

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

Detailed Planning Application Design & Access Statement

April 2019

For Nyton Care Home



ARCHITECTS



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ARCHITECTS

01 | INTRODUCTION

EXECUTIVE SUMMARY

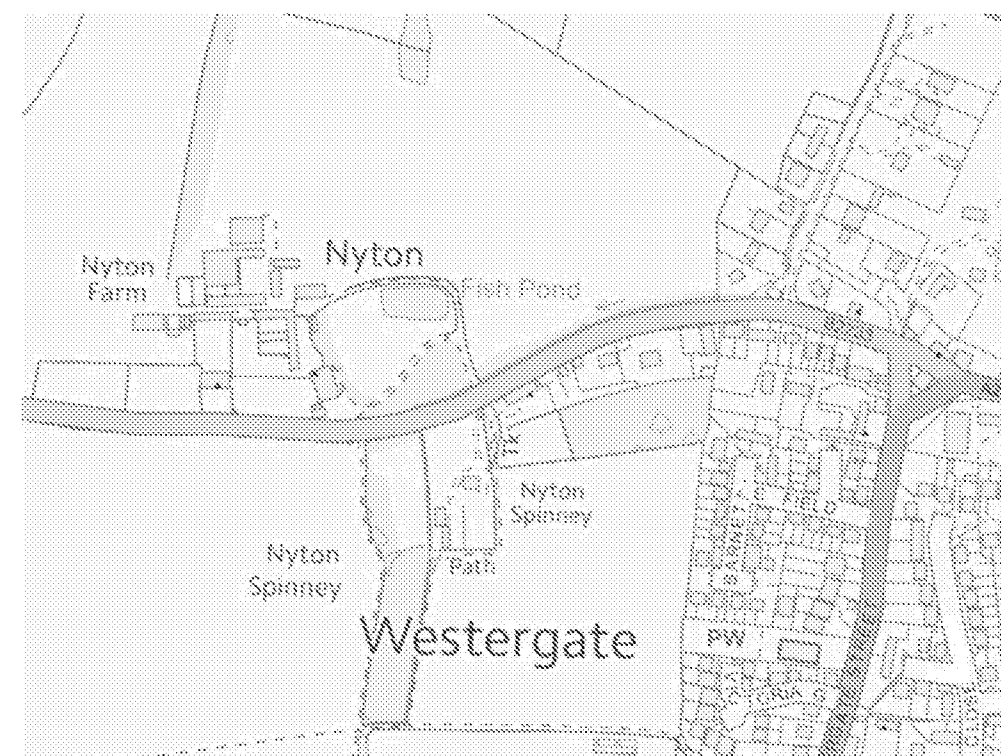
MH Architects Ltd have been instructed to prepare a Design and Access Statement in support of Detailed Planning and Listed Building Consent Applications for the proposed development at Nyton House, Nyton Rd, Westergate, Chichester, West Sussex, PO20 3UL.

The application proposes to construct a new Dementia Wing on a currently grassed area within the grounds of Nyton House Care Home to the North-West of the main house. The new unit will provide an additional 10 bedrooms with en-suite bath/shower rooms, a lounge dining area, and an accessible bathroom for residents and their guests. 2 of the bedrooms will benefit from private secure courtyard gardens, alongside a larger communal courtyard garden with further external seating areas around the perimeter line surrounding the new building. This development will significantly increase the capacity of the care home allowing Nyton House to cater for the growing need for residential elderly care within the local community.

The design team at MHA has carefully examined the proposed development with regard to the historical sensitivity of the Grade II listed main house. The associated Heritage Statement provides a comprehensive description of the considerations and steps taken to limit the impact of the new Dementia Wing on the character of the building and surrounding area.



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:	0.35 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 construct a new Dementia Wing on a currently grassed area within the grounds of Nyton House Care Home to the North-East of the main house ensuring sensitivity with the Grade II listed status of the main house and surrounding area.

The existing residential care home is on a large self contained site 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.

