

Planning Statement:

Replacement Toilets: The Royal Oak Public House, 336 Chichester Road, Bognor Regis, West Sussex PO21 5JF

Heritage, Design and Accessibility Statement

The proposals are for remodelling of toilet facilities within existing building fabric, serving the public house facilities.

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.

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 property is two storey, with landlords accommodation at first floor. The ground floor laid out as public house with office, bar cellar, kitchen and restaurant facilities, two bars with ancillary toilets. 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. Toilet facilities are dated and limited in provision, new facilities are required. No changes are necessary to external fabric.

Involvement of Local Interests

Not Applicable

Evaluation and Design Principles.

Structural works to the existing fabric require forming a new door opening through a relatively modern wall abutting the more recent bottle store in the existing female wc cubicle. Internal partition walls in both male and female toilets will be removed, retaining all necessary support to the existing modern flat roof. New partitions and wall linings will be constructed to form the new cubicles with new sanitaryware. An area of raised floor in the male wc cubicle will be removed to form level floor area. An existing door between the bar and male toilets will be bricked up with plaster finishes to align with existing wall faces.

The proposal will upgrade facilities within the public house.

Amount of Development
Internal alterations

Layout
As described on the accompanying drawings, incorporating female wc cubicles in the bottle store and reforming male toilets.

Scale
No change to external building fabric

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
Existing foul water connection.

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. The toilets and bottle store have felt flat roof covering with flush fascia line.