



NO.65 (CHARLOTTE HOUSE),
NOS.67 & 69 AND 71 UPPER
BOGNOR ROAD, BOGNOR
REGIS, WEST SUSSEX

HERITAGE STATEMENT
(including Archaeological Desk Based Assessment)

A report to inform the refurbishment and alteration
of existing Grade II listed buildings and the
construction of new buildings within their setting
and within a designated conservation area

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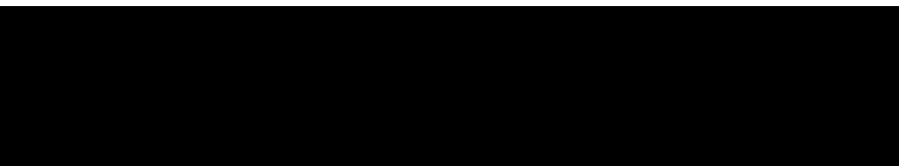
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Charlotte House, Nos.67 & 69 and 71 Upper Bognor Road, University of Chichester Bognor Regis Campus

Heritage Statement (including Archaeological Desk Based Assessment)

1.0 Introduction

- 1.1 Forum Heritage Services have been commissioned to prepare a Heritage Statement for a site comprising Charlotte House, Nos. 67 and 69 and No.71 Upper Bognor Road, Bognor Regis. These buildings form a group formerly part of the eastern end of the Bognor Regis campus of the University of Chichester (see **Appendix A** for Location Plan), now in separate ownership. This statement has been prepared in accordance with the advice and requirements of the National Planning Policy Framework and its accompanying practice guide and the National Planning Policy Guidance and the local planning guidance of Arun District Council.
- 1.2 The site is surrounded by the University of Chichester, Bognor Regis campus to the west, north and east (of which it was formerly part of) and immediate west of the recently completed Engineering and Digital Technology Park. The latter 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 north of the site lies the Barbara Smith Halls, constructed in 2000.
- 1.3 The site 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 immediately adjacent 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 National Heritage List for England (NHLE) on 22nd July 1949. The remaining buildings forming the crescent group are Grade II listed and were added to the NHLE 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 to and including 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**.
- 1.5 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 (where appropriate) and the wider setting. It will describe the buildings/structures potentially affected by the proposed alterations. It will define the significance of the heritage assets affected (including

the potential for below ground archaeology) 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 Bognor 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 Bognor 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 Michael's House. The Crescent was set back from Upper Bognor 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.

Cartographic evidence

- 2.4 The cartographic evidence relating to both the site and the wider campus is important in providing an historic context for these buildings within their wider setting. A good starting point for the purposes of understanding at the scale required is Yeakell and Gardner's map of Sussex of 1778 and further in 1795 (see **Figure HM1 Appendix B**). 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.
- 2.5 A linear feature 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.

- 2.6 By 1795 the Gardner and Gream map (not illustrated) 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 (not illustrated) 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.
- 2.7 The Ordnance Survey map of 1813 (not illustrated) 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.
- 2.8 Greenwood's map of 1825 (not illustrated) 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 HM2 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.
- 2.9 Previously, others have argued that this is a remnant of the Bognor flood defences, however, Greenwood's map portrays 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.
- 2.10 The Tithe Map for the Parish of South Bersted (**Figure HM3 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 at this time. 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 its west side to the south of the junction of the serpentine wall with the east boundary wall.

- 2.11 The tithe map appears to show some considerable sub-division of the space later taken up by No.67 and 69 with a number of walls forming a series of enclosures, presumably for livestock. Neither No.65 Charlotte House or Nos.67 and 69 appear on the 1842 tithe map.
- 2.12 The Ordnance Survey map of 1877 (**Figure HM4 Appendix B**) shows Nos. 67 and 69 and No.65 Charlotte House, with a significant garden uptake to the rear. The rear garden space for No.67 and 69 are also shown as is the rear outshut to these two properties. There is also a number of enclosures shown to the west of Charlotte House as well as the extension to the west at this time and the plan of the building is as seen presently. It is notable that there are long glass houses shown to the north of No.71 Upper Bognor Road between the house and its serpentine wall to the north. The outbuildings to No.71 at this time extend almost to the boundary wall to the east. The sequence of boundary walls which survive presently are shown on this map extract and continue to be present thereafter.
- 2.13 To the boundary wall of No.71 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.
- 2.14 By the second edition 1898 25 inch Ordnance Survey mapping (**Figure HM5 Appendix B**) the glasshouses have been demolished with the rest of the site as previously depicted. Of note is a linking path between No.71 and No 67 and 69 which then continues west into the next plot.
- 2.15 By 1912 (**Figure HM6 Appendix B**), a new wing appears to St Michael's School to the east and a new building built adjacent to the northern boundary wall. The boundary wall to No.71 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. There is a smaller glasshouse to the rear garden.
- 2.16 The 1932 Ordnance Survey map (**Figure HM7 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. There are no glasshouses to the rear of No.71. To the boundary wall of No.71, the animal pens remain and there are further enclosures shown to the east of the outbuildings adjacent to the wall.
- 2.17 The 1961 Ordnance Survey mapping (**Figure HM8 Appendix B**) shows that in the post-war era to the north 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 Michael's 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 to the newly built Felpham Way and beyond, to discharge into the Aldingbourne Rife. The map shows an almost continuous line of built form (boundary wall) to the boundary on the east of No.71. There is limited change to the 1970 Ordnance Survey map (not illustrated) although Charlotte House appears to have lost its garden to the west with more regular landscape planting shown to the north.

3.0 Description

- 3.1 The description of the proposed site for development is followed by a detailed description of the individual buildings affected by the proposed changes.

The site of proposed new build

- 3.2 The site (**Figure 5 Appendix C**) lies immediately to the east of the Grade II listed Nos 67 and 69 Upper Bognor Road (see description below). To the east beyond the Grade II listed stone boundary wall is the recently completed Engineering and Digital Technology Park of Chichester University (Bognor campus). To the north of the site is No.71 Upper Bognor Road (see description below). To the south is the Grade II listed stone boundary wall fronting Upper Bognor Road. The site itself has various self seeded shrubs, plants and small to medium trees. Due to the high boundary walls to Upper Bognor Road and historic built form, the site cannot be easily seen from the public realm.

Charlotte House (No 65 Upper Bognor Road)

- 3.3 Charlotte House (**Figure 6 Appendix C**) sits to the west of the rear flint and brick garden boundary enclosure to Nos.67 and 69 Upper Bognor Road to the west side of a tarmac access road to the university campus. The house is separately Grade II listed and was constructed some time between 1842 and 1877. The list description describes the building as an estate house. Charlotte House is two-storey with unknapped and knapped flint with later cementitious pointing to the external walls with brick quoins and dressings to windows which unusually rise continuously through ground and first floor. The south elevation comprises three bays each with a single vertical sliding timber framed sash window with single central glazing bar to each sash. The windows are modern. It is not clear whether they replicate earlier windows but they differ from earlier windows to the rear wing.
- 3.4 The main entrance is to the north elevation (**Figure 7 Appendix C**) and extends at single storey with pent natural slate roof to a further two storey extension extending from the north elevation and set in the junction between the main range and projecting rear wing (the service wing). This small extension has a modern top-light window to ground floor and a small sash to the first floor. The entrance has a 19th century two panel door with mouldings. The panels are set vertically. The principal roof is hipped with a low pitched natural slate covering. The projecting rear wing has a single sash to each floor. The upper sash is smaller than the lower but both have glazing bars in a six over six configuration. These windows are 19th century.
- 3.5 There is a two storey extension to the west in two build phases (**Figure 8 Appendix C**). The ground floor is unknapped flint and has not been repointed to the lower sections but has ribbon pointing to upper sections of flint. There is a blocked door to the north elevation of the extension. The west elevation has two casement windows, one modern and one probably original 19th century Yorkshire sliding sash (with a glazing bar missing to the lower section) (**Figure 9 and 16 Appendix C**) and a modern boarded painted timber door between the windows. To the south of this is a single storey brick built store with cement fibre corrugated pent roof (**Figure 10 Appendix C**). The first floor is pebbled-dash rendered with early 20th century casements with glazing bars. The roof to this section is natural slate in a low hip.

