



**The White Horse, Kimpton
Architectural Heritage Impact Assessment**

December 2024

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1.0 Introduction

As stated by BS 7913, The purpose of heritage impact assessments (HIAs) is to gain an understanding of the effect of developments and changes on the historic asset, and how the impact of change might be mitigated.

HIAs can be carried out at various levels of scale and complexity, from the effects of building works on a small structure to the effects of major development in a world heritage site.

HIAs should identify the significance of the element concerned on the relative scale of values, the nature of the proposed change, an assessment of whether the change needs to be mitigated and if so how this can be achieved. The mitigation measures should be justified on the basis of the heritage asset's significance.

2.0 Overview

The proposals are broadly comprised of internal alterations in order to facilitate a private dwelling, office accommodation and partially retain the existing use class as a public house. External alterations comprise of removal of the existing rear elevation and roof pitch to the central section to be replaced by a new roof and contemporary elevation, replacing recent poor quality and decayed building elements plus the addition of a contemporary out-building to the rear yard.

The Design & Access Statement prepared by Michael Collins Architect LLP offers a useful summary into the context and conservation-led philosophy behind the proposals, noting the following:

"Within the economic context of an increasing number of historic rural pub closures, these proposals aim to illustrate a positive approach to secure a sustainable future for this building. The project presents a mixed-use model where a community asset is retained in the form of a micro-pub and small flexible events space in addition to providing new residential accommodation and office accommodation for a small business."

The design aims to set an example by combining a heritage-led restoration with an innovative, environmentally sustainable design approach. A sensitive but contemporary architectural language has been developed for new elements that reference the particular qualities of this rural context using high-quality natural materials."

This philosophy identifies the following overarching objectives that form the driver for intervention within the heritage asset:

1. To safeguard the building and its significance from future decay by ensuring a viable, permanent arrangement of uses.
2. To preserve the character of the building through the sensitive sub-division of the building based on the compatibility of uses to the building's heritage.
3. To retain the special character of the building within its setting.
4. To adopt a heritage-led approach to the re-configuration of the building that seeks to enhance and highlight areas of significance.
5. It was appropriately locating new visually lightweight extensions to the areas of least heritage significance to minimise harm and create complementary contrast with the existing building.
6. An exemplary approach to environmental sustainability.

To follow is a detailed critical analysis of the proposed changes to the building in the form of an assessment of each major individual alteration or intervention. The purpose of this analysis is to manage the change methodology as advocated within BS 7913 and *Historic England Planning Advice Note, "Managing Significance in Decision-Taking in the Historic Environment"*, 2015.

Each analysis will be undertaken as follows:

Proposal: Brief description of the proposal together with an assessment to establish whether there is enough information to comprehensively understand the impact of the proposals on the character and historic significance of the building.

Impact: Consideration of the effects of the proposal on the authenticity and integrity of the heritage values attributed to the building.

Reversibility: Whilst the quality of the architecture and intended specification is intended to last the test of time, this is not always a given. Should the proposal not perform as expected, consideration is given to the ease of reversibility so as not to prejudice alternative future solutions.

Mitigation: Consideration of the necessary to mitigate the impact of loss of any element of historic significance resulting from the proposals such as recording and archiving.

Compensation: Consideration of any consequential conservation based benefits resulting from the proposal.

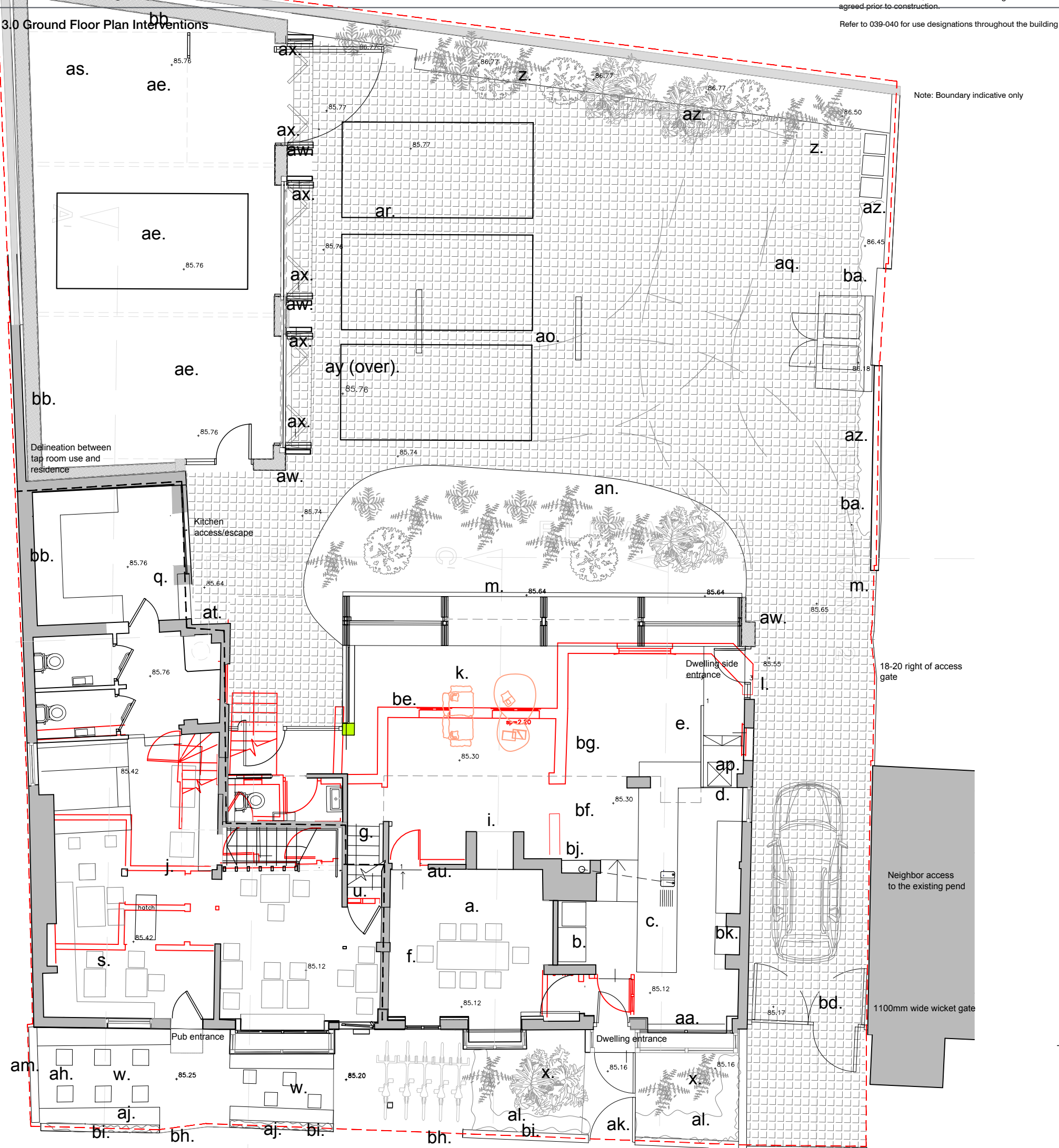
Outcome: Evaluation of the anticipated outcome of the proposal given the information available.

This document should be read in conjunction with the accompanying Statement of Heritage Significance, Headland Archaeology Archaeological Report and Michael Collins Architect LLP Design & Access Statement.



