

Design and access statement

On behalf of



University of Chichester, College Lane, Chichester, West Sussex, PO19 6PE

In respect of:

Proposed development to create a faith centre within 71 Upper Bognor Road, and associated external access works.

71 Upper Bognor Road, Bognor Regis, PO21 1HR

Date:

October 2018

1.0 Introduction

- 1.1** This design and access statement has been prepared to support an application for planning permission and listed building consent for alterations of a listed building. The project is the creation of a new centralised faith centre on the University of Chichester's Bognor Regis campus for use by staff and students of all religious backgrounds plus associated works.
- 1.2** In addition to this, to create a new gated access through the existing wall to the east of 71 Upper Bognor Road for access to the newly formed allotments.
- 1.3** This document is to be read in conjunction with the following drawings:
 - 1.3.1** Existing elevations 1
 - 1.3.2** Existing elevations 2
 - 1.3.3** Existing elevations 3
 - 1.3.4** Existing elevations 4
 - 1.3.5** Proposed elevations
 - 1.3.6** Site location plans 1
 - 1.3.7** Site location plans 2
 - 1.3.8** BRC No.71 Floor Plans as existing
 - 1.3.9** BRC No.71 Proposed Floor Plans
 - 1.3.10** Wall off 71 Upper Bognor Road as existing
 - 1.3.11** Wall off 71 Upper Bognor Road proposals

2.0 Site analysis

2.1 The site is located on the University of Chichester' Bognor Regis campus and can be seen in the figures below.

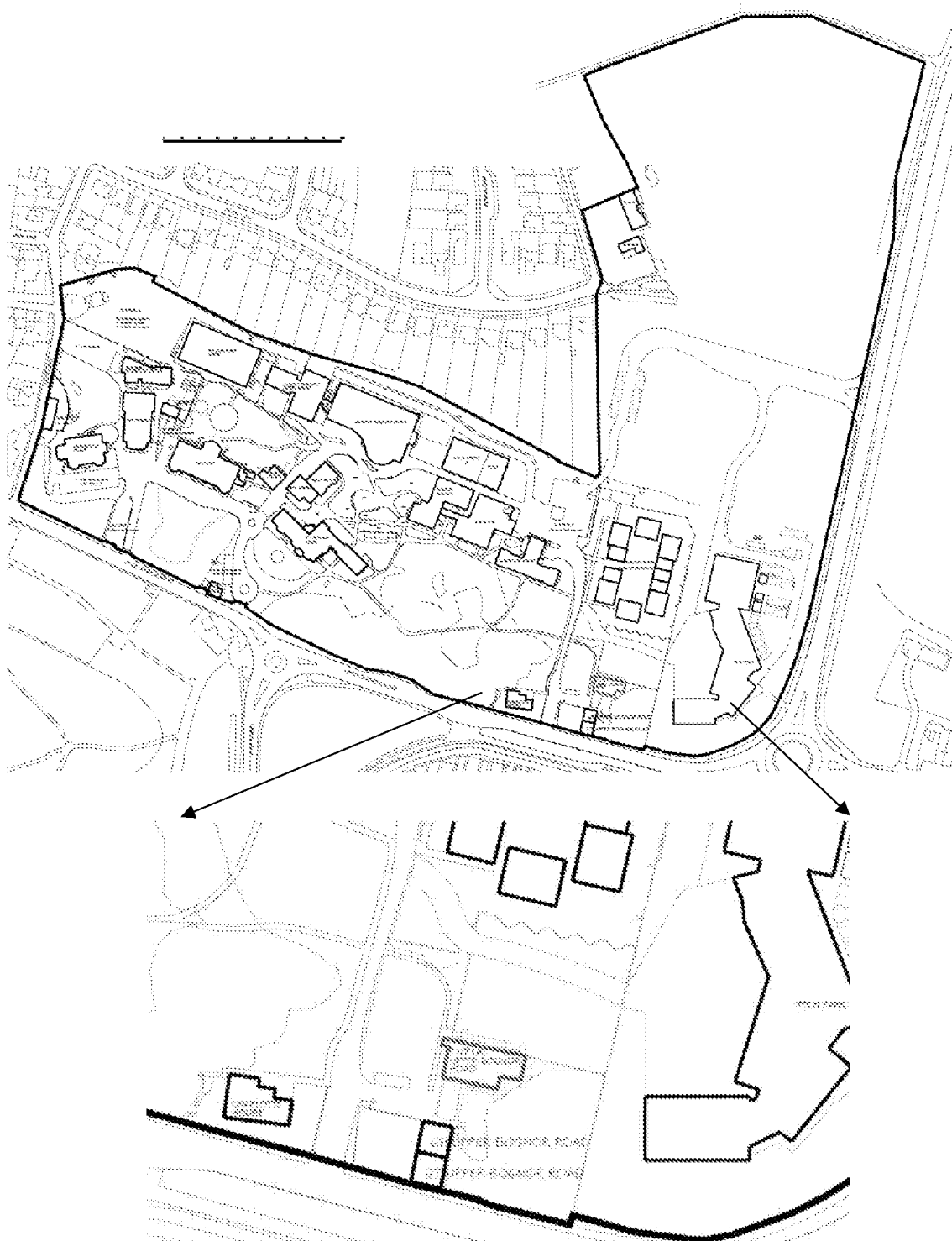


Figure 1 - Images showing the location of 71 Upper Bognor Road on the Universities Bognor Regis Campus

2.2 71 Upper Bognor Road is situated just to the right hand side of Entrance B of the campus and is adjacent to 67 and 69 Upper Bognor Road. Photos and drawings of the elevations can be seen in the figures below.

