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

Detailed Planning Application
Design & Access Statement

October 2018

For Nyton Care Home

ARCHITECTS

ARUN DISTRICT COUNCIL AL/100/18/PL

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01| INTRODUCTION

EXECUTIVE SUMMARY

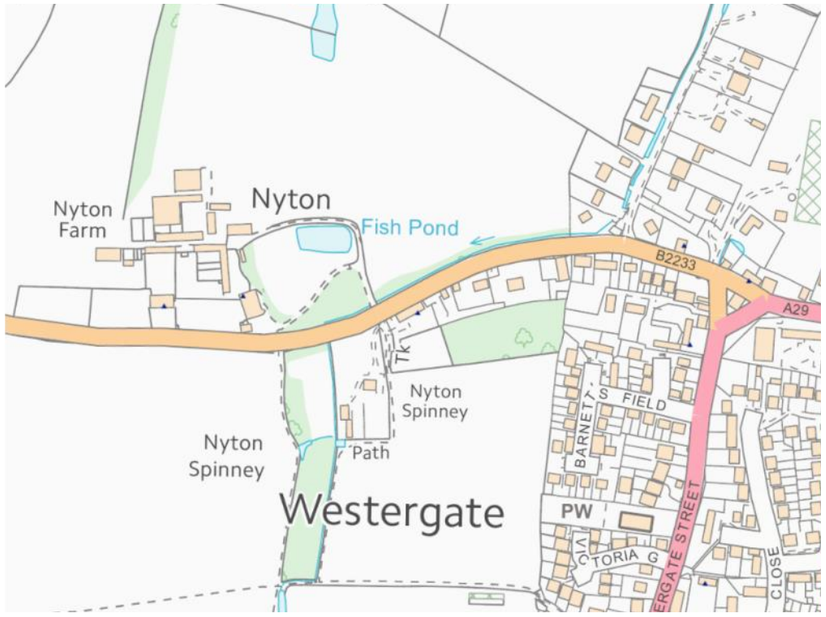
MH Architects Ltd have been instructed to prepare a Design and Access Statement in support of Detailed Planning and Listed Building Consent Applications for the proposed development at Nyton House, Nyton Rd, Westergate, Chichester, West Sussex, PO20 3UL.

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 final change will see the removal of a cleaning cupboard which sits elevated 470mm above the first floor level and construction of a new a new short staircase enabling access from the first floor to both the escape stairway and second floor. 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