Fig 1. Existing Front Elevation

3.0 Ground Floor Plan Interventions



Note that service routes/ventilation and drainage routes to be agreed prior to construction.
Refer to 039-040 for use designations throughout the building

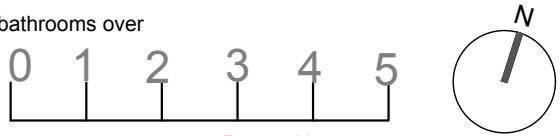
Notes:

- a. New formal dining living space
- b. New appliance recess formed
- c. New kitchen island
- d. New kitchen area
- e. New staircase to master suite and bedroom 2.
- f. Existing floor to be replaced with a new insulated /ventilation timber floor structure. New timber floor finish.
- g. Stair to bedrooms 3/4
- h. Bathroom
- i. Reinstated fireplace and central snug
- j. New micro pub
- k. New engineer designed floor slab.
- l. New oak clad door with glazed side panel
- m. New rear extension Oxidised copper clad folding external shutters, internal joinery shutters.
- n. new boot area
- o. Store
- p. New disabled WC
- q. Existing wash house retained
- r. Stair to office area
- s. New tap room tables
- t. New reception area/multifunctional space for pub evening use.
- u. Access to cellar retained
- v. New storage / displays
- w. External cafe seating
- x. New shrub planting
- y. New paved courtyard - levels reduced to align with the FFL in the new property, graded to 1:30 to the rear of the site
- z. New planted margin with retaining structures
- aa. Window seat
- ab. Toplit WC space (RL over)
- ac. Kitchenette
- ad. Keg display
- ae. Home office space/ flexible workshop space (for use with dwelling).
- af. keg store/access
- ag. Sliding wall
- ah. pub bin store location
- ai. Concealed gate
- aj. New seat with raised planter backing to boundary
- ak. New timber gate
- al. new hedge
- am. New timber fence
- an. Soft planting with steel plate edging
- ao. Existing levels excavated and lowered by aprox 1m to level site new SUDS paving - clay / brick or concrete setts on engineers drained build-up.
- ap. Chute
- aq. Turning arc
- ar. parking area
- as. Gallery /mezz over (ladder access)
- at. New cooling system and AC cassette (over)
- au. Existing wall repaired.
- av. Fire curtain over
- aw. Vertical copper cladding
- ax. Vertical T&G European oak cladding
- ay. Vertical natural slate cladding top match roof
- az. New reclaimed brick boundary wall with low level planter at base
- ba. Vertical planter /green wall system.
- bb. Underpinning to existing boundary wall.
- bc. Removable disabled ramp
- bd. 1100m wide wicket gate
- be. Pitched exposed soffit over
- bf. New beams/floor gallery over
- bg. Cellar below tanked - insulated access hatch to new floor
- bh. New concrete/stone paving setts, strip to delineate pavement edge
- bi. Low brick wall, brick coping over.
- bj. New concealed drainage routes from bathrooms over within masonry pier.
- bk. New open fire cooking range

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Note: This drawing is copyright
Do not scale from this drawing
Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.



Michael Collins Architect LLP

The White Horse, Kimpton

Job No. 039 Ground floor plan as proposed

Stage: planning
Status: planning

020

REVISION: H Scale 1:100 @:A3

3.0 Ground Floor Plan Interventions

A. Removal of Rear Elevation and Lower Section of the Rear Clay Tiled Roof and Formation of New External Glazed Facade with a New Pitched Roof.

Proposal: Removal of the existing lower section of the rear clay tiled roof, catslide, existing first floor kitchen elevation and flat roof will be removed and replaced with a new pitched roof element finished in natural slate.

Impact: This proposal is the most extensive element of proposed works in terms of affect to historic fabric and has the potential to form a substantial contemporary intervention. The proposal has the potential to impact upon the plan form of the building and seeks to remove significant sections of historic fabric that are of low and moderate significance.

Removal

As illustrated by the archaeological phasing diagrams of the building, the proposed works occur to the North of the original 17th century rear building line and sit within an area originally created through the widening of the building in the 18th century. The only remaining evidence of this widening is a short section of wall on the western side, constructed using the same brick as the southern elevation. This element is deemed to be of considerable significance rather than exceptional given its now isolated nature as a result of subsequent works.

This wall has been lost to the east due to further northward extension in the 20th century. Internally the southern wall of the kitchen includes a brick-built fireplace and chimney above, which relates to this phase. These spaces retain little or no evidential value and their contribution to the historic plan form, other than an allusion to the 18th century works to create a two-room deep structure, is of little value.

While the roof above the extension on the western side still retains the catslide form, the roof timbers visible in the loft space indicate that this has been replaced, potentially in the later 19th or early 20th century. The eastern side of the roof was re-profiled in the early 20th century as part of the later extension. There have been a number of damaging alterations over the years involving the installation of extraction vents and evidence of wood rot to existing rafters. For this reason, these elements are identified to be of low significance and their replacement with a sensitively designed and deferential architectural intervention is deemed to be appropriate.

The main roof above the central front rooms of the White Horse is an amalgam of timbers of differing dates and does not easily fit within the phasing of the buildings below. The archeological building report confirms that on the southern (front) pitch the single purlin is a substantial sawn timber and the rafters are robust square-section timbers. By contrast, the single purlin on the northern flank towards the top of the roof is a roughly shaped roundwood timber with less substantial rafters, the lower ends of which are supported by additional upright struts. This pitch, which leans against the northern side of the White Horse had an earlier precursor, but the existing fabric has been identified in the archaeological report as most likely 19th century and has been altered in the 20th century. At the point of attachment to the timber framing at the rear of the Phase 1 structure, the rafters of this roof rest crudely on a wall plate.

The upper section of the central section of rear roof is of moderate significance because of its proximity to the original 17th century timber box frame wall and all but intact king post trusses, minus their bottom chords. With the exception of these elements of exceptional and considerable significance, subsequent, poor quality interventions as identified in the lower section of the rear pitch have diluted the tectonic and aesthetic significance of this part of the roofscape as a whole.

Further careful, investigative survey work and recording is recommended in this area to ensure that any intervention does not adversely impact on elements of exceptional evidential significance.

3.0 Ground Floor Plan Interventions

Intervention

The extension is proposed as a simple, singular cat-slide sloping roof finished in natural slate with a continuous strip of rooflights approximately half way down its length. The new rear facade is comprised of a rhythm of deep recessed window bays finished in a combination of oxidised copper and white European oak. Consideration is given as to how the form and materiality of this proposals impacts upon the heritage asset.

The existing central rear elevation and roof pitches present a mixed composition of roof forms from various periods, some poorly detailed and suffering from the effects of weathering. This composition is an amalgam of low quality alteration and, when considered holistically, offers little aesthetic, evidential or historical value when viewed from the rear yard.

The singular roof form proposed creates a more legible definition between the central section of the building and the additions either side and seeks to avoid the precedent of ad-hoc alteration with little consideration for overall aesthetic significance by undertaking a simple, deferential approach. The extension is set back from the existing wash-house gable with a glazed infill to create a lightweight connection to the existing building.

The use of natural slate, subject to detailed proposals, is an established roofing material within the Conservation Area and provides a clear legibility between the original section of clay tile upper roof retained.

The glazed, recessed bays that comprise the proposed elevation are seen as a lightweight, contemporary interpretation of timber frame structures often found below projecting cat slide roofs. It is noted that the back line of the proposed rear facade sits close to the outer face of the existing rear elevation and does not overly encroach into external yard area.

Reversibility: The creation of an independent structure means that if the new extension were removed that the existing main roof structure would be relatively unaffected and retained within limited alterations. The removal of the existing rear walls, first floor kitchen and lower areas of roof would not be reversible.

Mitigation: As highlighted, further careful, investigative survey work and recording is recommended in the roof area to ensure that the intervention does not adversely impact on elements of exceptional evidential significance within the upper sections of the rear pitch. Consideration should also be given to the detailing and material treatment of the recessed facade bays to ensure that the aspiration to read as a lightweight intervention is successfully realised.

