18-003
Nyton House
Nyton Rd, Westergate, Chichester, West Sussex,
PO20 3UL

Listed Building Consent
Heritage Statement

September 2018

For Nyton Care Home

ARCHITECTS

ARUN DISTRICT COUNCIL AL/100/18/PL

ARCHITECTS

RIBA

Chartered Practice

Ground Floor | Bicentennial Building
Southern Gate | Chichester
West Sussex | PO19 8EZ

t. +44 (0)1243 774748
www.mharchitects.co.uk

Limited Company
Registered in England No. 1994233

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01| INTRODUCTION

EXECUTIVE SUMMARY

MH Architects Ltd have been instructed to prepare a Design and Access Statement in support of Detailed Planning and Listed Building Consent Applications for the proposed development at Nyton House, Nyton Rd, Westergate, Chichester, West Sussex, PO20 3UL.

The application proposes to carry out minor reconfiguration of the internal ground floor and 1st floor layout. This work will enable the addition of 1 new bedroom and shower/bath en-suite by utilising the space created through removal of an unrequired maintenance room. 3 existing bedrooms with no current shower/bath facilities will gain new en-suites, and the existing en-suites of 2 bedrooms with will be upgraded. There will also be a new accessible communal WC provided for the use of residents and guests. The changes and upgrades will improve standard of living for residents and improve the care homes facilities for both staff and residents alike.

The changes provide the opportunity to reinstate a previously blocked up window on the 1st floor by relocating an existing en-suite bathroom, restoring the elevation of the house. This amended layout will both allow more natural light to enter the bedroom and improve the functionality of the 1st floor bedroom.

The design team at MHA has carefully examined the proposed modifications with regard to the historical sensitivity of the Grade II listed building. The associated Heritage Statement provides a comprehensive description of the considerations and steps taken to preserve the character of the building throughout the process of modification.

01| Aerial view of the site (courtesy of Google Earth)

02| Site location plan

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KEY PROJECT INFORMATION

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Applicant:	Nyton Care Home
Architect:	MH Architects Ltd
Site Address:	Nyton House, Nyton Rd, Westergate, Chichester, West Sussex, PO20 3UL
Site Area:	0.06 ha

PROJECT TEAM

Applicant:	Nyton Care Home
Architect:	MH Architects Ltd

02| CONTEXT

SITE LOCATION

This statement has been prepared by MH Architects on behalf of Nyton Care Home, in support of Detailed Planning and Listed Building Consent Applications for the proposed development at Nyton House, Nyton Rd, Westergate, Chichester, West Sussex, PO20 3UL.

The application proposes to carry out minor reconfiguration of the internal ground floor and 1st floor layout ensuring sensitivity with the Grade II listed status of the main house. It is the purpose of this statement to demonstrate how this has been achieved.

The existing residential care home which forms this application is on a large self contained site. The site is located on the outskirts of Westergate, lying to the West of the village, surrounded by vast expanses of farm land. The site is not badly affected by traffic, the busiest road bordering the site of the proposal being Nyton road, the B2233, however the building is set back off the road roughly by 20 metres with a large stone wall and foliage separating the two.

Although Nyton House is not set within any defined Conservation Area or areas of special character, it is defined by West Sussex County Council Historic Environment Record data as within an area of Historic Parkscapes that dates back to the early post medieval period.

Buildings within the immediate vicinity comprise of a wide variety of scales, forms utilising a range of materials including brick, stone, flint, clay tiles, tin metal, concrete blocks, thatched roofs and some timber cladding. The buildings within the area have been developed in an ad-hoc fashion over the past several hundred years.

03| Main entrance of Nyton House (South Elevation)

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SURROUNDING CONTEXT

Nyton Cottage

Adjacent to the plot, to the west, is Grade II listed Nyton Cottage. Although the listing states 17th century, it may predate this in origin. The cottage is a timber-framed building with some timbering exposed in the west wall with painted rubble and flint infilling, but re-fronted with flints and brick. The cottage consists of a thatched roof with casement windows over two storeys. With time the cottage has had the addition of a ground floor three window-bay to the east.

