Heritage Impact with Design & Access Statement
Proposed change of use from public house and restaurant to Bed and Breakfast Accommodation.
Former Packing Shed, Glenside South, Pinchbeck West.

Introduction

This document will set out to explain and justify the proposed change of use in general planning terms. It will also provide the rationale for the remodeling of the former pub and the subdivision of the grounds of Glen House to create an appropriate curtilage for two separate dwellings. This is particularly important as Glen House is a grade II listed building and so any proposals must pay due regard to both the building and its setting.

Historical Background.

The building is shown on the Ordnance Survey map of 1903. A former occupant, Mrs. Anne Bayliss, has confirmed that it was used as a horticultural packing shed by her father who ran a nursery business from Glen House. The nursery at that time encompassed the arable land to the south of the existing curtilage.

Originally the building would have had a plain utilitarian appearance, built of common brick with a simple slate roof. It consisted of two floors both of which had an open plan. The first floor was generally for storage with direct access via a loft door on the west gable. The ground floor was used for the packing of cut flowers into boxes for distribution by rail. A similar building type which retains its original character is to be found on the London Road in Spalding just south of the junction of the River Welland and Coronation Channel. This building still has the large centrally pivoted windows on the ground floor beneath segmental arches. These are likely to have been identical to those found originally on the packing shed at Glen house. Another packing shed was to be found on Woolram Wygate in Spalding until recently. It has now been demolished to make way for redevelopment.

As flowers began to be tied and packed into crates in the field many of the packing shed buildings became redundant or reused. Around 1980 the packing shed was remodeled and reopened as a pub and nightclub. The attached glasshouses to the rear were retained and became the Peppermint patio which was used as a bar and function room.

After a succession of owners the enterprise finally stopped trading in 2006. Since this time both the house and the packing shed have attracted the attention of salvage thieves and vandals.

Economic Viability

The packing shed was advertised nationally for a period of 30 months. Confirmation of this form the estate agent has been included in the appendices.

The pub was put on the market well before the recent economic downturn, but attracted little or no interest as a going concern. Currently pubs are closing at a rate of 30 per week nationally (source www.lost pubs.com). The recently refurbished New Bridge Inn less than 1 mile away at West Pinchbeck has closed within the last year and also the Bell at Pinchbeck. The isolated location and the impact of drink-driving legislation together with the intensification of competition mean that the Packing Shed is no longer a viable proposition. As a freehold with a distinct disadvantage it simply could not compete with the brewery pubs and the economies of scale available to them. The Peppermint Patio no longer provides an acceptable level of accommodation. It is, in fact, a health and safety hazard being constructed of timber with 3 mm horticultural glass. The replacement of this structure to modern-day standards would require a level investment which could not be justified.

Pubs and restaurants located within or adjacent to villages (e.g. The Ship and The Bell at Pinchbeck) have an unassailable advantage in terms of survival. The applicant has bought the site with a view to restoring and refurbishing both properties as independently owned family homes. The remainder of this submission will set out the rationale behind the design.

General Layout

It is proposed to share the existing access retaining the field gates in situ but fitting them with an automatic opening device. Car borne visitors to Glen house would then proceed between the two properties along the existing drive to an open-sided carport which is discreetly located to the south of the existing lawn behind well-developed shrubbery. It is on the site of former outbuildings and would not be clearly visible from the highway. It would therefore have no affect on the setting of the listed building.

Cars to the packing shed will proceed through the close boarded timber gate proposed at the east end of the building and into an area of hard standing. This again is hidden behind the existing conifer hedge so as not to detract from the setting of either building. The space between the main gate and the conifer hedge will be left open to facilitate access into the arable field adjacent. This is by an informal agreement between the applicant and the farmer.

The minimum separation between Glen House and the Packing Shed is 17 m. However, this is between the principal elevation of the Packing Shed and the south gable of Glen House. Whilst this arrangement is slightly less than the 21 m normally expected it should not be considered to be unacceptable given the

circumstances. There are only two windows on the southern gable of Glen house, one at first floor level and one at ground floor level. The proposed hedging and fencing to both gardens will remedy this at ground floor level (please refer to proposed layout plan). The careful use of small to medium-sized specimen trees in each garden will discourage and minimise overlooking to an acceptable level. The separation distance to the southern elevation of the annexe is in excess of 25 m and therefore should not be considered problematic.