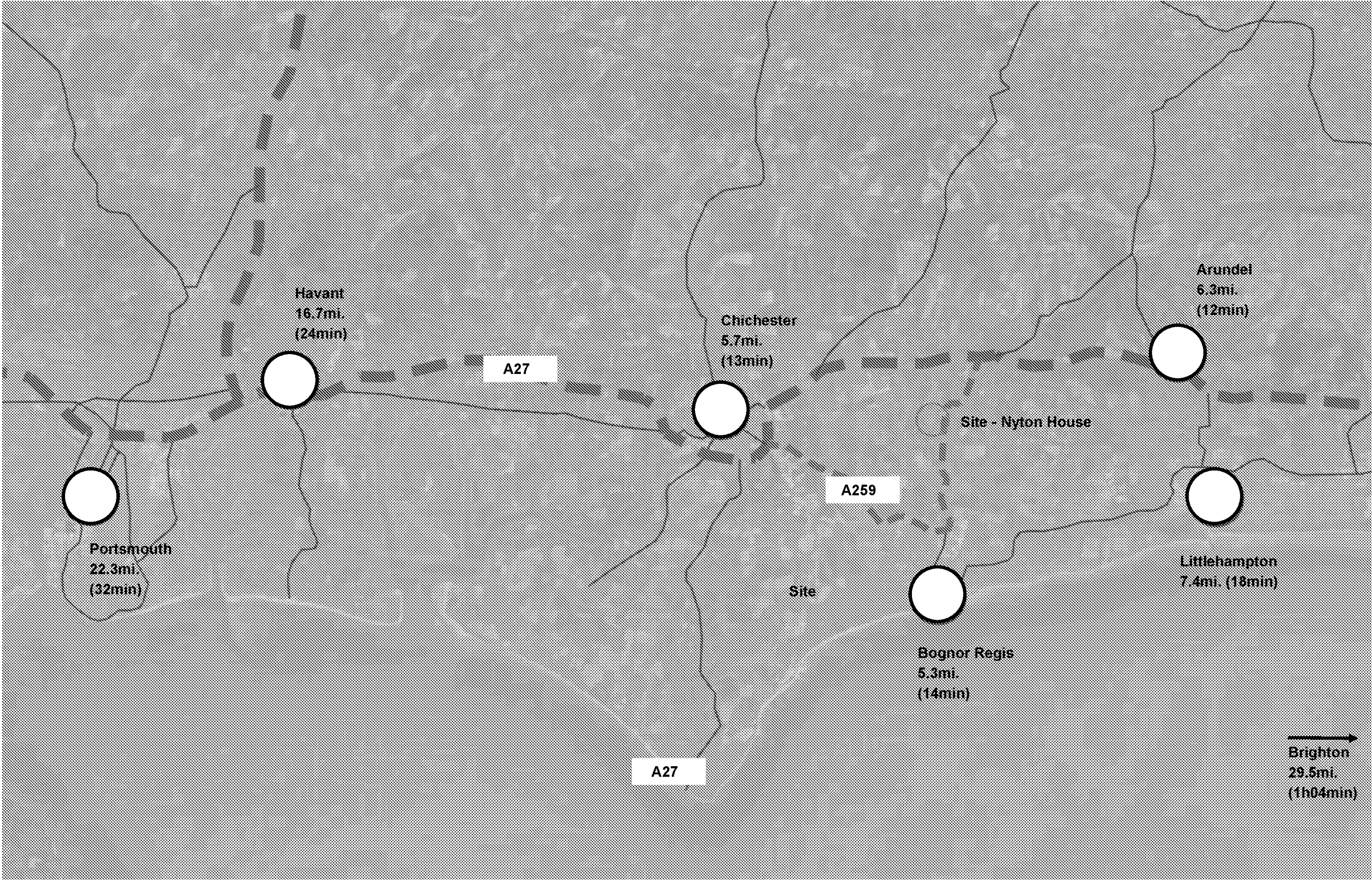
Although Nyton House is not set within any defined Conservation Area or areas of special character, it is defined by West Sussex County Council Historic Environment Record data as within an area of Historic Parkscapes that dates back to the early post medieval period.

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.