KEY PROJECT INFORMATION

KEY PROJECT INFORMATION

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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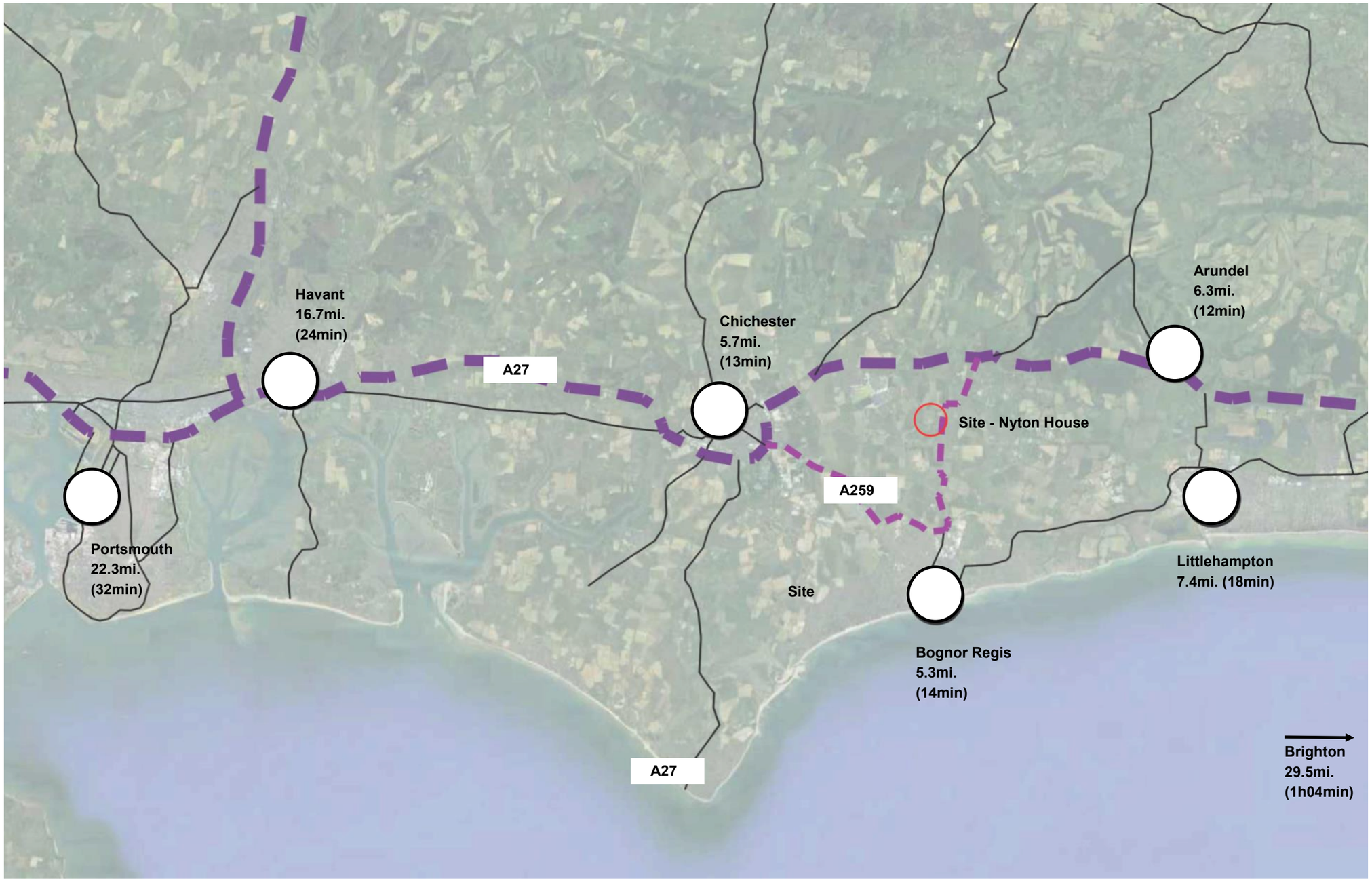
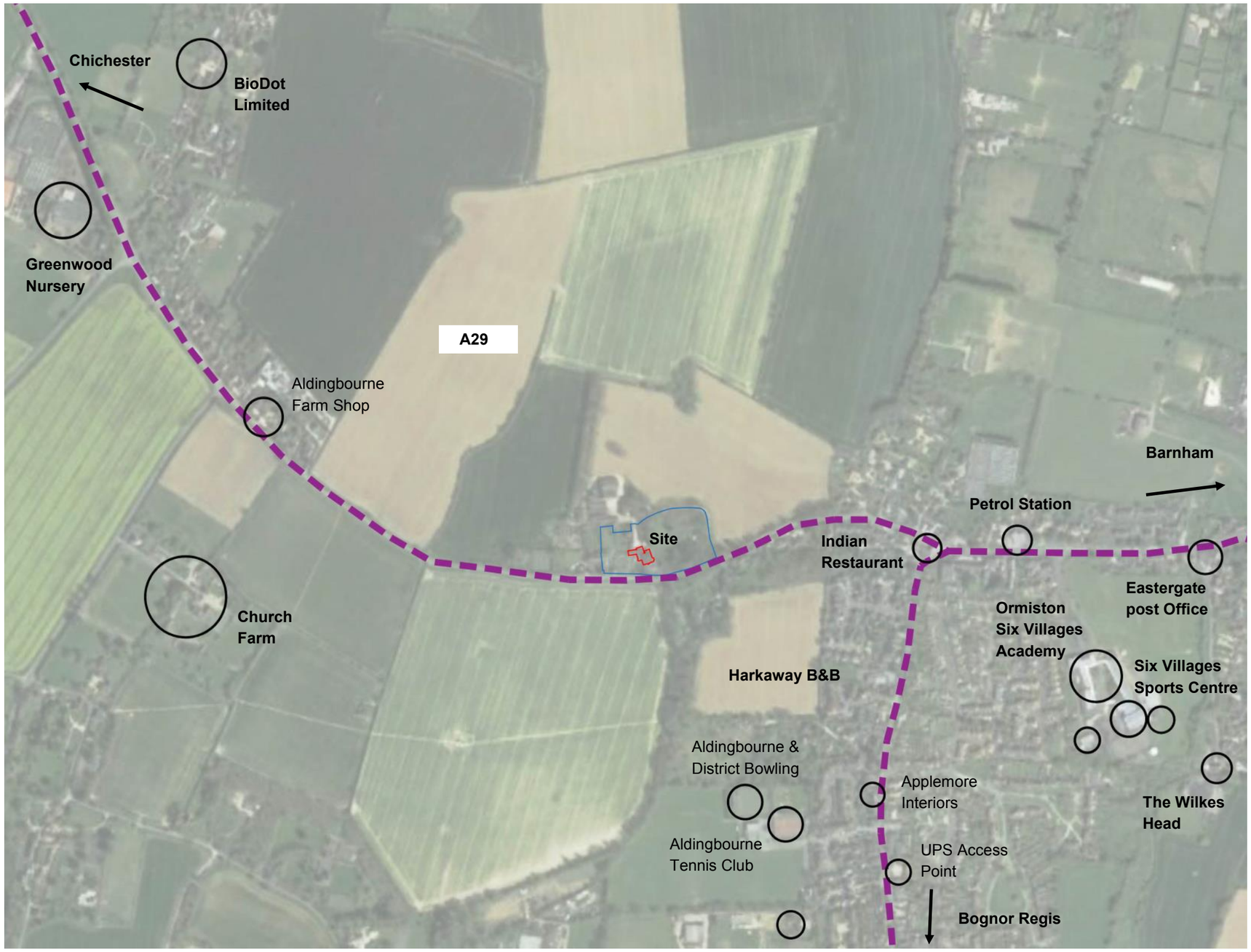
SURROUNDING CONTEXT



