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RID/17_057
THE OLD MALTHOUSE, BANBURY
 Design & Access, Justification
 & Impact Assessment

Conversion of Building from BI(a) Offices to
 C3 Residential

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I.0 INTRODUCTION

I.1 Executive Summary

This Design & Access Statement forms part of the Planning (including Change of Use) & Listed Building Consent applications for the Conversion of The Old Malthouse, Banbury from B1(a) offices, to C3 Residential, and associated internal alterations and refurbishment.

The statement briefly describes the property and its surrounding area, makes an assessment of its significance, describes the proposed works and considers the impact they will have.

The proposed design changes will provide 25no. high quality and modern apartments, within the existing building, whilst retaining the character and history of this interesting building.

The application is supported by a number of significant documents, including a Heritage Impact Assessment by Richard K Morriss & Associates, Historic Building Consultants and a Planning Statement and Optimum Viable Use Study by Frampton's Planning Ltd.

I.2 Client Brief and Aspirations

The history and development of the existing property is explored in more detail in the Heritage Impact Assessment, however to summarise, the property is much changed since its original construction, due to numerous changes of use, and many of the significant features have been altered and updated to suit the changing needs of the occupants.

It is proposed to upgrade and convert the existing office building into 25no. apartments; aiming to bring the existing building back into use as a sustainable and high quality development. Proposed works include:

- Removal of existing internal partitions and modern

suspended ceilings

- Addition of insulation to existing walls, floors and roof to improve thermal performance and sustainability.

- Addition of new timber frame fire and acoustic rated walls and ceilings throughout, to form 25no. studio, one bedroom and two bedroom apartments based around a central shared atrium.

- Improvements to circulation, with the insertion of 2no. new staircases to provide safe access and egress from all levels.

- Addition of new lift in the centre of the atrium space to provide access as far as second floor level.

- Insertion of a number of new openings externally, to provide daylight and natural ventilation to all living/sleeping spaces within the proposed apartments.

- Removal of existing rooflights and addition of new composite conservation rooflights to roof slope, and flat roof windows to ridge.

- External hard and soft landscaping to improve amenity and connections to external spaces.

The proposals to convert the Grade II building into apartments are considered to have a number of advantages to the long-term maintenance and sustainability of the building. It is proposed to make practical and sensitive alterations to convert the existing property at The Old Malthouse into contemporary and sustainable living spaces, whilst retaining the character and history of this interesting building.



I.3 Narrative of Scheme

Relevant Planning History

15/01389/F - Application Permitted for a 3 bedroom dwelling to the rear of the existing Malt House building.

05/00103/F & 10/00221/F - Applications Permitted for the erection of 1 no. detached dwelling.

89/00498/N - Application Permitted for demolition of a lean to store, formation of first floor offices with additional ground floor offices and parking.

77/00461/N - Application Permitted for change of use from storage of furniture to storage and distribution of domestic electrical spare parts.

Timeline of Apartments Scheme

The property was purchased by the applicant in September 2017 after a 14 month period of marketing both for let and for sale. During this period, no other offers were made for the building and there was very little interest either for rental or purchase during this time. Any interest in the property was not pursued, largely due to the large amount of work required to upgrade the building to a suitable standard.

The applicant submitted a Pre-application Enquiry, ref. 17/00211/PREAPP, in July 2017 for the conversion of the property to 25no. apartments. Concerns were raised over the following:

- Limited information was provided in regard to the internal alterations and impact of these
- The number of rooflights and terraces in the roof of the building
- Amenity
- Affordable housing
- Level of Parking

The council stated that on the basis of the submitted information they would be unable to support the application.

Following this, Full Planning & Listed Building Consent applications, ref. 17/02167/F & 17/02168/LB, were submitted in October 2017. The application aimed to address the above concerns as follows:

- Further information was provided with regard to the internal alterations, including a historic statement and impact assessment, and detailed drawings of specific alterations to the historic fabric.
- The terraces were removed and replaced with rooflights.
- Amenity was addressed for individual areas of concern, and the approach considered acceptable.
- The applicant has agreed to pay a commuted sum towards affordable housing, which has been approved by the housing officer.
- The parking arrangements were assessed against the latest census data and it was agreed that the requirement is for 19 spaces. The proposals include more than this number and as such are considered acceptable.

The above application was considered at committee, with a recommendation for refusal from the Planning Officer for the following reasons:

1. The applicant has failed to demonstrate through a robust marketing exercise that the site is no longer viable to be retained for its existing employment use.
2. The proposed development would lead to 'less than substantial harm' to the listed building which is not supported by clear and convincing justification on the basis that the evidence provided does not confirm that the proposed use is the optimum viable use of the building.

The attached application intends to address the above concerns as follows:

- Further analysis and rationalisation of the rooflights, and provision of more robust justification for the alterations to the historic fabric.
- More robust evidence in support of the residential use as the optimum viable use. A study is being prepared by Peter Frampton & Chris Wright.
- More robust marketing information is to be provided.



2.0 SITE & CONTEXT

2.1 Site Location

The Old Malthouse, Banbury, formally St John's Works, lies on the south side of St John's Road on the junction with Calthorpe Road. The property is located close to the town centre and amenities.

The building is Grade II Listed and is located within the Banbury Conservation Area.

2.2 Description of Existing Site and Buildings

The Old Malthouse is a two storey brick building, which was established as a maltings in 1834, and has been much altered both internally and externally throughout the years to accommodate the various uses of the building.

Most recently, the building was converted for office use.

