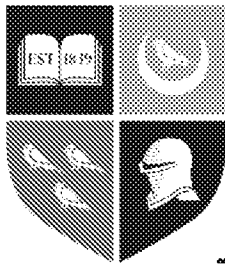


Design and Access Statement

On behalf of



UNIVERSITY OF
CHICHESTER

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

In respect of:

Proposed works to carry out structural repairs to rat trap bond Serpentine Wall

Date:

April 2022

Ref:

BRC_Serpentine Wall _Design and Access Statement

1.0 Introduction

1.1 This design and access statement has been prepared to support a Planning application submitted to Arun District Council to carry out proposed works to structurally repair the Serpentine Wall due to structural cracking and movement that has been found alongside the Structural Engineers report, it has been recommended to carry out a mixture of underpinning, tying with wall ties (such as Helibar by Heliflex) and Lime Mortar grouting and refilling to repair the integrity of the wall.

1.2 This document is to be read in conjunction with drawings and documents:

- 1.2.1 BRC site location and block plans
- 1.2.2 BRC_SW_RTBLM method statement_2022
- 1.2.3 31951 Structural Report Archibald Shaw

2.0 Site Analysis

2.1 The site is located on University of Chichester Bognor campus land to the east of the centre of Bognor Regis.

2.2 The rat trap bond Serpentine Wall in question is situated towards the South of the Barbra Smith halls building on the Bognor Regis campus. The proposed area of wall can be accessed by entering the campus from Upper Bognor Road, and taking the footpath heading towards the Tech Park building.

3 Site Features

The Serpentine Wall is comprised of a red brick material, built in a rat trap bond of 225mm thickness and approximately 2400mm height. The wall is estimated to have been built around 150 years ago, and is shaped in a curved formation (a.k.a “Crinkle Crankle Wall”) which acts as a strength reinforcement. It is attached to an Eastward facing straight length of wall, both of which act as a boundary to the Barabra Smith building (see appendix 1, photo 2). The topography of the land surrounding the Southern side of the Serpentine Wall is comparatively flat, whereas the land on the Northern side of the wall raises as it approaches the Barbara Smith building.

4 Access

Access to the site will be via the existing entrances to the campus, no new routes will be formed. The Serpentine wall will be sectioned off with fencing to ensure that students, staff and the general public cannot go near the wall whilst the works are taking place. Designated parking bays will be allocated to the contractors to ensure that easy access is maintained throughout the duration of the works, and a banksman will be provided if necessary.

5 Proposals

5.1 As shown on drawings:

- 5.1.1 BRC site location and block plans
- 5.1.2 31951 Structural Report Archibald Shaw
- 5.1.3 BRC_SW_RTBLM method statement_2022

6 Appearance

No change to the appearance of the wall. All works carried out will be in a like-for-like manner with what is already existing.

7 Heritage Impact Assessment

7.1 Heritage Assets/Significance

The Serpentine Wall is Grade II listed (List Entry Number: 1027729), and is located in Bognor Regis's Mead Lane Conservation Area. The wall is estimated to have been constructed around 1823 on the instructions of the gardening enthusiast Earl Arran, the occupier of St Michael's House and constructed by Henry Silverlock of Chichester. The wall is located West of the University's new Tech Park, a modern development that forms part of the regeneration initiatives for the Southern Coastal Strip. The restored wall will enhance the aesthetic appeal of this particular part of the landscape of Bognor Regis and it will reinforce a sense of place for the community, as well as to contribute towards a sense of inheritance, enhance the aesthetic appreciation of the landscape and will demonstrate clearly that heritage can be incorporated and be complementary to the contemporary, above all the wall is a distinctive structure preserved for future generations to enjoy.

7.2 Impact

The impact on the heritage of the Serpentine wall will be minimal. The repairs will require an area of rebuilding and underpinning pinning. However, all of the new materials will match the existing materials, and will implement the reusing of salvageable pre-existing bricks that have fallen out and any gaps remaining will be filled with reclaimed bricks to match those already in place to retain the historical integrity and charm of the wall.

8 Conclusions

8.1 This application proposes to carry out the essential remedial works to the rat trap bond Serpentine Wall to restore it to its original condition by building methods as proposed and to the approval of the Conservation Officer.