Bognor

Historic Character Assessment Report

May 2009

Sussex Extensive Urban Survey (EUS)

Roland B Harris

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in association with Arun District Council

west sussex county council

East Sussex County Council

Brighton & Hove

ENGLISH HERITAGE

The Sussex Extensive Urban Survey (Sussex EUS) is a study of 41 towns undertaken between 2004 and 2009 by an independent consultant (Dr Roland B Harris, BA DPhil FSA MIFA), supported from January 2008 by a Research Assistant (Elizabeth Ruffell BSc MSc), for East Sussex County Council (ESCC), West Sussex County Council (WSCC), and Brighton and Hove City Council; and was funded by English Heritage.

Guidance and web-sites derived from the historic town studies will be, or have been, developed by the local authorities.

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1 INTRODUCTION

1.1 Background to the project

This report is an archaeological, historical, and historic urban character assessment of Bognor. It is part of the Sussex Extensive Urban Survey (henceforth Sussex EUS) that examines 41 towns across the ancient county.[1]

The Sussex EUS forms part of a national programme of such surveys initiated by English Heritage in 1992. The national programme is already well underway, with roughly half the English counties having been completed or currently undergoing study.

As the surveys have progressed, the approach has developed. In line with recent surveys, the Sussex EUS includes more modern towns, the main significance of which stems from the 19th and 20th centuries. Another recent innovation is the introduction of the characterization concept, comparable with the map-based techniques adopted by historic landscape characterization. This approach was developed in Lancashire (2000-4), and is further refined in Sussex.

The Sussex EUS has been funded by English Heritage, and supported in kind by the commissioning authorities: East Sussex County Council, West Sussex County Council, and Brighton and Hove City Council. A wide range of stakeholders (including district and borough councils, and Areas of Outstanding Natural Beauty) has supported the project.

In West Sussex the Sussex EUS forms part of the *Character of West Sussex Partnership Programme*,[2] aiming to provide guidance and advice on the protection and enhancement of all aspects of character in the county. Other historic environment projects come under this umbrella:

• Historic Landscape Characterisation (HLC) of Sussex

• Intensive Urban Survey of Chichester and Fishbourne

• Local Distinctiveness Study of West Sussex.

1.2 Aims and objectives

1.2.1 Aims

The aim of the Sussex EUS is to deliver a unique and flexible tool to aid the understanding, exploration and management of the historic qualities of 41 of the most significant towns in Sussex with a view to:

• archaeological and historic environment research and management.

• informing strategic and local policy.

• underpinning urban historic land and buildings management and interpretation.

• encouraging the integration of urban historic characterization into the wider process of protecting and enhancing urban character.

1.2.2 Objectives

Key objectives of the project include the:

• synthesis of previous archaeological and historical work.

• creation of a Geographic Information System (GIS) that maps and allows the analysis of archaeological events, monuments and urban plan components using information obtained from a variety of sources.

• analysis of the origins and development of each town by establishing and examining its principal plan components and existing standing structures.

• identification of county-wide Historic Character Types and attribution of the types to different areas within each town.

• preparation of a Statement of Historic Urban Character for each town, to include assessment of archaeological potential and Historic Environment Value.

• identification of gaps in the understanding of the past occupation and historical development of character of each town through the development of a Research Framework.

• advice to local authorities on the development of guidance derived from the town studies.

1.3 Outputs

The principal outputs of the project comprise:

• Historic character assessment reports. Documents (of which this is one) that, separately for each town, summarize the setting and pre-urban activity; synthesize current archaeological and historical research; describe the development from origins to the present day; assess the surviving historic character and historic environment value; and set out a framework for future research on the historic environment of the towns.

• Geographical Information System (GIS) for the historic environment of each town. The GIS underpins the analysis and mapping of the town

reports, and is available to local authorities as a unique tool to support their decision making. The EUS-generated GIS data includes historic buildings and archaeological data, and mapping of areas for which Historic Character Type, historic land use, and Historic Urban Character Areas have been defined. The GIS data will be maintained and updated by the respective West Sussex County Council and East Sussex County Council *Historic Environment Record* (HER).

• Informing historic environment management guidance specific to each local planning authority, for the 41 EUS towns and Winchelsea, produced under the new Local Development Frameworks, and subject to formal consultation procedures.

• Background papers for the Sussex EUS project. Documents that include the project design, a summary of the methodology and an overall bibliography.

1.4 The structure of this report

1.4.1 The Setting

This introductory section describes the topography, geology, communications, and pre-urban archaeology of the town.

1.4.2 History

The history of Bognor in this report can be a brief summary only. It aims to synthesize published research, and to provide a chronological overview of the development of the town as seen from documentary sources. The focus is placed on those matters – such as origins, economy, trade and institutions – that are most closely related to the urban historic environment today.

1.4.3 Archaeology

The archaeology section of this report draws on published and unpublished reports of excavations, archaeological assessments, and records of finds. This section also includes analysis of historic buildings (listed and non-listed) and the topography, the latter drawing on large-scale maps of Bognor from 1786 onwards. Again, this section follows a chronological structure, and focuses on aspects of the material evidence of the town's past that relate most closely to the historic environment today.

1.4.4 Statement of Historic Urban Character

Whereas sections on history and archaeology (above) explore the development of Bognor over time, this part of the report considers and defines the physical evidence of the past in today's townscape. It does this by means of a character-based approach, operating at three different scales: areas of common Historic Character Type; larger and topographically familiar Historic Urban Character Areas; and the whole town. Assessment is made of the Historic Environment Value of each of the Historic Urban Character Areas, taking account of the archaeological potential.

1.5 Principal sources

Bognor has been the subject of significant historical interest and archaeological investigation. The principal sources drawn on during the writing of this report are listed below. Many other sources have been used too, and full references have been given by use of endnotes.

1.5.1 History

Bognor has been the subject of several local histories, of which the most complete (but unreferenced) is that by **Gerard Young** (completed posthumously by his brother Derek Young), published in 1983.[3]

1.5.2 Archaeology

Although of little archaeological interest for its medieval and post-medieval archaeology until recently Bognor has become the subject of increasingly frequent investigation. The one published excavation within the EUS study area comprises:

Tribe's Yard, Bersted Street – 2001-2[4]

Unpublished excavations comprise:

The Old Scrapyard, Shripney Road, South Bersted – 2001[5]

43-7 Upper Bognor Road – 2001[6]

3 Sudley Road – 1999[7]

Outside the EUS study area there have been several sites that illustrate the pre-urban archaeological, and geoarchaeological, potential of the area:

Butlin's foreshore – 1998[8]

Pevensey Road – 1998[9]

Bognor Regis Community College, Westloats Lane – 1998/2002/2003/2005[10]

University of Chichester – 1999[11]

Butlin's Hotel – 2002-4[12]

The **West Sussex Historic Environment Record** (HER) database has been invaluable for providing the pre-urban archaeological context of the area.

1.5.3 Historic buildings

Bognor has a modest number of historic buildings, of which only the church at South Bersted is earlier than *c.*1500. Although barns and works buildings in South Bersted, of 18th and, especially, 19th-century date, were recorded prior to demolition at **The Old Scrapyard, Shripney Road** in 2001[13] and **Tribe's Yard, Bersted Street** in 2001-2,[14] no surviving buildings have been the subject of detailed archaeological study. English Heritage's statutory list of historic buildings is of use, though many of the descriptions date from the late 1940s and the early to mid-1970s and were necessarily produced without internal inspection. Very limited fieldwork only was possible during this assessment and focused on correcting dating derived from such sources, identifying hitherto ignored buildings of historic interest, and re-evaluating the dating and function of key buildings and monuments.

1.5.4 Geology and topography

The contextual discussion of the solid and drift geology has principally derived from 1:50,000 British Geological Survey digital data. Ordnance Survey Historic 25" maps for Epochs 1-4 (1876 onwards) have proved invaluable, especially as these have been used in digital form, allowing overlaying with each other and with other data. The Tithe Map South Bersted parish (1842: *West Sussex Record Office*) and earlier maps (including a plan of Aldwick manor of 1786[15]) have been digitized and rectified to fit the National Grid to allow comparison with other maps and data. RAF vertical air photo coverage of 1947 provides a useful snapshot in time, as does the modern equivalent flown for West Sussex County Council in 2001. All analysis and maps utilize the most recent large-scale Ordnance Survey mapping (digital MasterMap data).

1.6 Area covered by the report

The Sussex EUS assessment of Bognor covers the historic core of the town (together with the adjacent village of South Bersted, later engulfed by Bognor's suburbs) as defined by its extent in 1876.

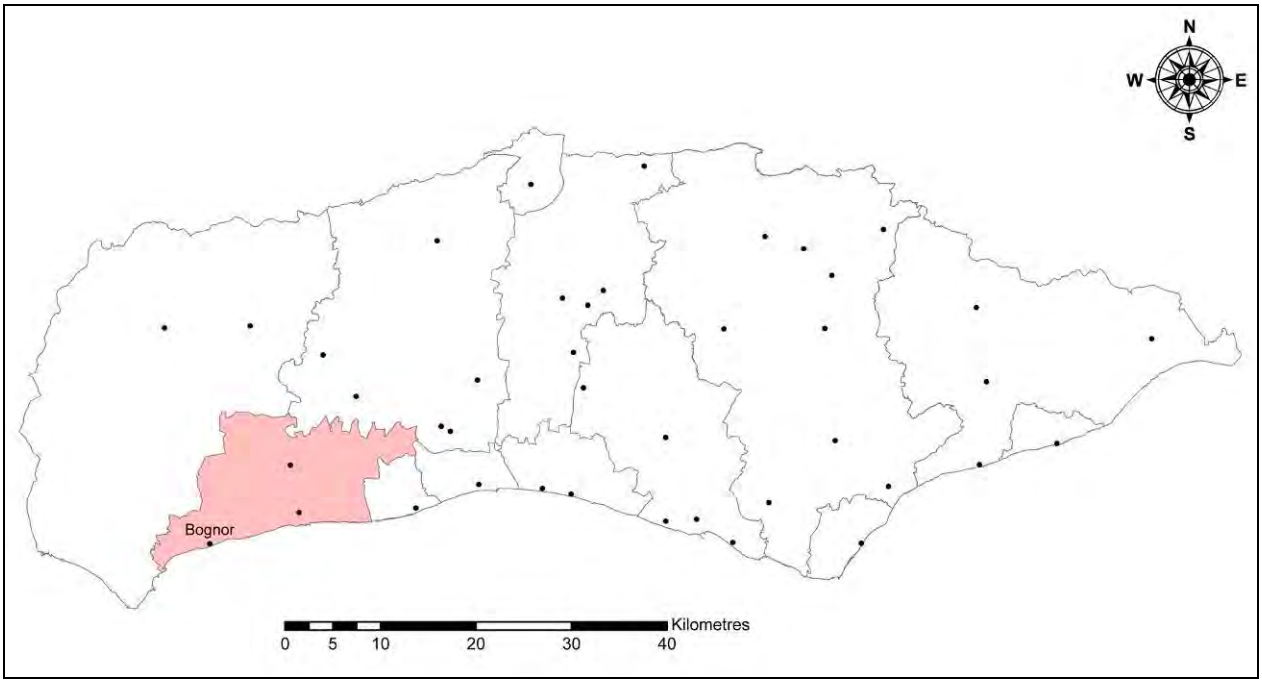

Fig. 1. Location of Bognor within Sussex. Arun District is highlighted and points locate the 41 Sussex EUS towns.

2 THE SETTING

Fig. 2. Fishing boats on the beach by Bognor pier.

2.1 Topography (Map 2)

Bognor is located on the Coastal Plain. Built on the coast itself, it is 10km north-east of Selsey Bill. Immediately east of the historic core of the town, a small river – the Aldingbourne Rife – debouches into the sea. The historic core of the town and the nearby village of South Bersted (absorbed by the expanding town) lie around 4.5-5.5m OSBM, rising to around *c.*7.5m OSBM near the railway station. Around 8km to the north of the town centre, the dip slope of the South Downs rises from the coastal plain, reaching local high points such as The Trundle (13.2km to the NNW) at 206m OSBM.

The principal shopping streets of the town are the south-west to north-east High Street, and the southern end of London Road, Suburbs extend to the north (up to 2.8km inland) and to the east and west, forming part of a continuously built-up coastal strip that extends from Pagham harbour to Middleton-on-Sea. The eastern extent of the modern town is largely contained by the Aldingbourne Rife, with the exception of the Butlin's holiday camp (through which it flows).

Modern Bognor Regis Civil Parish is almost entirely built-up, with the suburbs extending into adjacent parishes. The present parish comprises the southern part of the historic parish of South Bersted and a small (eastern) part of the historic parish of Pagham.

2.2 Geology (Map 2)

2.2.1 Solid geology

Along with the whole of Sussex, the rocks in the vicinity of Bognor are sedimentary. The historic core of the town is located on Tertiary strata, consisting of the clay of the Lambeth Group (Palaeocene) and the clay, silt and sand of the London Clay Formation (Eocene). Offshore there is an outcrop of Bognor Rock, which is a calcareous sandstone in the London Clay.[16]

Parallel to and *c.*150m north-east of the Upper Bognor Road/Chichester Road (i.e. including the area of South Bersted, and the north-eastern suburbs) the Tertiary strata gives way to the older relatively pure White Chalk limestones, of which the Downs is formed, in this case comprising the Upper Chalk Formation (Upper Cretaceous). The uplifting and gentle folding of the chalk began 70-75 million years ago and continued beyond the end of the Cretaceous period (65 million years ago) until as recently as 1.8 million years ago.

2.2.2 Drift Geology

The drift geology of the Bognor area shows the clays, sands and gravels of the tidal flat deposits together with the flanking sand and gravel raised beach deposits that mark the location of the former marshy estuary of the Aldingbourne Rife, on the east side of the town. The historic core of the town and the former village of South Bersted sit on the sands, silts and clays of brickearth. To the south of this the beach itself comprises clay, sand and gravel beach and tidal flat deposits, together with gravel storm beach deposits.

Raised beach deposits dating from an interglacial *c.*200,000 years ago, and reflecting a sea-level *c.*8m above that of today, have been identified in the Coastal Plain,[17] and survival of such deposits in the Bognor area was confirmed in 1999 through geoarchaeological investigation *c.*100m north of the Upper Bognor Road.[18] More recent geoarchaeological investigations at the Butlin's site have suggested catastrophic breaching of an offshore bar system resulting in inundation of the Aldingbourne Rife, possibly in the Mesolithic/Neolithic period.[19] Investigation of the Aldingbourne Rife channel itself showed that

the Holocene channel was modest compared to that in the Pleistocene: the palaeo-channel was *c.*550m wide and over 10m deep.[20]

2.3 Communications

2.3.1 Water

Bognor was a minor beach-based landing place from at least the 16th century, and possibly in the medieval period (see section 3.1.3). With the development of the resort in the late 18th century, there was a modest but significant beach-based trade (mainly colliers) until the advent of the railway (see section 3.2.1).

2.3.2 Road

Bognor lies at the southern end of the A29 road to London, and on the east-west A259 road from Littlehampton to Chichester: the A259 is effectively bypassed by the A27(T) *c.*6km to the north.

No roads in the immediate area were turnpiked.