The interior of the property was gutted during the original office conversion. Possibly the most significant remaining feature of the interior of the building is a series of large timber trusses, which span the entire width of the building.

The Heritage Impact Assessment by Richard K Morriss Associates provides further detail on the history and context of the existing building.



2.0 SITE & CONTEXT

2.3 List Entry Description - The Old Malthouse

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: APPLIANCE HOUSE (RARE SPARES) THE OLD MALT HOUSE (SPECIAL LIBRARIES BOOK SERVICE)

List entry Number: 1046874

Location

APPLIANCE HOUSE (RARE SPARES), ST JOHN'S ROAD
THE OLD MALT HOUSE (SPECIAL LIBRARIES BOOK SERVICE), ST JOHN'S ROAD

The building may lie within the boundary of more than one authority.

County: Oxfordshire

District: Cherwell

District Type: District Authority

Parish: Banbury

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 07-Oct-1969

Date of most recent amendment: 14-Feb-1986

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 243435

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

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 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 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

Selected Sources

Books and journals

Pevsner, N, Sherwood, J , The Buildings of England: Oxfordshire, (1974), 442

Salzman, L F, The Victoria History of the County of Oxford, (1972), 39

National Grid Reference: SP 45448 40094





Image 01
View of trusses from first floor level



Image 02
View of trusses from within loft void



Image 03
Proposed central atrium space and exposed trusses

3.0 PROPOSALS, JUSTIFICATION & IMPACT ASSESSMENT

The proposed alterations and conversion works have been carefully considered to ensure minimum impact on the fabric of the listed building, whilst ensuring that the internal spaces are practically suited to the proposed use.

It is intended that the alterations will have little visual impact on the exterior of The Old Malthouse, but will provide modern apartments which are sympathetic to the character and significance of the building, whilst improving the sustainability and functionality of the property.

The information below is to be read alongside the Historic Impact Assessment by Richard Morriss, which addresses the impact of the proposals in more detail.

The proposed works are indicated on the attached drawings and outlined below.

3.1 Overall Principles of Development

The proposal is to convert the existing office building into 25no. residential apartments. The design concept was developed primarily around the trusses, to ensure these can be read throughout the building, with minimum alteration to the historic structure.

To accommodate its former use, the majority of the roof structure and its magnificent timber trusses were hidden from view by suspended ceilings, insulation and cavity barriers, which cut across the trusses to much of the building. The vast and intricate nature of the structure was not visible to occupants of the building, except within the roof void (see images 01-02).

Principally, the proposed scheme exposes the trusses to the apex of the roof to allow them to be enjoyed throughout the building, on view to both residents and visitors. It is proposed to open up a volume of space centrally (see image 03), to form an atrium at first floor level which exposes four of the nine trusses and releases a large volume of open space which was not previously visible due to the horizontal subdivision of the building.



Although the 20th century office layout had large open plan areas, this was clearly a modern development which did not reflect earlier uses. The more significant three dimensional volumes of the building, as well as the character of the original malthouse and later significant conversions, had already been lost. It is strongly considered that the setting of the historic trusses will be greatly enhanced if these proposals are realised.

The proposed layout and subdivision of the building has been carefully considered to ensure that minimal alteration is required to the trusses. Image 04 (left) shows the proposed amendments to each of the nine trusses.

The proposed flats within the roof structure are intentionally as open plan as possible so that this structure and space can be exposed and remain legible. The flats on the third floor are particularly open plan, with very little of the existing structure hidden from view.

3.2 Atrium & Gallery

As stated above, the design is based around a central atrium space at first floor level, within which four of the timber trusses are exposed to full height. An open and communal gallery, accessed from 2no. lightweight bridge structures is proposed to be formed at second floor level.

It is considered that, by allowing the trusses to remain exposed, the proposals provide a legibility to the historic structure which was not possible with the office arrangement. This space will contribute to the residential amenity space.

3.3 General Upgrading of Thermal Envelope

Due to the age and nature of the building, there is currently very little by way of insulation. It is therefore intended that insulation will be added to the building to improve its thermal efficiency, as follows:

- Drylining to all external walls
- New insulation between and under rafters to entirety of roof.

