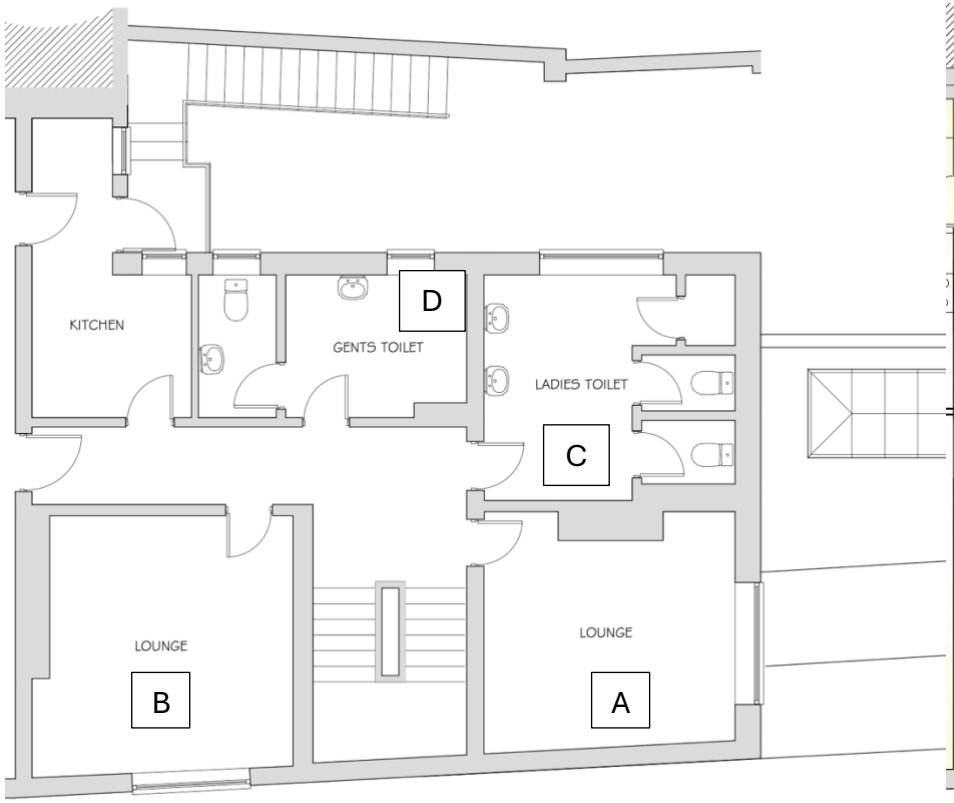
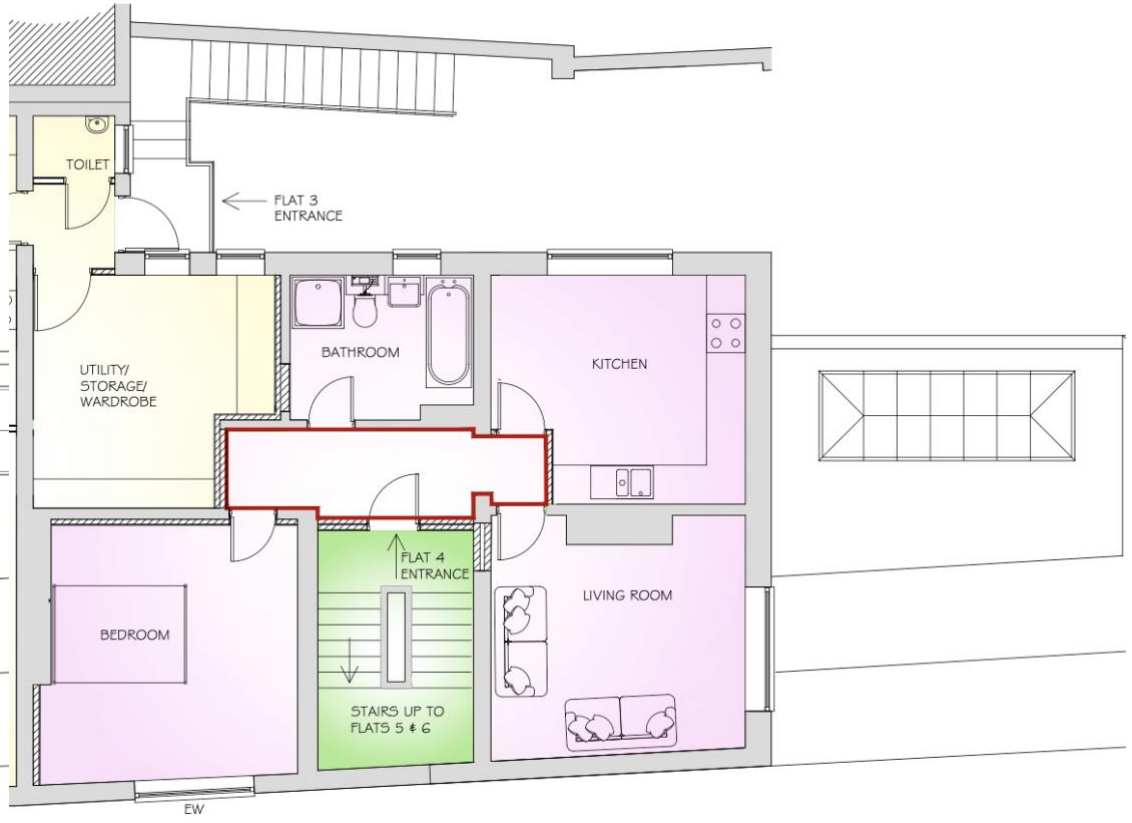
Proposed Apartment 4 - First floor

