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PROPOSED CONVERSION OF THE MANOR HOUSE, 12 CHICHESTER ROAD, BOGNOR REGIS TO PROVIDE 9NO SELF CONTAINED FLATS

HERITAGE STATEMENT

- This statement is made on behalf of the applicants CS Property and Consultancy Ltd
- The building is a listed building, Grade 2.

LISTING

- The listing description is *"Manor House, including flint wall to road, early 19th century. 2 storeys, 3 windows. Stuccoed, the ground floor rusticated. Eaves cornice. Hipped slate roof. Glazing bars missing. Iron balconettes to first floor windows. Solid porch with low pediment. Flint wall to road."*

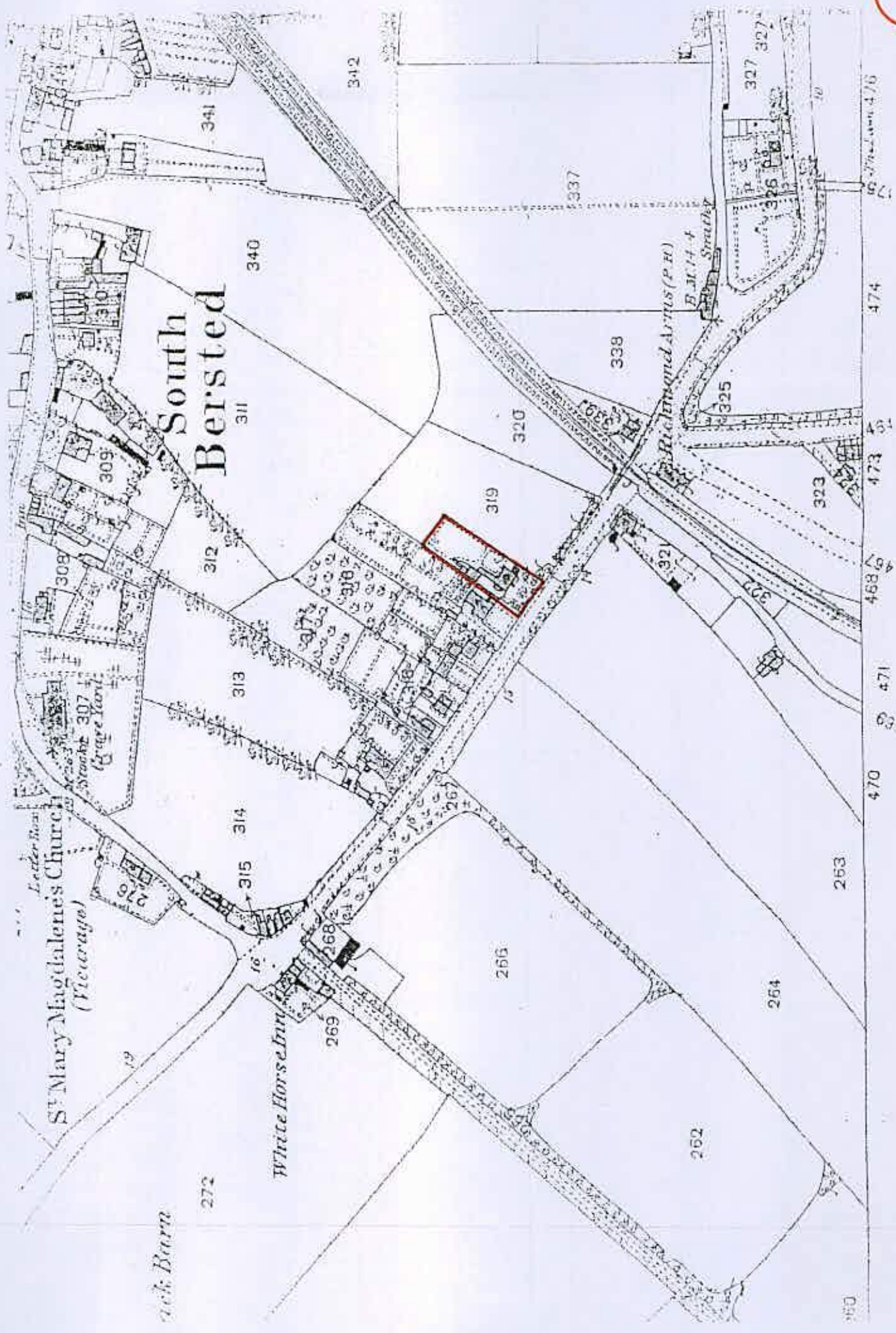
HISTORIC BACKGROUND

- The house does not appear on the 1842 South Bersted tithe map and the earliest reference to it is in 1851, therefore it dates from a period 1843 – 1850.
- The house was initially owned by a retired doctor, Dr Dixie, whose family owned the property until the late 1850's. The house was then sold to Charles Combe, who occupied it until the late 1860's, then Lieut. D Elwes, who occupied it with his wife, 6 sons, a governess and 2 servants. In 1881 the house was sold to the Bastard family, who occupied until 1901, when it was sold to the Staffurth family.
- In about 1905, the property became a high school for boys, then a preparatory school for boys until 1933.
- Between 1933 and 1950 various other owners occupied the property as a private house.
- After 1953 the house was subdivided into at least two properties.
- Between 1969 and 1972 the property housed a local museum collection.
