



## **BDP Architects**

# **Learning Resource Centre and Associated Demolition Works, University of Chichester, Bognor Regis**

## **Heritage Statement**

**March 2010**

Arndale Court, Otley Road, Headingley, Leeds, LS6 2UJ

Tel: 0113 219 7109

Email: [kirsten.holland@wyg.com](mailto:kirsten.holland@wyg.com)



## Document Control

Project: Learning Resource Centre and Associated Demolition Works, University of Chichester, Bognor Regis  
Client: BDP Architects  
Job Number: A059559  
File Origin: N:\Projects\A059500-A060000\A059559\reports\Heritage Statement\_LRC\_v1.doc

### Document Checking:

Prepared by:	Kirsten Holland Senior Archaeologist	Signed:	
--------------	---	---------	--

Checked by:	Guy Kendall, Principal Archaeologist, WYG John Daniel, Structural Engineering Team Leader, Capita Symonds	Signed:	
-------------	---	---------	--

Verified by:	Chris Thomas Regional Director	Signed:	
--------------	-----------------------------------	---------	--

Issue	Date	Status
0	8 March 2010	Draft
1	11 March 2010	Final
2		
3		



## Contents Page

1.0	Introduction .....	5
2.0	Methodology .....	5
2.1	Assessment Methodology .....	5
2.2	Sources Consulted.....	6
3.0	Site Description.....	7
4.0	Development Description and Inherent Design Measures.....	7
5.0	Legislation and Planning Policy Context .....	9
6.0	Baseline Conditions .....	9
6.1	The Development Site .....	10
6.2	Listed Buildings.....	11
6.3	Conservation Area.....	12
7.0	Effect on Setting of Listed Buildings .....	13
7.1	The Dome .....	13
7.2	St Michael’s House and Surroundings .....	14
7.3	Mordington House.....	15
7.4	Southern Boundary Wall .....	15
8.0	Effect on Setting on Conservation Area.....	15
9.0	Conclusions .....	16
10.0	References .....	18





## **Appendix Contents**

Appendix A - Assessment Methodology

Appendix B – Photographs

Appendix C – Report Conditions



## 1.0 Introduction

This Heritage Statement has been prepared on behalf of BDP Architects working for the University of Chichester to accompany a full planning application for the development of a Learning Resource Centre and associated demolition works at the Bognor Regis campus of the University of Chichester.

The Heritage Statement has been prepared following a pre-application consultation with Clare Rodway, Senior Planner, Arun District Council to supplement previous studies, assessments and Conservation Statement prepared for the Bognor Regis campus. The primary purpose of this document is to assess the specific effects on the Conservation Area and Listed Buildings from the establishment of the Learning Resource Centre. The potential effects on archaeological remains are assessed within the Cultural Heritage Appraisal (WYG, 2009a).

This Heritage Statement has been written by Kirsten Holland, Senior Archaeologist at WYG Environment with significant input from John Daniel, Structural Engineering Team Leader, Capita Symonds who undertook the site visits, produced the Cultural Heritage report for the site and Conservation Statement for the Dome and has provided heritage consultancy advice for the project from the development of the campus-wide masterplan onwards.

## 2.0 Methodology

### 2.1 Assessment Methodology

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon heritage or setting of heritage features, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (PPG16, Annex 3), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment. The Institute for



Archaeologists and English Heritage are currently working on guidance for assessing the impact on setting of heritage features, however these have not yet been released.

The well established and applied principles of the impact assessment methodology rest upon independently evaluating the value of the cultural heritage resource and the predicted magnitude of impact (both positive and negative) upon the resource. By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the impact can be determined. The impact significance can be beneficial or adverse. The evaluation of magnitude of impact and impact significance is normally undertaken both before and after mitigation measures are proposed, however as specific mitigation measures are not proposed for potential setting effects the assessment has been undertaken just once. The criteria for assessing effects are included in Appendix A.

## 2.2 Sources Consulted

This assessment has been undertaken taking into consideration the previous cultural heritage assessments undertaken for the University of Chichester Bognor Regis campus. The sources consulted were:

- University of Chichester Cultural Heritage Appraisal Report, (WYG, 2009a);
- The Dome Conservation Statement (2009b);
- University of Chichester, Bognor Regis Campus. Initial Site Analysis Report, 2008;
- Arun District Council Supplementary Planning Guidance: Conservation Areas, 2000;
- Learning Resource Centre, Design and Access Statement, 2010; and
- Relevant design drawings.

