

Hertitage Statement

On behalf of



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

In respect of:

Proposed Change of Use, minor external and internal alterations and a new Garden Wall to
Mordington Cottage, Upper Bognor Road, Bognor Regis, West Sussex. PO21 1HR.

Date:

April 2020

Ref:

BRC_Hertitage Statement

**Mordington Cottage
Upper Bognor Road (Mead Lane),
Bognor Regis, West Sussex. PO21 1HR.**

Mordington Cottage

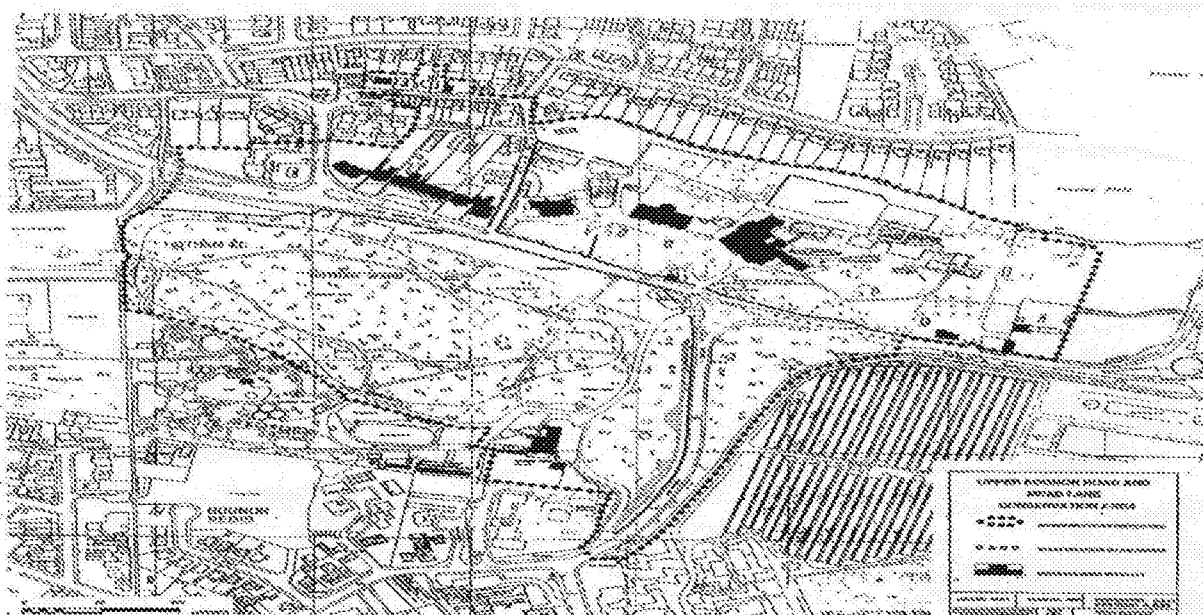
This building is part of the Estate and linked to Mordington House which is a Grade II Listed Buildings. The single storey property, originally constructed as stables to support Mordington House, were built, at least in part, at the same time as the main House. A number of additions and conversions have since taken place over the years with the last being in February 2010 having the domestic building 'Change of Use' into offices as is the current state. The property is a mixture of flint and brick walls with a slate covered timber roof and has upgrades and improvements added accordingly including double glazed timber windows, a timber framed and single glazed conservatory area and modern type block internal walls complete with render and set.

University of Chichester Bognor Regis Campus

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 earliest inhabitants of this area appear to have settled in the adjoining parish of Felpham where Bronze Age and Roman settlements have been found. Bognor as a community was first recorded in an Anglo Saxon charter as Bucgan Ora. Bucga was a female Saxon Chieftain, Ora means a landing place. Coastal erosion in this area has been recorded since the middle ages and ancient sea defences had been erected near to Felpham Bridge.