Compensation: Loss of considerable and exceptional evidential fabric is avoided through the in situ retention of the 18th century king post truss roof with the new cantilevered roof supporting the load of the main roof and therefore avoiding substantial intervention. It should be acknowledged that the significant works proposed offers the opportunity to record and where necessary undertake specialist and considered repair of these elements. Creating a singular pitch enables natural slate to be used for the new roof, this contrasts with the clay tiles but links to the existing use of slates on the existing site and wider conservation area context and limits the introduction of new, synthetic materials to create a flat roof of lower pitch. This approach minimises the impact of a new higher facade or flat roofed element along this rear elevation. It is noted that the proposed rear extension is partially set below ground level in order to retain a low eaves level characteristic of lean-to roofs in the area, avoiding a taller glazed elevation or flat-roofed portion. The deep recessed glazed bays of the rear facade offer the opportunity to enrich the relationship between the neglected external yard and heritage asset. The existing wash-house elevation will be restored as part of the works.

Outcome: On the basis of lower significance through lack of evidential value and its non-contribution to the streetscape and Conservation Area character, the proposed removal of historic fabric⁷ in question is considered acceptable subject to further detailed survey work.

New connections to retained fabric should be subject to further scrutiny once developed to ensure clear legibility.

The proposed extension both its form and materiality is considered to be deferential with a clear emphasis put on achieving legibility between the heritage asset and contemporary intervention that incorporates high quality materials such as copper and slim-line glazing.

3.0 Ground Floor Plan Interventions

B. Removal of Internal Wall between Bar and Kitchen

Proposal: Removal of an existing masonry internal wall, believed to be constructed within the early 20th century, to form part of the proposed private dwelling.

Impact: The proposal has the potential to impact upon the plan form of the building and removes a section of historic fabric. The existing wall is deemed to be of low significance primarily due its early 20th century construction. Whilst the overall plan form of the building retains significance in terms of the heritage asset's evolution, it could be argued that this significance is primarily driven by the split between the original late 17th century footprint and the later 19th and 20th century alterations along its North-South axis, as clearly delineated by the historic maps/ phasing diagrams contained in the archaeological report.

Reversibility: n/a

Mitigation: It is proposed that the construction of this wall is recorded during the initial strip out works to provide archive information for future reference.

Compensation: As the wall in question appears to be part of a series of minor alterations within an early 20th century area of the asset that has been subject to change, it could be surmised that its removal aids in improving overall plan legibility by focussing emphasis on the original rear wall of the 17th century structure.

Outcome: The proposal seeks to specifically remove a section of internal wall to a part of the building constructed in the early 20th century. The proposals are considered acceptable on the basis that the loss of minor historic fabric of low significance is offset by improved plan legibility.

3.0 Ground Floor Plan Interventions

C. Insertion of Proposed Stair from Ground to First Floor and Removal of Existing Stair to the Rear of No. 24 High St.

Proposal: Insertion of a new stair to facilitate access to the proposed offices and allow compliant escape arrangements at first floor level and removal of an existing stair.

Impact: The proposal will see the removal of existing internal partitions and creation of an opening within the first floor structure to accommodate the new stair.

The existing stud partition walls are of no significance and are of poor quality in terms of design and construction. Investigation to the Ground Floor portion Southern wall has revealed this to be of modern, timber stud and plasterboard construction of no significance with the presumption that the original studs have been removed.

At First Floor level, the proposed stair interfaces with what, through investigation and survey, is believed to be original historic fabric of exceptional significance. Evidence of the original 17th century timber frame remains along this established axis and further investigative work is required to determine the location and condition of these elements of significant evidential value.

The existing stair allocated for removal is of moderate significance and is not considered part of the original construction of No. 24. It should be noted that this area has already been subject to alteration with the formation of a late 19th/ early 20th century stair from the rear of No. 24 High Street; evident from the shed dormer created to the rear pitch of the tiled roof.

Reversibility: n/a

Mitigation: As highlighted, further careful, investigative survey work and recording is recommended in this area to ensure that the intervention does not adversely impact on elements of exceptional evidential significance.

Compensation: The insertion of this stair will allow the building to become compliant in terms of a dedicated alternative escape from the proposed upstairs office to a place of safety. In considering the threats to significance of the heritage asset, it is clear that, despite the valiant efforts of the local community, a more nuanced approach to occupation and use-class must be considered in order to prevent the building falling into further disrepair. It is accepted that sensitive intervention must be considered as part of this strategy, on the basis that the significance of the asset remains uncompromised. Furthermore, there exists an opportunity to expose the historic 17th century frame and thus facilitate the reading of the building's tectonic expression, with opportunity for considered repair, where appropriate.

Outcome: The proposal seeks to remove low quality internal partitions and create an opening in the first floor structure to create a new stair to facilitate alternative means of escape. Whilst the location and principle of this intervention is acceptable, the proposal to potentially expose the original 17th century timber frame at first floor level should be undertaken in a sensitive and deferential manner. Demolition of existing modern linings concealing this timber frame, opening up of the first floor timber and understanding how both elements interface, requires careful consideration and further investigative work to be undertaken successfully.

3.0 Ground Floor Plan Interventions

D. Removal of Later Addition Internal Partitions within No. 24 High Street

Proposal: Removal of existing non-original timber stud walls currently forming service spaces and storage for the public house.

Impact: The removal of the late addition stud work is considered to be of minimal impact to the the heritage asset on the basis they offer no contribution to significance. It is acknowledged that their installation has effectively compromised the evidential fabric of the original lath and plaster ceiling above.

Reversibility: Demolition at a later date would leave no greater impact on the existing building.

Mitigation: n/a.

Compensation: The existing stud walls are of poor quality in terms of design and construction and their removal would be beneficial. Overall plan legibility will be drastically improved and fabric of considerable evidential significance such as the existing fireplace in the western gable will be uncovered and restored.

Outcome: The proposal seeks to remove non-original timber stud walls within No. 24 High St. The proposals are considered acceptable as the elements in question are of no heritage value and are currently contributing to the low significance of this part of the asset.

3.0 Ground Floor Plan Interventions

E. Proposed External Works to the Front Facade

Proposal: Formation of a semi-public space to the street frontage of the heritage asset comprising the construction of a low-height brick boundary wall, hard standing, soft landscaping and permanent external seating for the public house.

Impact: The front facade of the building is considered to be of exceptional significance primarily due to its contribution to the overall context and streetscape of the Kimpton Conservation Area. Study of historic mapping reveals that the facade line is little altered throughout the buildings history with the addition of projecting window bays in the late 19th century sensitively contributing to the positive enlivenment of the streetscape and demarcating The White Horse as a public house differing from that of the predominantly residential surroundings.

In this context, carefully considered proposals affecting the setting of the listed building must be both deferential and of a nature that does not detract from the significance of the facade and its contribution to the Kimpton Conservation Area.

The evidential value of the existing brick boundary wall to No. 24 should not be underestimated and should set a precedent for the datum, materiality and detailing for proposed boundary treatments.

Reversibility: Subject to further detail in relation to the fixing of proposed elements to the historic fabric of the front facade, the proposed works could be carefully removed with little impact on the listed building.

Mitigation: n/a.

Compensation: The existing hardscaping to the front facade is of no heritage value and is in poor condition. Its current level, partially higher than that of the internal ground floor level, is contributing to the ingress of moisture and presence of efflorescence and hygroscopic salts to the internal lining of the front facade resulting in ongoing deterioration of historic fabric. Proposals to enhance this area and adjust external ground levels, whilst retaining level access, go some way to addressing these issues.

Outcome: The proposal seeks to form a semi public space to the street frontage comprising the construction of a low-height brick boundary wall, hard standing, soft landscaping and permanent external seating for the public house. Whilst the principle of development of this area would see a vast improvement to both the setting of the listed building and its original fabric, further detail and consideration is required to ensure that these do not adversely impact on the significance of the heritage asset.

3.0 Ground Floor Plan Interventions

F. Construction of New Annex Within the Rear Courtyard

Proposal: The proposal involves the removal of the existing shed, excavation of the rear area and the covering up of sections of the existing flint boundary wall.

Impact: The proposal forms an annexed new-build element and has the potential to impact upon both the heritage assets setting and physical fabric.

Whilst the existing shed is deemed to be of low or even no significance, the western and northern boundaries, of varying significance, are formed by flint walls which are likely to be 18th or early 19th century in date. The walls are constructed using uncoursed field flints which have been repaired and repointed in localised areas with piers and coping in brick.