Rose Cottage

Rose Cottage is a 17th century, or earlier Grade II listed timber-framed cottage with the timbering exposed in one place on the first floor of the west wall but otherwise refaced with brick, and painted. The cottage has a tiled roof and casement windows over two storeys.

Nyton Lodge

Over the road from the entrance to the grounds of Nyton house sits Nyton lodge. The property is a 18th century two storey grade II listed building faced with flints and brick dressings and quoins, all now painted, tiled roof and casement windows with two modern bays on the ground floor.

Mouse Hall

Mouse Hall is a 16th century Grade II listed two storey timber-framed building with painted brick infilling and thatched roof, casement windows and a Large buttress at the south end of the east front.

Rush Cottage

Further East down Nyton Road takes you to Rush Cottage a grade II listed building dating back to the 16th century, the property is timber-framed with painted brick infilling, on the south end a portion has been added in painted brick. The building is over two storeys with a thatched roof and casement windows.

Hop Garden Cottage

Hop Garden Cottage on Westergate Street is a Grade II listed Cottage. Built in the 18th century and extended to the west in the early 20th century. Comprising of flint and red brick dressings the cottage has a hipped thatched roof with end brick stacks, eyebrow dormers and two C19 casements in original cambered architraves. A central C19 porch with hipped tile roof provides the entrance. To the rear of the property a catslide roof features. The 20th century one storey gabled addition to the west, also in flint with red brick dressings and thatched roof has a semi-circular window above and early C20 5-bay oriel below. The Interior features include open fireplace, exposed beams and plank doors. The 20th century addition to the east under the tiled roof provides no special interest.

06| Images showing the surrounding cottages

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03| SITE ASSESSMENT

HISTORICAL CONTEXT

Historical mapping shows growth and orientation of properties along Nyton Road to be well spaced in their own plots (historically farmsteads or other agricultural/ craft and industry uses). Although Nyton house is not set within any defined conservation area or areas of special character, it is defined by West Sussex County Council Historic Environment Record data as within an area of Historic Parkscapes that dates back to the early post medieval period. Nyton Grange is an exemplary country estate, exhibiting pond and wider farm buildings. Historic mapping and extant evidence shows the house to be set in grounds typical of its era, with formal parterre and planting adjacent to the house. To the North of the plot a walled kitchen garden, the walling is original and the kitchen garden still possesses some hand forged ties for the purpose of espalier trees.

Nyton House, originally known as Nyton and later called Nyton Farmhouse is a Grade II listed building that was first listed on the 5th of June 1958. It is a large property fronted by a late C17 facade, with the inside of the north west wing of the house originally dating back to at least C16 or earlier. The main house features two storeys and an attic and on the south end of the eastern front sits a large bay consisting of three windows. Internally two good C17 staircases sit centrally in the building, one being an early C17 and the other a later C17. The house is made up of red brick, tiled roof and large sash windows with the glazing bars mostly intact.

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07| Photographs of Nyton House

04| DESIGN PROPOSAL

ELEVATIONS

North Elevation

East Elevation

* 3 x UPVC windows will be replaced with timber framed units matching the existing original windows.

Proposed West Elevation

The only proposed amendment to the building visible externally is the reinstatement of an original sash sliding timber window on the West elevation.

