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DOME HOUSE
UNIVERSITY OF CHICHESTER
BOGNOR REGIS

DESIGN AND ACCESS STATEMENT

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Design and Access Statement

Introduction

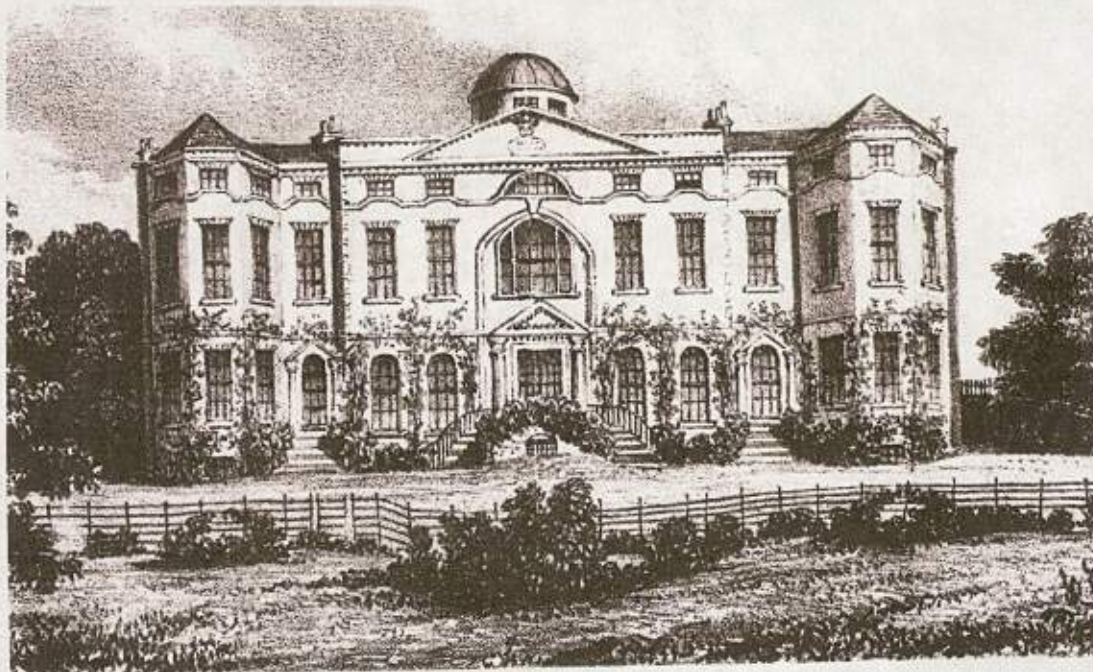
This design and access statement has been prepared by Elizabeth Ford Landscape Architects and is submitted in support of a full planning application for Landscape Improvement Works to the grounds of the Dome building.

Dome Building was refurbished in 2011 and the University now wish to upgrade the grounds to reflect the history and architecture of the Dome and to provide outdoor facilities for students and staff.

History

The Dome Building was built circa 1790 by Sir Richard Hotham who hoped to attract King George III to Bognor and built a house fit for a King. George never came , but his granddaughter Louisa did stay at the Dome. The gardens covered the same area as today, in a similar layout though there are no detailed plans. The house was originally open to the road and though trees were planted near the road and up the entrance drives, it appears that the intention was to retain views out to the road and beyond to open countryside. Walls were built to east and west of the rear garden , to enclose it from the adjacent St Michaels House and Mordington House, but it is unclear whether the northern boundary was originally walled. Parts of the original wall exist to east and west , but the northern wall is of later origin. Originally private dwellings, then divided then St Michaels became a school .