Within the western boundary is a zone of infill brickwork which marks the position of a removed 19th century outbuilding. The northern wall also contains features at the western end indicating the position of removed outbuildings which are visible in the historic map sequence. These include horizontal timbers set into the wall and horizontal bands of repair in brick which may indicate the position of further removed timbers. Structural engineering proposals note that sections of this wall will require underpinning.

Historic map sequencing indicates a continuous presence of annex buildings within the rear courtyard, with evidence of historic footings present, and the principle of a new annex is considered not without precedent.

The plan area of this extension relates to the presence of existing buildings that occupied the full length of the western boundary with the retained single storey scullery outbuilding providing 'breathing space' between the Annex and the existing building.

The scale, massing and roof orientation of the annex echoes that of the existing gabled shed, and the gable direction of outbuildings on adjacent sites. Rather than compete with the complex roofscape of the historic building that distinguishes its evolution and contributes to significance, the annex seeks to differentially contrast from the host building via a series of steeply pitched roof forms, set below the main roof lines, akin to modest agricultural buildings within the greater Hertfordshire area. This lightweight, rural aesthetic is carried through the material palette of slate, oxidised metal and European Oak Cladding.

Reversibility: The new annex will be constructed with independent walls and a small cavity where abutting the boundary – whilst the waterproofing of these walls may necessitate fixings this would allow this element to be reinstated in the future if required.

Mitigation: The loss of the existing shed is of no significance but consideration should be given to archaeological investigation due to the historic presence of outbuildings as evidenced from the map sequence.

Compensation: In considering the threats to significance of the heritage asset, it is clear that a more nuanced approach to occupation and use-class, which may involve the provision of new construction, must be considered in order to prevent the building falling into further disrepair. The improvement to the courtyard, of which the annex forms part, is considered a dramatic improvement on the heritage asset's setting. The gabled roof form aims to reference the scale and aggregation of form and uses that once defined the rear courtyard.

Outcome: The proposal seeks to create a new annex building within the courtyard, the principle of which is clearly established through historic map analysis. The proposals form, scale and material palette are considered an appropriate response to the contemporary interpretation of a subservient rural outbuilding. This proposal is considered acceptable.

3.0 Ground Floor Plan Interventions

G. Formation of Opening Within Internal Wall to Form Display

Proposal: Formation of an opening within an existing masonry wall to facilitate a display for the public house.

Impact: The proposal has the potential to impact upon the plan form of the building and removes a section of historic fabric. The existing wall is deemed to be of moderate significance primarily due to its overall contribution to the plan form of No. 24 and its position between the rear of elevation and smaller scullery outshoot.

Reversibility: n/a

Mitigation: It is intended that the proposal will be read as an opening within the existing historic wall rather than a complete demolition. This will be emphasised through the expressed detailing of the opening surrounds as a contemporary intervention. It is proposed that the construction of this section of wall is recorded during the initial strip out works to provide archive information for future reference.

Compensation: The proposal contributes to the intended increase in commercial viability and community access that the building will benefit from as a result of the investment.

Outcome: The proposal seeks to form an opening within an existing masonry wall of moderate significance. The proposals are considered acceptable on the basis that there will be a clear legibility between the opening and the existing, historic wall.

3.0 Ground Floor Plan Interventions

H. Reinstatement of Existing Entrances to the Front Facade

Proposal: Reinstatement of the existing external doorway to the front facade of No. 24 to facilitate access to the public house.

Impact: The front facade of the building is considered to be of exceptional significance primarily due to its contribution to the overall context and streetscape of the Kimpton Conservation Area. Study of historic mapping reveals that the facade line is little altered throughout the buildings history with the addition of projecting window bays in the late 19th century sensitively contributing to the positive enlivenment of the streetscape and demarcating The White Horse as a public house differing from that of the predominantly residential surroundings.

The location and detailing of the existing external doors is a key part of the aesthetic significance of the front elevation and help highlight the heritage asset's evolution and incorporation of No. 24 and No. 20 High Street in the 19th century.

It is important that detailed historic research, survey and remedial works to all these doors is undertaken in a conservation-led fashion, with appropriate splicing repairs to joinery ensuring the maximum retention of historic fabric, where possible. In the unlikely event that the individual doors prove beyond repair, a photographic and drawing record should be undertaken prior to their dismantlement.

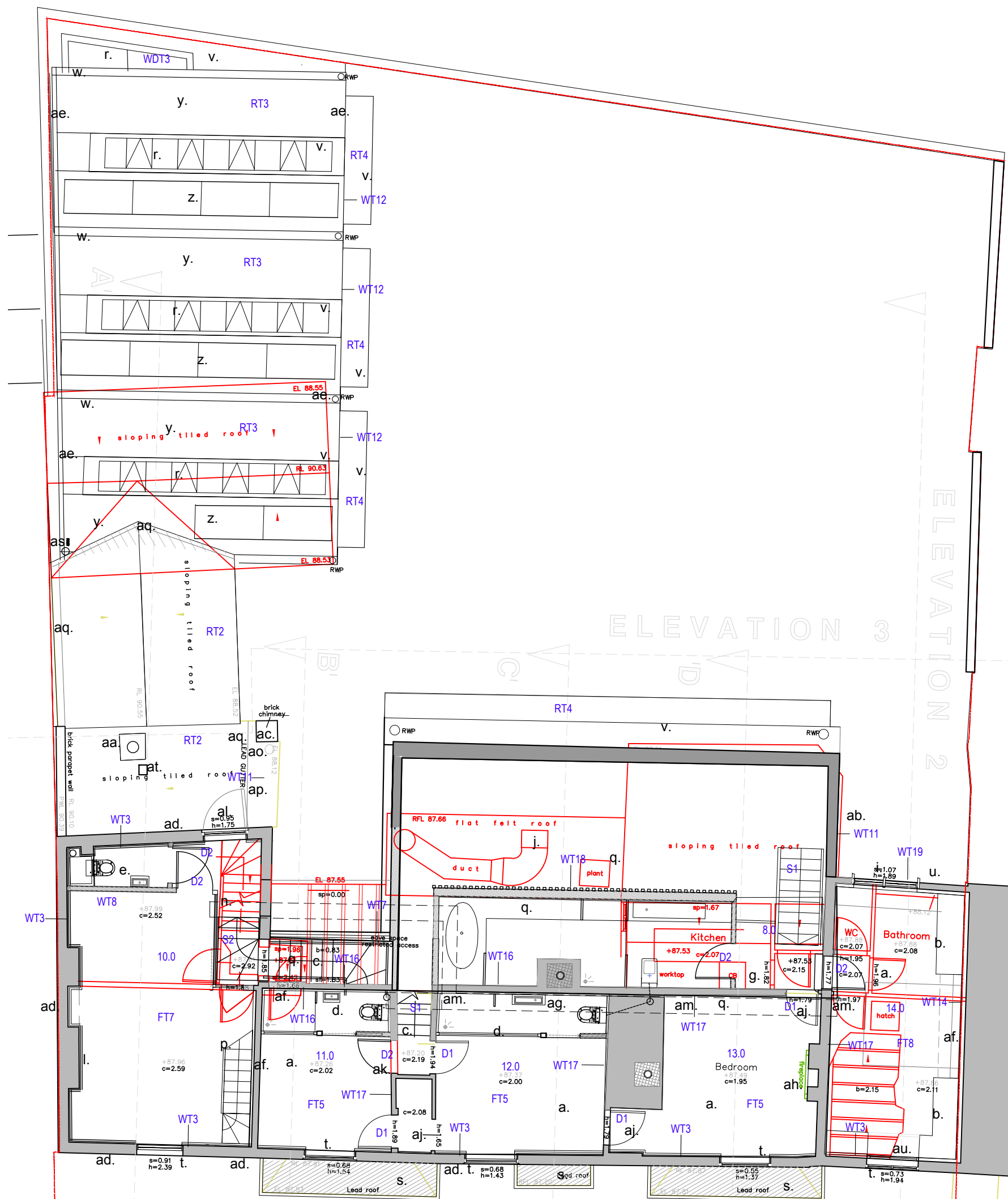
Given the multi-use programme anticipated for the building, it is critical that the holistic aesthetics of the facade are not compromised as part of this proposal.

