

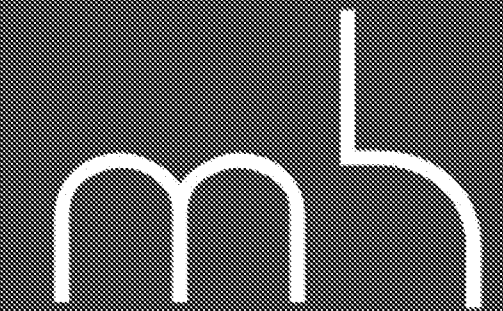
18-003

Boundary Wall to Nyton House
Nyton Road, Westergate, Chichester, West Sussex,
PO20 3UL

Detailed Planning Application Design & Access Statement

January 2022

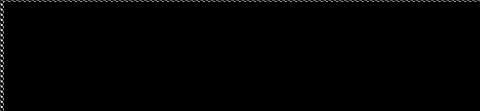
For Nyton Care Home



ARCHITECTS



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



Limited Company
Registered in England No. 1994233

Document Status	LISTED BUILDING CONSENT & DETAILED PLANNING APPLICATION
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ARCHITECTS

01 | INTRODUCTION

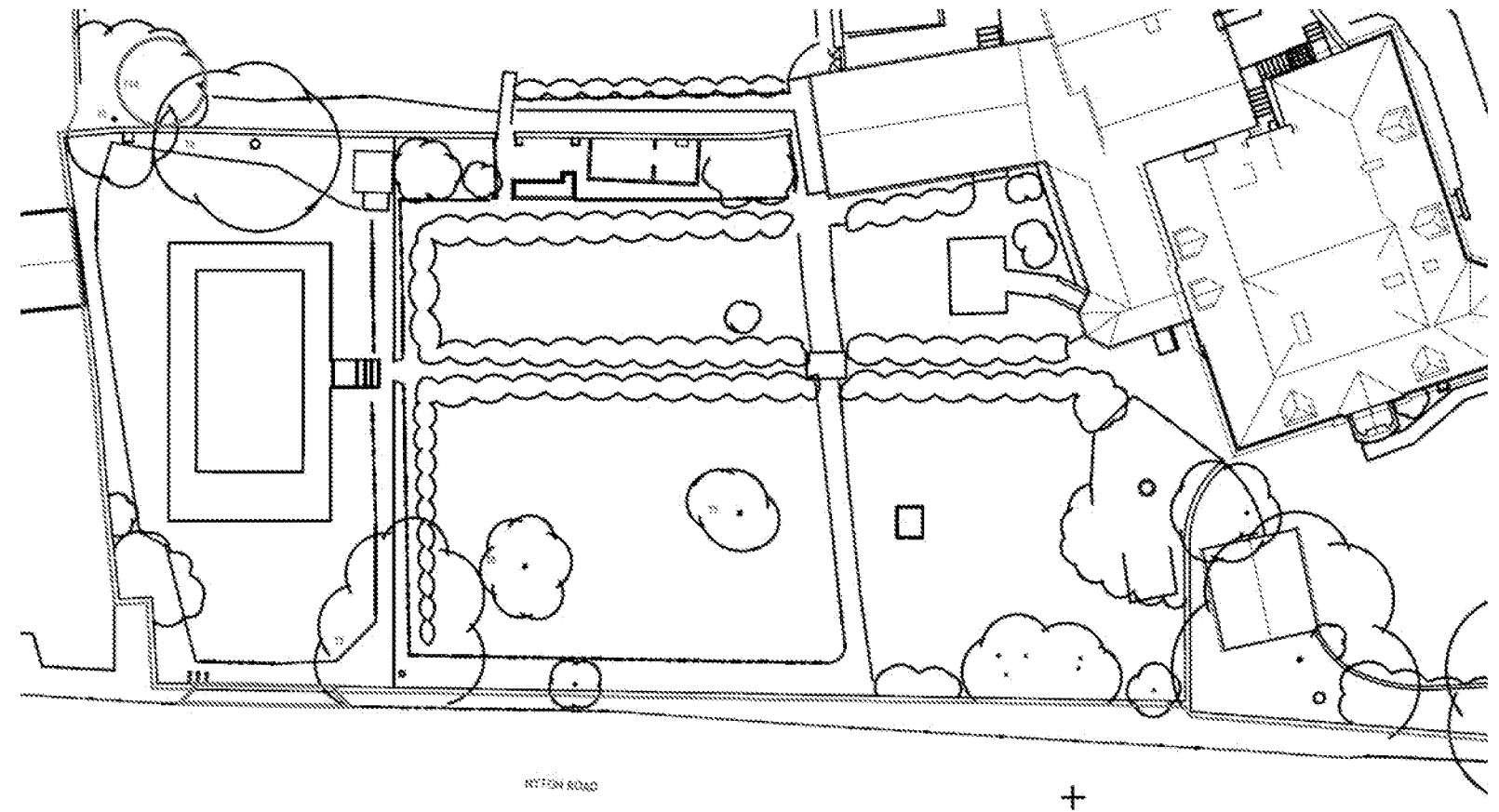
EXECUTIVE SUMMARY

MH Architects Ltd have been instructed to prepare a Design and Access Statement in support of a Full Planning and Listed Building Consent Applications for the temporary removal of a portion of boundary wall at Nyton House, Nyton Road, Westergate, Chichester, West Sussex, PO20 3UL.

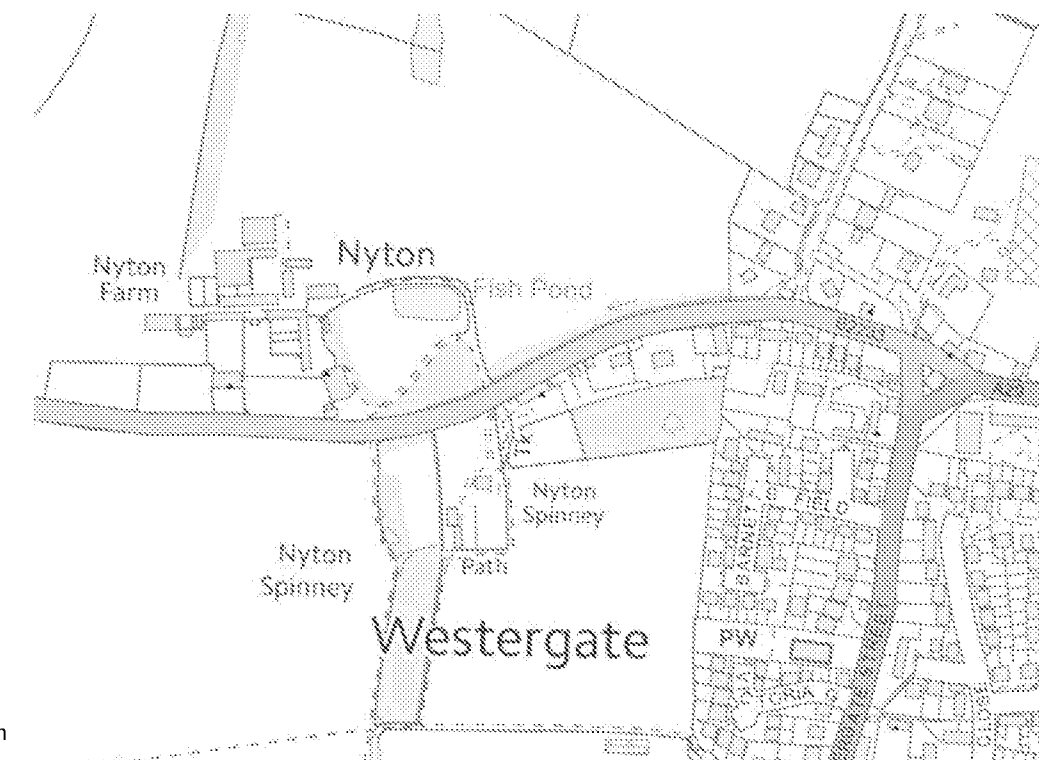
The application proposes to demolish part of the boundary wall to Nyton House Care Home in order to create a new access to the existing site for construction works.