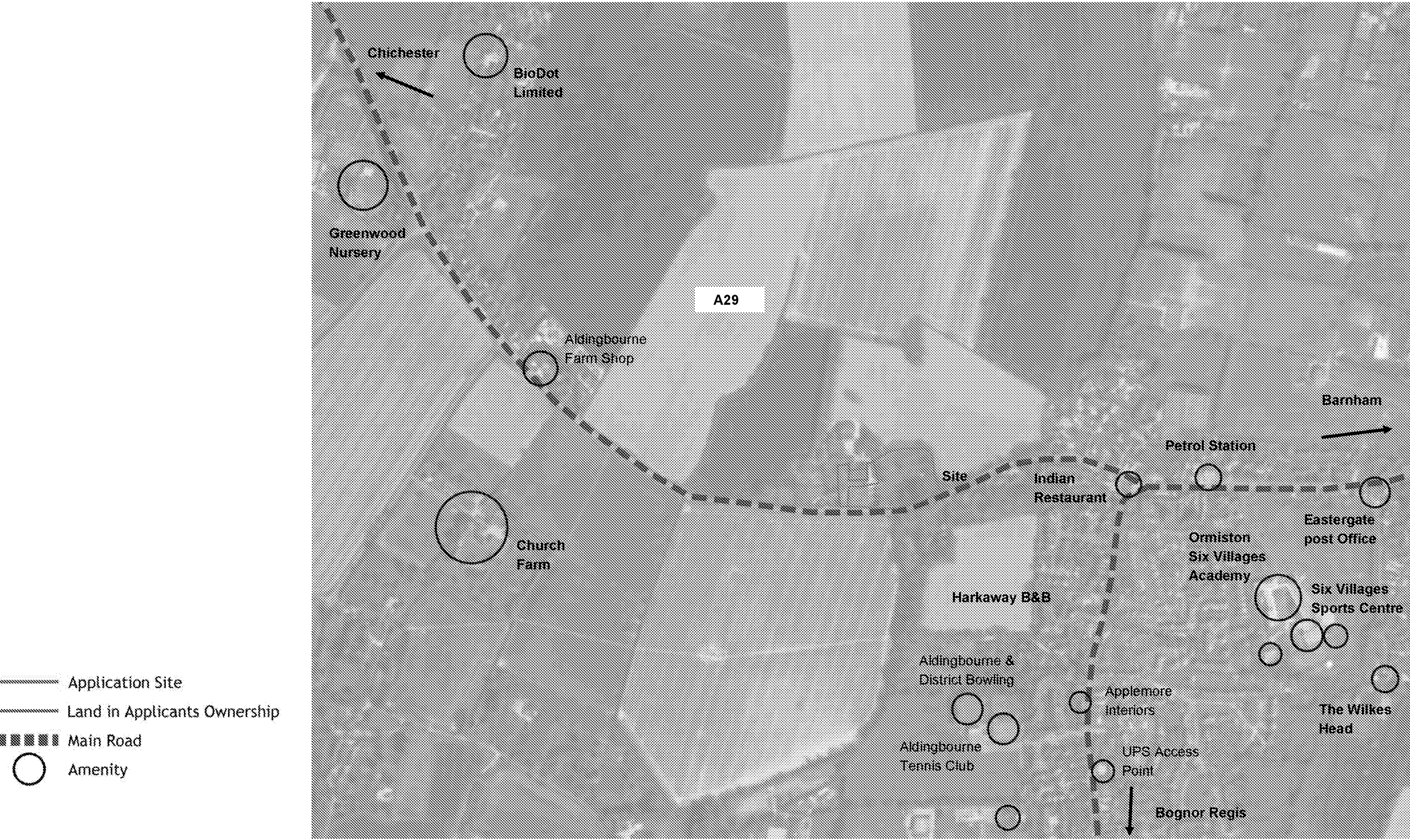


03: Main entrance of Nyton House (South Elevation)

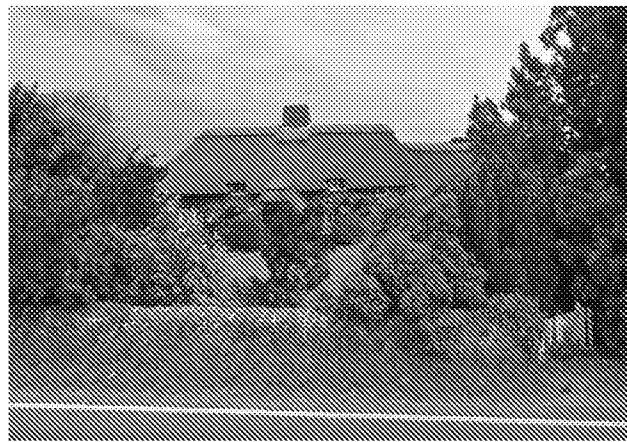
SURROUNDING CONTEXT



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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.

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.



07| Photographs of Nyton House

Flood Zone Study

According to the EA flooding map the site lies within flood zone 1 and therefore is at the lowest risk of flooding.