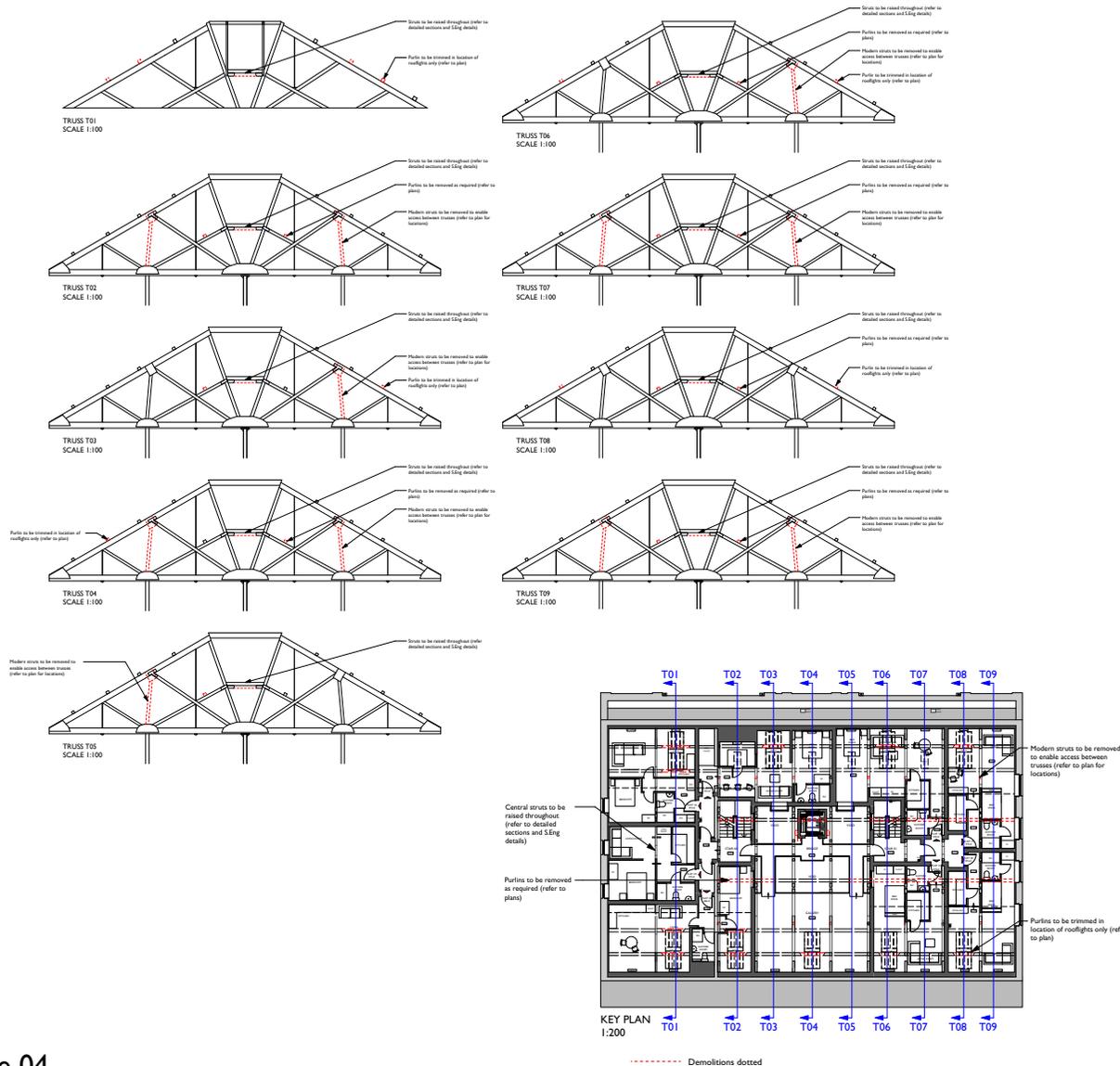


Image 04
Proposed works to trusses - extract from drawing no. 17_057-239.



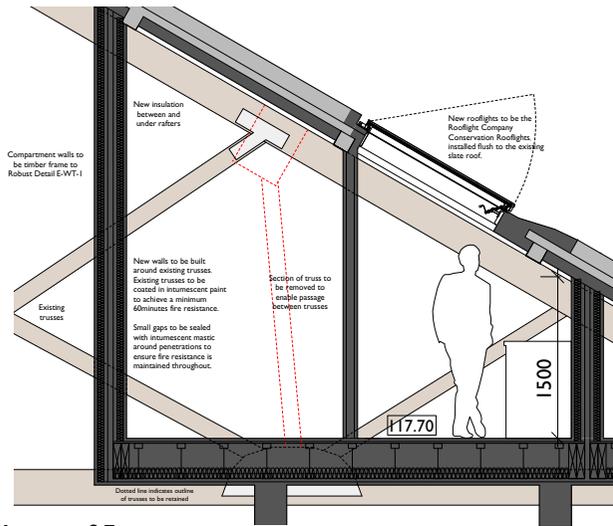


Image 05
Detailed section through Unit 17

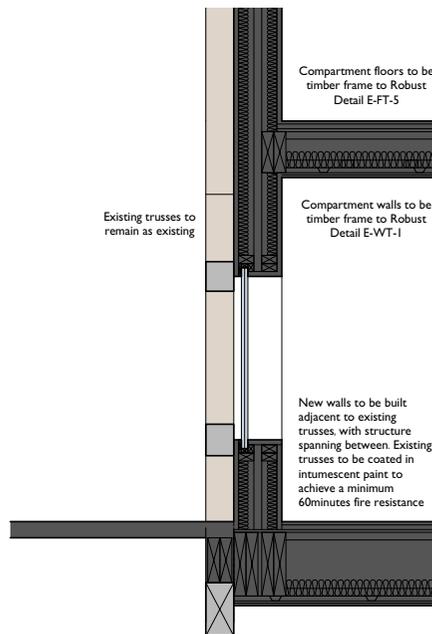


Image 06
Typical section showing placement of walls, adjacent to trusses

- New insulation within floors

Where new insulation is proposed this is considered to be proportionate and necessary to improve the thermal performance of the building. The addition of insulation at roof level will not impact on the visibility of the trusses.

3.4 Circulation

It is proposed to remove the modern concrete staircases, and provide 2no. new staircases, either side of the atrium space, each with feature glazing to elevations overlooking the atrium, to provide occupants and visitors to the building with an immediate view of the trusses and, as such, a defined sense of arrival.

The new staircases will run from ground to third floors, and will be accompanied by a central passenger lift which provides access as far as second floor level.

It is considered that the proposed alterations to the staircases will be a huge improvement to the building, forming visual connections between the building and its users, and creating attractive and interesting ancillary spaces, in accordance with the NPPF.

