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Ref: 4328-24

CHANGE OF USE, CONVERSION AND EXTENSION OF THE BLACK SWAN TO A RETAIL UNIT AND 10 NO. SELF-CONTAINED APARTMENTS
12 NEW ROAD
SPALDING
LINCS
PE11 1DQ

FOR

M. YOUSAF & T. MAHMOOD



PLANNING, DESIGN & ACCESS STATEMENT INCLUDING HERITAGE IMPACT STATEMENT

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CHANGE OF USE, CONVERSION AND EXTENSION OF THE BLACK SWAN TO A RETAIL UNIT AND 10 NO. SELF-CONTAINED APARTMENTS
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This application is to acquire Town and Country Planning Permission for change of use, conversion and rear extension from a former public house to a single frontage retail unit and 10 No. self-contained apartments for the benefit of M Yousaf & T Mahmood.

Over the years the building has remain empty with no maintenance carried out. The building has become an eyesore and can be classed as a danger to the public if it is left any longer. With the current economic situation, the building is not viable to be turned back into a public house and opened as a successful business, this will also attract more anti-social behaviour in this part of the Town. The Listed Building needs considerable maintenance and repair, which includes the front facade, re-roof and replacement window and doors.

During the application it would be prudent to discuss the maintenance with the Conversation Officer as time goes on the building will not last another winter without work being completed on the roof and windows.

The 10 No apartments will provide emergency, short and long-term housing needs for many people in the Town. The property will be managed and maintained by the client to a high standard. This facility could also help South Holland District Council in their emergency housing requirements, which seems to be in high demand,

A similar Town centre building in Holbeach was converted many years ago for emergency, short and long-term letting and it has become a successful part of the local community. The owner manages this facility which allows income to maintain the building to a high standard. There are no reports of any nuisance with this facility. The property in Holbeach also provides outdoor space and car parking which is like this project.

Unfortunately, until a planning application is successful then funds are not available to renovate and provide the necessary maintenance work this property is requiring.

The following section of this statement is as suggested by the “Commission for Architecture and the Built Environment” (CABE):-

USE

The use of the building was a former public house however these last few years it has been closed and the building left. The ground floor was a public house with a rear extension which had a second bar and entertainment space for live music and parties. The first floor was accommodation for the landlord of the public house.

AMOUNT

The whole building including the first floor is to be changed into 10 No self-contained apartments including an extension to the modern building to the rear. A retail unit is to keep the commercial aspect which will be accessed off the front door. There will be no external opening changes to the front elevation and only minor changes to the rear of the building, including demolition of the rear lobby.

LAYOUT

The ground floor layout of the premises will enable a retail until to be retained along with 4 No apartments in the existing ground floor area. A further 2 No apartments along with a staircase for first floor access will be created to the rear which will follow the external appearance of the building.

The first-floor landlord accommodation will be split into 2 no apartments allowing a further 2 No apartments to be converted and extended in the rear development.

The existing concrete yard will be utilised for car parking, bin storage and cycle store and access for all apartments.

ACCESS

The existing retail until will be accessed from the original front doors of the building allowing staff access and egress to the rear.

Pedestrian access to all apartments will be off the existing entrance off New Road this will allow either individual access or shared communal access to all apartments.

The existing car parking spaces will be utilised by the apartments along with a cycle and bin store.

HERITAGE IMPACT STATEMENT

The purpose of the Heritage Impact Statement is to establish the context of the existing premises, the site is within the Conservation Area of Spalding and is a Grade II Listed Building along with the Punch Bowl Public House opposite the site.

The existing building requires no external changes to the front elevation. Unfortunately, as the building has been left for a period of time, there are maintenance issues which will need to be considered within this application, including a partly re-roof and external front façade repairs and changing the external colour appearance.

Other than the demolition of the rear covered walkway there are no external changes to the main building. Consideration has been given to the internal layout of the building to minimise any alterations required for the conversion works.

The rear projection which was a second bar and entertainment space added to the original public house is to be further extended. The new extension will be built in accordance with the existing style and extension materials as the previous extension.

The current street scene is a mixture of buildings which are mainly commercial drinking establishments, takeaways and individual retail units with domestic accommodation to the first floors. The building sits prominently in the street scene.

All heritage assets of the premises and street scene will remain the same.

The proposal will have no effect on the archaeological of historical character of the surrounding buildings.

CONCLUSION

The proposed scheme will be in character with the commercial and residential area of Spalding and the change of use will have no effect on the design and scale of the main building.

The approval of this application will allow the building to be renovated and maintained as it requires. The conversion to a retail shop along with 10 No self-contained apartments, managed by the client, will become a much-needed facility for the local area.

G R Merchant Ltd
February 2025
Amended July 2025