Reversibility: n/a

Mitigation: n/a

Compensation: The proposal contributes to the intended increase in commercial viability and community access that the building will benefit from as a result of the investment and will also see the restoration of historic fabric.

Outcome: The proposal seeks to reinstate an external doorway to the front facade to facilitate access to the public house. This is deemed to be acceptable on the basis that the proposal will see the restoration of historic fabric and contribute in a positive manner to the exceptional significance of the facade.



Note: Boundary indicative only

Notes:

- a. Bedroom
- b. Full height wardrobes with bed recess
- c. new Access stair - rooflight over
- d. New glazed ensuite shower pods
- e. office bathroom
- f. Void to living area below (roof-lights over)
- g. gallery
- h. storage gallery
- i. New timber framed window with projecting mullions.
- j. Void to roof, rooflight over
- k. New shower area
- l. Existing fireplace reinstated.
- m. Ceiling open over
- n. New glazed lobby
- o. Office kitchenette
- p. Stair to book storage/minstels gallery.
- q. Skylight over
- r. New aluminium framed linear rooflights with (acutator) openable units
- s. Existing roofs replaced with new lead sheet cladding with rolled seams.
- t. Existing sash and case windows replaced with new doubled glazed slimline units with astragals to match existing. Dark blue paint finish
- u. New vertical timber cladding T&G European oak.
- v. Oxidised copper roofing- standing seam
- w. New copper valley gutter
- x. Existing slates replaced / repaired
- y. New natural slate roofing
- z. 1.6x1.6m PV panel
- aa. New commercial kitchen extract flue
- ab. Oxidised Copper cladding
- ac. Existing chimney repaired and repointed with replacement cowl.
- ad. Existing brickwork to be replaced, re-pointed and indented where necessary. External cabling and services to be removed. Existing bowed sections to be strenghtened as per the engineers design.
- ae. New aluminium flashings to skew
- af. New acoustic wall linings
- ag. Existing fireplace removed
- ah. Existing fireplace to be reinstated
- ai. New server room, cooling system to be confirmed.
- aj. Existing timbers and doors retained with new fireproof coatings.
- ak. new door opening to be formed
- al. New smoke vent (to match existing windows)
- am. Proposed central high level route of sprinkler system and MVHR ducting.
- an. New MVHR system location.
- ao. MVHR louvred intake/extract
- ap. AC cassette
- aq. New lead gutter/abutment detail
- ar. Existing slate roof extended to meet annex
- as. Concealed RWP
- at. Flush tilevent
- au. Secondary acoustic glazing set internally

Downtakings



Note that service routes/ventilation and drainage routes to be agreed prior to construction.

[Refer to the Outline specification for wall, floor, roof and room specifications](#)

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Note: to be read in conjunction with Structural Engineers
Information, specification and drawings

All setting out dimensions to be checked on site by
contractor and any discrepancies to be noted ASAP.
Windows, steelwork, to be site sized.

The White Horse, Kimpton

Job No. 039 First floor plan as proposed

Stage: Planning
Status: Planning

REVISION: H Scale 1:100 @:A3

021

4.0 First Floor Plan Interventions

I. Opening Up of Existing Roof Space at First Floor Level

Proposal: Opening up of First Floor roof space within specific rooms to expose the timber roof structure.

Impact: The proposal will see the removal of the remaining lath and plaster ceilings, one of which has already been partially removed within No. 20, and construction of new partition walls to form a WC and separating wall between the two proposed bedrooms.

The proposal will see the removal of historic fabric in an area of considerable significance. Whilst the overall plan form at first floor level retains significance in terms of the heritage asset's evolution, it could be argued that this significance is primarily driven by the split between the original late 17th century footprint and the later 19th and 20th century alterations along its North-South axis, as clearly delineated by the historic maps/ phasing diagrams and evidential value of the remnants of the original timber-framed wall directly to the North.

The ceilings remain in poor condition and are subject to fracturing and bowing in multiple locations. Investigation revealed the cause of this to be the removal the bottom chord from 2no. king post trusses.

Reversibility: n/a

Mitigation: It is proposed that the construction of these ceilings is recorded during the initial strip out works to provide archive information for future reference.

Detailed consideration and proposals are required in relation to how the proposed internal walls are both expressed i.e contrasting materiality, and how they interface with the historic roof timbers to ensure that there is a clear legibility between historic fabric and contemporary intervention.

Compensation: Given the condition of the ceilings and necessity of repair to the king post trusses required, it is difficult to see how the ceilings could be retained in-situ and repaired in any capacity. The proposed repair and exposure of the king post roof trusses offers an opportunity to highlight the tectonic expression of specific elements of the heritage asset rather than replicate the existing plaster and lath ceiling.

Outcome: The proposal seeks to open up the First Floor roof space within specific areas to expose the timber roof structure. Whilst this proposal will see the removal of historic fabric, the overall significance of the asset will remain intact through the retention of its plan form. On this basis, the proposal is acceptable subject to consideration of how new partitions are detailed and interface with historic fabric.

4.0 First Floor Plan Interventions

J. Formation of a New Bathroom & Mezzanine within a Two-Storey Void at First Floor Level

Proposal: Formation of a new bathroom at first floor level within the two-storey void created by the proposed rear alterations and extension to the heritage asset.

Impact: The proposal is located in an area of moderate significance; the first floor northern roof void and abuts the original 17th century timber frame rear wall; an element of exceptional significance. It involves the removal of the existing kitchen and WC's which are of low significance, and removal of historic roof timbers within an area deemed to be of moderate significance.

As iterated in section A, this pitch which leans against the northern side of the White Horse had an earlier precursor, but the existing fabric has been identified in the archaeological report as most likely 19th century and has been altered in the 20th century. At the point of attachment to the timber framing at the rear of the Phase 1 structure, the rafters of this roof rest crudely on a wall plate.

The upper section of the central section of rear roof is of moderate significance because of its proximity to the original 17th century timber box frame wall and all but intact king post trusses, minus their bottom chords. With the exception of these elements of exceptional and considerable significance, subsequent, poor quality interventions as identified in the lower section of the rear pitch have diluted the tectonic and aesthetic significance of this part of the roofscape as a whole.

It is proposed to suspend the form of the bathroom from the new roof structure using a dramatic fitch construction; considered a contemporary interpretation of the historic timber frame. The northern wall of the room sits on the line of the existing rear facade, alluding to the historic footprint of the building. The suspended nature of this proposals ensures that the legibility of the ground floor and historic plan form is retained by avoiding unnecessary structural support.

Reversibility: n/a

Mitigation: Further careful, investigative survey work and recording is recommended in this area to ensure that any intervention does not adversely impact on elements of exceptional evidential significance. Further detail is required as to how junctions are formed with historic fabric to ensure legibility and avoid damage.

Compensation: Subject to detailed investigation and survey to avoid damage to evidential fabric of exceptional significance, there exists an opportunity to expose the historic 17th century frame and thus facilitate the reading of the building's tectonic expression.

Outcome: The proposals seeks to form a new bathroom and mezzanine at first floor level within the two storey void created by the proposed extension, resulting in the loss of historic fabric of low and moderate significance. The removal of the fabric in question is justified on the basis of its significance being diluted due to various and subsequent poor quality alterations. The intervention is considered acceptable on the basis that it has been sensitively considered, specifically with its suspended structural nature. Of utmost importance, is that the works to highlight the 17th century framing at first floor level are not adversely impacted by the detailing, form and material palette of the intervention and further detailed consideration is required to ensure this.