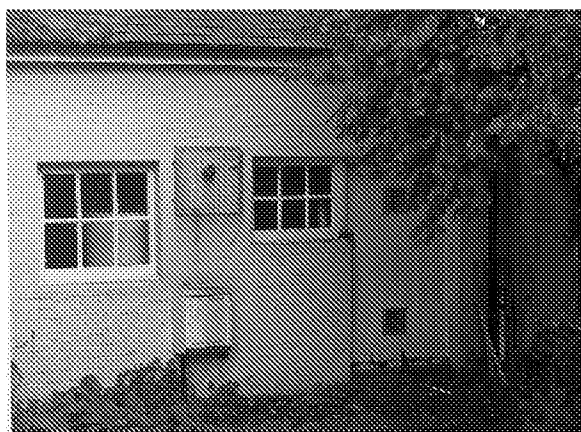
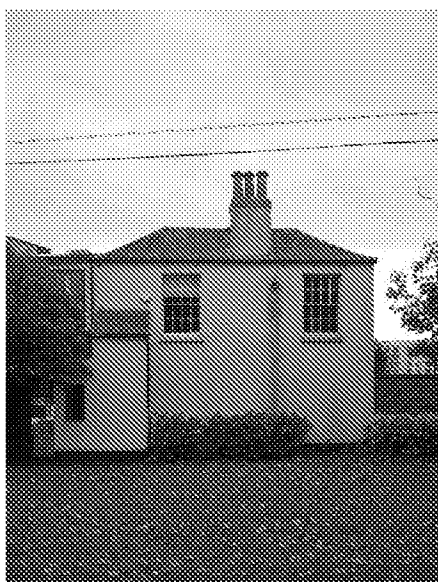


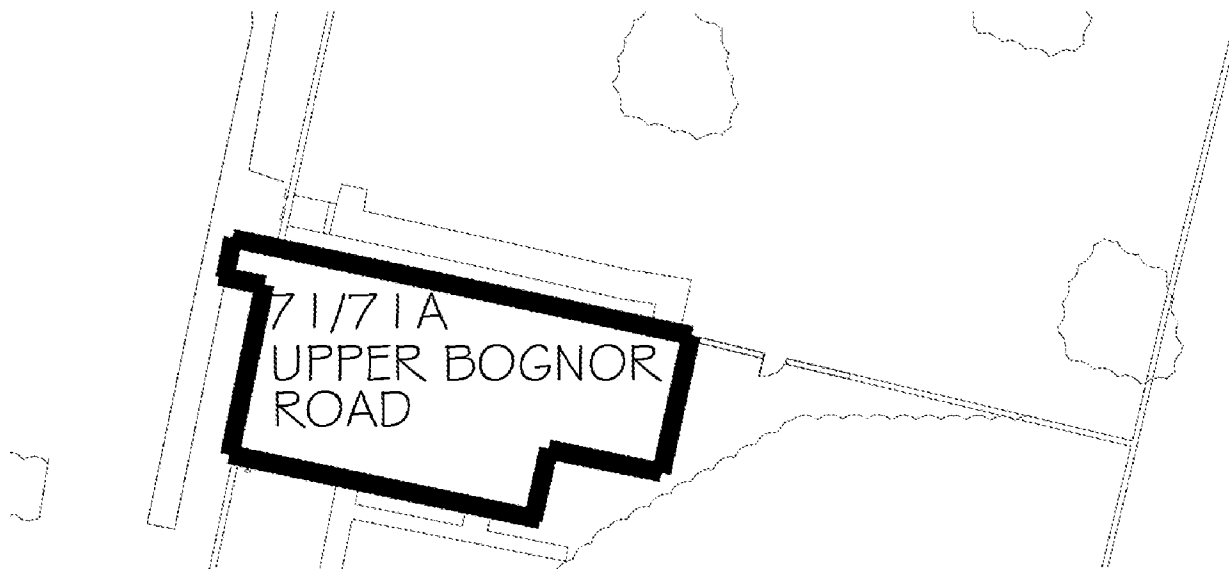
Figure 2 – Photos showing the elevations of 71 Upper Bognor Road.



Figure 3 - Drawings showing the elevations as existing of 71 Upper Bognor Road

2.3 The wall running to the east of 71 Upper Bognor Road

The location of the proposed opening in the wall for access to the proposed allotment plots behind is shown below.



This gate will be 950mm wide and 2.65m away from the end of the building. The location for the proposed opening can also be seen in the photos below.



3.0 Historical background

Bognor as a community was first recorded in an Anglo Saxon charter as Bucgan Ora. At the end of the eighteenth century, Bognor then a small coastal village captured the imagination of Sir Richard Hotham, who tried to develop the area as a seaside resort that would attract royal visitors. The town did not obtain the Regis status until 1929. To-day Bognor Regis although an area designated for regeneration, is still a destination for holiday makers.

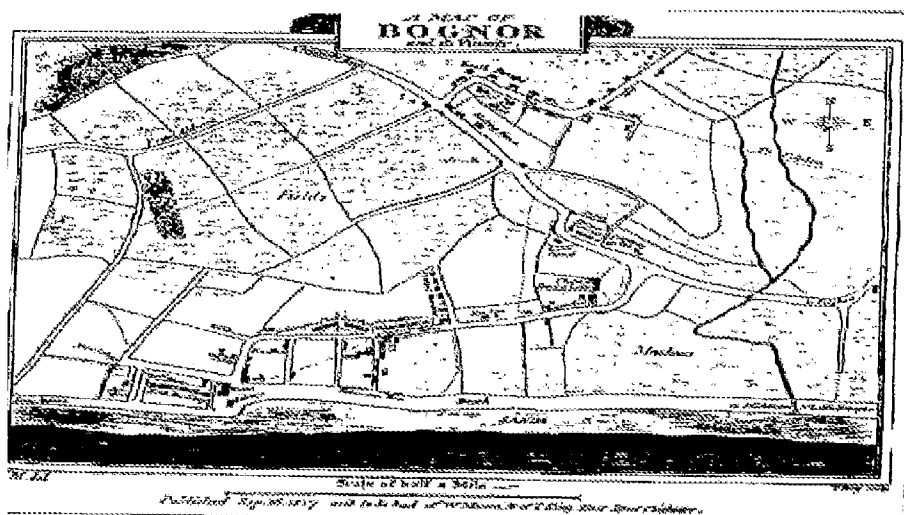
The University of Chichester's Bognor Regis campus is situated within a Conservation Area less than a mile north of the Esplanade. A geological survey of the campus describes 'highly variable geology' associated with the 'down cutting of the Aldingbourne Rife' (River). Among the deposits recorded are Alluvium, riverine raised beach, Reading beds, brick earth deposits, chalk and sand. The campus lies west of the Aldingbourne Rife.