2.3.3 Railway

The London Brighton & South Coast Railway (LBSCR) opened the Worthing to Chichester main line in 1846, with the nearest station to Bognor located 4.6km north of the town, at Woodgate. Bognor gained its own station when a branch line was built from Barnham to the town in 1864. The line was doubled in 1911, electrified in 1938 and remains in use today.[21]

2.4 Evidence for pre-urban activity

2.4.1 Prehistoric

Excavations within the EUS study area have produced limited evidence of prehistoric archaeology:

• 43-7 Upper Bognor Road – excavation in 2001 revealed significant evidence of Early Mesolithic activity (dated to 10300-8500 BP uncalibrated carbon years), in the form of worked flints (with microliths from hunting weapons such as spears and arrows; scrapers, a borer and a graver reflecting processing of raw materials; and waste flakes indicating flint-working on the site) and a rectangular arrangement of shallow gullies that probably represent a light shelter of *c.*7m x 8m (i.e. of a temporary camp). The worked flints also showed evidence of a much lower level of Neolithic and Bronze Age activity.[22]

• Tribe's Yard, Bersted Street – excavation in 2001-2 recovered a small assemblage of 74 residual worked flints, which included two bladelet fragments, two soft hammer-struck flakes, and a flake fragment representing Mesolithic activity on the site, with most of the rest of the assemblage of later prehistoric date.[23]

• The Old Scrapyard, Shripney Road, South Bersted – excavation in 2001 discovered six re-worked sherds of Middle/Late Iron Age pottery [24]

Elsewhere in or near the EUS study area, there have been prehistoric find spots, which include:

• Junction of A29 and A259 – during major roadworks in 1975 eight sherds of Iron Age pottery were recovered from two Roman features.[25]

• 10 Marshall Avenue – a Bronze Age hoard found in 1922 during digging of footings at the rear of the house, comprising *c.*80 palstaves and *c.*10 lumps of bronze [HER reference: 1216 – MWS2215].

• Michael Ayres School – a Bronze Age hoard found in 1957 during building works at a depth of *c.*600mm. It consisted of 14 socketed axes (and a part of another), a socket gouge and parts of others, fragments of sword blades, four cakes of bronze, and trimmings from castings [HER reference: 1415 – MWS2371].

• Daubeny Cottage, Bersted Street – Bronze Age and Iron Age pottery found in the garden and vicinity, probably in 2001-2 [HER reference: 7032 - MWS7083].

Although outside the EUS study area nearby sites further illustrates the nature of prehistoric occupation:

• Butlin's foreshore – archaeological investigations following storms in 1998, showed that the exposed tree trunks (dated to the Early Bronze Age) were not part of a submerged forest (as previously supposed), but had drifted downstream. Evidence for Bronze Age activity was found on the west bank of the former course of the Aldingbourne Rife in the form of pottery, worked flints and stakes forming a fence line.[26]

• Berghestede Road, North Bersted – excavation in 1975-6 revealed an Iron Age settlement (of 3rd to late 1st centuries BC), with a rectangular field system, and a single circular hut *c.*6m in diameter.[27]

2.4.2 Romano-British

One excavation within the EUS study area has produced evidence of Romano-British archaeology:

• 43-7 Upper Bognor Road – excavation in 2001 revealed some Roman-British remains, comprising a possible pit and several sherds of abraded pottery, suggesting that the site was cultivated but peripheral to settlement.[28]

Elsewhere in or near the EUS study area, there have been Romano-British find spots, which include:

• Junction of A29 and A259 – during major roadworks in 1975 fragments of pre-Flavian Samian pottery were recovered.[29]

• Daubeny Cottage, Bersted Street – Roman pottery found in the garden and vicinity, probably in 2001-2 [HER reference: 7032 – MWS7083].

Outside the EUS study area two sites further demonstrate considerable Romano-British activity in the area:

• Bognor Regis Community College, Westloats Lane – two archaeological evaluations followed by an excavation in 1998 revealed a Roman field system probably established in the 1st century AD, with floor and roof tiles and the filling of field ditches with domestic refuse suggesting nearby Roman buildings.[30] Another evaluation in 2005 revealed two ditches containing probably residual Late Bronze Age pottery, which appeared to be part of the same Romano-British field system.[31]

• Pevensey Road – excavation in 1998 revealed a field system, probably established in the late 1st or early 2nd century, similar to that at the nearby community college site (see above).[32]

2.4.3 Early Anglo-Saxon

There have been no discoveries of Early Anglo-Saxon finds or features in the EUS study area (see section 4.1.2 for Middle and Late Saxon periods).

2.4.4 Implications of pre-urban archaeology

The implication from the pre-urban finds is clear: although the excavations have been limited in scale within the EUS study area, together with findspots in the historic core and major sites nearby, these show that there was human activity in the area from the prehistoric period onwards and the possibility of pre-urban finds and features should be anticipated in any archaeological excavations in Bognor.

3 HISTORY

3.1 Origins: 7th-18th centuries

Fig. 3. Church of St Mary Magdalene, South Bersted.

3.1.1 Place-name

The name *Bognor* is recorded (as *Bucgan ora*) from *c.*957 in a forged charter (purporting to be of *c.*680) that describes the bounds of Pagham.[33] The first element of the name here derives from the Old English personal female name *Bucge*. The second element, Old English *ōra*, means bank, with the more precise meaning in a place-name context in the south of England being 'flat-topped ridge with a convex shoulder', possibly reflecting the line of the South Downs rising above and behind the coastline near Chichester Harbour (where similar use would apply to Itchenor, Keynor and Eleanor Farm (Wittering).[34]

The name of *Hothamton*, coined by the founder of the resort, Sir Richard Hotham, in the 1790s failed to displace the older name, which quickly reasserted itself. The expansion of the name to *Bognor Regis* was made at the instigation of the urban district council in 1929, following George V's convalescence just outside the town (at Craigwell House, Aldwick) earlier in the year.[35] The king's famous and possibly apocryphal expletive 'Bugger Bognor' has been attributed as his reaction both to the proposed name change, and, whilst on the point of death, to the implausible suggestion that he might convalesce once again at the town.[36]

3.1.2 Church

Bognor had a medieval chapel dedicated to St Bartholomew, which in the *Taxatio Ecclesiastica* of Pope Nicholas IV in 1291 is described as being dependent on the church at Pagham (itself a pre-Conquest minster[37]).[38] The chapel had long been without a priest when, in 1384, a chaplain was appointed by the Archbishop of Canterbury (Bognor, as part of Pagham, being a pre-Conquest holding of Canterbury). In 1465 the living was united with Bersted (which although then styled as a parish church and having had a vicarage ordained before 1291, also originated as a chapel of Pagham). Services may have continued at Bognor, but around *c.*1518-20 the chapel was lost to coastal erosion.[39]

There were no papists and two Nonconformists recorded in Bersted in the religious census of 1676,[40] and in 1717 six families were Anabaptists.[41]

3.1.3 Economic history

Medieval Bognor was the eastern tithing of Pagham parish until becoming part of Bersted *c.*1465 (see above, section 3.1.2). In both 1327 and 1332 the *Villata de Bogenor* had 11 taxpayers, suggesting a population of perhaps around 55.[42] A reduction in rents in 1426 was made for tenements destroyed by the sea at Bognor.[43] More severe coastal erosion *c.*1518-20 resulted in the loss of the church and many houses.[44] Despite this, in 1524 the tithing had 12 taxpayers.[45] Even allowing for inaccuracy or hyperbole in the account of the events of *c.*1518-20 – a reference, by the prior of Canterbury, *c.*1538 to the earlier losses – this suggests that there had been some modest expansion by the early 16th century. The subsequent level of settlement at Bognor is difficult to determine, as population after 1524 is not recorded for the tithing: in 1676 there were 200 adults (perhaps a suspiciously rounded figure), for Bersted, suggesting a total population of *c.*260; and in 1717 there were 'about 70 families' in the parish of South Bersted, suggesting a total population of *c.*315.[46] While much of this population was concentrated in the hamlets of North Bersted and Shripney, and, especially, the village of

South Bersted, there were in the 18th century minor hamlets at Bognor. In 1778 these comprised Little Bognor, around the junction of Upper Bognor Road and Neville Road; Great Bognor, equating with the High Street; and an unnamed cluster of buildings on the beach just to the west of where the pier is now located:[47] collectively the scattering of houses (and the subsequent nascent resort) were often called Bognor Rocks. The buildings on the beach were evidently 'fishing houses' in 1724,[48] 'fishing shops' in 1786,[49] and appear to be identical with the 'Bogener Stade' marked on a Survey of the Sussex coast in 1587, which was undertaken in obvious response to the greater Spanish threat.[50] This suggests that Bognor was a minor beach-based landing place from at least the 16th century, although sporadic medieval references to the port or haven of Bognor have been identified with the mouth of Aldingbourne Rife, on the eastern side of the parish.[51]

3.2 The emerging resort: *c.*1784-1840

3.2.1 Economic history

Like Worthing (and to a degree, Eastbourne, although the earlier village here was more substantial), the seaside resort of Bognor developed in the 18th century in an essentially rural setting (see above, section 3.2.1). Bognor differed from these other examples, however, in that it originated as the speculative development of a single man: Sir Richard Hotham. Born in York in 1722, he established himself as a hatter in London in the 1840s, and, with an expanding business, by 1860 had diversified and joined his father in chartered shipping for the East India Company. In 1764 Hotham purchased a farmhouse near Wimbledon, rebuilding it as Merton Place, and became still more of a country gentleman when knighted in 1769. After being elected a member of parliament for Southwark in 1780, he lost his seat in 1784 and that summer – as was the fashion – headed for the seaside to rejuvenate.[52] Hotham stayed at a farmhouse on the north-eastern side of the hamlet of Great Bognor, and returned there for the following two summers. In December 1786 Hotham purchased the farmhouse and, in January 1787, began to rebuild it as a large mansion, which he named Bognor Lodge. Hotham's intentions for a seaside resort were evidently already developing by this time, and the parish register records the laying of the foundation stone as being for a 'public bathing place'. Sir Richard Hotham's plans for a resort saw him purchase extensive areas of land by

Fig. 4. Chapel House (now Hotham Park House).

1788, principally along the coast. Although his estate, when auctioned by his heir in 1799 and 1800, eventually extended from Flansham to Aldwick, the new resort was set out nearer his own mansion.[53]

The first development in 1788-9 comprised two adjacent four-storey terraces of lodging houses for visitors in what is now West Street (under what is now the Queensway development), Hothamton Place (demolished 1935) had a frontage of 52m, and comprised seven residences, while East Row (demolished 1955) had a frontage of 43m and six residences. Although set back over 200m from the seafront, the rather isolated location mean that both terraces had uninterrupted views of the sea across Hothamton Field (now Waterloo Square). To the south-west of the lodging houses was the Fox alehouse (on the south side of Aldwick Road, where it joins West Street) which Hotham acquired and extended in 1789 to create The Hotel. To the south of this he built the Subscription Room, containing a room for entertainments, a library, heated seawater baths, and two shops. It was with these limited facilities and accommodation that the new resort had its first official season, in the summer of 1791.[54]

Hotham added substantial lodging houses in 1792-3, away from the sea on the Upper Bognor Road, and near his own new mansion, Chapel

Fig. 5. Northcliff House, 45-7 Upper Bognor Road.

House, of 1792 (Fig. 4). Spencer Terrace appears to have been built first, comprising a large central terrace (Northcliffe House, 45-7 Upper Bognor Road) of four residences (two of which had nine bedrooms), with flanking detached wings (one divided into two houses, the other a single residence). Grander still was the adjacent Crescent, again comprising three blocks: the central building (Dome House) comprised three separate houses, which could be combined into a single mansion capable of accommodating the grandest of visitors. Hotham's modest collection of 30 lodging houses provided a quieter alternative to large resorts such as Brighton and by 1795 Bognor was attracting the gentry and nobility, including the Duke and Duchess of Devonshire. The following year the Countess of Jersey was resident at the Dome when visited by the Prince of Wales for 10 days in September 1796. Whilst falling short of the royal endorsement that Hotham craved, his new resort was evidently fashionable. The capital investment and running costs were huge, however, and Hotham's debts were mounting at the time of his death in March 1799.[55]

The level of debt was such that Hotham's wishes for expansion of the resort by his heirs were wholly unfeasible, and the estate was sold off into multiple ownership at auctions in 1799 and 1800. A combination of legal proceedings over the former estate and a reluctance to develop amongst the new landowners saw little new building in the resort in 1800-5, although the construction of the seafront terrace of Rock Buildings *c.*1804 was a significant exception. Evidence of the quiet fashionability of Bognor at this period includes the fact that the young Princess Charlotte stayed at Dome House for the summers of 1808-11. Development accelerated in the following decade and involved local builders and tradesmen: West Street, The Steyne and the western end of the High Street began to be developed from *c.*1816-18. Larger schemes were envisaged, although more was achieved by individual speculators than the over-ambitious companies (such as the Bognor New Town Company set up in 1825, and almost immediately renamed the Bognor and Aldwick Improvement Company). For example, in 1826 Richard Clark built the New Crescent on the seafront (which included the Clarence Hotel and was later known as Colebrook Terrace: demolished 1947), employing the architect Samuel Beazley. Inland, in 1827 Lord Arran employed John Shaw to devise a more Hotham-like scheme for 13 large villas in spacious grounds, although only two were built, of which Sudley Lodge survives. At the west end of the resort the loss of Hotham's hotel to fire in 1826 saw a replacement built in 1828, 200m to the

Fig. 6. The Norfolk Hotel.

Fig. 7. The former Assembly Rooms, 2 Sudley Road.

north on West Street (the Claremont Hotel). More substantial was Andrew Sarel's nearby Norfolk Hotel (later the Royal Norfolk Hotel), built in the early 1830s. With the new houses and hotels came new, or renewed, resort facilities. As a result of coastal erosion, in 1823 the library relocated from its site to the new-built Manor House, slightly inland, where it was expanded and provided with an adjacent billiard rooms and garden. Another library, this time including a bazaar, was built by Robert Knapton in the early 1820s (61-5 High Street). In 1824-5, James Smith, a Bognor painter and glazier, built the public Bath House in the Steyne, with heated piped seawater. Clark's New Crescent of 1826 also included baths. Assembly Rooms were built in 1837 (2 Sudley Road). These facilities did little to change the quiet and genteel nature of the resort, which continued to attract the nobility, including, for several summers in the late 1820s, the young Princess Victoria.[56]

The gradually expanding resort was serviced by the expected range of trades that, by 1840, included eight bootmakers, six tailors, drapers, hat makers, milliners, brewers, grocers, bakers, and wine merchants.[57] The growth of the resort also saw an increase in coastal trade. Colliers landed coal from the north-east directly on the beach, although even in 1835 the tonnage was a modest 1,686, and significantly below the 4,000 tons landed on Worthing beach.[58]

There are difficulties in assessing the population of Bognor in this period. First, the parish-level figures include the village of South Bersted and the hamlets of Shripney and North Bersted. Second, the decennial census dates from 1801-41 occurred from March 10th to June 6th and, thus, do not represent the resort at its seasonal peak. Neither problem is overly significant, however, since the other settlements in the parish saw little change and the proportion of permanent residents in the resort grew rapidly from *c.*1800. By the date of the first decennial census in 1801 the parish population had reached 737, representing significant growth from the estimated population of *c.*315 in 1717 (see section 3.1.3). Thereafter population grew steadily to 1,195 in 1811; 1,851 in 1821; 2,190 in 1831; and 2,490 in 1841.