- 3.6 There are two tall brick chimneys to the line of the west wall of the main range and wing. These have rendered sections to the lower part and square gault clay pots to the rear (kitchen range) stack and round clay pots to the front chimney. Both have evidence of rebuilding at different periods.

Interior

- 3.7 The building currently provides living accommodation for students and is subdivided into separate rooms each with their own sink. The entrance lobby enters onto the stair compartment. Whilst the stairs appear modern, the newel posts may be earlier and possibly original. The stair (**Figures 11, 12 and 13 Appendix C**) is probably in its original position given the proportions of the remaining rooms at ground and first floor appear original. There is a 19th century four panel door to the ground floor WC (**Figure 14 Appendix C**).
- 3.8 Generally, all chimney breasts survive and that to the rear wing would appear to be a kitchen range (**Figure 15 Appendix C**). Floors were not inspected. Skirtings are present, they are painted timber and moulded but probably replica 20th century in date. There are no fireplaces or chimney pieces surviving (**Figure 17 Appendix C**). Most rooms have a picture rail, some moulded, some plain. It is suspected these are all replacements. There are no original doors except that to the ground floor WC which is a moulded four panel door (**see Figure 14 Appendix C**) and probably original to the building. The only later intervention to the plan appears to be the insertion of a corridor to the rear room (to the wing) to facilitate access to the raised west extension.

Nos. 67 and 69 Upper Bognor Road

- 3.9 Nos.67 and 69 Upper Bognor Road a semi-detached pair of mid-19th century cottages (**Figure 18 Appendix C**). They are listed at Grade II. No.67 is particularly prominent in the street scene with a projecting oriel canted bay window to the street and stuccoed walls interrupting the galletted 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.
- 3.10 The pair of cottages, formerly known as Anne's Cottages have principal façades facing east. These comprise painted stucco over brick. The north elevation is also stucco on brick (**Figure 19 Appendix C**). The south elevation (to No.67) is brick built (at first floor) onto a continuation of the stone with brick dressings wall which continues to the west and east of the south façade (forming the boundary walls to enclosed gardens). This south elevation (**Figure 22 Appendix C**) appears to have been built up from the wall. The roof is a shallow hipped pitched natural slate with a continuous single storey lean-to rear extension with pent roof. The rear elevation is exposed brick. The brick is a random bond with some stone components and was probably intended to be rendered (or has lost its render) (**Figure 20 Appendix C**).
- 3.11 The east elevation is approximately symmetrical around the centre door of each cottage. The doors have 20th century projecting timber porches with gabled natural slate roofs. No.67 has an early 20th century projecting square section bay to ground floor (to the north of its main entrance) with casements otherwise to ground and first floor. No.69 retains its symmetrical elevation with painted timber casements with glazing bars (with cambered arches to ground floor) to ground and first floor arranged around the main entrance; two to ground and two to first floor.

- 3.12 There are three tall brick chimney stacks two at either end and they share a four flue stack to the centre of the plan. The latter is cement rendered.
- 3.13 It is understood that extensive renovation and repair works were undertaken in 1979. Since this date the buildings have been subject to periods of redundancy and underuse which culminated in an extensive refurbishment of the buildings in 2015. This included repairs to the roofs, replacement of rainwater goods, removal of a late addition dormer to the rear outshut, repair of the stucco render to the external walls and replacement of all the windows and doors on a like-for like basis.

Interior

- 3.14 The interiors of both cottages are in a poor state of repair. There is some survival of original lime plaster to walls. Some ceilings survive but will require extensive repair and possible replacement (please also refer to the Structural Survey provided with this application). Roofs have been strengthened and in the case of the rear outshut replaced throughout (c2015).
- 3.15 Staircases are modern. Chimney breasts survive within the houses but have modern fireplaces and surrounds (**Figure 23 Appendix C**). There are simple unmoulded skirtings to some rooms which may be original. Windows are generally modern timber casements (**Figures 24 and 25 Appendix C**) probably replicating original window patterns.

No.71 Upper Bognor Road

- 3.16 No.71 Upper Bognor Road sits immediately to the north of the development site within its former 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 and form an enclosure to the newly formed access to the recently completed Engineering and Digital Technology Park. This wall is not separately listed but would be considered to be a curtilage listed building by virtue of its former physical relationship with the gardens of No.71 Upper Bognor Road.
- 3.17 No.71 is a two-storey detached dwelling constructed circa 1830. There is a lower two storey bay to the east and further single storey brick extension to the east of this. The south elevation (**Figures 27 and 28 Appendix C**) is the principal elevation of the house. It is almost symmetrical set around a central main entrance door. The main entrance door is a modern six panel painted timber door. There is a single two storey bay to the east which has a modern painted timber six panel door to the ground floor. The south façade along with its extended bay is painted stucco render on brick. There are projecting 'bell' moulds over all windows and doors to this elevation which would suggest a relatively late rendering or re-rendering of an earlier façade. The windows are grouped symmetrically around the entrance two to each floor, one either side of the main door. They are painted timber vertical sliding sashes with glazing bars in a six over six configuration. The door appears unusually small when compared with the proportions of the windows which could suggest a major remodelling of an earlier building which was more vernacular in its use and appearance; possibly stabling and/or coach house.

- 3.18 The single storey extension to the east of the main dwelling is painted brick (in stretcher bond). There is a fixed light window with glazing bars and a vertical boarded door. The brick façade to the south projects beyond the line of the barge board to the gabled natural slate roof. This suggests the building extended further and has been truncated (see map regression at **Appendix B** and **paragraph 2.12**).
- 3.19 The east elevation of the main house comprises irregular windows of various configurations but all with glazing bars. Some relate to the east extension and some are set in the original building range. There are two chimneys to this elevation; one to the main range and one to the extension. The main range chimney has had an additional flue added to its east. Circular clay pots gault and red to the chimney flues.
- 3.20 The north (garden) elevation of No.71 (**Figures 30 and 31 Appendix C**) has irregular fenestration (further evidence that this is a much altered building from its original form) with clear evidence for the infilling of a former door with arch to ground floor. The eastern ground floor extension has been built up from the former stone and brick boundary wall. There are two casements to the single storey extension, each with glazing bars one two-light and one three-light. Beyond the rap-trap bond brick boundary wall which runs perpendicular from the north elevation of No.71 there is the stepped entrance to the first floor (now separate). This comprises an open rendered porch with natural slate roof (**Figure 30 Appendix C**). The steps are stone on concrete bases and the door is an early to mid 19th century four panel configuration with beaded mouldings.
- 3.21 The west elevation (**Figure 29 Appendix C**) is painted render with no windows to the ground floor and two painted timber vertical sliding sashes to first floor. There is the pent roof of the entrance to the (separate) first floor to the north-west corner. There is a centrally placed chimney at eaves level with three clay pots one is plain and two are Fareham pots.

Interior

- 3.22 In an unknown period, but probably during the 20th century the building has been subdivided horizontally with the first floor accessed independently from the entrance to the north-west corner of the plan. This has probably necessitated the removal of the original stair although the building may not have originally been arranged in a polite compartmental plan and may have been subdivided in this way from inception.
- 3.23 The interior of the building is believed to have been the subject of a number of major renovations in the late 20th century (1979 and 1993). Further outbuildings which extended east were demolished in 1977 (see map regression in **Appendix B**). And there was an arson attack in 2006 which is believed to have done extensive damage to the interior of the building.
- 3.24 Internally however, chimney breasts survive throughout the main range and there is one (believed to be) early 19th century chimney piece (**Figure 33 Appendix C**) surviving and a possible survival of a decorative mantel shelf (although this could be a replica chimney piece given the general lack of paint) (**Figure 34 Appendix C**) and one further early 20th century cast iron corner fireplace (**Figure 36 Appendix C**) to the extended bay at first floor. Otherwise, most fabric has been replaced.

