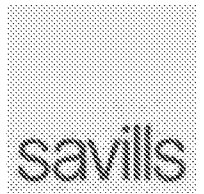

Design Access & Heritage Statement

Lyminster House, Church Lane, Lyminster
West Sussex
BN17 7QJ





18th May 2018

Ref: PWRU367122

Mr Dan Montagnani
Lyminster House
Church Lane
Lyminster
West Sussex
BN17 7QJ

Ewan Stoddart

Exchange House
Petworth
GU28 9LG

Dear Dan,

Please find attached a recently prepared Design Access and Heritage Statement which is required in order to validate our householder & listed building application for the proposed alteration works to Lyminster House.

Yours sincerely

Ewan Stoddart
RIBA Chartered Architect
For and on behalf of Savills (UK) Limited

Written by:	Ewan Stoddart Ba Hons Dip Arch RIBA	
Checked by:	Alex Burdfield - CIAT	
Issue date:	May 2016 – Revised October 2018	
File reference:	T:\ABS\ABS - JOBS\2 - JOBS - Private Clients\Lyminster House, Lyminster – PWRU367122\SPECIFICATION & SCHEDULES\Heritage Report	

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex



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What are Heritage Statements and Heritage Assets?

A Heritage Statement outlines the significance of a heritage asset and the likely impact of proposed development upon that significance. Heritage assets are buildings, monuments, sites, places, areas or landscapes that are positively identified as having a degree of significance meriting consideration in planning applications. They are the valued components of the historic environment and include:

- ***Designated assets*** (i.e. Scheduled Monuments, Listed Buildings, Registered Parks and Gardens of special historic interest, Conservation Areas)
- ***Non-designated assets*** (e.g. archaeological sites and historic buildings recorded in the Local Authority Historic Environment Record; other historic assets identified by the Local Authority through the planning process).

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex



EXECUTIVE SUMMARY

The property comprises a substantial portion of a former detached single Manor House. The original construction dates from 1682, it was subsequently extended in 1782 with the front portion of the building of more recent origin, completed in 1928. The property was then subdivided into three self-contained houses in 1979 where the current layout persists.

We note that the present conservatory structure is in a poor condition of repair, with many poorly executed non-original alterations such as UPVC glazing to its roof.

We are content that the designed scheme adequately satisfies the Local and National Planning Policies, which are relevant to this project. The combination of the low impact, sympathetic design and the repairs recommended to the principle structure, provide a holistic approach to the site, conserving and enhancing this Grade II listed building, within the historic context.

Our client is committed to carrying out the necessary, sensitive, alterations and improvements that form the basis of our proposals to create a new, sensitively designed, replacement timber constructed conservatory.

We note that our original listed building Application (LY/13/16/L) was approved on 27th July 2016, subsequently to this our client then required a revised design to be prepared that was able to create a better direct connection to the garden area beyond, we now present these proposals before you for your consideration.