3.2.2 Church and religion

Although Hotham paid for improvements in the parish church at South Bersted, which included renewal of the gallery (for which he sought permission in 1788), in 1793 he began to build his own chapel in Bognor, adjoining, and giving the name to, his new house. Although at this time Hotham claimed it would be for private family use only, it was evident – not least to the vicar and, until then, good friend, the Reverend Thomas Durnford – that his plans were for public

Fig. 8. St Alban's chapel: the remaining clock-tower.

use, but only for those selected by Hotham. After much dispute, the chapel (dedicated to St Alban) finally opened in 1797, with a chaplain from London appointed for the three summer months. After the deaths of Hotham and, the following year, Reverend Durnford, the new vicar was licensed to officiate at the chapel. The chapel is last recorded as being used in 1841, and was demolished (apart from the surviving clock-tower) in 1859.[59]

A more substantial chapel of ease, dedicated to St John, was built on the east side of the Steyne in 1821, by Daniel Wonham and sold to a trust (which included the parish vicar) the same year. It was consecrated in 1822.[60]

The Hanover chapel, for Independents, or Congregationalists – was built in London Road in 1826 (closed 1869, demolished 1966).[61] A Methodist congregation met in a cottage in Bognor from *c.*1819.[62] In 1840 they moved to a purpose-built chapel in the High Street.[63]

3.2.3 Defences

The advent of the French Revolutionary and Napoleonic Wars (1793-1815) brought troops to the Bognor area. There were no barracks in Sussex before 1793, but in June 1795 the 1st Company of the Radnor Militia established themselves at Aldwick Green, 1.5km west of the nascent resort.[64] A second barracks for 80 infantry was in existence on the coast itself at Barn Rocks by March 1798. Within Bognor itself there was no barrack accommodation in June 1803, but, with renewed fear of invasion by Napoleon, in November a new barracks was near completion (located immediately north-west of the grounds of Chapel House – now Hotham Park). In 1806 this accommodated one battalion, in 1808 it was a military hospital (for soldiers with ophthalmia, contracted at the Cape of Good Hope or in the Mediterranean), and it was last recorded in 1816.[65]

3.2.4 Urban institutions

In 1822 an Act of Parliament created a Board of Commissioners for the Improvement of the Town of Bognor. The board had limited powers and responsibilities, as Bognor remained part of the parish of South Bersted. One immediate action was the instigation of a weekly market (using Richard Clark's speculatively built market house of 1821, on the east side of the Steyne). In 1835 the powers of the board were extended to include water supply, paving, lighting and cleansing, and finance was to be raised through rates. The new Assembly Rooms in Sudley Road (1837) also functioned as the town hall.[66]

Fig. 9. Bognor station: opened 1864, rebuilt 1900-2.

A charity school (the Jubilee School) for poor girls was founded by Mrs Wilsonn, of Dome House, in 1810, stimulated by the interest of Princess Charlotte and Dr John Davis, a young physician who had, in 1807, published a book on Bognor extolling its healthiness, especially for children. This appears to have been a National School and a new school building was constructed in 1817, at the west end of the High Street. A second smaller charity school for girls was founded in the early 1820s by Mrs Smith: this was located in Laurel Cottage in her grounds at Bersted Lodge. A National School for boys was founded next to South Bersted church *c.*1815.[67] In 1832 a National School for infants was founded in London Road.[68]

3.3 The town: *c.*1840-2009

3.3.1 Economic history

The period began with the arrival of the railway in Sussex, first connecting the larger port of Shoreham to Brighton (1840: connecting to London in 1841), followed by the coastal main line from Shoreham to Worthing (1845) and on to Chichester (1846). The coastal line bypassed Bognor, however, so that the nearest station was at Woodgate, 4.6km north of the resort. Although the lack of a direct railway line precluded the rapid expansion seen, for example, in the 1840s

Fig. 10. Bognor Pier.

in Brighton and Hove, Bognor had not established itself on the basis of good communications, and the quiet resort continued its modest growth. The parish population of 2,490 in 1841 rose by 638 in the next two decades, before rising by 666 in the next decade alone. These totals were still less than the number of visitors, which, for example, in 1873 numbered *c.*4,000 visitors.[69] Doubtless the acceleration in growth in permanent residents and visitors was in large part a result of the opening of Bognor's own branch line in 1864.

The building of the railway line to Bognor itself was initially only followed by minor developments of the resort. A pier was built in 1865 (and acquired by the town in 1876), followed, by 1870, by the provision of a substantial concrete sea wall topped with a brick-paved promenade. More essentially, the town gained a waterworks in 1874, and mains drainage in 1879. New Assembly Rooms were built in Canada Grove, opposite the railway station in 1886 (the old ones having become the Bognor Club in 1871). The late Victorian and Edwardian periods saw little in the way of civic addition to the resort attractions, beyond the addition of a bandstand on the seafront in 1910, with the town council unable, or unwilling, to even maintain the pier: in 1909 the pier, which had been condemned as unsafe, was handed over to a private company that repaired it over the next two years and added a theatre, cinema and shops at the shore end. Private enterprise saw the creation of the Olympian Gardens at the southern end of Lennox Street in 1890 (remodelled for summer shows in 1900), the building of a shopping arcade off the south side of the High Street in 1902 and, between this and the seafront, in 1910 the Kursaal (literally, 'cure-hall', the name derived from public buildings at German health resorts), combining an entertainment hall and pierrot theatre, roller-skating rink and grand tea-room.[70]

The principal social event for Bognor in this period took place not in the town, but on the Downs 12.5km to the north-west. The annual race meeting at Goodwood in late July and early August, had begun in 1802 and by the 1840s attracted the rich *en masse*. Bognor offered suitable accommodation within the easy range of private coaches, and, until rendered obsolete by the motor car by the outbreak of the First World War, the race season became a lucrative high point in the town's season, and a departure for the otherwise placid resort.[71] The stimulus of Goodwood Week lay behind another plan to develop the seafront. Launched in 1880, the scheme was to comprise a crescent of 31 13-bedroomed houses between Lennox Street and York Road, but only the western four houses of Cotswold Crescent were built.[72]

In the late 19th century Bognor became increasingly a place for convalescence. The opening of the Merchant Taylors Company 45-bed convalescent home in East Row (Fitzleet House) in 1870 was followed by other examples that included the Cripples' Home at Aberdeen Cottage, Belmont Street (1880); and the Princess Mary Memorial Home and the Victoria Convalescent Home (both opened in 1900, on the seafront east of Clarence Road: demolished 1980).[73]

The population of Bognor continued to grow steadily in the late Victorian and Edwardian periods. From 3,128 in 1871 the population of South Bersted parish rose to 4,166 in 1891, then, following the creation of its own parish in 1894 and further increase in its area in 1900,[74] the population for Bognor itself was 6,180 in 1901, rising substantially to 8,142 in 1911.

Although the varied Victorian and Edwardian developments in Bognor reflected a diversification of its visitors and an increase in their overall numbers, the town retained a quiet and genteel character, and still attracted the

wealthy. This was to change after the war. The council began to take more of a role in development of facilities, in 1921-2 relocating part of an aircraft factory from Middleton to the rear of Hothamton Place (which they had bought) to create the Pavilion (a dance hall and entertainments centre); in 1921-5 converting the meadow of Waterloo Square to gardens and bowling greens; in 1926-*c.*1930 purchasing and setting out Marine Park Gardens; in 1935 demolishing Hothamton Place to extend the gardens and car park of the Pavilion; and in 1937 opening the Western Band Enclosure (on the seafront by the Royal Norfolk Hotel), which housed the new municipal orchestra. The Kursaal became the Theatre Royal in 1919, with its roller-skating rink becoming a dance hall in 1923.[75]

More significant for the future direction of the resort was Billy Butlin's first enterprise in the town: in 1930 he took over the Olympian Gardens and created the first fun-fair in Bognor. The following year he took over a newly erected restaurant and tea garden, on the site of the abortive Cotswold Crescent, and converted them to an amusement park, followed in 1933 by the replacement of a garage with a zoo.[76]

Although the king's famous convalescence at Aldwick in 1929 (section 3.1.1) showed that the town had retained its ability to attract royalty, it almost certainly raised awareness of scope for seaside residential development. That same year, the West Bognor Estates Company was founded, and set about building substantial suburbs of villas in the Aldwick area.[77]

The bomb damage to Bognor in the Second World War was significant, with 33 people killed and destruction of around 58 houses.[78] With its coastal location Bognor was chosen as the location for one of the nine major batteries along the Sussex shoreline.[79]

After the war, the resort quickly resumed business. The council provided the Western Band Enclosure with a canvas roof in 1946 and with a more solid asbestos one the following year (become the Esplanade Concert Hall and, later, the Esplanade Theatre). 1947 also saw the opening of Hotham Park, the former Chapel House estate of Sir Richard Hotham, as a public park. Also in 1947, the former Kursaal re-opened as the Rex Entertainment Centre. At the same time the council demolished neighbouring Colebrook Terrace, replacing the impressive seafront mansions with a putting green. Similar civic thinking followed a fire at the Pavilion in 1948, which was demolished in 1949 and replaced in 1950 by tennis courts. In 1955 listed

Fig. 11. Butlin's holiday camp: chalets of *c.*1960.

East Row (Fitzleet House) was also demolished, after which its site and that of the Pavilion became a new road (Queensway), a council car park and a block of flats (1960). With the council keen to clear Butlin's amusements from the Eastern Esplanade, it came to a deal with him in 1958, in which this area was given to the town in return for a lease on the undeveloped Brooklands site around Aldingbourne Rife on the eastern edge of the town, where he would build a holiday camp. This opened in 1960, with 3,000 visitors in the first week, and 30,000 over the first season, and residents of the town were able to use the facilities in the off-season for a modest subscription. Meanwhile the council's grand plans for the seafront east of the pier were changed repeatedly, variously including tower blocks, theatre, civic centre, conference centre, multi-storey car park, pedestrianized Esplanade, raised promenade, escalators to the beach, mono-rail, casino, and motel. By 1968 the only steps taken had been demolition of the Carribean Hotel (formerly the Beaulieu and Beaulieu Downs). This was followed, apparently marking final commencement of the scheme proper, by demolition of the former Kursaal buildings of the Rex and Theatre Royal in 1975, which was in progress when the whole redevelopment scheme finally collapsed. Eventually, a much more modest entertainments

Fig. 12. Methodist church (1925).

centre (the Bognor Regis Centre) opened in 1980, followed by blocks of flats to the west (Mountbatten Court).[80] Meanwhile Butlin's holiday camp continued to grow, with major refits in 1987 (when it was renamed Southcoast World), and 1998 (when the fabric Skyline Pavilion was created to give greater all-weather space). The Shoreline hotel was added in 2005, and Bognor remains one of only three surviving Butlin's camps.[81]

As with other seaside resorts, however, Bognor became increasingly a place of residence, and this is reflected in the population growth, which rose from 13,521 in 1931 to 28,941 in 1961, 34,447 in 1971 and, with a more extensive area, 45,110 (although only 22,555 in the parish of Bognor Regis itself) in 2001.

3.3.2 Church and religion

Bognor became an independent ecclesiastical parish in 1873, with its parish church as the former chapel of ease of St John, in the Steyne (see section 3.2.2). A replacement church, also dedicated to St John, was built in London Road in 1880-2 (Arthur Blomfield). The old chapel in the Steyne was demolished in 1891. The expanding population meant that there was a need for a second Anglican church, met in 1908-10 by the building of St Wilfrid's, Victoria Drive. This became the parish church in 1971, and St John's, London Road, was demolished the following year. Anglican chapels were built to the east of Dome House *c.*1852 (for St Michael's Woodard Girls' School: closed 1940), and next to East Row (later Fitzleet House), West Street, in 1867 (for the Merchant Taylor's Convalescent House: demolished 1955).[82]

Provision for Protestant Nonconformism and Roman Catholicism also developed in the later 19th century and early 20th century. There was a Roman Catholic (Servite) mission in Bognor from July 1881, which built a permanent church and priory of Our Lady of Sorrows, in Clarence Road in 1881-2 (priory demolished *c.*1980). The Congregationalist Hanover chapel in London Road was replaced by a new church on the corner of London Road and High Street in 1869. The new chapel was demolished in 1929, and replaced by the present church (now styled United Reformed Church) in Linden Road in 1930. The Hanover chapel was initially retained as a Sunday school, becoming a lecture hall by 1876 and the Victoria Theatre in 1897 (closed 1903), and was finally demolished in 1966. The Wesleyan Methodist chapel of 1840 in the High Street closed in 1925 (and was demolished 1980), being replaced by the present church on the corner of West Street and Waterloo Square. A Primitive Methodist chapel was built on the west side of the Steyne in 1876 (closed 1932, then used by the Plymouth Brethren, and demolished 1975). A Baptist church was opened in 1903 in Canada Grove, and was replaced in 1964 by a new church in Victoria Drive (the Canada Grove church becoming a Salvation Army hall).[83]

3.3.3 Urban institutions

During the 19th and 20th centuries Bognor has seen the development of a range of social and public functions that did not exist previously. The details of these are beyond the scope of this brief account, but the principal institutions are included.

In 1880 the local board acquired the former Jubilee School building (see below), which, after modification, opened as the town hall in 1882. In 1894 the board was succeeded by Bognor Urban District Council, and by 1900 it had taken over responsibility for South Bersted village and the eastern part of Pagham parish. In 1929 the council began building a purpose-built town hall in Clarence Road.[84] In 1974 the urban district was replaced by Arun District, under the Local Government Act 1972, although council offices were retained.[85]

The town gained its first police station on the corner of Station Road and London Road in 1867.[86]

Fig. 13. Town Hall, Clarence Road.

Following the Education Act 1870, a school board for Bognor was established in 1871 (the first in West Sussex), with a Board School opening in Lyon Street in 1874. The Jubilee School and the Infants' School closed soon after. A second Board School opened in what was still the separate hamlet of North Bersted in 1879, moving to Laburnum Grove in 1967 (now Laburnum Grove Junior School). The National School at South Bersted was rebuilt in 1884, and gained new premises in Church Lane for juniors in 1963 and for infants in 1991 (now styled South Bersted C of E School). The Servite priory founded a school in 1899, which relocated to the present site in Glamis Street in 1927 (now styled St Mary's Catholic Primary School). The Nyewood C of E School opened in Richmond Avenue in 1900, relocating to Brent Road, off Amberley Drive, in 1975. 1938 saw the opening, on the north-western side of the town, of a council infants' school (in 1963 given new buildings and named Glade County Infants), junior school (given new buildings in South Way in 1958 and renamed the Michael Ayres School in 1960), and separate senior schools for girls and boys. The senior schools became secondary modern after the Education Act 1944, and merged in 1959 (becoming the William Fletcher School): in 1967 they combined with the Bognor Regis Grammar School (itself opened 1959) to become a comprehensive, since 1982 styled Bognor Regis Community College. The former National School at Pagham (founded 1825) relocated to Raleigh Road, Rose Green, in 1951 becoming Rose Green County Primary. The Lyon Street school moved to new premises in London Road in the 1960s, becoming the Edward Bryant School, with the old buildings demolished in 1969. Higher education was established in 1946 with the opening of the Bognor Regis Training College for teachers in Hothamton Cresent (now part of the University of Chichester).[87]

A cottage hospital was opened in Springfield House, Chichester Road, in 1919. Initially equipped with eight beds, it was soon inadequate for the growing town, and was succeeded in 1932 by the War Memorial Hospital, which had 29 beds and an x-ray department.[88]

From 1914 the New Assembly Rooms in Canada Grove (1886) had mixed use, which included the Picturedome cinema.[89] The town's first cinema was created in the 1890 pavilion at the sea-end of the pier in 1909, and moved to the shore-end hall (the Electric Palace) in 1911.[90] The 920-seated Odeon cinema, 64 London Road, opened in 1934.[91]

Bognor Lawn Tennis Club was founded in the 1880s in Lyon Street, moving in 1908 to the Upper Bognor Road and merging in 1912 with a tennis club that had been founded in 1905 at the Nyewood Lane sports field: this became the tennis club location thereafter.[92]

Fig. 14. The Picturedome cinema (formerly the New Assembly Rooms).

4 ARCHAEOLOGY

4.1 Origins: 7th century to *c.*1784 (Map 6 and Fig. 18)

4.1.1 Buildings

Fig. 15. St Mary Magdalene, South Bersted: nave looking north-east.