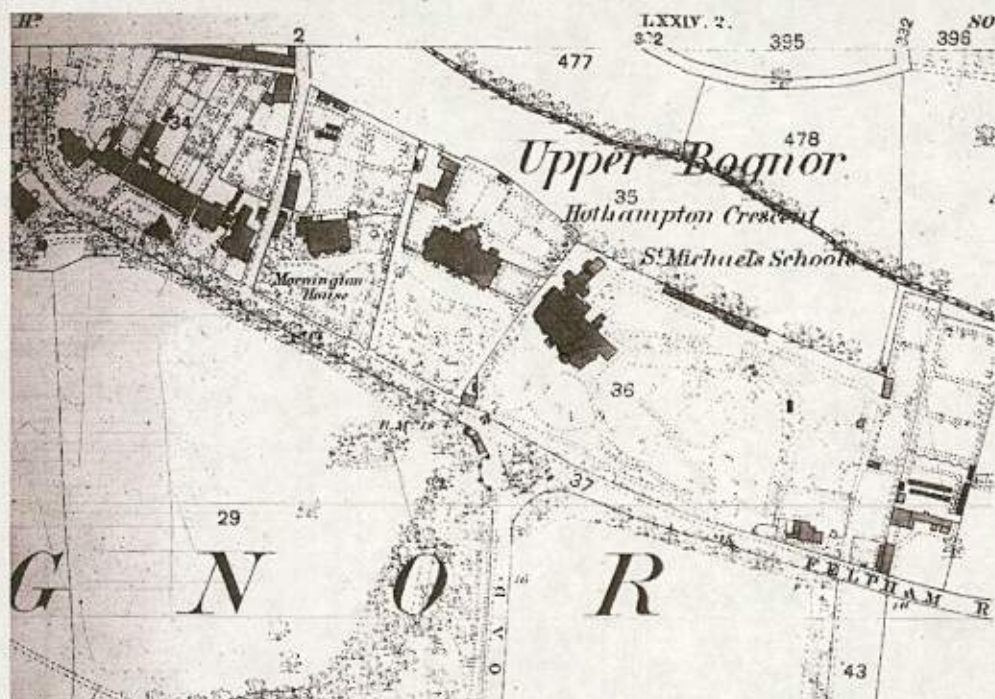
The Bognor Regis College of Education was established in premises on Upper Bognor Road in 1946 as an emergency training college for men and women in order to provide a supply of qualified teachers to meet the shortage resulting from the Second World War. The college was centred on the crescent of buildings comprising Dome House, Mordington House and St. Michaels House. The Bognor Regis College of Education merged with the Bishop Otter secular training college in Chichester in 1977 to form the West Sussex Institute of Higher Education. The single institution went through a series of name changes between 1977 and 2005, when the Privy Council allowed the Institute degree awarding powers and the name changed to The University of Chichester.



Nineteenth Century illustration of the Dome, showing a more open landscape



20th Century photograph of the Dome , showing trees in the woodland, but still with an open frontage



Ordnance Survey Map of 1857, The Dome to the centre of the three large buildings, this shows the woodland and layout of gardens to the rear.

Flood Risk Statement

The Flood risk map shows an area of flooding for an area without defences stretching to the rear garden of the Dome Building. However, there are now flood defences on the coast at the mouth of Aldingbourne Rife . Advice from the Environment Agency is therefore, that the garden area of the site is not considered as being in danger of flooding.

The development within the rear area of the garden consist of a new access to the garden to link with the LCR building, a new footpath which will replace two existing paths , a 15m diameter paved stone area , a pond and planting. Further a section of wall which has fallen down will be rebuilt to a reduced height. The Environment Agency has indicated that there is no risk of increased flooding due to these works.

Site Appraisal I

The site lies on the northern side of Upper Bognor Road facing Hotham Park. From Upper Bognor Road the site drops by approx 3.2 metres over a distance of 110m in a gentle slope towards the north towards

the culverted stream. The access drive to the Dome enters from Upper Bognor Road and is separates the woodland and lawn from the building.

To the East side a lift as recently been built and there is a small area of trees, including yew, bay and sycamore separating the Dome from the access road to the east. To the West there is an area of grass with some trees and shrubs including birch, hawthorn and a single false acacia.

The rear garden faces north and contains two trees of merit, a mature medlar tree and a fig. Other trees include holm oak, hawthorn, cherry, an old apple and various conifers. These are situated towards the edges of the garden and the largest part is grassed with a small overgrown pond.

There is one vehicle entrance to the site which leads from Upper Bognor Road past the frontage of the Dome to Mordington House and to the rear area of the site. There is a small car park in front of the Dome and two more in front of Mordington House. On the east side there is a paved access which is inaccessible to vehicles, but provides a pedestrian access to the site. To the rear there is an access from the east past the side of the Dome and to the west an access below the Arts Block. Paved footpaths lead across the garden providing access to the western carpark at the rear. Refer to master plan



The Dome Frontage in 2012, which shows dense tree cover and parking to the front.

