumps.
- Local sourced materials, including timber cladding and stone.
- Low embodied carbon material selection.
- Super insulated building envelope
- Robust air-tightness strategy.
- Best practice KPI's

Context

Ryedale thrives on tourism, with it being one of the major contributors to the economic strength of the area.

The existing business of The White Swan Inn already is a thriving business with accommodation and services.

The location of the proposals will encourage the use of local restaurants, cafes, businesses and sustainable travel. Therefore the proposals are in line with Ryedale's aspirations

Ryedale's Local Plan Strategy 2013 has some key aims:

Aim 1: *To create opportunities to retain and create jobs, skills and prosperity and to develop a diverse and resilient economy that supports an ability to live and work in Ryedale.*

Aim 3:.... *utilising natural assets and resources for renewable/low carbon energy generation; minimising the risk of flooding and increasing resilience to climate change.*

The proposals as outlined will create additional jobs locally and add to the prosperity of the area.

Section 3 objectives go on to state: *'Enhance the role of the Market Towns as accessible, attractive and vibrant service centres, offering a range of homes, jobs,*

shops, entertainment, leisure and recreational facilities within a high quality public realm.'

The proposals will add a new attractive destination that will continue to support local services and facilities.

Point No.8 is specific in its objective:

Support new and existing businesses with the provision of a range of employment sites and premises, including higher quality purpose built sites, principally at the Market Towns.

The proposals as can be seen will create high quality purpose built facilities principally in the centre of the market town.

Under 'Aspirations and Strategies' the local plan states:

Opportunities to provide new development within the current built up areas of the towns are limited and the relatively few Brownfield development sites which do exist at the towns are generally constrained for reasons such as flooding, access or contamination.

The redevelopment of Brownfield sites will generally enhance their appearance, reduce the need to use Greenfield land and provides an opportunity to clear contamination

The proposals are wholly in line with these aspirations. The site is a former workshop site / brownfield that is overgrown and 'run-down'

The proposals will greatly enhance the area. The proposals will create more of a landscape setting than currently exists.

The site is centrally located, outside the flood zone.

Ryedale's Local Plan Strategy 2013 under its key policy SP8 Tourism states:

Tourism in Ryedale will contribute to a sustainable and diverse economy. The Council will seek to encourage sustainable tourism which minimises its environmental impact on the District.

The proposals as outlined here are sustainable as they seek to extend an existing established tourism related business. The proposals also look to re-use an existing site in the centre of the town. This will greatly enhance the appearance of the area (see page 22)

Some of the Key points of SP8 state:

...And by maximising the opportunities to further develop tourism, outdoor education and recreation using the District's natural, cultural and historic assets as an economic driver...

Again the policy aims to encourage outdoor recreation. The proposals are well located with direct access to cycle paths, walking routes and public transport.

The policy further states :

New tourist attractions will be supported where they do not undermine the character of the area or prejudice the quality of the natural or built environment. Attractions that will attract large numbers of visitors should be accessible by a choice of means of transport.

The applicant aims to create a high quality facility linked to an existing business. The proposals will use local materials of high quality.

The design of the new build is harmonious within its context, analysing local styles, whilst at the same time creating a destination that will attract visitors.

The proposals are an extension to an existing facility. The site is well screened, and will enhance an existing town centre location.

Ryedale's Local Plan Strategy 2013 Policy SP8 Landscapes states:

Landscape Character

Development proposals should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including:

- *The distribution and form of settlements and buildings in their landscape setting*
- *The character of individual settlements, including building styles and materials*
- *The pattern and presence of distinctive landscape features and natural elements (including field boundaries, woodland, habitat types, landforms, topography and watercourses)*

- *Visually sensitive skylines, hill and valley sides*
- *The ambience of the area, including nocturnal character, level and type of activity and tranquillity, sense of enclosure/exposure.*

The Proposals aim to enhance the landscape quality of the site.

The landscape quality has been greatly enhanced over recent years by the clients with careful planting and management (See page 21)

Native species trees, hedging plants and understory planting has increased the landscape value of the area to the rear of the White Swan Inn.

When the site layout and planting are reviewed in the wider context it also clear that the proposed planting follows the local vernacular and patterns, and therefore is appropriate in its setting.

The photos adjacent show typical landscape improvements that the applicants have undertaken on site.

They have planted new specimen trees, hedging and border planting.

This has greatly improved the landscape quality and bio-diversity of the site.



The photos adjacent show the existing site. It is overgrown, has areas of refuse strewn and is in need of 'tidying'.

The proposals will create a landscape setting with new native species trees and hedging. The landscape quality of the area will be greatly enhanced.

Following on from SP13 is **SP14 which looks at Bio-diversity**

One of the key principles states:

- *Maintaining, creating and improving ecological networks and Green Infrastructure routes to assist the resilience of habitats and species in the face of climate change*
- *Supporting, in principle, proposals for development that aim to conserve or enhance biodiversity and geodiversity through the prevention of loss of habitat or species and the incorporation of beneficial biodiversity features*

The proposals will increase the bio-diversity of the site and introduce new habitat creations.

New boundary planting and hedgerows will increase habitat creation. Bat / bird boxes have been introduced (and occupied) around the site.