Sir Richard Hotham began constructing dwellings on Hothampton Crescent, now known as Upper Bognor Road, in circa 1790. These houses, later named The Dome, St Michael's House and Mordington House were designed to accommodate distinguished visitors to Hothampton as Hotham wanted to re-name Bognor, unfortunately he was unable to finish his plans, he died in debt, in 1799 and the houses were sold by auction in 1800.

The South Bersted Tithe Map and Apportionment document of 1842 shows that some of the houses had stables or coach houses but all had private gardens. The building now known as **71 Upper Bognor Road** appears on the Tithe Map as Plot 492. The Tithe Map's Apportionment shows the Landowner as Lord George Lennox with the Occupier of the building as Henry Groundsell.

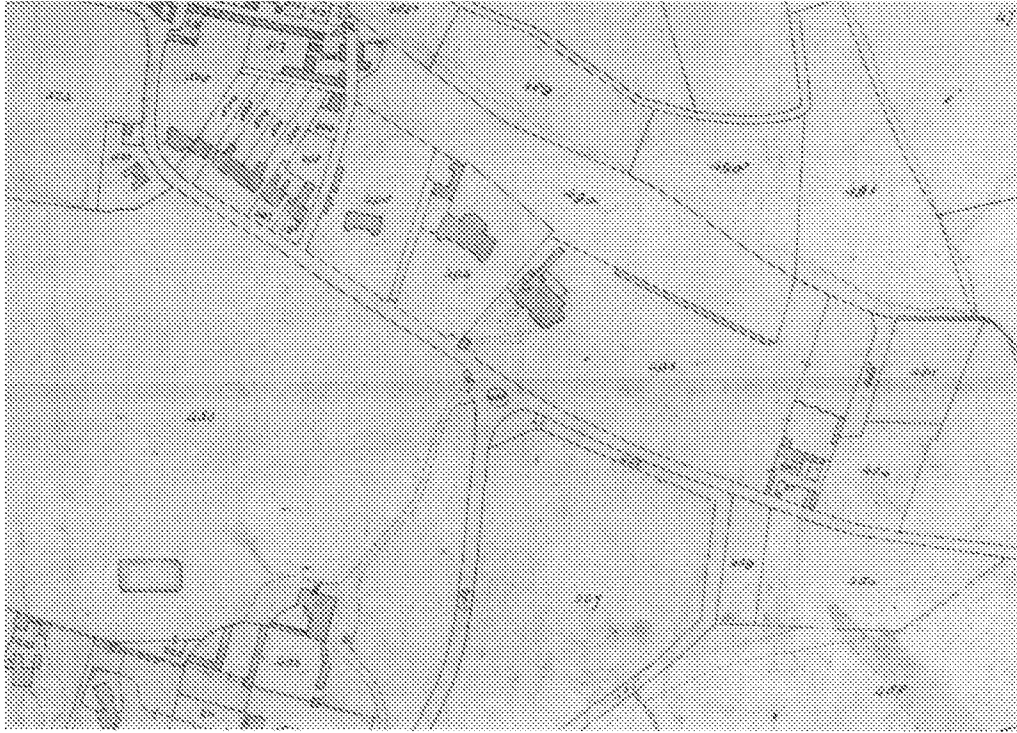
The properties owned or occupied by Lord George Lennox included hot houses. All the houses were surrounded by fields, meads, meadows, pasture and an orchard, to-day the fields owned by the university are used for sports and recreation purposes but much of the land adjoining the northern boundary was developed in the 1930's for housing.

Extract from 1817 Map of Bognor



Extract from the 1842 Tithe Map

UoC Archive Ref EP/RM/ZZZ/2007/195



From 1856 the houses, as they were sold, were gradually purchased by educational establishments so that by 1939 the Dome, St Michael's and Mordington and several other buildings, were all part of the campus of St Michael's School for Girls, as demonstrated by the Redemption of Land Tax documents dated 1930.

Scanned Copy of the Redemption of Land Tax Certificate

UoC Archive Ref BRC/10

Inland Revenue Office. A. No. 132,598
(By Payment in one Sum)

 **Know all Men** That We, the undersigned, being Two of the Commissioners acting in the execution of the several Acts for the Redemption of the Land-Tax, do hereby certify that we have contracted and agreed with **THE FIDELITY TRUST LIMITED** whose Registered Office is situate at Number 214 George Street Canary Wharf in the County of London for the Redemption by them of **ST. MICHAEL'S AND ST. PETER'S** Land-Tax, being the Land-Tax charged upon

A. L. S. T. S. piece of land together with the buildings erected thereon situate at Regent in the Land Tax Parish of South Bersted in the County of Sussex in the occupation of the Governing Body of St. Michael's School Regent aforesaid as the same is delineated and described in the plan marked "A" hereto annexed and thereon edged with red

Work and Expenses are assessed in the assessment made for the Parish of South Bersted in the County of Sussex for the Year 1879/80 as follows, viz. ---

No. of Assessment	Location and Name of Property	Assessment and Name of Owner	Category of Property	Amount of Property	Amount of Property	Amount of Property	Amount of Property
546	St. Michael's Trust	Salves	Land	Peigden St	1s	-	8 0
547	Spencer St.	do.	Cottages	St. Michael's	9	-	1 8
548	Hamell	do.	do.	do.	9	-	1 8
549	St. Michael's	do.	Land	Peigden St	1s	-	8 0

