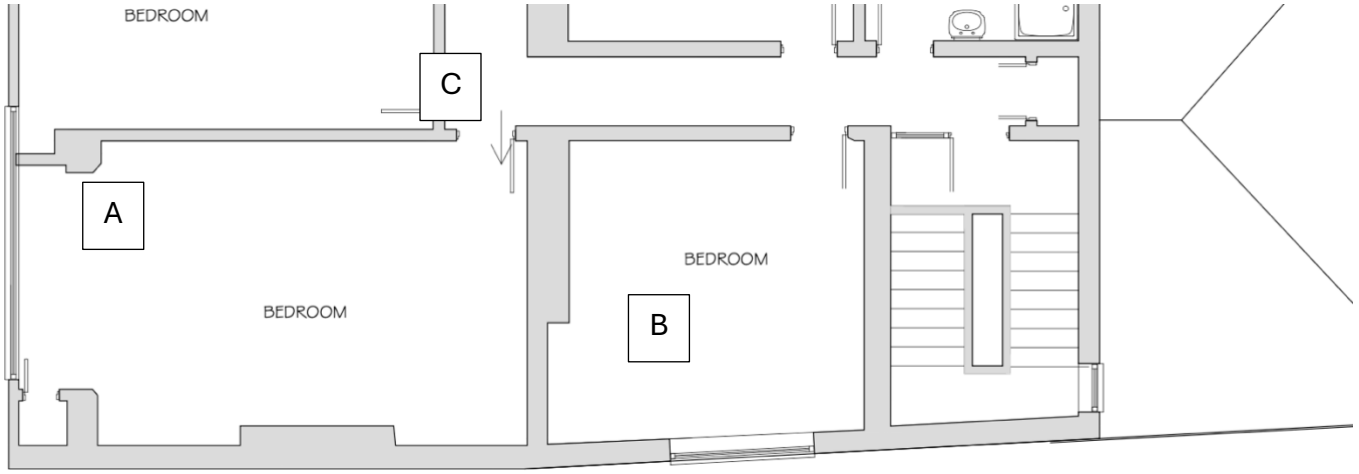
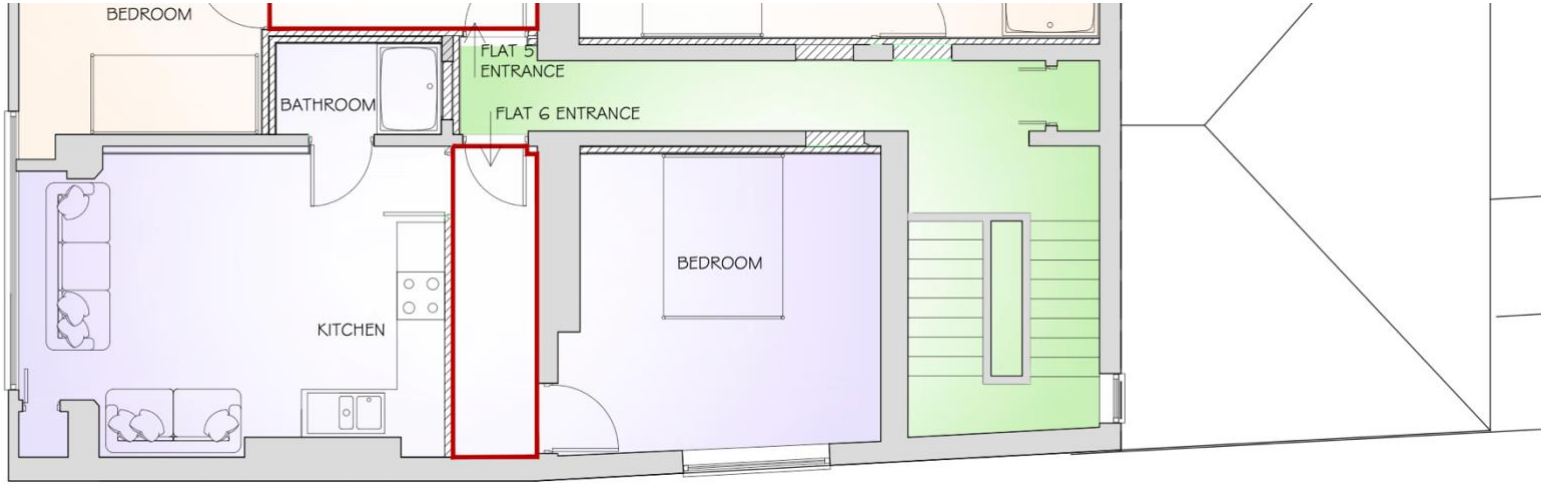
Second floor - Flat 6

