

**Bosun Stores**  
**9 High Street**  
**Queenborough**  
**Kent**  
**ME11 5AA**



**Applicants Supporting Statement**

**20<sup>th</sup> January 2020**

## **Introduction**

My wife and I have been lucky enough to acquire 9 High Street, Queenborough which recently came on the market, this was formally known to everyone as Bosun Stores. The property has remained derelict for over a decade and has become quite an eyesore and as result been the subject of planning enforcement to try and improve to its aspect on the street scene.

The listing for Bosuns indicates that it was constructed in 1731, it is however readily apparent there are many more recent elements within the existing building for example machined timber joists, plasterboard ceilings, together with fundamental structural alterations and rear additions to the property.

The rear of the property is much more recent and in my opinion was constructed in the early 1900's.

As you are aware the property has laid empty for over 15 years and has deteriorated due being open to the elements, together with the theft of lead work and rainwater goods sometime in the past which has allowed internal water ingress into the building fabric for many of those years.

We are submitting a planning application for change of use and some minor alterations which had already been approved, but has since lapsed.

The main difference for us in our submission will be that there are no changes to the existing historic façade as there was in the approved planning application, the main element being approval for a new entrance door on the side elevation, instead we have amended the entrance to match a similar situation to Queenborough Yacht Club next

door, i.e. the entrance is via a new entrance at first floor over the ground floor kitchen, with access via a steel staircase.

We were especially keen to obtain the property as living just around the corner and being involved with promoting the regeneration of Queenborough, (one of the poorest boroughs in Swale).

We wish to restore the external fabric of the building to its former glory as much is possible within the constraints of economic viability, due to its poor state of repair from the years of neglect.

We are acutely aware of the budget required to ensure the structural stability of the property, but we hope that working together with Swale Borough Council that solutions can be found where necessary to overcome any hidden problems that may arise.

We would like to revive the previous lapsed planning approval which was to turn the existing shop premises into a “café” on the ground floor and a flat above.

The term café is used lightly as our vision is a tearoom not a traditional cafe, and gift shop to help with the regeneration that Queenborough is undergoing.

My wife and I as mentioned before are heavily involved with the local community through both are charitable work and councillor duties and as such are very eager that the new premises becomes an integral part of the community, for instance we already have been in discussions with the Harbour Trust, Castle Connections Community Centre and Holy Trinity Church on various ways to achieve this.

Our aim will be to employ initially two members of staff and a part time cleaner all from the local community, together with as much as is

practical using local business to supply the coffee shop and also to carry out the building renovation.

It has been very interesting the response on social media to the sale of the property and the consensus is that what we are proposing is exactly what Queenborough needs, to that end we have attached some screenshots for your information. I would hasten to add this was before we bought the property. In general discussions with residents there has been nothing but favourable with many offers of help.

The café will be called Bosuns to honour its heritage, and initially our thoughts would be seasonal opening hours as below, but this would be subject to change once we understand the demand of the local community and businesses:

Winter: Tuesday to Saturday 9am to 5pm

Summer: Tuesday to Saturday 9am till 6pm, Sunday 11am till 4pm

There is as always with Queenborough Community events during the year where we would open to help with them, such as Independence Day, Christmas Lights Parade, Red Ensign day to name but a few.

Being located centrally between four public houses, which are all open till late seven days a week, each with music licences, we trust that this would be acceptable.

We attached preliminary sketches of our proposals together with the original planning approval drawings.

Sandra & Simon Fowle

**Appendix 1**

Social Media posts

Mark Kennedy ▸  
Queenborough Community  
12 June · 🌐

Donna Morgan  
**Julie Bodiam** fingers  
crossed for a lottery win  
9 w Like Reply 1

Write a reply...

Victoria Millichamp  
Apparently it's haunted by a  
friendly ghost.  
9 w Like Reply 3



Write a comment... GIF 😊

21:05 ↶



**Mark Kennedy** ▶  
**Queenborough Community**



12 June · 🌐



**Donna Morgan**

**Julie Bodiam Ashley Shiel** was telling me about it last night if I had the money would take it back to what it was and work with it - have the tea room but with a library of books and a reading corner for parents to bring kids and have good old fashioned Spode lol brilliant old shop like this in headcorn always busy such a lovely building

9 w Like Reply



**Julie Bodiam**

That sounds wonderful as queenborough has nothing like that.

9 w Like Reply



Write a comment...



21:05 ↶



**Mark Kennedy** ▶  
**Queenborough Community**



12 June · 🌐



**Marie Pye**

It's being marketed till the weekend then they will look at all the offers

9 w Like Reply



**Julie Bodiam**

Donna, the current owners thought that too BUT found severe structural issues inside and the property has stayed empty since it was sold years ago on Homes Under The Hammer! This is a graded property to with limitations regarding work.

9 w Like Reply



**Donna Morgan**

**Julie Bodiam Ashley Shiel** was telling me about it last night if I had the money would take it back to what it



Write a comment...





