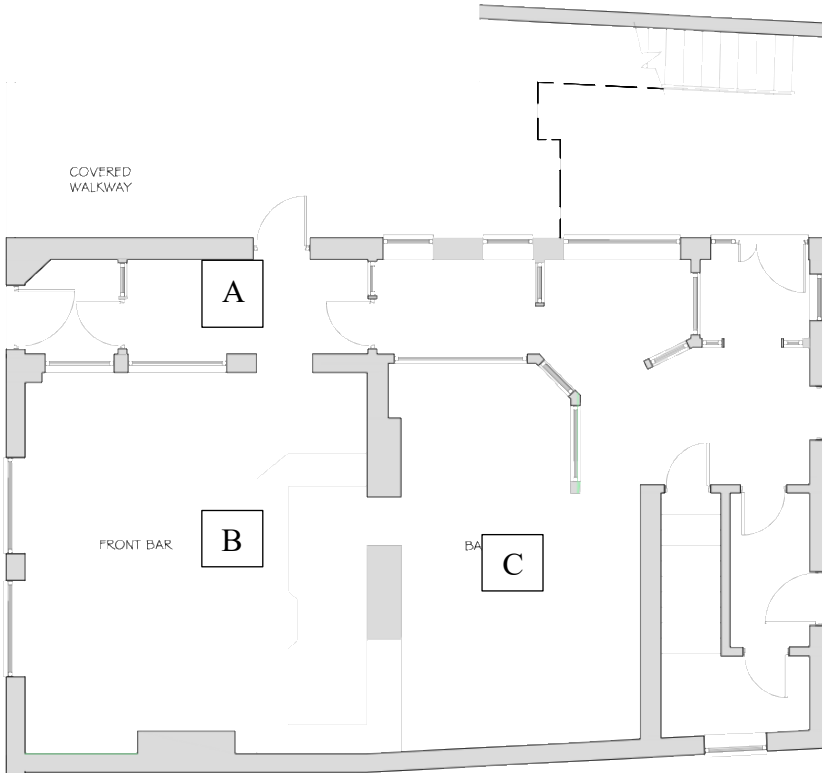
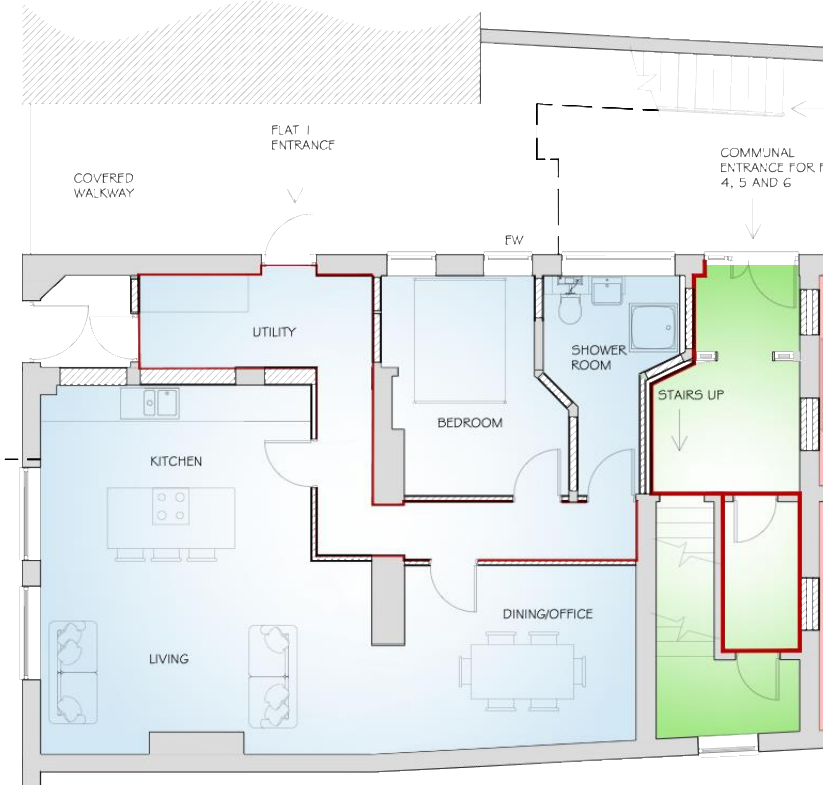
Proposed Apartment 1 – Ground Floor

Proposed Apartment 1 will occupy the existing front and rear bar spaces, accessed via the side entrance beneath the covered walkway. This arrangement makes use of an established circulation route, preserving the historic frontage of the building. The original front door to the former pub will be retained in situ for heritage purposes, though no longer used. A separate communal entrance, located at the existing rear side access, will continue to serve Apartments 1, 4, 5, and 6. The apartment layout respects the proportions of the principal front bar, maintaining its character as a large, open space while adapting the rear bar for domestic use.