Proposed Apartment 4 is comprised of the existing first floor ladies' toilets, gents' toilets, and two rooms which were used as either letting bedrooms or a lounge area. You would access apartment 4 via the existing staircase.



Existing layout



Proposed layout of Apartment 4 on the first floor (shown in purple)

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.

Rear Lounge Rooms – Medium Significance (Now Flat 4)

The rear-facing rooms were likely part of the **original letting bedrooms**. These modestly scaled spaces, aligned along the central corridor and accessed from the stairwell, reflect the inn's accommodation role. Some original partitions would survive, and the plan form remains legible. Their contribution is enhanced by their relationship with the staircase and historic circulation routes.

Room-by-Room Significance

Rear Lounge Rooms (Now Bedrooms, Bathroom, Kitchen/Living)

- **Significance**: Medium, reflecting historic accommodation function.
- **Proposed Change**: Minor internal reconfiguration to form a two-bedroom flat with bathroom and kitchen/living room.
- **Impact**: Low harm. The plan remains largely intact, with limited new subdivision. Proportions of rooms are retained and functional relationships respected.
- **Mitigation**:
    - Avoid damage to historic walls or ceilings.

- Ensure new services are surface-mounted or contained within modern partitions.
- Retain sash windows and existing room proportions.

Central Corridor and Staircase

- **Significance**: High.
- **Proposed Change**: Continued use as shared circulation for upper flats.
- **Impact**: Neutral. The core vertical circulation pattern is preserved, maintaining legibility and access between floors.
- **Mitigation**: None needed beyond standard conservation practice.

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 lounge/bedroom – proposed living room





