

# SOUTH MUNDHAM HOUSE, SOUTH MUNDHAM

## Planning, Design, Heritage and Access Statement

for

### Alterations and Extensions

To meet the reasonable requirements of 21<sup>st</sup> Century living

To be read in conjunction with the application drawings

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# ADDENDUM

to

## Planning, Design, Heritage and Access Statement PREVIOUSLY APPROVED UNDER 20/01395/DOM and 20/01396/LBC (copy attached)

### 1. RELEVANT RECENT PLANNING HISTORY

- Applications for the alteration and extension of South Mundham House were approved under NM/20/01395/DOM and NM/20/01396/LBC on 5th October 2020.
- Conditions 3 and 6 from planning permission NM/20/01395/DOM and listed building consent NM/20/01396/LBC were discharged under 20/02617/DOC and 20/02618/DOC.

### 2. BACKGROUND

The current application proposals are similar to those previously approved under:-

- NM/20/01395/DOM
- NM/20/01396/LBC
- 20/002617/DOC
- 20/002618/DOC

This application includes a fresh bat survey report and site photographs are included in accordance with validation requirements. The proposals include confirmation that the number of bedrooms providing overnight accommodation is not increased. The proposed ground floor mobility bedroom replaces the first floor guest bedroom which is isolated and is more suited to its proposed use as a hobbies room. The proposals are therefore Nitrate Neutral.

### 3. OBJECTIVES

**The objectives are similar to those on the approved applications i.e.,**

- a) *To thoughtfully adjust internal circulation to allow the introduction of a utility room and kitchen that meet the reasonable requirements of 21<sup>st</sup> Century family life including some demolition and bringing an under used ancillary building into use as mobility accommodation that when considered collectively will contribute to sustaining the upkeep of this high status listed building and its long term viable use as a family dwelling.*
- b) *To increase appreciation of the garden land and facilitate the relaxed flow between garden and living accommodation that is part of 21<sup>st</sup> Century family life.*
- c) *To maintain the opportunity to easily supervise horses in the Paddock from a convenient ground floor window within the house.*
- d) *To meet Objective a. in a sustainable way that does not significantly harm the listed building or its setting.*
- e) *To achieve the above objectives within the National Planning Policy Framework (NPPF) and the development plan.*

### 4. THE PROPOSALS

- 4.1 The proposals are similar to those which have already been approved under
  - NM/20/01395/DOM
  - NM/20/01396/LBC
  - 20/002617/DOC
  - 20/002618/DOC

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4.2 The proposals include a fresh bat survey report dated September 2023 and site photographs to accord with validation and biodiversity requirements.

#### 5. CONTEXT

The context is similar to that of the approved applications i.e.,



Extract of Google Aerial

5.1 South Mundham House is a substantial manor house set within an extensive garden and paddock land and served by a range of barns, outbuildings and stables with clay tile and thatched roofs, set back from Manor Lane.

5.2 At its core is a small 15<sup>th</sup> Century box frame timber structure that by 1637 had been subsumed into a much larger structure with distinctive Dutch gables.

5.3 A further 4 plan evolutions and extensions have produced the building that exists today.

5.4 Relatively unaltered parts of the 1671 house are visible on the ground floor.

5.5 The house sits on a flat part of the Manhood Peninsula and is largely concealed from public view by lane side trees and vegetation.

5.6 The upper parts of the house can be glimpsed during winter months from the road network. There are no adjacent public rights of way.

5.7 The existing interior space that accommodates cooking facilities is small and dark with an awkward flow caused by the intrusion of a large bread oven. The external door opens directly into the working part of the kitchen. Space for food storage, fridge, dishwasher, china and cooking utensil storage is limited.

5.8 The existing house does not have a utility room or a good quality visitor's cloakroom and at present there are limited views of the garden from the interior of the house.