The new aperture will allow access for construction and delivery vehicles onto an adjacent parcel of land, thereby removing any risk associated with vehicles stopping on or near the main road

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 strategy for the works.



01: Site location



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:	10 sqm

PROJECT TEAM

Applicant:	Nyton Care Home
Architect:	MH Architects Ltd

02 | CONTEXT

SITE LOCATION

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.

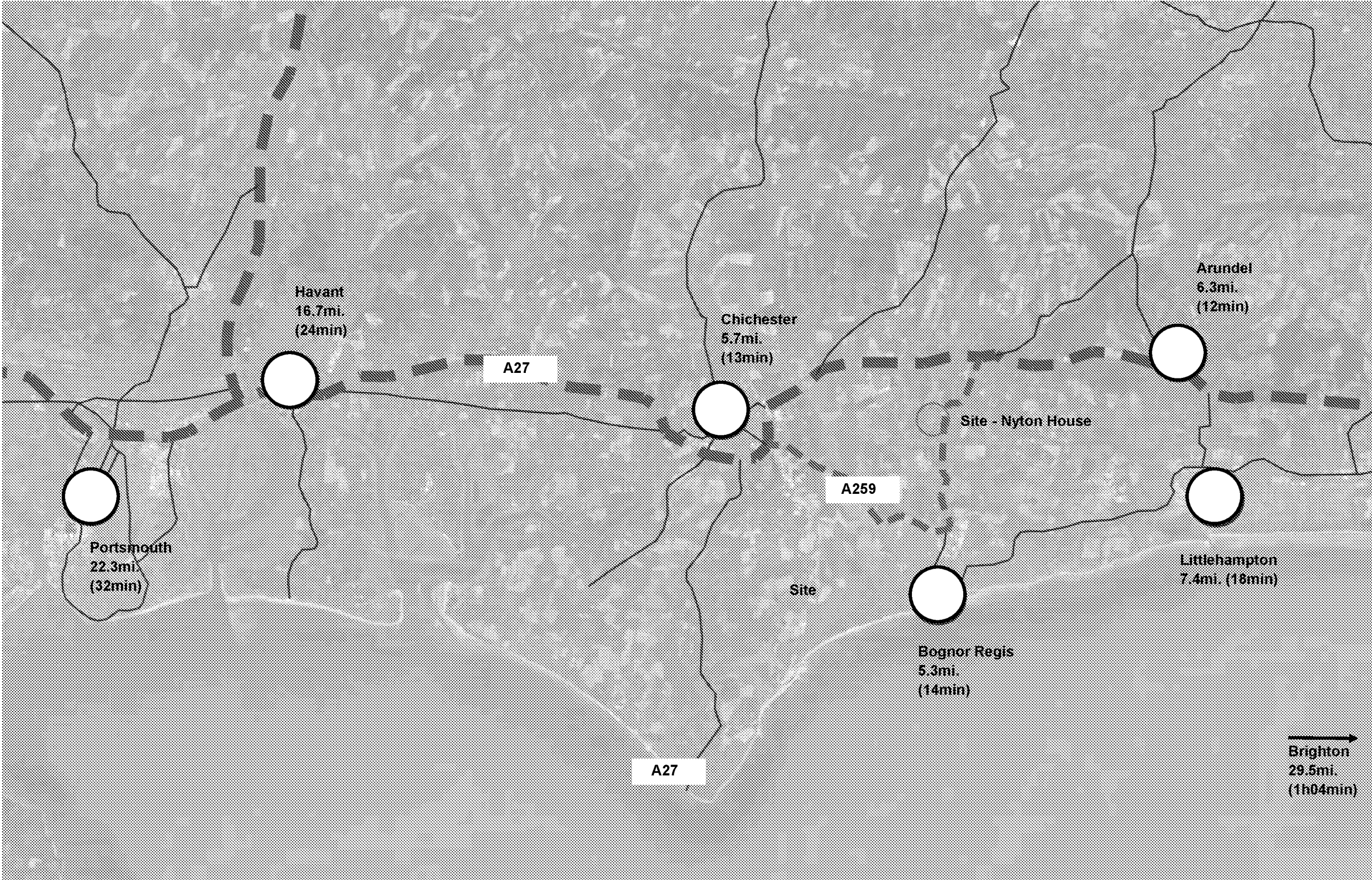
Although Nyton House is not set within any defined Conservation Area or areas of special character, it is defined by West Sussex County Council Historic Environment Record data as within an area of Historic Parksapes that dates back to the early post medieval period.