The new hedge/shrub planting adjacent to Glen house will be a predominantly evergreen mix managed to a height of 1.8 m (6 feet). The hedge set inside the 1.2m (4 feet) high post and rail fencing to the Packing Shed will be a thorn hedge managed to the same height. Post and rail fencing will continue past and around the west end of the Packing Shed delineating the boundary between the two properties. It extends beyond the gable by 3.5 m which together with the front garden provides a good setting and ample room for maintenance. Once past the building the division follows the building line of the west gable creating approximately equal sized gardens for each property. Specimen tree planting will be included along both sides of the fence to soften this open boundary and to improve the aspect of both gardens.

The former car parking area will be reinstated to create a lawned garden for Glen House. This will require the removal of gravel, blinding and hardcore to a minimum depth of 200 mm and the import of clean friable topsoil.

Building

The building was extensively remodeled in anticipation of its reuse as a pub and nightclub. The design philosophy attempted to recreate the aesthetic of an *'olde worlde'* pub. A lean-to extension in blockwork was added at the east end for storage. The entrance lobby and side staircase together with a small toilet block were also added at the west end. A large open fireplace was built in the main bar which required the addition of the external chimney stack. The pair of bay windows was also added to the principal elevation.

The existing brick building is in good order and is structurally sound. The existing footprint less the glasshouses lends itself to a residential conversion as a Bed and Breakfast business.

As part of the conversion it is proposed to remove the block work extension at the east end. It is a modern construction of no aesthetic merit. The removal of the porch and the external staircase was considered but rejected. The loss of the porch would reveal rendered brickwork making a uniform external finish impossible to achieve without substantial rebuilding. If retained it works as an obvious entry and arrival point to the property as was originally intended. It also provides an entrance lobby which in turn will minimise heat loss.

The removal of the open-sided external staircase would again expose damaged common brickwork beneath. It is therefore proposed to retain this structure carrying out the necessary repairs and refurbishment. The open side will also be clad and enclosed to prevent overlooking into the retained garden of Glen House. It will provide a convenient means of escape from the first floor in the event of a fire.

Internal reordering will be kept to a minimum. The original exposed timber posts and beams will be left unaltered in the new layout. The chimney stack and open hearth will also be retained in the conversion. The fireplace is an attractive feature and will form a focal point in the Bar / Dining room.

All of the windows including the bays (dating from the 1980s) will be replaced with double glazed flush fitting timber casements complete with a contrasting painted finish (it is proposed to repaint the external masonry white). All of the new windows are to have a discreet trickle events and a single horizontal glazing bar to each light.

Bathrooms have been purposely located to the rear of the first floor so that soil and vent pipes; mechanical extractors etc can be located discreetly out of sight from the public realm.

Any replacement or new rainwater goods are to be black painted aluminum on rise and fall brackets.

The existing glasshouses, as already mentioned, are dilapidated and beyond repair. It is therefore proposed to remove the section of the building.

Proposed Garaging

The design of the open-sided garaging for Glen House is based on the local cart shed building type using typical materials. It is essentially a three bay timber frame with two open bays and a closed bay providing secure storage for garden tools and machinery. It will be clad using timber boarding stained black. It will have an external staircase leading to additional storage space in the roof. It will be covered in red clay pantiles to accord with local vernacular.

Disabled Access

In accordance with Schedule M of the Building Regulations and the requirements of the Disability Discrimination Act a hard paved footpath from visitor parking area to the front door will be provided. Outside the front door will be regraded to provide a level threshold. There will also be a wheelchair accessible toilet on the ground floor.

Conclusion

We hope to have demonstrated that the Packing Shed is no longer a viable commercial proposition and therefore a sensitive conversion of the building is both possible and appropriate. It will bring a substantial yet redundant building back into use and the subsequent subdivision of the grounds clearly shows that it can be achieved sensitively enhancing the setting of both buildings.

Jonathan Biggadike
Planning Design Conservation
16 February 2009

Appendix

From: jon.pannell@tes-property.co.uk
To: grosvenorinteriors@hotmail.co.uk
Subject: The Packingshed, Glenside south, Pinchbeck, Spalding.
Date: Fri, 6 Mar 2009 18:10:46 +0000

Dear Mr Dear,

I have raised the file from our archive, and can confirm the following –

1. The property was originally put on the market in October 2006.

2. The initial asking price was O/A £400 K., which was reduced progressively to O/A £350 k and subsequently to O/A £ 300 K, over the marketing period.

3. The property was regularly vandalised over the marketing period , requiring regular repair and extensive boarding up.

4. The property eventually sold for £250K in March 2008 .

5. Several potential purchasers fell by the way , for various reasons, including planning restrictions due to the previous business use , inspite of the large number of Pub closures per week , which has both continued ,and increased to the present of some 39 per week , condition , and size .

I hope this helps,

Yours,

Jon Pannell.