5.9 South Mundham House is a further example of a large country house where kitchens were historically intended to be 'out of sight' and reserved for servants. Appendix A identifies similar circumstances where carefully controlled evolution of a designated heritage asset has permitted the introduction of kitchen, utility and everyday living space to meet the pattern of and remain attractive to 21<sup>st</sup> Century family living and thereby sustain the upkeep of structures that require high levels of care and maintenance to preserve their original and most viable use as private single family dwellings.

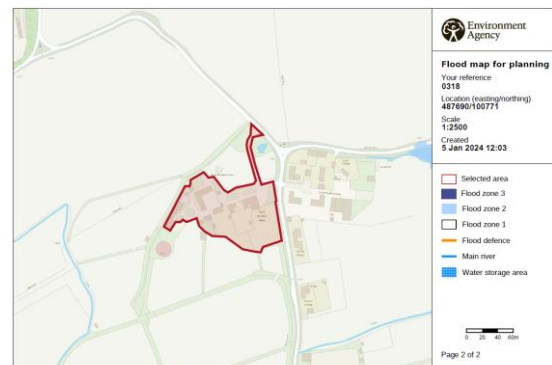
5.10 The proposed development does not require any change to access, parking and turning arrangements. An unused access with poor visibility is stopped up.

#### 6. LAYOUT, DESIGN, SCALE and APPEARANCE

The layout, design, scale and appearance are unchanged from the previously approved Planning, Listed Building and Discharge of Condition applications.

#### 7. FLOOD RISK ASSESSMENT

The current version of the Flood Risk Map available from <https://flood-map-for-planning.service.gov.uk/> (see below) confirms that the flood risk is unchanged from that when previous applications for similar development were approved.



7.1 The application site continues to be identified as having a 'low risk' of flooding and the above map indicates that the existing farmhouse and site of extensions are not within the area identified by the Environment Agency as being at risk of flooding.

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The proposals do not increase the risk of flooding elsewhere.	<b>14. SUSTAINABILITY ASSESSMENT AND CLIMATE CHANGE</b>
<b>8. SURFACE WATER DRAINAGE</b>	
8.1 The surface water drainage from existing roofs will be unaffected by the proposals.	14.1 The proposals response to sustainability and climate change are unchanged from those previously approved, i.e.,
8.2 The proposed extension will discharge surface water into soakaways located within the application site.	14.2 <i>It is the applicant's intention to ensure the proposals include sustainable principles and will consider and include where appropriate the following measures:</i>
<b>9. FOUL SEWAGE ASSESSMENT</b>	
9.1 The proposals do not increase the occupancy or amount of foul sewage. The existing foul drains will be altered and extended to suit the proposed alterations and extension.	<ul style="list-style-type: none"><li>• Procuring materials and locally as possible to avoid the use of energy associated with importing/transportation of materials across long distances.</li><li>• The use of high performance insulation materials to reduce energy demand in winter and reduce overheating in the summer.</li><li>• Use of sympathetic double glazing in the extension where appropriate.</li><li>• Selection of natural materials that do not involve high embodied energy costs in manufacture.</li><li>• Energy efficient heating and domestic hot water services.</li><li>• Specification of water efficient fittings throughout the house.</li></ul>
9.2 The existing means of disposal for foul drainage (treatment plant) is unchanged.	
<b>10. NITRATE NEUTRALITY</b>	
10.1 The proposals are Nitrate Neutral.	
10.2 The number of bedrooms providing overnight accommodation is not increased. The proposed ground floor mobility bedroom replaces the first floor guest bedroom which is isolated and is more suited to its proposed use as a hobbies room.	
<b>11. DARK NIGHT SKIES and LIGHTING ASSESSMENT</b>	<b>15. HERITAGE STATEMENT</b>
11.1 Regard has been had to the desirability of not introducing new sources of artificial lighting to the surrounding area.	15.1 An independent Listed Building Assessment has been provided by the archaeologist, Fred Aldsworth and is included with the application.
11.2 The application proposals include the installation of blackout blinds to the proposed roof windows.	<b>16. HERITAGE SIGNIFICANCE</b>
<b>12. TREE SURVEY AND ARBORICULTURAL IMPLICATIONS</b>	16.1 The heritage significance is unchanged from when similar application proposals were approved, i.e.
The tree and arboricultural implications are unchanged from those when similar application proposals were approved, i.e.	16.2 <i>Understanding the historic evolution of a place is an essential part of assessing its heritage significance and shapes managing change to the significant place.</i>
<i>No trees are affected by the proposals.</i>	16.3 <i>As explained above, the value and status of the asset influenced the design approach and electing to preserve and conserve the house as much as practically possible in favour of a lightly attached extension structure.</i>
<b>13. BIODIVERSITY SURVEY AND REPORT</b>	16.4 <i>The proposed single storey kitchen structure is modern in design, used to maintain a visual separation and identify the extension as a 21<sup>st</sup> century addition enabling the evolution of the building to be easily 'read' by future generations.</i>
13.1 The application includes a fresh Bat Survey and Ecology Report that include mitigation measures to ensure no protected species or habitat is harmed by the works.	