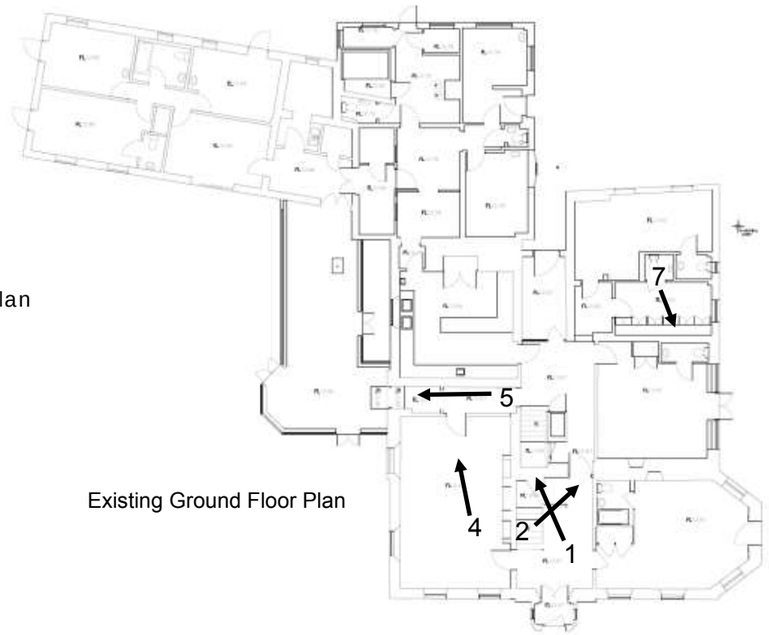
South Elevation

West Elevation

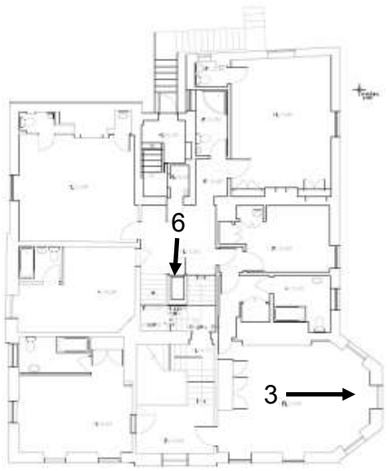
12| Existing/Proposed Elevations

EXISTING LAYOUT

Existing Basement Floor Plan



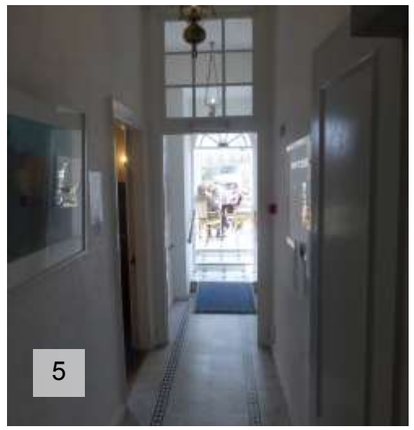
Existing Ground Floor Plan

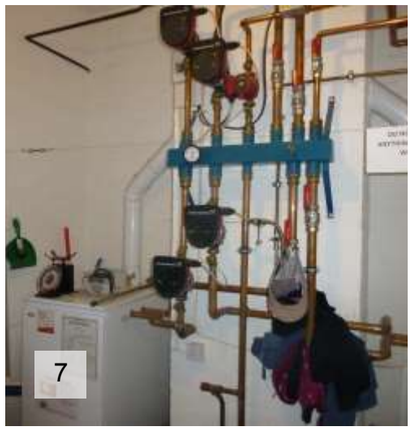


Existing First Floor Plan

Existing Second Floor Plan

8| Existing floor plans





9| Internal images

PROPOSED PLANS

Proposed Ground Floor Plan

Proposed First Floor Plan

The design team have carefully considered the internal alterations and the proposed changes will have a significant positive affect on the ability of the house provide an environment conducive to the provision of modern care. The internal changes aim to improve upon spatial arrangements creating more generous spaces better fitting to the original house and its modified use as a care home supplying better facilities and spaces more suited to providing for the needs of its occupants.

Care has been taken to ensure the alterations will not have any negative impact on the building or its character. The removal of internal walls has been kept to a minimum and the only visible external change is the reinstatement of a currently bricked-up first floor window, which will restore the West elevation of the main house and greatly increase the level of natural light in one of the bedrooms. Additionally 3 uPVC windows will be replaced with more traditional timber framed windows in keeping with the historic nature of the house.

Original features such as cornicing or architraves, where removed or interrupted, will be replaced with materials accurately matching the original specifications to ensure a constant uninterrupted aesthetic throughout the building.