In addition to these sources further consultation was undertaken with Claire Rodway, Senior Planner for Arun District Council, who also consulted Michael Rowan, West Sussex County Council Architect regarding the interpretation of Listed Building descriptions and curtilage status of structures within the University campus identified for demolition as a result of this development.



### 3.0 Site Description

The development site is located to the north of the University of Chichester, Bognor Campus. The site is located approximately 0.75km north-east of the main town centre. The site is centred on SZ 94250 96750 (494250, 996750) and is at approximately 1.5m above Ordnance Datum. The development site extends to an area of 0.5 hectares. The redline boundary for the planning application can be seen in (90)A001\_Z1.

The site currently comprises disused hard surfaced tennis courts, with small areas of amenity grassland and trees adjacent to the hard standing. The Science Building is a one and a half storey building finished in white stucco to appear similar to the adjacent Arran House, Chapel and St Michael's House. To the south of the Science Building are areas of amenity grassland extending to St Michael's House. These are broken up by several hard surfaced paths.

The development site is surrounded by residential housing to the north, Sports Hall and Macklin Building to the east, St Michael's House, Arran House and Chapel to the south and the BMITS Building to the west. Access to the historic garden to the rear of The Dome can be accessed between Arran House and the BMITS Building.

### 4.0 Development Description and Inherent Design Measures

Detailed design plans and development descriptions have been submitted as part of the planning application. The proposed building and the inherent design measures incorporated into the design are summarised here to place the assessment within context. For detailed descriptions the reader is referred to the Design and Access Statement and Drawings Refs:

- (90)A001\_Z1 Location Plan
- (90) A005\_Z1 Contextual Sections
- (90) A007\_Z1 Proposed Site Plan
- Drawing series (00) For specific proposed building plans and sections for the Learning Resource Centre and connection to BMITS Building.
- Drawing series (10) for demolition plans and pre-demolition drawings.



## LRC, University of Chichester, Heritage Statement

The Learning and Resource Centre building has been designed to integrate with the existing historic context of the campus. The location of the LRC on the disused tennis courts brings a redundant area of the campus that does not actively contribute to the historic character into productive use. The LRC has been designed to be of a scale and height in keeping with the surrounding built environment. It is two storeys to the south and front of the building, and one storey to the north and rear of the building. This height is similar to the adjacent BMITS Building (to which it will be connected), Sports Centre and residential houses to the north. The Listed Buildings of The Dome and St Michael's House are four and three storeys high respectively therefore the LRC will maintain a lower height and will not be visible over the roof line of the Listed Buildings. Arran House and the Chapel are two and one storeys respectively. Whilst not Listed in their own right they are considered to be curtilage buildings of St Michael's House. The relative heights of buildings are demonstrated in the contextual section drawing (90)A005\_Z1.

The existing Science building currently located between the development site and St Michael's House will be demolished as part of the development and replaced with an open, landscaped, campus green. The LRC and St Michael's House are designed to form northern and southern boundaries to the campus green. The demolition of the Science building will open up the space to the rear of St Michael's House.

The design of the building has been driven by the aim of producing a building of high quality environmentally efficient design which enhances the relationship with the surrounding landscape and historic environment. The sharp clean lines of the building reflect the existing rectilinear built environment, however the curving façade has been designed to deliberately differentiate the LRC from the surrounding buildings and break up the formality of the east-west linear route.

A limited colour and materials palette has been proposed which ensures that the building is distinctive from the surrounding buildings and not a pastiche, but will be sympathetic in character. Low level pedestrian lighting is proposed to minimise visual intrusion from lighting standards and minimise the light pollution which may have detracted from the setting of the Listed Building and Conservation Area.

The landscaping surrounding the LRC has been designed to actively address the relationship between the LRC and surrounding historic environment. In particular the piazza area and urban green have been designed to address the presence of The Dome Listed Building and the associated walled garden. The historic wall surrounding the gardens of The Dome are to be retained, however a small section of east-west aligned wall and the existing cycle shed will be removed to provide a stronger link between the two areas and remove what will become a redundant boundary. The line of this boundary will be reflected within the



landscape design. The section of wall to be removed is considered to form the original boundary of St Michael's House and therefore it is considered to lie within the curtilage of the Listed Building.

