

9th.November 2018

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Development: Application for Listed Building Consent

Location: 9 Walberton Park, Walberton, West Sussex, BN18 0PJ

Heritage Statement by Peter Ripley, Agent for John McDermott property owner and Applicant

The Listed Building, hereinafter referred to as "the House", is shown edged red on Arun District Council's Conservation Area Designation Plan dated 00.11.1990, a copy of which is annexed at Appendix 1. From 1875 until 1980 the House was known as 'Walberton House'. In the early 1980's the name was changed to the present 'Walberton Park'. The House needs to be distinguished from the new, low profile property, topped by 18th.Century Cupola brought from Farnham, Surrey, built in the former kitchen Gardens of Walberton Park in 1963. That property is now called "Walberton House". It is shown on the plan at Appendix 1 to the East of Walberton Park, marked 'v'.

History. In 1817 Richard Prime (d.1886). M.P. for the western division for Sussex between 1847 and 1854, purchased the House and estate comprising about 1400 acres, from Alexander Whyte, son of General John Whyte (d.1816). Shortly following the purchase Richard Prime demolished the previous house (built by General Whyte) and replaced it with the present, substantially larger one. Richard Prime's design was by Sir Robert Smirke, in plain Greek Revival style, following an asymmetrical plan. Originally it consisted of a main south-facing range of seven bays and an east facing range of three bays. There was a one-storey Doric colonnade running along the south and west fronts, with an octagonal entrance hall recessed in the south-east angle between the main ranges. The site and surrounding parkland are shown on the Plan of Walberton and Binsted circa 1875 a copy of which is annexed at Appendix 2. The House, then 'Walberton House' is shown underlined in red.

Between 1910 and 1950 the House's two service ranges running north were curtailed. In about 1960 the western section of the colonnade and the eastern bay of its southern section were removed. At some point before 1990, the entrance hall was replaced by a smaller lobby. In the early 1980's, the House was re-named Walberton Park, and split into five apartments, the grand staircase, hall, library and dining room remaining undivided. At the same time a north-west wing containing eight more apartments was added in matching style. The present Application relates to Apartment Number 9, comprising the south-facing rooms and south colonnade, on the southern part of the ground floor of the House, shown on the copy floor plan dated 16th.August 1984, annexed at Appendix 3. The House and Apartment 9, remain essentially unchanged since 1984 and November 1990 (when it was listed) until today.

As to former owners of the House, the Trustees of the Prime Estate sold to Joseph Liddle who lived at Walberton until his death in 1930. By 1938 it had passed to his son-in-law, Percy Heywood. In 1954 Frederick James Marquis, viscount and later Earl of Woolston (d 1964) bought it with 160 acres. Lord Woolston resumed the Primes' role as squire and served as Government Food Minister during the Second World War. After his death he was succeeded by his son Roger who died in 1969 and the House was sold again. In 1981 Sir Graham Eyre QC and Lady Jean Eyre were owners. During their ownership the House was divided into Apartments and Leases granted for 99 years from 25th.December 1981 in respect of each Apartment, including Number 9. On the 20th.March 2000 the Leasehold term in respect of Number 9 and the other Apartments, was increased to 987 years from 16th.July 1999. At that time, the Freehold reversion was vested in Walberton Park Management

Company Ltd. and the latter remains the freeholder today. The Applicant John McDermott and his wife Valerie acquired the leasehold on Apartment 9 and took up residence there on 1st March 2017.

The Alteration. The Application concerns a privacy screen which has been replaced and the Applicant seeks retrospective consent. The Patio to the West of Apartment 9 is coloured green on the copy floor plan at Appendix 3. The privacy screen which has been replaced is fixed on the top of the low wall on the North and North West boundaries of the patio.

Up to and at listing: The original privacy screen was in place for a number of years, probably since the 1950's. It is not known to have been included in any planning application. It was made of timber in larch lap panels secured to the low patio boundary walls by specially forged metal brackets. It provided privacy screening to a height of about four feet on top of the low walls. It was more a part of the patio and garden than the House. Over the years trees, bushes, ivy and brambles grew up to a height above the patio boundary walls, to the extent that the privacy screen became hidden from sight. This was probably the position when the building was listed.