A Historic Environment Record (HER) search has been undertaken and is supplied as part of this application.

10| Proposed floor plans

GROUND FLOOR PROPOSED PLAN

On the North-East section of the ground floor internal walls will be demolished resulting in the removal of an unrequired service and maintenance room. This alteration will free up space to provide an additional bedroom, and new 2 en-suite bathrooms for both the new and an existing adjacent bedroom. The additional bedroom and 2 extra en-suite facilities will help to provide better living facilities for the residents.

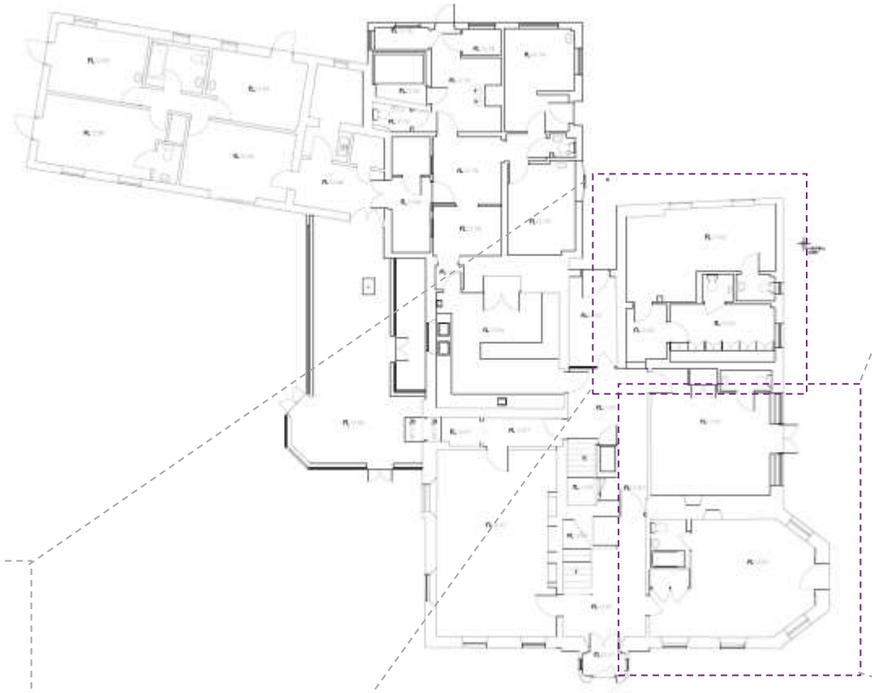
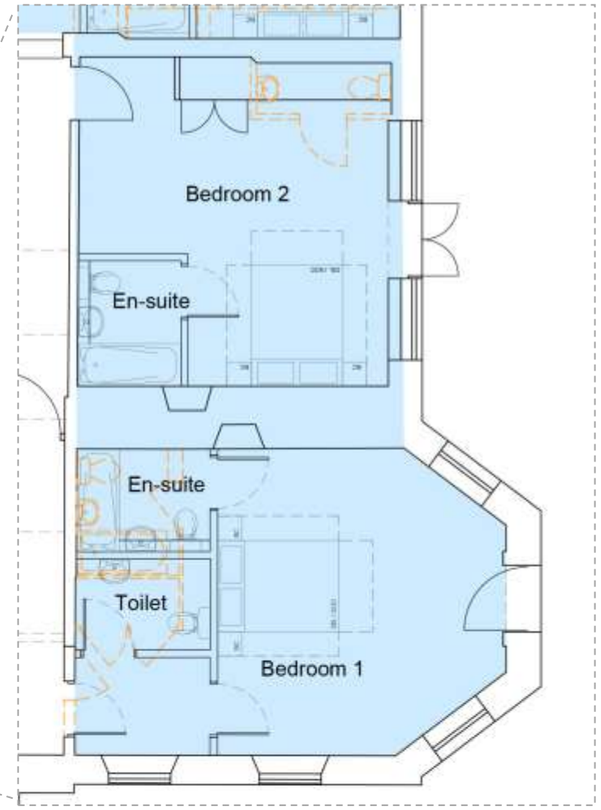


