

Boundary wall between Engineering and Digital
Technology Park and Bognor Campus
University of Chichester
Bognor Regis Campus

Design, Access & Heritage Statement



Replacement of boundary wall

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**Boundary wall between the Bognor Campus
and Engineering and Digital Technology Park
University of Chichester
Bognor Regis Campus**

Heritage Statement

1.0 Introduction

- 1.1 Forum Heritage Services have been commissioned to prepare a Heritage Statement for the boundary wall between land (the Engineering and Digital Technology Park) to east of the Bognor Regis campus of the University of Chichester, Upper Bognor Road, Bognor Regis and the existing campus (see **Appendix A** for Location Plan). This statement has been prepared in accordance with the advice and requirements of the National Planning Policy Framework and its accompanying practice guide (March 2012) and the National Planning Policy Guidance (March 2014) and the local planning guidance of Arun District Council, most notably policy HER SP1 adopted Arun District Local Plan 2003 saved policies.
- 1.2 The site lies between the existing University of Chichester Bognor Regis campus on land known as The Donkey Field which is presently under development as the emerging Engineering and Digital Technology Park. The new building is located on the corner of Felpham Way and Upper Bognor Road, facing the roundabout, directly opposite Butlins Wave Hotel which sits to the south of the site. To the west are the Barbara Smith Halls, constructed in 2000 which are currently viewed from the roundabout.
- 1.3 The campus measures approximately 10.35ha in area of which approximately half is made up of open space. It is set within an urban fringe landscape with development of various periods to the North, west, and south. To the south-west is Hotham Park, a large public park set around Hotham House (built 1792). The open area to the North-East of the campus stretches north towards recreation areas which link via Bognor Regis Golf Course into wider open countryside.
- 1.4 Within the campus there are a number of designated and non-designated heritage assets. There are no Scheduled Monuments in or within the vicinity of the campus or the site. The Dome which sits within a group of three late Georgian houses is Grade I listed. It was added to the List of Buildings of Special Architectural or Historic Interest on 22nd July 1949. The remaining buildings forming the crescent group are Grade II listed and were added to the list in the late 1970s. There are further individually listed buildings and structures including a number of brick and brick and flint walls. Further, the entire campus running up adjacent to the site falls within the Hotham Park Conservation Area which was designated on 9th June 1993 and revised on 4th August 1993. The conservation area includes the campus and Hotham Park to the south of Upper Bognor Road. There is no adopted conservation area appraisal for Hotham Park Conservation Area. For a summary of the designated and non-designated heritage assets, designation map for Hotham Park Conservation Area and full list descriptions, please see **Appendix D**.

- 1.3 This Heritage Statement has been prepared by James Webb BSc (Hons) MSc (Hist Con) PG Dip UD IHBC, Director of Forum Heritage Services. The Statement will provide a summary of the history and development of the setting of the site, the adjacent Bognor Regis campus and the emerging Engineering and Digital Technology Park and the wider setting. It will define the buildings/structures potentially affected by the proposed alterations. It will define the significance of the heritage assets affected and assess the sensitivity and potential impact of development and suggest mitigation for any impact identified.

2.0 Historic Background

- 2.1 Bognor Regis was established as a resort town during the late eighteenth and early nineteenth centuries, the Regis suffix being added after the visit of King George V to the town in 1929. The resort of Bognor was created by Sir Richard Hotham in the 1780s when he purchased the Manor of Aldwick, including the hamlet of Bognar. Sir Richard commissioned several development projects, including Hothampton Crescent (comprising Dome House, Mornington House and St Michaels House) which overlooked his own house and grounds known as Chapel House, now known as Hotham Park House. In the late-eighteenth century Bognar was a farming and fishing hamlet and Hotham, a successful merchant and former MP, intended to establish an 'aristocratic quarter' at Upper Bogner Road. He built Dome House with the aim of attracting King George III from his established coastal retreat of Weymouth and thus securing interest in the town from the rich and privileged of Georgian society. However, the King did not visit Bognor and the first royal visit was by Princess Charlotte in 1808, although it has been claimed that the Prince of Wales (the future George V) visited Bogner in 1796.
- 2.2 The Bognor Regis College of Education was established in premises on Upper Bognor Road in 1946 as an emergency training college for men and woman in order to provide a supply of qualified teachers to meet the shortage of teachers 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 Crescent was set back from Upper Bogner Road within its own landscaped grounds.
- 2.3 Since the late 1940s the college has added to the building stock at the campus introducing significant elements to the built environment such as new buildings and surface treatments.

3.0 Description

- 3.1 The site lies to the eastern end of the land now occupied by the Bognor Campus of the University of Chichester. The site has a small stream running west to east to the north of the present rear building line of development defining the extent of the Bognor campus. The area has various self seeded strubs, plants and small to medium trees. Larger trees line the eastern edge of the site (bordering Felpham Way eastern edge of the site). The western edge of the site is defined by a Grade II listed garden wall, in Rat-trap bond with a clay tile capping which extends for the entire length of the western edge of the site (see **Appendix D** for list description). No.71 Upper Bognor Road sits immediately to the west of the site within its walled gardens. It is Grade II listed. There is a red brick serpentine wall to the north end of the garden which now sits between No.71 and the recently constructed Barbara Smith Halls. There is a gap in the wall to the north-west corner of the garden space. This wall is not separately listed but would be considered to be a curtilage listed building by virtue of its physical relationship with the gardens of No.71 Upper Bognor Road.

- 3.2 Nos.67 and 69 Upper Bognor Road a semi-detached pair of early 19th century cottages and No. 71, a small detached villa of the early 19th century are all Grade II listed. No.67 is particularly prominent in the street scene with a projecting oriel canted bay window to the street and stuccoed walls interrupting the galleted rubble stone and brick wall fronting Upper Bognor Road and running up to the edge of the undeveloped section of the site to the east and along to the secondary entrance to the site adjacent to No. 65 Upper Bognor Road. To the western edge of the development site (as defined at **Appendix A** and in other documents submitted) the rubble stone and brick wall returns a short distance to enclose the gardens of Nos.67 and 69 Upper Bognor Road.

4.0 Discussion

- 4.1 With regard to the campus generally, to include the defined site (see **Appendix A**) there are no known archaeological remains, features or deposits from the prehistoric era and the nearest evidence of Palaeolithic archaeology would appear to be the discovery of a stone hand-axe from Aldwick Road, Bognor in 1929. However, a raised beach was identified during the sinking of geotechnical boreholes and excavation of test pits in advance of the construction of the Barbara Smith Halls (Development Archaeology Services 1999). This beach is possibly a remnant of the Brighton North Raised Beach and represents a terrace of coastal deposits which preserves the position of a former shoreline above the current sea-level. Recovery and examination of these deposits has the potential to permit the modelling of palaeo-environmental and palaeoecological conditions. It should be noted that the location of one of England's pre-eminent prehistoric sites, at Boxgrove, where some of the earliest European hominid remains have been excavated, is less than 10km to the north of the Bognor Regis campus and is located on the Slindon Raised Beach.
- 4.2 During the Palaeolithic period the area occupied by the campus would have witnessed a series of glaciations, but it is unlikely that the ice sheets would have extended as far south as the land which became this part of West Sussex although the periglacial activity would have been responsible for shaping much of the underlying landform which defines today's environment. Sussex has yielded an impressive assemblage of Palaeolithic artefacts, mostly from the raised beaches and the potential presence of the Brighton North Raised Beach at the site presents the possibility of Palaeolithic archaeological remains at the campus' location.
- 4.3 The potential for the presence of archaeological remains dating to the more recent prehistoric era is highlighted by the discovery of a Mesolithic occupation site in the form of a scatter of flint tools and pits and gullies representing a temporary shelter and Neolithic and Bronze Age flint tools during archaeological investigations at 43-47 Upper Bognor Road, less than 100m to the west of the campus (Archaeology South East 2001 and 2004).
- 4.4 There are no known archaeological remains from the Iron Age on the campus or within 500m of it, but historic sources identify that the area was within the tribal area of the Regnenses, and Iron Age sites have been discovered elsewhere in Bognor, North Bersted and Flansham.
- 4.5 There are no known archaeological remains, features or deposits from the Roman period within the campus but pottery sherds from the Roman period (Gaz. 4) were recovered during investigations at 43-47 Upper Bognor Road (Archaeology South East 2001 and 2004), but no structural features dating to this period were identified.

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- 4.6 There are no known archaeological remains, features or deposits from the Saxon-Early Medieval period within the campus, however, a complex of archaeological features, including finds of pottery sherds, identified during investigations at 43-47 Upper Bognar Road (Archaeology South East 2001 and 2004) was interpreted as a modest building dating to the Saxon-Early Medieval period. This evidence for an Anglo-Saxon community in Bognar supports place-name research (Eckwall 1991) which suggests that Bognor was known as such as early as the seventh century CE - Bucganora - formed from a personal name element Bucgan and the topographic element ora meaning shore or landing place. Bognar is not mentioned in the Domesday Book, but Felpham is and although the description of Felpham sketches a sizeable parcel of land(s) the extent of these lands and their relationship to what would evolve into the parish of Pagham and the civil parish of Bogner is as yet unresolved.
- 4.7 There are no known archaeological remains, features or deposits from the medieval period within or in the vicinity of the campus but historically the site of the campus is within the Hundred of Aldwick and the Parish of South Bersted - Bognar is a modern parish, created in 1873, and formerly a hamlet within South Bersted. The land on which the campus is located would appear to be part of the Manor of Aldwick which is first mentioned in 1291, the descent for which involved various possessors and tenants and can be traced with certainty throughout the medieval and post-medieval periods.
- 4.8 Post-medieval remains in the form of sub-surface remains and upstanding structures are present within the campus. As mentioned above, many of the buildings and structures on the campus and portions of the historic landscaping date to the late eighteenth and early nineteenth centuries. The West Sussex HER, however, records no specific archaeological sites dating to the post-medieval period within the campus but acknowledges that the development of the resort town during the late eighteenth and early nineteenth centuries represents a particular type of historic urban, coastal development and with respect to the campus, vestiges of deliberate landscaping which altered the pre-existing landform during the construction of Hothampton Crescent.
- 4.9 With respect to the Identification of extant and visible features in the grounds of the college, of historic and archaeological interest, there are several surviving elements which are considered to represent the managed landscape probably established by Sir Richard Hotham. These comprise earth banks, paths and other landscaping features, some of which were also possibly re-modelled or laid out by or for John Ballett Fletcher who purchased the Manor of Aldwick from the Hotham estate in 1835 or his son William Holland Ballett Fletcher who became Lord of the Manor in 1899. Some garden landscaping may also have been undertaken by James Bradley, gardener to Lord Arran, the Earl of Bognar (1761-1837) who lived at Arran Lodge, the eastern residence of Hothampton crescent.
- 4.10 Other landscape features dating to the nineteenth century, and possibly earlier, are also present within the campus. These have no historic relationship to the campus or Hothampton Crescent but appear to represent anthropogenic alterations to the landscape in the form of field boundaries recorded on the 1877 and 1890 Ordnance Survey maps of the site, a detached building, rectangular in plan, set within a square, walled enclosure in the open area (known within the university as 'Donkey Field' (and forming part of the present site – see **Appendix A**) to the north-east of the built area of the campus shown on the 1890 Ordnance Survey map; and what appears to be flood-defences and/or a causeway in the form of an earthen bank aligned east-west and

