

Design Access & Heritage Statement

Lyminster House Gate Replacement



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1.0 Executive Summary

- 1.1 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.
- 1.2 Sub-division of the property occurred in the 1970s to its current format of Lyminster House (the subject of this application) and the immediately adjacent Old Lyminster House and Lyminster Lodge.
- 1.3 The present-day gates to Lyminster House are estimated to have been added to the property sometime in the last 30 years.
- 1.4 Sometime prior to this another set of gates existed and legacy mountings are visible in the present-day brick pillars
- 1.5 The proposal to replace the current gates is considered to be a low impact and sympathetic upgrade to the property which is one of a range of improvements being made by the current owners (see also planning and listed building consents LY/12/16/HH; LY/13/16/L; LY/7/16/L; LY/9/15/TC)

2.0 Description of Existing Building and Site

- 2.1 The property is contained within gardens to three sides extending 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.
- 2.2 The site is defined by substantial brick boundary walls, fences and mature hedges and contains a raised pond and a range of trees, none of which are the subject of Tree Preservation Orders. The property is accessed by timber double gates from Church Lane.
- 2.3 The timber double gates are estimated to have been installed sometime in the last 30 years. They are low quality timber construction currently in a poor state of repair.
- 2.4 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.
- 2.5 The main roof is of pitched design clad with Welsh slates with a number of valleys and gulleys between the roof slopes, including lead lined parapet gulleys at the perimeter of the building.
- 2.6 Three principal brick chimney stacks rise above roof slopes, partially rendered, dressed with lead flashings and surmounted by terracotta pots.
- 2.7 The aforementioned gully at the perimeter of the building discharges into largely painted cast iron downpipes into grated gulleys within the site.
- 2.8 Window units are all white painted single glazed sash lights with timber door units off the conservatory and to the main entrance, which is located to the north west corner of the building.
- 2.9 Within the property, ceilings appear largely of painted lath and plasterwork with some areas of plasterboard. Solid masonry wall partitions are plastered and painted with areas of tiling to the kitchen and bathrooms.
- 2.10 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. The majority of the floors are stripped and varnished.
- 2.11 Open fireplaces are present throughout with just one of thee currently in use at ground floor level
- 2.12 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.
- 2.13 The property benefits from a useful cellar, accessed from the inner hallway, 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.

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- 2.14 All mains services are available to the property with heating supplied by a modern gas fired heat storage system managed by an intelligent online command system. All radiators are in period keeping comprising refurbished original Victorian fittings or modern radiators concealed in timber radiator covers, all in period keeping with the property.

3.0 History of the Site

3.1 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.

3.2 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 miles SSE of Arundel. It contains the hamlets of Crossbush, Toddington, and Wick, and the chapelry of Warningcamp, 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 Almonaster 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.

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

3.4 SECOND WORLD WAR LOOPHOLED WALL 1940 – 1941

3.5 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.

3.6 Historic England Listing for Lyminster House

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 Housell

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.

