

Engineering and Digital Technology Park
University of Chichester
Bognor Regis Campus

Heritage Statement



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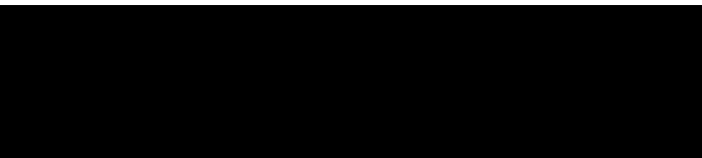
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CONTENTS

1.0 Introduction

2.0 Historic background

3.0 Description

4.0 Discussion

5.0 The significance of the heritage assets

6.0 Impact of proposed development

7.0 Conclusion

Bibliography

Appendices

A. Location Map

B. Historic maps

C. Figures

D. List descriptions

E. Extract: Conservation Principles, Policies and Guidance (EH 2008)

Engineering and Digital Technology Park
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Bognor Regis Campus

Heritage Statement

1.0 Introduction

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

and define the buildings potentially affected by the proposed development of the site. It will define the significance of the heritage assets potentially affected and assess the sensitivity and potential impact of development and suggest mitigation for any impact identified.

2.0 Historic Background

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

3.0 Description

- 3.1 The site lies to the eastern end of the land now occupied by the Bognor Campus of the University of Chichester. The site has a small stream running west to east to the north of the present rear building line of development defining the extent of the Bognor campus. The area has various self seeded strubs, plants and small to medium trees. Larger trees line the eastern edge of the site (bordering Felpham Way eastern edge of the site). The western edge of the site is defined by a Grade II listed garden wall, in Rat-trap bond with a clay tile capping which extends for the entire length of the western edge of the site (see **Appendix D** for list description). No.71 Upper Bognor Road sits immediately to the west of the site within its walled gardens. It is Grade II listed. There is a red brick serpentine wall to the north end of the garden which now sits between No.71 and the recently constructed Barbara Smith Halls. There is a gap in the wall to the north-west corner of the garden space. This wall is not separately listed but would be considered to be a curtilage listed building by virtue of its physical relationship with the gardens of No.71 Upper Bognor Road.
- 3.2 Nos.67 and 69 Upper Bognor Road a semi-detached pair of early 19th century cottages and No. 71, a small detached villa of the early 19th century are all Grade II listed. No.67 is particularly prominent in the street scene with a projecting oriel canted bay window to the street and stuccoed

walls interrupting the galleted rubble stone and brick wall fronting Upper Bognor Road and running up to the edge of the undeveloped section of the site to the east and along to the secondary entrance to the site adjacent to No. 65 Upper Bognor Road. To the western edge of the development site (as defined at **Appendix A** and in other documents submitted) the rubble stone and brick wall returns a short distance to enclose the gardens of Nos.67 and 69 Upper Bognor Road.

4.0 Discussion

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

East 2001 and 2004) was interpreted as a modest building dating to the Saxon-Early Medieval period. This evidence for an Anglo-Saxon community in Bognar supports place-name research (Eckwall 1991) which suggests that Bognor was known as such as early as the seventh century CE - Bucganora - formed from a personal name element Bucgan and the topographic element ora meaning shore or landing place. Bognar is not mentioned in the Domesday Book, but Felpham is and although the description of Felpham sketches a sizeable parcel of land(s) the extent of these lands and their relationship to what would evolve into the parish of Pagham and the civil parish of Bogner is as yet unresolved.

- 4.7 There are no known archaeological remains, features or deposits from the medieval period within or in the vicinity of the campus but historically the site of the campus is within the Hundred of Aldwick and the Parish of South Bersted - Bognar is a modern parish, created in 1873, and formerly a hamlet within South Bersted. The land on which the campus is located would appear to be part of the Manor of Aldwick which is first mentioned in 1291, the descent for which involved various possessors and tenants and can be traced with certainty throughout the medieval and post-medieval periods.
- 4.8 Post-medieval remains in the form of sub-surface remains and upstanding structures are present within the campus. As mentioned above, many of the buildings and structures on the campus and portions of the historic landscaping date to the late eighteenth and early nineteenth centuries. The West Sussex HER, however, records no specific archaeological sites dating to the post-medieval period within the campus but acknowledges that the development of the resort town during the late eighteenth and early nineteenth centuries represents a particular type of historic urban, coastal development and with respect to the campus, vestiges of deliberate landscaping which altered the pre-existing landform during the construction of Hothampton Crescent.
- 4.9 With respect to the Identification of extant and visible features in the grounds of the college, of historic and archaeological interest, there are several surviving elements which are considered to represent the managed landscape probably established by Sir Richard Hotham. These comprise earth banks, paths and other landscaping features, some of which were also possibly re-modelled or laid out by or for John Ballett Fletcher who purchased the Manor of Aldwick from the Hotham estate in 1835 or his son William Holland Ballett Fletcher who became Lord of the Manor in 1899. Some garden landscaping may also have been undertaken by James Bradley, gardener to Lord Arran, the Earl of 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' (and forming part of the present site – see **Appendix A**) to the north-east of the built area of the campus shown on the 1890 Ordnance Survey map; and what appears to be flood-defences and/or a causeway in the form of an earthen bank aligned east-west and extending westward from the boundary wall of No.71 Upper Bognor Road across the land known informally within the university as 'Orchard Field' towards the A259 Felpham Way. By the time of the publication of the 1898 (**Figure HM10 Appendix B**) Ordnance Survey map of the area the

rectangular building has been demolished and replaced with (or subsumed within) a larger winged building.

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

- recognised the agricultural potential of the plain and built a number of villas in the area. Later, a system of prosperous agricultural estates was established to exploit the fertile soils of the coastal plain. This, in addition to the pasture lands on the adjacent Downs and the timber and stock rearing of the Weald, caused the area to become one of the most intensively cultivated areas of Britain. The place name of Bersted is believed to have derived from the Saxon for Homestead or manor at the tumulus. The community at Bognor was not however, featured within the Domesday Book.
- 4.16 Until the 19th century the coastal settlement pattern remained as small, dispersed nucleated villages or hamlets. Agriculture boomed until the late 19th century when cheap importation from America and southern Europe led to a decline in local cereal production and sheep-grazing.
- 4.17 It is useful to turn to cartographic evidence with the best starting point for the purposes of understanding at the scaler required being Yeakell and Gardner's map of Sussex of 1778 and further in 1795 (see **Figure HM1 Appendix B**). The settlement is labelled as Little Bagnar. The surrounding area is agricultural land separated into field systems. The northern and eastern portions of the site are located within the Aldingbourne valley. The land within the valley is marsh land and the watercourse outlining part of the northern boundary of the campus site is represented as a drainage channel flowing into the Rife. A linear feature, possibly the earthwork bank still present on the site is shown, extending west-east across the valley to the Rife and beyond its eastern bank to the southern margins of Felpham. This feature runs to the north of and parallel with a linear feature depicted on the line of the current Upper Bognor Road but this is particularly faint and could have been a proposed route or a route under construction at the time of the survey. It appears to depict an elevated crossing of the Rife. The bank could be an earlier raised causeway across the marsh land and/or a flood defence. There is a bank located in the field adjacent to Felpham Way within the campus grounds and it is likely that this feature is the remnant of that which was mapped in the late eighteenth century and may have been the original route from Felpham to Bersted.
- 4.18 By 1795 the Gardner and Gream map (**Figure HM2 Appendix B**) indicates that the road across the Aldingbourne Rife has been established on the line of the present Upper Bognor Road. Some marsh land has been reclaimed, including the land surrounding the stream in the northern section of the site. The eastern portion however, still remains as marsh land. The site is within an area the cartographic depiction of which appears to show it as a separate enclosed parcel of land presumed to be Richard Hotham's estate. This extends to the south and south-west and consists of a number of buildings within what appears to be a parkland. The Ordnance Survey map of 1805 (**Figure HM3 Appendix B**) shows three buildings on the site. These approximately correspond to the present Mordington House, Dome House and St Michaels House. The road across the Aldingbourne Rife is clearly seen and there is a wavy, fragmentary line extending east up to and beyond the Rife which may be reflective of the earthen bank.
- 4.19 The Ordnance Survey map of 1813 (**Figure HM3 Appendix B**) does not appear to show an 'enclosed' estate but Mordington House, Dome House and St Michaels House are clearly mapped. The general broad landscape character of the area has remained the same, and mostly comprises agricultural land.
- 4.20 Greenwood's map of 1825 (**Figure HM4 Appendix B**) adds little to the understanding of the development of the landscape during the early nineteenth century. However, the 1829 map of the Felpham and Bognor level (**Figure HM6 Appendix B**) reveals that the bank located to the

east of Felpham Way, within the campus grounds, is part of an archaeological feature that crosses the Rife and runs parallel to Upper Bognor Road to the junction of Sea Road and Felpham Road.