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*Internal alterations to the house have a 'light touch' wherever practical and aim to enhance the use and flow of the existing spaces.*

#### 17. CONSERVATION & DESIGN PRINCIPLES

17.1 The Conservation and Design Principles are unchanged from when similar application proposals were approved, i.e.

17.2 *The proposed new work and alterations accord with the principles described in Paragraph 138 of EH CPPG 2008 that are taken to be sound advice on understanding the definition of 'harm' referred to in paras 132, 133 and 134 of the NPPF.*

17.3 *Evolutionary change or adaptations are part of good conservation practice.*

17.4 *It is right when considering the impact of proposals in the significance of a building to judge it in parallel with an assessment of the asset's significance.*

17.5 *Paragraph 133 of the NPPF 'the more important the asset the greater the weight should be'*

17.6 *The designer's response is to employ standards and high quality of design considered appropriate by CDC for previous alterations to listed buildings. The acceptable standard has been adjusted and evolved over time and includes the recent introduction of the NPPF and the consequential increase in importance of EH's Conservation Policy Practice and Guidance of 2008 (EH CPPG).*

17.7 *The designer's response to this guidance is in 5 parts;*

- 1. The most historic parts of the asset are left unaltered and remain clearly identifiable.*
- 2. The scale of the extensions and degree of change is restricted to what can be considered as reasonable to meet the 21<sup>st</sup> Century family requirements.*
- 3. For the farmhouse, appropriate historic materials and construction details are proposed.*
- 4. The fabric of the historic core of the asset is retained.*
- 5. The design of the single storey extension that aims to allow enjoyment and connection with the garden is original, innovative and visually unobtrusive.*

17.8 *When considering if "the proposal would or not materially harm the value of place" Para 140 of the EH CPPG acknowledges that "few places are so sensitive that they or their setting present no opportunity for change."*

17.9 *The appropriate quality of design, materials and detailing associated with new work to places of established heritage value set out in paragraph 141 are included in the proposals.*

17.10 *The scale, composition, silhouette, materials and proportions of the new work have been selected by experienced conservation architects and planners to ensure that it fits comfortably in its context.*

17.11 *Paragraph 143 of EH CPPG 2008 is not prescriptive on detailed design. This is echoed in paragraph 60 of the NPPF "planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through requirements to conform to certain development styles. It is however proper to seek to promote or reinforce local distinctiveness"*

17.12 *The designer's considerable practical experience of conservation projects in Chichester District supports the conclusion that the long term consequences of the application proposals are likely to be benign. This consideration is set out in para 145 of EH CPPG is linked to the acceptance that "new work frequently involves some intervention in the existing fabric of a place which can be necessary to keep it in use" and "a presumption in favour of preservation (doing no harm) does not equate to a presumption against any intervention or removal of existing fabric". A overly 'preservationist' approach can lead to 'stagnation' or even 'fossilisation' which can adversely affect and 'wither' the heritage value of a cherished place.*

17.13 *When considering the case for intervention proposed in this application the justification for an impact on a heritage asset is part of the holistic balancing assessment now required by the NPPF and the presumption of approving development that is sustainable and in accordance with the development plan unless material considerations indicate otherwise.*

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#### SOCIO ECONOMIC AND PLANNING CONTEXT

##### 17.14 THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The application proposals are similar to those which have already been approved and continue to meet the aims and intentions of the December 2023 NPPF.