Landscape Design Approach

The brief agreed with the University includes the following items:

1. Management of the woodland area bordering Upper Bognor Road and development of usable space within the woodland.
2. To improve the visual impact of the frontage of the Dome by removing car parking from the front
3. To create safer conditions for students and staff accessing the Dome and adjoining building.
4. To create a replacement car park to the side of the Dome
5. To remove trees from the rear of the Dome to improve light to the classrooms.
6. To create a direct link between the new LCR Building and the North Garden of the Dome.
7. To develop leisure facilities within the gardens
8. To improve bio diversity.

The gardens contain almost exclusively mature and over mature trees and shrubs and very little planting has been carried out in recent years. Many trees and shrubs need renewing which is an integral part of development and management.

While there are some fine trees within the grounds extensive tree work has been needed to remove dead, dying and dangerous trees, thin out self sown sycamore trees and remove conifers which were overshadowing the north side of the building. The first stage of tree work was undertaken in February consisted of the removal of dead, dying and dangerous trees, which included a number of dead elm and the removal of some small trees and shrubs, below size. An application was submitted in March to remove trees in the rear garden which were blocking light and this work was undertaken in early May. An application for further tree works will be submitted at the same time as this application to remove larger sycamore saplings, a leaning hornbeam and trees whose removal is needed for the grounds development.

Thus, the tree removal has been largely a management exercise following the recommendation in the Masterplan and new trees will be planted to ensure the future of the woodland area and to enhance the setting of the Dome building. The focus in new planting will be to plant native trees within the woodland such as lime, field maple, oak, and hornbeam and to use selected ornamental such as the tulip tree within the grounds to complement the building.

New works within the grounds follow the wishes of the University while paying heed to the Masterplan. A link between the new Learning Resource Centre and the Dome will be created by removing a 3m section of wall and rebuilding the historic wall, which collapsed in a storm, slightly further south to create an opening 4m wide and extending the pedestrian way into the garden where new paths, matching those of the Learning Resource Centre will traverse the garden following desire lines. A 15m diameter paved circle with seats will act as a gathering area for students to meet and relax and serves a secondary purpose as an outdoor performance area for informal art, music, dance and drama. Seating will also be provided near the entrances to the garden and adjacent to the new avenue of lime to be planted at the northern side of the garden.



The historic wall before it blew down in a gale, November 2011.

The medlar tree will be linked to the paved circle by a path in setts which will surround the tree thus giving it focus and an opportunity for users to see the tree at close quarters.

On the eastern side of the building it is proposed to remove the existing trees, which are of low quality in two phases, retaining the best specimens south of the historic wall and removing the remainder and

planting a specimen tulip tree in its place. There will be shrub planting along the north boundary and to the south of the length of historic wall, creating a low border along the drive. The retained specimens will be removed at a later date when the new planting is well established.

Within the woodland, new tree planting will take place and bulbs will add to the ground flora. A bark mulch footpath, will wind through the wood giving access to the trees and woodland flowers. This will be reinforced with a rigid cell structure to enable wheelchairs to use the path



The Medlar Tree in the North Garden which will be conserved.

The Grounds currently contain a variety of trees and some shrubs which provide habitats for birds, insects and small mammals. Although a number of trees and shrubs have been removed, this has not diminished the variety and the majority of trees within the woodland remain. It is therefore considered that the biodiversity is equal to that existing before the tree works commenced. Before clearance the woodland was overrun with brambles which suppressed the ground flora. Since clearance bluebells have emerged and are already spreading as is coltsfoot and euphorbia. It is intended to plant native daffodils and snowdrops and other woodland species such as wood anemone and fritillary.

No further tree or shrub works will be undertaken before September, after the close of the nesting season and no ground disturbance or heavy machinery will be used in the vicinity of trees.

The new landscape developments are designed to enhance biodiversity through new tree and shrub planting, which will include many species attractive to wildlife, the introduction of a pond with waterside planting and bird and bat boxes placed in the trees. Bird and bat boxes will be placed in trees within the woodland area together with log piles for mammals and invertebrates.