- 4.21 Previously, others have argued that this is a remnant of the Bognor flood defences, however, Greenwood's map seems to portray a raised causeway or a trackway with a bridge across the Rife. Although the pathway is not as prominent as the road to the south (Upper Bognor Road), elsewhere on the map trackways are illustrated as two parallel dotted lines. It extends from the Felpham Road and Sea Road junction, westwards along the southern edge of a property or administrative boundary, which is marked by a red line. It has then been truncated by the garden wall that encloses the Serpentine wall. However, it seems to be in alignment with the western end of the Upper Bognor Road before it diverts sharply to the south to join the present Hotham Way. This extreme right angle is an unusual course for a road, unless it was diverted at a later stage to provide land for development. This could therefore suggest that the original route of the Upper Bognor Road continued in a relatively straight line across the northern edge of the campus, over the Rife to the Felpham Road junction. However, the function of the bank as a flood defence should not be dismissed entirely; indeed it could have functioned as both. If the proximity of the sea to the site is considered and the wider landscape of the embankment as shown in the Yeakell and Gardner map of 1778 is taken into account, the embankment stretches across both sides of the rife valley and appears to form a barrier which may have been used to prevent the ingress of large volumes of salt-water to the meadows further north.
- 4.22 The Tithe Map for the Parish of South Bersted (**Figure HM8 Appendix B**), dating from 1842 provides considerable detail on field boundaries and buildings, supplemented by the descriptive particulars of the accompanying Tithe Apportionment. The messuage of 71 Upper Bognor Road appears to extend towards the north up to the watercourse and also appears to be defined by walls. The open land to the east of 71 Upper Bognor Road includes a narrow strip aligned approximately north-south in which there appears a structure of unknown function. To the east of Mordington House the Mordington Cottages and other ancillary buildings are depicted on the frontage with Brewery (Later Mead) Lane.
- 4.23 The Ordnance Survey map of 1898 (**Figure HM10 Appendix B**) shows only limited change in the landscape but a building complex, u-shaped in plan has been erected on the open land within the northern portion of the campus site. This is later recorded as Bognor Golf Club House. By 1912 (**Figure HM11 Appendix B**) a sundial was mapped in the grounds of Mordington House. A new wing appears to St Michael's School with a new wing added to the east and a new building built adjacent to the northern boundary wall.
- 4.24 The 1932 Ordnance Survey map (**Figure HM12 Appendix B**) shows a playing field, including tennis courts, having been laid out and landscaped to the north of St Michaels School, annotated as a school for girls. The open land to the north-east is now shown to be a Recreation Ground. The 1961 Ordnance Survey mapping (**Figure HM13 Appendix B**) shows that in the post-war era the Assembly Hall and Longbrook had been built, new paths and circulation routes laid out replacing and remodelling much of the previous landscaping associated with St Michaels House. The structure formally mapped as the Bognor Golf Club House is now shown as a Pavilion and Builder's Yard. A second pavilion, to the south, no longer extant is also shown and an existing field boundary extending north-west - south-east across the site is now mapped as a drain extending towards to the newly built Felpham Way and beyond, to discharge into the Aldingbourne Rife.

4.25 The Bognor Campus is positioned at a transitional point between three zones which characterise the landscape character of Bognor Regis and the wider area of the Sussex Coastal Plain. To the north, surrounding the River Aldingbourne, the landscape is agricultural land separated by low hedges and large open fields with few trees. The playing fields situated in the northern part of the campus appear to be the most southerly point of this zone within the Aldingbourne valley. Although they are not strictly an agricultural field, they display an open, pastoral quality that has been lost in the adjacent residential areas. To the south is Butlins Holiday Camp, built in 1960. The holiday camp embodies the area's resort legacy, arguably instigated Hotham in the 18th century. Notably, Butlins is located adjacent to Hotham Park, which was formally part of the Hotham Estate. Finally, the residential estate to the north-west of the campus signifies the expansion of the coastal towns into compact urban areas.

4.26 The campus, sits at the junction of these three character areas and incorporates elements of all three. Preserved within the current landscaping of the campus are a number of former boundaries that featured within the South Bersted Tithe Map of 1842. These include the following:

- The walls surrounding the cottage complex including the serpentine wall.
- The wall to the east of the serpentine wall that extends northwards towards the stream
- A small stretch of wall to the north of the serpentine wall's western terminus.
- The northern boundary to the plots containing Mordington House and The Dome
- The eastern line of the stable block associated with The Dome
- The circular drive to the south of St Michael's House
- The line of the original east and west boundary walls of The Dome

4.27 The large linear earthwork illustrated on the 1877 Ordnance Survey map (see **Figure HM9 Appendix B**) which extends from the eastern terminus of the serpentine wall towards the river does not feature on later Ordnance Survey maps. However, it remains present within the site. From cartographic evidence it would appear to be either on the line of the original road from Felpham to Bersted or the remnants of historic flood defences. Its survival is significant and it represents a structure of local significance, the true origin and function of which remain to be determined.

5.0 The Significance of the heritage assets

5.1 The assessment of significance has been informed by an understanding of heritage values attributed to the site based on the criteria set out in the English Heritage guidance document *Conservation Principles Policies and Guidance for the Sustainable management of the historic environment* (2008). The guidance suggest the adoption of four headings under which to assess the heritage value; Evidential, Historic, Aesthetic and Communal. For a definition of the scope of each of these areas please refer to **Appendix E**.

5.2 There are two issues to be addressed in terms of the significance of assets relating to the proposals for change on the site as defined in **Appendix A** and elsewhere. There is the significance of the historic buildings and structures which will be directly affected by the proposed changes and there will be the setting of historic buildings which will be affected by proposed changes.

- 5.3 The significance of the heritage assets of the entire campus site comprise a complex series of inter-relationships between the layering of values by subsequent use patterns and the intrinsic value of individual as well as groups of built structures and their associated planned or unplanned settings. This report will deal with elements of significance which relate to the proposed development site as defined in **Appendix A** and elsewhere in submitted documentation. This relates primarily to those buildings within the development site; namely Nos. 67 and 69 Upper Bognor Road, No. 71 Upper Bognor Road (**Figures 6 to 8 Appendix C**) and walls to south and east of No.71 Upper Bognor Road and associated structures (serpentine wall for example – see **Figure 12 Appendix C**). The development site partially falls within the Hotham Park Conservation Area and therefore the character and appearance of this part of the conservation area will need to be defined and put into context in relation to the entire conservation area and its setting.

