



INTERIORS / ARCHITECTURE / DESIGN

## DESIGN AND ACCESS / HERITAGE STATEMENT



FOR

INTERNAL REFURBISHMENT WORKS

AT

**THE WHITE SWAN**  
7 WoodMarket,  
Kelso  
TD5 7AT

**On behalf of Star Pubs and Bars.**

15 Feb. 24



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## INTRODUCTION

The White Swan is located on Woodmarket in the centre of Kelso, just off the main square. When trading, the front of the pub facing the main square, houses a daytime licensed Coffee Shop/Bar, and the rear of the pub houses the main Bar, which offers televised sport, pub games, live entertainment at weekends, good quality bar meals featuring local Borders produce. Entrance to the Bar can be made from the town centre, or from Abbey Row to the rear.

The building is currently closed down and is looking tired and run down. In order to revive the business, the applicant would like to invest in bringing the building back to life. The internal proposals seek to only enhance the site, and the alterations are to areas of no historic importance.

## RECENT HISTORY

The site is owned by Star Pubs and Bars and is currently a shut site that we are looking to breath a new lease of life into to get it back up and running again.

## EXISTING SITE OFFICIAL HERITAGE LIST ENTRY

The White Swan, WoodMarket is a Grade B Listed building which was given the listing back in July 1980 with the listing entry number ref; LB35854. It is within Local Authority of the Scottish Borders, in the Borough of Kelso.

## DETAILS

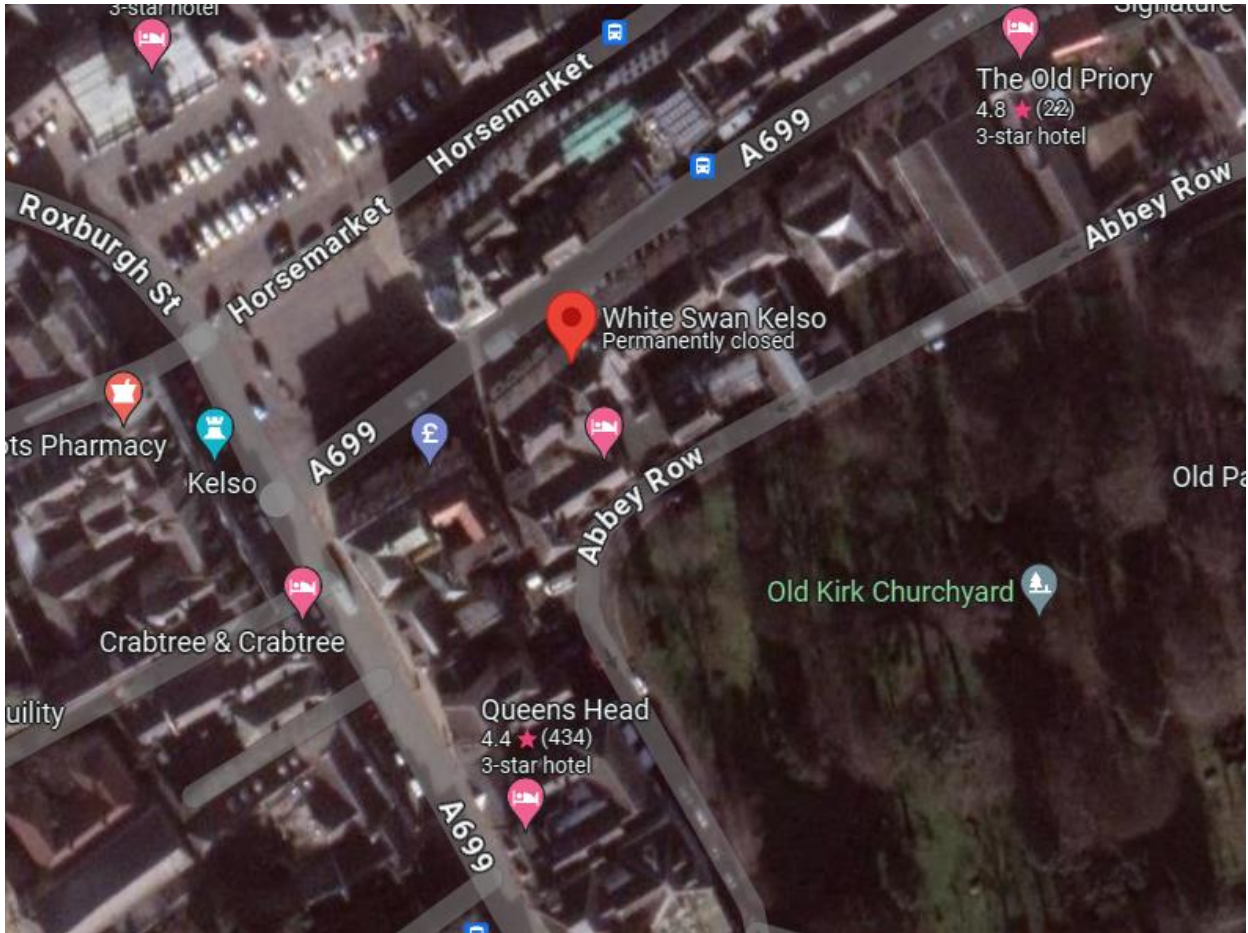
*Earlier 19th century; 3 storey, 3 bays pilastraded ground floor mutilated by modern public-house shop front. Upper floors rendered with giant-order pilaster strip to left, cill-band at 1st floor, moulded cornice, slated roof piended to west, brick stacks.*