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex

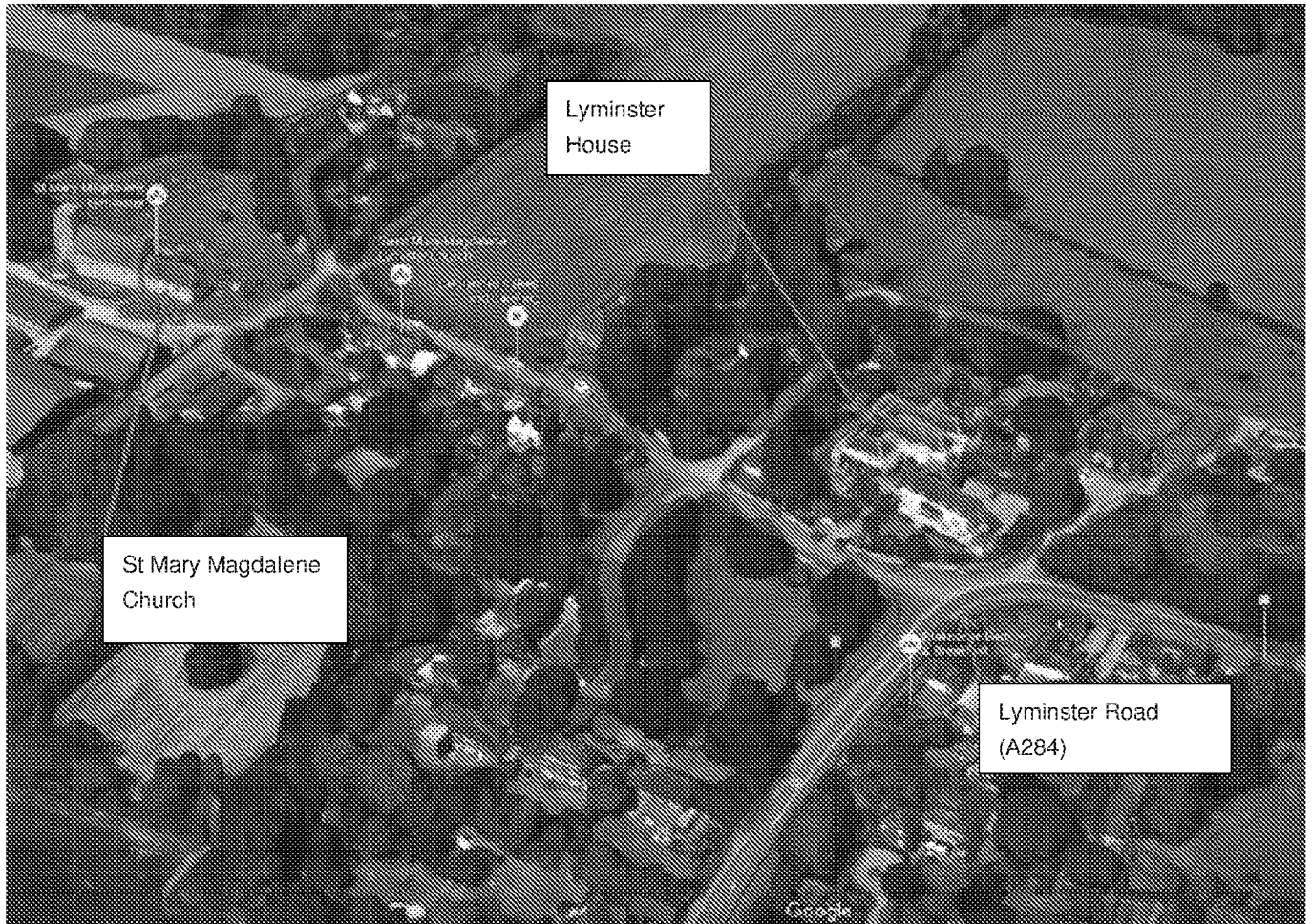


Figure 1 - Google Earth Image of Lyminster House

Historic England List Entry:

One building, now subdivided. L-shaped early C19 house. Two storeys. Stuccoed. Hipped slate roof. The main front faces north. Eight windows. The three centre window bays project with a pediment over and an added bay on the ground floor. Two round-headed windows to the west of this. The west front has eight windows, a two-storeyed bay in the centre, a Venetian window to the north of this and a conservatory of six round-headed windows to the south. This conservatory and the four bays behind were added in 1928.

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex



1.0 DESCRIPTION OF EXISTING BUILDING AND SITE

The property is contained within gardens to three sides believed to extend to 0.5 acres, containing a detached double garage with forecourt parking and a number of outbuildings, most notably a substantial timber framed Conservatory constructed to the side of the property, which forms the principle element of our application namely for its careful dismantling and rebuilding on a like for like basis.

The site is defined by substantial brick boundary walls, fences and mature hedges and contains a raised pond and a range of trees. There are no Tree Preservation Orders within the application site. The property is accessed by double gates from Church Lane with a side timber access gate allowing pedestrian entrance to the west.

The property is of rendered and painted construction, largely in a Bungaroosh material comprising random flint and brickwork including readily available materials and bonded in a lime mortar. The front 1930's portion of the building (which is directly connected to the conservatory) is believed to be formed in cavity masonry and is, again, rendered and painted to match the original structure.

The main roof is of pitched design clad with Welsh slates with a number of valleys and gulleys between the roof slopes, including a more recently felt covered parapet gully at the perimeter of the building. Three principal brick chimney stacks rise above roof slopes, partially rendered, dressed with lead flashings and surmounted by terracotta pots. The aforementioned gully at the perimeter of the building discharges into largely painted cast iron downpipes into grated gully's within the site. Window units are largely painted, single glazed sash lights with timber door units off the conservatory and to the main, which is located to the North West corner of the building.

Within the property, ceilings appear largely of painted lath and plasterwork with some areas of plasterboard, notably to the sitting room. Solid masonry wall partitions are plastered and painted with areas of tiling to the kitchen and bathrooms. The front ground floor portion of the building has been rearranged at some stage with the living room, sitting room and kitchen subdivided by timber stud partitioning.

The majority of floors are of suspended timber board and joist construction although some areas of solid flooring serve the hall, boot room and cloakroom. Some loose fitted floor coverings have been introduced although the majority of the floors are stripped and varnished.

Open fireplaces serve the sitting room and living room with some unused fireplaces at first floor level. Part glazed timber door units are framed with softwood architraves with shutters to many windows. Painted timber units have been introduced to the kitchen with some integrated appliances.