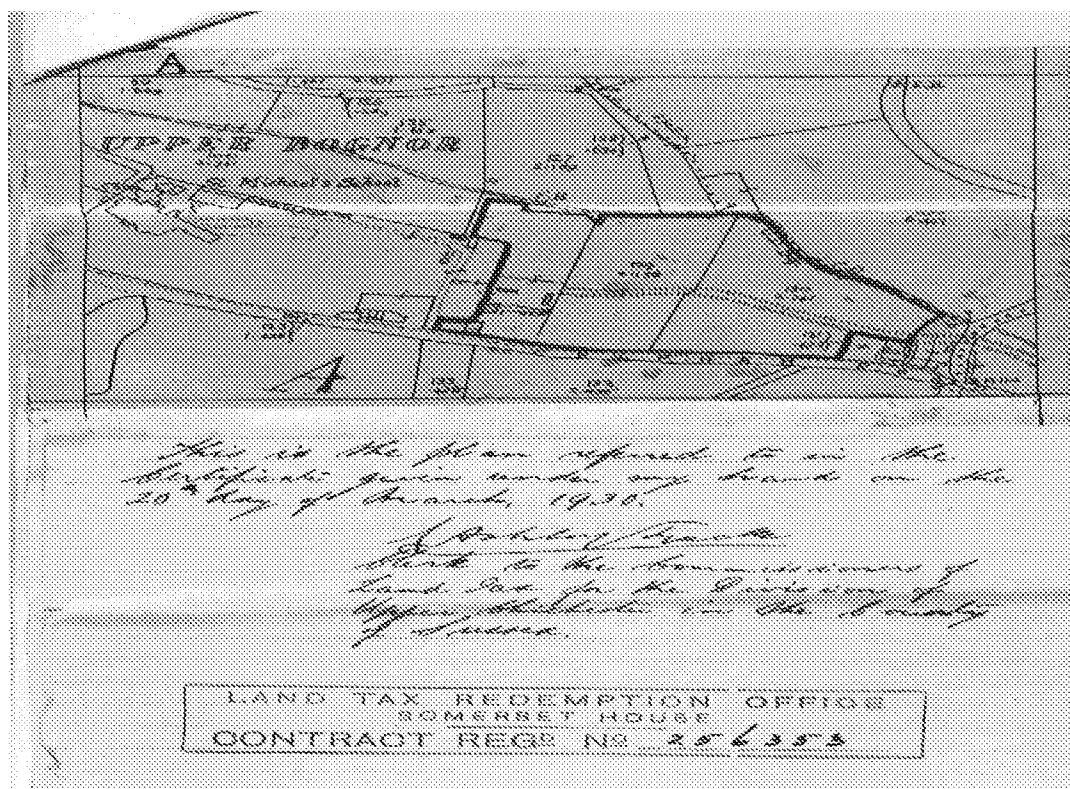
The Commission is declared to be Eleven pounds shilling and ten pence of lawful Money of Great Britain, to be paid to the Accountant-General of Inland Revenue, at the Inland Revenue Office, Somerset House, London, on or before the 15th day of May next

Dated at the Inland Revenue Office, Somerset House, London, this 12th day of April 1880

Witness our Hands and Seals

Scan Copy of the Redemption of Land Tax Certificate

UoC Archive Ref BRC/10



At the outbreak of World War Two the school evacuated from Bognor Regis.

The Trustees decided to sell the site in Bognor by public auction, the buildings were described in the sale brochure and included the description of a "...small house which was used by the school as a sanatorium ..." (Reference *Doors of Opportunity* Barbara J Smith p33)

In October 1946 the Bognor Regis Training College, an emergency college for the training of teachers was established in The Dome, St Michael's House, Mordington House and The Shrubbery in Spencer Terrace, a nearby row of houses also built by Sir Hotham.

The Bognor Regis Emergency Teacher Training College merged with Bishop Otter College, eventually becoming the University of Chichester in 2005. The University's Bognor campus now covers approximately 25 acres and includes 71 Upper Bognor Road, Post Code PO21 1 HR.

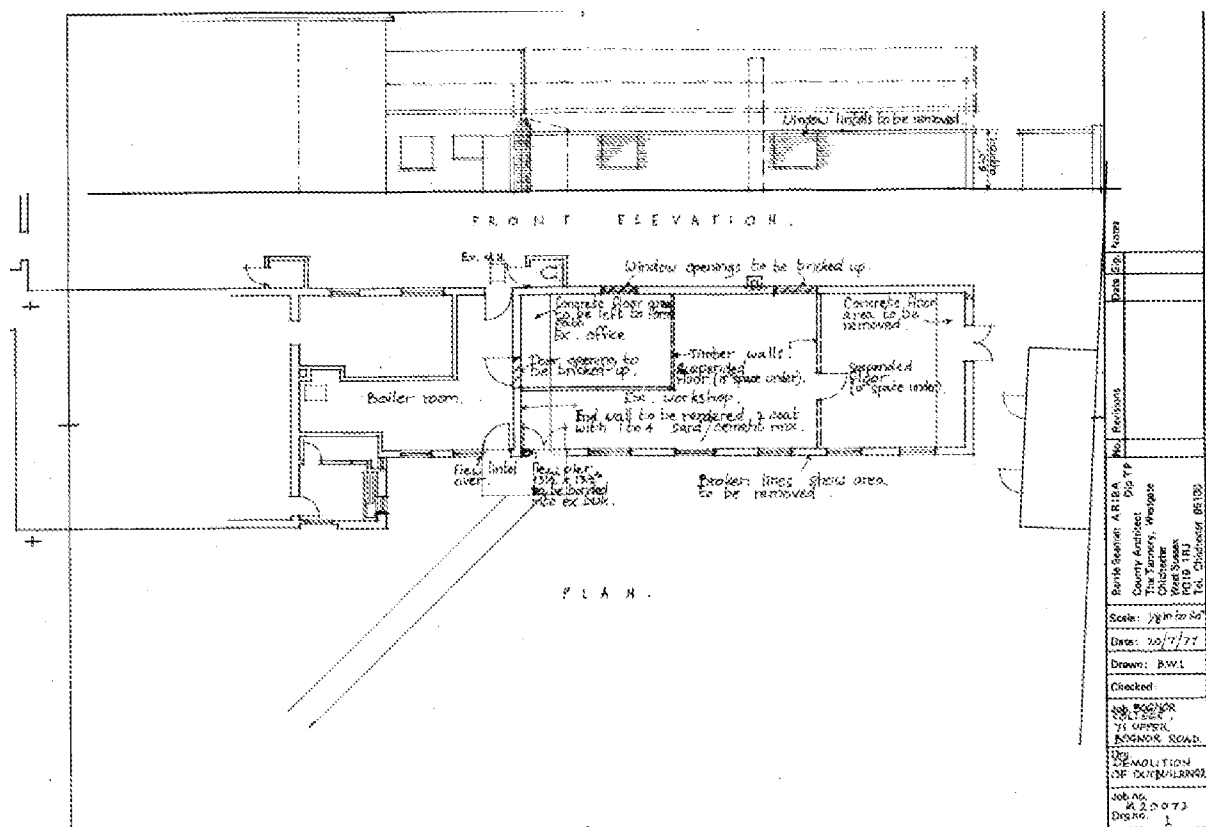
71 Upper Bognor Road a Grade II Listed Building is a two-storey structure with a single storey side addition. It was originally constructed as a dwelling in circa 1830. It now measures circa 195 square meters with cement rendered painted brickwork with brick elevations under a pitched natural slate roof.