- In 1973 the property was affected by the construction of highway improvements which involved the demolition of eight other Regency and early Victorian villas. The boundaries of the property were affected by the road works.
- In the 1970's and 1980's the property was run as a rest / care / nursing home, the last known use being a 'Core House' by a Housing Association, as a house in multiple occupation.
- The property was compulsorily purchased by the District Council in 2012.

BUILDINGS ON SITE

- The principal building on site is an early Victorian villa as described in the listing above.
- The 1870 Ordnance Survey map (see 1 attached) shows the principal building with a link building at the rear leading to a larger annexe at the rear. This is also shown on a postcard dating from 1907 (see 2 attached). This postcard also shows a large conservatory situated to the east of the main building.
- The second Ordnance Survey map, believed to date from the 1960's, shows the site before the construction of the highway improvements. (see 3 attached).
- Elevation drawings dating from a planning application in 1986 (see 4 attached) show an existing two storey extension to the rear of the main house, demolished at that time to be replaced with a single storey extension which still stands on site today.







MANOR HOUSE SCHOOL, DORSET.

15. 1. 04.
 The School will
 reopen in January
 next say 22nd
 9.30. Monday.
 H. S. S. S.
 S. H. S.

PICTORIAL POST CARD.

THE ADDRESS TO BE WRITTEN ON THIS SIDE.

THIS SPACE IS FREE AS THE BACK MAY BE
 USED FOR ADDRESS AND IS NOT TO BE USED IN
 THE ADDRESS SPACE. See Postal Regulations.

THE ADDRESS MUST BE
 WRITTEN HERE.