- extending westward from the boundary wall of No.71 Upper Bognor Road across the land known informally within the university as 'Orchard Field' towards the A259 Felpham Way. By the time of the publication of the 1898 (**Figure HM10 Appendix B**) Ordnance Survey map of the area the rectangular building has been demolished and replaced with (or subsumed within) a larger winged building.
- 4.11 Adjacent to the east-facing elevation of the boundary wall to 71 Upper Bognor Road, the Ordnance Survey map of 1877 (**Figure HM9 Appendix B**) shows a complex of structural elements - possibly horticultural/agricultural in function and possibly including glasshouses. These structures have diminished significantly in extent by the time of the 1898 mapping and have disappeared by the time of the 1912 Ordnance Survey map (**Figure HM11 Appendix B**). Fragmentary, post-medieval archaeological deposits were discovered during an archaeological evaluation in advance of the construction of the Barbara Smith Halls (Development Archaeology Services 1999b) and it was concluded that the area in which the hall of residence was built offered limited archaeological potential. Buildings present on the site in the mid-nineteenth century such as the complex of two attached structures to the north-west of Dome House and the small rectangular building to the north of Arran Lodge were demolished in the twentieth century.
- 4.12 In the vicinity of the campus post-medieval archaeological features have been located at 43-47 Upper Bognor Road (Archaeology South East 2001 and 2004) during archaeological works and as a result of cartographic and documentary enquiry the sites of a brickworks and a military barracks dating to the Napoleonic wars are thought to have existed to the west of the campus.
- 4.13 Features of potential historic and archaeological interest dating to the twentieth century are also present on the site. The Donkey Field formed part of Bognor Golf Course as shown by annotation on the 1912 Ordnance Survey map (**Figure HM11 Appendix B**) and the winged building identified in the map for 1898 is named as the Bognor Golf Club House, also shown on the Ordnance Survey map of 1912 and which survived until sometime between 1970, when it was mapped by the Ordnance Survey as a 'Pavilion' and 1980 when it is no longer mapped. There are no extant traces of the landscaping for the golf course nor any surface manifestations of the remains of the club house/pavilion. The Ordnance Survey map of 1932 shows that one of the earlier field boundaries has been partly canalised to form a field drain which links into an east-west running rife which in turn drains into the Aldingbourne Rife (and which forms the northern boundary between the campus and the gardens to the rear of the properties on the south side of Hook Lane).
- 4.14 Of significance to the understanding of the site in relation to the overall historic character of the Bognor Campus is an assessment of the historic landscape character. The campus and the site reflect centuries of landscape modification mostly arising from human activities which exploited some of the resources of the site. The current landscape however predominantly a creation of very recent times (within the last 50-75 years), but aspects of it exhibit historic elements and a degree of coherence which should be addressed in any proposals for change across the site.
- 4.15 Prior to the development of Bognor as a coastal resort, the landscape character of the area within which the campus is located would have been a mixture of tidal mudflats, marsh and wetland vegetation and low-lying fields interspersed with inlets, small creeks and estuaries that indented the exposed shoreline. After the Devensian glaciations in the Mesolithic period the sea levels and temperature increased causing substantial alterations in vegetation and creating a

more hospitable landscape. This part of the coast has been exploited since at least the Neolithic period, during which the adjacent woodlands were cleared in favour of grazing. The Romans recognised the agricultural potential of the plain and built a number of villas in the area. Later, a system of prosperous agricultural estates was established to exploit the fertile soils of the coastal plain. This, in addition to the pasture lands on the adjacent Downs and the timber and stock rearing of the Weald, caused the area to become one of the most intensively cultivated areas of Britain. The place name of Bersted is believed to have derived from the Saxon for Homestead or manor at the tumulus. The community at Bognor was not however, featured within the Domesday Book.

- 4.16 Until the 19th century the coastal settlement pattern remained as small, dispersed nucleated villages or hamlets. Agriculture boomed until the late 19th century when cheap importation from America and southern Europe led to a decline in local cereal production and sheep-grazing.
- 4.17 It is useful to turn to cartographic evidence with the best starting point for the purposes of understanding at the scale required being Yeakell and Gardner's map of Sussex of 1778 and further in 1795 (see **Figure HM1 Appendix B**). The settlement is labelled as Little Bagnar. The surrounding area is agricultural land separated into field systems. The northern and eastern portions of the site are located within the Aldingbourne valley. The land within the valley is marsh land and the watercourse outlining part of the northern boundary of the campus site is represented as a drainage channel flowing into the Rife. A linear feature, possibly the earthwork bank still present on the site is shown, extending west-east across the valley to the Rife and beyond its eastern bank to the southern margins of Felpham. This feature runs to the north of and parallel with a linear feature depicted on the line of the current Upper Bognor Road but this is particularly faint and could have been a proposed route or a route under construction at the time of the survey. It appears to depict an elevated crossing of the Rife. The bank could be an earlier raised causeway across the marsh land and/or a flood defence. There is a bank located in the field adjacent to Felpham Way within the campus grounds and it is likely that this feature is the remnant of that which was mapped in the late eighteenth century and may have been the original route from Felpham to Bersted.
- 4.18 By 1795 the Gardner and Gream map (**Figure HM2 Appendix B**) indicates that the road across the Aldingbourne Rife has been established on the line of the present Upper Bognor Road. Some marsh land has been reclaimed, including the land surrounding the stream in the northern section of the site. The eastern portion however, still remains as marsh land. The site is within an area the cartographic depiction of which appears to show it as a separate enclosed parcel of land presumed to be Richard Hotham's estate. This extends to the south and south-west and consists of a number of buildings within what appears to be a parkland. The Ordnance Survey map of 1805 (**Figure HM3 Appendix B**) shows three buildings on the site, These approximately correspond to the present Mordington House, Dome House and St Michaels House. The road across the Aldingbourne Rife is clearly seen and there is a wavy, fragmentary line extending east up to and beyond the Rife which may be reflective of the earthen bank.
- 4.19 The Ordnance Survey map of 1813 (**Figure HM3 Appendix B**) does not appear to show an 'enclosed' estate but Mordington House, Dome House and St Michaels House are clearly mapped. The general broad landscape character of the area has remained the same, and mostly comprises agricultural land.

- 4.20 Greenwood's map of 1825 (**Figure HM4 Appendix B**) adds little to the understanding of the development of the landscape during the early nineteenth century. However, the 1829 map of the Felpham and Bognor level (**Figure HM6 Appendix B**) reveals that the bank located to the east of Felpham Way, within the campus grounds, is part of an archaeological feature that crosses the Rife and runs parallel to Upper Bognor Road to the junction of Sea Road and Felpham Road.
- 4.21 Previously, others have argued that this is a remnant of the Bognor flood defences, however, Greenwood's map seems to portray a raised causeway or a trackway with a bridge across the Rife. Although the pathway is not as prominent as the road to the south (Upper Bognor Road), elsewhere on the map trackways are illustrated as two parallel dotted lines. It extends from the Felpham Road and Sea Road junction, westwards along the southern edge of a property or administrative boundary, which is marked by a red line. It has then been truncated by the garden wall that encloses the Serpentine wall. However, it seems to be in alignment with the western end of the Upper Bognor Road before it diverts sharply to the south to join the present Hotham Way. This extreme right angle is an unusual course for a road, unless it was diverted at a later stage to provide land for development. This could therefore suggest that the original route of the Upper Bognor Road continued in a relatively straight line across the northern edge of the campus, over the Rife to the Felpham Road junction. However, the function of the bank as a flood defence should not be dismissed entirely; indeed it could have functioned as both. If the proximity of the sea to the site is considered and the wider landscape of the embankment as shown in the Yeakell and Gardner map of 1778 is taken into account, the embankment stretches across both sides of the rife valley and appears to form a barrier which may have been used to prevent the ingress of large volumes of salt-water to the meadows further north.
- 4.22 The Tithe Map for the Parish of South Bersted (**Figure HM8 Appendix B**), dating from 1842 provides considerable detail on field boundaries and buildings, supplemented by the descriptive particulars of the accompanying Tithe Apportionment. The messuage of 71 Upper Bognor Road appears to extend towards the north up to the watercourse and also appears to be defined by walls. The open land to the east of 71 Upper Bognor Road includes a narrow strip aligned approximately north-south in which there appears a structure of unknown function. To the east of Mordington House the Mordington Cottages and other ancillary buildings are depicted on the frontage with Brewery (Later Mead) Lane. The serpentine (crinkle crankle wall) can be seen to the rear of the buildings now known as No.71 Upper Bognor Road. There is a long narrow building adjacent to the wall on the west side to the south of the junction of the serpentine wall with the east boundary wall (the subject of this application).
- 4.23 The Ordnance Survey map of 1877 (**Figure HM10 Appendix B**) shows only limited change in the landscape but a building complex, u-shaped in plan has been erected on the open land within the northern portion of the campus site. This is later recorded as Bognor Golf Club House. To the boundary wall there is a series of pig pens to the west side of the wall between the rear of No.71 and the serpentine wall to the north. There appears to be a further structure to the north of the pens adjacent to the serpentine wall. By 1912 (**Figure HM11 Appendix B**) a sundial was mapped in the grounds of Mordington House. A new wing appears to St Michael's School with a new wing added to the east and a new building built adjacent to the northern boundary wall. The boundary wall clearly shows pig/animal pens to the west side in the same position shown on the 1877 and 1898 maps. No.71 shows buildings extending towards the boundary wall to the east but not linked.

- 4.24 The 1932 Ordnance Survey map (**Figure HM12 Appendix B**) shows a playing field, including tennis courts, having been laid out and landscaped to the north of St Michaels School, annotated as a school for girls. The open land to the north-east is now shown to be a Recreation Ground. To the boundary wall, the animal pens remain and there are further enclosures shown to the east of the outbuildings to No.71. The 1961 Ordnance Survey mapping (**Figure HM13 Appendix B**) shows that in the post-war era the Assembly Hall and Longbrook had been built, new paths and circulation routes laid out replacing and remodelling much of the previous landscaping associated with St Michaels House. The structure formally mapped as the Bognor Golf Club House is now shown as a Pavilion and Builder's Yard. A second pavilion, to the south, no longer extant is also shown and an existing field boundary extending north-west - south-east across the site is now mapped as a drain extending towards the newly built Felpham Way and beyond, to discharge into the Aldingbourne Rife. The map shows an almost continuous line of built form to the boundary on the east of No.71.
- 4.25 The Bognor Campus is positioned at a transitional point between three zones which characterise the landscape character of Bognor Regis and the wider area of the Sussex Coastal Plain. To the north, surrounding the River Aldingbourne, the landscape is agricultural land separated by low hedges and large open fields with few trees. The playing fields situated in the northern part of the campus appear to be the most southerly point of this zone within the Aldingbourne valley. Although they are not strictly an agricultural field, they display an open, pastoral quality that has been lost in the adjacent residential areas. To the south is Butlins Holiday Camp, built in 1960. The holiday camp embodies the area's resort legacy, arguably instigated Hotham in the 18th century. Notably, Butlins is located adjacent to Hotham Park, which was formally part of the Hotham Estate. Finally, the residential estate to the north-west of the campus signifies the expansion of the coastal towns into compact urban areas.
- 4.26 The campus, sits at the junction of these three character areas and incorporates elements of all three. Preserved within the current landscaping of the campus are a number of former boundaries that featured within the South Bersted Tithe Map of 1842. These include the following:
- The walls surrounding the cottage complex including the serpentine wall.
 - The wall to the east of the serpentine wall that extends northwards towards the stream
 - A small stretch of wall to the north of the serpentine wall's western terminus.
 - The northern boundary to the plots containing Mordington House and The Dome
 - The eastern line of the stable block associated with The Dome
 - The circular drive to the south of St Michael's House
 - The line of the original east and west boundary walls of The Dome
- 4.27 The large linear earthwork illustrated on the 1877 Ordnance Survey map (see **Figure HM9 Appendix B**) which extends from the eastern terminus of the serpentine wall towards the rife does not feature on later Ordnance Survey maps. However, it remains present within the site. From cartographic evidence it would appear to be either on the line of the original road from Felpham to Bersted or the remnants of historic flood defences. Its survival is significant and it represents a structure of local significance, the true origin and function of which remain to be determined.