04| Site Location and Accessibility

SURROUNDING CONTEXT



Application Site
Land in Applicants Ownership
Main Road
Amenity

05| Local Amenities

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.

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.

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.

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.

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.

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.

2

07| Photographs of Nyton House

RELEVANT PLANNING HISTORY

Application Site
Land in Applicants Ownership
Listed Building

04/03/64 - Planning application submitted for alterations.
Ref: AL/23/63

06/08/75 - Construction of double garage and triple car port.
Ref: AL/59/75

07/01/82 - Change of use from private dwelling to home for the elderly.
Ref: AL/124/81/B

21/12/82 - Planning for new staircase and external fire escape.
Ref: AL/88/82/B

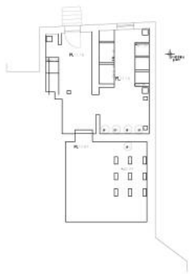
27/05/83 - Planning application for the demolition of greenhouse and out-building and construction of new extension for living accommodation.
Ref: AL/105/82/L

08/02/85 - Planning for extension to house.
Ref: AL111/84/B

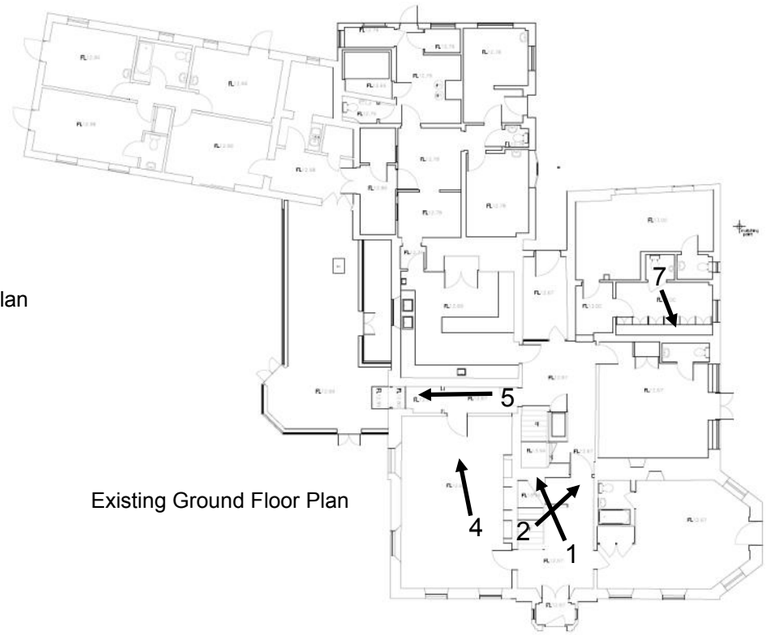
08| Listed Buildings

04| DESIGN PROPOSAL

EXISTING LAYOUT

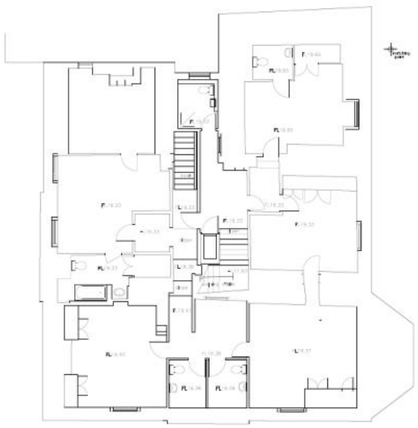


Existing Basement Floor Plan



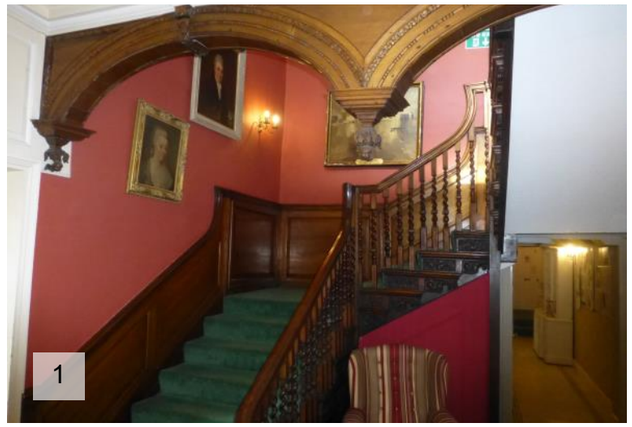
Existing Ground Floor Plan

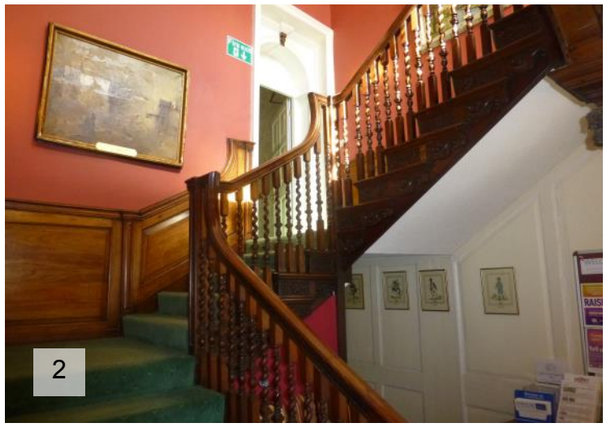
Existing First Floor Plan

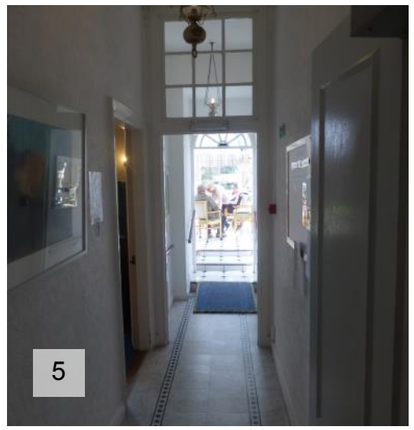


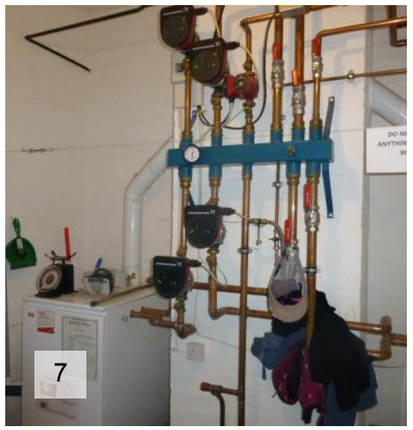
Existing Second Floor Plan

9| Existing floor plans









10| Internal images

PROPOSED PLANS

Proposed Ground Floor Plan

Proposed First Floor Plan

The proposed alteration work will consist of:

Ground Floor

Demolition of internal partitions within the room in the South-East bedroom of the house to make way for a communal disabled toilet and a private en-suite bathroom replacing the previous cupboard and bathroom. 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.

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.

Demolition of internal walls within the North-East section of the ground floor resulting in the removal of a service and maintenance room plus bedroom, to make way for two new bedrooms with en-suites, that provides the home with 1 additional bedroom and 2 extra en-suite facilities to help provide better living facilities for the residents.

1st Floor

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 the original, currently blocked up window. This will both double the amount of natural light entering the room and restore the original elevation.

The final change will see the removal of a cleaning cupboard on the first floor to allow for a new 470mm high staircase linking the first floor to both the escape stairway and on to the second floor.

EXISTING/PROPOSED ELEVATIONS

North Elevation

East Elevation

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

South Elevation

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.

West Elevation

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PRE-APPLICATION ENQUIRY (APRIL 18)

On the 16th of April 2018 a Pre Application Enquiry package (app reference PAA/70/18) was submitted to Arun District Council for a scheme involving a new development and modifications to Nyton House to improve the functionality of the building in its current form as a residential care home.