### ***Statement of Special Interest***

*Cornice levels at ground floor shop fronts and at eaves are continuous*

15 Feb. 24





Google Maps Image above showing current site.

15 Feb. 24



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## SUMMARY OF PROPOSALS:-

The proposed works as part of this application are all internal, and do not involve any structural works only cosmetic changes of areas and materials that are not the original fabric of the building.

The client's proposals are;-

- Allow for feature ceiling mounted curtain pole to take new full length curtain to act as lobby to the front café/bar.
- Form new mid height fixed seating, with footrail to be fully holstered to the front café/bar.
- Allow for replace low level wall panelling with reclaimed timber feature boarding with wallpaper above to the front café/bar.
- Allow for new bar carcass in original position to take feature front with metal effect laminate panels to café bar.
- Allow for new Metal over bar with lighting and ribbed glass to front café bar.
- Form new full back fitting to include, metal upper back fitting, timber tiered display and tiles/mirror to rear. To both front and rear bars
- Ladies Toilets
  - New decorative safety flooring
  - Full decorations
  - Repair vanity front with MDF T&G boarding.
- Gents Toilets
  - Allow for new decorative safety flooring with coved skirts
  - New sparge pipes to existing urinals
  - Full decorations to all walls/woodwork
- Retain existing bar front and allow for feature tiled detail to front and mouldings. decoration thereafter including staining of the bar top, to rear bar.
- .Allow for small section of dining height fixed seating to be fully upholstered with screen to rear.
- Allow to replace stone fireplace with new wooden fire surround and, and install new open fire to rear bar.
- Allow for new low level screen to act as edge protection from step to rear bar.
- Allow for timber drinks shelf on metal brackets to rear bar.
- Form new feature darts surround with full height reclaimed timber, to rear bar.
- Allow for two new AWP locations with timber screens and drinks shelf to middle to rear bar.

15 Feb. 24



**PHOTOS OF EXISTING BUILDING SHOWING AREAS OF PROPOSED WORK;**



Image 1: showing internal front win bar area where the modern low level panelling is proposed to be removed and replaced with reclaimed boarding and the wallpaper above replaced.



Image 2; Existing bar in the front to be removed and replaced in like for like position with timber top and metal front. Back fitting to be renewed with metal upper back fitting, with new tiles/mirror to wall behind. Metal framed overbar to be fitted above bar front.