Photograph looking west on the proposal site



Photograph looking south on the proposal site adjacent to existing building to be demolished and onto the 'bothy' building



Photograph looking south west on the proposal site



Photograph looking north on the proposal site adjacent to existing building to be demolished

Conclusion

With regards to the proposed additional accommodation, this would provide for tourism and the use of facilities within the area. The proposals are in general conformity with the aim of the district local plan, to increase Ryedale's overall, rural prosperity by retaining and strengthening the existing and commercial base and attracting new economic activity.

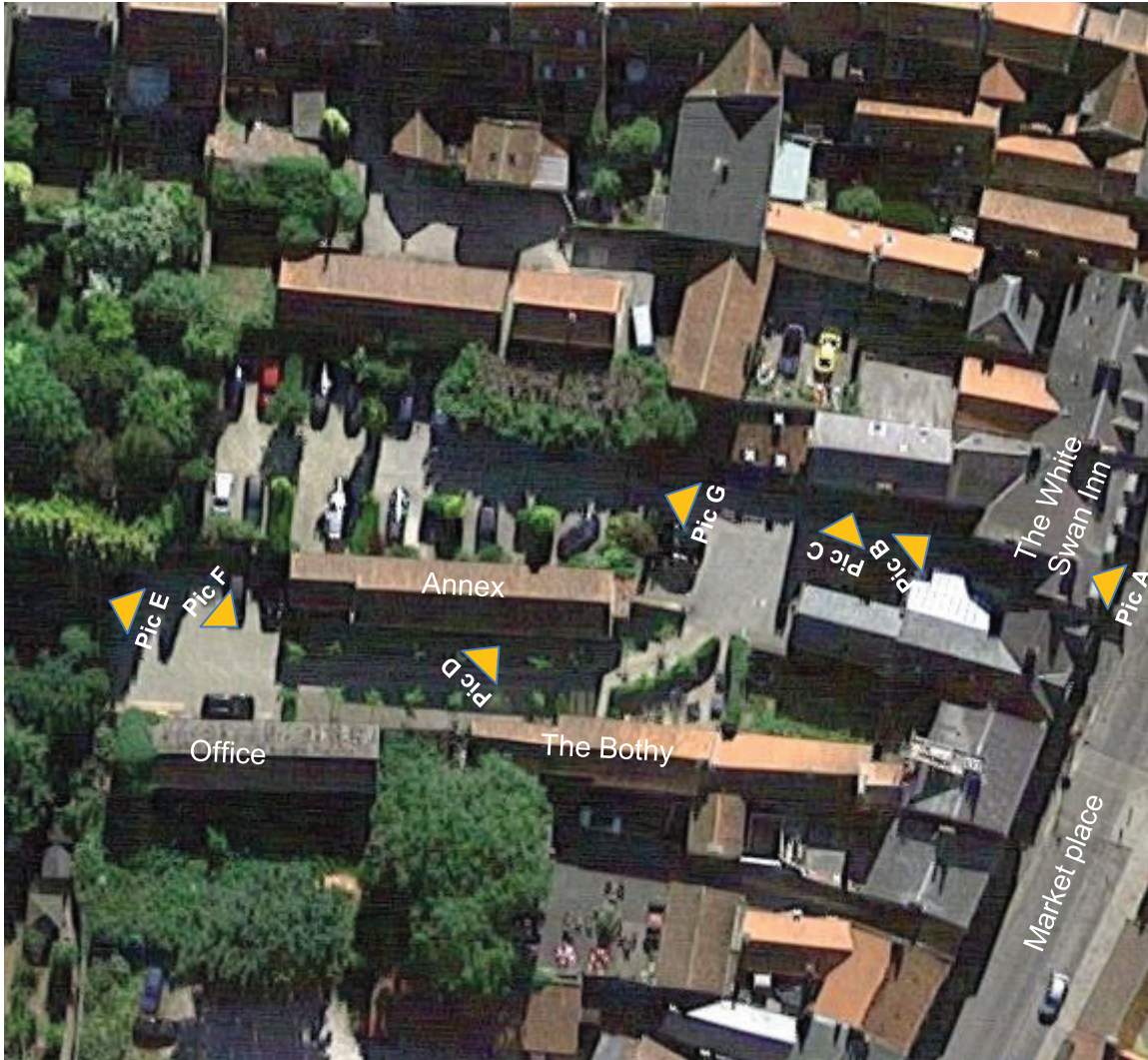
The implementation and management of the site will be to the highest standards.

The proposals aim to provide an additional facility that will cater for holiday makers making use of sustainable transport options (walking, cycling etc)

The application proposal is in accord with the aims and objectives of Ministerial and Development Plan policy. The development is entirely tourism related. It will boost the local economy, provide employment opportunities locally and contribute to the overall character of the area.

The proposals will make use of an existing site, are centrally located and will encourage new habitat creation.

The proposals create sufficient parking and will be constructed in 'rolled stone' to ensure that there is a minimal impact to the site and its quality.



THE WHITE SWAN : SITE PHOTOGRAPHS



REF PIC A – Looking north onto the primary facade



REF PIC B – Looking south east onto the rear extension to the White Swan Inn



REF PIC C – Looking east onto later extension housing restaurant kitchen



REF PIC D – Looking south east onto the existing Annex accommodation built 2009

THE WHITE SWAN : SITE PHOTOGRAPHS



REF PIC E – Looking north east onto 4m retaining wall + fencing



REF PIC F – Looking south west onto the eastern façade of the office building to be demolished



REF PIC G – Looking north onto the existing car parking