

HERITAGE STATEMENT

Site Address: The Malthouse, 3 Waterloo Road, Bognor, PO22 7EH

Existing Use: Restaurant with Flat Above – Use Class A3/C3



Heritage Significance

The Malthouse Restaurant is designated locally as a 'Building of Special Character' and sits within the Felpham conservation area.

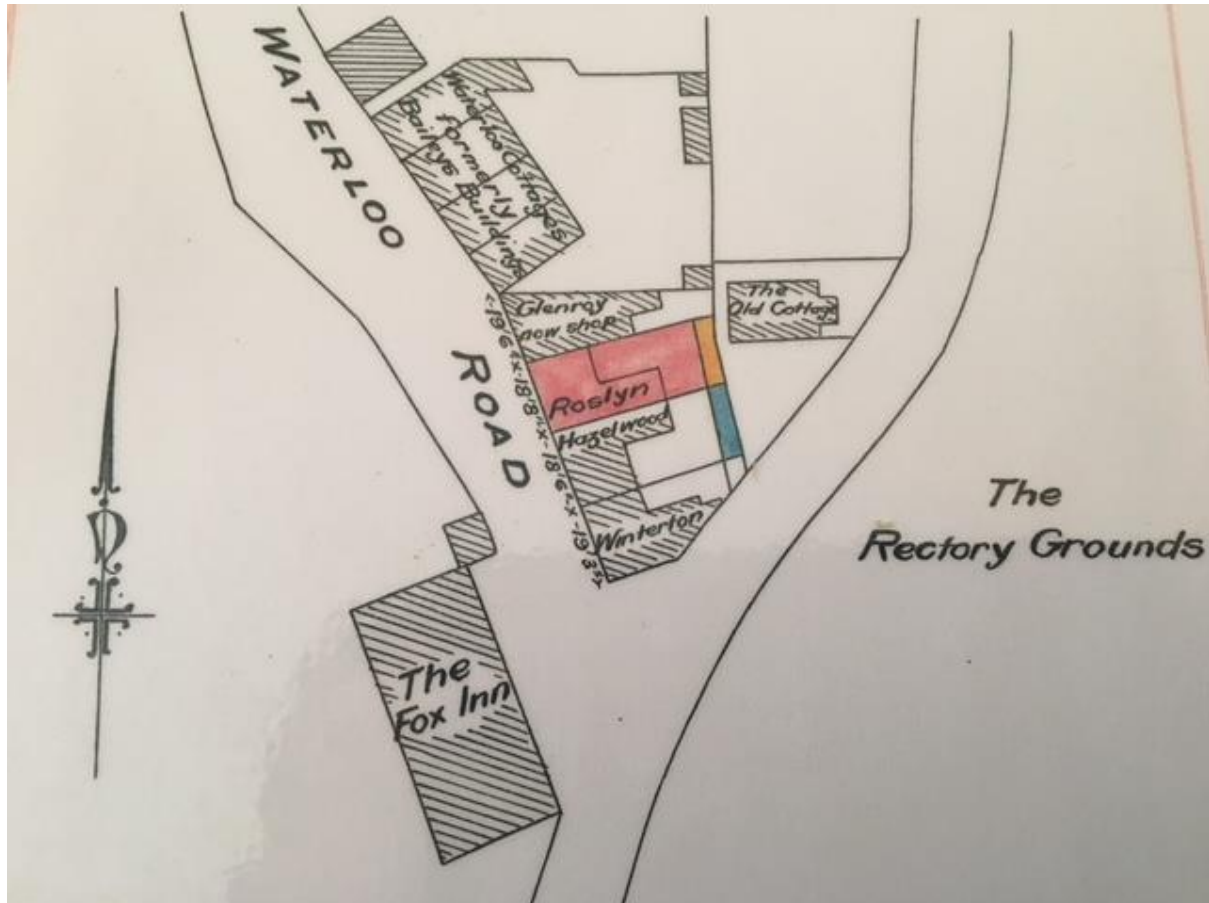
The criteria identified for local listing of The Malt House are outlined within the Supplementary Planning Document – Buildings or structures of Character, as follows:

- Buildings which are extremely good examples of traditional or established style, or unusual type.
- In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
- All buildings must be largely intact and not adversely affected by later extensions or alterations.
- Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

Title records dating from the mid-19th Century indicate that the Malthouse was originally 2 residential cottages: Roslyn & Glenroy.

Sometime after purchasing the property in 1922, the then owner changed Glenroy to the Malthouse

It was not until circa 1931 that the owner of the Malthouse also purchased Roslyn and both properties were converted to form a single property known as 'The Malthouse' and in later years 'Ye Old Malthouse'.



Extract from Title deeds dated 1931

Assessment of Impact

When considering the design of the 2 new cottages the retention of the existing shop front was considered but the adverse impact on the proposed cottages was considered to be detrimental in terms of a lack of privacy for the occupants as well as energy conservation considerations due to the large expanse of glazing.

Furthermore, when considering the history of the property back to a period when it was 2 separate cottages, the original façade would have been in keeping with the adjacent cottages as they stand today and therefore the current design proposals would re-establish that street scene.

Mitigation

To enable the new cottages to sit comfortably within the local environment, the design proposals include no changes to the existing slate roof, the use of vertical sliding sash windows throughout and timber doors to the front elevation. The wall finishes to the front and rear elevations will be painted sand/cement render to match the properties to the North of the Malt house. Fascias will be painted timber with black rainwater goods.