A minor area of demolition will occur beside 65 Upper Bognor Road to facilitate access to construction traffic to the site. This demolition will be limited to the far eastern end of the southern campus boundary wall, to the east of the pier at the entrance to 65 Upper Bognor Road. This wall is Grade II Listed (297640), however the area identified for demolition is a modern brick extension to the wall to the east and north of the pier which defines the end of the historic brick and flint wall and therefore although it is Listed this section is considered to be of limited heritage interest.

## 5.0 Legislation and Planning Policy Context

The following legislation and policy documents are relevant to the consideration of the development within the context of Listed Buildings and Conservation Areas and are discussed in detail within the Planning Statement, Cultural Heritage Appraisal and Dome Conservation Statement:

- Planning (Listed Buildings and Conservation Areas) Act, 1990
- Planning Policy Guidance 15: Planning and the Historic Environment, 1994
- South East England Plan, 2009; Policy BE6 Management of the Historic Environment
- Supplementary Planning Guidance: Conservation Areas, 2000

Arun District Council's Local Plan is the current local development plan. All the policies relating to heritage and conservation, apart from policy DEV14 which relates to listed buildings and enabling development and is therefore not applicable to this application, have been deleted pending the adoption of the Local Development Framework.

## 6.0 Baseline Conditions

The baseline conditions for the development site and the University campus are discussed in detail within the Cultural Heritage Appraisal (2009) and The Dome Conservation Statement (2009) and readers are referred to these documents for more detail. The baseline conditions are summarised here with specific reference to issues of setting and to enable the subsequent assessment to be placed in context.



## 6.1 The Development Site

The disused hard surfaced tennis courts are of negligible heritage value. The area of the tennis courts were open fields beyond the boundaries of St Michael's House and The Dome when these buildings were first constructed. The tennis courts were first established in the 1930s and remained outside of the original northern boundary to St Michael's. It is therefore considered that they do not form a key characteristic of the setting of St Michael's.

The Science Building is a one and a half storey building finished in white stucco to appear similar to the adjacent Arran House, Chapel and St Michael's House. It was first shown on Ordnance Survey mapping of 1912 date and is considered likely to be related to the expansion of the school. Its construction partially replaced greenhouses and formal gardens. Although adjacent to St Michael's House, the Science Building is not one of the original buildings or related to the initial purpose of the House as a residential property. It is related to the later function of the School and although architecturally sympathetic is not of architectural note. The building therefore has a limited influence on the setting of St Michael's House and Arun District Council have indicated their in principle support for its demolition as part of the Campus Masterplan. Recent consultation has confirmed that the Senior Planner for Arun District Council and West Sussex County Council Architect do not consider that the Science Block is a curtilage building of St Michael's House (C. Rodway, 10/03/10).

To the south of the Science Building are areas of amenity grassland extending to St Michael's House. These are broken up by several hard surfaced paths. This area originally formed part of the formal gardens to St Michael's, however the paths do not reflect the original layout of the gardens. The contribution to the setting of St Michael's House is considered in the Listed Building section.

A small section of boundary wall is located beside the existing cycle shed. This is a flint and brick wall which adjoins the boundary wall of The Dome walled garden. The boundary wall beside the cycle shed is a small section of the original boundary wall of St Michael's House. It is considered that this section of wall is a curtilage structure of St Michael's House (C. Rodway, 10/03/10). The value of this wall is diminished by the limited survival of such a small section of the original boundary although the line of the boundary is retained in the gain and layout of subsequent development.

The access point for construction traffic will be from Upper Bognor Road adjacent to 65 Upper Bognor Road. To facilitate the access a small section of the Listed boundary wall will need to be demolished. The



section of wall that will be affected is a modern brick extension to the historic wall and is considered to be of limited heritage interest.

## 6.2 Listed Buildings

Mordington House (379634) is a Grade II Listed Building at the west of the campus and forms the western end of the Hothampton Crescent. The primary setting of the building is to the front of the house and is defined by the relationship to The Dome, St Michael's House and the open space in front of these buildings, although the modern car parking immediately in front of the building is a detractor. The setting to the rear of the building has been substantially altered by the construction of the Assembly Hall, Mead Centre and Student Health Centre.

