

THE OLD MALT HOUSE, ST JOHN'S ROAD, BANBURY

Additional domed roof lights, outdoor mezzanine and repairs to the building.

DESIGN

1. Use

1.1. The Old Malt House is located on a residential street on the southern outskirts of the town centre of Banbury. It is a large palladium style building built in 1830 by the Austin Brewery Company. Although currently vacant, the last use of the property was as commercial offices.

1.2. The building has an imposing brick built façade with a raised parapet which restricts views of the roof from St. John's Road. The roof is half hipped, with slate covered slopes rising to a flat roof plateau finished with a single ply membrane.

1.3. The building is Grade II listed and is situated in the Calthorpe 19th century suburb of the Banbury Conservation Area.

1.4. The applicant has recently purchased the property and intends to re-establish the previous office use. In a pre-application advice report issued by the Local Planning Authority (19/00045/PREAPP) the case officer stated that:

“The proposal to retain the building in use as offices is welcomed by the Council and would help support a strong and prosperous economy.”

1.5. Listed Building Consent was granted in August 2019 (19/01091/LB) for the installation of roof insulation, ventilation slates and flat roof vents. A second Listed Building Consent was granted formation of internal office accommodation on the first floor. New floating timber floor. Removal of paint/varnish finish to existing trusses. Installation of insulation, ventilation slates and flat roof vents to existing roof, installation of gas meter box

1.6. This further application seeks Listed Building Consent for addition of new domed roof light, and an outdoor mezzanine platform.

1.7. The works will be carried out to a high standard, using appropriate materials, helping to secure the long term future of the building. In the pre-application advice report the case officer stated that:

“We have no objections to some limited subdivision of the internal space providing justification can be provided and the subdivisions are reversible additions to the building.”

2. Amount

2.1. The scope of the proposed works is limited to:

- a. The reinstatement of roof domes lights to increase the amount of natural daylight in the structure.
- b. Installation of steel and wood outdoor mezzanine decking at the rear of the property.
- c. Restoration of the steps at the front of the building.
- d. Repainting the windows and rendering around the building.
- e. Reinstatement of lead coping on top of the palisade wall.
- f. Addition of tile vents at apex of roof (rather than mushroom vents on the flat roof as agreed in previous listed building consent).
- g. Replacement of damaged roof slates.
- h. Install small black railing on the front left car park wall.

3. Layout

3.1. The proposed roof layout is indicated on the drawings included with this application.

3.2 The proposed mezzanine decking drawings included in the application

4. Scale

4.1. The extent of the proposed works is relatively minor in relation to the scale of the existing building, being limited to small domed roof lights and minor easily reversible external additions.

5. Landscaping

5.1. No landscaping works are proposed by this application.

6. Appearance

6.1. High quality materials and finishes will be used to create a sensitive office scheme.

6.2. The visual impact of the development will be kept to a minimum to ensure that the vast roof and frontage will be kept as is.

6.3 The flush ventilation slates and flat roof vents will be low profile discrete additions to the roof.

ACCESS

7. Vehicular & Transport Links

7.1. The site has 29 existing car parking spaces, 9 at the front of the property and the remainder within the building at ground floor level. Banbury is conveniently positioned at Junction 11 of the M40 motorway, with easy access to London and Birmingham.

7.2. Banbury is a large market town with a full range of facilities and employment opportunities available within easy walking distance of the site.

7.3. There is an extensive range of public transport available from Banbury bus and train stations. Services to Birmingham, London and other major cities and towns are widely available.

8. Inclusive Access

8.1. The proposed works will have no effect on existing access arrangements.

JUSTIFICATION

9.1 There will be four roof domes reinstated to match the one existing dome. These would be located in similar locations of the previous roof dooms. They would be in keeping with the stack vents that can be seen to be located on the roof in the photo from 1920 (See attached image: old-malt-house-roof-1920.png). The domes are required to provide comfortable natural light to the building which is an important consideration for office space under a vaulted roof.

9.2 The outdoor mezzanine platform area would replace the existing fire escape mezzanine. It is required to make a comfortable working environment for staff which is an important consideration for an office in Banbury. It would also create an improved fire escape for the building. The storehouse wall would be adjusted to allow easier access to the rear of the building. The existing retaining wall for the garden would be adjusted to accommodate the platform supports of the mezzanine. The mezzanine will be non-intrusive, entirely removable and will not affect the existing historic fabric of the building.

9.3 Restoration of the steps that lead up to the entrances of the building which are in disrepair and negatively affect the visual appearance of the building. The bricks which have blown would be replaced, the flagstones and exposed step bricks would be replaced with new stone and the metal railings repaired.

9.4 Repaint the window frames and sills with white high quality paint. Repaint render on the front of the building using a high quality breathable paint. These are required to ensure the building stays in good condition.

9.5 Currently the lead coping is missing from the top of the palisade wall. It was stolen at some point in the last decade. Reinstatement of lead coping on the top of the palisade wall to ensure the building remains weather proof and in good condition.

9.6 The proposed additional roof tiles are required to keep the roof trusses in good condition by keeping air ventilation.

9.7 The repair of the slates and installation of a breathable membrane is required where the slates have been porous, weak and have failed. This ensures the building remains watertight and does not suffer water damage.

9.8. Installed black railings on the front left wall of the building to reduce people gathering and littering on the corner of the building.

HERITAGE STATEMENT

10. Nature of the asset

10.1. The building is Grade II listed and the site lies within the designated Banbury Conservation Area.

10.2. The listing description is as follows:

BANBURY ST. JOHN'S ROAD SP4540SW (South side) 9/204 Appliance House (Rare Spares) 07/10/69 and The Old Malt House (Special Libraries Book Service) (Formerly listed as Engineering Works (Improved Hinges Ltd.) - II Malthouse, now offices. c.1830. Red brick with painted stone dressings. 2 storeys; 7-window range altogether, divided by pilasters. Central pedimented bay has tall C20 plank doors with a small window above. 2 sets of flanking pilasters. To either side of central bay are 3 sashes with glazing bars, some with inward pivoting lights. Similar window arrangement to the first floor. Keyblock surrounds. Pilasters flank end bays. Moulded stone eaves cornice below brick parapet. known as Austin's malthouse. Interior not inspected. (Buildings of England: Oxfordshire, 1974, p.442; V.C.H.: Oxfordshire, Vol.X, p.39). Listing NGR: SP4544840094

11. Significance of the asset

11.1. In the LPA's pre-application advice report the case officer outlined the core significance of the building:

"The Conservation Officer has previously noted that the core significance of the building lies in its roof structure with its trusses spanning the width of the building and the 'surprisingly grand design' of the façade of the building. The design is unusual for a maltings in having just two floors, a large number of windows and an elaborate façade. Given the changes to the buildings over the years there is minimal surviving visible evidence of the functional operation as a maltings. However, Banbury Civic Society and the Association for Industrial Archaeology have highlighted in the earlier applications that the still largely open plan nature of the building also contributes to its significance as this preserves some of the character of its commercial use."

11.2. No changes are proposed to the elaborate façade.

11.4. No historic fabric will be removed or disturbed, other than some minor internal patch repairs and making good.

11.5. All the proposed works could be reversed in the future if required without impacting on historic fabric.