

Heritage Statement

Land at Byfields and Nightingale Cottage, Nyton Road, Westergate

Demolition of 2no. existing dwellings and the erection of 7no. dwellings, with associated parking, bin store, alterations to the existing access and the extension of the existing footway.

ON BEHALF OF

Ms Elizabeth Halton and Ms Siobhan Hickie

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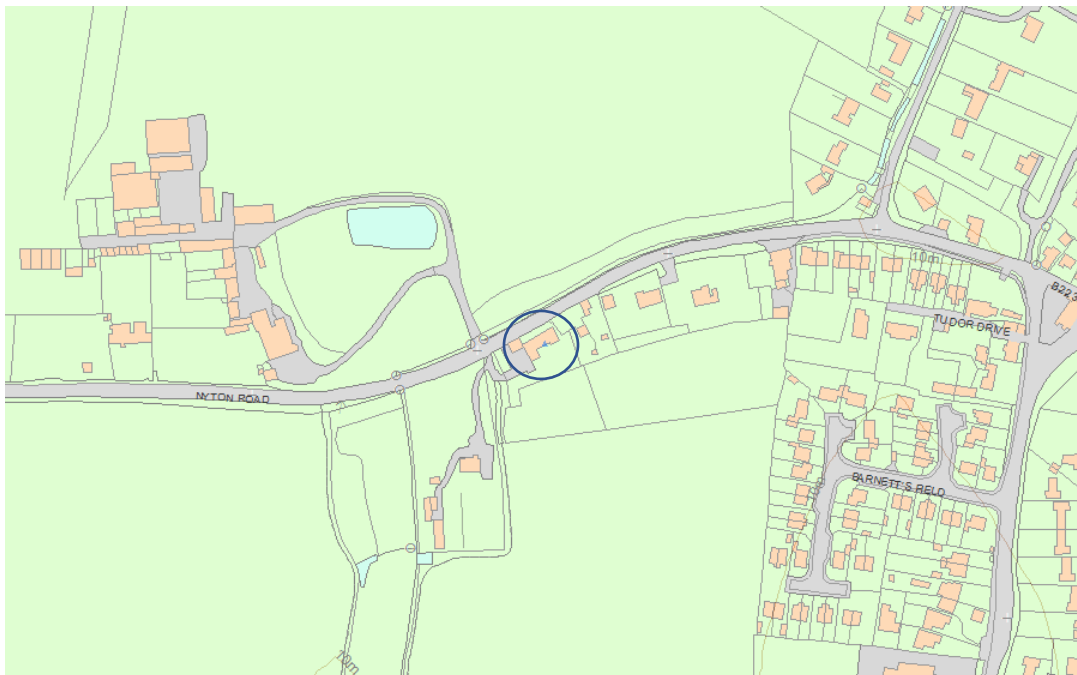
1 INTRODUCTION

- 1.1 This Heritage Statement is prepared on behalf of Ms Elizabeth Halton and Ms Siobhan Hickie in support of an application for full planning permission for the demolition of 2no. existing dwellings and the erection of 7no. dwellings, with associated parking, bin store, alterations to the existing access and the extension of the existing footway.
- 1.2 This Statement will set out the significance of the Grade II listed heritage asset and assess the proposal against heritage policies at local and national levels.

The Site

- 1.3 The application site lies partly within the built-up area boundary of Westergate of a 0.28 hectare plot and comprises two residential properties known as Byfields and Nightingale Cottage.
- 1.4 Nightingale Cottage borders a Grade II listed building – Nyton Lodge – which is identified under Listed Building Entry Number 1027702. A map of the listed part of the asset is included in Figure 1.1 below.

Figure 1.1 – Nyton Lodge Listed Building (Source: Historic England)



Listing Description

- 1.5 Nyton Lodge was first listed on the 30th September 1984 under Entry Number 1027702 is as follows:

Summary

“C18. Two storeys. Four windows. Faced with flints with brick dressings and quoins, all now painted. Tiled roof. Casement windows. Two modern bays on ground floor.”

Details

MATERIALS: brick walls now painted white, tiled roof with casement windows and modern bay windows on the ground floor.

5 Bedroom House with 2 Bathrooms and 4 Reception rooms with a walled garden to the rear.

Figure 1.2 – Nyton Lodge (Source: Google Earth)



Reasons for Designation

- 1.6 The reasons for listing are as follows:

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

2 HERITAGE POLICY AND LEGISLATION

- 2.1 This section sets out the relevant heritage policies and legislation at national and local levels.

Heritage Legislation

- 2.2 Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest in which it possesses.

National Planning Policy Framework (2019)

- 2.3 Paragraph 189 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.4 Paragraph 192 states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 2.5 Paragraph 193 states that continues to note that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 2.6 Any harm to, or loss of, the significance of a designated heritage asset should require a clear and convincing justification. Substantial harm to or loss of Grade II listed buildings should be exceptional.
- 2.7 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

National Planning Practice Guidance (NPPG)

- 2.8 Paragraph 001 of the Historic Environment chapter of the NPPG states that any decisions where listed buildings and their settings and conservation areas are a factor must address the statutory considerations of the Planning as well as applying the relevant policies in the development plan and the National Planning Policy Framework.

Arun District Local Plan

- 2.9 Policy HER DM1 states:

Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a. Preserve or enhance the historic character, qualities and special interest of the buildings;
- b. Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c. Protect the architectural and historical integrity and detailing of a Listed Building's interior;

- d. Protect the special interest of buildings of architectural or historic interest; and
- e. Protect, and where possible enhance the setting of the building.

3 ASSESSMENT OF IMPACT

- 3.1 This section sets out the significance of the heritage asset in accordance with Paragraph 189 of the NPPF, and the resultant impact of the proposal on this significance.

Significance

- 3.2 The significance of a heritage asset is defined in the NPPF as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.
- 3.3 The listing for Nyton Lodge states that the building’s significance lies in its special architectural or historic interest. These are considered below.

Architectural Interest

- 3.4 Nyton Lodge retains much of its original architectural interest although now features two modern bays at ground floor level.
- 3.5 The proposals to Nightingale Cottage are not considered to affect the architectural interest of Nyton Lodge.

Historic Interest

- 3.6 Historic England defines historical value as “the ways in which past people, events and aspects of life can be connected through a place to the present”. The proposed development is not considered to interfere with the historic interest of Nyton Lodge.

Setting

- 3.4 The setting of a heritage asset is defined in the NPPF as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”
- 3.5 Nightingale Cottage is located to the east of Nightingale Cottage, however it is not considered to make a positive contribution towards its setting.
- 3.6 Figure 3.1 shows the view along Nyton Road and the relationship between Nyton Lodge and Nightingale Cottage.
- 3.7 Figure 3.2 shows a closer up view of Nightingale Cottage.

Figure 3.1 – View looking eastwards along Nyton Road with Nyton Lodge in the foreground and Nightingale Cottage beyond (Source: Google Maps)



Figure 3.2 – View of Nightingale Cottage looking eastwards along Nyton Road
(Source: Google Maps)



Assessment of Impact

- 3.8 The proposal seeks to demolish Nightingale Cottage and erect one dwelling in its place. Byfields is located further west and is also proposed for demolition and redevelopment for 5 houses.
- 3.9 In relation to an identical proposal to redevelop Nightingale Cottage, the Council's Conservation Officer commented 'I do not consider that the proposed dwelling will adversely affect the setting of the adjacent Listed Building. However, materials and finishes need to be of a high standard'.