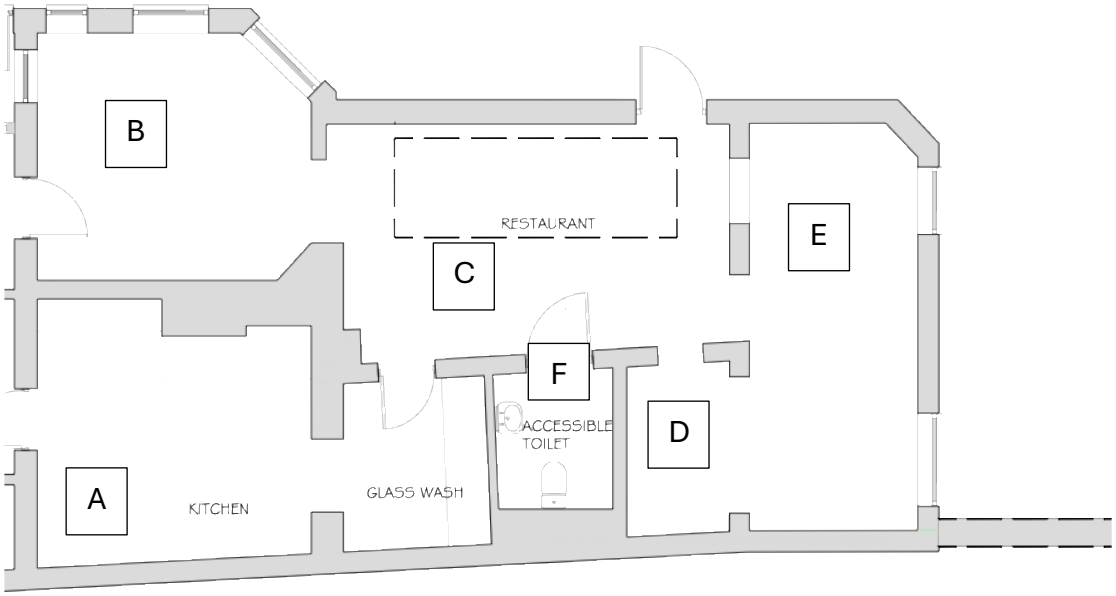
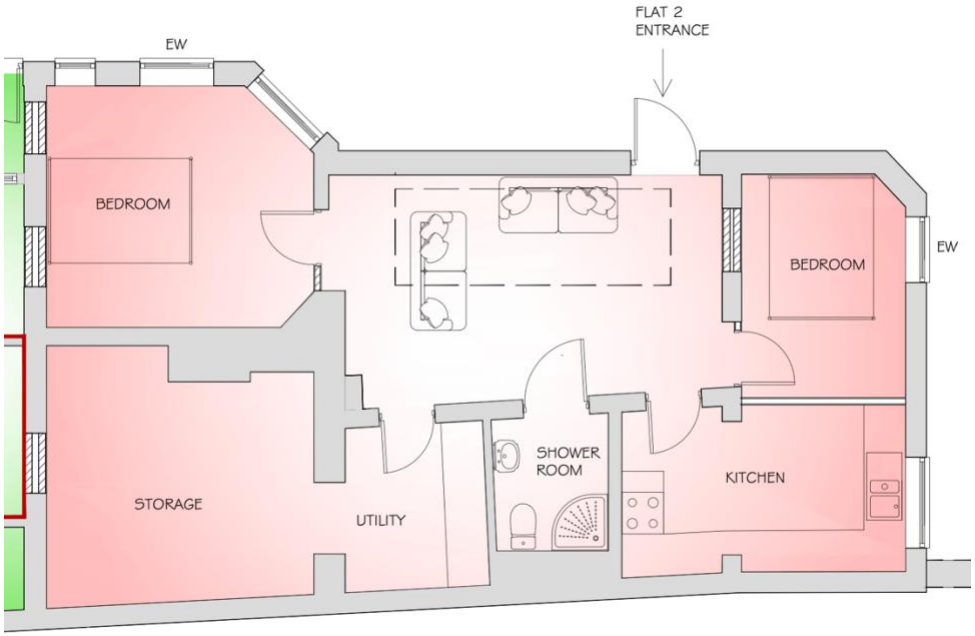
Proposed Apartment 2 – Ground Floor

Proposed Apartment 2 will be formed from the existing restaurant, kitchen, glass wash, and accessible toilet areas. The restaurant, historically a principal room, will be retained as a single, spacious living area, preserving its proportions and relationship to the street. Ancillary service areas of lesser significance will be repurposed for domestic functions, ensuring that historic fabric of value is safeguarded while accommodating modern requirements. Alterations are limited and reversible, reflecting a sensitive approach to the building's adaptation.



