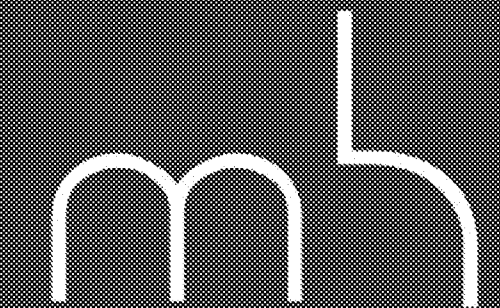


18-003
Nyton House
Nyton Rd, Westergate, Chichester, West Sussex,
PO20 3UL

Listed Building Consent Heritage Statement

March 2019

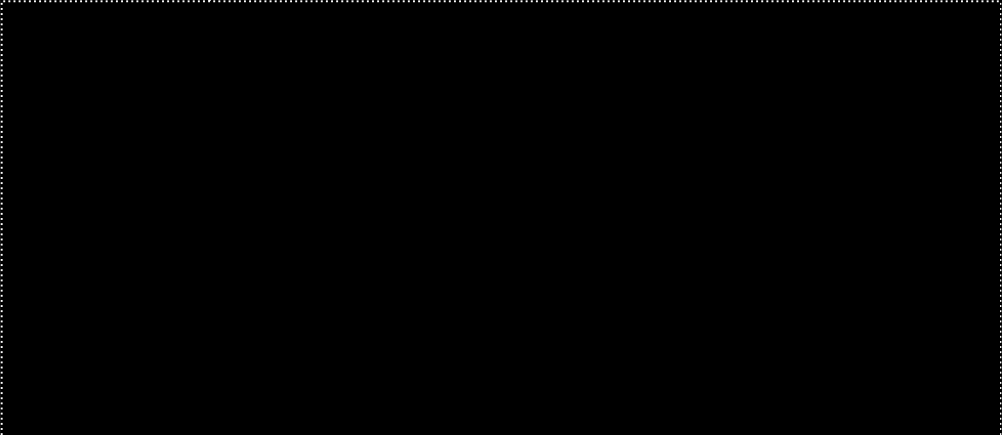
For Nyton Care Home



ARCHITECTS



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



Document Status	LISTED BUILDING CONSENT APPLICATION
Revision	P2
Author	JL
Checked by	CP
Issue date	March 2019

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ARCHITECTS

01 | INTRODUCTION

EXECUTIVE SUMMARY

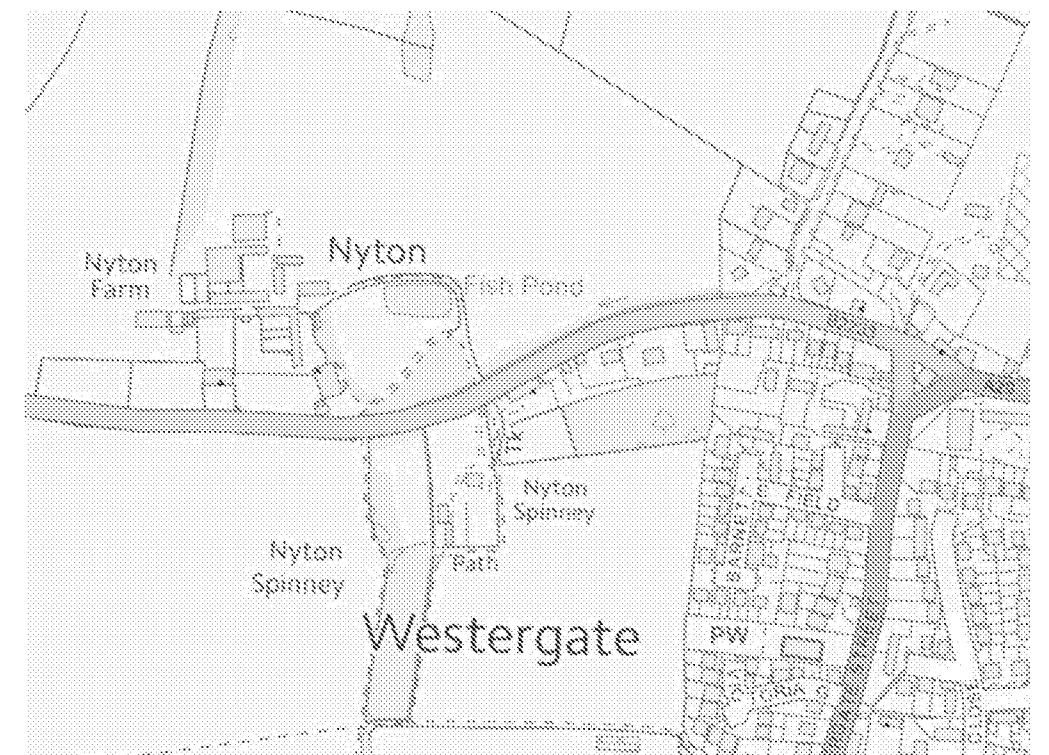
MH Architects Ltd have been instructed to prepare a Design and Access Statement in support of Detailed Planning and Listed Building Consent Applications for the proposed development at Nyton House, Nyton Rd, Westergate, Chichester, West Sussex, PO20 3UL.