##### 17.15 LOCAL PLANNING POLICY

The application proposals are similar to those which have already been approved and continue to meet the aims and objectives of Chichester's Local Plan, i.e.

*In developing this applications the aims and objectives of Chichester's Local Plan, adopted in July 2015, have been taken into account with particular reference to the criteria described in Policy 47 and supporting guidance a, b and c.*

##### **Policy 47**

*"...new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported.*

*Planning permission will be granted where it can be demonstrated that all the following criteria have been met and supporting guidance followed:*

- 1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets.....*
- 2. Development respects distinctive local character and sensitively contributes to creating places of high architectural and build quality;*
- 3. Development respects existing designated or natural landscapes; and*
- 4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area....., is not undermined."*

The proposals have been formulated by conservation architects with considerable practical experience of conservation projects in Chichester district, informed and supported by a thorough and independent analysis of the historic character and significance of the heritage asset, following well established

conservation principles and according with national and local policy.

##### **Policy 47 Supporting Guidance**

*"Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following guidance:*

- a. The use of traditional, local materials and adherence to local building techniques and details where appropriate;*
- b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan-form of listed buildings and historic building groups;*
- c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;"*

The proposals use traditional materials of high architectural and build quality in a way that enables the structural development of the site to be easily read, while conserving the character and setting of the asset in accordance with good conservation practice.

The proposals conserve and protect the special features of the listed building that have been identified through thorough historical research, respecting and where appropriate, restoring elements of the historic plan form.

The proposals maintain the optimum viable use as a dwelling, securing this use for future generations by meeting the 21<sup>st</sup> Century requirements of family living.

#### 18. INVOLVEMENT OF LOCAL INTERESTS

- 18.1 The parish council did not object to the previously approved applications.

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#### CONCLUSION

- 18.2 The conclusions about the current application proposals are similar to those which have already been approved, i.e.
- 18.3 *Without adaptation to meet the needs of current and future occupants, fossilisation of the building would depreciate its heritage value and threaten the viability of its use.*
- 18.4 *The application provides sufficient information to understand the impacts of the proposals and includes an independent Listed Building Assessment that concludes that the proposed extensions would not harm the special character of the existing building or its setting.*
- 18.5 *English Heritage advise that owners “should not be discouraged from adding further layers of potential future interest” The proposals as a 21<sup>st</sup> century layer, aspiring to a quality of design and execution, using high quality materials and methods of construction in a way that is easily identifiable in order that the structural progression of the building may be read and valued now and by future generations.*
- 18.6 *The proposals have been considered in their local context and environment and will not prove detrimental to the amenities of neighbouring occupiers or the landscape character of the surrounding area.*
- 18.7 *The proposals reconnect the use of the house with its garden, enhancing the setting and significance of the place and improving the biodiversity of the site, reinforcing the values of the Listed Building, ensuring the continuation of the optimum viable use of the building, while maintaining the character, setting and special aspects for which the property was listed.*
- 18.8 *Species habitat and important ecology features on the site have been identified and measures included within the proposal to protect and enhance important habitats and protected species in accordance with relevant legislation with a net biodiversity gain resulting from the proposals.*
- 18.9 *In conclusion, these proposals are for well mannered alterations and extensions that accord with the Local and National Policies and the detailed policy guidance on the conservation and enhancement of biodiversity and heritage assets that recognises the need for adaptation to meet changing needs is necessary to protect valued places and maintain their optimum viable use and upkeep of the heritage asset for future generations to enjoy.*
- 18.10 *The proposals accord with the development plan and all material considerations indicate that the proposals should be supported.*