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To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: AL/42/19/PL & AL/43/19/L

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The application proposes to construct a new Dementia Wing within the grounds of the Nyton House Care Home.

Nyton House is a large, attractive country house, with pleasant gardens and attractive walling, which has been listed as Grade II. 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. It features two storeys and an attic; it is constructed from red bricks, with a tiled roof. Sash windows exist with a large bay of three windows at the south end of the east front.

The interior of the property is very attractive, especially the rooms to the front of the property, along with the two historic staircases. The use of the building as a care home has influenced how the rooms are used, but the layout is such that the rooms can still be understood to some extent.

A number of farm buildings and other structures surround the house and garden and form part of a larger grouping of buildings. Some of these buildings are closely located to the property but are in separate ownership. Some of these appear to be a terrace of three dwellings, which have been altered in appearance (Wyncote, Nyton Gable and Nyton Farm Cottage).

Heritage Assets

Historical mapping shows the 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).

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.

Knighton Grange Cottage is located immediately to the west of the site. It has been identified as a Grade II listed building. The heritage statement indicates that although the listing states that it was constructed during the 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. The cottage is of historic and aesthetic (fortuitous) significance.

There also a number of other Listed buildings in fairly close proximity to the application site, these include:

- Nyton Lodge is an 18th century two storey grade II listed building which has been faced with flints and brick dressings and quoins, all of which have now been painted. There is a tiled roof and casement windows with two modern bays on the ground floor.
- 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 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, and is two storeys.
- Mouse Hall is a 16th century Grade II listed two storey timber-framed building with painted brick infilling and thatched roof, casement windows.
- Hop Garden Cottage (Westergate Street) is a Grade II listed 18th century Cottage with early 20th century extensions. The elevation comprises of flint and red brick dressings, and there is a hipped thatched roof with end brick stacks, and eyebrow dormers. There is a central C19 porch with hipped tile roof provides the entrance.

Due to their age, method of construction and appearance, all of these assets are considered to be of historical significance.

The Proposal

Whilst the description relates to a 10 No. bedroom dementia unit on the grounds of Nyton House Care Home, a comprehensive scheme of works is proposed as part of the current application, including:

- Create one new 10 bedroom dementia care wing on a parcel of land to the rear of the site
- Reposition garages/ancillary structures
- Conversion of the existing garage structure
- Garden Walls
- Enhance the garden

I shall discuss these in turn:

Create one new 10 bedroom dementia care wing on a parcel of land to the rear of the site

The garden is divided up in to a number of smaller garden areas, or 'rooms'. The area of the proposed unit forms part of a larger area which was previously used as the kitchen garden. Sadly, the area has already been sub-divided for other uses, namely that of private residential amenity space (for Wyncote, Nyton Gable and Nyton Farm Cottage). The remaining space, whilst reduced in size, still retains elements of its previous use. It is currently grassed with little to no vegetation.

The new building is located to the north-west of the Listed Building and is separated from it by a substantial wall. There is also a modern later C20 extension and conservatory which partially shields the view of the listed building.

Whilst the location of the new unit is close to other (agricultural/estate) structures, on the whole is generally acceptable, there are some concerns with the proposal. The dementia care wing is a substantial structure that occupies the majority of the space available in the remnants of this former kitchen garden. It is noted that the argument for the design approach is to reflect the character of the surrounding agricultural and estate buildings. Such an approach is understood.

As mentioned above, the closest buildings are the now converted former estate buildings which, like the main listed building are constructed from brick. It is positive to see that the design for the new building also utilises this important material. Like these buildings, the southern elevation of the new building is also very simple in appearance which could potentially reduce its impact. The success of such an idea would be dependent upon the brick to be used, as well as detailed issues such as the brick bond. The proposed materials and relevant details should be provided to the council by condition, if you are minded to approve the application.

The new building is also closely located to the neighbouring listed building (Knighton Grange Cottage) and the longest elevation would be visible from above the existing boundary wall. This elevation consists of a number of gables which is reflective of the neighbouring former estate buildings. However, the result is a feature which could dominate the view when the listed building is experienced. As a result, it is considered that this element could affect the setting of the listed building and potentially be harmful.

Reposition garages/ancillary structures - knocking down the existing garages and repositioning them where an existing structure is currently positioned, to the north of the site

The garage structure links the main listed building (via the modern 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 acceptable. This is on the basis that some of the wall behind the garage is maintained, as indicated on the proposed site plan.

The design of the gate should reflect the character of the buildings on the site and should be approved by the LPA. Any historic walling material should be retained onsite for use elsewhere. This should be conditioned.

New garages are proposed opposite 'Wyncote', as part of a scheme of works to improve the car parking area. Such a proposal makes sense, as it could lead the creation of a small courtyard like area. The current proposal reads as a standard utility structure, which will not harm the asset in this location. This is on the basis that the materials are of high quality, and careful attention is paid to the detailing of the design, e.g. windows are set back within the reveals etc. Materials and fenestration/joinery details should be approved by the LPA.

Conversion of the existing garage structure

The concept of utilising the existing garage structure to the front of the house as an office seems to be a logical one. This would mean that the existing stand-alone structure, which is not aesthetically pleasing, would be removed from the site.

I note that looking at the plans that a clay roof is planned, along with bricks to match the existing. This is supplemented by replacing the existing garage door with aluminium glazing, which if designed sensitively, will produce an attractive detail. Details of the windows should be provided fort by way of condition in order to ensure that they are of dine detailing. Therefore, this element of the proposal is considered to be acceptable.

Garden Walls

The proposal is to remove portions of external garden walls, which are constructed of flint. The location of the largest section of walling to, and attached to, the rear elevation of the property is located in such a position as to separate the later extension from the grounds. It is not clear why it was constructed like this; was it to screen the former kitchen and associated activities from view? Flint walling is an important feature of the area and should be maintained where possible.

The justification of the loss of the flint walling is to allow emergency vehicle access to the new unit. It is also assumed that it would allow greater flexibility when it comes to utilising the amenity space. As this is the

justification, the loss of the walling could be considered to be acceptable. All materials must be retained on site for re-use elsewhere.

At present, I note that the proposed site plan and the landscape master plan don't tally with regard to the proposed parking area, nor the layout of the walling to the immediate north of the proposed herb garden. Please can this be confirmed which is correct?

Enhance the garden

The proposal also considers the garden, and proposes a significant programme of works, not just in the immediate area, but also other parts of the grounds, namely the former swimming pool area, and a stretch of land around the side and rear of the main listed building.

The existing swimming pool is not in use and detracts from the attractive gardens. As the pool is not in use, it is considered that its loss would enhance both the grounds and the setting of the listed building.

The loss of the walling as part of the landscaping is unfortunate, but it is suggested that the existing materials are retained within the site and used for repairs or similar.

The garden within the immediate surroundings of the new dementia building would also have a positive impact, subject to the final detailed design. Likewise, detailed plans should be submitted for the herb garden.

Detailed plans should be provided for the large gravelled area to the immediate eastern side of the house, in order to ensure that it is sensitively incorporated into the large landscaping scheme.

Conclusion

Nyton House is a very attractive Listed Building, which is currently in use as a care home. A number of proposals have been considered to both the listed building and an area of the associated grounds, which will ensure that the current use to expand its operations.

Having carefully considered the information supplied as part of the applications, the proposal is such that the impact can be described as causing less than substantial harm in accordance with paragraph 196 of the NPPF (2019). The level of harm is considered to be on the lower end of the scale.

As such, you will also need to consider the public benefits that the development may achieve as part of your assessment of the application, along with the contents of sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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