3.5 Layout of Apartments

New floor/ceilings are required to form the apartments and the locations of these have been carefully considered, not only to ensure the trusses are visible within all apartments from first floor upwards, but also to minimise the harm to the trusses and ensure that the development is reversible.

New timber separating walls have been positioned adjacent to trusses, rather than concealing trusses within new walls (image 06). This enables all of the trusses to be read from within the apartments and atrium space, and crucially, ensures that the new partitions are reversible.

Minimum alteration will be required to the trusses to accommodate the new floors. New first floor floors, where required, are located above the existing steel brackets to the trusses, which allows the trusses to be bridged with minimal need for adaptation, as well as ensuring that the bottom of the trusses can be seen from first floor level. (See image 05)

It is worth noting that where trusses do penetrate through walls and floors, they will need to maintain the fire resistance; this can be done with the use of intumescent paint with joints sealed with intumescent mastic. This approach ensures that the trusses can remain visible throughout the building.

Indicative layouts have been developed for each apartment, which demonstrate that all living and bedroom spaces benefit from natural light, either from external windows or new openable internal windows which overlook the atrium.

3.6 Mechanical Ventilation and Heating

With regards to ventilation, the number and size of window openings in general is sufficient to provide continuous background ventilation and openings, in accordance with the Building Regulations Approved Documents. Where additional mechanical ventilation is required (such as flats 5 & 6 and bathrooms/kitchens throughout), it is proposed to provide a mechanical ventilation system. This will consist of mechanical units at ground floor within the carpark and at roof level.

These units will intake and extract fresh air from outside and carry this to and from the apartments in exposed ducts, with an industrial aesthetic. It is proposed to locate ducting to and from roof level behind the lift shaft, and first floor extracts will, where possible, drop down to ceiling level within the carpark, towards the mechanical units. Indicative routes are shown on the proposed plans.

3no. new vents at roof level are intended to replicate the vents which are visible on the historic photographs. Images 11 & 12 show the existing and proposed roof vents.

Mechanical extracts to individual apartments at second floor level will terminate at roof level with discrete slate vents.

Heating is provided by 3no. boilers, located within the existing timber outbuilding to the rear of the property. Air intake and flue outlets will be minimised and shared where possible, however it is expected that 3no. flues may be required.





Image 07
Existing roof structure and rooflights



Image 08
Existing roof structure, showing clear evidence of historic rooflights



Image 09
Existing roof structure, showing clear evidence of historic rooflights and modern upgrading



Image 10
Existing roof structure, showing clear evidence of historic rooflights and modern upgrading

3.7 Rooflights

It is proposed to remove the existing rooflights, which are modern and, as such, considered to have no historic value, and insert a number of new conservation style rooflights both at high and low level. It is also proposed to add a number of flat roof windows at ridge level.

Historically, there is evidence of rooflights to both the front and rear slopes as far back as 1929, as well as a number of protrusions at ridge level. The proposal to insert new rooflights is considered to reflect an earlier roof form.

A detailed assessment of the roof fabric was undertaken on site. The locations of the historic rooflights are clearly visible within the structure - in some cases the trimmers still exist and in others a modern infill structure can be clearly identified. This is evident on the adjacent photographs, images 08, 09 & 10.

New rooflights are primarily composite conservation rooflights in groups of two or four, which have been carefully considered to read as single features.

Due to the number of units required to make the scheme viable, and the requirement for designing high quality, well considered apartments throughout, it is considered that the number of rooflights is proportionate to the development. The locations and rhythm of the proposed rooflights have been carefully considered alongside the historic photographs and physical evidence at roof level, to provide a balanced roofscape. The existing roof structure and finishes have been much altered throughout the life of the building and crucially, the proposals aim to locate rooflights within, or close to, the locations of the historic rooflights where historic fabric has already been lost, to ensure the impact on the historic roof structure is kept to a minimum.

The rooflights are required to ensure natural light and ventilation within each unit and have been positioned to provide both low and high level light within each apartment. The intention is to create comfortable and healthy living accommodation, well above minimum standards. The heights of the rooflights also replicate the locations of the historic rooflights.