5.0 The Significance of the heritage assets

- 5.1 The assessment of significance has been informed by an understanding of heritage values attributed to the site based on the criteria set out in the English Heritage guidance document *Conservation Principles Policies and Guidance for the Sustainable management of the historic environment* (2008). The guidance suggests the adoption of four headings under which to assess the heritage value; Evidential, Historic, Aesthetic and Communal.
- 5.2 There are two issues to be addressed in terms of the significance of assets relating to the proposals for change on the site as defined in **Appendix A** and elsewhere. There is the significance of the historic buildings and structures which will be directly affected by the proposed changes and there will be the setting of historic buildings which will be affected by proposed changes.
- 5.3 The significance of the heritage assets of the entire campus site comprise a complex series of inter-relationships between the layering of values by subsequent use patterns and the intrinsic value of individual as well as groups of built structures and their associated planned or unplanned settings. This report will deal with elements of significance which relate to the proposed development site as defined in **Appendix A** and elsewhere in submitted documentation. This relates primarily to those buildings within the development site; namely Nos. 67 and 69 Upper Bognor Road, No. 71 Upper Bognor Road (**Figures 6 to 8 Appendix C**) and walls to south and east of No.71 Upper Bognor Road and associated structures (serpentine wall for example – see **Figure 12 Appendix C**). The boundary wall forms the boundary of the Hotham Park Conservation Area and therefore the character and appearance of this part of the conservation area will need to be defined and put into context in relation to the entire conservation area and its setting.

Buildings/structures directly affected by proposed changes

- 5.4 The garden wall enclosure to No.71 Upper Bognor Road is believed to date from the early to mid-19th century. It is in place and clearly shown on the tithe map of 1842 (**Figure HM8 Appendix B**). The wall is constructed of red brick in Rat Trap bond with a moulded clay tile capping (**Figure 13 Appendix C**). Sections appear to be in two phases with an earlier lower wall in pebbled flint with brick dressings (**Figure 16 Appendix C**) probably the former boundary wall to the Hotham estate (**Figures 13-15 Appendix C**). It has subsequently formed part of the garden boundary walls to No.71 creating a possible kitchen garden affect for this house, although there is no evidence that this area functioned as a kitchen garden for the larger houses. The 1877 Ordnance Survey map shows a series of glass houses within this space with the serpentine wall and the east wall clearly seen in place at this time with animal pens set to its west elevation.
- 5.5 The significance of the east wall lies in its evidential value as the eastern boundary to the Hotham estate and its subsequent role as garden enclosure to No.71, a Grade II listed building. Its aesthetical value lies in its enclosure of the attractive garden space to No.71 which retains its small villa scale despite changes to the campus over the last 50 years. Along with the serpentine wall to the north (statutory listed by virtue of its physical connection to the Grade II listed wall) it form a group of considerable quality and significance all of which are considered individually and collectively to make a positive contribution towards the character and appearance of the Hotham Park Conservation Area. The east wall forms the boundary

between this designation and land considered to be beyond the historic extent of the estate but in practise forming an important part of the setting of both the listed wall and houses located within this eastern section of the conservation area.

- 5.6 The historic value of the east wall lies in its association with the Hotham estate to the west which manifests itself presently as the three houses forming a crescent. It is somewhat physically detached from these buildings and has equal if not more historic association with No.71 Upper Bognor Road. This building and its associated garden space (including the east wall and serpentine wall to the north) appear to have been constructed independently of the three house crescent group. There does not appear to be a strong use relationship between the two groups other than the probability that the east wall had the dual role of east boundary to the estate and subsequent garden enclosure to No.71. The latter has less historic association but is nonetheless of moderate significance in terms of historic value.
- 5.7 The east wall to No.71 Upper Bognor Road is considered to have low communal value other than that related to individuals familiar with the historic significance of this part of Bognor Regis and its association with the Hotham estate. These values are likely to be expressed more strongly in terms of the aesthetic, evidential and historic value of the wall rather than the value to the local or wider community.

Buildings/structures/areas falling within the setting of the proposed development

- 5.8 This section of report which deals with significance is divided into the setting of statutory listed buildings potentially within the setting of the development site and the affect upon the designated heritage assets within or partially within the development site; namely the Hotham Park Conservation Area and Nos 67 and 69 and 71 Upper Bognor Road.
- 5.9 To the west and separated visually from the site by a group of mature trees and 20th century buildings is the prominent group of Mordington House (Grade II) (**Figure 1 Appendix C**), The Dome (Grade I) (**Figure 2 Appendix C**) and St Michael's House (Grade II) (**Figures 3 and 4 Appendix C**). The groups sits at the heart of the Bognor campus and forms a loose crescent arrangement focused south towards Upper Bognor Road and Hotham Park.
- 5.10 All three listed buildings have been the subject of major alterations to their internal plan form in the early, mid and late 20th century and in the case of The Dome extensive alterations at roof level including the rebuilding of the distinctive and name giving 'Dome' set centrally to the façade in the 1970s
- 5.11 The architectural and historic importance of the three houses which form the distinctive crescent plan lie in their external architectural expression and physical relationship with each other. In particular, The Dome and its use of three brick colours; red as the principal material, with yellow stock brick and grey brick dressings. There is a conscious effort on the part of the designer (thought to be Jupp, a surveyor to the wealthy East India Company of which Hotham was a company Director) to produce something very much of the time and filled with examples of the designers knowledge of the emerging fashionable use of shaped and grouped windows. Hence to the front façade we see square, segmental and round-headed openings as well as a Diocletian window defining the central bay. The central bays are topped by a pediment whose tympanum contains an oval stone plaque with a cartouche and the name 'Hothampton Crescent'. The main doorway also carries a pediment, which is supported on over-large

consoles and decorated by stuccoed pilasters; it has a rectangular fanlight and a frieze decorated with swags. Two much simpler and less ostentatious entrances flank the central doorway and are appropriately decorated with Doric pilasters, pediments and semi-circular fanlights.

- 5.12 The flanking buildings to the Dome are far simpler and deferential in their architectural treatment, in particular their use of contrasting stucco finishes (possibly originally brick?) and have been the subject of a number of changes and remodelling exercises commensurate with their chequered history culminating in the inevitable major internal changes which often belie an institutional use pattern.
- 5.13 Whilst much of the work, particularly internally, to the three statutory listed houses which form the crescent has been undertaken towards the late part of the 20th century, there remains high evidential value to what remains of the three houses and their potential to continue to reveal important aspects of the original design intentions. In this respect their significance in terms of evidential value is high.
- 5.14 The historic value and very strong relationship with Sir Richard Hotham (1722-99) is of very high significance and combined with the architectural quality of The Dome and its group value justifies its higher Grade listing. There is a clear historic association with the 'architect' of 18th century resort Bognor which still resonates and is relevant to the modern Bognor Regis seen today. The symbolic heroicism represented by the three houses but in particular The Dome should not be underestimated. But this should be carefully considered in terms of the present context of the crescent.
- 5.15 The landscape setting of the crescent group has largely retained its open setting to the south although there is a mix of hard and soft landscaping some of which has been detrimental and has imposed an institutional character to elements of the group's setting. However, the open southern aspect of the group has been retained and is of very high aesthetic value.
- 5.16 The wider setting to the south of the crescent comprises Hotham Park. This area forms part of the Hotham Park Conservation Area (see **Appendix D**). Upper Bognor Road is a significant visual and physical barrier between the campus and the park and despite the road being single carriage, its busy character as a major traffic route is a major intervention between the campus and the surviving parkland to the south. In practice both the campus grounds and the park form a significant treed setting to the crescent in multiple views as well as to other buildings associated with this group (such as the lodge to the 'entrance' to the campus). It is this treed and natural vegetation which make the most significant contribution to the wider setting of the crescent group.
- 5.17 Encapsulated within and integral to the definition of the setting of the Grade I and Grade II listed buildings on the campus is the wider and more encompassing designation of the Hotham Park Conservation Area (see **Appendix D**). The conservation area encompasses the entire campus area and extends south to include Hotham Park and the Grade II* listed Hotham Park House (This house was originally called Chapel House, and was built in 1793 by Sir Richard Hotham, was later Bersted Lodge and subsequently Hotham Lodge). The house sits within a heavily treed section of the park to the south of Upper Bognor Road and is not visible from the campus or the crescent. The Upper Bognor Road acts as an effective transition between character areas from parkland to the south to institutional campus to the north. The only

element that physically links the two areas are the belts of mature trees, some of which would have formed part of an originally intended landscape plan for Hotham Crescent and Hotham Park House to the south.

- 5.18 The primary significance of the Hotham Park Conservation Area in relation to the campus is in the landscape setting which is afforded by the park for the Grade II* listed Hotham Park House and the Grade I and Grade II listed buildings which make up Hotham Crescent and were originally conceived so as to have an attractive semi-open but landscaped vista south into the park and to Hotham Park House. This relationship has largely been lost given the maturity of trees but the original inception and intention is clear and still readable in plan form.
- 5.19 A highly significant element of the character and appearance of the Hotham Park Conservation Area particularly in relation to the campus character area is the presence and survival of a good number of historic walls. These historically have undertaken key roles and vary in size, quality, materials and detailing. All the traditionally built surviving walls within the conservation area (some of which are individually listed) make a positive contribution towards the character and appearance of the conservation area.
- 5.20 The walls within the Bognor campus strongly relate to the original intended land use and subdivision of plots conceived by Richard Hotham in the 1790s. Strong consideration should be given to the preservation of these walls in any future development proposals.
- 5.21 The garden walls to the north of The Dome in-part define the former formal garden space of this house. They can be clearly seen on the first edition Ordnance Survey Map of 1877 (**Figure HM9 Appendix B**). Internal faces of some of the walls have remnant survival of 'nail-and-tag' marks associated with the trailing of fruit trees. A number of the walls within the conservation area are constructed in Rat-Trap bond. This type of garden wall bond is formed from the stretchers and headers laid with the bed of the stretcher facing outwards forming the facing brickwork (see **Figure 15 Appendix C**). This type of wall incorporates an internal cavity that is bridged by the headers. In this period (the late 18th/early 19th century) this was considered a cheap construction method as the laying of the bricks on their faces meant that fewer bricks were required. Rat-Trap bond is often associated with functional, utility buildings and especially with walled gardens where the walls cavity enables hot air to circulate in the winter, warming fruit trees or other produce spread against the walls, causing them to bloom earlier and forcing early fruit production. The serpentine or crinkle-crankle wall is a variation on the building type thought to have been built in such a way as to maximise surface area for the growing of fruit trees, negating the need for buttressing and diminishing the impact of wind-blown weather on fruit trees set against the wall surface. Their sinuous curving form is a particularly attractive and aesthetically pleasing characteristic of this building type.
- 5.22 The Bognor Campus element of the Hotham Park Conservation Area can be divided into a series of sub-areas. This can be summarised by (i) the crescent and its setting to the south as well as the surviving gardens to each of these houses, (ii) the campus buildings of the early/mid and late 20th century which run the length of the northern boundary of the campus and (iii) the area to the south-west corner of the campus (which includes the statutory listed Nos.67, 69 and 71 Upper Bognor Road plus associated walls) which is at a different scale to the rest of the campus buildings and groups. The boundary wall forms part of this sub-area. The third character area (as defined above) is separated from The Crescent character (i) area by a considerable and visually impenetrable group of mature trees. This somewhat isolates the

much smaller scale houses and cottages to the east and contains and frames the houses forming the crescent to the west. It should be noted that the backdrop of the recently constructed (within the last 20 years) Barbara Smith Halls has somewhat changed the character of this part of the conservation area particularly in terms of the scale and form of development which was prevalent in this part of the conservation area prior to the construction of the halls.