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.

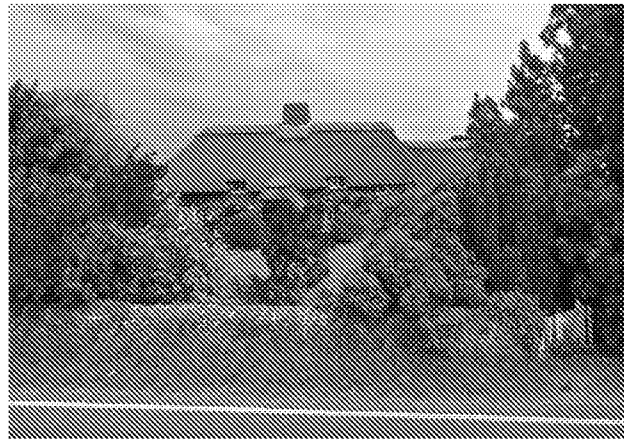
Although Nyton House is not set within any defined Conservation Area or areas of special character, it is defined by West Sussex County Council Historic Environment Record data as within an area of Historic Parksapes that dates back to the early post medieval period.

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



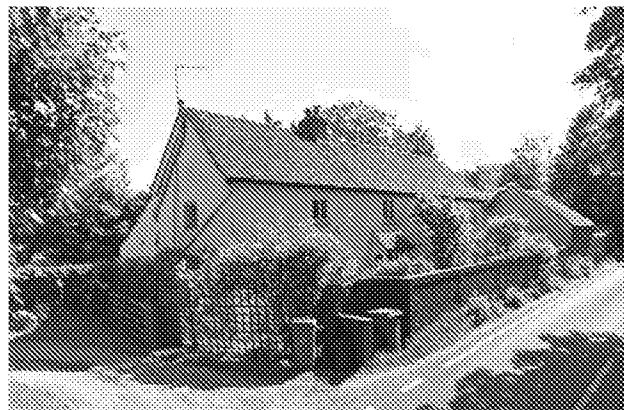
Nyton Cottage

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.



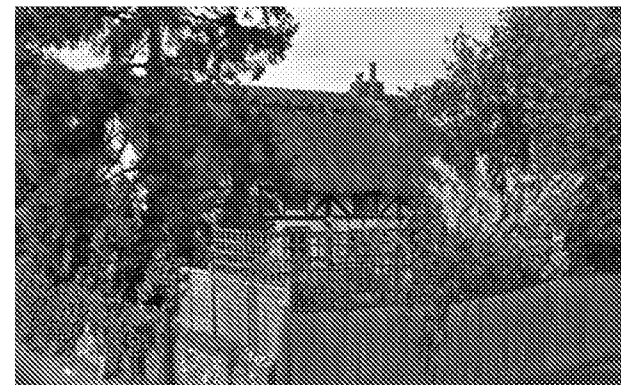
Rose Cottage

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.