The current position: A little before the Applicant's purchase of Apartment 9, from about 2014 the owner of Apartment 15 which adjoins the Patio immediately to the North, Rosemary Burgess had been asking for the vegetation surrounding the patio to be cut back, because it was unkempt, ivy and other weeds were intruding onto her property and she had seen a rat, but no action was taken. In March 2017, when the Applicant first took up residence the vegetation had reached an excessive height of over 11 feet above the low Patio boundary wall and the view of Apartments 1 to 8 to the North were completely obscured. The lack of pruning, cutting back and weed control had created an eyesore and he agreed with Mrs. Burgess to take remedial action. In July 2017 the House, communal gardener cut back and removed the vegetation that had grown over and above the original wooden privacy screen on the low North and North West Patio boundary walls. As a result, without its support, the old wooden privacy screen which was rotten and decayed, came down in the next strong wind.

Shortly after that, by arrangement between the Applicant and Mrs. Burgess (whose Apartment adjoins the Patio immediately to the North) the original wooden privacy screen was replaced with the present long lasting quality, coloured steel one. This screen is shown in the advertisement and photographs accompanying the Application. Without replacing the original screen, there was little privacy on the Patio and its former welcoming character was substantially diminished from the way it was when the House was listed.

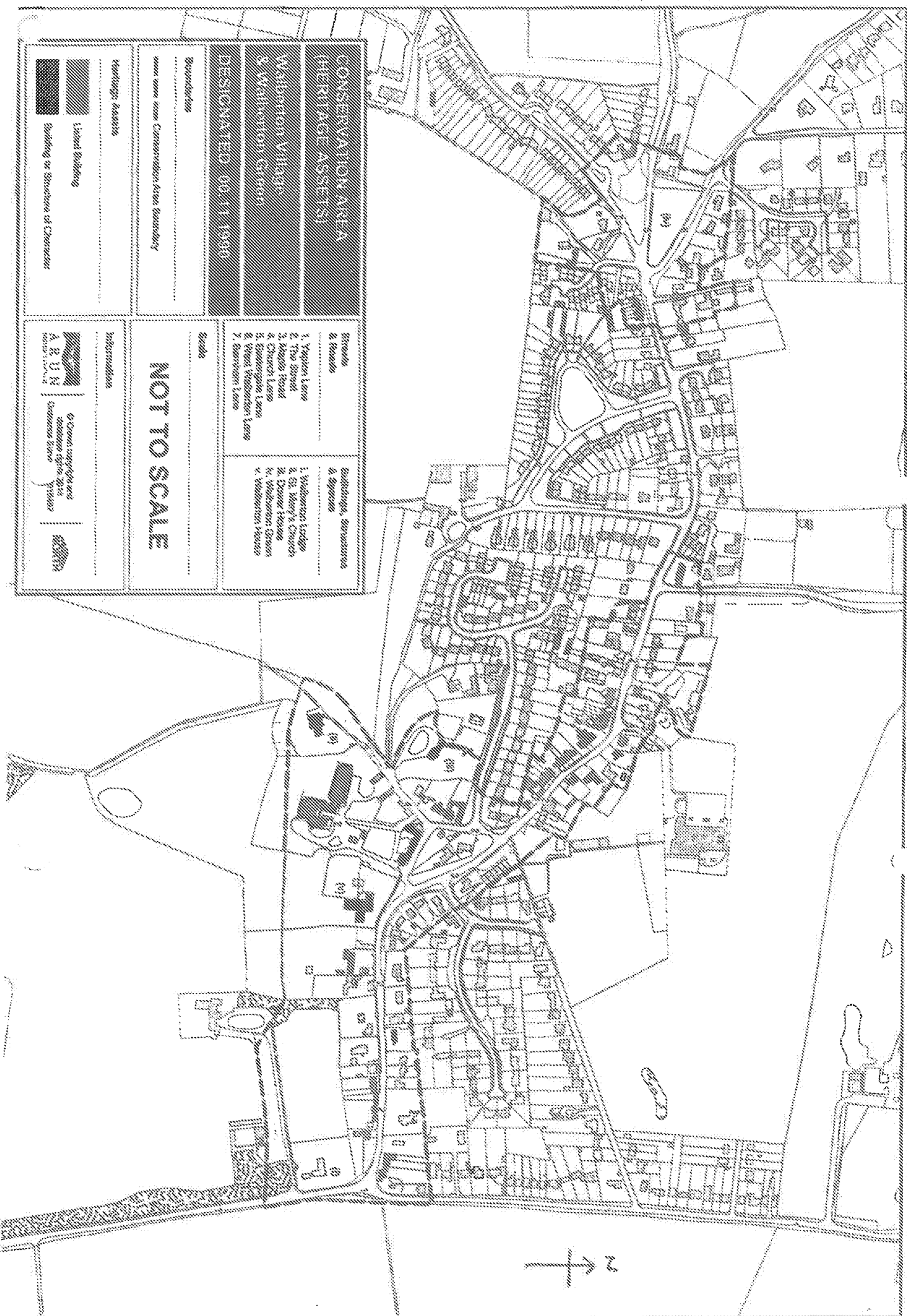
The present, open appearance of the new, replacement privacy screen is intended to be of limited duration. Instructions have been given to the House communal gardener to replace the ivy and the weeds that were removed from the garden side of the Patio boundary in July 2017, with appropriate plantings of species that will grow up and over the screen. In this way the visual appearance and outlook from the Patio will be properly cultivated and its attractive character when the House was listed, restored.

