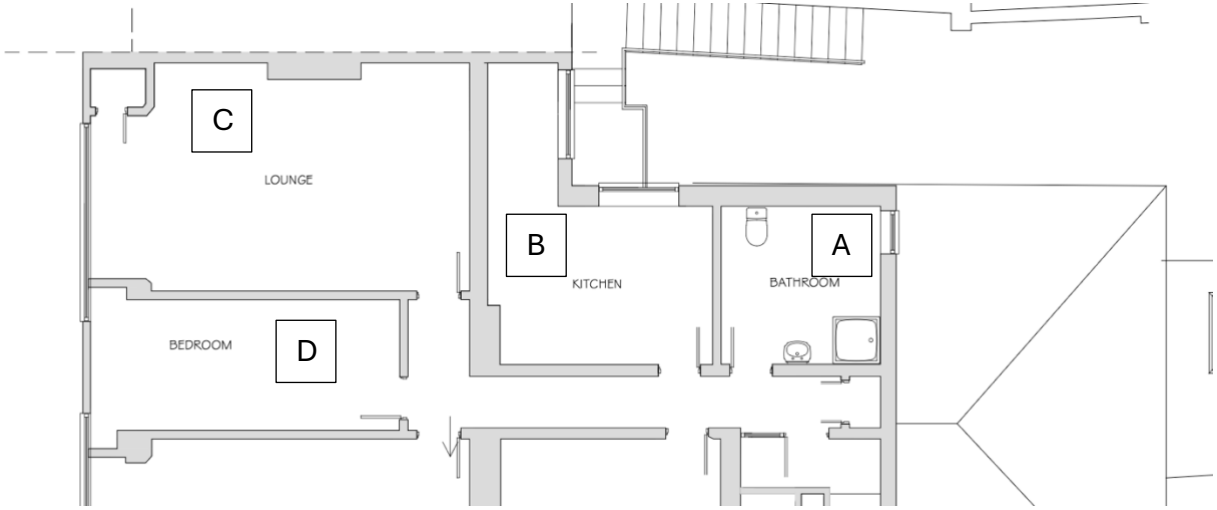
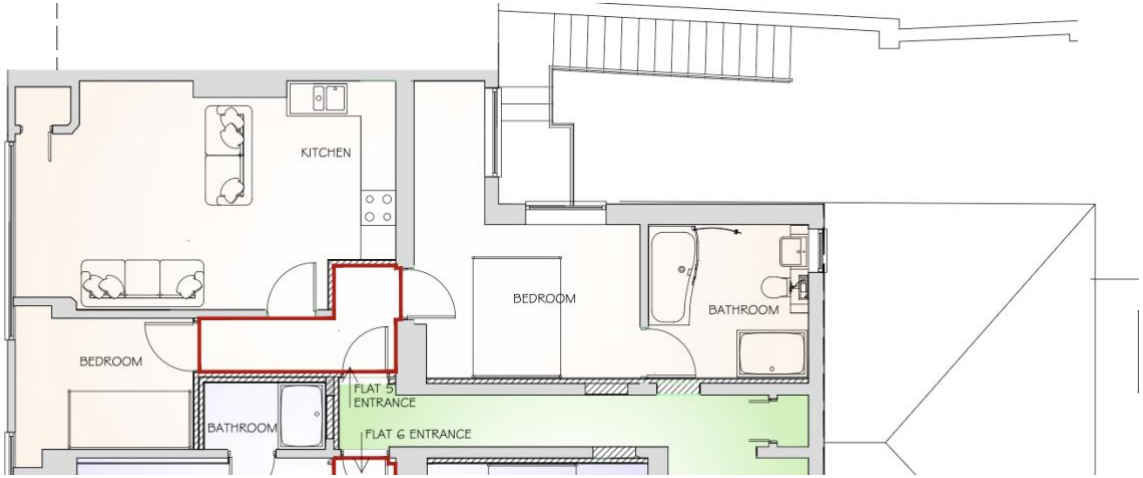
Proposed Flat 5 - Second floor

Proposed Apartment 5 will be located on the second floor and will comprise the existing lounge and bedroom to the front of the building, together with a new kitchen and bathroom arrangement. The apartment makes use of a generous front-facing room, retaining its proportions and outlook over the High Street, thereby preserving its character as a principal living space. Supporting rooms of lesser significance are adapted to meet modern residential needs in a sensitive and reversible way. Access will be provided via the communal stairwell and landing, ensuring no intervention to the main public elevations.



Existing layout



Proposed layout of Apartment5 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

- **Front rooms (to be Flat 5):** Proposed retention of room proportions will safeguard their legibility as former accommodation spaces. Conversion to a modern apartment will not fundamentally alter their significance.

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 bathroom – remains a bathroom



A

Existing kitchen – proposed bedroom





B

Existing living space – remains living space with open plan kitchen



C

Existing bedroom – remains a bedroom/office space



D

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.	Matching materials and finishes used for any repairs. Oak-framed internal secondary glazing to improve performance while preserving external character.	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.	**RECONFIGURED** Ceilings lowered but only to accommodate wiring- plaster is poor state of repair currently and holds no historic significance.	None required.	Positive impact: repair of damaged and stained plaster and retained spatial clarity.
Kitchen fittings (NON-ORIGINAL FEATURE)	Modern late 20th–early 21st century installation. No heritage significance.	**REMOVED**	Replaced with domestic-scale fittings suited to apartment use.	Removal of intrusive modern elements enhances historic legibility.
Bathroom fittings (NON-ORIGINAL FEATURE)	Recent installation, no historic value.	**REMOVED/RECONFIGURED**	Replaced with modern fittings appropriate to residential conversion.	Neutral heritage impact.
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.