The Dome (297636) is a Grade I Listed Building in the centre of the campus. It forms the central building of the Hothampton Crescent. The most characteristic and well preserved setting of the building is to the front of the Dome and is defined by the open space to the front and its relationship to the buildings of the Mordington House and St Michael's. This setting is enhanced by the mature trees within the south of the campus. The setting to the rear of The Dome retains many of the characteristics of the original development. The north elevation of the house is imposing with projecting central canted bay. The main focus of planned landscape was to the front of the house and the rear of the house appears not to have been formally planned and planted. The enclosing garden walls largely survive and the key characteristics of nails and tags for the trailing of fruit trees are still evident. Part of the original stable and workshop blocks remains to the north-west of the Dome. The primary setting of the Dome is defined by this walled garden delimiting the northern boundary of the original building.

St Michael's House (297639) is a Grade II Listed Building in the centre of the campus and forms the eastern end of the Hothampton Crescent. The car parking and turning area to the front of the building is a detractor to this aspect of the setting. The relationship to the other buildings in the crescent remains strong and the mature trees reinforce the historic origins of the space in front of the building. The majority of the landscaped gardens were located to the east of the house. This area has been retained as open space and the mature trees reflect the planting established in the 19<sup>th</sup> century and therefore much of the characteristic setting has been preserved. The chapel and Arran House to the rear of St Michael's House were formerly attached to the house and are important curtilage buildings which reinforce the western edge of the setting. The original boundary wall to the north of St Michael's House was largely removed during the 20<sup>th</sup> century development of the campus (with the exception of a small length of wall behind Arran House) in addition to the area of landscaped gardens between St Michael's House and the Science Block, although the



line of the boundary is respected in the grain and layout of subsequent development. The setting to the north of St Michael's retains some characteristics of the original setting, however the overall value is limited by uncharacteristic alterations to the soft and hard landscaping.

The remaining Listed Buildings on the campus are sufficiently distant from the proposed development and screened by the intervening built environment and vegetation such that the LRC will not be visible. These buildings are all Grade II Listed and include the Lodge (55A Upper Bognor Road, 297637), boundary walls (297635, 297638, 297644), 65 (297641), 67-69 (297642) and 71 Upper Bognor Road (297643). There will be a neutral impact on the setting of these buildings and therefore they are not considered further in this assessment.

### **6.3 Conservation Area**

The campus lies within the Upper Bognor and Mead Lane Conservation Area. The Conservation Area can be sub-divided into several character areas which have features which can be identified as distinctive for that area. One of the character areas can be defined as the University campus which has key characteristics of the focal point of Hothampton Crescent and the surrounding remnants of historic gardens. This area of gardens to the front of the Crescent retains a link to the original layout of the Crescent set back from the main road. The boundary walls along the south of the campus and within the campus reinforce the original boundaries of these properties and form an important streetscape feature. The rear of the character area is defined by the modern university expansion and these modern buildings are not considered to complement the Conservation Area.

Hotham Park can be identified as another character area with the landscaped park, specimen trees and historic features associated with Hotham Park House being characteristic. Whilst the park is largely contained and forms a defined area the buildings along Upper Bognor Road were built by Sir Richard Hotham who also established Hotham Park and therefore there is a historical as well as visual link between the two areas.

The north-west of the Conservation Area along Upper Bognor Road can be defined by the strong line of substantial three storey buildings and their boundary walls which are a dominant feature of the street scene. Adjacent to this of Mead Lane has a much narrower aspect and the variety of scales and styles are suggestive of a more domestic character.



## 7.0 Effect on Setting of Listed Buildings

### 7.1 The Dome

The Learning and Resource Centre will not be visible from the south of the Dome as the height of the building has been designed that it will not be visible above the Dome and therefore there will not be an impact on the setting at the front of the Listed Building. The primary setting to the rear of The Dome is considered to be defined by the walled garden. The development will not directly impact on this area and therefore there will not be a direct effect on the setting of the Listed Building.

The Learning and Resource Centre will however be visible from the rear of the building and the walled garden. Although the LRC will be visible the scale, height and choice of materials for the building has been designed such that it is in sympathy with the surrounding environment and therefore it is not anticipated to be intrusive or reduce the ability to understand the context of the Listed Building with its surroundings. The visibility of the LRC is not considered to be an active enhancement to the setting of the Dome. The learning piazza and campus green are designed to provide a link between the walled garden into the rest of the campus. The design quality of the landscape is considered to be a positive addition to the wider context of The Dome replacing the disused tennis courts.