15 Feb. 24

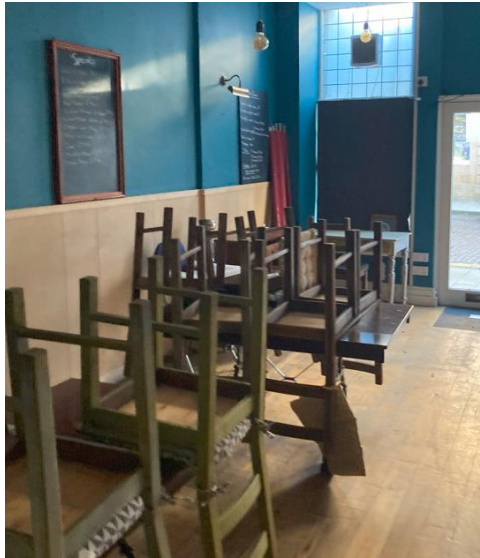


Image 3; Bar area to the front where new mid height fixed seating will be located. Timber carcass with upholstered seat and back.



Image 4; Ladies toilets and vanity to be repaired, with new flooring and decoration only.

15 Feb. 24



Image 5; Fireplace in rear room to be removed and replaced with something more traditional in timber and install a working fire place if possible.

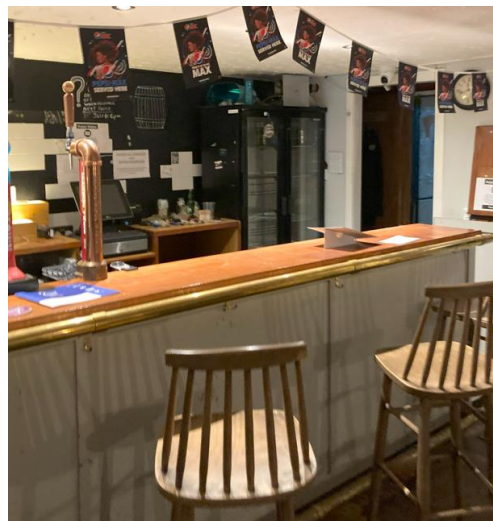


Image 6; Existing bar to rear room to be retained and front to take new timber moulding and tiling as well as decoration.

15 Feb. 24





Image 7: Existing back fitting to be refurbished with new tiling and timber display shelving to upper section.



Image 8: Area in rear bar to take new timber screens for AWP, drinks shelves and low level screen to act as step edge protection.

15 Feb. 24



INTERIORS / ARCHITECTURE / DESIGN

## **AMOUNT OF DEVELOPMENT**

The proposed works are within the existing envelope of the site and therefore there is no increase in internal floorspace.

## **LAYOUT**

The layout of the pub will be retained as existing. Works of a minor nature internally will have little to no impact on the layout of the site.

## **SCALE**

This scheme will not increase the building footprint and will not affect the scale on the site overall.

## **APPEARANCE**

The proposals will visually have a significant improvement on the current state of the building. Due to the site being closed for some time, there is obvious wear and tear as well as significant issues with existing finishes that need to be rectified and brought up to a high standard in order to reopen the bar and make this a viable business to bring to life in the heart of Kelso.

## **LANDSCAPING**

The existing hard and soft landscaping will remain as existing as it will not be affected by the proposals.

## **ACCESS**

The access into the premises for customers will be retained as existing as no work is proposed to any doorways etc

## **SUMMARY OF IMPACT**

In summary the application proposal relates only to the internal elements of the site, none of which are referred to within the listing and none of which resemble any historical importance. Our client is keen to invest in this site and get the doors reopen to bring new life into the heart of Kelso, and in doing so alter the internals in a way to elevate the appearance of it's current state. We believe that these works will have minimal impact to the historic nature of the building and only will enhance and put the building back in a good state of repair to protect it for longer.

15 Feb. 24