05: Photographs of Nyton House

04| DESIGN PROPOSAL

DESIGN PRECEDENTS

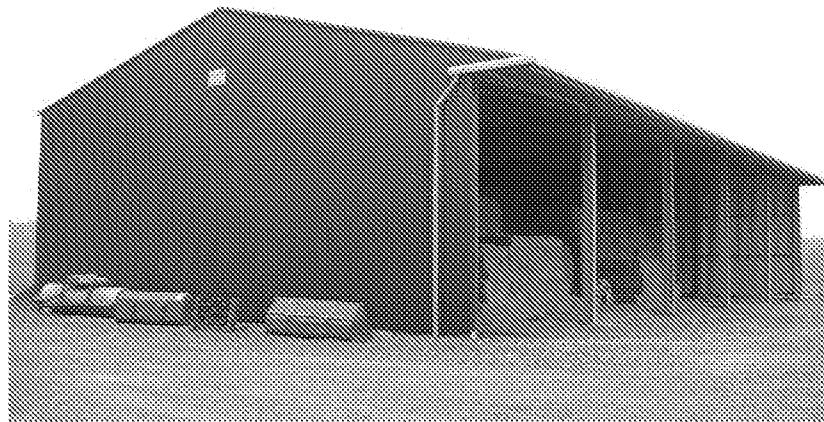
The area around the site is characterised by a mix of traditional rural architecture and functional agricultural buildings. The design team have paid careful and extensive attention to this aspect of the design in order to present a scheme which embodies the local context.

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

The primary influence for the scheme are the single-storey, metal-clad traditional agricultural buildings which are abundant in the area surrounding the site. Reflecting the form and materiality of these buildings will ensure that the new development assumes a subservient relationship with Nyton House and the neighbouring cottages.