Noise assessment

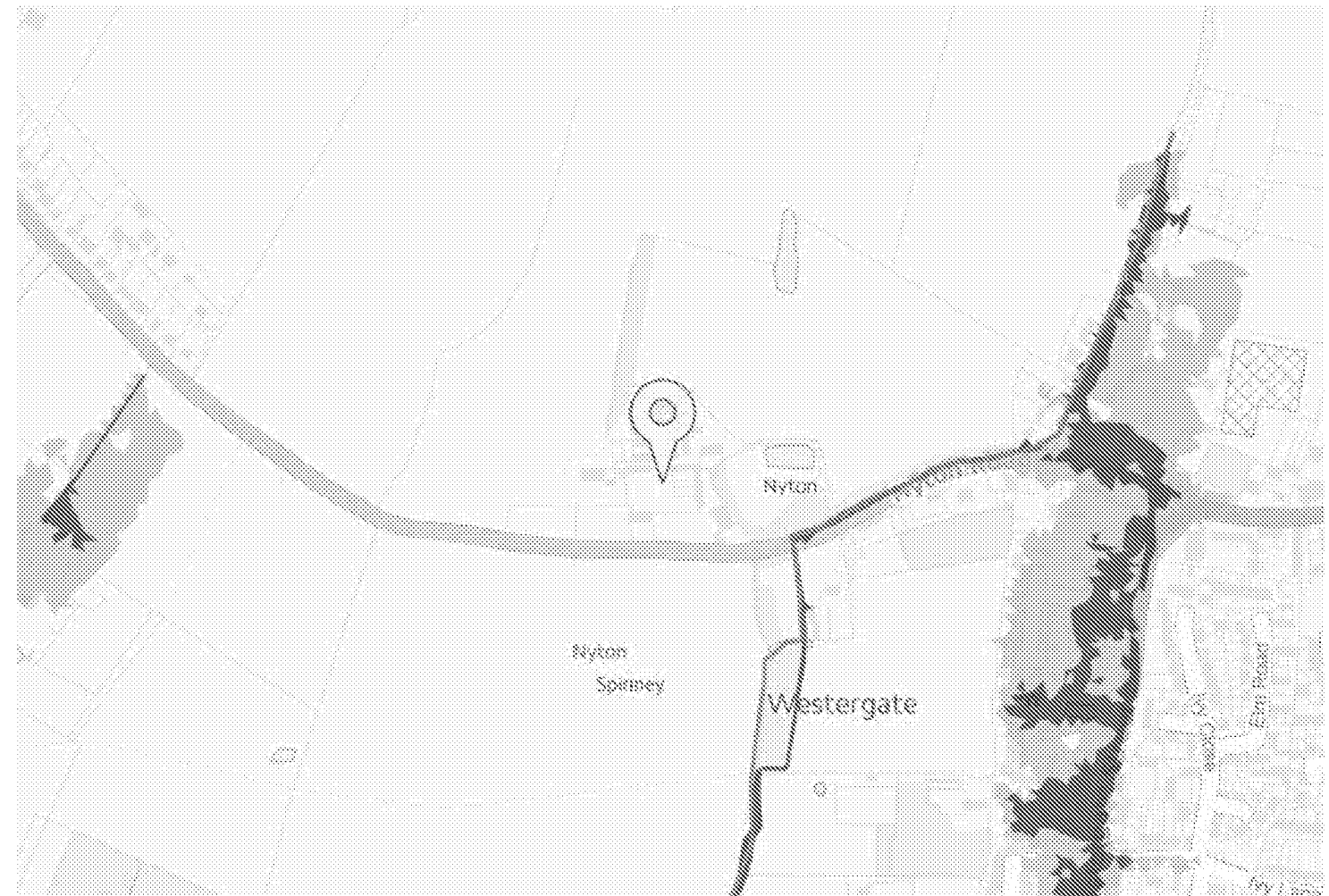
The designation of the site is already established as mixed use by virtue of the existing care home, Nyton House, alongside residential cottages and agricultural buildings lying within the immediate vicinity. The site itself is almost entirely surrounded by flint walling which, alongside several mature trees to the Southern boundary, acts as a buffer to the main road, the B2233.

MH Architects have appointed MACH Residential to carry out an environmental noise survey and subsequent assessment for the proposed development. To determine internal noise levels within the proposed dwellings, an indicative façade noise break-in assessment has been undertaken in accordance with the method given within BS8233 for both day and night time noise levels. The report study indicates that to provide an acceptable acoustic environment within habitable spaces, façade elements should comply with the minimum sound reduction indices specified in this report. For further details refer to MACH Residential Assessment.

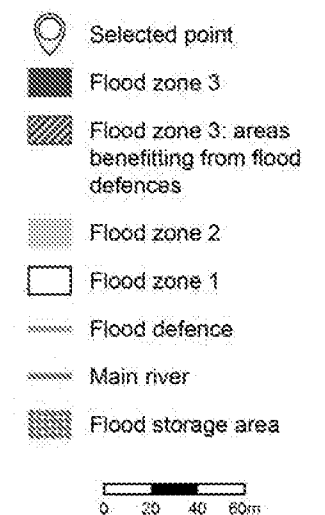
Highways Technical Note and Access Design

Paul Basham Associates were contacted with a view to compiling a Stage 1 Road Safety Audit (RSA) for the proposed development, who have advised the following:

“Having reviewed West Sussex County Council’s (WSCC) guidance for Road Safety Audits, we feel at this stage that this is not required given that it is to remain in the existing location and that a minimal number of vehicle trips will be generated (associated with staff and visitors)... resulting in minimal increase in traffic flows through this junction.”



