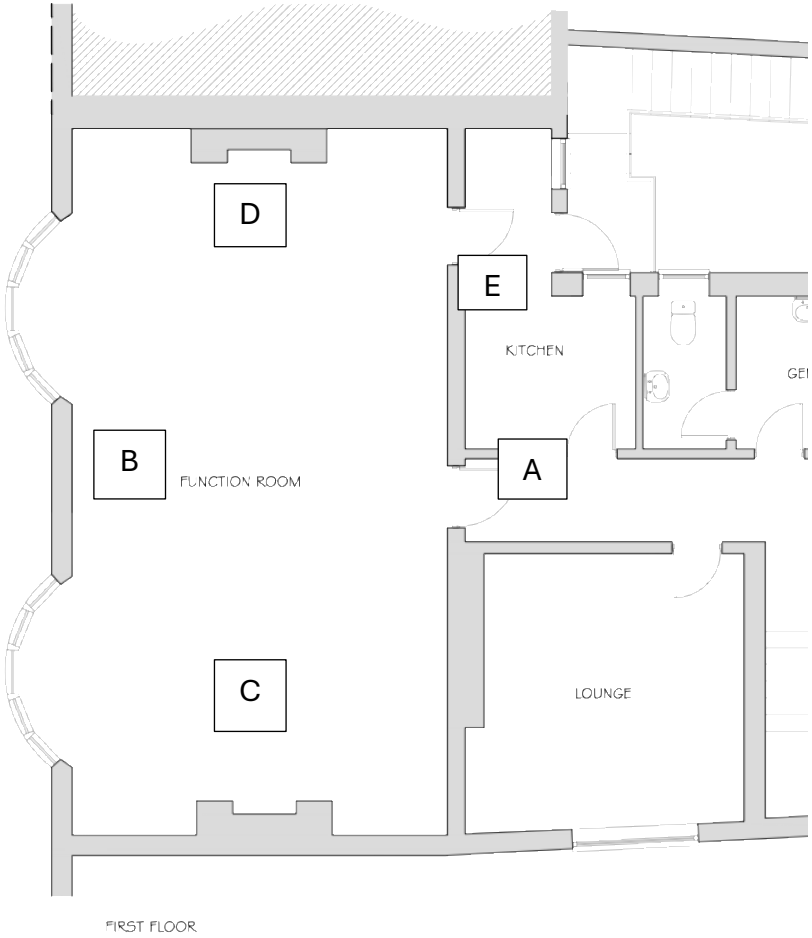
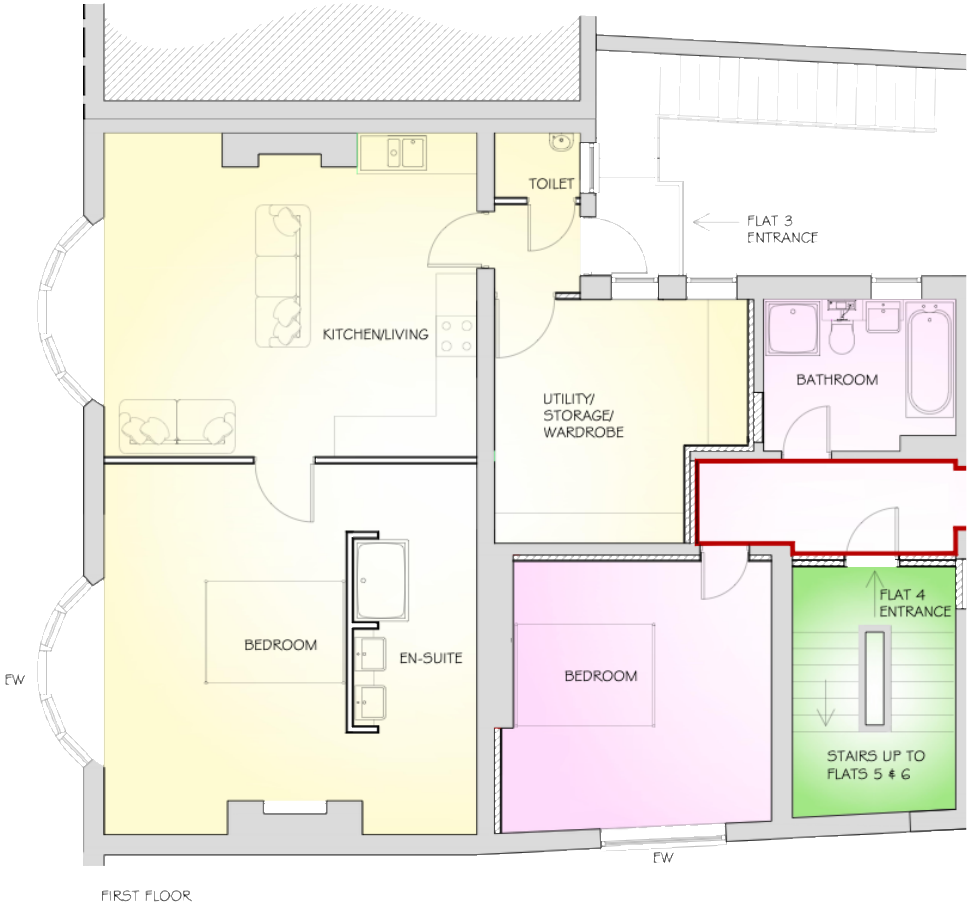
Proposed Apartment 3 - First Floor