4.0 First Floor Plan Interventions

K. Removal of Internal Partitions within No. 20 and No. 24 High Street and Installation of Fixed Joinery at First Floor Level

Proposal: Removal of existing timber stud walls within No. 20 and No. 24 High Street to create a new bedroom and office respectively and facilitate internal joinery works.

Impact: The removal of this stud work in areas of low significance is considered to be of moderate impact. It is acknowledged that the independent, original plan form of both no. 20 and no. 24 would be affected, however both of these properties have been subject to considerable internal alteration throughout the course of their history. The remaining internal walls that sub-divide the original three properties and allow the overall evolution of the plan form to be read are of primary evidential and historical value in terms of overall significance.

Reversibility: Demolition at a later date would leave no greater impact on the existing building.

Mitigation: It is proposed that the construction of these walls is recorded during the initial strip out works to provide archive information for future reference.

Compensation: The proposal contributes to the intended increase in commercial viability that the building will benefit from as a result of the investment.

Outcome: The proposal seeks to remove timber stud walls within No.20 and No. 24 High St. The proposals are considered acceptable on the basis that they do not affect the primary evidential and historical value of the heritage asset in relation to the evolution of its overall plan form from three properties of varying periods.

4.0 First Floor Plan Interventions

L. Formation of Opening Within Internal Wall to New Doorway

Proposal: Formation of an opening within an existing, internal wall to facilitate a new doorway.

Impact: The proposal has the potential to impact upon the plan form of the building and removes a section of historic fabric in an area of Exceptional Significance; primarily due to the presence of 17th century timber frame remnants. Further investigative work is required to determine the location and condition of these elements of significant evidential value.

Reversibility: n/a

Mitigation: It is intended that the proposal will be read as a legible, contemporary opening within the existing historic wall. This will be emphasised through the expressed detailing of the opening surrounds as a contemporary intervention. It is proposed that the construction of this section of wall is surveyed and recorded during the initial strip out works to determine the locations of any historic timbers and other elements of conservation interest.

Compensation: The formation of this opening will allow the building to become compliant in terms of a dedicated route escape from the proposed bedroom to a place of safety. In considering the threats to significance of the heritage asset, it is clear that a more nuanced approach to occupation and use-class must be considered in order to prevent the building falling into further disrepair. It is accepted that sensitive intervention must be considered as part of this strategy, on the basis that the significance of the asset remains uncompromised.

Outcome: The proposal seeks to form an opening within an existing masonry wall of exceptional significance. The proposals are considered acceptable on the basis that no original historic timbers are affected and that there will be a clear legibility between the opening and the existing, historic wall.

4.0 First Floor Plan Interventions

M. Enlargement of Window and Cladding to Portion of to Rear Elevation of No. 20 High St

Proposal: Lowering of cill condition to an existing rear window of No. 20 to create an enlarged opening with cladding of the remaining elevation in timber vertical boards.

Impact: The proposal has the potential to impact upon the historic fabric of low significance and alter the hierarchy of proportion and reading of solid and void, to the rear elevation. Some historic fabric of low significance will have to be disposed of to accommodate the increased opening. The proposals illustrated for the new fenestration are of a similar scale and proportion to sections of existing glazing.

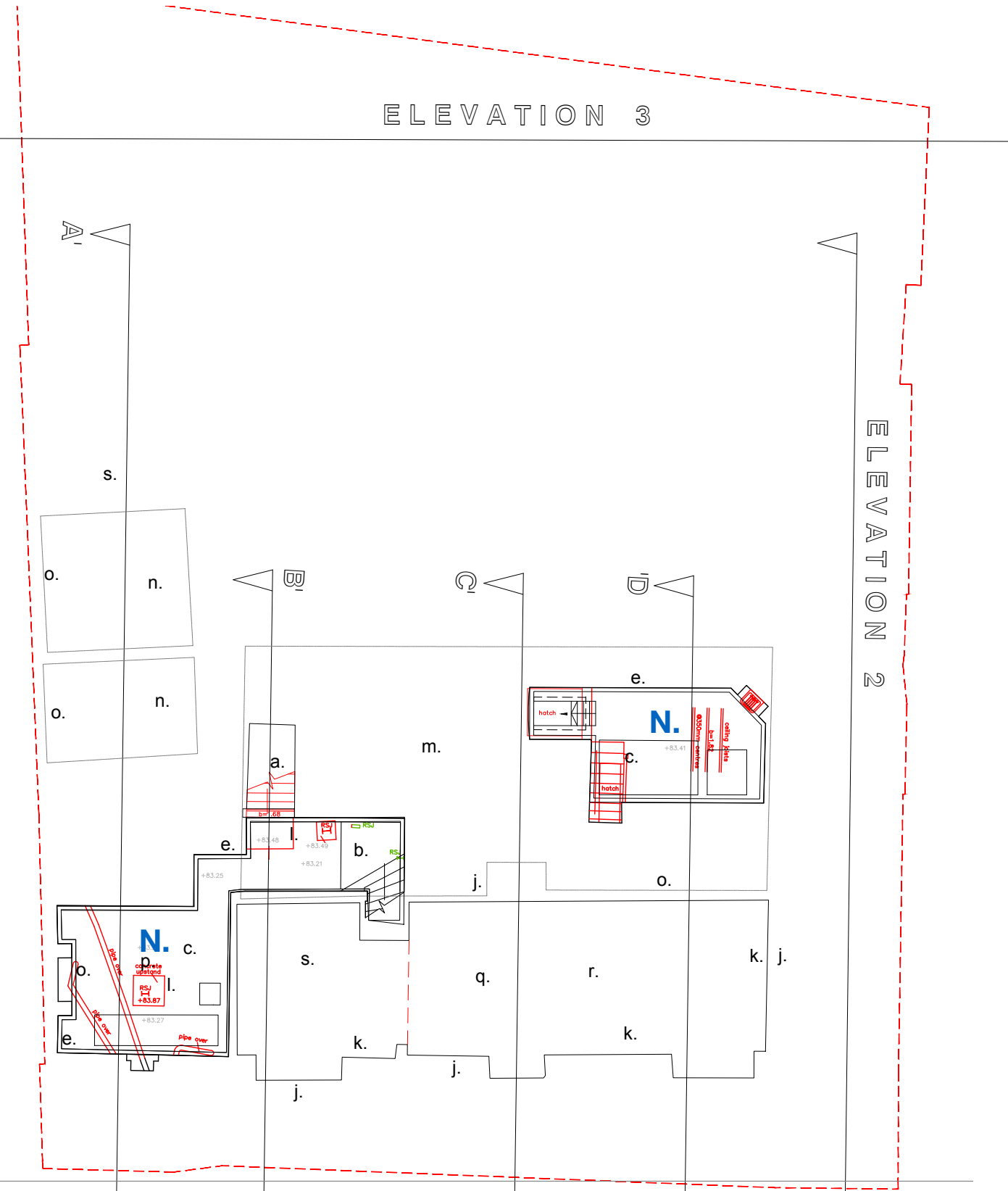
Reversibility: Subject to detailed proposals, it is possible that the timber cladding could be removed at a later date and the brickwork adequately retained beneath.

Mitigation: It is intended that historic fabric will be recored in-situ prior to its removal.

Compensation: The proposed intervention, whilst removing fabric of low significance, sits as a complimentary counterpoint to the more significant proposals to the central section rear elevation.

Outcome: The proposal seeks to create an enlarged opening with cladding of the remaining elevation of No. 20 in timber vertical boards. The proposed intervention, with clear reference to historic agricultural vernacular, is considered to be deferential with an emphasis on achieving legibility that incorporates high quality natural materials. On this basis, it is acceptable, subject to further detail.