There are no identified medieval buildings surviving in the historic core of Bognor. The only building known to have survived from the pre-Hotham period is on the northern edge of the hamlet in the Upper Bognor Road area named *Little Bognor* on Yeakell and Gardner's 1778 map (Fig. 18). Myrtle Cottage, 67 Mead Lane is a modest flint-cobble cottage, with brick quoins and thatched roof, probably of early to mid-18th-century date (a similar flint and thatched cottage at Little Elms, 31 Hook Lane, has later details – such as Gothic sash window bars – and probably dates from the Hothamton period).

The **church of St Mary Magdalene at South Bersted** was, along with the rest of the small village, wholly detached from Bognor until the town reached it by *c.*1900, and only engulfed by the growing suburbs since 1945. The church is largely of 13th-century date, although the projection of eastern buttressing of the tower into the nave interior – which dates from *c.*1240 – suggests that the lower stage of the tower may be slightly earlier. The aisled nave has five-bay arcades of alternating round and octagonal piers, with round moulded capitals carrying simple two-ordered chamfered arches. Two of the north aisle windows are 14th century, while the remainder are 16th century. The chancel was modified in the 19th century with an aisle added to the north side, but one lancet on the north side and three on the south side survive from the 13th century. The exterior has been largely refaced in the late 19th century. Several pre-Hotham houses also survive in South Bersted: The Farm, 1-2 Shripney Road (a timber-framed and thatched house, probably of 16th or 17th-century date); Berghestede House, Shripney Road (17th century, remodelled, with fine knapped flint and brick quoins); 104 Highfield Road (17th century, brick); Queen Victoria House, Bersted Street (a former tavern, brick built, dated 1752, but very possibly earlier); and Vicarage, Boniface and Primrose Cottages, Bersted Street (the south-western Bognor Rock part dated 1726, with the flint north-eastern part being an addition).

4.1.2 Excavations

Archaeological excavation has yet to elucidate the nature of the small agricultural and fishing hamlets of Bognor that were incorporated within the late 18th-century resort by Sir Richard Hotham. Early medieval finds and features have been discovered to the rear of **43-7 Upper Bognor Road** in 2001 – comprising 62 sherds of late 6th to early 7th-century pottery and a contemporary sunken feature building, or hut – but the site had been abandoned by the

Fig. 16. Vicarage, Boniface and Primrose Cottages, Bersted Street, South Bersted.

Fig. 17. Myrtle Cottage, 67 Mead Lane,

mid-7th century and there was no evidence of later medieval or early post-medieval occupation.[93]

More significant evidence of Saxon and medieval occupation has been discovered away from Hotham's resort at South Bersted. At the **Old Scrapyard, Shripney Road, South Bersted** excavations in 2001 revealed evidence of occupation in the vicinity from the Middle Saxon period to the 14th century. Pottery from *c.*650-900 dated several pits in the southern part of the site, which included two that possibly relate to a garderobe. The majority of features and finds from the northern part of the site dated from *c.*1150-1350, and probably represent use of the rear of a plot fronting Shripney Road. There was no evidence of activity on the site in the later 14th century or 15th century, perhaps reflecting contraction of South Bersted. A solitary late medieval gulley appears to mark a boundary on a different alignment, and is consistent with renewed use of the site after a period of abandonment.[94] Around 125m to the east-south-east, excavations at **Tribe's Yard, Bersted Street** in 2001-2 produced further evidence for Saxon and later medieval occupation. Features of Middle Saxon date were limited to a single post-hole or small pit containing an assemblage of pottery of *c.*650-750. More numerous were the finds and features from *c.*900-1300, which included pits and ditches, probably representing usage of the rear of a plot fronting on to Bersted Street. A lack of evidence for later medieval activity suggests abandonment in the 14th century.[95]

4.1.3 Topography

The pre-Hotham topography is captured by Yeakell and Gardner's 1778 map (Fig. 18) and shows the Upper Bognor Road in existence as part of the road from Felpham to Chichester (with the small cluster of houses in the area marked by later nos. 37 to 53 named *Little Bognor*). Leading from this was the road leading to the shore now known as High Street and West Street: on the shore were fishermen's huts (see section 3.1.3), with the scattered houses of what Yeakell and Garder call *Great Bognor* stretching along the road between modern Queensway and the southern entrance to Hotham Park. The village of South Bersted in 1778 was ranged along Bersted Street and its northern continuation of Shripney Road. In the case of South Bersted this almost certainly represents the late medieval arrangement (although we have seen from archaeological evidence that the village here probably contracted after 1300:

Fig. 18. Yeakell and Gardner 1778 map (detail).

Fig. 19. Dome House, the Crescent (now part of the University of Chichester, Upper Bognor Road).

section 4.1.2). The lack of excavations or surviving pre-18th-century houses in Hotham's resort, and the documented loss to erosion of the chapel and houses *c.*1520 (see sections 3.1.2 and 3.1.3) means that the medieval topography of Bognor, and its relationship to the hamlets and roads of 1778, is less certain.

4.2 The emerging resort 1784-1840 (Maps 6-7 and Fig. 28)

4.2.1 Buildings

Of Sir Richard Hotham's original resort, all the buildings to the south-west of Hotham Park have been lost. This includes his earliest houses of 1787-9, most notably his own residence at Bognor Lodge, and the two large terraces of Hothamton Place and East Row (demolished in 1935 and 1955 respectively). By contrast, Hotham's developments to the north of his first house have survived comparatively well. His second, and final, large villa of 1792 survives as Hotham Park House (originally called Chapel House: Fig. 4), although having lost its attached chapel (apart from the surviving clock-tower) in 1859 (see section 3.2.2). The main (eastern) elevation of the stuccoed two-storey house (plus semi-subterranean basement) has full-height canted bay windows, Venetian windows and an open loggia supporting an iron balcony. Along the Upper Bognor Road Hotham's lodging houses for his grandest visitors survive reasonably intact from 1793 (certainly in terms of the exterior) as part of the University of Chichester campus. Of the first element – Spencer Terrace – the central component (Northcliffe House, 45-7 Upper Bognor Road) is particularly noteworthy, and comprises a 14-bay brick-built terrace of three storeys (plus basement), with two Doric-columned porches. Of the nearby Crescent, the central element (Dome House), is again the grandest and best preserved: like the neighbouring villas (Mordington and St Michael's) and Hotham's own house, the three storied (plus basement) brick-built house has two full-height canted bays, but here they flank a wide seven-bay central element, which has a grand central doorway, a pediment and, crowning the building, a cupola with a lead dome and slate-hung sides.

Fig. 20. Bath House, 9 The Steyne.

Despite numerous demolitions, several early 19th-century buildings survive in the town centre to the south-west of Hotham Park. Examples are concentrated in the West Street, the Steyne and Waterloo Square area. An intact row of five houses of this period is found at 9-17 The Steyne. The southernmost of these is the Bath House of 1824-5, which has a full height bow window with iron canopy and balcony. Backing on to this, Portland House, 47 West Street is a more modest two-storey house with a full-height bow window (again eccentrically placed on a two bay façade). A more substantial isolated example with bow windows, together with canopies and balconies, survives at Valhalla and Manora, High Street (a pair of houses with a central recessed battlemented Gothic Revival section). At three-storied 61-5 High Street, the bow windows are, and always were, at first-floor level only, above what was originally the commercial frontage of the library and bazaar of the early 1820s: here the bow windows are flanked by Ionic pilasters of stucco, again above shop level only. At 17 Waterloo Square, the first-floor French window is only slightly curved, but opens on to a bowed iron balcony supported on iron columns, and with an original canopy. The adjacent houses at 7-15 Waterloo Square have flat elevations, but most have iron balconies (with varying degrees of 20th-century modification). Sudley Lodge also has a bow window, but here it is applied to the large-scale detached villa (the only surviving part of Lord Arran's abortive scheme of 1827). Early 19th-century full-height canted bay windows survive at 11 The Steyne, and 1 and 2 Norfolk Place. They are combined with balconies and hoods at 15 and 17 The Steyne and 2 Marine Parade. On a grander scale still is the Norfolk Hotel, of which the central seven bays date from the early 1830s: the iron balcony, pediments to the first-floor windows, shallow pilasters, and royal arms were added in the 1880s. More modest is the early 19th-century terrace at 14-19 Scott Street, consisting of workers' cottages, although even here the façade is stuccoed.

4.2.2 Topography (Maps 6-7)

The pre-1840 resort at Bognor simply adopted the existing layout of rural lanes. Hotham's grandest buildings – at the Crescent and Spencer Terrace – were built along the old Felpham to Chichester road (now called Upper Bognor Road), while the main concentration of building was along the road from the pre-Hotham hamlets to the coast (High Street and West Street). Side streets were created off the principal road, however, and mostly followed the alignment of earlier field boundaries. These included several streets running further inland: London Road, Chapel Street (removed by the Queensway development), and Steyne Street (partly removed, with the southern section now called Chapel Street). Although some early streets leading from the High Street to the seafront remained undeveloped in 1840 (such as York Road, of which the northern part only

Fig. 21. Sudley Lodge.

Fig. 22. 14-19 Scott Street.

survives), others saw building advance to the line of the modern Esplanade: this is seen most clearly at Waterloo Square, The Steyne and West Street. The seafront terrace of Rock Buildings (*c.*1804) was unique until followed by a second terrace to the east in 1826 (New Crescent, later Colebrook Terrace: demolished 1947). Periodic flooding and coastal erosion were evidently factors in this early reluctance to develop the seafront, and in 1823 accounted for the move of Hotham's Subscription Room, or library, (which had been built next to his only other seafront development, the rebuilt inn that became The Hotel in 1789) to a safer location further inland.

4.3 Expansion: *c.*1840-2009 (Maps 3, 8 and 9)

4.3.1 Buildings and topography

The majority of the buildings in Bognor date from this period, partly as a result of loss of earlier buildings, but mainly through expansion in the form of 19th and 20th-century suburbs. This expansion has seen the late 18th and 19th-century resort absorb the medieval village of South Bersted and the town becoming part of a 12km long built-up coast extending from Pagham harbour to Middleton-on-Sea.

By 1875 the resort had expanded only modestly. The seafront remained mostly undeveloped, with additional housing limited to a few terraced lodging houses west of Rock Buildings, of which Park Terrace and 3-5 Marine Parade are notable survivals: the latter has bow-fronts and balconies, looks back at earlier 19th-century Regency style and, like Eastbourne, exemplifies the architectural conservatism of much of Bognor in the second half of the 19th century. Other examples of late Regency style include 25-7 The Steyne (again with bow windows, balconies and hoods). By contrast, the cast iron pier (by Sir Charles Fox and J. W. Wilson[96]) was very much the latest fashion when opened in 1865: gradually the pier has been reduced to about a third of its original 300m length (most recently seeing three bays removed in 2008). Just off the seafront, the period before 1875 saw building in Clarence Road, but the most significant expansion on the town was in the area near the terminus station (opened 1864). The development in the decade after the building of the railway was located to the east of the line, and included workers' terraced housing on Henry Street, and, nearer the existing town, the setting out and beginning of building on Glamis Street, Strathmore Place (now William Street, and Lyon Street. The surviving bow-fronted and stuccoed semi-detached houses at 20-2 Glamis Street continued the late Regency resort style.

Fig. 23. Park Terrace.

Fig. 24. The White Tower, 16 Aldwick Road.

Expansion of the town between 1875 and 1900 again focused on the area near the railway station. Development in the form of detached, semi-detached and terraced housing continued in the streets in the Glamis Road area, with Sudley Road added. The New Assembly Rooms (by 1914 the Picturedome) were built opposite the railway station in 1886 (Fig. 14), and by 1900 the streets to the south (Canada Grove, Circus Street and Crescent Road) were partly built up, mainly with terraced housing. On the seafront there was little change, with the scheme for 13 houses at Cotswold Crescent (1880) abandoned after the building of the westernmost four houses (surviving as the Carlton Hotel). Just inland from the eastern seafront, however, the newly set out grid of Walton Road, Campbell Road and Albert Road saw building of detached houses and terraces: at 1-6 Albert Road the four-storey terrace has ground-floor bay windows carrying a continuous iron balcony with hood. While the low-lying land around the Aldingbourne Rife prevented expansion further east, on the western side of Bognor the pre-1875 cluster of houses in Charlwood Street area developed in the late 19th century into a suburb based along Aldwick Road. On the northern side of the town, suburbs (mainly comprising terraced housing) reached South Bersted along new Highfield Road. To the south west of the medieval village an isolated suburb called New Town was established next to the new cemetery, comprising terraced houses on what is now Hawthorn Road. Of individual houses of this period, the White Tower, 16 Aldwick Road, is the most noteworthy: designed in 1897-8 by the young John Cyril Hawes (1876-1956) this stuccoed tower house very much reflects the influence of the Arts and Crafts movement. Despite demolition of the adjacent priory *c.*1980, the yellow brick Early English styled Roman Catholic church of Our Lady of Sorrows, Clarence Road, is significant as the only pre-1900 church to survive in the town centre: it was built in 1881-2 to the design of Joseph S. Hansom.[97]

The rapid expansion of Bognor in the first decade of the 20th century (see section 3.3.1) saw building just off the seafront (in Belmont Street, Walton Street and Gloucester Road), but was more evident south of the station (itself rebuilt in 1900-2), which included the creation of new roads of modest terraced housing (Southover Road and Gainsboro Road); building of semi-detached and detached houses in the western suburb (which extended northwards to Nelson Road); north-westwards expansion of the town towards New Town; and further development towards South Bersted (especially

Fig. 25. Our Lady of Sorrows, Clarence Road.

Fig. 26. Shopping arcade, High Street.

along newly laid out Gordon Road – a name reflecting the immediate post-Boer War timing – and Neville Road. Within the town centre the building of the arcade on the south side of the High Street by William Tate (1902), created a turreted feature on the main shopping street.[98] Of the pre-1914 seafront developments (the most notable being the Kursall/Theatre Royal of 1910), demolitions mean that the only survivor is the shore-end two-storey pavilion of the pier (1909-11): the Edwardian (or possibly 1910s) eastern bandstand (by Walter Macfarlane & Co., Saracen Foundry, Glasgow[99]) was only acquired in 1948 from Cheltenham (on the closure of the famous Winter Gardens there) to replace Bognor's 1910 bandstand, demolished in the Second World War. The Reynold's & Co. Furniture Depository on the corner of Canada Grove and Station Road, is a major brick commercial building dating from 1911.

The inter-war years saw considerable expansion of the suburbs, concentrated on the west and north-west, and reaching the edge of North Bersted. Within the resort itself, the seafront saw significant development, becoming built up for the first time, but the facilities of this period (as well as others further inland – most notably the Pavilion dance hall and entertainments centre of 1921-2) have not survived. In many cases this is the result of the ever changing nature, and temporary construction of the buildings: certainly this applies to Billy Butlin's first fun fair of 1930, located on the Esplanade between Lennox Street and York Road. More substantial – and surviving – were the brick with stone dressings town hall in Clarence Road, designed in 1929 by Charles Cowles-Voysey (who also designed Worthing town hall); and the Arts and Crafts styled brick-built Methodist church of 1925 on the corner of West Street and Waterloo Square (James Withers[100]). Art Deco styled buildings survive in the town centre, with examples at 27-9 High Street and 64 London Road (the former Odeon cinema, built 1934 by Whinney, Son & Austen Hall[101]), and at the railway signal box at Longford Road.

Since 1945 the changes have been considerable. Demolition was increasingly a theme of Bognor's history in this period: many instances are given above in sections 3.3.1 and 3.3.2. Of the developments that required removal of earlier buildings, that of Queensway (1960) was the most significant. Built on the site of Hotham's original lodging houses, this includes a 15-storey tower block of brick and concrete, a matching four-storey block, car parks, and the new street of Queensway with its four substantial concrete blocks of shops, offices and flats. Although piecemeal, redevelopment for large shop units has been considerable at the western end of the High Street and at the southern end of London Road. On the eastern side of the town centre, the office block of the

Fig. 27. Tower block and adjacent flats, Queensway.

telephone exchange and Inland Revenue offices was built in 1968.[102]

Outside the EUS study area, the post-1945 expansion of the town has been considerable. On the north side of Bognor suburbs extend inland up to 2.8km, between the A259 and A29 roads. On the west side Bognor's suburbs seamlessly join those of Aldwick, Nyetimber and Pagham. On the east side of historic Bognor, Butlin's holiday camp (1959-60 and later) represented new development on low-lying and marshy land, and now links the town to the suburbs of Felpham and Middleton-on-Sea.