Existing layout



Proposed layout of Apartment 2 on the ground floor

Overall Significance

The building's layout illustrates its dual role: as an inn providing lodging and hospitality and later as a public house with multiple drinking and dining spaces. The arrangement of multiple bars, kitchen, and restaurant space shows the evolution from an overnight coaching inn to a pub catering for locals and visitors. Surviving subdivisions, circulation routes, and service areas demonstrate how different classes of guests and different functions were accommodated.

Room-by-Room Significance

- **Restaurant – High Significance:** The large room to the east, now used as a restaurant, is likely to have originated as a parlour, dining room, or assembly space for paying guests. Its scale and formality distinguish it from the bar areas, indicating a higher-status function. The adaptation of this room into a restaurant in the 20th century illustrates the shift towards food-led trade in public houses, while its historic role in accommodating travellers remains legible.

- **Kitchen – Medium Significance:** The kitchen is positioned to the rear of the building, consistent with traditional arrangements that separated food preparation from public rooms for reasons of fire safety and smoke management. Its continued role as a service space underlines the inn's historic function of providing meals to both residents and visitors. Alterations are likely, but its location and functional relationship with the other rooms are significant.

- **Glass Wash & Accessible Toilet – Low Significance:** These service areas represent modern interventions introduced to meet operational and regulatory requirements. They hold little intrinsic historic or architectural value, though their presence reflects the ongoing adaptation of the building to changing standards of hygiene and accessibility.

Circulation and Plan Form

The central staircase is of high significance, representing the physical and functional connection between the ground floor public rooms and the upper floor accommodation. The arrangement of multiple entrances and circulation routes is likewise important, illustrating the separation of different users (locals, travellers, overnight guests) within the building. The overall plan form is therefore a key component of the building's special interest.

Summary of Significance

- **High Significance:** Front Bar (flat 1), Restaurant, Covered Walkway, Central Staircase, overall circulation pattern.
- **Medium Significance:** Back Bar (flat 1), Kitchen.
- **Low Significance:** Glass Wash, Accessible Toilet (modern).

The ground floor layout, taken as a whole, provides a legible record of the White Horse Inn's evolution from coaching inn to community public house. The survival of key spaces and circulation routes contributes materially to the special architectural and historic interest of the listed building.

Impact by Space

Restaurant

- **Significance:** High, historically a parlour/dining/assembly room.
- **Proposed Change:** Converted into Flat 2 living/dining space.
- **Impact:** Neutral-to-low harm. The space will remain legible as a large principal room, retaining its proportions and street-facing character. The proposed residential layout respects the room's size and formality, avoiding excessive subdivision.

Kitchen (rear)

- **Significance:** Medium.
- **Proposed Change:** Incorporated into Flat 1 as part of a utility/bedroom area.
- **Impact:** Low harm. Alterations largely affect an already functional/service space, with limited contribution to architectural significance.

Glass Wash & Accessible Toilet (modern)

- **Significance:** Low.
- **Proposed Change:** Repurposed into storage and utility spaces.
- **Impact:** Neutral. Conversion removes modern, low-value additions and reuses the footprint for domestic functions.

Covered Walkway

- **Significance:** High, as evidence of the inn's historic service yard access.

- **Proposed Change:** Retained as part of Flat 1 entrance.
- **Impact:** Positive. Retention ensures continued legibility of the inn's historic circulation patterns, with minimal alteration.

Circulation and Staircase

- **Significance:** High.
- **Proposed Change:** The staircase remains in use as a communal circulation core for upper flats.
- **Impact:** Neutral. Retention of the stair as a vertical link between floors safeguards this important historic feature.

Mitigation Measures

- Subdivision will be minimised wherever possible to preserve legibility of principal spaces.
- New partitions will be lightweight and reversible, ensuring the historic plan form can be read in future.
- Existing ceiling heights will be respected wherever feasible; where fire or acoustic upgrades are required, non-intrusive solutions (e.g. fire barrier blankets above lath and plaster) will be considered before lowering or boarding.
- Significant historic features such as fireplaces, chimney breasts, window openings, and the covered walkway will be retained and incorporated into the residential layouts.
- Any modern insertions will be clearly distinguishable from historic fabric, ensuring the building's evolution remains legible.

Summary of Impact

The conversion of the ground floor into two residential flats will result in a change of use and some loss of the building's historic pub character. However:

- Principal rooms (Front Bar and Restaurant) are retained in open form, maintaining their scale and contribution to the building's significance.
- Subdivision occurs primarily in secondary or altered areas (Back Bar, modern service spaces), limiting harm to significance.
- Important features — circulation routes, the staircase, and the covered walkway — are preserved.
- Mitigation measures ensure interventions are reversible and proportionate.

Overall, the proposals will cause **limited, less-than-substantial harm** to the building's special interest, in line with NPPF §202. This harm is outweighed by the significant public benefit of securing a viable, long-term use for a building at risk, thereby ensuring its ongoing maintenance and preservation.