5.0 Basement Plan Interventions



- a. Existing steps removed, void in-filled
- b. New step
- c. Existing earth floor level lowered, new waterproofing/ tanking and slab
- d. Existing void depth, structural works and treatment to be confirmed
- e. Repairs to the existing external walls. New free-draining external wall tanking system and wall lining.
- f. New sump pump and tanking system linked to new surface water
- g. Existing gas, utility supplies to be checked and overhauled where necessary.
- h. Existing stone steps to be repaired and reinstated.
- i. Existing concrete pads and steel columns removed.
- j. Tanking/chemical damp proofing treatment to the existing perimeter walls, DPM slurry below DPC level.
- k. New periscopic vents and new air grilles to terminate on the external elevation.
- l. New storage area (office and pub).
- m. New suspended concrete slab over (as engineers design).
- n. New concrete slabs and foundations
- o. Underpinning as engineers specification (TBC)
- p. New linings insulation and fire treatment to existing floor over
- q. New timber floor structure over, new oversite solum, terram and underbuild as engineers spec, periscopic vents.
- r. Existing solum to be revealed, condition TBC, new footings as required, existing retained where possible (refer to S.E) information.
- s. Areas of concrete floor to be investigated, where deficient, to be removed, replaced with a new base layer, RC new slab, membrane and insulation as S.E details and spec.
- t. New sprinkler buffer tank and pump, size TBC, reinforced slab below

5.0 Basement Interventions

N. Breaking out of Existing Floors, Underpinning and Tanking Works to Basement

Proposal: The proposal involves extensive works to the existing basements involving breaking out floors, reduced dig, underpinning of existing foundations and the installation of tanking systems as well as remedial works to ceiling timbers and additional linings. It is proposed to remove the external stepped access from the rear yard.

Impact: The proposal has the potential to impact upon historic fabric in areas of moderate and low significance.

The eastern basement is a 20th century addition and is of low significance whilst the western basement was formed in the 19th century with the construction of No. 24 and is of moderate significance. The basement beneath No 24 is brick construction with an 'L' shaped plan extending beneath the rear of the White Horse. It has brick floors and two stairwells, one extending north to the external yard at rear of the building and the other extending south into the interior of the White Horse. It has been subject to intervention via the insertion of structural steel reinforcement to the floor above and retains some evidential value through its historic fabric and barrel chute.

It is propose to break out the original brick and earth floors, resulting in loss of historic fabric to facilitate the casting of a new slab and underpinning to the existing walls, prior to the application of a tanking system

Reversibility: The loss of the historic floor is not reversible but, depending on the detailing of the tanking system, it may be possible to retain the evidential fabric of the historic walls. Further detail is required to ensure this is managed in a truly reversible manner. Consideration should also be given to retaining the existing external steps in-situ.

Mitigation: It is proposed that a detailed survey and record of the basement areas is undertaken prior to the works commencing. Consideration should also be given to retaining the existing external steps in-situ. Detailed proposals are required for the works to ensure the stability of the existing walls and evidential fabric of the walls is not affected.

Compensation: The condition of both basements is poor with evidence of hygroscopic salts, efflorescence, fungal growth and rapidly advancing rot to ceiling joists. As little used service spaces, it is apparent that the historic fabric within them has suffered from prolonged neglect and their re-appropriation as heated, habitable space would benefit the overall restoration of the heritage asset. In considering the threats to significance of the heritage asset, it is clear that a more nuanced approach to occupation and use-class must be considered in order to prevent the building falling into further disrepair. It is accepted that sensitive intervention must be considered as part of this strategy, on the basis that the significance of the asset remains uncompromised.

Outcome: The proposal seeks to undertake extensive works to the basement . In historical terms, the basements offer a useful reminder as service spaces and their retention and restoration is deemed to be of overall benefit to the heritage asset. Subject to the points raised in relation to survey and provision of detailed proposals, this intervention is deemed to be of overall benefit to the heritage asset and therefore acceptable.

5.0 General Interventions

O. Remedial Works to the Existing Timber Frame

Proposal: The proposed works will involve remedial work to specific historic timbers of varying historic periods.

It is noted that much of this survey work cannot be undertaken until enabling works have commenced and opportunity arises to inspect the timbers in question at close hand.

Investigative works to date have revealed multiple points of water ingress, the presence of fungal attack and potentially historical attack of deathwatch beetle. It is proposed to commission a further, specialist extensive survey at the commencement of the works.

Although not exhaustive, investigative works have revealed potential works to the following historic timbers:

1. 17th century timber box frame to at First Floor level contained within the North internal wall and loft space, cupboard between First Floor Rooms to the central section and Ground Floor ceiling above the Western section of the Front of House Area. There are also potential remnants of this within the South elevation at First Floor level.
2. 18th century king post trusses and roof timbers above First Floor level in the Central section and contained within the First Floor floor structure, notably their bearing condition into the original front and rear 17th century elevations.
3. 19th century floor and roof timbers retained and exposed within No. 20 and No. 24 High Street.
4. Ground floor timbers exposed at Basement level within No. 24 and The White Horse.

Impact: The works have the potential to impact upon historic fabric of significance with potential loss of fabric of considerable and exceptional significance. However, the methodologies selected seek to mitigate this loss and, where loss is inevitable, to undertake repair in an honest fashion to ensure legibility.

Reversibility:

Mitigation: Although a timber by timber repair schedule could not be prepared, it is critical, at this stage, to establish appropriate methodologies and ensure means are in place to appoint both experienced specialists and a contractor who is capable of undertaking detailed survey, analysis and proposals in conjunction with the design team.

From the outset, the overarching principle in relation to remedial works to timber will be to maximise the retention of significant fabric. An initial, detailed recorded survey will be undertaken, identifying the individual components, their specific character and significance, itemisation of defects including fungal and insect attack, and schedule of specific proposals to address these issues on a timber by timber basis.

The methodology for assessing and undertaking remedial works in relation to timber decay will be based on the principles set out in the seminal text, *“Timber Decay in Buildings and its Treatment”*, 2019 by Brian Ridout, previously of Historic England.

The decision making process and outline remedial work options are detailed as part of this section.

Compensation: The potential remedial works to historic timber, if undertaken sensitively, offers the opportunity to undertake honest repair to fabric of significance that could be expressed, thereby highlighting the tectonics of the asset.

Outcome: Subject to detailed survey and analysis as highlighted above, remedial works to historic timbers is acceptable on the basis it is carried out using the methodologies described.

Treatment A

1. Remove all sources of water penetration.
2. Remove plaster to expose full extent of fungus. Start from centre of infection and work outwards to edge, but not beyond.
3. Expose concealed bearings for inspection: on one side if joists, on both is thick beams or purlins.
4. Cut back decayed timbers to sound poor or coat the exposed bearings with a paste preservative 0.5m past the last signs of decay. Preservative may need to be caulked into pre-drilled holes if the timber is substantial. Wet timbers should be treated with a preservative formulation based on glycol and boron to aid penetration.
5. Remove timber lintels within the zone of decay and replace with inorganic material. Historic oak may be salvaged if the fungus is superficial but will be resistant to treatment.
6. Remove bonding timbers, grounds and other embedded timbers within zone of decay. Brick up cavities left by timber removal using lime mortar and brick to SE specification.
7. Re-support structural timbers as necessary using timber pre-treated to BS 4072 Part 2. The cut ends of pre-treated timber should be brush-treated or dipped in an end treatment fluid supplied by the treatment specialist. All new timber should be isolated from the walls with an impervious membrane but not wholly rapped to allow breathability.
8. Remove external joinery within the zone of decay; taking care to record profiles and other evidential fabric of value. Discard, or repair as appropriate. Repairs should involve two brush coats of spirit -based preservative to the edges or backs.
9. Spray treat exposed brickwork with a water-based fungicide.

Treatment B

1. Remove all sources of water penetration.
2. Expose cavities as far as is practically possible by lifting floorboards etc and leaving exposed for as long as possible.
3. Thoroughly clean out all debris and loose or unimportant decayed material from the zone of decay.
4. Consider the installation of a remove moisture-sensing system to detect any further wetting.

The following additional measures may be relevant if the structure is softwood:

5. Paste-treat accessible softwood timber to within 100mm of decorated surfaces.
6. Treat embedded timbers by partial exposure and paste application.