Fig : Existing Ground Floor Plan



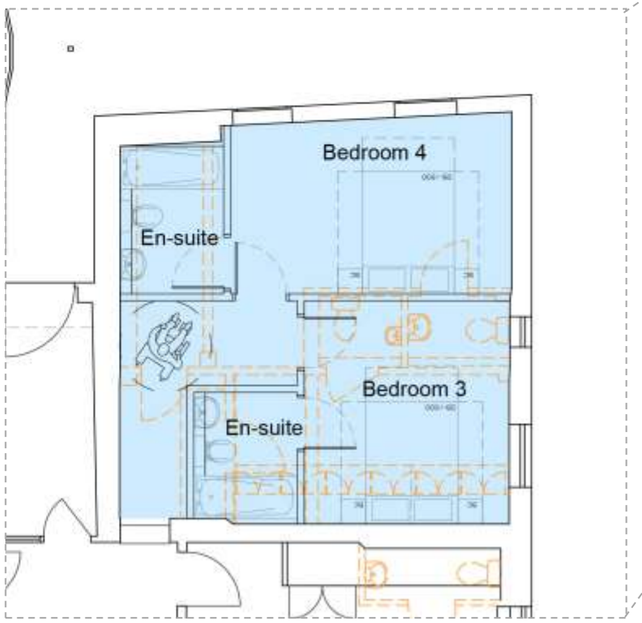


Fig: Existing Basement Level Plan

The middle bedroom on the East side will have the internal partition walls around the existing attached WC removed and a new en-suite bath/shower room installed on the internal side.

In the South-East bedroom demolition of internal partitions forming the current en-suite bathroom and cupboard will allow for a more functional private en-suite bathroom. The door will be moved in order to create the opportunity to provide a communal disabled toilet. Care will be taken to ensure that the skirting and architraves removed will be reused if possible, otherwise replaced with materials closely matching the originals. Through this the care home will gain an accessible and inclusive communal/guest toilet in a convenient location next to other shared areas and will also benefit from an upgraded en-suite bathroom.