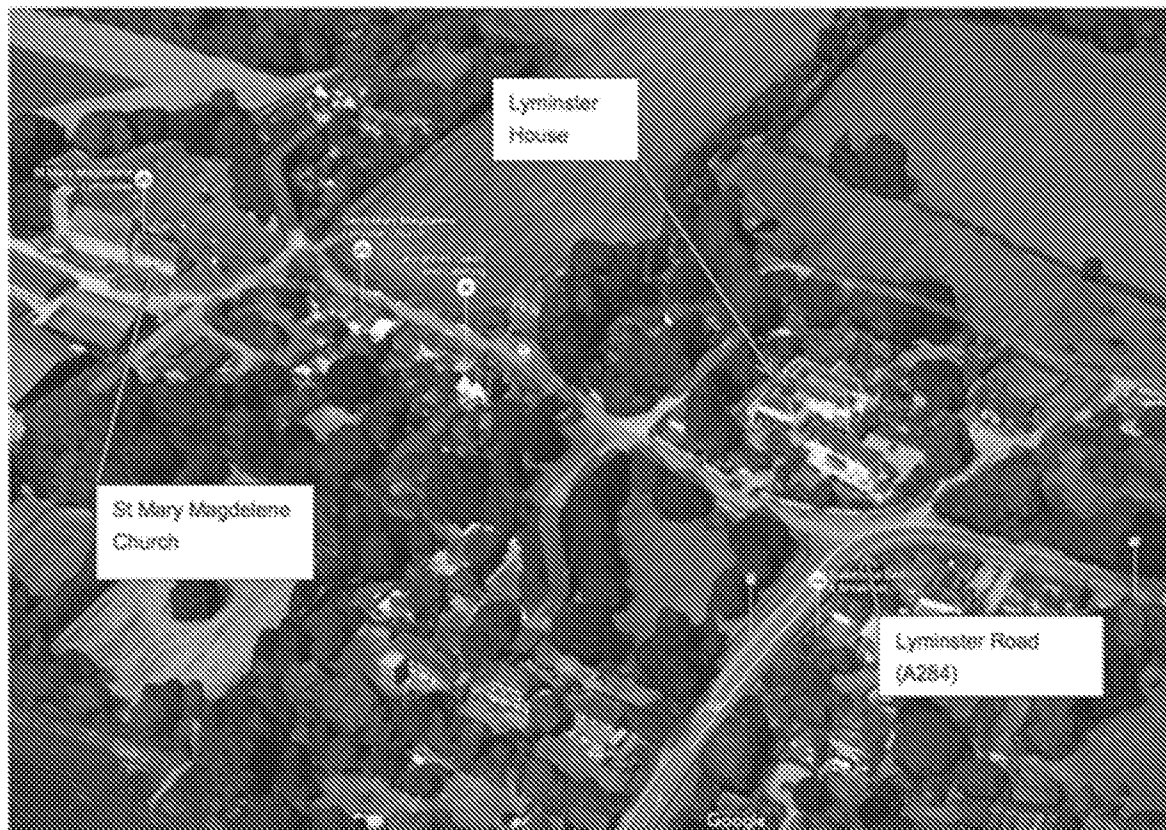
Listing NGR: TQ2108959920

Selected Sources

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

National Grid Reference: TQ 21089 59920

Figure 3a – Google Earth Image of Lyminster House



4.0 Statement of Significance

- 4.1 The existing gates at Lyminster House are of low quality construction and are in a poor state of repair with sections of rotten timber, loose fixtures and fittings and decaying paintwork.
- 4.2 The current gates are considered to be beyond repair and representing a health and safety risk in their current condition and state.

