

Heritage Statement

On behalf of



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

In respect of:

Proposed works to 67-69 Upper Bognor Road PO21 1HR.

Date:

April 2015

Ref:

BRC_9338RL_Heritage Statement

**(A53) Anne's Cottages
67 Upper Bognor Road
& 69 Upper Bognor Road**

Grade II Listed Building

Photocopy of original listing from 'Green back' "... 67 & 69 SZ 94999... (Grade) II early c19 pair of attached cottages abutting the road at right angles, and facing east. Stucco. 2 storeys. Slate hipped roof. 2 casement windows each. Doors beneath left windows, with probably original light gabled timber porches. No 67 (the south cottage) has bay window with hipped roof on ground floor and wooden Oriel on the south to the upper storey..." EPAR/2013/2149

67 & 69 Upper Bognor Road

These buildings known as Anne's Cottages are Grade II Listed Buildings. The two storey houses probably constructed in the early 19th century have stone built walls with pitched roofs coved in natural slate and measure circa 157 square meters. Renovation and repairs took place in 1979. In 1994, the buildings were residences for staff but by 2003, 67 had become unoccupied while 69 was the home of the Resident Nurse, the cottages subsequently refurbished became student Accommodation. By 2008 they were again 'redundant cottages' and refurbished to provide student accommodation. The walls demolished in 2008 were re-built.

1979 3 July Form of Tender... (P12) for external renovations, roofing works General repairs.... (P5) External renovation and ancillary repairs at Geography Block... (P6) external renovations and ancillary repairs at the Health Centre... (P7) external renovation and ancillary repairs at 65 Upper Bognor Road... (P8) external renovation and ancillary repairs at **67/69 Upper Bognor Road**... (P9) external renovations and ancillary repairs at Mordington House (P13) re-roofing of 71/71A Upper Bognor Road.... (P19) External renovation and ancillary repairs 71/71A Upper Bognor Road... (P21) The Dome raking out to nominal 20mm depth to all defective brick joint to all chimney stacks to all elevation report Include also for cutting out, Sufficient brickwork to all chimney stack and supply and build in 2 No. 75 X 225mm air bricks to the eastern face to each chimney stack.... Make good to flashings...." EP/RM/A59/2007/14

1979 30 October ".... (f1) This Agreement... between West Sussex Institute of Higher Education.... And F W Briant Limited... 125 St Pancras Chichester.... The Contractor.... Wishes the following work.... External renovations, roofing works, general repairs.... The Employer will pay to the Contractor the sum of twenty thousand, three hundred and sixteen pounds.... (f2) the works may be commenced on 19th July 1979 and shall be completed by 28th February 1980

1984 12 July Agreement made (12/7/1984) between (WSIHE) and Hale and Hill Limited (of) Spencer Street Bognor Regis.... External redecorations, joinery works and repairs ... £32,102.24...external redecorations at Otterham, St Michael's, Anne's Cottages, 71 Upper Bognor Road, Charlotte House,

Geography block, Spencers, renewal of windows at Anne's Cottages... gutter at Otterham... refurbishment of shower/bathroom at Longbrook..." EP/RM/A55/2013/528

C 1991 157.80 square meters EPAR/2009/1301

CONTINUED

1991 20 August Correspondence from Nash & Partners(Architectural Surveyors) regarding building and land valuations together with part of Roth's survey of the campuses and valuations of buildings "... valuation of Bishop Otter College & Bognor College Buildings... constructed of solid brick and random rubble with slated roof early 19th century ..." EPAR/2013/2128

1994 This building used by the College as residences for the College Foreman and College Nurse is ... a two-storey house with solid load bearing stone built walls and a pitched roof covered in natural slates. External joinery is painted softwood and (the) building is surrounded by brick and flint walls and a large yard and garden which it shares with the adjoining Heath Centre.... "EPAR/2006/59

1998 Scan of map referring to **1998** lease of 67 Upper Bognor Road Anne's Cottage ACC/BRC/100

UoC BRC/100

1998 Not dated circa February 1998 Table compiled by Merry Hill Envirotec Limited

"...Asbestos Survey...Location...Anne's Cottage ... bulk/sample...4" EPAR/2008/928

1998 March Appendix III Grimley's Property Advice "... Building 27 (map attached) Anne's Cottage - The Outlook – two, 2 storey cottages dwelling house dating from 1820. The building of traditional solid construction with stone built walls and a natural slate covered pitched roof. The building is concrete rendered to the front and sides and plinth rendered to the rear. Both properties benefit

