

Heritage Statement

The existing building is Grade II listed located within a conservation area, dating back to early 19th century, and is listed with English Heritage as Burns Tavern. The building is three storey, the externals along King Street and Cross Church Street are described as ashlar with hipped stone slate roof. A hammer dressed carved stone corner is located at the junction of King Street and Cross Church Street. Three ranges of sashes in plain raised surrounds are located on the property, one range on the second floor of the corner elevation which consists of a 'centre bar' sash. All of the others are traditional 'non-bar' sash windows which vary in two dimension groups.

The proposed works have minimal impact on the building's aesthetic. The windows are to be repaired or renewed throughout and all of them are to be redecorated. Overall, 7 windows have been identified for full renewals whereas 13 have been identified for repairs consisting of new sills, new quadrants, or splice repairs. The remaining 4 will simply require redecoration. The proposed works will not alter the aesthetic of the building's elevations, however, will offer a refreshed and uniform profile. No internal aspects of the building will be changed throughout the works. The building can continue to be used for retail, complimenting the existing shops within the immediate vicinity.