08| Flood risk map



Radon Zone Study

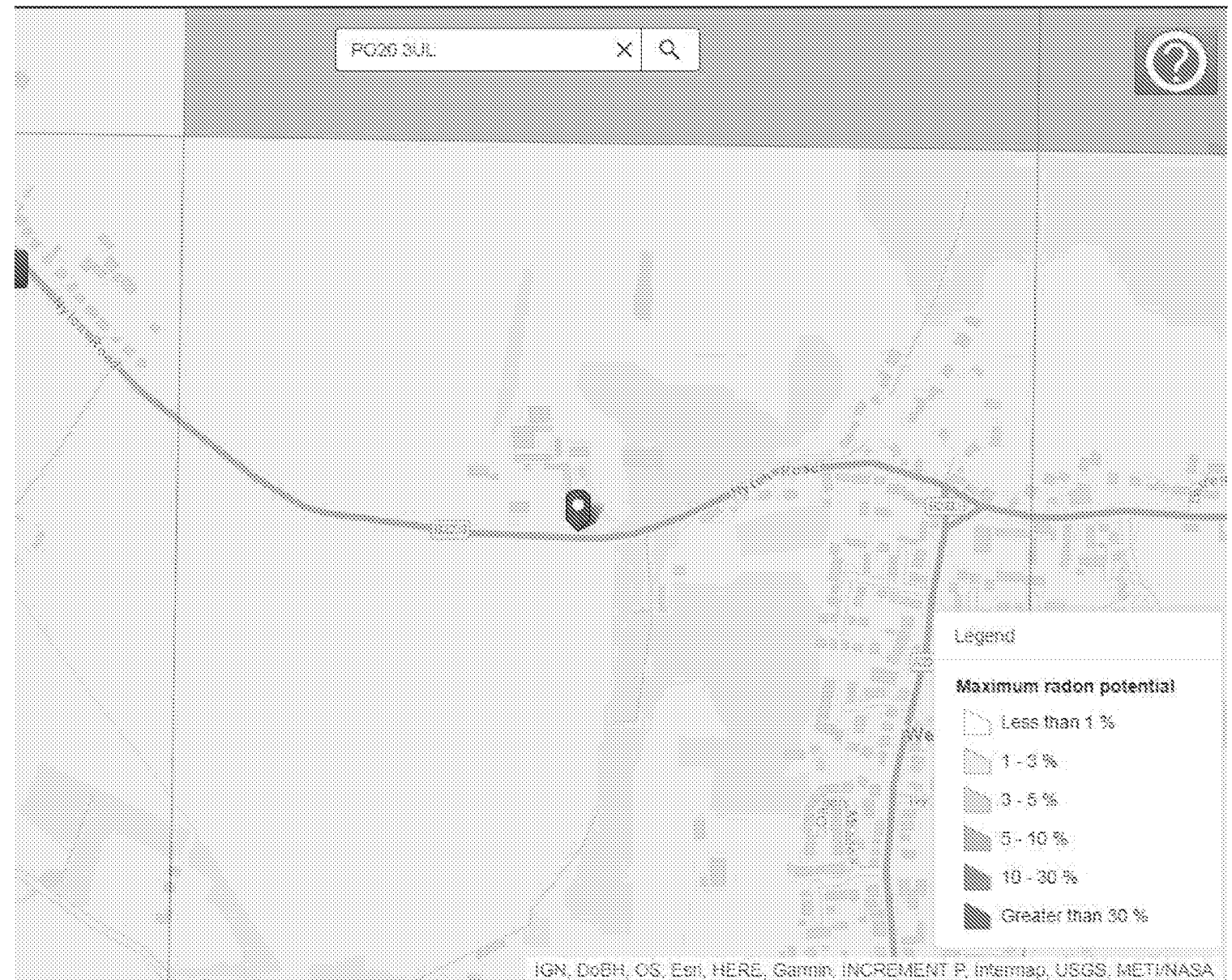
The site has low levels of radon with a maximum potential of 1-3% according to Public Health England. There is low risk of radioactive elements around the site proximities as shown on radon study map adjacent.

Arboricultural tree Report

A Tree survey has been undertaken within the recommendations of British Standards 5837:2012 and current arboricultural best practice. Each tree has been numbered and where instructed for future identification on site. Tree Survey Plan can be found accompanying the application. For further details refer to CBA Trees report which accompanies.

Ecology Report

The ecological appraisal, conducted by Lizard Landscape Design site is not covered by any statutory landscape or ecological designations. There are no trees within the site that are subject to Tree Preservation Orders, nor is the site located in a Conservation Area. The grassed and tree'd area to the east of the main building is a Priority Habitat Inventory - Deciduous Woodland and there are several other similarly defined areas to the south and the east.