BRC_9335RL_Heritage Statement
University of Chichester Proposed 67-69 Upper Bognor Road

from private gardens, and the properties are currently used by the college foreman and the college nurse as residential accommodation. " EPAR/2013/2076

1998 March Appendix III Grimley's Property Advice Floor Areas "... 158m² 1,699 sq. ft" EPAR/2013/2076

C2003 (not dated) Access Action Plan document "... Comments & outstanding work from QMP audit & subsequent work.... Anne's Cottage Vacant due for refurbishment as student Accommodation..." EPAR/2012/1999

2003 "...Disability Access Audit 2003...Anne's Cottages consist of two cottages. One is presently unoccupied and in need of major refurbishment. The other, No 69, is the residence of the campus nurse. Both buildings are two storey and Grade II listed. The buildings are used for college employees ..." EPAR/2012/1999

2004 February 25 e mail to M Sellens from Harding Neill & Watson Architects re Student Accommodation "... a copy of RLF's Cost Plan for the proposed works to 67,69 & 71 Upper Bognor Road." EP/RM/A43/2006/3

RLF (Robinson Low Francis Construction and Property Consultants) "Total Construction Cost £331,000.00..." EP/RM/A43/2006/3

2006 3 April Extract from the Vice-Chancellor's Newsletter "... Estates Strategy... highlights ... Bognor has visibility and elegance in its Listed Buildings but also hosts unsatisfactory buildings such as the Sports Hall, the Old Health Centre (subject to an arson attack on Friday March 24 and **Anne's Cottage...**" Stored in BOC File

2007 14 March Arun District Council Tax Demand Notice Year 2007/8 (rates) for Anne's Cottage 69 Upper Bognor Road ... valuation band C.... £1,247.84 Payment (to be) collected by the existing direct debit..." EP/RM/A53/21009/4

2008 Tender by EMCOR UK P4 "... O&M of boilers and mechanical plant at Bognor Regis

campus including 67 & 69 Upper Bognor Road, EPAR/2010./1603

C2010 Boiler plant Worcester Condensing boiler installed 2008; details on calorifier, pumps, space heating, and controls see EPAR/2011/1947

C2008 Not Dated Design and Access Statement issued by Harding Neill and Watson

".... Refurbishment of existing redundant cottages to provide student accommodation

67 & 69 Upper Bognor Road... (this) document has been produced in support of the

application for the listed building consent for alterations to the former redundant

student accommodation cottage.... The existing building was most currently used as

student accommodation and was occupied by their students. It has been

redundant for some time...the total site area is approximately 114 sq. m, gross external

floor area.... The existing building is situated in a very good location Ideally sited

to providing accommodation for their students.... The proposed scheme will provide

level access to the principal main entrance allowing guest wheelchair access to the

ground floor of the building. As the proposed refurbishment is to a grade 2 listed building

there is no scope to provide access to the first floor ...EP/RM/A52/2012/18

2008 For Planning Drawings See EP/RM/A75/2012/18

2008 August File Titled Refurbishment of 71 Upper Bognor Road issued by RLF Construction & Property Consultants (P1) "... Preliminaries HNW Architects...CDM Co-coordinator Northcroft...Southampton...Quantity Surveyor Robinson Low Francis LLP...Hove...Consultants (for) Structural Engineers Archibald Shaw Ltd...Chichester Mechanical and Electrical Engineers MDA Consulting Engineers Ltd...Brighton... (p6) the works comprise the refurbishment of 71 Upper Bognor Road to provide offices and includes the formation of new walls for the change of use of rooms to the ground and first floor. The external works is limited and includes the restoration and necessary repair of the existing boundary walls and the demolition of out buildings... (p7) **the works comprise** the refurbishment of 3.... Cottages to provide offices and study bedroom accommodation..." EP/RM/A75/2012/18

2010 15 October Letter from Arun District Council to Stride Treglown Management Ltd.... "Application Ref BR/230/10/L "... to demolish & rebuild the boundary wall between the southern site entrance ... and 67/69 Upper Bognor Road... the council grant Listed Building Consent for the works..." EP/RM/A30/1/2011/4 Section 3

2010 Bundle of loose papers relating to BRC Capital Programme Plan B, includes costings for the Library, **67/69 Upper Bognor Road**, 71 Upper Bognor Road, Portacabins, the Dome, the LRC, Mordington Cottage and drawings of the proposed room layouts for Mordington House
EPAR/2013/2063