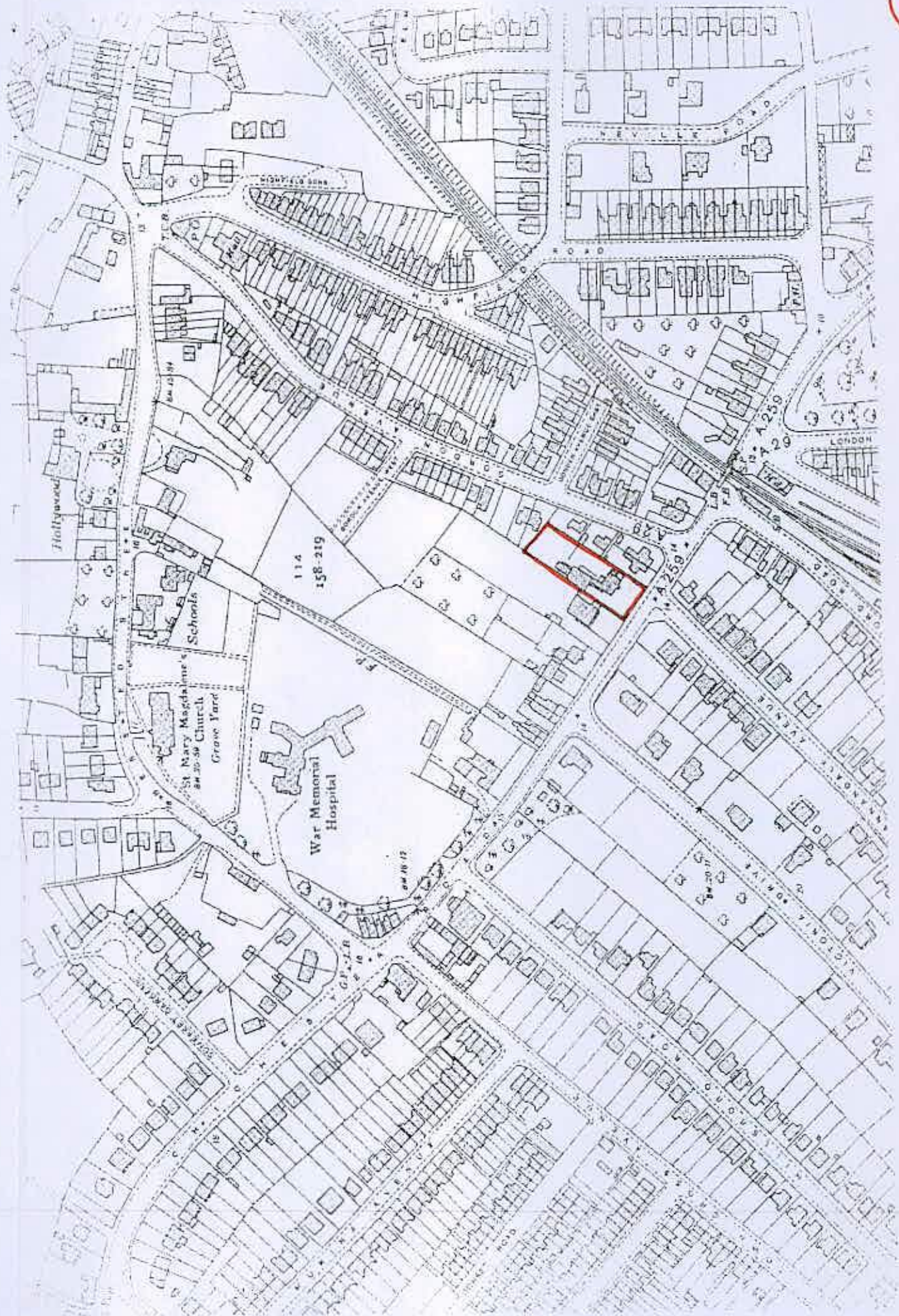


M. R. Chiffey

Lygon St.