Existing layout



Proposed layout

Overall Significance

The building's layout illustrates its dual role: as an inn providing lodging and hospitality and later as a public house with multiple drinking and dining spaces. The arrangement of multiple bars, kitchen, and restaurant space shows the evolution from an overnight coaching inn to a pub catering for locals and visitors. Surviving subdivisions, circulation routes, and service areas demonstrate how different classes of guests and different functions were accommodated.

Room-by-Room Significance

1. Front Bar – *High Significance*

The Front Bar occupies a prominent position at the street-facing elevation and is the most public of the ground floor spaces. Its proportions and location suggest its historic role as the principal tap room or public bar. As the first point of contact for patrons, it reflects the building's longstanding function as a social hub for the community and for passing travellers. The space retains its historic relationship with the street and remains fundamental to the building's character.

2. Back Bar – *Medium Significance*

Located behind the Front Bar and adjacent to the staircase, the Back Bar provided additional drinking space, possibly developed to serve a growing clientele or to create a more private area. Its relationship with circulation routes to the upper floors is important, as it illustrates how public and private uses of the building interrelated. While alterations are evident, the Back Bar contributes to the layered social history of the inn.

3. Covered Walkway – *High Significance*

The covered passage to the side is of particular importance in understanding the inn's historic role. Inns required access to yards, stables, and outbuildings, and the survival of this circulation route evidences how horses, carriages, and goods would have been accommodated. This feature contributes strongly to the interpretation of the building as a working inn.

Circulation and Plan Form

The central staircase is of high significance, representing the physical and functional connection between the ground floor public rooms and the upper floor accommodation. The arrangement of multiple entrances and circulation routes is likewise important, illustrating the separation of

different users (locals, travellers, overnight guests) within the building. The overall plan form is therefore a key component of the building's special interest.

Summary of Significance

- **High Significance:** Front Bar, Restaurant, Covered Walkway, Central Staircase, overall circulation pattern.
- **Medium Significance:** Back Bar, Kitchen (flat 2)
- **Low Significance:** Glass Wash (flat 2), Accessible Toilet (modern) (flat 2).

The ground floor layout, taken as a whole, provides a legible record of the White Horse Inn's evolution from coaching inn to community public house. The survival of key spaces and circulation routes contributes materially to the special architectural and historic interest of the listed building.

Impact by Space

Front Bar (currently the main public bar)

- **Significance:** High, as the principal public-facing space of the inn.
- **Proposed Change:** Adaptation into a living room and kitchen for Flat 1.
- **Impact:** Neutral-to-low harm. The overall proportions, windows, and relationship with the street will be retained. The change of use will alter the function of the space, but this reflects the long-term need to secure a viable future for the building. The proposed layout keeps the room as a large, open-plan space, minimising subdivision.

Back Bar

- **Significance:** Medium, connected to circulation and historic adaptation of the inn.
- **Proposed Change:** Incorporated into Flat 1 as a bedroom and shower room.
- **Impact:** Some subdivision required, introducing modern partitions. Harm is low and reversible. The overall plan form remains legible, and no significant historic fabric is lost. The division also follows existing division lines from glazed partitions.

Circulation and Staircase

- **Significance:** High.
- **Proposed Change:** The staircase remains in use as a communal circulation core for upper flats.
- **Impact:** Neutral. Retention of the stair as a vertical link between floors safeguards this important historic feature.

Mitigation Measures

- Subdivision will be minimised wherever possible to preserve legibility of principal spaces.
- New partitions will be lightweight and reversible, ensuring the historic plan form can be read in future.
- Significant historic features such as fireplaces, chimney breasts, window openings, and the covered walkway will be retained and incorporated into the residential layouts.
- Any modern insertions will be clearly distinguishable from historic fabric, ensuring the building's evolution remains legible.