- 5.23 The significance of the eastern character area (iii) most affected by the development proposals lies in the survival of historic walls which define the building plots and use patterns of this part of the conservation area, the use of vernacular materials, particularly in the walls to this part of the conservation area and in the scale of historic development, somewhat changed by the intervention of the Barbara Smith Halls which have changed the character of this part of the conservation area but relates to the general approach of the university to develop the northern boundary of the campus with modern facilities.

6.0 Impact of proposed development

- 6.1 The University of Chichester has a proposed Masterplan for the development of the Bognor Regis Campus, which is to be completed in phases. The proposal for this Phase 1 development is to develop the southern end of the scrubland known as the 'Donkey Field' to create a new Engineering and Digital Technology Park teaching block, with associated car parking for 145 spaces plus cycle storage and a campus bus. This building is now (June 2018) substantially complete.
- 6.2 The proposal is to erect a landmark building up to 5 stories high, on the corner of Felpham Way and Upper Bognor Road, facing onto the roundabout. The maximum height is 25m. The extension to the University will provide teaching space, IT suites, laboratories, co-working spaces, fabrication workshops, editing and finishing suites, reprographics, green screen rooms, rehearsal rooms and live music area and offices, Board Room and showers.
- 6.8 The present approvals relating to the design and technology park include the removal of sections of the Grade II listed wall to the east side of No.71 to facilitate through access into the newly developed part of the campus. This physical and visual linkage across the site is essential to the successful integration of the new facilities into the existing campus. The intervention as approved resulted in the partial loss of historic fabric to this part of the east wall with the intention to re-use some material to form a low stone and flint wall. The approved scheme was designed to better reveal the very attractive serpentine wall which as present sits to the rear of the garden of No.71 and is somewhat dwarfed by the newly constructed Barbara Smith Halls. The approved scheme makes a processional feature of the wall and provides an attractive pedestrian route to and from the proposed development.
- 6.9 The design and technology building is nearing completion. The boundary wall between the new park and the gardens of No.71 Upper Bognor Road has collapsed in sections and was the subject of excessive vegetation cover which has now been cleared. There are remnant sections of collapsed structures (**Figure 18 Appendix C**) which sat adjacent to the wall and are probably the animal (probably pig) pens which are seen to historic maps. The surviving fabric is largely brick with some flint (from the main wall).

- 6.10 To the south of the collapsed section of wall there are further semi-derelict structures (**Figures 19 and 20 Appendix C**). These appear to be stores and outbuildings shown to the 1932 Ordnance Survey map, but not seen to the 1912 map (see **Figure HM11 Appendix B**). They may be animal pens. They are constructed of brick in stretcher bond. Some of the brickwork could be described as Fletton brick. There is no surviving roof structure and the buildings do not appear to have had doors (there is no evidence for door frames or doors).
- 6.11 The approved scheme allows for a low flint wall to the section to the north of No.71 and up to the serpentine wall. The wall was intended to be built from material salvaged from the existing wall.
- 6.12 There is presently very little fabric surviving from the wall section between the rear of No.71 and the serpentine wall junction with the east wall. There is a short section adjacent to the serpentine wall which is to be retained and a brick pier added as per the approved scheme.
- 6.13 The proposal is to carefully clear the lower sections of wall (**shown in drawing No. 50136-AP-030-C**) record what remains of the structures which formerly sat adjacent to the wall and remove the fabric from the site. The stone (if any) bricks and flint can be stored on site to facilitate future repairs and alterations to the remaining historic boundary walls on the site.
- 6.14 Separately, the remains of outbuildings to the east of No.71 adjacent to the wall are to be recorded to Level 2 (*Understanding Historic Buildings A Guide to Good Recording Practice* Historic England 2016) and carefully removed. A brick buttress may be constructed to retain the existing wall in place subject to inspection post-outbuilding removal.
- 6.15 The construction of the design and technology building has changed the physical nature of the space and the value of the wall enclosure. Any replacement of this section of the wall will be a new build structure. Whilst it is considered important to retain the line of the wall and the demarkation of the former grounds of the historic houses the present approved boundary treatment does not add any meaningful historic interpretation to the site and is largely a token reflection of the original boundary. This could be achieved through demarkation at ground level through a change of surface material and an interpretation board presenting elements of the archaeological and physical history of the site.
- 6.16 It is not considered that the approved boundary wall will be fit for purpose and will not allow the effective through-put of students to and from the design and technology park. Removal of this section of the wall will allow more open views to the serpentine wall to the north and provide a sensible and legible series of spaces between the existing campus and the design and technology park.
- 6.17 The removal of early 20th century dilapidated structures from the wall adjacent to No.71 is not considered to be harmful to the significance of this wall. The wall, which is of particularly high quality to the south of No.71 and includes stone components in coursings, will be better-revealed by the removal of the poor quality derelict outbuildings. A detailed condition will secure their appropriate recording.

7.0 Conclusion

- 7.1 The heritage significance of the Bognor Regis Campus lies in the complex interaction of statutory listed buildings both Grade I and Grade II, particularly their setting and the character and appearance of the Hotham Park Conservation Area. The historic extent of the Hotham estate is defined by the Grade II listed east wall of No.71 Upper Bognor Road. The proposals which will include the potential loss of historic fabric will result in less than substantial harm. These changes are necessary in terms of the better revealing of significant heritage assets (the serpentine wall) and the public benefit of effectively linking the existing campus with the proposed facilities. There are substantial public benefits to be had from the proposed development and these are considered to outweigh the potential less than substantial harm accruing from the changes which will occur in this part of the campus.
- 7.2 The proposed developments will have no impact upon the Grade I listed building; The Dome or its associated crescent group. They are sufficiently distant and secured by a mature landscape setting and orientation so as to have very little relationship with the proposed changes to the eastern edge of the campus. Whilst the historic setting could be considered to extend as far as the eastern boundary of No.71 Upper Bognor Road, practically the boundary reads very much as the garden boundary to No.71 and not the eastern extent of the former setting to the crescent.
- 7.3 The proposed development has established the understanding of the heritage assets and responded with appropriate development which accords with the planning guidance outlined in the National Planning Policy Framework (NPPF) and its associated guidance and with Historic England's guidance particularly relating to the setting of Heritage Assets (*The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning*: 3, 2015) and with the local planning policies of Arun District Council specifically policy HER SP1 of the adopted Arun District Local Plan 2003 saved policies.

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Appendix A: Location Map



Location plan (with relevant section of Listed wall highlighted in red)

Appendix B: Historical Maps

(Please note red outline denotes entire campus not the development site – please see **Appendix A**)



Figure HM1: Map of Sussex, Yeakell and Gardner, 1778



Figure HM2: Map of Sussex, Gardner, Yeakell and Gream, 1795 (WSRO Ref. PM.605)



Figure HM3: Ordnance Survey Map of 1805, Scale 1inch to 1mile



Figure HM4: Ordnance Survey Map of 1813, Scale 1inch to 1mile

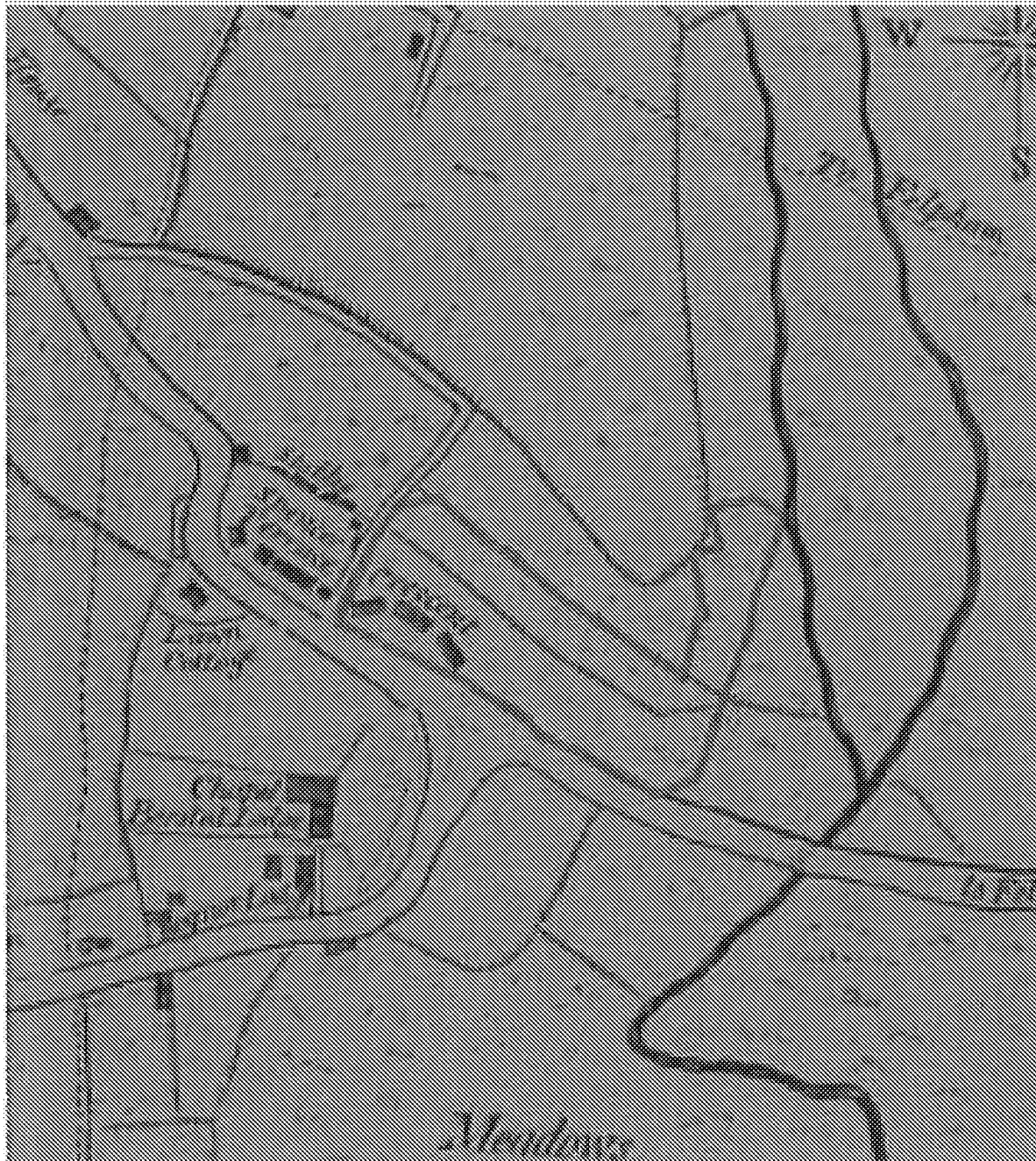


Figure HM5: A Map of Bogner and its Vicinity, 1817



Figure HM6: Greenwoods' Map of the County of Sussex, 1825



Figure HM7: E. Fuller's Felpham and Bognar Levels, 1829 (scale unknown)



