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RIA/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 (Change of Use) & Listed Building Consent applications for the Conversion of The Old Malthouse, Banbury from BI(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 by Fisher German.

I. 2 Client Brief and Aspirations

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

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

- Removal of existing internal walls and partitions to facilitate new development.
- Addition of insulation to existing walls, floors and roof to improve thermal performance and sustainability.



- Addition of new fire and acoustic rated walls and ceilings throughout, to form 25no. studio, one bedroom and two bedroom apartments within the existing building, 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 windows to all living/sleeping spaces in apartments.
- Removal of existing rooflights and addition of new conservation rooflights to roof slope, and flat roof windows to ridge, as well as a terraces/window box to the gallery at second floor level.
- External 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. Furthermore, the proposed use is considered to be the optimum viable use for the property. 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.



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 has been gutted during the original office conversion. Possibly the most significant 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



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.

A pre-application enquiry was submitted to Cherwell DC in July 2017 and the Council provided specific comments to a number of issues, which we have address with the revised proposals and detailed below.

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 Richard Morriss' Impact Assessment, which discusses the impact of the proposals in more detail.

The proposed works are indicated on drawing nos. 17_057 200 - 210 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 with the trusses in mind, to ensure that minimal alteration is required to this significant feature.

Currently, the (suspended) ceiling to much of the building is positioned part way up the trusses, so the vast and intricate nature of the structure is not visible except within the roof void. It is proposed to remove the existing ceiling, and expose the trusses to the apex of the roof.

3.2 Atrium & Gallery

The overall design is based around a central atrium space at first floor level, within which 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. Within the central atrium several

trusses are on full view, providing a legibility to the trusses which is not possible with the current arrangement.

The intention of the atrium and gallery is to open up the core of the building, and provide a visually and historically interesting space to improve the quality of the apartment building for the occupants.

3.2 Circulation

It is proposed to remove the existing modern staircases, and provide 2no. new staircases, either side of the atrium space, each with fully glazed elevations overlooking the atrium, to provide occupants and visitors to the building with a more 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 to 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.

3.3 Layout of Apartments

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

Minimum alteration is 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, with the structures concealed within the floors in places. This allows the trusses to be bridged without the need for adaptation.

New separating walls, between apartments, have been positioned immediately adjacent to the trusses rather than concealing trusses within new walls. This enables all of the trusses to be read from within the apartments and atrium space.





Image of Malthouse from 1950

It is worth noting that where trusses penetrate through walls and floors, they will need to maintain the fire resistance; this can be done with the use of intumescent paint and sealed with intumescent mastic.

At second floor level there is limited access between the trusses and it is only possible to pass through in three distinct locations on each truss. In most cases, a step up is proposed to provide access between trusses.

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.

3.4 Mechanical Ventilation and Heating

With regards to ventilation, it is proposed to provide a mechanical ventilation system throughout which will provide continuous background ventilation to all apartments. This is likely to consist of 3no. mechanical units at ground floor level, to the rear of the carpark area.

These units will intake and extract fresh air from outside, through the numerous existing openings, and carry this to and from the apartments in exposed ducts. It is proposed to locate ducts for pipework adjacent to the lift shaft, before splitting off to the units.

Mechanical extracts at third 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.

It is proposed to locate a large grey water storage tank within the vault for reuse within the building.

3.5 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 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.
- New insulation to floors

Where new insulation is proposed this is considered to be proportionate and necessary to improve the thermal performance of the building.

3.6 Rooflights

It is proposed to remove the existing rooflights, which are considered to have no historic value, and insert a number of new conservation 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 (see adjacent photographs, also included within Historic Impact Assessment by Richard K Morriss) as well as a number of protrusions at ridge level, therefore the proposal to insert a number of rooflights is considered to reflect an earlier roof form. 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 not considered that the number of rooflights is disproportionate. The locations and rhythm of the proposed rooflights has been carefully considered to provide a balanced roofscape, and furthermore all rooflights have been carefully positioned to provide both low and high level light to each apartment at second and third floor level to ensure a satisfactory environment.

The existing roof structure has been much altered throughout the life of the building, and this is evident from the materiality of the existing roof - a number of the existing roof timbers are modern and the existing rooflights are also of a modern style.

Essentially, the rooflights are not considered to cause



significant harm to the historic fabric, which is already much altered.

