

140904/HS

Revision

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**HERITAGE STATEMENT IN SUPPORT OF PLANNING
CONSERVATION AREA CONSENT
AT**



**THE BLACK SWAN
12 SHEEPMARKET ,LEEK, ST13 5HW**

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1.00: INTRODUCTION

This statement is in support of the Planning and Conservation Area consent, At The Black Swan, 12 Sheepmarket, Leek, ST13 5HW, the current legislation which has been taken into consideration includes Policy D18 Development Affecting Historic Locations, part of the National Planning Policy Framework

2.00: BRIEF HISTORY

The premises known as the Black Swan or the Mucky Duck as it is known locally are set in the Leek Conservation Area. The premises dates back as far as 1591 from records found. It is a timber cruck - framed building, with a white render finish to the principal elevation on Sheepmarket.

3.00: EXISTING STRUCTURE

The existing structure is laid out over three floors being the basement, ground and first floor. The ground floor comprises of the main trading area. The main entrance is situated to the right hand side of the principal elevation which set between 2 original sliding sash windows fronting Sheepmarket. It also has a smaller window to left hand side of the front elevation which currently serves the female toilets on the ground floor. The first floor of the front elevation comprises of 3 windows, to the far left hand side is an original bay window which projects out from the main elevation. There are further 2 windows equally spaced along the first floor serving a bedroom and the landing to the manager's accommodation. The Rear elevation comprises of a mixture of the original building and also 3 more recent extensions a large 2 storey which is set to the left hand side and comprises of trading area on the ground floor and managers accommodation on the first floor. This older extension also has a new extension which houses a new access staircase to the manager's accommodation. There is also a single storey extension to the right hand side of the rear elevation which incorporated part of the trading area which a raised seating area from the original building.

The bar is situated in the oldest part of the building and is directly in front of the principal entrance to the front. Internally though alterations made over the years there is a series of different floor levels through the building for a combination of reasons, natural levels around the building and aesthetic design. The building has 2 main staircases leading to the first floor one which is situated to the right hand side of the bar and the other is in the new extension to rear.

The main façade of the property is largely untouched form its original form, it is not within our proposals to carry out any works to the front elevation, although redecoration works to the window, door frames and entrance doors it will be in keeping with the existing scheme.

4.00: ATTACHMENTS:

The following drawings are attached in respect of this section

Drawings

140904/06: Existing and Proposed Ground and First Floor Layouts and Elevations

Pictures see attached

5.00: THE PROPOSALS:

The proposed works only to include a single storey extension to the rear to increase the trading area, a refurbishment of internal ground floor trading areas, removal of existing kitchen ground floor. I will also include relocation of toilets to first floor and external works to rear of premises

1. Externals;

Single storey extension to rear to increase the trading area. This will be constructed from a steel frame and be clad in brickwork to match the existing extension. We are proposing the installation of windows in keeping with existing structure in terms of the window style but with a more traditional timber effect finish all of S/W timber frames. The rear elevation off the proposed extension will incorporate a glazed entrance porch and glazed gable to main area of extension with a vaulted ceiling. All rainwater goods will be in keeping with existing. As the premises has many floor levels to the ground floor proposed extension will need external steps to provide access to external ground level and will be of brick construction to match existing will wrought iron railing and balustrades with a black gloss finish. There will be minimal alterations to the existing rear elevation most predominantly with be the introduction of new external door to the fire escape on the existing rear extension.

2. Internal

Ground Floor

- Relocation of toilets from ground to First floor
- Demolition of walls as identified on dwg No.14094/06
- Relocation of bar as shown on plans
- Complete redecoration
- Complete rewire to current standards along with emergency lighting and fire alarm, and new fittings to suit scheme
- New soft and hard floor finishes
- New shopfit package to include, bar, backfitting, screens , wall panelling, and the like
- New fixed seating, loose seating , curtains and the like
- Overall central heating system.
- Overall ventilation system if one exists if not provide new
- Fit out new toilets to current standards

- Carry out any essential repairs, as identified on building surveyors report

First Floor

- Provide new Male and Female toilets as shown in drawing 14094/06
- Minor alterations to Managers accommodation

Repairs and Maintenance

- Carry out essential repairs and maintenance as identified in building conditions survey

6.00: CONCLUSION:

The black Swan by its location is high profile on Sheepmarket, but due to the current economic climate is suffering due to lack of investment over several decades, has seen the fabric allow to deteriorate, which has not been helped by the lack of any investment or indeed essential repair work by the owners. The new owner intends to bring a new life to the premises by restoring the premises to a real pub with a heart, that serves the community, they will respect and maintain the architectural and historical heritage of the building and ensure that it is maintained to a high standard, where possible the character or elements will be maintained within the needs of a financially sound development, this is an opportunity to help the premises have a long term future. The proposed extension will be in keeping with the existing building and provide a good well lit area to entice customers into the premises, together with the overhaul of the beer garden. This will add a good welcoming dimension to the rear of the property.

It should be noted that the applicant is noted for the longevity of their investments in a number of listed properties and properties with historical interest and continued upkeep of such properties. The development would guarantee the long term future of the premises, whilst encouraging developers to invest in the area and also creating job and investment in the premises and the local area.

7.00 Existing Photographs.



Existing Front Elevation from Sheepmarket



Existing stepped access to front



Existing Rear extension



Existing Rear extension and railings / balustrading



Existing extension housing staircase



Existing Rear Elevation



Existing Bar Arrangement



Existing feature fireplace to be removed



Existing trading area and seating