Vent sizes and locations are approximate, taken from historic photographs

Elevation shown is as existing - exact historic detail not known

Image 11
Historic Rear Elevation



Image 12
Rear Elevation as Proposed



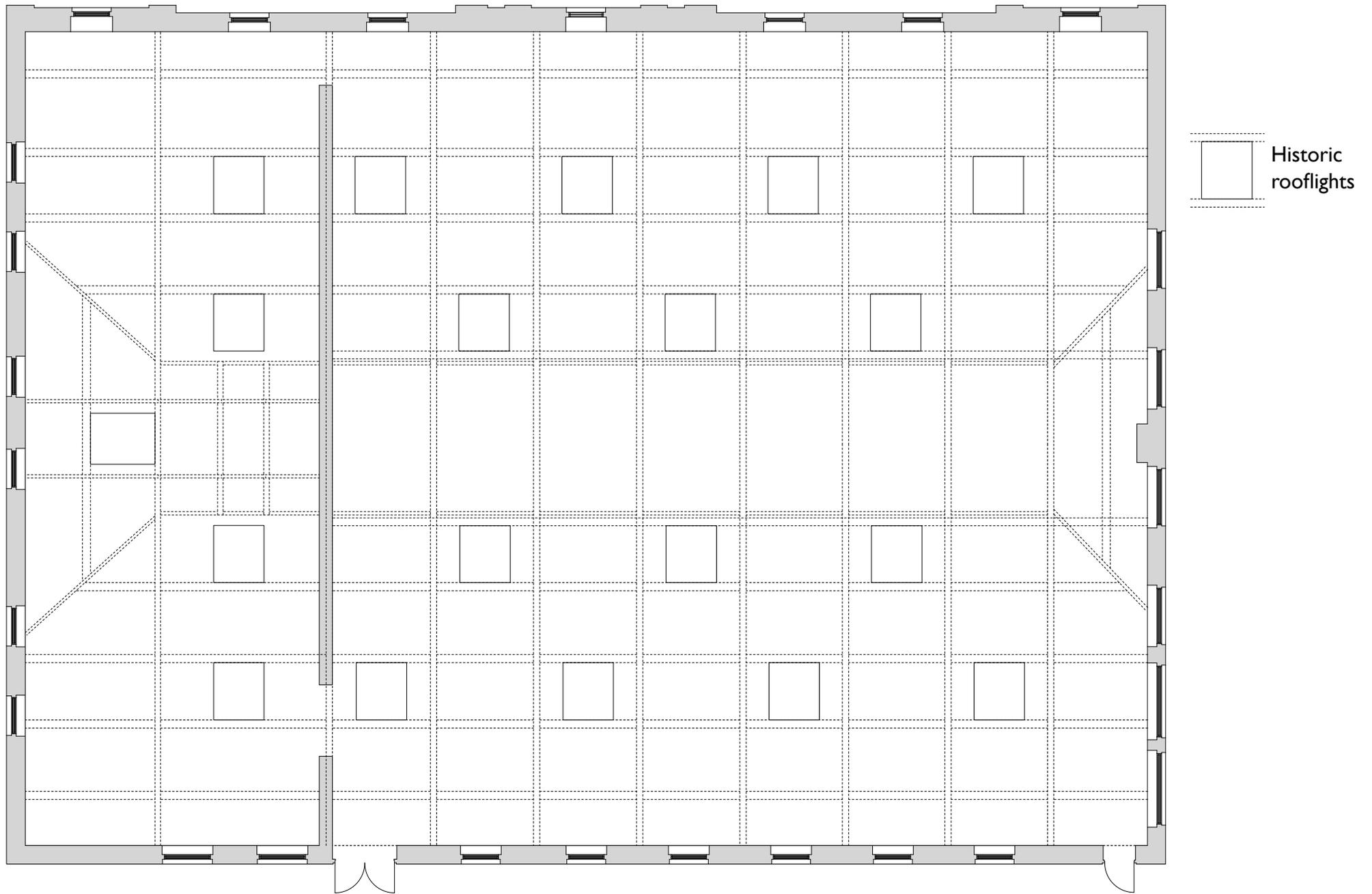


Image 13
Reflective ceiling plan showing historic rooflights only

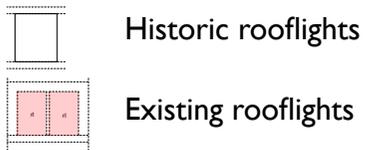
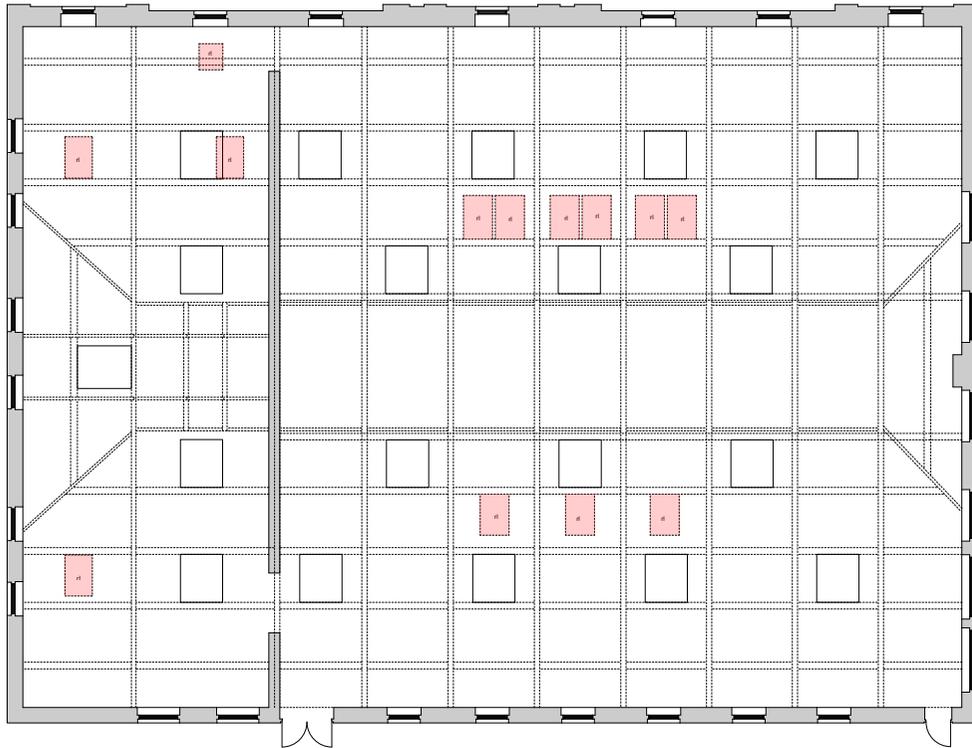