Access

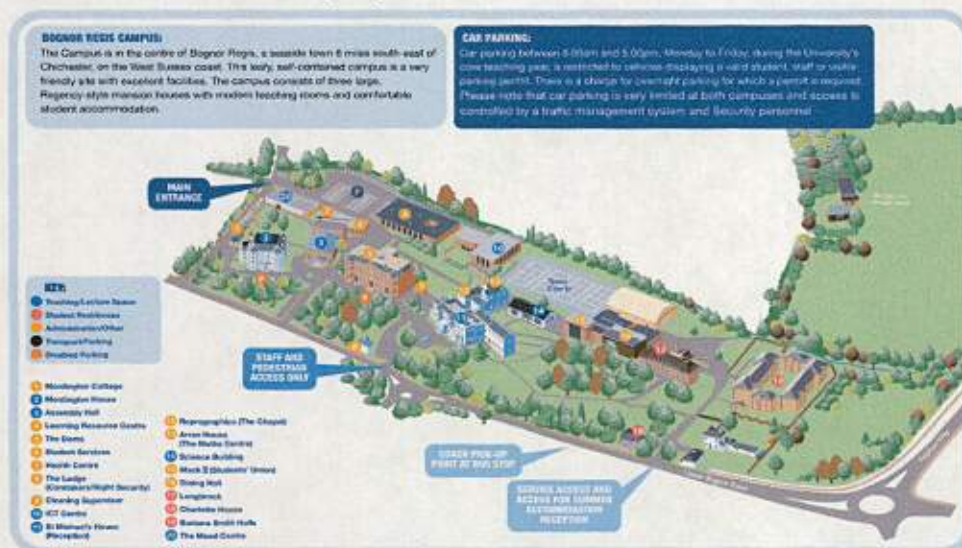
The main visitor access to the building within the Conservation Area leads from Upper Bognor Road. This road will be unaltered except where it passes the Dome, where 12 car parking spaces are proposed to be removed and a pedestrian pavement will be installed next to the building to give safe passage from St Michaels House as far as the Assembly Hall. The tarmacadam surface is of variable width, but where it passes the dome is over 10 metres in width. The pedestrian route will be a maximum of 3.8m wide, thus leaving over 6m width for the roadway. Moving the car park and creating a pedestrian zone will not only improve safety but enhance the main elevation of the Dome.

The proposed replacement car park is to be situated on the western side of the Dome building where there is a blank wall and currently grass, shrubs and trees. Most of the trees are either small or in poor condition, though there is an ornamental hawthorn and a birch tree which are of some significance enhancing this aspect of the building. The University need parking spaces for staff and visitors near the building and there is no alternative site in which to build. The benefits of moving the car park from the main front elevation have been described above and the area will be landscaped with new trees and extensive shrub planting.

Within the North garden the footpath arrangement is proposed to be altered to provide a direct link with Learning Resource Centre building, completed in November 2011. Since the completion of the building, there is now a direct route to the Business Incubator building and the old library which is currently being converted to new teaching accommodation building. The route into the Dome garden and beyond is somewhat tortuous as there are no direct paths, this has been addressed in the design by providing a path directly to the NW corner of the building. This path also accesses the paved circle and the pond. A link remains with the lower buildings from the entrance.

To achieve the new entrance a 3m section of a flint wall would be removed and the collapsed wall rebuilt slightly further south to achieve the 4m wide entrance to link the Learning Resource Centre with the Dome and its garden.