- 3.25 All windows are modern replica sashes. There is the possible survival of a set of shutters in moulded sash boxes to the rear elevation (presently fixed closed) ground floor and the adaptation of an early 19th century cupboard door beneath the later rear stair (accessing first floor). There is no historic plasterwork, cornices and skirtings are modern. All internal doors are modern fire doors.

Boundary walls

- 3.26 There are series of boundary walls which enclose the proposed development site and are integrally related to No.67 and 69 and No.71 in particular. There are separate walls to Charlotte House which form part of the enclosure of the campus but would be considered as part of the Listed building by virtue of their curtilage relationship.
- 3.27 The front boundary wall to Charlotte House comprises a continuation of walls to the entire south boundary of the campus. They are coursed unknapped flint cobbles and brick with brick dressings and canted brick coping. These walls are in-part retaining and continue to the side access to the house with low tiered modern brick walling enclosing the present front and side lawns.
- 3.28 There is a rear garden wall to Nos.67 and 69 (**Figure 21 Appendix C**). This is heavily obscured by vegetation but comprises a mix of coursed brick, unknapped and knapped flint cobble and small stone components (Bognor Rock) with red brick dressings and copings.
- 3.29 There is a boundary wall to the north of Nos.67 and 69 which runs to the south elevation of No.71 Upper Bognor Road. This comprises a red brick in rat-trap bond with projecting piers with a brick clay tile coping. This wall continues north from No.71 to a newly formed access route to the Engineering and Digital Technology Park to the east. There is a further section of wall to the west of this which encloses the grassed area to the west of No.71 on its northern boundary. This wall is in rat-trap bond with a stone coping. There is an opening between these two sections of wall which formerly had a gate.
- 3.30 There are boundary walls to the east and south of Nos.67 and 69 (**Figures 22 and 39 Appendix C**). These are constructed in Bognor Rock with brick dressings and are separately Grade II listed. These walls enclose the proposed development site and form the present setting of the listed group.

4.0 Discussion

- 4.1 In terms of the campus generally, including the proposed development site (see **Appendices A and B**) 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, Bogner 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 Bogner 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 Bogner 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 Bogner, 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 were recovered during investigations at 43-47 Upper Bogner Road (Archaeology South East 2001 and 2004), but no structural features dating to this period were identified.
- 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 Bogner 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 Bogner supports place-name research (Eckwall 1991) which suggests that Bogner 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. Bogner 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 Bognor 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 - Bognor 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 described above, many of the buildings and structures on the campus and within the site and portions of the historic landscaping date to the late eighteenth and early nineteenth centuries. The West Sussex Historic Environment Record (HER), however, records no specific archaeological sites dating to the post-medieval period within the campus or the site 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 Bognor (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') 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 eastward 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.
- 4.11 Adjacent to the north and east-facing elevations of 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 Bogner 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 The proposed development site does appear to show some structures on the tithe map of 1842. These are probably walls or other means of enclosure and do appear to show at that time actual buildings which are generally denoted in pink or grey. These are short-lived and replaced by the construction of No.67 and 69 Upper Bogner Road to the immediate west of the site between 1842 and 1877.
- 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 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.

- 4.18 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

5.0 Significance of the site

Buildings

- 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 Government's guidance on the historic environment. This in turn has development from documents produced previously by English Heritage (now Historic England) specifically *Conservation Principles Policies and Guidance for the Sustainable management of the historic environment* (2008). The government's guidance although superseded still provides a clear and practical adoption of four headings under which to assess the heritage value;

archaeological (evidential) interest (see para 4.1 to 4.20): As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

architectural and artistic (aesthetic) interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 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 the affect on 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**.
- 5.4 This relates primarily to those buildings within the development site; namely No.65 (Charlotte House), Nos. 67 and 69 Upper Bognor Road, No. 71 Upper Bognor Road (**Figures 6 to 38 Appendix C**) and walls to south and east of No.71 Upper Bognor Road and associated structures. The boundary wall forms the boundary of the Hotham Park Conservation Area (See **Appendix D**) 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 potentially affected by proposed changes

No.65 (Charlotte House) Upper Bognor Road

- 5.5 Charlotte House was constructed some time between 1842 and 1877. It appears to be substantially from external appearance in its original form with the plan shown clearly as presently seen on the 1877 Ordnance Survey map (**Figure HM9 Appendix B**). The outshut to the west has been raised by a storey probably in the early 20th century.
- 5.6 The internal plan form appears to be substantially intact with the main intervention being the insertion of a corridor at first floor to provide access to the extended outshut at first floor level. The plan form is of moderate to high evidential historic significance as it provides clear evidence of how the building was heated and used with the clear evidence of the surviving large service range fireplace to the rear wing surviving. Despite the loss of chimneys at roof level and all fireplaces the survival of most of the original room proportions with their associated chimney breasts is significant and forms part of the special interest of this Grade II listed building.
- 5.7 The garden setting of Charlotte House has largely been lost to the rear of the house and potential to reinstate a private garden for the house would enhance the setting and the character and appearance of the conservation area.
- 5.8 Charlotte House forms an important townscape role, linked to Nos.67 and 69 and their associated boundary walls. The individual elements of this group such as Charlotte House and its boundary wall make a considerable contribution to the group aesthetic. This is of high architectural significance.

Nos.67 and 69 Upper Bognor Road

- 5.9 This pair of semi-detached cottage scale houses have seen much change internally and will require upgrading to achieve appropriate modern standards of living. Some historic fabric survives but this is limited and in poor condition. However, the plan form appears to be readable and is of moderate historic significance given the survival of chimney breasts and all chimneys. The external walls are considered to be original and therefore changes to these should be kept to a minimum.
- 5.10 The contribution of the pair of houses to the townscape importance of this eastern group is of very high aesthetic value particularly the prominent and landmark qualities of the projecting canted bay to the south elevation of No.67 and the continued building line with the prominent Bognor Rock and brick boundary wall to the east and west of the end elevation. The front (east) elevation forms an important semi-enclosed space with the frontage of No.71 Upper Bognor Road and these facades enclose the space to the east along with the boundary walls. This space appears to have always been a more functional space for the group rather than private gardens for either Nos. 67, 69 or 71 Upper Bognor Road. Nos.67 and 69 always appear to have had private gardens to the west, still enclosed by historic building walls and No.71 had private gardens to the north and west with its outbuildings appearing to face onto the space to the south.

No.71 Upper Bognor Road

- 5.11 The full extent of the evolution of this building is not clear but the present evidence would suggest that it has been through a number of major building phases and has been the subject of serious fire damage in the recent past. As a result, the plan form of this building would appear to have been somewhat eroded although the proportions of the principal front rooms to the ground and first floor with their chimney breasts in place do appear to be original. In this respect the plan form is of moderate historic significance with some smaller aspects, detailed in the description of higher significance, such as the survival of some historic joinery (to windows), chimney pieces and an early 19th century door. There is a single convincing chimney piece (see **Figure 33 Appendix C**) which would date to the perceived period of construction, and this is of high historic and aesthetic value.
- 5.12 In common with the remaining elements of this eastern group, the architectural value of No.71 Upper Bognor Road when viewed in the context of No.65 (Charlotte House), nos.67 and 69 Upper Bognor Road and No.71 Upper Bognor Road and their associated boundary is very high. The townscape grouping and in-particular the 'courtyard' grouping of the Nos.67 and 69 and No.71 is of very high significance and these buildings complement each other and form an important part of the character and appearance of this part of the Hotham Park Conservation Area.