The rooflights have been considered on an individual basis, below:

Second Floor Level, Flats 16-22:

Within the apartments at second floor level, the rooflights are required to ensure natural light and ventilation within each unit. Within the living spaces, it is important that there is both high and low level light to ensure a comfortable living environment, therefore we propose rooflights in groups of four, which can also be opened up to provide an element of private amenity to the units. We have taken precedent from the historic images, which show large industrial scale rooflights, and the intention is to reflect this earlier form, by the use of 'clusters' of rooflights. Additional rooflights, where required for habitable rooms, are individual conservation rooflights, carefully positioned in line with the top of the larger rooflights so as to provide a balanced rhythm to the roofscape.

Where groups of rooflights are proposed, it will be necessary to cut the purlins in the location of the rooflights due to the height of the existing purlins, however in all cases, traces of the existing purlins 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 in his Heritage Impact Assessment. New purlins will also be required to support the rooflights and roof, following the removal of the existing purlins. These will be modern in form, to contrast with the existing.

Whilst there are more rooflights proposed than have existed historically, 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.

In addition to the above, the rooflights to the front roof slope are unlikely to be visible from street level. Those to the rear may be somewhat visible from the top of Calthorpe Road, however they are intended to retain the existing slope of the roof and are not considered to negatively impact the character of the historic building or its setting. This is a view which is supported by Richard K Morriss in his Impact Assessment.

Comments from the Conservation Officer at Pre-App stage stated that any insertions in the roof should not result in the loss of historic fabric, and should maintain the slope of the roof. The rooflights have been carefully considered to ensure that these principles are followed, and where loss of purlins is required to accommodate the rooflights, traces of the existing will remain to ensure the historic form of the building can still be read.

The existing plane of the roof is to be retained as existing, to provide an uninterrupted form. All new rooflights will be installed flush with the roof plane.

Third Floor Level, Flats 24 & 25

Within the apartments at third floor level the number of rooflights will be minimised. Rooflights are only proposed where required to provide adequate light and ventilation to the units.

Historically, there is evidence of rooflights at high level, close to the ridge, to both the front and rear roof slopes. The proposed high level rooflights will be double conservation style rooflights, in similar numbers to those shown at high level on the historic photographs overleaf.

It is worth noting that there is no requirement to remove any purlins or trusses to accommodate the rooflights, as they have been 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 thought to be largely modern. As such, it is not considered

that the rooflights at third floor level will have a negative impact on the listed building.

Again, the high level rooflights will be installed flush to the roof and as such will not impact on the plane of the roof.

Overall

With regards to public benefit, it is considered that the proposals have social, environmental and economic benefits.

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.

3.7 Localised alterations to trusses

As stated, the design has been developed largely around the existing trusses, therefore the impact to these is minimal. There are a number of localised adaptations which are unavoidable, such as:

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

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 they can still be read as part of the buildings development.

Central purlins - due to the location of the existing 'purlins' which are threaded through the roof and will run through the apartments at just below head height, it is considered necessary to remove these. Again, where removal of these is



required, it is intended to retain sections of these to ensure this phase of the development. This is an approach which is considered acceptable by Richard Morriss.

Second floor level, flat 17 - there is one location within flat 17 where the layout is as such that access through the truss is inadequate. It is proposed to remove the almost vertical strut in this location, to allow access through the trusses. It is worth noting that the existing truss within the west end of the building has already been adapted and this almost vertical section removed in a similar way.

3.8 Structural works

Due to the removal of the structural wall which runs down the centre of the building, additional structural interventions are required to support both the existing trusses and the new partitions and floors/ceilings.

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

3.9 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 windows to the rear elevation and replace these with double glazed sash windows, to match the existing adjacent windows.

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.

3.10 Parking

22 parking spaces are provided within the ground floor car park and to the front of the building. A parking and traffic survey has been commissioned to accompany the application, which investigates the transport requirements for a project of this nature.

3.11 Bin Storage

The existing outbuilding has been adapted internally for use as a bin store. Large general waste and recycling bins are proposed for use by the occupants. This is indicated on the accompanying drawings.

3.12 Bike Storage

Covered and secure bike storage has 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 landscaping works within the site, all proposed alterations are internal and 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 structure (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

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 existing property is a much altered building whose main significance in heritage terms lies in the external shell and unusual roof structure. The proposals are considered to be sensitive alterations to accommodate a new use for the building, which has been vacant for some time. The layout and design retains the existing roof structure, with the exception of a number of localise alterations, and the proposals are considered to be largely reversible.

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 use.