Figure 4a - Existing gates viewed from Church Lane

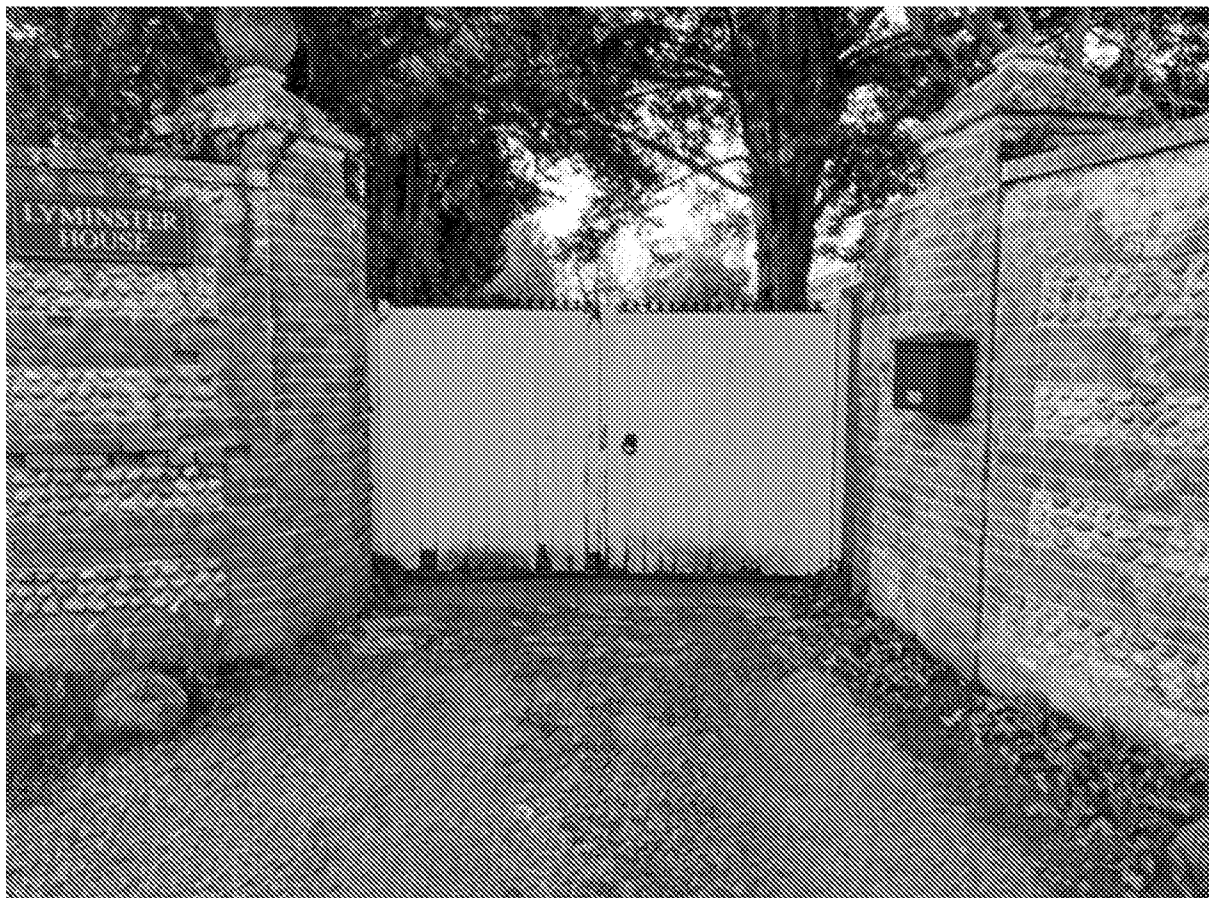


Figure 4b - Existing gates viewed internally from Lyminster House



- 4.3 It is proposed to replace the current gates with a high specification new set with the current brick piers remaining unchanged. The new gates will be of similar design to the old gates and in keeping with the general appearance of Lyminster House.
- 4.4 Specifically, the new gates will be to the following specification:
 - 4.4.1 Pair of Close Boarded Wooden Vehicle Gates with Steel Frame and Sapele infill to Suit Opening of 3220mm wide by 1900mm high
 - 4.4.2 Frame and Top Spikes -Black RAL9005
 - 4.4.3 Infill -Painted White Gloss
 - 4.4.4 Pair of Steel Posts c/w Top Hinges. Colour RAL9005 Black
 - 4.4.5 Pair of Fully Concealed BFT SUB BT 24v Underground Hydraulic Operators giving up to 180 Degree Opening
 - 4.4.6 Pair of Safety Photoelectric Beams Mounted Between Gate Posts
 - 4.4.7 Electronic Control Panel c/w GRP Weatherproof Cabinet & Local Cabling
 - 4.4.8 Connection to Power Supply (Existing at Gate Post)
 - 4.4.9 Groundworks / Civils: Concrete Foundations for Posts and Foundation Boxes; Cable Ducting Across Roadway

4.4.10 Installation in accordance with all relevant safety standards and protocols

Figure 4c - Proposed design new gates – note that wood infill sections to be painted white gloss



- 4.5 Engineering drawings detailing the design of the gates are supplied as part of this planning application as a separate document

5.0 Conclusions

- 5.1 It is proposed to replace the current dilapidated wooden gates at Lyminster House with high quality new gates that will significantly enhance the roadside view of the property and the overall aesthetics of this Grade II Listed period property.
- 5.2 The proposed works will also address the current health and safety risk presented by the condition of the existing gates.
- 5.3 The new gates are of a similar design to the existing and will be the same scale and size and the same colour and finish ie white gloss finished timber infill with black metalwork.