Buildings/structures directly affected by proposed development

- 5.4 The garden wall enclosure to the west of the site is believed to date from the early to mid-19th century. It is in place and clearly shown on the tithe map of 1842 (**Figure HM8 Appendix B**). The wall is constructed of red brick in Rat Trap bond with a moulded clay tile capping (**Figure 13 Appendix C**). Sections appear to be in two phases with an earlier lower wall in pebbled flint with brick dressings (**Figure 16 Appendix C**) probably the former boundary wall to the Hotham estate (**Figures 13-15 Appendix C**). It has subsequently formed part of the garden boundary walls to No.71 creating a possible kitchen garden affect for this house, although there is no evidence that this area functioned as a kitchen garden for the larger houses. The 1877 Ordnance Survey map shows a series of glass houses within this space with the serpentine wall and the east wall clearly seen in place at this time.
- 5.5 The significance of the east wall lies in its evidential value as the eastern boundary to the Hotham estate and its subsequent role as garden enclosure to No.71, a Grade II listed building. Its aesthetical value lies in its enclosure of the attractive garden space to No.71 which retains its small villa scale despite changes to the campus over the last 50 years. Along with the serpentine wall to the north (statutory listed by virtue of its physical connection to the Grade II listed wall) it form a group of considerable quality and significance all of which are considered individually and collection to make a positive contribution towards the character and appearance of the Hotham Park Conservation Area. The east wall forms the boundary between this designation and land considered to be beyond the historic extent of the estate but in practise forming an important part of the setting of both the listed wall and houses located within this eastern section of the conservation area.
- 5.6 The historic value of the east wall lies in its association with the Hotham estate to the west which manifests itself presently as the three houses forming a crescent. It is somewhat physically detached from these buildings and has equal if not more historic association with No.71 Upper Bognor Road. This building and its associated garden space (including the east wall and serpentine wall to the north) appear to have been constructed independently of the three house crescent group. There does not appear to be a strong use relationship between the two groups other than the probability that the east wall had the dual role of east boundary to the estate and subsequent garden enclosure to No.71. The latter has less historic association but is nonetheless of moderate significance in terms of historic value.

- 5.7 The east wall to No.71 Upper Bognor Road is considered to have low communal value other than that related to individuals familiar with the historic significance of this part of Bognor Regis and its association with the Hotham estate. These values are likely to be expressed more strongly in terms of the aesthetic, evidential and historic value of the wall rather than the value to the local or wider community.

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

- 5.8 This section of report which deals with significance is divided into the setting of statutory listed buildings potentially within the setting of the development site and the affect upon the designated heritage assets within or partially within the development site; namely the Hotham Park Conservation Area and Nos 67 and 69 and 71 Upper Bognor Road.
- 5.9 To the west and separated visually from the site by a group of mature trees and 20th century buildings is the prominent group of Mordington House (Grade II) (**Figure 1 Appendix C**), The Dome (Grade I) (**Figure 2 Appendix C**) and St Michael's House (Grade II) (**Figures 3 and 4 Appendix C**). The groups sits at the heart of the Bognor campus and forms a loose crescent arrangement focused south towards Upper Bognor Road and Hotham Park.
- 5.10 All three listed buildings have been the subject of major alterations to their internal plan form in the early, mid and late 20th century and in the case of The Dome extensive alterations at roof level including the rebuilding of the distinctive and name giving 'Dome' set centrally to the façade in the 1970s
- 5.11 The architectural and historic importance of the three houses which form the distinctive crescent plan lie in their external architectural expression and physical relationship with each other. In particular, The Dome and its use of three brick colours; red as the principal material, with yellow stock brick and grey brick dressings. There is a conscious effort on the part of the designer (thought to be Jupp, a surveyor to the wealthy East India Company of which Hotham was a company Director) to produce something very much of the time and filled with examples of the designers knowledge of the emerging fashionable use of shaped and grouped windows. Hence to the front façade we see square, segmental and round-headed openings as well as a Diocletian window defining the central bay. The central bays are topped by a pediment whose tympanum contains an oval stone plaque with a cartouche and the name 'Hothampton Crescent'. The main doorway also carries a pediment, which is supported on over-large consoles and decorated by stuccoed pilasters; it has a rectangular fanlight and a frieze decorated with swags. Two much simpler and less ostentatious entrances flank the central doorway and are appropriately decorated with Doric pilasters, pediments and semi-circular fanlights.
- 5.12 The flanking buildings to the Dome are far simpler and deferential in their architectural treatment, in particular their use of contrasting stucco finishes (possibly originally brick?) and have been the subject of a number of changes and remodelling exercises commensurate with their chequered history culminating in the inevitable major internal changers which often belie an institutional use pattern.
- 5.13 Whilst much of the work, particularly internally, to the three statutory listed houses which form the crescent has been undertaken towards the late part of the 20th century, there remains high evidential value to what remains of the three houses and their potential to continue to reveal

important aspects of the original design intentions. In this respect their significance in terms of evidential value is high.

- 5.14 The historic value and very strong relationship with Sir Richard Hotham (1722-99) is of very high significance and combined with the architectural quality of The Dome and its group value justifies its higher Grade listing. There is a clear historic association with the 'architect' of 18th century resort Bognor which still resonates and is relevant to the modern Bognor Regis seen today. The symbolic heroicism represented by the three houses but in particular The Dome should not be underestimated. But this should be carefully considered in terms of the present context of the crescent.
- 5.15 The landscape setting of the crescent group has largely retained its open setting to the south although there is a mix of hard and soft landscaping some of which has been detrimental and has imposed an institutional character to elements of the groups setting. However, the open southern aspect of the group has been retained and is of very high aesthetic value.
- 5.16 The wider setting to the south of the crescent comprises Hotham Park. This area forms part of the Hotham Park Conservation Area (see **Appendix D**). Upper Bognor Road is a significant visual and physical barrier between the campus and the park and despite the road being single carriage, its busy character as a major traffic route is a major intervention between the campus and the surviving parkland to the south. In practise both the campus grounds and the park form a significant treed setting to the crescent in multiple views as well as to other buildings associated with this group (such as the lodge to the 'entrance' to the campus). It is this treed and natural vegetation which make the most significant contribution to the wider setting of the crescent group.
- 5.17 Encapsulated within and integral to the definition of the setting of the Grade I and Grade II listed buildings on the campus is the wider and more encompassing designation of the Hotham Park Conservation Area (see **Appendix D**). The conservation area encompasses the entire campus area and extends south to include Hotham Park and the Grade II* listed Hotham Park House (This house was originally called Chapel House, and was built in 1793 by Sir Richard Hotham, was later Bersted Lodge and subsequently Hotham Lodge). The house sits within a heavily treed section of the park to the south of Upper Bognor Road and is not visible from the campus or the crescent. The Upper Bognor Road acts as an effective transition between character areas from parkland to the south to institutional campus to the north. The only element that physically links the two areas are the belts of mature trees, some of which would have formed part of an originally intended landscape plan for Hotham Crescent and Hotham Park House to the south.
- 5.18 The primary significance of the Hotham Park Conservation Area in relation to the campus is in the landscape setting which is afforded by the park for the Grade II* listed Hotham Park House and the Grade I and Grade II listed buildings which make up Hotham Crescent and were originally conceived so as to have an attractive semi-open but landscaped vista south into the park and to Hotham Park House. This relationship has largely been lost given the maturity of trees but the original inception and intention is clear and still readable in plan form.
- 5.19 A highly significant element of the character and appearance of the Hotham Park Conservation Area particularly in relation to the campus character area is the presence and survival of a good number of historic walls. These historically have undertaken a number of key roles and vary in

size, quality, materials and detailing. All the traditionally built surviving walls within the conservation area (some of which are individually listed) make a positive contribution towards the character and appearance of the conservation area.