Fig. 28. South Bersted tithe map, 1842 (detail: *West Sussex Record Office*).

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5 STATEMENT OF HISTORIC URBAN CHARACTER

5.1 Town summary

5.1.1 Historic environment overview

Bognor is a seaside resort, which developed from the late 1780s onwards. A modest medieval settlement of the same name suffered from erosion, and by the time that Sir Richard Hotham arrived and began to build his resort, there was a small scatter of houses in what became the High Street and Upper Bognor Road. Few buildings survive from before the 18th century, with only one building known to pre-date 1500: these are in the village of South Bersted only later engulfed by the expanding suburbs of Bognor. The late 18th-century resort at Bognor is represented by grand lodging houses in Upper Bognor Road, and Hotham's own house (now Hotham Park House). Contemporary lodging houses nearer the sea (in the west end of the High Street and West Street area) have been demolished, but numerous examples survive in this area from the early 19th century, most notably on the Steyne and Waterloo Square. Although there has been some exploration of the archaeology of the prehistoric, Romano-British, and Saxon occupation in the area, the potential of archaeological evidence for the pre-18th-century hamlet has yet to be realized.

5.1.2 Historic environment designations (Map 4)

There are 79 listed buildings, or groups of buildings, or structures in the EUS study area (one Grade I, two Grade II*, and 76 Grade II). Of these, one is 13th century; one is 16th century; two are 17th century; 22 are 18th century; 34 are early 19th century; 12 are from 1841-1880; six are from 1881-1913; and one is from 1914-45.[103]

Bognor has four Conservation Areas: Aldwick Road, Upper Bognor Road, railway station and the Steyne. There are no Scheduled Monuments.

5.1.3 Historic building materials

With the modest survival of four pre-1700 buildings, it is unsurprising that only one timber-framed building has been identified. Flint – both as cobbles and in carefully knapped form – was used in the 18th-century buildings and walls in conjunction with brick dressings and local Bognor Rock, although the more substantial late 18th-century houses in Upper Bognor Road are of brick. The use of flint in the early 19th century must be suspected, but is difficult to quantify as stucco was a widespread finish in Bognor in the period *c.*1810-75. Brick was the predominant building material in the town from this period onwards.

5.2 Historic Character Types

5.2.1 Historic Character Types and chronology (Maps 6-9)

Historic Character Types (HCTs) for Sussex EUS
Lane/road [includes all historic routes]
Major road scheme [modern ring roads, motorways etc.]
Bridge/causeway
Regular burgage plots
Irregular historic plots [i.e. pre-1800]
Proto-urban
Vacant [reverted from built-up to fields etc.]
Market place
Church/churchyard [i.e. parish]
Cemetery
Religious house [abbey, priory, convent etc.]
Great house
Castle
Town defences
Other fortification
Barracks
School/college
Public
Farmstead/barn
Mill
Suburb [estates and individual houses]
Retail and commercial [i.e. post-1800]
Extractive industry [e.g. sand pit, brickfield]
Heavy industry [e.g. steel or automotive industry]
Light industry [e.g. industrial estates]
Utility
Quay/wharf [inc. boatyards]
Harbour/marina/dock
Station, sidings and track
Inland water
Orchard
Market garden [inc. nursery]
Allotments
Race course
Sports field [inc. stadia, courts, centres etc.]
Park
Informal parkland [e.g. small civic areas, large grounds]
Seafront [piers, promenades etc.]
Beach/cliffs

Table 1. Sussex EUS Historic Character Types.

Historic Character Types have been developed in the Sussex EUS to describe areas of common character by reference to generic types found across all 41 towns. Historic function is often the key determinant of character type, hence the term 'Historic Character Types' and the time-depth implicit in many of the types in Table 1 (e.g. *regular burgage plots*). The types also reflect the character of these towns, and, thus, they are different from those that would be applied nationally or to another county.

The Historic Character Types have been mapped to areas within the towns (polygons in the Geographical Information System that underpins the Sussex EUS). Whilst character type can prove consistent throughout a large area (for example, across a late 20th-century housing estate), different historic use of part of that area has been used as a basis for subdivision. This is to allow the application of the types in Table 1 to the mapped polygons throughout the 15 periods of the **EUS chronology** (Table 2). This means that for any area within the town, or mapped polygon on the Geographical Information System, both the present Historic Character Type and the past land use(s) are defined.

This approach gives time-depth to the map-based character component of the Sussex EUS, and is structured to take account of both upstanding and buried physical evidence of the past. It enables the generation of maps (e.g. Maps 6-7) showing the changing land use of the urban area throughout the history of each town, and, through use of the Geographical Information System developed as part of this assessment, for simple interrogation of any area in the town to show all its known past land uses.

Period	Date
Period 1	500,000BC-AD42
Period 2	43-409
Period 3	410-949
Period 4	950-1065
Period 5	1066-1149
Period 6	1150-1349
Period 7	1350-1499
Period 8	1500-1599
Period 9	1600-1699
Period 10	1700-1799
Period 11	1800-1840
Period 12	1841-1880
Period 13	1881-1913
Period 14	1914-1945
Period 15	1946-present

Table 2. Sussex EUS chronology.

5.2.2 Historic Character Types in Bognor (Maps 8 and 9)

Although Historic Character Types represent county-wide types, modern Bognor is characterized by its particular concentration of some types and the comparative rarity, or absence, of others. For example, the identification of large areas of *seafront* reflects the fact that the town is a seaside resort.

5.3 Historic Urban Character Areas (Map 10)

5.3.1 Defining Historic Urban Character Areas (HUCAs)

Whereas Historic Character Types have been applied to areas of the Sussex towns with consistent visible character and historical development – and are mapped across the whole history for each town – **Historic Urban Character Areas (HUCAs)** represent meaningful areas of the modern town. Although similar areas are found in many towns, HUCAs are unique, can include components of different history and antiquity, and usually represent amalgamation of several Historic Character Types.

Thus, HUCA 6 in Bognor combines six Historic Character Types that represent the *beach/cliffs* that achieved its present form in Period 11 (1800-40), the *seafront* that developed from Period 11 (1800-40) to Period 13 (1881-1913), *suburb* dating from Period 12 (1841-80) to Period 15 (1946- present), *public* dating from Period 14 (1914-45) to Period 15 (1946-present), and *retail and commercial* and *informal parkland* dating from Period 15 (1946-present). Combining this complexity into a single HUCA called *Eastern Esplanade* reflects the largely coherent character of the area today. This coherence renders HUCAs suitable spatial units for describing the historic environment of the EUS towns, for assessing their **archaeological potential**, **Historic Environment Value** and for linking to **research questions**.

Some components of the towns are not included as HUCAs: roads (other than those that were built as part of a particular development or which constitute market places) and waterways are kept separate as they frequently antedate surviving buildings or the known urban activity.

5.3.2 Archaeological potential

Whilst the nature and extent of areas to which Historic Character Types have been applied is

closely related to the survival of buried archaeology, this assessment considers the archaeological potential at the larger scale of the HUCAs. The reasons are twofold: first, the typically smaller scale of areas of common Historic Character Type could misleadingly imply that high, or even low, archaeological potential is precisely confined, or that archaeological value is exactly coterminous with the edge of specific features (standing or buried); and, second, most Sussex towns have had insufficient archaeological investigation to support this precision. For this reason, too, there is no grading or ranking of archaeological potential. Rather, the summary of archaeological potential is used to inform the overall (graded) assessment of **Historic Environment Value** of each HUCA (see below).

When considering the archaeological potential of the towns, it is important to recognize that archaeology often survives 19th and 20th-century development and that it is misleading to assume complete destruction. Also, whilst pre-urban archaeology tells us little about the towns themselves, it contributes to wider archaeological research.

In assessing the likelihood of buried archaeology within areas in the towns there has been consideration of the potential for archaeology 'buried', or hidden, within later buildings and structures, as well as that for below-ground features.

5.3.3 Historic Environment Value (Map 11)

The **Historic Environment Value (HEV)** of each HUCA is assessed here, and expressed as a value from 1 (low) to 5 (high). Such values are iniquitous to some and always subjective, but here provide a necessary means of consistently and intelligently differentiating (for the purposes of conservation) the upstanding fabric, boundaries and archaeology that form the historic urban environment. The Historic Environment Value (HEV) of each HUCA is based on assessment of:

- Townscape rarity
- Time-depth or antiquity
- Completeness.

Lesser additional considerations in the assessment comprise:

- Visibility
- Historic association.

The full methodology for assessing Historic Environment Value forms part of the annexe to the historic environment management guidance for Arun District.

5.3.4 Vulnerability

The vulnerability of each HUCA is also considered, although many future threats cannot be anticipated. These brief analyses mean that this Statement of Historic Urban Character can be used to focus conservation guidance.

5.3.5 Research questions

Where relevant, reference is made to questions in the **Research Framework** for Bognor (below, section 6). This referencing links these key questions to specific HUCAs, helping ensure that any investigation of the historic environment (such as that as a condition of development, under PPG15 or PPG16) is properly focused.

5.3.6 Bognor's Historic Urban Character Areas (Map 10)

The following assessments of the Historic Urban Character Areas (HUCAs) of Bognor commence with those that make up the historic core. Inevitably, these assessments are more extensive than those that relate to more recent developments in the town.

HUCA 1 Hotham Park (HEV 3)

HUCA 1 lies at the centre of Sir Richard Hotham's late 18th-century resort, and comprises his own house of 1792 and surrounding park: this itself developed out of his earlier house and grounds (i.e. the farmhouse he acquired in 1786, remodelled in 1787 as a mansion called Bognor Lodge, since demolished). Hotham's house and park lay between his two early resort developments, inland on the Upper Bognor Road and nearer the sea at the west end of the High Street. Today the HUCA remains a park, albeit publicly owned and accessible since 1947.

There are two listed buildings or walls. Hotham's Chapel House (now Hotham Park House: Grade II*) survives largely as built in 1792, although the attached chapel of St Alban was removed in 1859 (apart from the surviving clock-tower). The main (eastern) elevation of the stuccoed two-storey house (plus semi-subterranean basement) has full-height canted bay windows, Venetian windows and an open loggia supporting an iron balcony. On the north, east and west sides of the park is a broadly contemporary wall of brick, flint and Bognor Rock (Grade II).

The degree of landscaping throughout the history of the park, especially during the 20th century, and the absence of known pre-urban occupation on the site is to some degree countered by the discovery of prehistoric and Saxon archaeology *c.*100m north of the HUCA, which suggests that the **archaeological potential** of this HUCA is moderate.

The survival of Hotham's 1792 house and park, combines with the archaeological potential to give this HUCA an **Historic Environment Value (HEV)** of 3.

HUCA 1 has seen significant change in the 20th century with the modification of the park for public use. This has included introduction of paths, a miniature railway, crazy golf, and an extensive children's park, so that the original layout and planting of the park is largely lost. Although the late 18th-century landscaping is eroded, the scope for further redevelopment – which could reduce the open area of the park and affect the setting of Hotham Park House – is considerable, which suggests that the **vulnerability** is high.

Broad, or Bognor-wide, **research questions** only apply to this area.

HUCA 2 Upper Bognor Road (HEV 4)

HUCA 2 comprises the northern part of Sir Richard Hotham's late 18th-century resort, being established in 1792-3 as an area of grand lodging houses designed to attract the most prestigious visitors. There was a small scatter of pre-Hotham houses in the western part of the HUCA, marked on Yeakell and Gardner's 1778 map as Little Bognor (Fig. 18). The area remained on the northern edge of the town until engulfed by suburbs in the late 20th century, and today a considerable part of the HUCA forms the Bognor campus of the University of Chichester.

There are 21 listed buildings or walls (one Grade I, and 20 Grade II), of which 15 are Period 10 (18th century), four are Period 11 (1800-40), one is Period 12 (1841-80), and one is Period 13 (1881-1913). Myrtle Cottage, 67 Mead Lane is a modest flint-cobble cottage, with brick quoins and thatched roof, probably of early to mid-18th-century date, and is the only identifiable survivor of the pre-Hotham hamlet: a similar flint and thatched cottage at Little Elms, 31 Hook Lane, has later details – such as Gothic sash window bars – and probably dates from the Hothamton period. Along the Upper Bognor Road Hotham's lodging houses for his grandest visitors survive reasonably intact from 1793 (certainly in terms of the exterior). Of the first element – Spencer Terrace – the central component (Northcliffe House, 45-7 Upper Bognor Road) is particularly noteworthy, and comprises a 14-bay brick-built terrace of three storeys (plus basement), with two Doric-columned porches. Of the nearby Crescent, the central element (Dome House: Grade I), is again the grandest and best preserved: like the neighbouring villas (Mordington and St Michael's), the three storied (plus basement) polychrome brick-built house has two full-height canted bays, but here they flank a wide seven-bay central element, which has a grand central doorway, a pediment and a cupola with lead dome and slate-hung sides.

Although the building of Hotham's lodging houses in the 1790s on the site of what was previously only a modest hamlet (with no certain pre-18th-century origins) might be seen as indicative of limited archaeology, excavation in 2001 to the rear of 43-7 Upper Bognor Road, revealed significant evidence of Early Mesolithic activity as well as that of the 6th to early 7th-century AD, suggesting that the **archaeological potential** of this HUCA is moderate.

The good survival of historic buildings and boundaries, combines with the archaeological potential to give this HUCA an **Historic Environment Value (HEV)** of 4.

There has been considerable development in HUCA 2 since 1945, mostly comprising infill development of housing in the western part of the HUCA (and in part associated with the re-routing of the Upper Bognor Road), but also including building within the grounds of Hotham's lodging houses. Potential for further redevelopment in the grounds of the 18th-century houses suggests that **vulnerability** is high, with the main threat being the loss of remaining internal features in the listed buildings, and infill within the extensive grounds.

Broad, or Bognor-wide, **research questions** only apply to this area.

HUCA 3 The Steyne (HEV 3)

HUCA 3 represents an area largely developed in the early 19th century between Hotham's earlier (i.e. late 18th-century) lodging houses at Hothamton Place and East Row (under what is now the Queensway development) and his seafront hotel. The area was mainly developed as lodging houses, including those set around two squares (the Steyne and Waterloo Square). Today, the area is still a mix of residential and hotel accommodation, together with some shops and other commercial use, and includes the central part of Bognor's seafront.

There are 19 listed buildings, or groups of buildings, or structures (all Grade II) of which 14 are Period 11 (1800-40), four are Period 12 (1841-80), and one is Period 13 (1881-1913). Of these, several are especially noteworthy. An intact row of five early 19th-century houses survives at 9-17 The Steyne. The southernmost of these is the Bath House of 1824-5, which has a full height bow window with iron canopy and balcony. At three-storied 61-5 High Street, the bow windows are at first-floor level only, above what was originally the commercial frontage of the library and bazaar of the early 1820s: here the bow windows are flanked by Ionic pilasters of stucco, again above shop level only. At 17 Waterloo Square, the first-floor French window is only slightly curved, but opens on to a bowed iron balcony supported on iron columns, and with an original canopy. The adjacent houses at 7-15 Waterloo Square have flat elevations, but most have iron balconies (with varying degrees of 20th-century modification). An early 19th-century terrace of workers' cottages survives at 14-19 Scott Street. Although reduced to about a third of its original 300m length, the cast iron pier is an early example (by Sir Charles Fox and J. W. Wilson, 1865), with the shore end pavilion (comprising a theatre, cinema and shops) added in 1909-12.