Boundary walls

- 5.13 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 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.

- 5.14 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 a 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 forms 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.
- 5.15 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.
- 5.16 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 potentially falling within the setting of the proposed development

- 5.17 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 No. 65 Charlotte House, Nos 67 and 69 and 71 Upper Bognor Road.
- 5.18 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 group sits at the heart of the Bognor campus and forms a loose crescent arrangement focused south towards Upper Bognor Road and Hotham Park.
- 5.19 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

- 5.20 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 designer's 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.
- 5.21 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.
- 5.22 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.
- 5.23 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.
- 5.24 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 groups setting. However, the open southern aspect of the group has been retained and is of very high aesthetic value.
- 5.25 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.

- 5.26 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.
- 5.27 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.
- 5.28 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 high 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.
- 5.29 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.
- 5.30 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. 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-crinkle 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.

- 5.31 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 No.65 (Charlotte House), Nos.67 and 69 and 71 Upper Bognor Road plus associated walls and the development site) which is at a different scale to the rest of the campus buildings and groups. 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 and the newly constructed Engineering and Digital Technology Park 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.
- 5.32 The significance of the eastern character area (iii) most affected by the development proposal 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 modest scale of historic development despite the recent imposition of the Barbara Smith Halls and the Engineering and Digital Technology Park which has changed the character of the setting of this part of the conservation area.
- 5.33 The character and appearance of this part of the conservation area relating to character area (iii) also forms a key part of the setting of the individually statutory listed buildings. Their scale and physical relationship to each other and their defining of function, public, semi-public, and private spaces through the use of boundary walls and building lines is of high architectural and aesthetic value.

Archaeology

- 5.34 The large linear earthwork illustrated on the 1877 Ordnance Survey map (see **Figure HM4 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.
- 5.35 The proposed development site is considered to be of low significance in archaeological terms although it does appear that, apart from some possible wall enclosure the site is previously undeveloped. In this respect the potential for archaeology whilst given the existing evidence is low cannot be ruled out and potential monitoring of the site may be appropriate during construction of foundations relating to the proposed development.

6.0 Impact of proposed development

- 6.1 The proposed development can be sub-divided into two sections. (i) The refurbishment and extension of existing buildings and (ii) new building(s) within the setting of listed buildings.

(i) The refurbishment and extension of existing buildings

Charlotte House

- 6.2 The proposed changes to Charlotte House comprise externally the insertion of two new windows to the north elevation and internally the demolition of a internal wall to the former kitchen and front principal room, the demolition of an internal wall to the outshut and the insertion of a staircase in the outshut to allow vertical sub-division of the house into two units. There are also two additional door opens to the first floor, one to a later partition and one to an original wall.
- 6.3 Whilst the works will include the removal of historic fabric to facilitate the plan for two separate units, these works have been kept to a minimum with the new staircase inserted in a section of the building which has seen much change and is of limited evidential, historic or architectural value.
- 6.4 Proposed new external openings will be kept simple and will replicate the window details of the north elevation and the brick dressings of other windows but will not reproduce the vertical linking brickwork seen to the south elevation so as to distinguish them as 'new' insertions.
- 6.5 The removed flintwork from the walls will be retained for the purposes of ongoing repair to the existing walls.

Nos 67 and 69 Upper Bognor Road

- 6.6 The proposed changes to the Nos. 67 and 69 Upper Bognor Road are minimal on terms of the surviving physical fabric of these Grade II listed buildings. The plan form will remain unaltered and the only demolition is a single brick wall to the rear outshut of No.69 which formed the WC enclosure probably inserted in the early 20th century. The removal of this section of wall is not considered to harm the significance of these houses.

No.71 Upper Bognor Road

- 6.7 The proposed refurbishment and extension of the No.71 Upper Bognor Road seeks to work with the existing fabric and the present plan form. Very little change to the plan form is proposed and existing features of historic value (see para 4.31) will be retained. A single opening at first floor between front and rear rooms is proposed. This may result in the loss of a limited degree of historic fabric but given the degree of change which has taken place in this building this may be a modern partition and/or of very limited historic value.
- 6.8 The proposed works also includes a two storey extension to the west elevation. This has been designed to match as closely as possible the existing form, scale and detailing of the present east extension and will present an almost symmetrical façade to the south elevation with the introduction of traditional sashes to the east extension and sashes of match in the western extension. There are significant advantages to the proposed extension arrangement as it

negates the need for more intrusive internal alterations to No.71 Upper Bognor Road and it provides the opportunity to 'balance' the façade with an opposing wing.

- 6.9 The proposed materials of the western wing are to match the existing building with painted stucco to the walls, natural slate roof and painted timber vertical sliding sashes with slim-line double glazing units. There will be the loss of a modern replica sash window at first floor to the west elevation of No.71 Upper Bognor Road.
- 6.10 The outbuilding to the east of No.71 Upper Bognor Road is to be converted to a dwelling. Modern walls within the workshop will be removed. There are no external changes proposed.

(ii) new building(s) within the setting of listed buildings.

Proposed development to the east of Nos 67 and 69 Upper Bognor Road

- 6.11 The proposed new build element of the development comprises a new building to face 67 and 69 Upper Bognor Road with a return wing running east-west to the north-east corner of the main range. The new building has a narrow plan depth with a similar scaled and pitched hipped roof to that of Nos 67 and 69 Upper Bognor Road. It would be a relatively long building, however, extending from close to No 71 in the north to within a few metres of the boundary wall to the south to create enclosure on the east side of a proposed courtyard.
- 6.12 This part of the site lies on the edge of a flood plain in flood zone 3. As such the new dwellings have been designed provide workshops on the ground floor and living accommodation on the first floor.
- 6.13 The proposed development is intended to create a courtyard group with Nos 67 and 69 and No.71 Upper Bognor Road. Its scale and form has been intentionally kept simple and compact with a depth of plan reflective of the historic buildings opposite and a low roof form so as to not appear over dominant to No.71 which, due to its scale is perceived as the dominant building in this group. The rear range has a similar narrow depth plan and will repeat the building line of the main north-south range.
- 6.14 The openings and detailing have been kept simple and reflect the window details seen to Nos. 67 and 69 Upper Bognor Road. The ground floor openings are functional but reflective of coach houses and stables seen to the grounds of Regency houses and villas.
- 6.15 The proposed development is intended to complement the modest group of houses to this part of the conservation area. The proposed roof line will be visible above the boundary wall but its traditional form and scale will not appear intrusive.
- 6.16 The proposed development will create an attractive courtyard group and will have the benefit of partially screening the adjacent Engineering and Digital Technology Park from views from Nos. 67 and 69 Upper Bognor Road.

Enclosure of gardens to north of Charlotte House

- 6.17 The proposals include plans for the enclosure of a garden space to the north of Charlotte House with an estate style metal post and rail fencing with associated planting. This will reinstate a

former garden space to Charlotte House, improving the immediate setting to this Grade II listed building.

7.0 Conclusion

- 7.1 The heritage significance of the Bognor Regis Campus which lies immediately adjacent to the site 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 was defined by the Grade II listed east wall of No.71 Upper Bognor Road.
- 7.2 The proposed development has been sensitively designed to respond positively to the existing fabric of the Grade II listed buildings; No.65 (Charlotte House), No.67 and 69 and No.71 Upper Bognor Road, work with their surviving plan form (and retain this where possible) and historic features and keep the loss of historic fabric to a minimum. There will be very limited harm to designated heritage assets and this will be offset against the significant public benefits of bringing back a series of buildings into their original use and one which will be of long term benefit to the buildings and to the site as a whole.
- 7.3 The potential for archeology is considered to be low and the site within the campus despite its relatively undeveloped character is considered to be of low significance in evidential terms. It may be appropriate to consider the imposition of a watching brief condition to ensure that any potential archaeological finds are recorded during ground works.
- 7.4 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.
- 7.5 The proposed new building to the site has been designed so as to be architecturally sensitive to its historic setting whilst taking the opportunity to create a sense of place and complement surrounding designated heritage assets by the creation of an attractive landscaped courtyard space. The scale, form, layout and detailed design of the proposed development will not harm the setting of designated heritage assets and will preserve and enhance the character and appearance of the Hotham Park Conservation Area.
- 7.6 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.