13| Proposed Ground Floor amendments

FIRST FLOOR PROPOSED PLAN

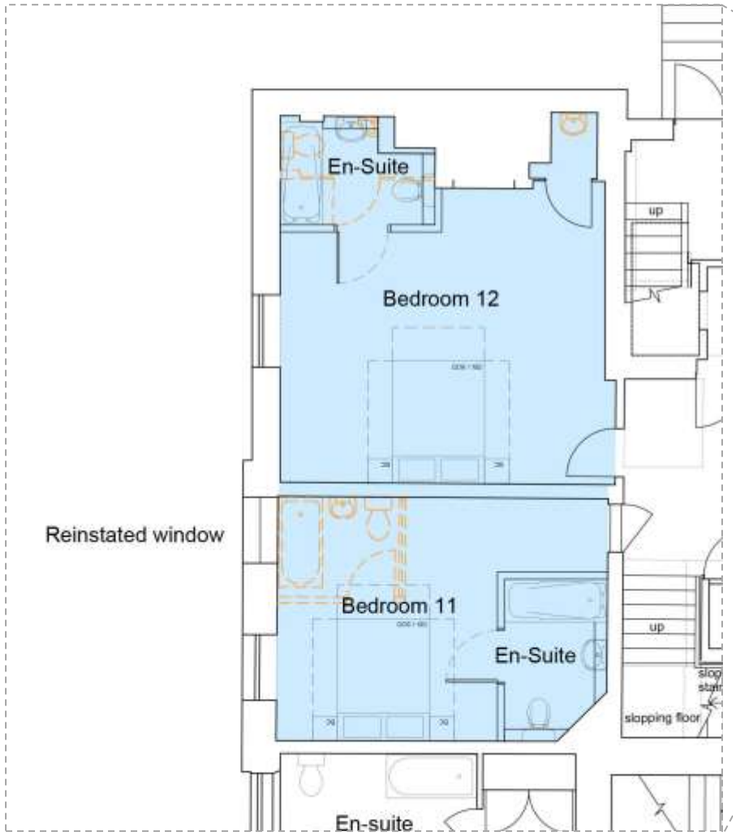
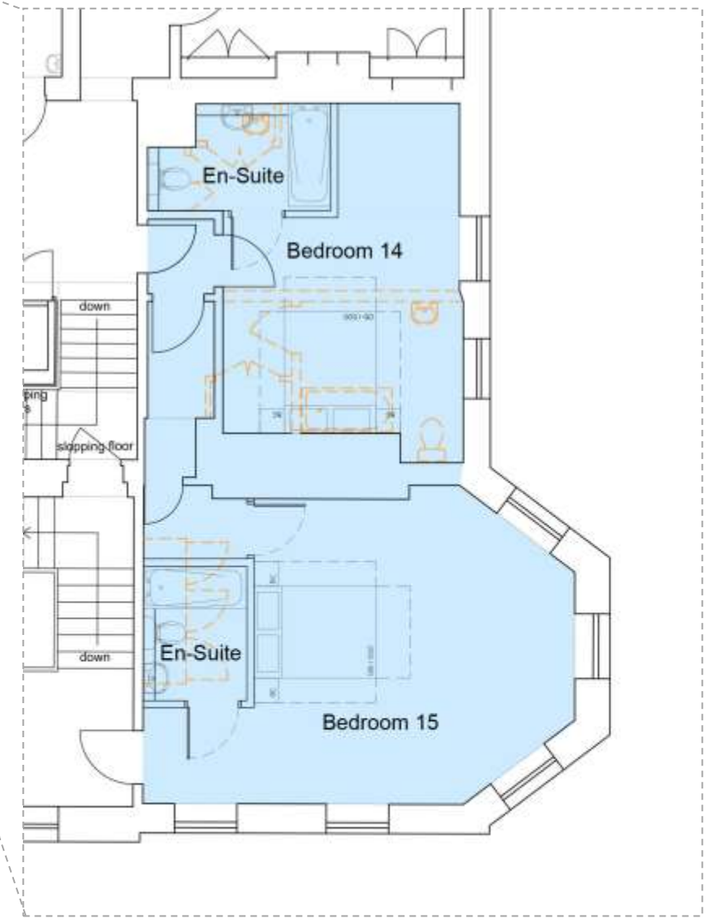


Fig : Existing First Floor Plan

Fig : Existing Second Floor Plan

On the East side of the building, minor demolition work allows for the modification of bedrooms, improving the general arrangement of the space and enabling one room to gain the use of an additional existing window, improving light levels. As a result of the changes both bedrooms also gain individual en-suite bathrooms, whilst the fire escape route is maintained.



On the west side, it is proposed to increase the size of the North bedroom's en-suite to improve usability. Work to the middle bedroom involves moving the bathroom to the inside of the house allowing reinstatement of an original, currently bricked-up window. This will both double the amount of natural light entering the room and restore the original elevation. The new sash window will be carefully matched to the existing windows to ensure a consistent and improved aesthetic to the West facade.

* 3 x UPVC windows will be replaced with timber framed units matching the existing original windows

12| Proposed First Floor amendments

ARUN DISTRICT COUNCIL AL/100/18/PL

05| SUMMARY

The alterations are not considered to have a negative impact on the building or its character. The West elevation will benefit from the reinstatement of a window which is currently bricked up restoring this aspect of the main house to its original appearance. The West and North elevations will further benefit from the replacement of 3 existing uPVC windows with more traditional timber framed units matching the other existing windows.

The internal changes aim to improve upon spatial arrangements creating more generous spaces better fitting to the original house and its modified use as a care home supplying better facilities and spaces more suited to providing for the needs of its occupants.

It is considered that these changes, with reference to the advice received, have no harmful impact on the aesthetic of the asset and in fact perform to improve it substantially. The design team hope that the Local Authority and its members agree with the principles set out in this statement, and look favourably and supportively at the application.

14| Site images

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