Figure HM8: Tithe Map for the Parish of South Bersted, 1842 (WSRO Ref. Par/19/21/2)

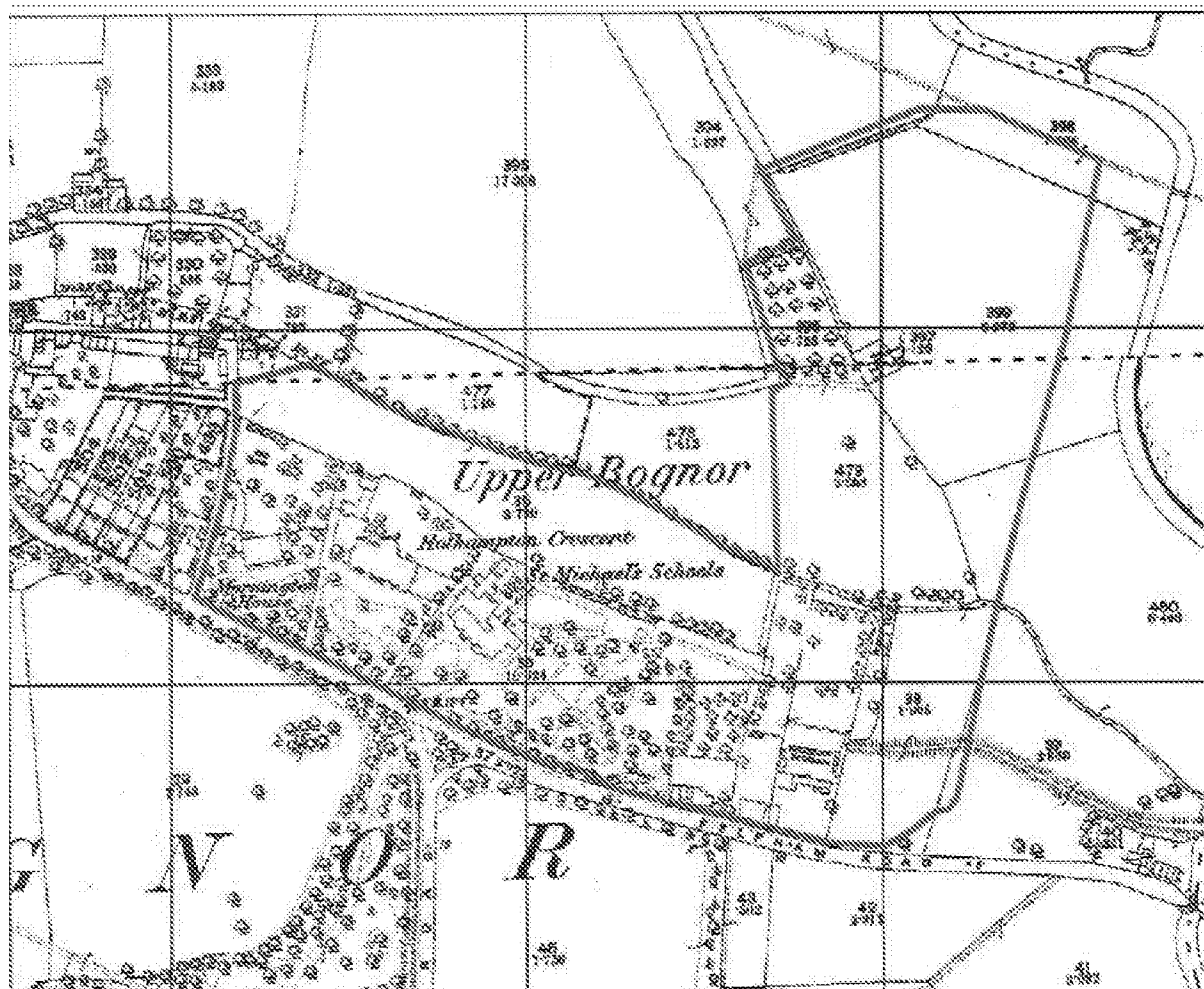


Figure HM9: Ordnance Survey 1 to 25 inch 1877

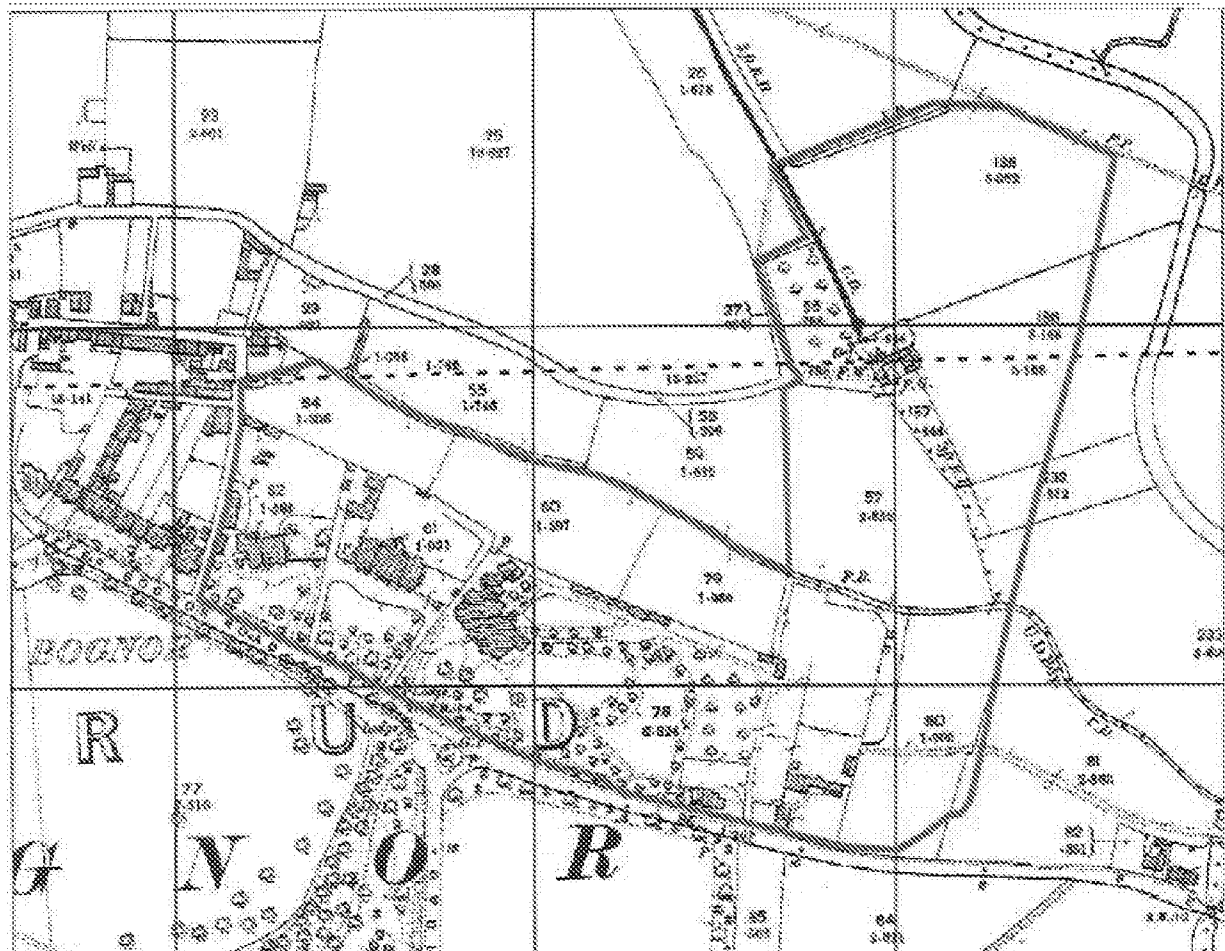


Figure HM10: Ordnance Survey 1 to 25 inch 1898

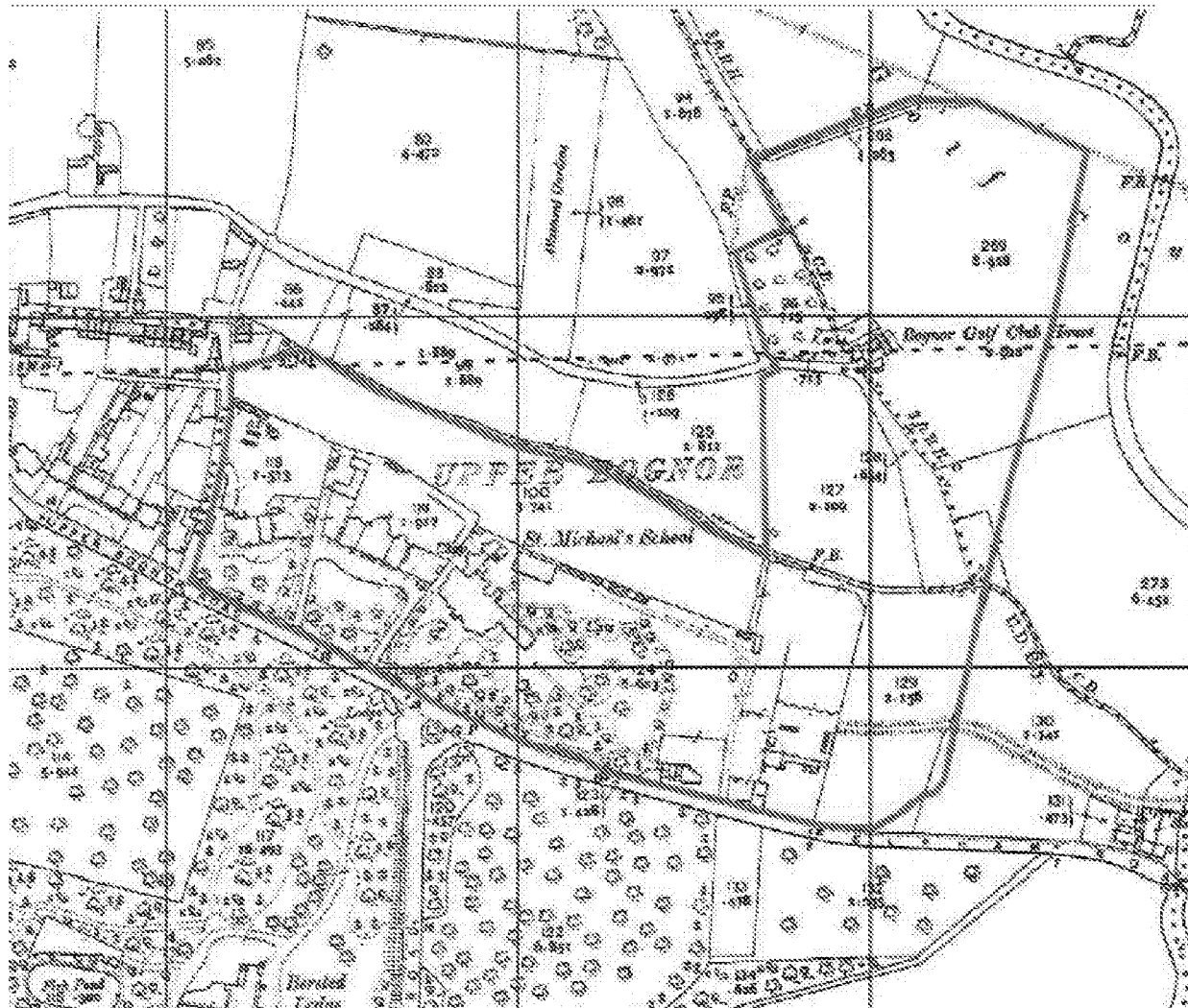


Figure HM11: Ordnance Survey 1 to 25 inch 1912

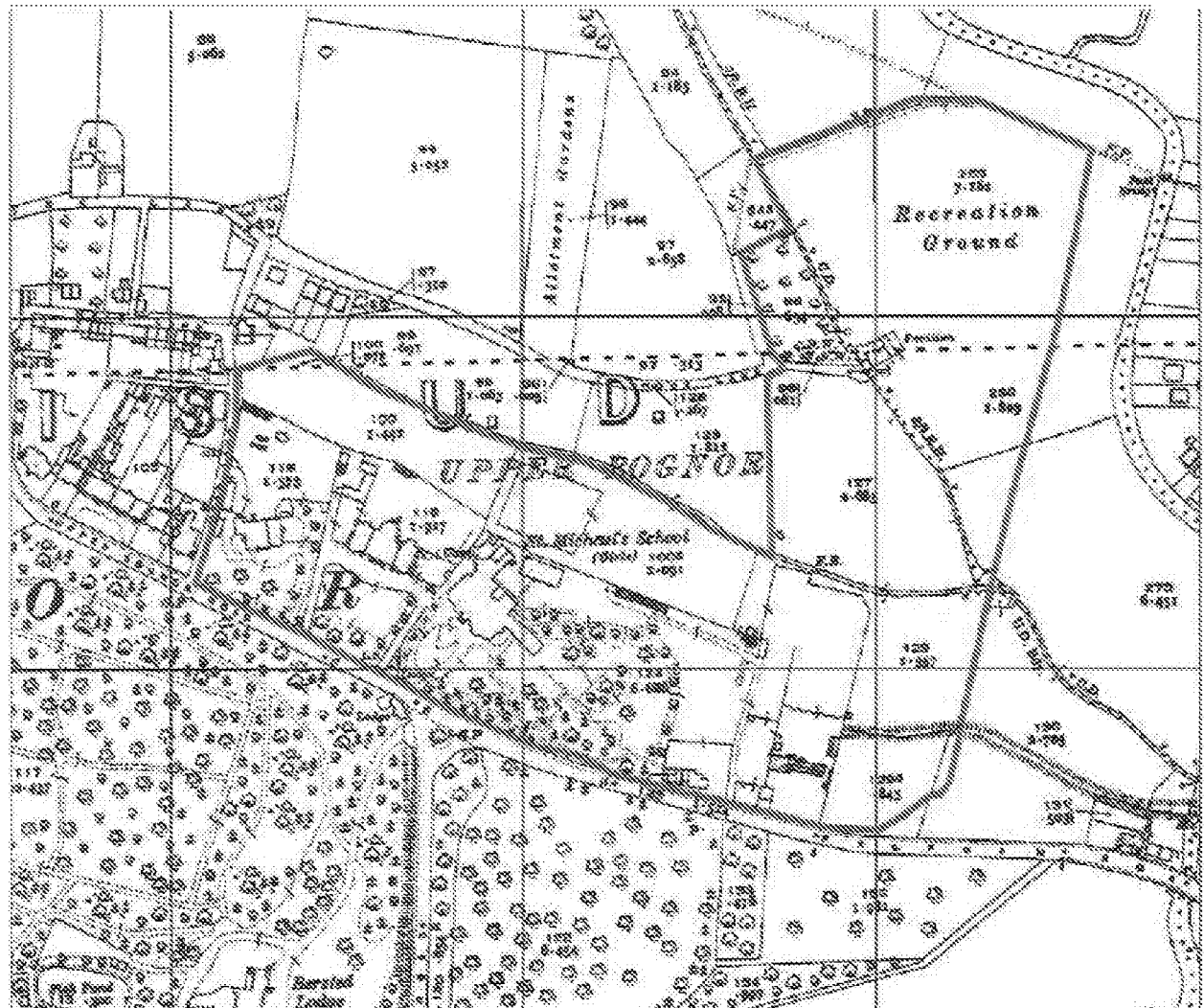


Figure HM12: Ordnance Survey 1 to 25 inch 1932

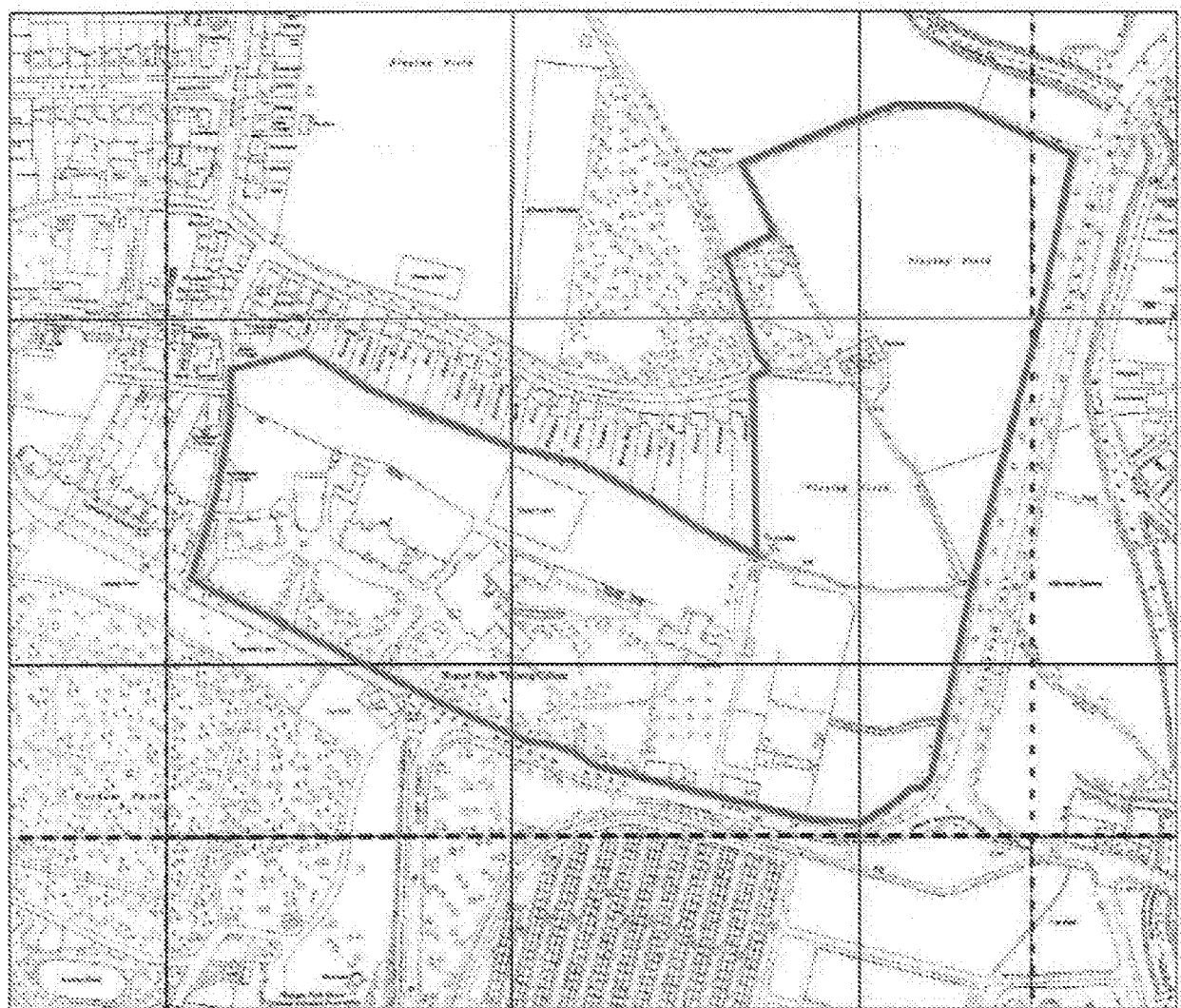


Figure HM13: Ordnance Survey 1 to 25 inch 1961

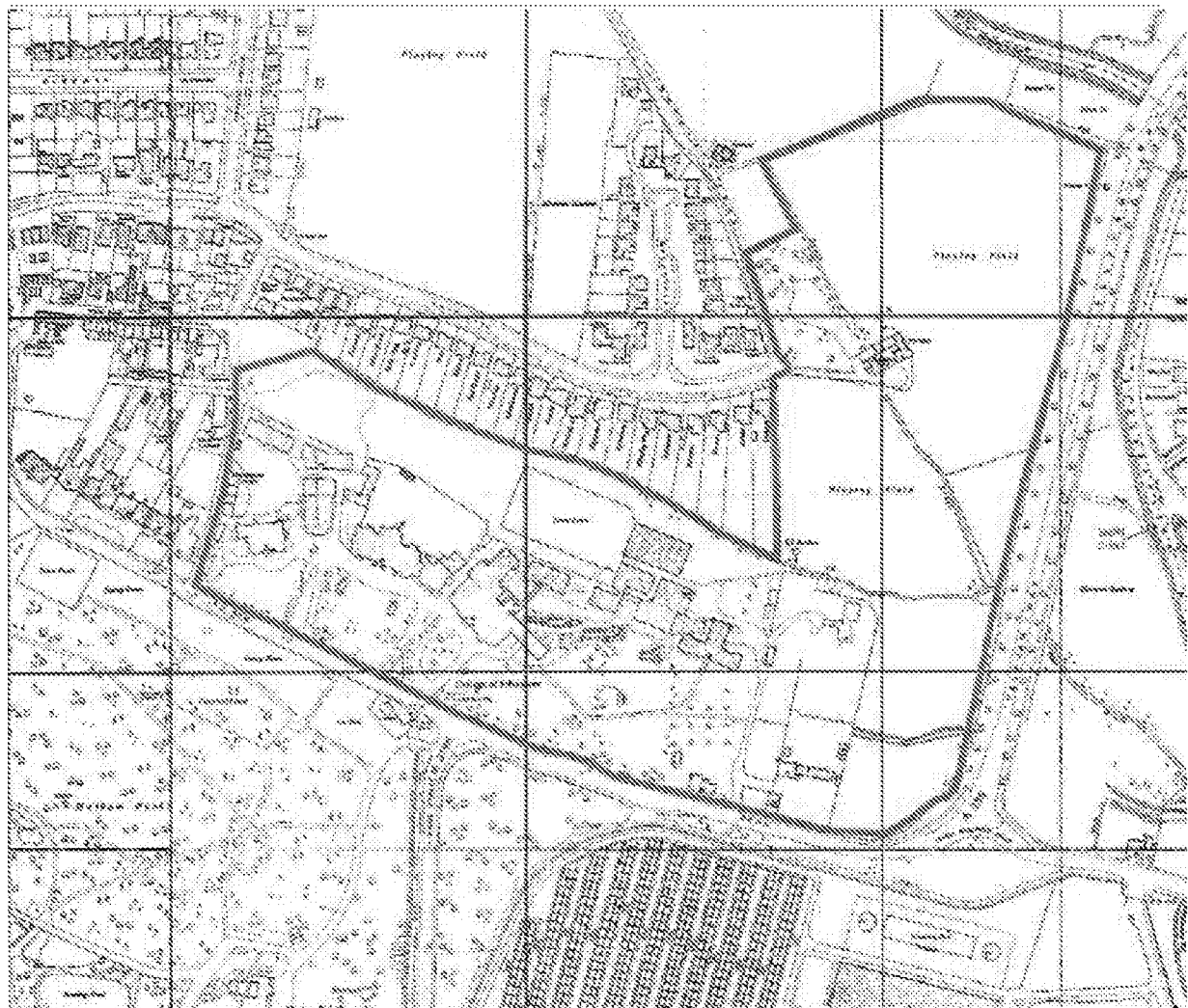


Figure HM14: Ordnance Survey 1 to 25 inch 1970

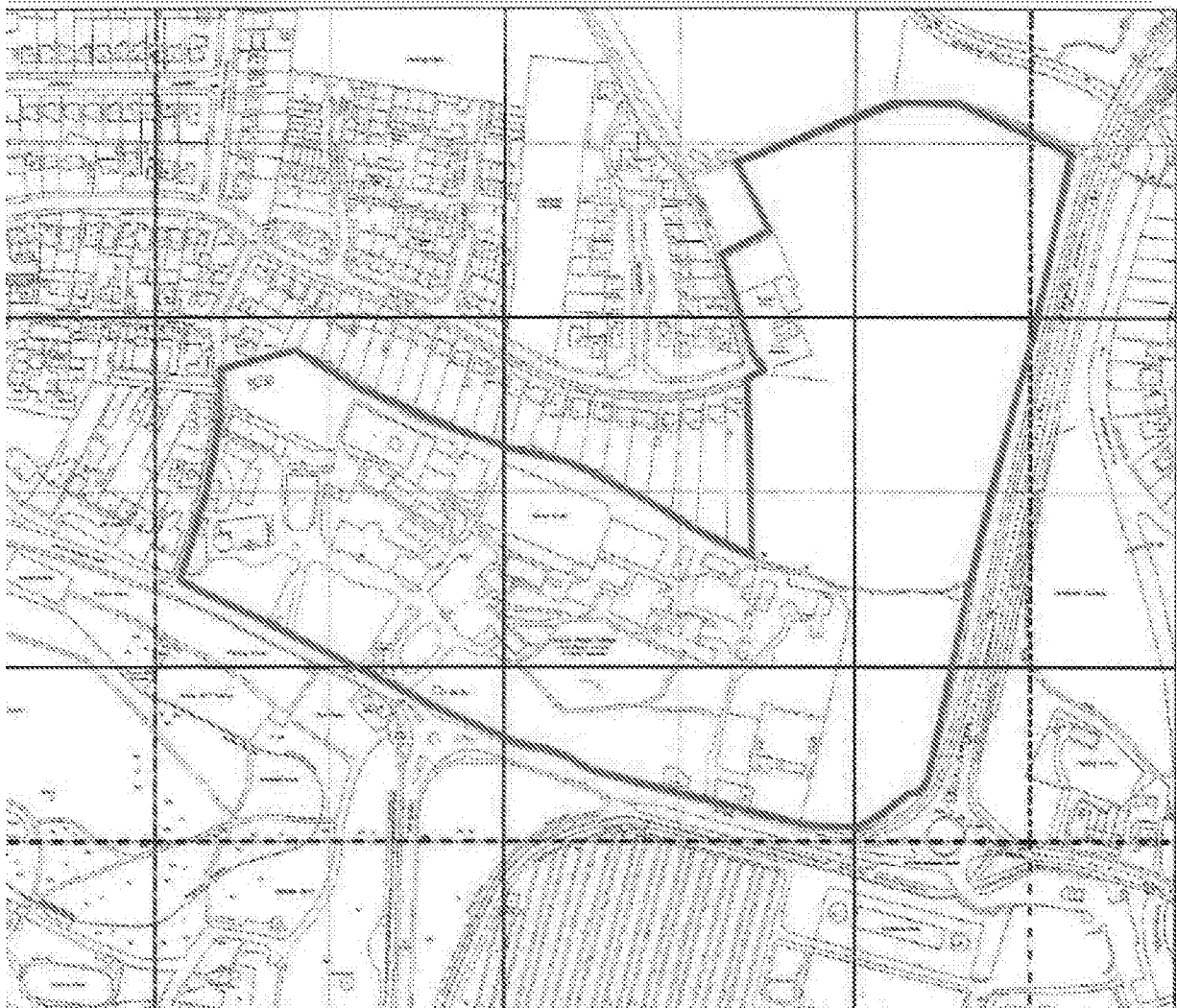


Figure HM15: Ordnance Survey 1 to 25 inch 1994

Appendix C: Photographs of the site



Figure 1: No.53 Mordington, Upper Bognor Road – south elevation



Figure 2: No.55 The Dome, Upper Bognor Road - north (garden) elevation



