EXTERIOR FEATURES

Feature	Description and Significance	Impact of Proposed Development	Mitigation or Enhancement Measures	Outcome
Original brickwork (ORIGINAL FEATURE)	Historic red brickwork with oak beams forming a key element of the façade, central to the building's character and contribution to the Conservation Area.	**REPAIRED:** Localised repairs only; no alteration to front or side elevations beyond maintenance.	Retain as much original fabric as possible; use lime mortar and matching bricks/finishes. Retain oak beams and refinish in existing colour scheme.	Preservation of historic character of the building and Conservation Area streetscape
Roof tiles (ORIGINAL FEATURE)	Key element of the building's historic façade	**REPAIRED:** Roof repaired with like for like tiles	Use reclaimed/matching clay tiles. Ensure breathable underlay used to protect roof structure.	Preservation of features to preserve the historic character
Oak front door (ORIGINAL FEATURE)	Substantial oak front door, highly visible feature of High Street frontage.	**RETAINED:** No changes proposed to existing front door	Minor maintenance to the door. A residential style lock will be installed	Retention of features to preserve the streetscape
Ironwork (ORIGINAL FEATURE)	Traditional hanging sign at the front of the building, part of the building's historic identity	**RESTORED:** Retained as a decorative feature to preserve the building's heritage as a public house	Clean, repair and ensure structural stability of the sign and bracket	Preservation of visual and cultural identity, and retention of historic features to preserve the streetscape
Mock-Tudor lead-lined windows	Original timber-framed mock-Tudor windows contributing to the pub's	**REPAIRED:** Windows retained and repaired as needed. Internal secondary windows installed	Use matching timber and paint for any repairs to retain original appearance. Any missing or cracked panes will be professionally repaired. Internally, oak	Preservation of historic façade and streetscape

(ORIGINAL FEATURE)	character and historic façade		secondary glazing will be used to provide the necessary thermal performance whilst retaining all external the features	
Etched glass (NON-ORIGINAL FEATURE)	Decorative etched glass in ground-floor alleyway, installed during Joules refurbishment.	**RETAINED:** Repaired and replaced like for like retaining the etched character and history associated.	Beading will be touched up and putty repaired where necessary. Internally oak secondary glazing will provide the necessary thermal performance whilst retaining all the historic external features	Neutral heritage impact; reinstates pre-refurbishment appearance.
Side alleyway & vaulted passage (ORIGINAL FEATURE)	Historic side passage with iron gate, characteristic of traditional inn access.	**RETAINED:** Unchanged, but a lock will need to be installed at the side access	The gate will need repainting to smarten the frontage	Retention feature to preserve the streetscape
Rainwater goods (Non Original)	Cast iron downpipes and gutters, part of traditional material palette.	**REPAIRED/REPLACED like-for-like.**	Where replacement unavoidable, use cast iron effect or heritage aluminium profiles to match.	Maintains material integrity and historic appearance.
External signage & lighting **(MIXED FEATURES)**	Some signage and lighting elements relate to modern brewery branding.	**REMOVED/REDUCED:** Joules-branded signage to be taken down; traditional bracket retained.	Removal of intrusive signage; option to introduce discreet residential lighting.	Removal of incongruous modern branding enhances authenticity of frontage.
Location	Located within Overton Conservation Area, contributing to the area's historic charm	Increased residential activity may alter usage pattern but would improve visual harmony. External character preserved; change relates only to use, not appearance.	Retain key features; carry out landscape improvements to forecourt and side passage.	Enhancement of Conservation Area setting; building secured in viable long-term use.

General photos of the building below:



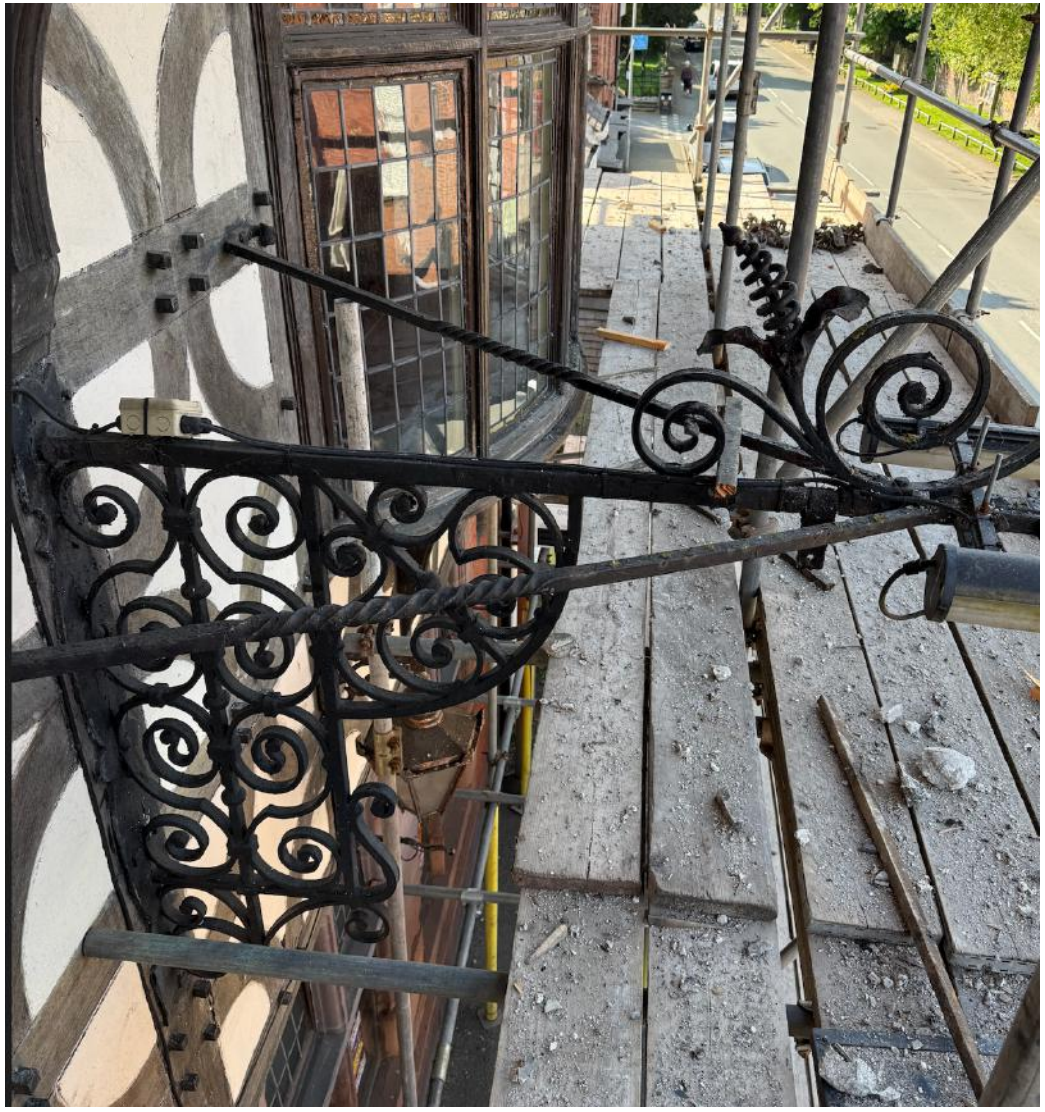



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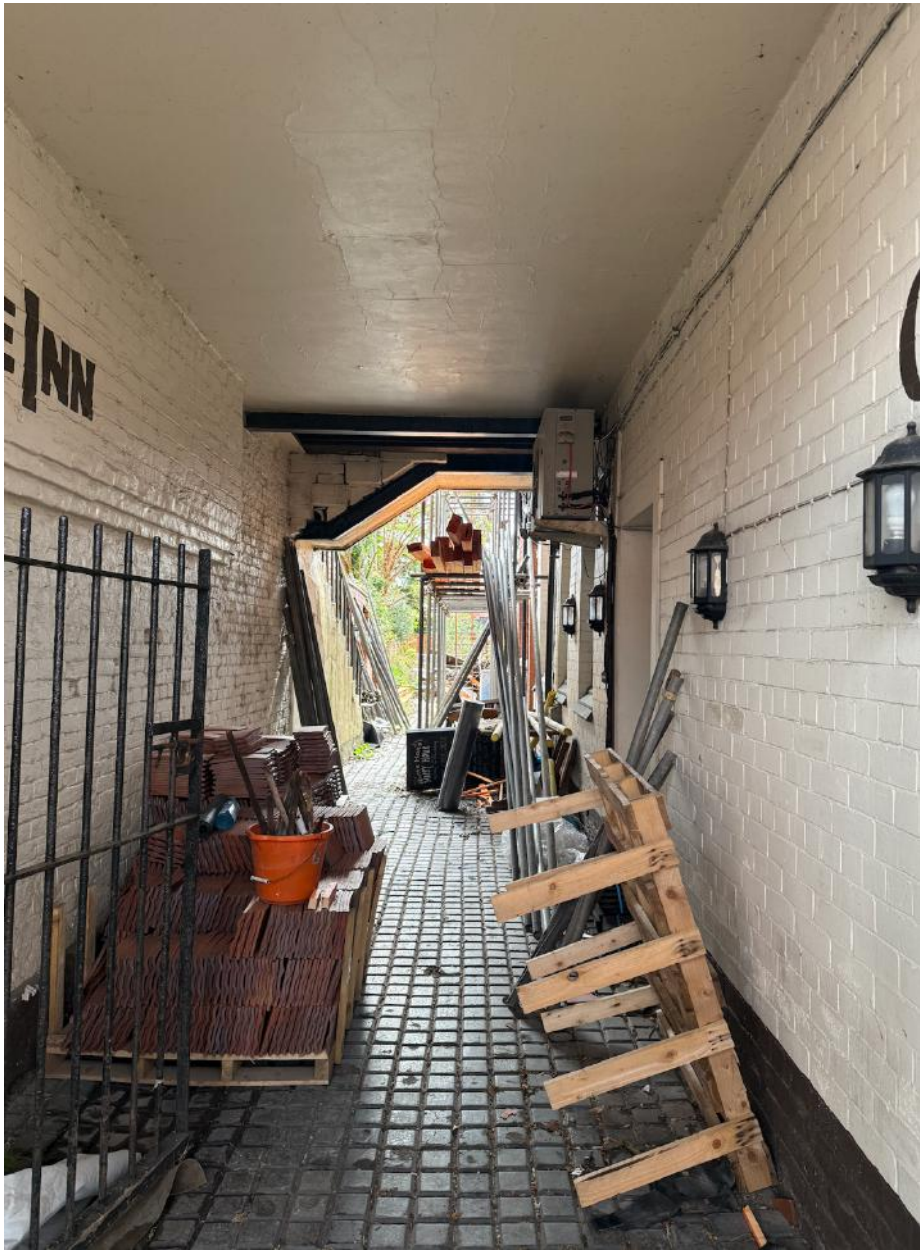





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