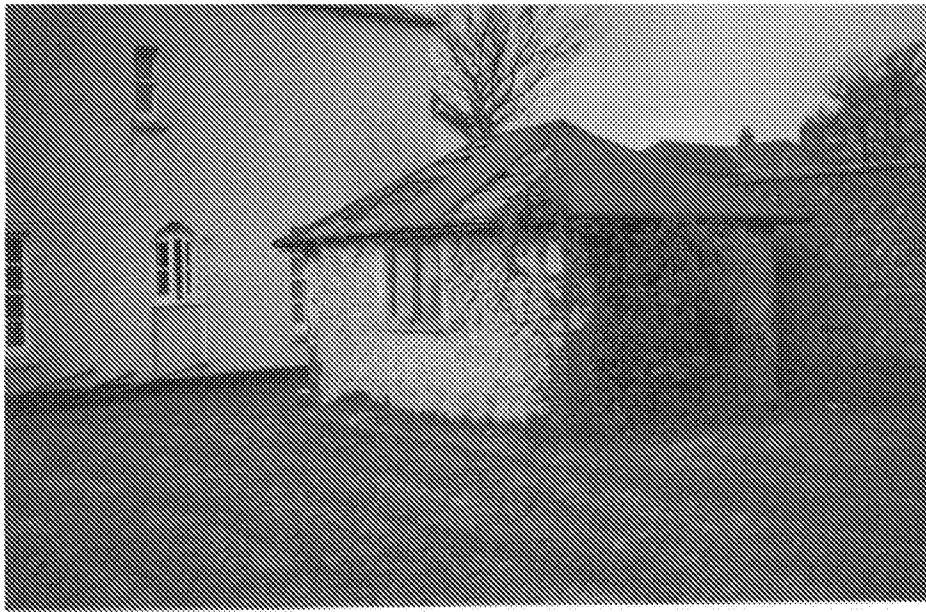
The building was listed on the 7th of November 1975. The English Heritage Building Identification number is 297643. Part of the Listing text reads "Circa 1830. Faces south, lying behind Nos 67 and 69 Regular, stucco front 2 spacious wide-set sash windows with glazing bars with small doorway between. Hipped slate roof 1 ¹/₂ storey extension to east and further one-storey wing, evidently former offices or stables. Nos 41 to 57.... 55A, Nos 65 to 71 ... and all the walls form a group..." Source The Department of the Environment List of Buildings of Special Architectural or Historical Interest District of Arun West Sussex Bognor area. 1977 West Sussex Record Office Lib No 6087

Alterations inside the building have been accompanied by changes in the building's surrounding gardens. This includes the demolition of the outbuildings by West Sussex County Council in 1977.

Scan of drawing issued by West Sussex County Council 1977

UoC Archive Ref EP/RM/A75/2007/8





An outbuilding later demolished circa June 2000

Photograph from Private Collection

For many years the building was known by the college and university as “The Health Centre” and was occupied by various staff members, including the Resident Nurse, later it was used as Student Accommodation, latterly as offices.

In 1979 external renovations were carried out on the building and included external renovations, roofing works and “ancillary repairs...”, while in 1984, external redecorations were again carried out. By 1993 the repair of the interior and exterior on the Health Centre had been completed. The cost of the project was £35,000.00, the refurbishment and renovations works converted the building to the Student Health and Medical Centre. Externally the walls had some renovation work carried out particularly around the windows and door openings and a replacement DPC was injected. The roof, chimneys, the external joinery and all rainwater goods were renewed and all the roof surfaces redecorated. Previous faults in relation to water penetration and structural movement were put right, however by 1999, conversion of the Health Centre was considered to create student Accommodation. An application was made for Listed Building Consent for proposed internal alterations to create single residential dwelling, the application number being BR/163/99/L, so that by 2003 the ground floor was used for a medical centre and the first floor was utilised as a flat.

During 1992 a survey was carried out on the building and grounds, a letter dated 25 November 1992 from the County Planning Officer of West Sussex County Council to Roth Partnership the Surveyors, stated "... the wall round the garden to No 71 is of some value and the curved or crinkle-crankle wall at the north end is unique in Sussex as far as I am aware..." Source UoC Archives EP/RM/A75/2006/3



Aerial view of the campus not dated, circa late 1990s

UoC Archive Ref EP/RM/A75/2007/8



Photograph of the front door 71 Upper Bognor Road 13 April 1999

UoC Archive Ref EP/RM/A75/2005/2

During the night of 25 March 2006 an arson attack (Police Crime Number WA1/2911/06) caused considerable and extensive damage to the building. The repairs to the fire damaged property commenced on 31st August 2006, the Certificate of Practical Completion issued by Cunningham Lindsey was issued on 19th February 2007 with Practical Completion of the works achieved on 15th December 2006. The Contractor, Topmarx Construction Ltd, charged £76,458.00 as the contract sum with the final Agreed Contract Cost (net) of £83,944.00 being paid.