Figure 3: No.57 St Michael's House, Upper Bognor Road – south elevation



Figure 4: No.57 St Michael's House, Upper Bognor Road – chapel and north elevation



Figure 5: No.65 Upper Bognor Road – south elevation



Figure 6: Nos 67 and 69 Upper Bognor Road (with garden walls) – south and west elevations



Figure 7: Nos 67 and 69 Upper Bognor Road – south and part east elevations



Figure 8: Boundary wall to Nos.67 and 69 Upper Bognor Road



Figure 9: End of boundary wall to Nos.67 and 69 and 'the site'



Figure 10: Serpentine wall to the north of No.71 and Barbara Smith Halls beyond



Figure 11: Existing opening to western end of serpentine wall



Figure 12: Serpentine wall (north elevation) No.71 Upper Bognor Road beyond



Figure 13: East boundary wall to No.71 Upper Bognor Road (to north of serpentine wall)



Figure 14: Eastern boundary wall to the east side of Barbara Smith Halls



Figure 15: Bultins holiday apartments seen above eastern boundary wall



Figure 16: Section of flint and brick wall built up in Rat-Trap bond



Figure 17: Serpentine wall – north elevation



Figure 18: Remnant standing section of animal (probably pig) pens to west side of east boundary (now demolished)



Figure 19: Early 20th century woodstore/outbuilding to east of 71 Upper Bognor Road



Figure 20: Brickwork of woodstore/outbuildings relating to existing wall



Figure 21: View towards the western boundary of the conservation area



Figure 22: View of western boundary of Hotham Park Conservation Area from Felpham Way/Upper Bognor Road roundabout



Figure 23: View looking east from No.65 Upper Bognor Road towards the site



Figure 24: Nos.67 and 69 and No.71 Upper Bognor Road and garden walls - west elevations



