

The Swan Public House

Old Weston

Proposed Roof replacement

Design and Access

(Including Heritage Impact Statement)

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Introduction

This brief report will describe and justify the replacement of an existing roof covering at the Swan Public House. It will outline the context, the design of the proposal, examining heritage considerations and the record the amount of new building.

Location

The site is located close to the centre of the village of Old Weston.



Location of proposed development.



The site in context. Extent of replacement roof highlighted in red

Use

The total curtilage of the Swan public house (of which the proposal site forms part) is being used as a public house with an associated dwelling, and it is proposed to remain in that usage.

Relationships

Existing site.



The site viewed from the Main Street Old Weston.





Heritage

The building is a Grade II listed public house.

The site is not within a conservation area. Consequently, the final appearance of the building must be carefully considered.

The list entry for the main building is as follows:

TL 17 NW OLD WESTON MAIN STREET (South East side)

7/80 The Swan PH

II

Public house. Early to mid C17 with later alterations and additions to rear and gable ends. Timber-framed and plastered with plastered plinth. C19 painted brick. Painted brick ridge stack and plastered end stack to right hand. C20 ridge-pantiled roof. One storey and attic original building with three unit plan with two storey C19 extension to south-west; modern extension to rear and north-east. Six-panelled door with three ground floor three-light casement windows and one horizontal sliding sash window, three gabled dormer windows with C20 top hung sashes; two four-paned hung sash windows in extension. Interior: Exposed stop-chamfered ceiling beams and lightly chamfered joists. Open back-to-back hearths with limestone rubble and dressed stone jambs, original stop-chamfered mantel beam.
RCHM: Huntingdonshire p290
Listing NGR: TL1002577489

The part of the building that is the subject of this application is a the clay, double roman tiled roof over the original portion of the building, including the associated dormer roofs.

The building is easily visible from the public domain across a substantial car park.



Relevant Planning History

There are no records of recent planning applications contained on eth Local Authority planning website.

Reference	20/01250/LBC – Withdrawn
Address	Swan Inn Main Street Old Weston PE28 5LL
Description	Replacement tiles on main building to concrete double pan tiles
Reference	0602739FUL - Approved
Address	Swan Inn Main Street Old Weston Huntingdon Cambridgeshire PE28 5LL
Description	Erection of building for use as living accommodation

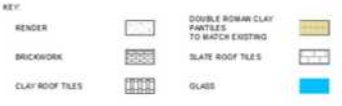
This application is a resubmission of 20/01250/LBC

Proposal

The proposal is for the like-for-like replacement of the existing roof tiles with new tiles (shown yellow on the drawing below) to exactly match on part of the roof of a listed pub in Old Weston.



ELEVATION 1 - FRONT AS PROPOSED





Proposed extent of roof tile replacement shown read (both sides of the building).

Appearance

DESIGN PRINCIPLES

The building will remain exactly as existing, the only change being the like-for-like replacement of the existing roof tiles with new tiles to exactly match.

Habitat

The proposed roof tiles will exactly match those being replaced. Therefore, no potential habitat will be lost as a result of the proposed works.

Landscaping

No landscaping is required as a result of these proposals.

Scale

There is no change to the scale of the building as a result of the proposed works.

Amount

There is no change to the floor area of the building as a result of the proposed works.

Conclusion

This proposal is for the like-for-like replacement of the existing roof tiles with new tiles to exactly match on part of the roof of a listed building and in Old Weston.

The proposal does not seek to alter the appearance of the building in any way, but is necessary due to the dilapidated condition of the existing roof covering.

This Heritage statement fully supports the proposed works.

For these reasons we consider that the proposed building is justified and should be approved.