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



06| Precedent Images

PROPOSED SITE PLAN

Enclosed courtyards to prevent overlooking and ensure privacy

Site bounded by 2.5 to 3m high flint wall

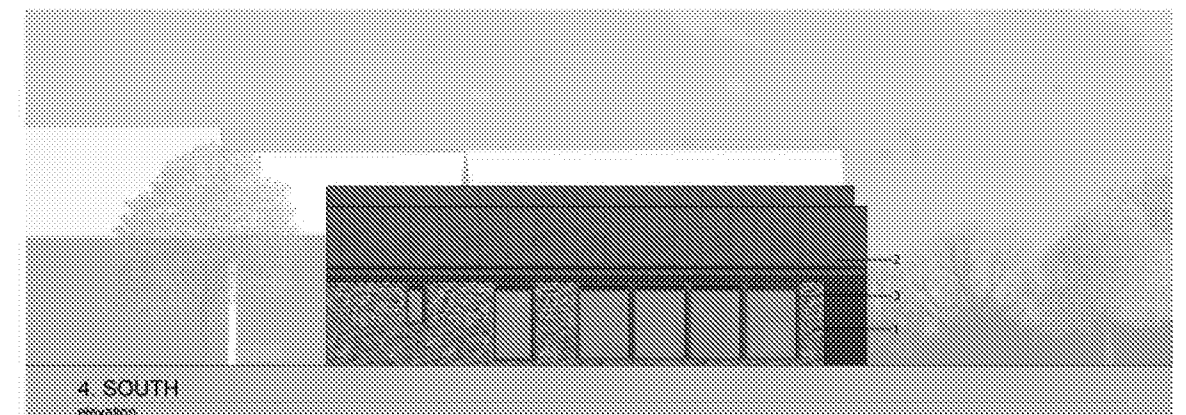
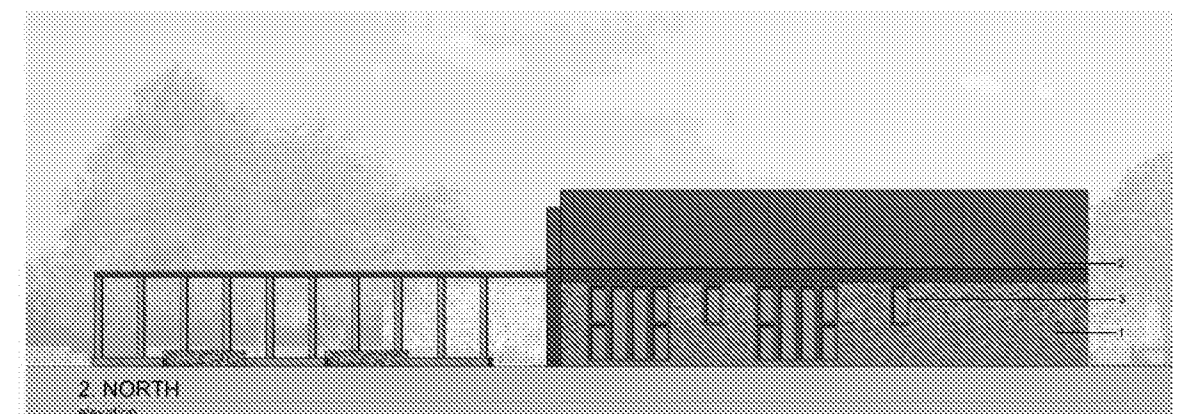
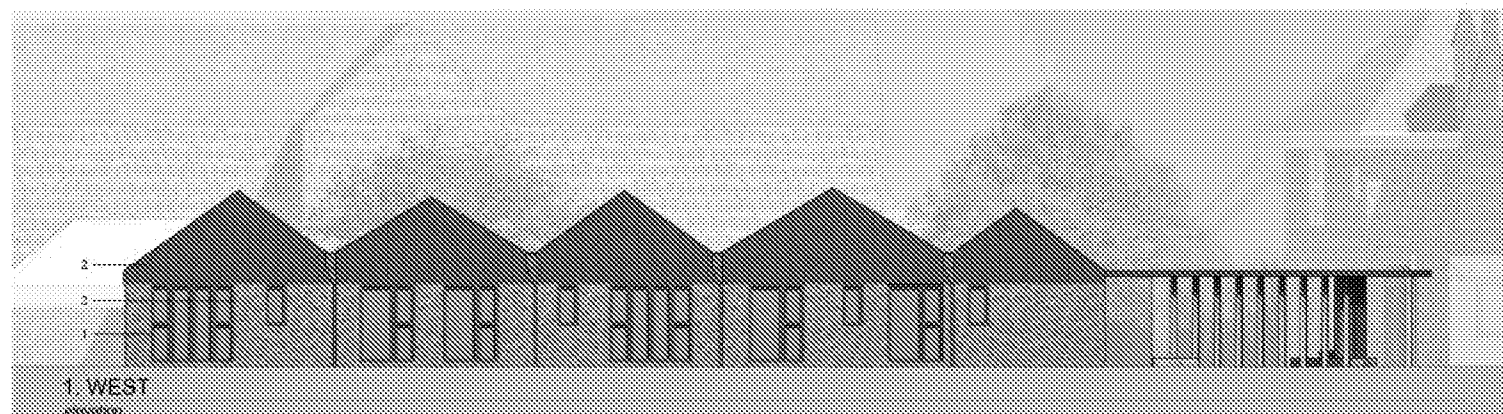
1.5 storey height cottage openings obscured by flint wall

New 1.8m CBF to act as privacy screen

The orientation and positioning of primary openings take into account overlooking and privacy of the neighbouring buildings, whilst also giving the residents views of the courtyards and across the existing and proposed gardens of Nyton House.



ELEVATIONS



Window and door openings are appropriately scaled with reference to both the surrounding buildings, and the need to ensure adequate provision of light and access to the building.