The property benefits from a useful cellar, accessed from the inner, with reasonable headroom and electric lighting. A well is formed to the corner of the cellar and whilst inevitably this area of the property suffers from some lateral damp penetration, the cellar is in a fully usable condition.

All mains services are available to the property with heating supplied by an oil fired boiler.

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex



2.0 HISTORY OF THE SITE

John Marius Wilson's Imperial Gazetteer of England and Wales – 1870-1872

LEOMINSTER, or LYMINSTER, a parish in Worthing district, Sussex; on the South Coast railway, at the quondam Arundel station, 1½ mile E of Ford Junction station, near the river Arun, and 2 miles SSE of Arundel. It contains the hamlets of Crossbush, Toddington, and Wick; and includes the tything of Warningcamp. Post town, Arundel. Acres, 3,586. Real property, £8,305. Pop. in 1851, 794; in 1861, 908. Houses, 188. The increase of pop. arose partly from the facility with which freehold land is obtained for building purposes, and partly from the proximity of the parish to the port of Littlehampton.

Historical Description – transcribed from the Comprehensive Gazetteer of England and Wales 1894-95

Lyminster, a parish in Sussex, 2 miles from Littlehampton station on the L.B. & S.C.R., near the river Arun, and 2 SSE of Arundel. It contains the hamlets of Crossbush, Toddington, and Wick, and the chapelry of Warnuigcamp, and has a post and telegraph office under Arundel; money order office, Arundel. Acreage, 2730; population of the civil parish, 1693; of the ecclesiastical, 1852. The population of the parish has increased considerably owing to its proximity to Littlehampton, which has come into favour as a seaside resort. Lyminster House, Brookfield, Lyminster Court, Crossbush House, and Lyminster Lodge, are chief residences. A small nunnery was here in the Saxon times, became a priory of Benedictine nuns under the abbey of Almasche in Normandy, and was given by Henry VI. to Eton College. The living is a vicarage in the diocese of Winchester; net value, £200 with residence, in the gift of Eton College, Oxford. The church is very ancient, includes Transition Norman and Early English portions, and has a very lofty chancel arch and a square tower; the building was restored in 1864, and again in 1883. There is a school chapel at Warningcamp. There are a mission church and a Methodist chapel at Wick. The Duke of Norfolk is lord of the manor.

Migrated Defence of Britain Project database record originally compiled from various sources

SECOND WORLD WAR LOOPHOLED WALL 1940 – 1941

Two World War II loopholes built into the garden wall of Old Lyminster House, at junction of the A284 Lyminster Road and Church Road, Lyminster. The loopholes were constructed in 1940-41 and were knocked through a flint wall and are framed in cement and measure 38 centimetres by 15 centimetres. One is at ground level and the other at a metre and a half above ground level. A field visit in 1999 found the loopholes to be in a good condition.

Design & Heritage Statement

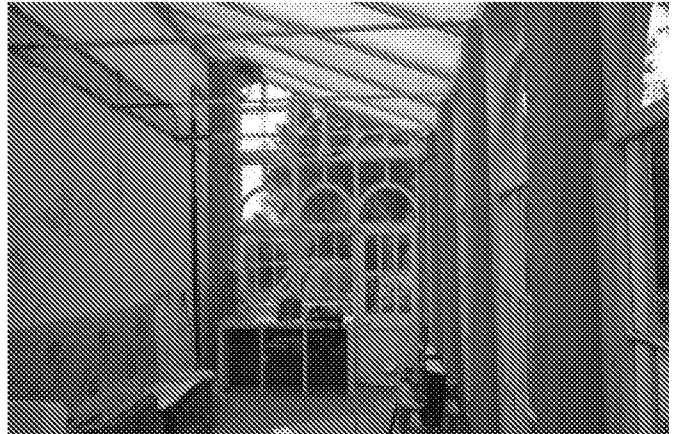
Lyminster House, Church Lane, Lyminster, West Sussex



3.0 EXISTING STRUCTURE



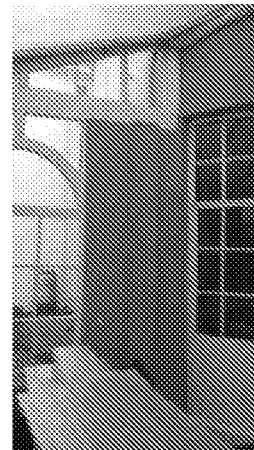
External Conservatory façades – Southwest – 1928
extension which also incorporated the construction of the
present conservatory structure



Internal View of Conservatory – Please observe non original
UPVC glazing to roof structure.