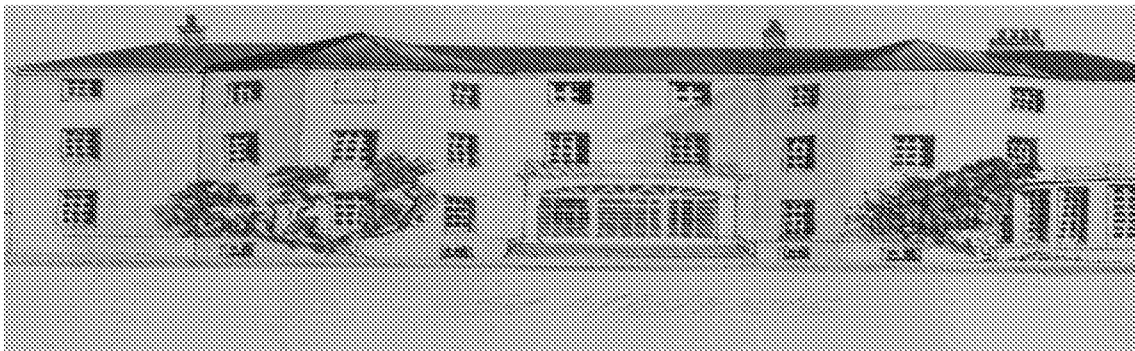
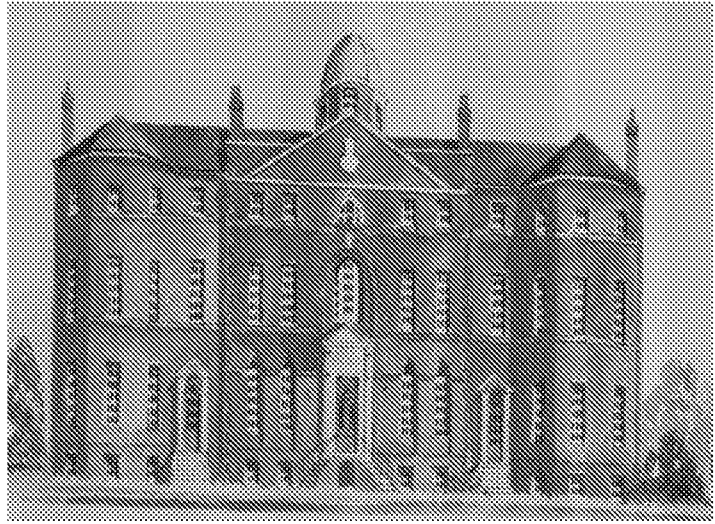
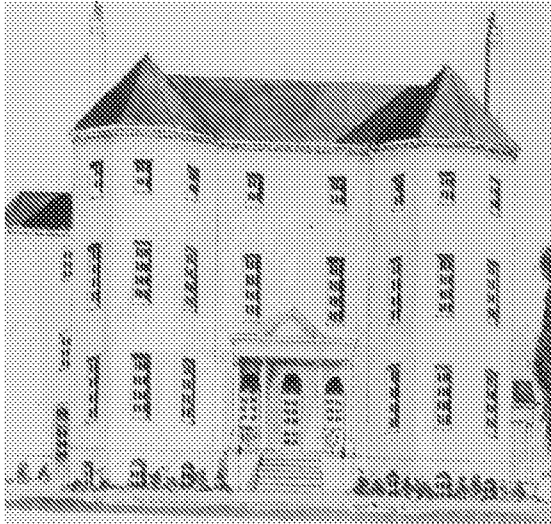
Bognor Regis is often, in advertising, described an oceanic climate. Published figures do show that the town has many hours of sunshine per year. The University of Chichester's Bognor Regis campus is situated within a Conservation Area less than a mile north of the Esplanade. The campus measures approximately 10.35 hectares (25.58 acres).



Extract of the Arun District Council's Conservation Area Map circa 2009
University of Chichester's Estate Management Department Catalogue Number EP/RM/ZZZ/2009/239