Summary of Impact

The conversion of the ground floor into two residential flats will result in a change of use and some loss of the building's historic pub character. However:

- Principal rooms (Front Bar and Restaurant) are retained in open form, maintaining their scale and contribution to the building's significance.
- Subdivision occurs primarily in secondary or altered areas (Back Bar, modern service spaces), limiting harm to significance.
- Important features — circulation routes, the staircase, and the covered walkway — are preserved.
- Mitigation measures ensure interventions are reversible and proportionate.

Overall, the proposals will cause limited, less-than-substantial harm to the building's special interest, in line with NPPF §202. This harm is outweighed by the significant public benefit of securing a viable, long-term use for a building at risk, thereby ensuring its ongoing maintenance and preservation.

Existing entrance – proposed entrance and utility space



A



A




JOULES
& SMOKE
Explore


JOULES
WHITE
HORSE
INN
Explore




JOULES & Co.
AUGHT

Existing Front Bar – proposed open plan kitchen and living space, with attached dining/office area



B



B



Existing seating area and back bar – proposed bedroom and bathroom





C


GOLDEN
ALE
Happy Hour
5-7pm Mon-Thurs
Beer, Cider & Lager £3.30
Jouies Ale £3.00

C

Overview of Apartment 1 Features

For the purpose of the proposed renovation, we are considering anything that likely pre-dates the year 1900 as an original feature.

Feature	Description and Significance	Impact of Proposed Development	Mitigation or Enhancement Measures	Outcome
Mock-Tudor lead-lined windows (ORIGINAL FEATURE)	Original timber-framed mock-Tudor windows that make a strong contribution to the building's historic façade and character on the High Street.	**REPAIRED** Windows retained and repaired as needed. Internal windows installed	Repairs undertaken using matching timber, leadwork, and paint. Any cracked or missing panes professionally restored. Internally, oak-framed secondary glazing will be introduced to improve thermal performance while preserving external appearance.	Long-term preservation of historic façade and contribution to the streetscape.
Oak front door (ORIGINAL FEATURE)	Historic timber entrance door, forming part of the principal street elevation.	**RETAINED** No changes proposed to existing front door	Minor maintenance (decoration/repairs). Addition of a discreet residential lock to meet modern security needs.	Full retention of a key façade element, ensuring continuity of historic character.
Coving (ORIGINAL FEATURE)	Decorative plaster coving in selected rooms, characteristic of the period.	**PRESERVED BUT COVERED** Ceilings proposed to be lowered for fire/soundproofing and services	To provide necessary sound- and fireproofing, and to accommodate services for the residential apartments, it is proposed that the ceilings be lowered (boarding and new plasterwork)	Decorative features safeguarded for future visibility; reversibility minimises heritage impact.
Tiled entrance floor (ORIGINAL FEATURE)	Original tiled floor to the entrance, contributing to the inn's character.	**RETAINED** No alterations proposed.	Protective coverings during works to avoid damage.	Full retention of historic floor finish.

Internal Etched glass (NON-ORIGINAL FEATURE)	Modern etched timber-and-glass panelling introduced by Joules Brewery (Circa 2011), branded and not original to the building.	**REMOVED** The etched glass was added by Joules during the refurbishment circa 2011. The etched glass is not an original feature and does not contribute to the historic significance of the building. To be reclaimed by Joules for reuse in other pub projects.	Removal will not affect historic fabric. Reuse elsewhere ensures sustainability.	Loss of non-original fabric; removal restores legibility of historic interior.
Windows (side/alleyway) (MIXED – some historic, some later)	Combination of historic openings and later replacements. Contribution to significance is limited but the historic rhythm is important.	**RETAINED** Repaired and upgraded with internal secondary glazing.	Touch-up of beading and putty where needed; oak-framed secondary glazing to enhance performance.	Retention of external appearance; improved energy efficiency while safeguarding character.
Fireplaces (NON-ORIGINAL FEATURE)	Fireplaces inserted by Joules during modern refurbishment; later removed and reused in other pubs.	**REPLACED** Proposed residential conversion includes installation of new domestic fireplaces.	New insertions designed to be sympathetic but clearly modern; no loss of historic fabric as originals already removed.	Neutral heritage impact; reinstatement of fireplaces ensures functional domestic interiors.