

HERITAGE STATEMENT -- REVISION 01 (06-02-2012)

FOR

THE SWAN INN
CHURCH STREET
KINGTON

10th. JANUARY 2012

REASON FOR WORKS

The Swan Inn is a public house in Kington which, as well as a bar, has letting bedrooms for tourists, walkers, travellers and working people alike. In addition, there is a dining room which provides food for residents and the general population, at various times of day throughout the week. Within the curtilidge of the detached inn and it's car park is a detached, single storey, stone building which is currently used for storage purposes. Preliminary research by the owners has indicated that converting this building into a holiday bungalow would provide much needed additional accomodation for holiday makers, walkers etc. and would be of benefit to the existing business. In addition, by replacing an existing window in the rear of the dining room in the main building with a door, access would be available for wheelchair users to the dining area, which is not possible at present due to steps up from the bar area.

SCHEDULE OF WORKS

In the main building ;

- 1) Remove existing 1.0 m. wide window in dining area.
- 2) Install a door of similar style to the window, with at least 850 mm. of clear opening, to allow access for wheelchair users.
- 3) Re-route existing 100mm. dia. external drain pipe into the ground.
- 4) Install a concrete ramp from the car-park to the new door to ease access.
As shown on drg. no. SH - 03.

Storage Building ;

- 1) Examine existing slate roof for condition and re-use / replace as required. Similarly with roof timbers and provide additional timbers / reinforcement as necessary.
- 2) Remove two existing stone internal dividing walls to create one open space.
- 3) Redundant window in gable end already bricked up.
- 4) Install ceiling joists throughout.
- 5) Install roof insulation and plaster-board and skim.
- 6) Remove existing timber doors and surrounds (3 no.) to front of building.
- 7) Dig out floors as required and lay new concrete floor complete with damp proof membrane and insulation to regs.. Damp proof course into stone walls.
- 8) Install new doors, windows, walls etc. to front of building, walls to living and bedrooms to have timber cladding to external surfaces on block-work.
- 9) Dry-line internal walls and install insulation, plaster-board and skim.
- 10) Erect internal stud-walls and doors as shown on drg. no.SH-01, including plaster-board and skim.
- 11) Install wiring, heating, plumbing, drainage etc., including smoke detectors, extinguishers etc..
- 12) Connect into existing services at the building.
- 13) Install kitchen and bath-room equipment, as shown on drg. no. SH-01.
- 14) Install ramp for wheel-chair access.

IMPACT ON THE BUILDING AND SURROUNDING BUILDINGS

The original structure of the inn dates back to the early 19th. century, with subsequent additions over a number of years, and is Grade 2 Listed.

The proposed new door into the dining area would be of similar design to the existing and in keeping with the overall appearance of the inn. It is at the rear and approached via the enclosed car-park and therefore cannot be seen from the road or from the adjacent premises, as such, would have minimal visual impact.

Likewise, the existing stone storage building is in the car-park at the rear of the inn and cannot be seen from the road, and the roof only is visible from other buildings. The building would not be altered in size, the only external change to the existing appearance would be the front wall, which would have new doors, windows etc.. One remaining wall to the wet room would be stone, as existing, walls to bedroom and sitting room timber cladding.

The impact on the area would therefore be minimal, and all work would be carried out using environmentally sustainable methods. No land-scaping would be required.