From the upper levels of The Dome there are opportunities for long distance views across towards the South Downs. Whilst the LRC will be visible within these views the height of the buildings has been designed such that views over the roofline of the LRC will still be visible. The consistency of height between the adjacent BMITS building and Sports Centre means that the LRC will not be overly dominant in the view. There is considered to be a negligible effect on this view.

When considered in overall terms there will be a negligible positive impact from the development on the setting of the Dome. The primary setting will remain intact and unaffected by the development. The visibility of the LRC from the walled garden is not anticipated to be intrusive or compromise the appreciation of the setting and there will be an improvement in the surrounding landscape from the walled garden to the east of the campus. The heritage value of the Dome is considered to be very high and therefore the significance of effect will be minor beneficial.



## 7.2 St Michael's House and Surroundings

The Learning and Resource Centre will not be visible from the south of St Michael's House as the height of the building has been designed that it will not be visible above building and therefore there will not be an impact on the setting at the front of the Listed Building.

The demolition of the Science Block will have a limited effect on the setting of St Michael's House. The building is not considered to be of particular architectural note and lies outside of the curtilage of St Michael's House. The building is considered to be of local interest and of low heritage value. The building has been subject to a pre-demolition survey which has recorded the building location and key dimensions of the elevations. The magnitude of impact from demolition is substantial negative as the building will be completely removed a result of demolition. The significance of effect is therefore considered to be intermediate-minor adverse.

The removal of a small section of wall adjacent to the existing cycle sheds will remove a curtilage structure of St Michael's House. This structure has been identified as making a limited contribution to the setting of St Michael's House due to the survival of such a small section of the wall. There will result in a moderate negative impact as there will be a partial loss of elements of features associated with the Listed Buildings. The wall has been subject to a pre-demolition survey which has recorded the wall location and key dimensions of the elevations. The historic line of the wall will be reflected in the landscape design (see below). The magnitude of impact from demolition is considered to be slight negative as there is only minor loss to the overall complex of St Michael's House and the appreciation and understanding of the Listed building will only be diminished, not compromised. Although the value of the St Michael's House is considered to be high due to its Listed status the value of the wall is considered to be medium due to its poor survival and limited architectural merit. It is therefore considered that the significance of effect would be minor adverse.

The landscape setting of St Michael's House will be improved by the proposed campus green and learning piazza. The landscape design can be seen in (90)A007\_Z1. The demolition of the Science Block will re-open the areas to the rear of St Michael's House closer to the original open space that was present when the building was first constructed. The establishment of the campus green will allow opportunities for aspects of the original soft landscaping around St Michael's House to be reinstated. The line of the original boundary to St Michael's will be reflected within the landscape design. The east-west boundary will be identified in the hard landscaping of the learning piazza and campus green as a distinct line of different coloured paving. The redundant tennis courts will be removed and the connectivity between the different



areas of the campus improved. There is anticipated to be a slight positive magnitude of impact on the setting of St Michael's House as a result of the demolition of the Science Block, design layout and proposed landscaping. The significance of effect would therefore be intermediate-minor beneficial.

The differing significance of effects from the development upon the complex of Listed Buildings associated with St Michael's House and the surrounding landscape setting should be seen as two aspects of the development. The differing significance should not be added together or be deemed to cancel each other out.

### **7.3 Mordington House**

The setting of Mordington House is not considered to extend as far as the development site and therefore the construction of the LRC will not directly affect the setting of the Listed Building. The Assembly Hall provides sufficient screening that there is no visual link between the two locations. Additionally the LRC will not be visible above the roofline of Mordington House therefore there will not be an effect on the localised skyline and context. The effect on Mordington House is considered to be neutral.

### **7.4 Southern Boundary Wall**

The southern boundary wall to the campus and St Michael's House is largely of brick and flint construction. The far eastern extent of the wall is of a modern brick construction and the interface between the historic and modern sections is clearly visible at the pier. The demolition of a small section of this wall to facilitate access for construction traffic will be limited to the modern brick extension of this wall to the east and north of the pier. Although the majority of the wall is considered to be of high value due to its Listed status the value of the modern brick extension portion is considered to be of no more than local interest and therefore of low heritage value. The extent of demolition will result in a minor, partial loss of the length of the wall and is therefore considered to be slight negative. The significance of effect is therefore considered to be minor adverse-neutral. Further historic recording of the modern wall extension is not considered to be necessary.