- 5.20 The walls within the Bognor campus strongly relate to the original intended land use and subdivision of plots conceived by Richard Hotham in the 1790s. Strong consideration should be given to the preservation of these walls in any future development proposals.
- 5.21 The garden walls to the north of The Dome in-part define the former formal garden space of this house. They can be clearly seen on the first edition Ordnance Survey Map of 1877 (**Figure HM9 Appendix B**). Internal faces of some of the walls have remnant survival of 'nail-and-tag' marks associated with the trailing of fruit trees. A number of the walls within the conservation area are constructed in Rat-Trap bond. This type of garden wall bond is formed from the stretchers and headers laid with the bed of the stretcher facing outwards forming the facing brickwork (see **Figure 15 Appendix C**). This type of wall incorporates an internal cavity that is bridged by the headers. In this period (the late 18th/early 19th century) this was considered a cheap construction method as the laying of the bricks on their faces meant that fewer bricks were required. Rat-Trap bond is often associated with functional, utility buildings and especially with walled gardens where the walls cavity enables hot air to circulate in the winter, warming fruit trees or other produce spread against the walls, causing them to bloom earlier and forcing early fruit production. The serpentine or crinkle-crankle wall is a variation on the building type thought to have been built in such a way as to maximise surface area for the growing of fruit trees, negating the need for buttressing and diminishing the impact of wind-blown weather on fruit trees set against the wall surface. Their sinuous curving form is a particularly attractive and aesthetically pleasing characteristic of this building type.
- 5.22 The Bognor Campus element of the Hotham Park Conservation Area can be divided into a series of sub-areas. This can be summarised by (i) the crescent and its setting to the south as well as the surviving gardens to each of these houses, (ii) the campus buildings of the early/mid and late 20th century which run the length of the northern boundary of the campus and (iii) the area to the south-west corner of the campus (which includes the statutory listed Nos.67, 69 and 71 Upper Bognor Road plus associated walls) which is at a different scale to the rest of the campus buildings and groups. The latter lies partially within the development site. The third character area (as defined above) is separated from The Crescent character (i) area by a considerable and visually impenetrable group of mature trees. This somewhat isolates the much smaller scale houses and cottages to the east and contains and frames the houses forming the crescent to the west. It should be noted that the backdrop of the recently constructed (within the last 20 years) Barbara Smith Halls has somewhat changed the character of this part of the conservation area particularly in terms of the scale and form of development which was prevalent in this part of the conservation area prior to the construction of the halls.
- 5.23 The significance of the eastern character area (iii) most affected by the development proposals lies in the survival of historic walls which define the building plots and use patterns of this part of the conservation area, the use of vernacular materials, particularly in the walls to this part of the conservation area and in the scale of historic development, somewhat changed by the intervention of the Barbara Smith Halls which have changed the character of this part of the conservation area but relates to the general approach of the university to develop the northern boundary of the campus with modern facilities.

6.0 Impact of proposed development

- 6.1 The University of Chichester has a proposed Masterplan for the development of the Bognor Regis Campus, which is to be completed in phases. The proposal for this Phase 1 development is to develop the southern end of the scrubland known as the 'Donkey Field' to create a new Engineering and Digital Technology Park teaching block, with associated car parking for 145 spaces plus cycle storage and a campus bus.
- 6.2 The proposal is to erect a landmark building up to 5 stories high, on the corner of Felpham Way and Upper Bognor Road, facing onto the roundabout. The maximum height is 25m. The extension to the University will provide teaching space, IT suites, laboratories, co-working spaces, fabrication workshops, editing and finishing suites, reprographics, green screen rooms, rehearsal rooms and live music area and offices, Board Room and showers.
- 6.3 Phase 1 development also includes one of three buildings proposed to accommodate student rooms. This will provide 171 units. Phases 2 and 3 will provide a further 118 units. The accommodation is to be arranged in two groups of blocks in L, splayed L and rectangular plan but arranged in two groups. This development is proposed for land to the north and north-east of Barbara Smith Halls. All three units form part of the development submission.
- 6.3 A new department of Creative and Digital Technologies will enable the development in digital film production and will expand into the broader field of applied creative and digital technologies that are essential to the growing digital economy. The new programme areas are digital media design, motion capture for film and gaming, computational animation, sound design as well as screen writing and composition.
- 6.4 The principle of development on the site was established by the conversion of the buildings which now comprise the Bognor Regis campus, formerly the Bishop Otter teacher training school established in 1947. The college was granted University status in 2005 and since that time a rapid expansion in the courses provided has taken place. In order to be able to compete with other regional universities, there is now a need to expand the facilities of the University, however, there is insufficient space on the existing site. There is capacity on land owned by the University which is directly to the east of the existing campus, the site known as the 'Donkey Field'. Whilst a sequential test has not been carried out, it would be unsustainable for the University to seek off site accommodation when there is the capacity to deliver the required space for the University into the foreseeable future on the proposed site, and local plan policies favour the proposed development on this site whilst taking account of the potential impact on heritage assets.
- 6.5 The site comprises an area of grassland that contains the potential remains of a flood defence or the original route from Felpham to Bersted. Either of these features could have originated in the 15th century. The proposed development would partially remove this earthwork and replace it with a 3 to 5 storey building and associated hard and soft landscaping. The coastal plain in which the campus is located has been a focus for human settlement and activity for tens of thousands of years and so it is possible that archaeological remains from any period could be present. It should also be noted that this archaeological appraisal is based on a desk-based exercise augmented by a walk-over survey of the site and review of the cartographic evidence.

- 6.6 The stated occurrence of archaeological sites and monuments is reliant on the reporting of observations and such observations reflect the archaeological and historical enquires undertaken in the distant and recent past. The data set accessed for the purposes of the appraisal is, therefore, imperfect and does not represent exhaustive and comprehensive evidence on the presence/absence of archaeological features. However, from the data available, and the multi-period archaeological deposits that have been encountered within and in the vicinity of the campus, it is possible to state that any ground works at the campus undertaken for the proposed development may impact on hitherto unknown subsurface archaeological deposits, structures or features.
- 6.7 There is the potential for archaeology across the site. For this reason, new trenches for services or footings for walls should be kept a minimum and excavation for these should be accompanied by a written specification for recording to be approved by the Local Planning Authority. As far as possible existing trenches, pipe runs, soil pipes and service ducts should be used to accommodate new services.
- 6.8 The proposed development will require the removal of a section of the Grade II listed wall to the east side of No.71 to facilitate through access into the newly developed part of the campus. This physical and visual linkage across the site is essential to the successful integration of the new facilities into the existing campus. The intervention will result in the loss of historic fabric to this part of the east wall although some material may be able to be re-used in forming appropriate pier finishes to the opened section of wall. The proposed intervention will better reveal the very attractive serpentine wall which as present sits to the rear of the garden of No.71 and is somewhat dwarfed by the newly constructed Barbara Smith Halls. The proposed intervention would make a processional feature of the wall and provide an attractive pedestrian route to and from the proposed development. The section of wall to be lost is presently almost completely engulfed by vegetation and its condition is not known.
- 6.9 The wall should be cleared of vegetation completely and fully recorded photographically prior to undertaking the proposed alterations. The present gap in the serpentine wall to its western end should be fully re-instated as part of the works to create the new pedestrian approach to the new facilities.
- 6.10 The proposed development represents a departure from the scale of built form seen to the immediate west of the site and there will be a visual tension between the existing established historic scale and form of the Grade II listed buildings within the conservation area and that of the proposed built form. The architects have sought to minimise this impact by placing the lower scaled performance area adjacent to the Grade II listed wall and No.71 and providing some form of material relationship between the two elements by the use of flint facing for this part of the building. The form, scale, articulation and architectural treatment have been dictated by its function and there has been a conscious decision across the whole of the development site to express the new buildings in a thoroughly modern and functional architectural language.
- 6.11 The proposed development defines architecturally a clear line between the surviving historic development of the conservation area (reflecting the extent of the former Hotham estate) and providing a new, fir for purpose facility which clearly expresses its function through its form and scale. The development has sought to make reference to its historic setting through the use of traditional vernacular materials for facing and the use of projecting oriel windows which pick up on that seen to No.67 set into the south wall of the campus to the west of the development. At

roof level, the main block of the proposed development incorporates a modern interpretation of The Dome with the use of a projecting glazed central lantern light which will light the main stair and circulation core of the block. This is set axially on the proposed line of sight from the campus into the new facilities.