Image 14
Reflective ceiling plan showing historic and existing rooflights

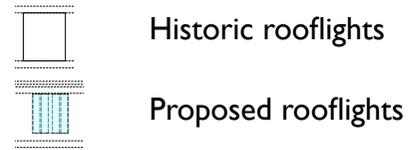
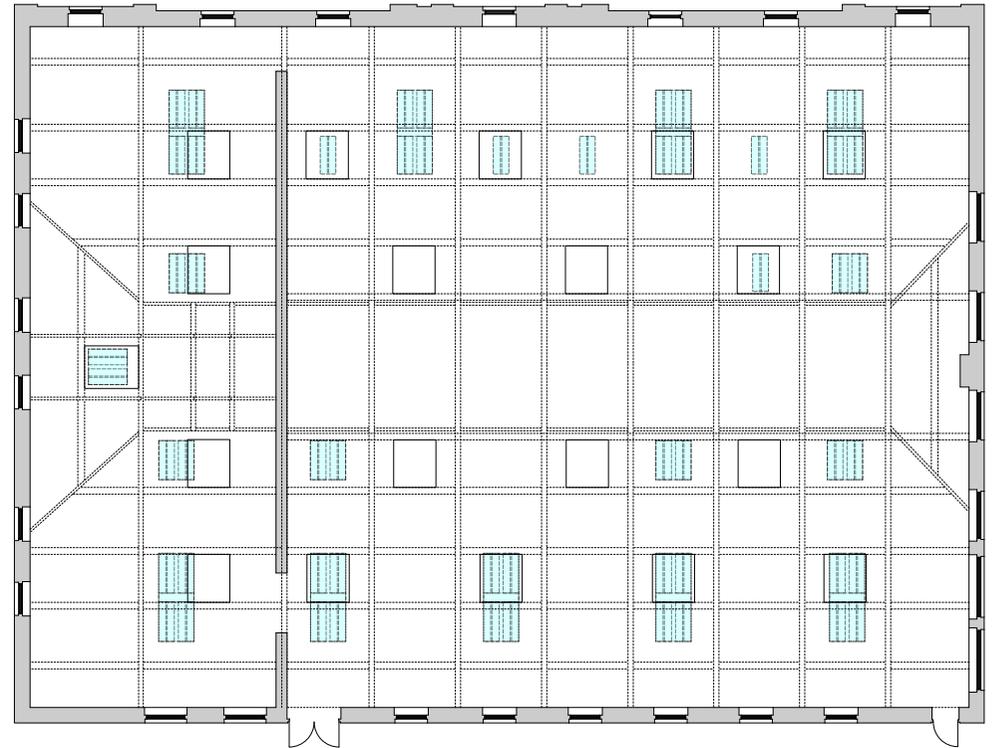


Image 15
Reflective ceiling plan showing historic and proposed rooflights





Image 16
Image of Malthouse from 1929

Image 17
Image of Malthouse from 1950

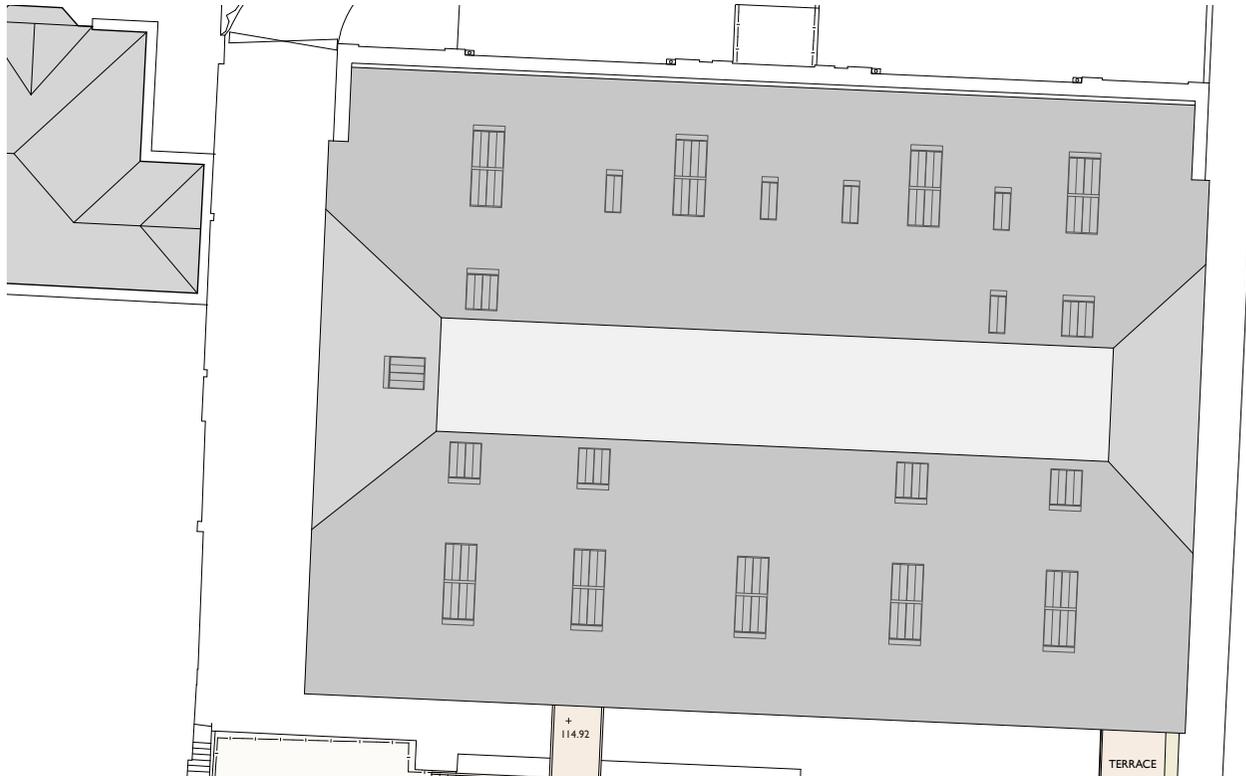


Image 18
Roof Plan showing proposed rooflights

The rooflights are discussed in more detail, below:

Rooflights to Rear Elevation:

The revised proposal removes a number of individual rooflights from the previously submitted scheme, with the intention of reducing the number of openings and subsequently improving the cluttered appearance of the roofscape.