09| Radon Map

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

PRE-APPLICATION ENQUIRY & PARISH COUNCIL CONSULTATION

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 the development of a new Dementia Wing in the grounds of Nyton House forming the second 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 location of the new unit is close to other structures, which in the whole is acceptable. However, the current layout and size mean that it will potentially affect the setting of Nyton Cottage. Further consideration needs to be given to this issue. In addition, I also note that the size of the design means that it is located close to the existing original estate structures and their now private curtilage.*

The Design Team have reassessed the proposed internal alterations and the floorplan of the new wing has been amended with the orientation of the dining room rotating so that the footprint of the building will no longer extend to the flint wall to the South and West. The overall foot print has been reduced and it is felt that the nature of the building, being single storey with pitched roofs, will allow it to sit harmoniously within the site.

- It is noted that the argument for the design approach is to reflect the surrounding agricultural buildings. Such an approach is understood. As mentioned above, the closest buildings are the now converted former estate buildings which are constructed from brick.*

As the wing is located some distance from the main house the building form has been designed to reflect the adjacent agricultural buildings, however the material palette is sympathetic to the original house and nearby estate buildings, and closely matched brickwork will help to blend the new development between the two influences.

2 Conservation gain

- ... could also reflect the previous use of the land; that of a kitchen garden? Such a concept would look into the listed building and surrounding garden land as opposed to mimicking the neighbouring agricultural uses (outside of the site)? In addition, it would also naturally provide a separate, contained courtyard garden for the residents. I have some concerns regarding the current proposal to create a small, narrow garden area around the building.*

The proposal has been amended and will now provide a secure communal courtyard garden accessible from within the new Dementia Wing. A further 2 of the bedrooms will have access to private gardens.

The narrow area surrounding the wing will provide secure outside seating areas for resident patients and their guests.

- The garage structure links the main listed building (via the 80's extension) to the standalone building to the north of the site. Such a structure does not play a positive role in this part of the site, and its removal is supported. This is on the basis that the wall behind the garage is maintained, albeit with an access point to the potential new unit location of the new unit... New garages are proposed opposite 'Wyncote', as part of a scheme of works to improve the car parking area. Such a proposal makes sense, but it is not clear, based on the pictures provided to me, if further flint walling will be removed. Please can this be confirmed? Also what will the garages be constructed from/look like?*

MH Architects agree that the existing linked garage detracts from the main house, and the new proposed garage will be constructed from brick with a tiled roof in keeping with the aesthetic of the main house.

- It is assumed that the proposal would result in the loss of the dark stained timber shed like structure. Such a structure detracts from the character of the area, and its loss would be supported.*

The Design Team agree that the timber shed performs no useful function to the care home and its removal forms a part of the submitted plans.

- Flint walling is an important feature of the area, and should be maintained where possible... It is assumed that the entire section of walling to the east of the proposed dining room etc. up to the brick detailing would be removed. This would allow some of the walling to retain... The loss of the walling would expose the extension, which plays a subservient role in terms of function. It would also result in the rear car park area being exposed, which is currently hidden from view. This would have a negative impact on the asset, and at the moment is not fully justified.*

The section of flint walling to the East of the proposed Dementia Unit will be removed in order to allow vehicular access for emergency services and patient transport.

The third phase of the development plan for Nyton House, which is intended to closely follow this second stage, includes the removal of the existing extension which will be replaced by a newly designed extension more sympathetic with the appearance of Nyton House and the surrounding area.

- It would be helpful, if there could be a plan clearly setting out the location of all of the existing flint walling, which identifies the amount/location of walling to be demolished.*

MH Architects have included the existing flint walling and sections to be removed on the submitted site plan.

Parish Council Consultation

The scheme was presented to and discussed with the Parish Council on 02/04/19. The council raised no objections to any aspect of the proposal and were generally supportive.

04 | DESIGN PROPOSAL

DESIGN PRECEDENTS

The area around the site is characterised by a mix of traditional rural architecture and functional agricultural buildings. The design team have paid careful and extensive attention to this aspect of the design in order to present a scheme which embodies the local context.

Within the immediate vicinity, there are a variety of styles and combinations of material, much of which can be and would have been sourced locally to the area, including;

- Brickwork
- Stone/Flint work
- Plain clay tiles
- Slate tiles
- Sash windows and cottage casement windows
- Thatched roofs
- Timber cladding
- Metal/tin

Window and door openings are appropriately scaled with reference to the surrounding buildings, and to ensure adequate provision of levels of light and access to a property.

The photographs and images on this page highlight some examples identified as relevant and influential to the design success of the scheme.