The density of 19th-century development and later redevelopment and the absence of any known earlier occupation, suggests that the **archaeological potential** of this HUCA is limited.

The combination of numerous early seaside resort buildings, and the archaeological potential gives this HUCA an **Historic Environment Value (HEV)** of 3.

HUCA 3 has seen some redevelopment in the 20th century (such as the northern part of the east side of the Steyne). Although several buildings are protected through being listed, the potential for further redevelopment of this central (and comparatively well-preserved) part of Bognor means that **vulnerability** is high, with the greatest threats being the loss or modification of unlisted 19th-century buildings, further loss of the pier, and development within the squares (especially Waterloo Square).

Broad, or Bognor-wide, **research questions** only apply to this area.

HUCA 4 Aldwick Road (HEV 2)

HUCA 4 lies on the south-western edge of the early resort. At the time of Sir Richard Hotham's arrival it was the location of the isolated Fox alehouse (on the south side of Aldwick Road, where it joins West Street), which he acquired and extended in 1789 to create The Hotel (burnt down 1826, and the site largely lost to erosion). The HUCA developed in the early 19th century with lodging houses and hotels, and remains largely residential.

There are seven listed buildings, or groups of buildings, or walls (all Grade II) of which three are Period 11 (1800-40), three are Period 12 (1841-80), and one is Period 13 (1881-1913). The most substantial is the Norfolk Hotel, of which the central seven bays date from the early 1830s: the iron balcony, pediments to the first-floor windows, shallow pilasters, and royal arms were added in the 1880s. 2 Marine Parade is a good example of an early 19th-century lodging house with balcony and hood and 3-5 Marine Parade are noteworthy as examples of mid-19th century conservatism at the resort, adopting an earlier 19th-century Regency style with stuccoed bow-fronts and balconies. The White Tower, 16 Aldwick Road, is a stuccoed tower house of 1897-8 that reflects the influence of the Arts and Crafts movement on its architect John Cyril Hawes.

The density of 19th-century development and later redevelopment and the absence of any known earlier occupation, suggests that the **archaeological potential** of this HUCA is limited.

The combination of several early seaside resort buildings, and the archaeological potential gives this HUCA an **Historic Environment Value (HEV)** of 2.

HUCA 4 has seen some infill development in the 20th century (such as the yacht club), as well as demolition of Rock Buildings – Bognor's first seaside terrace (*c.*1804) – *c.*1982, now redeveloped by flats at Rock Gardens. This suggests that **vulnerability** is medium, with the greatest threat being the loss or modification of unlisted 19th-century buildings (which include Park Terrace).

Broad, or Bognor-wide, **research questions** only apply to this area.

HUCA 5 High Street east (HEV 2)

HUCA 5 was occupied before the resort by the small concentration of houses marked on Yeakell and Gardner's 1788 map as Great Bognor (Fig. 18). This included the farmhouse that Sir Richard Hotham rented for the summers of 1784-6, and then purchased, converting it to his mansion in 1787 (becoming Bognor Lodge) and from there planning his seaside resort. The

HUCA saw some limited development in the early 19th century (which included two spacious villas that formed part of Lord Arran's abortive scheme of 1827), with the area south of the High Street only developed in the late 19th century. Today the area remains largely residential.

There are three listed buildings, or groups of buildings,(all Grade II) of which two are Period 11 (1800-40), and one is Period 13 (1881-1913). Valhalla and Manora, High Street are a pair of early 19th-century houses with bow windows, canopies and balconies, together with a central recessed battlemented Gothic Revival section). Sudley Lodge is the only survivor of Lord Arran's villas of 1827, and is a large stuccoed house with a bow window (converted to flats in 1972). 1-6 Albert Road is a substantial late 19th-century four-storey terrace, which has ground-floor bay windows carrying a continuous iron balcony with a hood. Although unlisted, the yellow brick Early English styled Roman Catholic church of Our Lady of Sorrows, Clarence Road, is significant as the only pre-1900 church to survive in the town centre: it was built in 1881-2 to the design of Joseph S. Hansom.

The density of 19th-century development and later redevelopment suggests that the **archaeological potential** of this HUCA is limited, although there may be pockets of archaeology (perhaps including the open area of the sports field off Den Avenue) relating to the pre-resort hamlet.

The combination of several 19th-century buildings, and the archaeological potential gives this HUCA an **Historic Environment Value (HEV)** of 2.

HUCA 5 has seen some infill development in the 20th century (such as housing on newly set out Den Avenue), as well as considerable demolition and redevelopment (e.g. Bognor Lodge, and Belvedere House, both demolished 1937, the latter replaced by government offices in 1968; and the priory of Our Lady of Sorrows, demolished *c.*1980). As a result, there is limited scope for further infill and only a modest number of surviving historic buildings, which suggests that **vulnerability** is medium: the greatest threat is the loss or modification of surviving unlisted 19th-century buildings (most notably – given Bognor's history of losses of its churches – including the Roman Catholic church of Our Lady of Sorrows, Clarence Road).

Broad, or Bognor-wide, **research questions** only apply to this area.

HUCA 6 Eastern Esplanade (HEV 1)

HUCA 6 lies almost entirely outside the built up pre-1840 town, with the exception of the isolated New Crescent of 1826 (which included the Clarence Hotel and was later known as Colebrook Terrace: demolished 1947), although the beach and seafront formed part of the resort from the outset. The area began to become more densely built-up in the period 1875-1914, and has seen considerable redevelopment in the later 20th century.

There are two listed buildings (both Grade II), comprising the brick with stone dressings town hall in Clarence Road (designed in 1929 by Charles Cowles-Voysey); and the Edwardian (or possibly 1910s) eastern bandstand (by Walter Macfarlane & Co., Saracen Foundry, Glasgow, acquired in 1948 from Cheltenham to replace that of 1910, which had been demolished in the Second World War).

The location of this HUCA outside the pre-1826 town, the absence of any known non-urban archaeology, and the density of redevelopment mean that the **archaeological potential** is limited.

The quality of the 20th-century development, the limited number of historic buildings and historic boundaries, and the limited archaeological potential combine to give this HUCA an **Historic Environment Value (HEV)** of 1.

HUCA 6 has seen considerable redevelopment in the 20th century, especially with the complete rebuilding of the sea-facing properties along the Esplanade, which, combined with a modest Historic Environment Value, means that the **vulnerability** of the HUCA is low.

Broad, or Bognor-wide, **research questions** only apply to this area.

HUCA 7 High Street west (HEV 1)

HUCA 7 had a scattering of pre-resort houses along what became High Street, but, essentially development began with Sir Richard Hotham's first resort development in 1788-9, which comprised a pair of adjacent four-storey terraces of lodging houses for visitors (Hothamton Place, demolished 1935; and East Row, demolished 1955) set back over 200m from the seafront. The early 19th century saw development to the east along High Street and London Road and the area was largely built-up by 1875. The HUCA emerged as the commercial centre of the town and remains so today.

There are two listed buildings (both Grade II), comprising the stuccoed Assembly Rooms, 2

Sudley Road (i.e. the Bognor Club) of 1837; and the William Hardwicke (originally the New Inn, later the Sussex Hotel), High Street, of 1810 with a western extension of *c.*1900. Redevelopment during the 20th century has added some buildings of interest, such as the arcade on the south side of the High Street (1902) and the Art Deco styled 27-9 High Street.

The lack of significant pre-resort settlement and the density of 18th, 19th and 20th-century development mean that the **archaeological potential** is limited.

The quality of the 20th-century development, the limited number of historic buildings and historic boundaries, and the limited archaeological potential combine to give this HUCA an **Historic Environment Value (HEV)** of 1.

HUCA 7 has seen considerable redevelopment in the 20th century, most notably at the western end of the High Street, the southern end of London Road and, above all, in the form of the Queensway development of 1960 (on the site of Hotham's original lodging houses). Although further redevelopment within the commercial centre of the town is inevitable, the modest Historic Environment Value means that the **vulnerability** of the HUCA is medium, with the greatest threat being to loss of unlisted 19th and early 20th-century buildings.

Broad, or Bognor-wide, **research questions** only apply to this area.

HUCA 8 Station (HEV 1)

HUCA 8 lies outside the pre-resort hamlets at Bognor and the pre-1840 town, becoming built up largely as a result of the location of the terminus railway station here in 1864. The area developed as a mix of commercial premises and residential streets, and remains so today.

There are four listed buildings, or groups of buildings, or structures (all Grade II), comprising the flint and brick domed ice house, London Road (although distant, it evidently formed part of Hotham's estate and was built in the 1790s); flint-cobble and brick Laurel Cottage, Church Path (built as a charity school for girls in the early 1820s by Mrs Smith); a pair of bow-fronted and stuccoed semi-detached houses at 20-2 Glamis Street, probably of the 1860s, which continued the late Regency resort style; and the railway station, rebuilt on the grand scale in brick and concrete in 1900-2. Unlisted buildings of interest include the Edwardian goods shed just east of the railway station, the New Assembly Rooms, Canada Grove (1886; became the Picturedome cinema in 1914); the brick-built Reynold's & Co. Furniture Depository on the corner of Canada Grove and Station Road (1911); and the Art Deco-styled 64 London Road (built as the Odeon cinema in 1934).

The location of the HUCA outside the pre-1840 town and the density of 19th and 20th-century development mean that the **archaeological potential** is limited.

The quality of the 20th-century development, the limited number of historic buildings and historic boundaries, and the limited archaeological potential combine to give this HUCA an **Historic Environment Value (HEV)** of 1.

HUCA 8 has seen considerable redevelopment in the 20th century, most notably on the east side of London Road (i.e. on the former Home Farm) and on the former goods yard of the railway station (i.e. Cheshire Close and Gibson Way). Although further redevelopment of the commercial part of the HUCA is likely, the modest Historic Environment Value means that the **vulnerability** of the HUCA is medium, with the greatest threat being to loss of unlisted 19th and early 20th-century buildings.

Broad, or Bognor-wide, **research questions** only apply to this area.

HUCA 9 South Bersted (HEV 3)

HUCA 10 comprises the small medieval village of South Bersted, engulfed by the 20th-century suburban expansion of nearby Bognor. Today the HUCA is a residential suburb.

There are 18 listed buildings or walls (one Grade II*; and 17 Grade II), of which one is Period 6 (1150-1349), one is Period 8 (16th century), two are Period 9 (17th century), four are Period 10 (18th century), seven are Period 11 (1800-40), and three are Period 12 (1841-80). The church of St Mary Magdalene (Grade II*) is a modest medieval parish church (largely of 13th-century date, although the projection of eastern buttressing of the tower into the nave interior – which dates from *c.*1240 – suggests that the lower stage of the tower may be slightly earlier). Other notable buildings include The Farm, 1-2 Shripney Road (a timber-framed and thatched house, probably of 16th or 17th-century date); Berghestede House, Shripney Road (17th century, remodelled, with fine knapped flint and brick quoins); 104 Highfield Road (17th century, brick); Queen Victoria House, Bersted Street (a former tavern, brick built, dated 1752, but very possibly earlier); and Vicarage, Boniface and Primrose Cottages, Bersted Street (the south-western Bognor Rock part dated 1726, with the flint north-eastern part being an addition).

Excavations at Tribe's Yard, Bersted Street in 2001-2 and just outside the HUCA at the Old Scrapyard, Shripney Road, in 2001 revealed evidence of occupation from the Middle Saxon period onwards, with both sites abandoned in or by the 14th century. This suggests that the **archaeological potential** is moderate to high, and may include later medieval material on sites less peripheral to the village.

The survival of medieval and, especially, post-medieval buildings, and some early plot boundaries; and the archaeological potential give this HUCA an **Historic Environment Value (HEV)** of 3.

HUCA 9 has seen considerable change in the 20th century, as it has become surrounded by suburbs (including the hospital, which abuts the churchyard). More significant has been the re-routing of the A29, which, while reducing traffic on the historic main street (i.e. Bersted Street), has cut the village in two. Infill development has occurred, but there is limited scope for more. Combined with the fact that most of the historic buildings are listed (an exception is the 19th-century former National School), this suggests that the **vulnerability** of the HUCA is low.

Research questions especially relevant to this HUCA relate to South Bersted (RQ5, RQ6, RQ7, RQ8).

5.3.7 Summary table of Historic Urban Character Areas (HUCAs) for Bognor

Table 3 summarizes the assessments made in the individual Historic Urban Character Area descriptions (above). It provides a simplified comparison of the assessments across different parts of the town, and helps to draw out key points. As such it supports the preparation of guidance for the town (see section 1.3).

The table shows how Historic Character Types combine into more recognizable Historic Urban Character Areas (HUCAs). It summarizes the archaeological potential that, along with historic buildings and boundaries, contributes to the assessment of the Historic Environment Value of each HUCA. The assessment of vulnerability of each HUCA is important for developing guidance.

Summary of assessment of Historic Urban Character Areas (HUCAs) for Bognor

Historic Character Types (HCTs)	*Historic Urban Character Area (HUCA)*	*Archaeological potential*	*Historic Environment Value (HEV)*	*Vulnerability*
Park	**1. Hotham Park**	Moderate	3	**High**
Irregular historic plots Suburb	**2. Upper Bognor Road**	Moderate	4	**High**
Beach/cliffs Informal parkland Park Retail and commercial Seafront Suburb	**3. The Steyne**	Limited	3	**High**
Beach/cliffs Informal parkland Retail and commercial Seafront Suburb	**4. Aldwick Road**	Limited	2	**Medium**
Irregular historic plots Public Sports field Suburb	**5. High Street east**	Limited	2	**Medium**
Beach/cliffs Informal parkland	**6. Eastern Esplanade**	Limited	1	**Low**

Summary of assessment of Historic Urban Character Areas (HUCAs) for Bognor				
Historic Character Types (HCTs)	*Historic Urban Character Area (HUCA)*	*Archaeological potential*	*Historic Environment Value (HEV)*	*Vulnerability*
Public Retail and commercial Seafront Suburb				
Irregular historic plots Park Public Retail and commercial Suburb	**7. High Street west**	Limited	1	**Medium**
Irregular historic plots Public Retail and commercial School/college Station, sidings and track Suburb	**8. Station**	Limited	1	**Medium**
Church/churchyard Informal parkland Irregular historic plots Public School/college Suburb	**9. South Bersted**	Moderate to high	3	**Low**

Table 3. Summary of assessment of Historic Urban Character Areas (HUCAs) for Bognor

6 HISTORIC ENVIRONMENT RESEARCH FRAMEWORK

6.1 Pre-urban activity

Development pressure and opportunities for developer funding mean that archaeological excavations in the town, or prior to expansion of the town, are more likely to occur than in the surrounding area. Thus, archaeological excavations in Bognor should address:

RQ1: What was the nature of the palaeo-environment (ancient environment), and the prehistoric, Roman, and early to mid-Anglo-Saxon human activity in the area?

6.2 Medieval and post-medieval Bognor

The focus of archaeological investigation has been on the period before the 14th century and that of historical analysis on the period after 1784, with insufficient attention on the earlier origins of the settlement at Bognor. Key questions include:

RQ2: What was the location of the medieval chapel of Bognor?

RQ3: Where was the medieval settlement of Bognor, and how did it relate to the hamlets recorded on 18th-century maps immediately prior to the development of the resort?

RQ4: What was the nature of the economy of Bognor in the medieval and post-medieval periods, and what evidence is there of seaborne trade?

6.3 Medieval and post-medieval South Bersted

Archaeological excavations have not located the medieval village. Questions that need addressing include:

RQ5: What was the extent of the village in the 12th to 18th centuries, and to what degree did it change over this period?

RQ6: What evidence is there for the evolution of the street plan during this period, and when and where did built-up street frontages first occur, if at all?

