

# Kings Arms 2013

## Prior to any works being undertaken



Most of these photographs were taken on 3rd December 2013.

The side to the rear car park shows the kitchen extension. The rear photographs show some of the different building materials that have been used. Note the uPVC window in the end wall, lighting up the bathroom. There are a number of in filled windows in the rear elevation.



The kitchen extension was built c2005 and is of entirely different construction.

From the side the "barn", former post office roof looks as though it has been modified.

The whole rear appears to be an

extension from the original property. Where the roof angle changes it matches a thick internal wall location.

A fireplace within the main building extension (to the left) gable wall no longer has a visible chimney stack.





The current bar area has a very low ceiling, (about 1.7m), retains a small fireplace whilst from the outside a door in the buildings rear wall is masked by the bar fittings(?).

The floor to the bar area is lowered about 6 inches from the customer area.

The entrance to the existing toilets is up a step and through a narrow doorway. Adjacent to this door is a fireplace with a

double door log burner (multi-fuel?) which appears to have a lined chimney.

A wide but steep staircase leads from the front door entrance on the Green to the first floor accommodation and divides the bar area in two.

Turning around the second space has a large fireplace



which has been partially bricked up and a small fire grate left in its centre.

It appears smoke detectors and emergency lighting is fitted, the control panel for which is located in the bar area. However the snooker table lights were fitted by the last tenant.

A low height corridor leads to the third room where is the other half of the main chimney stack. This chimney stack has a second fireplace which is like an inglenook being higher inside than the recently fitted mantel which is an RSJ with a telegraph pole insert. There is a door onto the Green in this room through which mail is delivered.



There is a slope down and small step into the fourth space.



A further doorway slopes upwards into the fifth and last room which was a converted barn used as a post office during the 1990's.

This area has been carpetted unlike rooms 1,2 and 3. There is a door into the kitchen with a small step down and a narrow door to the outside.





The kitchen was fitted c2005 with stainless steel furniture. It is known a push-through commercial dishwasher was once installed but has been removed, now a double deep sink unit exists here with a small hand washing bowl in the adjacent freezer area.

There is a large doubled fronted glass chiller unit, two under counter refrigerators, an old commercial microwave, a single

large oven 6 burner cooker and a double fat fryer in the kitchen area. There is some doubt about the legality of the extractor fan fitting above the oven.

The oven is LPG gas fired. The two large gas tanks are outside.

A small adjacent room is occupied by a sink, and old washing machine and a large chest freezer.



A stainless steel washing machine lies outside, presumably broken but it is uncertain whether this was a clothes or dishwasher.

The cellar area has a water chiller installed which also cools the "python" leading to the bar area. The heat exchanger for this is the white box fixed to the ground outside. It appears this also feeds an ice maker and wine chiller unit in the adjacent area. The headroom to doors into the cellar area are very low and the chiller unit is also quite an obstruction in the cellar.

A small glass washer and handbasin exists in the bar area.

It is impossible to tell how serviceable any of the equipment is and until power and water is restored to the premises.

AJA

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