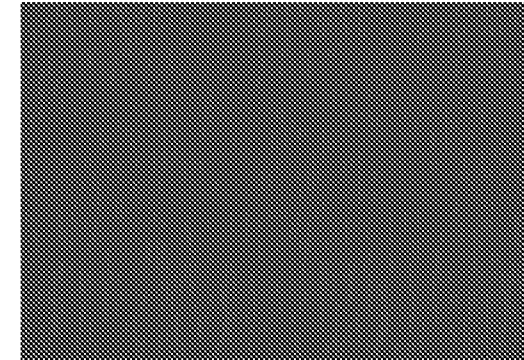
MATERIALS



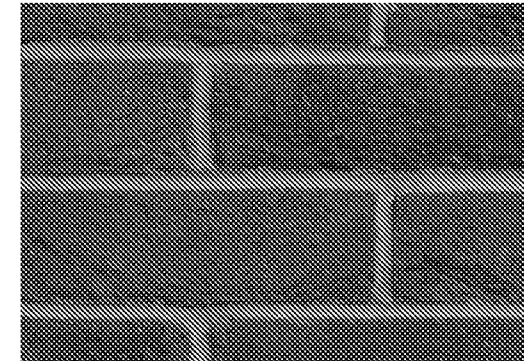
Proposed materials have been carefully selected in order to ensure coherence with the rich vernacular present in the neighbouring properties and wider village, which includes a mix of traditional countryside houses and agricultural buildings. Materials will include;

- 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.