Following a site meeting on the 18th of May 2018, the Council's Principal Conservation Officer Martyn White listed the main issues in relation to that pre-application by way of email (dated 29th of June 2018).

The scheme has been split into 3 stages, with internal modification and refurbishment of Nyton House forming the first phase. The feedback received from the Conservation Officer regarding changes contained within this initial phase are listed and responded to below. The quoted main issues regarding that submission are in italics, with our comments as to how these issues have been resolved following;

1 Impact on character of building

- *The existing drawing room would change in use to bedroom accommodation. In addition, it will be sub-divided in to two rooms with individual En-suite rooms. This would in addition, require the relocation of the existing door from the main hall and the loss of most of the northern wall, the remainder of which will have a new door opening in it. This is linked to what appears to be a structural wall for the current kitchen. This is to be partly demolished in order to create the formation of a further new room. The chimney breast of the drawing room would also be affected as part of the subdivision of the room. Such works would greatly alter the layout of the drawing room, resulting in the loss of the 'space' of the front room which is finely proportioned, along with the loss of the fireplace. As a consequence, this element of the works cannot be supported.*

The Design Team have reassessed the proposed internal alterations and agree with the Conservation Officer's concerns regarding the creation of two rooms in place of the existing lounge area. The proposal has therefore been amended so that the existing South-West ground floor lounge will now remain unaltered.

- *The applicant also identified the need for an additional bathroom at the first floor level. Having looked around the area concerned, it is considered that there is potential for this to take place. One suggestion is that the corridor area to the immediate west of the room identified on the existing plans as 'FL15.93' could be used. The existing modern cupboard could be removed and the door to the existing bathroom blocked up. Access from room 'FL15.92' could be made by way of the creation of a suitably designed new doorway. This would also potentially allow the removal of the small access lobby to room 'FL15.93', which if a modern insertion, would be a positive alteration.*

MH Architects have reassessed the planned changes and instead of altering the downstairs lounge propose removing internal partitions on the first floor which will increase the size of the East middle bedroom and allow for the existing en-suite to be relocated. The further benefit of removing the partition is that the reconfigured bedroom will gain use of an additional window significantly increasing the amount of natural light. The modern cupboard has been removed and replaced with a new en-suite for the South-East bedroom which will also benefit from a new relocated door.

2 Conservation gain

- *... there are two modern uPVC windows in the two rooms in the roof, on the western elevation. Such windows should be replaced with something more in keeping; wooden windows to match others present on that level.*

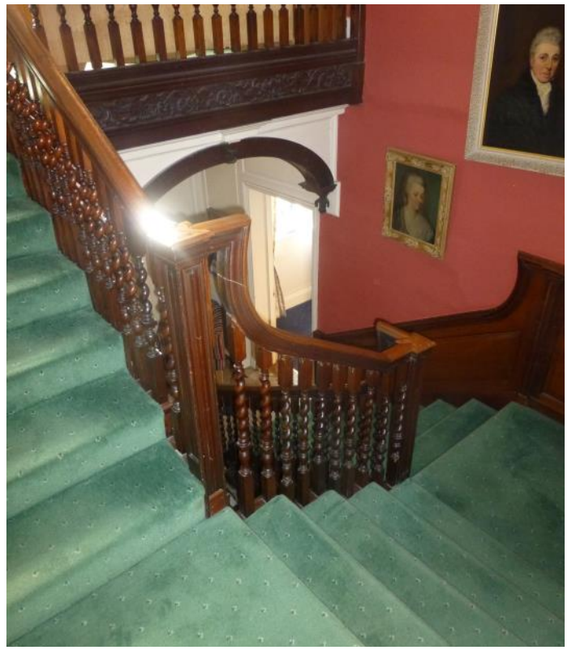
These two uPVC windows, along with another identified on the North elevation, will be replaced with more traditional timber framed units closely matched to the other existing windows.

05| INCLUSVE ACCESS

The site is level throughout and the building is accessible from both the front and rear, with direct easy access for emergency services.

Where internal changes occur, the utmost care has been taken to provide access for wheelchair use and the physically impaired, working with the most up to date building regulations to ensure access and circulation is as inclusive as possible. The internal circulation will be generally unaltered by the proposed changes.

The reconfigurations proposed for the bathroom facilities will improve the usability and accessibility of the en-suites for the care home residents, their guests and staff members.



13| Site images

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06| APPLICATION SUBMISSION

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 blocked 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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