21:04



**Mark Kennedy** ▶  
**Queenborough Community**



12 June · 🌐



**Donna Shoebridge**  
This would b ideal for a old fashion tea room with all Queenborough memorabilia decorated inside

9 w Like Reply



**Katie Foord**  
If i had the dosh, it would be a coffee/tea room by day and a wine bar by night.. And i would call it 'the flip flop'

9 w Like Reply



**Susan Cardwell Was Phillips**  
**Katie Foord** love that xx

9 w Like Reply



Write a reply...



**Marie Pye**  
It's being marketed till the weekend then they will look at



Write a comment...



21:04 ↶



**Mark Kennedy** ▶  
**Queenborough Community**



12 June · 🌐



**Marie Pye**

Whoever buys it please sell some lovely things. I used to make earrings to sell in my Nans greengrocers in the High St. Craft and veg was a good combo

9 w Like Reply



**Donna Morgan**

Would love to turn this into tea room every time I walk past it I think it would be excellent and everyone loves cake

9 w Like Reply



**Amy Sarah Morphey**

**Bernadette Field** ask gav to buy his fave cousin this grade 2 listed building please 🤔🤔

9 w Like Reply



Write a comment...





Mark Kennedy Queenborough Community



12 June



Susan Cardwell Was Phillips Alma Driver you could still do it my love xx

9 w Like Reply



Marie Pye Alma that's what I would love to do but it will be a money pit

9 w Like Reply



Simon Fowle It's certainly needs a lot of TLC

9 w Like Reply



Jackie Constable Simon Fowle and lots of money to do it !!!

9 w Like Reply





Write a reply...



Write a comment...



<  **Mark Kennedy**  **Queenborough Community** ...

12 June · 🌐



**Marie Pye**

**Mark** it will cost but not as much as some others but the challenge is the grade 11 listing. Derelict house in North Rd in much worse state just sold for £124k at auction.

9 w Like Reply



**Mark Kennedy**

**Marie Pye** yeah

9 w Like Reply



Write a reply...



**Alma Driver**

If only i was 15 years younger! Tearoom, cakes, antiques gallery & a bit of chandlery. Such potential.

9 w Like Reply



Write a comment...



21:03



Mark Kennedy ▶  
Queenborough Community



12 June · 🌐



Jackie Constable 🌱

Looks like there's a lot of local interest in this property. Would be lovely to see it restored to it's former glory. May the best man/woman win

9 w Like Reply



Marie Pye

**Jackie** it's been priced to sell but I see a bidding war on the horizon. Ted Pye Tearooms? LOL

9 w Like Reply



Mark Kennedy

**Marie Pye** you'll need to spend at least that again on structural repairs 🙄

9 w Like Reply



Marie Pye



Write a comment...





Mark Kennedy  
Queenborough Community



12 June ·

£135,000 Offers in excess of  
2 bedroom character property for sale  
High Street, Queenborough

Recently added

Property features



You, Simon Fowle and 16 others

2 shares



Katie Foord  
Gone on Mark Kennedy

9 w Like Reply



Mark Kennedy  
Katie Foord calling the bank  
later 😊

9 w Like Reply



Katie Foord  
Mark Kennedy well done



Write a comment...





Search Facebook



Simon



47 w Like Reply



**Betty Allsworth**

It was Mr Stevens, the snob, or shoe maker and mender when I was little.

47 w Like Reply



Write a reply...



**Huw Williams**

Lets hope that the improvments are done in a professional manor . Christ niws the town needs a large dose of TLC...

47 w Like Reply



**Frank Lyd Wort**

Post office is moving there isn't it?

47 w Like Reply



**Cllr Cameron Beart**

No. Post Office is proposed to move to Queenborough Stores

47 w Like Reply



Write a reply...



**Diana Younger**

I am so pleased to hear this. Back in the 50/60s it used to be run as a cobblers by a Mr Stevens and his wife. My mother then rented it from approximately 1965, and I think it became the Bosun s Store in the late 60 s

46 w Like Reply



**Jan James**



Write a comment...







Oldest

View more comments...



**Karen Mills**

Good to see it being done up and yes can remember husband and wife George and Joan as my dad was friends with them and occasionally I bump into him and tell him how my dad is.

47 w Like Reply



**Sharon Ellis**

Sad to see the building in such a state, hopefully this will be repaired and restored back to its former glory!

47 w Like Reply



**Julie Roots**

Did this used to be a little general store years ago, where is it? It looks like a shop I went to as a child.

47 w Like Reply



**Cllr Cameron Beart**

Corner of High Street and West Street Queenborough. Next door to the Yacht Club.

47 w Like Reply



**Julie Roots**

**Cllr Cameron Beart** thank you, it's not the one I was thinking of, that one was in Sheerness.

47 w Like Reply



**Betty Allsworth**

It was Mr Stevens, the snob, or shoe maker and mender when I was little.

47 w Like Reply



Write a reply...



**Huw Williams**

I lets hope that the improvments are done in a professional



Write a comment...





## Appendix 2

Bosuns proposed logo together with our welcome to Queenborough



## **Appendix 3**

Drawings