RQ7: What different zones were there during this period, and how did they change?

RQ8: What evidence is there for the economy of the village?

6.4 Post-1784 resort

RQ9: What different zones (e.g. social differentiation, or types of activity: especially consider industries), were there during this period, and how did they change?

RQ10: To what degree did the resort develop urban features (such as built-up street frontages, urban institutions, and specialized trades) during the period 1785-1840?

RQ11: What evidence is there for the development of seaborne trade?

RQ12: How were the pre-resort medieval and early post-medieval buildings adapted for new functions and changing status?

7 Notes

[1] The 41 towns of the Sussex EUS are: Alfriston, Arundel, Battle, Bexhill, Bognor Regis, Bramber, Brighton, Burgess Hill, Crawley, Crowborough, Cuckfield, Ditchling, Eastbourne, East Grinstead, Hailsham, Hastings, Haywards Heath, Heathfield, Henfield, Horsham, Hove, Lewes, Lindfield, Littlehampton, Mayfield, Midhurst, Newhaven, Peacehaven, Petworth, Pevensey, Pulborough, Robertsbridge, Rotherfield, Rye, Seaford, Shoreham, Steyning, Storrington, Uckfield, Wadhurst and Worthing. Chichester and Winchelsea are omitted as they are the subjects of more intensive studies.

[2] The *Character of West Sussex Partnership Programme* is led by West Sussex County Council in conjunction with the borough and district councils, AONB agencies and stakeholders. The main aims of the partnership are to produce a range of interlocking characterization studies; to produce planning and land management guidance; and to raise public and community awareness of character as a vital and attractive ingredient of the environment of the county. The full range of characterization studies comprise:

Landscape Character Assessments and Landscape Strategy for West Sussex (2005).

Historic Landscape Characterisation (HLC) of Sussex (2003-8).

Sussex Extensive Urban Survey (EUS) (2004-8).

Intensive Urban Survey of Chichester/Fishbourne (2005-6) (Chichester District Council).

Local Distinctiveness Study of West Sussex (2004-6).

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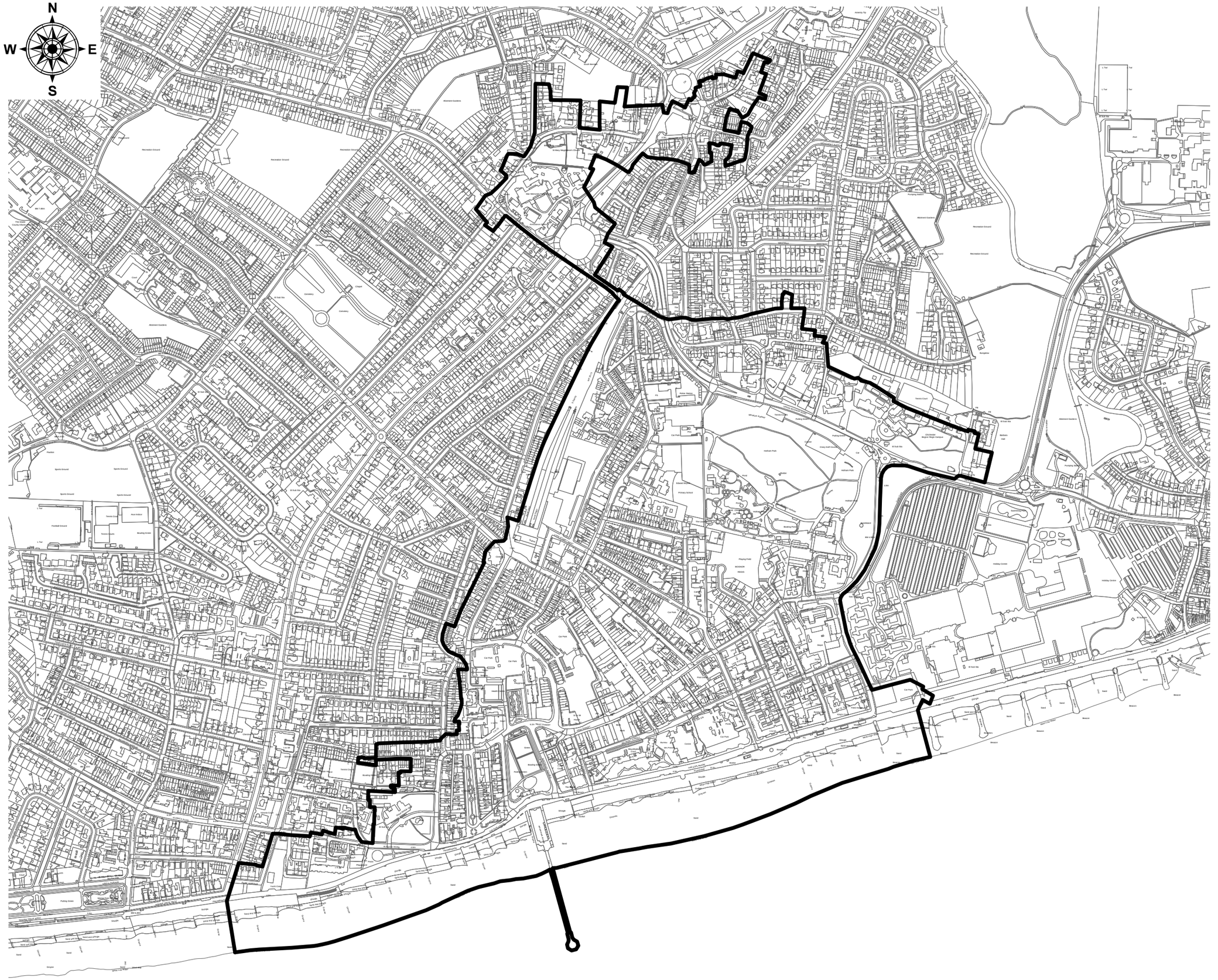
[103] Listed building data is drawn from the statutory lists produced by English Heritage, but has been amended – especially in regard to the dating – during the Sussex EUS. The GIS data prepared during the Sussex EUS contains the full references to the sources for revised dates: in many cases these come from fieldwork undertaken by the author.



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ENGLISH HERITAGE

BOGNOR MAP 1

Extent of Bognor EUS study area

KEY

EUS boundary

EUS research and mapping:
Dr Roland B Harris BA DPhil MIFA
May 2009

SCALE 1:7,500

0 37.5 75 150 225 300 Meters

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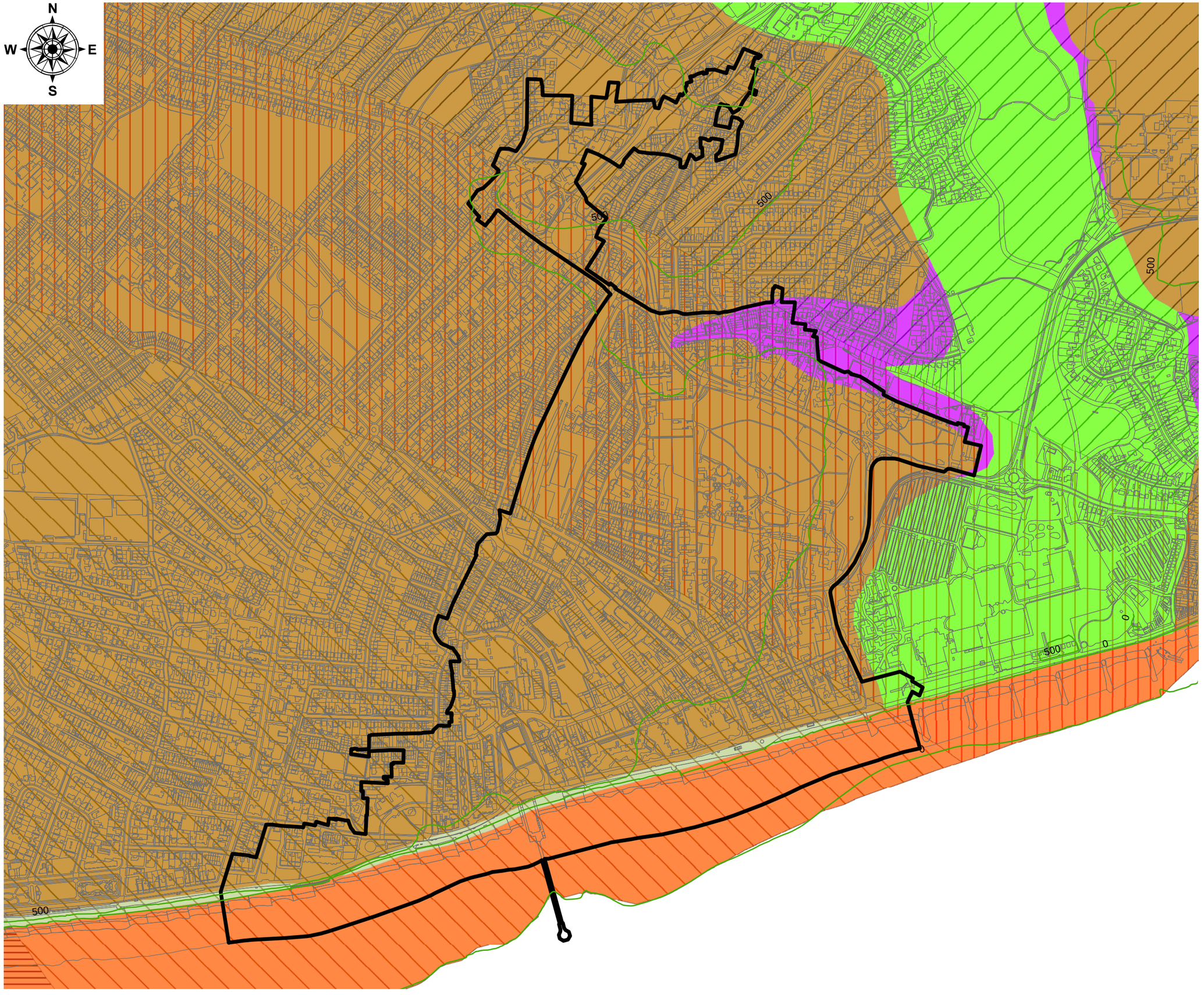

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ENGLISH HERITAGE

BOGNOR MAP 2

Solid and drift geology with 5m contours

KEY

Drift geology

- BEACH & TIDAL FLAT DEPOSITS
- BLOWN SAND
- BRICKEARTH
- RAISED BEACH DEPOSITS
- STORM BEACH DEPOSITS
- TIDAL FLAT DEPOSITS

Solid geology

- BOGNOR SAND MEMBER
- LAMBETH GROUP
- LONDON CLAY FORMATION
- UPPER CHALK FORMATION
- EUS boundary

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BOGNOR MAP 3

Ordnance Survey
1st Series 25” (1876)

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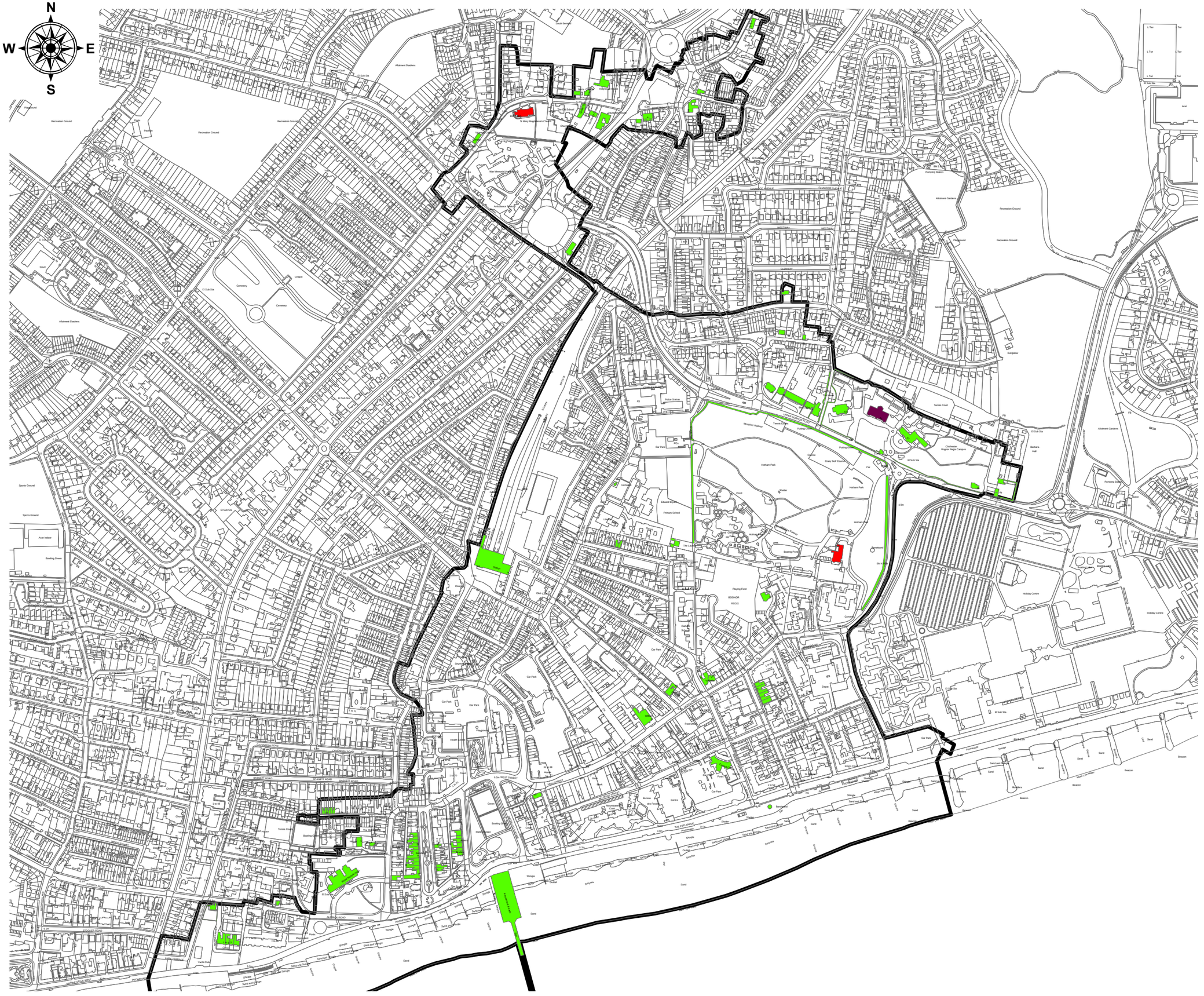