## **8.0 Effect on Setting on Conservation Area**

The development of the Learning Resource Centre will occur within an area which is not considered to make a positive contribution to the character of the Conservation Area. The Science Block is considered to make a neutral contribution to the character of the Conservation Area as although its style is in keeping



with the surrounding historic buildings it is not of architectural note of itself. The development of the redundant and disused tennis courts, to a building of high quality design and the introduction of high quality landscaping to improve connectivity across the area will improve the character of the Conservation Area in this locality. There is anticipated to be an improvement to the context and setting of the Conservation Area in this immediate locality. The magnitude of impact from the development is therefore considered to be slight positive.

The views into and out of the development site into the remainder of the Conservation Area are currently limited by the intervening built environment and vegetation. The height and scale of the proposed LRC have been designed such that they will not be visible above the Listed Buildings of Hothampton Crescent and therefore will not have an adverse impact upon the appreciation of the roofline of these buildings. There is not considered to be an impact on views into or out of the Conservation Area.

The entrance to the campus between 65 and 67 Upper Bognor Road will be used for construction traffic during the construction period. To facilitate this access a small portion of the boundary wall will need to be demolished. The impact on the Listed Building is considered in section 7.4 above. Within the context of the setting and character of the Conservation Area the impact will be indiscernible against the existing baseline conditions and therefore be of negligible impact.

When considered in overall terms there will be a slight positive impact to the Conservation Area from the development of the Learning and Resource Centre due to the improvements to the environment within an area currently not making a positive contribution to the character. The Conservation Area is considered to be of medium heritage value and therefore the significance of effect is considered to be minor beneficial.

## 9.0 Conclusions

The development of the Learning Resource Centre will have mixed impacts upon the built heritage of the campus and surrounding area. A summary of the key significance of effects on designated built heritage features has been identified below.



**Table 1: Summary of Cultural Heritage Effects**

Environmental Effects	Sensitivity Of Receptor	Magnitude of Impact	Significance of Effect
Impact on The Dome Listed Building	Very High	Negligible Positive	Minor Beneficial
Impact on St Michael’s Listed Building curtilage wall structure	Medium	Slight Negative	Minor Adverse
Impact on Science Block	Low	Substantial Negative	Intermediate - Minor Adverse
Impact on St Michael’s Listed Building landscape setting	High	Slight Positive	Intermediate-Minor Beneficial
Impact on Listed wall on southern campus boundary	Low	Slight Negative	Minor Adverse-Neutral
Impact on Upper Bognor Road and Mead Lane Conservation Area	Medium	Slight Positive	Minor Beneficial

Whilst the demolition of the curtilage wall structure of St Michael’s House may be considered contrary to planning policy the agreement in principle of the masterplan for the campus by Arun District Council has indicated that this deviation from policy will be acceptable in these circumstances. The demolition of the Listed wall to enable access at the construction entrance to the site may be considered contrary to planning policy, however the heritage value of the wall in this location is considered to be negligible due to the modern extension.

The high quality design, layout and landscape proposals have been designed to be sympathetic to the surrounding built environment and are anticipated to result in an overall beneficial effect on the Listed Buildings of the campus and Conservation Area.

It is suggested that following demolition within the campus historic building materials are recovered and stored where appropriate and feasible. The stockpiling of historic materials may allow future repairs, maintenance and conservation work within the campus to be undertaken utilising historic materials. This may be preferable in some circumstances than trying to match modern materials to historic fabrics. The extent to which materials can be recovered will be dependent upon the suitability of materials and anticipated future use.

It should be noted that Conservation Area Consent for demolition of the Science Block and Listed Building Consents for the demolition of the two sections of wall will be applied for under separate but parallel procedures.