- 6.12 The proposed lantern and upper floors of the new engineering block will potentially be visible in views from the roof top Dome of the Grade I listed building of the same name. However, these will be at best glimpsed views and are not considered to impact on the significance of the Grade I listed building or its associated group. There is some distance between the listed crescent group and the proposed development with both built form and extensive tree cover being present between the two elements of this campus. The architectural emphasis of the crescent group is focused south and the important views of The Dome, Mordington House and St Michael's House will not be impacted upon by the proposed development.
- 6.13 The proposed buildings which will form the corner to Felpham Way and Upper Bognor Road have been set back from the strong historic building line established by the high stone and brick boundary wall forming the garden enclosure to Nos.67 and 69. The wall and in particular the projecting oriel window set below the hip of the end of No.67 will remain dominant features in the street scene and define the edge of this part of the Hotham Park Conservation Area. The proposed development to the corner is intended to break this strong building line and provide a more de-constructed form defined in-part by constraints of the site as well as the functionality of the spaces within the building.
- 6.14 Views from the gardens of Nos.67 and 69 and 71 Upper Bognor Road will be impacted upon by the proposed development as will views from the campus looking east, encompassing these buildings. In this respect there will be some loss to a sense of openness to the setting of these buildings particularly as the skyline will be partially or fully enclosed with built form thus losing the dominant character of the roof form and chimneys of No.71 Upper Bognor Road in particular. This changes will be detrimental and whilst significant are considered to be less than substantial harm given the established use and setting of the buildings presently within a working University campus.
- 6.14 The proposed student accommodation to the north of the engineering and digital technology block share the same material palette and sit in two distinct groups to the north and north-east of the Barbara Smith Halls. This development will further erode the open landscape setting of the campus and conservation area in views from the north and from Felpham Way but will have almost no impact on the significance of the Grade I listed building The Dome and its associated crescent group and that part of the Hotham Park Conservation Area (see para 5.22). The degree of change when placing the engineering and digital technology facilities and the proposed student accommodation together will be negligible as the issues relating to the principle of development of this corner in relation to the proposed teaching block and student accommodation in terms of the present open setting of the campus remain constant.

7.0 Conclusion

- 7.1 The heritage significance of the Bognor Regis Campus lies in the complex interaction of statutory listed buildings both Grade I and Grade II, particularly their setting and the character and appearance of the Hotham Park Conservation Area. The historic extent of the Hotham estate is clearly defined by the Grade II listed east wall of No.71 Upper Bognor Road. The proposals which will include the potential loss of historic fabric will result in less than substantial harm. These changes are necessary in terms of the better revealing of significant heritage assets (the serpentine wall) and the public benefit of effectively linking the existing campus with the proposed facilities. There are substantial public benefits to be had from the proposed development and these are considered to outweigh the potential less than substantial harm accruing from the changes which will occur in this part of the campus.
- 7.2 The proposed developments will have almost no perceptible 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 development 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. In this respect, there is a tangible impact upon the garden setting to No.71 Upper Bognor Road and the proposed buildings will challenge the established scale of the modest villas and cottages which occupy this section of the campus. The proposed design and orientation of the buildings have sought to minimise this impact and the use of a vernacular material adjacent to the heritage assets mitigates their impact to a degree. There is however a uncompromising honesty to the scale, form and function of the proposed built form. They are functional buildings with a clear role to perform within the context of the wider aspirations and expectations of the land owners; the University. To this end, whilst the designers have worked hard to provide relief and reduce tension between the old and the new, part of the dynamism of most university campuses is the mix of the old and the new and the diversity, interest and contrast that this presents.
- 7.3 Views from The Dome and other listed buildings forming part of the crescent are going to be very limited and will only pick up on the roof level and proposed roof lantern of the main frontage block. This is a visual relationship which was always intended and is considered to complement and accord with the 21st century aspirations for the university to integrate this corner site with the rest of the established campus. The fact that the proposed buildings will be seen from The Dome and other listed buildings is not seen as a negative factor and will help the proposed buildings better integrate with the existing campus. Prominent elements of the proposed block have been intentionally accentuated so as to reinforce way finding and desire lines from one section of the campus to another.
- 7.3 There is the potential for archaeology across the site with particular reference to the raised earthwork which runs across the site from east to west. Proposed excavation of foundations or service trenches should be accompanied by a written specification for recording to be approved by the Local Planning Authority. This work can form part of a detailed condition of approval.
- 7.4 The proposed development has established the understanding of the heritage assets and responded with appropriate development which accords with the planning guidance outlined in

the National Planning Policy Framework (NPPF) and its associated guidance and with Historic England's guidance particularly relating to the setting of Heritage Assets (*The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning*: 3, 2015) and with the local planning policies of Arun District Council specifically policy HER SP1 of the adopted Arun District Local Plan 2003 saved policies.