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BOGNOR MAP 4

Historic buildings

KEY

EUS boundary

Bognor buildings

Listing grade

I

II

II*

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0 30 60 120 180 240 Meters

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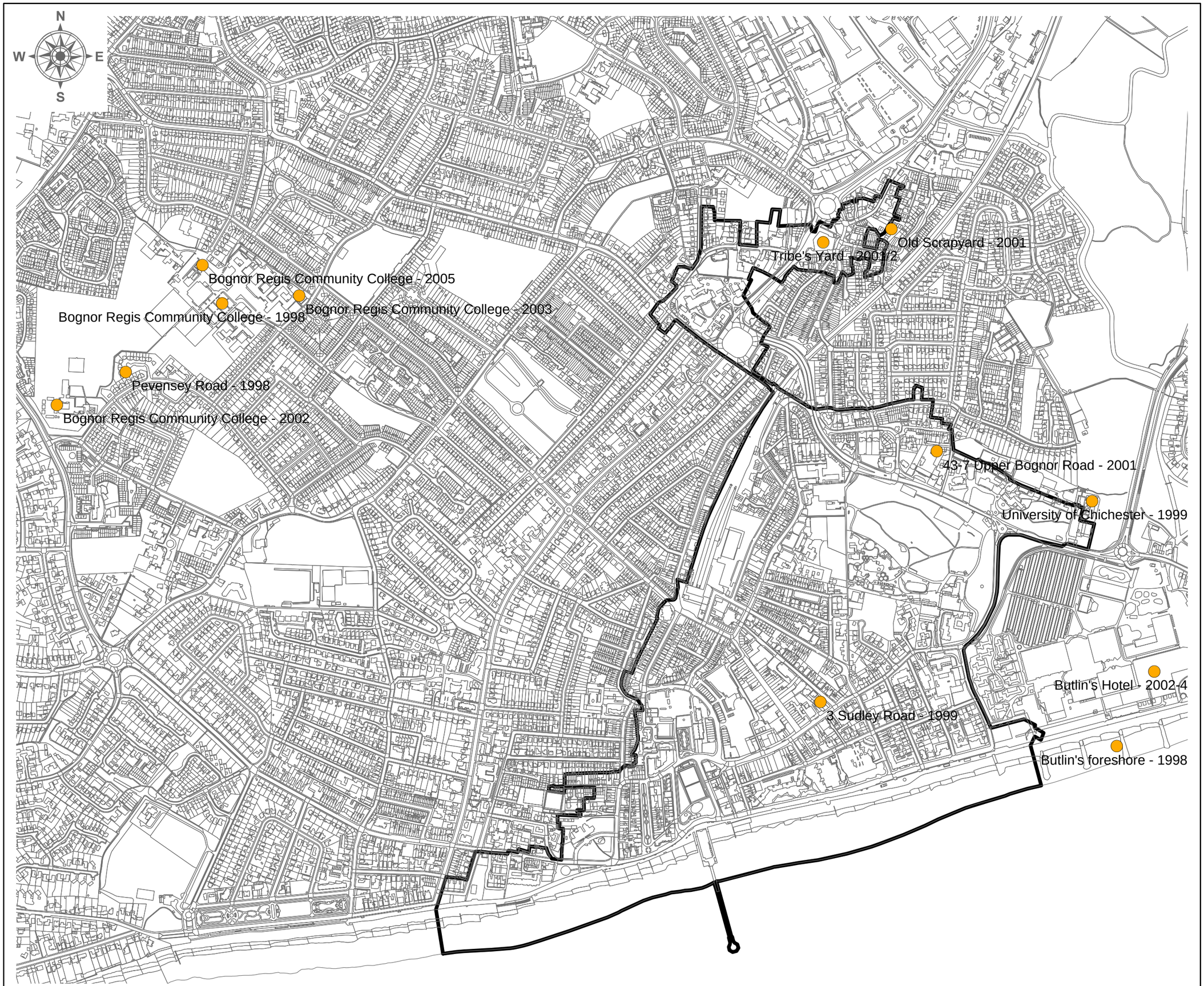

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BOGNOR MAP 5

Archaeological investigations in and adjacent to the EUS study area

KEY

- EUS boundary
- Bognor excavations

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BOGNOR MAP 6

Period 10 (1700-1799)

KEY

Bognor EUS

HCT

- Beach/cliffs
- Church/churchyard
- Informal parkland
- Irregular historic plots
- Lane/road
- Park
- Suburb

EUS research and mapping:
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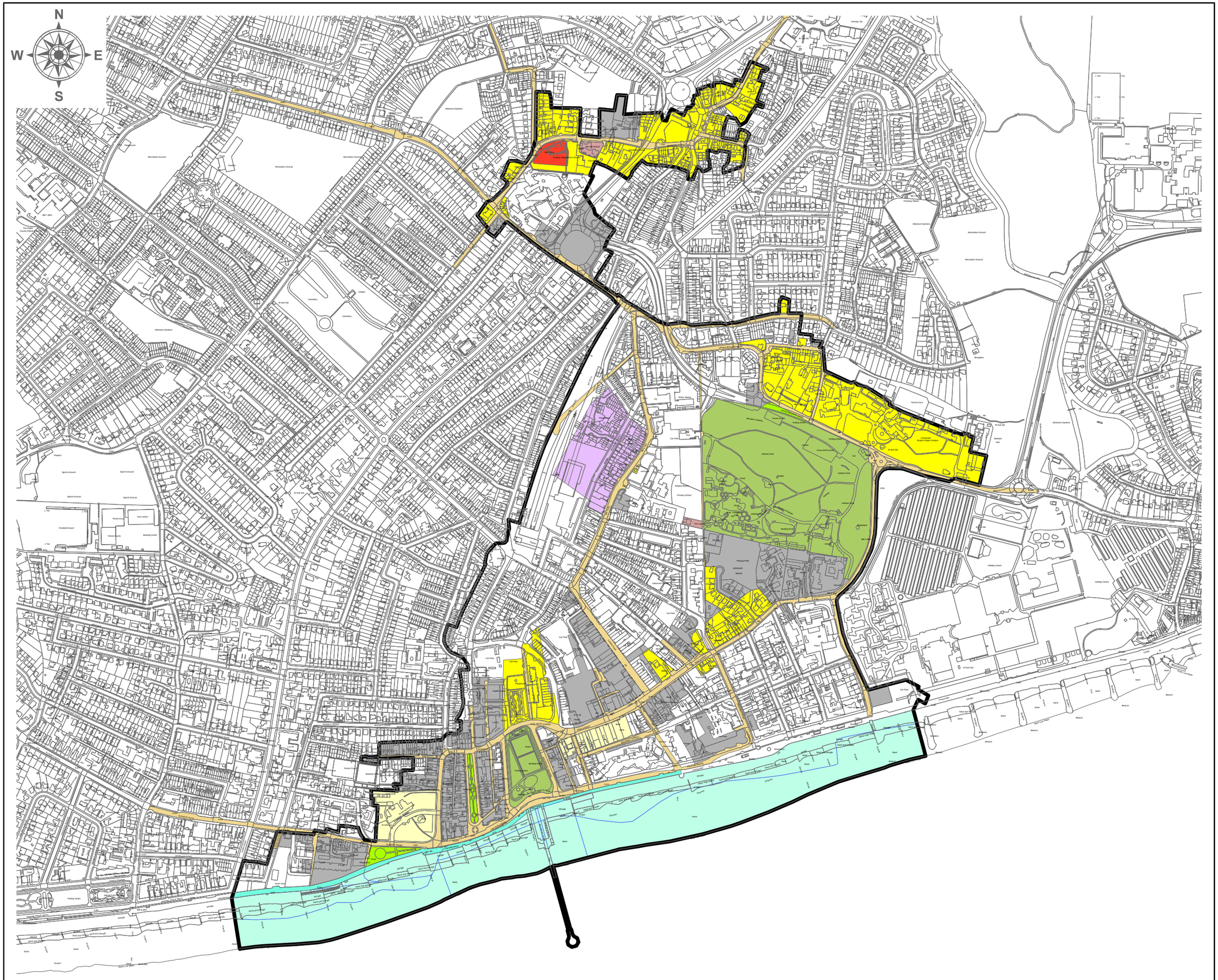

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BOGNOR MAP 7

Period 11 (1800-1840)

KEY

Bognor EUS HCT

- Barracks
- Beach/cliffs
- Church/churchyard
- Informal parkland
- Irregular historic plots
- Lane/road
- Park
- Retail and commercial
- School/college
- Seafront
- Suburb

EUS research and mapping:
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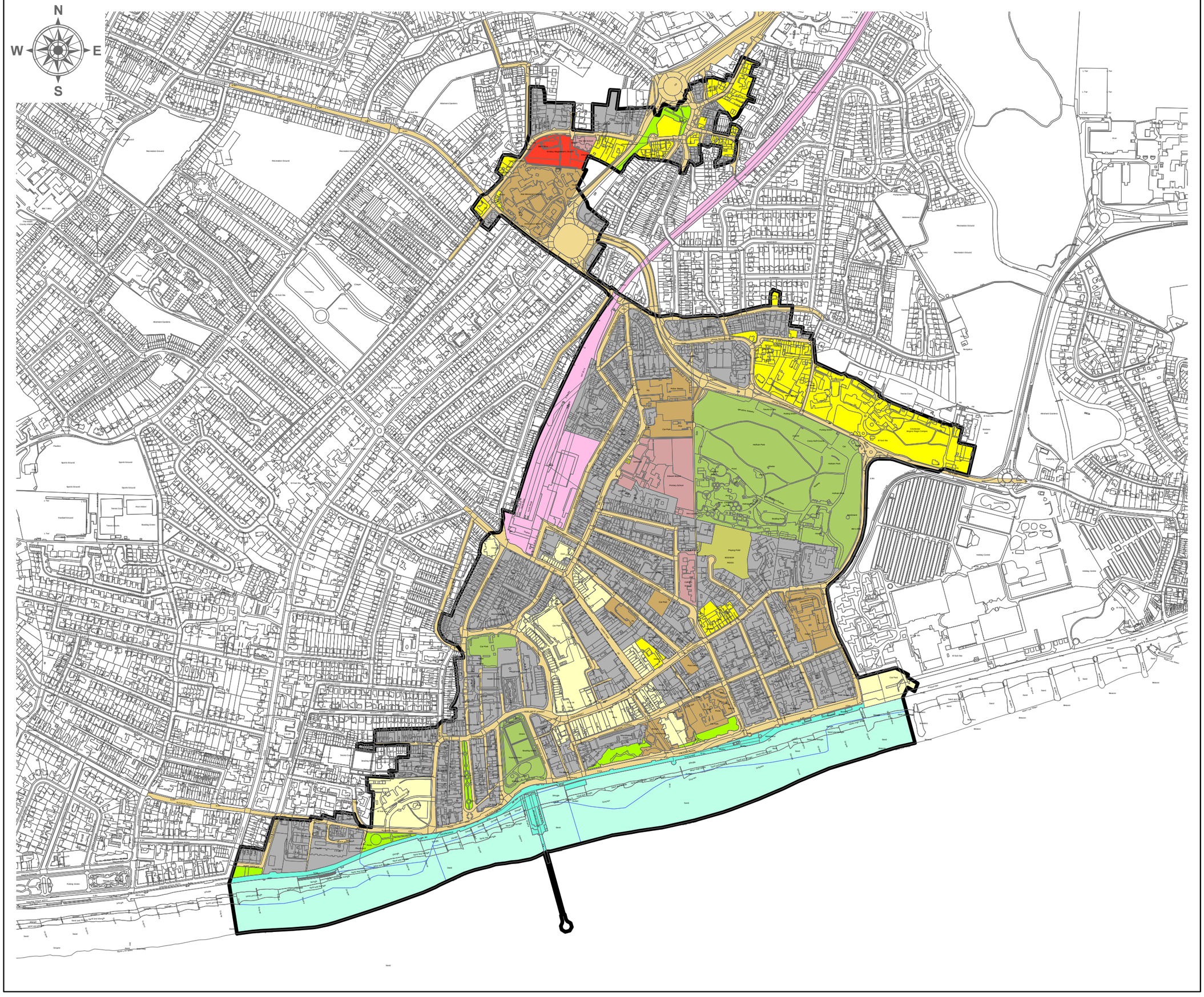

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BOGNOR MAP 8

Historic Character Types (2009)

KEY

Bognor EUS

HCT

- Beach/cliffs
- Church/churchyard
- Informal parkland
- Irregular historic plots
- Lane/road
- Park
- Public
- Retail and commercial
- School/college
- Seafront
- Sports field
- Station, sidings and track
- Suburb

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BOGNOR MAP 9

Historic Character Type areas showing principal period from which present character is derived

KEY

Bognor EUS PERIOD

- 6
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15

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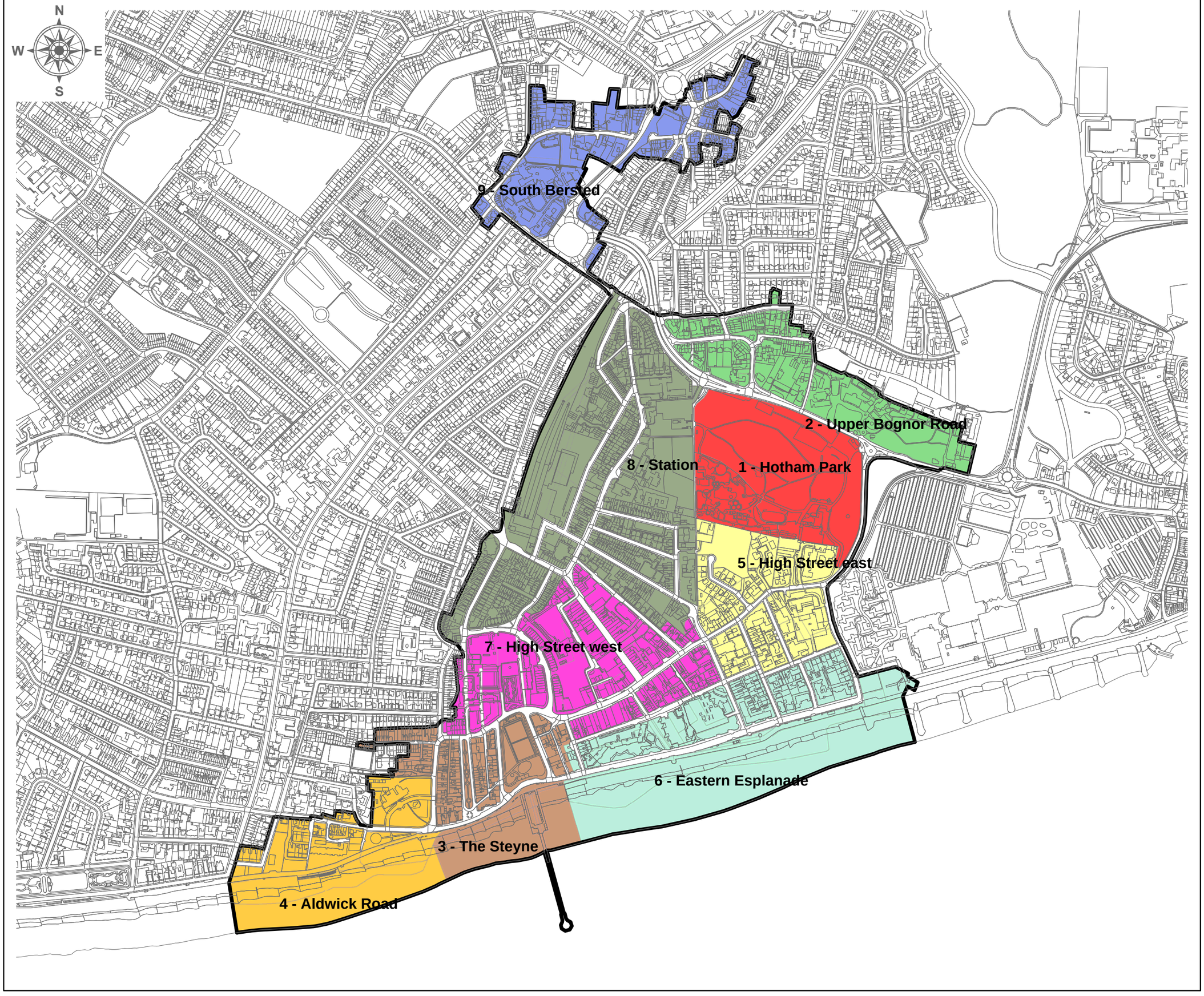

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BOGNOR MAP 10

Historic Urban Character Areas (HUCAs)

KEY

Bognor EUS HUCA

- 1 - Hotham Park
- 2 - Upper Bognor Road
- 3 - The Steyne
- 4 - Aldwick Road
- 5 - High Street east
- 6 - Eastern Esplanade
- 7 - High Street west
- 8 - Station
- 9 - South Bersted

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BOGNOR MAP 11

Historic Environment Value (HEV)

KEY

Bognor EUS HEV

- 1
- 2
- 3
- 4

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