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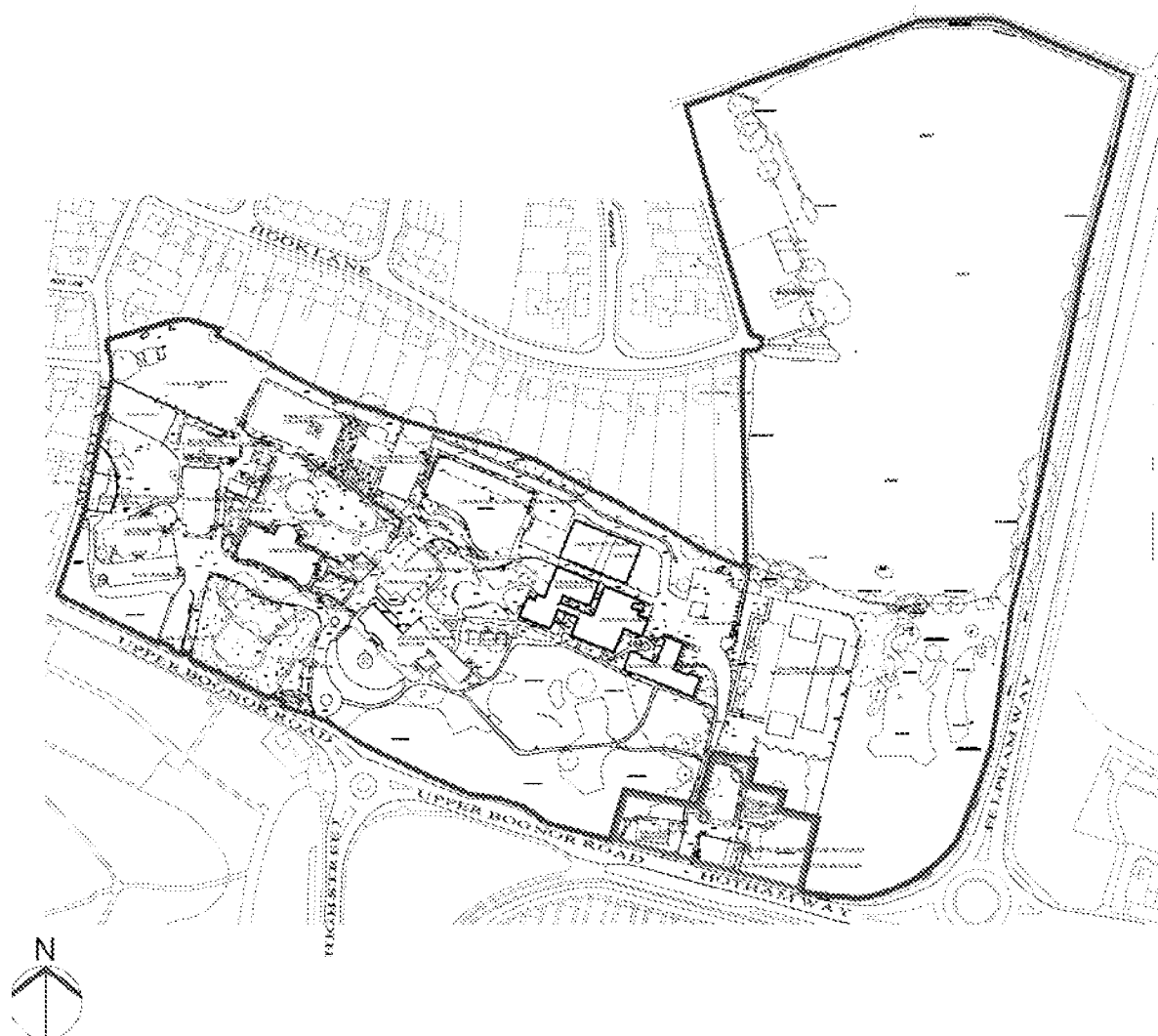
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Appendix A: Location Map



Charlotte House, Nos.67 & 69 and 71 Upper Bognor Road, Bognor Regis

Appendix B: Historical Maps



Figure HM1: Map of Sussex, Yeakell and Gardner, 1778 (Site outlined in red)

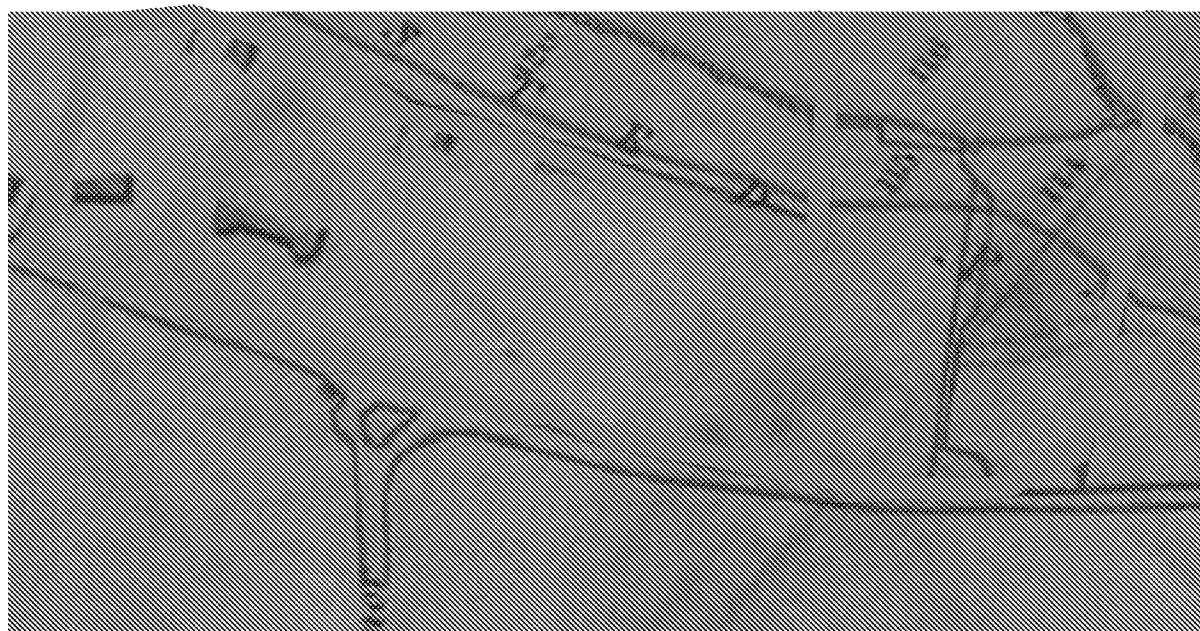


Figure HM2: E. Fuller's Felpham and Bognar Levels, 1829 (scale unknown) (Site outlined in red)



Figure HM3: Tithe Map for the Parish of South Bersted, 1842 (WSRO Ref. Par/19/21/2) (Site outlined in red)