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Appendix A: Location Map



Appendix B: Historical Maps

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



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



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



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

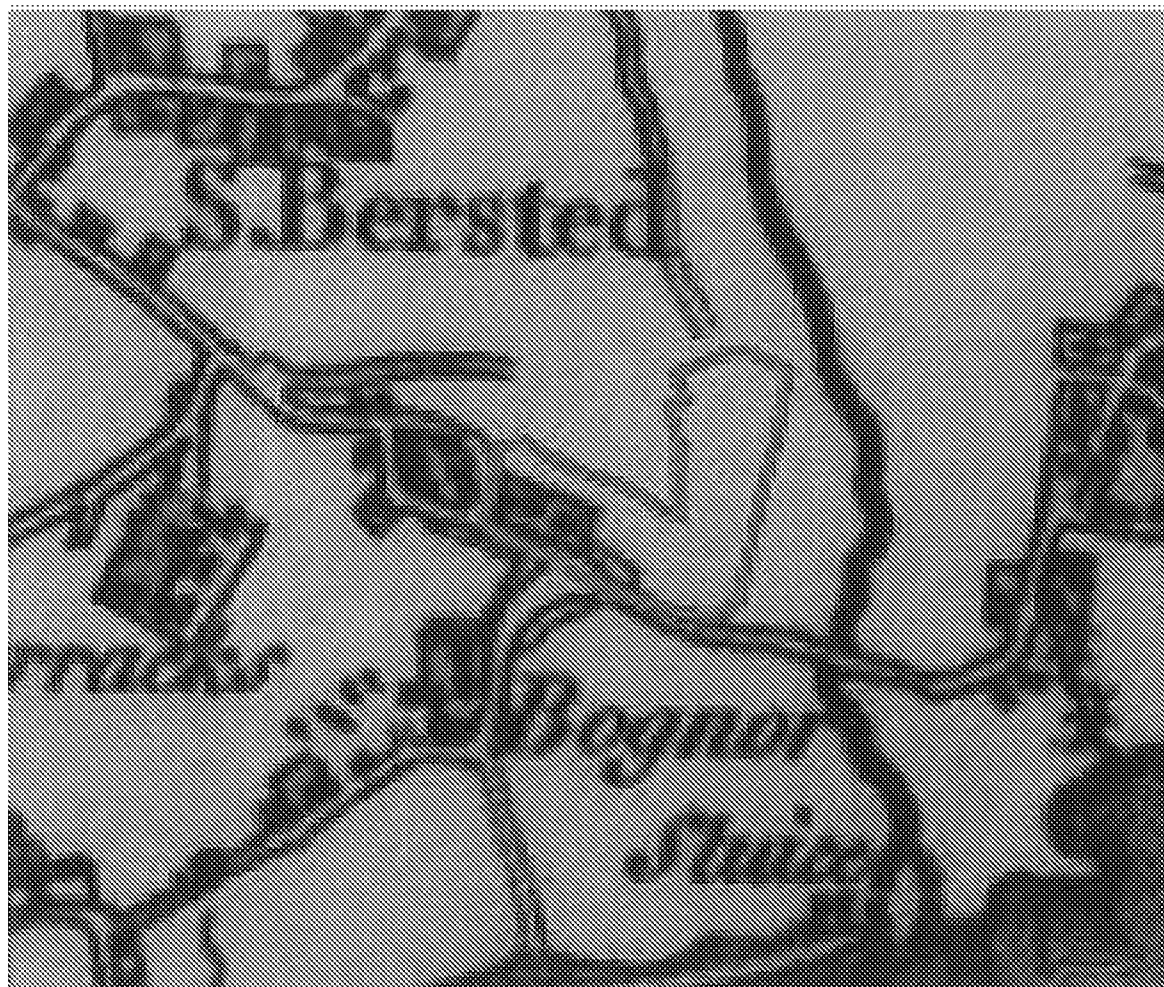


Figure HM4: Ordnance Survey Map of 1813, Scale 1inch to 1mile

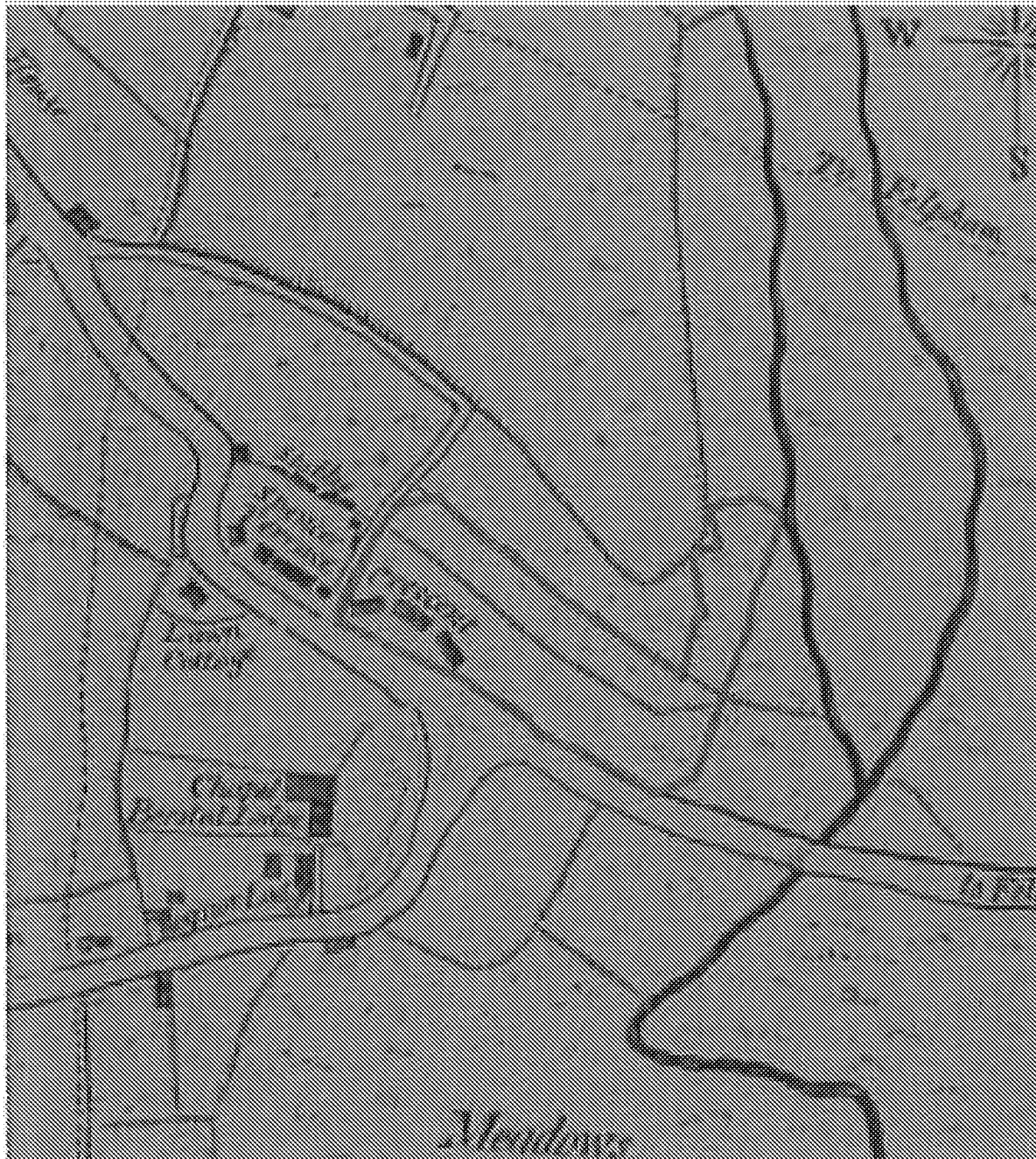