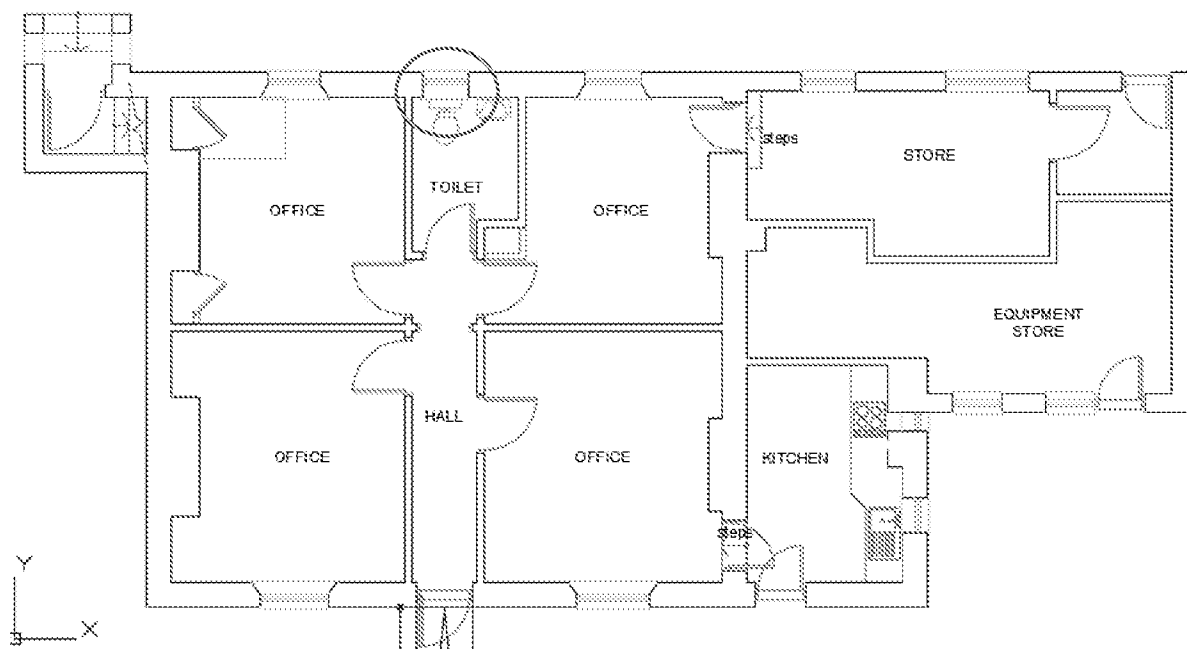
On 3 October 2008 Arun District Council permitted the refurbishment of existing redundant house to provide general staff offices planning application Number BR/300/08/BR. A later decision, reference BR/317/08/L, dated 24 December 2008, granted Listed Building Consent for "... the raising of door head, adjusting opening of door, forming level landing internally, forming DDA complaint ramp externally to main entrance to south elevation..."

Despite the somewhat various uses during its life span, 71 Upper Bognor Road is still an integral part of the university's campus and to this end works are to be carried to this Listed Building including installing I.T. facilities, electrical works, general refurbishment works and garden maintenance.

3.0 Proposals

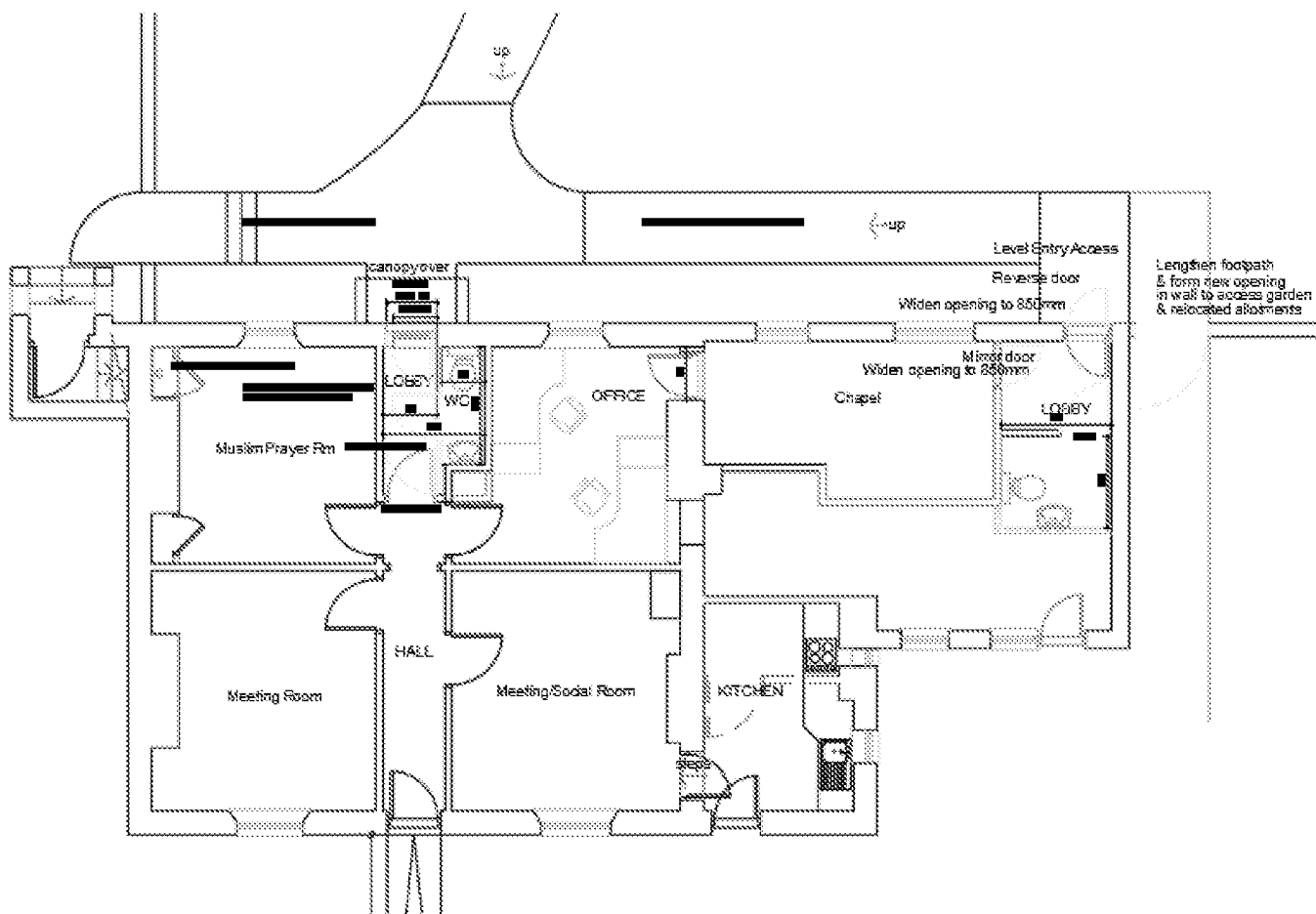
The proposal is to create a new multi faith centre within 71 Upper Bognor road for use by both staff and students to provide a quiet and easily accessible location for quiet reflection and prayer. The internal of the building will have the vast majority of the work, being converted into a multi faith centre which will be welcoming of all religions and walks of life. There will be minor external works involving re opening the original door way and raising ground levels, which has since been blocked and had a window put in, to create access to these facilities. In addition to this, there will a canopy erected over the new opening for shelter from the elements, this will be formed from timber and slate to be complimentary to the building and will also feature a small box to allow key card access to the building. The original feature archway will remain, helping to maintain the aesthetic of the building.