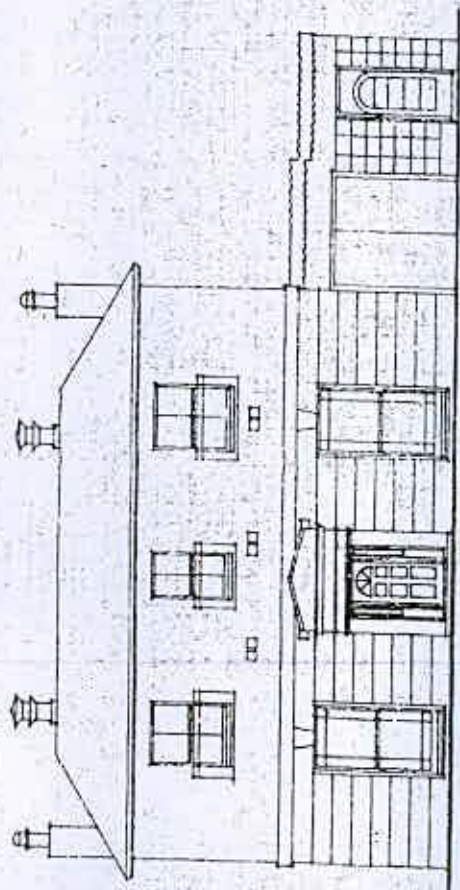
Chichester

W.S. 11
 PPH 602

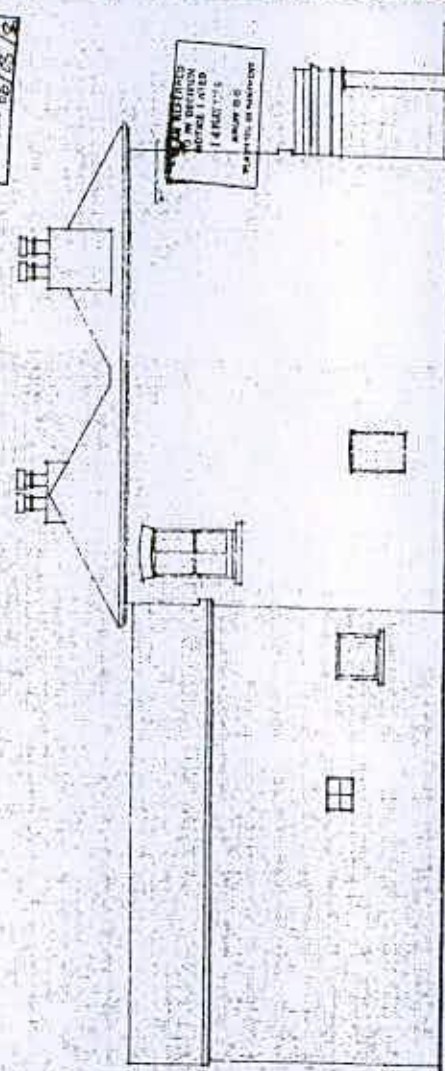


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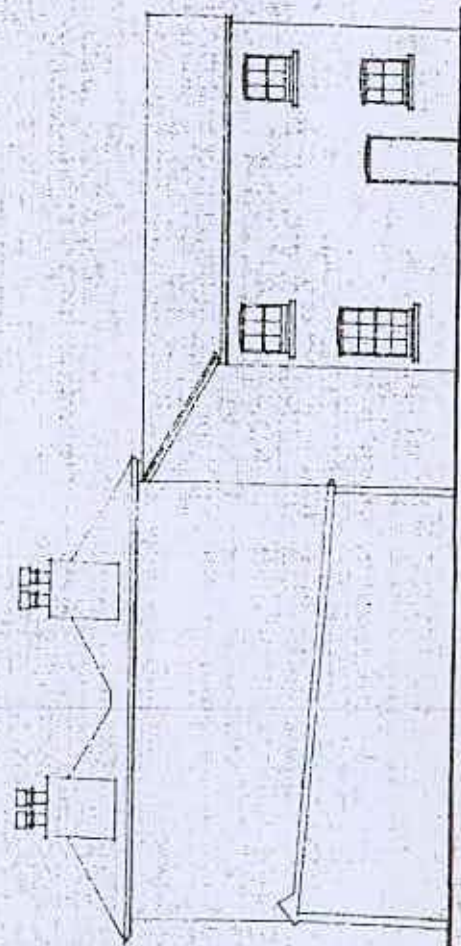
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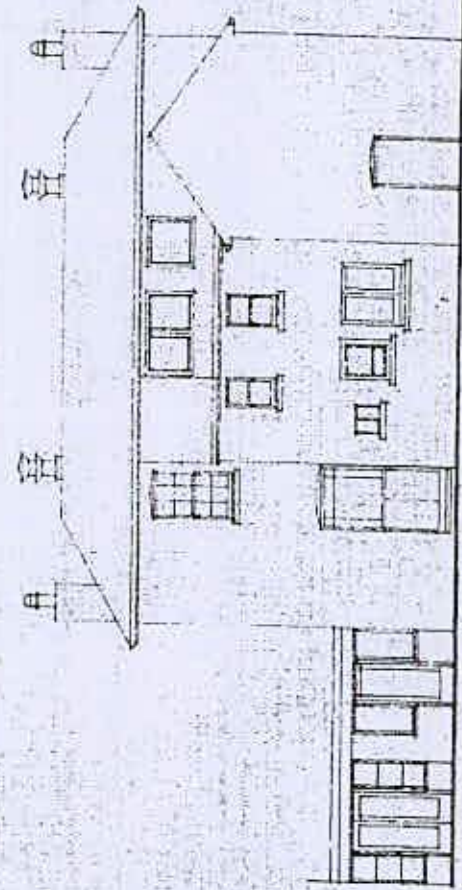
SOUTH WEST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

4

PROPOSED CORE HOUSE