

[REDACTED]

From: Ian Wightman [REDACTED]
Sent: 15 August 2019 17:49
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Chris Purdy (MHA) [REDACTED]; Harvey Hillary [REDACTED]; Martyn White [REDACTED]
[REDACTED] Harry Groucott (MHA) [REDACTED]
Subject: RE: Nyton House Care Home - AL/42/19/PL & AL/43/19/L

Dear Simon,

RE: Nyton House Care Home - AL/42/19/PL & AL/43/19/L

As part of the application to provide additional dementia care at Nyton House, Jane Jones Warner Associates were kindly asked to look at the proposals and offer some commentary on the scheme and consider potential solutions.

The design as it stood was largely as proposed now, with the exception of the roof which was gabled at both ends and thus clearly visible from Knighton Grange Cottage. Part of the problem here was the potential visibility of the gable ends and their visual impact on the large boundary wall which separates the two properties. The gable roofs created a saw-tooth type profile which was not sympathetic in this context.

The solution here was to hip the roofs and thereby push the ridges back so that they were less intrusive. The hipping also resulted in a more recumbent and quieter roof form that turns its back on the cottage and it is therefore much quieter in visual terms. Whilst the roofs would still be visible, the use of good quality clay tiles would be appropriate in this context.

The building design itself, which is divided into a series of ranges, reflects more traditional agricultural typologies, but in a modern idiom. Within the grounds of Nyton House this distinction will be even more clear due to the modern fenestration, though much of this is concealed, especially behind the boundary wall and does not influence the setting in visual terms.

The building form and scale is clearly subservient to the neighbouring historic buildings and does not compete with them. As can be seen in the west elevation especially, the new development is low level.

This is not to say that there is no impact on setting, as there clearly is. The space here is a remnant of the kitchen garden which would have informed the main house. Unfortunately, this has been subdivided into gardens with different ownership and therefore is unlikely to be capable of restoration. The remaining land that houses the dementia wing is now grassed.

Mitigation for this has been provided with the enhancement of the garden to the south and by association the setting of the listed building. This removes a swimming pool which is harmful and detracts from the main house. It also opens the garden up to visitors to the care home and enables them to experience the heritage asset in improved surroundings.

The scheme does not result in extensive loss of historic material or assets which would normally trigger a refusal. As mentioned in the Council's more detailed heritage response, the harm to the listed building is considered 'less than substantial', due to the impact on its setting. We would totally agree with this as the scheme does not result in substantial harm, ie actual harm to significance.

Less than substantial harm is still harm and and therefore should be balanced against any broader public benefits. Given that the listed building is already a care home and therefore provides a viable use for what is otherwise a very large building, the scheme here provides a means for maintaining this function in the long term and therefore helps to make the building sustainable.

Kind regards,

Ian

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