## 10.0 References

- Arun District Council (2000) Supplementary Planning Guidance: Conservation Areas
- BDP Architects (2010) Learning Resource Centre, Design and Access Statement
- DoE (1994) Planning Policy Guidance Note 15 Planning and the Historic Environment.
- Government Office for the South East (2009) The South East Plan: Regional Spatial Strategy.
- HMSO (1990) Planning (Listed Buildings and Conservation Areas) Act.
- Stride Treglown (2008) University of Chichester, Bognor Regis Campus. Initial Site Analysis Report
- WYG (2009a) University of Chichester Cultural Heritage Appraisal Report.
- WYG (2009b) The Dome Conservation Statement.



## Appendices





## **Appendix A - Assessment Methodology**



### Cultural Heritage Impact Assessment Methodology

No standard method of evaluation and assessment is provided for the assessment of impact significance upon heritage or setting of heritage features, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State’s criteria for Scheduling Monuments (PPG16, Annex 3), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

### Value

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives  Grade I Listed Buildings and built heritage of exceptional quality  Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives  Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.  Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives  Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association  Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)  Assets that form an important resource within the community, for educational or



Value	Examples
	recreational purposes.
Low	<p>Undesignated assets of local importance</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association</p> <p>Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</p> <p>Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.</p>
Negligible	<p>Assets with very little or no surviving cultural heritage interest.</p> <p>Buildings of no architectural or historical note.</p> <p>Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.</p>

### Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical Criteria Descriptors
Substantial	<p><b>Negative:</b> Impacts will cause severe damage to key characteristic features or elements of the setting or context; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><b>Positive:</b> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; restore key characteristics, features or elements of the setting or context; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features.</p>
Moderate	<p><b>Negative:</b> Substantial impact on the asset, but only partially affecting key characteristics, features or element of the setting of context; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p>



Magnitude of Impact	Typical Criteria Descriptors
	<p><b>Positive:</b> Benefit to, or restoration of, key characteristics, features or elements of the setting or context; reduce damaging or discordant impacts; improvement of asset quality; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved.</p>
Slight	<p><b>Negative:</b> Some minor loss of or alteration to, one (or maybe more) key characteristics, features or elements of the setting or context; change to the setting would not be overly intrusive or overly diminish the context. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><b>Positive:</b> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; slight improvements to the context or setting of the site.</p>
Negligible / No Change	<p><b>Negative:</b> Very minor loss or detrimental alteration to one or more characteristics, features or elements of the setting or context. Minor changes to the setting or context of the site. No discernible change in baseline conditions.</p> <p><b>Positive:</b> Very minor benefit to or positive addition of one or more characteristics, features or elements of the setting or context. Minor changes to the setting or context of the site No discernible change in baseline conditions. .</p>

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.



### Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Significance of Effects	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible / no Change
Very High	Major	Major Intermediate –	Intermediate	Minor
High	Major Intermediate –	Intermediate	Intermediate – Minor	Neutral
Medium	Intermediate	Intermediate	Minor	Neutral
Low Negligible /	Intermediate – Minor or Minor- Neutral	Minor or Minor - Neutral	Minor – Neutral or Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration.



## **Appendix B – Photographs**





**Photograph 1: Science Block viewed from tennis courts**



**Photograph 2: Curtilage wall of St Michael's House and cycle shelter to be demolished**



**Photograph 3: East elevation of St Michael's House showing rear setting and Science Block in distance.**



**Photograph 4: Listed Southern Boundary Wall showing modern brick section to be demolished east of pier**



## **Appendix C – Report Conditions**



**Heritage Statement, Learning Resource Centre, University of Chichester, Bognor Regis**

This report is produced solely for the benefit of **BDP Architects** no responsibility is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to WYG. In time improved practices, fresh information or amended legislation may necessitate a re-assessment. Opinions and information provided in this report are on the basis of WYG using due skill and care in the preparation of the report.

This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.

This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.

Reliance has been placed on the documents and information supplied to WYG by others but no independent verification of these has been made and no warranty is given on them. No liability is accepted or warranty given in relation to the performance, reliability, standing etc of any products, services, organisations or companies referred to in this report.

Whilst skill and care have been used, no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather related conditions.

Although care is taken to select monitoring and survey periods that are typical of the environmental conditions being measured, within the overall reporting programme constraints, measured conditions may not be fully representative of the actual conditions. Any predictive or modelling work, undertaken as part of the commission will be subject to limitations including the representativeness of data used by the model and the assumptions inherent within the approach used. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions.

The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors

November 2008

WYG Environment Planning Transport Ltd