5.0 General Interventions

N. Remedial Works to the Existing Timber Frame.

Key to the Treatment of Fungal Decay		
1A	Fungus restricted to the decayed timbers. No signs of strand formation on the timber, on the wall surface or within the wall. No signs of fine red spore dust or dry rot fruiting bodies.	Proceed to 2 .
	Fungus producing surface growth and strands that extend onto the wall surface and within the wall, or red spore dust or dry rot fruit.	Proceed to 4 .
2A	Damage minor, or of little consequence.	Proceed to 3 .
2B	Structural integrity of timber impaired or damage severe.	Promote drying. Cut back decayed wood to sound timber following consultation with SE.
3A	Damage to hardwoods in a building that contain active deathwatch beetle.	Promote drying. Coat damage with a paste preservative.
3B	Damage to hardwoods or softwoods, no deathwatch beetle activity present	Promote drying. No further action.
4A	Strands appear dead/ inactive (grey-brown and brittle) and do not produce condensation when left in a warm place in a polythene bag.	Proceed to 5 .
4B	Strands appear active (white-grey and flexible) and produce condensation when left in a warm polythene bag.	Proceed to 6 .
5A	Building structure is dry. Source of moisture cured in the past. eg masonry mc<2%, timber mc<20%	No treatment
5B	Building structure remains damp	Proceed to 6 .
6A	All sources of water located and rectified, e.g. faulty downpipes, moisture from the ground, or little chance wetting will recur.	Proceed to 7 .
6B	Sources of moisture not obvious or not easily rectifiable. Decay caused by widespread water penetration. Only temporary or emergency elimination of damp source possible - possibility of recurrence.	Proceed to 8 .

Key to the Treatment of Fungal Decay		
7A	Depending on construction programme and associated works, structure could be left exposed for an appropriate time in order to dry.	No treatment.
7B	Significant time constraints and no time to dry out.	Proceed to 8 .
8A	Cost constraints, or treatment possible only on a temporary or emergency basis; quality of structure or finishes important and/ or no opportunity for opening up and reinstating conservatively.	Proceed to 9 .
8B	Structure and finishes less significant, no cost constraints, or structure remains saturated.	Treatment A .
9A	Client prepared to accept small risk of further damage as structure dries, particularly if timbers are of significance and good quality heartwood.	Treatment B . Monitor.
9B	No risks acceptable, guaranteed treatments required.	Treatment A .

5.0 General Interventions

P. Environmental Upgrade Strategy to Historic Building Fabric

Proposal: As part of the restoration of the heritage asset, a number of outline strategies are proposed relating primarily to the upgrading of existing historic fabric to improve energy efficiency.

Impact: The strategies have a the potential to impact upon historic fabric and must be considered in the context of how historic buildings perform environmentally. For all their apparent simplicity, old buildings are surprisingly complex and diverse.

Vernacular buildings, in particular, demonstrate a sensitivity to regional climate in both form and orientation. Traditional forms of building construction take up moisture from their surroundings and release it according to environmental conditions. Buildings of traditional construction also tend to have greater thermal inertia than their modern counterparts; heating up and cooling down more slowly through the use of thick, solid masonry walls. This ability to 'buffer' moisture and heat helps to even out fluctuations in humidity and temperature. In simple terms many such buildings were designed with passive ventilation which ensured air flow around building elements helping disperse water vapour and keeping the fabric free from excessive moisture and subsequent decay. The materials used also allowed the free movement of water vapour within the structure.

It can be concluded that despite their apparent rudimentary nature, historic buildings often deal with energy conservation using considered and sophisticated means that is not always immediately apparent.

Breathable thermal upgrades are proposed to the existing building walls, roof and floors in accordance with the Historic England guidelines, "Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency", 2018. The method used should be largely determined by the extent and condition of the original fabric that remains. Where lath and plaster survives, there will normally be a cavity between this and the masonry wall. Where original linings have been lost, more recent dry linings can be removed and replaced with insulation, either directly to the masonry ('on the hard') or, where space allows, the wall can be framed with timber to hold insulation in place. In general, thinner materials such as calcium silicate based insulation board, are best applied directly to the masonry, whilst thicker materials such as wood fibreboard and hemp board are best held in place with framing.

Where appropriate, glass in sash and case or casement windows can be replaced with thin or slim profile double glazing in existing timber sashes. Careful assessment of the historic or cultural significance of the original glass is required before this work is undertaken. For example, the removal of crown glass should be discouraged given the rarity of surviving examples and the significant visual value which this glass adds to a building elevation. Where timber frames have suffered decay, components can be repaired with new timber sections before the double glazed units are fitted.

Reversibility: n/a

Mitigation: In order for an appropriate assessment to be made, further detail is required to understand how each of the proposed environmental upgrades affects historic fabric and overall significance. This includes appropriate means of assessment when considering the upgrade of historic masonry walls using WUFI Numerical Simulation Assessment as per BS EN 15026: 2007.

Compensation: Upgrading of historic fabric, if done correctly, will aid in the protection of and ensure the extended lifespan of the building for many years to come.

Outcome: The principle of environmental upgrades is considered acceptable, subject to further detail and detailed survey of elements for replacement eg existing timber windows.

6.0 Conclusions and Recommendations

This document demonstrates that there is sufficient information, subject to detail, to comprehensively understand the impact of the works on the character of the listed building, and that the consequence of the proposals has been assessed.

This is an example of an important local landmark and national heritage asset requiring investment and being under pressure to find dynamic ways of remaining viable. The sustainable future use of this building relies upon considerable private investment. In this instance, the applicant intends to invest considerably for this development and a significant portion of this will be spent on maintenance and repairs to ensure that the building is in good physical order moving forward.

The proposals will result in the loss of some historic plan form and materials. The impact on the setting of building, primarily by the proposed annex building, is not considered to be in danger.

However, where proposals do have the potential to negatively affect the significance of a heritage asset, robust guidance exists to ensure an overriding need is demonstrated. To this end Historic England's *Conservation Principles Policy and Guidance* (2008), states:

"Changes which would harm the heritage values of a significant place should be unacceptable unless:

- 1.) the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;*
- 2.) there is no reasonably practicable alternative means of doing so without harm;*
- 3.) that harm has been reduced to the minimum consistent with achieving the objective;*
- 4.) it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering:*
its comparative significance,
the impact on that significance, and the benefits to the place itself and/or the wider community or society as a whole

This document clearly demonstrates that objectives 1 to 4 have been met and the loss of the highlighted elements is justifiable.

The proposed alterations are intended to be of a quality of design and execution which can be appreciated both now and in the future and will contribute to the historic evolution of the building in forthcoming years. This, however, is acknowledged as being subjective and no guarantee that the proposal will stand the test of time. This document demonstrates that the nature of the proposals is such that they will not prejudice future alternative solutions.

The proposals are consistent with the objectives set out in the *National Planning Policy Framework* (CLG, 2019. S16 Para192) stating:

- 1.) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- 2.) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- 3.) the desirability of new development making a positive contribution to local character and distinctiveness.*

The proposals retain the historic character, significant features and heritage values attributed to the listed buildings and wider conservation area. The proposed interventions have been sensitively designed in a deferential manner and will improve the legibility of the heritage asset.

The proposals preserve the historic character and appearance of the conservation area and when considering the overall impact of the resulting development, the author is of the opinion that the proposals retain the cultural significance of the conservation area and satisfy the principles of conservation in terms of minimum intervention, reversibility and legibility.

In summary, we consider the proposals present no significant risk in terms of unnecessarily compromising the significance of the heritage asset and that the objectives set out by Historic England and the National Planning Policy Framework have been met insofar as:

- 1.) there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- 2.) the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- 3.) the proposals aspire to a quality of design and execution which may be valued now and in the future;
- 4.) the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

It is recommended that, should the application be approved it is subject to robust and achievable conditions and that the conservation officer is invited to become an active member of the team with regard to resolution of detailed conservation matters.