Proposed Apartment 3 will occupy the first floor, incorporating the existing front function room overlooking the High Street, together with a kitchen, a former guest bedroom, and a lounge. The layout also includes part of the corridor leading to the function room, making more efficient use of the available floor area. The proportions and prominence of the function room will be preserved, ensuring its continued legibility as a principal historic space. Access will be via the existing external staircase from the side alleyway/walkway, avoiding intervention to the main High Street frontage and thereby safeguarding the public character of the building.



` *Existing layout*



Proposed layout of Apartment 3 on the first floor (shown in yellow)

SIGNIFICANCE ASSESSMENT – FIRST FLOOR

Overall Significance

The first floor of the White Horse Inn historically served as overnight accommodation for guests, supporting the inn's function as a coaching stop. The layout reflects this use, comprising multiple modestly sized rooms and service areas arranged around a central stair. The spatial hierarchy between public and private zones is still readable, and the surviving cellular structure, window openings, and circulation patterns offer insight into how the building functioned to accommodate different types of visitors. As such, the first floor has evidential value in illustrating the building's former hospitality role and contributes materially to its overall significance.

Existing layout

Flat 3 currently occupies what was historically the **principal function room** on the first floor, including associated ancillary areas (now kitchen, toilets). The function room, with a distinctive curved bay frontage, would have had status and prominence, possibly used as a shared parlour or a more prestigious letting room.

Notable Features:

- Large open volume with curved bay windows.
- High ceilings.
- Original wall plasterwork and joinery likely survive.
- Clear legibility as a single large room.

Room-by-Room Significance

- **Former Function Room – Medium-to-High Significance (Proposed Kitchen/Living & Bedroom):** This large, curved-bay room dominates the front (west-facing) elevation and likely served a more prestigious or multi-use function — possibly a **communal parlour, function room, or superior letting bedroom**. Its generous proportions, high ceilings, and prominent position give it elevated significance. Though now altered, its volume and relationship with the façade contribute strongly to the building's architectural character.

- **Kitchen/Toilets (Now Utility, WC) – Low-to-Medium Significance:** Historically secondary service areas. Their proximity to the main function room supports their former use in support of public or semi-public functions. These spaces have undergone prior alteration and possess limited original fabric but retain evidential value in showing the service logic of the building.

- **Central Staircase and Corridor – High Significance:** The central stair is the principal vertical circulation route through the building and is a key heritage asset. It historically linked public areas (bars) to private ones (letting rooms) and remains in use today. The corridor serving Flats 3 and 4 reflects the internal subdivision pattern, illustrating historic room access and movement through the building.

Summary of Significance

- **High Significance**: Central staircase and corridor, large front function room (Flat 3, Living/Kitchen).
- **Low Significance**: Former kitchen/toilets (now WC/utility).

The first floor preserves the **core plan form** and circulation logic of a traditional inn, with a strong historic character derived from its spatial organisation and functional layering. This contributes positively to the special interest of the listed building.