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.



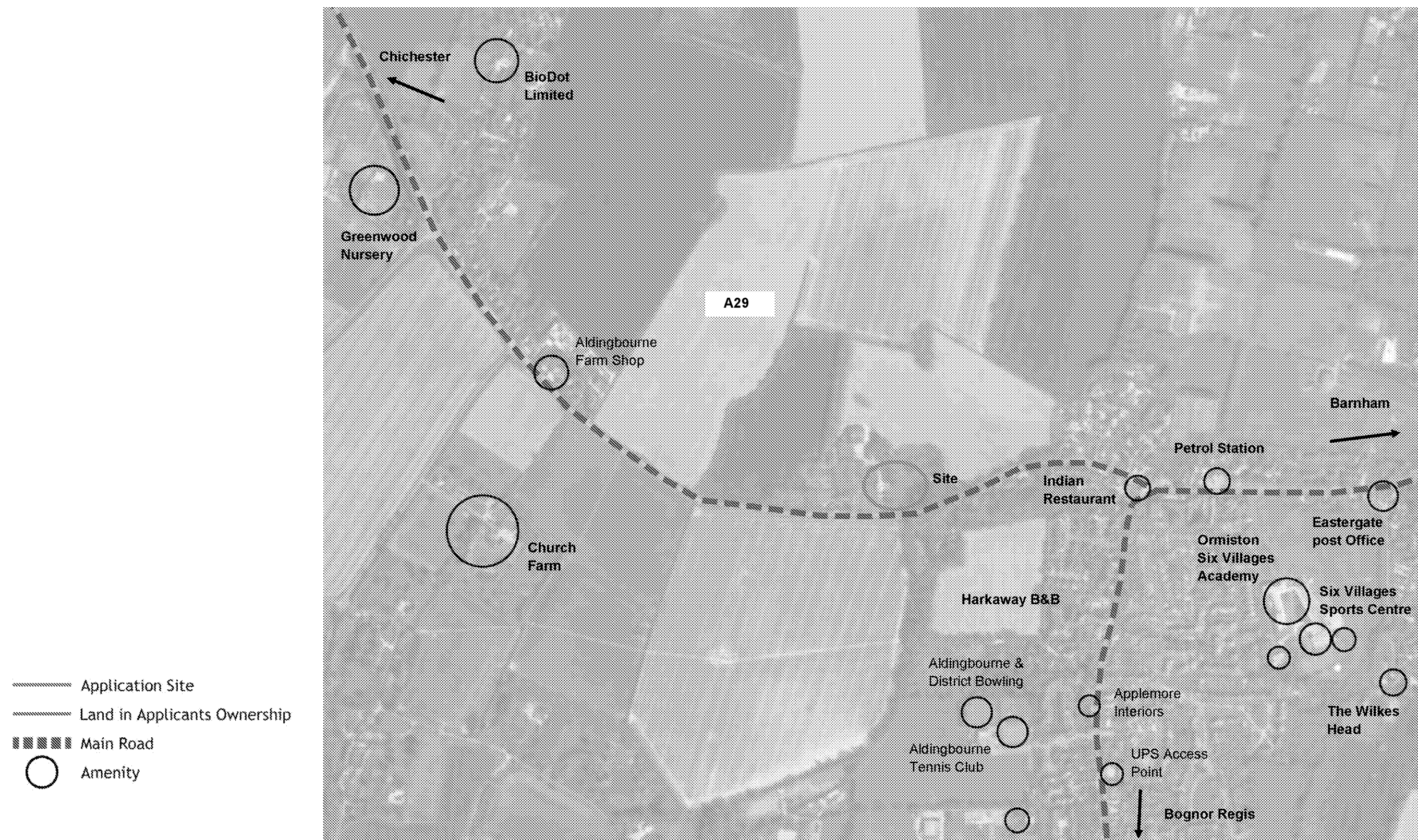
03 Existing Nyton House Boundary Wall

SURROUNDING CONTEXT

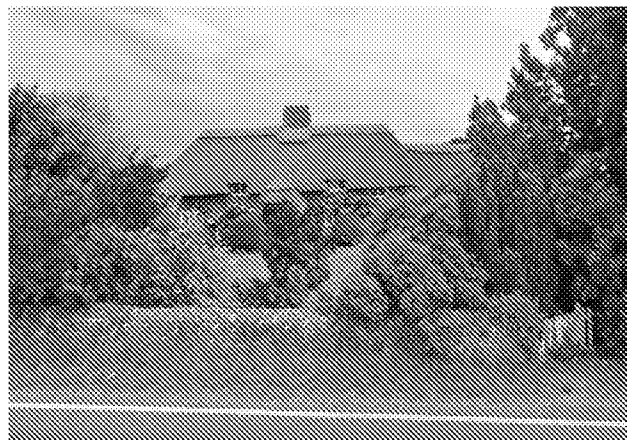


04: Site Location and Accessibility

SURROUNDING CONTEXT



SURROUNDING CONTEXT



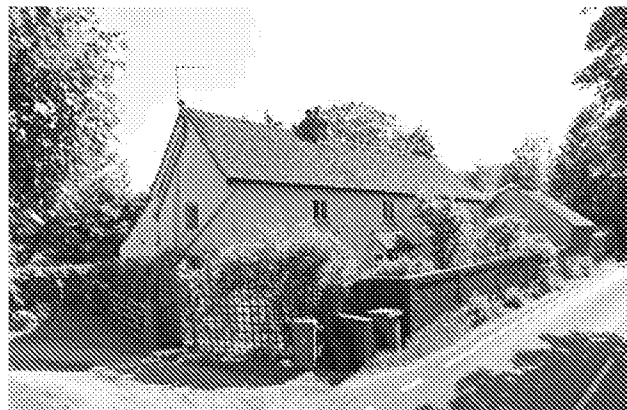
Nyton Cottage

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 Parksapes 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.

The wall forming the basis of this application is proposed to be removed temporarily and reconstructed on completion of the construction works. An area of approx. 8m width has been apportioned in a section of the wall to the western edge of the ownership site of Nyton house, and which faces onto Nyton Road.

It is also important to note that there are numerous examples of cracking, dilapidation and historic damage to this section of the wall, which will be rectified by virtue of its reconstruction.

Please refer to the accompanying drawings which demonstrate the wall in its existing state, as well as overlay which describe the location of the aperture to be formed



07 | Photographs of Nyton House Boundary Wall

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.