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**CONSERVATION AREA
(HERITAGE ASSETS)**

**Walberton Village
& Walberton Green**

DESIGNATED 00.11.1990

Boundaries

see www.warwickshire.gov.uk

Heritage Assets

- Solid Building
- Building or Structure of Character

**Streets
& Roads**

1. Victoria Lane
2. The Street
3. Market Road
4. Church Lane
5. Green Lane
6. Vicar's Walk
7. Barnard Lane

**Buildings, Structures
& Features**

1. Walberton Lodge
2. St. Mary's Church
3. Manor House
4. Walberton Green
5. Walberton House

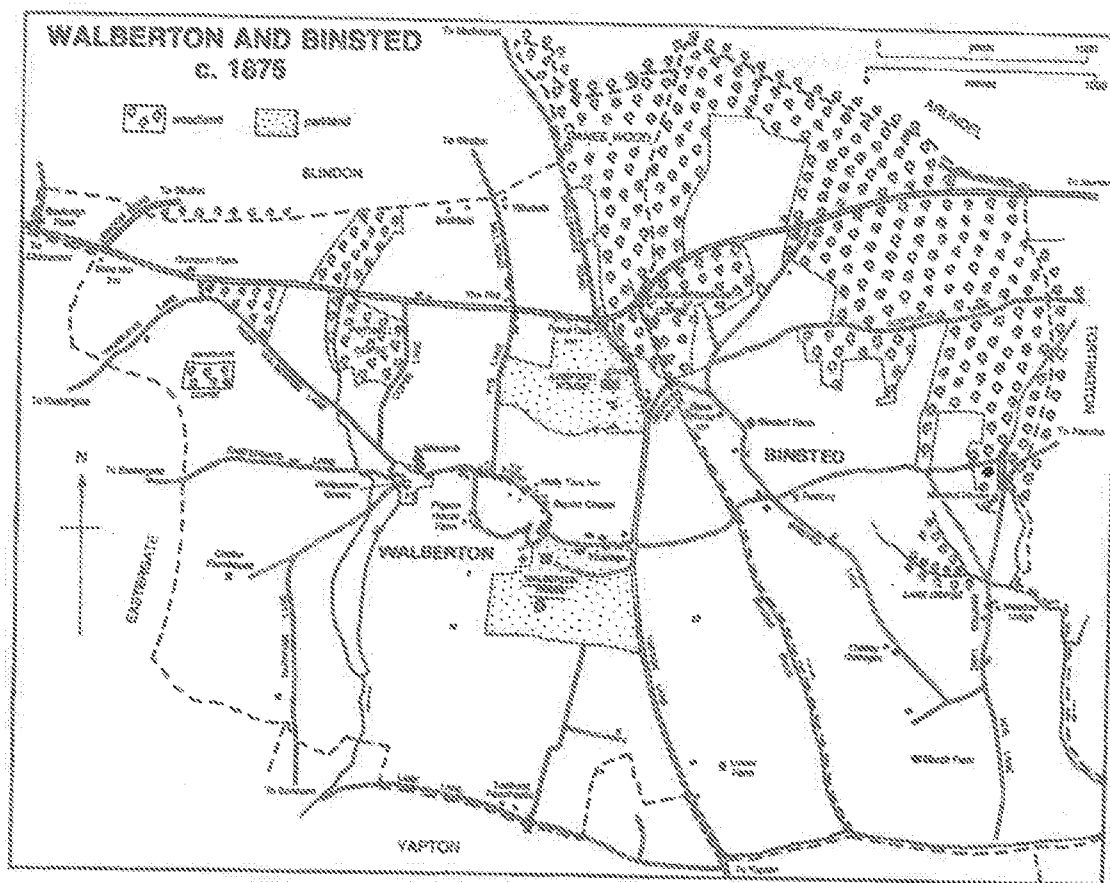
Scale

NOT TO SCALE

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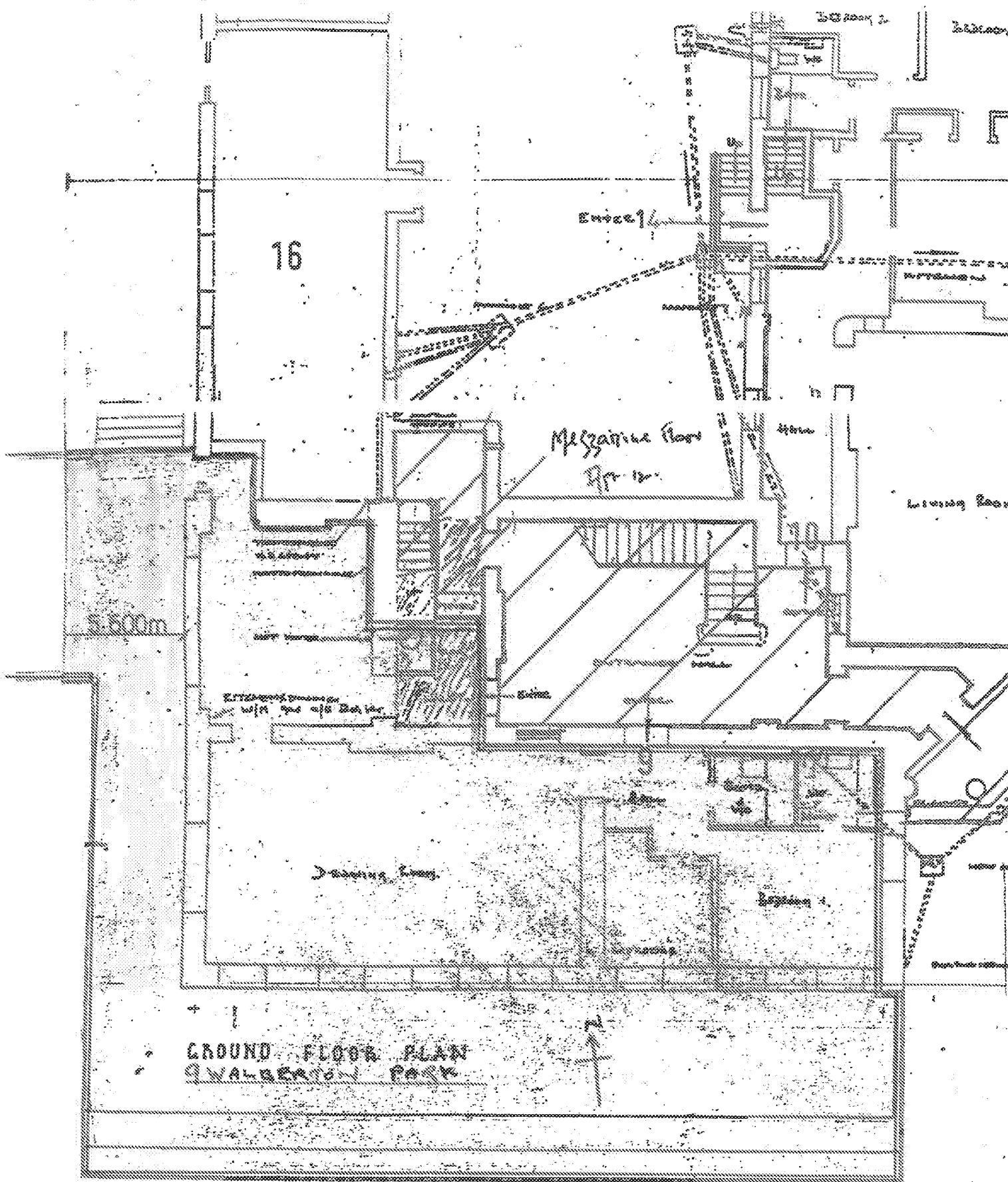
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WALBERTON AND BINSTED c. 1875

Appendix 2

C 1875



Appendix 3

16th August 1984