Impact by Space

Function Room (Now Living/Kitchen and Bedroom)

- **Significance**: Medium-to-High, owing to size, ceiling height, and position on principal elevation.
- **Proposed Change**: Subdivided into a one-bedroom flat with a central living/kitchen space and en-suite bedroom.
- **Impact**: Moderate harm due to subdivision of a formerly open volume. However, the partitioning is sympathetic, following natural window bays to minimise visual disruption.
- **Mitigation**:
    - Partitions to be lightweight and reversible.
    - Original ceiling height to be retained if possible.
    - Use of **non-intrusive fire/acoustic upgrades** (e.g. fire blankets over joists, mineral wool insulation) in lieu of full boarding.
    - No historic joinery or window features to be lost.

Former Kitchen/Toilets (Now Utility/WC)

- **Significance**: Low-to-Medium.
- **Proposed Change**: Incorporated as secondary utility spaces.
- **Impact**: Low harm. These spaces are already service-oriented and not architecturally prominent.
- **Mitigation**: Retention of layout and light-touch servicing.

Mitigation Measures

- Subdivision will be kept to a minimum, especially in areas of high spatial value (Function Room).
- Partitions will be reversible and clearly modern in form and finish to distinguish from historic fabric.
- Ceilings will be retained wherever possible. If upgrades are necessary for fire or acoustic reasons, non-intrusive systems such as fire-retardant blankets or acoustic infill above existing ceilings will be prioritised.
- Any existing fireplaces, chimney breasts, windows, or joinery will be retained in situ and integrated into the new layouts.
- All interventions will be fully documented and carried out under Listed Building Consent.

Summary of Impact

The conversion of the first floor into two self-contained residential flats (Flats 3 & 4) introduces limited physical change and retains the overall plan form of the historic inn. Although some subdivision is proposed, particularly within the former function room, the harm is:

- **Less than substantial** (per NPPF §202);
- **Mitigated** through careful detailing and reversible construction;
- **Justified** by the public benefit of securing the long-term use and conservation of a vacant heritage asset.

By preserving the staircase, key circulation routes, and spatial hierarchy — and minimising interventions in areas of highest significance — the proposals **safeguard the special interest** of the listed building while allowing for viable and sustainable re-use.

Existing corridor leading to the function room - proposed bedroom to the left, and kitchen to the right