Window overlooks the building's rear courtyard




GENTS





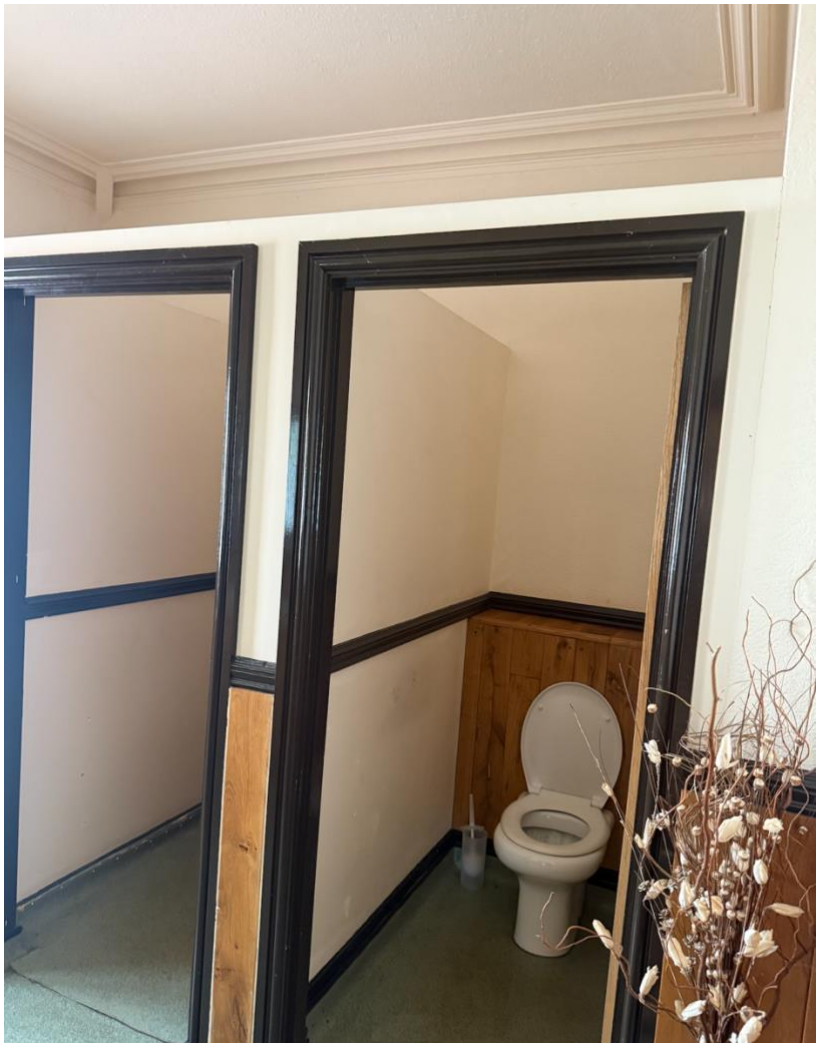
Existing lounge/bedroom area. While plan drawings might suggest potential overlooking of neighbouring properties, in practice the outlook does not result in any loss of privacy. This relationship is historic and established, and the proposed scheme will not materially alter or intensify it.

Existing lounge/bedroom 2 – remains a bedroom



B

Existing bathrooms – turn into kitchen and a bathroom



C





D



Feature	Description and Significance	Impact of Proposed Development	Mitigation or Enhancement Measures	Outcome
Rear windows (NON-ORIGINAL FEATURE)	Timber or uPVC casement windows facing rear courtyard. Not original and do not contribute to the listed building's principal elevation.	**RETAINED** Will provide natural light to bedroom, kitchen, and living areas.	Basic repair and cleaning as needed. No material change proposed.	Neutral heritage impact; modern elements retained in non-prominent location.
Ladies' and Gents' toilets (NON-ORIGINAL FEATURE)	Internal partitioned toilets (Rooms C and D) from late-20th-century pub use. No architectural or historical significance.	**REMOVED** Spaces reconfigured into kitchen, bathroom, and circulation.	None required.	Positive impact: removal of intrusive modern elements restores spatial clarity.
WC tiling, partitions and fittings (NON-ORIGINAL FEATURE)	Contemporary toilet finishes typical of 2000s public house refurbishments. No listed building value.	**REMOVED**	None required.	Improved residential functionality; no heritage loss.
Cornicing and ceiling detail (ORIGINAL FEATURE – LIMITED)	Some rooms (e.g., former lounges) may retain modest original ceiling details. Extent unconfirmed.	**PRESERVED BUT ENCAPSULATED.** Ceilings proposed to be lowered for 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. Heritage building utilised rather than left to deteriorate.