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. ¹

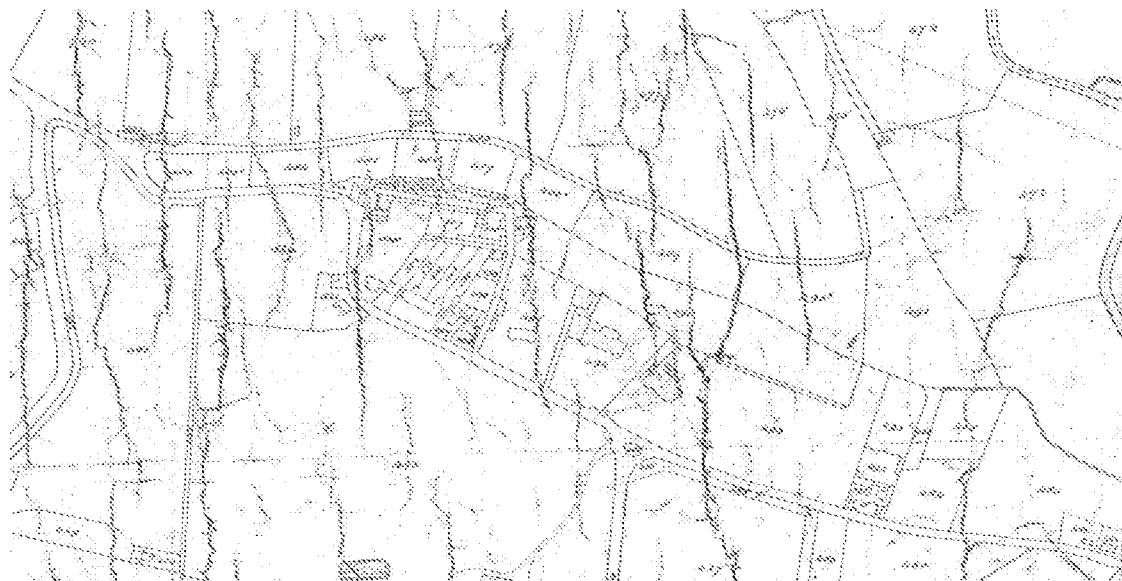
Perhaps it was the undeveloped nature of the site combined with the mild weather conditions that attracted Sir Richard Hotham. He began constructing dwellings on Hothampton Crescent, now known as Upper Bognor Road, in circa 1790.



Extracts from a water colour painting of Mordington House, The Dome and St Michael's House, artist Robert Tedman 1991
University of Chichester's Estate Management Department Catalogue Number EP/RM/ZZZ/2009/272

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.

¹ University of Chichester's Estate Management Department Catalogue Number EP/RM/B56/2005/255



Extract of the Tithe Map of 1842 showing Hothampton Crescent and Upper Bognor Road

University of Chichester's Estate Management Department Catalogue Number EP/RM/ZZZ/2007/194

From 1856 the houses, as they were sold, were gradually purchased by educational organisations so that by 1939 Mordington House, the Dome, and St Michael's House were all part of the campus of St Michael's School for Girls.



Post card view of Upper Bognor Road circa 1919 (Postcard in private collection)

The view shows the entrance to the campus and 55a Upper Bognor Road

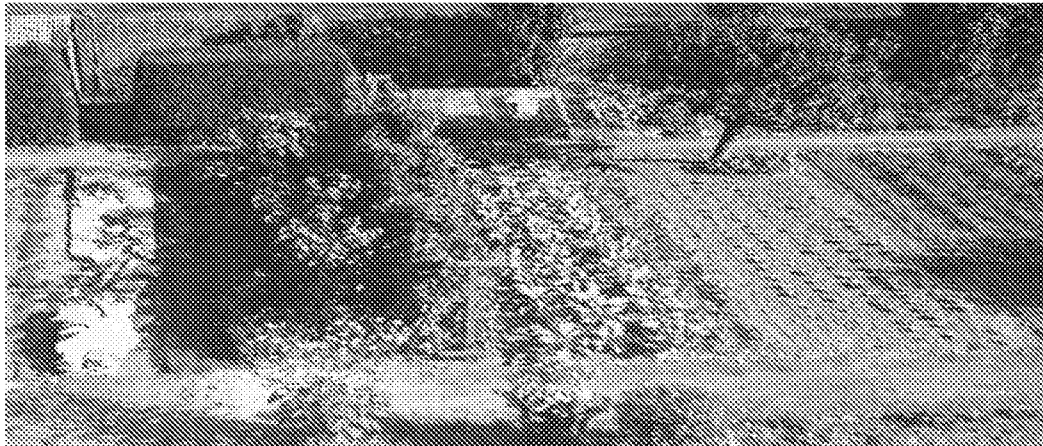
Scan of the Postcard University of Chichester's Estate Management Department Catalogue Number
EP/RM/A54/2007/11

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

The Dome was listed as a Grade One Building on 22 July 1949, Mordington House on 22 April 1971 as a Grade Two Building and St Michael's House listed on 22 July 1949, as a Grade Two Building. Five other Grade Two listed buildings situated on the campus were all listed on 7 November 1975.² Each listing

² www.britishlistedbuildings.co.uk accessed 30/09/2011,

mentions the other buildings on the campus and notes "... Nos 41 to 57 (Upper Bognor Road) No 55A, Nos 65 to 71 (odd) and all the walls form a group..." therefore the majority of boundary and garden walls are also listed.