Figure HM5: A Map of Bogner and its Vicinity, 1817



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



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



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

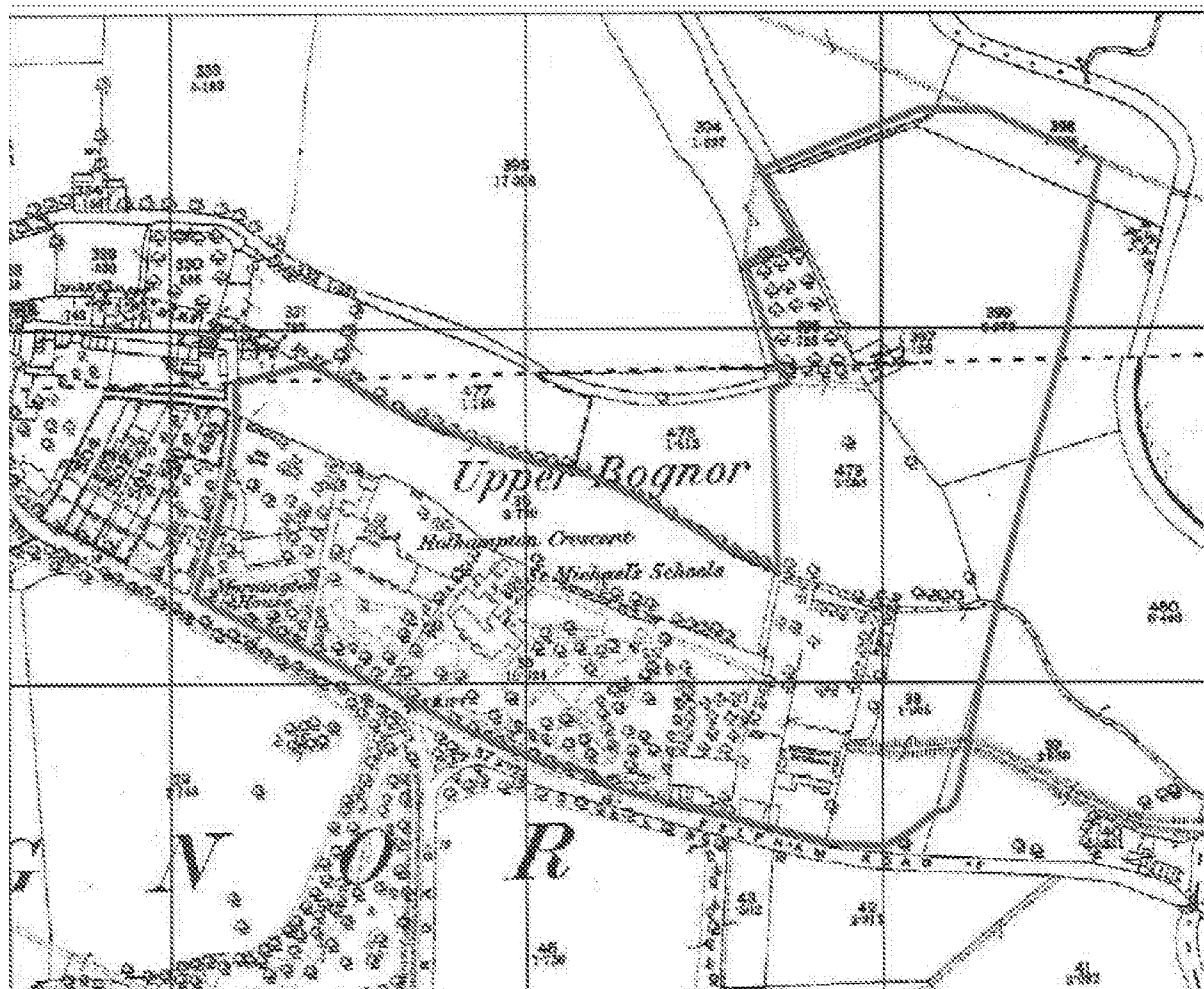


Figure HM9: Ordnance Survey 1 to 25 inch 1877

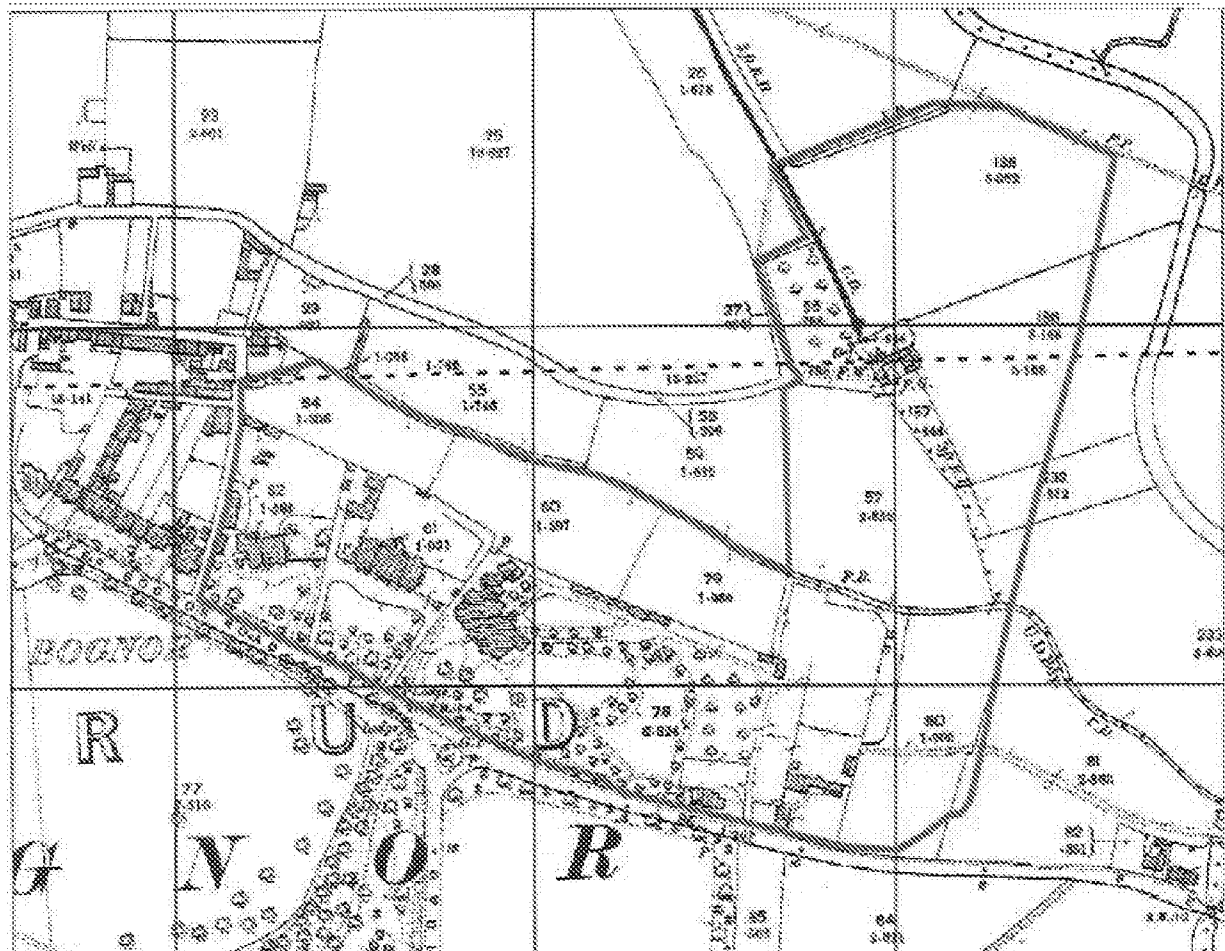


Figure HM10: Ordnance Survey 1 to 25 inch 1898

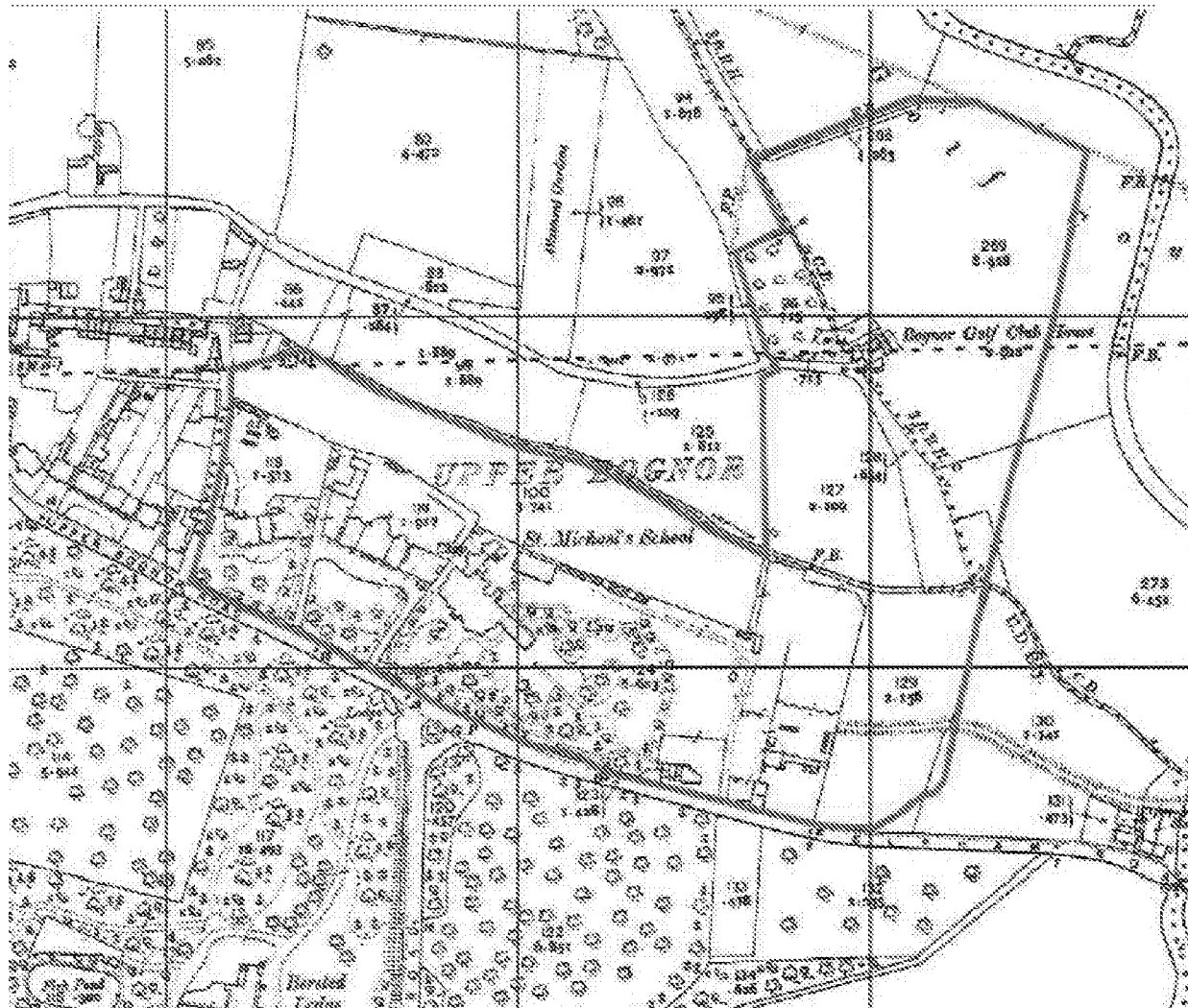
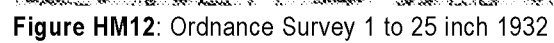
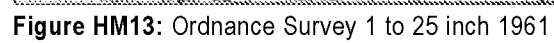