Proposed Apartment 6 will also be located on the second floor, occupying a central portion of the existing plan. It will incorporate an existing bedroom and form part of the shared circulation space, repurposed to create a new kitchen and living area. The apartment layout is designed to work within the established historic footprint, retaining room proportions and avoiding subdivision of significant spaces. Access will be via the communal stairwell and landing, which will also serve Apartment 5, ensuring a coherent and unobtrusive circulation strategy.



Existing layout



Proposed layout of Apartment 6 on the second floor

Room-by-Room Significance (Second Floor)

- **Front lounge/bedroom areas (west side):** These rooms historically functioned as guest bedrooms or ancillary domestic space. While they retain their proportions, their current finishes (e.g. late 20th/early 21st century joinery, kitchens, tiling) are of limited historic value. Their significance lies primarily in their role in demonstrating the building's former inn function, rather than architectural detail.
- **Central bedrooms/corridors:** These smaller rooms again illustrate the subdivision of space for guest accommodation. They have limited architectural features of note, but contribute to understanding the plan form of the inn.
- **Rear rooms (east side, bathrooms/kitchens):** These areas have been heavily altered and refitted in the modern era. Their heritage value is low, though their presence continues to reflect the inn's history of providing domestic facilities for overnight guests.

Circulation and Plan Form

The second-floor plan reflects a series of modestly scaled rooms served from a central stairwell. This arrangement is typical of coaching inns and public houses with accommodation, and is historically significant as evidence of the building's wider social and economic function. The cellular character of the second floor contributes to this understanding, even if individual fixtures and finishes are later insertions

Summary of Significance

- **High significance:** The plan form itself, as surviving evidence of the inn's former role in providing guest accommodation.
- **Medium significance:** The principal front-facing rooms overlooking the High Street, which reinforce the building's public and semi-public function.
- **Low significance:** Fixtures, finishes, and modern interventions (kitchens, bathrooms, surface treatments), which are later and hold no particular heritage value.

Impact by Space

- **Central and rear rooms (to be Flat 6):** Incorporation of the existing circulation space into the new flat will represent a minor alteration, but the overall character of the plan form will remain discernible. Modern interventions will largely replace existing modern finishes, resulting in limited impact.

- **Bathrooms/kitchens:** Replacement of existing late-20th-century fabric with new fit-outs is neutral in heritage terms.

Mitigation Measures

- Retain existing proportions of principal rooms, avoiding unnecessary subdivision.
- Ensure interventions are **reversible** where possible (e.g. lightweight partitions).
- Use materials and finishes that respect the traditional palette of the building, even if modern in detail.
- Record existing second-floor layout and features through measured drawings and photographs prior to works, maintaining an archive of the building's evolution.

Summary of Impact

The proposed conversion of the second floor into Apartments 5 and 6 will have a **low level of heritage impact**. The significance of this floor lies primarily in its historic use as guest accommodation within the inn, and this character will remain appreciable in the retained room proportions and circulation. Modern interventions will remove non-historic fabric of limited value and introduce new domestic layouts in a manner that respects the established plan form. With appropriate mitigation, the overall heritage impact is judged to be **neutral to minor beneficial**, ensuring continued sustainable use of the listed building while safeguarding its legibility as a historic inn.

