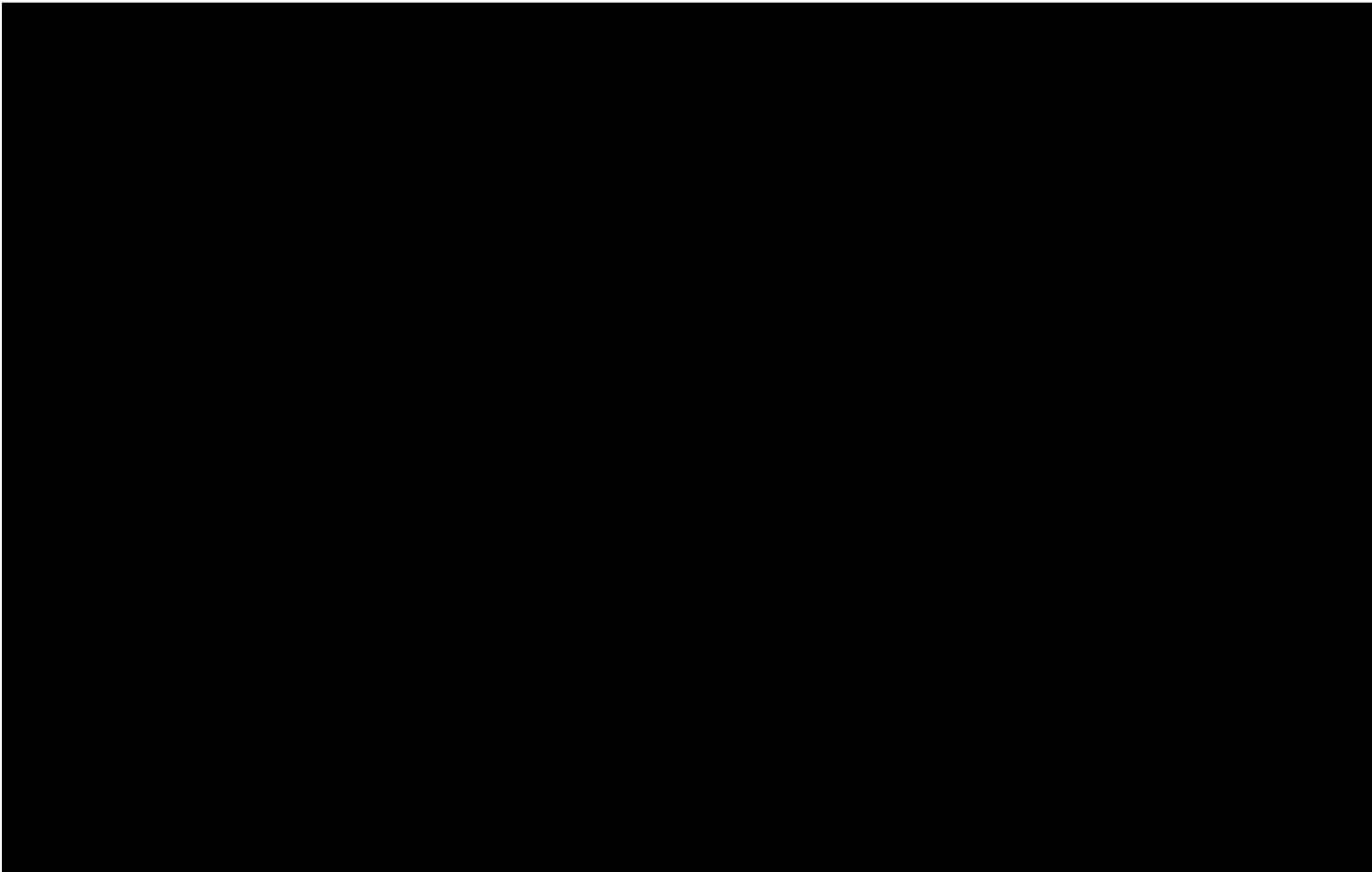




From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 20 May 2022 17:12
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: BR/90/22/L

BR/90/22/L

University Of Chichester Upper Bognor Road Bognor Regis PO21 1HR

Listed building consent to repair and underpin where necessary, sections of the listed Serpentine Wall. All works are to be carried out in a like-for-like manner in order to preserve the integrity and heritage of the structure.

The Serpentine Wall is Grade II listed (List Entry Number: 1027729), and is located in the Bognor Regis: Upper Bognor Road and 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. It was constructed by Henry Silverlock of Chichester. Silverlock F.H.S. patented a design for a wall in 1820. In the patent the wall was described as a 'hollow wall'.

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 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. It clearly is important as part of the early development of the site as private homes and is therefore considered to be of high architectural and historical significance.

The main area of the conservation area consists of an important and imposing set of principally late C18 buildings fronting Upper Bognor Road which were built by Sir Richard Hotham, as part of

an overall plan to make Bognor attractive as a resort. Contrasting in scale and character is Mead Lane to the north which consists of a number of smaller cottage style properties.

Closest to the wall, and also located within the university campus and the conservation area is:

- 71 & 71A Upper Bognor Road - a Grade II listed two-storey detached estate house constructed circa 1830. There is a one and-a-half storey extension to the east with a further single storey extension also to the east that is believed to be former offices or stables. External walls are rendered, and the main south-facing elevation features 2 large sash windows on each storey. The main roof is covered in natural slate. It is of architectural significance.
- 65 Upper Bognor Road (known as Charlotte House) - a Grade II listed, later C19, two-storey detached estate house. It features unknapped/knapped flint external walls with brick quoins and dressings. The main south-facing elevation features 3 large sash windows on each storey linked by vertical brick bands. The main roof is a hipped pitched roof covered in natural slates. It is of architectural significance.
- 67 & 69 Upper Bognor Road - This pair of cottages are a Grade II Listed Building which were constructed in the early C19 and abut at right angles and form part of the boundary wall to Upper Bognor Road. They have stone built walls that are stucco rendered to the front and sides and plinth rendered to the rear. The main roof is a shallow hipped pitched roof and the single storey lean-to annexe to the rear is a steeper mono-pitch. Both roofs are covered in natural slate. It is considered that the building is of architectural significance.

In addition to the Crinkle Crankle wall, there are a number of notable walls in the campus which are considered individually and collectively to make a positive contribution towards the character and appearance of the Hotham Park Conservation Area and the campus. They are of historical and aesthetic significance.

The Proposal

The proposal is to repair and underpin where necessary, sections of the Serpentine (Crinkle Crankle) Wall. It is noted that one section of the wall will be taken down and rebuilt with new foundations and another section of wall will have a new concrete footing installed. Other works will include the use of helibars and re-pointing. This is proposed on the basis of a structural inspection and all seem to be acceptable.

It is positive to note that the intention is for all of the new materials to match the existing ones, and that the applicant/contractor 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.

Whilst the proposed works are acceptable, it would help if a sample panel to demonstrate the proposed appearance of the new sections of the wall, along with details of the replacement bricks.

Conclusion

It is positive to see that the wall is to be carefully repaired and appropriate maintenance undertaken. The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments.

You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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