Present Door to Conservatory from House – 1928 original
door opening (to be fully retained)



Conservatory Junction to Westerly Bay Window – Original
door opening to be fully retained.

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex



4.0 STATEMENT OF SIGNIFICANCE TO PROPOSALS

The present conservatory is in a poor state of general repair having been unsympathetically repaired and adapted since its original construction dating from the late 1920's.

Examples of poorly executed, later alterations to the conservatory are the existence of UPVC profiles with plastic semi-transparent sheet covers, which would have originally, likely been formed of a more slender timber framed profile with single glazed roof construction.

Non original plastic rainwater pipes are presently visible on the outside elevations of the conservatory, with poorly executed leadwork to the principle rendered, westerly elevation junction to the property.

The surviving original timber framed & glazing details to the southerly, easterly and northern elevations are also in a generally poor state of repair and would likely require replacement or large scale timber section repairs in order to be fully restored.

Our considered design solution has been formed on the basis that it would be more suitable to fully demolish the current, dilapidated conservatory, before then replacing with new footings & foundations (to modern building standards) with brickwork base, rendered to match existing. This would then be topped by a sympathetic replacement, timber conservatory design, as per our present proposals put forward for consideration as part of this application.

The south westerly elevation of the property currently exhibits a projecting brickwork with render finish corner walled detail, which in our opinion detracts from the junction between the conservatory and the principle property. Accordingly it is our intention to remove this corner detail prior to the construction of our new sympathetic replacement conservatory proposals.



Photo of south westerly conservatory junction elevation of Lyminster House

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex



In addition to the largely like for like replacement conservatory design we also propose to insert an additional new door opening to create a direct connection between the dining room and conservatory. The design of the door opening will be a replication of the current door opening to the living room area. The affected wall in question dates from the 1928 extension works to the property and will require the relocation of concealed radiator detail.

Subject to any formal planning and listed building approvals, we would be happy to recommend this be attached to a conditional approval with further details to be submitted prior to any on site works commencing.

5.0 CONCLUSIONS

The proposed alteration and repairs as set out in this document and associated detail drawings package are necessary in order to preserve and enhance the present property, whilst at the same time allowing it to be suitably and sensitively adapted to allow its future occupants a much needed, improved and restored, feature conservatory.

We have carefully followed English Heritage's *Conservation Principles Policies and Guidance* document, Item 1.5 states:

"Advice and assistance should be available from public sources to help owners sustain the heritage in their stewardship"

Having explored the options available we believe that we now have before us a well-considered scheme, which provides improved accommodation, within the existing envelope, whilst also providing improved living standards. At the same time we also feel we have been able to secure a viable future use to the present under-used conservatory, overall providing a sympathetic/holistic approach to the property's conservation and long survival.

It is respectfully requested that this application is supported.

"Proportionality should govern the exercise of statutory controls"

Evidentially, it is clear that this property has evolved and changed greatly over the decades, with much of the fabric having been unsympathetically revised and replaced and adapted during the later 20th Century.

Aesthetically the proposals seek to make a significant contribution to the preservation and enhancement of the present built form. The new proposed and considered replacement conservatory design has been designed to cause no loss of original built fabric, indeed our revised window details will only seek to enhance the visual appeal of the building from its present poorly detailed UPVC / plastic rainwater pipe condition.

If there are any areas within the application that require further information we would encourage feedback, in order to correct any irregularities within the proposals prior to a pre planning response being made.

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex



Appendix 1.0

English Heritage Listing for Lyminster House

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex



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

Name: LYMINSTER HOUSE OLD LYMINSTER HOUSE

List entry Number: 1353898

Location: LYMINSTER HOUSE, LYMINSTER ROAD - OLD LYMINSTER HOUSE, LYMINSTER ROAD

The building may lie within the boundary of more than one authority.

County: West Sussex

District: Arun

District Type: District Authority

Parish: Lyminster and Crossbush

National Park: Not applicable to this List Entry

Grade: II

Date first listed: 20th September 1984

Date of most recent amendment: Not applicable to this List Entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 297954

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TQ 00 SW LYMINSTER LYMINSTER ROAD 12/194 Lyminster House and Old Lyminster House

One building, now subdivided. L-shaped early C19 house. Two storeys. Stuccoed. Hipped slate roof. The main front faces north. Eight windows. The three centre window bays project with a pediment over and an added bay on the ground floor. Two round-headed windows to the west of this. The west front has eight windows, a two-storeyed bay in the centre, a Venetian window to the north of this and a conservatory of six round-headed windows to the south. This conservatory and the four bays behind were added in 1928.

Listing NGR: TQ2108959920

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 21089 59920

Design & Heritage Statement

Lyminster House, Church Lane, Lyminster, West Sussex

savills

Map



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