The design team consider that the appearance of the proposed Dementia Wing should be wholly in keeping with the local area. This ethic, which drives the process, will result in a scheme which shows respect to the context of the site and the development and progression of the village.



11| Precedent Images

LAYOUT & PARKING

The proposed site layout has been carefully considered taking influence from the position of the established surrounding properties to preserve the character of the site and its contribution within the local area. The proposal respects the setting and orientation of the host dwelling Nyton House, taking advantage of the location and aesthetic of the surrounding cottages and agricultural buildings.

Both of the existing access points, the main entrance from Nyton Road and the rear entrance from the un-named road are to be retained and utilised as vehicular access to both the new Demetria Wing and the existing main house.

The accompanying plans and layouts demonstrate compliance with space standards, parking requirements, and refuse collection.

Parking

Designated on curtilage parking is proposed to the rear of Nyton House accessible from the North via the un-named access road. Although this area is currently used for parking on an ad-hoc basis with capacity for several cars, the space will be expanded by removing a section of the low flint wall and will provide 11 marked bays.

Refuse collection

A new bin store will be constructed just inside the rear entrance of the property, adjacent to the relocated garage, to allow convenient access for refuse and recycling collections. The bins will be directly accessible from this location and will therefore not need to be moved out prior to collection.



12| Proposed Site Layout

SCHEDULE OF ACCOMMODATION & LAYOUT

The proposed development has a gross internal area of 306.5 sqm.

The scheme involves the construction of a Dementia Unit in the grounds of Nyton House containing an additional 10 en-suite bedrooms to expand the capacity of the existing care home.

The design is to a scale that is in keeping and respectful of Nyton House and the adjacent agricultural buildings and traditional cottages.

The proposed new unit will be accessed from the existing site entrance to the North of Nyton House. Some of the existing outbuildings which have been identified as lacking in functional and aesthetic value located in the vicinity of the rear entrance will be removed and replaced with a small building housing a garage, laundry, and garden and bin stores. This will free up space to increase the area available for parking and enable provision of marked car parking spaces and allow convenient access for refuse and recycling collections.

The level of accommodation is deemed appropriate for the location and will provide greatly needed extra capacity for the established care home allowing it to better meet the needs of the local community.

The new unit will provide an additional 10 bedrooms with en-suite bath/shower rooms, a lounge/dining area, and an accessible bathroom for residents and their guests. 2 of the bedrooms will benefit from private secure courtyard gardens, alongside a larger communal courtyard garden with further external seating areas around the perimeter line surrounding the new building.



13 Proposed ground floor plan

SCALE & APPEARANCE

The scale of the proposed building has been appropriately designed to reflect the vernacular and size of similar buildings in the locality. The development a single story so as to be subservient to the main house and surrounding cottages and the series of pitched roofs echo the surrounding agricultural buildings allowing the building to blend into the local environment.

The window apertures serve to allow light into the property whilst also providing interest and order to the elevations; the entrance doors are suitably sized and positioned in order to give access to the properties.

The orientation and positioning of windows and doors takes into account overlooking and privacy of the neighbouring buildings, but also gives the residents views across the existing and proposed gardens of Nyton House. The existing access to the rear of the 3 adjacent cottages will be maintained with a path.

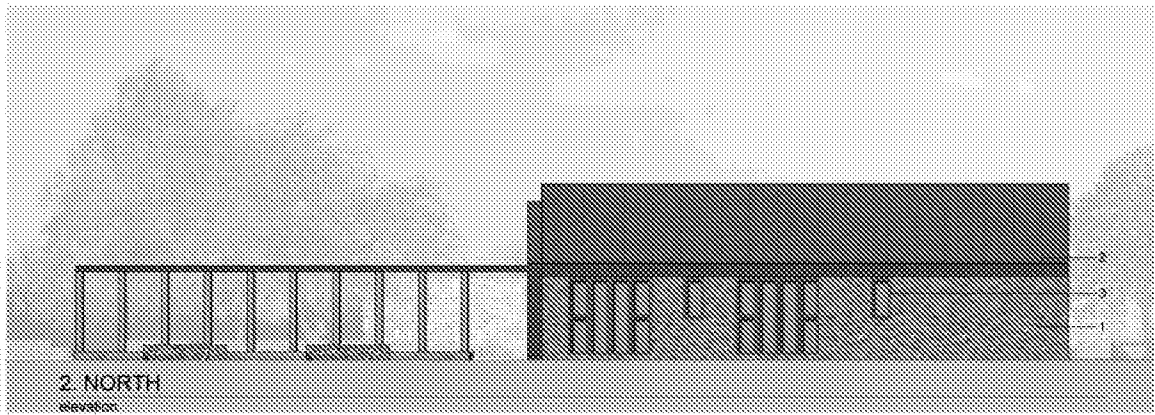
Proposed materials have been very carefully selected in order to create coherence with the village and pick up on the rich traditional vernacular which is present all around. These will include;

- Red brick and multi brick
- Pigmento Red zinc cladding
- Timber cladding
- Aluminium framed door and window sets
- Predominantly concealed guttering, with visible drainage elements matching the Pigmento Red cladding.