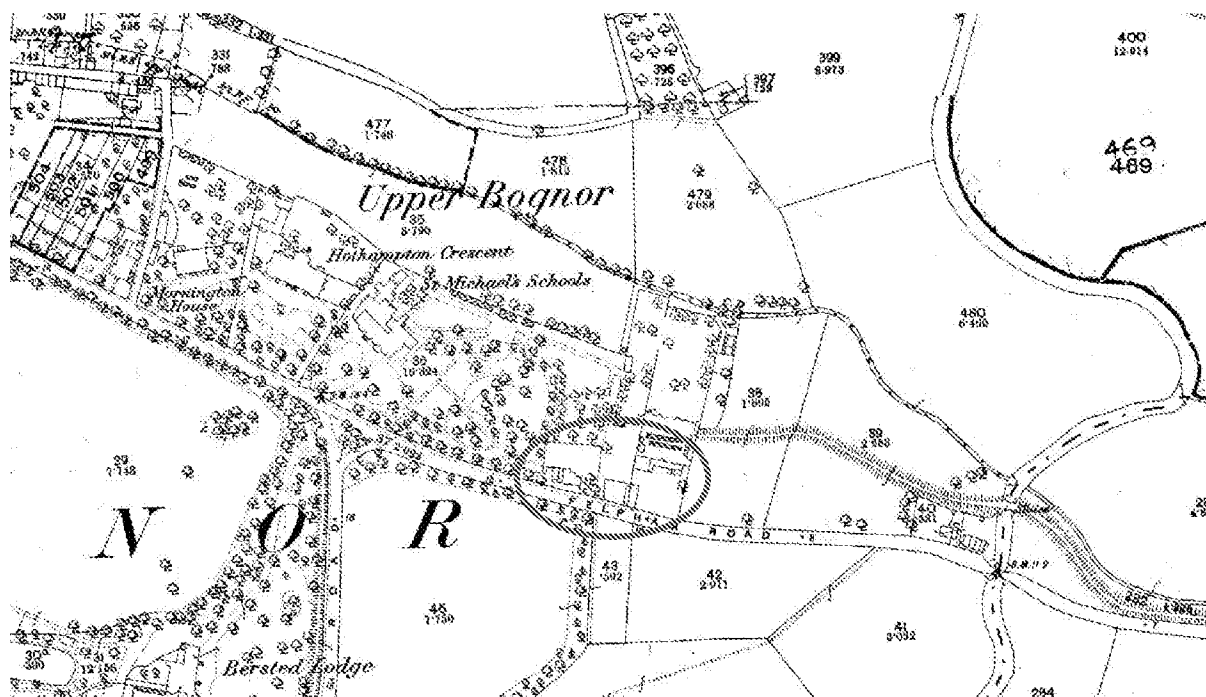


Figure HM4: Ordnance Survey 1 to 25 inch 1877 (Site outlined in red)

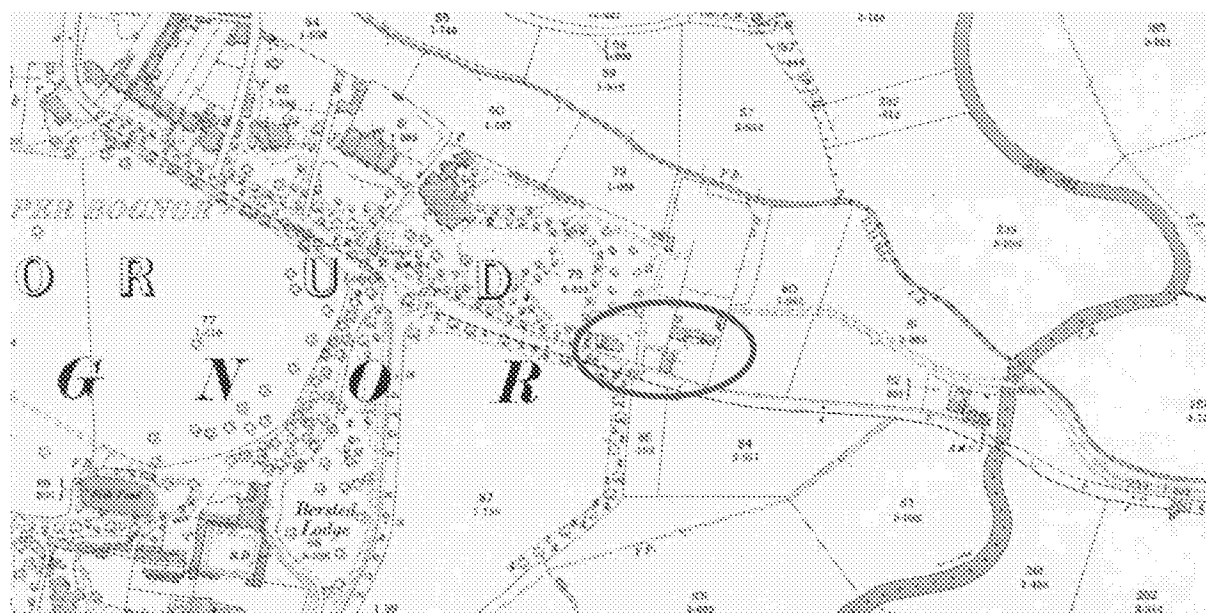


Figure HM5: Ordnance Survey 1 to 25 inch 1898 (Site outlined in red)

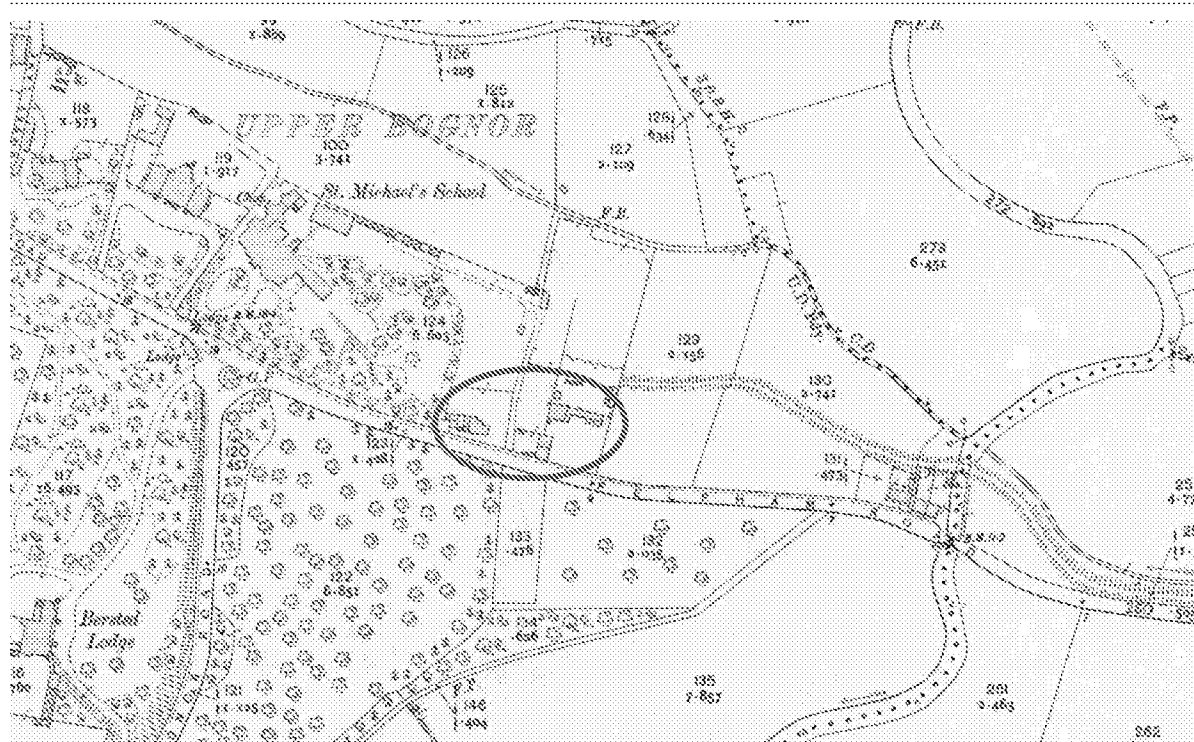


Figure HM6: Ordnance Survey 1 to 25 inch 1912 (Site outlined in red)