The existing and proposed internal layouts can be found in the figures below.



The figure above is the current ground floor internal layout of the building.

The window in the toilet which has been highlighted on the drawing with a red circle is where the original door way was located, this is where the access to the prayer rooms is being proposed.



The drawing above shows the proposed internal layout of the building, as was stated on the current layout, where the window currently is in the bathroom has been removed and the doorway put in. Internally a new chapel and a Muslim prayer room with washing facilities will be provided alongside meeting and social spaces. This will allow for a quiet and respectful reflection and prayer location which can be used by all, further to this it will house 2 members of staff from the chaplaincy. Finally, the original toilet will be reduced in size to maintain a facility in that area, in addition, to still provide an ambulant disabled access toilet, a new toilet will be formed using space from the equipment store.

Outside of this a ramped access running along the length of the building has been created to access the building, this will allow disabled members of the University easy access to the new prayer rooms. This will be created by raising the ground level around the new doorway to ensure level access for the disabled. In addition there will be a canopy over the entrance to the building formed of timber and slate, all of these proposals will be sympathetic to the building as it is understood that the building is listed.

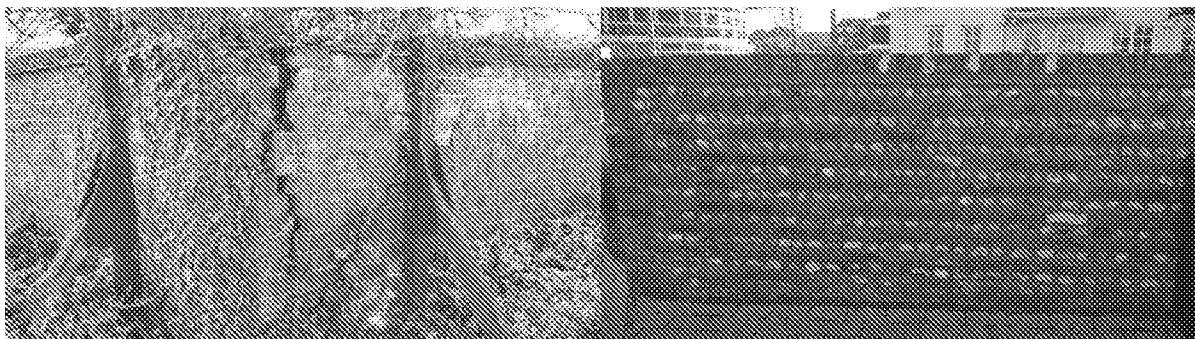
These proposals are necessary to provide a new central hub within the University's Bognor Regis Campus for the religious members of staff and students. This location will provide support to students via the fixed members of staff, as well as a social space which will be accessible by all University members in a quiet and secluded location.

The second part of the proposals is to create a new opening in the wall to allow access to the allotment plots which will be placed behind the wall, moving from their current position out the front of the building. This opening is necessary to provide easy access to those who use the plots as well as being compliant for disabled members of the University to also have ease of access.

It is understood that the wall is built from Bognor Rock and as a result is protected, the proposed location for the access through is in an area of the wall where it has been repaired previously with brick and is therefore of no significance, this can be seen in the photo below.



There are 3 courses of Bognor Rock below this repair which will be removed and utilised to create a new finish either side of a gated entrance through to the space behind. All of the modern brick repair will be removed and replaced with this gate and Bognor Rock. Further to this, along with the gate being installed, the current remaining wall either side, will be repaired. The University has carried out repairs on listed walls in the past and demonstrated that we repair them to a high quality as can be seen below by a project on a rat trap wall at the University's Bognor Regis Campus by the LRC building.



As with above, this is the desired outcome for the proposal for the Bognor rock wall to the east of 71 Upper Bognor Road, to restore the wall to a higher quality of finish. This is believed to be a better representation of the history of the area and the significance of the wall than in its current state with the modern repair. The plans as shown in section 2.3 highlighted in the black boxed area, show the extent of the repair either side of the gate which will be implemented upon successful permission.

The proposed gate will match the one currently in the wall to the west of the building and can be seen in the photo below, this will maintain the theme and aesthetics of the building and compliment the design.