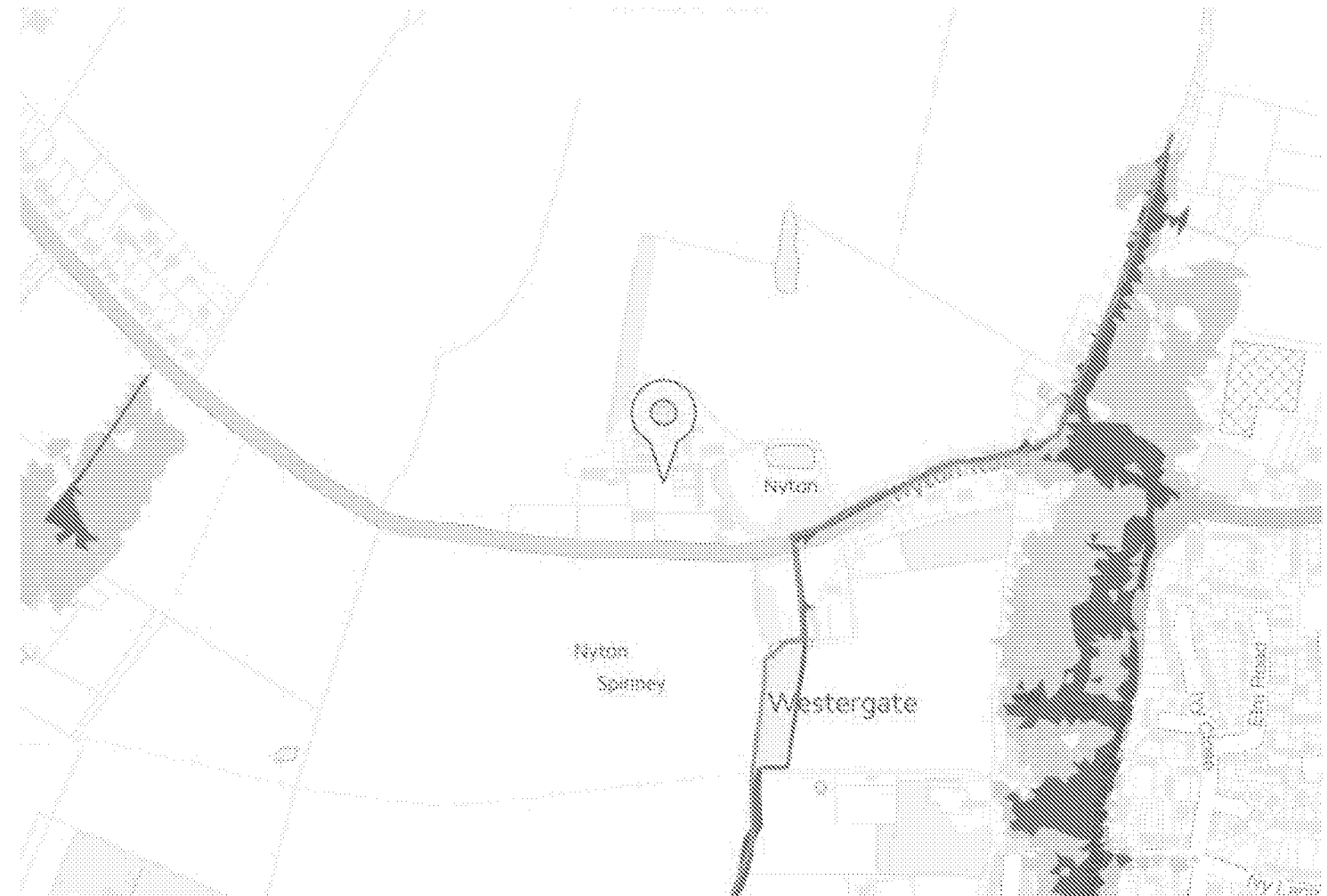
Highways Technical Note and Access Design

It is proposed that the construction works, which include the movement of delivery and construction vehicles into the site, will utilise this formed opening in order that deliveries and unloading may be undertaken away from the main road.

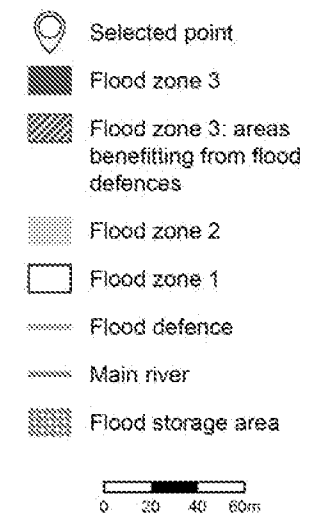
It is however, recognised that the formation of a new access here will have an impact on the traffic using Nyton Road, and as part of the construction method statement, the main contractor proposes to ensure that the movement of vehicles onto Nyton Road be assisted by a banksman.

This will ensure that any traffic using the road at the point of a vehicle exiting the site, will be aware of this vehicle turning into the road.

A statement prepared by the main contractor will accompany this application and which will set out the detail of this process.



08| Flood risk map



04 | APPLICATION SUBMISSION

The proposal of this application is not considered to have a negative impact on the character of the existing building or the surrounding area. In fact, by virtue of it's reconstruction the wall will be improved, thereby adding to the character and quality of the area. It is also deemed to be a necessary alteration in order to facilitate construction works on the site of Nyton House

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



RIBA 
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