The rear elevation is reminiscent of the historic rear elevation shown in the 1929 photograph, which clearly shows 9no. large, industrial scale rooflights on two levels (see image 16 & 18). The intention is to create a rhythm to the elevation which takes visual reference from this simple, uncluttered roofscape, by inserting 9no. composite rooflights to the rear slope.

The 5no. new openings at low level are aligned almost exactly with the historic rooflights (see reflective ceiling plan, image 15), which means that the affected rafters are largely modern additions, thus reducing the physical impact of the rooflights on the historic fabric.

Where rooflights are proposed at low level it will be necessary to cut the purlins in the location of the rooflights to enable installation at an appropriate height. In all cases, only the central section of the purlins will be removed and traces of the timbers will be retained, so the historic form of the structure can still be read. This is an approach which is supported by Richard K Morriss, Historic Building Consultant. The impact of these proposed changes is assessed in the Heritage Impact Assessment.

The 4no. high level rooflights, although not located exactly within the same bays as the historic rooflights, are at a similar height and are vertically aligned with the lower openings, so as to ensure an uncluttered roofscape.

It is worth noting that there is no requirement to remove any purlins or trusses to accommodate the rooflights at high level, as they are located between the purlins and within the truss bays. The only damage to the fabric of the building is to the rafters and finishes, which are already much altered and modern. As such, it is clear that the rooflights at third floor level will cause minimal physical harm to the historic



structure of the listed building.

Whilst the rooflights to the rear slope are visible from Calthorpe Road, the roofscape has been carefully considered to be reminiscent of the historic roofscape and as such it could be argued that the visual impact is minimised.

All new rooflights will be conservation style rooflights, installed flush to the roof and as such will not impact on the plane of the roof.

Rooflights to Front Elevation

Again, the location of the rooflights to the front elevation has been carefully considered to ensure natural light and ventilation is available to all habitable spaces within each unit.

The design comprises 4no. new large openings at low level, of which three are aligned almost exactly with the historic rooflights (see reflective ceiling plan, image 14). Additional rooflights, where required for habitable rooms, are individual conservation rooflights positioned to align horizontally with the larger rooflights. Of the 4no. low level rooflights, 2no. of these are located within the constraints of historic openings which have been infilled with modern timber, again reducing the physical impact of the rooflights on the historic fabric.

High level rooflights to the front elevation have again been minimised, and 2no. of the 3no. proposed rooflights are located in the position of historic rooflights.

The rooflights to the front roof slope are unlikely to be visible from street level, thus reducing the visual harm caused by the openings.

Generally

Whilst the number of rooflights is greater than the building has currently, it is considered that these can be justified as a means to provide natural light and ventilation to all living spaces within the proposed apartments. This is backed up by the viability assessment, which justifies the requirement to

provide 25 units.

The proposals for rooflights forms part of the overall strategy for conversion of the property into apartments. The works aim to protect and enhance the built environment by bringing the building back into use and securing the optimum viable use for the heritage asset, in support of its long-term conservation. It is considered that the public benefit of the proposals overall outweighs the harm to the historic building.

3.8 Localised alterations to trusses

As stated, the design has been developed largely around the existing trusses, therefore the impact of the proposals on these is minimal. There are a number of localised adaptations which are unavoidable, and these are outlined below. These proposals should be read in conjunction with Richard Morriss' Historic Impact Assessment, which outlines the harm of the proposed alterations on the historic trusses.

Second floor level central, horizontal struts - the existing timber struts are currently at a height of around 1700mm above finished floor level, which is an obvious health and safety concern. These will require to be raised to all trusses throughout the building to ensure access is possible between the trusses.

The complexities of trying to work with the trusses and ensuring substantial ceiling heights at first floor level means that there is little flexibility for setting the ceiling heights. With this in mind, it is not possible to lower the floors to ensure access can be obtained without the removal of the central struts.

More detail is provided on the application drawings, however it is proposed to remove only the middle section of the struts, retaining sections either side to ensure the traces can still be read as part of the buildings development. This is an approach which is supported by Richard Morriss and the impact of this is detailed in the Historic Impact Assessment.



Central purlins - due to the location of the existing 'purlins' which are threaded through the roof and will run through the apartments at around 1500mm above floor level, it is considered necessary to remove these in some locations. As with the central struts, the intricate nature of the trusses means that ceiling and floor levels are constrained to specific heights. There are limited points on the trusses where access is possible between the members, and as such it is not feasible to retain the purlins in some cases.

Where possible, it is intended to retain the purlins, to ensure the historic form of the building is visible and can be read in the future.

Areas where the purlins are to be removed and retained are indicated on the attached drawings.