Existing bedroom/ living space –proposed living space with open plan kitchen



A

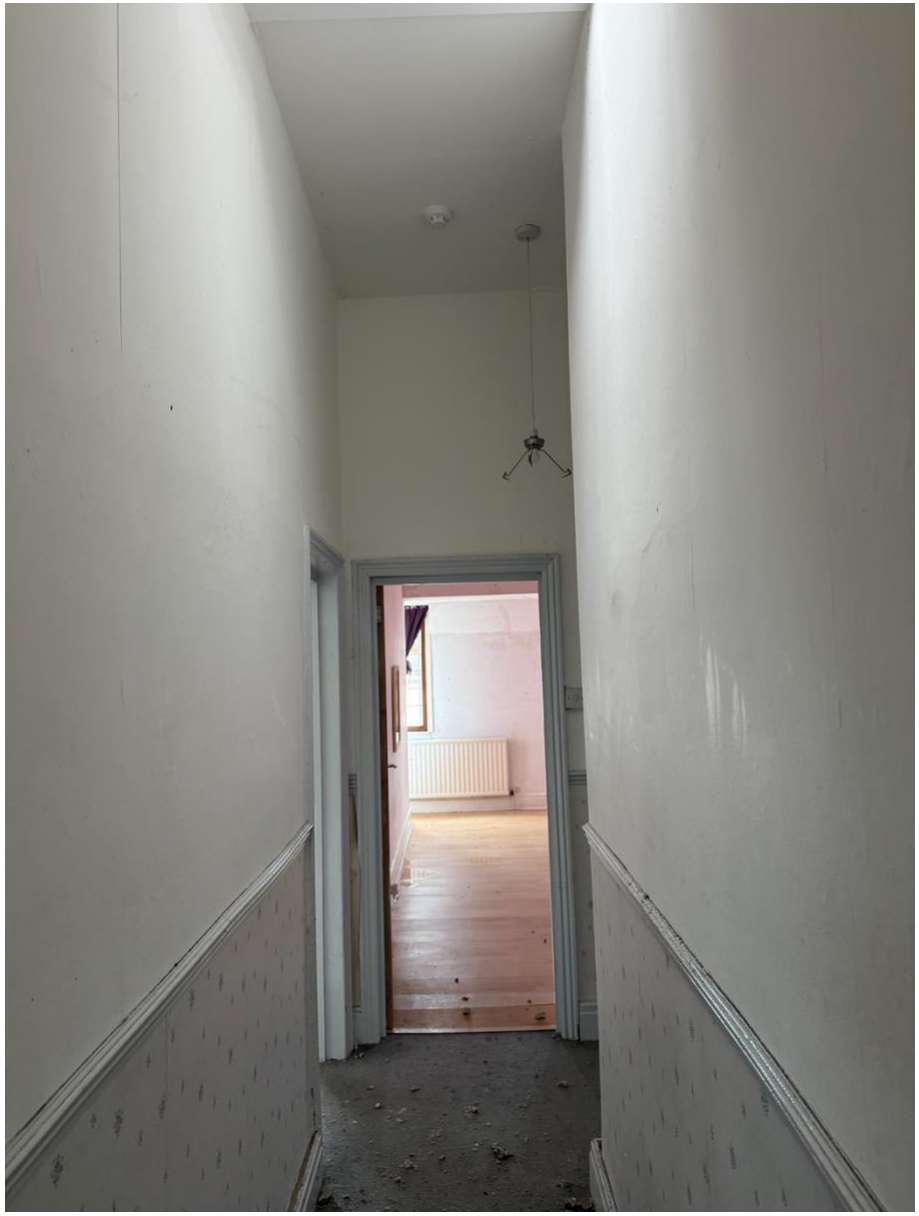
Existing bedroom – proposed bedroom



B



Proposed bathroom would take space from the existing corridor and part of the existing middle bedroom





C

Feature	Description and Significance	Impact of Proposed Development	Mitigation or Enhancement Measures	Outcome
Street-facing windows (ORIGINAL FEATURE)	Timber-framed lead-lined windows forming part of the principal High Street elevation. High contribution to building's historic character and wider streetscape.	**RETAINED AND REPAIRED** Matching materials and finishes used for any repairs. Oak-framed internal secondary glazing to improve performance while preserving external character.	Careful repair using matching timber and glazing. Oak-framed secondary glazing installed internally.	Preservation of historic façade and contribution to streetscape.
Ceiling height/proportions (ORIGINAL FEATURE)	Large front-facing room with very high ceiling height. No decorative coving present. Ceiling to one bedroom has partially collapsed. No decorative cornicing present.	**RECONFIGURED** Ceilings lowered but only to accommodate wiring- plaster is poor state of repair currently and holds no historic significance. Collapsed ceiling to be reconstructed.	None required.	Restoration of structural integrity while preserving room proportions.
Flooring (NON-ORIGINAL FEATURE)	Wood-effect lino installed in recent decades.	**REMOVED**	Replaced with quality floor finishes appropriate to residential use.	Enhancement of interior quality; no heritage loss.