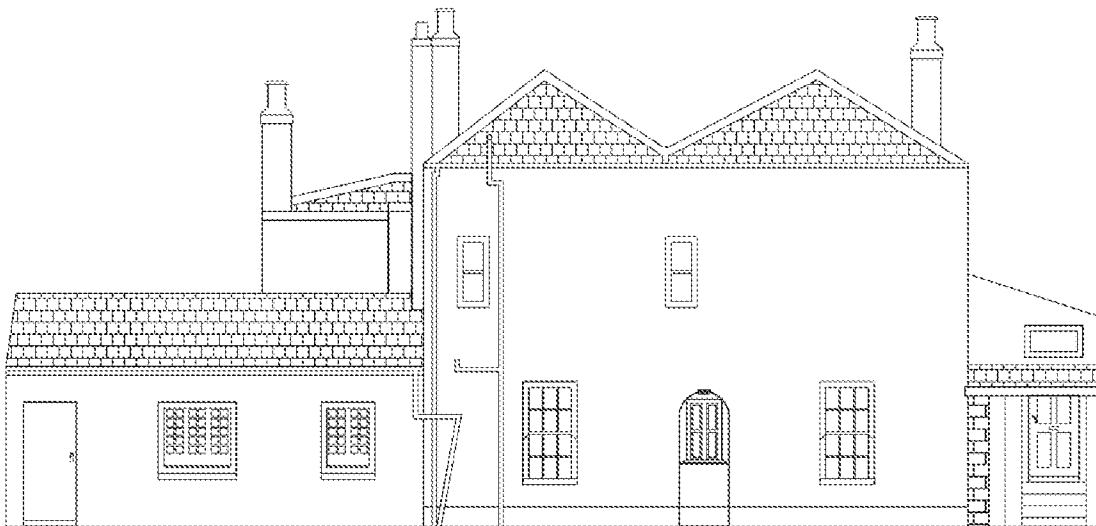


4.0 Appearance

It is understood that 71 Upper Bognor Road is Grade 2 listed and therefore all proposals will be sympathetic to the building with as minimal external alterations as possible.

All of the faces of the building apart from the North elevation will remain unchanged and unaffected by the proposed works, with the Northern face of the building having some minor alterations. These minor alterations include, removing the window and knocking through the original door way to form a new access into the building. In addition to this there will be a new ramped access, achieved by raising the ground level, to the raised new doorway to provide level disabled access to ensure that all members of the University have equal access to the new facilities. A lightweight canopy formed of timber and slate will be constructed over the doorway to provide shelter from the elements as well as be sympathetic to the building itself.

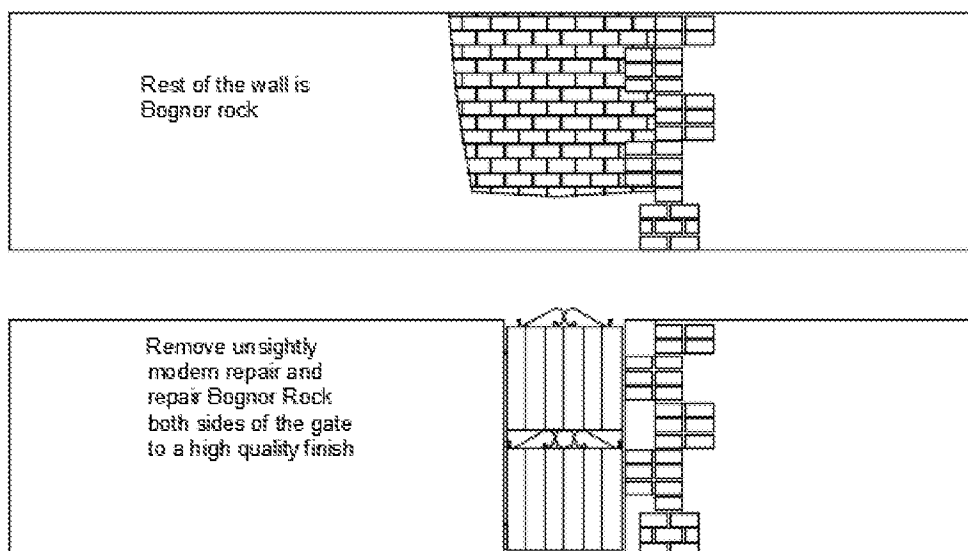
The plans for the existing and proposed Northern elevations can be seen below.



As is shown by the images above the external works are minor, the new ramped access will be created by bringing the ground level up to the skirt and internal floor area around the newly formed entrance. This slope will begin at the external door of the extension on the left hand side of the building and will raise a 330mm to the skirt level over a distance of just over 10 metres. This gradual slope created by raising the ground level will allow easy disabled access to the building.

The existing arch feature will be maintained with the doorway being placed behind this and opening inwards as shown in the drawings, with the lightweight canopy over this. This will maintain the aesthetic of the building and keep a key feature of the building on the side which has the most passing traffic. Further to this, a small access control box will be placed alongside the door, this will allow for key card access into the building, one of these has already been installed on both of the other entrances to the building.

The works on the wall are slightly more significant as it involves breaking through the wall to create a new opening for the gate, to allow access to the newly formed allotment area behind this. Despite this the disruption to the Bognor rock is minimal as the proposed location for the gate is through the modern brickwork repair to the wall as shown in the drawings below.



As can be seen from the drawings above the gate will only remove the small amount of Bognor rock at the base of the repair, and this will be used to form the wall either side of the gate. This development will make the wall look much more reflective of the original wall and will complement the rare Bognor rock construction through a visually appealing repair and development. The gate will also match that one already on the external of the building to further maintain and compliment the aesthetics of the building.

Overall, the external works are minor, the existing window will be replaced with a door with a small canopy over formed of timber and slate. The ground level will then be raised around the new door to prevent the need for steps into the building and to allow for a ramped access for disabled access also. The more significant works will be to the wall to the east of the building creating the new access, but overall this will benefit the wall and its historical significance by improving its aesthetic and being more complimentary to its original form

5.0 Conclusion

The overall aim for the development is to allow the University to have a new centralised faith centre and community gardens at its Bognor Regis Campus. Following the successful development of the Tech Park, this area of the Universities Bognor Regis Campus is now more utilised and has a greater number of students and staff around this area. In addition it is located close to the student halls on site and as a result of both of these will provide an easily accessible location. This will allow members of staff as well as students a dedicated location on the Bognor Regis campus for quiet reflection and prayer for members of all religious background. This development will also home 2 members of staff from chaplaincy providing further advice and support for students.

The development to create the new opening in the wall to the east of 71 Upper Bognor Road is also significant, the current locations of the allotments is situated on the main pedestrian route to and from the Tech park from the rest of the campus. The more secluded location behind the wall will be a more appropriate location to have these out of view of the high volumes of pedestrian traffic, this also allows the space out of the front of 71 Upper Bognor Road to become a communal area.

The proposals will allow the University to better utilise its space for the benefit of staff and students and increasing the welfare of those on the campus.