Almost Vertical Struts at Truss Quarter Points - As stated, there is limited access between trusses at second floor level and it is only possible to pass through in three distinct locations on each truss; at the centre point and 2no. quarter points of the trusses. A visual assessment of the trusses has revealed that the almost vertical struts which are located at the quarter points of the trusses comprise of two modern timber sections bolted together, perhaps added in the late 20th Century during the renovation works. This observation is supported by the absence of these struts to the west end of the building.

On this basis, it is proposed to remove these struts in some cases and it is clear that this will have substantial benefits to the layout of the apartments, by ensuring safe and adequate access is possible between the trusses. As these are modern, it is not considered that this proposal has any impact on the significance of the Listed Building. Image 04 shows the locations of these removals.

Purlins above trusses - as stated above (see section 3.7 Rooflights) it is necessary to trim some of the purlins in the location of the proposed new rooflights.

The approach and justification for this is included within the rooflights section, 3.7.

3.9 Structural works

Due to the removal of various structural members, including modern steelwork to the centre of the building and the vertical timber struts to the trusses, and the addition of new floor and wall structure, additional structural interventions are required to support the existing trusses.

These proposals are indicated on the accompanying drawings, and further detail is provided in the drawings, details and structural statement from Ian Harban Engineers.

The main implications are the installation of new steel columns at the centre points of the trusses, and new timber columns at the quarter points. Where possible, the sections of purlin that are to be removed will be reused to form the new exposed timber posts. New joists will be fixed to existing trusses with joist hangers, to minimise impact on the historic fabric and ensure reversibility.

At third floor level, steel channels will be required to support the new floor structure. These channels will be bolted to the trusses and will be hidden within the new floor structure, so will not be visible anywhere within the building. Furthermore, the intention is that the channels will be reversible, so the impact of this on the historic fabric is considered to be negligible.

3.10 New openings / Alterations to windows

It is proposed to form a number of new openings in the external walls to provide adequate natural light and ventilation to all apartments. These are indicated on the proposed plans and elevations.

New windows and doors will be double glazed units to match existing adjacent details.

In addition, it is proposed to remove 2no. existing modern windows to the rear elevation and replace these; one with a double glazed sash window, to match the existing adjacent windows, and the other with a new door onto the external terrace.

It is proposed to install secondary glazing to the ground floor windows to the north and west elevations, to minimise the impact from traffic noise and parking vehicles on occupants of flats 1 & 2. This will also improve the thermal efficiency of these units.

In addition, it is also proposed to add an obscure film to the lower sashes on these ground floor windows to improve the privacy for the occupants.

It is also proposed to add an obscure film to the lower sashes at second floor level on the west elevation to prevent overlooking from these units into the adjacent residential property.

All such alterations are indicated on the accompanying drawings.

3.11 Parking

22 parking spaces are provided within the ground floor car park and to the front of the building. A parking and traffic survey which accompanies the application, states that 19 parking spaces will be required.

3.12 Bin Storage

It is proposed to adapt the existing outbuilding internally for use as a bin store. Large general waste and recycling bins are proposed for use by the occupants. An area has also been allocated adjacent to the highway for temporary storage of bins for collection.

This is indicated on the accompanying drawings.

3.13 Bike Storage

39 covered and secure bike spaces have been provided within the ground floor car park for all occupants of the building. This is indicated on the accompanying drawings.



4.0 DESIGN AND ACCESS STATEMENT

Design and access implications for the proposed works have been considered as follows:

- Use

The application is for the Change of Use of the property from B1(a) offices to C3 residential.

- Amount of Development

With the exception of hard and soft landscaping works within the site, the proposed alterations do not affect the footprint of the existing building. External works are limited.

- Layout

The layout of the building will be altered from its current office layout to suit 25no. new apartments. It should be noted that due to various periods of alteration, the interior of the building is not considered to have particular significance, with the exception of the roof trusses.

Alterations have been carefully considered to ensure minimum impact on the historic fabric, and therefore are considered to be largely reversible.

A number of new openings are proposed, as described above and indicated on the drawings, however the alterations do not significantly change the layout of the existing building.

- Scale

No extensions are proposed and as such the proposals do not affect the scale of the existing building.

- Landscape

Amendments to the external layout and hard landscaping are identified above. It is not proposed to remove any significant trees or other vegetation.

- Appearance

The external appearance of the building will be largely unaffected by the proposals, with the exception of a number of new openings, as described above. New openings will be sympathetic and will match existing, and it is therefore not considered that these alterations significantly change the appearance of the building.

The addition of new mechanical extracts and SVPs, as identified on the drawings, is considered to be minor and necessary.

- Access

Existing pedestrian and vehicular access will be unaffected by the proposals and all external circulation routes will remain as existing.

Level Access is available through the driveway and gates to the side of the building, to the lift and ground floor units. Ground floor units have been specifically designed with DDA in mind, and first floor units have been designed, where possible, to allow adaptation for accessibility.



5.0 CONCLUSIVE STATEMENT & RELEVANT POLICY

The proposals have been sensitively considered in accordance with the recommendations of the NPPF and with the upmost consideration for the character of the listed building. The proposals have been developed to minimise the alteration of the listed fabric and where possible the design seeks to enhance and better reveal the roof trusses.

The considerations of viability and harm to the listed building are discussed in more detail in the Planning Statement by Frampton's Planning Ltd.

The present proposals are part of the site's ongoing history and we consider these to be well designed and proportionate, taking reference from the symmetry and rhythm of the building and providing a clear contrast between new and old, without detracting from the character of the existing building.

We feel that the proposals will not have a detrimental effect on the Grade II Listed Old Malthouse, but instead will enhance the character of the existing building and convert the property into a sustainable residential amenity.

