Notes of Senior Conservation Officer Visit to Royal George, Lyonshall

<u>Present:-</u> Cllr Roger Phillips, Senior Conservation Officer / Listings Officer Sarah Lowe, Paul Avery (Chair Parish Council), Chris Smith (Parish Councillor). (Paul & Chris not present as Parish Councillors, but as Interim Directors of Lyonshall Pub Company.)

Date / venue 5/11/11, 11am, The Royal George

<u>Basic Plan explained</u> – to purchase the Royal George as a Community Pub, raising funds from members of the community to buy it from Punch Taverns, in order to:-

- Have a pub that meets the requirements of the community and which is viable;
- Provide a platform for the successful evolution of a community centre with facilities / services to be defined by the community, but possibly to include longer-term the relocation / replacement of the village hall.
- These objectives will require a catch-up on significant maintenance / remedial issues including:-
 - Roof damage & bodged repairs;
 - Wiring / plumbing;
 - Letting rooms renovation / enhancements;
 - Insulation / fire safety / disabled access.

Internal Visit, probable wished-for changes described downstairs including:-

- Removal of old semi-open partition between lounge and lunge dining; (highly unlikely to be acceptable, because original woodwork and probably wattle / daub in-fill);
- Removal of partition wall alongside lounge bar v. important for making the lounge bar accessible (probably acceptable subject to proving the need and the analysis of the age of the external side (internal side may have been faced with modern material)).
- Removal of partition wall & door alongside the existing lounge-bar dining area (probably acceptable as it looks modern).
- Removal of toilets and pantry area (probably acceptable as all looks relatively recent additions).
- Installation of modern toilet facility in existing kitchen area (cannot see why not);
- Opening up between lounge bar and public bar (probably acceptable, as it was this way in living memory and the current in-fill is modern partition wall).
- Removal of existing toilets in Public Bar and relocating beer cellar to this part of the building (probably acceptable as existing partition walls relatively modern);
- Modifications to the newer (c.60yr old) extension on the NE should not be problematic as all relatively new additions. This includes relocation of kitchen to old cellar space, removal of concrete / brick platform in cellar area.
- Rewiring and replumbing throughout should not be an issue.

External tour, including following topics:-

- Metal-framed windows facing car park dangerous and energy inefficient probably no problem with replacing these not-in-character windows.
- Other windows in bad condition, bodged and patched, some rotting planned replacements probably acceptable, especially of the newer / poorer additions, but need to preserve /

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exactly replace some of the sash windows onto the main road and may need to consider secondary glazing to sound-proof / energy insulate rather than double-glazed sashes;

- Roof-tile patching not a problem
- Roof over kitchen repair needed to wall-plate / structural roof support including broken / fished purlin and roof plate, will need structural engineer's opinion and architect's specification of remedial work to be done, plus full permissions before proceeding.
- Requirement to extend dining area / drinking area possible extension alternatives discussed:-
 - Infill of rectangle within the angle of the L shaped structure difficult but not out-ofcourt, would need to protect and retain the visibility of the east facing upper storey of the old core building, which could prove architecturally challenging;
 - Substantial Extension (same footprint again) on the end of the existing new extension to the East. This would be far simpler / less problematic for all concerned.
- Red Brick building in car park could demolition / replacement be considered? Not really, as
 it has served the main building during its history and as such contributes to its character.
 Refurbishment / conversion to accommodation could be considered although challenging
 with current floor heights regulations without digging down.
- Further substantial extension to accommodate replacing village hall could be considered as
 a further extension to the to-be-extended relatively new extension on the East of the old
 building.
- External dormer windows / roof lights discussed, in order to be able to use some of the substantial roof voids there would be resistance to dormers on the road-facing slopes, as not particularly in character with neighbourhood.
- External beam ends with bodged filling will need to be cleaned out and properly patched with appropriate timber.
- Comment passed on revolting slate roofed addition to road-facing façade if future reroofing envisaged would need to re-do with tiles to match main roof.

Upstairs modifications (no access available)

- Need access to roof voids to extend living / rentable accommodation upstairs, mainly
 including en-suites to existing bedrooms but also including using the substantial roof void
 over existing newish extension (plus proposed new extensions) for additional functionality
 yet to be determined.
- Possiblity of removing chimney stack / concrete support beam above the existing kitchen / the N end of the lounge bar, should not be a problem as relatively recent addition.
- Difficult to comment in absence of internal visit upstairs.

All views given without prejudice, and subject to briefing Robert Walker and to his later visits / involvement.

Detailed plans and surveys / reports will be needed to obtain permissions, as well as discussions prior to submissions. Extent to be determined on a case-by-case basis.

CHES 11/11/11