Existing kitchen and pantry – proposed storage and utility area



A



Existing seating area – proposed bedroom





B



B

Existing seating and dining area – proposed living room







C

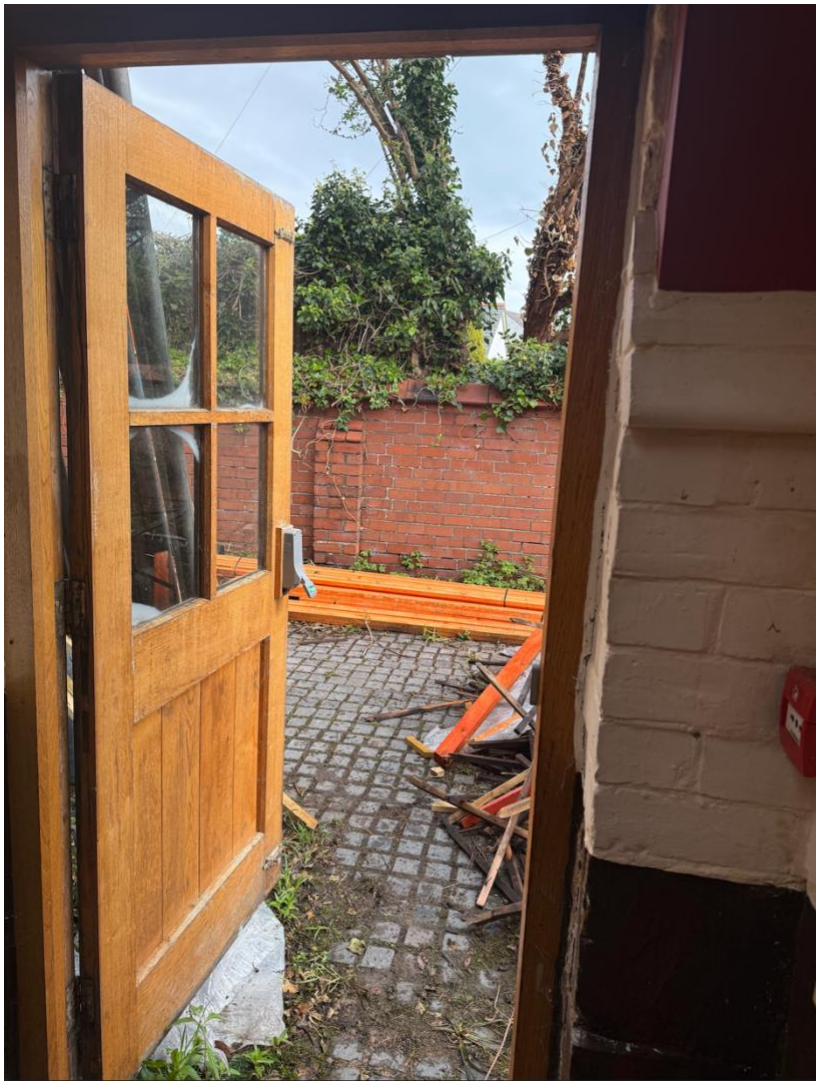
Existing seating and dining area – proposed bedroom and kitchen



D



E





Existing toilet – proposed shower room



F

Feature	Description and Significance	Impact of Proposed Development	Mitigation or Enhancement Measures	Outcome
Kitchen fittings (NON-ORIGINAL FEATURE)	Commercial kitchen units and finishes from late 20th–early 21st century refurbishment. No historic significance.	**REMOVED** All modern fittings and services to be stripped out.	None required. Opportunity to reinstate domestic-scale kitchen finishes sympathetic to residential use.	Removal of intrusive modern fabric enhances legibility of historic plan form.
Accessible WC (NON-ORIGINAL FEATURE)	Installed during modern compliance upgrades. No heritage value.	**REMOVED/ALTERED** Space incorporated into residential layout.	None required.	Neutral heritage impact; modern insertion removed without loss of historic fabric.
Coving (ORIGINAL FEATURE, limited)	Decorative plaster coving in selected rooms, characteristic of the period.	**PRESERVED BUT ENCAPSULATED** Ceilings proposed to be lowered for services Beams left exposed where possible.	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.
Etched glass panelling (NON-ORIGINAL FEATURE)	Branded Joules etched glass panels from 2000s refurbishment.	**REMOVED** To be reclaimed by Joules for reuse in other projects.	As per Flat 1, this will not affect historic fabric.	Loss of non-original elements only; improves historic legibility.
Glazed skylight (NON-ORIGINAL FEATURE)	Large pitched-glass skylight inserted during Joules' refurbishment c. 15 years ago. Not an original element but contributes positively to the interior character of the space and enhances daylighting. Clearly distinguishable from historic fabric due to modern materials and detailing.	**RETAINED** Forms a key part of the light-filled lounge area in the proposed residential layout.	Regular maintenance and cleaning plan to ensure long-term performance. Existing timber frame to be assessed and repaired if necessary, using materials sympathetic in tone but clearly modern in detailing.	Retention of a high-quality, non-original feature that enhances usability of the space without misleading historic interpretation. Contributes to amenity value and architectural interest.