The Dome's rear garden 1947 University of Chichester Archive

W Roy Macklin the first Principal of the Bognor Regis Emergency Teacher Training College, and an argant gardener, ensured that food was produced on campus from the first season (1946) until the mid to late 1960's when several new buildings were constructed on site.



The Dome's rear garden. Photograph Royal Commission on Historical Monuments (England) 12 February 1975 University of Chichester's Estate Management Department Catalogue Number EP/RM/A56/2008/174

The walls that front Upper Bognor Road, a main thoroughfare in the town, are important features in the local townscape and have been regarded as such since the 1950s when West Sussex County Council constructed a new section of wall but ensured that it matched aesthetically the existing older walls on campus.³

³ University of Chichester's Estate Management Department Catalogue Number EP/RM/A54/2007/12



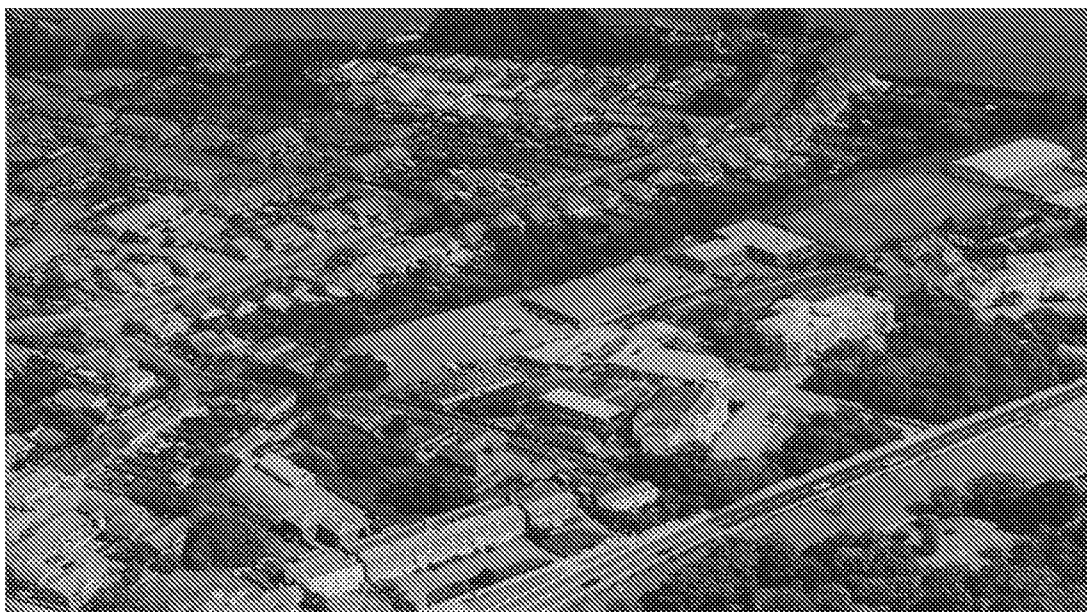
Post card view of Upper Bognor Road circa 1919 (Postcard in private collection)

The view shows the entrance to the campus and 55a Upper Bognor Road

Scan of the Postcard University of Chichester's Estate Management Department Catalogue Number EP/RM/A54/2007/11

The continuing preservation and other restoration works will contribute to the regeneration initiatives for Bognor Regis. The ongoing restoration of the various walls, together with the reinstatement of Mordington Cottage back to a domestic unit, will not only enhance the aesthetic appeal of this particular part of the landscape of Bognor Regis, it will reinforce a sense of place for the community, contribute to the sense of inheritance and help to enhance the aesthetic appreciation of the landscape.

The Dome, became the only Grade I listed building in Bognor Regis and it is the Dome that underwent major refurbishment works to demonstrate the university's commitment, to not only the campus, but the plans for the regeneration of Bognor Regis. This commitment has been demonstrated today with the construction of the new Science Technology Engineering and Maths buildings as part of the University's Digital Technology Park.



Aerial view of the campus 14 July 1998 Photographer Sean Gallaher Commercial Photography

University of Chichester's Estate Management Department Catalogue Number EP/RM/ZZZ/2010/389

The re-designation of Mordington Cottage back to a domestic unit from current office use is part of the long term plan of Chichester University' commitment to continue its presence in Bognor Regis and development of the University.