Figure HM11: Ordnance Survey 1 to 25 inch 1912





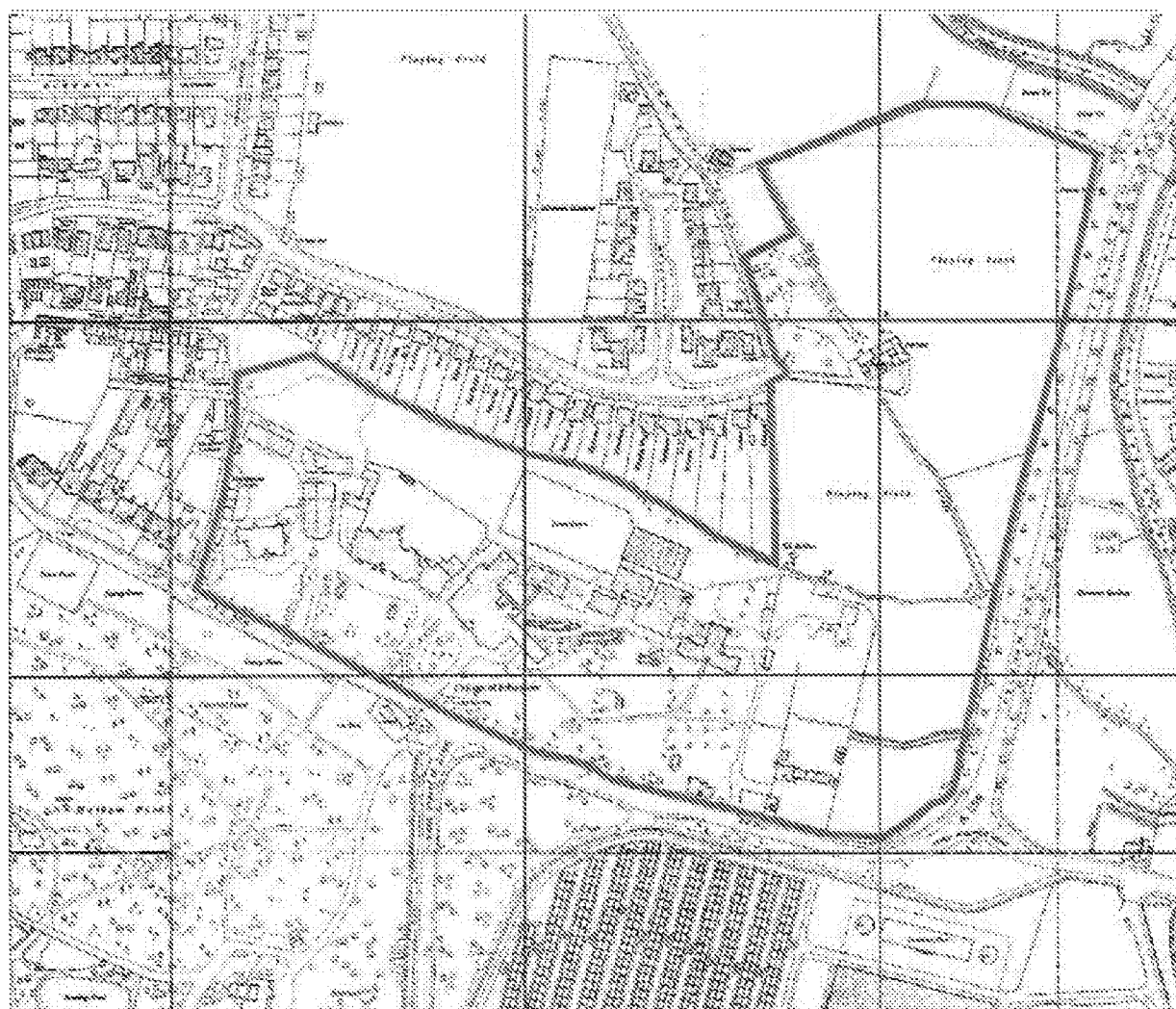


Figure HM14: Ordnance Survey 1 to 25 inch 1970

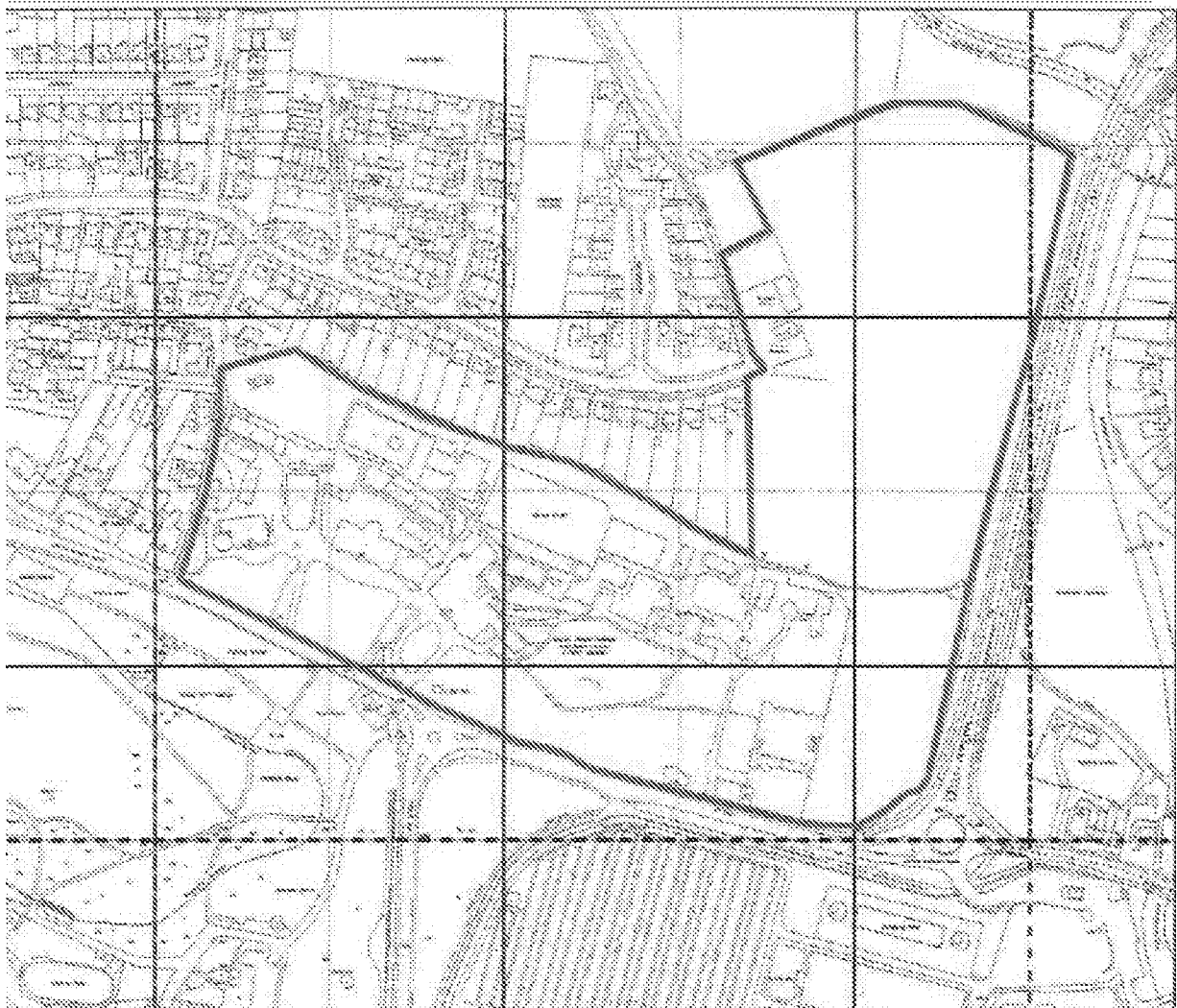


Figure HM15: Ordnance Survey 1 to 25 inch 1994

Appendix C: Photographs of the site



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



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