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From: Hannah Riddle on behalf of Planning.Responses
Sent: 15 June 2022 16:33
To: Planning Scanning
Subject: FW: AL/56/22/PL

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From: Martyn White [REDACTED]
Sent: 15 June 2022 15:21
To: Planning.Responses [REDACTED]
Subject: AL/56/22/PL

AL/56/22/PL

Boundary wall to Nyton House Nyton Road Westergate PO20 3UL

Part demolition of boundary wall to form new access to existing site (resubmission following AL/10/22/PL). This application affects the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.

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.

A number of farm buildings and other structures surround the house and garden and form part of a larger grouping of buildings. West Sussex County Council Historic Environment Record data defines the site as within an area of Historic Parkscapes that date 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.

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 architectural/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 painted casement windows.
- 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 architectural/historical significance.

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). Nyton House is also located within the newly identified Locally Listed Area of Character (non-designated heritage asset). This area was identified as part of the review of the Neighbourhood Plan (Aldingbourne Neighbourhood Development Plan 2).

The Proposal

The application relates to the part demolition of the boundary wall in order to form a new access. This implies that the section of wall is to be removed on a permanent basis. However, a review of the Design and Access Statement shows that the “wall forming the basis of this application is proposed to be removed temporarily and reconstructed on completion of the construction works”. This seems to imply that the section of walling will be re-built when the new development within the site has taken place. Please can it be conformed which is correct? If it is the later, would the description of the application need to be amended to clearly reflect this, as at present in approving the application would we only be consenting the removal?

The section of the wall is to the western edge of the site of Nyton house and faces onto Nyton Road – it forms part of the curtilage of the house and is therefore curtilage listed. An area of approx. 8m width would be removed as part of this proposal which the agent identifies as

containing numerous examples of cracking, dilapidation and historic damage. It is also noted that there are 6 rows of bricks to the top of the wall which somewhat increase its height.

I note that the heritage statement identifies that the works are also deemed to be a necessary alteration in order to facilitate construction works on the site of Nyton House. However, on its own, the loss of the boundary walling for construction works elsewhere is not an acceptable argument for the loss of historic fabric.

The sensitive repair of the wall is acceptable, and if this would require that this section is removed and replaced so that it looks like it does now, minus the structural issues, this would seem to be acceptable. I would only want that part of the wall which needs to be removed/repared taken down. It would help to have a more detailed record of the walling so that the reconstruction could be carefully assessed and managed (e.g. details of the flint coursing etc). Also, all of the existing flint and bricks should be carefully cleaned and retained on site so that it can be re-used as part of the rebuilt wall. This historic fabric should not leave the site!

I would want to make sure that the quality of the rebuild is high and reflects the existing. A sample panel would be required, along with details of the proposed mortar mix – this could be based on an analysis of an existing sample.

It is also not clear how the exposed sections of the walling will be treated for the duration of the works (i.e. would quoins be constructed?), what the gates identified on the proposed site plan will look like, how long it is anticipated that the section of walling would be missing, or how long after the opening is required as a means of access that the wall will be re-built. This information should also be provided.

Conclusion

Subject to clarification and the submission of additional information by way of condition, I am of the opinion that the application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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