

## **Planning Statement:**

### **Gates and roadside fence: The Royal Oak Public House, 336 Chichester Road, Bognor Regis, West Sussex PO21 5JF**

#### Heritage, Design and Accessibility Statement

The proposals are for security gates and perimeter post and rail fence to the car park verge.

#### Assessment and Physical Context

The property is located at the junctions of Chichester Road with North Bersted Street and Chalcraft Lane forming a traffic island with busy roads passing on all external wall faces of the property.

#### Heritage and Listing Text

336 CHICHESTER ROAD 5401 (North Side)

Royal Oak Public House including wall encircling yard at rear

SU 9200 9/103

Grade: II

Source: Historic England

English Heritage Legacy ID: 297564

Listing NGR: SU9216500930 Listing Date: 7 November 1975

An irregular brick building, probably of C17, with later extensions. 2 storeys under steep hipped roof with old tiles. Left section of street frontage: 2 casement windows, with door between lower ones, which have cambered heads. Central ridge-chimney. Right section, one window (blind above) and doorway. East side: camber-headed window above, with old metal-framed casement; 2 windows below (right-hand sash with glazing bars) flanking doorway. Wall of brick, random rubble and cobble encircling yard and outbuildings at rear.

#### Social, Economic and Planning context.

The car park to the property is separated from the two storey building. The carpark is set behind the road side verge with two isles and central drive. The rear of the site is at raised level as open grass space with perimeter fencing to adjacent properties.

The ground floor laid out as public house with ancillary office, bar cellar, kitchen and restaurant facilities and ancillary toilets, with landlords accommodation at first floor. Externally is an enclosed courtyard walled garden with seating area and covered smoking area with access to bottle store. The property has clay tile main roof with north face slate cat slide roof abutting flat roof toilets and pub store. Walls are colour wash render interspersed with painted timber windows.

The proposals do not affect the Listed Building.

#### Involvement of Local Interests

Not Applicable

#### Evaluation and Design Principles.

The purpose of the gated entrances and perimeter barriers is to secure the site from fly parking and unauthorised or anti-social use.

Post and rail fence linked to 5 bar timber gates at vehicle entrances.

#### Amount of Development

Car park security gates and barriers

**Layout**

As described on the accompanying drawing.

**Scale**

No change.

**Landscaping**

No change

**Appearance**

No change

**Access**

Access for ambulant persons with disabilities is via the entrances to the ground floor, wheel chair users can be accommodated. Footpaths and roads link the site to local distributor roads and local services.

**Wheel Bin**

Storage area as existing

**Flood risk**

Not Applicable

**Drainage Statement**

Not Applicable

**Land contamination assessment**

Not applicable

**Noise Assessment.**

Not applicable

**Biodiversity**

A walk over survey was conducted with no visible evidence present for Protected Species referred to in the Arun Biodiversity check list.