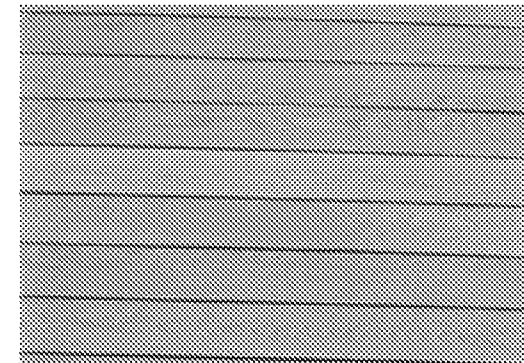
Pigmento Red Zinc



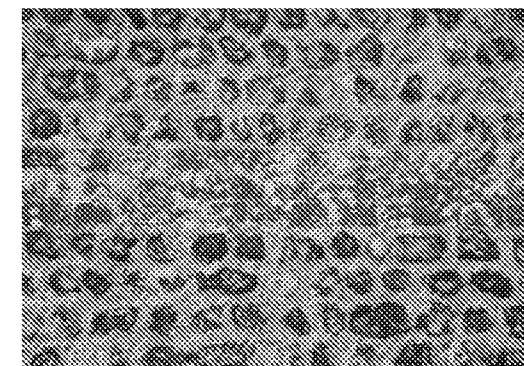
Red Brick



Timber Cladding



Traditional Flint Wall

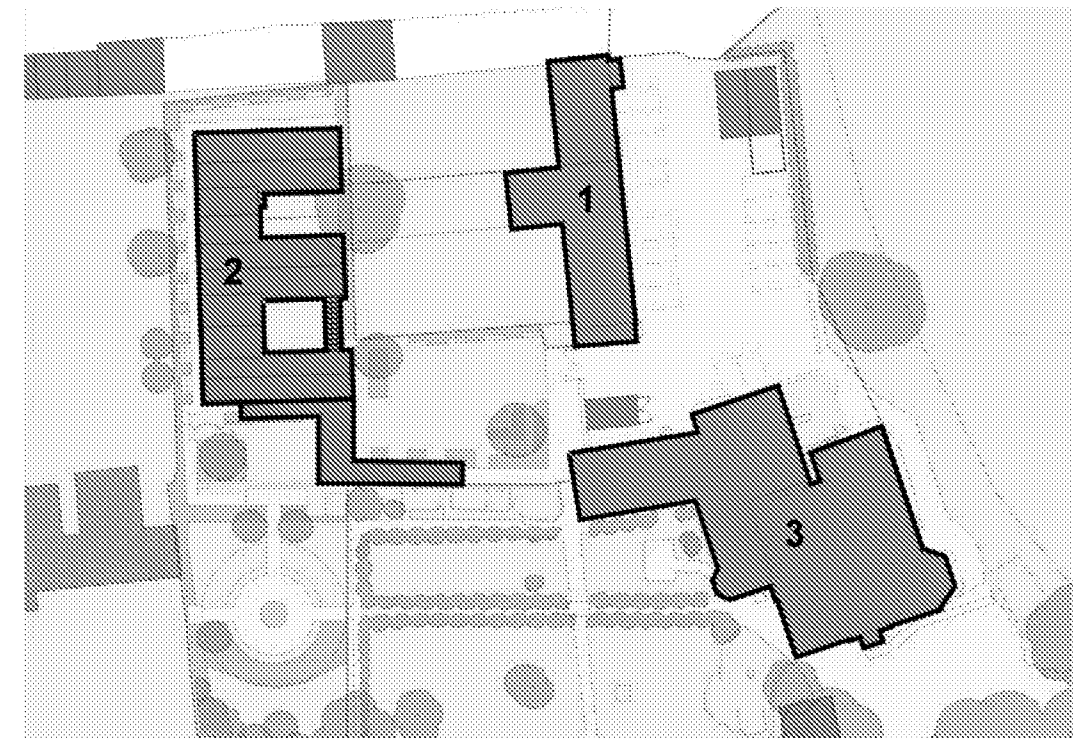


SURROUNDING BUILDINGS

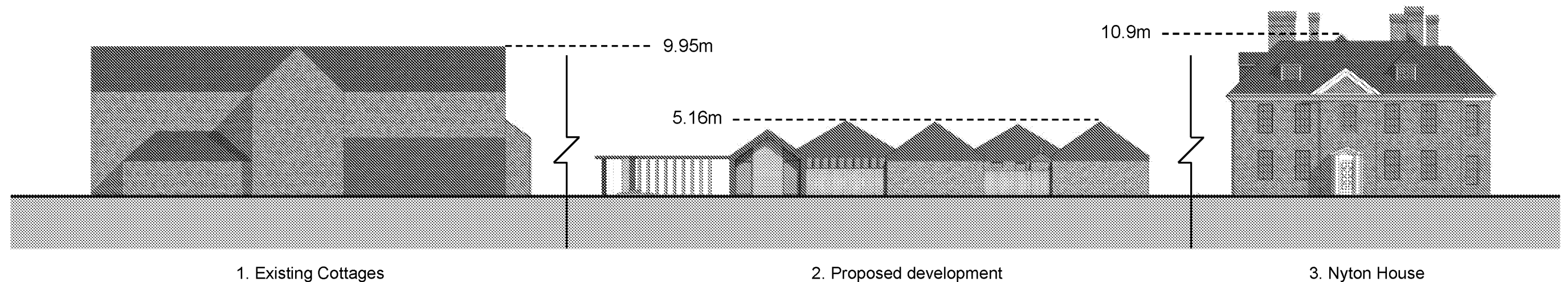
The new wing is single storey in order to ensure subservience to the Grade II listed main house and neighbouring properties, with the low height of the proposed development also prevents the possibility of overlooking or being overlooked by the adjacent cottages.

The design team consider that the appearance of the proposed Dementia Wing will be wholly in keeping with the local area. The design ethic which has guided the evolution of this scheme will result in a development which respects the context of the site whilst also promoting the development and progression of the village.

- 1. Existing Cottages
- 2. Proposed development
- 3. Nyton House



11| Site Plan



12| Building height comparison

05 | SUMMARY

The proposed development is not considered to have a negative impact on the character of the existing building or the surrounding area. The new wing is single storey in order to ensure subservience to the Grade II listed main house and neighbouring properties and to prevent the possibility of overlooking the adjacent cottages. The aesthetic is designed to reflect the surrounding agricultural properties while sitting harmoniously with the main house and cottages.

The internal layout of the new wing affords generous spaces designed to provide for the needs of its occupants, providing an additional 10 bedrooms essential to help meet the growing requirement for elderly care within the local area.

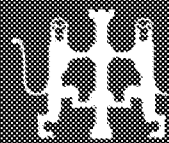
MH Architects have carefully considered the form and materiality of the proposed design in order to ensure that it blends harmoniously into the site and surrounding area. It is considered that this development, with reference to the advice received, will have no harmful impact on the aesthetic of the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



13 | Site images



RIBA 
Chartered Practice

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Southern Gate | Chichester
West Sussex | PO19 8EZ