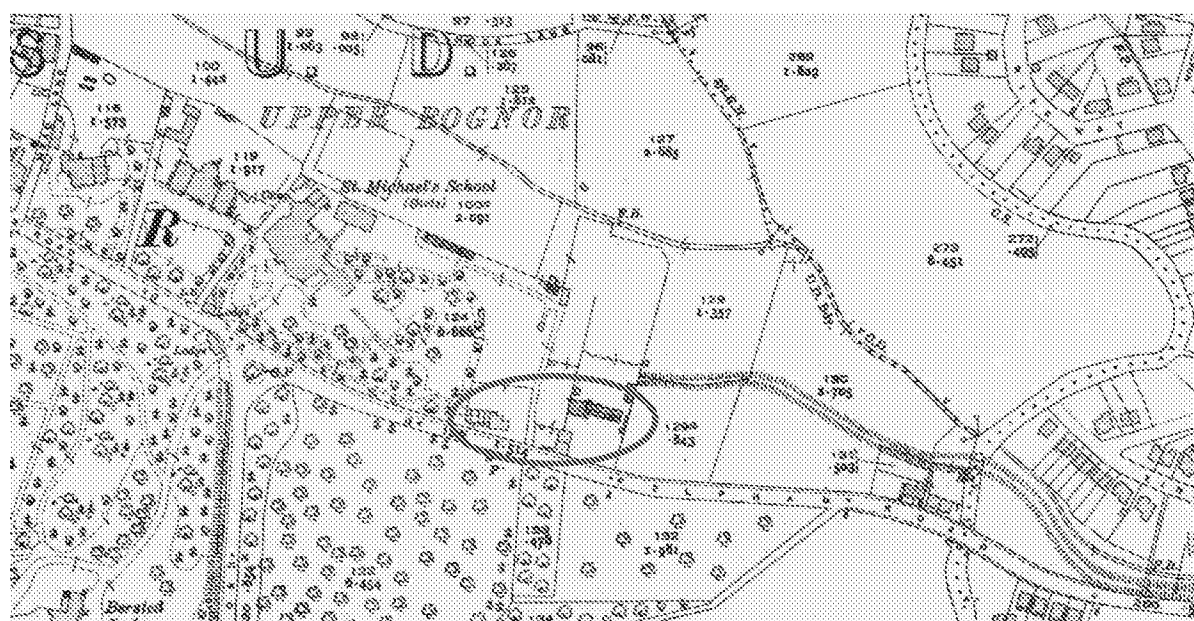


Figure HM7: Ordnance Survey 1 to 25 inch 1932 (Site outlined in red)

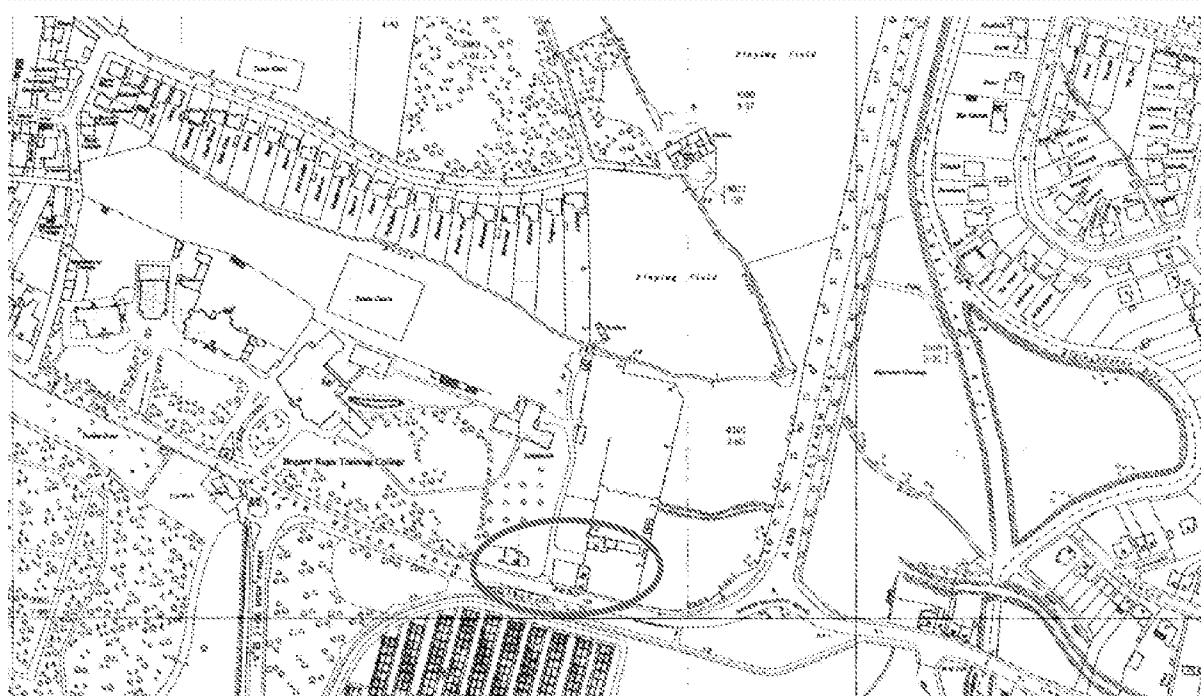


Figure HM8: Ordnance Survey 1 to 25 inch 1963 (Site outlined in red)

Appendix C: Photographs of the site and its setting (including listed buildings within the University of Chichester Campus)



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: The 'site' for proposed new buildings



Figure 6: Charlotte House, No.65 Upper Bognor Road – south elevation



Figure 7: North elevation of Charlotte House, No.65 Upper Bognor Road



Figure 8: Part north and part west elevation to Charlotte House, No.65 Upper Bognor Road



Figure 9: West elevation (part) of Charlotte House, No.65 Upper Bognor Road



Figure 10: West elevation (part) of Charlotte House, No.65 Upper Bognor Road



Figure 11: Newel post and part of lower flight to staircase to Charlotte House, 65 Upper Bognor Road



Figure 12: Part of lower flight of staircase up to winder to Charlotte House, 65 Upper Bognor Road



Figure 13: Upper landing – balustrade and newel posts to main stair



Figure 14: Charlotte House, 65 Upper Bognor Road – four panel door (ground floor WC)



Figure 15: Former kitchen range fire surround, Charlotte House, 65 Upper Bognor Road



Figure 16: 'Yorkshire' sliding sash to rear outshut/extension to Charlotte House, 65 Upper Bognor Road