A



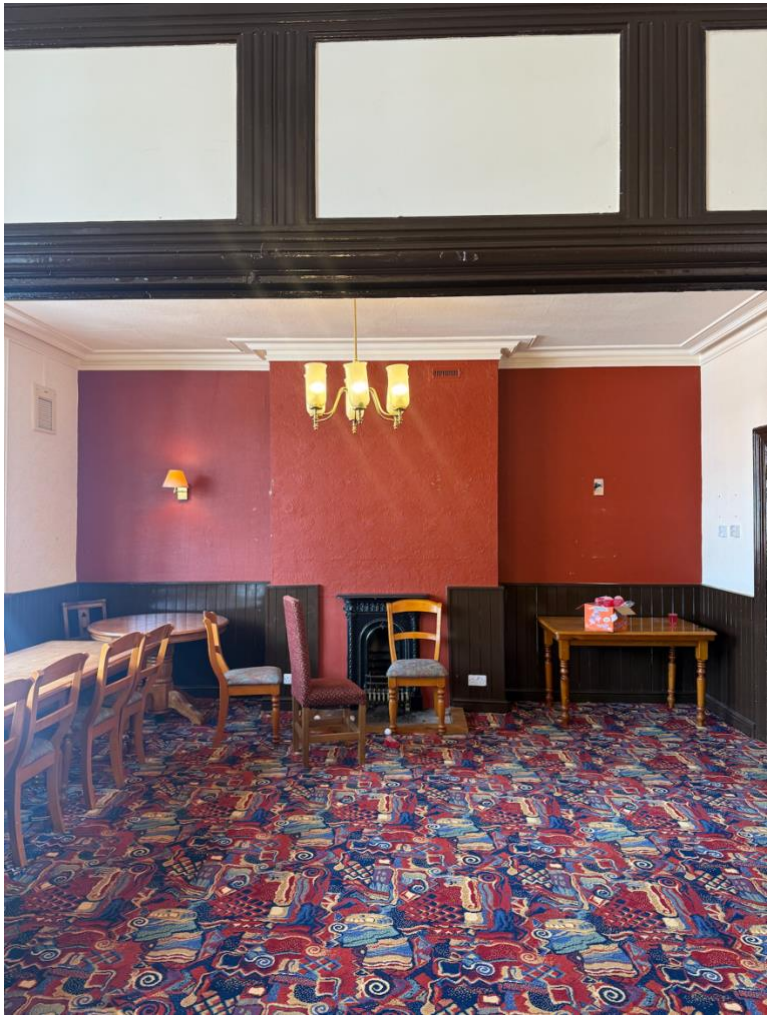
B

Existing function room, with windows overlooking High Street. You can see where the room was previously divided into two, likely used as two lodging rooms when the building was an Inn. The division of the function room into a bedroom and living space will follow the previous division of the room and return the space to two rooms, retaining fire places and large windows as a feature of each room.

This is a good view of the mock-Tudor lead-lined windows. Oak secondary internal glazing would be installed to provide the necessary thermal performance whilst retaining the external features.



C



D

Existing function room, with windows overlooking High Street. You can see where the room was previously divided into two, likely used as two lodging rooms when the building was an Inn. Returning this space to two rooms will reflect its historic use. The fireplaces and panelling were installed by Joules, but will be retained as a feature in both the proposed bedroom and living area.



It is proposed that the ensuite is open plan, sitting behind the bed area (see concept photo), so as not to divide up the room with stud walls, retaining the fireplace as a central feature of the room.



Concept photo for layout demonstration only not style of finish



E

The upstairs kitchen which will form a new utility and storage area which will be useful given the open plan nature of the main living space. There will also be an additional toilet.





Existing kitchen area within Flat 3. While plan drawings might suggest potential overlooking of neighbouring properties, in practice the outlook does not result in any loss of privacy. This relationship is historic and established, and the proposed scheme will not materially alter or intensify it.

Feature	Description and Significance	Impact of Proposed Development	Mitigation or Enhancement Measures	Outcome
Mock-Tudor lead-lined bay windows (ORIGINAL FEATURE)	Large bay windows to the High Street elevation, a defining architectural feature that provides light and presence to the former function room. High contribution to the historic façade and streetscape.	**RETAINED AND REPAIRED** Windows retained and repaired as needed. Internal windows installed	Careful repair using matching materials. Oak-framed secondary glazing internally for performance.	Preservation of key heritage feature and visual character of High Street.
Fireplaces (ORIGINAL FEATURE)	I Multiple fireplaces survive in function room and former guest areas, reflecting historic domestic and hospitality use of the building.	**RETAINED/REPAIRED** Remain focal points within new layout.	Repairs in lime mortar and matching brick/stone where needed. Integration into residential design without alteration.	Enhancement of historic character within new residential context.
Function room (plan form) (ORIGINAL LAYOUT)	Current large function room overlooking High Street was historically two separate rooms, later opened into one space. Significance lies primarily in its street-facing proportions and bay window, rather than the enlarged open plan.	**SUBDIVIDED** Reinstated as two rooms (living and bedroom), reflecting its historic subdivision.	Subdivision to follow historic proportions. No alteration to windows or structural envelope.	Positive heritage impact – reinstates historic plan form while accommodating modern use.
Kitchen fittings (NON-ORIGINAL FEATURE)	Modern kitchen units inserted as part of later pub use. No heritage value.	REMOVED To be replaced with residential-appropriate fittings.	New installation designed at domestic scale, sympathetic but clearly modern.	Removal of intrusive modern fabric improves legibility.
Interior doors (NON-ORIGINAL FEATURE)	Modern lightweight plain timber doors throughout. No historic value.	**REPLACED** with FD30 traditional style fire doors for compliance	Sympathetic to historic building whilst meeting modern compliance requirements.	Neutral heritage impact; improves quality of interior finishes.
Corridor/hallway (plan form) (ORIGINAL FEATURE)	Historic circulation route providing access to function room and other first-floor spaces.	PART INCORPORATED Corridor space absorbed into new flat layout to optimise usable area.	Alterations designed to remain legible, with clear definition between original corridor alignment and new partitions.	Plan form respected while enabling viable residential conversion.