Figure 25: View looking east from the gardens of The Dome, 55 Upper Bognor Road



Figure 25: View looking north from Upper Bognor Road - main entrance to campus

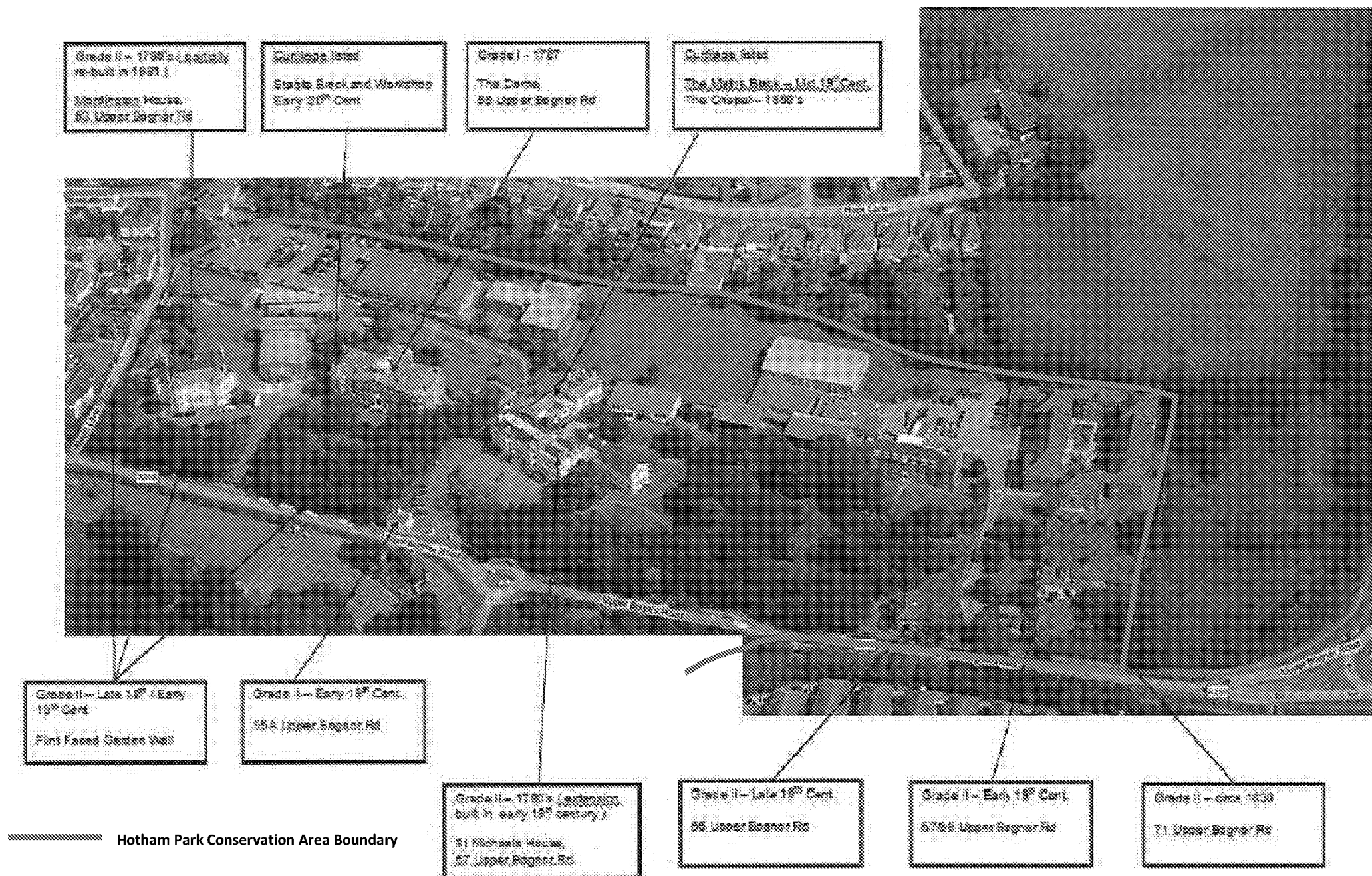


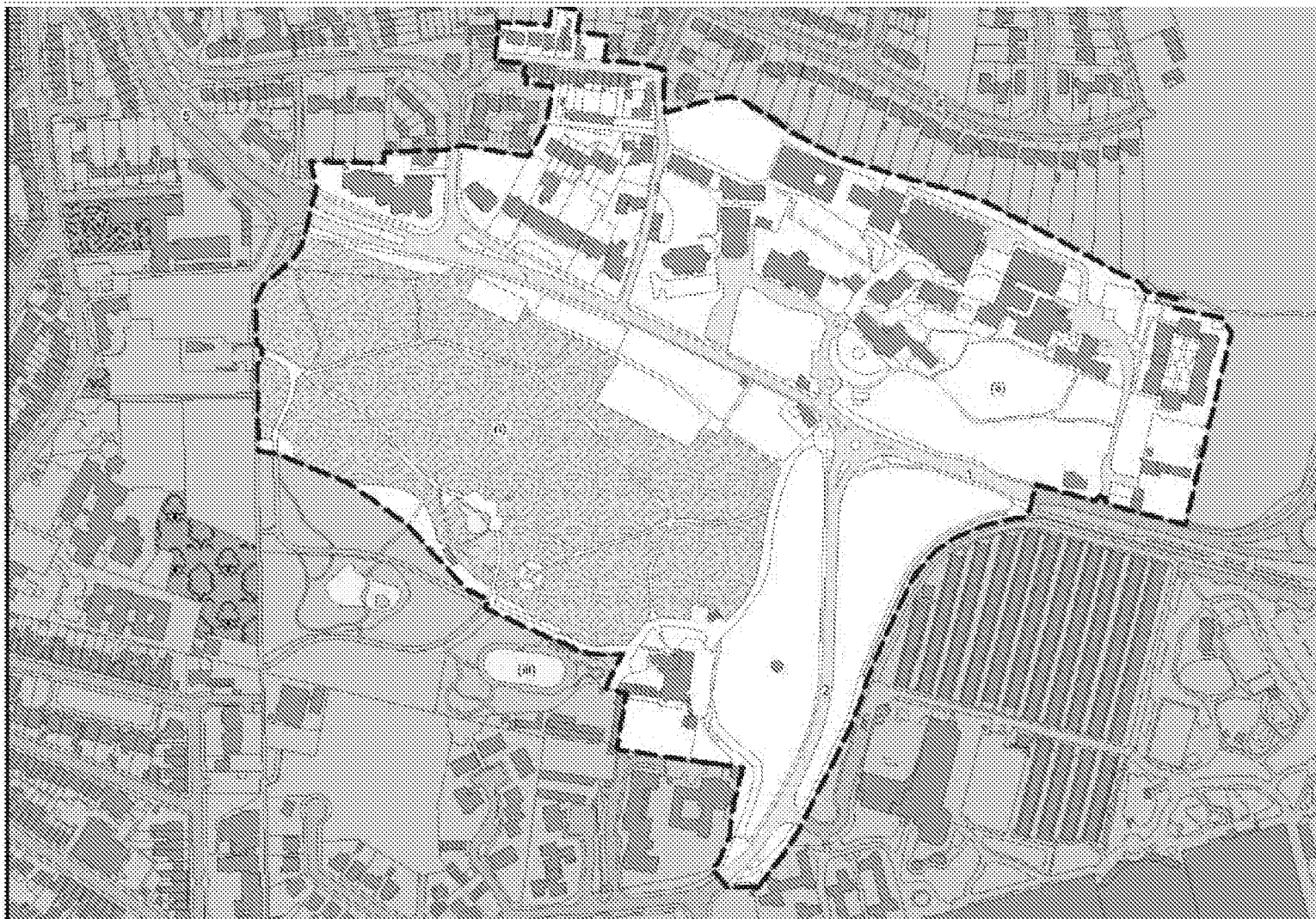
Figure 27: View looking east taken from opposite the main campus entrance



Figure 28: View from roundabout (Upper Bognor Road) – the oriel window of No.67 can just be seen below the tree canopy

Appendix D: Location plan of heritage assets, plan of designated conservation area and List Descriptions





Hotham Park Conservation Area – designated on 09.06.1993 (revised 04.08.1993)

All list entries are on Upper Bognor Road

No.53 Mordington

Grade: II

Date listed: 22.04.1971

UPPER BOGNOR ROAD 1. 5401 (North Side) No 53 (Mordington) SZ 9499 18/17 22.4.71. IT GV 2. This is a somewhat similar house to St Michaels but not a pair with it. Early C19. 3 storeys and basement. 8 windows. Stuccoed stone colour. Eaves cornice. 2 bays of 3 windows each on all floors with hipped slate roofs. All glazing bars missing. The house itself is rather dull but is worth including for its portico at the head of 5 steps. This has 4 Doric columns, triglyph frieze, and pediment over the centre. The door has 6 moulded panels (top 4 glazed) and a semi-circular fanlight over it and is flanked by 2 similar doorways, with semi-circular fanlights over. The east front has a small verandah up 5 steps, with dentilled cornice, a pediment over the centre and similar triple door to that in the front portico but without the fanlights, glazed in, one light engraved with Grecian ornament. The vestibule has 2 Corinthian columns axial to centre of middle door and a pair of very shallow elliptical arches across the rear. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

No.55 The Dome

Grade: I

Date listed: 22.07.1949

UPPER BOGNOR ROAD 1. 5401 (North Side) No 55 (The Dome) SZ 9499 18/16 22.7.49. GV 2. This was originally a crescent of 3 houses built by Sir Richard Hotham about 1787, and then called Hothampton Crescent. The centre house was called the Dome and was constructed with the hope that George III could be induced to desert Weymouth and reside here on visiting Bognor. Princess Charlotte did actually stay here in 1808. The east house was originally known as Arran Lodge. All 3 houses are now known as the Dome and are all occupied by the Bognor Training College. 3 storeys and basement. 13 windows in all. Red brick with window dressings of grey headers, quotas and string- course above each floor of yellow brick and relieving arches of red brick. Red brick modillion eaves cornice above the end houses which is continued over the centre house with parapet above and pediment in it over the 3 centre window bays. Bay of 3 windows on all floors at each end of the Crescent with hipped slate roof. Glazing bars intact. Ground floor windows of centre house round-headed and in red brick arcading with yellow brick keystones. Centre 1st floor window has 3 lights and a segmental head and is set in a yellow brick arch with keystone of grey headers. 3-light lunette window above it on 2nd floor. Oval stone panel with the name Hothampton Crescent and cartouche in the tympanum of pediment. The centre doorway is approached by a double curved flight of 7 steps with handrail and railing edging the platform. There is an entrance to the basement beneath the centre of the block of the steps. The doorway has stuccoed pilasters, pediment on consoles, a frieze enriched with swags, and a rectangular fanlight. The other houses have simpler doorways at the head of straight steps with handrail. These doorways have Doric pilasters of painted wood, pediments and semi- circular fanlights, the east one without its divisions, though the fan of an inner door has them. Over the centre of the centre house is a

small cupola, faced with slates and containing 4 sash windows facing the points of the compass with a dentilled cornice round it and leaden dome above. To the rear is a central full-height extension of contemporary period, having a very wide 3-window bay on all storeys. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

No.57 St Michaels

Grade: II

Date listed: 22.07.1949

UPPER BOGNOR ROAD 1. 5401 (North Side) No 57 (St Michaels) SZ 9499 18/15 22.7.49. IT GV 2. Early C19. 3 storeys and basement. 12 windows. Stuccoed, the 3 east window bays cemented and probably later. Eaves cornice. Glazing bars intact. 2 bays of 3 windows each on all floors with hipped slate roofs. Between them is a large porch at the head of 6 steps with handrail, the porch having Doric columns, triglyph frieze and iron balcony over. The porch is glazed and has a flat segmental fanlight and 2 doorways in it, both with semi-circular fanlights. The east wing with the cemented front has a curved bay of 3 windows on the ground floor, with cornice and parapet over. In front of this and joining it to the easternmost of the pair of bays is a further very large curved bay containing 8 lights with fluted pilasters between the lights and iron balcony over similar to that above the porch. This bay is an addition, but apparently a contemporary one. Modern wings to the south-east and rear. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

No.55A

Grade: II

Date listed: 07.11.1975

1. UPPER BOGNOR ROAD 5401 (North Side) ----- No 55A SZ 9499 18/94A GV Early C19. Former Lodge, alongside the road, the main east end facing the mouth of the drive, having 2 windows in upper storey and 3 in lower, all with glazing bars. The latter framed by 4 piers. Stucco facing. Wooden modillion eaves cornice, forming pediment to east gable. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

Wall to road on south of No 55 (The Dome)

Grade: II

Date listed: 07.11.1975

UPPER BOGNOR ROAD 1. 5401 (North Side) Wall to road on south of No 55 (The Dome) SZ 9499 18/16A II GV 2. Flint wall, probably contemporary. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

Walls of No 57

Grade: II

Date listed: 07.11.1975

1. UPPER BOGNOR ROAD 5401 (North Side) Walls of No 57, to north and south along road SZ 9499 18/15A II GV 2. Length of flint and brick walling forming right-angle to tile north, and another bounding road from entrance to the Dome to that to Nos 67 to 71, probably contemporary with house. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

No.65

Grade: II

Date listed: 07.11.1975

1. UPPER BOGNOR ROAD 5401 (North Side) No 65 SZ 9499 18/95 II GV 2. Later C19 but carefully designed estate house. 2 storeys. Knapped flint, with brick quoins and dressings. 3 windows, linked by vertical brick bands. Sash windows with cambered heads. Plain eaves. Slate roof. Included for group value. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

Nos 67 & 69

Grade: II

Date listed: 07.11.1975

1. UPPER BOGNOR ROAD 5401 (North Side) Nos 67 & 69 SZ 9499 18/96 II GV 2. Early C19 pair of attached cottages abutting the road at right angles, and facing east. Stucco. 2 storeys. Slate hipped roof. 2 casement windows each. Doors beneath left windows, with probably original light gabled timber porches. No 67 (the south cottage) has bay window with hipped roof on ground floor and wooden oriel on the south to the upper storey. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

No.71

Grade: II

Date listed: 07.11.1975

UPPER BOGNOR ROAD 1. 5401 (North Side) No 71 SZ 9499 18/97 II GV 2. Circa 1830. Faces south, lying behind Nos 67 and 69. Regular, stucco front. 2 spacious, wide-set sash windows with glazing bars, with small doorway between. Hipped slate roof. 1½ storey extension to east and further one-storey wing, evidently former offices or stables. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

Wall to south & east surrounding front garden of No 71 (and enclosing Nos. 67 & 69 within its length)

Grade: II

Date listed: 07.11.1975

UPPER BOGNOR ROAD 1. 5401 (North Side) Wall to south & east surrounding front garden of No 71 (and enclosing Nos 67 & 69 within its length) SZ 9499 18/97A II GV 2. Flint and brick boundary wall interrupted by Nos 67 and 69 and shared with them, probably early C19. Nos 41 to 57 (odd), No 55A, Nos 65 to 71 (odd) and all the walls form a group.

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