It was important to the design team that a sense of place be created by the scheme, and that the overall appearance and street scene generated was a key part of this.



SCALE & APPEARANCE



05 | LANDSCAPE STATEMENT

The external landscaping has been designed as easily maintainable and easily accessible for all users.

Hard landscaping will be firm of ground, with no loose gravel which has the potential to make access difficult for wheelchair and cane users.

Soft landscaping will include as much greenery and planting as possible to encourage biodiversity and wildlife.

Private Landscaping

The residents of the Dementia Unit will have access to a secure private courtyard garden. New timber fencing will form the boundaries of the private garden. Residents will have use of hard landscaped terrace near the rear door. The garden will be designed to be easily maintainable. A small front garden with some soft landscaping and planting will provide a natural set back from the walk-ways and provide the residents with privacy.

Public Landscaping

The existing site access has been utilised to minimise the amount of hard landscaping required.

Careful consideration has been paid to orientation and siting of the proposed building ensuring a sympathetic imprint on the surrounding and ensuring that new landscape enhances the local context.

A 'green' open space has been incorporated into the design in order to offer the residents outdoor space to enjoy.

Detailed landscaping proposals can be prepared as part of a condition of permission.



16 | Proposed Landscaping imagery

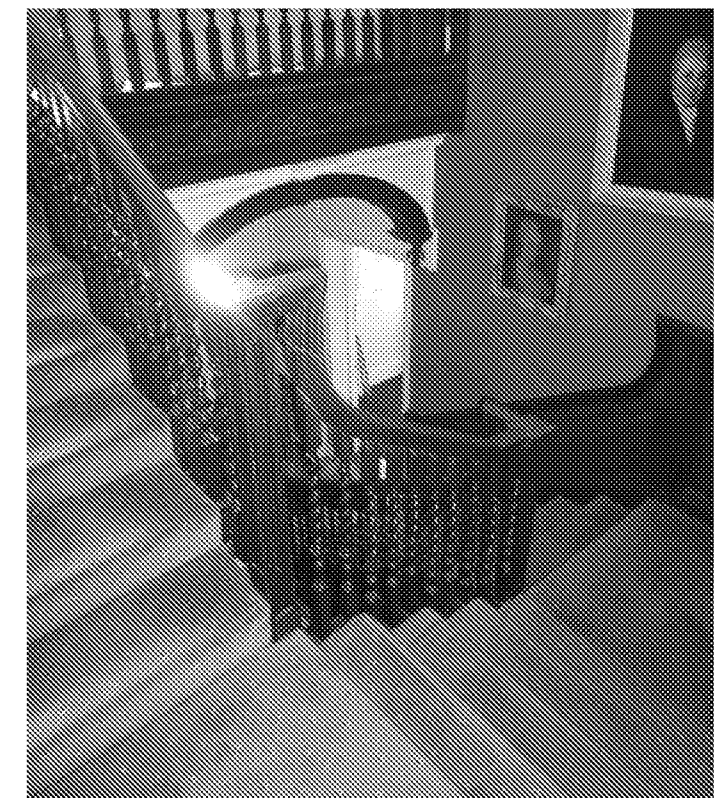
06| INCLUSIVE ACCESS

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

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 plan includes 2 private and 1 communal courtyard gardens to provide safe and secure and accessible outdoor spaces for the residents of the Dementia Wing.

The en-suite and communal bathroom facilities are all designed to be accessible to provide for the needs of the care home residents, their guests and staff members.

The proposed development is single storey with no stairs or change of level.



17| Site images

07 | APPLICATION SUBMISSION

The alterations are not considered to have a negative impact on the building or its character.

The new Dementia Wing will provide greatly needed improvement in the capacity of Nyton House Care Home to service the local community through provision of an additional 10 extra beds. Alongside the 10 new en-suite bedrooms the development will provide a lounge/dining area, a communal bathroom and 3 courtyard gardens.

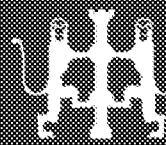
MH Architects have carefully considered the form and materiality of the proposed design in order to ensure that it blends harmoniously into the site and surrounding area. It is considered that this development, with reference to the advice received, will have no harmful impact on the aesthetic of the asset or surrounding area 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.



18: Site images



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