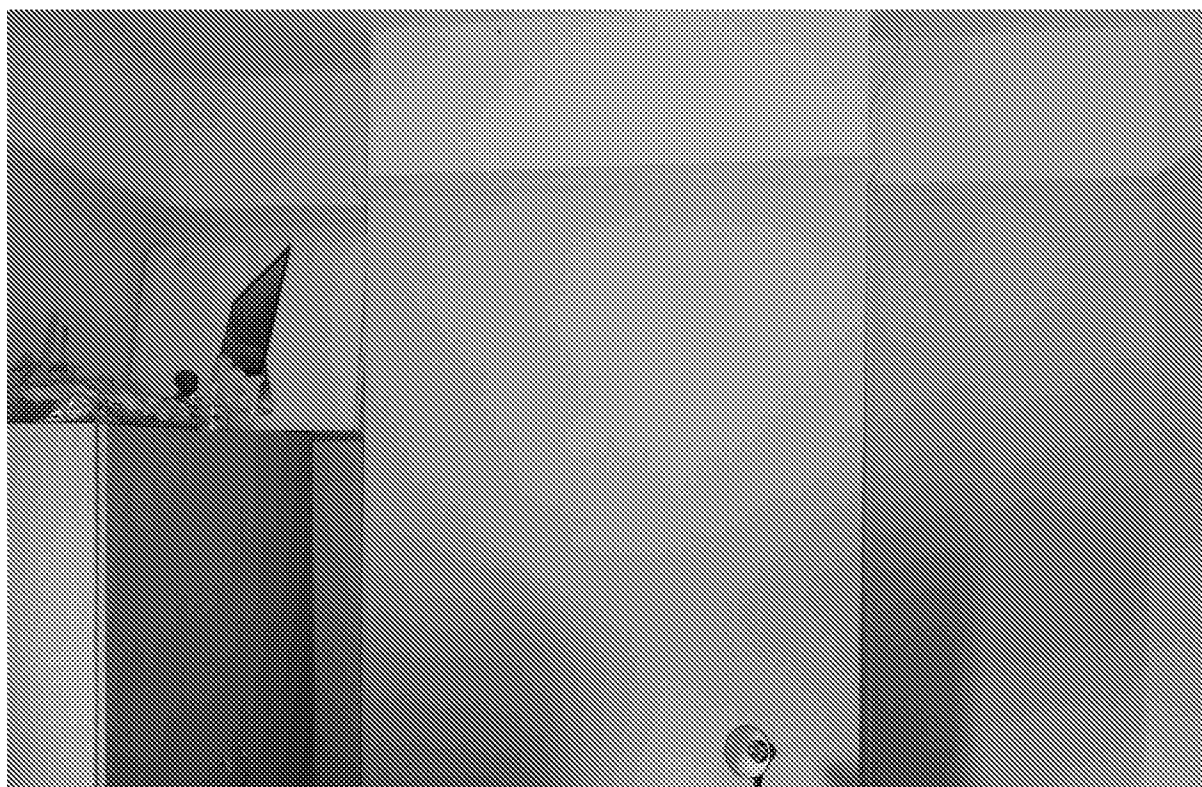


Figure 17: Typical room detail (first floor) Charlotte House, 65 Upper Bognor Road



Figure 18: Nos.67 and 69 Upper Bognor Road – east and north elevations



Figure 19: North elevation of No.69 Upper Bognor Road



Figure 20: Part of rear elevation - outshut to Nos.67 and 69 Upper Bognor Road



Figure 21: Part of flint and brick boundary wall to gardens of 67 and 69 Upper Bognor Road



Figure 22: South, roadside elevation of No.67 Upper Bognor Road and separately Grade II listed wall with technology park beyond



Figure 23: Fireplace, to ground floor living room of No.67 Upper Bognor Road



Figure 24: Square bay window to No.67 Upper Bognor Road



Figure 25: Projecting bay to No.67 Upper Bognor Road



Figure 26: Rear lobby of No.67 Upper Bognor Street, replacement roof to outshut



Figure 27: No. 71 Upper Bognor Road – south elevation (part)



Figure 28: No. 71 Upper Bognor Road – south elevation (part) including attached workshop



Figure 29: No.71 Upper Bognor Road – west elevation



Figure 30: Entrance to separate first floor rooms (on north elevation) No.71 Upper Bognor Rd



Figure 31: No.71 Upper Bognor Road - North elevation



Figure 32: Workshop to west end of No. 71 Upper Bognor Road



Figure 33: Fireplace with chimney piece to ground floor (rear west) No.71 Upper Bognor Road



Figure 34: Fireplace with chimney piece to ground floor (rear east) No.71 Upper Bognor Road



Figure 35: Staircase forming separate access to first floor, No.71 Upper Bognor Road



Figure 36: Small corner fireplace (first floor front), No.71 Upper Bognor Road



Figure 37: Interior of workshop (unconverted section) to east side of No.71 Upper Bognor Rd



Figure 38: Fireplace to ground floor front (west) No.71 Upper Bognor Road

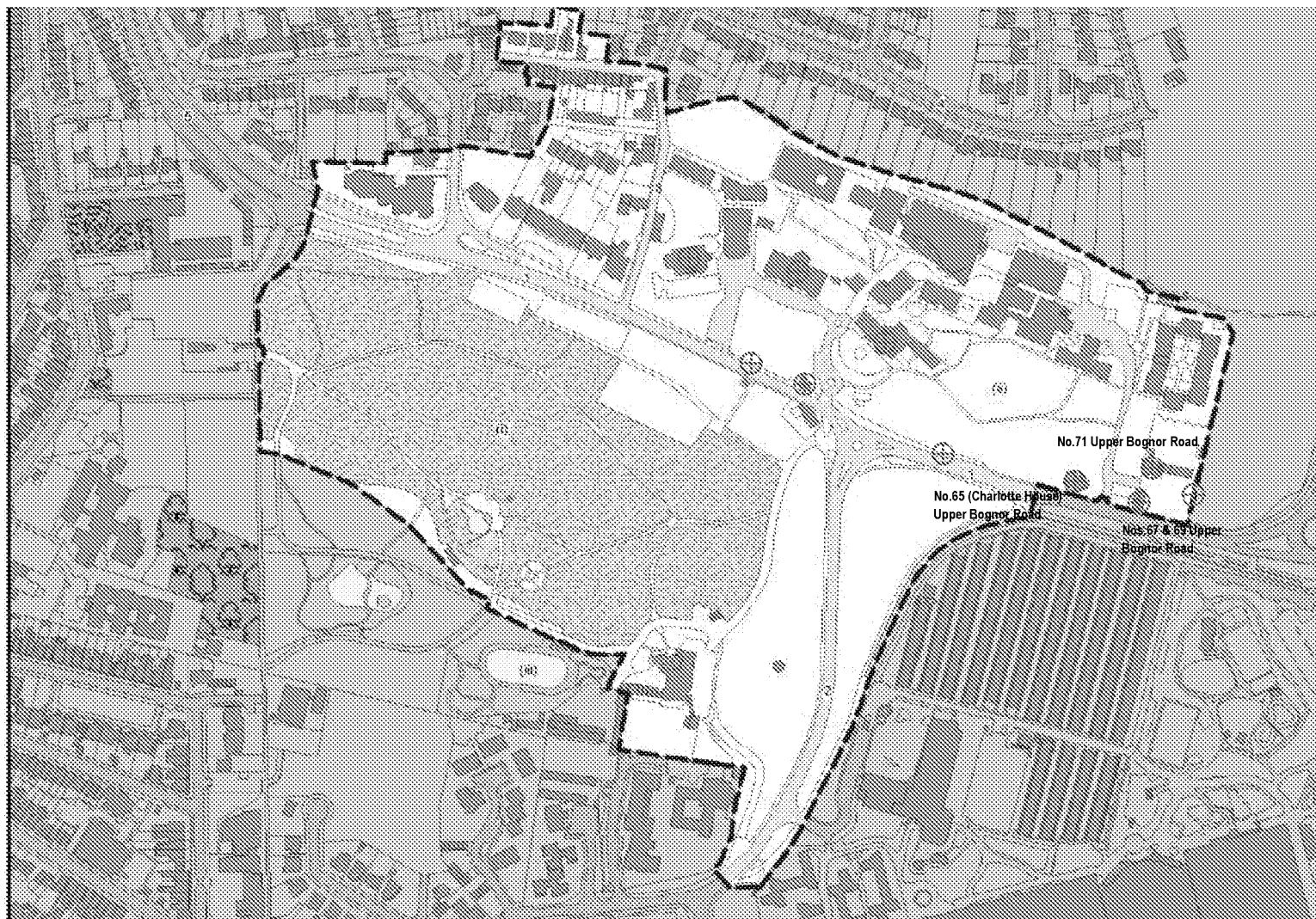


Figure 39: View of Nos. 65 (Charlotte House), 67 and 69 and No.71 Upper Bognor Road from the east



Figure 40: View looking east towards the site taken from opposite the main campus entrance

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) ⊕ **Listed Buildings**

Hotham Park Conservation Area Boundary

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 typanum 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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