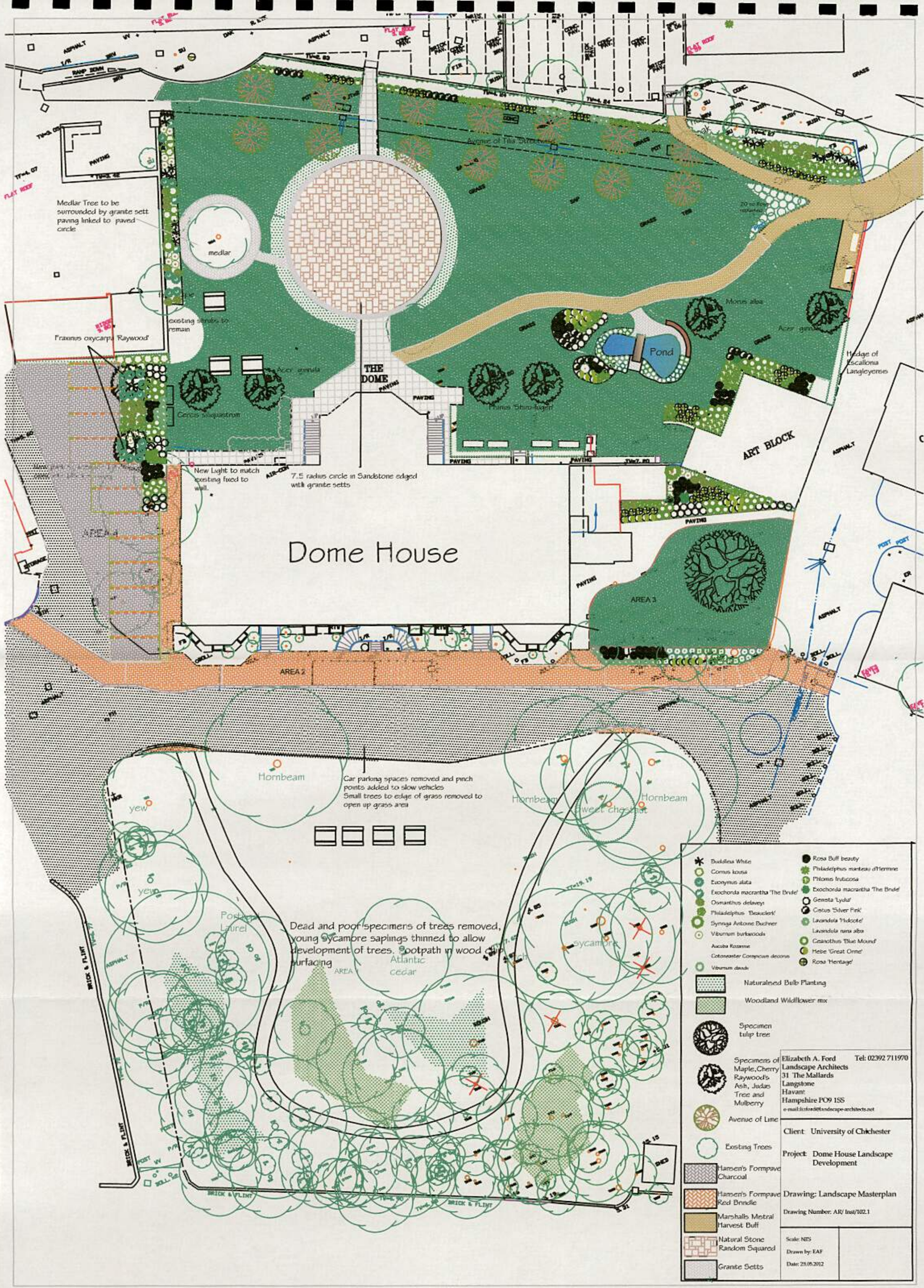
BOGNOR REGIS CAMPUS (BRC) SITE MAP



Consultation

The University of Chichester has undertaken consultations with members of staff on the Masterplan design.

Informal consultations have taken place with The Environment Agency, Martyn White, Conservation Officer for Arun District Council and in relation to the tree felling and management, with The Arboricultural Officer, Ian Brewster.



Dome House

- Buddleia White - Cornus kousa - Eucryphia alata - Exochorda macrantha 'The Bride' - Osmorhiza delavayi - Philadelphus 'Beauregard' - Syringa Antone Buchner - Viburnum burbanckii - Aucuba Rostrata - Cotoneaster Coriariae decora - Viburnum davidii	- Rosa Buff beauty - Philadelphus marianae d'Herme - Philadelphus 'Innocentia' - Exochorda macrantha 'The Bride' - Gemata 'Lydia' - Cistus 'Silver Pink' - Lavandula 'Hyacinth' - Lavandula nana alba - Ceanothus 'Blue Mound' - Hebe 'Great Onyx' - Rosa 'Heritage'
- Naturalised Bulb Planting - Woodland Wildflower mix - Specimen tulip tree - Specimens of Maple, Cherry, Raywood's Ash, Judas Tree and Mulberry - Avenue of Lime - Existing Trees - Hansen's Formpave Charcoal - Hansen's Formpave Red Brindle - Marshall's Metral Harvest Buff - Natural Stone Random Squared - Granite Setts	Elizabeth A. Ford Landscape Architects 31 The Mallards Langstone Havant Hampshire PO9 1SS e-mail: e.ford@landscape-architects.net Tel: 02392 711970 Client: University of Chichester Project: Dome House Landscape Development Drawing: Landscape Masterplan Drawing Number: AR/Int/021 Scale: NTS Drawn by: EAF Date: 25.05.2012